



ADDRESS
1002 KAMPMANN BLVD.
LOT 9 & WEST 48' OF LOT 8
N.C.B. 7011

General Notes

1. THE INTENT OF THESE DRAWINGS IS TO PROVIDE LEVEL, AND SQUARE CONSTRUCTION UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER FOR CLARIFICATION.
2. DO NOT SCALE DRAWINGS: ALL DRAWINGS SHALL HAVE PREFERENCE OVER SCALED AND FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ DESIGNER BEFORE COMMENCING WORK.
3. DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER PRIOR TO COMMENCEMENT OF WORK. OWNER AND/OR PROJECT DESIGNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS AND SETBACK REQUIREMENTS.
4. VERIFY EXACT LOCATION OF REMODEL AT JOB SITE WITH OWNER.
5. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND COORDINATE W/ENGINEER/ DESIGNER ON ANY DISCREPANCIES.
6. CONTRACTOR SHALL VERIFY AND CONFORM TO ALL LOCAL CODES, DEED RESTRICTIONS AND REQUIREMENTS GOVERNING THIS PROJECT. WORKMANSHIP SHALL CONFORM TO STANDARD TRADE PRACTICES.
7. WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER.
8. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND MUST BE REVIEWED WITH ENGINEER/ DESIGNER.
9. CONTRACTORS AND SUBCONTRACTORS SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S LATEST WRITTEN SPECIFICATIONS AND INSTRUCTIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE WATERPROOFING / FLASHING JOB AND SHALL NOTIFY DESIGNER IN WRITING OF ANY CONDITIONS THAT MAY REQUIRE FLASHING NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS SO THAT THE DESIGNER CAN ASSIST IN THE PROPER DETAILING OF SUCH CONDITIONS. IF THE CONTRACTOR FINDS ANY DETAILS WHICH ARE UNSOUND OR IF HE/SHE IS ABLE TO RECOMMEND AN ALTERNATE APPROACH WHICH IS SUPERIOR TO THE DESIGNER'S DETAILS, IT IS HIS/HER DUTY TO NOTIFY THE ENGINEER/ DESIGNER BEFORE PROCEEDING WITH THE WORK.
11. ALL WORK TO BE PERFORMED IN ACCORDANCE TO 2024 IBC.
12. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR BETTER. CONTACT ENGINEER FOR MATERIAL CHANGE APPROVAL.
13. PROVIDE DETAIL INSTRUCTIONS ON TREE TRIMMING AND/ OR REMOVAL.

LEGEND

- F.C. : FENCE CORNER
S.I.P. : SET 1/2" IRON PIN
P.P. : POWER POLE
B.S. : BUILDING SETBACK
-E- : OVERHEAD POWER LINE
--- : CHAIN LINK FENCE
⊙ : GAS METER
⊙ : ELECTRICAL METER
△ : CALCULATED POINT

SHEET INDEX

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6	A1.1	FLOOR PLAN/ ELEVATION
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AO DESIGN, LLC,
DESIGN DRAWINGS AND SPECS
AS INSTRUMENTS OF SERVICE
ARE AND SHALL REMAIN
EXCLUSIVE PROPERTY OF THE
DESIGNER WHETHER THE
PROJECT FOR WHICH THEY
ARE MADE IS TO BE EXECUTED
OR NOT AND SHALL BE
RETURNED TO HIM/ HER UPON
THE COMPLETION OF THE
CONSTRUCTION WORK. THEY
ARE NOT TO BE USED BY THE
OWNER ON OTHER PROJECTS
OR EXTENSIONS TO THIS
PROJECT EXCEPT BY
AGREEMENT IN WRITING FROM
THE DESIGNER. ANY
CHANGERS MADE OUTSIDE THE
SCOPE OF WORK AND/ OR
AFTER THE APPROVAL OF THE
CITY WILL BE THE SOLE
RESPONSIBILITY OF THE
CLIENT. ALL M.E.P. IS DESIGNED
AS SCHEMATIC. OWNER IS
RESPONSIBLE FOR HIRING A
M.E.P. ENGINEER IF NEEDED.

PROJECT NO. XXX-XX
DATE: FEBRUARY 18, 2025
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA