



401.5 FOUNDATION ELEVATION. (COH-2012 AMMEND)
 ALL NEW BUILDINGS CONSTRUCTED WITHIN THIS JURISDICTION SHALL HAVE THE FINISHED FLOOR OF THE BUILDING
 NOTE:
 NOT LESS THAN 12 INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM OF THE SEWER CONNECTED TO THE BUILDING

THE EXISTING DRIVEWAY WILL BE REMOVED. CALL OUT THE LF OF PROPOSED 6 IN CURB DUE TO THE EXISTING DRIVEWAY
 REMOVAL

GENERAL NOTES—RESIDENTIAL NEW CONSTRUCTION OF CITY OF BELLAIRE, TEXAS
 DESIGN AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES AND ORDINANCES
 CODES AND ORDINANCES

- 2012 IRC—INTERNATIONAL BUILDING CODE
- 2014 NEC—NATIONAL ELECTRICAL CODE
- 2012 UMC—UNIFORM MECHANICAL CODE
- 2012 UPC—UNIFORM PLUMBING CODE
- 2012 IFC—INTERNATIONAL FIRE CODE
- EITHER
- 2015 IECC—INTERNATIONAL ENERGY CONSERVATION CODE
 OR(NEVER BOTH)
- 2007 ASHRAE STANDARD 90.1(ASHRAE 90.1—2007)—AMERICAN SOCIETY OF HEATING,
 REFRIGERATING AND AIR—CONDITIONING ENGINEERS
 STANDARD BUILDING CODE SECTIONS
- 1. STAIRS—R311.IRC
- 2. MASONRY FIREPLACES R—1004.IRC
- 3. GLASS—R2403.1,IRC

