STANDARD ABBREVIATIONS

@	AT	JT.	JOINT
#	POUND(S)	JST.	JOIST
AB.	ABOVE	JSTS.	JOISTS
APPROX.	APPROXIMATELY	LDY.	LAUNDRY
BASE.	BASEMENT	LT.	LIGHT
B/T	BETWEEN	LIN.	LINEN
BLK.	BLOCK		
BLK'G	BLOCKING	MANUF.	MANUFACTURER
BD.	BOARD	MAN.	MANUFACTURER
BRD.	BOARD	MAS.	MASONRY
BOT.	BOTTOM	MAX.	MAXIMUM
BLDG.	BUILDING	MTL.	METAL
BAB.	CABINET	MIN.	MINIMUM
CLG.	CEILING		
C/L	CENTERLINE	N.I.C.	NOT IN CONTRACT
CLR.	CLEAR		
CLOS.	CLOSET	O.C.	ON CENTER
COL.	COLUMN	O/C	ON CENTER
COLS.	COLUMNS	OPT.	OPTIONAL
CONC.	CONCRETE	O.S.B.	ORIENTED STRAND BOARD
CMU	CONCRETE MASONARY UNIT	OTS	OWNER TO SELECT
C.U.	CONDENSER UNIT	O.T.S.	OWNER TO SELECT
CONN.	CONNECTION		
CONT.	CONTINUOUS	PG.	PAGE
COVER'G	COVERING	PAN.	PANTRY
CS	CRAWLSPACE	PL.	PLATE
CRAWLSP.	CRAWLSPACE	PLY'WD	PLYWOOD
DECO.	DECORATIVE	PLYW'D	PLYWOOD
DET	DETAIL	PLY	PLYWOOD
DIA.	DIAMETER	POLY.	POLYETHYLENE
DW	DISHWASHER	PSI	PUNDS PER SQUARE INCH
DBL.	DOUBLE.	PRE-FAB	PREFABRICATED
DF	DOUGLAS FIR		
D	DRYER	RE:	REFERENCE
EA.	EACH.	REF.	REFRIGERATOR
ELEV.	ELEVATION	REINF.	REINFORCED
ENG.	ENGINEER	R	RESISTANCE
ENG.'D	ENGINEERED	R.A.	RETURN AIR
F	FURNACE	R.A.G.	RETURN AIR GRILLE
FT.	FEET	REQ'D.	REQUIRED
F.F.L.	FINISHED FLOOR LINE		
FIN.	FINISH	SCR.	SCREEN
F.C.	FIRE CODE	SHLVS.	SHELVES
FLR.	FLOOR	SHR.	SHOWER
F.D.	FLOOR DRAIN	SHWR.	SHOWER
FTG.	FOOTING	SST.	SIMPSON STRONG TIE
FOUND.	FOUNDATION	SP	SOUTHERN PINE
FND.	FOUNDATION	SPECS.	SPECIFICATIONS
FR.	FREEZER	SQ.	SQUARE
GA.	GAUGE	S.F.	SQUARE FOOTAGE
GALV.	GALVANIZE	STL.	STEEL
GYP.	GYPSUM	THK.	THICK
HDR.	HEADER	THK.	THICKNESS
HVAC	HEATING, VENTILATION & AIR CONDITIONING	TBD	TO BE DETERMINED
HT.	HEIGHT	TR.	TRANSOM
HWT	HOT WATER TANK	TYP.	TYPICAL
HTS.	HEIGHTS	U.T.C.	UNDER THE COUNTER
HORIZ.	HORIZONTAL	U/C	UNDER THE COUNTER
IN.	INCHES	U.N.O.	UNLESS NOTED OTHERWISE
INCL.	INCLUDE	UTIL.	UTILITY
INSUL.	INSULATION	VAN.	VANITY
		VERT.	VERTICAL
		WH	WATER HEATER
		W	WASHER
		WT.	WEIGHT
		WIN.	WINDOW
		W.M.	WIRE MESH
		W/	WITH
		WD.	WOOD
		WF	WOOD FRAME
		WW	WINDOW WELL

BLUEBONNET

DRAWING INDEX:

NOTE:

THIS DWELLING SHALL BE CONSTRUCTED IN ACCORDANCE TO THE INTERNATIONAL RESIDENTIAL CODE 2018 (IRC 2018). REFER TO SHEET 08 THRU 12.

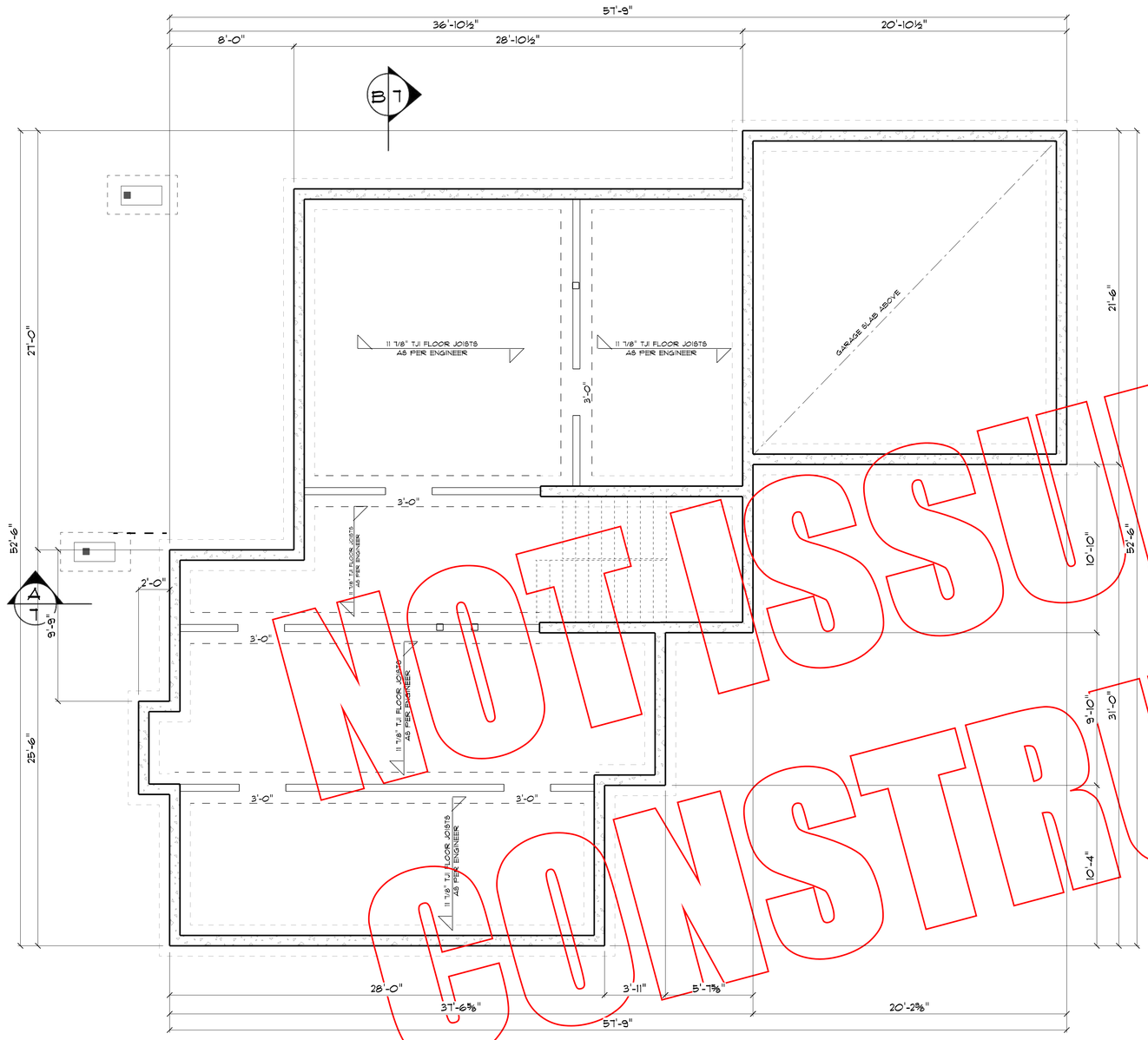
THESE DRAWINGS ARE ARCHITECTURAL DRAWINGS. IN ORDER TO OBTAIN A BUILDING PERMIT, YOU MAY BE REQUIRED TO RETAIN THE SERVICES OF ADDITIONAL CONSULTANTS. CHECK WITH YOUR LOCAL BUILDING DEPARTMENT.

