

FOOTAGE CALCULATION
 FIRST FLOOR 2,308 S
 SECOND FLOOR 2,341 S
 TOTAL HOUSE 4,649

GARAGE FIRST FLR 150
 GARAGE SEC. FLR 50
 (FUTURE QUARTERS)
 TOTAL GARAGE 100

1 FIRST FLOOR PLAN
 A-4 1/4"=1'-0"

GENERAL NOTES
 CITY OF HOUSTON

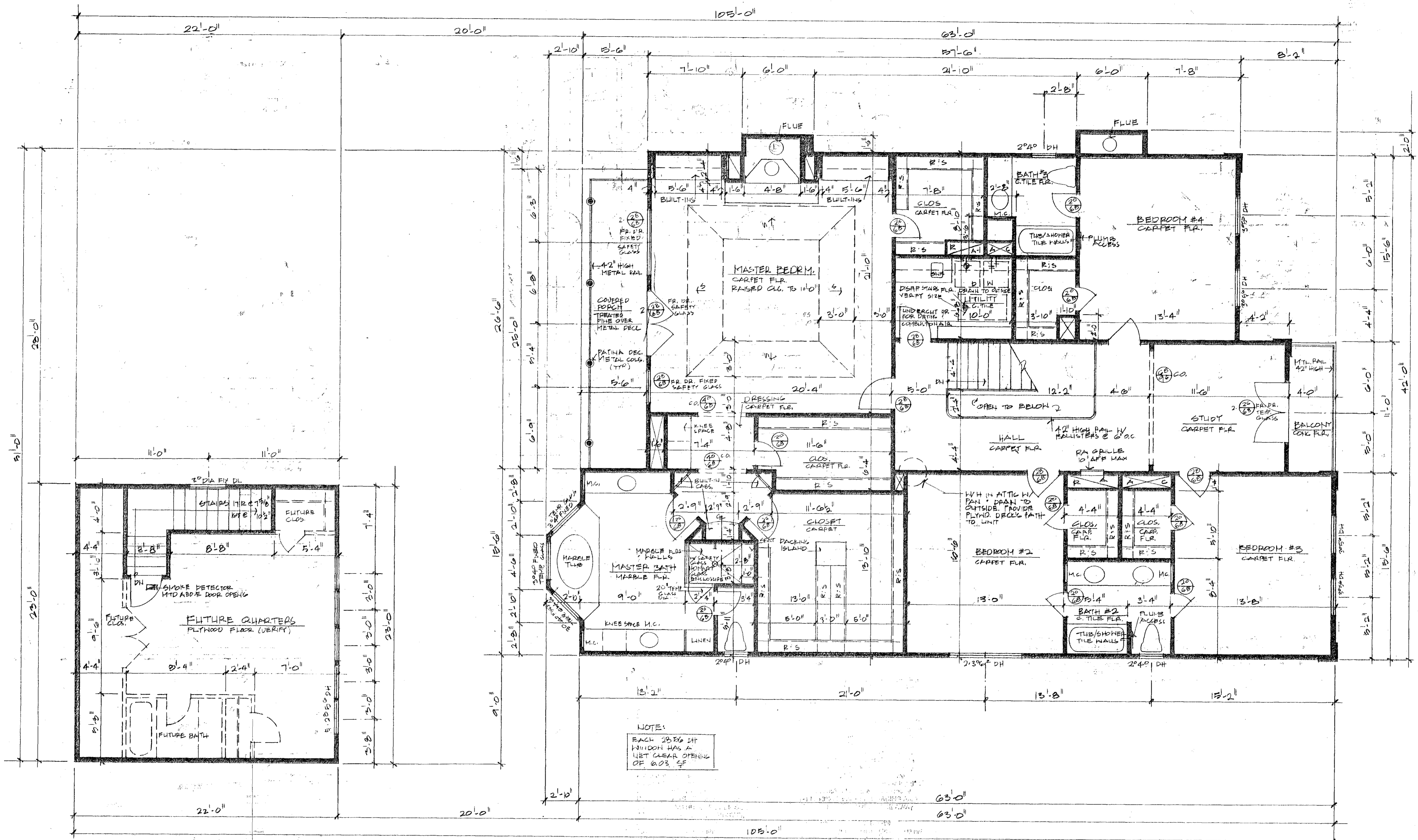
- Contractor shall be responsible for visiting the jobsite to make himself aware of all existing conditions.
- Contractor shall be responsible for verifying all dimensions prior to construction. ALL DIMENSIONS ARE TO FACE OF STUDS.
- Provide G.F.I.C.I. protection at electrical outlets as required by N.E.C. and local building Code.
- All exhausts shall be vented to outside of building.
- Provide sufficient furring so that vent and soil pipes do not penetrate wooden plates.
- Install gas and furnace as per U.B.C. and as per manufacturer's recommendations.

- Locate all HVAC systems in Attic unless otherwise noted.
- All mouldings shall be continuous and uninterrupted by light switches, electrical outlets, A/C grilles, etc. Contractor shall consult with Architect in case of conflict.
- All door and window millwork to be unbroken except at corners.
- Insulation Flame Spread shall not exceed 25 and Smoke Density shall not exceed 450.
- All glass doors shall comply with U.B.C. Sec. No. 54-2, Part I. Glass doors and windows shall be tempered as required by code.
- Stair rails shall be 34" max. above risers and balcony rails shall be 42" max. above finish floor. Provide balusters at all rails at 6" o.c. max. Design an install as per U.B.C. Section 3306.

- All Laundry rooms and similar rooms shall be provided with natural ventilation by means of openable exterior openings with an area of not less than 1/20th of the floor area of such rooms with a minimum of 34 square feet. In lieu of natural ventilation, a mechanical ventilation system connected directly to the outside and capable of providing 5 air changes per hour shall be provided (Section 1205 (A)).
- ALL PRE-FAB FIREPLACES SHALL BE ILBO/UL APPROVED AND A COPY OF THE INSTALLATION MANUAL WILL BE AVAILABLE AT THE JOB SITE FOR THE INSPECTOR'S REVIEW.
- WHERE WOOD FRAME WALLS AND PARTITIONS ARE COVERED ON THE INTERIOR WITH PLASTER, TILE OR SIMILAR MATERIALS AND ARE SUBJECT TO WATER SPLASH, THE FRAMING SHALL BE PROTECTED WITH APPROVED WATERPROOF PAPER CONFORMING TO SECTION 1707(a) (section 2516(k)).
- SHOWER STALL WALLS SHALL BE FINISHED WITH A HARD, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET (section 510(b)).



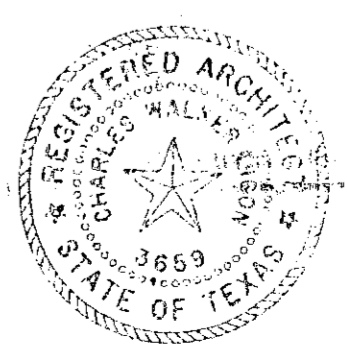
A Proposed Residence For
 2201 BELMONT
Summit Architects, Inc.
 Charles W. Ligon AIA, President
 3333 Eastside Suite 255
 Houston, Texas 77098
 (713) 826-1288



2x15.6
36x6



1 SECOND FLOOR PLAN
1/4" = 1'-0"



A Proposed Residence For		Project No.
2201 DEL MONTE		
Drawn By:	BCH	Checked By:
Date:	7/30/06	Sheet No.
Summit Architects, Inc.		
Charles W. Ligon AIA, President		
3333 Eastside Suite 255		
Houston, Texas 77098		
7131 626-1288		