

Remodeling and addition to exist. commercial building at:

701 W. Jefferson ave.

Grand Prairie Tx., 75050

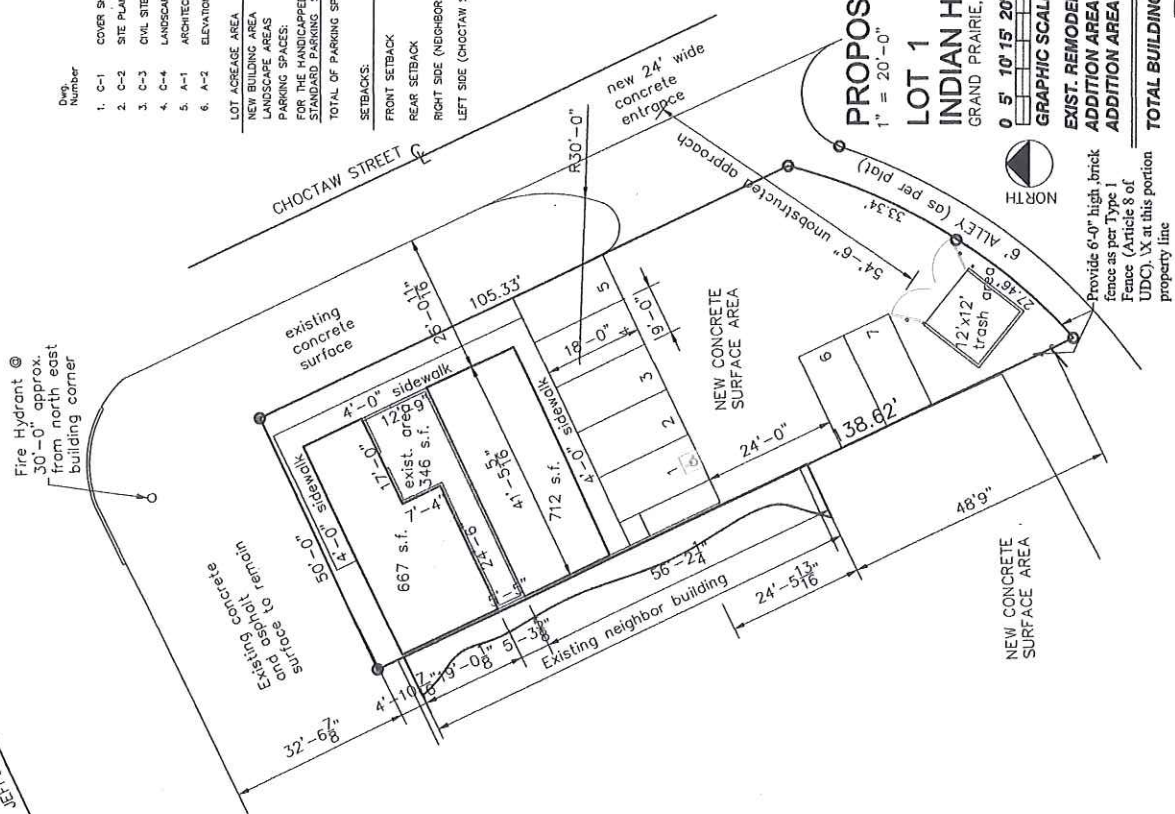
Index of drawings

- | Dwg. Number | Drawing Name |
|-------------|---|
| 1. C-1 | COVER SHEET, ARCHITECTURAL SITE AND INDEX OF DRAWINGS |
| 2. C-2 | SITE PLAN DETAILS |
| 3. C-3 | OVERALL SITE PLAN (PLAT) |
| 4. C-4 | LANDSCAPE PLAN |
| 5. A-1 | ARCHITECTURAL FLOOR PLAN |
| 6. A-2 | ELEVATIONS |

LOT ACRES AREA	6,370 S.F. = 1.44 ACR.
NEW BUILDING AREA	1,725 S.F.
LANDSCAPE AREAS	322 S.F.
PARKING SPACES	7
FOR THE HANDICAPPED	1
STANDARD PARKING SPACES	6
TOTAL OF PARKING SPACES	7 = 1,215 S.F.

