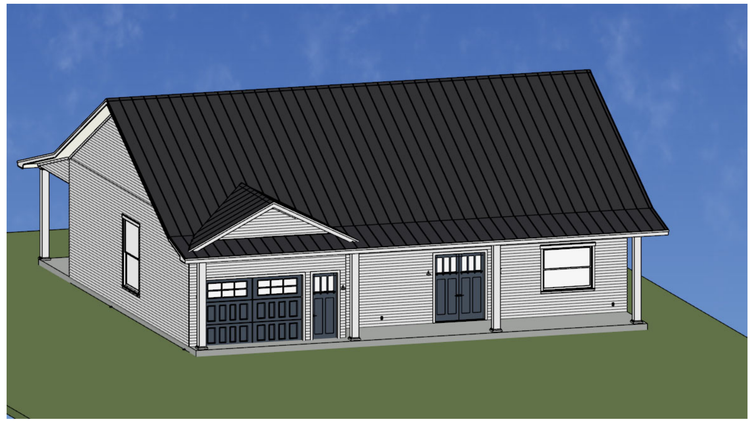
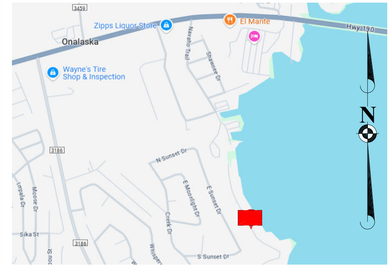
PATTERSON RESIDENCE
462 LAKEFRONT DR
ONALASKA, TX 77360



CONCEPT RENDERING

VICINITY MAP



SHEET INDEX

ID	NAME
G100	COVER PAGE
A100	SITE PLAN
A101	FLOOR PLAN - LEVEL 1
A201	ROOF PLAN
A301	ELEVATIONS (FRONT & REAR)
A302	ELEVATIONS (RIGHT & LEFT)
E101	ELECTRICAL PLAN - LEVEL 1

GENERAL NOTES

1. THESE DOCUMENTS COMPRISE A PORTION OF A CONTRACT BETWEEN THE OWNER AND THE GENERAL CONTRACTOR. NO CONTRACT IS IMPLIED OR STATED BETWEEN THE OWNER AND ANY OTHER PARTY, NOR BETWEEN THE DESIGNER AND ANY PARTY.
2. NO SET OF CONTRACT DOCUMENTS IS ABLE TO CONTAIN ALL THE INFORMATION REQUIRED TO CONSTRUCT A PROJECT. INTERPRETATION BY THE GENERAL CONTRACTOR IS REQUIRED. BY USE OF THESE DOCUMENTS, BOTH THE OWNER AND THE GENERAL CONTRACTOR ASSENT TO THIS UNDERSTANDING OF THE NATURE OF CONTRACT DOCUMENTS.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF MINOR DETAILS AND APPURTENANCES NOT SHOWN IN THE CONTRACT DOCUMENTS.
4. THE GENERAL CONTRACTOR AND HIS/HER SUBCONTRACTORS ARE RESPONSIBLE FOR THE FINAL DESIGN OF THE HVAC, PLUMBING, AND ELECTRICAL SYSTEMS.
5. THE GENERAL CONTRACTOR MAY NOT REVISE OR MODIFY THE CONTRACT DOCUMENTS, IN WHOLE OR IN PART, WITHOUT THE PRIOR APPROVAL OF THE OWNER. CONSULTATION WITH THE DESIGNER BEFOREHAND IS STRONGLY RECOMMENDED.
6. THE GENERAL CONTRACTOR MAY NOT MODIFY THE PLANS, ELEVATIONS, OR SITE PLAN SHOWN IN THE CONTRACT DOCUMENTS WITHOUT OBTAINING DESIGNER CONSULTATION AND OWNER APPROVAL BEFOREHAND.
7. SHOULD THE OWNER REQUEST CHANGES TO THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE CHANGES DO NOT RESULT IN A BUILT CONDITION THAT DOES NOT COMPLY WITH CODES AND/OR REGULATIONS. CONSULTATION WITH THE DESIGNER AND/OR AN INSPECTOR IS HIGHLY RECOMMENDED.
8. THE DESIGNER IS NOT AN INSPECTOR AND IS NOT LIABLE FOR THE GENERAL CONTRACTOR'S FAILURE TO EXECUTE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND/OR IN CONFORMANCE WITH ANY AND/OR ALL APPLICABLE CODES, LAWS, STATUTES AND REGULATIONS.
9. THE OWNER SHALL NOT BE HELD LIABLE NOR BE MADE TO PAY FOR THE REMEDIATION OF WORK JUDGED SUBSTANDARD AND/OR REJECTED BY THE OWNER, AND/OR ANY INSPECTOR (MUNICIPAL OR THIRD-PARTY). THE OWNER ALONE RESERVES THE RIGHT TO ACCEPT WORK JUDGED SUBSTANDARD. SHOULD THE OWNER ELECT TO ACCEPT SUBSTANDARD WORK, THE OWNER RESERVES THE RIGHT TO REQUEST MONETARY CREDIT AND/OR A REDUCTION IN THE CONTRACT SUM.
10. THE OWNER SHALL BE PERMITTED TO ACCESS THE PROJECT SITE, IN PART AND AS A WHOLE, AT ANY REASONABLE TIME WITHOUT PRIOR NOTICE. IF THE PROJECT SITE, IN PART OR AS A WHOLE, IS LOCKED OR OTHERWISE SECURED, THE OWNER SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO GAIN ACCESS.
11. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL SUCH BONDING, SURETIES, AND INSURANCES SUCH AS MAY BE REQUIRED TO SHIELD THE OWNER FROM CLAIMS PERTAINING TO THE GENERAL CONTRACTOR'S AND/OR SUBCONTRACTORS' EXECUTION OF THE WORK AND THEIR RESPECTIVE CONDUCT ONSITE.
12. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT WORKING CONDITIONS ONSITE ARE SAFE AND COMPLY WITH ALL RELEVANT RULES, LAWS, CODES, AND STANDARDS. LIKEWISE, THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL PERSONNEL ONSITE CONDUCT THEMSELVES IN A SAFE AND PRUDENT MANNER AT ALL TIMES, WHETHER OR NOT THE GENERAL CONTRACTOR IS PRESENT.

