



GODWIN DESIGN ARCHITECTS PLLC
 104 N Ward Street
 Hughes Springs, TX 75856
 903.650.8312
 www.godwindesign.net

PROJECT CONTACTS

Derrick Godwin
 K. Jordan Godwin

DATE OF ISSUE

01.05.2022



REVISIONS

NO.	DESCRIPTION

COPYRIGHT © 2022

These drawings are copyrighted with all rights reserved by the Architect; they are and shall remain the property of Godwin Design Architects, PLLC (Architect). They are not to be used on other projects except by agreement in writing and with appropriate compensation to Godwin Design Architects, PLLC. The Contractor is responsible for confirming and correlating dimensions at job site; Godwin Design Architects, PLLC will not be responsible for construction means, methods, techniques or procedures, or for safety precautions and programs in connection with the project.

Reproduction or use of these drawings, in any form, without written consent from the Architect, is prohibited.

PROJECT NUMBER

2024-01

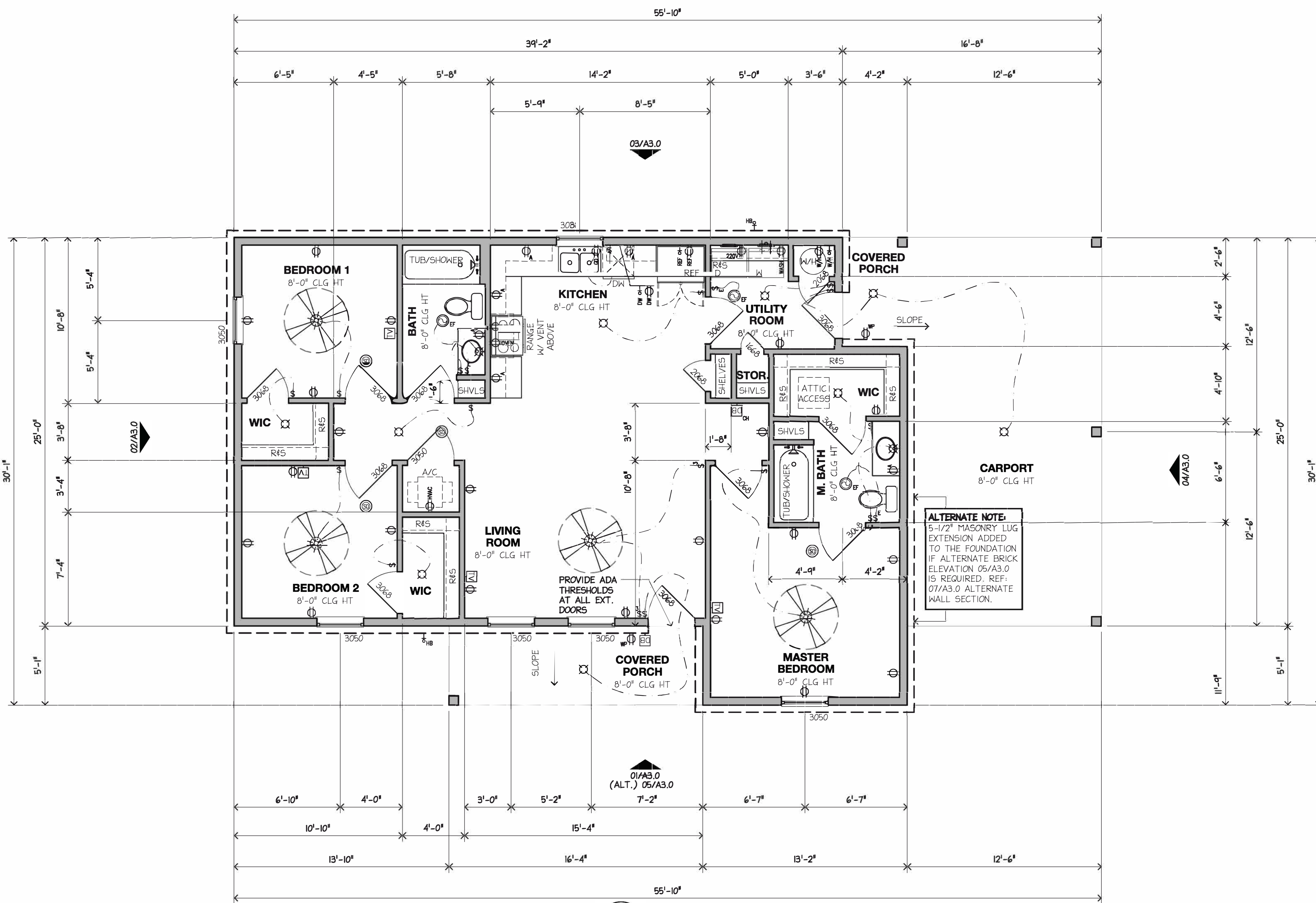
The Bluebonnet
TDHCA HOUSING
 75

SHEET CONTENTS

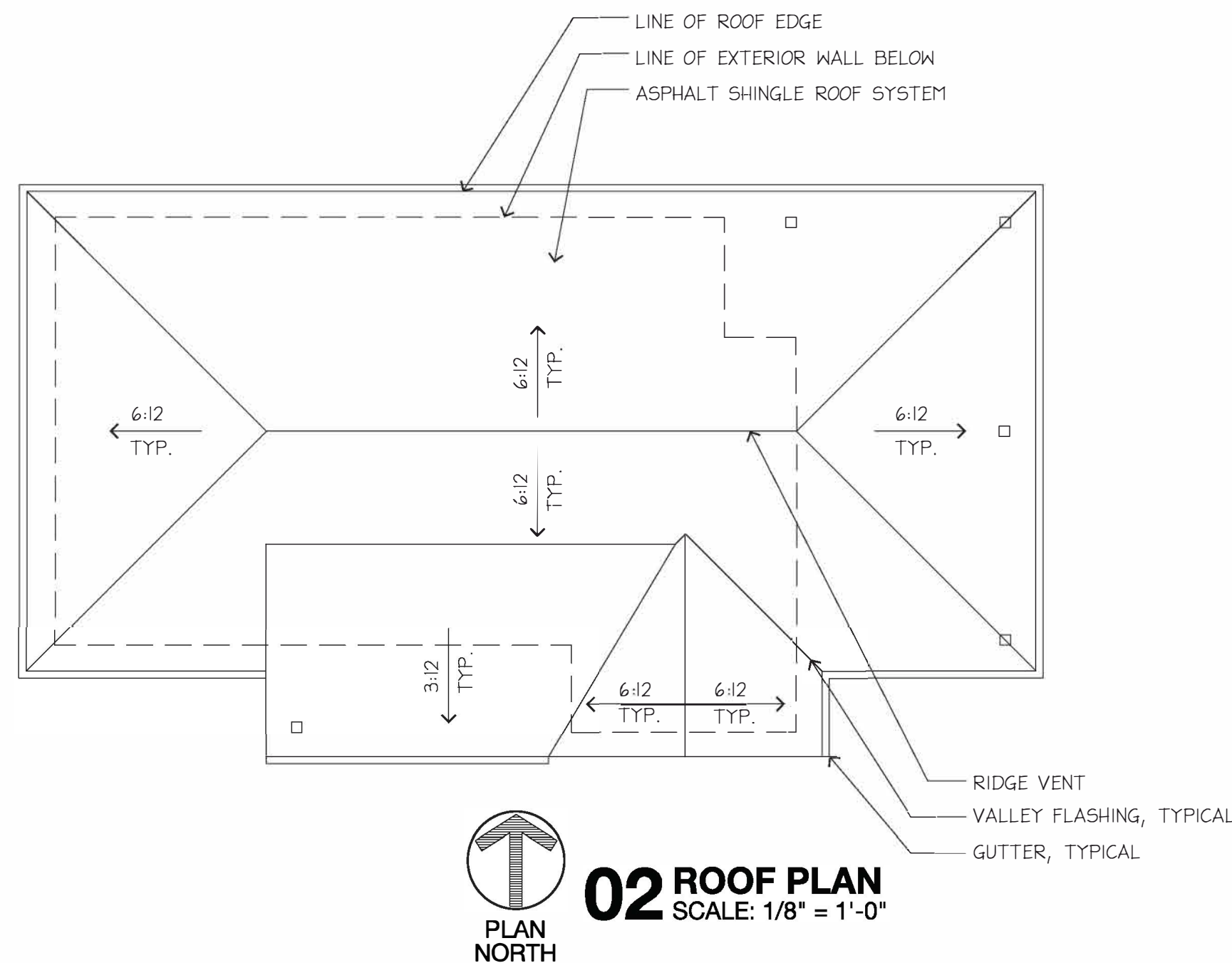
FLOOR PLAN
 + ROOF PLAN

SHEET NUMBER

A-2.0



01 FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 PLAN NORTH



02 ROOF PLAN
 SCALE: 1/8" = 1'-0"
 PLAN NORTH

POWER AND LIGHTING LEGEND

SW	WALL SWITCH
3SW	THREE WAY WALL SWITCH
DS	COMBINATION DOUBLE WALL SWITCH
J	JAMB SWITCH
F	FAN WALL SWITCH
E	EXHAUST FAN WALL SWITCH
H	HEATER WALL SWITCH
P	PUSH BUTTON SWITCH
DU	110V DUPLEX OUTLET
DUA	110V DUPLEX OUTLET ABOVE COUNTER
DUP	110V DUPLEX WEATHER PROOF OUTLET
DUS	110V DUPLEX OUTLET W/ USB CHARGER
220V	220V OUTLET
FDO	110V FLOOR DUPLEX OUTLET
DO	110V OUTLET (GARAGE DOOR OPENER)
SD	SMOKE DETECTOR
EFH	EXHAUST FAN/HEATER
EF	EXHAUST FAN
DB	DOOR BELL