SETBACKS:	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	37'-7"
REAR SETBACK	20'-0"	58'-8"
RIGHT SIDE (NEIGHBOR SIDE)	0'-0"	0'-0"
LEFT SIDE (CHOCTAW ST.)	8'-0"	8'-0"

701 WEST JEFFERSON AVE.
Fire Hydrant @ 30'-0" approx. from north east building corner



PROPOSED SITE PLAN

LOT 1 BLOCK 1
INDIAN HILLS ADDITION
GRAND PRAIRIE, TEXAS

GRAPHIC SCALE: 1" = 20'-0"
0' 5' 10' 15' 20' 30' 40' 50' 60'

EXIST. REMODELED AREA
346 S.F.
ADDITION AREA "A"
667 S.F.
ADDITION AREA "B"
712 S.F.

TOTAL BUILDING AREA
1,725 S.F.

J/W Drafting Design Services
P.O. BOX 50341
FORT WORTH, TEXAS 76162-0341
817-351-1207 jwdrafting@att.net

Cover sheet, Architectural
Site Plan and
Index of drawings

Case number : S170501

DATE: 05-25-2017

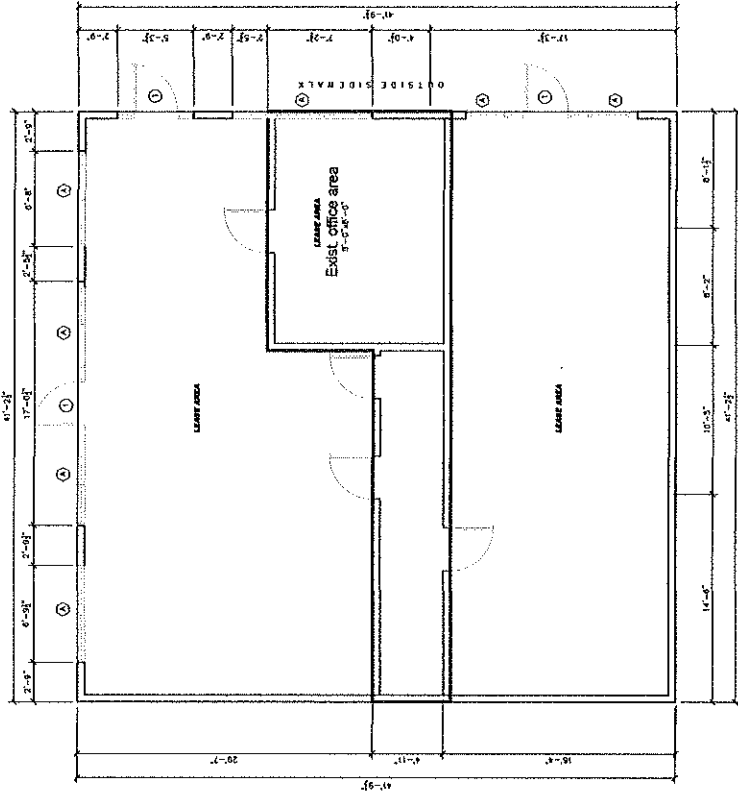
Property owner:
Planning Department
701 W. Jefferson
Grand Prairie, Texas 75050.

Drawing By: J.S.
Checked By: A.R.