CODES - REGULATIONS - STANDARDS

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING BUILT COMPLIANCE WITH ALL CODES, REGULATIONS, AND STANDARDS SUCH AS MAY BE IN FORCE. THESE CODES INCLUDE BUT MAY NOT BE LIMITED TO:

   2021 National Electrical Code
   2021 International Fire Code, 2015 Uniform Mechanical Code
   2021 Uniform Plumbing Code, 2021 International Residential Code
   (or most current year relevant codes)

2. SHOULD THE GENERAL CONTRACTOR BECOME AWARE OF A CONDITION SHOWN OR DEPICTED IN THE CONTRACT DOCUMENTS THAT WOULD RESULT IN A VIOLATION OF ANY CODE OR REGULATION LISTED ABOVE, THE GENERAL CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY FOR RESOLUTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMIT NOT PROVIDED BEFOREHAND BY THE OWNER.
4. THE GENERAL CONTRACTOR AND/OR HIS/HER SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
5. NEITHER THE OWNER NOR THE DESIGNER SHALL BE CONSIDERED TO ACT IN THE ROLE OF AN INSPECTOR. WHILE THE OWNER AND THE DESIGNER SHALL ENDEAVOR TO ALERT THE GENERAL CONTRACTOR TO ANY PERCEIVED OR OBSERVED DEFECT IN THE CONSTRUCTION, FAILURE TO DO SO SHALL NOT IN ANY WAY RELIEVE THE GENERAL CONTRACTOR FROM HIS/HER OBLIGATION TO ENSURE THAT THE BUILT WORK IS SAFE, OF GOOD QUALITY, AND COMPLIANT WITH ALL RELEVANT CODES AND REGULATIONS.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK, WHETHER PERFORMED BY SUBCONTRACTORS OR BY THE GENERAL CONTRACTOR HIM/HERSELF, IS OF GOOD WORKMANSHIP AND QUALITY.

SQUARE FOOTAGE

LIVING LEVEL 1	= 1807 SF
TOTAL HEATED	= 1807 SF
FRONT PORCH	= 491 SF
PATIO	= 343 SF
GARAGE	= 661 SF
TOTAL	= 1495 SF
TOTAL UNDER ROOF	= 3302 SF

PROJECT DESCRIPTION

SUMMARY:

NEW 1-STORY RESIDENTIAL DWELLING WITH GARAGE

OWNER:

DAVID PATTERSON
462 LAKEFRONT DR
ONALASKA, TX 77360

DESIGNER:

BEARD DRAFTING & DESIGN LLC
2410 US HWY 190 W, SUITE B
LIVINGSTON, TX 77351
936-967-8393

ENGINEER:

LEN FAIRBANKS

PRELIMINARY DRAWINGS ONLY

THESE DRAWINGS ARE FOR REVIEW ONLY
NOT FOR USE IN CONSTRUCTION

THIS PLAN IS THE PROPERTY OF BEARD DRAFTING & DESIGN. THE PURCHASER OF THIS PLAN IS GRANTED THE RIGHT TO CONSTRUCT A TOTAL OF ONLY ONE PROJECT FROM THIS PLAN. IT IS UNLAWFUL TO REPRODUCE ANY PART OF THIS PLAN EITHER ON PAPER OR ON SITE, WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER. CONSTRUCTION OF THIS PLAN IS TO BE IN CONFORMATION WITH ALL LOCAL ORDINANCES AND BLDG. CODES APPLICABLE. CONTRACTOR AND SUB-CONTRACTORS SHOULD CHECK ALL DRAWINGS PRIOR TO CONSTRUCTION.

