

RENDERINGS ARE CONCEPTUAL AND NOT TO BE USED FOR CONSTRUCTION. THEY MAY SHOW COLORS, MATERIALS, FEATURES, AND DETAILS NOT SHOWN IN THE SPECIFICATIONS AND CONSTRUCTION PLANS.



| SHEET | TITLE | PLAN INDEX |
|-------|--|------------|
| CVR1 | COVER | |
| P-1 | PLOT (SITE) PLAN | |
| F-1 | DIMENSIONED FOUNDATION PLAN WITH UNDERGROUND ELEC, WATER AND WASTE LOCATIONS | |
| A-1 | ARCHITECTURAL FLOOR PLAN | |
| A-2 | FRONT AND REAR ELEVATIONS | |
| A-3 | LEFT AND RIGHT ELEVATIONS | |
| FR-1 | DIMENSIONED FRAMING PLANS | |
| FR-2 | FRAMING CROSS SECTIONS AND ELEVATIONS | |
| A-4 | ROOF PLAN | |
| E-1 | ELECTRICAL PLAN | |
| A-6 | NKBA CABINET FLOOR PLAN | |
| A-7 | NKBA ELEVATIONS | |

BUILDER DESIGN STUDIO
Residential Design Excellence In Custom Plans

439 SILVERADO
NEW BRAUNFELS, TX 78132
HTTPS://WWW.BUILDERDESIGNSTUDIO.COM
BILLMURRAY@GMAIL.COM
210-563-5920

BDS IS A PROFESSIONAL MEMBER OF AIBD



#1437200

STAPLE OR PRINT BUILDER'S 8.5 X 11 INCH SPECIFICATIONS HERE

ABBREVIATIONS

| | |
|--------|---|
| 3068 | DOOR SIZE--3' 0" WIDE 6'8" HIGH (DIFFERENT DOOR SIZES ARE DISPLAYED USING THIS CONVENTION) |
| # | NUMBER |
| 1R/1S | 1 ROD 1 SHELF (ANY NUMBERS MAY BE USED) |
| 3068SH | WINDOW SIZE AND TYPE--3'0" WIDE 6'0" HIGH WITH A SINGLE OPENING SASH (DIFFERENT WINDOW TYPES AND SIZES USE SAME CONVENTION; SEE AW, DC, SC, LS, RS) |
| AFCI | ARC FAULT CIRCUIT INTERRUPTER |
| AFF | ABOVE FINISHED FLOOR |
| APT | APARTMENT |
| AW | AWNING SASH WINDOW |
| BL | BUILDING LINE |
| BM | BEAM |
| BOB | BOTTOM OF BEAM |
| CJ | CEILING JOIST |
| CMU | CONCRETE MASONRY UNIT |
| CO | CASED OPENING |
| CONC | CONCRETE |
| CS | CROSS SECTION |
| CT | CERAMIC TILE |
| DC | DOUBLE CASEMENT SASH WINDOW |
| DH | DOUBLE-HUNG SASH WINDOW |
| DIM | DIMENSION |
| DN | DOWN |
| DW | DISHWASHER |
| EA | EACH |
| ELEV | ELEVATION |
| FF | FINISHED FLOOR |
| FJ | FLOOR JOIST |
| FL | FLOOR |
| FX | FIXED (USUALLY A WINDOW WITH FIXED GLASS) |
| GFCI | GROUND FAULT CIRCUIT INTERRUPTER |
| GFI | GROUND FAULT CIRCUIT INTERRUPTER |
| GYP | GYPSUM (SHEETROCK, WALLBOARD) |
| HB | HOSE BIBB |
| HC | HOLLOW CORE DOOR |
| HDR | HEADER |
| HVAC | HEATING VENTING AIR CONDITIONING |
| HW | WATER HEATER |
| LIN | LINEN |
| LS | LEFT SLIDER WINDOW |
| LVL | LAMINATED VENEER LUMBER |
| MANF | MANUFACTURER |
| MW | MICROWAVE |
| NO | NUMBER |
| NOM | NOMINAL |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| PC | PRE-CUT (REFERS TO STUD LENGTH) |
| PDR | POWDER |
| PE | PROFESSIONAL ENGINEER |
| PSF | POUNDS PER SQUARE FOOT |
| PSI | PUNDS PER SQUARE INCH |
| PT | PRESSURE TREATED |
| R | RADIUS |
| RA | RETURN AIR FOR HVAC |
| RO | ROUGH OPENING |
| RS | RIGHT SLIDER WINDOW |
| SC | SINGLE CASEMENT SASH WINDOW |
| SC | SOLID CORE DOOR |
| SF | SQUARE FEET OR FOOTAGE |
| SH | SINGLE-HUNG SASH WINDOW |
| SPF | SPRUCE PINE FIR LUMBER |
| SR | SHEETROCK (WALL BOARD) |
| SWR | SHOWER |
| SYP | SOUTHERN YELLOW PINE LUMBER |
| TOB | TOP OF BEAM |
| TOF | TOP OF FOUNDATION (USUALLY THE ZERO LEVEL) |
| TYP | TYPICAL |
| W/ | WITH |
| WB | WALLBOARD (GYPSUM) |
| WH | WATER HEATER |
| WIC | WALK-IN CLOSET |
| WN | WALL NICHE |



FINAL 9:25:27 AM 7/8/2022 FINAL RELEASE SET

INFORMATION ABOUT THESE PLANS

BUILD TO THESE CODES AND AND MINIMUM LOADS OR BETTER AS REQUIRED

2018 IRC
2018 IBC
2018 IECC
LOCAL
PREVAILING ELECTRICAL AND MECHANICAL

ROOF LOADS PSF - 20 LIVE 10 DEAD*
FLOOR JOIST FOR WOOD FRAMED FLOORS - 40 LIVE 20 DEAD
CEILING JOISTS - 20 LIVE 10 DEAD; 20 DEAD FOR STORAGE
WIND CODE - 115 MPH EXPOSURE C
*INCREASE FOR TILE ROOFING

IMPORTANT NOTES TO USERS:

- DESIGN RESPONSIBILITIES**—THE BUILDER DESIGN STUDIO(BDS)DESIGN RESPONSIBILITY IS TO PROVIDE SCALED PLANS SUFFICIENT TO DISPLAY ARCHITECTURAL DESIGN ELEMENTS, SPACE ALLOTMENT, DIMENSIONS, CROSS-SECTIONS, ELEVATIONS, AND LOCATIONS OF DEVICES AND APPLIANCES. BDS OR ITS PARENT COMPANY IN NO WAY REPRESENTS ITSELF OR ITS EMPLOYEES AS QUALIFIED TO PROVIDE METHODS OR PROCESSES OF CONSTRUCTION, MECHANICAL, OR PLUMBING ON OUR PLANS EXCEPT THAT WE MAY DISPLAY ACCEPTED INDUSTRY STANDARDS OR CLIENT REQUESTED METHOD DETAILS ON OUR PLANS. MECHANICAL CONTRACTORS WILL PROVIDE HVAC PLANS AND MANUAL J CALCULATIONS, WHICH MAY BE ATTACHED TO THESE PLANS. ANY STRUCTURAL DESIGN REQUIREMENTS ARE ADDRESSED IN NOTE TWO.
- ENGINEERING REQUIREMENTS**—THE SERVICES OF A REGISTERED PROFESSIONAL ENGINEER (PE) PRACTICING IN THE APPROPRIATE FIELD MAY BE NECESSARY FOR, BUT NOT LIMITED TO, THE FOLLOWING ITEMS: SOIL TESTING, FOUNDATION STRUCTURAL DESIGN, AND ANY OTHER SPECIALIZED STRUCTURAL ELEMENTS WHICH ARE BEYOND THE SCOPE OF IRC PRESCRIPTIVE METHODS AND WHICH ARE REQUIRED TO ACCOMPLISH STRUCTURALLY THE ARCHITECTURAL ELEMENTS SHOWN IN THESE PLANS. OTHER SITUATIONS WHICH MAY NEED THE SERVICES OF A STRUCTURAL PE INCLUDE BUT ARE NOT LIMITED TO WIND BRACING DRAWINGS, DETAILED FRAMING CUT SHEETS, SPECIAL REQUIREMENTS OF WIND AND SEISMIC CODES, AND THE REQUIREMENTS OF WARRANTY AND INSURANCE COMPANIES. THESE PLANS ARE NOT DRAWN TO ANY SEISMIC OR WINDSTORM CODE AND MAY NEED MODIFICATIONS TO THE ARCHITECTURE AND FENESTRATION IF THE BUILDING OR RESIDENCE IS TO BE BUILT IN A SEISMIC OR HURRICANE ZONE; NOR ARE THEY DRAWN TO ANY SPECIFIC WARRANTY OR INSURANCE COMPANY'S REQUIREMENTS.
- CODE ADHERENCE AND PRECEDENCE**—THE BUILDER AS WELL AS TRADE CONTRACTORS, VENDORS, AND SERVICES SHALL ADHERE TO AND BE RESPONSIBLE FOR KNOWLEDGE OF THE CURRENT PRESCRIPTIVE INTERNATIONAL RESIDENTIAL OR BUILDING CODE (IRC, IBC) (OR AS IT IS AMPLIFIED OR REPLACED BY LOCAL CODE JURISDICTIONS). THE BUILDER, AS WELL AS TRADE CONTRACTORS, VENDORS, AND SERVICES, SHALL ADHERE TO OTHER INDUSTRY APPLICABLE CODES SUCH AS ELECTRICAL, PLUMBING, AND MECHANICAL AS REQUIRED BY LOCAL CODE JURISDICTIONS. THESE CODES SHALL TAKE PRECEDENCE OVER ANY INSTRUCTION SPECIFICATION OR DESIGN IN THIS PLAN.
- SPECIFICATIONS**—BASIC DIMENSIONAL LUMBER FRAMING SPECIFICATIONS PROVIDED TO BDS BY THE BUILDER MAY APPEAR IN THIS DOCUMENT AS ANNOTATIONS. HOWEVER, THE BUILDER SHALL ATTACH THE COMPLETE SPECIFICATIONS DOCUMENT TO THIS PLAN. ALSO SHOWN IN THIS PLAN IS THE IDENTIFICATION OF THE LOCATION OF POSSIBLE SPECIAL BEAMS, POSTS, TRUSSES, OR OTHER STRUCTURAL ITEMS. THE SUPPLIER SHALL REVIEW THE PLACEMENT AND SIZING OF THESE ITEMS.
- USER SKILL REQUIREMENT**—ANY USER OF THIS PLAN MUST BE QUALIFIED AND HAVE THE SKILL AND ABILITY TO READ RESIDENTIAL CONSTRUCTION PLANS.
- KNOWLEDGE OF INSTALLATION INSTRUCTIONS AND PRECEDENCE**—CONTRACTORS, TRADESMEN, SERVICES, AND VENDORS ARE RESPONSIBLE FOR KNOWLEDGE OF AND ABIDANCE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS WHICH SHALL TAKE PRECEDENCE OVER ANY INSTRUCTION OR DESIGN IN THIS PLAN.
- REPORT ERRORS AND DISCREPANCIES**—THE CLIENT, BUILDER, CONTRACTORS, TRADESMEN, AND VENDORS SHALL REPORT ANY PLAN, CODE, OR SPECIFICATION DISCREPANCIES TO THE DESIGNER FOR RESOLUTION BEFORE COMMITTING TO THE USE OF MATERIALS OR LABOR AT 210-563-5920 OR WRBILLMURRAY@GMAIL.COM.
- ADA AND AGING-IN-PLACE**—THESE PLANS ARE NOT FOR ADA COMPLIANCE OR AGING-IN-PLACE STANDARDS.
- SCALING**—DO NOT USE PAPER PLANS, EVEN PRINTED TO SCALE, TO OBTAIN ACCURATE DIMENSIONS; CALL FOR MISSING OR OBLISCURED DIMENSIONS.
- REPORTED AREAS**—THIS BUILDING OR RESIDENCE REPORTED AREAS IN SQUARE FEET ARE APPROXIMATE AND ARE CALCULATED FROM EXTERIOR SURFACE TO EXTERIOR SURFACE AND MAY DIFFER FROM THE AS-BUILT BUILDING OR RESIDENCE.

