



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: ALL ROOF OVERHANGS AS FOLLOWS: 12" AT ALL DORMERS & 12" GABLE FRONTS AND 18" AT ALL EXTENDED EAVES, 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: 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 (94-UBCC)
- 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 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 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.

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"	5'-0"	FIX	36" AFF
B	3'-6"	7'-0"	SH	12" AFF
C	3'-0"	6'-0"	SH	24" AFF
D	3'-0"	5'-0"	FIX	36" AFF
E	3'-0"	5'-0"	SH	36" AFF
F	3'-0"	2'-0"	FIX	TRANSOM
G	2'-6"	6'-0"	SH	24" AFF
H	2'-0"	4'-0"	SH	48" AFF
I	1'-6"	3'-0"	FIX	5'-6" AFF, AT DORMER
J	1'-6"	3'-0"	FIX	16'-4" AFF, SEE FRONT ELEV.

DOOR SCHEDULE

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

AREA TABULATIONS

1st Flr. A/C Area	2,813 sq. ft.
2nd Flr. A/C Area	0 sq. ft.
Bonus Area	452 sq. ft.
Total A/C Area	3,265 sq. ft.
Cvrd. Patio Area	339 sq. ft.
Cvrd. Porch Area	115 sq. ft.
Garage Area	735 sq. ft.
Area Under Roof	4,454 sq. ft.
Gross Slab	4,002 sq. ft.

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SCALE: 1/4" = 1'-0"
 PROJECT NO. RC2603R1.14
 DATE: 4/8/2021
 DESIGNER: MITT
 PROJECT:
1039 STAGECOACH RANCH DRIVE
 LOT: 41, BLOCK: 1 - STAGECOACH RANCH
 AN ADDITION TO ETJ WEATHERFORD, PARKER COUNTY, TEXAS
Royal Crest Custom Homes

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SHEET
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