#	DATE	REVISIONS
1		

PATTERSON RESIDENCE
462 LAKEFRONT DR
ONALASKA, TX 77360

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

SEAL DATE:

BEARD DRAFTING & DESIGN

DESIGNED BY:	SWB
CHECK BY:	SWB
PROJECT:	24-148
DATE:	02.26.2025

G001

DRAWING NOTES:

1	FOR REFERENCE ONLY. SEE OWNER/BUILDER FOR SPECIFIC LOCATIONS OF STRUCTURES
2	VERIFY ALL CONFIGURATIONS AND MATERIALS WITH OWNER PRIOR TO CONSTRUCTION

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. BEARD DRAFTING & DESIGN LLC IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER. ANY DISCREPANCIES SHALL BE REPORTED TO BEARD DRAFTING & DESIGN LLC FOR CORRECTIONS BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTOR AND/OR OWNER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.

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PATTERSON RESIDENCE
462 LAKEFRONT DR
ONALASKA, TX 77360

MEMBER
AIBD
AMERICAN INSTITUTE of BUILDING DESIGN

SEAL DATE:

BEARD DRAFTING & DESIGN

DESIGNED BY:	SWB
CHECK BY:	SWB
PROJECT:	24-148
DATE:	02.26.2025

A100

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

PRELIMINARY DRAWINGS ONLY
THESE DRAWINGS ARE FOR REVIEW ONLY
NOT FOR USE IN CONSTRUCTION

DRAWING NOTES:

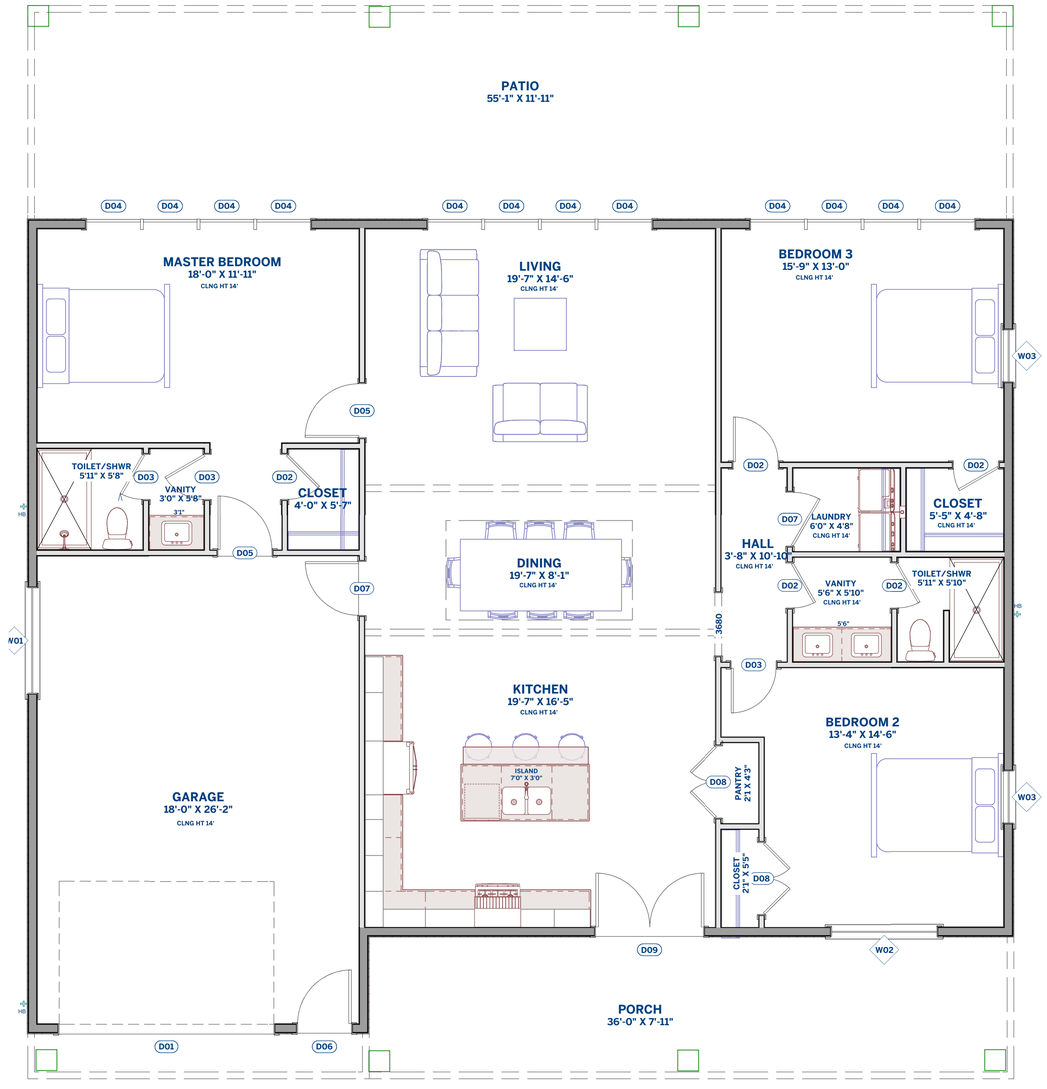
1	SPECIFICATIONS AND FINISHES TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION
2	ALL DIMENSIONS ARE TO CENTER OF STUD UNLESS OTHERWISE NOTED
3	ALL DOOR AND WINDOW LABELS ARE WRITTEN IN FEET AND INCHES. EX: "3068" = 3'-0" X 6'-8"
4	ROOM LABEL SIZES ARE APPROXIMATE, SEE DIMENSIONS FOR ACTUAL STUD DISTANCES