DBC	DOOR BELL CHIMES
S	SPEAKER
TCO	TV CABLE OUTLET
DJ	DATA JACK
GC	GAS CONNECTION
HB	HOSE BIB
WL	WATER LINE
SMLF	SURFACE MOUNTED LIGHT FIXTURE
WMLF	WALL MOUNTED LIGHT FIXTURE
PLF	PENDENT LIGHT FIXTURE
RLF	RECESSED LIGHT FIXTURE
RELF	RECESSED EYEBALL LIGHT FIXTURE
OFLF	OUTDOOR FLOOD LIGHT
ULF	UNDERCABINET LIGHT FIXTURE
FL	FLUORESCENT LIGHT
CF	CEILING FAN
CFKL	CEILING FAN WITH LIGHT KIT

- NOTES:**
- PROVIDE SMOKE ALARM/DETECTORS IN SPACES ADJACENT TO SLEEPING AREAS, IN SLEEPING AREAS, AND NO MORE THAN (3) THREE FEET AWAY FROM THE DOOR TO SPACES WITH SHOWERS AND/OR BATH TUBS.
 - PROVIDE GFCI OUTLETS AT VANITIES, KITCHEN COUNTERTOPS, UTILITY/LAUNDRY ROOMS, AND EXTERIOR OUTLETS.
 - PROVIDE EXHAUST FANS IN THE UTILITY/LAUNDRY ROOM AND BATH AREAS.
 - HOSE BIBS SHALL HAVE SOLID MOUNTED BRASS PIPE STUB-OUTS.
 - HVAC RETURN AIR GRILLES SHALL BE FILTER-TYPE.
 - USE ONLY SUBSTANTIALLY CONSTRUCTED, STABLE HEATING DEVICES. ADEQUATELY VENTILATE AREAS WHERE HEAT IS GENERATED BY COMBUSTION.
 - VERIFY ALL APPLIANCE POWER REQUIREMENTS PRIOR TO INSTALLATION.
 - ENSURE INSTALLED LIGHT FIXTURES PROVIDE APPROPRIATE LIGHT LEVELS FOR THE SPACE IN WHICH IT IS INSTALLED.

GENERAL NOTES

- ALL HOUSES CONSTRUCTED USING HOME FUNDS MUST MEET ACCESSIBILITY REQUIREMENTS ACCORDING TO THE TEXAS GOVERNMENT CODE SECTION 2306.514.
- IT IS THE INTENT AND MEANING OF THESE CONTRACT DOCUMENTS TO ILLUSTRATE THE DESIGN INTENT. THE MEANS AND METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED AND ASSOCIATED WITH ALL PHASES OF WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, AS WELL AS ANY APPLICABLE CODES REGULATIONS, ORDINANCES AND STANDARDS HAVING JURISDICTION.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT JOBSITE. NOTIFY ARCHITECT OF DEVIATIONS WHICH REQUIRE MODIFICATION IN ORDER TO COMPLETE THE WORK AS SHOWN.
