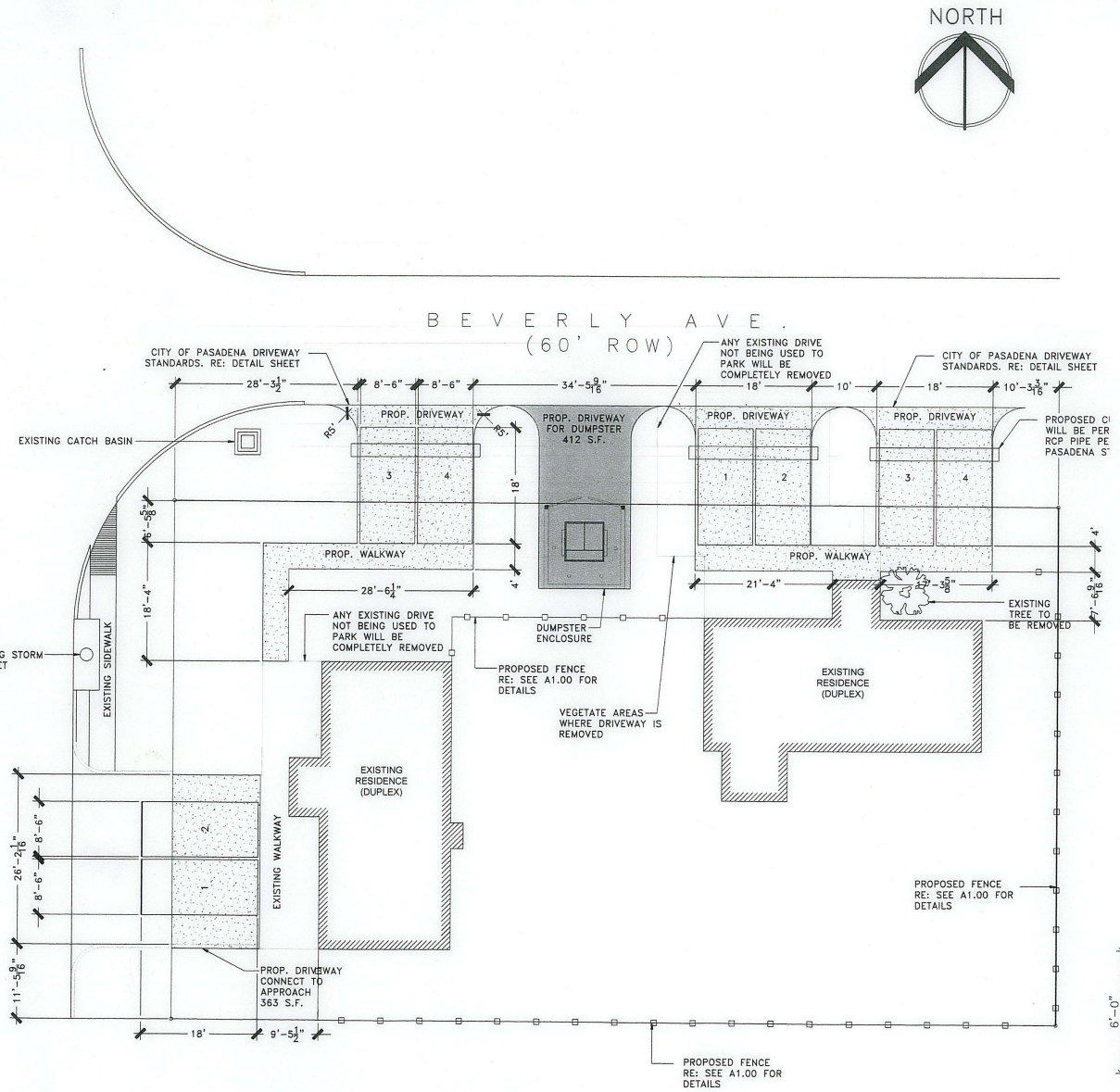
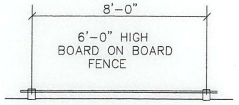
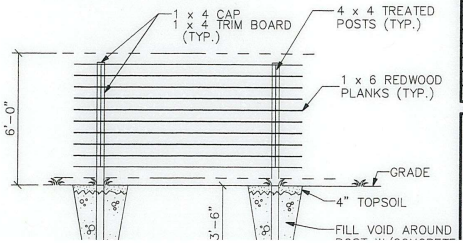


SITE NOTES:

1. ALL DRAWINGS PRESENTED HERE REFERENCES THE 2012 IRC AND 2012 IBC BUILDING CODES W/CITY OF HOUSTON AMENDMENTS.
2. FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" ABOVE THE TOP OF THE NEAREST SANITARY SEWER MANHOLE COVER. QUALIFIED ENGINEER TO DETERMINE FINAL SLAB ELEVATION AND PROVIDE A SITE GRADING PLAN OR PER LOCAL AUTHORITY.
3. ELEVATION OF THE NEAREST SANITARY SEWER MANHOLE COVER. IS ASSUMED TO BE 100.0' CURB (AS REFERENCED) TAKEN FROM TOP OF THE CURB.
4. BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS. ALL EASEMENTS, BUILDING,BLOCK FACE, AND SETBACK LINES PRIOR TO CONSTRUCTION.
5. ALL DRAINAGE AND RUNOFFS SHALL BE COLLECTED ON SITE IN AND UNDERGROUND SYSTEM OR DIRECTED ON THE SURFACE TO THE STREET. DRAINAGE AND RUNOFF ARE NOT ALLOWED TO BE DIRECTED ONTO ADJACENT PROPERTIES. SEE SWALE DETAIL. DRAIN PIPING TO BE SCH. 40 PVC (OR E.Q.) WHEN AREA DRAINS.
6. PROVIDE ONE QUALIFIED TREE PER 5000 SQ. FT. OF LOT SIZE OR ONE QUALIFIED TREE PER FAMILY.
7. SHADED AREAS DESIGNATES MINIMUM COMMON AREAS AND/OR PRIVATE UTILITY EASEMENTS.(PER APPLICATION). THIS PANEL IS USED AS A GUIDE FOR THE DRAFTING OF THE REQUIRED COMMON AREA AGREEMENT LETTER. REQUIRED COMMON AREA AGREEMENT LETTER TAKES PRECEDENCE.
8. ALL PIPING IN THE R.O.W SHALL BE REINFORCED CONCRETE.
9. PROVIDE MINIMUM 12" CLEARANCE OF A/C PADS TO ANY VERTICAL SURFACE WITH MINIMUM 18" BETWEEN A/C PADS. AND A 30" MINIMUM SERVICE AREA.
10. ALL FENCING ALONG PROJECT BOUNDARY, AGAINST AN ADJACENT PROPERTY TO BE MIN. 6FOOT WOOD FENCE ANY FENCE SHOWN AGAINST THE R-W-W- TO BE METAL AND CAN BE PLACED AGAINST THE PROPERTY LINE PROVIDED THE 6 FOOT MIN. METAL FENCE IS 25% OR LESS OBSCURE (3 INCH BARS OR TUBES PLACED 4 TO 5 INCHES ON CENTER) OTHERWISE PLACE FENCE A MINIMUM OF 2 FOOT AWAY FROM THE PROPERTY LINE THAT IS AGAINST THE R.O.W.



PLAN



IEC DESIGN HOUSE LLC

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