DOOR SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	HEADER
D01	12080	1	1	12080	144"	96"	GARAGE-GARAGE DOOR CHD05	2"X12"X152" (2)
D02	2680	5	1	2680 L IN	30"	96"	HINGED-DOOR P04	2"X6"X35" (2)
D03	2680	3	1	2680 R IN	30"	96"	HINGED-DOOR P04	2"X6"X35" (2)
D04	3080	12	1	3080 L EX	36"	96"	EXT. HINGED-GLASS PANEL	2"X6"X41" (2)
D05	3080	2	1	3080 L IN	36"	96"	HINGED-DOOR P04	2"X6"X41" (2)
D06	3080	1	1	3080 R EX	36"	96"	EXT. HINGED-DOOR E21	2"X6"X41" (2)
D07	3080	2	1	3080 R IN	36"	96"	HINGED-DOOR P04	2"X6"X41" (2)
D08	4080	2	1	4080 L/R IN	48"	96"	DOUBLE HINGED-DOOR P04	2"X6"X53" (2)
D09	6080	1	1	6080 L/R EX	72 5/16"	96"	EXT. DOUBLE HINGED-DOOR E21	2"X6"X77 5/16" (2)

WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	HEADER
W01	6080DH	1	1	6080DH	72"	96"	DOUBLE HUNG	2"X6"X76" (2)
W02	6050DH	1	1	6050DH	72"	60"	DOUBLE HUNG	2"X6"X76" (2)
W03	3080DH	2	1	3080DH	36"	96"	DOUBLE HUNG	2"X6"X40" (2)



FLOOR PLAN - ANNOTATED

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

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. BEARD DRAFTING & DESIGN LLC IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER. ANY DISCREPANCIES SHALL BE REPORTED TO BEARD DRAFTING & DESIGN LLC FOR CORRECTIONS BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTOR AND/OR OWNER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.

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PATTERSON RESIDENCE
462 LAKEFRONT DR
ONALASKA, TX 77360

MEMBER AIBD
AMERICAN INSTITUTE of BUILDING DESIGN

SEAL DATE:

BEARD DRAFTING & DESIGN

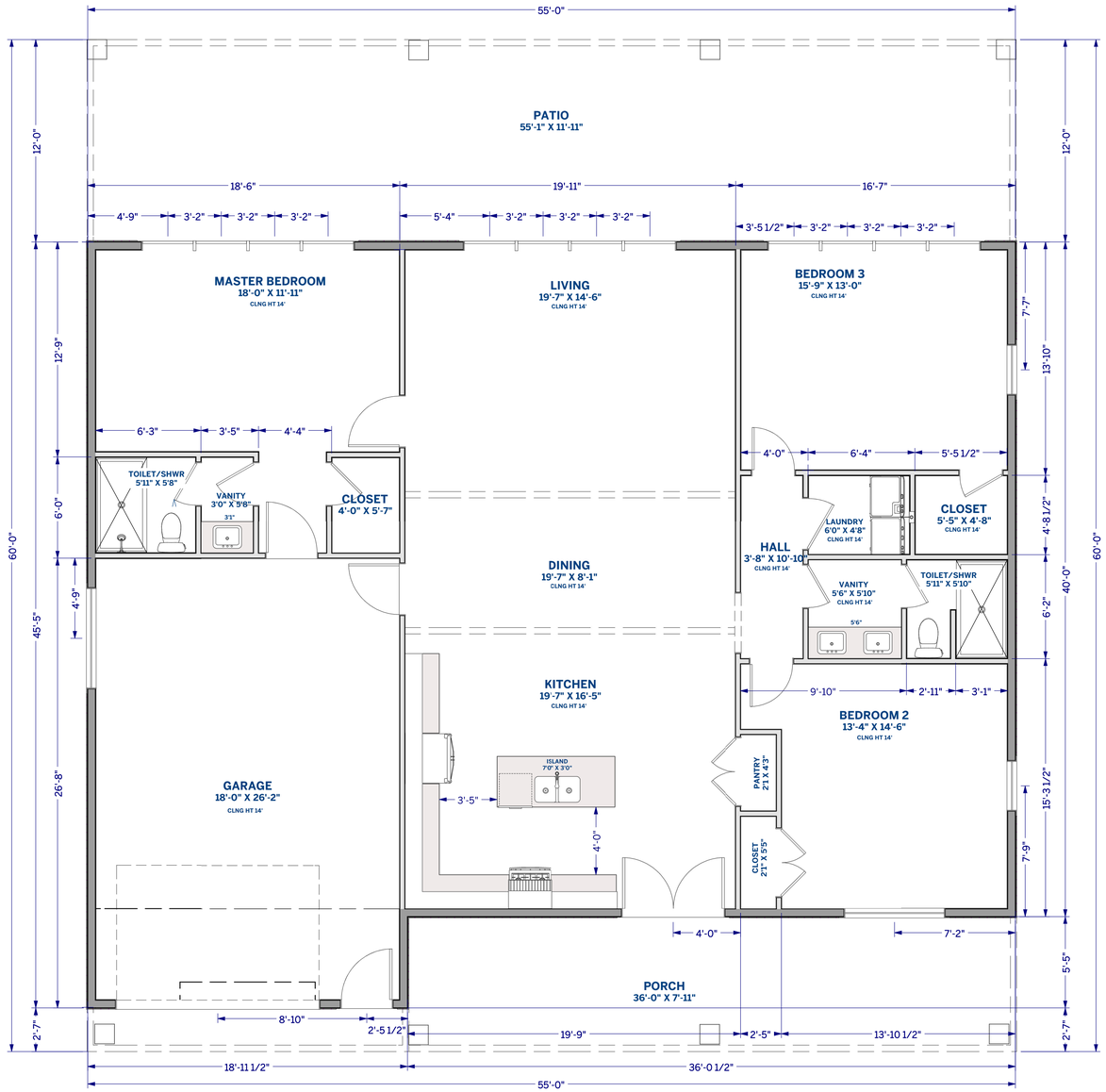
DESIGNED BY:	SWB
CHECK BY:	SWB
PROJECT:	24-148
DATE:	02.26.2025

