

ENGINEERING:

J EDWARDS HOME DESIGNS IS NOT AN ENGINEERING FIRM, WE DO NOT QUALIFY TO BE ONE, NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WIND BRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED REGARDING FRAMING, WIND BRACING AND FOUNDATION DESIGNS. SHOULD AN ENGINEER SEAL BE PRESENT ON THESE DRAWINGS, THE ENGINEER OF RECORD SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WIND BRACING AND FOUNDATION DESIGNS FOR THIS PROJECT. J EDWARDS HOME DESIGNS IS NOT HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY MATTER OR FORM IF ANY PROBLEMS ARISE.

GENERAL PROJECT NOTES:

1. THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
2. ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
3. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
4. WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE DESIGNER IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.
5. DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR NEGLIGENCE MADE BY ROOFING CONTRACTOR, CONCERNING FLASHING & WATER PROOFING ON THIS PROJECT
6. THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
7. THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
8. ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
9. DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
10. ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
11. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
12. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
13. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
14. ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
15. THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
16. THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
17. VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
18. IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE DESIGNER OR OWNER BEFORE PROCEEDING WITH THE WORK.
19. FINAL SELECTIONS FOR ALL FINISHES, FINISH MATERIALS, COLORS, TEXTURES, ETC. SHALL BE MADE BY THE BUILDER OR OWNER.
20. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
21. WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSIBLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
22. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES, VERIFY ACTUAL SIZES, AND ROUGH OPENING REQUIREMENTS WITH WINDOW MANUFACTURER.
23. PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
24. IF APPLICABLE, PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER. BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
25. WEATHERSTRIP ATTIC ACCESS DOOR(S).
26. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS. PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
27. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS PATIOS AND STUCCO WALLS
28. PROVIDE WEATHERSEAL AND A 9 1/2" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
29. ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2X6 STUDS. IF WALLS OVER 10'-0" IN HEIGHT ARE NOT BUILT WITH 2X6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.
30. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP. THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
31. PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
32. ALL FIREPLACES 12" NON-COMBUSTIBLE SURROUND
33. ALL OVERHANGS TO BE 18" FROM THE FRAME WALL UNLESS NOTED OTHERWISE.
34. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
35. ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
36. WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
37. THE DESIGN & SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER/TRUSS MANUFACTURER, ETC.) CHOSEN BY THE BUILDER/OWNER TO DO SAID DESIGN.
38. ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
39. CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAW FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
40. CHIMNEY CAP TO BE BUILT WITH NON-COMBUSTIBLE MATERIALS.
41. LAVATORIES AND SINKS SHOWN ARE NOT ACTUAL FIXTURE. CHECK WITH BUILDER/DESIGNER/OWNER FOR ACTUAL FIXTURE STYLE AND SIZE.
42. APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
43. PROVIDE VENT HOLES AS REQUIRED FOR AIR CIRCULATION OF IN-CABINET COMPUTER EQUIPMENT.
44. TOP & SPLASH MATERIAL AT ALL CABINETS TO BE AS PER SPECS.
45. CROWN MOLDING, INTERIOR WINDOW/DOOR TRIM, BASEBOARD & TILE SHOWN TO BE PER OWNER &/OR INTERIOR DESIGNER.
46. ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
47. ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.
48. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT, AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.
49. COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.
50. PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST
51. SUPPLY 220v & 110v OR GAS & 110v TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS) PROVIDE POWER AS REQD. AT A/C COMPRESSOR UNITS.
52. PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC.
53. PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.
54. SMOKE DETECTORS SHOULD BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL SMOKE DETECTORS SHALL BE HARD WIRED TO PRIMARY ELECTRICAL SERVICES WITH BATTERY BACKUP.
55. ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL BUILDING CODES.
56. ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE FROM FACE OF STUDS AND/ OR STONE VENEER UNLESS OTHERWISE NOTED.
57. CONTRACTOR SHALL NOTIFY DESIGNER UPON DISCOVERY OF ANY ERRORS OR DISCREPANCY OF DIMENSIONS, CLEARANCES, OR OTHER ITEMS AS SHOWN OR NOTED IN THESE DRAWINGS.
58. COORDINATE ALL WINDOW SIZES AND LOCATIONS AS NOTED ON FLOOR PLAN WITH SELECTED ELEVATION OPTIONS.
59. HVAC SYSTEM SHALL BE DESIGNED BY MECHANICAL SUB-CONTRACTOR AND APPROVED BY DESIGNER OR GENERAL CONTRACTOR. SYSTEM SHALL HAVE A S.E.E.R. RATING OF 14 OR AS REQUIRED BY LOCAL BUILDING CODES. UNITS SHALL BE DESIGNED AS DIRECTED BY CONTRACTOR. PROVIDE ALL SUCTION LINES FROM UNITS TO EXTERIOR CONDENSER UNITS AS INDICATED ON SITE PLAN. PROVIDE 4" THICK CONCRETE PADS WITH 6X6X10 WWF REINFORCING. LOCATE AIR HANDLING UNITS IN ATTIC SPACE NEAR RETURN AIR CHASES AS INDICATED ON THE FLOOR PLAN.
60. FOUNDATION PLAN TO BE DESIGNED BY A QUALIFIED ENGINEER.
61. PROVIDE ATTIC VENTING AS REQUIRED BY LOCAL CODES.

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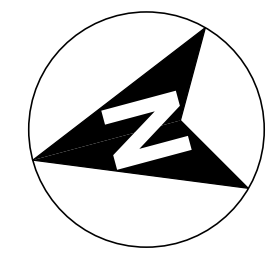
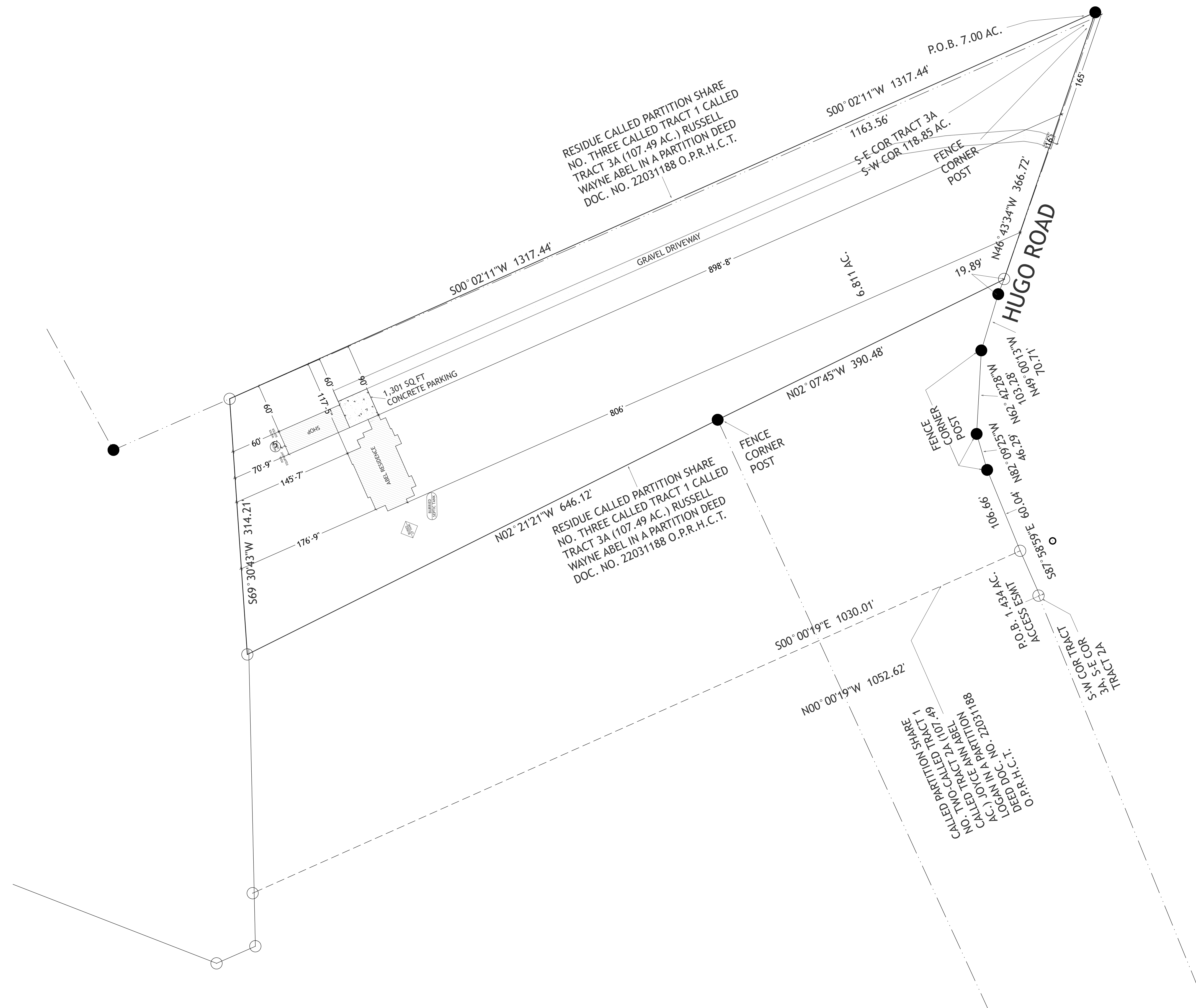


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DATE:
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SCALE:
1/4" = 1'

SHEET:
1



SITE PLAN
SCALE = 1/16"=4'

