



NEW SINGLE FAMILY RESIDENCE FOR MR. AND MRS. RILEY ON 249 HARBOR DR S VENICE, FL

SQ. FOOTAGE:
LIVING: 1610 SQ.FT.
GARAGE: 159 SQ.FT.
COVERED PATIO: 139 SQ.FT.
COVERED ENTRY: 40 SQ.FT.
TOTAL : 1948 SQ.FT.

TOTAL A/C AREA: 1610 SQ.FT.

TOTAL LAND AREA : 7110 SQ.FT.
TOTAL COVERAGE FOOTPRINT: 1948 SQ.FT.
TOTAL ALLOWABLE: 2488 SQ.FT.
LOT COVERAGE %: 27.4

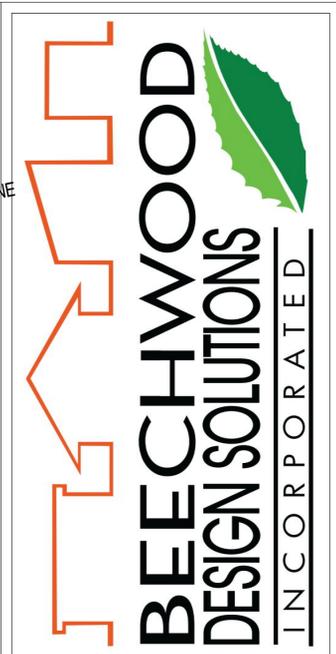
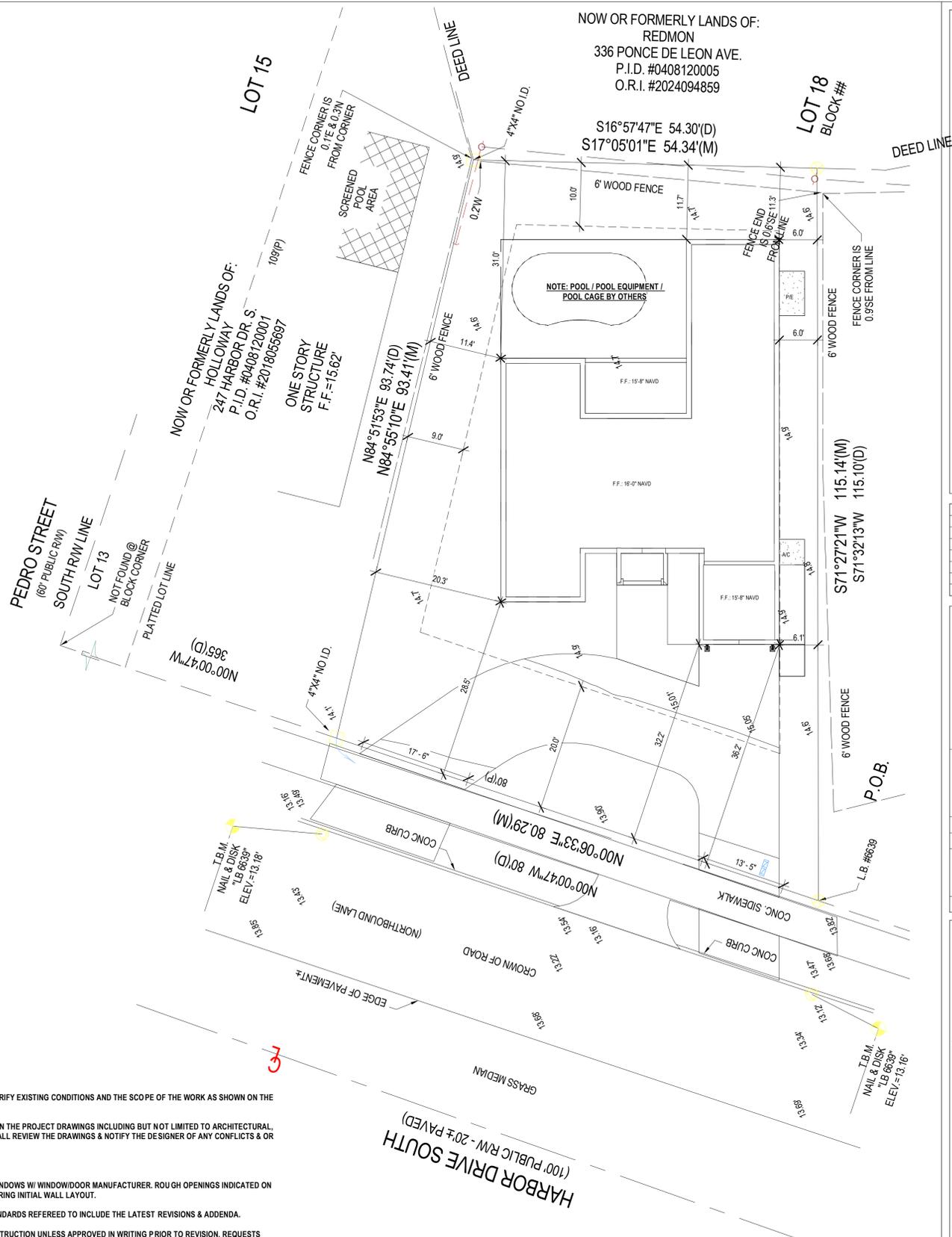
GENERAL SITE NOTE