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF PERSONS AND PROPERTY. THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- ALL FINISH GRADE ELEVATIONS SHALL BE ACCOMPLISHED IN A MANNER TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. IN NO CASE SHALL WATER BE ALLOWED TO POND.
- WHERE NEW BUILDING SLABS ARE INSTALLED, PROVIDE SOIL POISONING FOR TERMITES UNDER THE BUILDING.
- SPRAY OR BRUSH ALL EXPOSED EXTERIOR LUMBER, CEDAR, AND/OR WOOD PRODUCTS WITH BORA-CARE WOOD TREATMENT PRIOR TO PAINT, STAIN, OR SEALING FOR WOOD DESTROYING ORGANISM PREVENTION. BORA-CARE SHALL BE PROFESSIONALLY APPLIED BY CERTIFIED PEST CONTROL AGENTS. FOLLOW ALL MANUFACTURERS' INSTRUCTIONS AND REQUIREMENTS FOR PROPER APPLICATION.
- ALL STRUCTURE, FRAMING, AND MATERIALS SHALL COMPLY WITH I.R.C. REQUIREMENTS. FRAMING TO BE MADE PLUMB, LEVEL, AND TRUE THROUGHOUT. PROVIDE SHEET METAL SHIELDS AT ALL PLUMBING VENT AND PIPE PENETRATIONS THRU PLATES. PROVIDE FIRE BLOCKING AT MID-HEIGHT OF ALL WALLS. PROVIDE SHEET METAL GUSSETS AT ALL DOOR HEADERS.
- PROVIDE TEMPERED GLASS AT SHOWER DOORS, GLASS OR FRENCH DOORS AND WINDOWS THAT OCCUR WITHIN 18" OF EXTERIOR DOORS.
- PROVIDE 1/2" WATERPROOF (GREEN) GYPSUM WALL BOARD AT ALL SHOWER AND TUB WALLS AND CEILINGS, AT WALLS SURROUNDING THE WASHER AND DRYER, AND WITHIN THE WATER HEATER CLOSET(S).
- ALL DIMENSIONS ARE TO FACE OF STUD AND CENTERLINE UNLESS NOTED OTHERWISE. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- FIELD VERIFY ALL OPENING MEASUREMENTS FOR CABINETS, WINDOWS, AND DOOR FRAMES AFTER FRAMING IS COMPLETE.
- DO NOT DISASSEMBLE THIS SET. ALL SHEETS CONTAIN DATA PERTINENT TO THE PROJECT.