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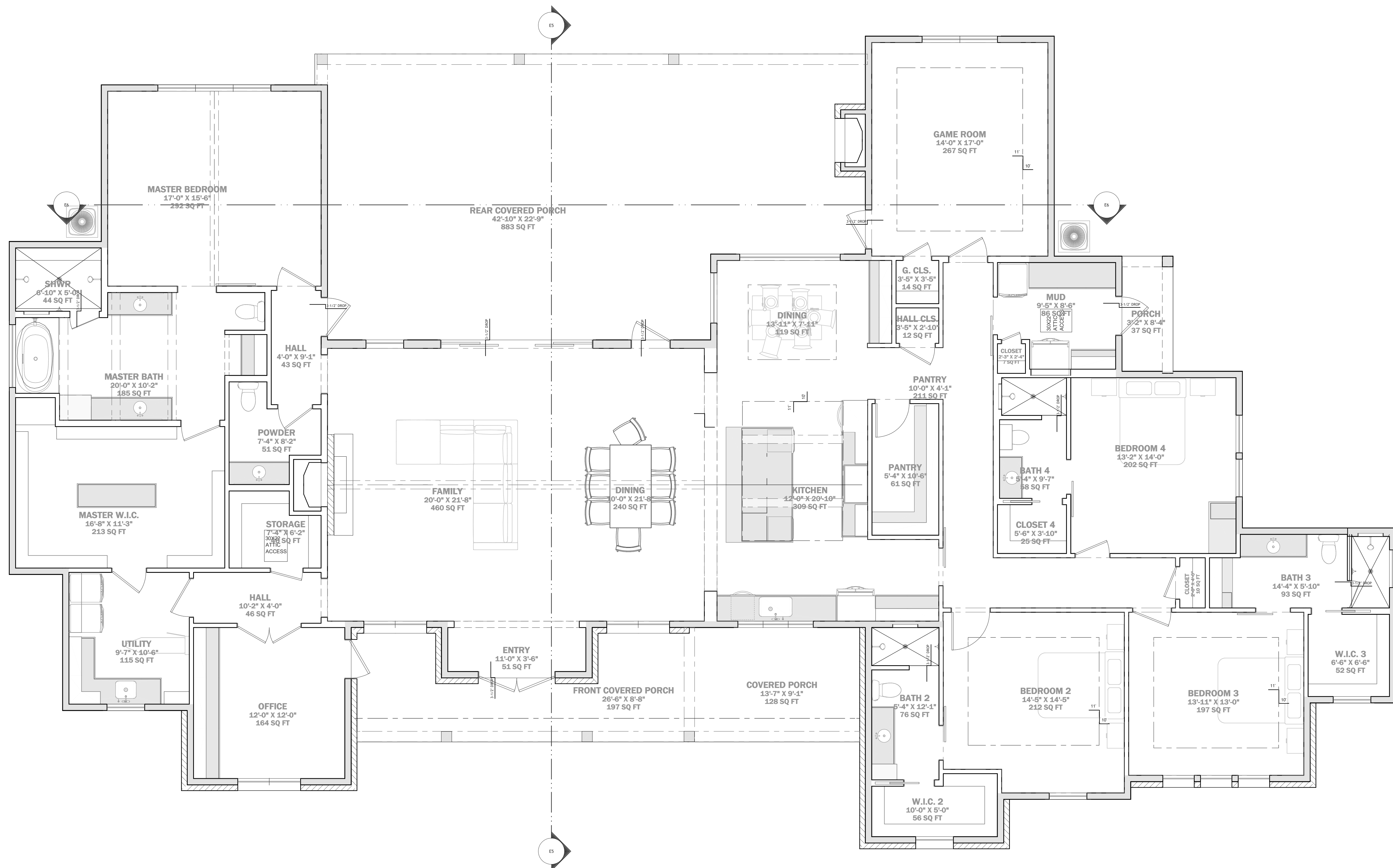
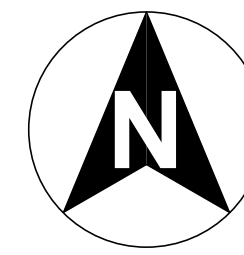
SCALE:
1/4" = 1'

SHEET:
2

PROJECT ADDRESS: 4900 HUGO RD
SAN MARCOS, TX 78666

BUILDER: JOSH & JODI
ABEL RESIDENCE

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GENERAL ANNOTATIONS

- 1R1S 1 ROD 1 SHELF
- 2R2S 2 RODS 2 SHELVES
- AFF ABOVE FINISH FLOOR
- A/V AUDIO VISUAL
- C.O. CASSED OPENING
- COVD COVERED
- CPT CARPET
- DBL. DOUBLE
- D/O DOUBLE OVEN
- DISP. GARBAGE DISPOSAL
- D.V. DIRECT VENT
- DW DISHWASHER
- F.F. FINISHED FLOOR
- FLR FLOOR
- K/S KNEE SPACE
- MICRO MICRO
- REF/REFG REFRIGERATOR
- SLP SLOPED (CEILING OR FLOOR)
- SHLVS SHELVES
- T&G TONGUE AND GROOVE
- U.C. UNDER COUNTER
- WIC WALK IN CLOSET
- WH WATER HEATER
- WS WATER SOFTENER

WINDOW AND DOOR ANNOTATIONS

- AWN AWNING
- DC DOUBLE CASEMENT WINDOW
- DH DOUBLE HUNG
- DV DIVIDED LIGHT
- DR DOOR
- FX FIXED GLASS
- HDR HT HEADER HEIGHT
- LS LEFT SLIDER WINDOW
- LT LITE
- O.H.D. OVERHEAD DOOR
- OPNG OPENING
- PKT POCKET DOOR
- PNL PANEL
- PT PASS THROUGH
- RS RIGHT SLIDER WINDOW
- SC SINGLE CASEMENT WINDOW
- SH SINGLE HUNG
- SLD SLIDER
- STL STEEL
- TRANS TRANSCOM

BUILDING AREA

FIRST FLOOR (AC)	4029 SF
FRONT PORCH	325 SF
REAR PORCH	883 SF
TOTAL LIVABLE (AC)	4029 SF
BRICK LUG	31 SF
TOTAL SLAB	5317 SF

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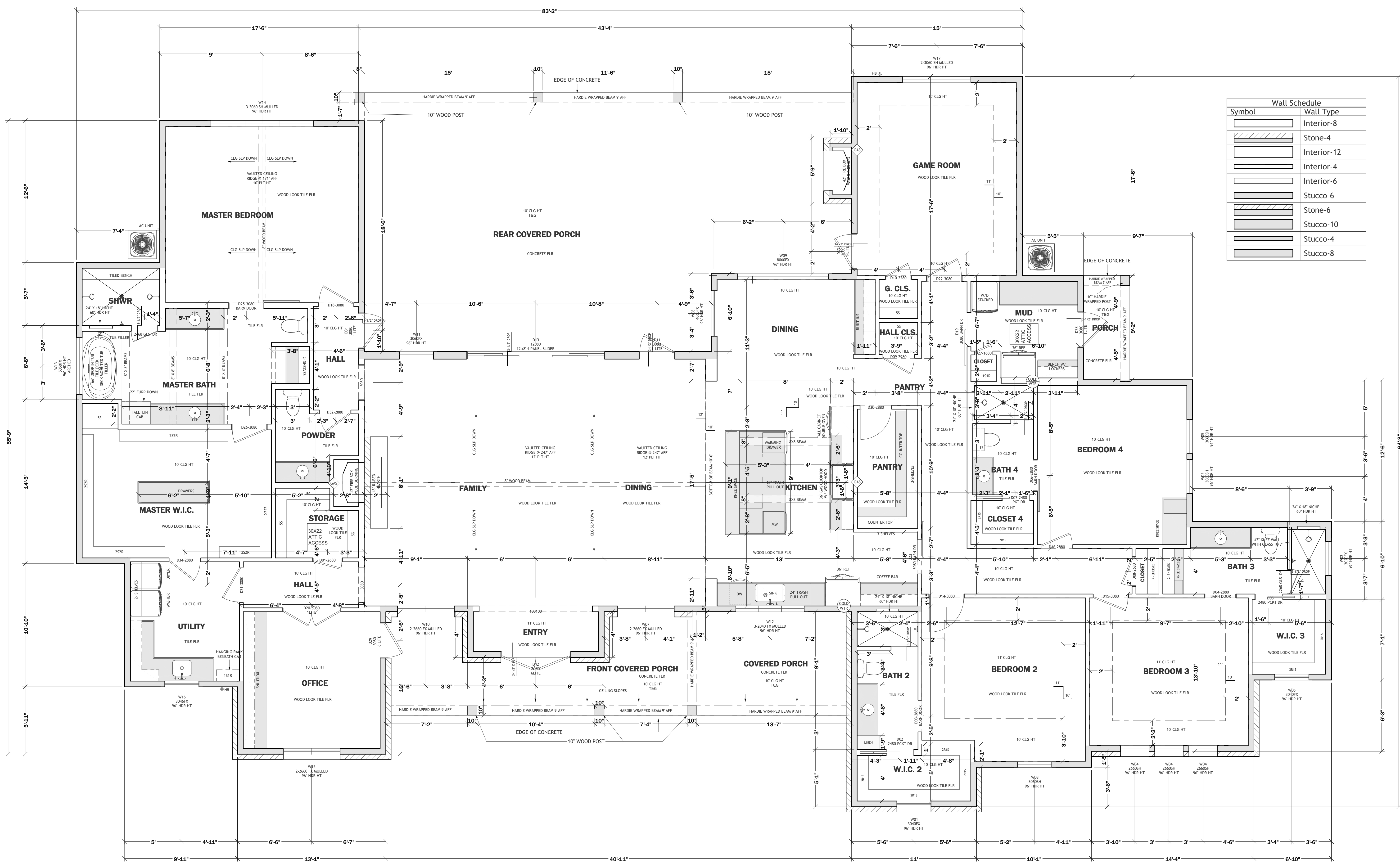
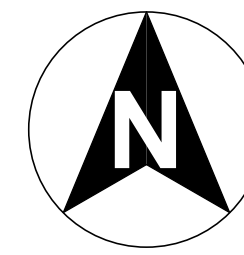
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1/4" = 1'

SHEET:
3

FIRST FLOOR PLAN OVERVIEW



Symbol	Wall Type
[Symbol]	Interior-8
[Symbol]	Stone-4
[Symbol]	Interior-12
[Symbol]	Interior-4
[Symbol]	Interior-6
[Symbol]	Stucco-6
[Symbol]	Stone-6
[Symbol]	Stucco-10
[Symbol]	Stucco-4
[Symbol]	Stucco-8

