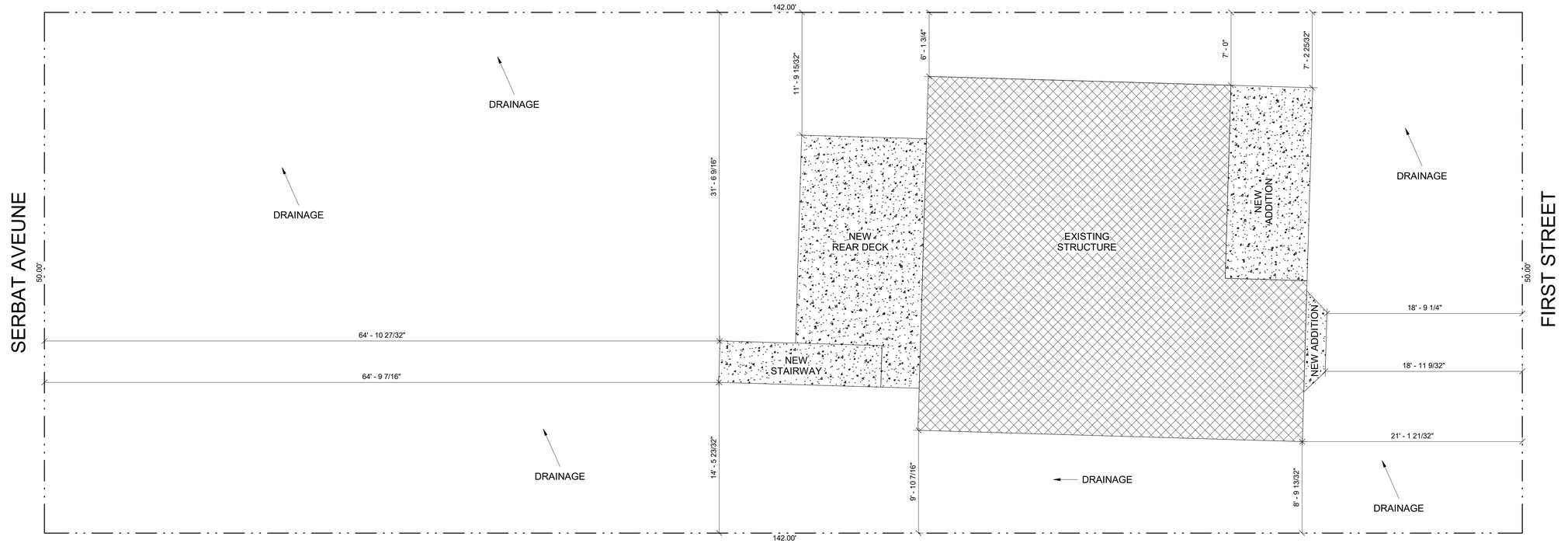
NOTE:
ALL DIMENSIONS
ARE APPROX.



1 Site Plan (Project North)
3/16" = 1'-0"

NOTE:
ALL CONSTRUCTION WILL COMPLY WITH
THE 2012 INTERNATIONAL BUILDING CODE.

NOTE:
DIMENSIONS DEPICTED ABOVE
MAY VARY AT THE DESCRETION
OF THE GENERAL CONTRACTOR ANE
THE APPROVAL OF THE BUILDING
AND HEALTH DEPARTMENTS.

SITE NOTES:

(1) PROVIDE POST OFFICE-APPROVED ADDRESS NUMBERS ON THE DWELLING. ADDRESS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE DWELLING.

(2) PROVIDE DRAINAGE OF ALL SURFACE WATER AROUND ON SITE STRUCTURES.

(3) SINGLE FAMILY DWELLING FOOTINGS SHALL BE NO CLOSER THAN 3' TO SLOPE.

(4) THE TOP OF CUT AND TOE OF FILL SLOPES MAY END AT THE SITE BOUNDARY LINE.

(5) A 6"x 16" BERM SHALL BE PROVIDED AT THE TOP OF SLOPES TO DIVERT SURFACE DRAINAGE AWAY FROM ADJACENT PROPERTIES.

(6) VERIFICATION OF ANY AND ALL BEARINGS FOR EASEMENTS, SETBACKS, AND PROPERTY LINES ARE THE RESPONSIBILITY OF THE OWNER, SURVEYOR AND/OR THE GENERAL CONTRACTOR.

(7) RETAINING WALLS TO HAVE: (BY SEPARATE PERMIT
DRAINAGE; 1"∅ PVC WEEP AT BASE @ 48" O.C.,
SCREEN WITH 1cu.ft. OF ROCK.
DAMPPROOFING; AS PER IRC R406

(8) THESE DRAWINGS ARE STRICTLY DIAGRAMMATIC, ANY AND ALL BEARING AND STRUCTURAL COMPONENTS ALONG WITH CONFIRMATION OF DIMENSIONS AND ENGINEERING ARE THE RESPONSIBILITY OF THE OWNER, ENGINEER, GENERAL CONTRACTOR AND/OR THE SUB-CONTRACTORS.

GENERAL CONSTRUCTION NOTES

1. THESE GENERAL NOTES LOCATION IN SAID PLANS. HALL APPLY TO ALL SHEETS INCLUSIVE IN THIS SET OF PLANS REGARDLESS OF THEIR.