POWERED BY CHIEF ARCHITECT PREMIER
VER 24.1.0.46

Chief Architect
PROFESSIONAL
MEMBER

BUILDER DESIGN STUDIO
BEST OF HOZZ AWARDS
WINNER FOR SERVICE FIVE YEARS IN A ROW



DO NOT USE PLANS UNTIL SIGNED

CERTIFICATE OF USE
FOR SINGLE BUILD
AT 504 WINDSOR LANE, NEW BRAUNFELS, TX

VALID ONLY WITH SIGNATURE

B. MURRAY, MANAGER, INSERTION PROFESSIONALS LC
DBA "ROBERT CRISWELL LUXURY HOMES AND BUILDER
DESIGN STUDIO"

ALL ATTACHMENTS AND DESIGNS ARE THE SOLE PROPERTY OF INSERTION PROFESSIONALS LC AND PROTECTED UNDER CH.13, SECTIONS 1301-1332 OF THE FEDERAL COPYRIGHT LAW. UNAUTHORIZED USE, COPYING, OR DISTRIBUTION WILL BE CONSIDERED AN INFRINGEMENT. INFRINGEMENT UPON COPYRIGHT LAW IS SUBJECT TO DAMAGES PER SECTION 1323.

BUILDER

GREG CHAFIN
LIVE OAK HOMES, INC
850-609-0560

CLIENT'S NAME:
MARY ANN AND MARC RHODES

ARCHITECTURAL PLANS FOR PROJECT LOCATED AT:
504 WINDSOR LANE NEW
BRAUNFELS, TX 78132

CLIENT EMAIL:
PHONE:
CELL PHONE:

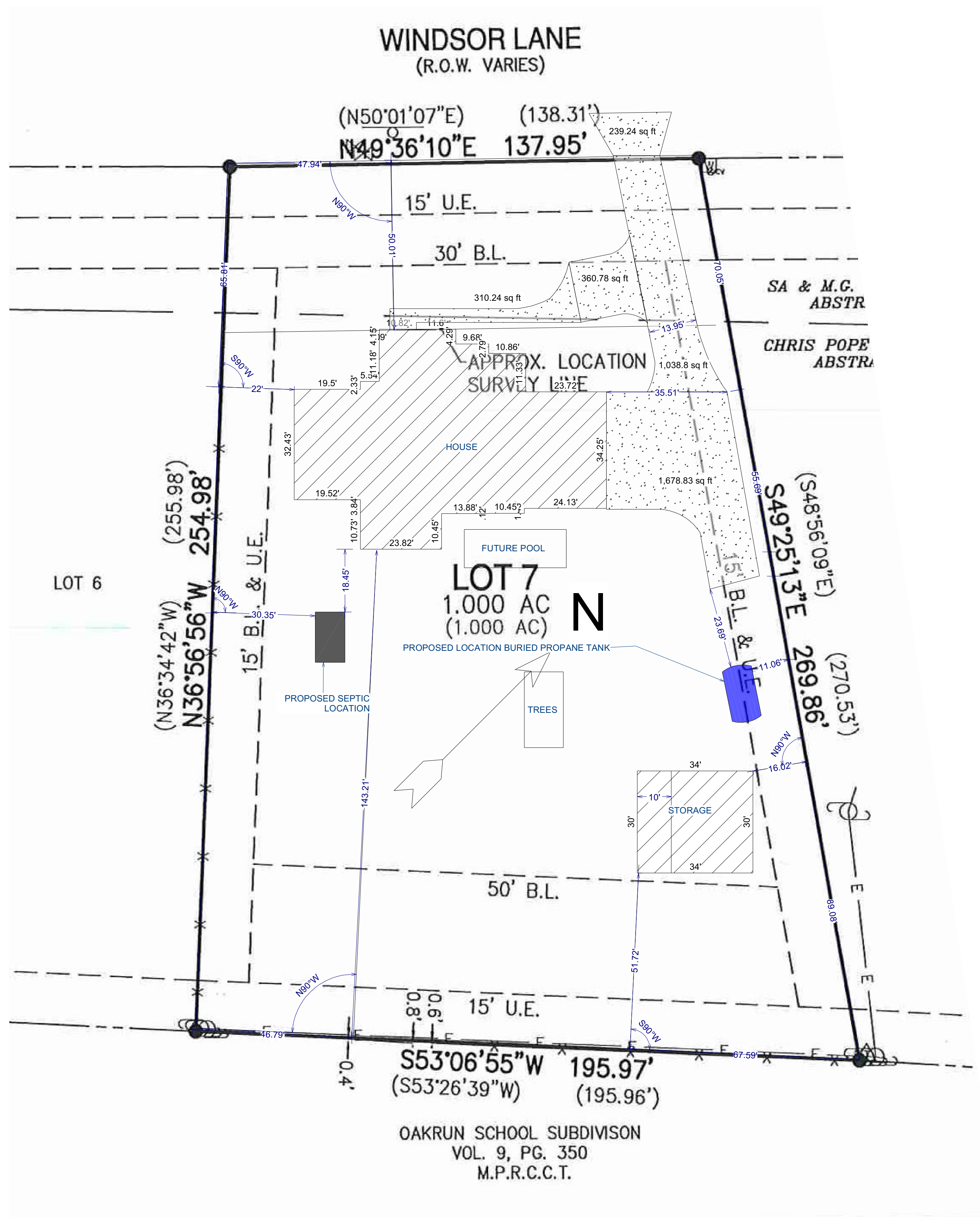
PAGE TITLE:
COVER

DRAWN BY:
BILL M.

DATE:
7/8/2022

SCALE:
NONE

SHEET #:
CVR1



| REVISIONS | | |
|-----------|------|----------------|
| NO | DATE | BY DESCRIPTION |
| | | |
| | | |
| | | |
| | | |
| | | |

SITE PLAN
P-1 1 IN = 20 FT

BUILDER DESIGN STUDIO
Residential Design Excellence In Custom Plans

139 SILVERADO
NEW BRAUNFELS, TX 78132
HTTPS://WWW.BUILDERDESIGNSTUDIO.COM
BILLMURRAY@GMAIL.COM
210-563-5920

BDS IS A PROFESSIONAL
MEMBER OF AIBD

AIBD
AMERICAN INSTITUTE OF BUILDERS DESIGN

#1437200

BUILDER

GREG CHAFIN
LIVE OAK HOMES, INC
850-609-0560

CLIENT'S NAME:
MARY ANN AND MARC RHODES

ARCHITECTURAL PLANS FOR PROJECT LOCATED AT:
504 WINDSOR LANE NEW
BRAUNFELS, TX 78132

CLIENT EMAIL:
PHONE:
CELL PHONE:

PAGE TITLE:

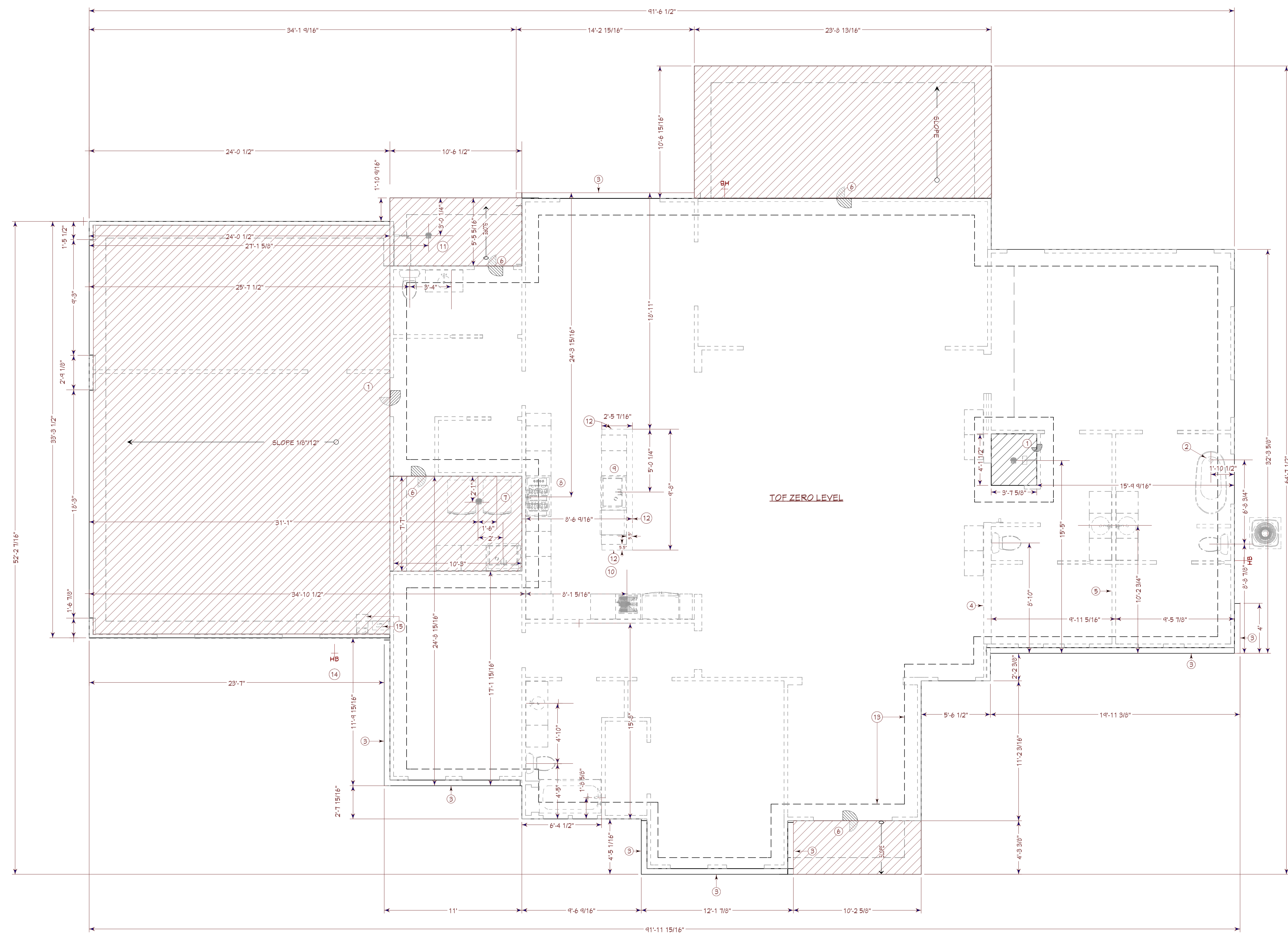
PLOT (SITE) PLAN

DRAWN BY:
BILL M.