- MISCELLANEOUS DATA
1. TYPE M COPPER TUBING OR PIPE IS NOT ALLOWED
 2. IF A CONFLICT ARISES BETWEEN THE BELLAIRE CITY ORDINANCES AND/OR BELLAIRE ZONING COMPLIANCE SECTION AND ANY PROVISION OF THESE PLANS, BELLAIRE CITY ORDINANCES AND/OR THE BELLAIRE ZONING COMPLIANCE SECTION SHALL PREVAIL.
 3. WATER RISER MUST BE METAL ABOVE GROUND; SCH.40 PVC. MAY ONLY BE USED ON THE EXTERIOR UNDERGROUND ONLY
 4. DRIVEWAY APPROACH, SIDEWALKS AND RAMPS ARE TO MEET CITY OF BELLAIRE SPECIFICATIONS AND REQUIRE A SEPARATE PERMIT
 5. UTILITY ROOM FLOOR DRAIN IS TO BE ROUTED TO THE STORM SEWER OR DIRECTLY TO THE EXTERIOR
 6. WATER HEATERS LOCATED IN THE ATTIC, A PAN SHALL BE PROVIDED WITH A DRAIN TO THE EXTERIOR—NO PVC DRAIN LINES PERMITTED
 7. IF A WATER HEATER IS LOCATED IN THE GARAGE AND IS GAS FIRED, IT MUST BE MOUNTED 18 IN ABOVE THE FLOOR.
 8. PLUMBING ACCESS PANELS MUST BE PROVIDED AS REQUIRED BY PLUMBING CODE
 9. SAFETY GLASS IS TO BE INSTALLED IN ALL FRENCH DOORS, IN WINDOWS ADJACENT TO BATHTUBS AND IN SHOWER ENCLOSURES AND DOORS AS PER IRC
 10. 5/8 INCH TYPE X GYP BOARD IS TO BE INSTALLED ON ALL WALLS AND CEILINGS EXCEPT 5/8 IN TYPE X GYP BOARD IS TO BE INSTALLED ON ATTACHED GARAGE WALLS AND CEILING UNDER HABITABLE ROOMS AND UNDER ALL STAIRS PER IRC
 11. RETURN AIR GRILLS ARE TO BE LOCATED 10 IN MAX ABOVE FINISHED FLOOR
 12. PREFABRICATED FIREPLACES ARE TO BE DESIGNED AND INSTALLED AS PER IRC AND ARE TO MEET MANUFACTURERS SPECIFICATIONS
 13. IF A DOOR CONNECTS ATTACHED GARAGE TO LIVING SPACE, IT SHALL BE A ONE HOUR RATED DOOR ASSEMBLY WITH A CLOSER
 14. ALL STAIRS ARE TO COMPLY WITH THE IRC AND MANUFACTURER'S SPECIFICATIONS
 15. PER IRC, HANDRAILS AND GUARDRAILS ARE TO BE MINIMUM 34 IN AND MAX 38 IN MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
 16. PER IRC PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 IN ABOVE THE FLOOR SHALL HAVE GUARD RAILING MIN 36INCHES IN HEIGHT AND SHALL HAVE RAILS THAT DO NOT ALLOW A SPHERE 4IN IN DIAMETER TO PASS THROUGH. RAILS SHALL NOT BE CONSTRUCTED SO AS TO CREATE A LADDER EFFECT.
 17. ALL MASONRY SHALL BE SUPPORTED ON NON COMBUSTIBLE MATERIAL—BEAMS AND COLUMNS.
 18. ROOF OVERHANGS MAY PROJECT INTO FRONT OR REAR SETBACKS
 19. TOILET ROOM EXHAUST VENTS ARE TO VENT TO THE EXTERIOR BUT NO VENT SHALL BE IN THE SOFFIT
 20. A FIRESTOP MUST BE PROVIDED IN COVERED WALK OR BREEZEWAY BETWEEN THE HOUSE AND GARAGE IF APPLICABLE
 21. TOILET CLEARANCE IS TO BE 15 IN MIN FROM CENTERLINE OF FIXTURE TO SIDEWALL
 22. GAS RANGE IN KITCHEN MUST VENT TO THE EXTERIOR AS PER IRC.
 23. ALL PIPING THROUGH OUTSIDE WALLS SHALL BE SLEEVED
 24. PROVIDE AT LEAST ONE QUALIFIED TREE IN FRONT YARD. THE REMOVAL, DEATH OR DAMAGE OF ANY LARGE TREE, EXCEPT AS AUTHORIZED BY AN APPROVED TREE DISPOSITION PLAN IS PROHIBITED.
 25. ALUMINUM WIRE IS PROHIBITED AND COPPER #12/2 WITH GROUND IS THE SMALLEST ELECTRICAL WIRE ALLOWED
 26. SINGLE MAIN DISCONNECT REQUIRED—THE DISCONNECT MUST BE READILY ACCESSIBLE ON THE OUTSIDE OF THE BUILDING FOR FIRE DEPARTMENT ACCESS.
 27. FENCES REQUIRE A SEPARATE PERMIT. IN ADDITION TO ANY FENCE REQUIREMENTS FOR TREE PROTECTION ALL BUILDING SITES ARE REQUIRED TO BE ENCLOSED WITH A TEMPORARY FENCE WITH A MINIMUM OF 6 FEET IN HEIGHT. THIS REQUIREMENT APPLIES TO BOTH SIDES, REAR AND 75% OF FRONT YARDS DURING CONSTRUCTION. TEMPORARY OR FINAL REMOVAL OF ANY FENCE, FOR ANY REASON WHATSOEVER REQUIRES WRITTEN AUTHORIZATION FROM THE BUILDING OFFICIAL
 28. ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON THE EXTERIOR OF THE STRUCTURE.
 29. MECHANICAL ACCESS IN ATTIC OPENINGS SHALL BE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE ROUGH OPENING SHALL BE 30" X 54" AND THE STAR LOAD SHALL BE MIN. 350 POUNDS PER IRC.
 30. SMOKE DETECTORS SHALL BE HARD WIRED, AND INTERCONNECTED WITH BATTERY BACKUP AS PER IRC
 31. POOLS REQUIRE A SEPARATE PERMIT, WHICH INCLUDES ALLOWABLE LOT COVERAGE.
 32. ENGINEER SHALL PROVIDE DESIGNER'S CERTIFICATION THAT THE PROJECT WAS DESIGNED IN ACCORDANCE WITH 2020 IECC (110 MPH BASE WIND LOAD)
- SECTIONS R402.1 AND R402.2 OF THE INTERNATIONAL ENERGY CONSERVATION CODE ARE HEREBY AMENDED TO INCLUDE THAT: IN ADDITION TO THE REQUIREMENT OF SECTIONS R402.1 AND R402.2 OF THE 2012 IECC, AN AIR BARRIER AND CLASS III VAPOR RETARDER SHALL BE APPLIED OVER ALL SURFACES OF THE INSULATION FACING THE CRAWLSPACE, IF THE INSULATION DOES NOT EFFECTIVELY PROVIDE THE SAME, NO CLASS 1 OR CLASS 2 VAPOR RETARDERS SHALL BE APPLIED OVER THE INTERIOR SURFACE OF THE FLOOR ASSEMBLY ABOVE A CRAWLSPACE EXCEPT AT SHOWER PANS AND AREAS INTENDED TO HOLD WATER.

