

General Notes:

*Do not scale drawings. Any conflicts or missing information should be brought to the attention of the builder and/or designer.
 *This project was designed in accordance with the 2009 IRC and the 2011 NEC.
Interior construction
Walls
 All angled walls are 45° U.N.O.
 Provide 5/8" Type "X" gypsum board at all usable areas beneath stairs.
 Birtop top plate to be @ 44 1/4" FFF.
Ceilings
 Cathedral ceiling beam to be furred out to 6" wide.
Doors
 All sheetrock arches (SRA) as follows:
 Bot of arch @ 82" FFF with top of arch @ 92" FFF.
 Interior doors to be six panel interior passage doors.
 Header ht for garage OHD to be @ 85 1/4".
 Header ht for garage entry outwaring door (OS) door to be @ 81 1/2".
 Door connecting garage and house to be 1 3/8" thick solid core, 20 minute fire rated, gasket and sealed per local codes.
SRO (Sheet rock openings) and SRA (sheetrock arches)
 SRO: example 30x78=36" wide x 96" high.
 SRA: example 30x78=36" wide x 92" high with 6'-10" (82") spring point and 10" rise
Windows IRC310
 * Provide 1/2" additional rough opening height at all windows.
 Definition of window tag example: 3050 SH DL @ 6'-8" Hdr Ht= 36"x60" single hung divided lite @ 6'-8" FFF.
Lighting
 Vanity light fixtures to be mounted @ 87" FFF, UNO.
 Coach lights to be mounted @ 5'-10" FFF, UNO.
Shelving
 Laundry Room shelf to be 72" FFF.
 Master Closet back shelf to be 72" FFF and side shelves to be directly below.
 Secondary Bedroom shelves to be 67" FFF.
 All SR & 2S as follows: Top S @ 80" FFF and bottom S @ 40" FFF.
 Pantry & Linen shelves as follows: top two to be 12" deep and bottom 3 to be 18" deep.
 *All end and back wall 1x2 trim to be installed level throughout and shelving to be cut tight and fit to inside clear wall dimensions (typ).
Cabinets
 Kitchen and utility cabinets: *countertop @ 36"
 B30=30" base cabinet
 B530=30" sink base cabinet
 W3030=30" wide x 30" tall
 Bathroom cabinets: *Countertop @ 34.5".
 VSB30=30" sink base cabinet
 W3030=30" wide x 30" tall
 Bathroom mirrors: maintain 1 1/2" clearance at both ends of countertop.
Garages
 Provide 5/8" Type "X" gypsum board throughout garage.
 Provide 25" square platform, 18" high in garage for water heater.
Stairs IRC311.5
 Stair width shall be no less than 36".
 All risers to be 7 3/4" max, and may not vary more than 3/8" in height.
 All treads to be no less than 10".
 Handrail shall be provided on at least one side of each continuous run of treads or flight with four or more risers at no less than 34" or more than 38" FFF.
Plumbing
 Water supply stub outs @ 90° from slab, UNO.
 All Hose Bibs to be 24" from face of slab and 24" up from bottom of siding/brick/stone, UNO.
Exterior construction
Brick veneer
 Square butt inside brick corners. (Do not lace corners)
 Coursing and running bonds to conform with all standard industry practices and all applicable IRC Codes.
Porches
 All porch and patio ceilings to be 3/8" rough sawn plywood.
Roofs
 Termination of fascia at gables will be held 1 inch off of the shingles.
Exit doors
 Install "Z" flashing over all exposed exterior doors.
Address blocks
 Shall be mounted at 60" FFF from top.
Exterior Trim
 All window and door trim to be 45 degree miter.



**The Leland
2124**

Abbreviations

Abv	- Above
AFV	- Above Finished Floor
C	- Carpet
Clg	- Ceiling
CW	- Cold Water
D	- Clothes Dryer
Di	- Diameter
Disp	- Disappearing
Disp	- Disposal
Dn	- Down
DW	- Dishwasher
EQ	- Equal
FD	- Floor Drain
FFF	- From Finished Floor
QWB	- Gypsum Wall Board
HB	- Hose Bib
HS	- Hard Surface
HT	- Height
HW	- Hot Water
Max	- Maximum
Min	- Minimum
NW	- Microwave Oven
OH	- Overhang
OHD	- Overhead Door
Opp	- Opposite
Pdr	- Powder
Ped	- Pedestal
R	- Radius
RAG	- Return Air Grille
R&S	- Rod and Shelf
Ref Sp	- Refrigerator Space
S/R	- Sheetrock
Shvs	- Shelves
Sim	- Similar
Slp	- Slope
SRO	- Sheet Rock Opening
T	- Tile
T&G	- Tongue and Groove
TB	- Towel Bar
TPH	- Toilet Paper Holder
Typ	- Typical
UNI	- Utility
W	- Washer
Wd	- Wood
WIC	- Walk In Closet
WRB	- Water Resistant Barrier

Exterior Veneer Calculations		
Material	Area	Percentage
Brick/Stone	1475 SF	66%
Siding	565 SF	25%
Stone	198 SF	9%

Exterior Veneer Calculations - @ Opt. 3rd Car Garage		
Material	Area	Percentage
Brick/Stone	1602 SF	67%
Siding	565 SF	24%
Stone	218 SF	9%

Floor Areas	
Opt. 3rd Car Garage Bay	242 SF
Options	242 SF
Living	2124 SF
Garage	447 SF
Covered Patio	184 SF
Covered Porch	61 SF
Total Covered	2816 SF

Frame Areas	
	2966 SF

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DT1	Standard Details
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DT4	Standard Details

Revision Schedule	
Date	Description
12-10-2012	As built revisions
12-19-2012	Developed D Elevation
1-21-2013	All elevations removed shutters and added rowlocks at front bedroom window
2-17-2014	Updated framing to June 2013 spans & bracing, eliminated carport & added 1.5' drop at garage interior door, changed all tile areas to HS, adjusted length of vanity mirrors and updated General, Electrical & Framing Notes
2-26-2014	Added optional 3rd car garage
4-17-2014	Flooring Revisions HS/CPT
4-24-2014	Bartop Revisions
4-29-2014	3rd car opt. elev revisions and general notes.
6-25-2014	Revised dimensions at mirrors in baths.