A101

DRAWING NOTES:

1	SPECIFICATIONS AND FINISHES TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION
2	ALL DIMENSIONS ARE TO CENTER OF STUD UNLESS OTHERWISE NOTED
3	ALL DOOR AND WINDOW LABELS ARE WRITTEN IN FEET AND INCHES. EX: "3068" = 3'-0" X 6'-8"
4	ROOM LABEL SIZES ARE APPROXIMATE, SEE DIMENSIONS FOR ACTUAL STUD DISTANCES

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FLOOR PLAN - DIMENSIONED

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

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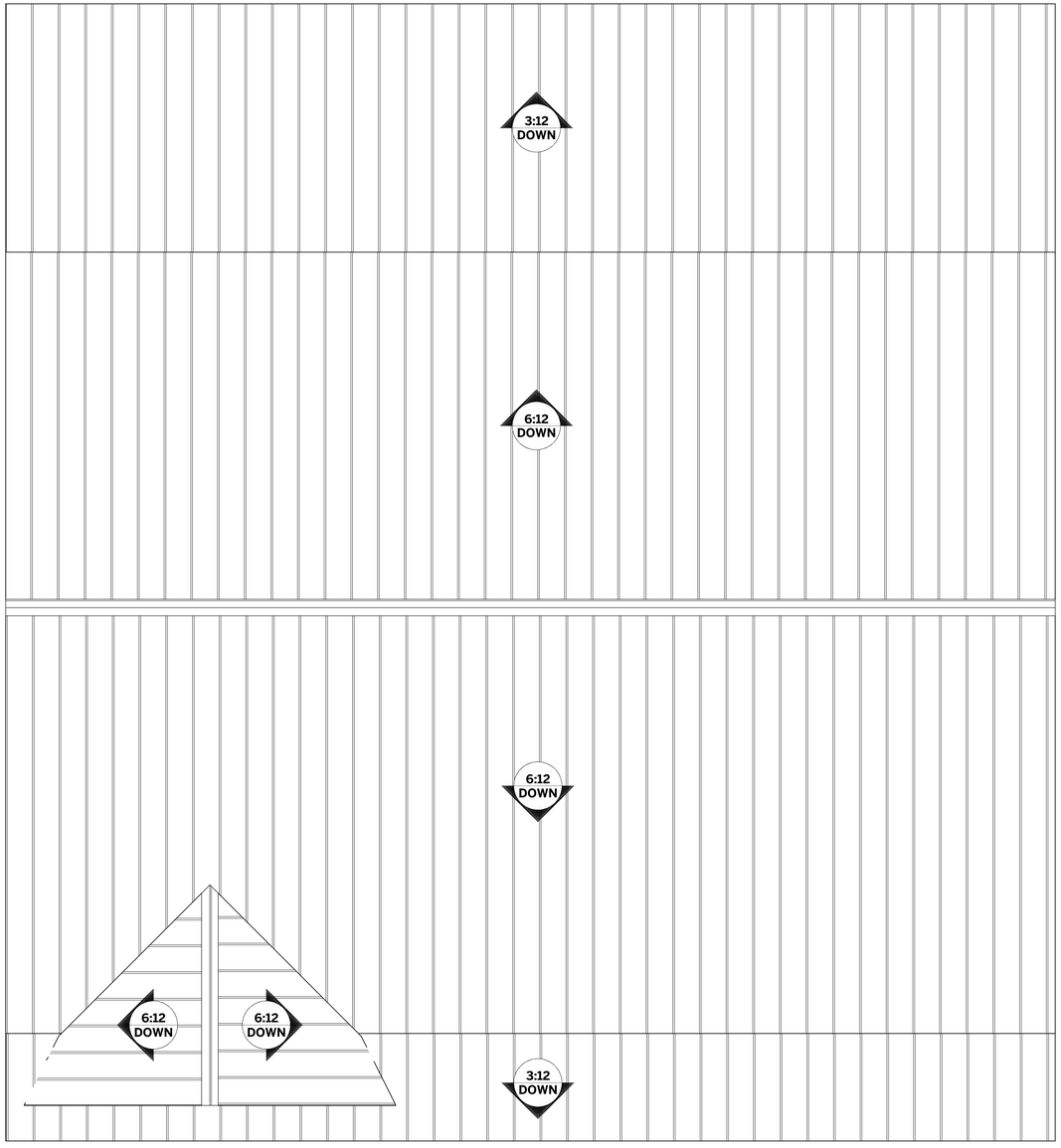
DESIGNED BY:	SWB
CHECK BY:	SWB
PROJECT:	24-148
DATE:	02.26.2025