OVERALL LOT SIZE (PER HCAD.ORG)	12060 SQ.FT.
TOTAL IMPERVIOUS AREA	SQ.FT.
X100 % MAX. IMPERVIOUS AREA	SQ.FT.

NEW RESIDENCE	4600 SQ.FT.
DRIVEWAY MOTOR COURT	SQ.FT.
POOL TERRACE	SQ.FT.
POOL WATER SURFACE AREA	SQ.FT.
MISCELLANEOUS FLATWORK FRONT SIDEWALK AND REAR WALKWAY	SQ.FT.
TOTAL IMPERVIOUS AREA	SQ.FT.

MAIN HOUSE	
FIRST FLOOR AIR CONDITIONED	3692 SQ.FT.
SECOND FLOOR AIR CONDITIONED	4062 SQ.FT.
ATTIC LEVEL AIR CONDITIONED	1124 SQ.FT.
TOTAL AIR CONDITIONED	8878 SQ.FT.

MAIN HOUSE	
FIRST FLOOR COVERED	4600 SQ.FT.
SECOND FLOOR COVERED	4297 SQ.FT.
ATTIC LEVEL COVERED	1635 SQ.FT.
TOTAL COVERED AREA	10532 SQ.FT.

MAIN HOUSE	
FIRST FLOOR COVERED	4600 SQ.FT.
FRONT PORCH	106 SQ.FT.
REAR PORCH	180 SQ.FT.
GARAGE	622 SQ.FT.
FIRST FLOOR AIR CONDITIONED	3692 SQ.FT.

MAIN HOUSE	
SECOND FLOOR COVERED	4297 SQ.FT.
ELEVATOR	25 SQ.FT.
STAIRHALL	210 SQ.FT.
SECOND FLOOR AIR CONDITIONED	4062 SQ.FT.

MAIN HOUSE	
ATTIC LEVEL COVERED	1635 SQ.FT.
ELEVATOR	25 SQ.FT.
STAIRHALL	220 SQ.FT.
MECHANICAL	266 SQ.FT.
ATTIC LEVEL AIR CONDITIONED	1124 SQ.FT.