2. GENERAL CONTRACTOR TO FURNISH ALL MATERIALS, EQUIPMENT, LABOR, AND SERVICES REQUIRED FOR THE INSTALATION OF ALL WORK AS REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL BUILDING AS INDICATED ON DRAWINGS.

3. INCIDENTAL ITEMS NOT INDICATED ON DRAWINGS, NOR MENTIONED IN THE SPECIFICATIONS THAT CAN LEGITIMATELY AND REASONABLY BE INFERRED TO BELONG TO THE WORK DESCRIBED OR BE NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE BUILDING SHALL BE INSTALLED AS THOUGH ITEMIZED HERE IN EVERY DETAIL.

4. ALL MATERIALS SHALL BE IN NEW AND GOOD CONDITION, THE PRODUCT OF SUBSTANTIALLY ESTABLISHED AND RECOGNIZED MANUFACTURERS, AND SUBJECT TO APPROVAL OF A.C.E. DESIGN DRAFTING, AND ALL MATERIALS SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS.

5. AS A MINIMUM REQUIREMENT, ALL WORK SHALL COMPLY WITH THE LATEST LOCALLY ADOPTED EDITIONS OF THE;
2012 INTERNATIONAL RESIDENTIAL CODE
ANY PERTINENT CITY CODE AMENDMENTS
REQUIREMENTS OF THE TELEPHONE AND POWER COMPANIES
WHERE CONFLICTS OCCUR, THE MORE STRINGENT, OR THE CODE ENFORCED BY THE AUTHORITY HAVING JURISDICTION SHALL APPLY.

6. DO NOT SCALE DRAWING. SEE APPROPRIATE DIMENSIONED PLANS FOR INFO. IF CONFUSION CONTINUES, CONTACT A.C.E. DESIGN DRAFTING IMMEDIATELY FOR CLARIFICATION. A.C.E. DESIGN DRAFTING WILL NOT BE HELD RESPONSIBLE FOR MISTAKES MADE ONSITE DUE TO TRADES NOT FOLLOWING DIMENSIONS ON PLANS.

7. SHOP DRAWINGS, CATALOGS, DATA SHEETS, PAMPHLETS, OR ANY OTHER DESCRIPTIVE LITERATURE NECESSARY TO CONVEY INFORMATION SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CONTRACTOR OR A.C.E. DESIGN DRAFTING PRIOR TO CONSTRUCTION FOR ANY SUBSTITUTIONS PROPOSED AS AN EQUIVALENT PRODUCT.

8. FINAL APPROVAL OF COLOR FINISHES, WOOD STAIN FINISHES, COUNTERTOP FINISHES, STUCCO COLOR, AND TEXTURE FINISHES, ETC. SHALL BE SUBJECT TO THE OWNER'S ORDER AND SATISFACTION AFTER ADEQUATE REVIEWING TIME BY THE OWNER AND CONTRACTOR.

9. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE TO THE PROJECT OWNER AND/OR THE GENERAL CONTRACTOR, NO REPRODUCTION OR OTHER USE SHALL BE MADE BY ANY PERSON OR FIRM WITHOUT EXPRESSED WRITTEN PERMISSION, AND ANY UNAUTHORIZED USE SHALL VOID ANY REAL OR IMPLIED WARRANTY HEREON AND NO PROFESSIONAL RESPONSIBILITY WILL REMAIN.

10. THIS SET OF PLANS SHALL BE 2008 COPYRIGHT PROTECTED UNDER THE REVISED FEDERAL COPYRIGHT LAWS OF 1978. ANY VIOLATION SHALL BE PROSECUTED TO THE FULLEST EXTENT AVAILABLE AND BY THE INTENTION OF A.C.E DESIGN DRAFTING.

11. OWNERSHIP OF THESE DRAWING SHALL REMAIN WITH A.C.E. DESIGN DRAFTING, PAYMENT FOR DRAWINGS DOES NOT AUTOMATICALLY RELEASE OWNERSHIP TO COMMISSIONER(S) WITHOUT EXPRESS WRITTEN PERMISSION. COMMISSIONER(S) RIGHT TO USE PLANS WHEN CONTRACTS ARE ISSUED ARE FOR AN INDIVIDUAL PROPERTY ONLY, ANY ADDITIONAL USE OF PLANS SHALL BE NEGOTIATED AS NEEDED.

12. PLAN CALLS OUT MIN CONSTRUCTION REQUIREMENTS. IF SITE CONTRACTOR DETERMINES THAT ADDITIONAL WORK, MATERIALS, OR THE LIKE ARE NECESSARY, CONTRACTOR IS AUTHORIZED TO PROCEED AND PERFORM UPGRADE AS DETERMINED ONSITE WITHOUT NEED FOR ADDITIONAL PLANS PREPARATION AND INSPECTION. IF, FOR EXAMPLE, CONTRACTOR DETERMINES THAT 2X6 STUDS ARE NEEDED INSTEAD OF THE MIN REQUIRED 2X4 STUDS, HE IS ABLE TO DO SO.

Rev #	DATE	By

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DRAWN BY:	RMW
CHECKED BY:	
DATE:	11/19/20
SCALE:	AS NOTED
JOB NO.	H2003
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