A102

DRAWING NOTES:

1	METAL ROOF: MAIN PITCH = 6:12, SECONDARY PITCH = 3:12
2	12" OVERHANGS UNLESS OTHERWISE NOTED ON PLAN
3	GUTTERS AND DOWNSPOUTS PER OWNER

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. BEARD DRAFTING & DESIGN LLC IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER. ANY DISCREPANCIES SHALL BE REPORTED TO BEARD DRAFTING & DESIGN LLC FOR CORRECTIONS BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTOR AND/OR OWNER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.



ROOF PLAN

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

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A201

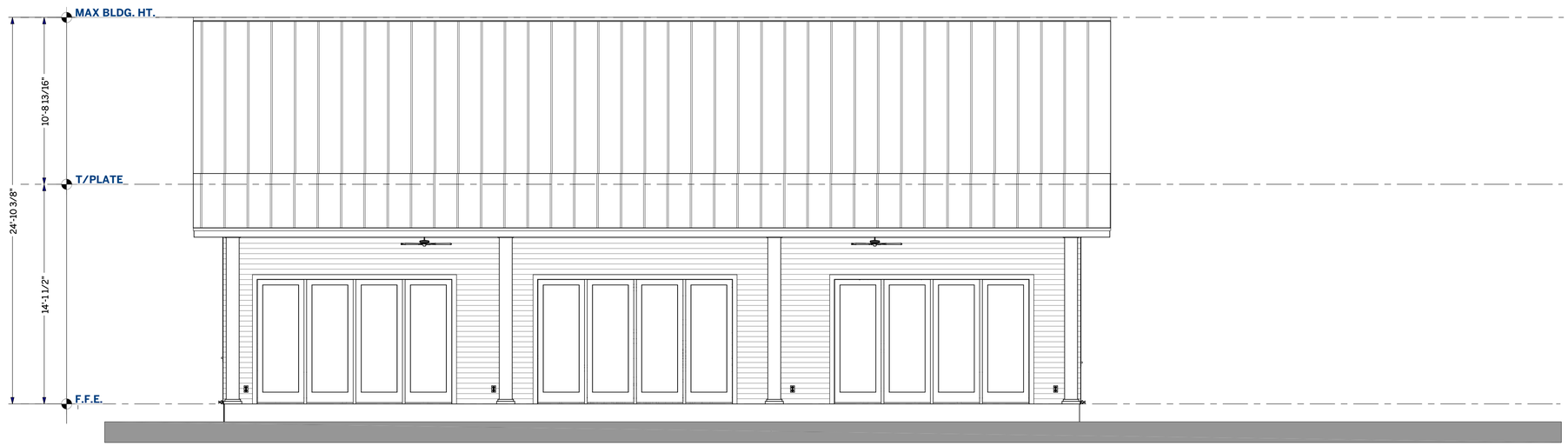
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3	VERTICAL BOARD & BATTEN (HARDI) SIDING
4	HARDI TRIM AND SOFFITS

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FRONT ELEVATION



REAR ELEVATION

ELEVATIONS

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

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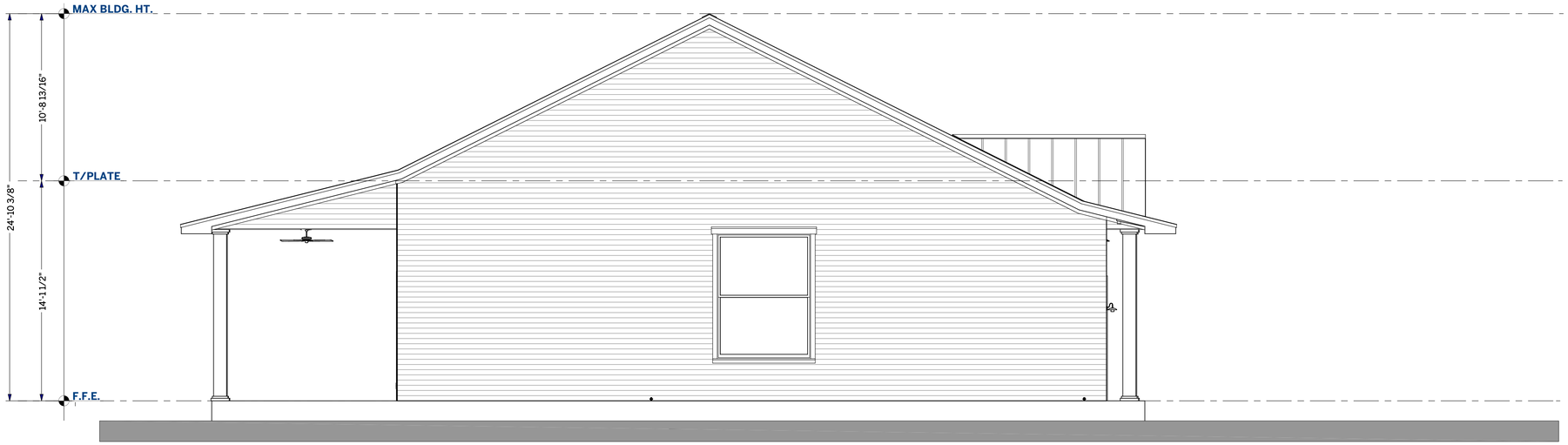
DESIGNED BY:	SWB
CHECK BY:	SWB
PROJECT:	24-148
DATE:	02.26.2025