AO

2021.6.30

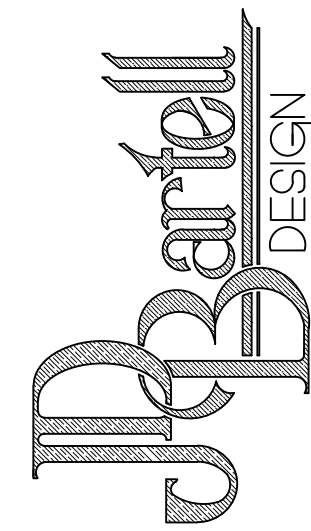
SCALE 1/4 IN = 1 FOOT

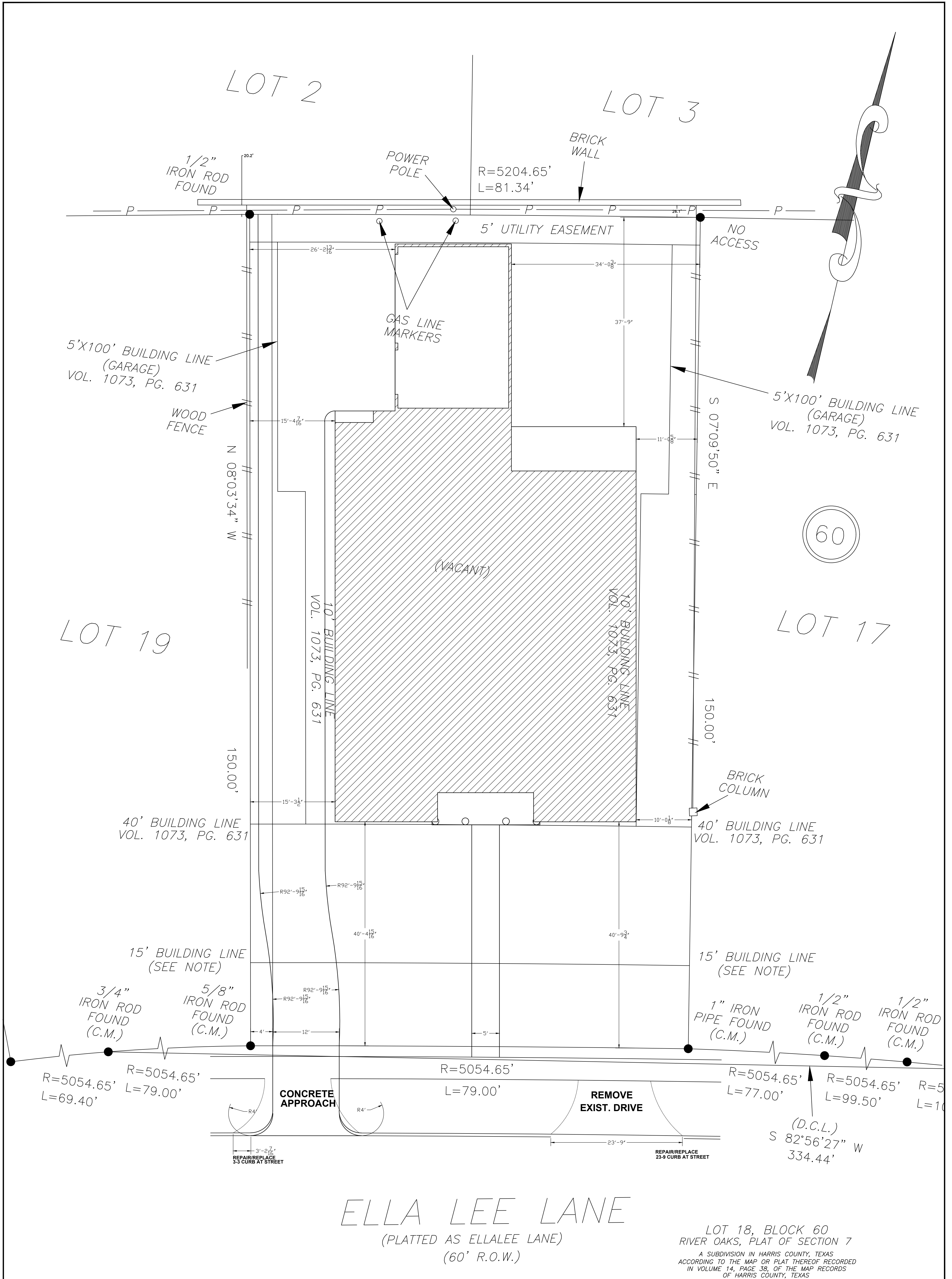
3452 ELLA LEE
 RIVER OAKS NEIGHBORHOOD

COVER PAGE

LAYNE-KELLY HOMES

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A1

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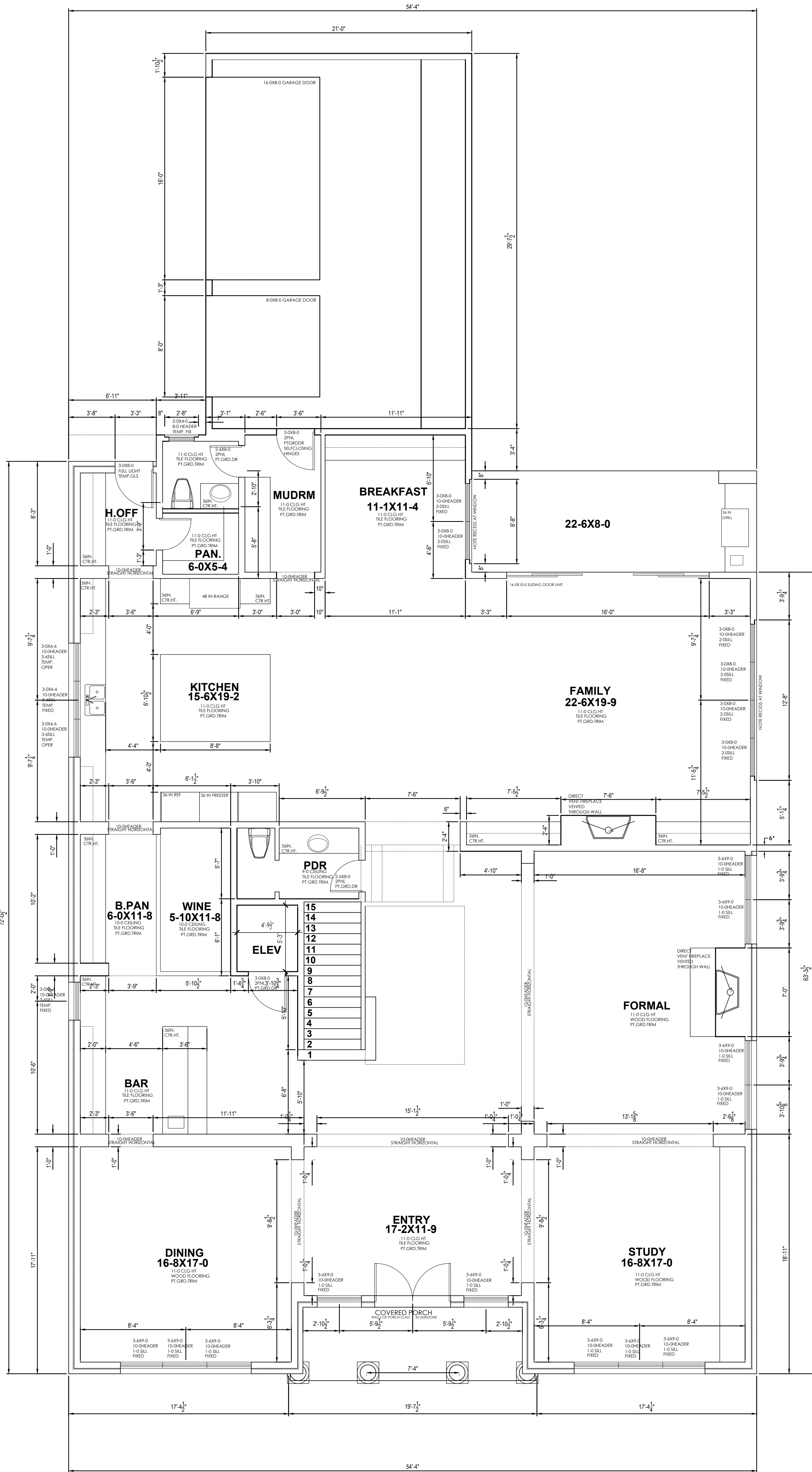