SHEET
C-1
1
6

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LEGEND

- EXISTING WALLS TO REMAIN
- NEW 4" INTERIOR WALL W/ 1/2" GYPSUM CORE AND 5/8" FIBER SHEET
- INTERIOR WALL TO BE REMOVED
- WINDOW DESIGNATION
- DOOR DESIGNATION

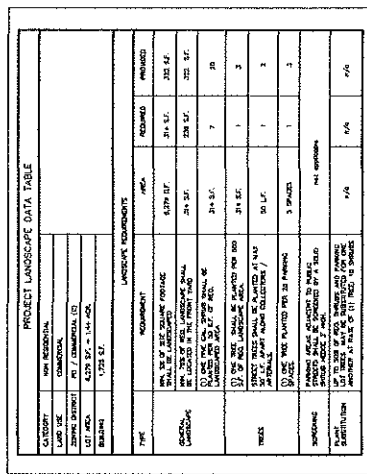
NOTES:

PROVIDE 1/2" TYPE X FIRE RATED GYPSUM BOARD AT ALL WALLS (EXCEPT 1/2" TYPE X GYPSUM BOARD) AS REQUIRED BY CODE AND CITY REQUIREMENTS.

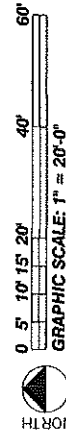
J W Drafting Design Services P.O. BOX 80101 PORT WORTH, TEXAS 76182-1041 817-394-1007 jwdraftingdesign.com	Architectural Floor Plan	Case number : S170501	DATE: 04-14-2017	10/27/18 Property owner: Arcuro Torres DATE: 10/27/18 BY: J. Williams & Associates, P.C. 10/27/2018	SHEET A-1	5	6
Remodeling & Addition to: Existing one story Building							
Planning Department							

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LANDSCAPE SITE PLAN
1" = 20'-0"
LOT 1 BLOCK 1
INDIAN HILLS ADDITION
GRAND PRAIRIE, TEXAS

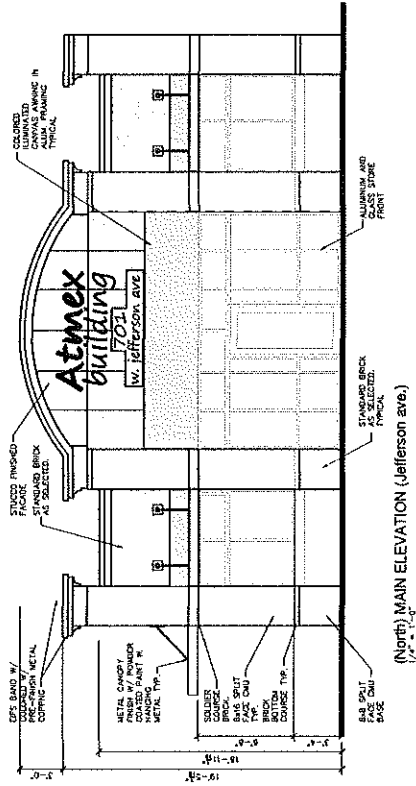


LANDSCAPE AREAS 343 S.F.
Groundcover Zoysia Grass, (Zoysia spp.) OR
Bermuda Grass (Cynodon dactylon)

