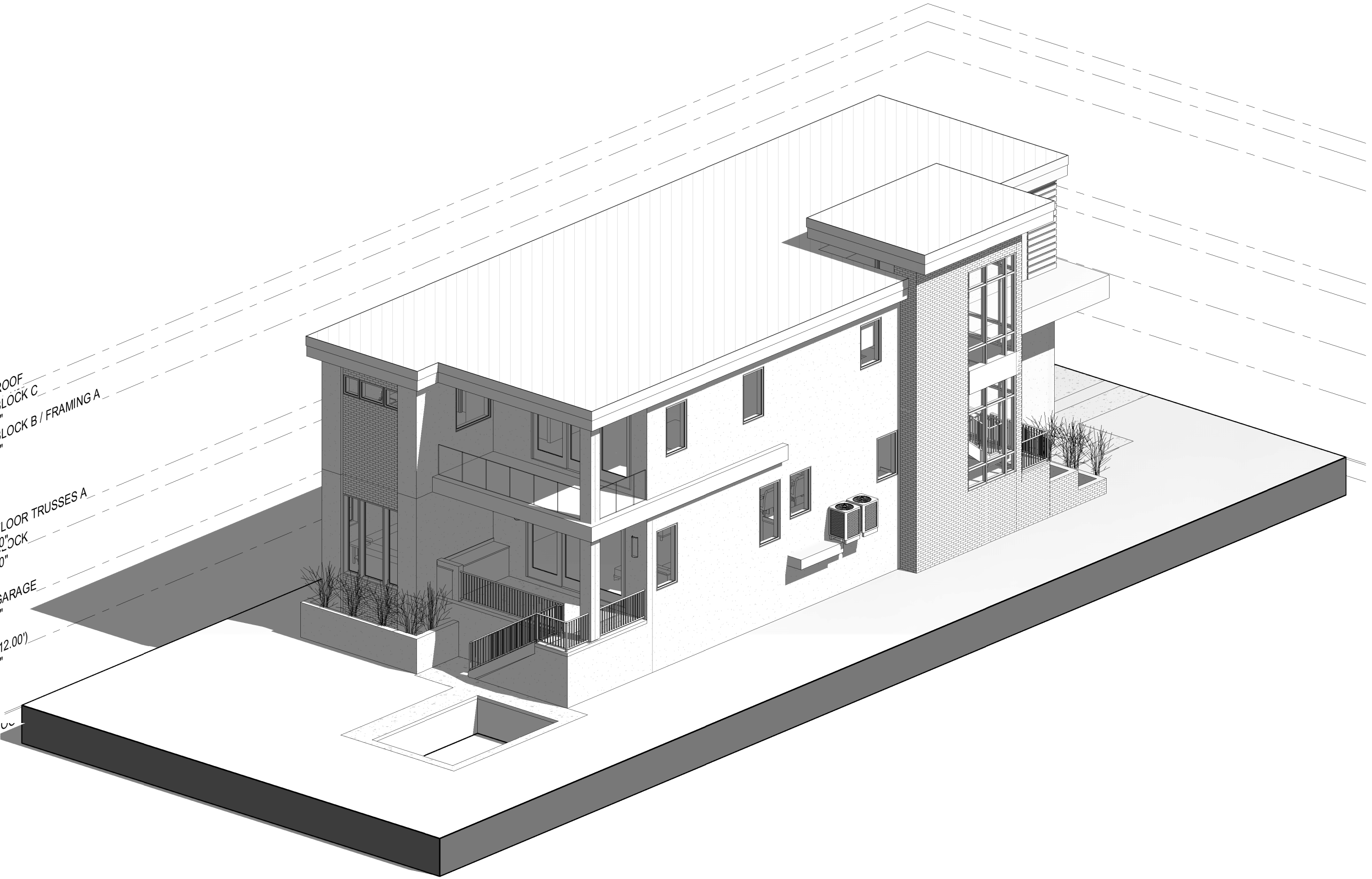
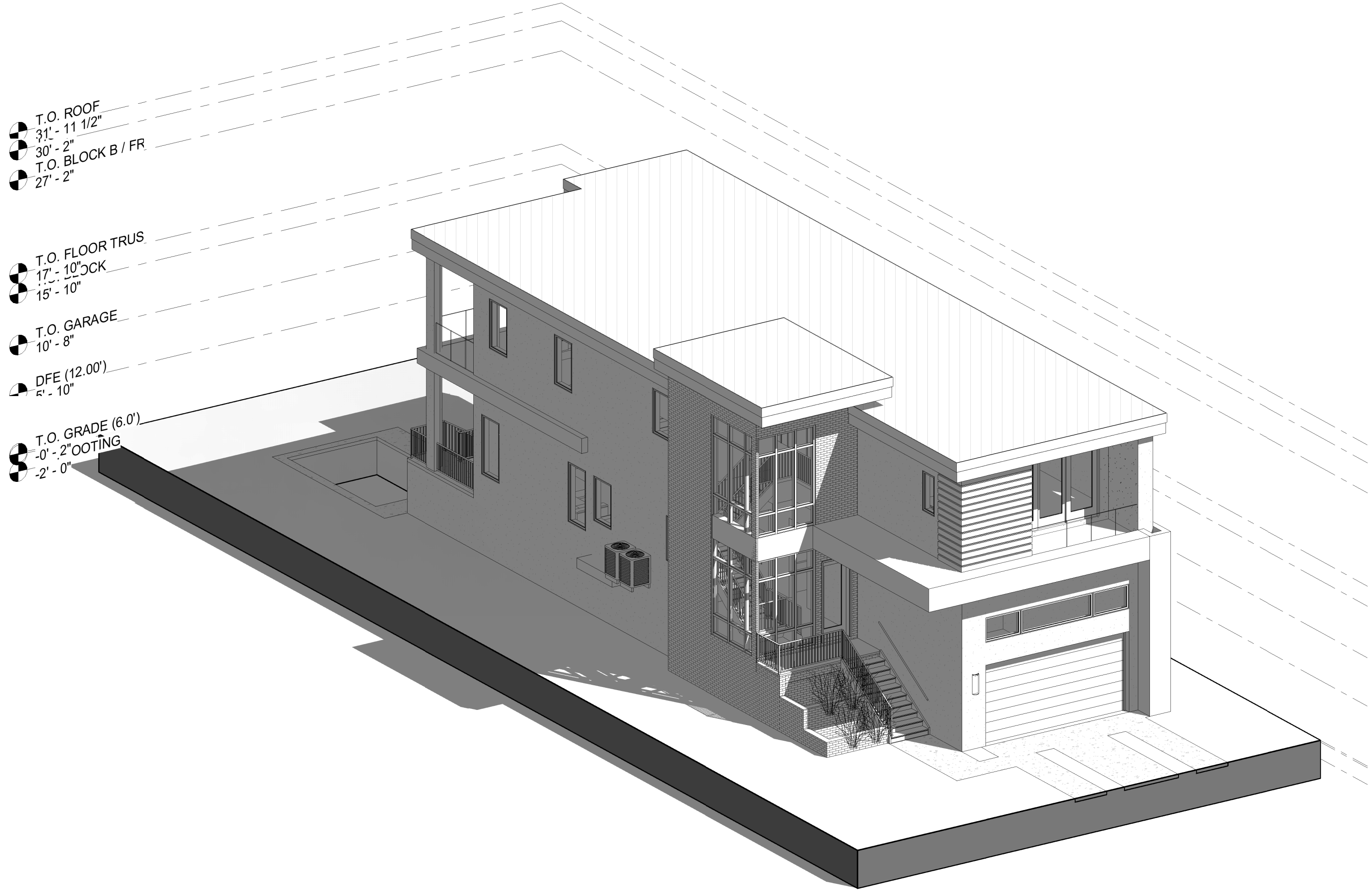