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SITE PLAN

SCALE 1/4 IN = 1 FOOT

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A2

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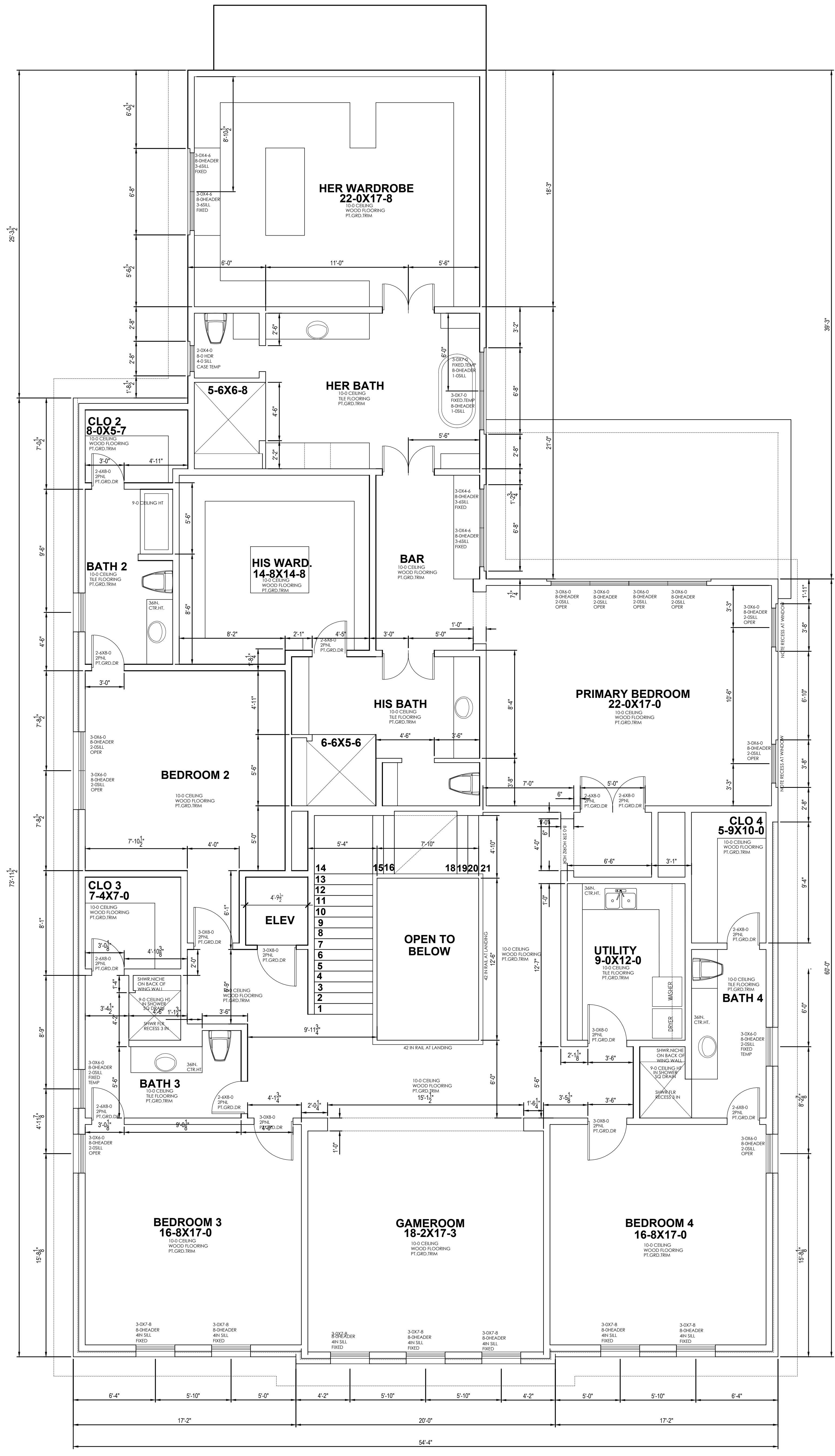
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FIRST FLOOR DIMENSIONED

