



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



**GENERAL FLOOR PLAN NOTES**

- NOTE #1: ALL CONSTRUCTION TO COMPLY WITH APPLICABLE BUILDING CODES, DEED RESTRICTIONS, AND RELATED REGULATIONS.
- NOTE #2: BRING ALL ERRORS, OMISSIONS, AND DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT/DESIGNER.
- NOTE #3: NOTIFY THE DESIGNER/ARCHITECT IN THE EVENT OF INCONSISTENCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS.
- NOTE #4: ALL CEILING HEIGHTS TO BE A MIN. OF 10'-0" UNLESS OTHERWISE NOTED.
- NOTE #5: ALL ELIPTICAL ARCH'S OPENINGS TO BE A MIN. OF 8'-0" AFF. @ TOP OF ARCH W/ A SPRING HGT. OF 6" FOR EVERY 36" OF WIDTH UNLESS OTHERWISE NOTED.
- NOTE #6: ALL ROOF OVERHANGS AS FOLLOWS: 12" AT ALL DORMERS & 12" GABLE FRONTS AND 18" AT ALL EXTENDED ENDS, AND 12" AT ALL OTHER LOCATIONS (SEE ROOF PLAN).
- NOTE #7: VERIFY THAT REQUIRED WINDOWS AND DOORS MEET ALL APPLICABLE CODES.
- NOTE #8: ALL GLASS LITES ARE TO BE HIGH PERFORMANCE INSULATED GLASS.
- NOTE #9: THE WINDOW AND DOOR SELECTIONS ARE GENERIC. THE CONTRACTOR AND SUPPLIER SHALL VERIFY THAT ALL WINDOW AND DOOR SIZES AND TYPES MEET THE DESIGN INTENT AND PROVIDE A SCHEDULE TO THE ARCHITECT FOR REVIEW AND APPROVAL.
- NOTE #10: LOCATE KITCHEN COOKTOP VENTHOOD EXHAUST FAN MOTOR IN THE ATTIC.
- NOTE #11: ALL WINDOWS THAT HAVE JAMBS WITHIN 2'-0" OF ANY DOOR STRIKE (JAMB) & ANY WINDOW SEAL LESS THAN 54" ABOVE THE NEAREST STAIR TREAD/LANDING OR ALL WINDOWS ABOVE TUBS & SHOWERS SHALL BE "TEMPERED". CONSULT WINDOW REP. FOR CODE REQUIREMENTS (34-UBC).
- NOTE #12: LOCATE SHOWER HEADS AT 7'-0" AFF UNLESS NOTED OTHERWISE ON THE PLANS.
- NOTE #13: SLEEVE ALL COPPER PIPE PENETRATIONS THROUGH CONCRETE SLABS OR WALLS.
- NOTE #14: FRAMER TO VERIFY ROUGH OPENINGS OF ALL APPLIANCES & FIRE PLACE OPENINGS PER MANUFACTURER'S SPECIFICATIONS.
- NOTE #15: SEAL ALL SILL PLATES
- NOTE #16: VENT CLOTHES DRYER TO OUTSIDE IN ACCORDANCE WITH APPLICABLE CODES.
- NOTE #17: PLATE "WALL" HEIGHTS ARE REFERENCED ON THE ROOF PLAN AND THE ELEVATIONS. THEY ARE TO BE COORDINATE WITH THE EAVE AND RAKE DETAILS.
- NOTE #18: LOCATION AND SIZE REQUIREMENTS FOR HVAC DUCT CHASES TO BE VERIFIED BY HVAC SYSTEM DESIGNER. COORDINATE THE LOCATION OF NEW OR LARGER CHASES WITH THE ARCHITECT/DESIGNER.
- NOTE #19: UNLESS SHOWN ON PLANS, HVAC AND WATER HEATER LOCATION AND SERVICE REQUIREMENTS TO BE DETERMINED BY OTHERS.
- NOTE #20: FOAM SEAL ALL INTERIOR AND EXTERIOR WALL CAVITY OPENINGS, I.E. HOSE BIBBS, ELECTRICAL BOXES, ETC.
- NOTE #21: PROVIDE SOLID LUMBER BLOCKING IN WALL FOR MISCELLANEOUS FIXTURES AND HARDWARE, I.E. TOUPEL BARS, CLOSET SHELVING, CABINETS, CEILING FANS, ETC., WHERE SUCH FIXTURES ARE INDICATED ON THE PLANS.
- NOTE #22: FOR DIMENSIONING PURPOSES:  
A: DO NOT SCALE DRAWINGS  
B: ALL INTERIOR WALLS ARE 2X6 & 2X4 STUDS DIMENSIONED TO ONE FACE OF STUD AT 5 1/2" / 3 1/2" TYP. (2X4 AT 2ND FLR. AT 3 1/2") 2X6 AT ALL FLUMING WALLS  
C: STRUCTURAL WALLS W/ 2X4 STUDS AT 16" O.C. ARE ACCEPTABLE ONLY TO A HEIGHT OF 12 FEET. 2X4 STUD WALLS EXCEEDING 12 FEET IN HEIGHT WILL REQUIRE STRUCTURAL ANALYSIS TO VERIFY STUD SPACING AND/OR ADDITIONAL BRACING.  
D: EXTERIOR MASONRY WALLS ARE AS FOLLOWS:  
2X4'S: 9" FACE OF MASONRY TO FACE OF STUD.  
2X6'S: 11" FACE OF MASONRY TO FACE OF STUD.