WALL LEGEND

	TYPICAL EXTERIOR PARTITION (A) HORIZONTAL LAP SIDING OVER (B) WEATHER-RESISTANT BARRIER ON 1/2" APA-RATED SHEATHING ON (C) 2X6 STUDS @ 16" O.C. WITH R-20 THERMAL BATT INSULATION AND (D) 1/2" GWB ON INTERIOR SIDE.
	ALTERNATE EXTERIOR PARTITION (E) MASONRY BRICK VENEER WITH AIR GAP OVER (F) WEATHER-RESISTANT BARRIER ON 1/2" APA-RATED SHEATHING ON (G) 2X6 STUDS @ 16" O.C. WITH R-20 THERMAL BATT INSULATION AND (H) 1/2" GWB ON INTERIOR SIDE.
	TYPICAL INTERIOR PARTITION (J) 1/2" GWB ON (K) 2X4 STUDS, UNLESS INDICATED OTHERWISE, @ 16" O.C.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA):
 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH, MEET, OR EXCEED THE RULES, LIMITS, REGULATIONS, AND STANDARDS OF THE TDHCA MINIMUM CONSTRUCTION STANDARDS SPECIFICATION.

AREA CALCULATIONS

HOUSE (A/C)	1,121 SF
COVERED PORCH	108 SF
CARPOR	313 SF
TOTAL AREA	1,542 SF



GODWIN DESIGN ARCHITECTS PLLC
104 N Ward Street
Hughes Springs, TX 75656
903.650.8312
www.godwindesign.net

PROJECT CONTACTS
Derrick Godwin
K. Jordan Godwin

DATE OF ISSUE
01.05.2022



REVISIONS

COPYRIGHT © 2022
These drawings are copyrighted with all rights reserved by the Architect; they are and shall remain the property of Godwin Design Architects, PLLC (Architect). They are not to be used on other projects except by agreement in writing and with appropriate compensation to Godwin Design Architects, PLLC. The Contractor is responsible for confirming and correlating dimensions at job site; Godwin Design Architects, PLLC will not be responsible for construction means, methods, techniques or procedures, or for safety precautions and programs in connection with the project.

Reproduction or use of these drawings, in any form, without written consent from the Architect, is prohibited.

