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AREA CALCULATIONS

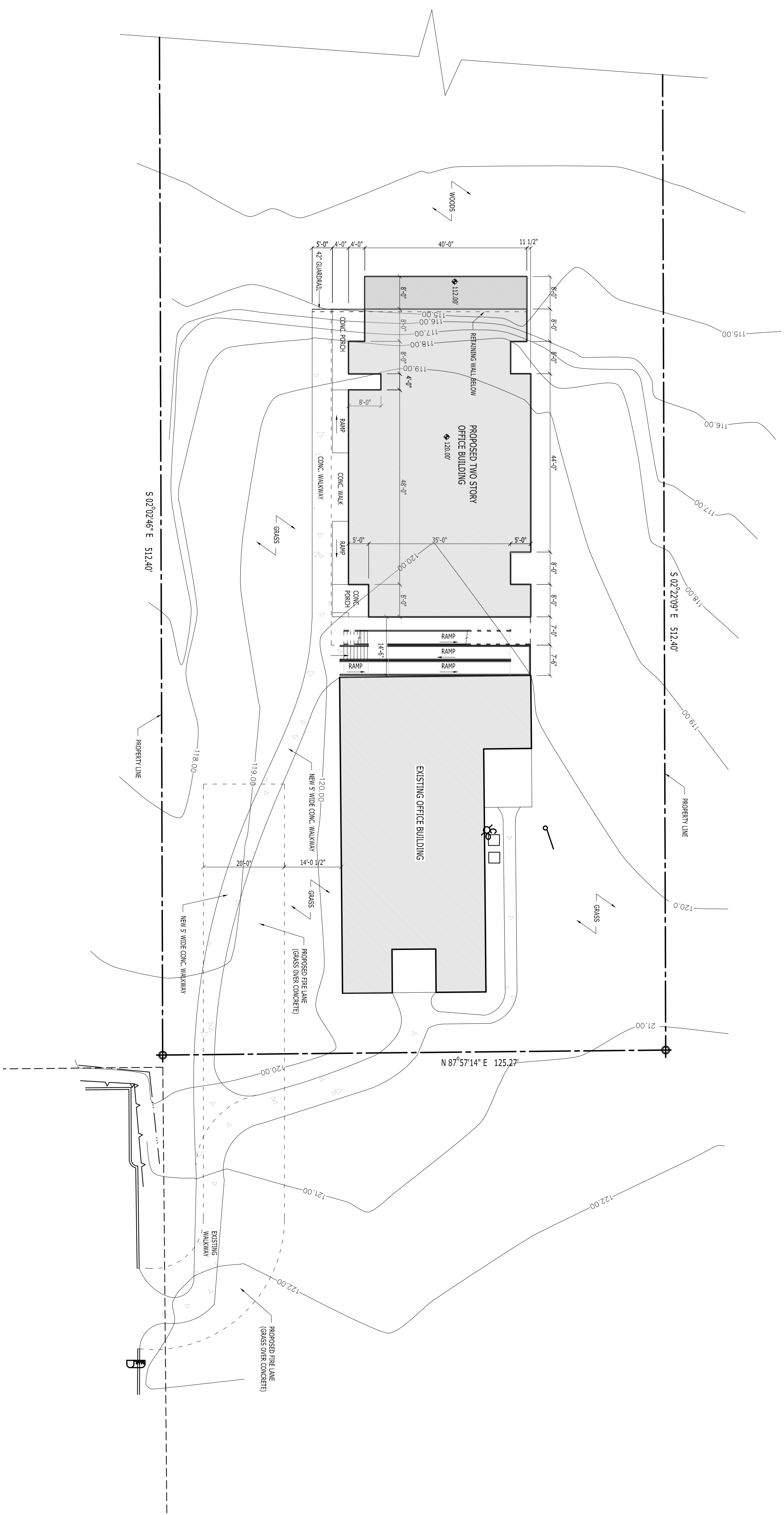
FIRST FLOOR A/C	3139 SQ. FT.
FIRST FLOOR FRAMED	5205 SQ. FT.
SECOND FLOOR A/C	1656 SQ. FT.
SECOND FLOOR FRAMED	4869 SQ. FT.
TOTAL A/C	4815 SQ. FT.
TOTAL FRAMED	10,074 SQ. FT.