SCALE:
1/4" = 1'-0"
U.N.O.

DATE:
MAY 24, 2024

DRAWN BY:

SHEET NUMBER
1
TITLE PAGE

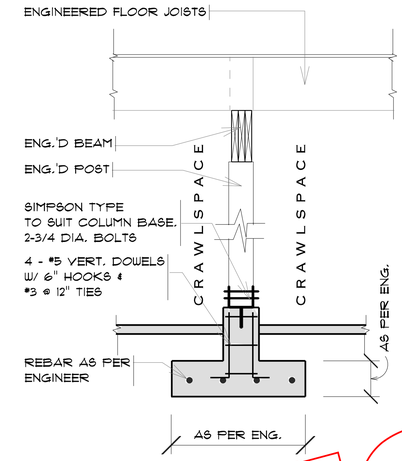


CRAWLSPACE & MAIN FLOOR FRAMING PLAN

B 7

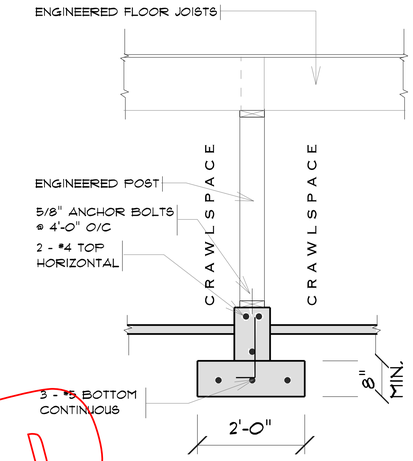
LOAD LEGEND
☐ POINT LOAD FROM ABOVE
■ POINT LOAD

NOTE:
STRUCTURAL INFORMATION SHOWN MUST BE VETTED AND VALIDATED BY CERTIFIED STRUCTURAL ENGINEER OF GOOD STANDING WITHIN GOVERNING JURISDICTION.



CONC. PEDESTAL @ BEAM IN CRAWLSPACE

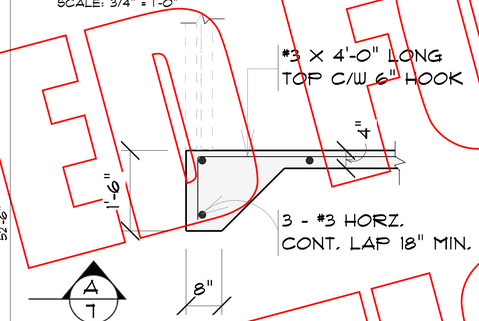
SCALE: 3/4" = 1'-0"



2X6 CRAWLSPACE BEARING WALL

SCALE: 3/4" = 1'-0"

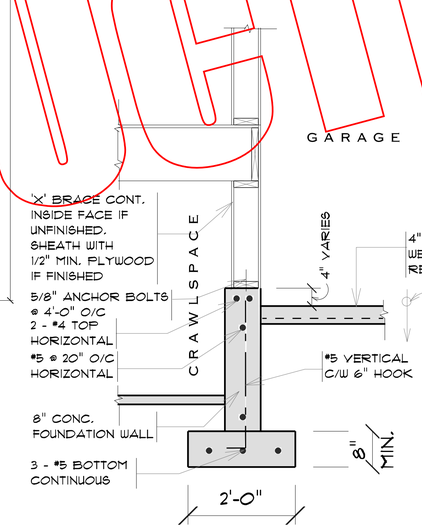
NOTE
RE-BAR CONFIGURATION VARIES FOR CMU FOUNDATION SYSTEMS SEE STRUCTURAL DRAWINGS



SLAB EDGE @ GARAGE DOOR

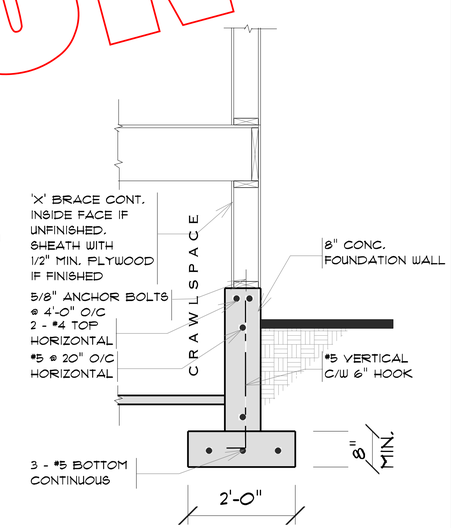
SCALE: 3/4" = 1'-0"

NOTE:
STRUCTURAL INFORMATION SHOWN MUST BE VETTED AND VALIDATED BY CERTIFIED STRUCTURAL ENGINEER OF GOOD STANDING WITHIN GOVERNING JURISDICTION.



FOUNDATION @ GARAGE SLAB

SCALE: 3/4" = 1'-0"



FOUNDATION @ PERIMETER

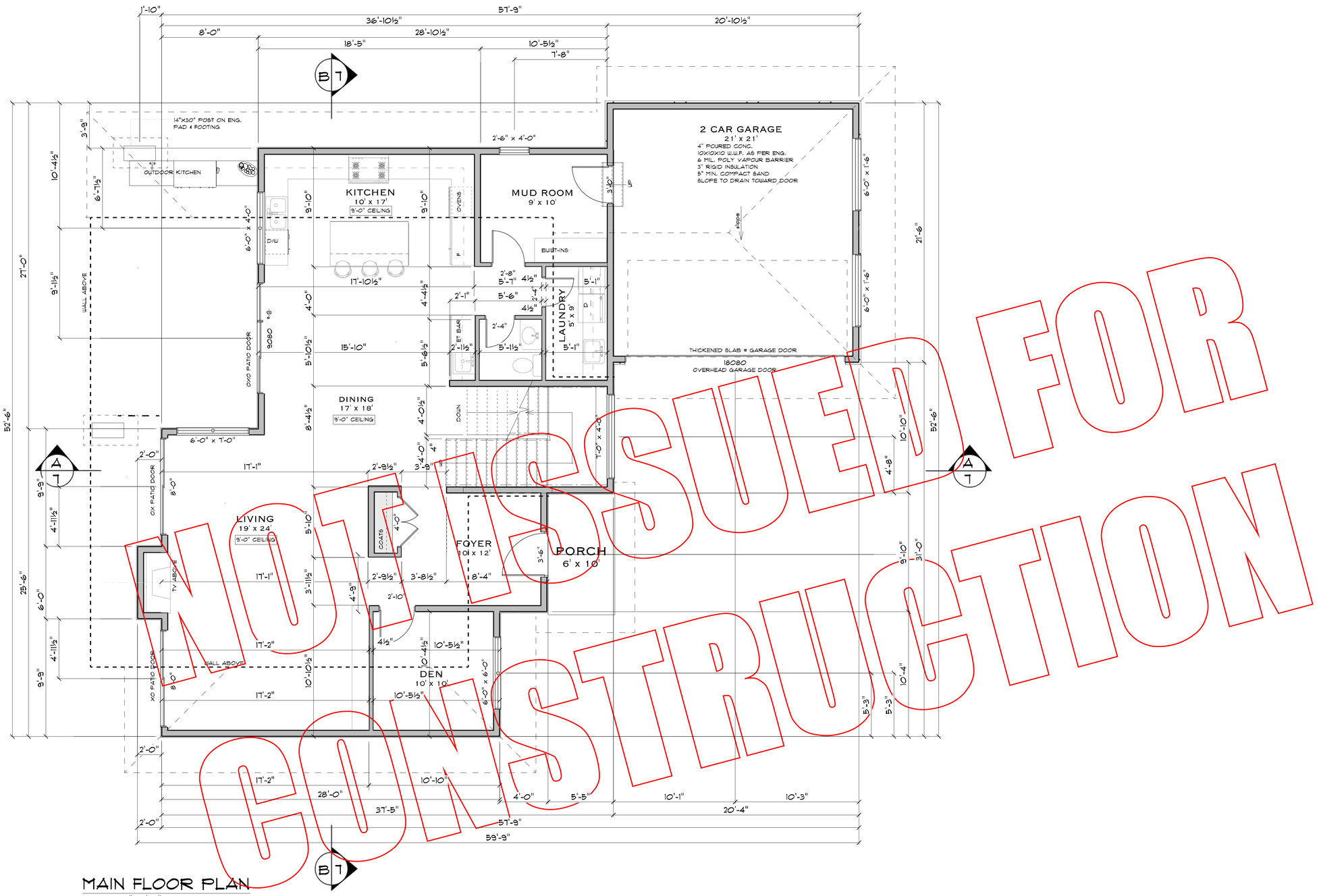
SCALE: 3/4" = 1'-0"

SCALE:
1/4" = 1'-0"
U.N.O.