LAYNE-KELLY HOMES

SCALE 1/4 IN = 1 FOOT

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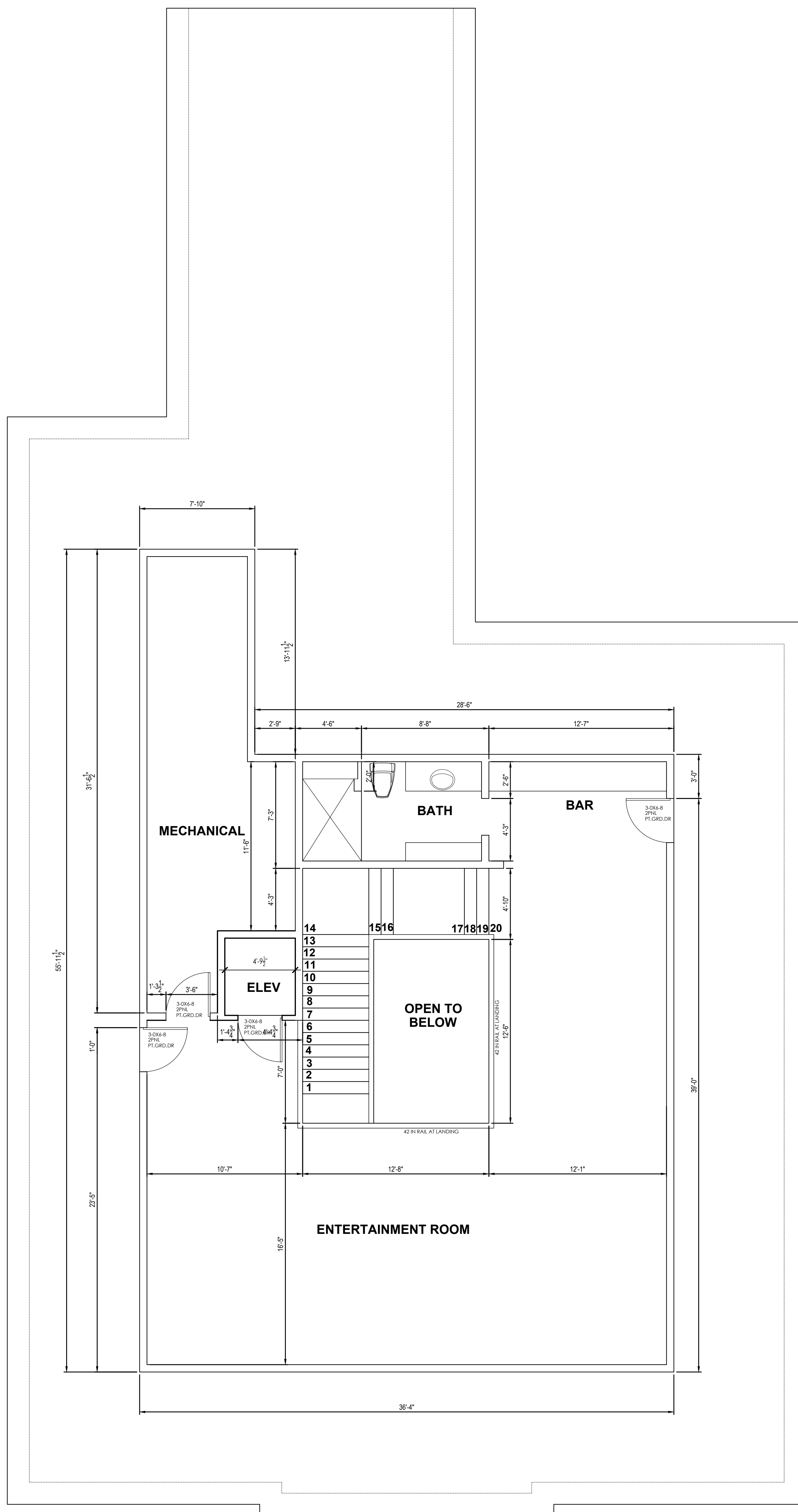
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SECOND FLOOR DIMENSIONED
LAYNE-KELLY HOMES