SITework NOTES

1. CONTRACTOR SHALL ENSURE THAT PROPOSED TOP OF SLAB ELEVATION IS AT LEAST 1'-0" ABOVE THE FIN ELEVATION OF THE NEAREST SANITARY MANHOLE.
2. NO PART OF THIS PROPERTY SHALL DRAIN TO ADJOINING PROPERTIES, CONNECT ALL AREA DRAINS & D.S. TO STORM SEWER W/ 6" PVC THROUGH CURB. VERIFY W/ BUILDER.
3. ALL CONSTRUCTION SHALL COMPLY WITH IRC 2003 W/ MONTGOMERY COUNTY AMENDMENTS AND ALL APPLICABLE MONTGOMERY COUNTY ORDINANCES. SHALL ALSO COMPLY WITH ANY CREEKSIDE MANOR ORDINANCES AND RESTRICTIONS.
4. PROVIDE 5" THICK CONCRETE PAVEMENT - 3000 PSI W/ #4 REBAR 20" EA. WAY. PROVIDE EXP. JOINTS MAX 20'.
5. PROVIDE CURB CUT PER CITY SPECIFICATIONS.

GENERAL NOTES

1. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE FULL YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OR ACCEPTANCE.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, AND MISALIGNMENT ACCORDING TO APPLICABLE CODE STANDARDS AND GOOD CONSTRUCTION PRACTICE.
3. THE GENERAL CONTRACTOR SHALL PROVIDE ALL MECHANICAL, ELECTRICAL, AND PLUMBING FOR A COMPLETE AND FUNCTIONING SYSTEM AS REQUIRED. ALL ITEMS AND APPURTENANCES (NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT, SHOWN, OR INDICATED IN THE DRAWINGS, SHALL BE PROVIDED.
4. ALL MATERIALS, EQUIPMENT AND ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS OR INSTRUCTIONS FOR THE SERVICE INTENDED. THE INSTALLATION OF ALL MATERIALS, EQUIPMENT, AND ITEMS SHALL BE PERFORMED BY EXPERIENCED CRAFTSMEN IN A NEAT, WORKMAN LIKE MANNER.
5. PRIOR TO THE FOUNDATION POUR, THE BUILDER WILL PROVIDE THE ARCHITECT WRITTEN NOTICE TO INSPECT THE FORMBOARDS FOR COMPLIANCE WITH ARCHITECTURAL PLANS.
6. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, SPECIFICATION BIDDERS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION OR PRICING. PLEASE COMMUNICATE ANY ERRORS OR AMBIGUITIES THAT YOU MAY FIND IN THE CONSTRUCTION DOCUMENTS. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR SPECIFICATIONS, THE CONTRACTOR MUST SUBMIT THEM, IN WRITING, TO THE ARCHITECT. INTERIOR DESIGNER OR HOMEOWNER BEFORE THE CONTRACTOR WILL PROCEED WITH WORK. IN QUESTION, ALL CONFLICTS AND ITEMS FOR CLARIFICATION BETWEEN ARCHITECT AND ANY SPECIAL CONSULTANT SHALL BE BROUGHT TO THE ARCHITECT AND OWNER'S ATTENTION PRIOR TO PROCEEDING WITH PRICING OR CONSTRUCTION.
7. WHEN PERFORMING ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ANY EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY. ANY DIFFERENCES SOUND SHALL BE SUBMITTED TO THE ARCHITECT OR OWNER FOR CONSIDERATION BEFORE PROCEEDING WITH THE WORK.
8. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. WRITTEN SPECIFICATIONS SHALL GOVERN ALL.
9. CLARIFY ALL DISCREPANCIES RELATIVE TO CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND FIELD CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK.
10. DO NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION. SUBMIT REQUEST FOR CHANGE ORDER PRIOR TO THE WORK BEING DONE.



SITE PLAN
1/16" = 1'-0"

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<p>OWNER: CREATIVE CO-OP VIC CHERUBINI 701 SAWDUST RD. THE WOODLANDS, TX 77380</p>	<p>PROJECT # 09004</p>	<p>02.26.10 PERMIT SET</p>
		<p>DRAWN BY: JASLEEN SARAI PREETAL SHAH</p>
<p>SHEET TITLE: SITE PLAN</p>		
<p>SHEET NO.</p>		
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