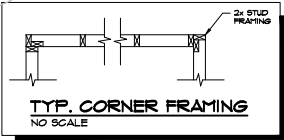
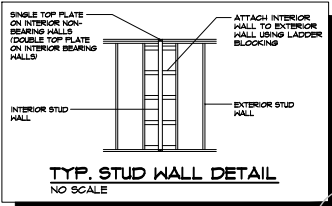
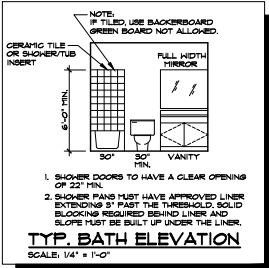
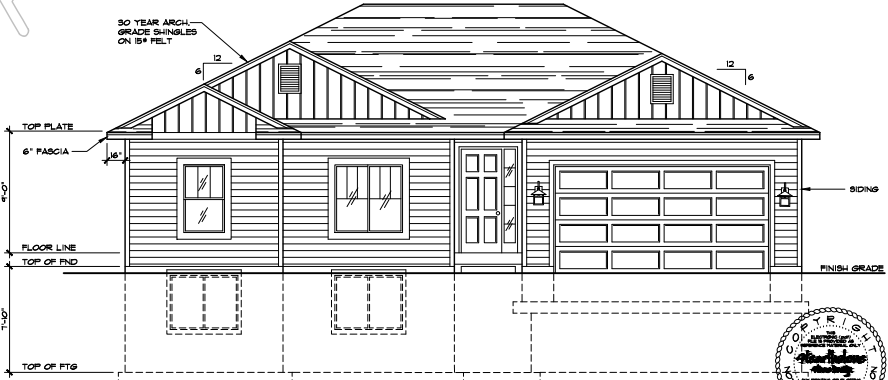
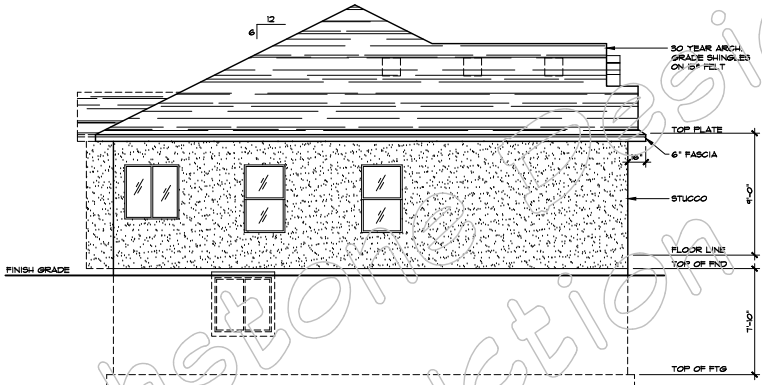


DARTMOOR



FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TERRACE. FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO. MASONRY, STUCCO OR BRICK VENEER. THE FLASHING SHALL BE AN APPROVED CORROSION-RESISTANT FLASHING WITH A 1/2" TRIP LEGS EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.

PROVIDE GULKING AND MINIMUM 4" COUNTER FLASHING AT ALL EXTERIOR DOORS/WINDOWS PER MANUFACTURER INSTALLATION REQUIREMENTS.



PRELIMINARY

HeartHome Home Design  
10101 N. US HWY 90, SUITE 100  
FORT WORTH, TEXAS 76133  
TEL: 817.444.7400

CLEARWATER LOTES  
MILD HORSIE RANCHES SUBDIVISION  
10101 N. US HWY 90, SUITE 100  
FORT WORTH, TEXAS 76133  
DATE: 14 MAY 2018