DATE:
7/8/2022

SCALE:
1" = 20'

SHEET #:
P-1



INDICATES DROPPED AREA

EXTERIOR WALLS ARE 3.5" AND DISPLAYED IN DASHED GRAY LINES
 INTERIOR WALLS ARE 3.5" (UNLESS OTHERWISE NOTED) AND ARE DISPLAYED AS GRAY DASHED LINES.
 FIXTURES ARE DISPLAYED AS GRAY DASHED LINES.
 FIXTURES ARE DIMENSIONED TO THE CENTERLINE AND THE ABUTTING WALLS LOCATED FROM THE FORM INTERIOR FACE; PLUMBER TO LOCATE SUPPLY AND DRAINS USING THIS INFORMATION. CALL 210-563-5920 FOR MISSING OR OBSCURE DIMENSIONS.
 VERIFY FLOOR OUTLET LOCATIONS FOR LIVING ROOM AND OFFICE

| FOUNDATION NOTES | |
|------------------|--|
| ① | 3.5" |
| ② | VERIFY TUB SUPPLY AND WASTE LOCATION |
| ③ | STONE LEDGE 1.5" DROP X 5.5"W; TYP. |
| ④ | 2X6 WALL |
| ⑤ | 2X4 WALL |
| ⑥ | -1.5" |
| ⑦ | WASHER |
| ⑧ | POT FILLER |
| ⑨ | KITCHEN SINK |
| ⑩ | VEGETABLE SINK |
| ⑪ | SHOWER HEAD AND DRAIN; SLOPE TO DRAIN |
| ⑫ | 2X6 WALL FOR ELECTRIC AND WATER WASTE AND SUPPLY |
| ⑬ | DASHED LINE IS PERIMETER BEAM; SEE ENGINEERED FOUNDATION FOR ACTUAL WIDTH AND INTERIOR BEAMS; TYP. |
| ⑭ | HOSE BIBB; VERIFY NUMBER AND LOCATION WITH BUILDER; TYP |
| ⑮ | PROVIDE DRAIN FOR TANKLESS WATER HEATER AND SOFTENER PER CODE |

CAUTION: FOUNDATION FORMS MUST BE FULLY BRACED, PLUMB AND STRAIGHT PRIOR TO PLACEMENT OF DRAINS AND WATER LINES.

PROVIDE SEPTIC STUB OUT PER SEPTIC ENG.
 LOCATE WATER SERVICE WITH BALL VALVE CUT-OFF PER BUILDER
 PROVIDE J BOLTS TO CODE
 PROVIDE ELECTRICAL BONDING TO FOUNDATION STEEL
 GRADE SOIL TO PROVIDE A SLOPE AWAY FROM THE FOUNDATION OF AT LEAST 6" FOR THE FIRST 10' OR TO CURRENT CODE. IF THE BLDG. SITE DOES NOT ALLOW FOR THIS GRADE, A FRENCH DRAIN SHALL BE INSTALLED TO DRAIN WATER AWAY FROM THE HOUSE, OR SWALES SHALL BE DESIGNED AND BUILT TO CONTROL RAIN WATER RUN-OFF.

F-1
1/4" = 1'0"

DIMENSIONED FOUNDATION PLAN WITH UNDERGROUND ELEC, WATER AND WASTE LOCATIONS

| REVISIONS | | |
|-----------|------|-------------|
| NO | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
| | | |

BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans
 139 SILVERADO
 NEW BRAUNFELS, TX 78132
 HTTP://WWW.BUILDERDESIGNSTUDIO.COM
 BILL@BDRD.COM
 210-563-5920



#1437200

BUILDER
 GREG CHAFIN
 LIVE OAK HOMES, INC
 850-609-0560

CLIENT'S NAME:
 MARY ANN AND MARC RHODES

ARCHITECTURAL PLANS FOR PROJECT LOCATED AT:
 504 WINDSOR LANE NEW
 BRAUNFELS, TX 78132

CLIENT EMAIL:
 PHONE:
 CELL PHONE:

PAGE TITLE:
 DIMENSIONED FOUNDATION PLAN WITH
 UNDERGROUND ELEC, WATER AND WASTE
 LOCATIONS

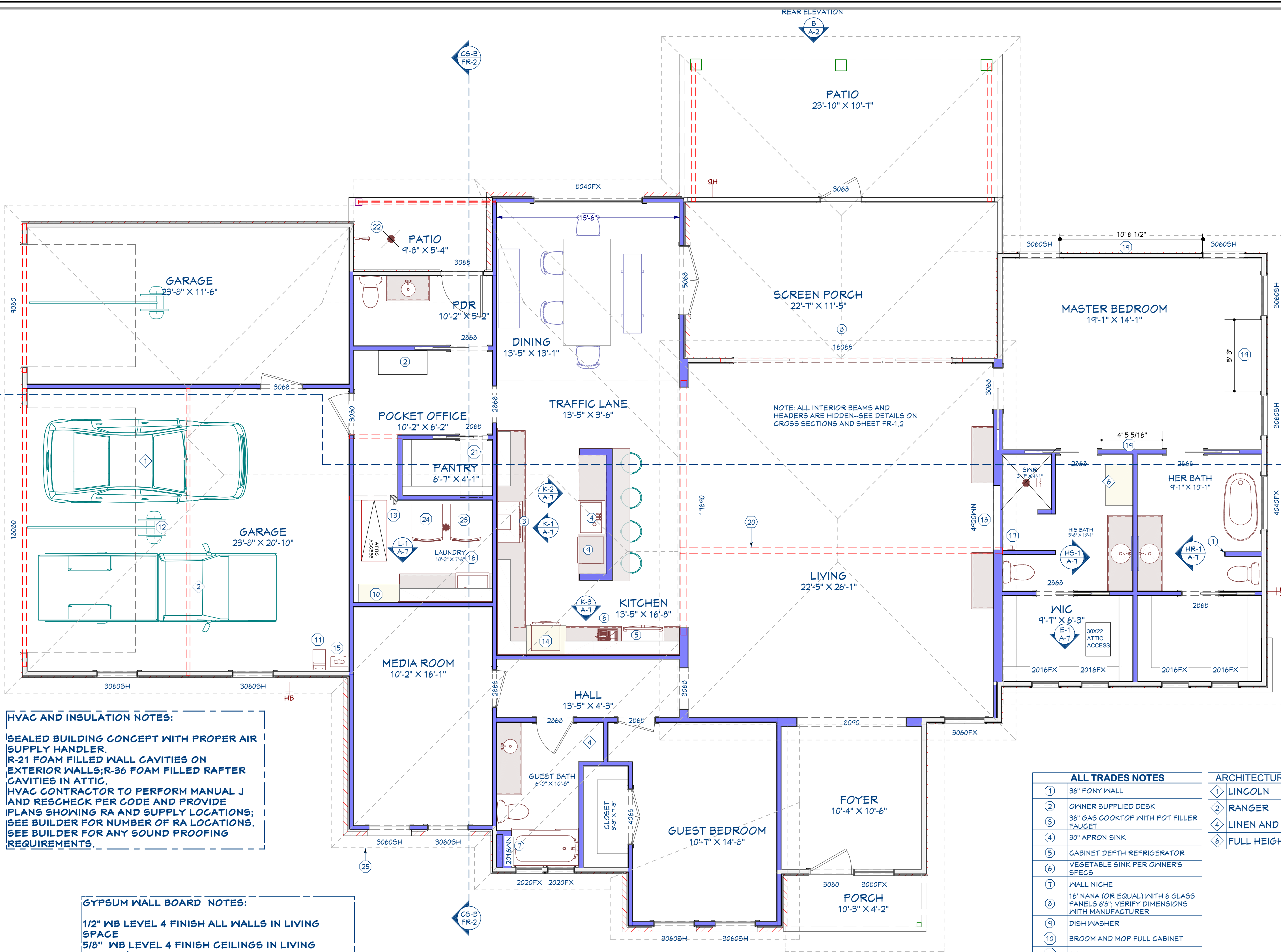
DRAWN BY:
 BILL M.

DATE:
 7/8/2022

SCALE:
 1/4" = 1'0"

SHEET #:
 F-1

STAPLE
 BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans
 STAPLE
 BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans
 STAPLE
 BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans
 STAPLE
 BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans



HVAC AND INSULATION NOTES:
 SEALED BUILDING CONCEPT WITH PROPER AIR SUPPLY HANDLER.
 R-21 FOAM FILLED WALL CAVITIES ON EXTERIOR WALLS; R-36 FOAM FILLED RAFTER CAVITIES IN ATTIC.
 HVAC CONTRACTOR TO PERFORM MANUAL J AND RESCHECK PER CODE AND PROVIDE PLANS SHOWING RA AND SUPPLY LOCATIONS; SEE BUILDER FOR NUMBER OF RA LOCATIONS. SEE BUILDER FOR ANY SOUND PROOFING REQUIREMENTS.

GYPSUM WALL BOARD NOTES:
 1/2" WB LEVEL 4 FINISH ALL WALLS IN LIVING SPACE
 5/8" WB LEVEL 4 FINISH CEILINGS IN LIVING SPACE; (USE TYPE X WHERE LIVING SPACE ABOVE)
 1/2" WB LEVEL 3 FINISH ALL WALLS IN GARAGE; USE FIRE TAPE ON WALLS COMMON TO LIVING SPACE
 5/8" WB LEVEL 3 FINISH CEILING IN GARAGE; USE FIRE TAPE; (USE TYPE X WHERE LIVING SPACE ABOVE)

AREAS IN SQUARE FEET:

| | |
|--------------------|------|
| o First Floor: | 2686 |
| o Pool Bath Patio: | 0055 |
| o Front Porch: | 0044 |
| o Screen Porch: | 0267 |
| o Patio: | 0256 |
| o Garage: | 0812 |
| Total HVAC | 2686 |
| Total Non HVAC | 1434 |
| Total Under Roof: | 4120 |

ALL AREAS ARE APPROXIMATE. THEY ARE STANDARD AREAS. STANDARD AREAS ARE MEASURED FROM THE EXTERIOR FACE. AS BUILT AREAS MAY DIFFER.

REVISIONS

| NO | DATE | BY | DESCRIPTION |
|----|------|----|-------------|
| | | | |
| | | | |
| | | | |
| | | | |

REAR ELEVATION
B A-2

FRONT ELEVATION
A A-2

NOTE: ALL INTERIOR BEAMS AND HEADERS ARE HIDDEN-SEE DETAILS ON CROSS SECTIONS AND SHEET FR-1,2

WALL SCHEDULE

| 2D SYMBOL | WALL TYPE |
|-----------|-------------------------|
| [Symbol] | INTERIOR-6, 15 SR |
| [Symbol] | ROOM DIVIDER |
| [Symbol] | 4" CONCRETE STEM WALL_2 |
| [Symbol] | INTERIOR-4 |
| [Symbol] | INTERIOR-8 |
| [Symbol] | INTERIOR RAILING |
| [Symbol] | STUCCO-8 |
| [Symbol] | STONE 4 |
| [Symbol] | STUCCO-4 |
| [Symbol] | INTERIOR-3 1 S GYP |

- ALL TRADES NOTES**
- 36" PONY WALL
 - OWNER SUPPLIED DESK
 - 36" GAS COOKTOP WITH POT FILLER FAUCET
 - 30" APRON SINK
 - CABINET DEPTH REFRIGERATOR
 - VEGETABLE SINK PER OWNER'S SPECS
 - WALL NICHE
 - 16" NANA (OR EQUAL) WITH 6 GLASS PANELS @8"; VERIFY DIMENSIONS WITH MANUFACTURER
 - DISH WASHER
 - BROOM AND MOP FULL CABINET
 - SOFTENER
 - GARAGE DOOR OPENER
 - 1 1/2" FLOOR DROP INTO LAUNDRY ROOM
 - 30" WALL OVEN/MICROWAVE COMBINATION GAS FIRED TANKLESS WATER HEATER
 - UTILITY SINK
 - SHOWER CONTROL VALVE
 - TV NICHE FOR PRO SLIM LP55614 MODERN FLAMES ELECTRIC FIRE FACE VERIFY DIMENSIONS WITH MODEL/BRAND USED
 - CRITICAL DIMENSION (MINIMUM)
 - STRUCTURAL BEAM; TYP (SEE SHEET FR-1)
 - HVAC IN ATTIC ABOVE
 - HOT AND COLD SHOWER WAND AND DRAIN
 - WASHER
 - DRYER
 - ROOF LINES; SEE SHEET A-4

- ARCHITECTURAL PLAN NOTES**
- LINCOLN
 - RANGER
 - LINEN AND HAMPER
 - FULL HEIGHT CABINET

A-1 ARCHITECTURAL PLAN 1/4"
 1/4 IN = 1 FT

BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans
 139 SILVERADO
 NEW BRAUNFELS, TX 78132
 HTTPS://WWW.BUILDERDESIGNSTUDIO.COM
 BILLMURRAY@GMAIL.COM
 210-563-9920