DATE:
MAY 24, 2024

DRAWN BY:

SHEET NUMBER
2
FOUNDATION PLAN



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
MAIN FLOOR	1485.1 sq ft.
GARAGE	441.6 sq ft.
COVERED PORCH	301.6 sq ft.

SCALE:

1/4" = 1'-0"
U.N.O.

DATE:

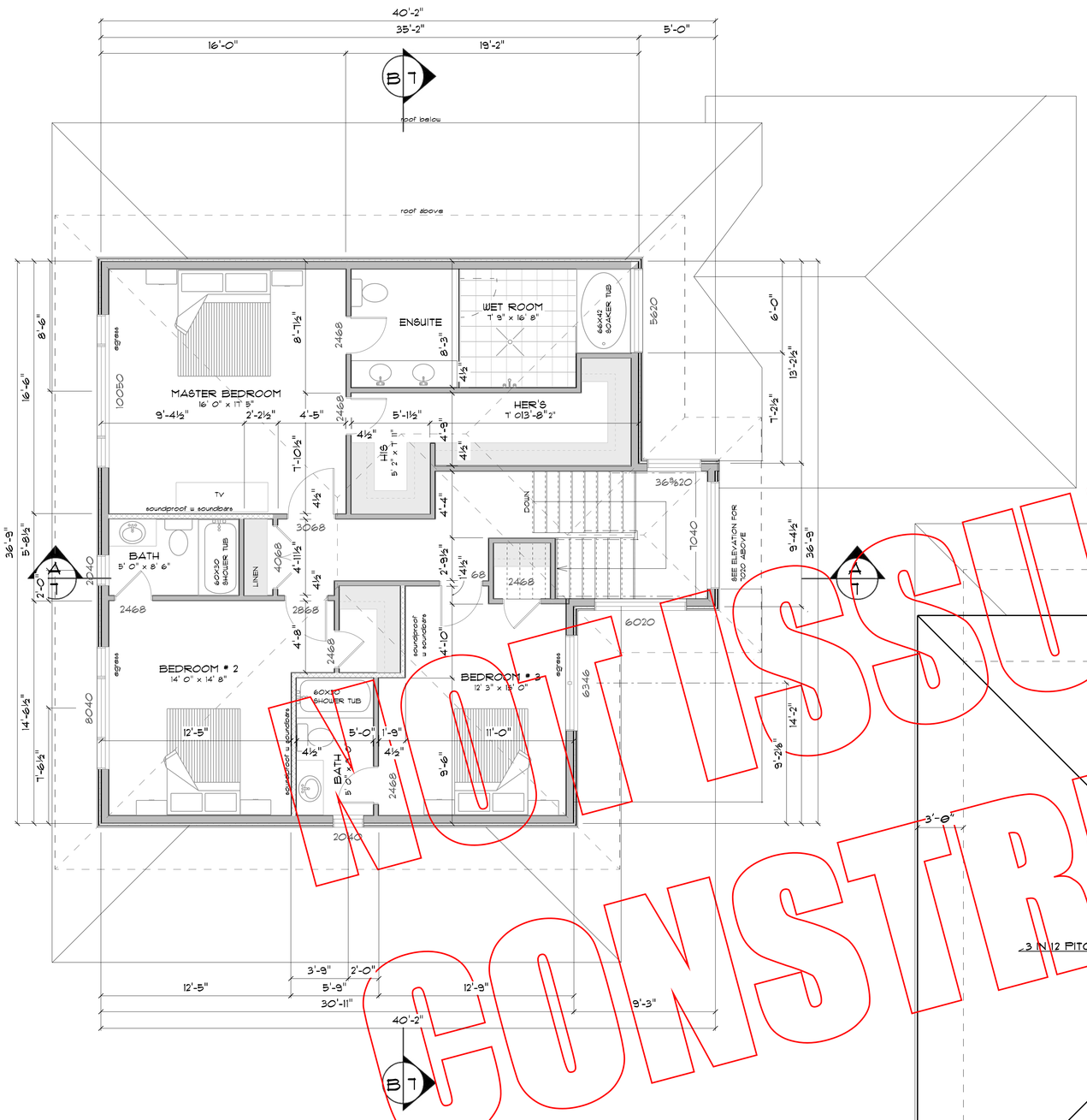
MAY 24, 2024

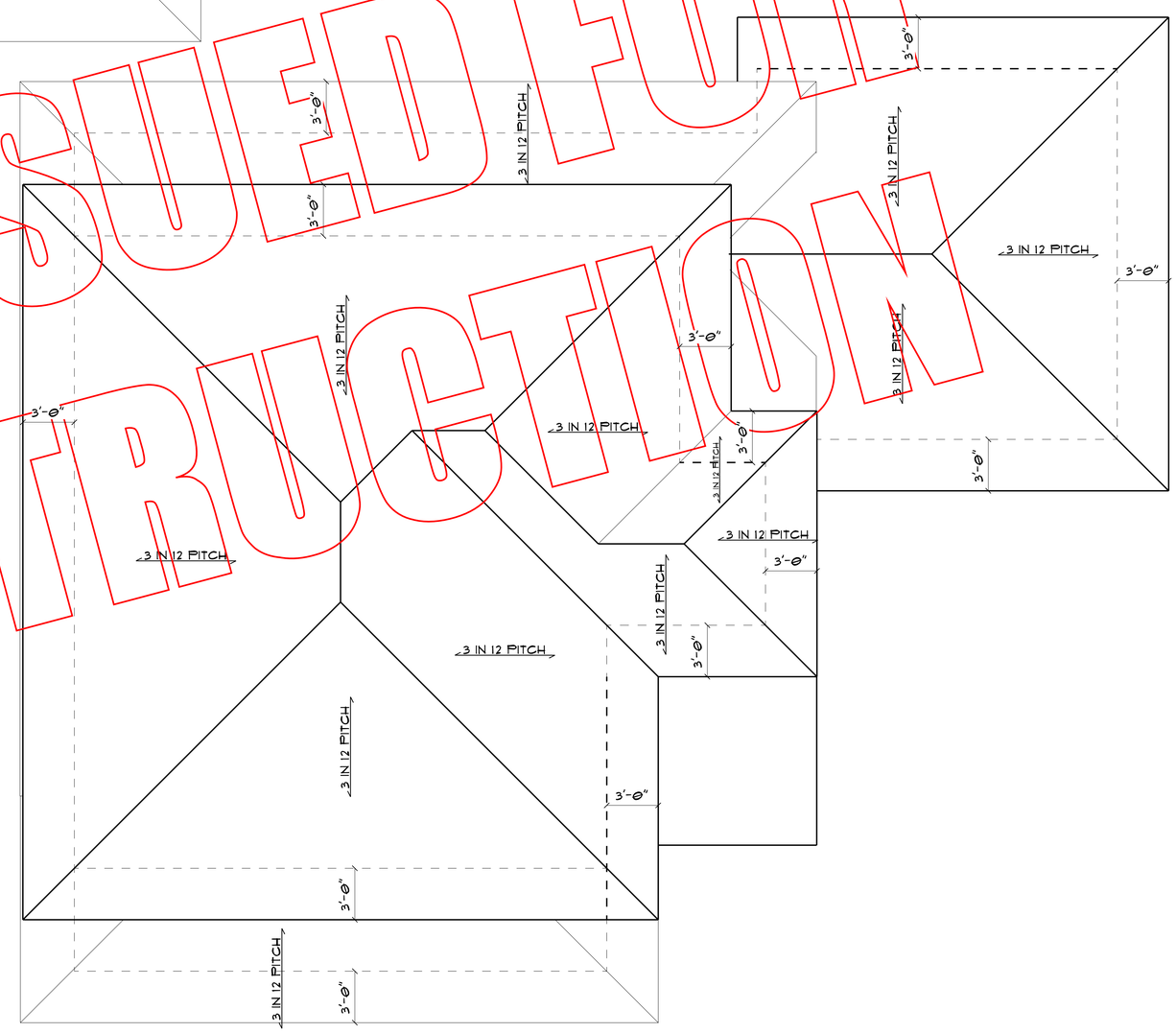
DRAWN BY:

SHEET NUMBER

3

MAIN FLOOR PLAN





AREA SCHEDULE	
NAME	AREA
UPPER FLOOR	1279.0 sq ft.

