

Boucher Residence

LOT 188 / N. FLAT ROCK WAY
LEGACY HILLS PHASE 2

AREA TABULATIONS	HEATED	UNHEATED	TOTAL AREA
MAIN LEVEL (FRAMED)	3177 sf		
GARAGE		876 sf	
FRONT PORCH		285 sf	
REAR PORCH		572 sf	
TOTAL AREA	3177 sf	1733 sf	4910 sf



G.Morris
CUSTOM HOMES

CUSTOM DESIGN BY R&D DESIGNS LLC
Boucher Residence
LOT 188 / N. FLAT ROCK WAY
LEGACY HILLS PHASE 2

R & D
Designs .LLC
RESIDENTIAL DRAFTING
SERVICES
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Phone: (843) 530-8543 / E-mail: rddesigns12@gmail.com

PLAN HISTORY:

04.18.23 STARTED THE BOUCHER RESIDENCE.
04.21.23 ISSUED REVIEW SET #1.
04.28.23 ISSUED REVIEW SET #2.
05.03.23 ISSUED REVIEW SET #3.
05.15.23 ISSUED FINAL REVIEW SET.

DRAWING INDEX

- A1 TITLE PAGE & PLAN HISTORY
- A2 MAIN LEVEL PLAN
- A3 FRONT & RIGHT ELEVATIONS
- A4 REAR & LEFT ELEVATIONS
- A5 CABINET ELEVATIONS
- A6 ROOF PLAN & TYPICAL DETAILS
- E1 ELECTRICAL PLAN

FIELD NOTES

PLAN NAME:
BOUCHER
RESIDENCE

REVISIONS:

DRAWN BY:
RTB

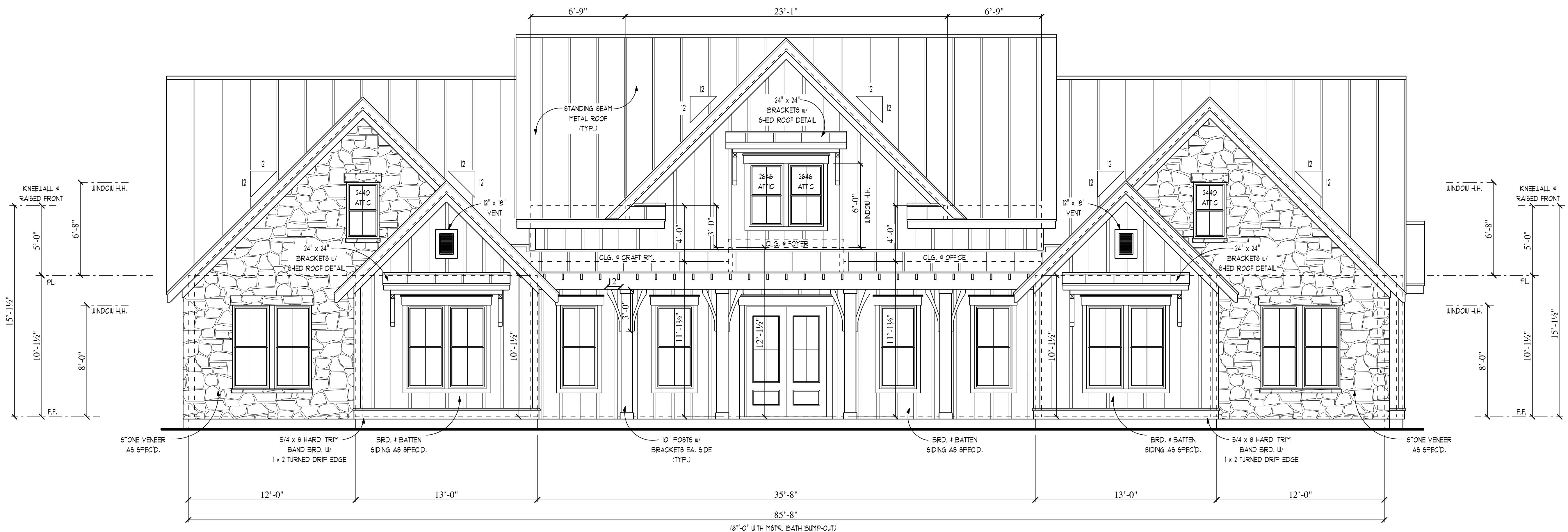
DATE:
APRIL 2023

JOB NO.:

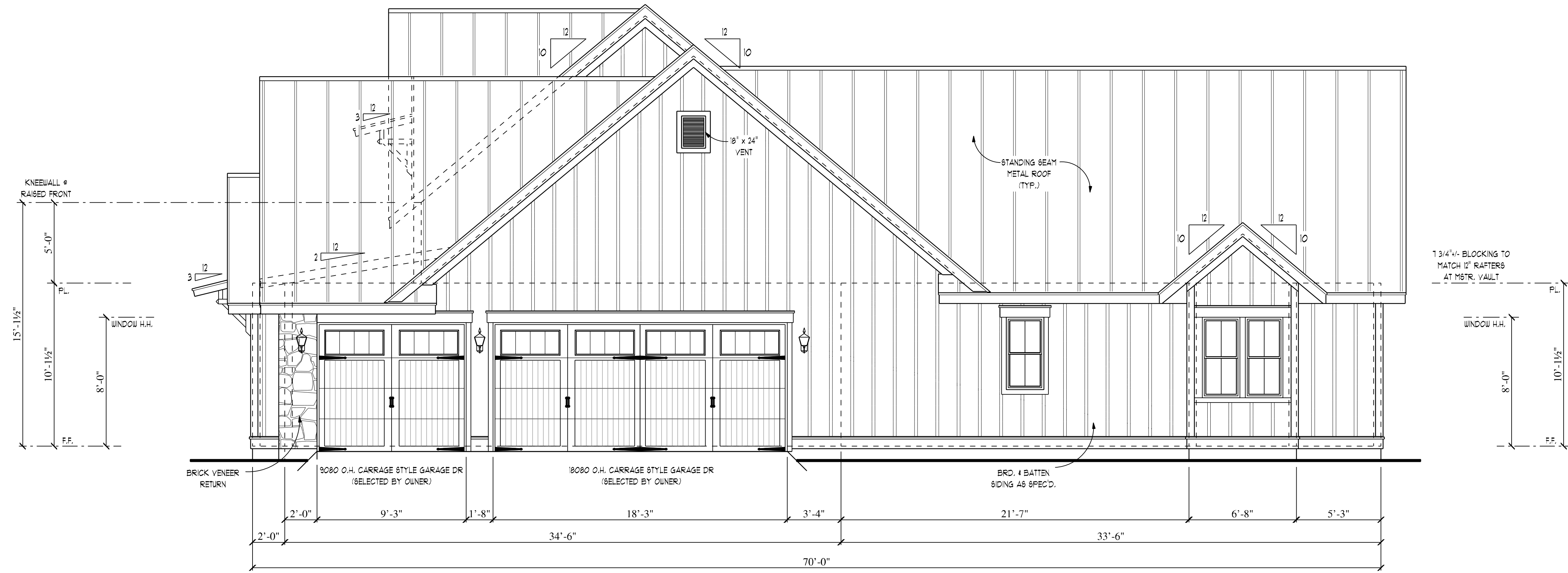
TITLE:
TITLE SHEET &
PLAN HISTORY

SHEET:

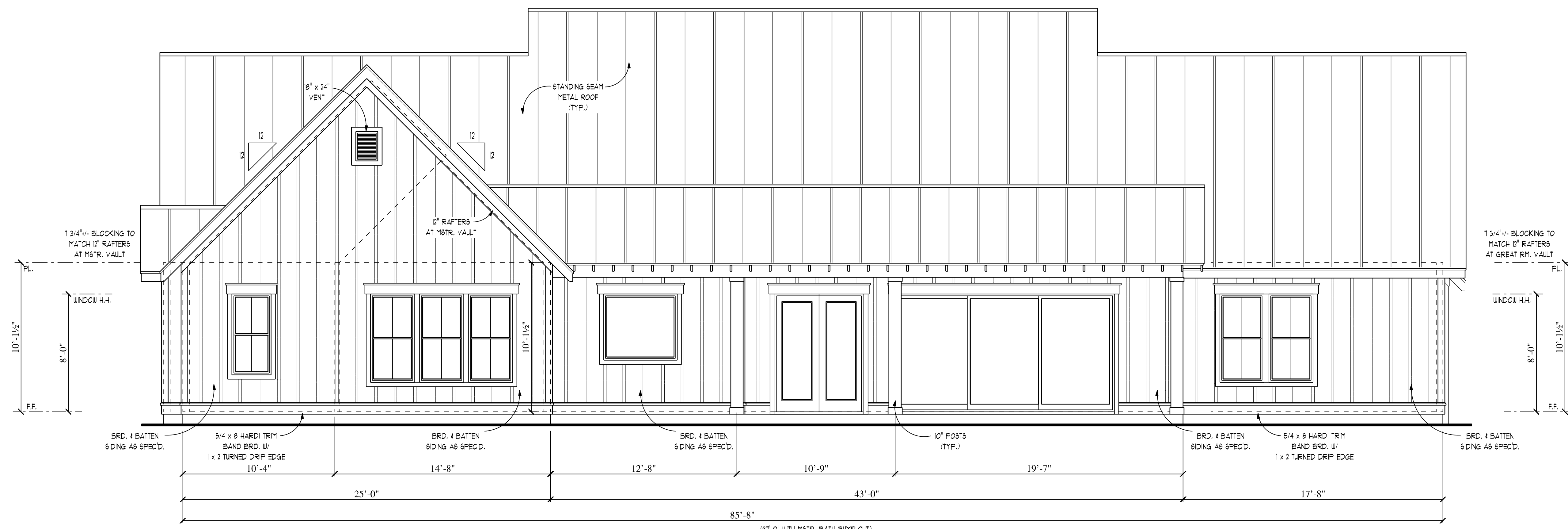
A1



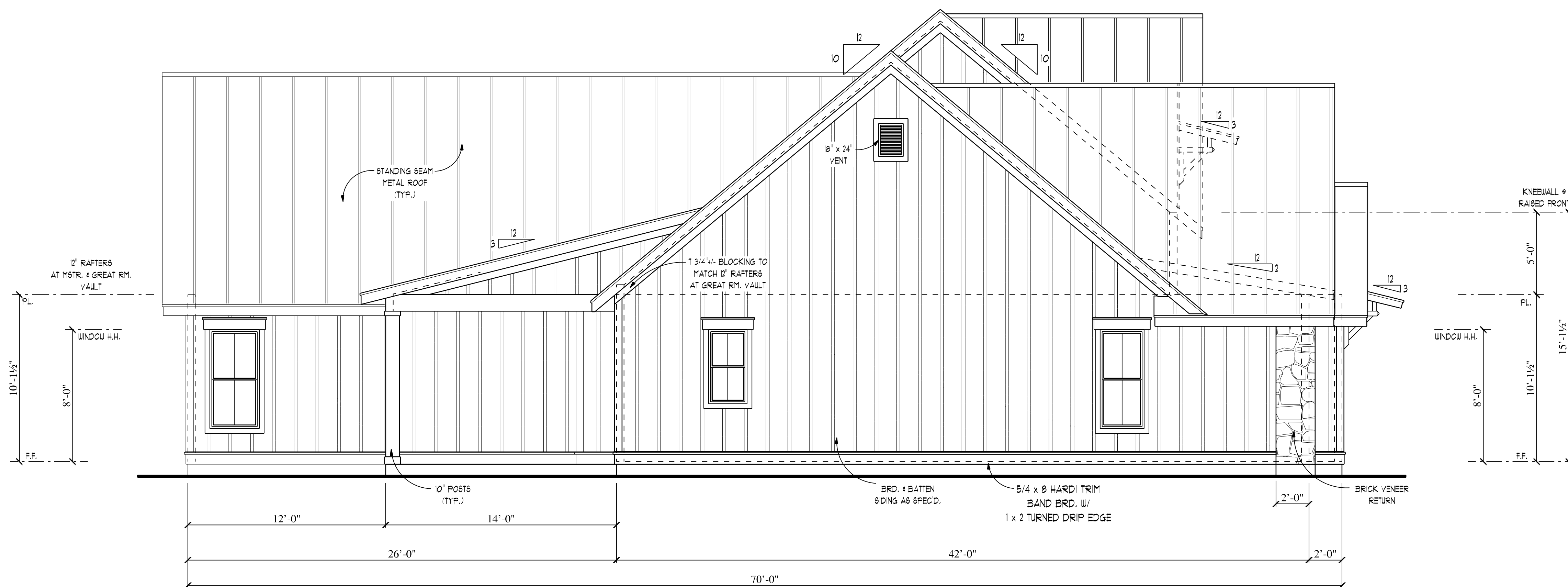
FRONT ELEVATION 1/4" = 1'-0"



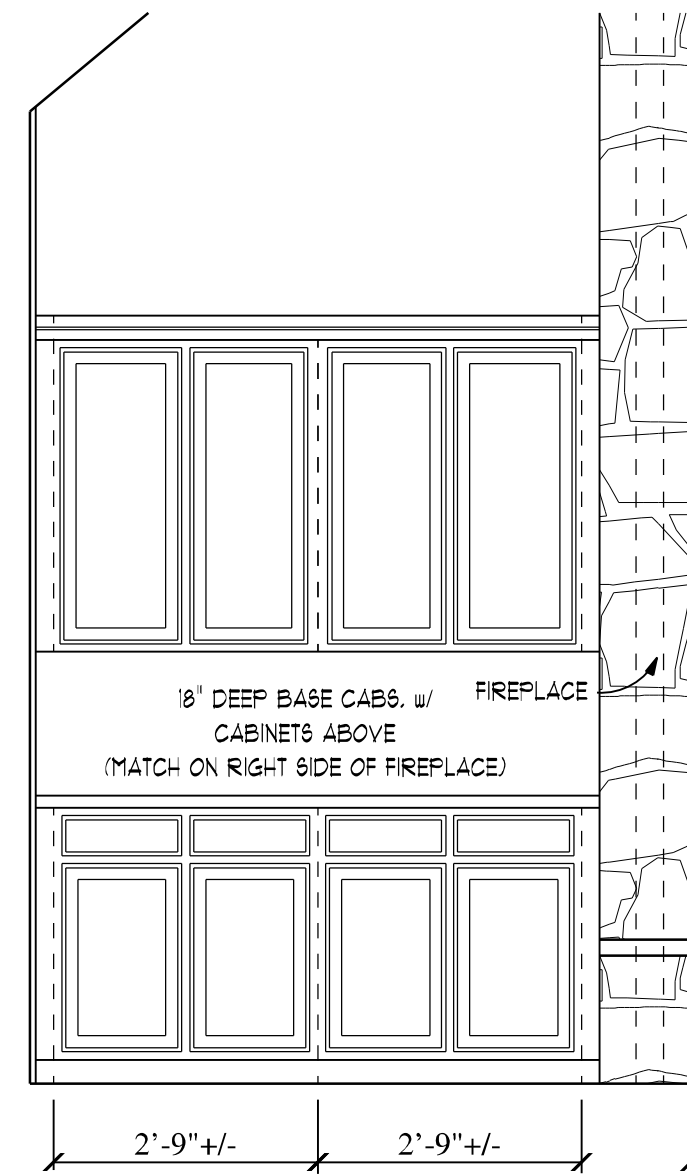
RIGHT SIDE ELEVATION 1/4" = 1'-0"



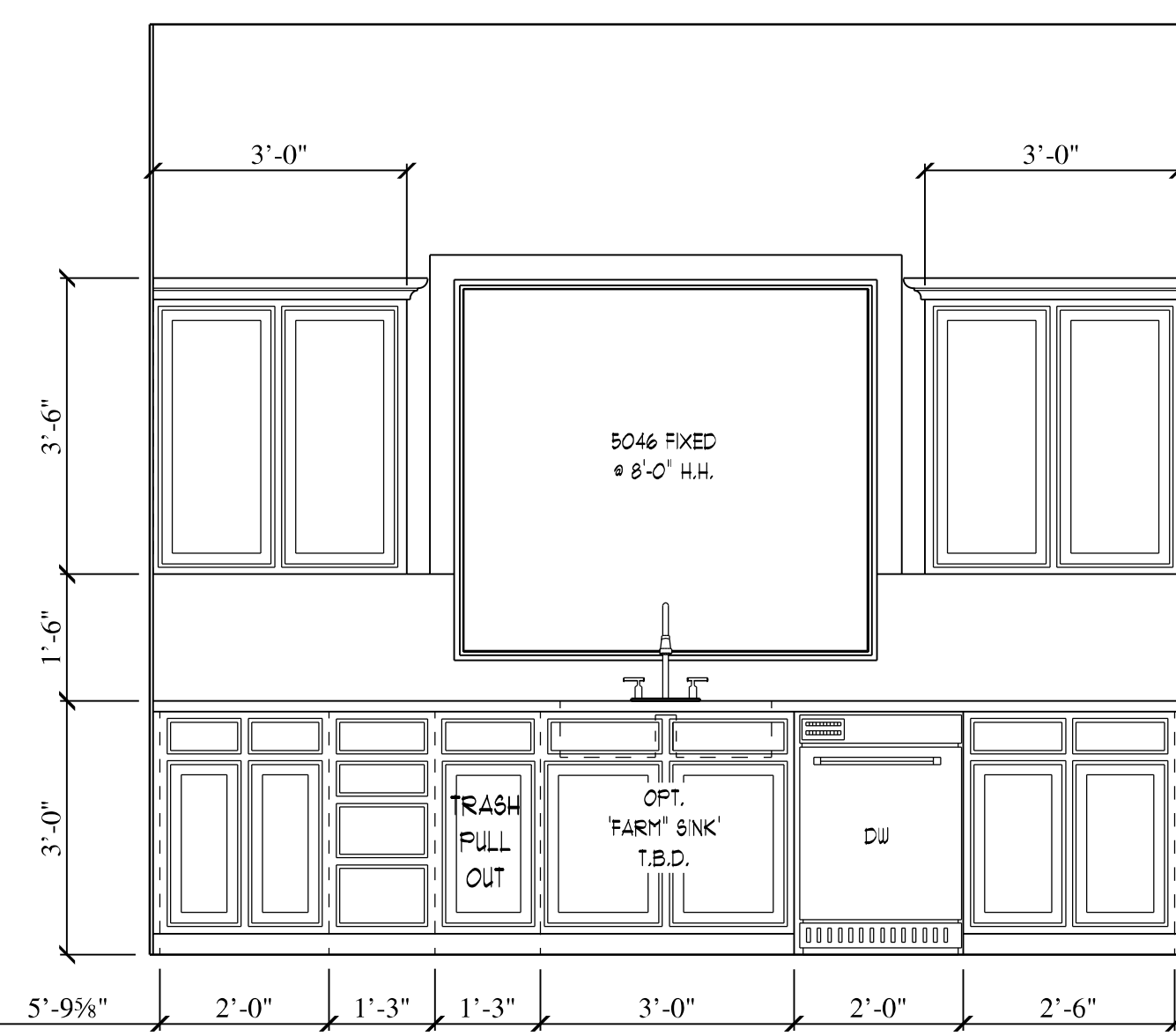
REAR ELEVATION 1/4" = 1'-0"