- LANDSCAPE, IRRIGATION WELL SHALL BE PROVIDED BY OTHERS.
- GENERAL CONTRACTOR SHALL FLAG & PROTECT ALL EXISTING TREES AND LANDSCAPE SHOWN TO REMAIN DURING CONSTRUCTION.
- GENERAL CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM RESIDENCE AND ALL NEW STRUCTURES. FINISHED GRADE SHALL BE A MIN. OF 6" BELOW FINISHED FLOOR ELEVATION.
- ALL NEW SLAB-ON-GRADE TO BE 4" THICK REINFORCED WITH WELDED WIRE MESH OR FIBERMESH OVER 10 MILL MINIMUM POLY VAPOR BARRIER.
- CONTRACTOR SHALL VERIFY ALL INFORMATION SHOWN ON THE DRAWINGS IN RELATION TO THE PROPERTY SURVEY AND EXISTING BENCHMARKS, BEFORE LAYING OUT THE WORK. REPORT ANY DISCREPANCIES. SURVEYOR SHALL PROVIDE AN ELEVATION CERTIFICATE VERIFYING THE STATE REQUIRED MINIMUM STRUCTURAL ELEVATION.
- BACKFILL SHALL BE TESTED BY AN APPROVED TESTING AGENCY OR GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE OF EACH LAYER WITH COMPACTION REQUIREMENTS. GENERAL CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER AND PERFORM WORK IN ACCORDANCE WITH THE SOILS REPORT.
- FOUNDATION DESIGN IS BASED ON THE STRUCTURAL ENGINEERS UNDERSTANDING OF THE SOILS TYPICALLY FOUND IN THIS AREA. FOLLOWING SITE CLEARING & PRIOR TO NEW CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL CARRY OUT A SUBSURFACE GEOTECHNICAL INVESTIGATION TO CONFIRM PRELIMINARY DESIGN ASSUMPTIONS IN WRITING BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER.
- AFTER DEMOLITION OPERATIONS ARE COMPLETED, BACKFILL, COMPACTION AND PREPARATION OF SITE SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS AND PROCEDURES.
- REMOVE WASTE MATERIALS INCLUDING TRASH AND CONSTRUCTION DEBRIS, AND LEGALLY DISPOSE OF IT OFF OWNERS PROPERTY.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING LAWN AREAS, LANDSCAPE OR IRRIGATION SYSTEMS THAT OCCURS DURING CONSTRUCTION. TAKE NECESSARY MEASURES TO PROTECT EXISTING LANDSCAPE.
- ALL SURVEY INFORMATION WAS OBTAINED FROM THE OWNER-SUPPLIED SURVEY.
- GENERAL CONTRACTOR SHALL INSTALL AND MAINTAIN REQUIRED SILT FENCING ACCORDING TO BEST MANAGEMENT PRACTICES