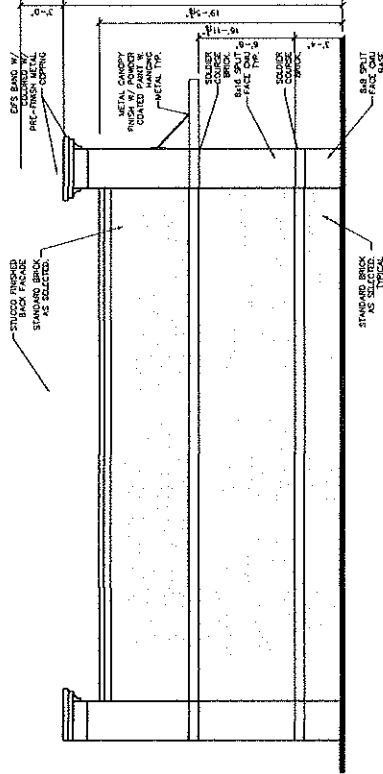
J / W Drafting Design Services P.O. BOX 82878 HOUSTON, TEXAS 77242-1881 832-344-1181 jwdraftingdesign.com	Landscape Plan	Case number : S170501	DATE: 09-23-2017	Property owner: Arturo Torres 827 W. Lakeside Dr. Grand Prairie, TX, 75049 Grand Prairie, Texas, 75049	36CT	4	6	35	43
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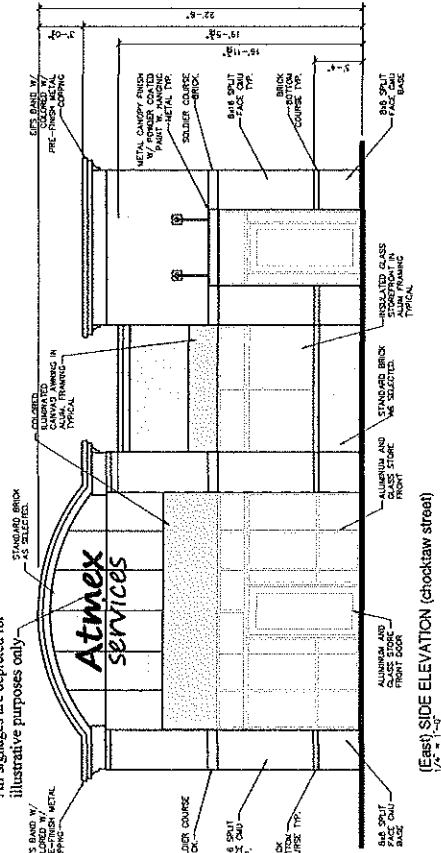


(North) MAIN ELEVATION (Jefferson ave.)
1/8" = 1'-0"



(South) REAR ELEVATION
1/8" = 1'-0"

Important Note:
All signage are depicted for
illustrative purposes only



(East) SIDE ELEVATION (choctaw street)
1/8" = 1'-0"