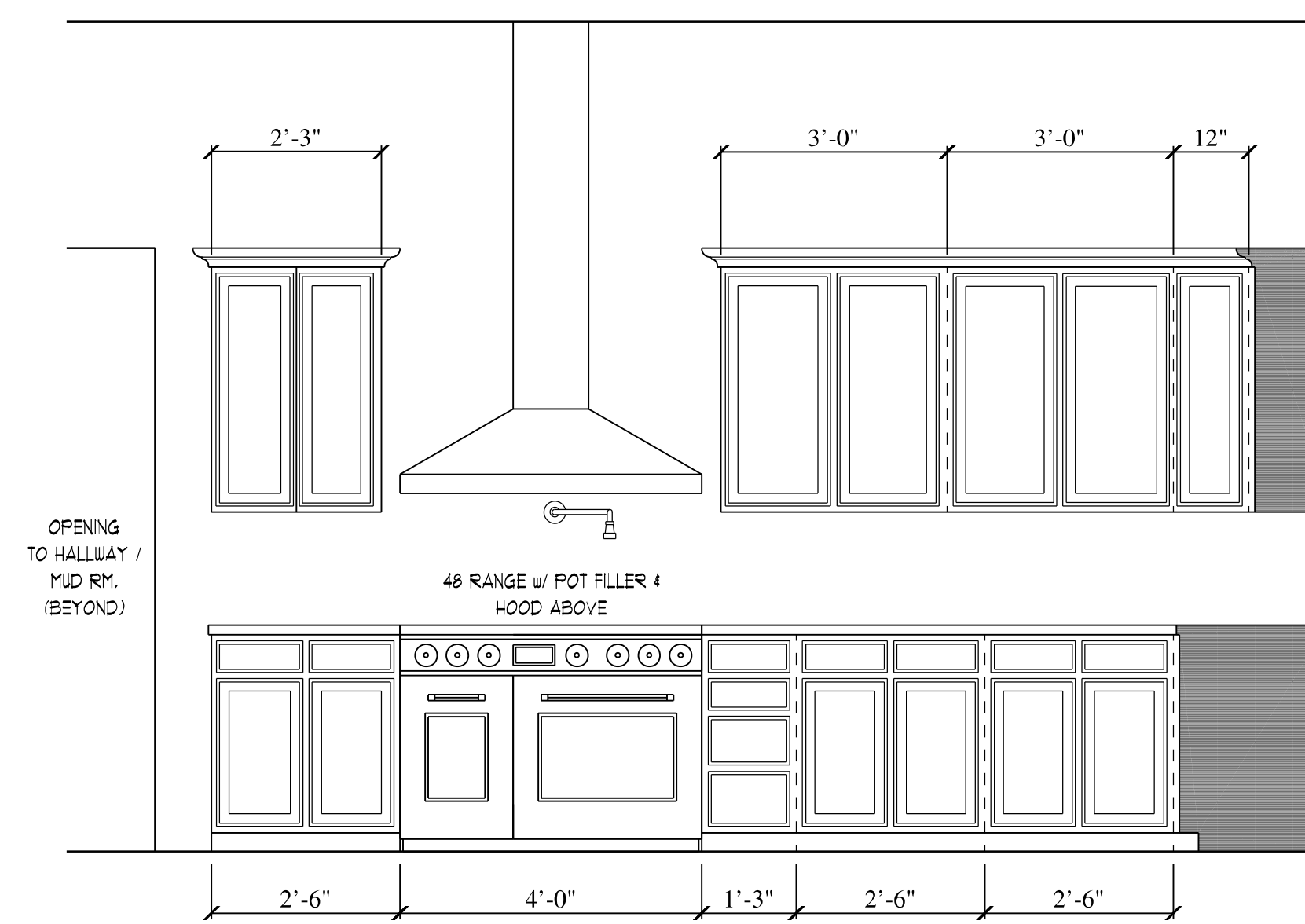
LEFT SIDE ELEVATION 1/4" = 1'-0"



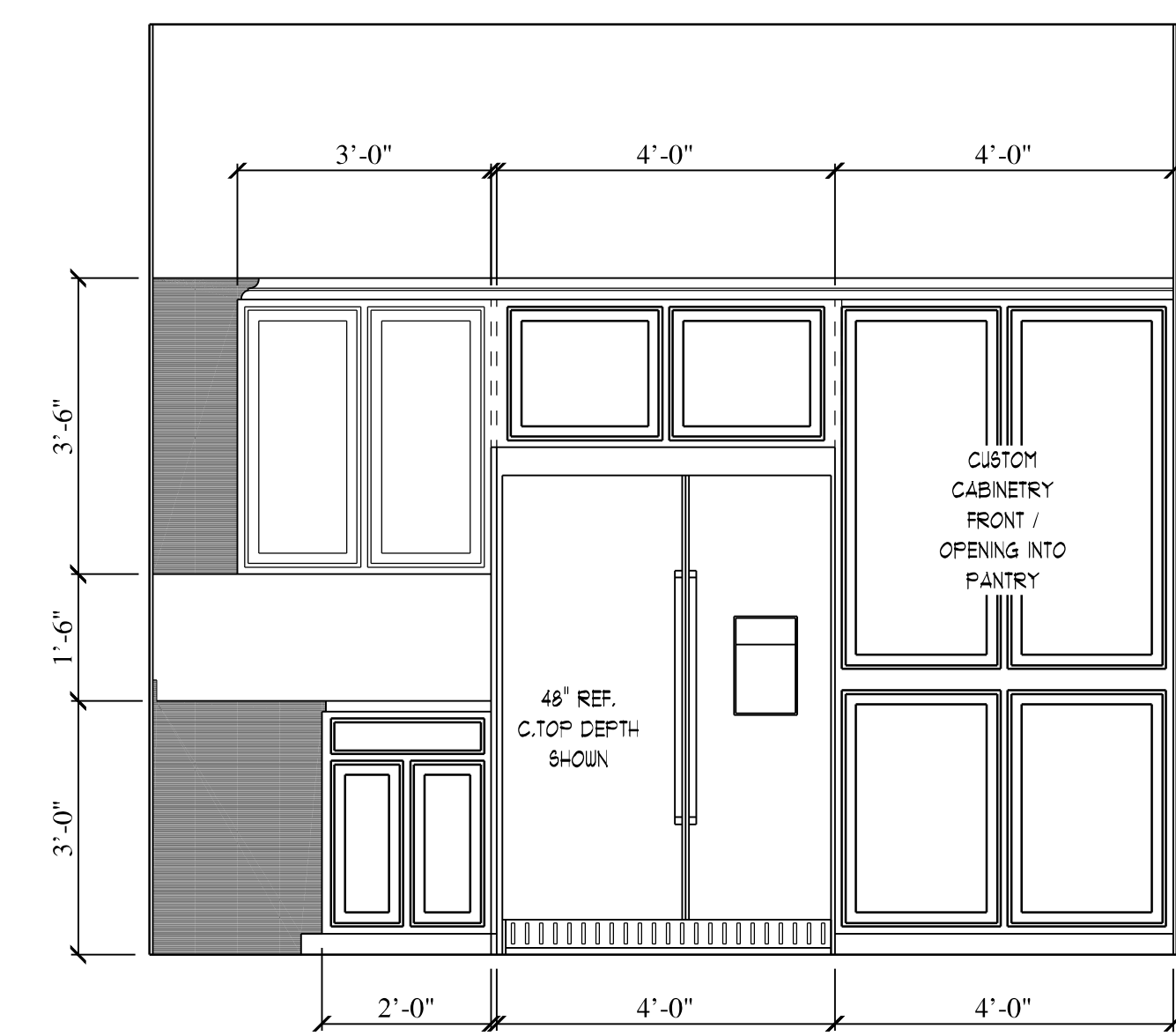
LIVING RM.
1/2" x 1'-0"