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL INSPECT THE PROJECT SITE PRIOR TO CONSTRUCTION & FIELD VERIFY EXISTING CONDITIONS AND THE SCOPE OF THE WORK AS SHOWN ON THE PROJECT DRAWINGS & NOTIFY THE DESIGNER / ENGINEER OF ANY DISCREPANCIES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK INDICATED ON THE PROJECT DRAWINGS INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING & STRUCTURAL. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL REVIEW THE DRAWINGS & NOTIFY THE DESIGNER OF ANY CONFLICTS & OR CLARIFICATIONS REQUIRED TO COMPLETE THE WORK.
- DO NOT SCALE THE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL VERIFY ROUGH OPENING DIMENSIONS FOR EXTERIOR DOORS & WINDOWS W/ WINDOW/DOOR MANUFACTURER. ROUGH OPENINGS INDICATED ON WINDOW & DOOR SCHEDULES SHALL BE VERIFIED & COORDINATED W/ MASONRY & FRAMING TRADES DURING INITIAL WALL LAYOUT.
- CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE BUILDING CODES & STANDARDS. CODES & STANDARDS REFERRED TO INCLUDE THE LATEST REVISIONS & ADDENDA.
- THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CHANGES & OR MODIFICATIONS MADE DURING CONSTRUCTION UNLESS APPROVED IN WRITING PRIOR TO REVISION. REQUESTS FOR CHANGES OR MODIFICATIONS SHALL BE MADE IN WRITING TO THE DESIGNER IN A TIMELY MANNER TO ALLOW FOR ADEQUATE REVIEW.
- THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS & STRUCTURAL ANALYSIS DATA, SIGNED & SEALED BY A STATE CERTIFIED PROFESSIONAL ENGINEER FOR ALL PRE-ENGINEERED TRUSSES.
- ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- ALL METAL FASTENERS, STRAPS, HANGERS, HOLDOWNS, ETC. SHALL BE COMPATIBLE W/ WOOD PRESERVATIVE TREATMENTS IN CONTACT W/ FASTENERS. ALL FASTENERS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL.
- CONTRACTOR SHALL PROVIDE BLOCKING IN PARTITIONS AS REQUIRED FOR INSTALLATION OF WALL HUNG ITEMS.

NOTE: CONTRACTOR AND/OR OWNER TO VERIFY ALL CONDITIONS, DIMENSIONS, AND DETAILS BEFORE COMMENCEMENT OF CONSTRUCTION.