SCALE 1/4 IN = 1 FOOT
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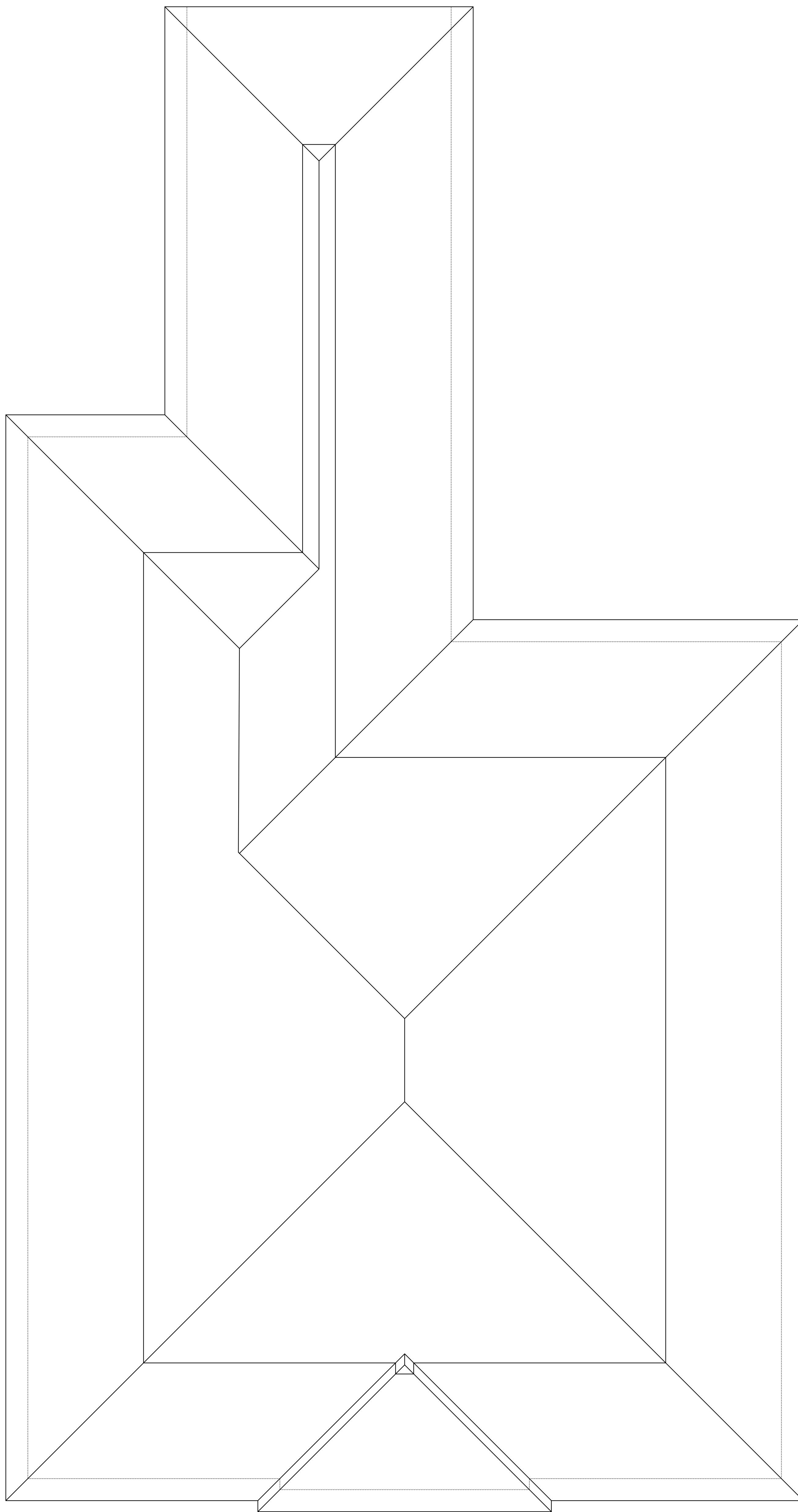
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ATTIC DIMENSIONED

