



VICINITY MAP

PROJECT SCOPE
 PROVIDE A NEW MULTI-UNIT RESIDENTIAL DEVELOPMENT

BUILDING CODE INFORMATION

2021 INTERNATIONAL RESIDENTIAL CODE WITH CITY AMENDMENTS
 2021 INTERNATIONAL ELECTRICAL CODE
 2015 INTERNATIONAL ENERGY CONSERVATION CODE

FIRE RATINGS:
 1 HOUR FIRE RATED WALL IS REQUIRED WHEN THE EXTERIOR WALL IS LESS THAN 5' FROM THE PROPERTY LINE.
 CONSTRUCTION TYPE: V-8

SITE PLAN NOTES

SITE CLEARING: CLEAR AND GRUB THE CONSTRUCTION SITE. GRADE BUILDING SITE WITH APPROPRIATE SOILS. EXISTING TREES TO REMAIN SHALL BE MARKED PRIOR TO CLEARING AND PROTECTED TO PREVENT DAMAGE. IF ANY DAMAGE IS DONE TO WALKWAYS, DRIVEWAYS, ETC., NEEDED REPAIRS SHALL BE PROVIDED BY THE CONTRACTOR. REPAIR OR REPLACE ANY DAMAGED VEGETATION OR TERRAIN THAT IS INDICATED TO BE PROTECTED OR IS MORE THAN EIGHT FEET FROM THE EDGE OF ANY CONSTRUCTION.

FOUNDATION: EXCAVATE BOTTOM OF ALL FOUNDATION WALLS AND FOOTINGS AT BUILDING PERIMETER A MINIMUM OF 12" BELOW FROST LINE. (CHECK WITH LOCAL BUILDING OFFICIALS FOR FROST LINE LEVEL REQUIREMENTS). BASE OF FOOTINGS SHALL EXTEND DOWN TO UNDISTURBED VIRGIN SOIL WHICH HAS BEEN COMPACTED TO 95 PERCENT PROCTOR DENSITY. ALL EXCAVATION SHALL BE TO A LEVEL BELOW EXISTING DEMOLITION DEBRIS. BOARD FORM ALL FOOTING AS REQUIRED BY SOIL CONDITIONS.

AT SLAB FOUNDATIONS: COMPACT SUB-GRADE UNDER SLABS TO A MINIMUM 95% DENSITY. COMPACT BACKFILL AREAS NOT UNDER SLABS OR FOUNDATION TO A MINIMUM 90% ASTM D489. SUB-BASE DIRECTLY UNDER CONCRETE SLABS ON GRADE SHALL BE A MINIMUM OF FOUR INCHES OF COMPACTED GRANULAR FILL.

FINAL GRADING: KEEP EXTERIOR FINISHED GRADE A MINIMUM OF 1/2" BELOW FINISHED FLOOR ELEVATION BY BACKFILLING WITH APPROPRIATE SOILS. PROVIDE SWALES WITH POSITIVE OUTFALL AND SLOPE GRADE AWAY FROM BUILDING TO ALLOW WATER TO DRAIN AWAY FROM THE BUILDING FOUNDATION. DO NOT BACKFILL AGAINST FOUNDATION UNTIL PROJECT IS COMPLETELY FRAMED AND ROOF STRUCTURE IS IN PLACE. SOIL TYPE OF FILL SHALL BE SPECIFIED BY GEOTECHNICAL ENGINEER.

TERMITE CONTROL: FOUNDATIONS SHALL BE PRE-TREATED UNDER ALL SLABS AND GRADUALLY AREAS BETWEEN VAPOR BARRIER AND GRANULAR SUB-BASE TO CONFORM WITH HUD MINIMUM STANDARDS AND APPLICABLE BUILDING CODES. TREATMENTS SHALL NOT BE MADE WHEN SOIL IS EXCESSIVELY WET OR AFTER HEAVY RAINS. CONTRACTOR SHALL PROVIDE A ONE-YEAR RENEWABLE WARRANTY.

CONCRETE PADS AND WALKS: PROVIDE LIGHT DUTY PAVING AT AUTOMOBILE PARKING AREAS CONSISTING OF 4" THICK SLAB ON SUB-GRADE COMPACTED TO 98 PERCENT DENSITY WITH 3000 PSI CONCRETE. 4" THICK CONCRETE WALKWAY WILL BE PROVIDED FROM FRONT DOOR TO THE DRIVEWAY. CONSULT SITE PLAN FOR ADDITIONAL INFORMATION. EXPANSION JOINTS SHALL BE INSTALLED AS IN STANDARD CONCRETE PRACTICES. CONTROL JOINTS SHALL BE INSTALLED AT PRE-DETERMINED LOCATIONS NO LATER THAN 12 HOURS AFTER INSTALLATION.

FOR COLOR, TEXTURE AND IMPRINTING: WHILE THE CONCRETE IS STILL IN A PLASTIC STATE, APPLY THE DESIRED PATTERN TO THE SURFACE. TOOLS SHALL BE PROPERLY SHARPED INTO THE SURFACE TO ACHIEVE DESIRED TEXTURE. SEAL AS REQUIRED. SEE SITE PLAN FOR ADDITIONAL INFORMATION.