#1437200

BUILDER
 GREG CHAFIN
 LIVE OAK HOMES, INC
 850-609-0560

CLIENT'S NAME:
 MARY ANN AND MARC RHODES
ARCHITECTURAL PLANS FOR PROJECT LOCATED AT:
 504 WINDSOR LANE NEW
 BRAUNFELS, TX 78132
CLIENT EMAIL:
 PHONE:
 CELL PHONE:

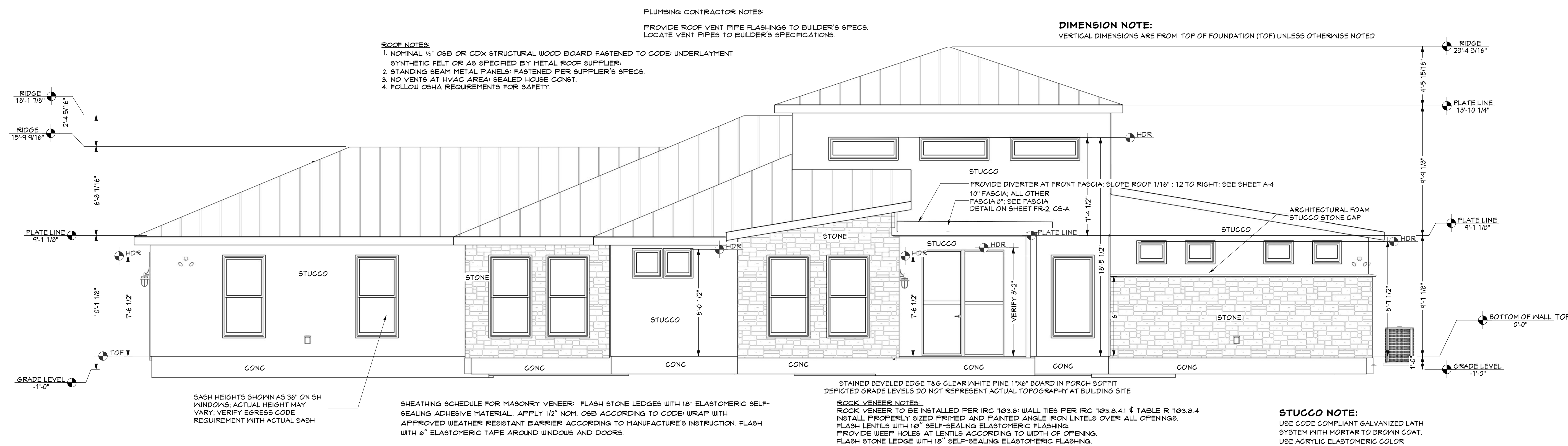
PAGE TITLE:
 ARCHITECTURAL FLOOR PLAN

DRAWN BY:
 BILL M.

DATE:
 7/8/2022

SCALE:
 1/4" = 1'0"

SHEET #:
 A-1



A FRONT ELEVATION
A-2 1/4 IN = 1 FT



B REAR ELEVATION
A-2 1/4 IN = 1 FT

| REVISIONS | |
|-----------|----------------|
| NO DATE | BY DESCRIPTION |
| | |
| | |
| | |
| | |
| | |

BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans

B

BDS IS A PROFESSIONAL MEMBER OF AIBD

AIBD
 AMERICAN INSTITUTE OF BUILDERS DESIGN

#1437200

139 SILVERADO
 NEW BRAUNFELS, TX 78132
 HTTPS://WWW.BUILDERDESIGNSTUDIO.COM
 BILLMURRAY@GMA.COM
 210-563-5920

BUILDER

GREG CHAFIN
 LIVE OAK HOMES, INC
 850-609-0560

CLIENT'S NAME:
 MARY ANN AND MARC RHODES

ARCHITECTURAL PLANS FOR PROJECT LOCATED AT:
 504 WINDSOR LANE NEW
 BRAUNFELS, TX 78132

CLIENT EMAIL:
 CELL PHONE:

PAGE TITLE:
 FRONT AND REAR ELEVATIONS

DRAWN BY:
 BILL M.

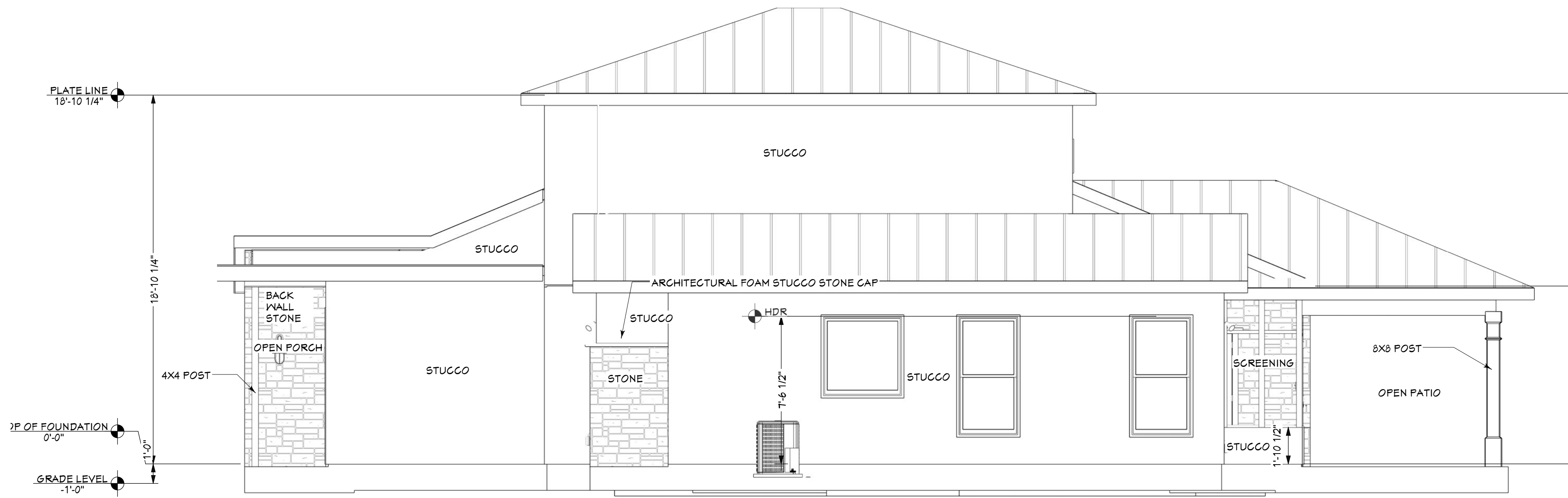
DATE:
 7/8/2022

SCALE:
 1/4" = 1'0"

SHEET #:
 A-2



C LEFT ELEVATION
A-3 1/4 IN = 1 FT



D RIGHT ELEVATION
A-3 1/4 IN = 1 FT

| REVISIONS | | |
|-----------|------|-------------|
| NO | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
| | | |
| | | |

BUILDER DESIGN STUDIO
Residential Design Excellence In Custom Plans

B

139 SILVERADO
NEW BRAUNFELS, TX 78132
HTTPS://WWW.BUILDERDESIGNSTUDIO.COM
BILLMURRAY@GMAIL.COM
210-563-5920

BDS IS A PROFESSIONAL MEMBER OF AIBD

AIBD
ARCHITECTURAL INSTITUTE OF BUILDERS DESIGN

#1437200

BUILDER

GREG CHAFIN
LIVE OAK HOMES, INC
850-609-0560

CLIENT'S NAME:
MARY ANN AND MARC RHODES

ARCHITECTURAL PLANS FOR PROJECT LOCATED AT:
504 WINDSOR LANENUEW
BRAUNFELS, TX 78132

CLIENT EMAIL:
PHONE:
CELL PHONE:

PAGE TITLE:
LEFT AND RIGHT ELEVATIONS

DRAWN BY:
BILL M.

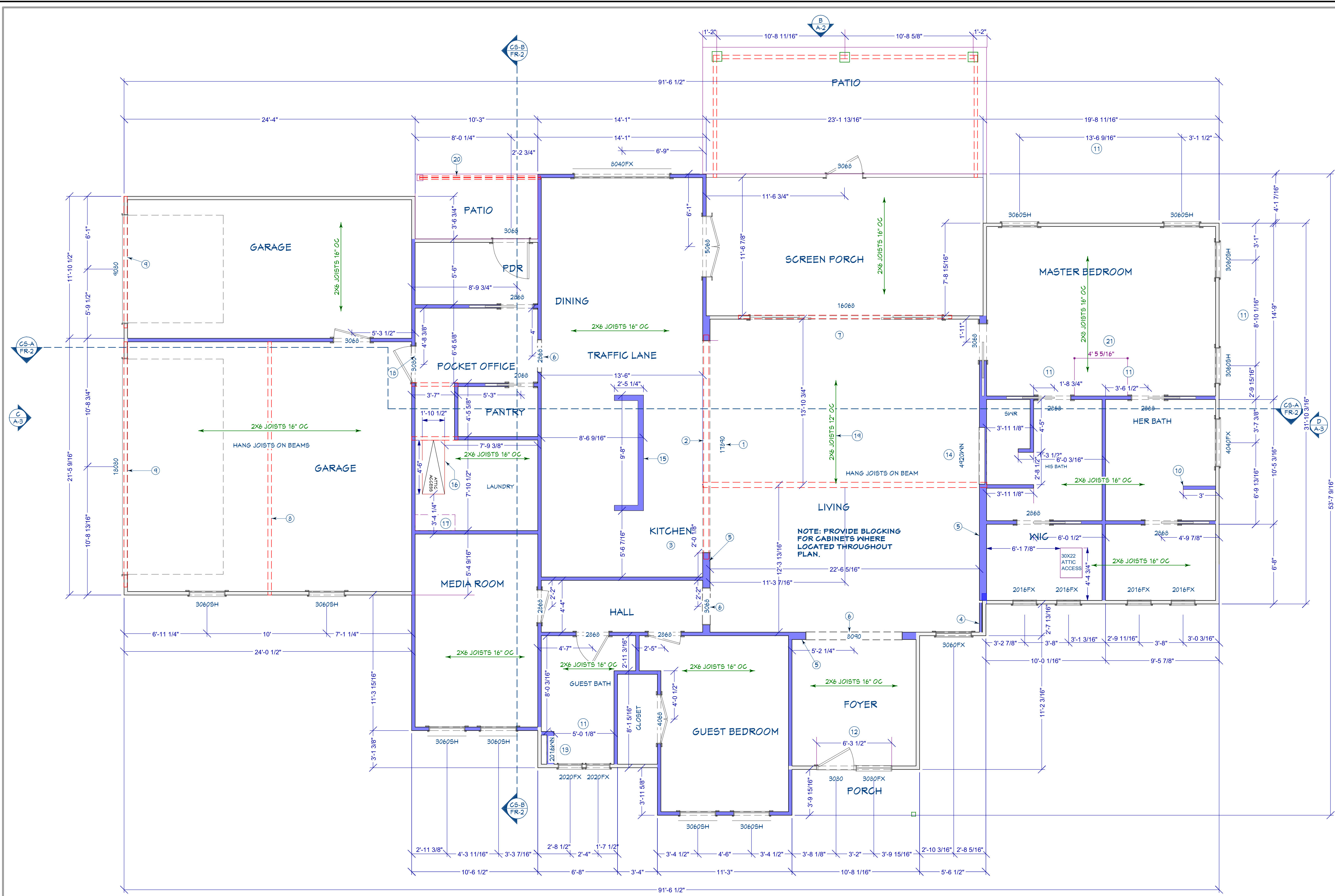
DATE:
7/8/2022

SCALE:
1/4" = 1'0"

SHEET #:
A-3

STAPLE
BUILDER DESIGN STUDIO
Residential Design Excellence In Custom Plans
STAPLE
BUILDER DESIGN STUDIO
Residential Design Excellence In Custom Plans
STAPLE
BUILDER DESIGN STUDIO
Residential Design Excellence In Custom Plans
STAPLE
BUILDER DESIGN STUDIO
Residential Design Excellence In Custom Plans
STAPLE