**BEDROOM EGRESS WINDOWS**

MINIMUM 5.7 SF. OPENABLE AREA  
MAXIMUM 44 INCH'S SILL HEIGHT  
MINIMUM 20 INCH'S CLEAR WIDTH  
MINIMUM 24 INCH'S CLEAR HEIGHT

**LEGEND**

- DENOTES 2X6 INTERIOR & PERIMETER STUD WALL (W/ MASONRY)
- DENOTES 2X4 INTERIOR WALL

**WINDOW SCHEDULE**

SYMBOL	WIDTH	HEIGHT	TYPE	NOTES
A	4'-0"	7'-0"	SH	12' AFF
B	3'-0"	7'-0"	SH	12' AFF
C	3'-0"	6'-0"	SH	24' AFF
D	3'-0"	5'-0"	FIX	36' AFF
E	0'-0"	0'-0"	SH	NOT USED
F	2'-6"	6'-0"	SH	24' AFF
G	2'-0"	6'-0"	SH	24' AFF
H	2'-0"	4'-0"	SH	48' AFF
I	2'-0"	4'-0"	FIX	14'-4" AFF, AT DORMERS
J	2'-0"	2'-0"	FIX	12' AFF
K	3'-0"	1'-0"	FIX	84' AFF
L	2'-0"	4'-0"	FIX	13'-4" AFF, SEE FRT. ELEV.

**DOOR SCHEDULE**

SYMBOL	WIDTH	HEIGHT	TYPE	DESCRIPTION
1	6'-0"	8'-0"	SC	FR 3'0" FRENCH DOORS
2	0'-0"	0'-0"	SC	NOT USED
3	3'-0"	8'-0"	SC	FRONT DOOR
4	3'-0"	8'-0"	SC	1 HOUR FIRE RATED
5	3'-0"	8'-0"	SC	FRENCH DOOR
6	3'-0"	8'-0"	HC	FR 16" DOORS
7	3'-0"	8'-0"	HC	-
8	2'-6"	8'-0"	SC	FRENCH DOOR
9	2'-4"	8'-0"	HC	-
10	2'-0"	8'-0"	HC	-

**AREA TABULATIONS**

1st Flr. A/C Area	2,924 sq. ft.
2nd Flr. A/C Area	0 sq. ft.
Bonus Area	0 sq. ft.
Total A/C Area	2,924 sq. ft.
Future Area	0 sq. ft.
Cvrd. Patio Area	390 sq. ft.
Cvrd. Porch Area	97 sq. ft.
Garage Area	790 sq. ft.
Area Under Roof	4,201 sq. ft.
Gross Slab	4,201 sq. ft.

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SCALE: 1/4" = 1'-0"  
PROJECT NO. RC2103R2  
DATE: 1/17/2020  
DESIGNER: MITT  
REVISION: #1-X/1/20XX

**3700 STARDUST LANE**  
LOT: 12, BLOCK: A - STARDUST RANCH, PHASE II  
AN ADDITION TO NORTHLAKE, DENTON COUNTY, TEXAS  
*Royal Crest Custom Homes*

PROJECT:  
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**SHEET**  
A1.0