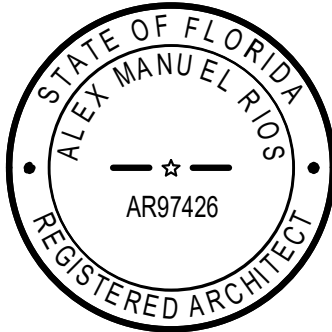
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alex_rios@riosarchitecture.com

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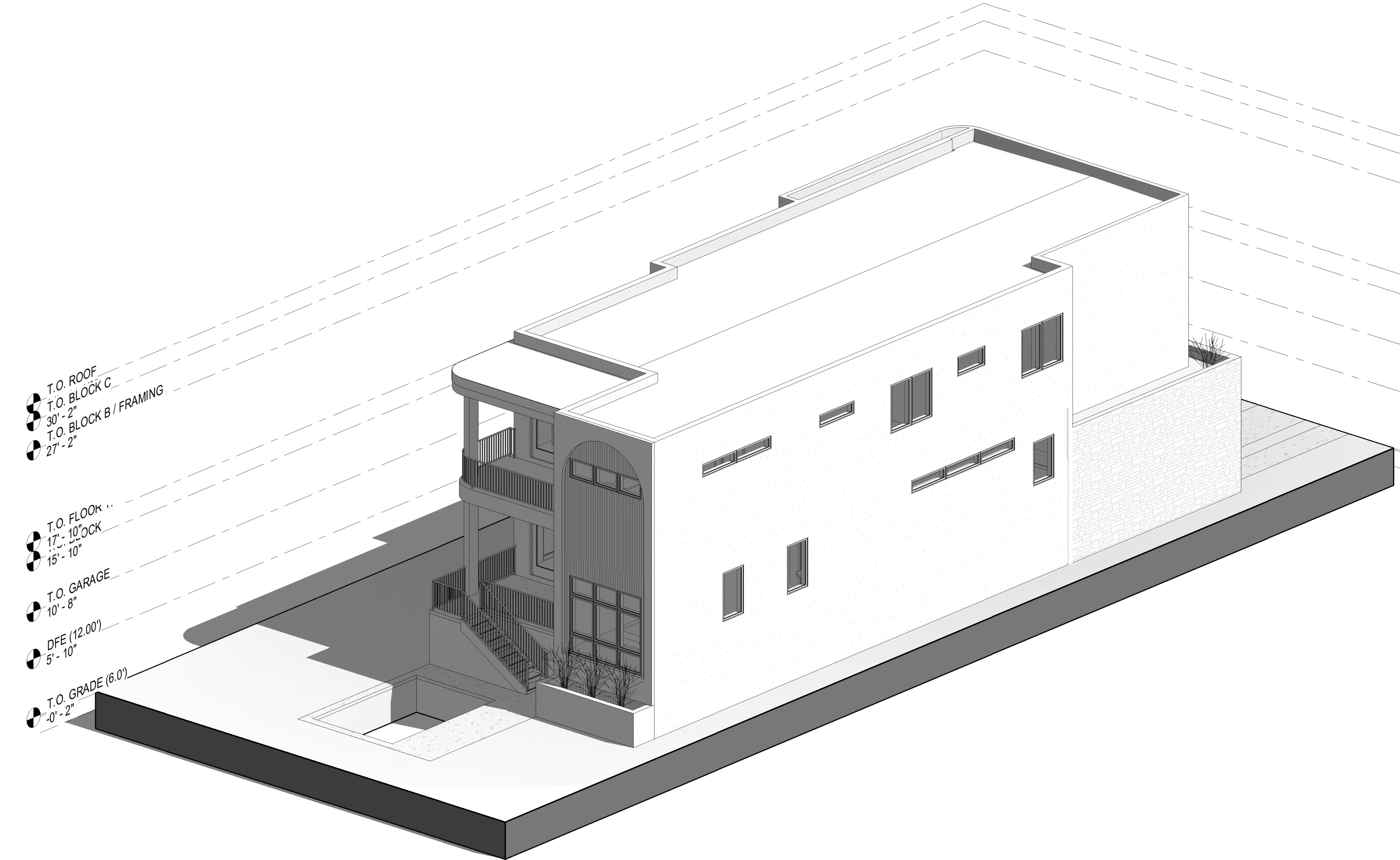
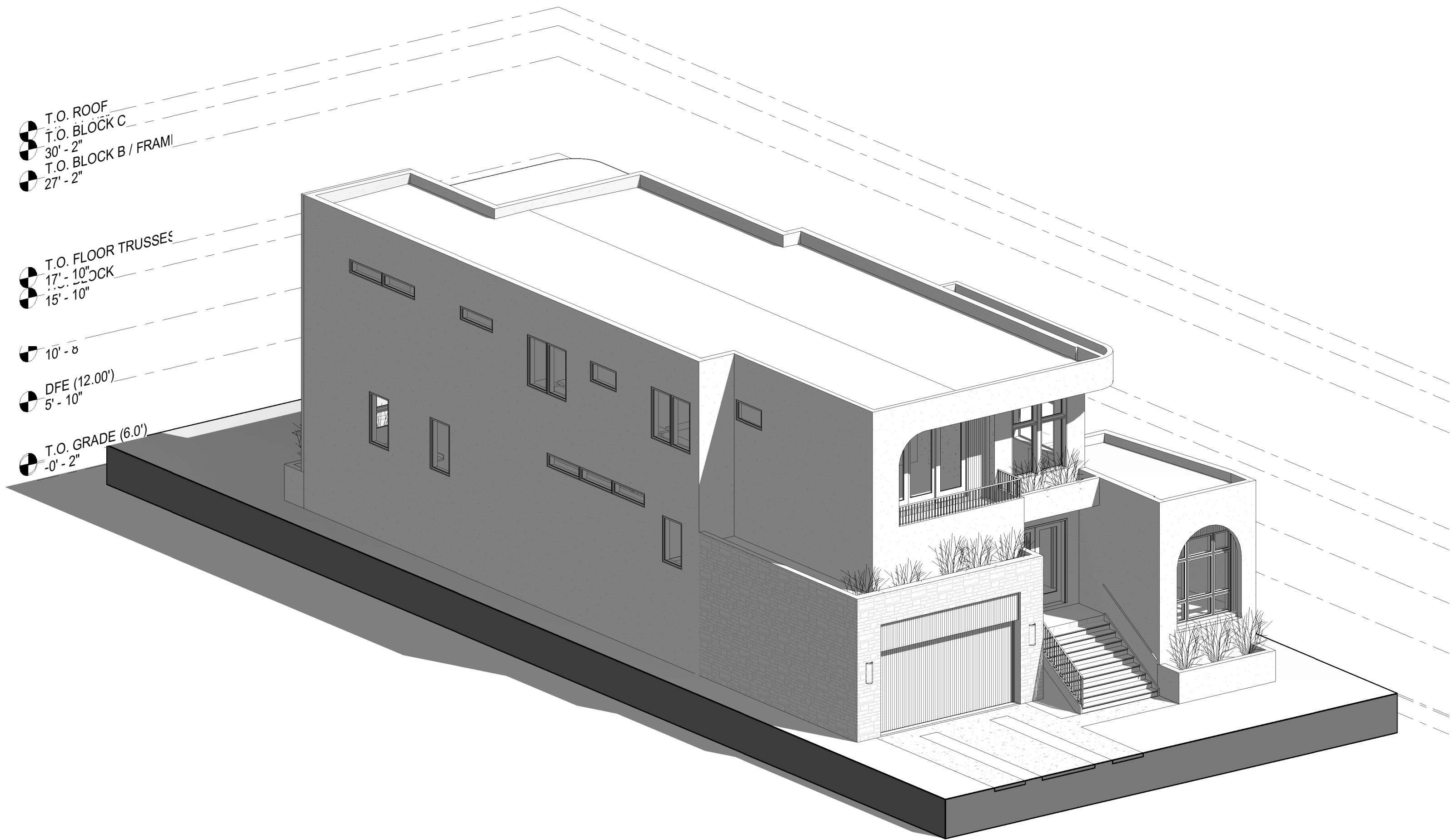
PROJECT TITLE:
Project Name