EGRESS:
BOTTOM OF OPENER NOT TO EXCEED 4'-11" ABOVE FLOOR
MIN. CLEAR UNOBSTRUCTED OPENING 15" X 36" REQUIRED FOR ONE OPENER PER WINDOW AS DESIGNATED.
MANUFACTURER TO INSTALL EGRESS HARDWARE TO CASEMENT OPENER AS REQUIRED TO MAINTAIN MIN. AREA OPENING OF 3.375 SQ.FT. (CLEAR OPENING WIDTH)

AREA SCHEDULE	
NAME	AREA
Soffit Area	451.9 sq ft.

HRV IS LOCATED IN CONDITIONED ATTIC SPACE

ROOF PLAN

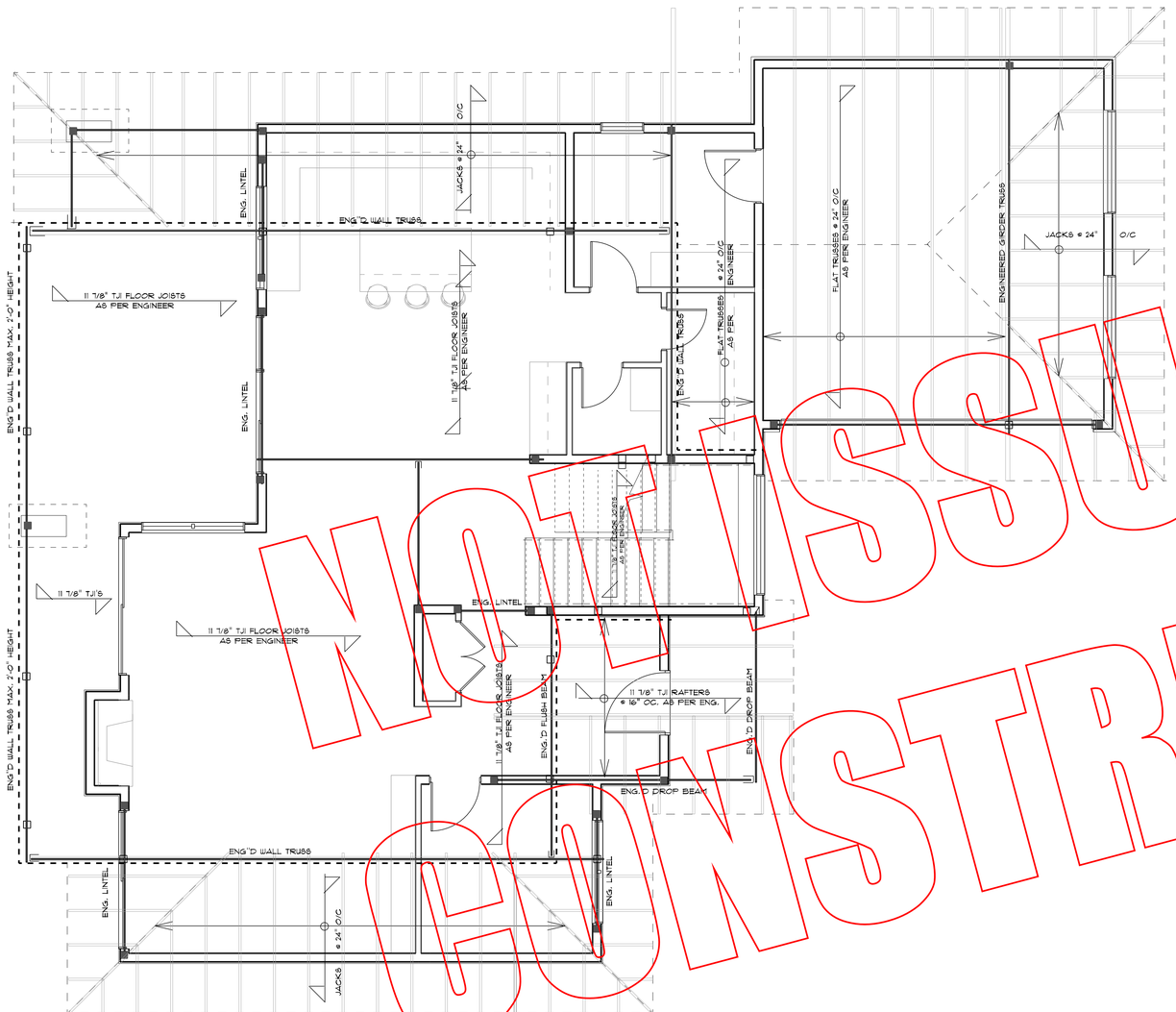
SCALE: 1/4" = 1'-0"

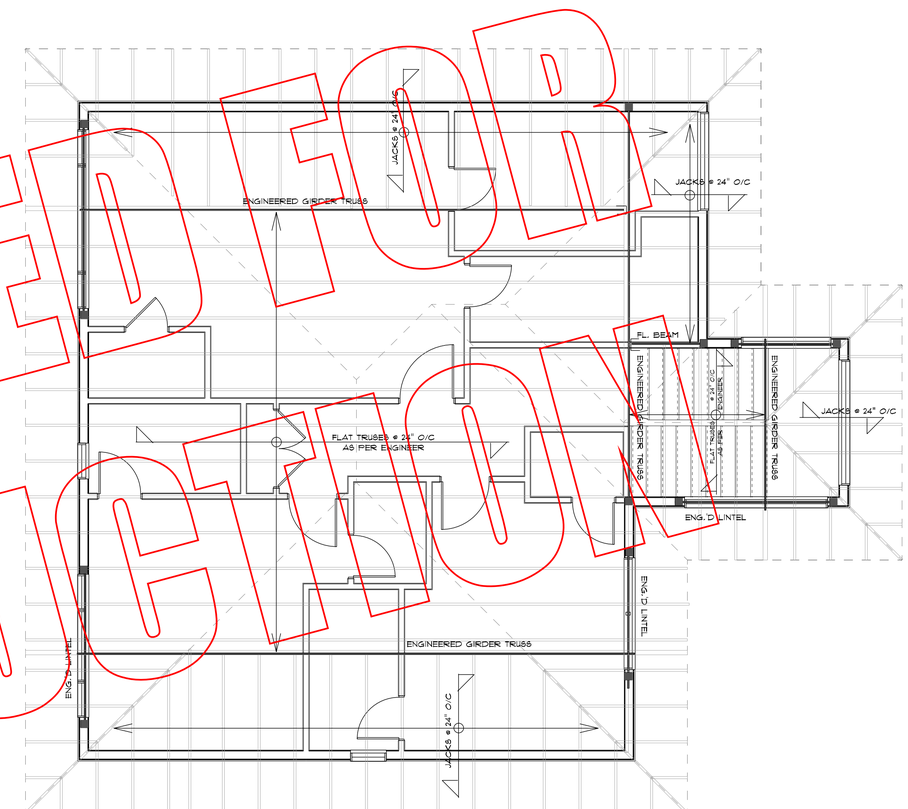
SCALE:
1/4" = 1'-0"
U.N.O.

DATE:
MAY 24, 2024

DRAWN BY:

SHEET NUMBER
4
UPPER FLOOR & ROOF





UPPER FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTE:
STRUCTURAL INFORMATION SHOWN MUST BE VETTED AND VALIDATED BY CERTIFIED STRUCTURAL ENGINEER OF GOOD STANDING WITHIN GOVERNING JURISDICTION.