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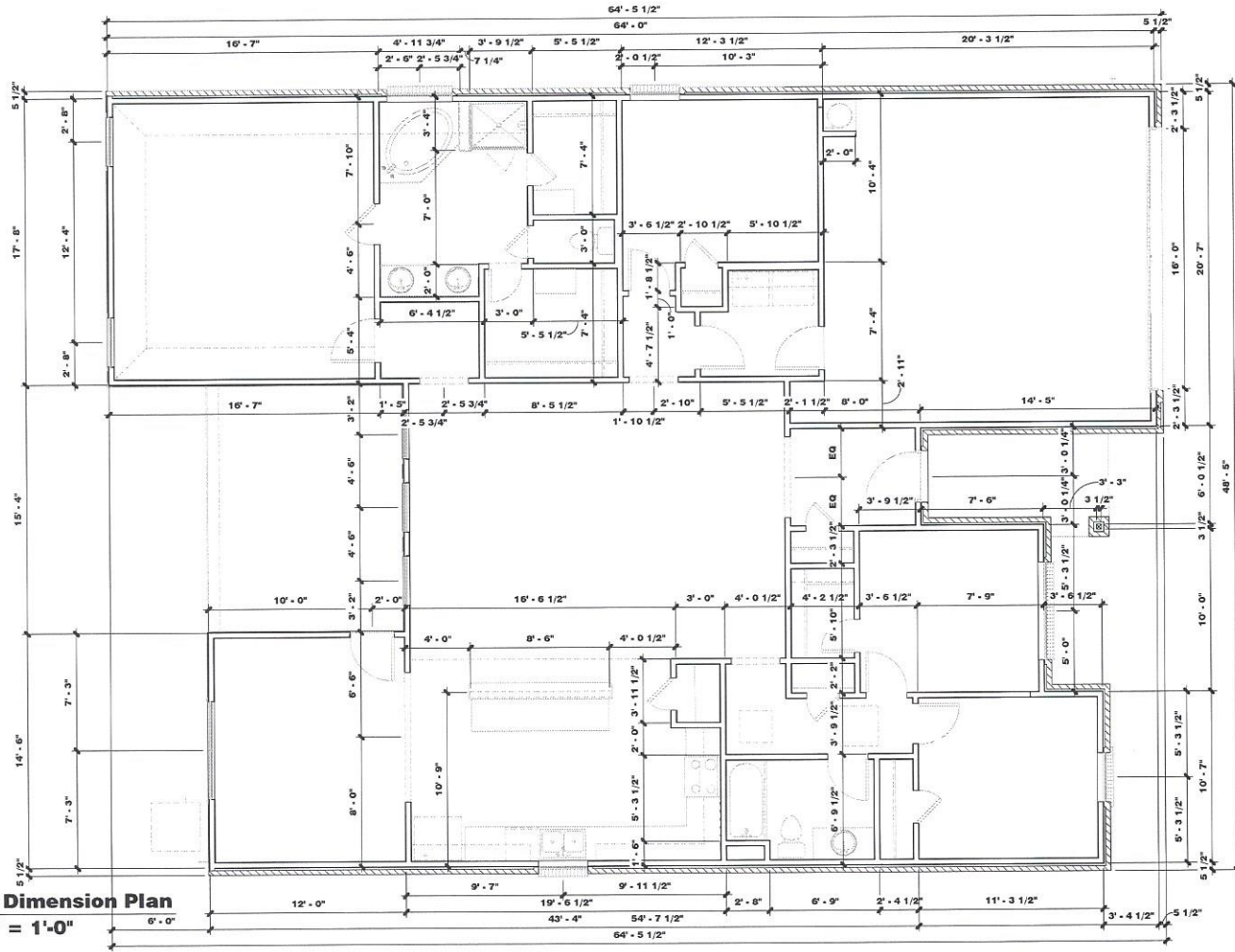
LGI Homes
1450 Lake Robbins Ste 430
The Woodlands, TX 77380

LIFESTYLE DESIGN
ARCHITECTURAL, INTERIOR & FURNITURE DESIGN
1717 Lake Robbins, Apt. 2124, The Woodlands, TX 77380

Cover

Sheet No.
AO

Date
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1 Floor Dimension Plan
 3/16" = 1'-0"

The Leland 2124	
Lal Homes 1450 Latic Robbiss Site 430 The Woodlands, TX 77380	
LIFESTYLE USA DESIGN <small>ARCHITECTURE INTERIOR DESIGN</small> <small>1100 W. 17th St., Suite 200, Houston, TX 77002</small>	
Floor Dimension Plan	
Sheet No. A2	
Date 6/25/2014 8:55:18 AM	