STAPLE
 BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans
 STAPLE
 BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans
 STAPLE
 BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans
 STAPLE
 BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans



WALL SCHEDULE

| 2D SYMBOL | WALL TYPE |
|-----------|-------------------------|
| | INTERIOR-6, 15 SR |
| | ROOM DIVIDER |
| | 4" CONCRETE STEM WALL_2 |
| | INTERIOR-4 |
| | INTERIOR-8 |
| | INTERIOR RAILING |
| | STUCCO-8 |
| | STONE 4 |
| | STUCCO-4 |
| | INTERIOR-3 15 GYP |

- #### DIMENSIONED FRAMING PLAN NOTES
- ① GYPSUM CASE OPENING 17' 8" X 9'
 - ② CEILING LVL HEADER BEAM; SIZED BY SUPPLIER
 - ③ 9" CEILING
 - ④ FURR OUT FLUSH WITH 2 X 8 WALL
 - ⑤ 2X8 WALL
 - ⑥ GYPSUM CASE OPENING
 - ⑦ LVL BEAM SIZED BY SUPPLIER; BEAM IS HEADER FOR DOOR SYSTEM WITH BOTTOM AT TWO INCHES ABOVE DOOR HEIGHT; VERIFY DOOR HEIGHT WITH SUPPLIER
 - ⑧ LVL BEAM SIZED BY SUPPLIER
 - ⑨ LVL HEADER SIZED BY SUPPLIER
 - ⑩ 36" PONY WALL
 - ⑪ CRITICAL DIMENSION; SEE SHEET A-1
 - ⑫ VERIFY OPENING FOR DOOR UNIT WITH SUPPLIER
 - ⑬ NICHE; 60" FLOOR TO SILL; DEPTH 6"; 2X8 WALL
 - ⑭ WALL NICHE FOR FIREPLACE; 24" FROM FLOOR TO SILL; DEPTH 6"
 - ⑮ 2 X 8 PONY WALL -- 34 1/2" H
 - ⑯ FOLDING ATTIC STAIRS FOR HVAC ACCESS; VERIFY DIMENSIONS OF LADDER SYSTEM
 - ⑰ DOTTED LINE IS OUTLINE OF CABINETRY; ENSURE ATTIC STAIRS DO NOT INTERFERE
 - ⑱ SELF CLOSING SOLID CORE DOOR
 - ⑲ MAX CJ 2X6 #2 SYP @ 12" O.C. -- 13' 11" SPAN
 - ⑳ 2X10 OSB FLITCH BEAM
 - ㉑ MINIMUM AVAILABLE WALL SPACE BETWEEN DOORS

IMPORTANT FRAMING NOTES:

EXTERIOR WALLS 2X4 9" PC STUD GRADE 16" O.C. UNLESS OTHERWISE NOTED; INTERIOR WALLS 2X4 9" PC STUD GRADE 16" O.C. UNLESS OTHERWISE NOTED; SOLE PLATE 2X4, 2X6 OR 2X8, AS APPROPRIATE FOR STUD, TREATED #2 SYP.

DOUBLE TOP PLATE 2X4, 2X6, OR 2X8, AS APPROPRIATE FOR STUD, #2 SYP; JOISTS 2X6 2X8 2X10 PER SPAN #2 SYP; RAFTERS 2X6, 2X8, 2X10 PER SPAN #2 SYP 16" O.C.; RIDGE 2X8, 2X10, 2X12 PER RAFTER SIZE #2 SYP; ELEMENTS BEYOND THE PRESCRIPTIVE SCOPE OF THE IRC SHALL BE VERIFIED BY SUPPLIER'S ENGINEER.

PROVIDE 2-4 STUD OR COLUMN SUPPORT AT POINT LOADS AS REQUIRED.

LUMBER AND TRUSS SUPPLIER'S ENGINEER TO DESIGN TRUSSES AND BEAMS AS REQUIRED. SUPPLIER'S TRUSS AND BEAM PLAN TAKES PRECEDENCE IN CASE OF CONFLICT WITH THESE PLANS.

FRAMER TO VERIFY ROUGH OPENINGS WITH WINDOW & DOOR SUPPLIER; ALLOW 4" FOR DOOR CASE TRIM UNLESS OTHERWISE NOTED; VERIFY WITH OWNER

CONTRACTORS, TRADESMEN, AND VENDORS ARE RESPONSIBLE FOR KNOWLEDGE OF AND ABIDANCE TO APPLICABLE CODES AND MANUFACTURER'S INSTALLATION INSTRUCTIONS WHICH SHALL TAKE PRECEDENCE OVER ANY INSTRUCTION OR DESIGN IN THIS PLAN.

FR-1
DIMENSIONED FRAMING PLAN 1/4"
1/4 IN = 1 FT

| REVISIONS | |
|-----------|-------------|
| NO | DESCRIPTION |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans

139 SILVERADO
 NEW BRAUNFELS, TX 78132
 HTTPS://WWW.BUILDERDESIGNSTUDIO.COM
 BILLMURRAY@GMAIL.COM
 210-563-9920

BDS IS A PROFESSIONAL MEMBER OF AIBD

#1437200

BUILDER
 GREG CHAFIN
 LIVE OAK HOMES, INC
 850-609-0560

CLIENT'S NAME:
 MARY ANN AND MARC RHODES

ARCHITECTURAL PLANS FOR PROJECT LOCATED AT:
 504 WINDSOR LANENUEW
 BRAUNFELS, TX 78132

CLIENT EMAIL:
 PHONE:
 CELL PHONE:

PAGE TITLE:

DIMENSIONED FRAMING PLANS

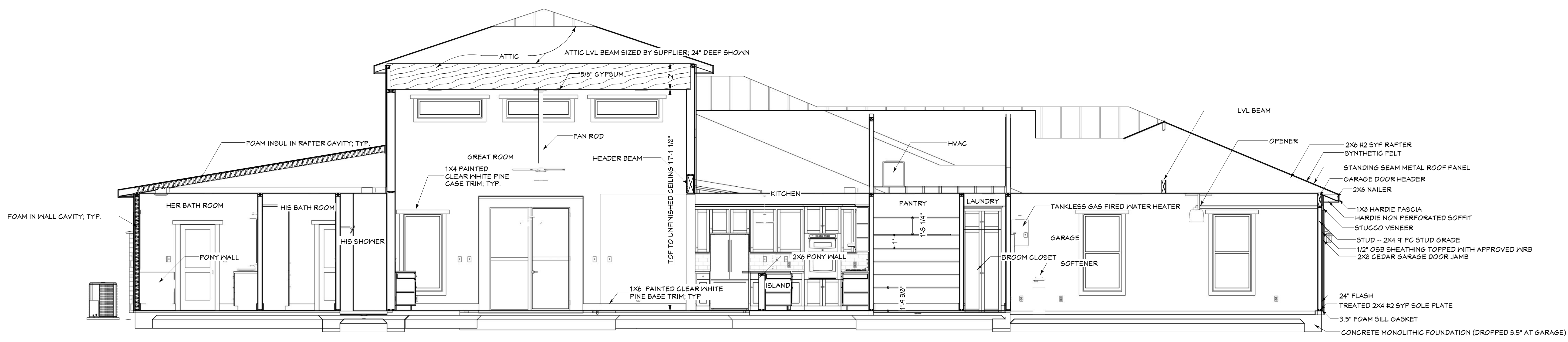
DRAWN BY:
BILL M.

DATE:
7/8/2022

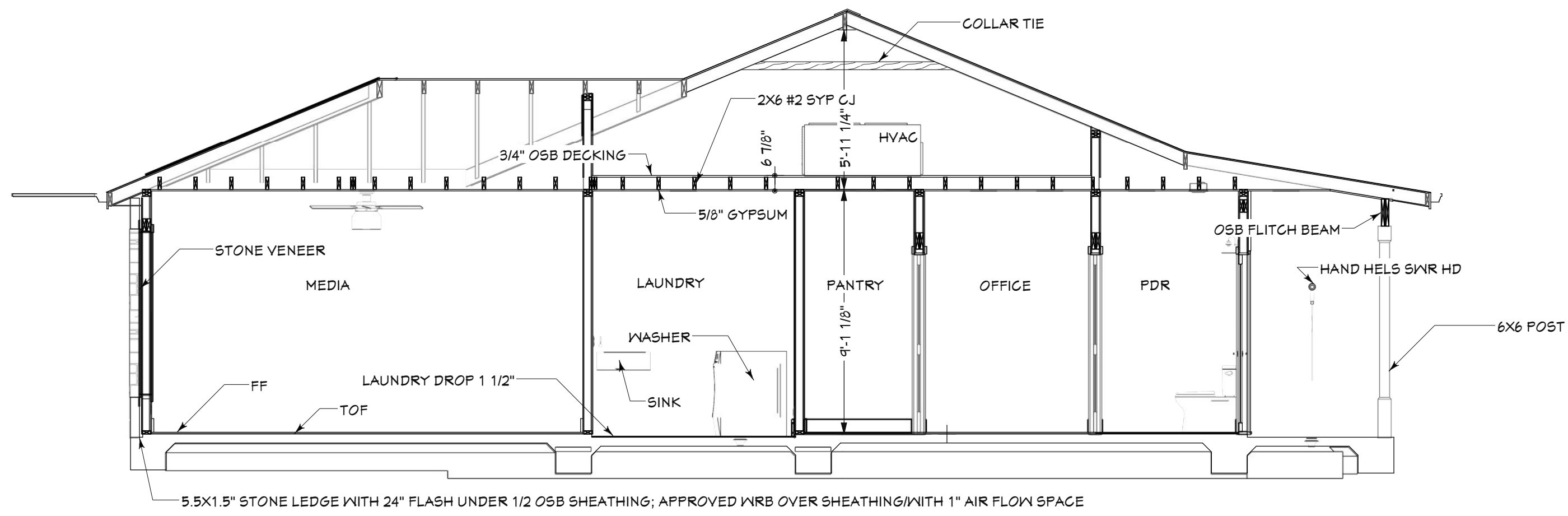
SCALE:
1/4" = 1'0"

SHEET #:
FR-1

© 2022 BUILDER DESIGN STUDIO ALL RIGHTS RESERVED; DUPLICATION AND DISTRIBUTION OF THIS PLAN WITHOUT WRITTEN PERMISSION IS PROHIBITED AND SUBJECT TO A MINIMUM \$100,000 FINE BY FEDERAL LAW.