LOAD LEGEND
- ☐ POINT LOAD FROM ABOVE
- ■ POINT LOAD

NOTE:
TRUSS MANUFACTURER TO PROVIDE ENGINEERED TRUSS LAYOUT PRIOR TO MANUFACTURE OF TRUSSES

NOTE:
VALLEY SET CAN ALSO BE OVERFRAMING

TRUSS LAYOUT

SCALE: 1/4" = 1'-0"

NOTE:
STRUCTURAL INFORMATION SHOWN MUST BE VETTED AND VALIDATED BY CERTIFIED STRUCTURAL ENGINEER OF GOOD STANDING WITHIN GOVERNING JURISDICTION.

LOAD LEGEND
- ☐ POINT LOAD FROM ABOVE
- ■ POINT LOAD

NOTE:
TRUSS MANUFACTURER TO PROVIDE ENGINEERED TRUSS LAYOUT PRIOR TO MANUFACTURE OF TRUSSES

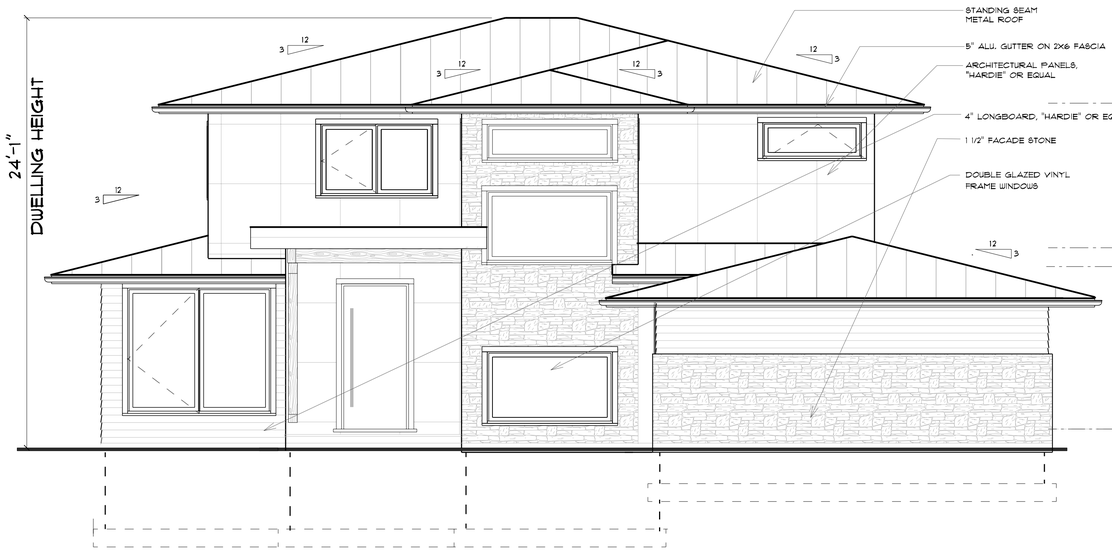
NOTE:
VALLEY SET CAN ALSO BE OVERFRAMING

SCALE:
1/4" = 1'-0"
U.N.O.

DATE:
MAY 24, 2024

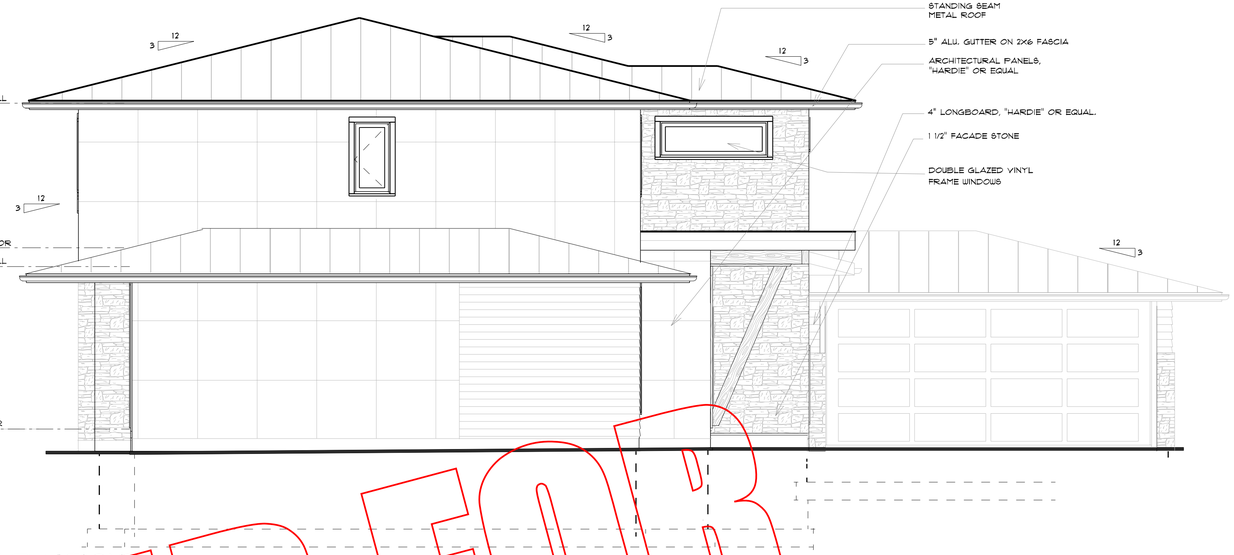
DRAWN BY:

SHEET NUMBER
5
FRAMING PLANS



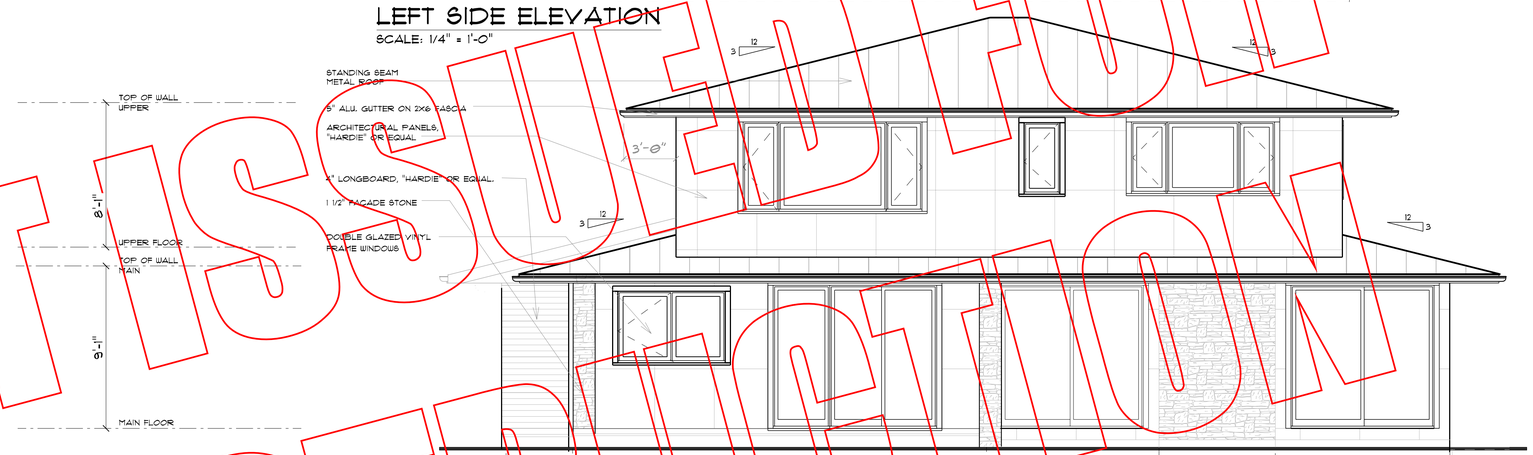
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



