

WEST 26TH STREET

**(A) GENERAL NOTES:**

- ALL WORK TO BE DONE AS PER I.R.C. AND REGULATIONS OF THE 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.G.I.O. PROTECTION AT ELECTRICAL OUTLETS AS REQUIRED BY I.R.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 I.R.C. AND AS PER MANUFACTURER'S REMMENDATIONS.
- CONTRACTOR TO PROVIDE OWNER PRIOR TO CONSTRUCTION ALL MECHANICAL CALCULATIONS DEPICTING DUCT SIZES AND DUCT WORK.
- WATER RESIST GYP BOARD (FULL HEIGHT) REQUIRED AT SHOWER, TUBS & WALLS SUBJECT TO WATER SPLASH.
- TUB AND SHOWER (IF NOT FIBER GLASS) SHALL BE TILED TO 70" ABOVE DRAIN INLET.
- GLAZING AT TUBS, SHOWERS, AND DOORS SHALL BE IMPACT RESIST. (SAFETY GLASS)
- PROVIDE G.F.L. (WHERE SHOWN) SHALL COMPLY WITH I.R.C.
- LOCATE HOT WATER HEATERS IN ATTIC OVER WALL TEES WITH METAL PAN & DRAIN TO OUTSIDE.
- ALL HOSE BIBBS ARE ADDED WITH VACUUM BREAKERS.
- ALL GLASS DOORS SHALL COMPLY WITH I.R.C. AND SHOULD BE TEMPERED AS REQUIRED BY CODE.
- ALL STAIR RAILS SHALL BE 34" MAX. ABOVE RISERS AND BALCONY RAILS SHALL BE 42" MAX. ABOVE FINISHED FLOOR. DESIGN AND INSTALL AS PER I.R.C. REQUIREMENTS.
- ALL LAUNDRY ROOMS AND SIMILAR ROOMS SHALL BE LAUNDRY WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH A MINIMUM AREA OF 1/20th OF THE FLOOR AREA. IN LIEU OF NATURAL VENTILATION, MECHANICAL EXHAUST SHALL BE PROVIDED.
- ALL PRE-FAB FIREPLACES SHALL COMPLY WITH I.R.C. AND A CODE OF THE INSTALLATION MANUAL WILL BE AVAILABLE AT THE JOB SITE FOR THE INSPECTOR'S REVIEW. SEE MANUFACTURERS SPECS TO INSTALL.

- 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 THE I.R.C.
- INSULATION FLAME SPREAD SHALL NOT EXCEED 25 AND SMOKE DENSITY SHALL NOT EXCEED 450.
- ALL FLUES TO BE 2'-0" HIGHER THAN ANY ROOF WITHIN 10'-0" AND COMPLY WITH SECTION R001.6

**(B) GENERAL NOTES FOR FIRE RATING:**

- SECTION R309.1 OPENINGS BETWEEN A PRIVATE GARAGE & RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MINUTE FIRE RATED DOORS. THE DOOR ASSEMBLY SHALL BE EQUIPPED WITH A SELF-CLOSING DEVICE.
- SECTION R309.2 THE GARAGE SHALL BE SEPERATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" GYPSUM BOARD APPLIED FROM THE GARAGE SIDE. WHERE THE SEPERATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPERATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" FIRERATED GYPSUM BOARD OR EQUIVALENT.
- SECTION R313 ENCLOSED USABLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 5/8" GYPSUM BOARD.

**(C) GENERAL NOTES FOR GLAZING:**

- SECTION R308.4 HAZARDOUS LOCATIONS. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING: 1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
- GLAZING IN A FIXED OR OPERABLE PANEL, ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
- SECTION R308.10 GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60" OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE.

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- IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIAMETER SPHERE CANNOT PASS.

**(D) SMOKE DETECTOR NOTES R313.3 2012**

SMOKE DETECTORS SHALL BE HARD-WIRED AND INTER-CONNECTED WITH BATTERY BACKUP.

**(E) GENERAL NOTES FOR FIREPLACE**

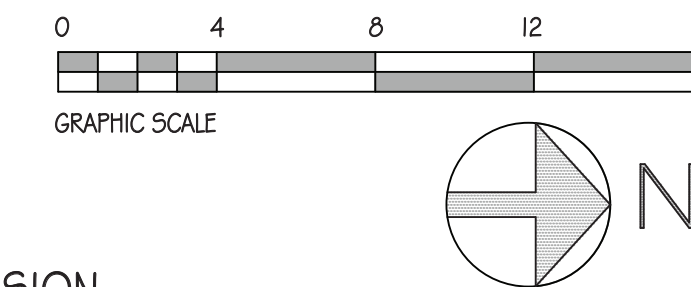
ALL DIRECT VENTS SHALL BE A MINIMUM OF 4'-0" FROM ANY WINDOW. VERIFY SIZE WITH MANUFACTURER.  
ALL FLUES TO BE 2'-0" HIGHER THAN ANY ROOF WITHIN 10'-0" FIREPLACE CHIMNEY SHALL COMPLY WITH SECTION R001.6

**(F) GENERAL NOTES FOR SITE**

FINISHED FLOOR ELEVATION TO BE MIN. 12" ABOVE THE NEAREST MANHOLE.  
NEW 1 1/2" QUALIFYING TREE IN R.O.W. AS PER CITY REQUIREMENTS.

**SITE PLAN**

540 #A WEST 26TH  
LOT 19 of BLOCK 32  
HOUSTON HEIGHTS SUBDIVISION  
HOUSTON 77008  
HARRIS COUNTY, TEXAS



APPROXIMATE LAND TABULATIONS	
TOTAL AREA:	3,275 SF
FOOTPRINT	1,901 SF
TOTAL IMPERVIOUS AREA:	1,901/3,275 = 58.0%

APPROX. SQUARE FOOTAGE	
1st FLOOR-	898
GARAGE-	385
GARAGE ENTRY-	122
DRIVEWAY-	161
FRONT ENTRY (CONC.)-	6
ALLEYWAY-	141
COVERED PORCH	188
FOOTPRINT-	1,901 S.F.

- NOTES:
- FINISHED FLOOR ELEVATION TO BE MIN. 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE
  - NEAREST MANHOLE ELEVATION ASSUMED 62.45'.

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DEVELOPER:

ADDRESS:  
**540 #A WEST 26TH STREET**  
MILAGRO 18.10 GST PLAN  
BAYLAND ELEVATION

PROJECT NAME

MAGNOLIA  
MANOR-II

Date: 5/6/19

Revisions: 7/25/19

Scale: AS NOTED

SITE PLAN  
LOT 19

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