KITCHEN
1/2" x 1'-0"

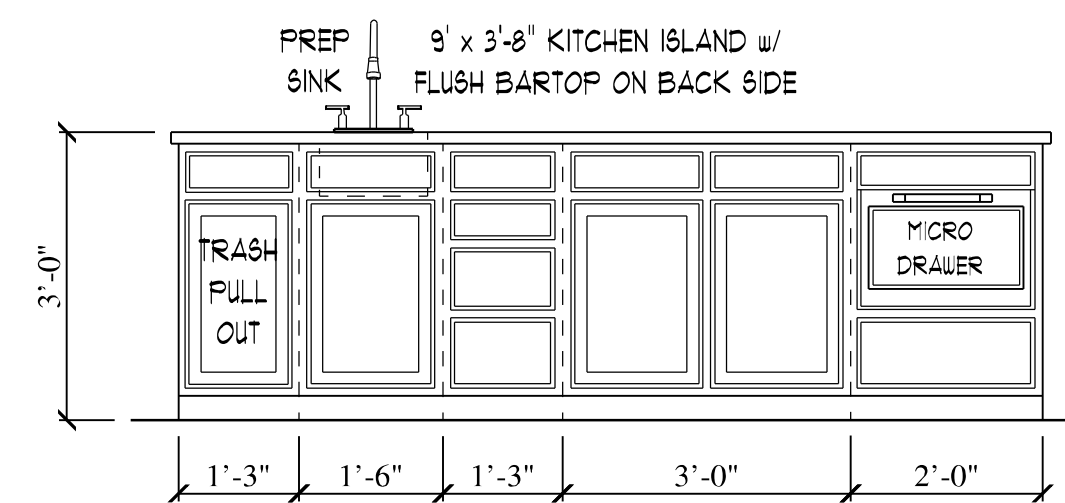


KITCHEN
1/2" x 1'-0"

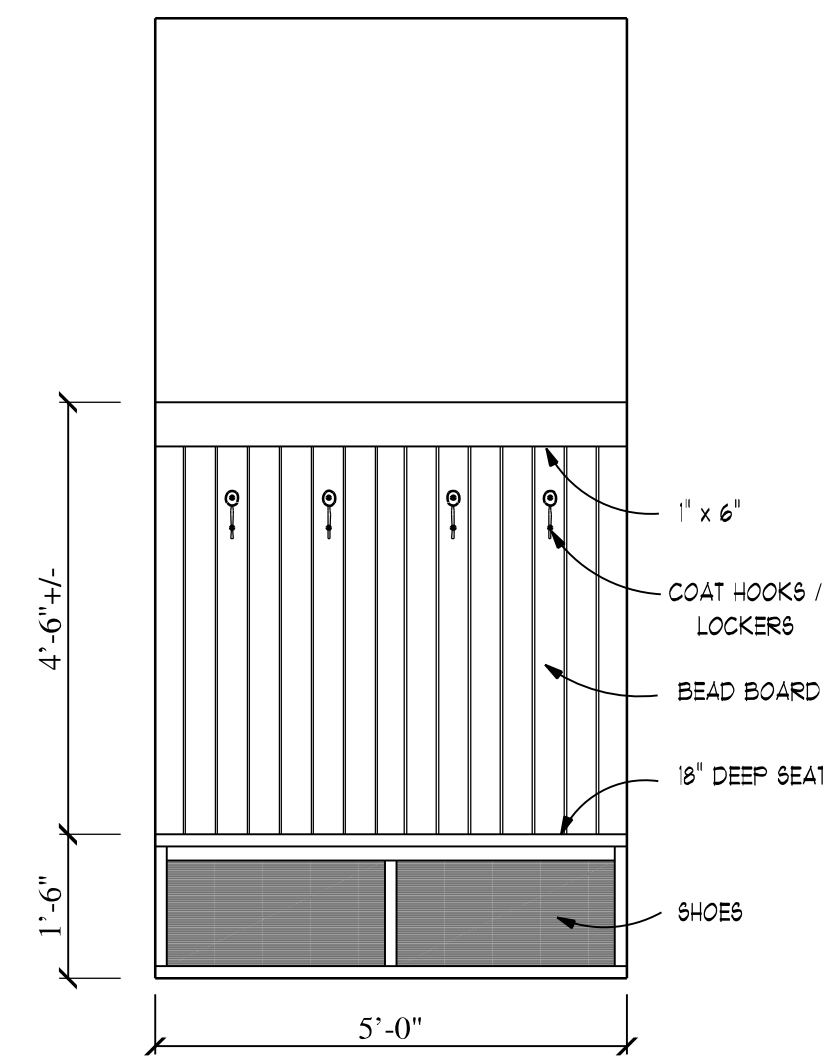


KITCHEN
1/2" x 1'-0"

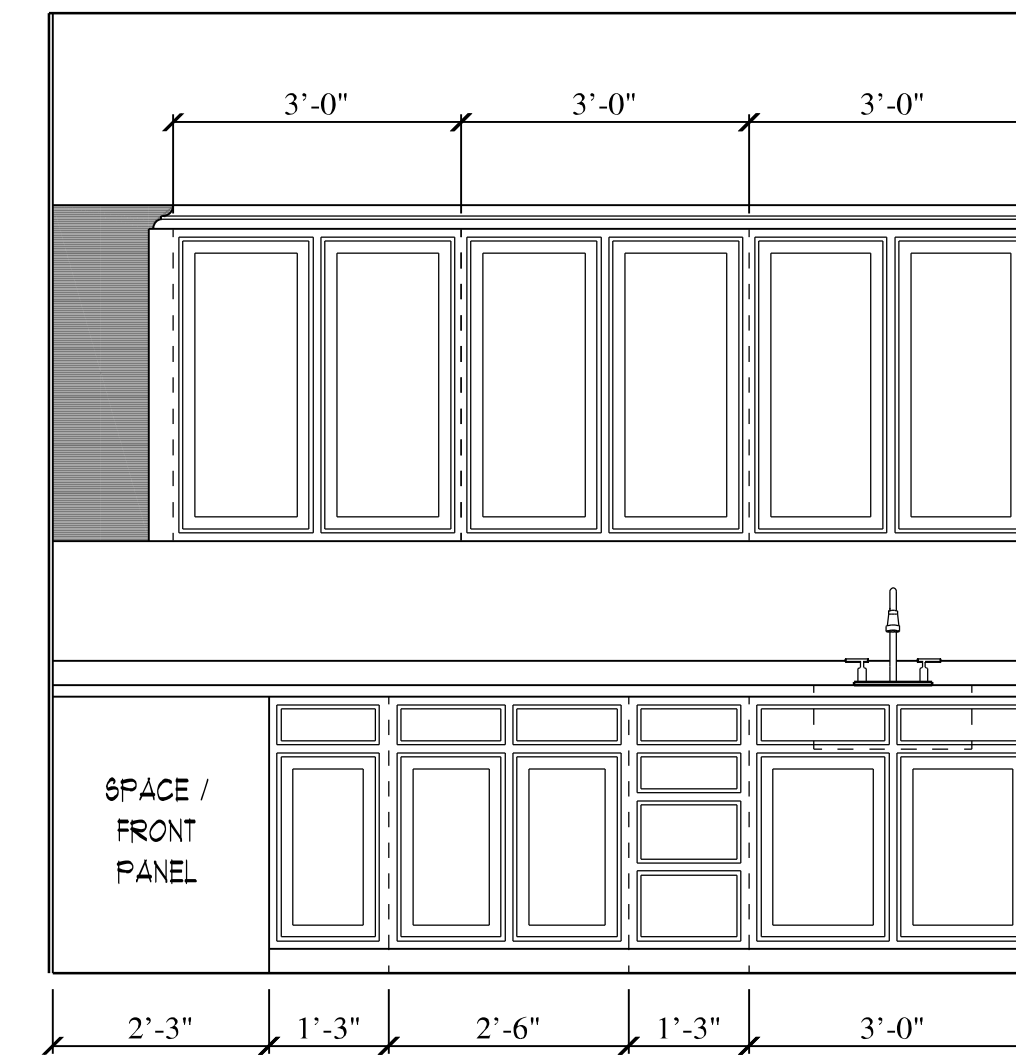
*** NOTE ***
Cabinet Drawings Subject to Variation Based on Owner's Preference
Owner Should Consult with Cabinet Fabricator for Specific Styles, Finishes and Details