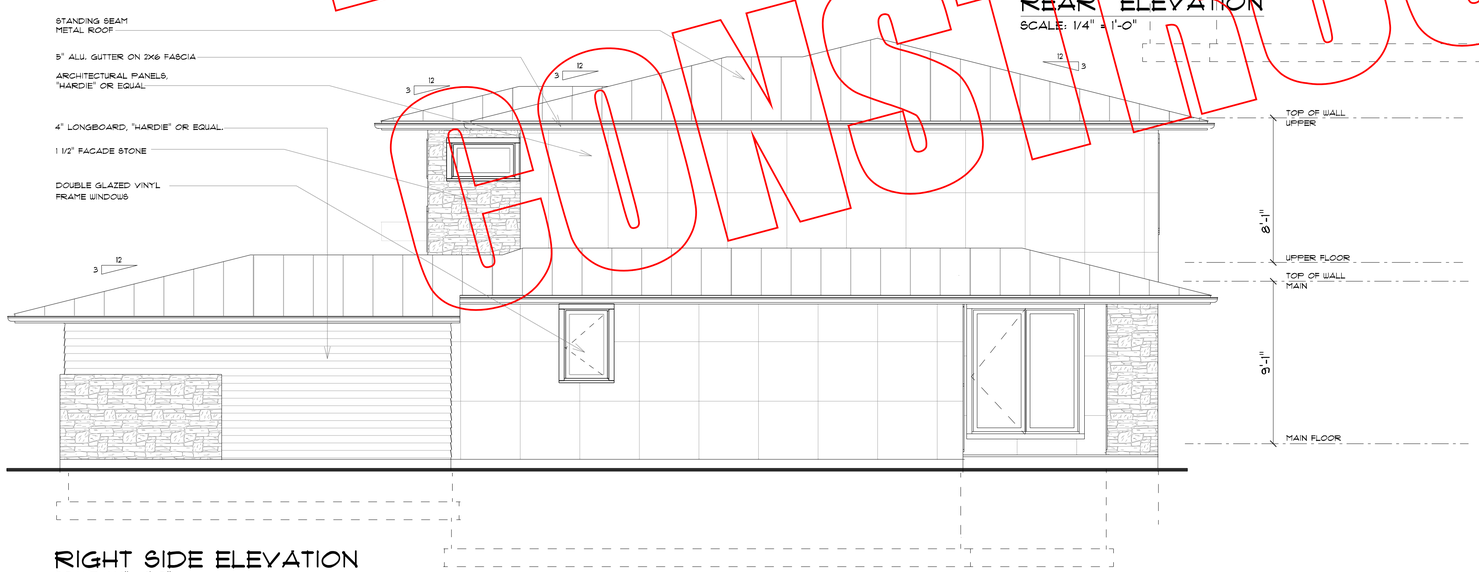
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

1. CONTRACTOR TO VERIFY WINDOW AND DOOR STYLES INCLUDING ROUGH OPENINGS (R.O.) WITH OWNER BEFORE FRAMING COMMENCES.
2. PROVIDE LANDSCAPED STEPS AND GUARD RAILS AS PER THE CURRENT I.R.C. TO SUITE SITE CONDITIONS.
3. GROUND LINES SHOWN MAY VARY DEPENDING ON SITE CONDITIONS.
4. ALL EXTERIOR FINISHING MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO APPLICATION.
5. CONTRUCTOR TO PROVIDE ROOF VENTILATION AS PER CURRENT I.R.C.,

SCALE:

1/4" = 1'-0"
U.N.O.

DATE:

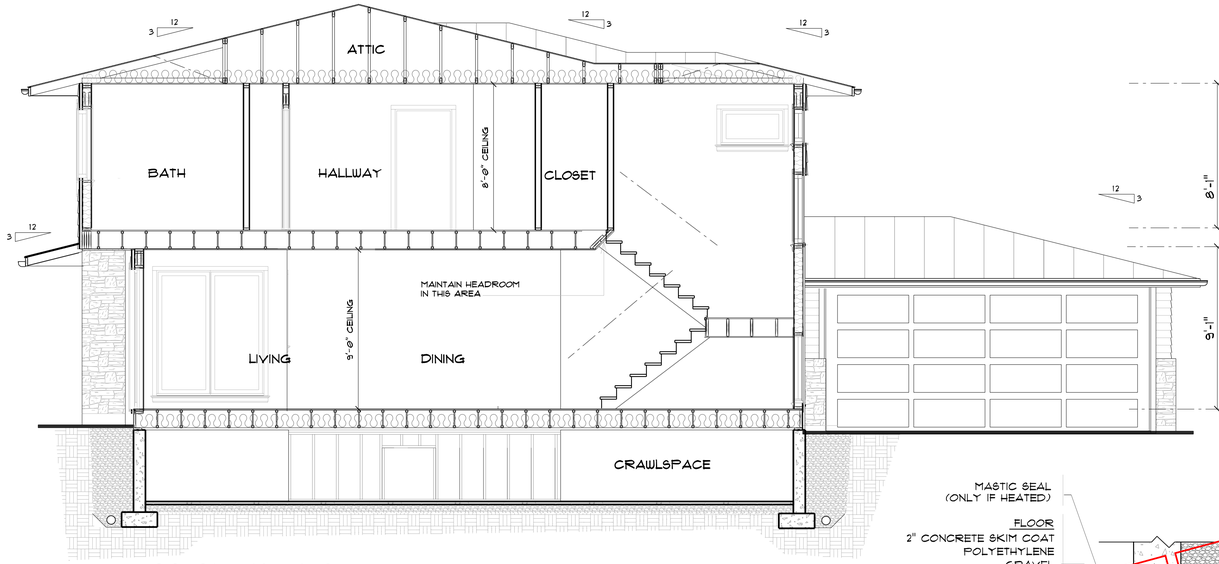
MAY 24, 2024

DRAWN BY:

SHEET NUMBER

6

EXTERIOR VIEWS

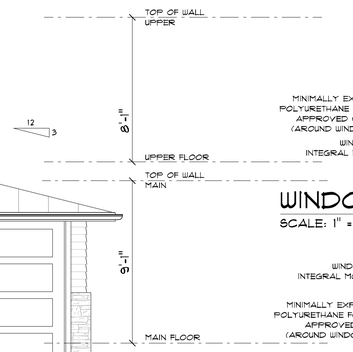


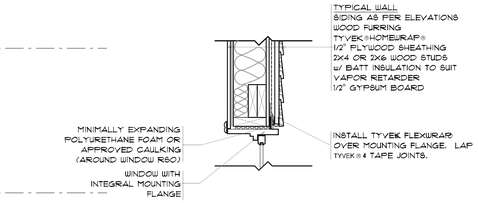
CROSS SECTION A

SCALE: 1/4" = 1'-0"

ALSO SEE STRUCTURAL DRAWINGS BY OTHERS

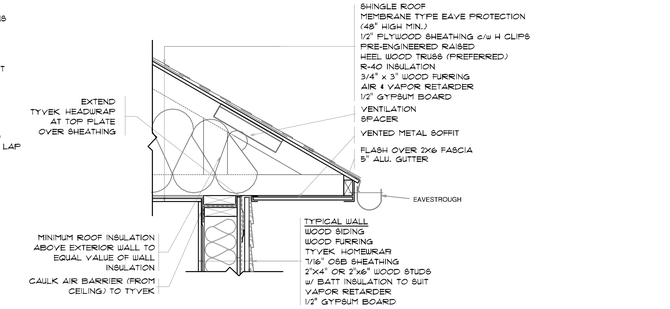
VERIFY BRACING AND WIND STRAPPING REQUIREMENTS ON SITE





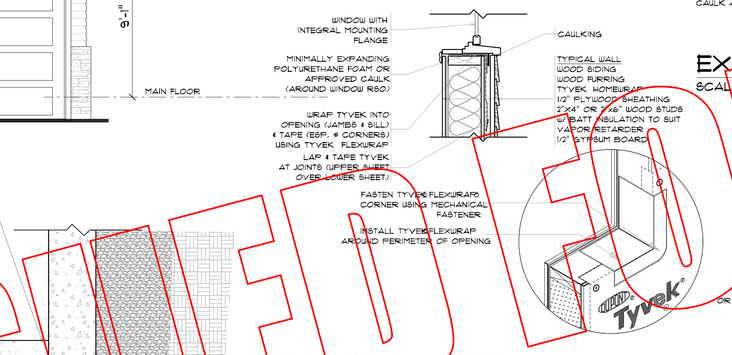
WINDOW HEADER DETAIL

SCALE: 1" = 1'-0"



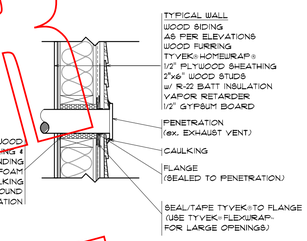
EXT. WALL @ ROOF INTERSECTION - FLAT SOFFIT

SCALE: 1" = 1'-0"



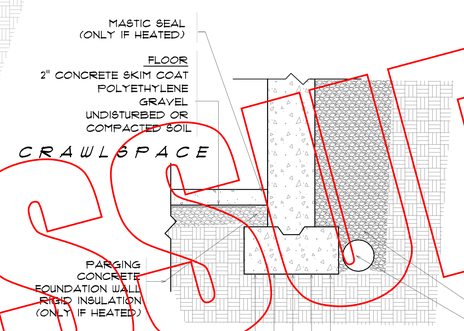
WINDOW SILL DETAIL

SCALE: 1" = 1'-0"



WALL PENETRATION DETAIL

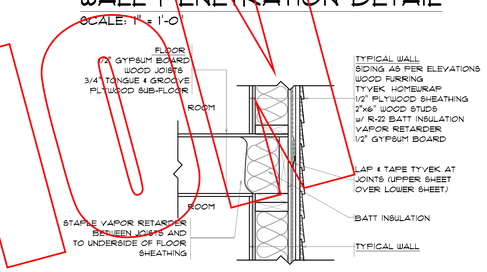
SCALE: 1" = 1'-0"



CONTRACTOR TO ENSURE THAT CONT. CONC. FOOTING IS PLACED ON UNDISTURBED SOIL/SOLID BEARING. CONSULT GEOTECHNICAL ENGINEER IF NOT SURE.

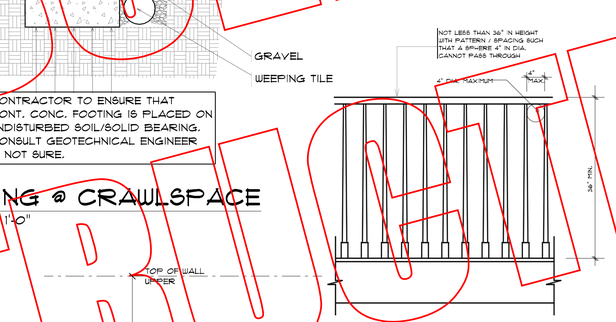
FOOTING @ CRAWLSPACE

SCALE: 1" = 1'-0"



FLOOR @ EXT. WALL INTERSECTION

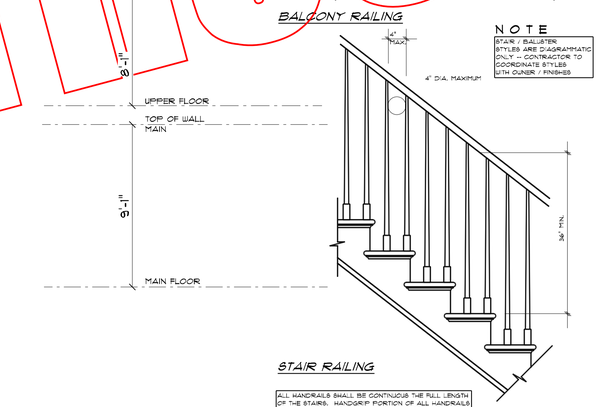
SCALE: 1" = 1'-0"



BALCONY RAILING

NOTE

STAIR / BALUSTER STYLES ARE DIAGRAMMATIC ONLY – CONTRACTOR TO COORDINATE STYLES WITH OWNER / FINISHES



STAIR RAILING

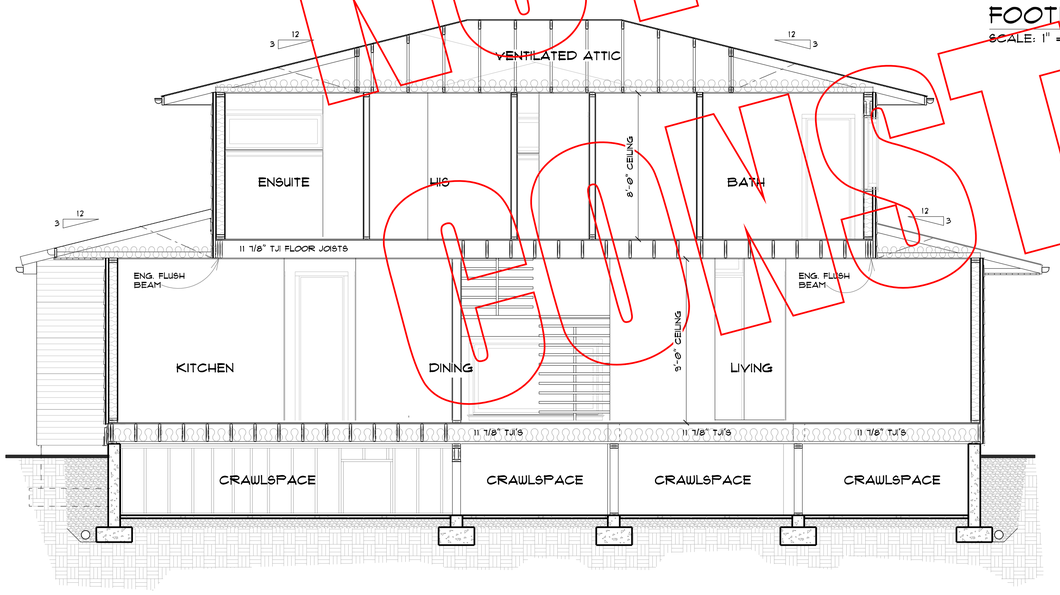
ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. HANDGRIP PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.

OPEN BALUSTRADE BALCONY / STAIR RAILINGS

NOT LESS THAN 36" IN HEIGHT WITH PATTERN / SPACING SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH

INTERIOR RAILING DETAIL

SCALE: 3/4" = 1'-0"



CROSS SECTION B

SCALE: 1/4" = 1'-0"

ALSO REFER TO STRUCTURAL DRAWINGS

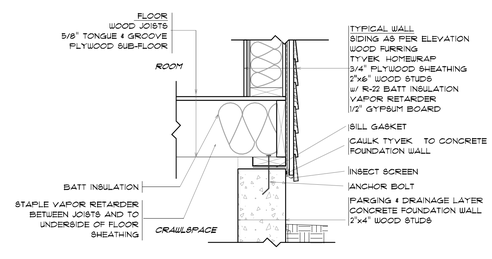
VERIFY BRACING AND WIND STRAPPING REQUIREMENTS ON SITE

GENERAL NOTE

SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE).
FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS.(ex. DUPONT WRAPCAPS.)
LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
"TYVEK" & "HOMEWRAP" ARE TRADEMARKS

FOUNDATION WALL @ CRAWLSP.

SCALE: 1" = 1'-0"



THE DESIGNER HAS DILIGENTLY EXERCISED GREAT CARE AND EFFORT IN THE DEVELOPMENT OF THESE PLANS AND THEY ARE BELIEVED TO BE ACCURATE AND COMPLETE. HOWEVER, THE DESIGNER MAKES NO WARRANTY OR VARIANCE IN BUILDING CODES AND SITE-SPECIFIC CONDITIONS. THE DESIGNER EXPLICITLY DISCLAIMS ANY RESPONSIBILITY FOR DAMAGES, INCLUDING STRUCTURAL FAILURES RESULTING FROM ERRORS, OMISSIONS, OR APPROVAL PROCESS BY A STRUCTURAL ENGINEER WHO IS DULY LICENSED WITHIN THE GOVERNING JURISDICTION. ADDITIONALLY, THE DRAWINGS MUST BE SCRUTINIZED FOR ZONING COMPLIANCE AND ADHERENCE TO APPLICABLE BUILDING CODES BY A BUILDING OFFICIAL OF THE GOVERNING JURISDICTION. FURTHERMORE, IT SHOULD BE EMPHASIZED THAT THE DESIGNER'S ROLE DOES NOT ENCOMPASS ASSESSING THE STRUCTURAL ADEQUACY OR COMPLIANCE WITH SEISMIC, WIND, AND OTHER SPECIAL CONDITIONS, SUCH AS ENERGY PERFORMANCE. ALL DIMENSIONS SPECIFIED IN THE PLANS MUST BE METICULOUSLY VERIFIED ON-SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

SCALE:

1/4" = 1'-0"
U.N.O.

