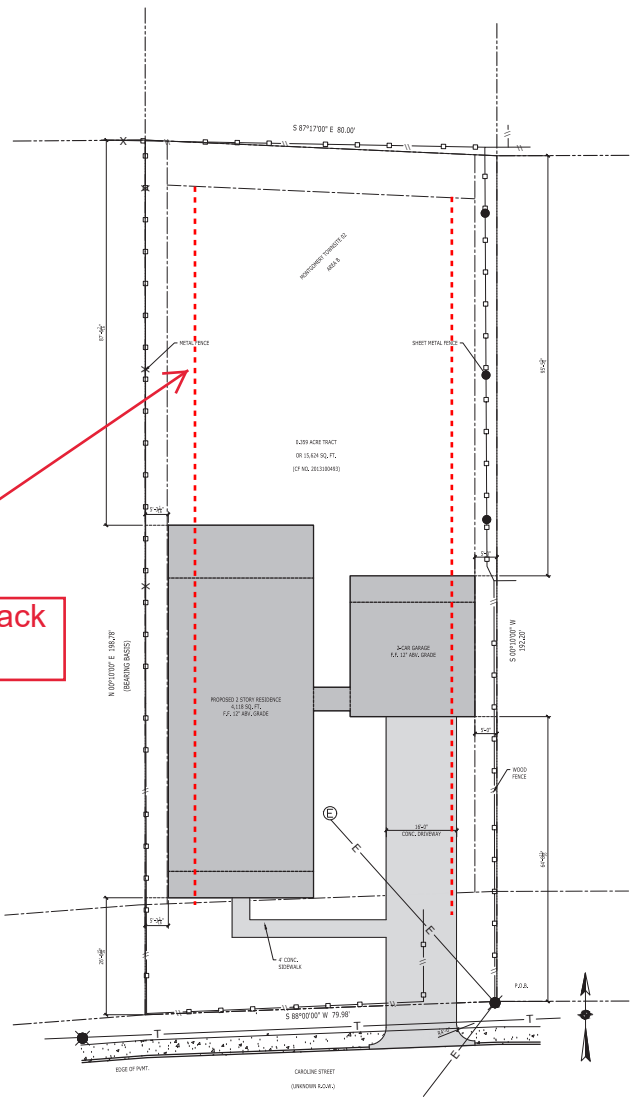


10' side yard setback as required



GENERAL NOTES

- CONTRACTOR TO VERIFY ALL APPLICABLE EASEMENTS AND JOB SETBACKS PRIOR TO BEGINNING ANY CONSTRUCTION.
- ALL STEAKS AND BOOTS SHALL BE REMOVED TO A MINIMUM DEPTH OF 12 INCHES BELOW THE SURFACE WITHIN BUILDING FOOTPRINT AREA.
- ROOF GUTTERS AND PENETRATIONS SHALL BE LOCATED TO REAR ROOF SLOPE AND PAINTED TO MATCH SHINGLE COLOR.
- WATER SERVICE PIPING SHALL BE PROTECTED FROM FREEZING BY A MINIMUM OF 14\"/>

IMPORTANT GENERAL NOTES

OWNER HAS ALL PROVISIONS FOR GENERAL DESIGN & CONSTRUCTION PURPOSES ONLY. THE ARCHITECT/DESIGNER DOES NOT WARRANT ANY MATERIAL, DESIGN DETAIL, CONSTRUCTION METHOD, EQUIPMENT, MATERIALS, ETC., WHETHER SPECIFIED OR EXPLICITLY NOTED ON THE DRAWINGS.

NO INFORMATION CONTAINED IN THIS PLAN IS INTENDED TO BE USED AS A BASIS FOR ANY DESIGN, ANALYSIS, OR ASSESSMENT BY ANY OTHER PARTY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ALL CONSTRUCTION TO FOLLOW THE CURRENTLY ADOPTED INTERNATIONAL RESIDENTIAL CODE. THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE AND ANY CITY AMENDMENTS TO THESE CODES. ALL CODES SHALL HAVE PRECEDENCE OVER ANYTHING SHOWN, LOCATED, OR SPECIFIED ON THIS PLAN WHERE CONFLICTS AT HAND.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY HERZOG & ASSOC., INC. OF ANY VARIATIONS FROM THE SPECIFICATIONS OR CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.

