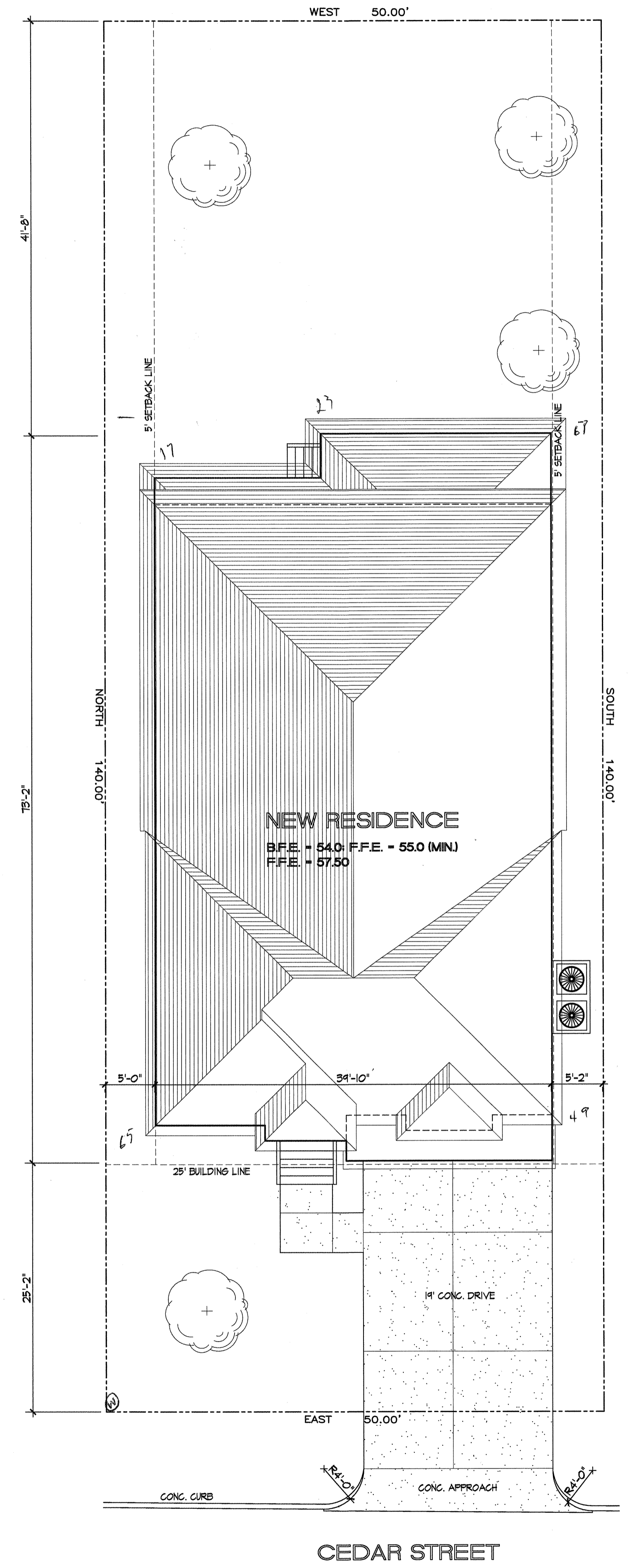


- GENERAL NOTES:**  
UNLESS NOTED OTHERWISE
1. 12'-0" CEILINGS @ FIRST FLOOR UNLESS NOTED OTHERWISE.
  2. 8'-0" CEILINGS @ SECOND & 7'-0" @ THIRD FLOOR UNLESS NOTED OTHERWISE.
  3. N/A RAISED POINTY WALL AROUND PERIMETER UNLESS NOTED OTHERWISE.
  4. PROVIDE G.F.I.C.I. PROTECTION AS REQUIRED BY NATIONAL BUILDING & ELECTRICAL CODE.
  5. ALL EXHAUSTS SHALL BE VENTED TO THE OUTSIDE.
  6. VERIFY WINDOW TYPE & ROUGH OPENING REQUIREMENTS WITH OWNER & WINDOW MFG.
  7. TREATED SOLE PLATES 2X4 TYP. W/ 1/2" X 10" J-BOLTS @ 4' O.C. & 12" EACH SIDE @ CORNERS
  8. 1/2" CDX PLYWOOD OR 1X4'S DIAGONAL BRACING REQUIRED @ ALL BLDG CORNERS @ ALL FLOORS
  9. PROVIDE SUFFICIENT FURRING SO THAT VENT AND SOIL PIPES DO NOT PENETRATE PLATES
  10. GAS @ FIREPLACES INSTALLED AS PER I.B.C. & I.R.C. ALL PRE-FAB FIREPLACES SHALL BE ICBO-UL APPROVED W/ INSTALLATION MANUAL AVAILABLE @ JOB SITE.
  11. 1/2" CDX PLYWOOD OR 7/16" OSB ROOF DECKING (MIN. THICKNESS)
  12. H.V.A.C. UNITS IN ATTIC W/ CONDENSOR UNITS INSTALLED OUTSIDE ON CONCRETE PADS ABV. GRADE.
  13. WATER HEATER(S) IN ATTIC IN GALV. DRAIN PAN (2" DEPTH MIN.) WITH DRAIN TO OUTSIDE.
  14. DESIGN AND INSTALL STAIRS AS PER I.B.C. & I.R.C. CODES. RISERS @ 7 3/4" (MAX.) EA. AND TREADS @ 10" (MIN.) (SEE STAIR NOTES AND LAYOUT ON PLANS)
  15. FIRST FLOOR WINDOWS @ 2'-0" HDR. HT. & DOORS ARE 2'-0" IN HEIGHT (U.N.O.)
  16. SECOND FLOOR WINDOWS @ 1'-0" HDR. HT. & DOORS ARE 6'-0" IN HEIGHT (U.N.O.)