ALL SITE WORK INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION FENCING, CLEARING PROCEDURES, GRADING AND DRAINAGE, ETC., SHALL BE IN ACCORDANCE WITH LOCAL CITY REQUIREMENTS/GUIDELINES.

CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.

LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM THE FOUNDATION. THE FALL SHALL BE A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET (5% SLOPE).

GENERAL NOTES

CODES: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE COMPLIANCE WITH SUD CODES.

JOB SITE: PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VISIT JOB SITE AND NOTIFY OWNER OF ANY CONDITIONS NOT INCLUDED IN THESE DOCUMENTS WHICH REQUIRE CORRECTIVE OR ADDITIONAL ACTIONS. NO CHANGES TO PLANS TO BE MADE WITHOUT WRITTEN APPROVAL BY THE DESIGNER. REPORT ANY DISCREPANCIES TO THE DESIGNER.

PLAN REVIEW: THESE PLANS ARE CONCEPTUAL IN NATURE AND THEREFORE SHALL BE REVIEWED BY STRUCTURAL AND MECHANICAL ENGINEERS PRIOR TO CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR ALL SITE CONDITIONS, INCLUDING BUT NOT LIMITED TO: ORIENTATION, DRAINAGE, SOIL BEARING, WINDLOADS AND OTHER SUBSURFACE CONDITIONS.

CHANGES OR MODIFICATIONS TO PLANS: ANY MINOR OR REQUIRED CHANGES OR MODIFICATIONS TO THIS PLAN DO NOT REDUCE OR VOID THE COPYRIGHTS COVERING THIS SET OF PLANS IN ANY WAY. MODIFICATIONS TO THIS PLAN, FOR ANY REASON, SHOULD BE ATTEMPTED BY AN ARCHITECT OR ENGINEER ONLY. DESIGNER ACCEPTS NO RESPONSIBILITY FOR THE QUALITY AND COMPLETENESS OF ANY CHANGES ATTEMPTED. PLEASE REMEMBER THAT EVEN A SIMPLE CHANGE TO ONE AREA OF A HOME CAN GREATLY AFFECT MANY OTHER AREAS IN THE HOME AND ONLY A QUALIFIED PROFESSIONAL IS EQUIPPED TO FULLY UNDERSTAND THE RAMIFICATIONS OF ANY CHANGE OR MODIFICATION.

INSTALLATION: ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE CODES AND REQUIREMENTS. THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

MATERIAL STORAGE: MATERIALS STORED ON SITE SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, WIND, SUN, ABUSE OR ANY OTHER HARMFUL AFFECTS.

SAFETY: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS OR SAFETY PROGRAMS USED TO PROVIDE A SAFE WORKING ENVIRONMENT ON THE JOB SITE. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL SHORING AND BRACING DURING CONSTRUCTION.

PRODUCTS USED: MANUFACTURERS NAMES AND MODEL NUMBER LISTED IN THE SPECIFICATIONS OR ON THE SCHEDULES ARE FOR THE PURPOSE OF ESTABLISHING A QUALITY OF MANUFACTURE OR A SPECIFIC DESIGN CONFIGURATION. EQUAL PRODUCTS, AS APPROVED BY THE DESIGNER, WILL BE ACCEPTABLE FROM OTHER MANUFACTURERS.

WORKMANSHIP: ALL WORK TO BE FIRST RATE, HIGH QUALITY, AND ACCOMPLISHED IN A WORKMANLIKE MANNER BY SKILLED CRAFTSMEN USING ACCEPTED PRACTICES AND METHODS APPROPRIATE TO THE TRADE INVOLVED.

PERMITS: PRIOR TO CONSTRUCTION, THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS, APPROVALS AND FINAL CERTIFICATE OF OCCUPANCY. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL THE PERMITTING AUTHORITIES. PRIOR TO CONSTRUCTION, CONTRACTOR/OWNER TO VERIFY SERVICE WITH UTILITY AGENCY AND SCHEDULE ON-SITE INSPECTION TO LOCATE UTILITY.

CONTRACT DOCUMENTS: THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF ARCHPRECISION INC. AND SHALL NOT BE USED WITHOUT THEIR WRITTEN CONSENT. THE CONTRACT DOCUMENTS SHALL NOT BE USED FOR ISSUE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE DESIGNER.

2 SITE PLAN
 1" = 10'-0"

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ARCHITECT'S/ENGINEER'S SEAL

PRELIMINARY

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

5/16/2024

CONSULTANTS

(TRENT DENNIS DEVELOPMENT)

2522 VAUGHN
 HOUSTON, TX 77093

REVISION HISTORY:

NO.	DESCRIPTION	DATE
0	SITE TEST FIT	5/16/2024

DESIGNED BY: EJONES
 DRAWN BY: EJONES
 REVIEWED BY: EJONES
 PROJECT MANAGER: EJONES

PROJECT NUMBER:
 2021-003

APPROVALS

PERMIT APPROVAL:	OWNER APPROVAL:
	CONTRACTOR APPROVAL:

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