PLAN R-1300a-035

W

# MAIN FLOOR GENERAL NOTES:

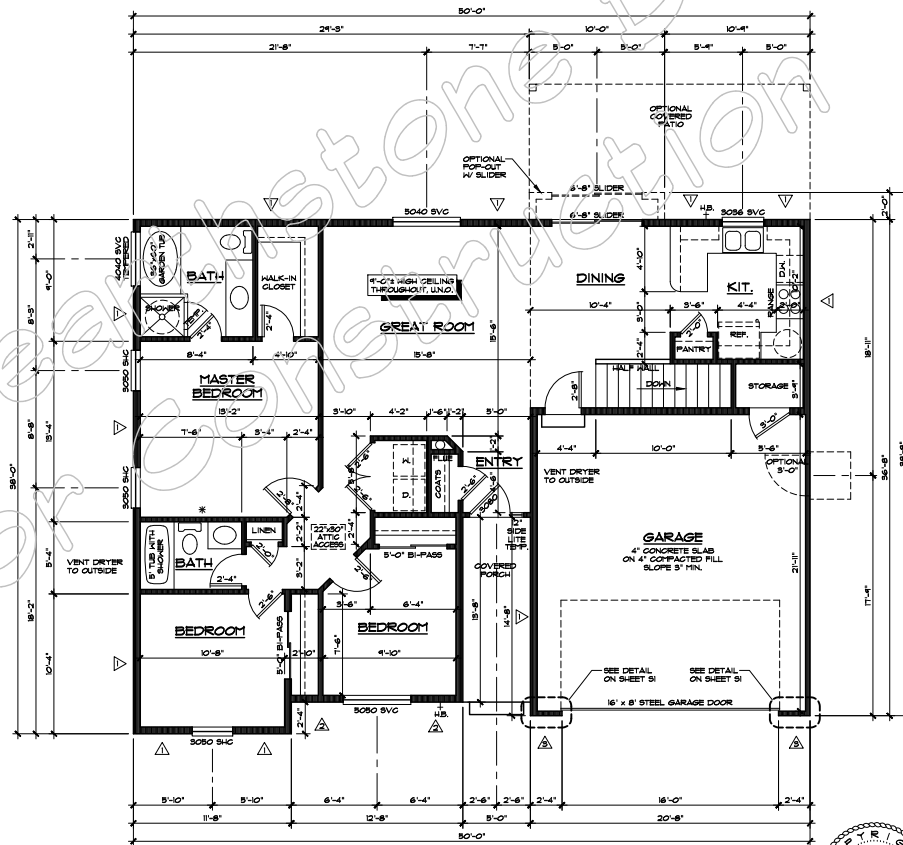
1. ALL DIMENSIONS ARE TO ROUGH FRAMING. INTERIOR STUDHALLS ARE SHOWN AS 4" UNLESS NOTED OTHERWISE. EXTERIOR STUDHALLS ARE SHOWN AS 6" UNLESS NOTED OTHERWISE.
2. DOOR FROM GARAGE TO HOUSE TO BE 20 MIN. LABELED, SELF-CLOSING, FIRE-RATED DOOR, WHICH MAY NOT OPEN INTO A SLEEPING ROOM.
3. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" (12.7MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" (15.9MM) TYPE "X" GYPSUM BOARD FASTENED @ 6"x6" ON CEILING (FIELD AND PERIMETER) WITH 1 1/8" 6d NAILS OR EQUIVALENT DRYWALL SCREWS AND 1"x6" ALL OTHER AREAS. (R202.3.3)
4. PROVIDE APPROVED ATTIC ACCESS TO ALL ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 5'0" OR GREATER.
5. SILL PLATES AND ANY OTHER LUMBER IN CONTACT WITH CONCRETE TO BE PRESURE TREATED OR REDWOOD.
6. THE UNDERSIDES OF ANY BAY OR CANTILEVER FLOOR SHALL BE SEALED AIRTIGHT WITH OSB, PLYWOOD OR SIMILAR MATERIAL. (R202.4.1)
7. ALL WINDOWS OVER TUBS SHALL BE TIED TO TUBS UNLESS SILL HEIGHT IS A MINIMUM OF 5' ABOVE FLOOR OF TUB.

# MISCELLANEOUS NOTES:

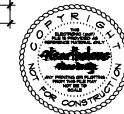
1. A MINIMUM 4 MIL POLYETHYLENE VAPOR RETARDER IS REQD. OVER THE INSIDE OF THE INSULATION AND UNVENTED CEILING. CONCRETE SLAB JOINTS IN LIVING SPACE REQUIRE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS NOT LAPPED LESS THAN 6" PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB-GRADE IF NO BASE COURSE EXISTS. (R202.3.3)
2. HAND GRIP PORTION OF HANDRAIL TO HAVE CIRCULAR CROSS SECTION NOT LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTION AND IF GREATER THAN 6 1/8" PERIMETER, PROVIDE GRIPABLE FINISH RECESSED ALONG ITS LENGTH. HANDRAILS REQD. TO TERMINATE IN A SAFETY TERMINAL OR RETURN TO WALL.
3. FLOOR OF GARAGE TO BE SLOPED TOWARD VEHICLE ENTRY DOOR.
4. ALL CONCRETE EXPOSED TO WEATHER TO HAVE MIN. COMPRESSIVE STRENGTH OF 3000 PSI.
5. SHOW COMPACTION AT ALL BACKFILLED AREAS.
6. FASTENERS FOR PRESURE PRESERVATIVE AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER OR ONE-HALF-INCH (12.7MM) DIAMETER OR GREATER STEEL BOLTS. (2015 IRC R231.3)
7. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325. (R201.4)
8. IF INSTALLED LAUNDRY CHUTE MUST BE EITHER OF APPROVED FIRE-RESISTIVE CONSTRUCTION OR HAVE A LINING OF NOT LESS THAN 26 GAUGE GALVANIZED SHEET METAL WITH ALL JOINTS LOCK-LAPPED. ALL OPENINGS INTO THE ENCLOSURE SHALL HAVE SELF-CLOSING 1 5/8" SOLID WOOD DOORS.
9. OPENABLE WINDOWS TO HAVE 24" MIN. SILL HEIGHT (AFF) WHEN DISTANCE FROM SILL TO FINISHED GRADE IS GREATER THAN 12" OR THE AREA BELOW 24" SHALL BE TIED OR HAVE AN OPENING OR A GUARD WHICH DOES NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE. (R202.3)

GUARDRAIL TO BE 36" HIGH (MIN) AND SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. HANDRAILS ARE REQUIRED ON ALL STAIRWAYS WITH 2 OR MORE RISERS.

EXTERIOR STUD HALLS TO BE 2x6's @ 24" o.c. INTERIOR HALLS AND GARAGE HALLS TO BE 2x4's @ 16" o.c. WHERE STUDS ARE SPACED @ 24" o.c., TRIMMS MUST BE SPACED TO BE DIRECTLY ABOVE HALL STUD.



MAIN FLOOR PLAN  
SCALE: 1/4"=1'-0" 306 S.F.



PRELIMINARY