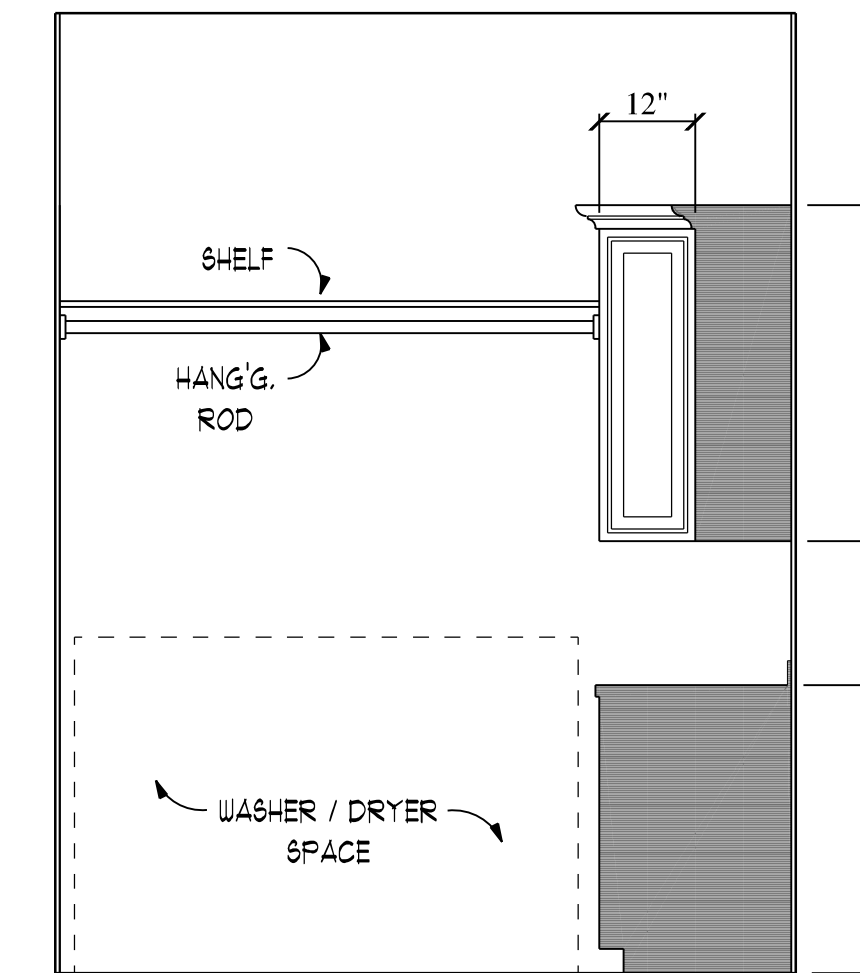
KITCHEN ISLAND
1/2" x 1'-0"



MUD RM.
1/2" x 1'-0"



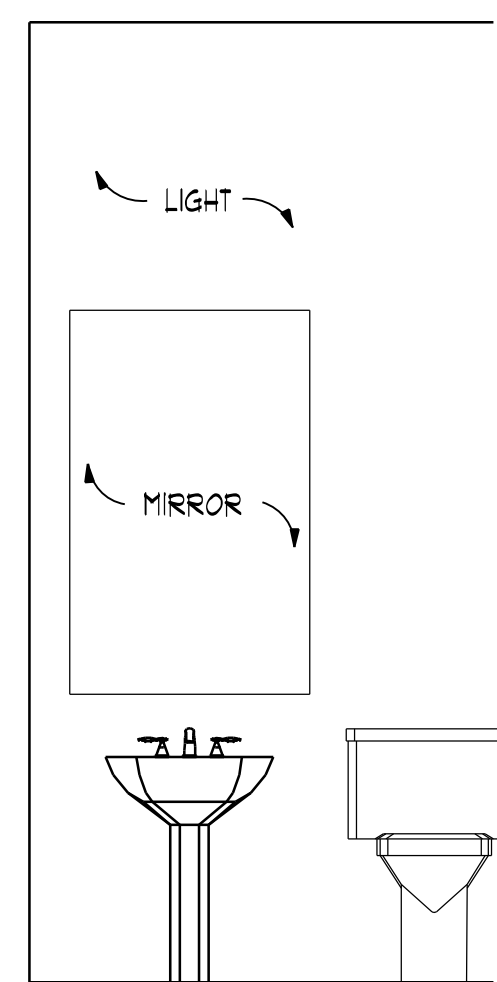
LAUNDRY
1/2" x 1'-0"



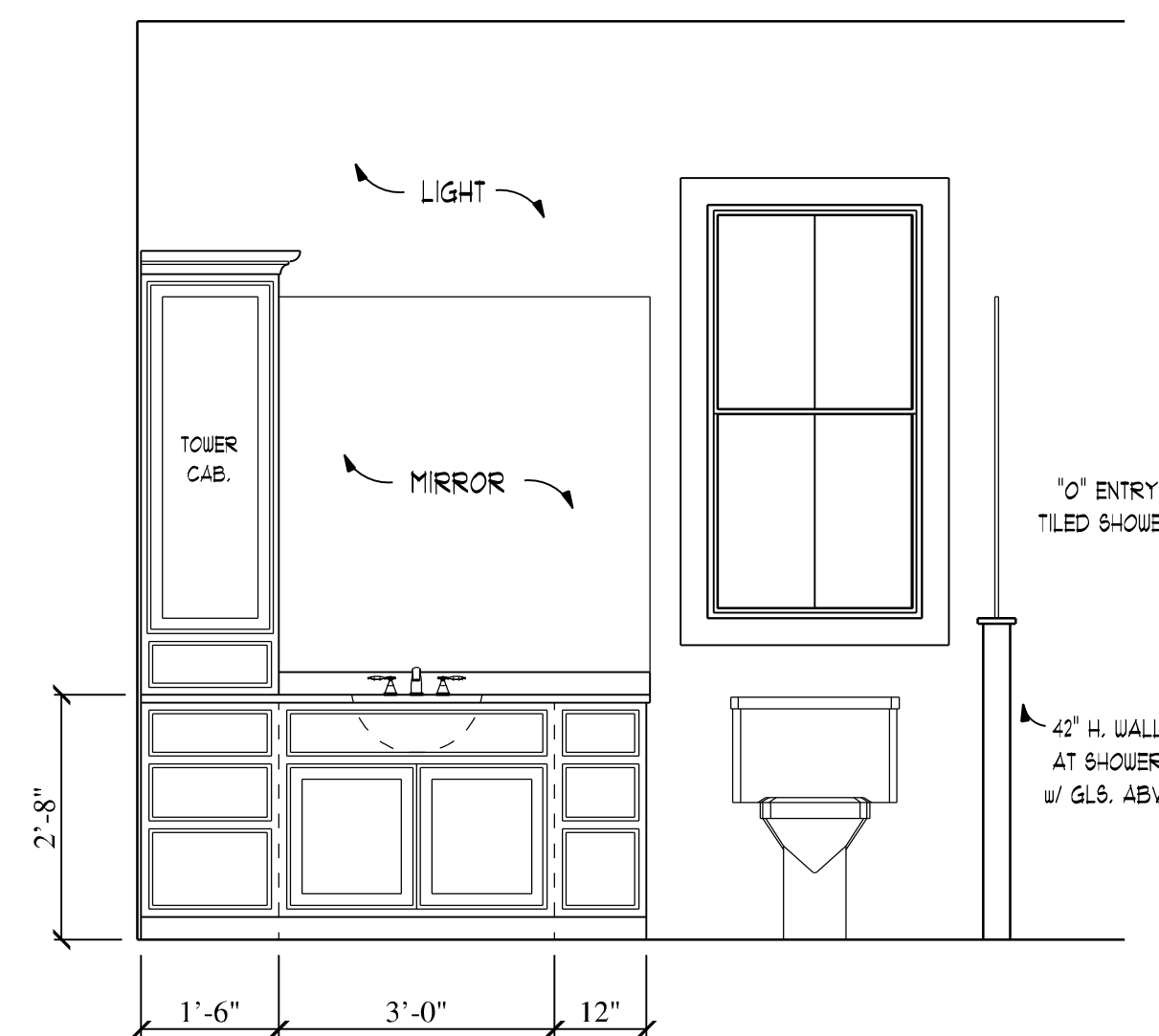
LAUNDRY
1/2" x 1'-0"