No.	Description	Date

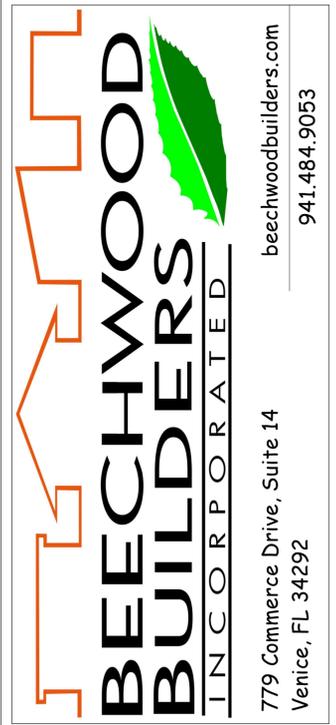
RILEY
249 HARBOR DR S
VENICE, FL

ARCHITECTURAL
LOCATION PLAN

Date	Issue Date

1

Scale: As indicated



No.	Description	Date

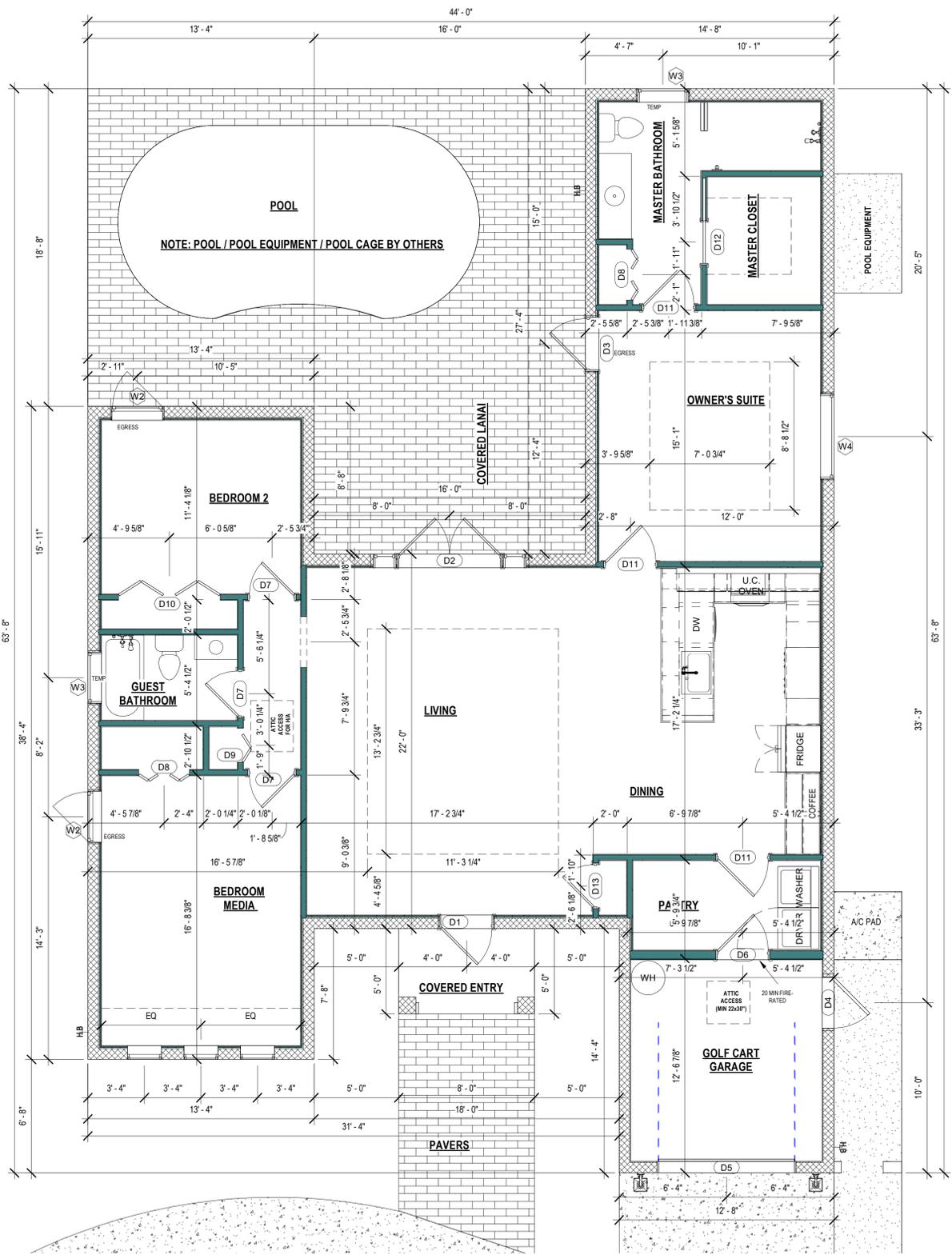
RILEY
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FLOOR PLAN

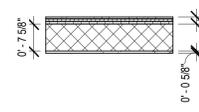
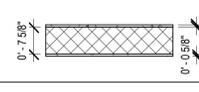
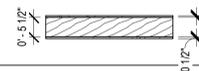
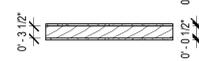
Date	Issue Date

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Scale	As indicated



1 FLOOR PLAN
1/4" = 1'-0"

	-CMU WALL INTERIOR WITH 3/4" RIGID INSULATION, 3/4" P.T. FURRING @ 16" O.C. AND 1/2" DRYWALL WITH ORANGE PEEL FINISH -EXTERIOR WITH 5/8" STUCCO WITH SAND FINISH
	-GARAGE CMU WALL INTERIOR 5/8" STUCCO WITH SAND FINISH -EXTERIOR 5/8" STUCCO WITH SAND FINISH
	-2X6" WITH 1/2" DRYWALL ON BOTH SIDE, ORANGE PEEL FINISH
	-2X4" WITH 1/2" DRYWALL ON BOTH SIDE, ORANGE PEEL FINISH