PROJECT ADDRESS:
Address

SHEET TITLE:
COVER SHEET

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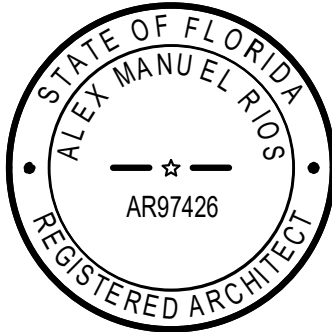
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alex_rios@riosarchitecture.com

AREA DATA			
NAME	AREA	HEATED AREA	IMPERVIOUS AREA
LOT 1 - 1ST FLOOR - CONDITIONED	1939 SF	•	•
LOT 1 - 1ST FLOOR - COVERED LANAI	206 SF		•
LOT 1 - 1ST FLOOR - FRONT PORCH	37 SF		•
LOT 1 - 1ST FLOOR - GARAGE	520 SF		•
LOT 1 - 2ND FLOOR - CONDITIONED	2049 SF	•	
LOT 1 - 2ND FLOOR - FRONT BALCONY	86 SF		
LOT 1 - 2ND FLOOR - REAR BALCONY	151 SF		
LOT 1 DRIVEWAY	338 SF		
LOT 1 FRONT	99 SF		•
LOT 1 REAR	182 SF		•
LOT 2 - 1ST FLOOR - GARAGE	516 SF		•
LOT 2 - 2ND FLOOR - CONDITIONED	2035 SF	•	
LOT 2 - 1ST FLOOR - CONDITIONED	1584 SF	•	
LOT 2 - 1ST FLOOR - COVERED LANAI	152 SF		•
LOT 2 - 2ND FLOOR - FRONT BALCONY	68 SF		
LOT 2 - 2ND FLOOR - REAR BALCONY	152 SF		
LOT 2 - REAR	199 SF		
LOT 2 DRIVEWAY	378 SF		•
LOT 2 FRONT	94 SF		•
LOT 2 REAR	Not Placed		•
	10783 SF		

AREA DATA - HEATED AREA		AREA DATA - IMPERVIOUS	
NAME	AREA	NAME	AREA
LOT 2 - 1ST FLOOR - CONDITIONED	1584 SF	LOT 1 - 1ST FLOOR - CONDITIONED	1939 SF
LOT 2 - 2ND FLOOR - CONDITIONED	2035 SF	LOT 1 - 1ST FLOOR - COVERED LANAI	206 SF
LOT 1 - 1ST FLOOR - CONDITIONED	1939 SF	LOT 1 - 1ST FLOOR - FRONT PORCH	37 SF
LOT 1 - 2ND FLOOR - CONDITIONED	2049 SF	LOT 1 - 1ST FLOOR - GARAGE	520 SF
	7606 SF	LOT 1 FRONT	99 SF
		LOT 1 REAR	182 SF
		LOT 2 - 1ST FLOOR - GARAGE	516 SF
		LOT 2 - 1ST FLOOR - COVERED LANAI	152 SF
		LOT 2 DRIVEWAY	378 SF
		LOT 2 FRONT	94 SF
		LOT 2 REAR	Not Placed
			4121 SF

LOT 14

SITE AREA: 6,650 SF - (3,325 SF)
IMPERVIOUS: 3,321 SF (49.9%)

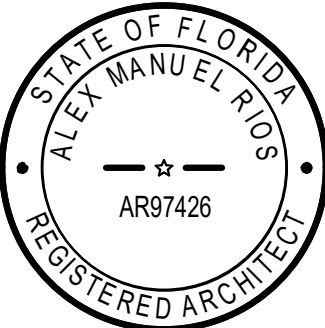
LOT 15

SITE AREA: 5,850 SF - (2,925 SF)
IMPERVIOUS: 2,923 SF (49.9%)