PROJECT NUMBER
2204-01

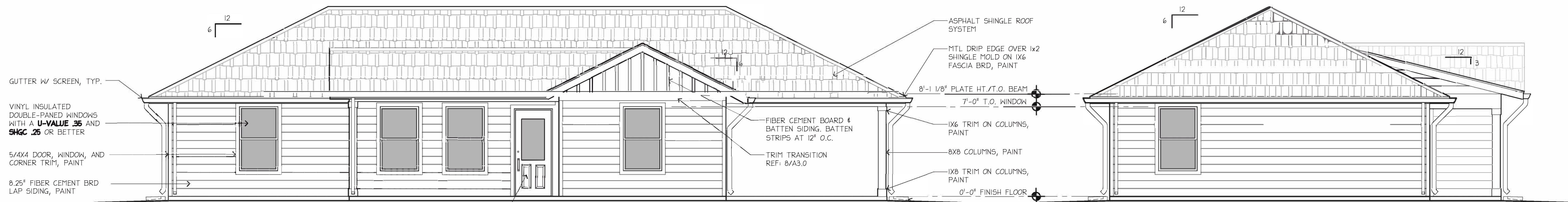
The Bluebonnet
TDHCA HOUSING

SHEET CONTENTS

EXTERIOR
ELEVATIONS
+ SECTIONS

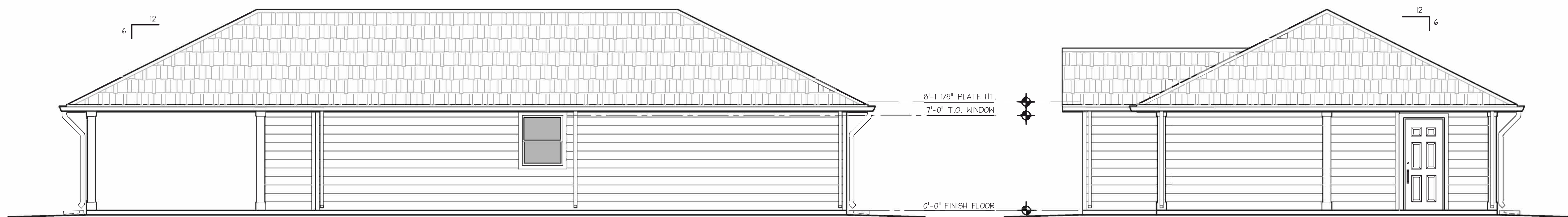
SHEET NUMBER

A-3.0



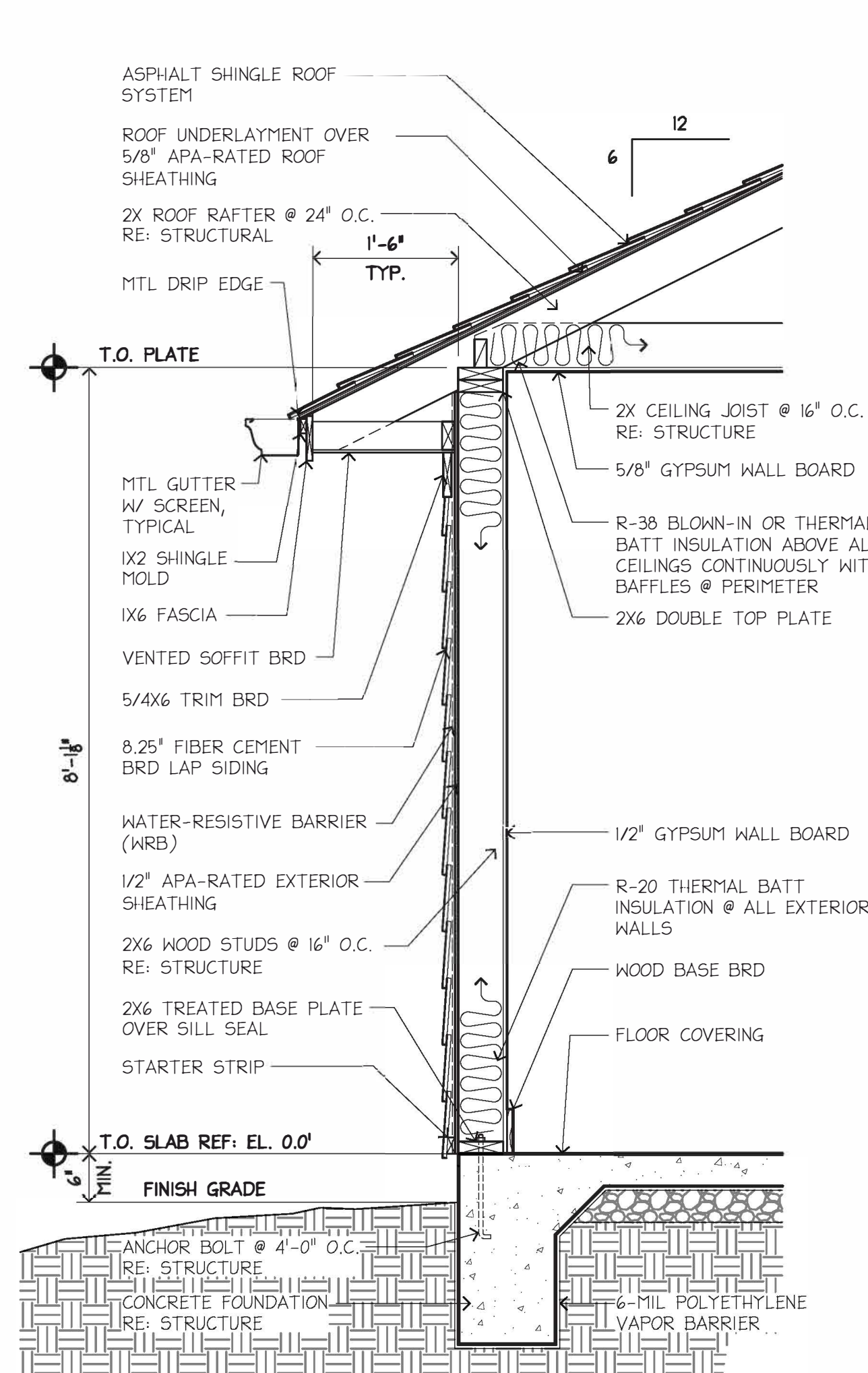
01 EXTERIOR ELEVATION - FRONT
SCALE: 1/4" = 1'-0"

02 EXTERIOR ELEVATION - SIDE
SCALE: 1/4" = 1'-0"
(REFER TO ELEVATION 01 FOR GENERAL NOTES)

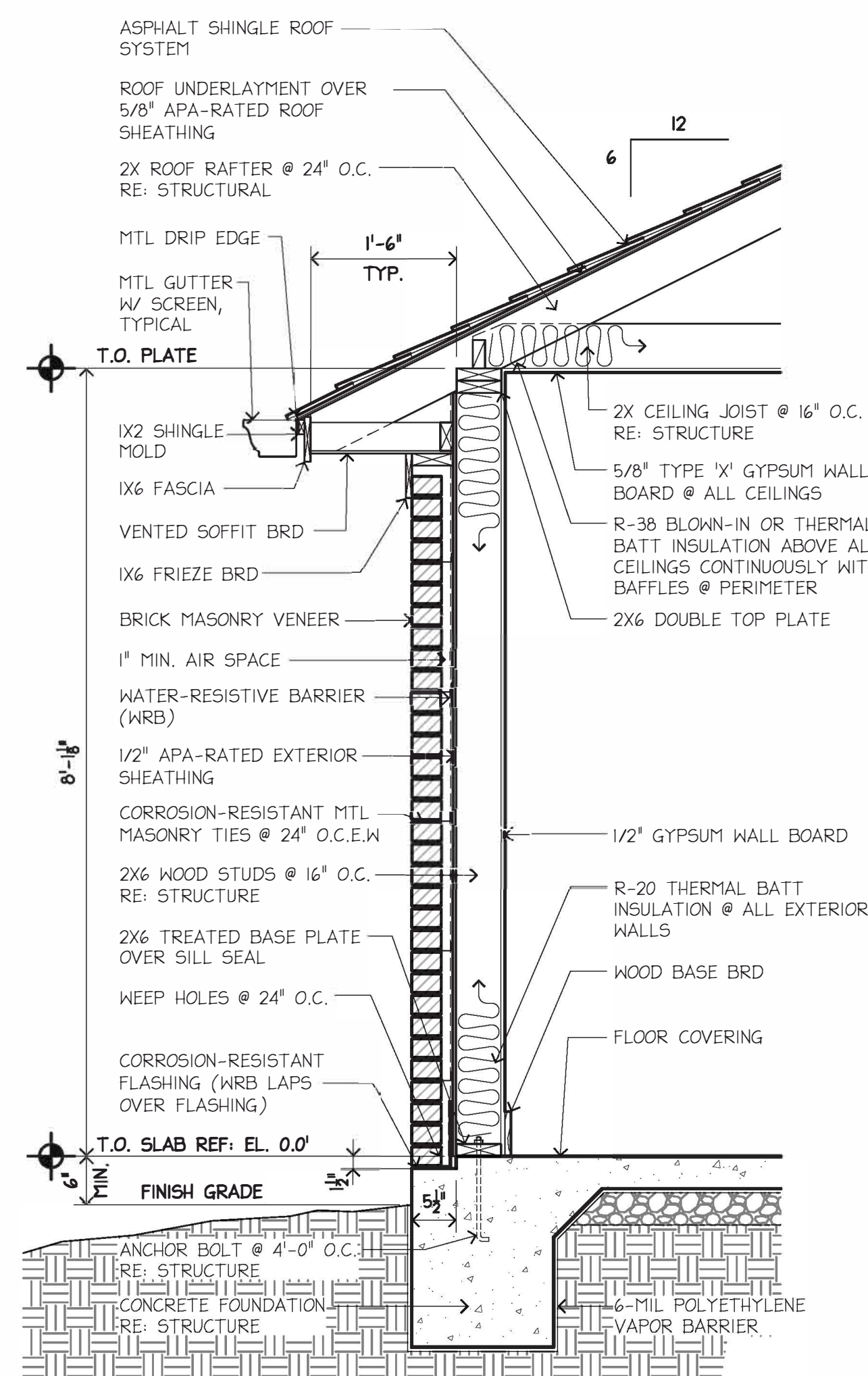


03 EXTERIOR ELEVATION - BACK
SCALE: 1/4" = 1'-0"