FRAMING NOTE:
-FRAME CONTRACTOR TO PROVIDE BLOCKING FOR T.V. EA. BEDROOM, LIVING ROOM, & KITCHEN ALSO BLOCKING FOR ALL CABINETS, VANITY ETC. PROVIDE BLOCKING FOR TOWEL BARS, TOILET PAPER HOLDERS, GRAB BARS & ETC.
-ALL INTERIOR DOOR ROUGH OPENING @ 82 1/2" ABOVE UNFINISH SLAB
-DUROCK TUB & SHOWER WALL
-INTERIOR NOTE:
-INTERIOR WALL TAPE AND SEAL WITH ORANGE PEEL FINISH. USG APPROVED SEALER, PRIME AND PAINTED
-INTERIOR CEILING TAPE AND SEAL WITH ORANGE PEEL FINISH. USG APPROVED SEALER, PRIME AND PAINTED
-LINTELS

DIM. NOTE:
-ALL DIMENSION LINES SNAP FROM UNFINISHED FACE OF WALL TO UNFINISHED FACE OF WALL (DO NOT FIGURE FOR FINISH OFF SET)
-ALL WALLS ARE DRAWN WITH ACTUAL DIMENSION

WALLS
1/2" = 1'-0"

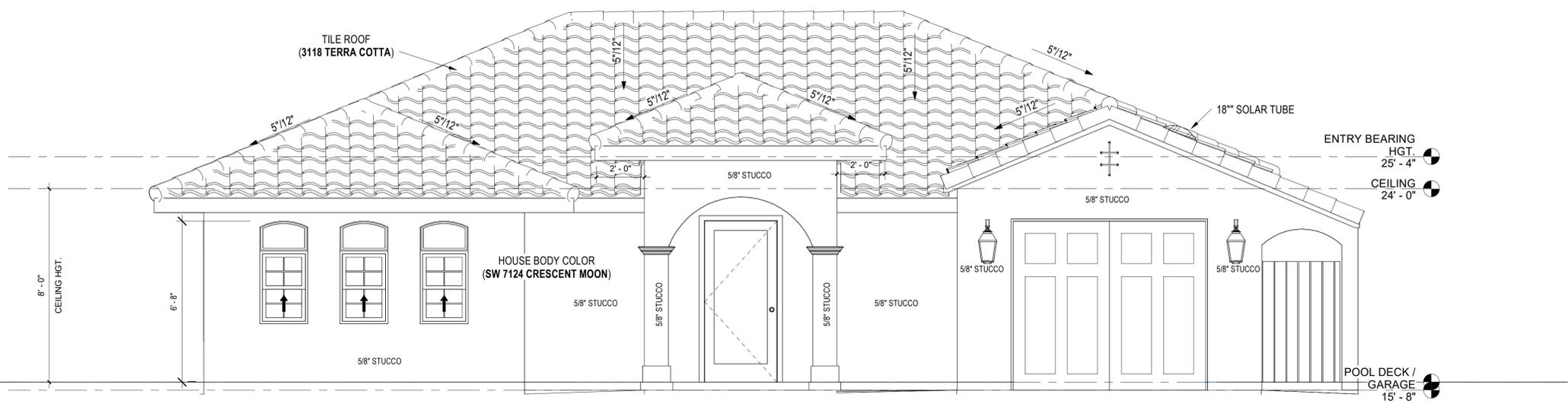
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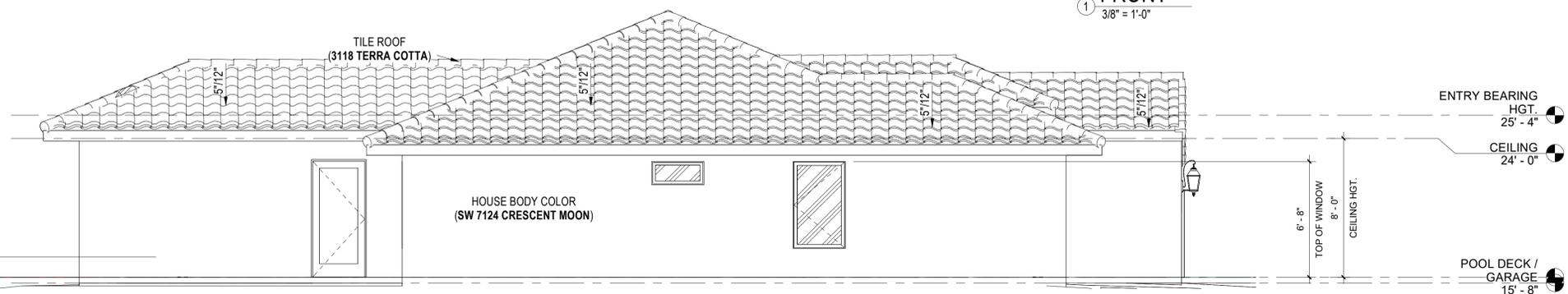
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**EXTERIOR
ELEVATIONS**