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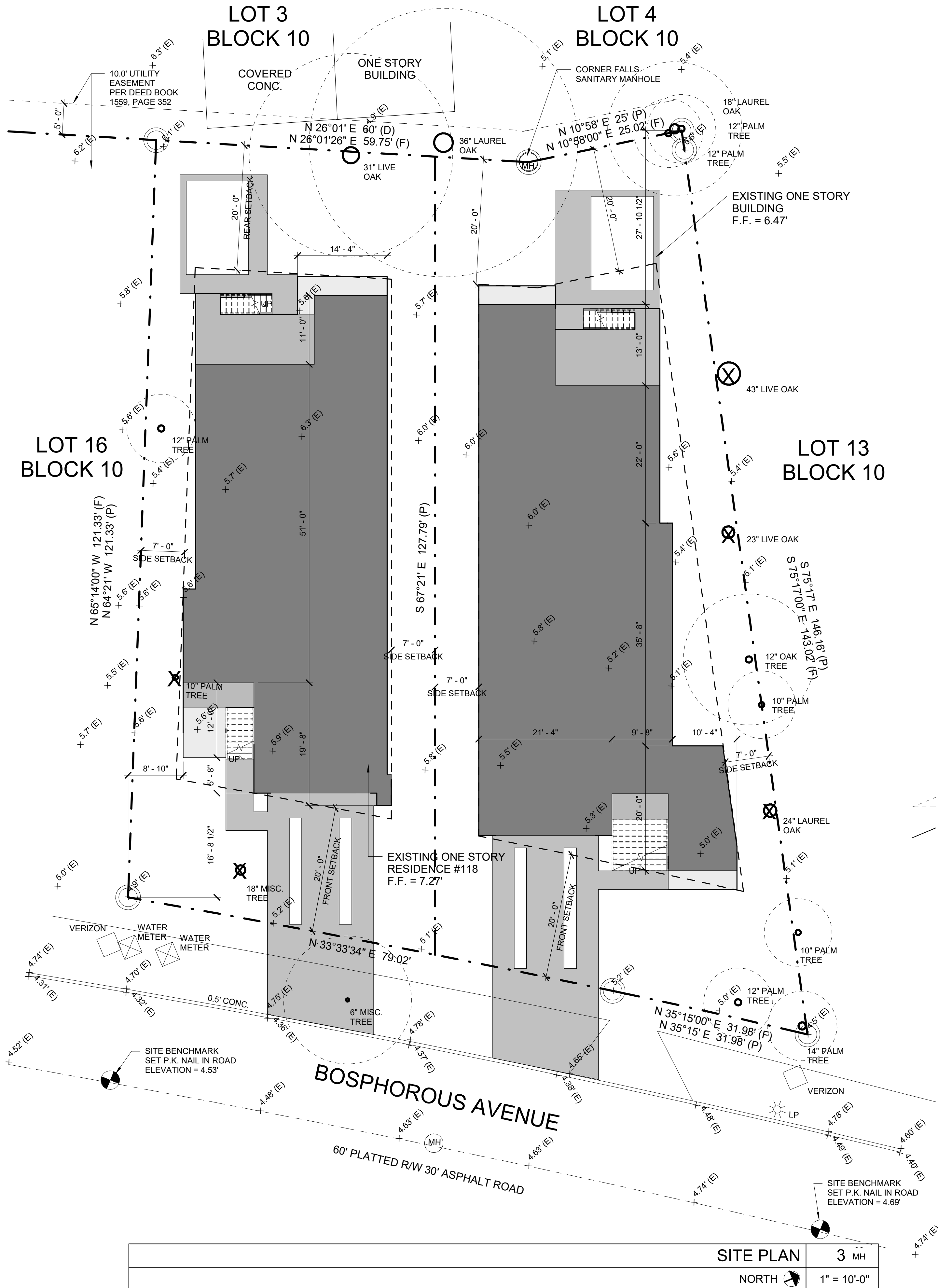
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SHEET TITLE:

SITE PLAN & PROJECT INFO

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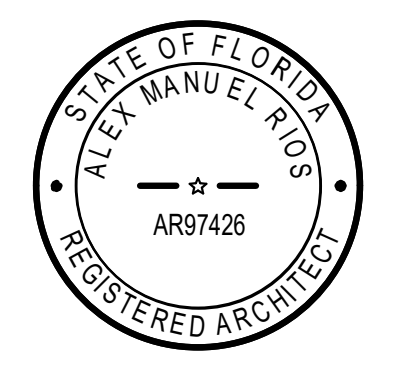


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CONSTRUCTION PLAN

A3.0

SHEET NOTES - CONSTRUCTION PLAN

- (3) 2 X 6 STUD PACK W/ HTT4 BASE
- (1) MSTA24 @ EA. BEAM TO COLUMN CONNECTION
- HUC210-2 BEAM TO MASONRY CONNECTION
- AC CONDENSOR, ELEVATED TO HEIGHT OF MAIN SLAB
- 6 X 6 PT. POST W/ ABU66 BASE, TYP. @ PORCHES
- PROVIDE (3) 2 X 12 HEADER
- (2) 2X6 W/ HUC26-2 @ EA. END, TYP. FOR ALL DOUBLE WINDOWS
- ATTIC ACCESS PANEL ABOVE, 22" X 34"
- PROVIDE 20 MIN. FIRE RATED DOOR @ GARAGE ENTRY PER FBC 8TH ED. 2023
- PROVIDE 5/8" TYPE X DRYWALL @ GARAGE CEILINGS, TYP.
- PROVIDE DOUBLE BOND BEAM CONDITION @ STAIR CASE OPENING, SEE FLOOR PLAN FOR EXTENTS
- PROVIDE TEMPERED GLAZING @ THIS LOCATION
- HANDRAIL BY OTHERS
- LOAD BEARING WALL, REFER TO FOUNDATION PLAN FOR LOCATIONS AND FOOTER REQUIREMENTS

GENERAL NOTES - CONSTRUCTION PLAN

- A PROVIDE R-4 INSULATION ALONG THE INTERIOR SIDE OF ALL CONCRETE MASONRY EXTERIOR WALLS, AND R-19 ALONG THE INTERIOR SIDE OF ALL WOOD FRAMED EXTERIOR WALLS.
- B PROVIDE R-38 INSULATION IN ATTIC. PROVIDE R-19 INSULATION FOR ALL FLOORS RAISED ABOVE GRADE.
- C ALL EXTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF STRUCTURE. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FINISHED FACE TO FINISHED FACE. CONTRACTOR TO ACCOUNT FOR THICKNESS OF FINISH MATERIALS AS NEEDED.
- D AT ALL PLUMBING FIXTURES, PROVIDE 15" MIN CLEARANCE ON EITHER SIDE FROM CENTERLINE OF FIXTURE. PROVIDE 21" CLEARANCE IN FRONT OF ALL FIXTURES.
- E AT ALL DOORS AND WINDOW JAMBS, PROVIDE 5" MIN CLEARANCE; REFER TO OWNERS TRIM PACKAGE.
- F AT ALL MASONRY OPENINGS, PROVIDE PC3 AT OPENINGS 3' OR LESS IN WIDTH AND PC4 AT OPENINGS GREATER THAN 3' IN WIDTH UNLESS OTHERWISE NOTED ON PLANS.
- G AT ALL FRAMED DOOR/WINDOW OPENINGS, PROVIDE (2)2X8 HEADER U.O.N.
- H SLOPE FLOORS TO DRAIN AT SHOWERS. COORDINATE WITH OWNER/TRUSS MANUFACTURER IF RECESSED SHOWERS ARE DESIRED.