FIRST FLOOR PLAN DIMENSIONAL

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WINDOW SCHEDULE - CONTRACTOR MUST VERIFY WINDOW COUNT, STYLE, TYPE, AND LOCATION									
ELEV	NUMBER	FLOOR	ROOM NAME	QTY	WIDTH	HEIGHT	HDR HT	TYPE	LABEL
	W01	1	W.I.C. 2	1	36"	48"	96"	FIXED GLASS	W01 3040FX 96" HDR HT
	W02	1	BATH 3	1	36"	24"	96"	FIXED GLASS	W02 3020FX 96" HDR HT
	W03	1	BEDROOM 2	1	36"	72"	96"	SINGLE HUNG	W03 3060SH 96" HDR HT
	W04	1	BEDROOM 3	3	30"	72"	96"	SINGLE HUNG	W04 2660SH 96" HDR HT
	W05	1	BEDROOM 4	2	36"	72"	96"	SINGLE HUNG	W05 3060SH 96" HDR HT
	W06	1	W.I.C. 3	1	36"	48"	96"	FIXED GLASS	W06 3040FX 96" HDR HT
	W07	1	DINING/FRONT COVERED PORCH	1	60"	72"	96"	MULLED UNIT	W07 2-2660 FX MULLED 96" HDR HT
	W08	1	DINING/REAR COVERED PORCH	1	48"	72"	96"	FIXED GLASS	W08 4060FX 96" HDR HT
	W09	1	DINING/REAR COVERED PORCH	1	96"	72"	96"	FIXED GLASS	W09 8060FX 96" HDR HT
	W10	1	FAMILY/FRONT COVERED PORCH	1	60"	72"	96"	MULLED UNIT	W10 2-2660 FX MULLED 96" HDR HT
	W11	1	FAMILY/REAR COVERED PORCH	1	36"	72"	96"	FIXED GLASS	W11 3060FX 96" HDR HT
	W12	1	KITCHEN/COVERED PORCH	1	72"	48"	96"	MULLED UNIT	W12 3-2040 FX MULLED 96" HDR HT
	W13	1	MASTER BATH	1	60"	60"	96"	FIXED GLASS	W13 5050FX 96" HDR HT ARCHED
	W14	1	MASTER BEDROOM	1	108"	72"	96"	MULLED UNIT	W14 3-3060 SH MULLED 96" HDR HT
	W15	1	OFFICE	1	60"	72"	96"	MULLED UNIT	W15 2-2660 FX MULLED 96" HDR HT
	W16	1	UTILITY	1	36"	54"	96"	FIXED GLASS	W16 3046FX 96" HDR HT
	W17	1	GAME ROOM	1	72"	72"	96"	MULLED UNIT	W17 2-3060 SH MULLED 96" HDR HT
	W18	2	ATTIC	1	24"	42"	97"	FIXED GLASS	W18 2036FX 97" HDR HT
	W19	2	OPEN BELOW	3	30"	18"	45"	FIXED GLASS	W19 2616FX 190 1/4" HDR HT

DOOR SCHEDULE - CONTRACTOR MUST VERIFY DOOR COUNT, STYLE, TYPE AND LOCATION											
ELEV	NUMBER	FLOOR	ROOM NAME	QTY	WIDTH	HEIGHT	HINGE SIDE	SWING SIDE	TYPE	LABEL	
	D01	1	STORAGE/HALL	1	30"	96"	R	OUT	HINGED	D01-2680	
	D02	1	W.I.C. 2/BATH 2	1	28"	96"	L	IN	POCKET	D02 2480 PCKT DR	
	D03	1	BATH 2/BEDROOM 2	1	32"	96"	R	OUT	BARN	D03-2880 BARN DOOR	
	D04	1	BATH 3/BEDROOM 3	1	32"	96"	L	OUT	BARN	D04-2880 BARN DOOR	
	D05	1	BATH 3/W.I.C. 3	1	28"	96"	L	IN	POCKET	D05 2480 PCKT DR	
	D06	1	BATH 4/BEDROOM 4	1	32"	96"	L	OUT	BARN	D06-2880 BARN DOOR	
	D07	1	CLOSET 4/BATH 4	1	28"	96"	L	IN	POCKET	D07-2480 PKT DR	
	D08	1	CLOSET/PANTRY	1	30"	96"	R	OUT	HINGED	D08-2680	
	D09	1	PANTRY/HALL CLS.	1	33"	96"	R	IN	HINGED	D09-2980	
	D10	1	G. CLS./GAME ROOM	1	26"	96"	L	OUT	HINGED	D10-2280	
	D11	1	DINING/REAR COVERED PORCH	1	36"	96"	R	OUT	HINGED	D11 3080 1-LITE	
	D12	1	ENTRY/FRONT COVERED PORCH	1	72"	96"	L/R	OUT	DOUBLE HINGED	D12 6080 6LITE	
	D13	1	FAMILY/REAR COVERED PORCH	1	144"	96"	L/R	IN	QUAD SLIDER	D13 12080 12'X8' 4 PANEL SLIDER	
	D14	1	PANTRY/BEDROOM 2	1	36"	96"	R	OUT	HINGED	D14-3080	
	D15	1	PANTRY/BEDROOM 3	1	36"	96"	R	OUT	HINGED	D15-3080	
	D16	1	PANTRY/BEDROOM 4	1	32"	96"	L	OUT	HINGED	D16-2880	
	D18	1	HALL/MASTER BEDROOM	1	36"	96"	R	OUT	HINGED	D18-3080	
	D19	1	PANTRY/MUD	1	36"	96"	R	IN	BARN	D19 3080 BARN DR	
	D20	1	HALL/OFFICE	1	60"	96"	L/R	OUT	DOUBLE HINGED	D20-5080 1LITE	
	D21	1	HALL/UTILITY	1	36"	96"	R	OUT	HINGED	D21-3080	
	D22	1	PANTRY/GAME ROOM	1	36"	96"	L	OUT	HINGED	D22-3080	
	D23	1	KITCHEN/PANTRY	1	36"	96"	R	OUT	BARN	D23 3080 BARN DR	
	D25	1	MASTER BATH/MASTER BEDROOM	1	36"	96"	L	OUT	BARN	D25-3080 BARN DOOR	
	D26	1	MASTER BATH/MASTER W.I.C.	1	36"	96"	L	OUT	HINGED	D26-3080	
	D27	1	MUD/CLOSET	1	18"	96"	L	IN	HINGED	D27-1680	
	D28	1	MUD/PORCH	1	36"	96"	R	OUT	HINGED	D28 3080 1LITE	
	D29	1	OFFICE/FRONT COVERED PORCH	1	36"	96"	L	OUT	HINGED	D29 3080 6 LITE	
	D30	1	PANTRY/PANTRY	1	32"	96"	R	IN	HINGED	D30-2880	
	D31	1	REAR COVERED PORCH/HALL	1	36"	96"	R	OUT	HINGED	D31 3080 1-LITE	
	D32	1	POWDER/HALL	1	32"	96"	L	IN	HINGED	D32-2880	
	D33	1	GAME ROOM/REAR COVERED PORCH	1	36"	96"	L	OUT	HINGED	D33 3080 1-LITE	
	D34	1	MASTER W.I.C./UTILITY	1	32"	96"	R	OUT	HINGED	D34-2880	

WINDOW AND DOOR SCHEDULE

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FINAL



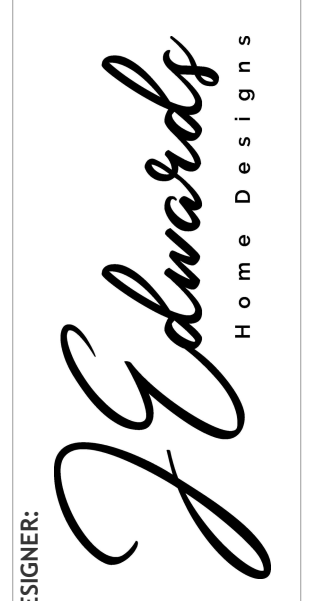
BUILDER:

4900 HUGO RD
SAN MARCOS, TX 78666

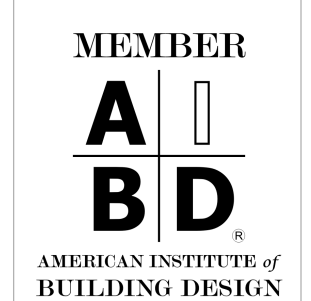
PROJECT ADDRESS

JOSH G. JODI
ABEL RESIDENCE

J EDWARDS HOME DESIGNS
NEW BRANFLET, TX 78130
WWW.JEDWARDSHOMEDESIGNS.COM
JULIE@JEDWARDSHOMEDESIGNS.COM
830-460-9425



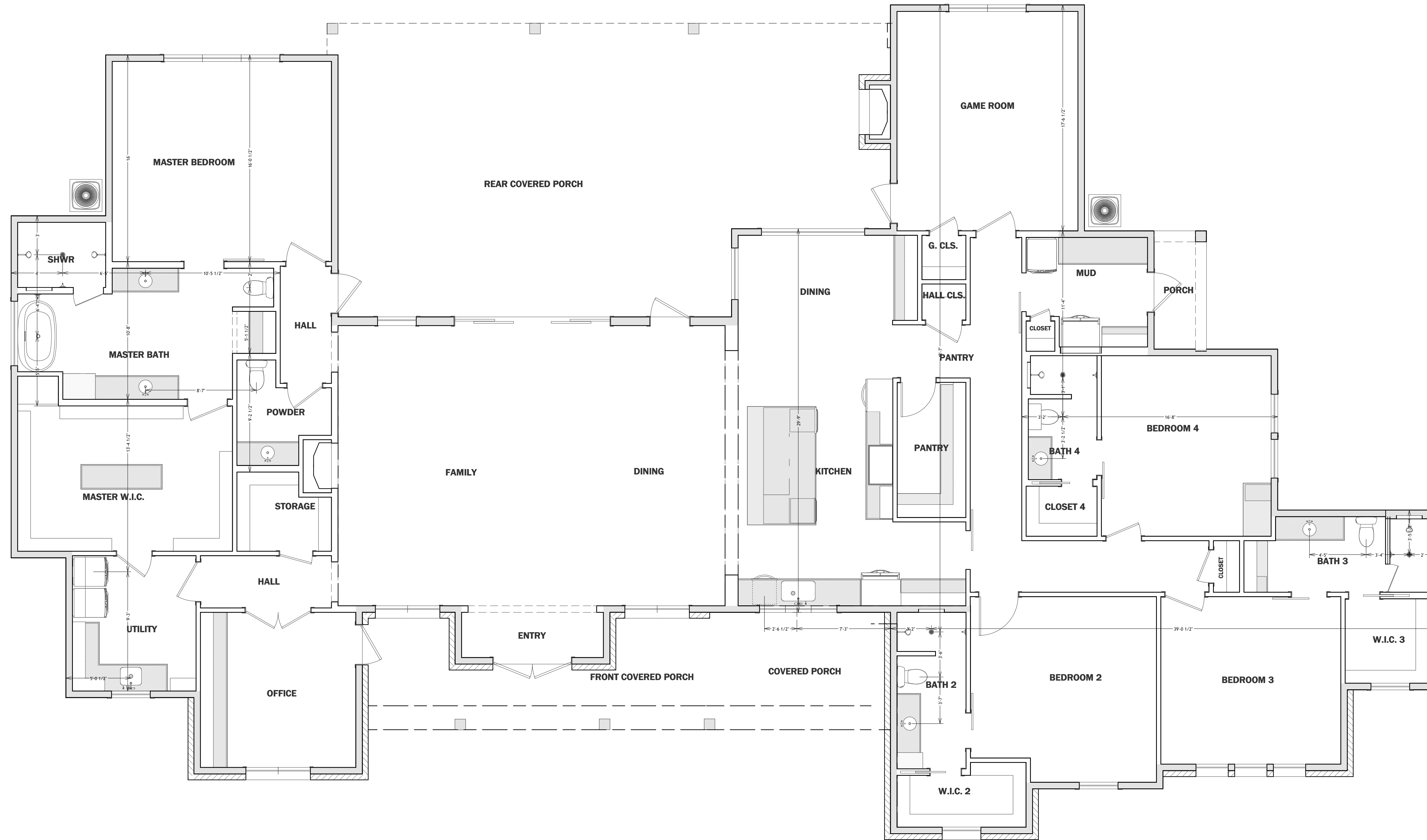
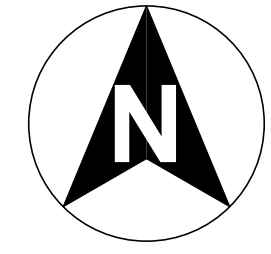
DESIGNER:



DATE:
5/12/2023

SCALE:
1/4" = 1'

SHEET:
5



PLUMBING PLAN

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MEMBER
AIBD
AMERICAN INSTITUTE OF
BUILDING DESIGN

DATE:
5/12/2023

SCALE:
1/4" = 1'

SHEET:
7

J EDWARDS HOME DESIGNS
NEW BRANFELLS, TX 78130
WWW.JEDWARDSHOMEDESIGNS.COM
JULIE@JEDWARDSHOMEDESIGNS.COM
832-462-9425

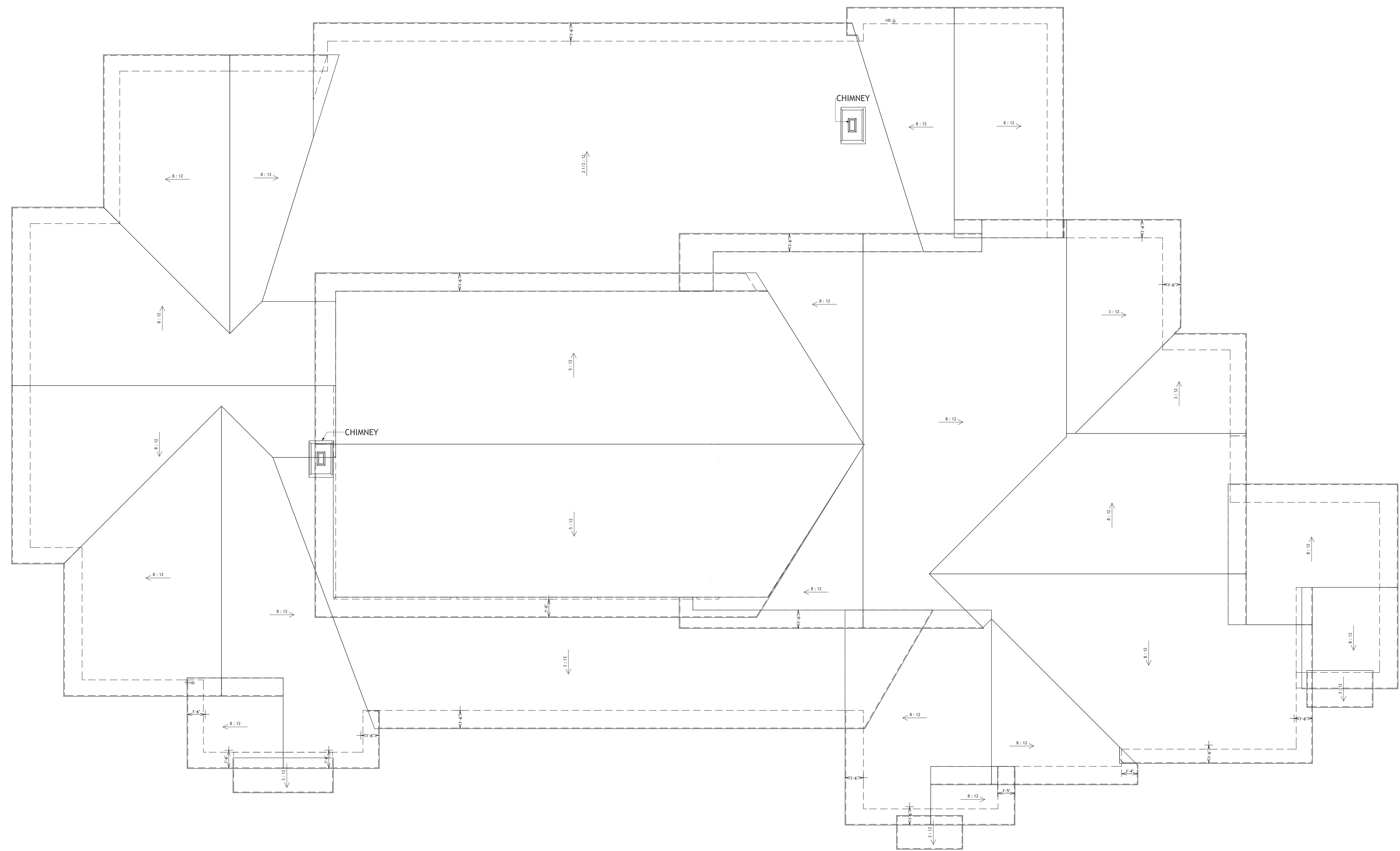
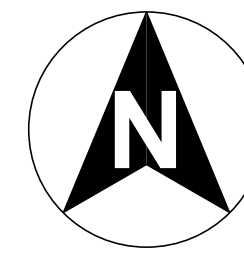
DESIGNER:
J Edwards
Home Designs

JOSH & JODI
ABEL RESIDENCE

PROJECT ADDRESS
4900 HUGO RD
SAN MARCOS, TX 78666

BUILDER:
Abel
CUSTOM
BUILDERS & DESIGNERS

FINAL



ROOF PLAN

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DESIGNER: **J Edwards** Home Designs
 MEMBER **A I B D** AMERICAN INSTITUTE OF BUILDING DESIGN
 DATE: 5/12/2023
 SCALE: 1/4" = 1'
 SHEET: 8

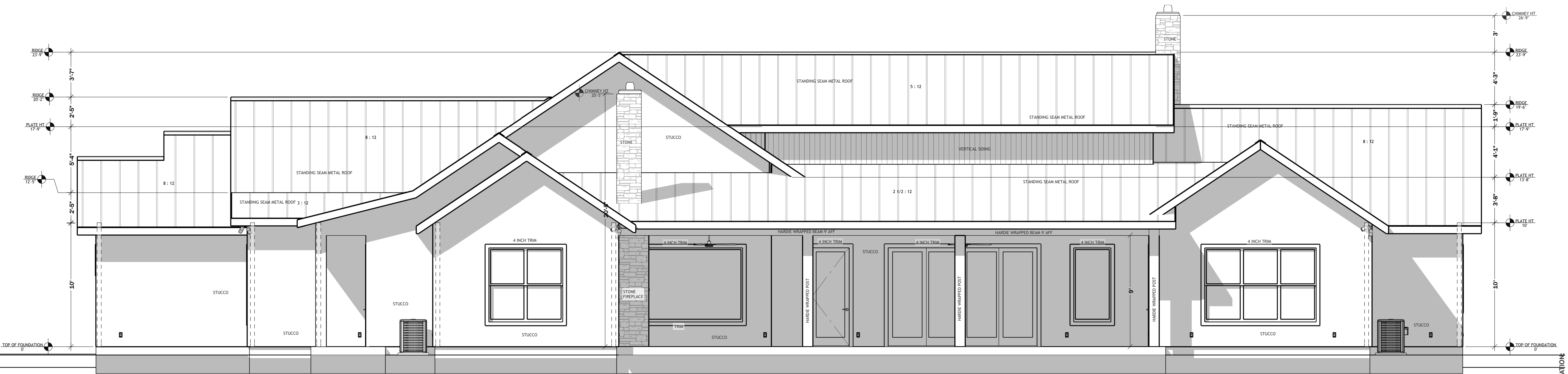
BUILDER: **Abel Custom Home & Remodeling**
 PROJECT ADDRESS: 4900 HUGO RD
 SAN MARCOS, TX 78666