CS-A CROSS SECTION A
FR-2 1/4 IN = 1 FT



CS-B CROSS SECTION B
FR-2 1/4 IN = 1 FT

| REVISIONS | | |
|-----------|------|-------------|
| NO | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
| | | |

BUILDER DESIGN STUDIO
Residential Design Excellence In Custom Plans

B

BDS IS A PROFESSIONAL MEMBER OF AIBD

139 SILVERADO
NEW BRAUNFELS, TX 78132
HTTPS://WWW.BUILDERDESIGNSTUDIO.COM
BILLMURRAY@GMAIL.COM
210-563-9920

AIBD
AMERICAN INSTITUTE OF BUILDERS DESIGN

#1437200

BUILDER

GREG CHAFIN
LIVE OAK HOMES, INC
850-609-0560

CLIENT'S NAME:
MARY ANN AND MARC RHODES

ARCHITECTURAL PLANS FOR PROJECT LOCATED AT:
504 WINDSOR LANE NEW
BRAUNFELS, TX 78132

CLIENT EMAIL:
PHONE:
CELL PHONE:

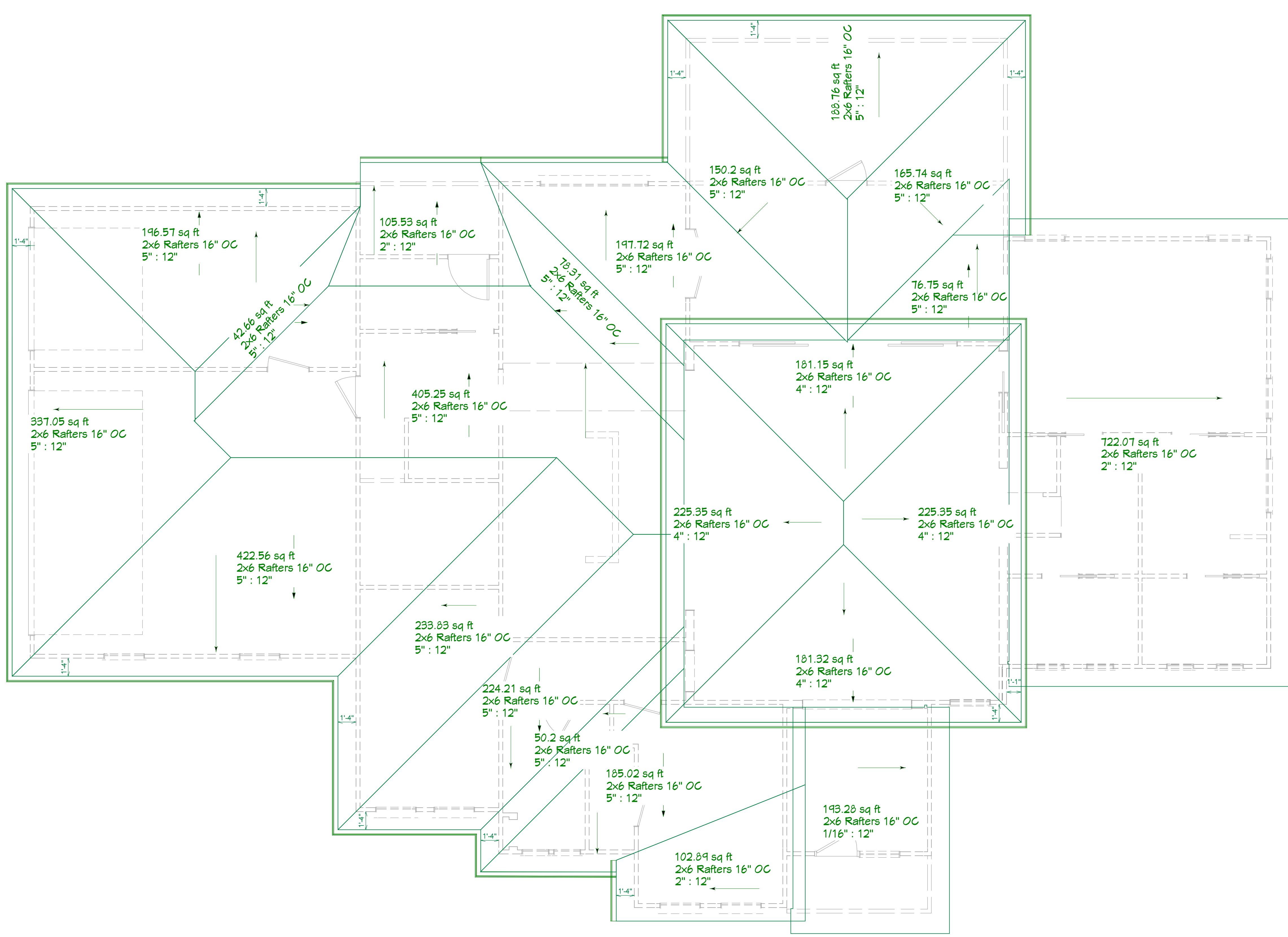
PAGE TITLE:
FRAMING CROSS SECTIONS AND ELEVATIONS

DRAWN BY:
BILL M.

DATE:
7/8/2022

SCALE:
AS NOTED

SHEET #:
FR-2



| REVISIONS | | |
|-----------|------|----------------|
| NO | DATE | BY DESCRIPTION |
| | | |
| | | |
| | | |
| | | |
| | | |

A-4 **ROOF LAYOUT 1/4"**
1/4 IN = 1 FT

B **BUILDER DESIGN STUDIO**
Residential Design Excellence In Custom Plans

BDS IS A PROFESSIONAL MEMBER OF AIBD

139 SILVERADO
NEW BRAUNFELS, TX 78132
HTTPS://WWW.BUILDERDESIGNSTUDIO.COM
BILLMURRAY@GMAIL.COM
210-563-9920

AIBD
AMERICAN INSTITUTE OF BUILDERS DESIGN

#1437200

BUILDER

GREG CHAFIN
LIVE OAK HOMES, INC
850-609-0560

CLIENT'S NAME:
MARY ANN AND MARC RHODES

ARCHITECTURAL PLANS FOR PROJECT LOCATED AT:
504 WINDSOR LANE NEW
BRAUNFELS, TX 78132

CLIENT EMAIL:
PHONE: CELL PHONE:

PAGE TITLE:
ROOF PLAN

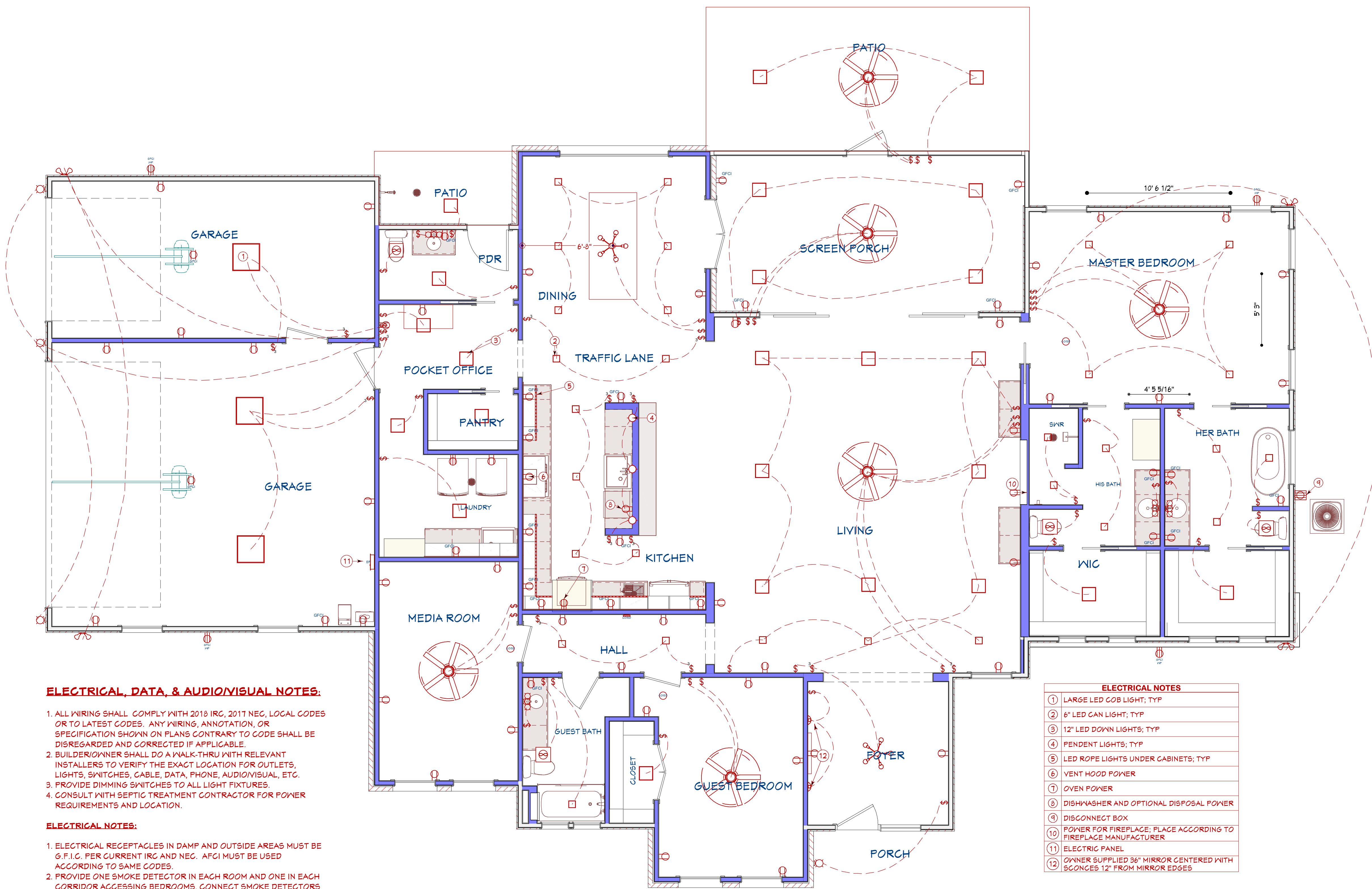
DRAWN BY:
BILL M.

DATE:
7/8/2022

SCALE:
1/4" = 1'0"

SHEET #:
A-4

STAPLE
 BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans
 STAPLE
 BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans
 STAPLE
 BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans
 STAPLE
 BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans



ELECTRICAL DATA, & AUDIO/VISUAL NOTES:

- ALL WIRING SHALL COMPLY WITH 2018 IRC, 2017 NEC, LOCAL CODES OR TO LATEST CODES. ANY WIRING, ANNOTATION, OR SPECIFICATION SHOWN ON PLANS CONTRARY TO CODE SHALL BE DISREGARDED AND CORRECTED IF APPLICABLE.
- BUILDER/OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO/VISUAL, ETC.
- PROVIDE DIMMING SWITCHES TO ALL LIGHT FIXTURES.
- CONSULT WITH SEPTIC TREATMENT CONTRACTOR FOR POWER REQUIREMENTS AND LOCATION.

ELECTRICAL NOTES:

- ELECTRICAL RECEPTACLES IN DAMP AND OUTSIDE AREAS MUST BE G.F.I.C. PER CURRENT IRC AND NEC. AFCI MUST BE USED ACCORDING TO SAME CODES.
- PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
- CIRCUITS SHALL BE VERIFIED WITH BUILDER PRIOR TO WIRE INSTALLATION.
- FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH BUILDER. FIXTURES TO BE SELECTED BY OWNER.

AUDIO/VISUAL (SEE OWNER):

- SYSTEM TO BE DESIGNED AND PLAN PROVIDED BY A QUALIFIED INSTALLER.