AREA DATA

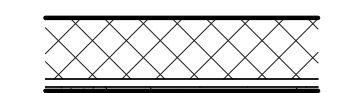
NAME	AREA	HEATED AREA	IMPERVIOUS AREA
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LOT 1 - 1ST FLOOR - COVERED LANAI	206 SF	•	•
LOT 1 - 1ST FLOOR - FRONT PORCH	37 SF		•
LOT 1 - 1ST FLOOR - GARAGE	520 SF		•
LOT 1 - 2ND FLOOR - CONDITIONED	2049 SF	•	
LOT 1 - 2ND FLOOR - FRONT BALCONY	86 SF		
LOT 1 - 2ND FLOOR - REAR BALCONY	151 SF		
LOT 1 DRIVEWAY	338 SF		
LOT 1 FRONT	99 SF		•
LOT 1 REAR	182 SF		•
LOT 2 - 1ST FLOOR - GARAGE	516 SF		•
LOT 2 - 2ND FLOOR - CONDITIONED	2035 SF	•	
LOT 2 - 1ST FLOOR - CONDITIONED	1584 SF	•	
LOT 2 - 1ST FLOOR - COVERED LANAI	152 SF		•
LOT 2 - 2ND FLOOR - FRONT BALCONY	68 SF		
LOT 2 - 2ND FLOOR - REAR BALCONY	152 SF		
LOT 2 - REAR	199 SF		
LOT 2 DRIVEWAY	378 SF		•
LOT 2 FRONT	94 SF		•
LOT 2 REAR	Not Placed		•
	10783 SF		

LOT 1
CONDITIONED = 4,011 SF
TOTAL = 4,978 SF

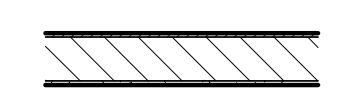
LOT 2
CONDITIONED = 3,692 SF
TOTAL = 4,610 SF

PROJECT INFORMATION & DESIGN CRITERIA
SCOPE: THE PROJECT CONSISTS OF A _____ STORY SINGLE FAMILY RESIDENCE
OCCUPANCY: RESIDENTIAL, GROUP R3
CONSTRUCTION TYPE: V-B
WIND SPEED: REFER TO SHEET A0.3
EXPOSURE CATEGORY: C
FLOOD ZONE:
SLAB ELEVATION:
SITE AREA:
IMPERVIOUS AREA: (_____% OF _sf)

MASONRY LOAD BEARING WALL
7-5/8" MASONRY WALL
1" INSULATION
1/2" DRYWALL



WOOD LOAD BEARING WALL
7/16" SHEATHING (EXT) / 1/2" DRYWALL (INT)
5-1/2" WOOD FRAMING SPACED 16" O.C. W/ INSUL.
1/2" DRYWALL



DEMISING WOOD LOAD BEARING WALL
7/16" SHEATHING (EXT) / 1/2" DRYWALL (INT)
5-1/2" WOOD FRAMING SPACED 16" O.C. W/ INSUL.
1/2" DRYWALL



INTERIOR NON-LOAD BEARING WALL
1/2" DRYWALL
3-1/2" OR 5-1/2" WOOD FRAMING SPACED 16" O.C. W/ INSUL.
1/2" DRYWALL EACH SIDE