DATE:

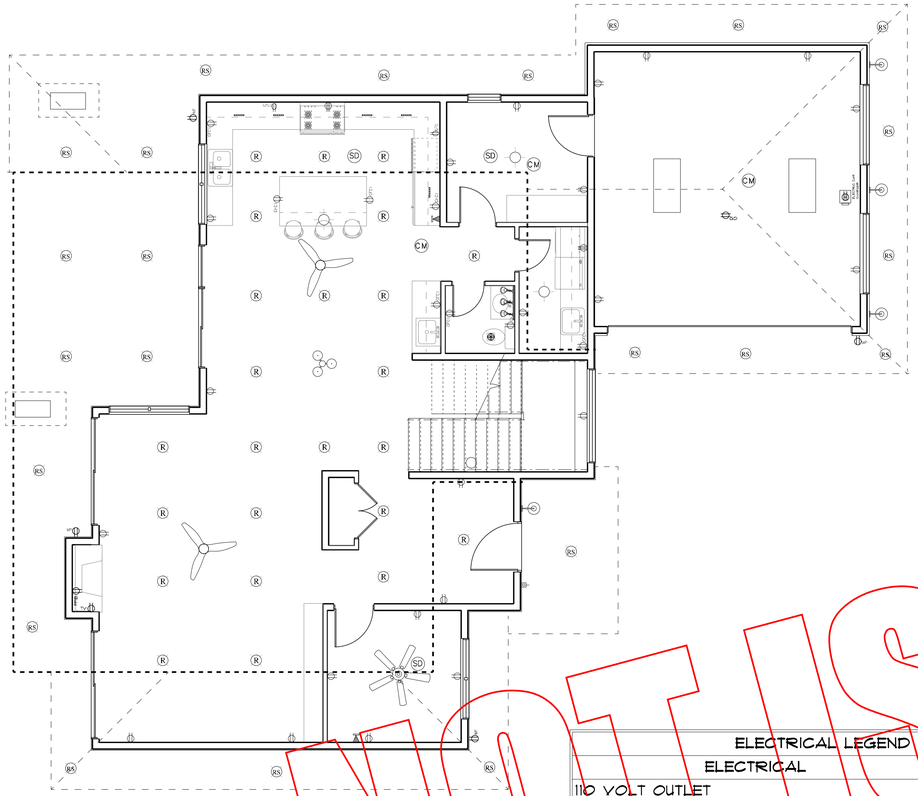
MAY 24, 2024

DRAWN BY:

SHEET NUMBER

7

SECTIONS & DETAILS

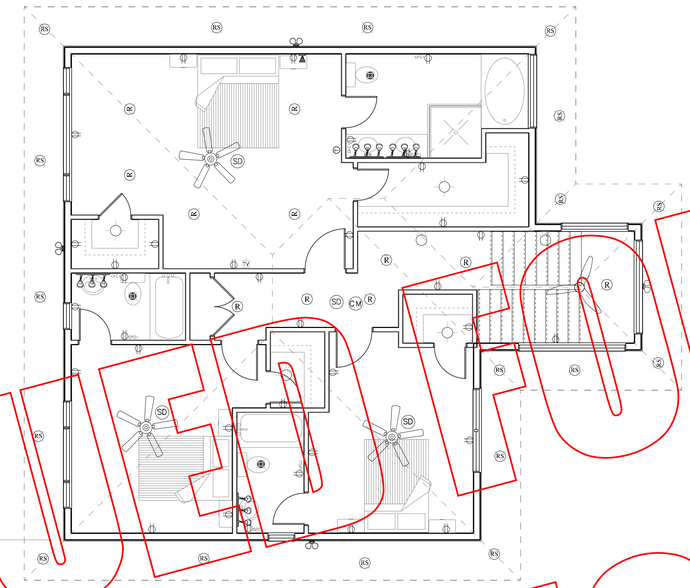


MAIN FLOOR ELECTRICAL PLAN

NOTE:
IT IS HIGHLY RECOMMENDED FOR CEILING "POT" LIGHTS TO BE WIRED TO DIMMER SWITCHES.

NOTE:
SWITCHES AND ELECTRICAL CONNECTIONS NOT SHOWN.
OWNER TO LOCATE DURING WALK-THROUGH WITH ELECTRICAL CONTRACTOR.

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
110 VOLT OUTLET	22	
220 VOLT RECEPTACLE	2	
CARBON MONOXIDE DETECTOR	3	CM
CEILING EXHAUST FAN, VENT TO EXTERIOR	1	
CEILING FAN ONLY, NO LIGHT KIT	2	
CEILING FAN WITH LIGHT KIT	1	
CEILING HUNG FIXTURE	3	
CHANDELIER TYPE 1 (O.T.S.)	1	
DOOR BELL BUTTON (OWNER TO LOCATE)	1	
ELECTRIC CAR CHARGER	1	
EXTERIOR WALL MOUNTED LIGHT FIXTURE	4	
FLOURESCENT LIGHT FIXTURE	2	
GARAGE DOOR OUTLET - CEILING MOUNTED	1	
GROUND FAULT PROTECTED OUTLET	10	GFI
OPTIONAL BLOWER OUTLET	1	BPB
OUTLET FOR TV	1	TV
RECESSED CEILING FIXTURE	24	R
RECESSED SOFFIT DOWN LIGHTING	23	RS
SMOKE DETECTOR	3	SD
TELEPHONE OUTLET (OWNER TO LOCATE)	2	
UNDER COUNTER LIGHTING	5	—
VANITY WALL MOUNT LIGHTING	1	
WALL MOUNTED LIGHT	1	
WEATHERPROOF OUTLET	4	WP



UPPER FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

NOTE:
IT IS HIGHLY RECOMMENDED FOR CEILING "POT" LIGHTS TO BE WIRED TO DIMMER SWITCHES.

NOTE:
SWITCHES AND ELECTRICAL CONNECTIONS NOT SHOWN.
OWNER TO LOCATE DURING WALK-THROUGH WITH ELECTRICAL CONTRACTOR.

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
110 VOLT OUTLET	29	
CARBON MONOXIDE DETECTOR	1	CM
CEILING EXHAUST FAN, VENT TO EXTERIOR	3	
CEILING FAN ONLY, NO LIGHT KIT	1	
CEILING FAN WITH LIGHT KIT	3	
CEILING HUNG FIXTURE	4	
GROUND FAULT PROTECTED OUTLET	7	GFI
RECESSED CEILING FIXTURE	11	R
RECESSED SOFFIT DOWN LIGHTING	18	RS
SMOKE DETECTOR	4	SD
TELEPHONE OUTLET (OWNER TO LOCATE)	2	
TELEVISION OUTLET (OWNER TO LOCATE)	1	TV
THERMOSTAT (CONTRACTOR TO LOCATE)	1	T
VANITY WALL MOUNT LIGHTING	4	
WALL MOUNTED FLOOD LIGHTS	7	
WALL MOUNTED LIGHT	2	

THE DESIGNER HAS DILIGENTLY EXERCISED GREAT CARE AND EFFORT IN THE DEVELOPMENT OF THESE PLANS AND SPECIFICATIONS TO ENSURE COMPLIANCE WITH CURRENT CODES. HOWEVER, DUE TO THE SIGNIFICANT VARIANCE IN BUILDING CODES AND SITE-SPECIFIC CONDITIONS, THE DESIGNER EXPLICITLY DISCLAIMS ANY RESPONSIBILITY FOR DAMAGES, INCLUDING STRUCTURAL FAILURES RESULTING FROM ERRORS, OMISSIONS, OR ADDITIONALLY, THE DRAWINGS MUST BE SCRUTINIZED FOR ZONING COMPLIANCE AND ADHERENCE TO APPLICABLE BUILDING CODES BY A BUILDING OFFICIAL OF THE GOVERNING JURISDICTION. FURTHERMORE, IT SHOULD BE EMPHASIZED THAT CERTAIN ELEMENTS, SUCH AS FOUNDATIONS, MUST ADHERE TO SITE-SPECIFIC ENGINEERING COMPLIANCE WITH SEISMIC, WIND, AND OTHER SPECIAL CONDITIONS, SUCH AS ENERGY PERFORMANCE. ALL DIMENSIONS SPECIFIED IN THE PLANS MUST BE METICULOUSLY VERIFIED ON-SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

SCALE:
1/4" = 1'-0"
U.N.O.

DATE:
MAY 24, 2024

DRAWN BY:

SHEET NUMBER
8
ELECTRICAL PLANS