DATA / CABLE (SEE OWNER):

- SYSTEM TO BE DESIGNED AND PLAN PROVIDED BY A QUALIFIED INSTALLER. WIRE EACH BEDROOM AND OFFICE WITH CAT5(E)

ELECTRICAL NOTES

- LARGE LED COB LIGHT; TYP
- 6" LED CAN LIGHT; TYP
- 12" LED DOWN LIGHTS; TYP
- PENDENT LIGHTS; TYP
- LED ROPE LIGHTS UNDER CABINETS; TYP
- VENT HOOD POWER
- OVEN POWER
- DISHWASHER AND OPTIONAL DISPOSAL POWER
- DISCONNECT BOX
- POWER FOR FIREPLACE; PLACE ACCORDING TO FIREPLACE MANUFACTURER
- ELECTRIC PANEL
- OWNER SUPPLIED 36" MIRROR CENTERED WITH SCONES 12" FROM MIRROR EDGES

E-1 ELECTRICAL PLAN 1/4"
1/4 IN = 1 FT

| REVISIONS | | |
|-----------|------|-------------|
| NO | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
| | | |

BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans
 139 SILVERADO
 NEW BRAUNFELS, TX 78132
 HTTPS://WWW.BUILDERDESIGNSTUDIO.COM
 BILLMURRAY@GMAIL.COM
 210-563-9920
 BBS IS A PROFESSIONAL MEMBER OF AIBD



#1437200

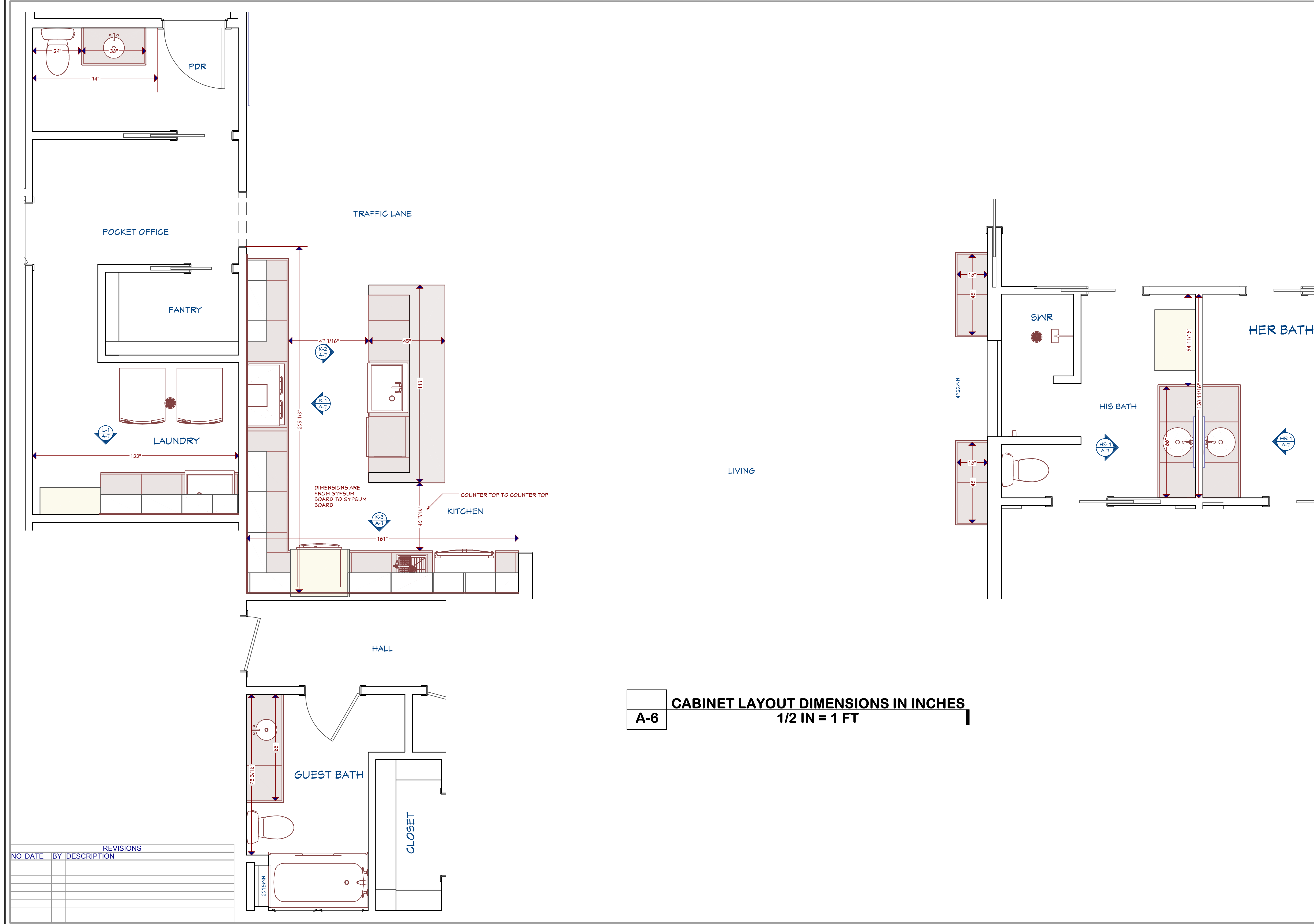
BUILDER
 GREG CHAFIN
 LIVE OAK HOMES, INC
 850-609-0560


CLIENT'S NAME:
 MARY ANN AND MARC RHODES
 ARCHITECTURAL PLANS FOR PROJECT LOCATED AT:
 504 WINDSOR LANE NEW
 BRAUNFELS, TX 78132
 CLIENT EMAIL:
 PHONE:
 CELL PHONE:

PAGE TITLE:
ELECTRICAL PLAN

DRAWN BY:
BILL M.
 DATE:
7/8/2022
 SCALE:
1/4" = 1'0"
 SHEET #:
E-1

STAPLE
 BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans
 STAPLE
 BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans
 STAPLE
 BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans
 STAPLE
 BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans
 STAPLE
 BUILDER DESIGN STUDIO
 Residential Design Excellence In Custom Plans






BUILDER DESIGN STUDIO
Residential Design Excellence In Custom Plans

139 SILVERADO
NEW BRAUNFELS, TX 78132
HTTPS://WWW.BUILDERDESIGNSTUDIO.COM
BILLMURRAY@GMAIL.COM
210-563-9920

BDS IS A PROFESSIONAL MEMBER OF AIBD



#1437200

BUILDER
GREG CHAFIN
LIVE OAK HOMES, INC
850-609-0560

CLIENT'S NAME:
MARY ANN AND MARC RHODES

ARCHITECTURAL PLANS FOR PROJECT LOCATED AT:
504 WINDSOR LANE NEW BRAUNFELS, TX 78132

CLIENT EMAIL:
PHONE: CELL PHONE:

PAGE TITLE:
NKBA CABINET FLOOR PLAN

DRAWN BY:
BILL M.

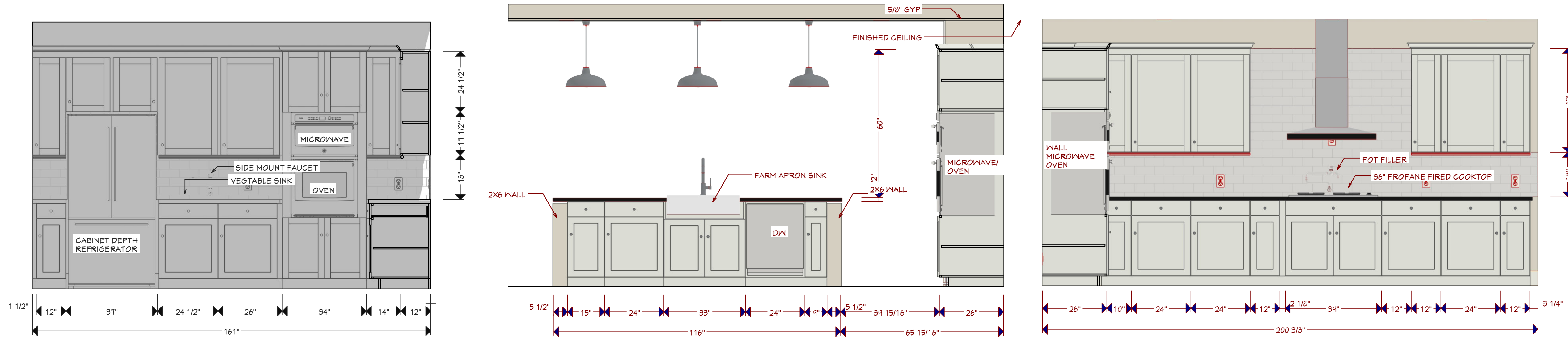
DATE:
7/8/2022

SCALE:
1/2" = 1'0"

SHEET #:
A-6

© 2022 BUILDER DESIGN STUDIO ALL RIGHTS RESERVED; DUPLICATION AND DISTRIBUTION OF THIS PLAN WITHOUT WRITTEN PERMISSION IS PROHIBITED AND SUBJECT TO A MINIMUM \$100,000 FINE BY FEDERAL LAW.

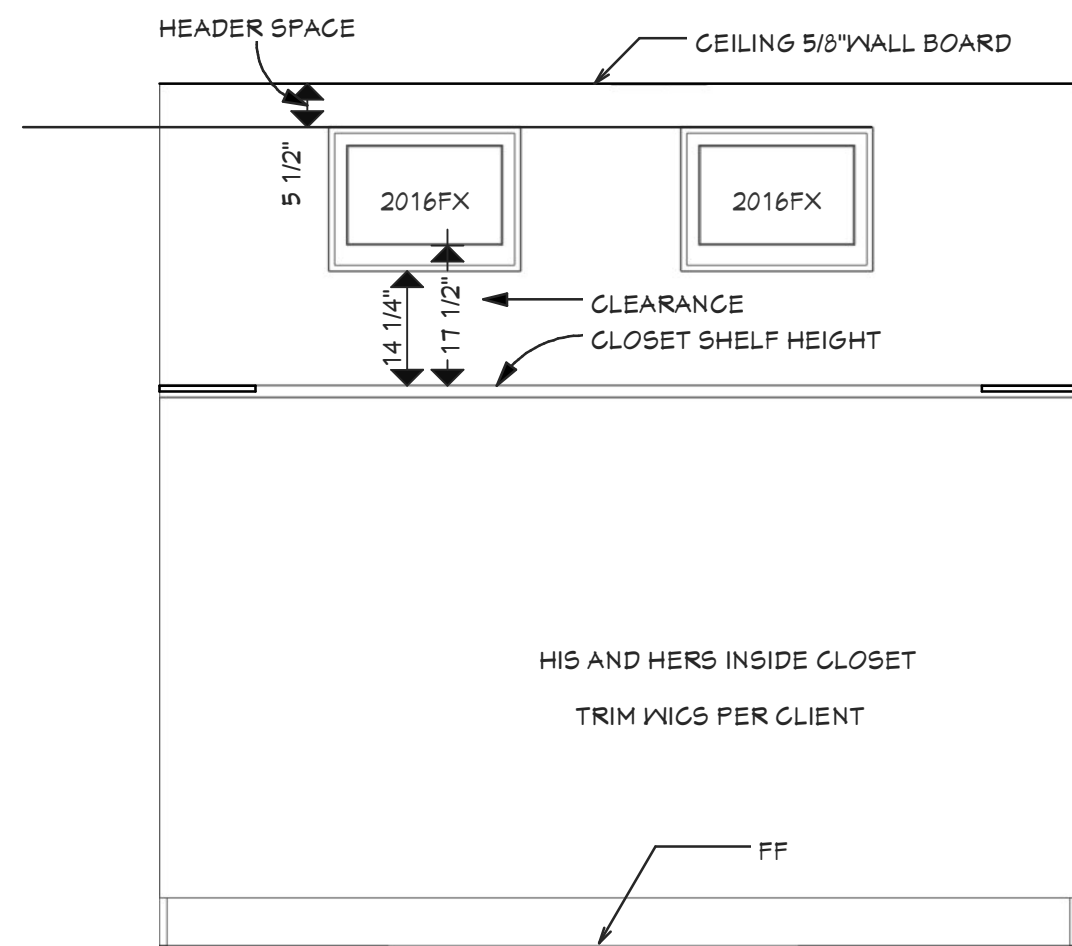
DIMENSIONS TO FINISHED FLOOR; CABINETS SHOWN FOR PLACE HOLDING; CLIENT TO CHOOSE STYLE WITH CABINET SUPPLIER