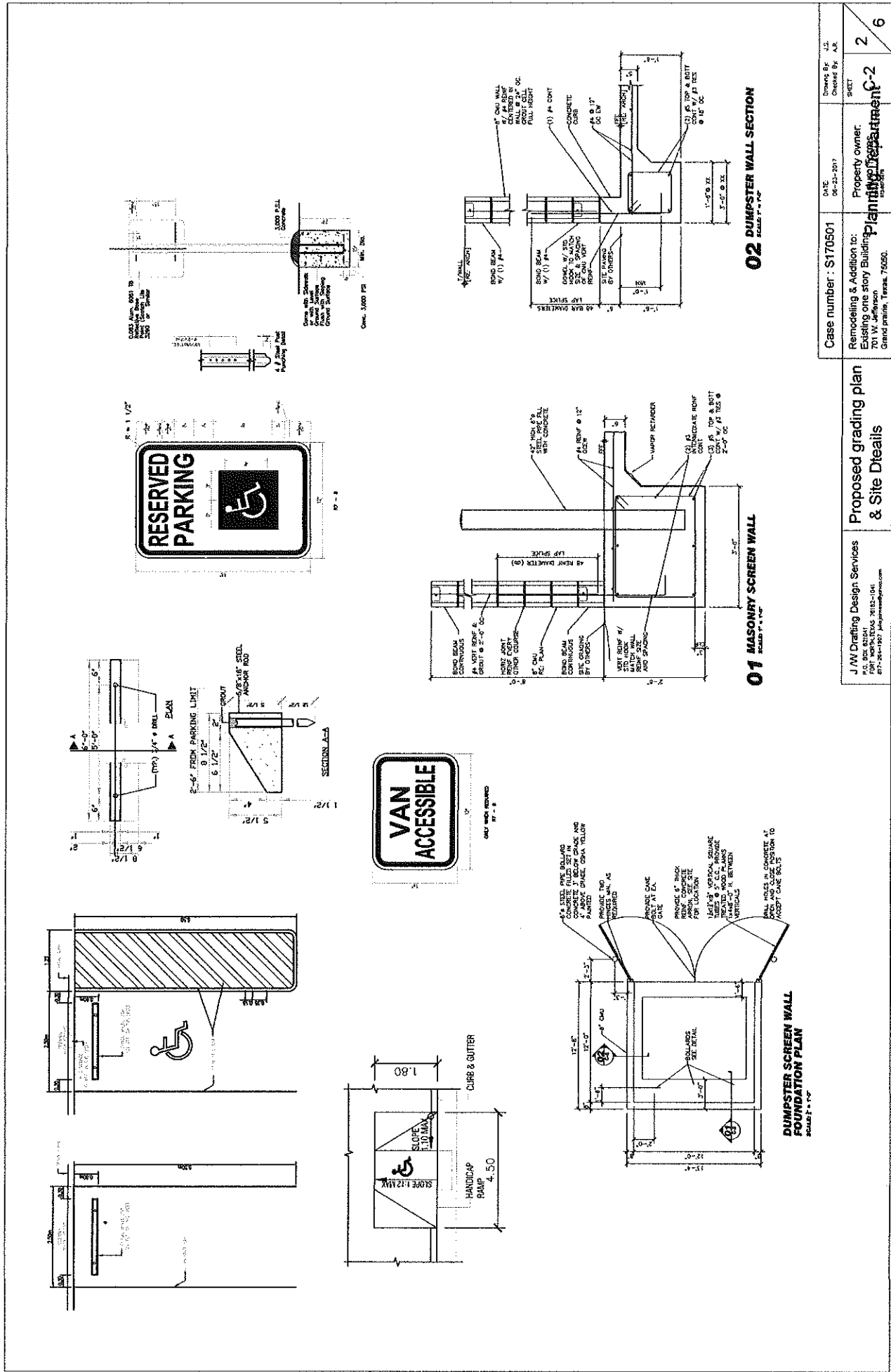
BUILDING FACADE FINISH MATERIALS

FACADE	TOTAL AREA	AREA OF OPENINGS	RESULTANT AREA		PRIMARY MASONRY S.F. %	SECONDARY MASONRY S.F. %	MEETS (yes or no)
			S.F.	%			
NORTH	806	253	553	61	214	39	100% yes
EAST	828	277	551	284	52	267	48 100% yes
SOUTH	713	0	713	605	85	108	15 100% yes
WEST	BLIND ELEVATION AGAINST NEIGHBOR BLDG.						

Case number : S170501		DATE: 06-23-2017	DRAWN BY: J.E.
Remodeling & Addition to: Existing one story Building		PROJECT: 10/07/16	SHEET: 6
Architectural Elevation Department		Property owner: Atmex Services	A-2
J/W Drafting Design Services P.O. BOX 80341 FORT WORTH, TEXAS 76182-1041 817-350-1307 jwdraftingdesign.com		Drawing By: J.E.	