A301

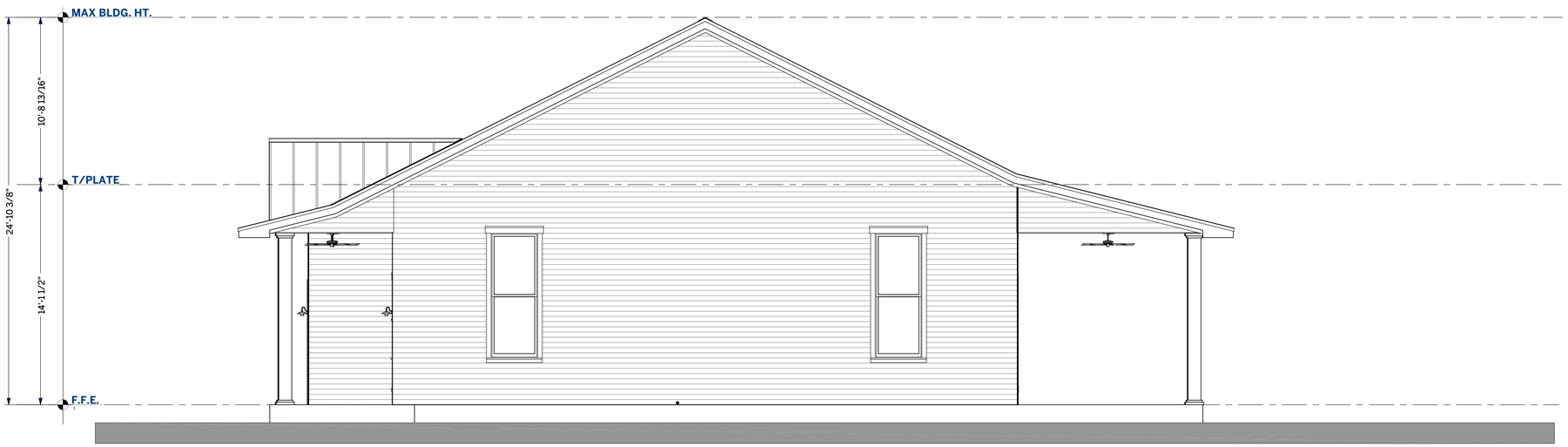
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LEFT ELEVATION



RIGHT ELEVATION

ELEVATIONS

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

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PATTERSON RESIDENCE
462 LAKEFRONT DR
ONALASKA, TX 77360

MEMBER
AIBD
AMERICAN INSTITUTE of BUILDING DESIGN

SEAL DATE:

BEARD DRAFTING & DESIGN

DESIGNED BY:	SWB
CHECK BY:	SWB
PROJECT:	24-148
DATE:	02.26.2025

A302



FRONT ELEVATION



INTERIOR



REAR ELEVATION



INTERIOR

ELEVATIONS - 3D

SCALE: N.T.S.

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MEMBER
AIBD
AMERICAN INSTITUTE of BUILDING DESIGN

SEAL DATE:

BEARD
DRAFTING & DESIGN

DESIGNED BY:	SWB
CHECK BY:	SWB
PROJECT:	24-148
DATE:	02.26.2025

A303

DRAWING NOTES:

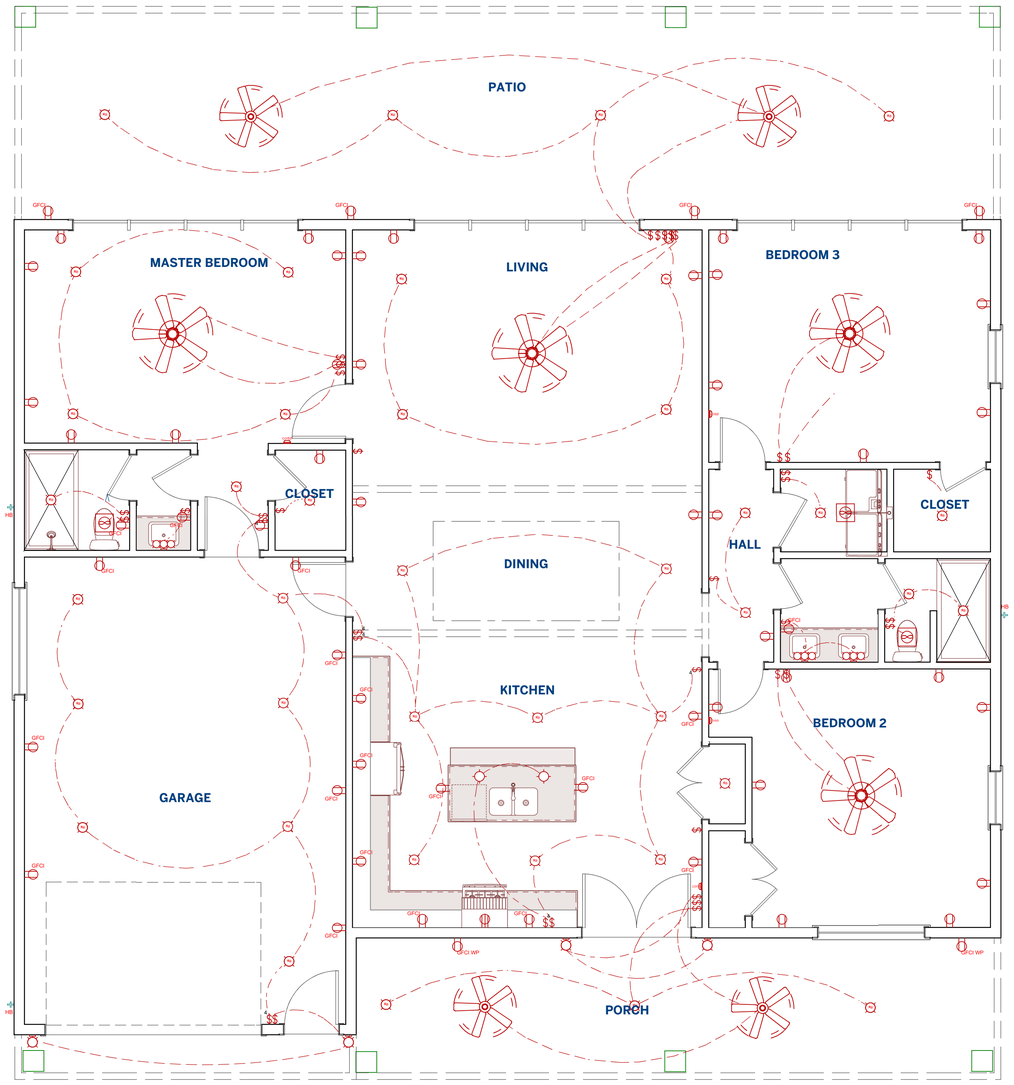
1 ELECTRICAL PLAN IS FOR LAYOUT AND FIXTURE COUNT REFERENCE ONLY. SEE LICENSED PROFESSIONAL FOR FURTHER DETAILS AND SPECIFICATIONS

2 VERIFY ALL LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION

3 SEE OWNER FOR ADDITIONAL POWER, DATA AND/OR CABLING NEEDS

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	METER SOCKET
	PANEL BOX
	CEILING FAN W/ LIGHT
	FLUORESCENT LIGHT FIXTURE
	110V CEILING LIGHT FIXTURE
	110V RECESSED LIGHT FIXTURE
	110V EAVE LIGHT FIXTURE
	110V CHANDELIER LIGHT FIXTURE
	110V WALL LIGHT FIXTURE
S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SD	DIMMER SWITCH
SO	OUTDOOR SWITCH
	110V DUPLEX RECEPTACLE
GFI	110V DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED
WP	110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER
	110VFLOOR MOUNTED DUPLEX RECEPTACLE
	240V RECEPTACLE
	TELEPHONE JACKS
TV	TELEVISION JACKS
	DOOR BELL PUSH BUTTON
T	THERMOSTAT
SD	SMOKE DETECTOR
	EXHAUST FAN
DC	DOOR CHIME
FA	FIRE ALARM PANEL
	COMPUTER POINT
CO2	CARBON DIOXIDE DETECTOR



TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. BEARD DRAFTING & DESIGN LLC IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER. ANY DISCREPANCIES SHALL BE REPORTED TO BEARD DRAFTING & DESIGN LLC FOR CORRECTIONS BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTOR AND/OR OWNER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.

THIS PLAN IS THE PROPERTY OF BEARD DRAFTING & DESIGN. THE PURCHASER OF THIS PLAN IS GRANTED THE RIGHT TO CONSTRUCT A TOTAL OF ONLY ONE PROJECT FROM THIS PLAN. IT IS UNLAWFUL TO REPRODUCE ANY PART OF THIS PLAN EITHER ON PAPER OR ON SITE, WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER. CONSTRUCTION OF THIS PLAN IS TO BE IN CONFORMATION WITH ALL LOCAL ORDINANCES AND BLDG. CODES APPLICABLE. CONTRACTOR AND SUB-CONTRACTORS SHOULD CHECK ALL DRAWINGS PRIOR TO CONSTRUCTION.

#	DATE	REVISIONS
1		

PATTERSON RESIDENCE
462 LAKEFRONT DR
ONALASKA, TX 77360

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E101

REFERENCE ELECTRICAL PLANS

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

PRELIMINARY DRAWINGS ONLY
THESE DRAWINGS ARE FOR REVIEW ONLY
NOT FOR USE IN CONSTRUCTION