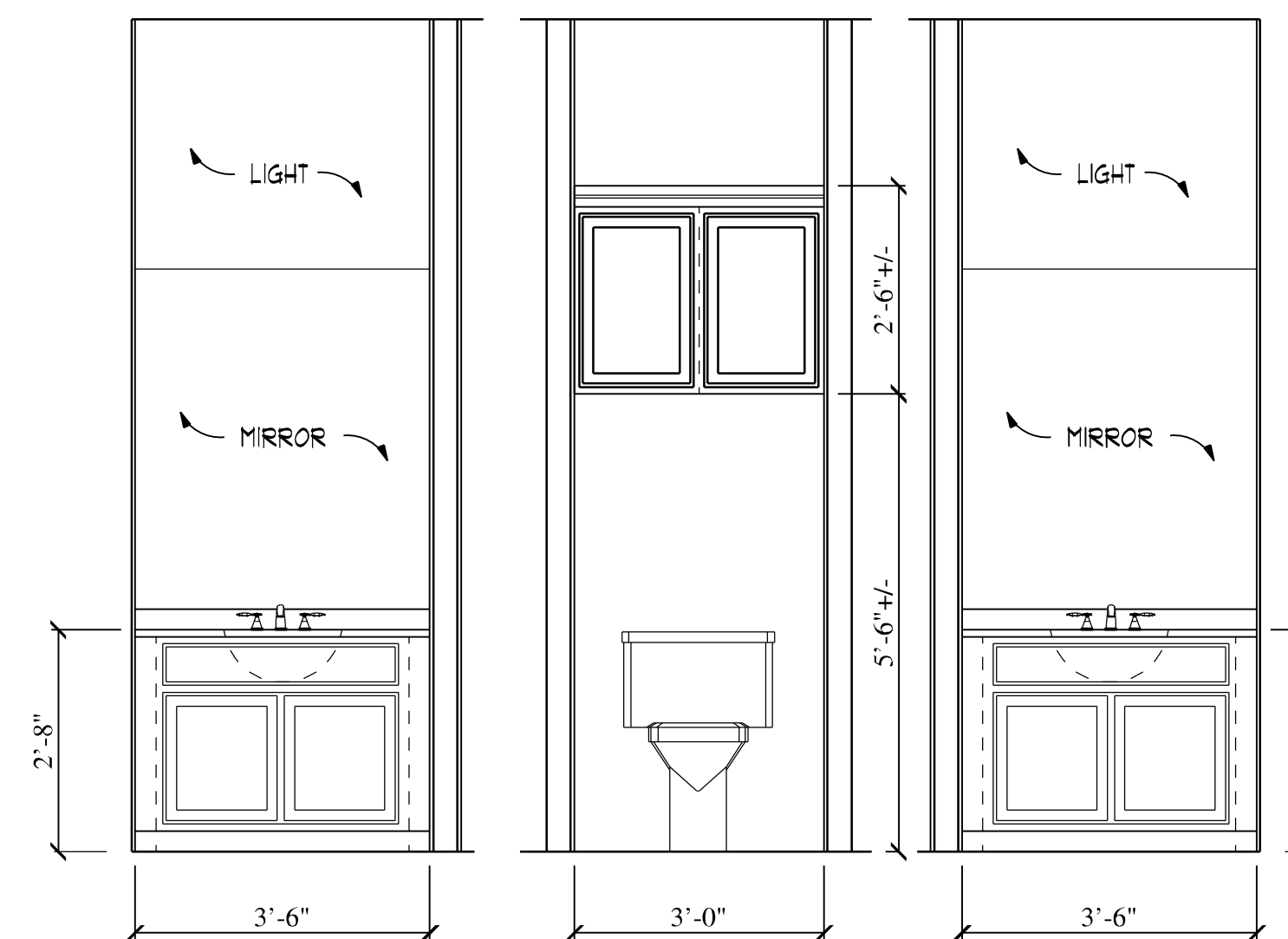
MASTR. BATH
1/2" x 1'-0"



POWDER
1/2" x 1'-0"



BATH-2
1/2" x 1'-0"



BATH-3
1/2" x 1'-0"

GENERAL NOTES:

- 1) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS AS APPLICABLE.
- 2) THE INTERNATIONAL RESIDENTIAL CODE (IRC) WITH TEXAS AMENDMENTS SHALL GOVERN WHEREVER THESE DRAWINGS ARE SILENT, OR ARE IN CONFLICT.
- 3) ALL DISCREPANCIES ON THESE DRAWINGS OR WITH ENGINEERING OR SUPPORT DOCUMENTS SHALL BE REPORTED TO THE DESIGNER, OR ENGINEER FOR JUSTIFICATION AND/OR CORRECTION PRIOR TO THE START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- 4) DIMENSIONS SHALL BE READ, OR CALCULATED AND NEVER SCALED.
- 5) SUPPLEMENTAL TO THESE DRAWINGS, AS APPLICABLE:
 - A) FOLLOW SHOP DRAWINGS OR MANUFACTURER'S INSTALLATION GUIDE & INSTRUCTIONS.
 - B) PREFABRICATED FIREPLACES & FLUES SHALL BE U.L. APPROVED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
 - C) ALL LUMBER IN CONTACT WITH MASONRY, OR CONCRETE SHALL BE PRESSURE TREATED.
 - D) BUILDER SHALL FIELD APPROVED LAYOUT OF ELECTRICAL, HVAC, REGISTER LOCATIONS AND CABLE/PHONE JACKS.
 - E) BUILDER SHALL FIELD APPROVE ALL SHOP DRAWINGS, INCLUDING TRUSSES, CABINETS AND BUILT-IN PRIOR TO INSTALLATION AND IS RESPONSIBLE TO ADDRESS ANY DISCREPANCIES WITH DESIGNER AND SUB CONTRACTORS.
 - F) LOCATE THE IGNITION SOURCE FOUND ON ANY APPLIANCE LOCATED IN THE GARAGE AT 18" ABOVE FINISHED FLOOR (MINIMUM).
 - G) CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
 - H) CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON PLANS AND AT SITE PRIOR TO BEGINNING CONSTRUCTION.
 - I) ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
 - J) ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

NOTES:

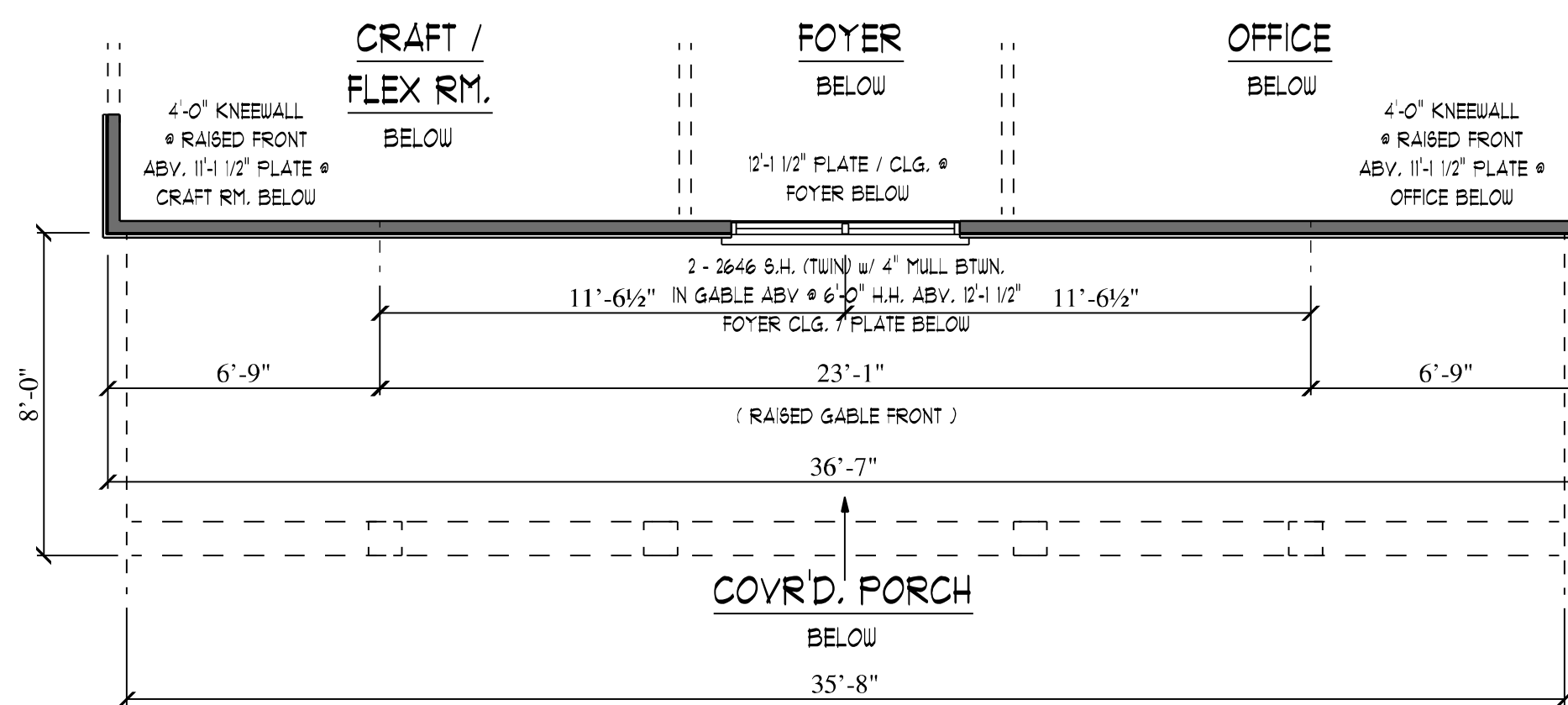
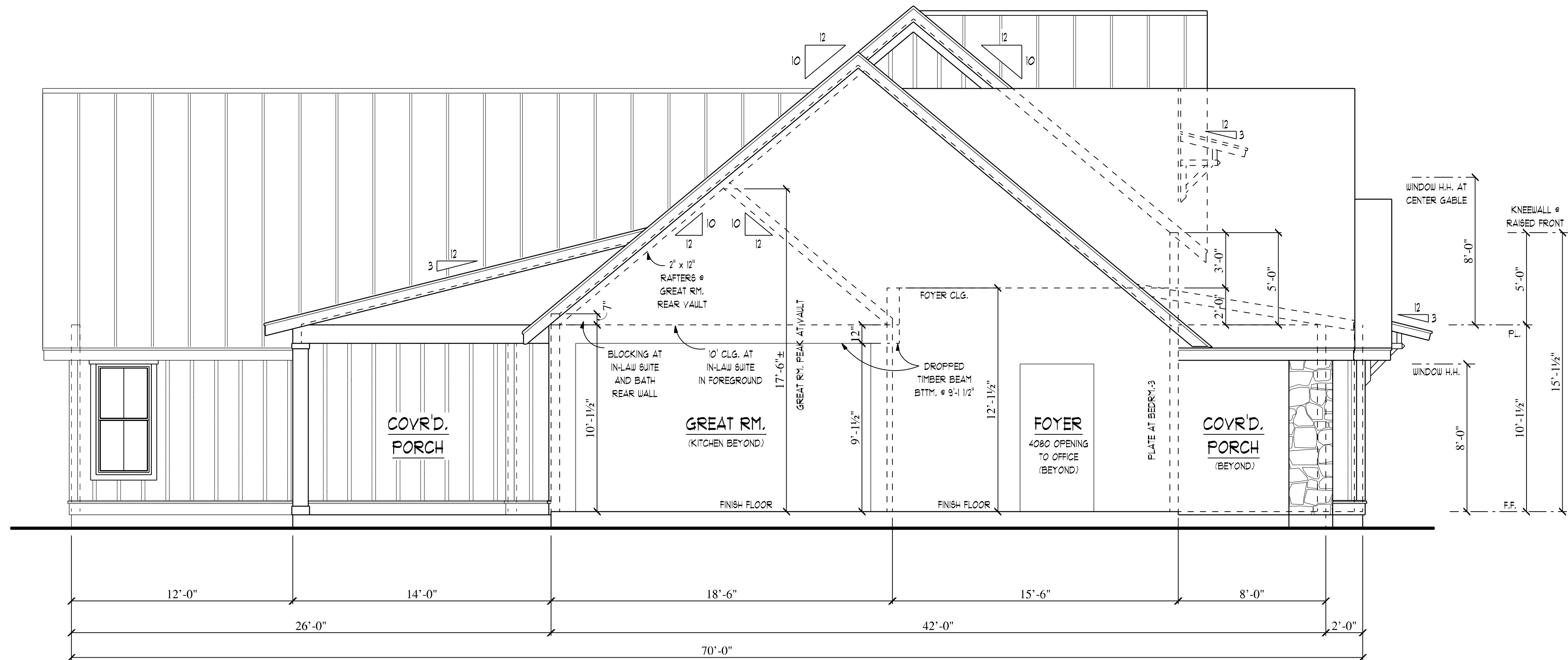
1. VERIFY ALL FOUNDATION DETAILS PER LOCAL CODES AND / OR PROFESSIONAL ENGINEER.
2. VERIFY ALL FRAMING DETAILS PER LOCAL CODES AND / OR PROFESSIONAL ENGINEER.
3. VERIFY ALL HOLDDOWN / SHEARWALL DETAILS PER LOCAL CODES AND / OR PROFESSIONAL ENGINEER.
4. CONTRACTOR RESPONSIBLE FOR ALL WATERPROOFING AND WATER MANAGEMENT DETAILS.
5. REFER TO STRUCTURAL DRAWING FOR ALL FRAMING DETAILS AND DIMENSIONS.

ARCHITECTURAL HVAC NOTES :

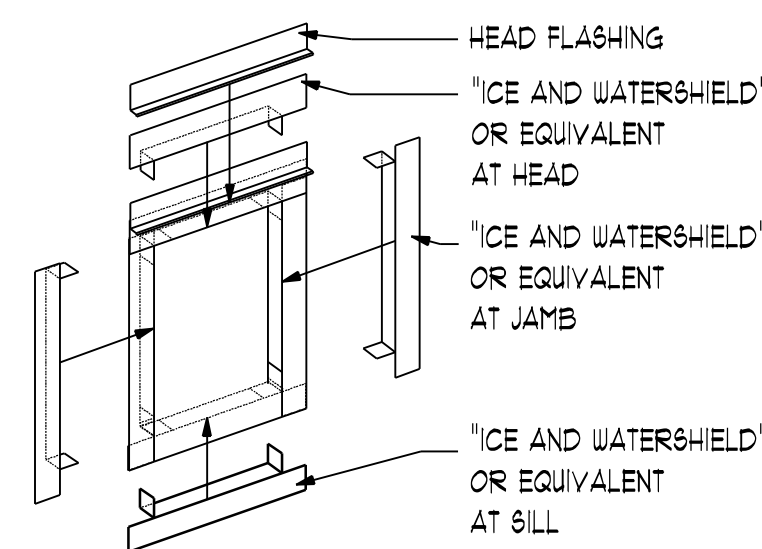
1. HVAC SUBCONTRACTOR TO PROVIDE ALL MATERIALS, SUPPLIES, COMPONENTS, AND LABOR TO COMPLETE ALL HVAC SYSTEMS FOR RESIDENCE. HVAC SUBCONTRACTOR TO CONSULT WITH DESIGN / BUILDER REGARDING SELECTION OF MANUFACTURER OF ALL SYSTEM COMPONENTS, MODEL NUMBERS AND OTHER DESCRIPTIONS OF SYSTEMS TO BE INSTALLED FOR WRITTEN APPROVAL BY CONTRACTOR PRIOR TO PROCEEDING WITH PROCUREMENT OR ANY WORK BEING PERFORMED. REGISTERS AND DIFFUSERS TO BE LINEAR SLOT TYPE, WITH MINIMAL WIDTH AND LENGTH REQUIRED FOR BEST PERFORMANCE, AND ALL LOCATIONS AND SIZES FOR EACH TO BE APPROVED BY DESIGN / BUILDER PRIOR TO PROCUREMENT AND INSTALLATION.
2. HVAC TO BE HEAT PUMP TYPE SYSTEMS, ALLOW MULTI-ZONE CONTROL.
3. HVAC SUBCONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND INSTALLING THE IN-FLOOR OR BELOW FOUNDATION EXHAUST CONDUIT FOR KITCHEN DOWN-DRAFT STOVETOP EXHAUST FAN, INCLUDING ALL COMPONENTS THAT MAY BE REQUIRED BY THE CITY OF JUSTIN FOR MAKE-UP AIR, AND ALL WIRING OR OTHER MATERIALS NECESSARY TO INSTALL A REMOTE BLOWER SYSTEM OR EXTERIOR BUILDING WALL AT APPROXIMATE LOCATION SHOWN ON PLANS.
4. SYSTEM CONTROLLER(S) TO BE CAPABLE OF CONNECTING TO RESIDENCE WIFI AND COMMUNICATION SYSTEMS TO PROVIDE FOR REMOTE CONTROL VIA SMART PHONE OR TABLET DEVICES.

ARCHITECTURAL PLUMBING NOTES :

