



FLOOR PLAN

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



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

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: ALL ROOF OVERHANGS AS FOLLOWS: 12" AT ALL GABLES & 12" AT DORMERS, 18" AT EXTENDED EAVES, AND 12" AT ALL OTHER LOCATIONS.

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: 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 REF. FOR CODE REQUIREMENTS (94-UBC)

NOTE #11: LOCATE KITCHEN COOKTOP VENTHOOD EXHAUST FAN MOTOR IN THE ATTIC.

NOTE #12: LOCATE SHOWER HEADS AT 1'-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 SHELVEING, 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" 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"	7'-0"	SH	12" AFF
B	4'-0"	5'-0"	FIX	36" AFF, OBSCURE
C	3'-0"	7'-0"	SH	12" AFF
D	3'-0"	6'-0"	SH	24" AFF
E	3'-0"	5'-0"	SH	24" AFF
F	3'-0"	1'-6"	FIX	TRANSOM
G	2'-6"	6'-0"	SH	24" AFF
H	2'-0"	5'-0"	FIX	24" AFF
I	2'-0"	3'-0"	FIX	AT DORMER
J	1'-6"	3'-0"	FIX	17'-0", AT GABLE
K	1'-6"	3'-0"	FIX	12'-0", AT GABLE

DOOR SCHEDULE

SYMBOL	WIDTH	HEIGHT	TYPE	DESCRIPTION
1	3'-0"	8'-0"	SC	FRONT DOOR
2	3'-0"	8'-0"	SC	1 HOUR FIRE RATED
3	3'-0"	8'-0"	SC	EXTERIOR FRENCH
4	3'-0"	8'-0"	HC	FR 16" DOORS
5	3'-0"	8'-0"	HC	-
6	2'-8"	8'-0"	HC	FR 14" DOORS
7	2'-8"	8'-0"	HC	-
8	2'-6"	6'-8"	SC	EXTERIOR FRENCH
9	2'-4"	8'-0"	HC	-
10	2'-0"	8'-0"	HC	-

AREA TABULATIONS

1st Flr. A/C Area	2,882 sq. ft.
2nd Flr. A/C Area	0 sq. ft.
Bonus Area	0 sq. ft.
Total A/C Area	2,882 sq. ft.
C. Patio/Veranda	276 sq. ft.
Covered Porch	113 sq. ft.
3-Car Garage	747 sq. ft.
Area Under Roof	4,018 sq. ft.
Gross Slab	4,018 sq. ft.

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SCALE: 1/4"=1'-0"
PROJECT NO. RC2603R5.ID
DATE: 1/5/2020
DESIGNER: MTT
REVISION: X-X/201X

3608 STARDUST LANE
LOT: II, BLOCK: A - STARDUST RANCH, PHASE II
AN ADDITION TO NORTHLAKE, DENTON COUNTY, TEXAS
Royal Crest Custom Homes

PROJECT:

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SHEET
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