(REFER TO ELEVATION 01 FOR GENERAL NOTES)

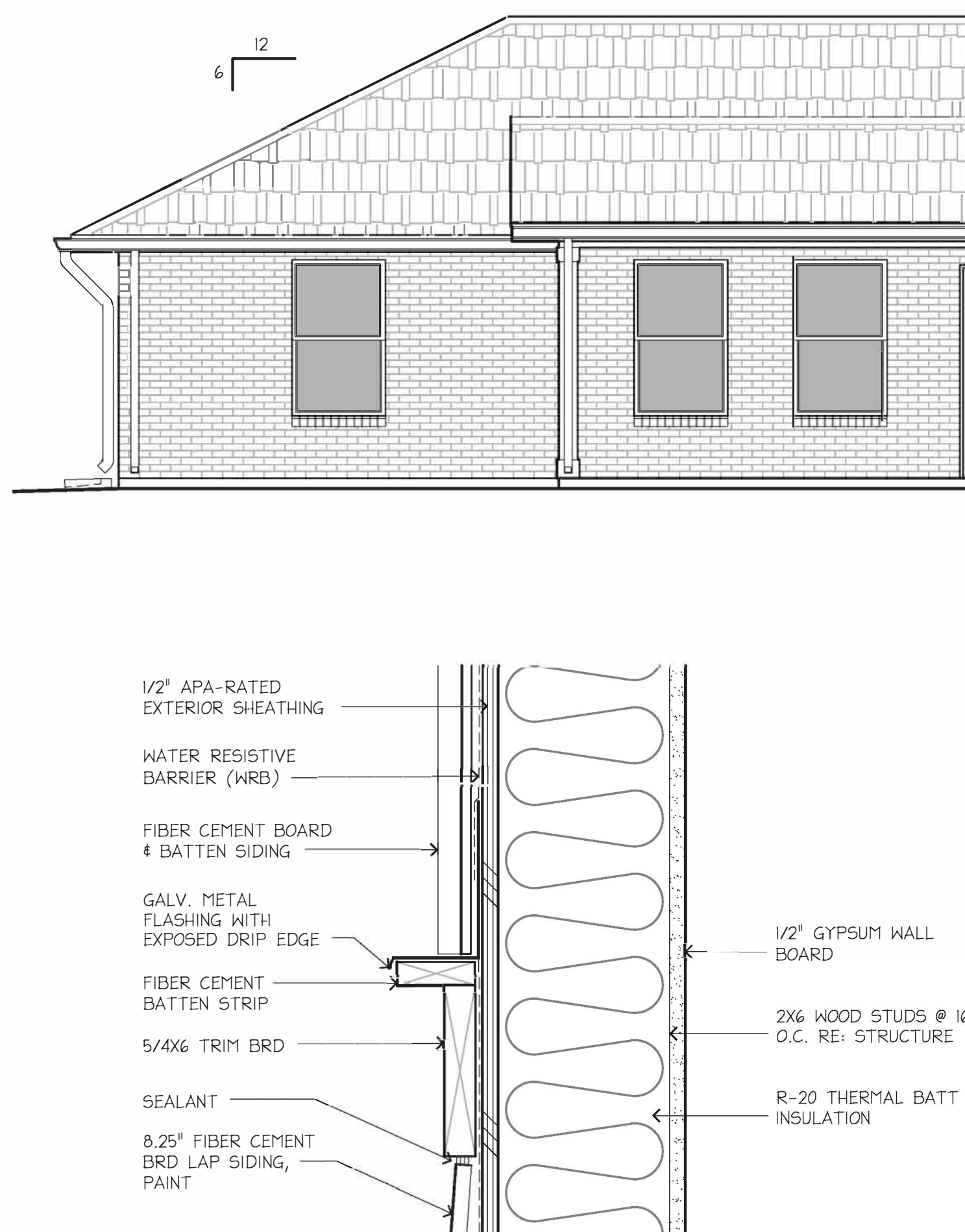
04 EXTERIOR ELEVATION - SIDE
SCALE: 1/4" = 1'-0"
(REFER TO ELEVATION 01 FOR GENERAL NOTES)