JOSH & JODI
ABEL RESIDENCE

FINAL





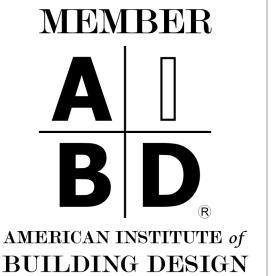
FRONT ELEVATION



REAR ELEVATION

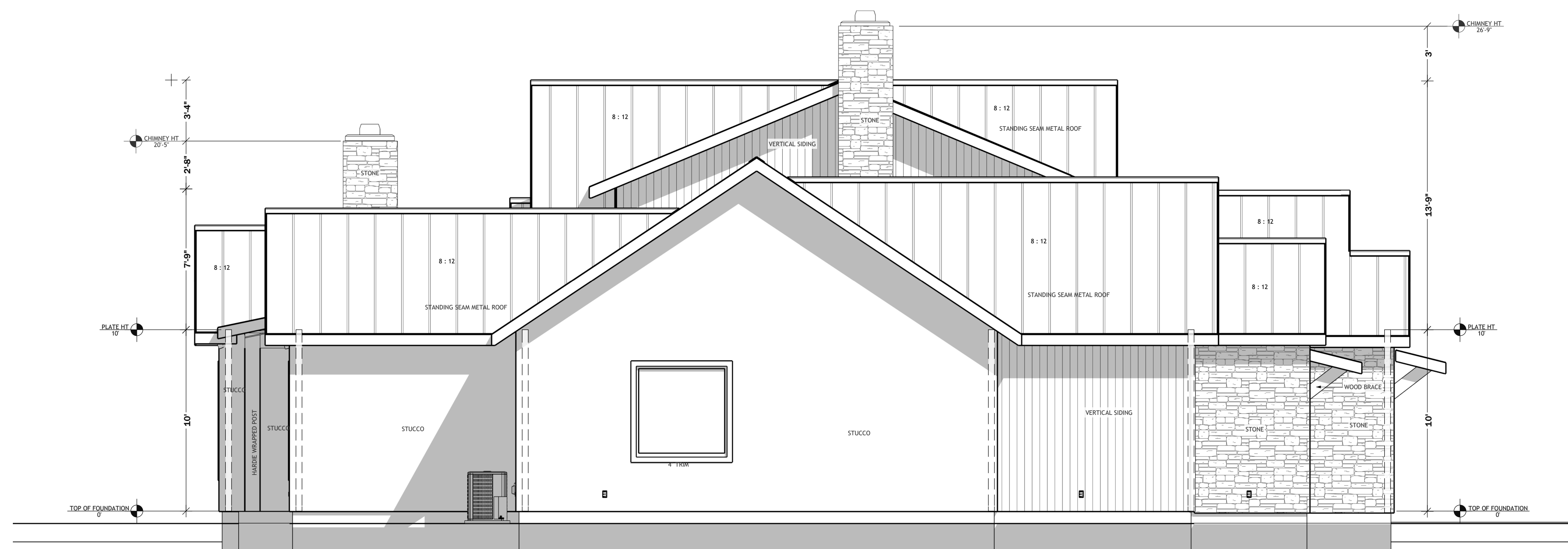
ELEVATIONS

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FINAL

 BUILDER:
 4900 HUGO RD
 SAN MARCOS, TX 78666
 PROJECT ADDRESS
 JOSH & JODI
ABEL RESIDENCE
 J EDWARDS HOME DESIGNS
 NEW BRAUNFELS, TX 78130
 WWW.JEDWARDSHOMEDESIGNS.COM
 JULIE@JEDWARDSHOMEDESIGNS.COM
 830-460-7425
 DESIGNER:

 MEMBER

 AMERICAN INSTITUTE OF BUILDING DESIGN
 DATE:
 5/12/2023
 SCALE:
 1/4" = 1'
 SHEET:
 9



RIGHT ELEVATION



LEFT ELEVATION

ELEVATIONS

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FINAL

Abel CUSTOM HOME DESIGNS

BUILDER:

PROJECT ADDRESS: 4900 HUGO RD
 SAN MARCOS, TX 78666

DESIGNER: JOSH & JODI
 ABEL RESIDENCE

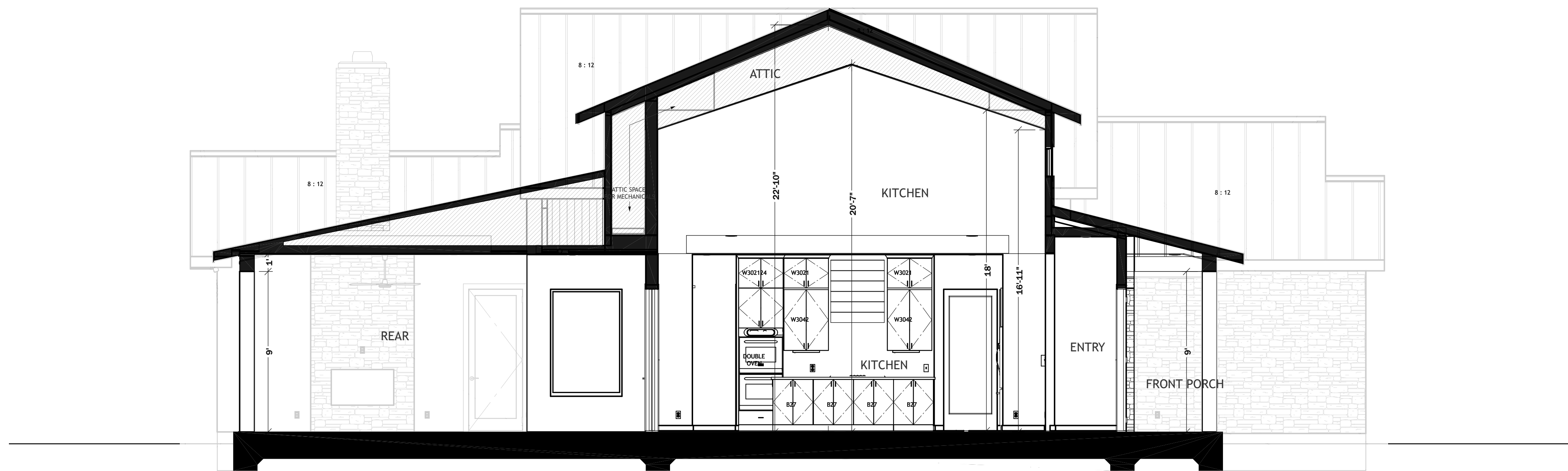
J EDWARDS HOME DESIGNS
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 WWW.JEDWARDSHOMEDESIGNS.COM
 JULIE@JEDWARDSHOMEDESIGNS.COM
 (830) 460-5425

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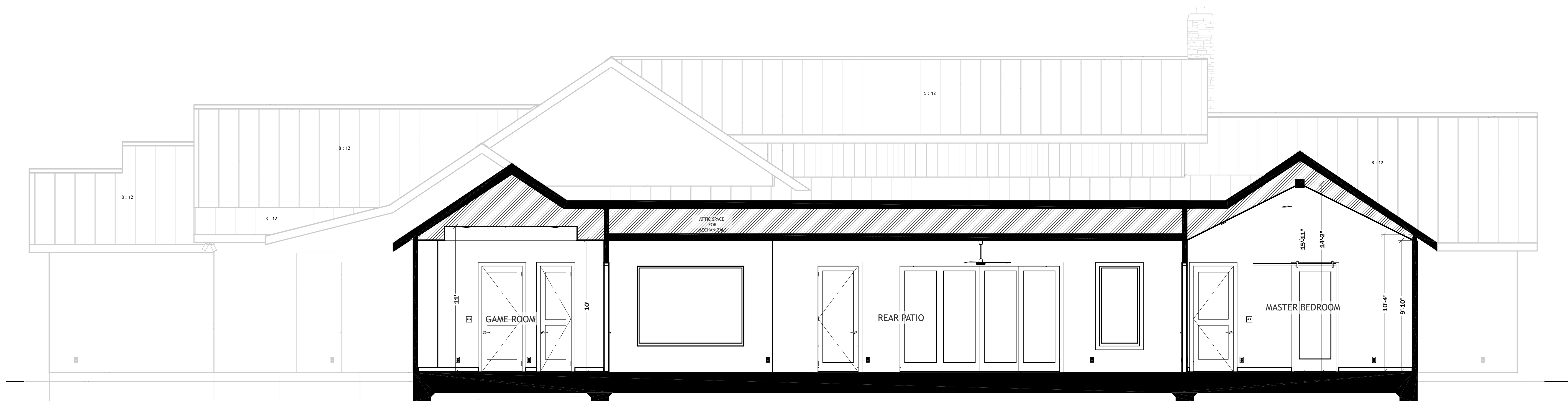
DATE:
 5/12/2023

SCALE:
 1/4" = 1'

SHEET:
 10



Elevation 5



Elevation 6

BUILDING CROSS SECTION

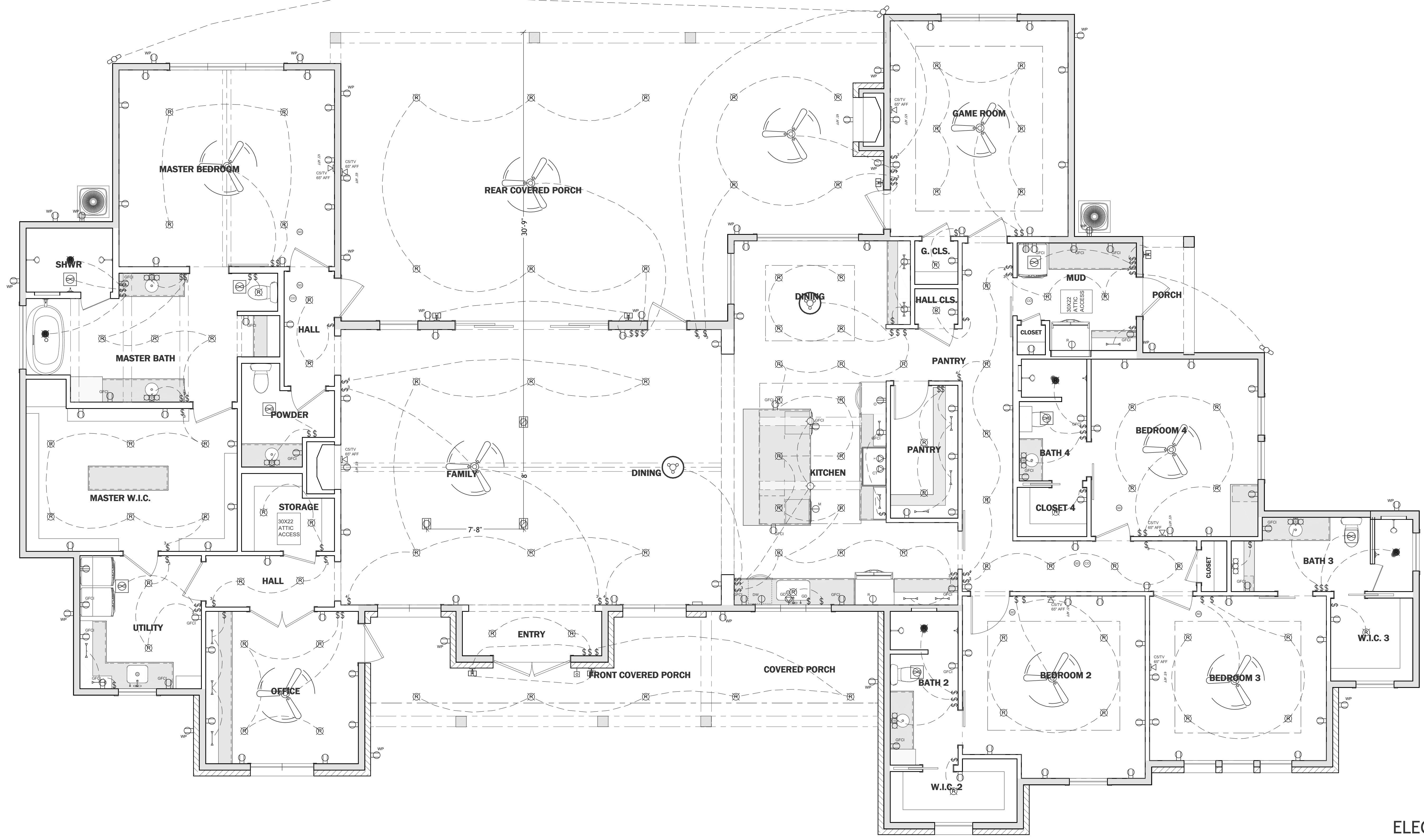
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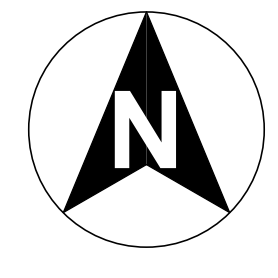
DESIGNER: **J Edwards** Home Designs
 MEMBER **A I B D** AMERICAN INSTITUTE OF BUILDING DESIGN
 DATE: 5/12/2023
 SCALE: 1/4" = 1'
 SHEET: 11

