

9639 LATOUR LANE

Interior Features & Area Tabulations

4 bedroom/3 full baths, 1 half bath, 2-car garage
 Open kitchen and great room
 Owner's suite with his and hers closets and luxury bath
 Large play room, formal dining, office, courtyard, and covered patio

3,828 Total Living A/C
 342 Covered Porches
 655 Garage

VH CUSTOM

a division of Village Homes

GENERAL NOTES:

1. VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY OWNER, ARCHITECTURAL DESIGNER OR GENERAL CONTRACTOR OF ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO PROCEEDING WITH WORK.
2. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING.
3. REFER STRUCTURAL DRAWINGS FOR FOUNDATION AND BRACE WALL DETAILS.
4. PROVIDE SLEEVES UNDER ALL FLATWORK FOR IRRIGATION, LANDSCAPE LIGHTING, ECT.
5. COORDINATE LOCATION OF WATER LINES, GAS LINES, VENTING, ELECTRICAL PRIOR TO PLACEMENT OF CONCRETE.
6. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
7. ALL EXTERIOR WALL FRAMING IS 2 x 4 CONSTRUCTION. ALL INTERIOR WALL FRAMING IS 2 x 4 CONSTRUCTION UNLESS NOTED OTHERWISE.
8. VERIFY CONSTRUCTION MEETS THE 'INTERNATIONAL ENERGY CONSERVATION CODES'.
9. PROVIDE 5/8" TYPE 'X' FIRE RATED GYPSUM WALL BOARD TYPICAL BETWEEN GARAGE AND LIVING AREAS.
10. ALL WINDOWS TO BE APPROVED INSULATED GLASS TO MEET STANDARDS OF THE INTERNATIONAL ENERGY CONSERVATION CODES. WINDOW MANUFACTURER OR SUPPLIER TO VERIFY FINAL CLEAR OPENINGS OF WINDOWS TO MEET ALL LOCAL CODES FOR EGRESS.
11. REFER EXTERIOR ELEVATION DRAWINGS FOR HEADER AND SURROUND DETAILS.
12. COORDINATE ALL AUDIO / VISUAL / MEDIA EQUIP. AND LOCATIONS.
13. PROVIDE SHOP DRAWINGS FOR ALL MILLWORK TO BE APPROVED BY OWNER.
14. VERIFY MECHANICAL EQUIPMENT REQUIREMENTS PRIOR TO INSTALLATION.
15. PROVIDE DECKING AROUND ATTIC HORIZ HVAC UNITS WITH MAX 20' TRAVEL TO ATTIC UNIT.
16. VERIFY POSITIVE DRAINAGE OUT OF ENTRY CTYD. PROVIDE MIN 12" DOWNSPOUT DIRECTION AWAY FROM THE FOUNDATION.
17. THE BUILDING SITE DOES NOT HAVE ANY EXISTING TREE.

AREA CALCULATIONS

| | |
|---------------------------------|--------------------|
| FIRST FLOOR A/C | 2,611 SQFT. |
| SECOND FLOOR A/C | 1,211 SQFT. |
| TOTAL AREA A/C | 3,822 SQFT. |
| COVERED PORCHES | 342 SQFT. |
| GARAGE | 655 SQFT. |
| TOTAL AREA UNDER ROOF | 4,825 SQFT. |
| LOT AREA | 10,454 SQFT. |
| TOTAL BUILDING FOOTPRINT | 3,608 SQFT. |
| 40% 2 STORY LOT COVERAGE | 4,181 SQFT. |
| ZONED A-5 SINGLE FAMILY | |

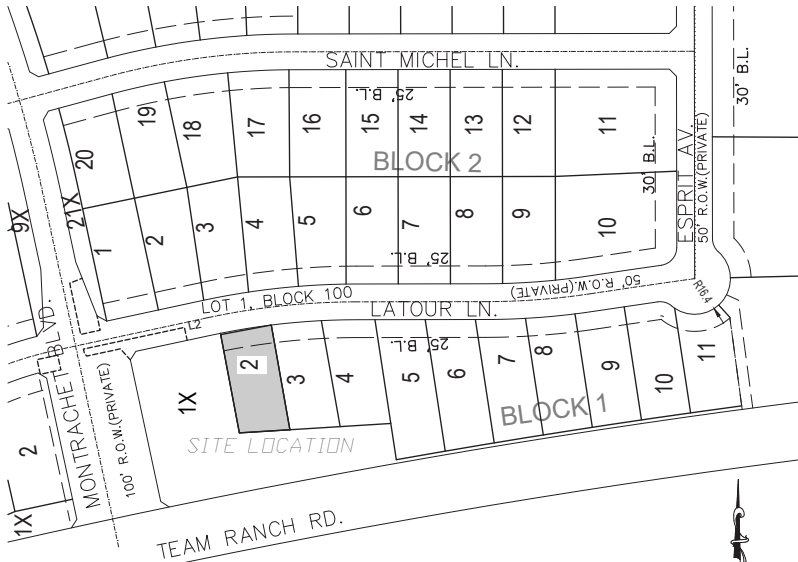
SCOPE OF WORK:

1. PROVIDE A NEW TWO STORY MASONRY AND FRAME RESIDENCE OF A MEDITERRANEAN ARCHITECTURAL STYLE.
2. PROVIDE A FRONT COURTYARD WITH OPTIONAL FOUNTAIN AS SELECTED BY OWNER.
3. PROVIDE COVERED REAR PATIO WITH OPTIONAL GAS GRILL.