  17. CHECK BUILDER'S SPECIFICATIONS FOR ALL FINISHES AND VERIFY WITH OWNER.
  18. BOTTOM OF SOFFIT TO BE 12" BELOW TOP PLATE (VERIFY W/ CORNICE DETAIL ON ELEVATIONS) (VERIFY EAVE & OTHER PROJECTIONS FROM BUILDING RESTRICTIONS IF APPLICABLE)
  19. CHIMNEYS SHALL EXTEND A MINIMUM OF 2' ABOVE THE HIGHEST PART OF THE BUILDING THAT IS WITHIN A 10'-0" RADIUS OF THE CHIMNEY (AT EACH CORNER) PER I.R.C. R1001.6.
  20. ALL ENCLOSED USEABLE SPACE UNDER STAIRS SHALL BE 5/8" FIRE-CODE SHEETROCK
  21. ALL LOAD BEARING WALLS TO HAVE LATERAL SUPPORT (MID-SPAN &/OR 4' MAX.) WHEN @ 10'-0" & ABOVE.
  22. ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL NOT BE LESS THAN 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL NOT BE LESS THAN 20" (I.B.C. 1009)
  23. NONCOMBUSTIBLE, NONCORROSIVE LINTELS AND NONCOMBUSTIBLE SUPPORTS SHALL BE PROVIDED OVER ALL OPENINGS WHERE THE VENEER UNIT IS NOT SELF-SPANNING.
  24. ALL FLASHING AND COUNTERFLASHING, WHEN OF METAL, SHALL BE NOT LESS THAN 26 U.S. GAUGE CORROSIVE RESISTANT METAL.
  25. INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450 AS PER I.B.C. 1407.9
  26. BUILDER TO VERIFY ALL IMPROVEMENTS TO PROPERTY MEET ALL LOCAL AND NATIONAL CODE REQUIREMENTS REGARDLESS IF ALL ARE SPECIFICALLY INCLUDED WITHIN THESE DOCUMENTS.
  27. ALL GENERAL FRAMING AND FOUNDATION NOTES CONTAINED WITHIN THESE ARCHITECTURAL CONSTRUCTION DRAWINGS ARE MINIMUM STANDARDS AND THE BUILDER/OWNER SHALL FOLLOW THE ENGINEER'S DRAWINGS, DETAILS AND NOTES FOR THIS SPECIFIC PROJECT.