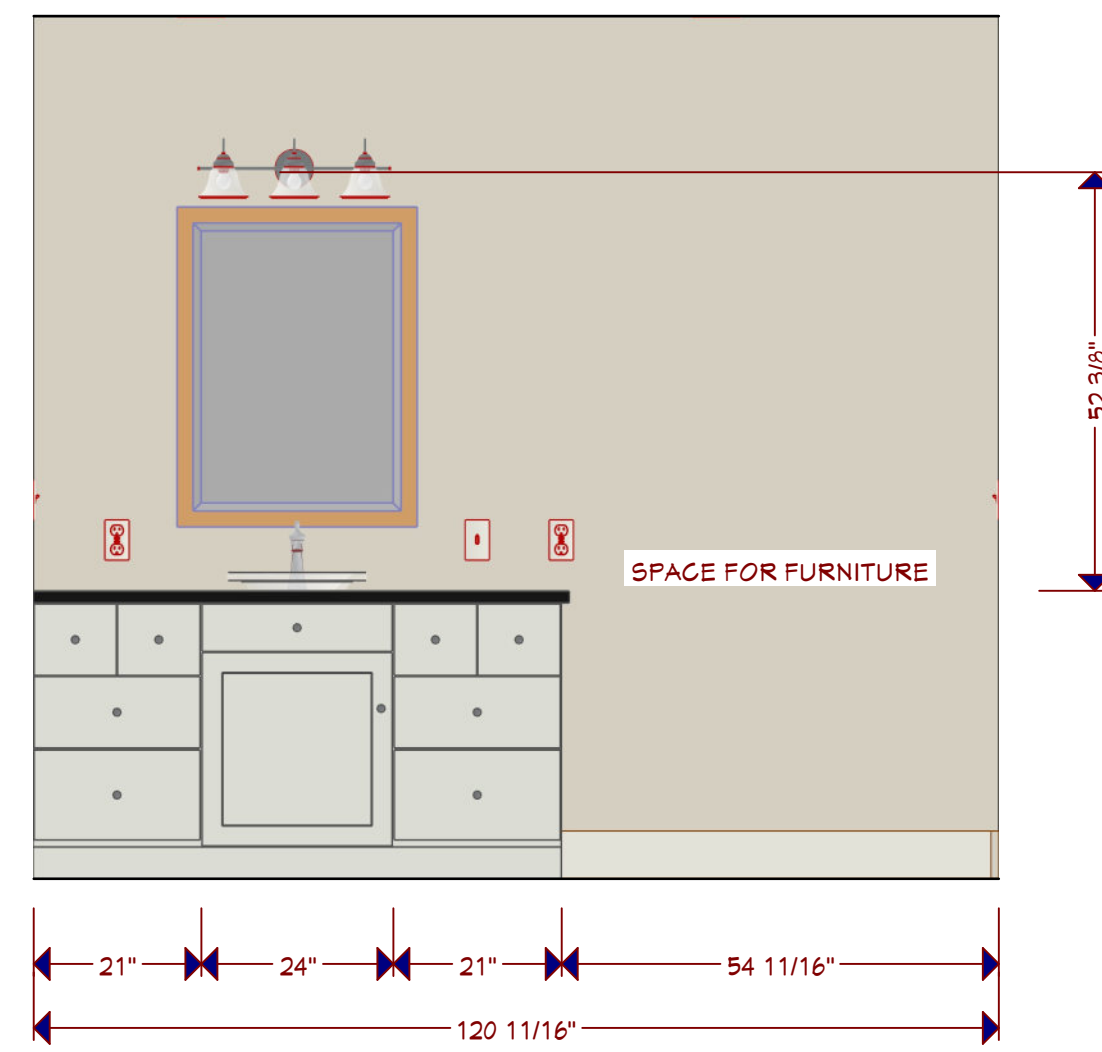
K-3 KITCHEN THREE
A-7 1/2 IN = 1 FT

K-2 KITCHEN TWO
A-7 1/2 IN = 1 FT

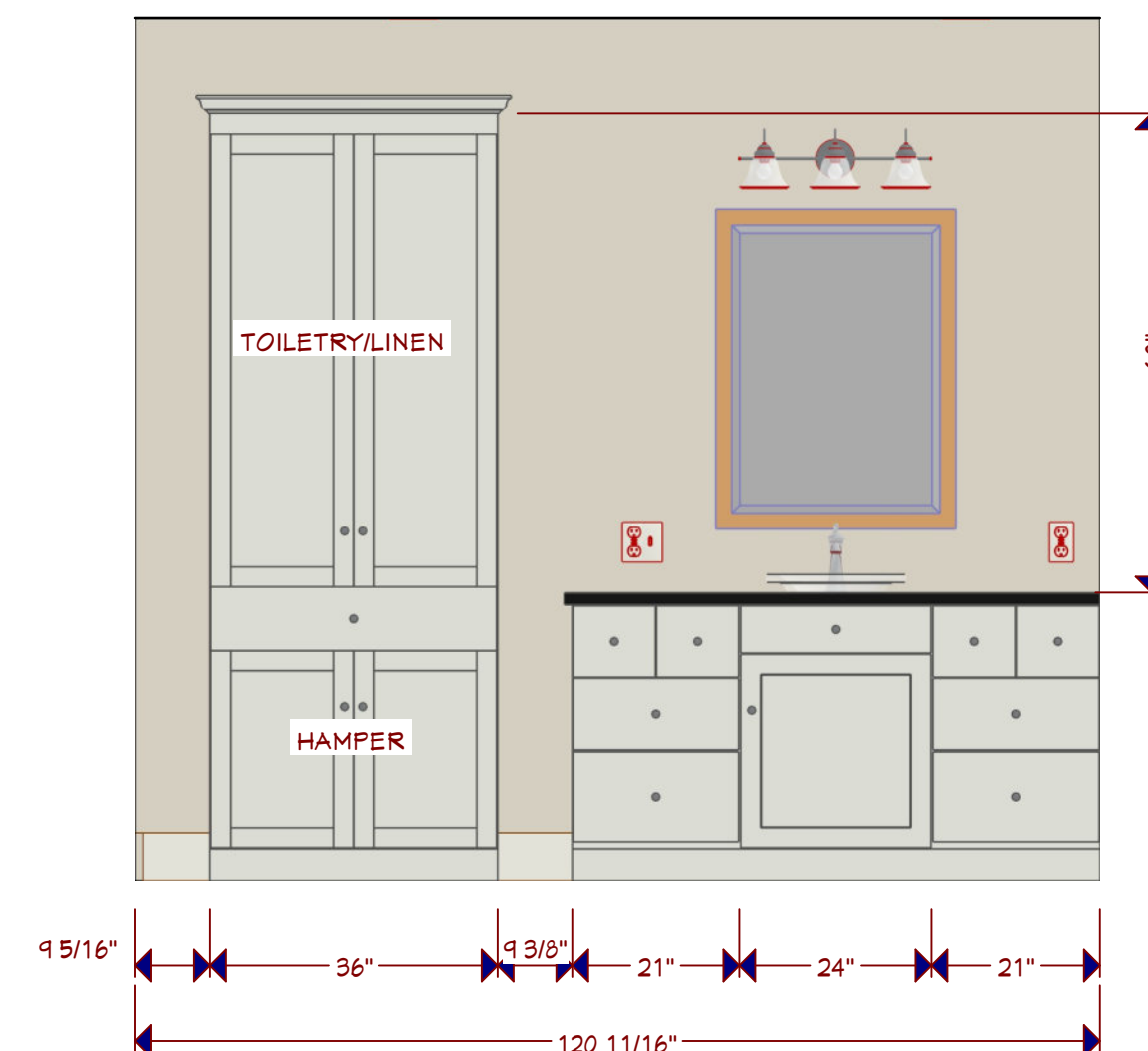
K-1 KITCHEN ONE
A-7 1/2 in = 1 ft



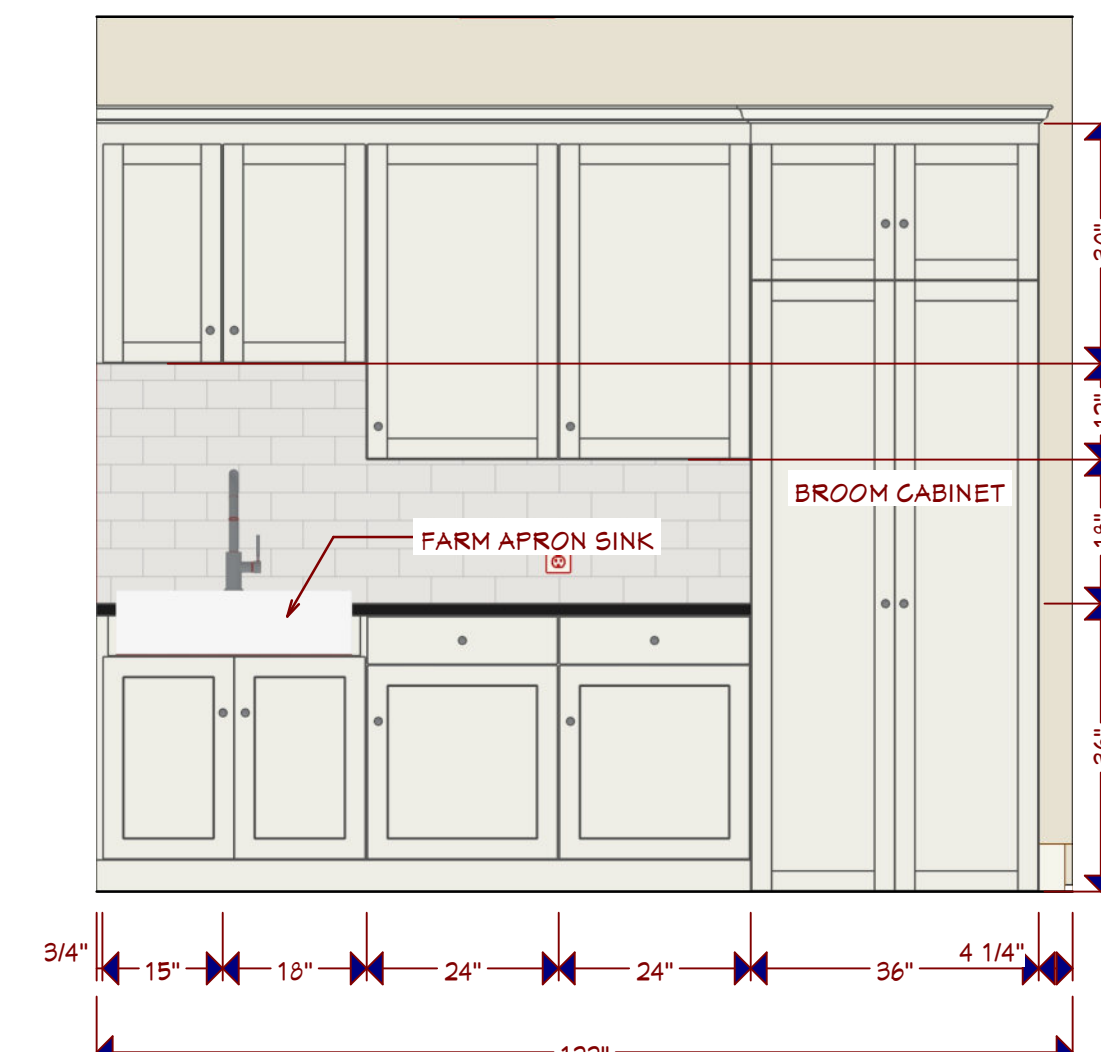
E-1 ELEVATION ONE TO SHOW SHELF/WINDOW CLEARANCE
A-7 1/2 IN = 1 FT



HR-1 HERS ONE
A-7 1/2 IN = 1 FT



HS-1 HIS BATH ONE
A-7 1/2 IN = 1 FT



L-1 LAUNDRY ONE
A-7 1/2 IN = 1 FT

| REVISIONS | | |
|-----------|------|-------------|
| NO | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
| | | |

BUILDER DESIGN STUDIO
Residential Design Excellence In Custom Plans
139 SILVERADO
NEW BRAUNFELS, TX 78132
HTTPS://WWW.BUILDERDESIGNSTUDIO.COM
BILLMURRAY@GMAIL.COM
210-563-9920

BDS IS A PROFESSIONAL MEMBER OF AIBD
AIBD
AMERICAN INSTITUTE OF BUILDERS DESIGN
#1437200

BUILDER
GREG CHAFIN
LIVE OAK HOMES, INC
850-609-0560

CLIENT'S NAME:
MARY ANN AND MARC RHODES
ARCHITECTURAL PLANS FOR PROJECT LOCATED AT:
504 WINDSOR LANE NEW
BRAUNFELS, TX 78132
CLIENT EMAIL:
PHONE:
CELL PHONE:

PAGE TITLE:
NKBA ELEVATIONS

DRAWN BY:
BILL M.
DATE:
7/8/2022
SCALE:
1/2" = 1'0"
SHEET #:
A-7