1ST FLOOR CONSTRUCTION PLAN

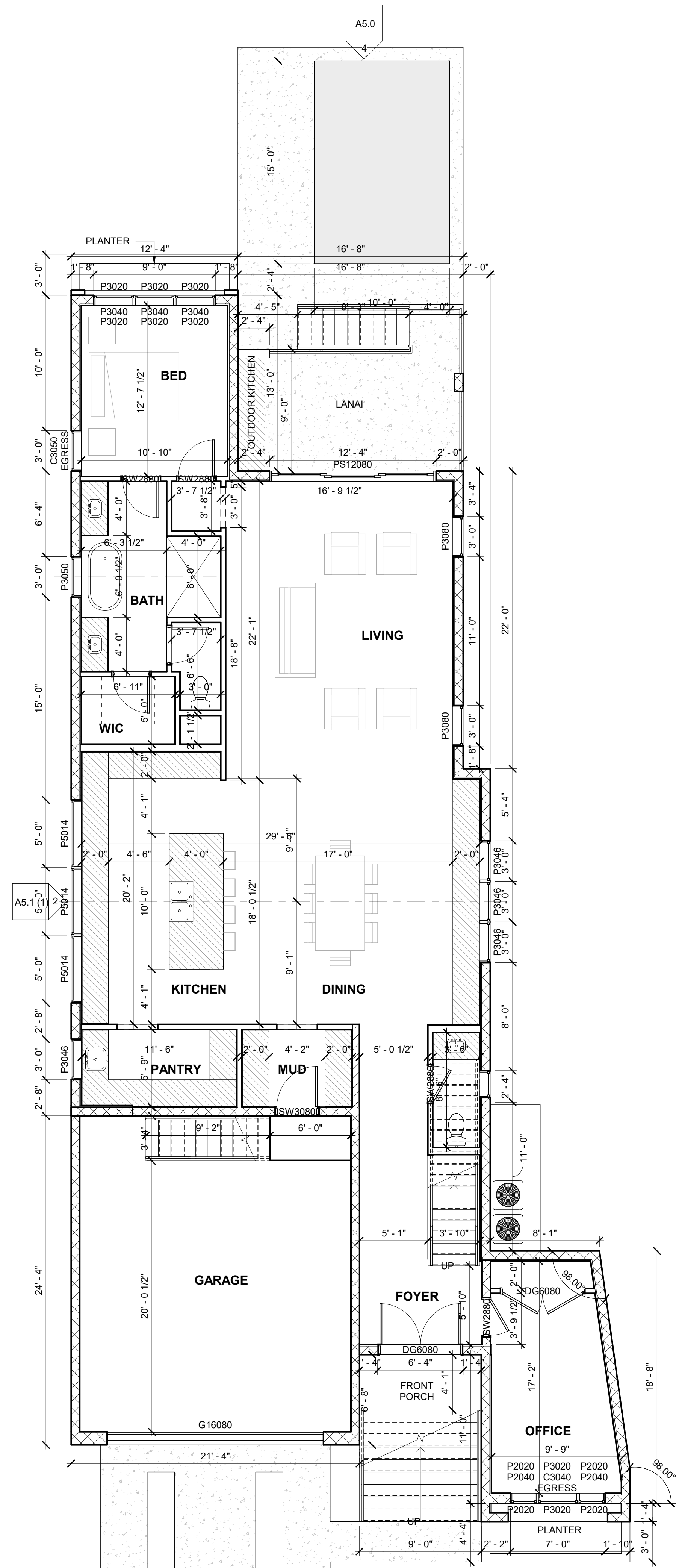
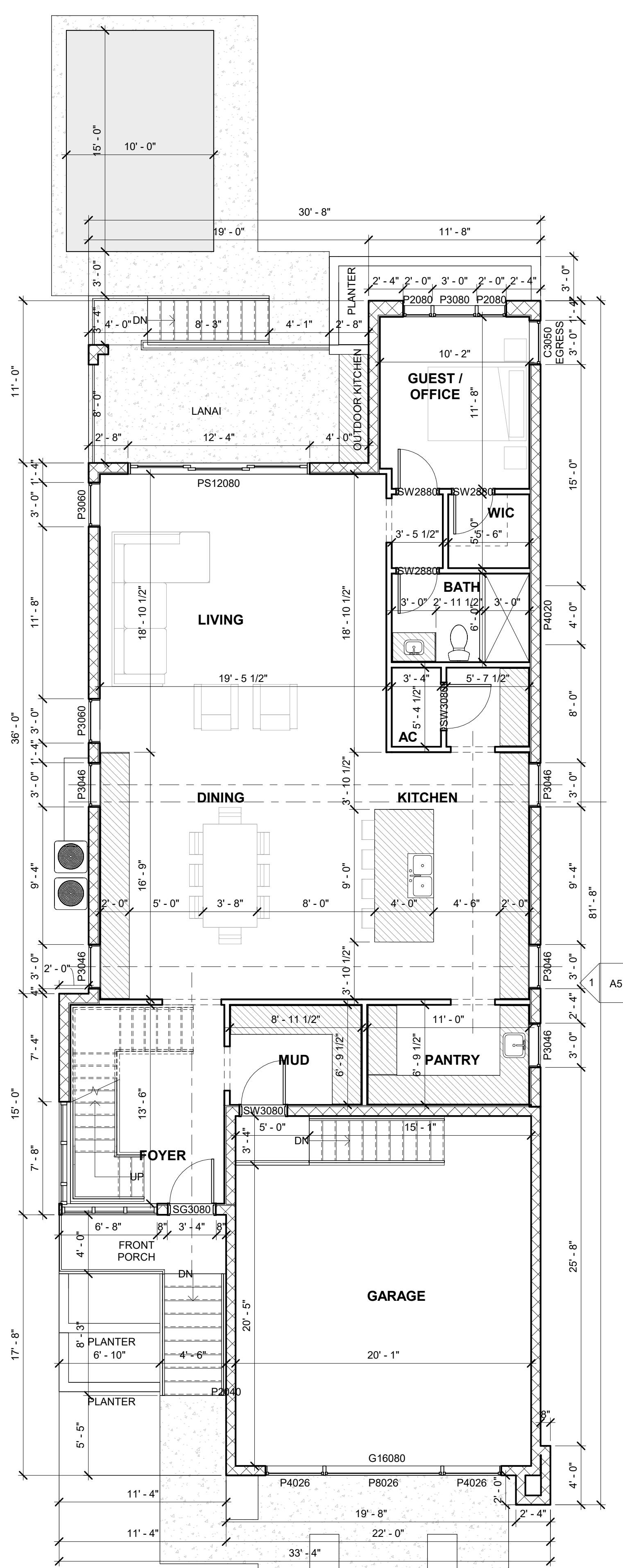
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WALL LEGEND

NORTH

3/16" = 1'-0"

NTS

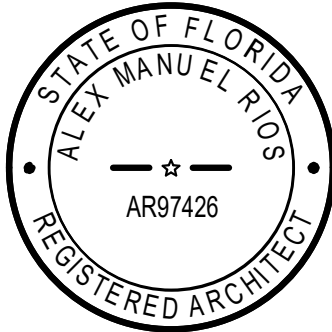


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SHEET TITLE:
CONSTRUCTION PLAN

A3.1

SHEET NOTES - CONSTRUCTION PLAN

- (3) 2 X 6 STUD PACK W/ HTT4 BASE
- (1) MSTA24 @ EA. BEAM TO COLUMN CONNECTION
- HUC210-2 BEAM TO MASONRY CONNECTION
- AC CONDENSOR, ELEVATED TO HEIGHT OF MAIN SLAB
- 6 X 6 PT. POST W/ ABU66 BASE, TYP. @ PORCHES
- PROVIDE (3) 2 X 12 HEADER
- (2) 2X6 W/ HUC26-2 @ EA. END, TYP. FOR ALL DOUBLE WINDOWS
- ATTIC ACCESS PANEL ABOVE, 22" X 34"
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- PROVIDE 5/8" TYPE X DRYWALL @ GARAGE CEILINGS, TYP.
- PROVIDE DOUBLE BOND BEAM CONDITION @ STAIR CASE OPENING, SEE FLOOR PLAN FOR EXTENTS
- PROVIDE TEMPERED GLAZING @ THIS LOCATION
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GENERAL NOTES - CONSTRUCTION PLAN

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AREA DATA

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LOT 1 - 1ST FLOOR - COVERED LANAI	206 SF	•	•
LOT 1 - 1ST FLOOR - FRONT PORCH	37 SF		•
LOT 1 - 1ST FLOOR - GARAGE	520 SF		•
LOT 1 - 2ND FLOOR - CONDITIONED	2049 SF	•	
LOT 1 - 2ND FLOOR - FRONT BALCONY	86 SF		
LOT 1 - 2ND FLOOR - REAR BALCONY	151 SF		
LOT 1 DRIVEWAY	338 SF		
LOT 1 FRONT	99 SF		•
LOT 1 REAR	182 SF		•
LOT 2 - 1ST FLOOR - GARAGE	516 SF		•
LOT 2 - 2ND FLOOR - CONDITIONED	2035 SF	•	
LOT 2 - 1ST FLOOR - CONDITIONED	1584 SF	•	
LOT 2 - 1ST FLOOR - COVERED LANAI	152 SF		•
LOT 2 - 2ND FLOOR - FRONT BALCONY	68 SF		
LOT 2 - 2ND FLOOR - REAR BALCONY	152 SF		
LOT 2 - REAR	199 SF		
LOT 2 DRIVEWAY	378 SF		•
LOT 2 FRONT	94 SF		•
LOT 2 REAR	Not Placed		•
	10783 SF		