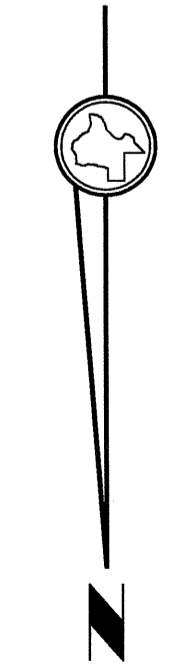
**LOT COVERAGE CALCULATIONS:**

DESCRIPTION	SQ. FT.	PERCENT
LOT	7,000	100%
RESIDENCE	2,785	39.8%
MAIN DRIVE	482	6.9%
PRIVATE WALK	48	0.7%
<b>TOTAL LOT COVERAGE</b>	<b>3,315</b>	<b>47.4%</b>



**APPROVED**  
*L.L. Cabell*  
BUILDING OFFICIAL  
CITY OF BELLAIRE  
DATE: 3-7-14

**APPROVED**  
*Ch. Mesa*  
FIRE MARSHALS OFFICE  
BELLAIRE FIRE DEPT.  
DATE: 3-10-14



**GENERAL NOTES:**  
\* TO THE BEST OF THE DESIGNER'S KNOWLEDGE, THESE PLANS HAVE BEEN PRODUCED TO THE OWNER'S SPECIFICATIONS. EVERY ATTEMPT HAS BEEN MADE TO FOLLOW THE SPECIFICATIONS AND GOOD PRACTICES.

- 1) THE BUILDING DESIGNER ASSUMES NO RESPONSIBILITY FOR THE METHODS AND MEANS OF CONSTRUCTION, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS TO CARRY OUT THE WORK OR THE FAILURE OF SOMEONE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS.
- 2) THE OWNER AND CONTRACTOR SHALL CHECK ALL DRAWINGS FOR DIMENSIONS, CONTENTS AND OMISSIONS. THE BUILDING DESIGNER SHALL BE NOTIFIED OF SUCH PRIOR TO THE FURNISHMENT OF MATERIALS OR BEGINNING OF CONSTRUCTION OF THE BUILDING. IF THE BUILDING DESIGNER IS NOT NOTIFIED IN WRITING OF ERRORS AS DESCRIBED ABOVE, THE OWNER AND CONTRACTOR SHALL WAIVE ALL RIGHTS TO CLAIMS OF OMISSION AND ERROR BY THE BUILDING DESIGNER.
- 3) CONTRACTOR SHALL VERIFY AND VERIFY THAT THE BUILDING CONFORMS WITH ALL LOCAL AND NATIONAL BUILDING CODES.
- 4) IT IS UNDERSTOOD AND AGREED BY ALL PARTIES THAT ALL DRAWINGS AND CALCULATIONS DONE BY THE ENGINEER ARE HIS / HER RESPONSIBILITY AND SHALL BE THE SOLE PARTY LIABLE FOR ANY ERRORS OR OMISSIONS. IT IS FURTHER AGREED THAT THIS DESIGNER WILL, IN ALL CASES, BE HELD HARMLESS.

**Tim Roesler's Designs & Concepts**  
Design, Planning & Consultants  
(281) 217-6514

**PROJECT:**  
L.K. CUSTOM HOMES  
4903 CEDAR  
Date: 11/27/13  
File Name: 4903 CEDAR

**Revisions**

NO.	DESCRIPTION

**SITE PLAN AND GENERAL NOTES**

**Sheet**  
1  
of  
6

LOT 2  
BLOCK 15  
BELLAIRE, TEXAS

VERIFY LOCATION OF GAS METER AND SANITARY SEWER TIE-IN WITH BUILDER

SCALE 1/8" = 1'-0"