



01 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES:

UNLESS OTHERWISE NOTED

1. THE BUILDER/CONTRACTOR AND OWNER ARE RESPONSIBLE TO CHECK THE PLANS AND SHALL NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. THESE PLANS INDICATE THE GENERAL SCOPE OF THE PROJECT AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL COMPLETION AND PERFORMANCE OF THE CONTRACT FOR CONSTRUCTION. THE OWNER AND/OR CONTRACTOR HAS/HAVE ENLISTED THE SERVICES OF THE DESIGN PROFESSIONAL WITH THE UNDERSTANDING THAT THE SET OF DRAWINGS PROVIDED DO NOT DETAIL NOR DEPICT ALL CONDITIONS.
3. SUBCONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THIS JOB. BUILDER/CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
4. THESE PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES. THEY CONFORM TO STANDARD BUILDING CODES DUE TO VARIATIONS IN LOCAL CODES. SUBDIVISION RESTRICTIONS AND CONDITIONS REVISIONS MAY BE REQUIRED.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES AND REGULATIONS. CONSULT WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO CONSTRUCTION TO VERIFY COMPLIANCE WITH LOCAL CODES AND TO INSURE STRUCTURAL INTEGRITY IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND LOCAL REQUIREMENTS. THE MORE STRINGENT PROVISIONS SHALL GOVERN.
6. BUILDER/CONTRACTOR SHALL PROVIDE BARRICADES, FALL PROTECTION AND ANY OTHER REQUIRED MEANS TO PROTECT WORKERS AND THE PUBLIC DURING THE PROJECT.
7. IN THE EVENT OF CONFLICT BETWEEN PERTINANT CODES AND LOCAL REQUIREMENTS THE MORE STRINGENT PROVISIONS SHALL GOVERN.
8. WINDOW AND DOOR SIZES NOTED ARE NOMINAL AND ARE SUBJECT TO MANUFACTURERS SPECIFICATIONS.
9. THE BUILDER/CONTRACTOR SHALL VERIFY WITH OWNER THE TYPE, STYLE AND BRAND OF WINDOWS AND DOORS TO BE USED PRIOR TO CONSTRUCTION.
10. THE BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES AND CONDITIONS AND SHALL RIGIDLY ADHERE TO ALL LAWS, CODES AND ORDINANCES WHICH APPLY TO THIS WORK.
11. THE BUILDER/CONTRACTOR SHALL PROVIDE ANY ADDITIONAL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING OR OTHER DETAILS THAT MAY BE REQUIRED FOR PERMITTING AND/OR CONSTRUCTION.
12. ENERGY CALCULATIONS SHALL BE PROVIDED BY OTHERS AS REQUIRED BY LOCAL AND/OR GOVERNING CODES AND REGULATIONS.
13. THE BUILDER/CONTRACTOR WILL PROVIDE ALL LABOR AND MATERIALS AS INDICATED IN THESE DRAWINGS. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION OR IN COMPLIANCE WITH PROFESSIONAL OR TRADE ORGANIZATION STANDARDS.
14. WRITTEN DIMENSIONS ON THESE PLANS TAKES PRECEDENCE OVER SCALED DIMENSIONS.
15. ADJUST WALL THICKNESS WHERE REQUIRED TO ACCOMMODATE RECESSED BUILDING ACCESSORIES AND CONCEALED MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL OR OTHER MISCELLANEOUS ITEMS.
16. DISAPPEARING STAIRS SHALL HAVE A MINIMUM OPENING OF 21"x37" A 360 LA LADDER AND 30" MINIMUM UNOBSTRUCTED HEADROOM SHALL BE PROVIDED IN THE ATTIC SPACE AT SOME POINT ABOVE THE ACCESS OPENING.
17. ALL DIMENSIONS ARE FROM OUT TO OUT OF STUD.
18. ALL ANGLES ARE 45°.
19. ROOM DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE.
20. ALL FLOOR COVERINGS SHALL BE VERIFIED WITH OWNER PRIOR TO ORDERING OR INSTALLATION.
21. FIRST FLOOR CEILING HEIGHTS SHALL BE 9'-0".
22. FIRST FLOOR WINDOW HEADER HEIGHTS SHALL BE 7'-10".
23. AT LEAST ONE WINDOW IN EACH BEDROOM SHALL HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24" A MINIMUM NET CLEAR OPENING WIDTH OF 20" A MINIMUM NET CLEAR OPENING OF 57" SQ. FT. AND A MAXIMUM FINISH SILL HEIGHT OF 44" ABOVE FINISHED FLOOR.
24. ALL GLASS LOCATED WITHIN 60" OF FLOOR AT BATH TUBS, SHOWERS, WHIRLPOOLS, SAUNAS, STEAM ROOMS OR HOT TUBS, WITHIN 4'-0" OF DOOR AND 48" OR LESS ABOVE FINISHED FLOOR SHALL BE TEMPERED SAFETY GLASS.
25. FIREPLACE HEARTH (IF IT EXISTS) SHALL EXTEND A MINIMUM OF 20" IN FRONT OF AND A MINIMUM OF 12" BEYOND EACH SIDE OF THE FIREPLACE OPENING.
26. ALL DOORS, WINDOWS, ARCHES, AND CASED OPENINGS ARE CENTERED ON WALLS WHEN THEY ARE NOT LOCATED NEAR WALLS AND/OR DIMENSIONS ARE NOT NOTED.
27. BUILDER/CONTRACTOR SHALL COORDINATE ALL CLOSET ROD SHELVING AND BUILDING REQUIREMENTS WITH OWNER AND SHALL FIELD VERIFY ALL CABINET DIMENSIONS PRIOR TO FABRICATION.
28. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20'-0" OF ITS SERVICE OPENING. RETURN GRILLES SHALL NOT BE LOCATED WITHIN 10'-0" OF A GAS FIRED APPLIANCE.

| SQUARE FOOTAGES | |
|-------------------|---------------|
| NAME | FOOTAGE |
| BRICK CONDITIONED | 2,369 SQ. FT. |
| FRAME CONDITIONED | 2,277 SQ. FT. |
| BRICK GARAGE | 560 SQ. FT. |
| FRAME GARAGE | 527 SQ. FT. |
| FRONT PORCH | 67 SQ. FT. |
| BACK PORCH | 133 SQ. FT. |
| TOTAL COVERED | 3,135 SQ. FT. |

DATE
03/21/2014

REVISION

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SHEET TITLE
FLOOR PLAN

THE ANGELIQUE
1008 TURNBERRY LANE
ODESSA, TEXAS
PROJECT NUMBER: 14026

SHEET NUMBER
A-2.1

SHEET 02 OF 11