- OWNER'S RESPONSIBILITY:** PRIOR TO CONSTRUCTION THE OWNER WILL DETERMINE THAT THIS PLAN MEETS THE OWNER'S NEEDS AND DESIGN EXPECTATIONS. ANY DESIGN QUESTIONS SHOULD BE DIRECTED TO THE ARCHITECT/DESIGNER FOR CLARIFICATION OR CORRECTION.
- DIMENSIONS & ERRORS:** THE GENERAL CONTRACTOR AND OWNER WILL BECOME FAMILIAR WITH ALL DESIGN ASPECTS OF THESE PLANS. ANY QUESTIONS WILL BE CLARIFIED BY THE ARCHITECT/DESIGNER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ERRORS OR OMISSIONS. DO NOT SCALE DRAWINGS.
- MODIFICATIONS:** ANY CHANGES TO THE PLAN ARE TO BE MADE BY A QUALIFIED PROFESSIONAL ARCHITECT, ENGINEER, OR ARCHITECTURAL DESIGNER. THE ORIGINAL DESIGNER WILL NOT BE RESPONSIBLE FOR MODIFICATIONS MADE TO THIS PLAN.
- CHANGE ORDERS:** ALL CHANGES TO THE CONSTRUCTION AND DESIGN OF THIS PLAN WILL BE DONE WITH WRITTEN CHANGE ORDERS ISSUED BY THE OWNER AND GENERAL CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COSTS TO COMPLETE CHANGES PRIOR TO THE CONSTRUCTION THAT ARE NOT APPROVED BY A WRITTEN CHANGE ORDER.
- DETAILS:** ALL IMPORTANT DESIGN DETAILS SUCH AS CORNERS, CORNERS AND JOINTS, ETC. SHALL BE FOLLOWED AS SHOWN ON THE PLANS. ANY DESIGN CHANGES SHALL BE ACCOMPANIED BY SUBMITTED DRAWINGS PROVIDED BY THE CONTRACTOR FOR THE OWNER'S APPROVAL. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL ERRORS TO AVOID UNANTICIPATED CHANGES TO THE ORIGINAL DESIGN DETAILS.
- FLOOR ELEVATIONS:** PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR WILL STAKE OUT ON THE JOB - THE FINISH FLOOR, FINISH FLOOR AND FINISH FLOOR ELEVATIONS FOR THE FINISH APPOINTMENT. THIS WILL BE ACCOMPANIED WITH SITE PLAN APPROVED IN WRITING BY THE OWNER.
- OWNER'S APPROVAL:** ALL MATERIAL, FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION. FINISH SELECTIONS INCLUDE: BRICK, STONE, STUCCO, STAIN, ETC. AND FINISH SAMPLES SHALL BE PROVIDED TO THE OWNER FOR APPROVAL BEFORE ORDERING. VERIFY FINISH SELECTIONS AND SPECIFICATIONS FROM SUCH AS SANITARY, ETC. BEFORE CONSTRUCTION.
- SQUARE FOOTAGE CALCULATIONS:** THE ACTUAL LIVING SQUARE FOOTAGE IS CALCULATED TO THE EXTERIOR OF FINISH WALLS IN THE FINISH INTERIOR SPACE. THIS DOES NOT INCLUDE: FINISHES, UNFINISHED BASEMENTS, OR UNFINISHED ATTIC SPACE. HALLS OR THROUGH SPACES SUCH AS GREAT ROOMS, PORCHES, AND STAIRS ARE CALCULATED ONLY ON THE FIRST FLOOR ONLY. THE NON-STRUCTURAL MASONRY COMPONENT OF A WALL IS NOT INCLUDED IN THE LIVING SQUARE FOOTAGE. NET IS INCLUDED IN THE TOTAL SQUARE FOOTAGE.
- TEMPERED GLASS:** TEMPERED GLASS SHALL BE INCLUDED AS PER CODE. CONTRACTOR WILL VERIFY TEMPERED GLASS REQUIREMENTS WITH LOCAL BUILDING AUTHORITIES PRIOR TO ORDERING AND INSTALLING WINDOWS.

FOOTAGE SYNOPSIS

HOUSE FOUNDATION	3746
CONCRETE DRIVEWAY & SIDEWALK	1377
TOTAL HARD SURFACE	5123
LOT SIZE	15624
HARD SURFACE PERCENT	32.78%

REVISIONS

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 Montgomery, TX 77356

HERRIDGE & ASSOCIATES, INC.
 8500 UNIVERSITY DR., SUITE 100
 HOUSTON, TX 77063
 WWW.HERRIDGE.COM

INTERIM REVIEW DOCUMENTS
 NOT FOR CONSTRUCTION

SITE INFORMATION:

LOT: 364 BLK: 34 SEC: 34
 BLOCK: 704 Caroline St.
 CITY: Montgomery STATE: TX
 COUNTY: Montgomery County

SITE PLAN

DATE: 08/20/2024
 DRAWN BY: J. HERRIDGE
 CHECKED BY: J. HERRIDGE
 PROJECT NO.: 24-001
 31.2.2.2024