



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 SQUARE/CASED 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: 12" AT ALL DORMERS & 12" GABLE FRONTS AND 18" AT ALL EXTENDED EAVES, AND 12" 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).

- 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.

LEGEND

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

BEDROOM EGRESS WINDOWS

- MINIMUM 5.7 SF. OPENABLE AREA
- MAXIMUM 44 INCHES SILL HEIGHT
- MINIMUM 20 INCHES CLEAR WIDTH
- MINIMUM 24 INCHES CLEAR HEIGHT
- 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" O.C. (2X4 AT 2ND FLR. AT 3 1/2" O.C. 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, OBSCURE
B	3'-0"	7'-0"	SH	12" AFF
C	3'-0"	6'-0"	SH	24" AFF
D	2'-6"	2'-0"	SH	24" AFF
E	2'-0"	6'-0"	FIX	12" AFF
F	2'-0"	4'-0"	FIX	48" AFF
G	2'-0"	4'-0"	FIX	11'-0" AFF, AT FRONT GABLE
H	2'-0"	3'-0"	FIX	15'-0" AFF, AT DORMIER
I	2'-0"	2'-0"	FIX	TRANSOM
J	1'-6"	3'-0"	FIX	13'-4" AFF, AT DORMIER

DOOR SCHEDULE

SYMBOL	WIDTH	HEIGHT	TYPE	DESCRIPTION
1	4'-0"	8'-0"	SC	FR 20" 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"	8'-0"	HC	FR 16" DOORS
6	3'-0"	8'-0"	HC	-
7	2'-4"	8'-0"	HC	-
8	2'-4"	8'-0"	HC	-
9	2'-0"	8'-0"	HC	-

AREA TABULATIONS

1st Flr. A/C Area	3,340 sq. ft.
2nd Flr. A/C Area	0 sq. ft.
Total A/C Area	3,340 sq. ft.
Future Area	0 sq. ft.
Cvrd. Porch Area	106 sq. ft.
C. Patio/Verandah	293 sq. ft.
3-Car Garage	692 sq. ft.
Area Under Roof	4,431 sq. ft.
Gross Slab	4,431 sq. ft.

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SCALE: 1/4" = 1'-0"
 PROJECT NO. RC3089R15D
 DATE: 7/23/2021
 DESIGNER: MITT
 PROJECT:

1102 STAGECOACH RANCH DRIVE
 LOT: 17, BLOCK: 1 - STAGECOACH RANCH ESTATES
 AN ADDITION TO NORTHLAKE, DENTON COUNTY, TEXAS

Royal Crest Custom Homes

Design Consultants Inc.
 RESIDENTIAL & COMMERCIAL DESIGNERS - SPACE PLANNING
 771 E. SOUTHLAKE BLVD. STE 213 - SOUTHLAKE, TEXAS
 VOICE (817) 905-7374 - FAX (682) 323-3090

SHEET