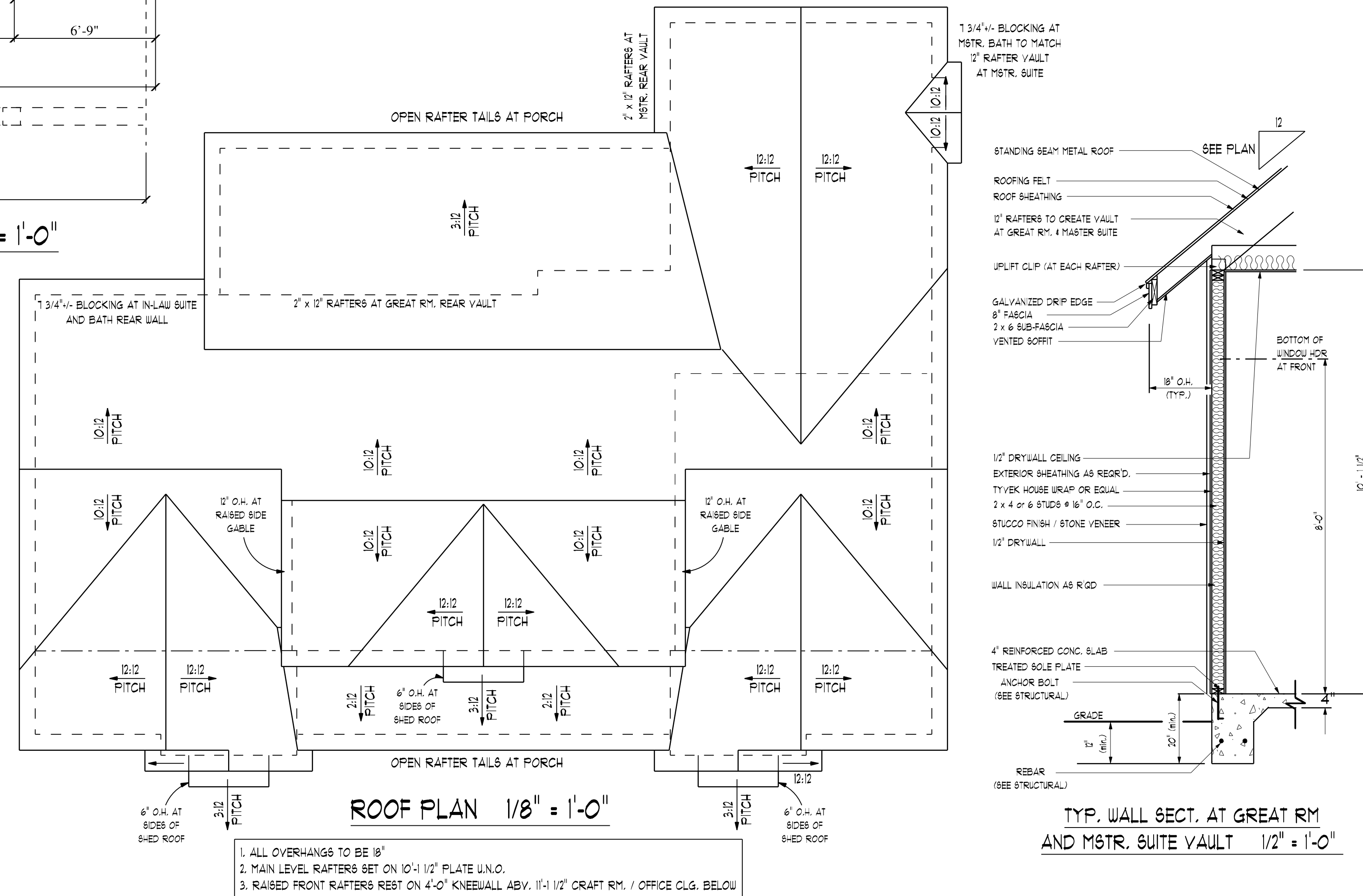
1. CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURE INCLUDING TOILETS, SINKS, FAUCETS, VALVES AND TRIMS. PLUMBING SUBCONTRACTOR SHALL PROVIDE RAINNAIL TANKLESS GAS WATER HEATER APPROVED BY THE HOMEOWNER AND SHALL INSTALL ALL PLUMBING FIXTURES INCLUDING TOP-OUTS. PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL ALL OTHER PLUMBING COMPONENTS, MATERIALS, AND LABOR NECESSARY TO CREATE A FULLY FUNCTIONAL PLUMBING SYSTEM FOR THE ENTIRE PROJECT.
2. AT THE POINT THE CITY PROVIDES A CONNECTION TO WATER AND SEWER SERVICE LINES, THE PLUMBING SUBCONTRACTOR SHALL PROVIDE ALL OTHER SERVICES, LABOR, AND MATERIALS REQUIRED TO DELIVER UNDERGROUND WATER AND SEWER SERVICE TO THE RESIDENCE PER PLAN.
3. PRIOR TO CONCRETE FOUNDATION POUR(S), PLUMBING SUBCONTRACTOR SHALL COORDINATE LOCATION OF ALL PLUMBING LINES AND COMPONENTS TO BE EMBEDDED IN OR COVERED BY CONCRETE FOUNDATION.



RAISED FRONT KNEEWALL & CENTER GABLE 1/4" = 1'-0"



WINDOW FLASHING ISOMETRIC 1/2" = 1'-0"



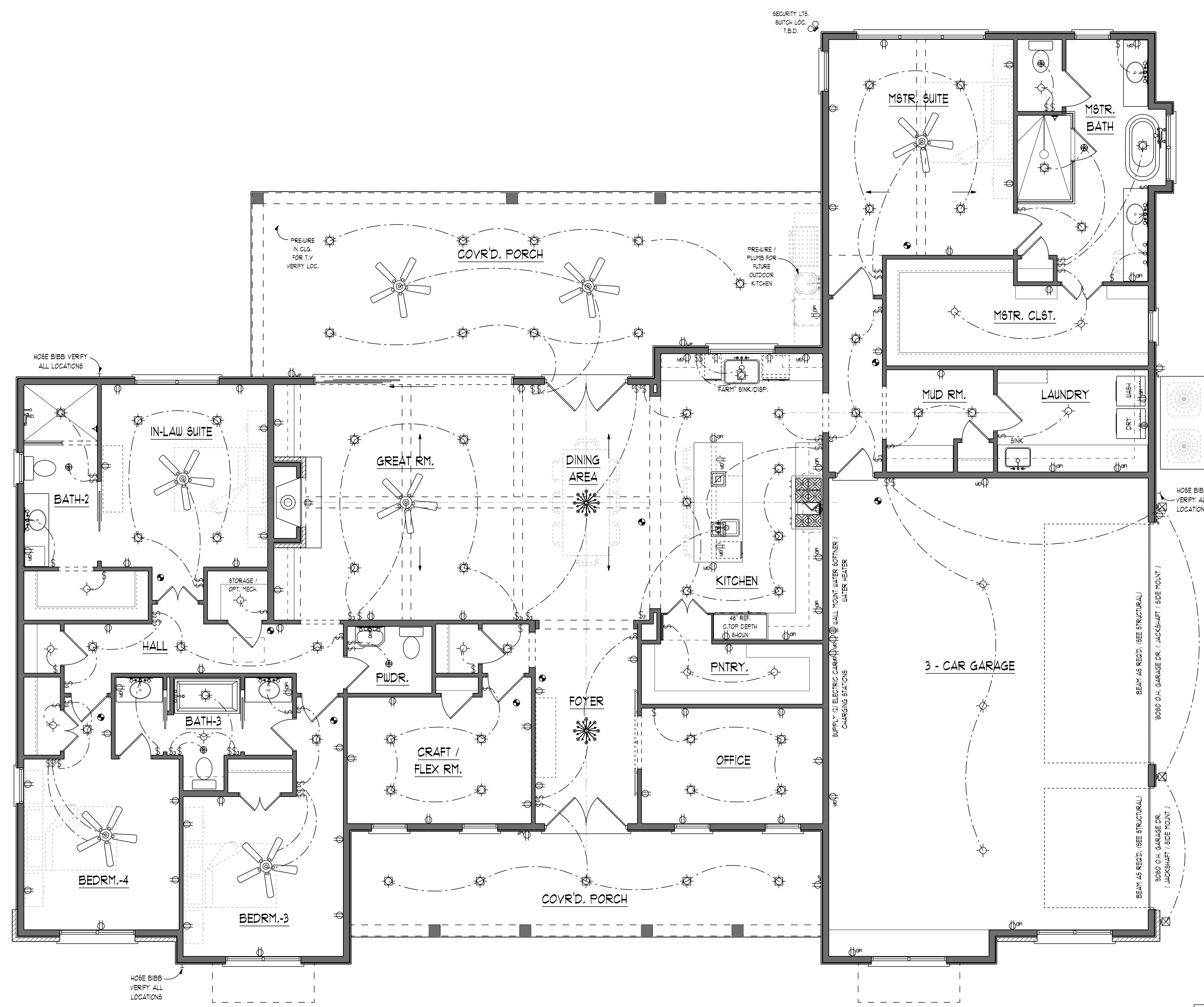
TYP. WALL SECT. AT GREAT RM AND MSTR. SUITE VAULT 1/2" = 1'-0"



CUSTOM DESIGN BY R&D DESIGNS LLC
Boucher Residence
 LOT 188 / N. FLAT ROCK WAY
 LEGACY HILLS PHASE 2



PLAN NAME: BOUCHER RESIDENCE
REVISIONS:
DRAWN BY: RTB
DATE: APRIL 2023
JOB NO.:
TITLE: ROOF PLAN / TYP. DETAILS
SHEET: A6



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan	1	
ceiling chandelier	2	
hanging pendant	2	
exterior spotlight	1	
exterior light	3	
exhaust fan	5	
light	15	
outlet	51	
outlet 220v	2	
outlet gfi	25	
outlet wp	6	
recessed	51	
smoke detector	10	
switch	44	
switch 3 way	24	
vanity bar light	1	

*** NOTE ***
 ALL PHONE, COMPUTER, & VIDEO LINES
 - NUMBER & PLACEMENT -
 TO BE DETERMINED BY BUILDER

MAIN LEVEL PLAN 1/4" = 1'-0"

*** FRAMERS NOTE ***
 SUPPLY ATTIC HATCH & LIGHT
 IN CEILING PER CODE
 EXACT LOCATION DETERMINED
 BY TRUSS LAYOUT