LOT 1
CONDITIONED = 4,011 SF
TOTAL = 4,978 SF

LOT 2
CONDITIONED = 3,692 SF
TOTAL = 4,610 SF

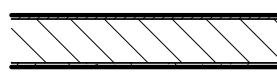
MASONRY LOAD BEARING WALL

7-5/8" MASONRY WALL
1" INSULATION
1/2" DRYWALL



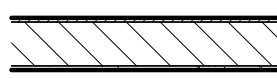
WOOD LOAD BEARING WALL

7/16" SHEATHING (EXT) / 1/2" DRYWALL (INT)
5-1/2" WOOD FRAMING SPACED 16" O.C. W/ INSUL.
1/2" DRYWALL



DEMISING WOOD LOAD BEARING WALL

7/16" SHEATHING (EXT) / 1/2" DRYWALL (INT)
5-1/2" WOOD FRAMING SPACED 16" O.C. W/ INSUL.
1/2" DRYWALL



INTERIOR NON-LOAD BEARING WALL

1/2" DRYWALL
3-1/2" OR 5-1/2" WOOD FRAMING SPACED 16" O.C. W/ INSUL.
1/2" DRYWALL EACH SIDE



2ND FLOOR CONSTRUCTION PLAN

1

WALL LEGEND

NORTH



3/16" = 1'-0"

NTS

LOT 1 & 2

SHEET NOTES - ELEVATIONS

- 1
- LAP SIDING, TYP.
- 2
- SHINGLE ROOF
- 3
- TAPERED COLUMNS, SEE DETAIL
- 4
- SINGLE HUNG WINDOWS, SEE FLOOR PLAN FOR SIZING
- 5
- SUBSTANTIAL COLUMNS

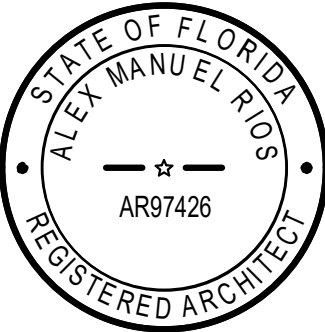
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EXTERIOR ELEVATIONS

A5.0

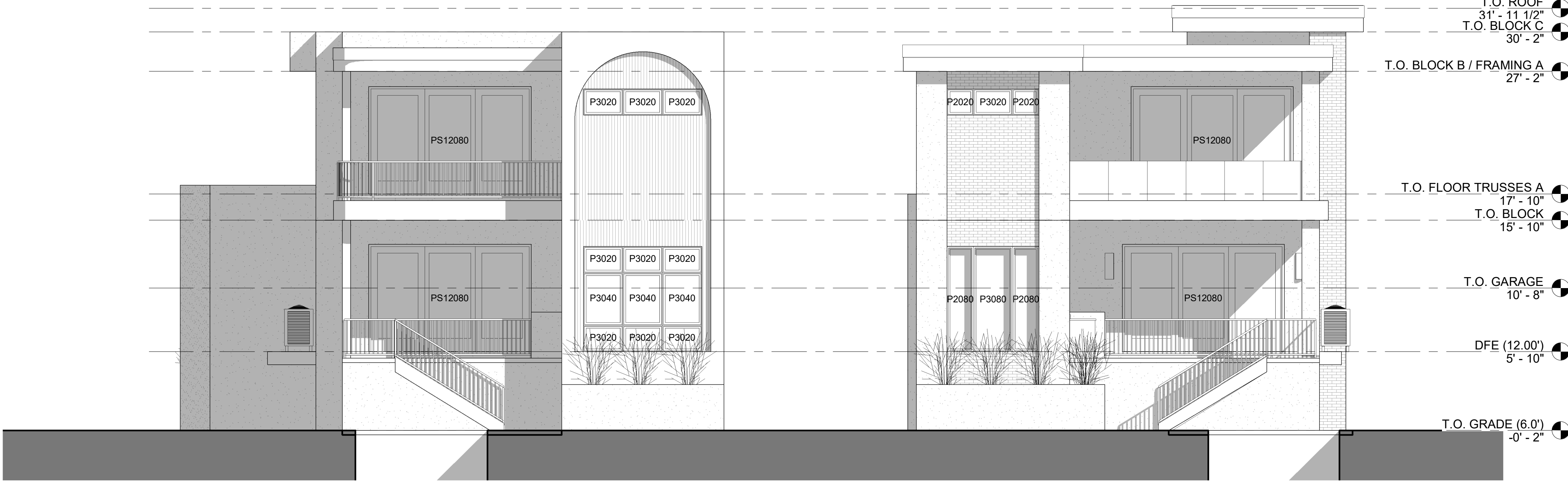
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ELEVATION 2

2

3/16" = 1'-0"