LAYNE-KELLY HOMES

SCALE 1/4 IN = 1 FOOT

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A5

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ROOF PLAN

LAYNE-KELLY HOMES

SCALE 1/4 IN = 1 FOOT

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FRONT/STREET ELEVATION



REAR ELEVATION

A6

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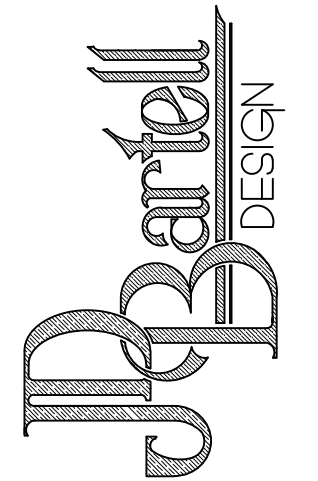
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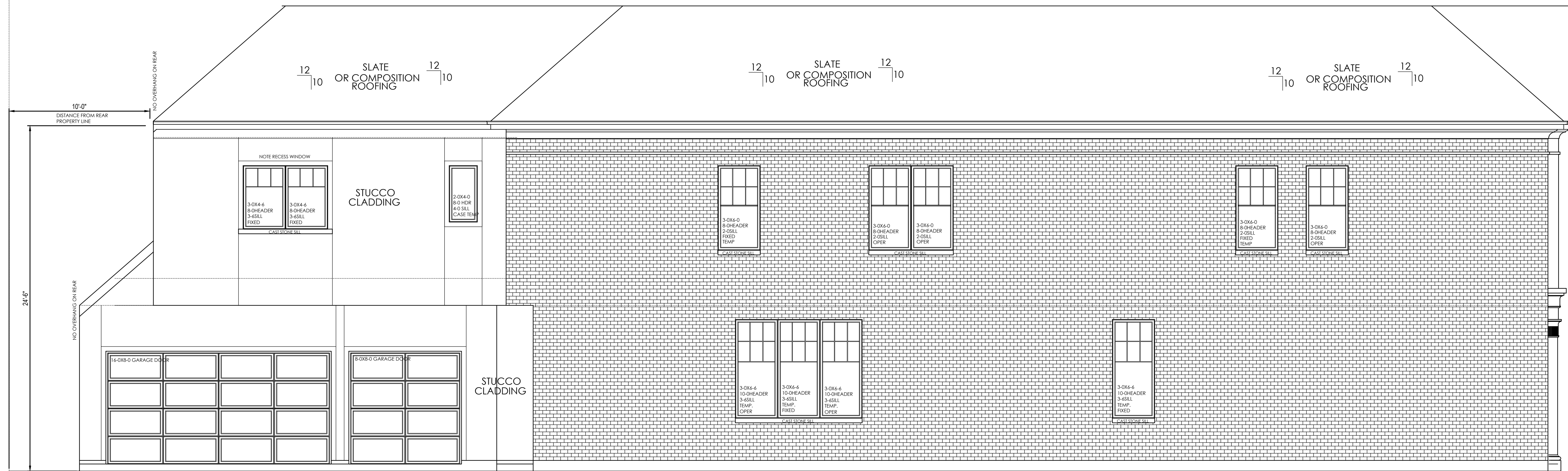
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FRONT/REAR ELEVATIONS

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LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

2021.6.30

SCALE 1/4 IN = 1 FOOT

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SIDE ELEVATIONS

LAYNE-KELLY HOMES

A7

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