BUILDER: **Abel Custom Home & Remodeling**
 PROJECT ADDRESS: 4900 HUGO RD, SAN MARCOS, TX 78666

FINAL



ELECTRICAL SCHEDULE - CONTRACTOR MUST VERIFY FIXTURE, SWITCH, AND OUTLET COUNT, STYLE, TYPE, AND LOCATION.		
SYMS	LABEL	QTY
(R)	RECESSED DOWN LIGHT 6	101
(S)	3 BLADE CEILING FAN	9
(WP)	220V WEATHERPROOF	2
(E)	EXHAUST FAN	8
(V)	VANITY LIGHT - 3 LIGHT	7
(R)	RECESSED VAPOR LIGHT	5
(S)	SINGLE POLE	64
(S)	THREE WAY	20
(H)	HANGING LIGHT	2
(C)	COACH LIGHT	6
(U)	UNDER CABINET LIGHT	15
(D)	DUPLEX	78
(GFCI)	GFCI	26
(220V)	220V	2
(D)	DUPLEX FLOOR MOUNTED	3
(S)	FOUR WAY	6
(WP)	DUPLEX (WEATHERPROOF)	21
(D)	DUPLEX - 65" ABOVE FINISHED FLOOR	8
(O)	OVEN OUTLET	1
(R)	REFRIGERATOR OUTLET	2
(CT)	COOKTOP OUTLET	1
(S)	SPOTLIGHT	3
(M)	MICROWAVE OUTLET	1
(GD)	GARBAGE DISPOSAL OUTLET	1
(GD)	GARBAGE DISPOSAL SWITCH	1
(SD)	SMOKE DETECTOR	6
(CO)	CO DETECTOR	3
(D)	DOORBELL CHIME	1
(D)	DOORBELL	1
(DW)	DISHWASHER OUTLET	1
(CSTV 65" AFF)	CATS W/ TV - 65" ABOVE FINISHED FLOOR	7
(H)	VENT HOOD OUTLET	1
(P)	PENDANT LIGHT	2



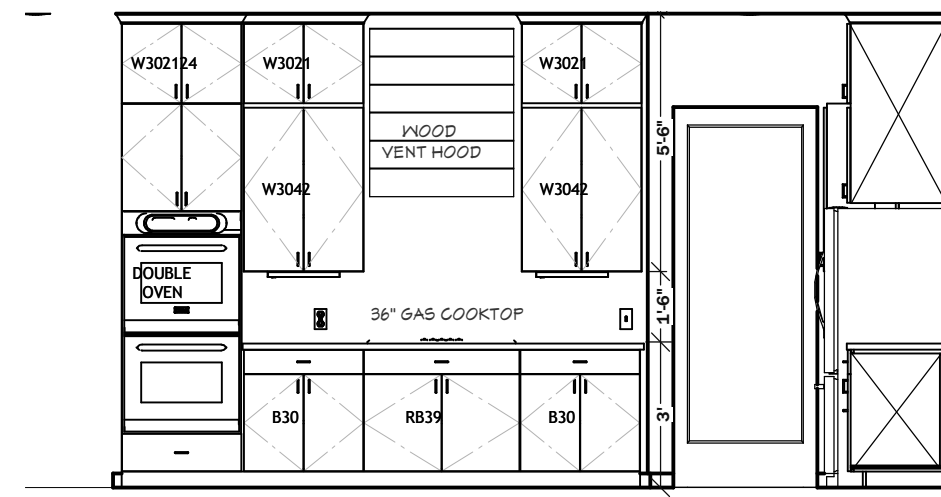
ELECTRICAL PLAN

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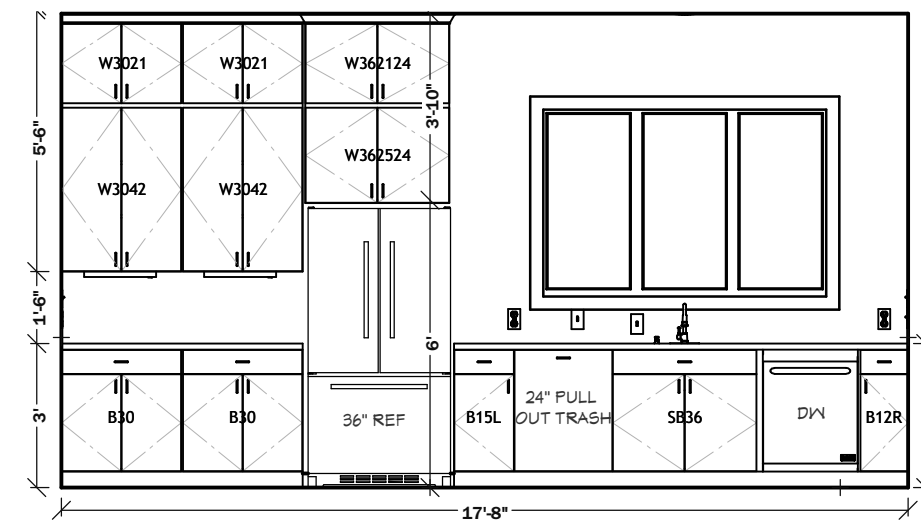
DESIGNER: **J Edwards** Home Designs
 MEMBER **A I B D** AMERICAN INSTITUTE OF BUILDING DESIGN
 DATE: 5/12/2023
 SCALE: 1/4" = 1'
 SHEET: 12

BUILDER: **Abel Custom Home Builders**
 PROJECT ADDRESS: 4900 HUGO RD SAN MARCOS, TX 78666
 JOSH & JODI ABEL RESIDENCE