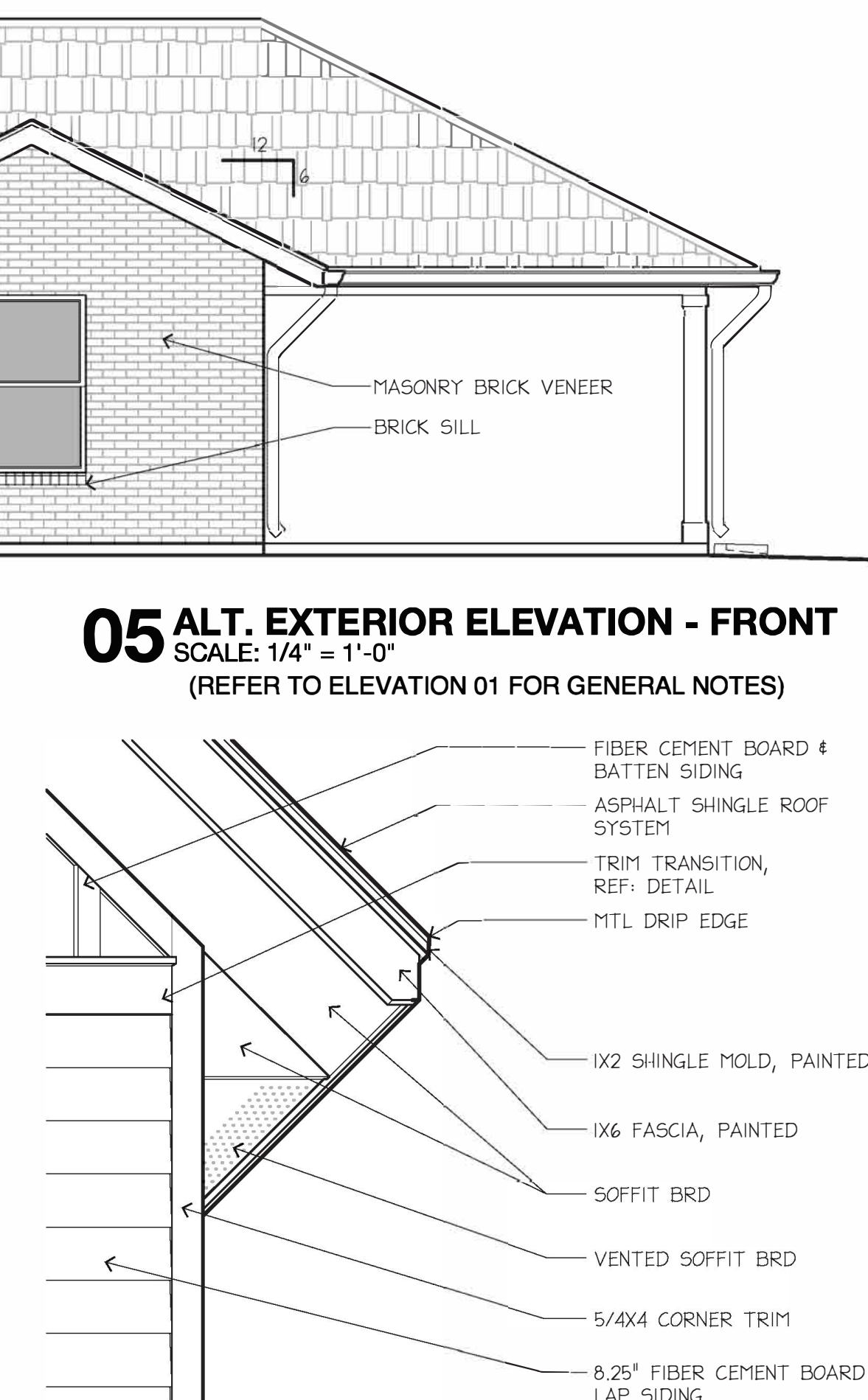
06 TYPICAL WALL SECTION W/ SIDING
SCALE: 3/4" = 1'-0"



07 ALTERNATE WALL SECTION W/ MASONRY
SCALE: 3/4" = 1'-0"



08 WALL DETAIL
SCALE: 3" = 1'-0"



05 ALT. EXTERIOR ELEVATION - FRONT
SCALE: 1/4" = 1'-0"
(REFER TO ELEVATION 01 FOR GENERAL NOTES)

09 RAKE-TO-EAVE DETAIL
SCALE: 3/4" = 1'-0"