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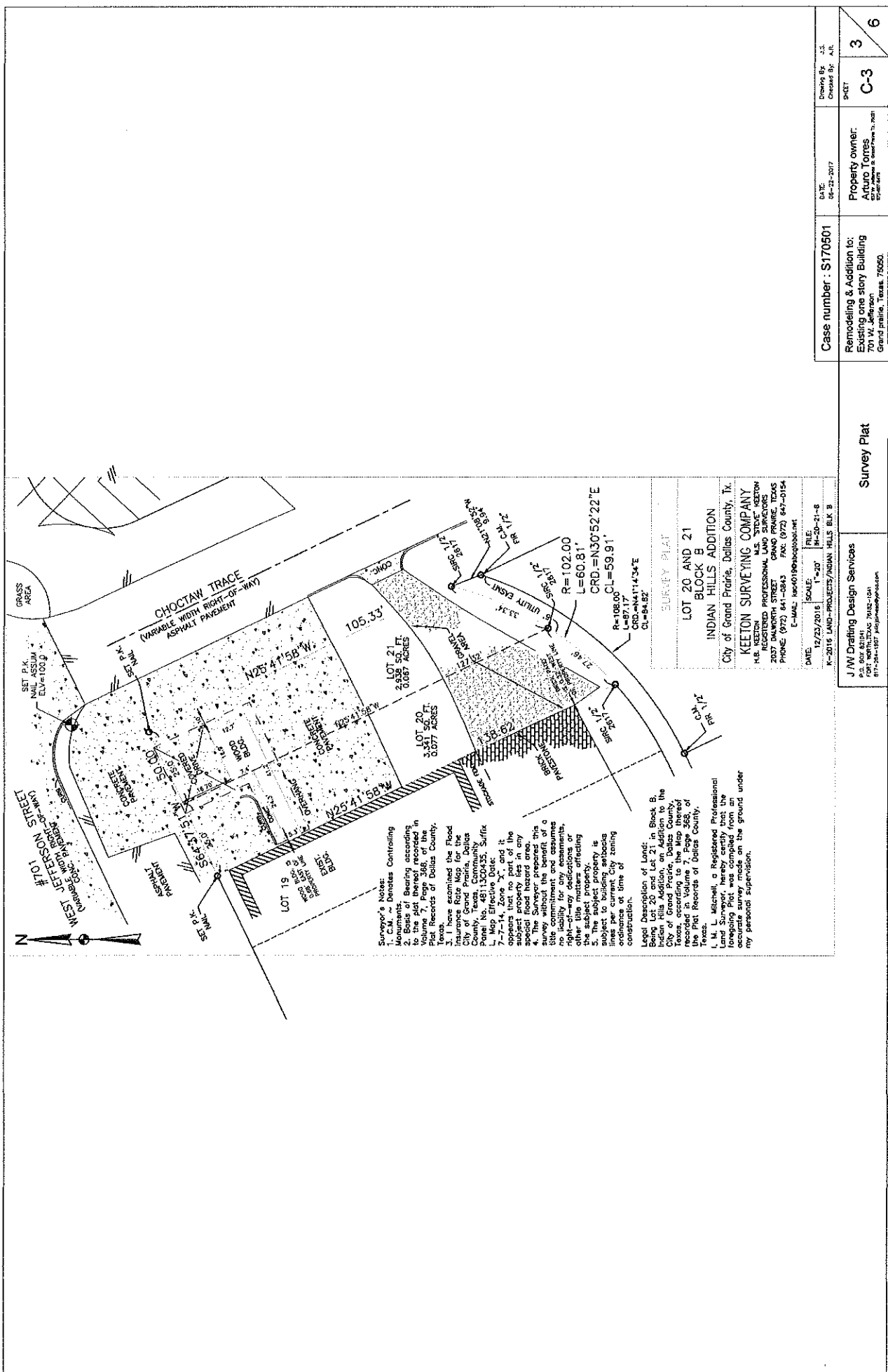


Case number : S170501	DATE: 06-21-2017	Drawn By: J.S. Checked By: A.R.
Remodeling & Addition to: Existing one story Building 701 W. Jefferson Grand Prairie, Texas 75050.	Property owner: Planning Department City of Grand Prairie	SHEET 2 6

J/W Drafting Design Services P.O. Box 88041 Grand Prairie, TX 75050-1041 817-264-1807 jwdraftingdesign.com	Proposed grading plan & Site Details
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Case number : S170501	DATE : 08-13-2017	DRAWN BY : J.C. COWLEY JR.
Remodeling & Addition to: Existing one story Building 701 W. Jefferson Grand Prairie, Texas 75050	Property owner: Arthur Torres City of Grand Prairie, Texas	SHEET : C-3
		6

Survey Plat

J W Drafting Design Services
 P.O. BOX 402041
 FORT WORTH, TEXAS 76162-0041
 817-334-1557 jw@jwdrafting.com

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06/06/2017