



2 UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"
PLAN NORTH

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" @ 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	3'-0"	7'-0"	SH	12' AFF
B	3'-0"	6'-0"	SH	24' AFF
C	3'-0"	5'-0"	SH	48' AFF
D	2'-6"	5'-0"	SH	24' AFF
E	2'-6"	2'-6"	FIX	16'-0" AFF
F	2'-0"	5'-0"	FIX	36' AFF
G	2'-0"	4'-0"	SH	48' AFF
H	2'-0"	4'-0"	FIX	5'-6" AFF
I	2'-0"	4'-0"	FIX	14'-6" AFF
J	2'-0"	2'-0"	FIX	60' AFF
K	2'-0"	2'-0"	FIX	12' AFF

DOOR SCHEDULE

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

AREA TABULATIONS

1st Flr. A/C Area	2,676 sq. ft.
2nd Flr. A/C Area	1,089 sq. ft.
Bonus Area	0 sq. ft.
Total A/C Area	3,765 sq. ft.
Future Area	0 sq. ft.
Cvrd. Patio Area	409 sq. ft.
Cvrd. Porch Area	437 sq. ft.
Garage Area	856 sq. ft.
Area Under Roof	5,467 sq. ft.
Gross Slab	4,378 sq. ft.

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SCALE: 1/4"=1'-0"
PROJECT NO. RC313R
DATE: 2/14/2020
DESIGNER: MITT
REVISION: #1-X/X/20XX

1036 STAGECOACH RANCH DRIVE
LOT: 3, BLOCK: 1 - STAGECOACH RANCH ADDITION
AN ADDITION TO ETJ WEATHERFORD, PARKER COUNTY, TEXAS
Royal Crest Custom Homes

PROJECT:

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SHEET
A2.0