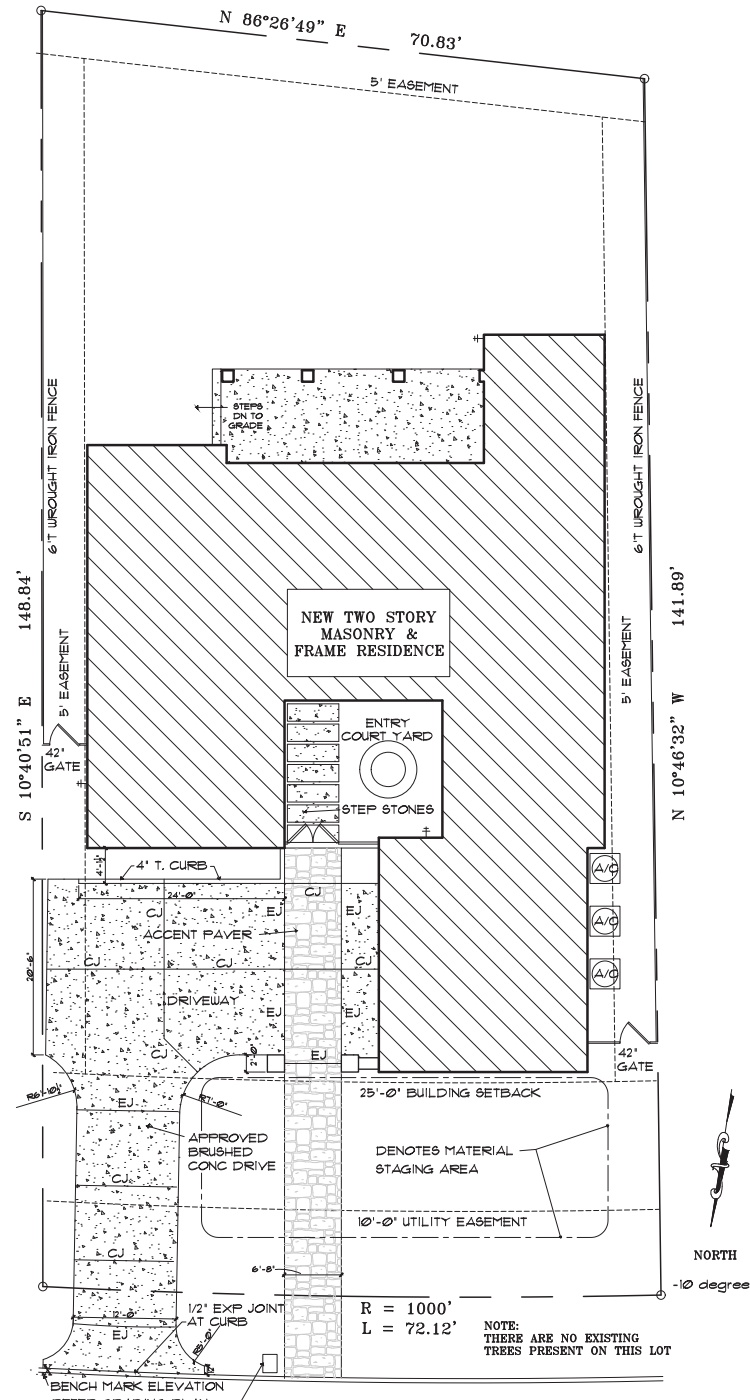
SITE LEGEND

- EJ CONCRETE EXPANSION JOINT
- CJ CONCRETE CONTROL JOINT
- † HOSE BIB

ARCHITECTURAL STYLE - MEDITERRANEAN



VICINITY MAP
NOT TO SCALE



Legal Description

LOT 2, BLOCK 1 of MONTRACHET
an addition to the City of Fort Worth,
Tarrant County, Texas

STANDARD MAIL BOX
SITE PLAN
SCALE 1/8"=1'-0"



Village Homes
Homes of Character
2817 West 5th St. Ste. B, Fort Worth, Texas 76107
(817) 737 3377 Fax (817) 731 7847

A Proposed New Residence for:
9639 Latour Drive
Fort Worth, Tarrant County, Texas

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|--------------------|-----------|
| DRAWN BY: | JC |
| DATE: | 8/26/21 |
| REVISION: | |
| PRELIMINARY REVIEW | 1/6/2021 |
| FINAL REVIEW | 12/4/2021 |
| BID SET | 1/12/2022 |
| REVISIONS | 3/1/2022 |

SHEET
A-1
OF SHEETS