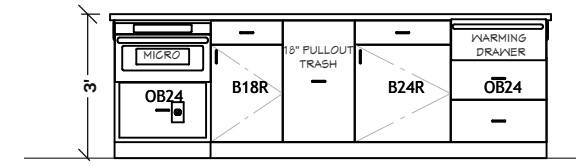
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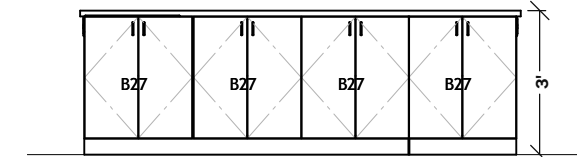
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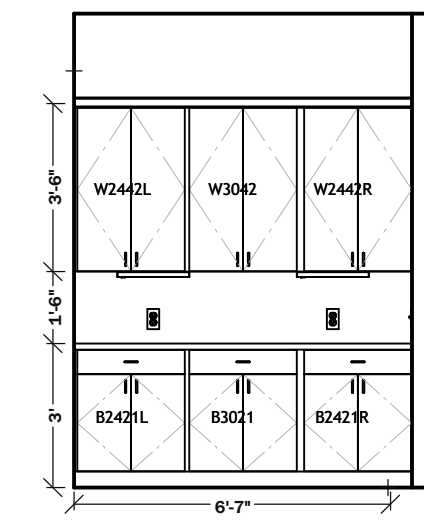
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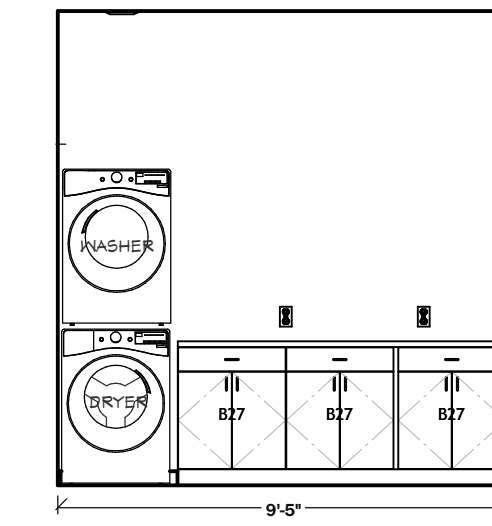
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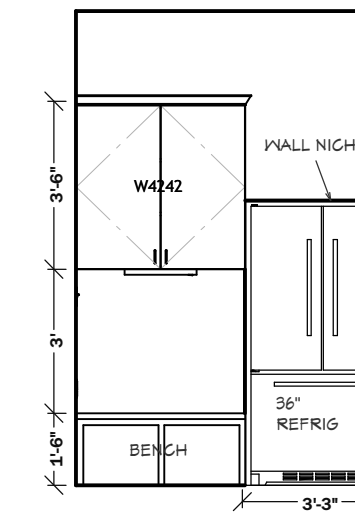
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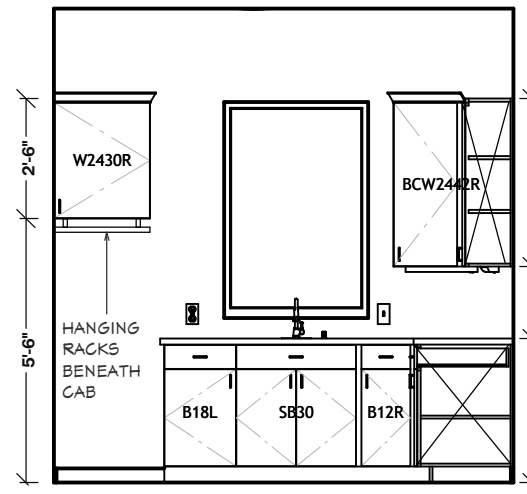
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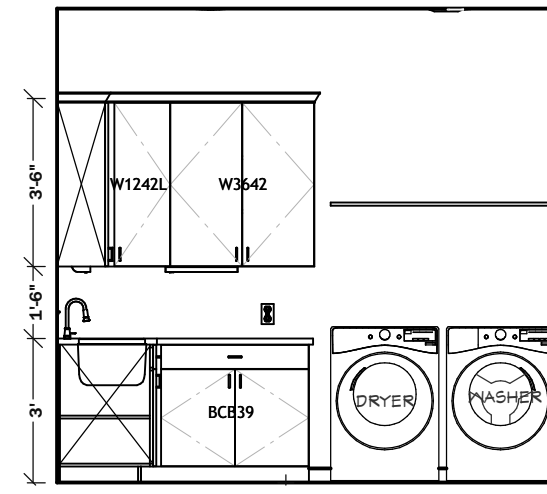
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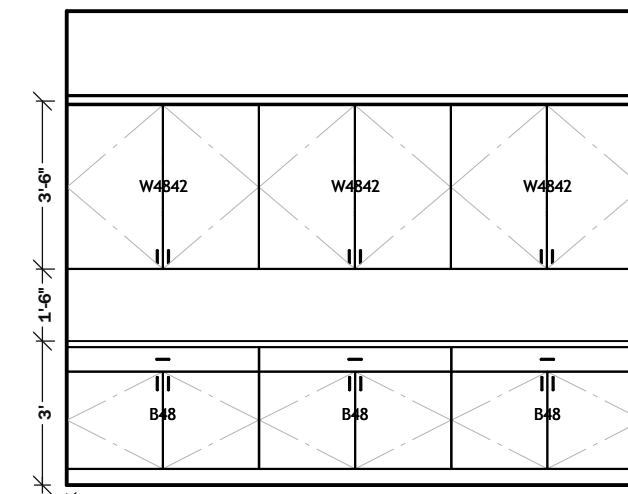
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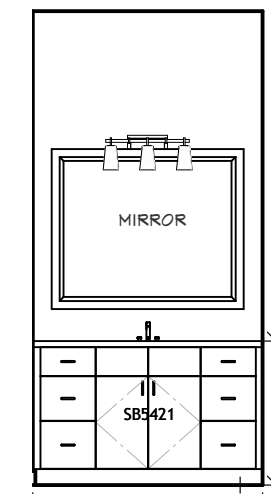
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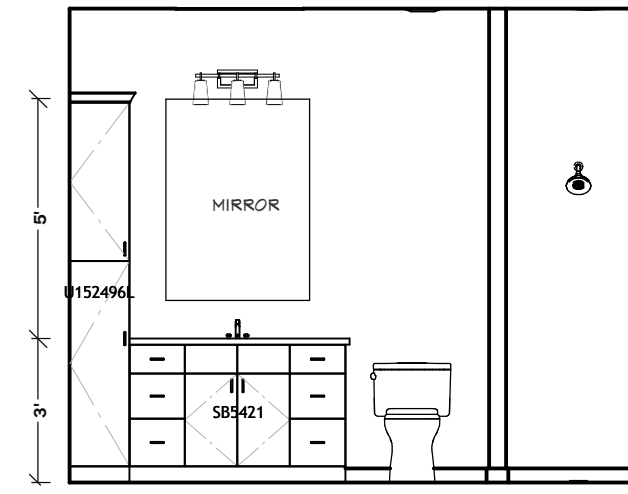
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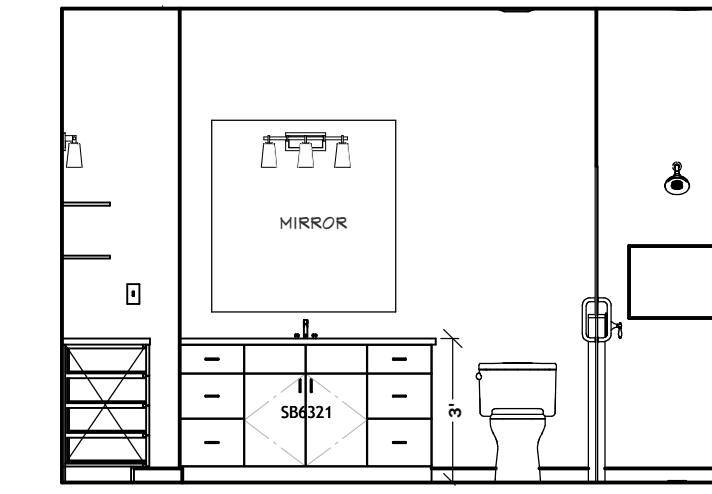
OFFICE