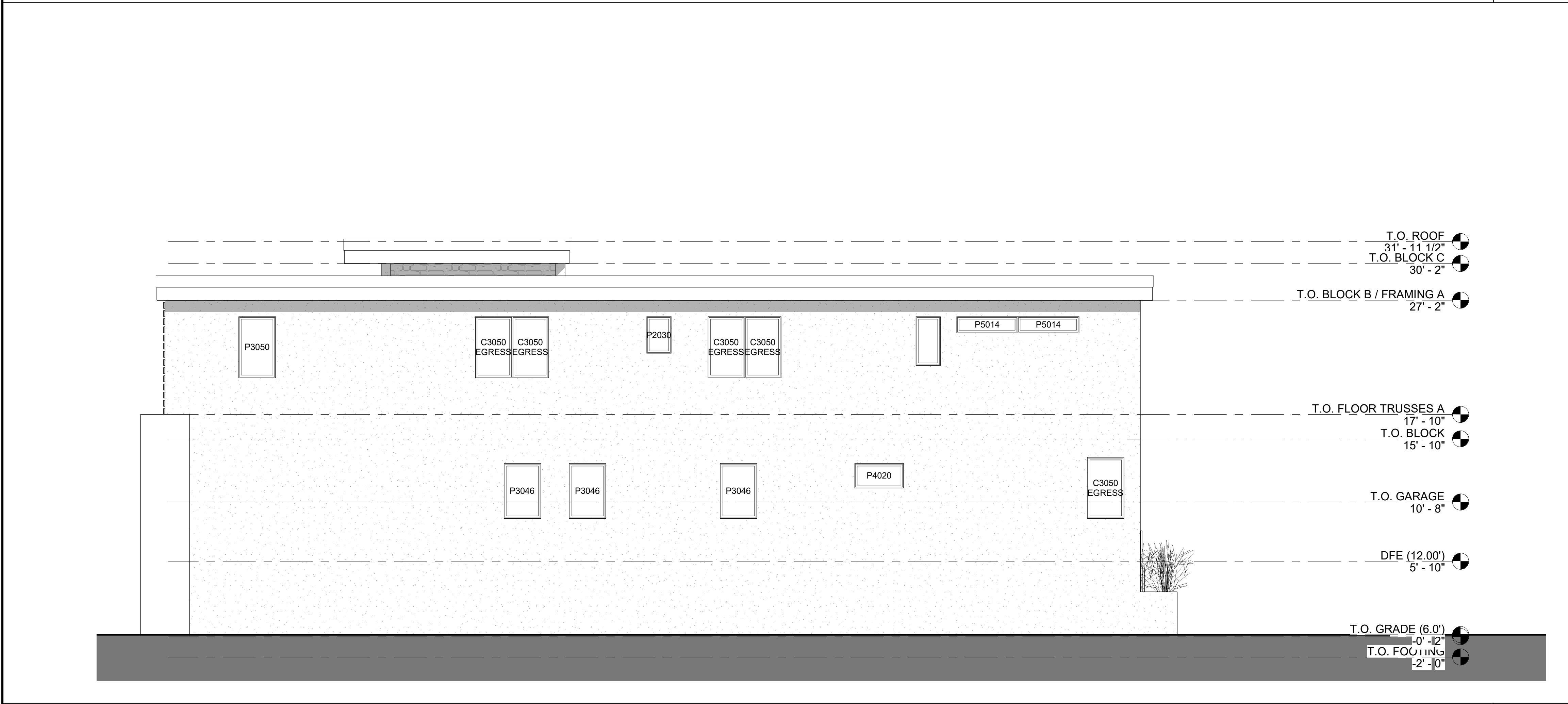
ELEVATION 4

4

3/16" = 1'-0"



ELEVATION 3	3
3/16" = 1'-0"	



ELEVATION 6	1
3/16" = 1'-0"	

SHEET NOTES - ELEVATIONS	
1	LAP SIDING, TYP.
2	SHINGLE ROOF
3	TAPERED COLUMNS, SEE DETAIL
4	SINGLE HUNG WINDOWS, SEE FLOOR PLAN FOR SIZING
5	SUBSTANTIAL COLUMNS

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ALEX MANUEL RIOS
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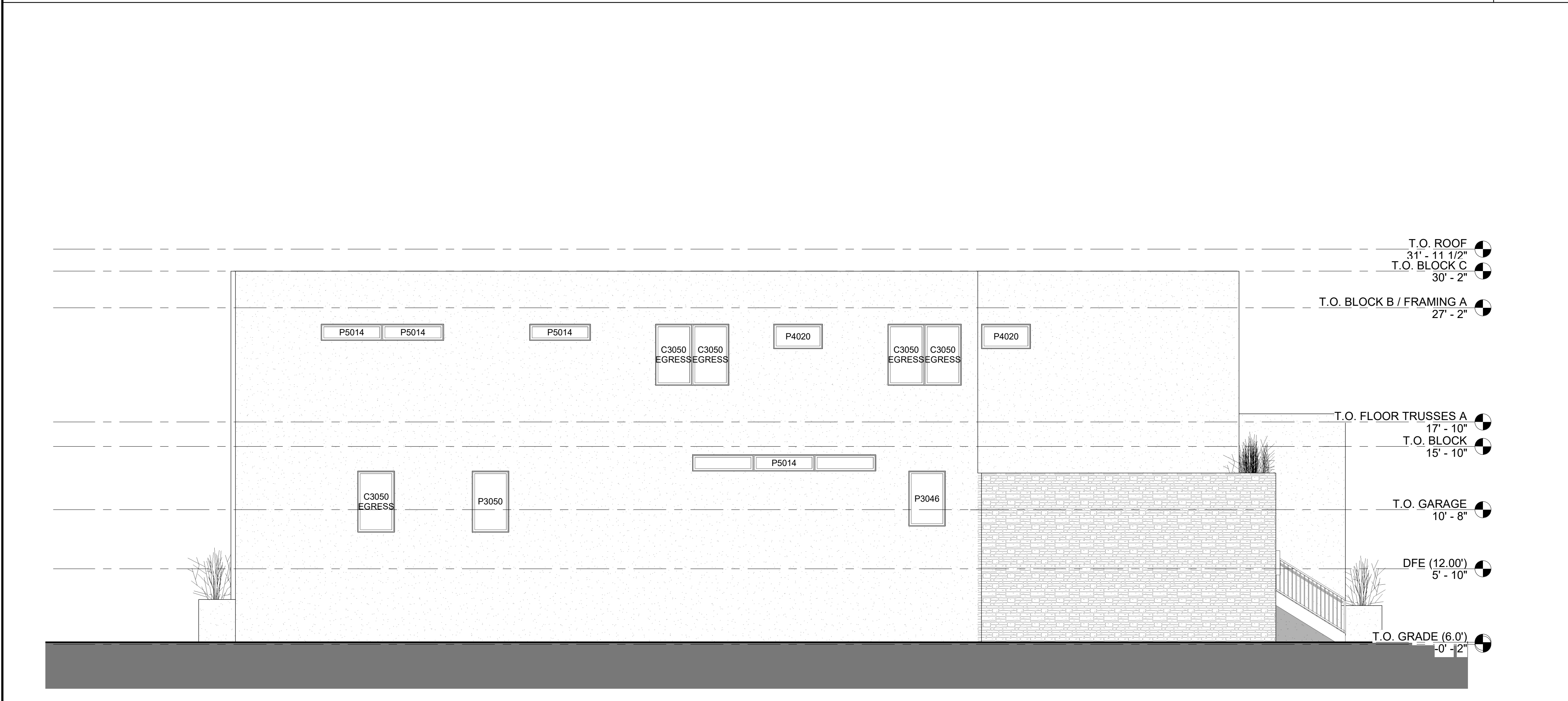
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EXTERIOR ELEVATIONS

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ELEVATION 1	1
3/16" = 1'-0"	



ELEVATION 5	2
3/16" = 1'-0"	

SHEET NOTES - ELEVATIONS

- 1 LAP SIDING, TYP.
- 2 SHINGLE ROOF
- 3 TAPERED COLUMNS, SEE DETAIL
- 4 SINGLE HUNG WINDOWS, SEE FLOOR PLAN FOR SIZING
- 5 SUBSTANTIAL COLUMNS

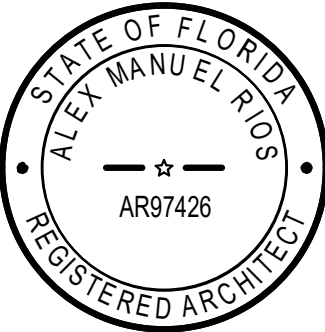
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