



# 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 ELLIPTICAL 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: VERIFY THAT REQUIRED WINDOWS AND DOORS MEET ALL APPLICABLE CODES.
- NOTE #7: ALL ROOF OVERHANGS AS FOLLOWS: 6" AT ALL DORMERS & 4" GABLE FRONTS AND VARIES AT ALL SWEPT EAVES, AND 9" AT ALL OTHER LOCATIONS (SEE ROOF PLAN)
- 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: ALL WINDOWS THAT HAVE JAMBES 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 (94-UBC).



## LEGEND

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

## 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
- NOTE #11: LOCATE KITCHEN COOKTOP VENTHOOD EXHAUST FAN MOTOR IN THE ATTIC.
- 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: VENT CLOTHES DRYER TO OUTSIDE IN ACCORDANCE WITH APPLICABLE CODES.
- NOTE #16: SEAL ALL SILL PLATES
- 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. TOWEL 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" TYP. (2X4 AT 2ND FLR. AT 3 1/2") 2X6 AT ALL PLUMBING 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.

## WINDOW SCHEDULE

SYMBOL	WIDTH	HEIGHT	TYPE	NOTES
A	4'-0"	5'-0"	FIX	36" AFF
B	3'-0"	7'-0"	SH	12" AFF
C	3'-0"	6'-0"	SH	24" AFF
D	3'-0"	5'-0"	SH	24" AFF
E	3'-0"	5'-0"	SH	36" AFF
F	3'-0"	2'-0"	FIX	ABOVE FRT. DOOR
G	4'-0"	6'-0"	SH	30" AFF, ARCHTOP
H	2'-6"	7'-0"	SH	30" AFF, SEG. ARCHTOP
I	2'-0"	6'-0"	FIX	12" AFF
J	2'-0"	5'-0"	FIX	30" AFF
K	2'-0"	2'-0"	FIX	TRANSOM

## DOOR SCHEDULE

SYMBOL	WIDTH	HEIGHT	TYPE	DESCRIPTION
1	4'-0"	8'-0"	SC	FR 2'0" FRENCH DOORS
2	3'-0"	8'-0"	SC	FRONT DOOR
3	3'-0"	8'-0"	SC	FRENCH DOOR
4	3'-0"	8'-0"	SC	1 HOUR FIRE RATED
5	3'-0"	6'-8"	SC	1 HOUR FIRE RATED
6	3'-0"	8'-0"	HC	FR 1'6" DOORS
7	3'-0"	8'-0"	HC	-
8	2'-8"	8'-0"	HC	FR 1'4" DOORS
9	2'-4"	8'-0"	HC	-
10	2'-0"	8'-0"	HC	-
11	3'-0"	8'-0"	HC	POCKET DOOR

## AREA TABULATIONS

1st Flr. A/C Area	3,378 sq. ft.
2nd Flr. A/C Area	0 sq. ft.
Total A/C Area	3,378 sq. ft.
Future Area	0 sq. ft.
Cvrd. Porch Area	50 sq. ft.
C. Patio/Verandah	436 sq. ft.
3-Car Garage	709 sq. ft.
Area Under Roof	4,573 sq. ft.
Gross Slab	4,573 sq. ft.

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SCALE: 1/4" = 1'-0"  
 PROJECT NO. RC3089RI2B  
 DATE: 1/6/2020  
 DESIGNER: MITT  
 PROJECT: 3348 STOCKTON LANE  
 LOT: 19, BLOCK: A - STARDUST RANCH, PHASE II  
 AN ADDITION TO NORTHLAKE, DENTON COUNTY, TEXAS  
 Royal Crest Custom Homes

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SHEET  
 A1.0