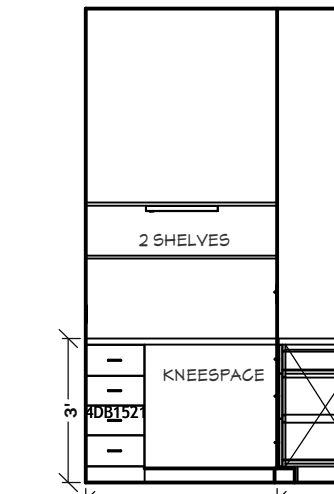
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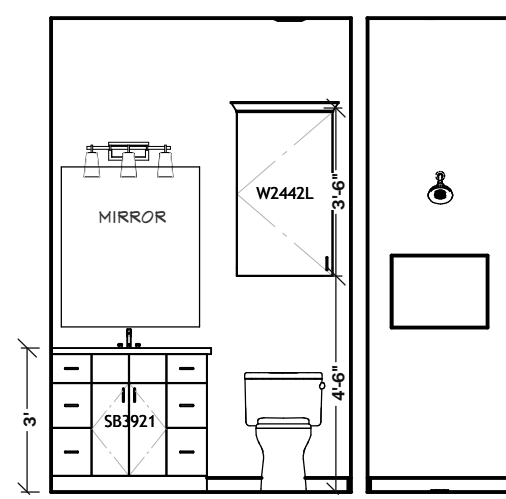
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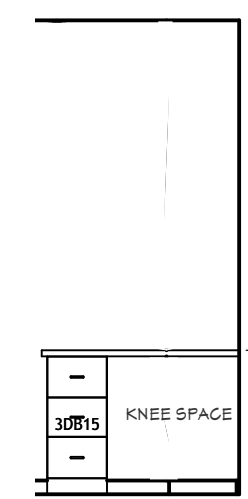
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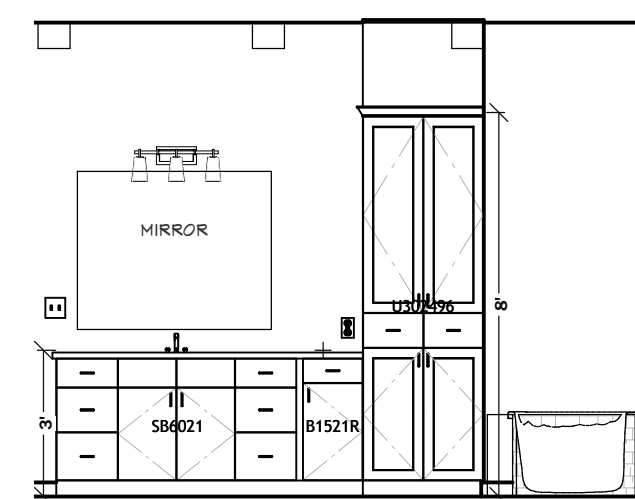
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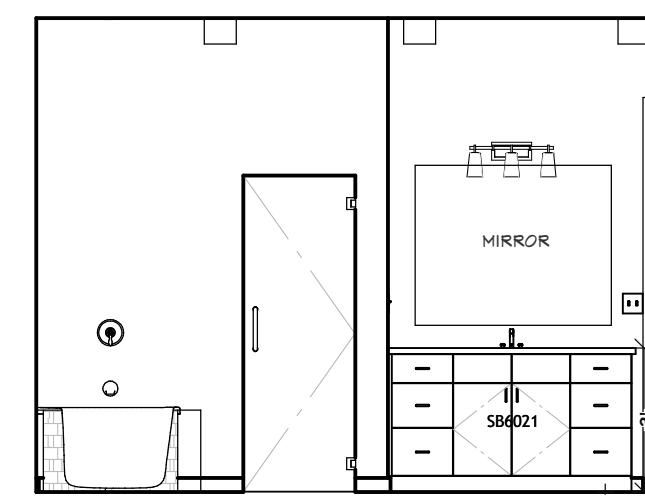
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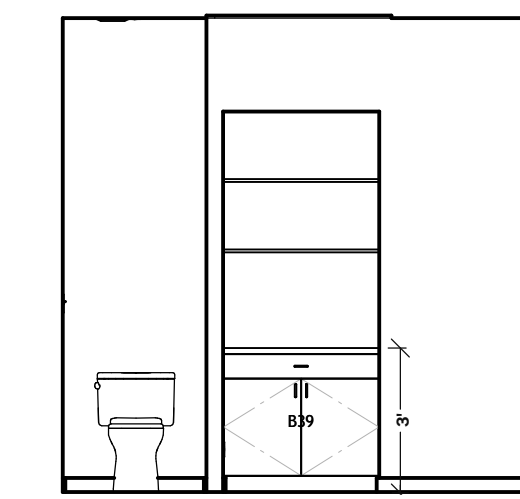
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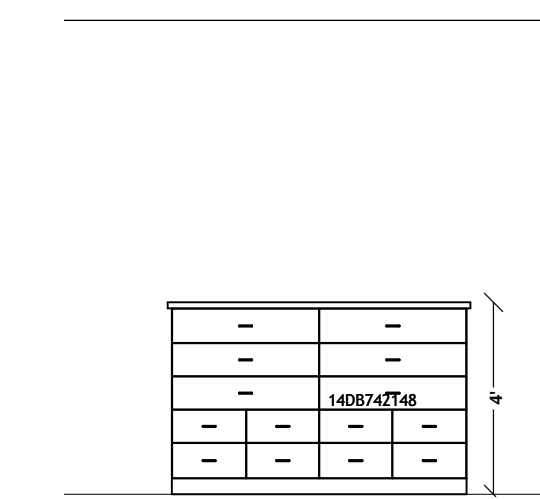
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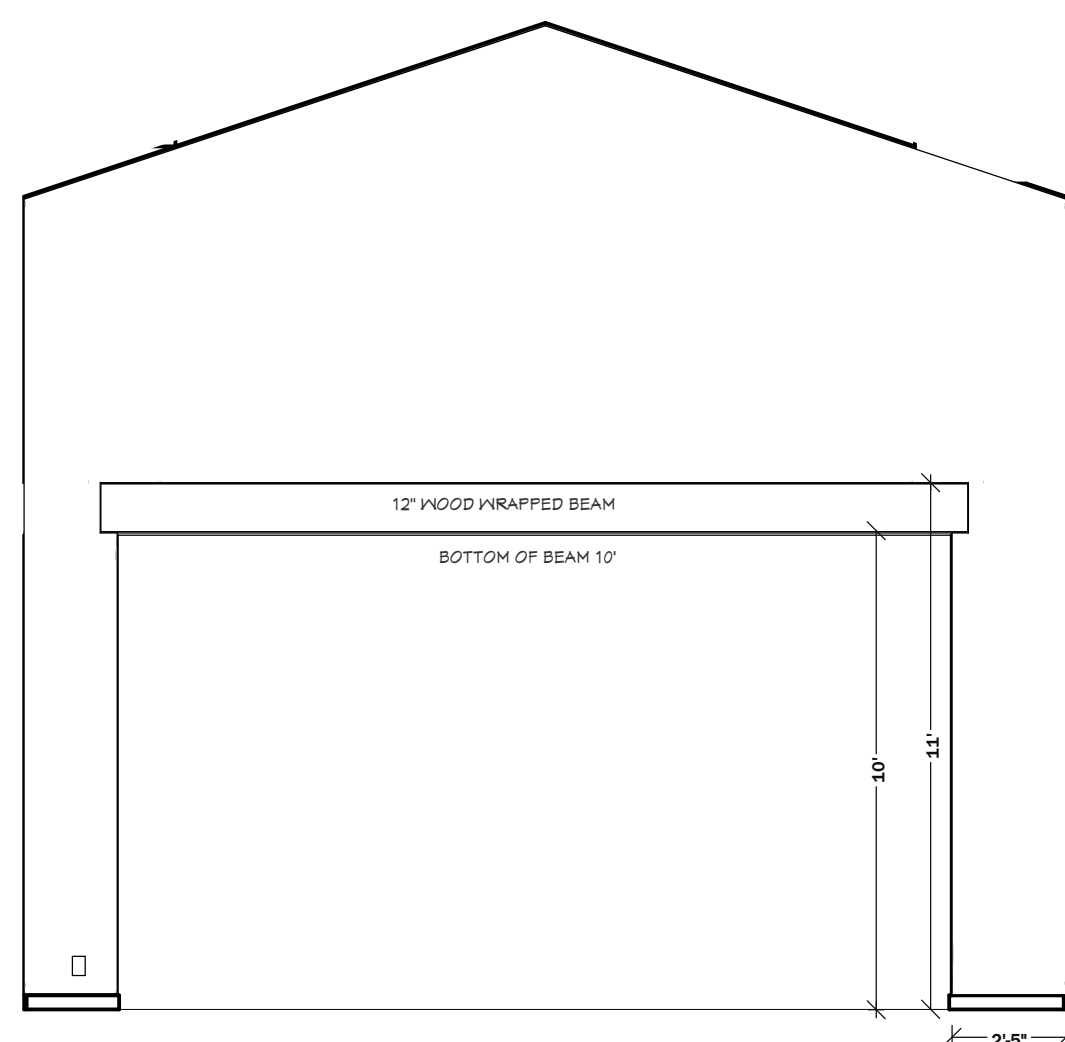
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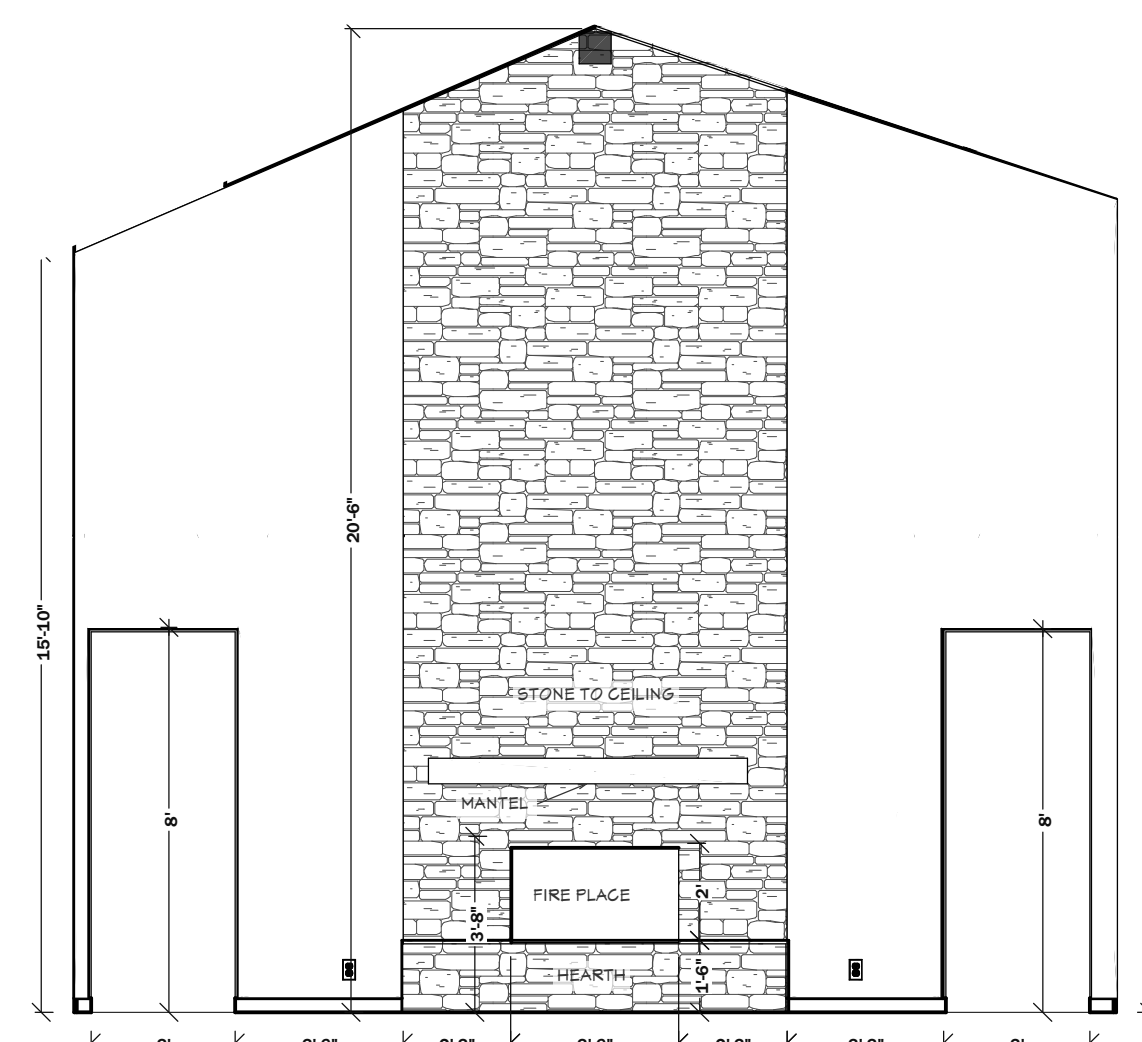
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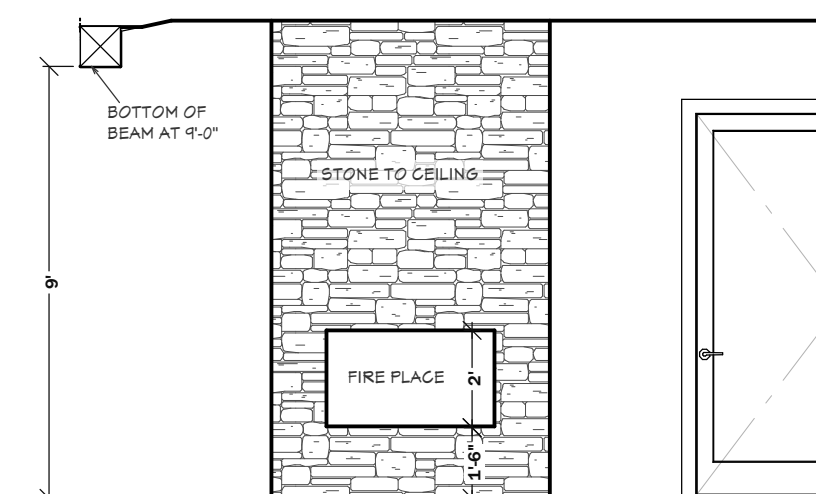
MASTER CLOSET



DINING/KITCHEN



LIVING RM FIREPLACE



OUTDOOR FIREPLACE

CABINET & INTERIOR ELEVATIONS

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FINAL

BUILDER:
Abel Custom Home & Design

PROJECT ADDRESS:
4900 HUGO RD
SAN MARCOS, TX 78666

DESIGNER:
JOSH & JODI
ABEL RESIDENCE

J EDWARDS HOME DESIGNS
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MEMBER
A I B D
AMERICAN INSTITUTE OF BUILDING DESIGN

DATE:
5/12/2023

SCALE:
1/4" = 1'

SHEET:
13