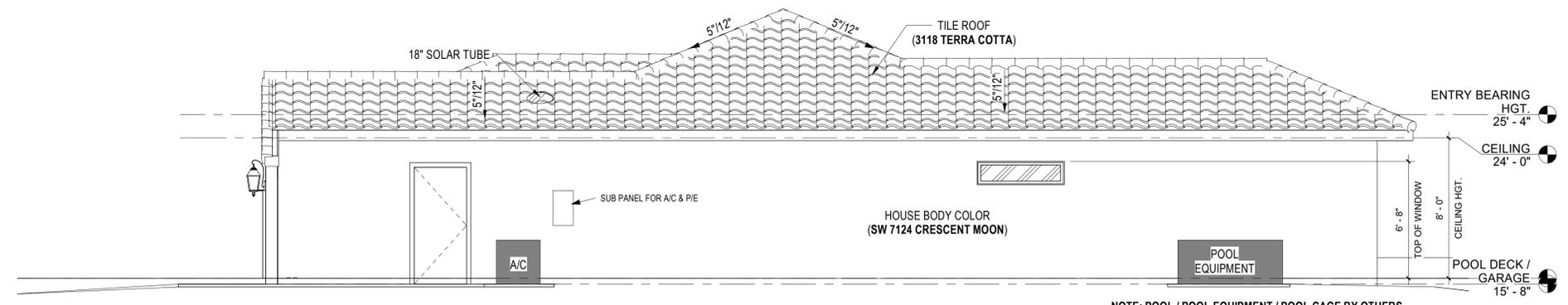
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3	
Scale	As indicated



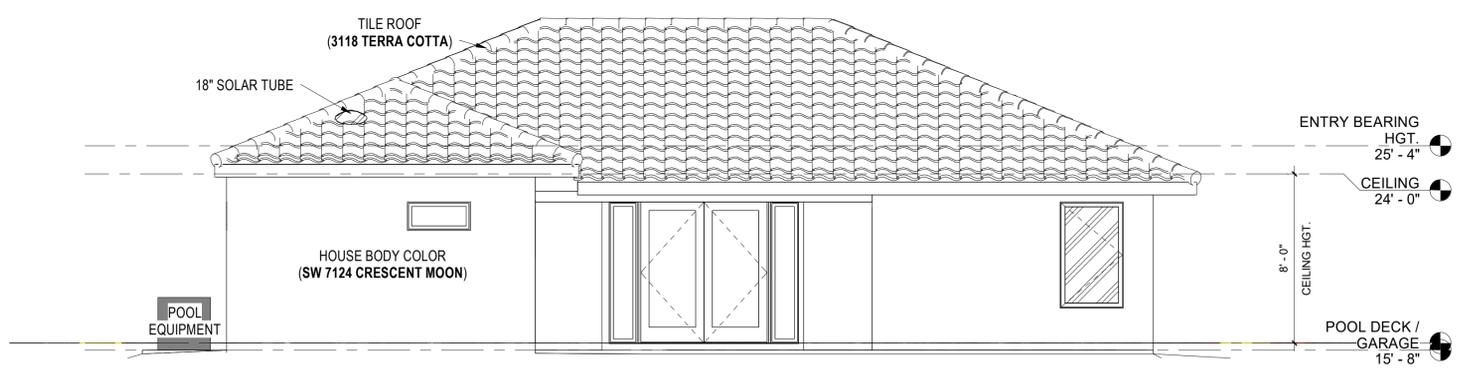
1 FRONT
3/8" = 1'-0"



3 LEFT
1/4" = 1'-0"



4 RIGHT
1/4" = 1'-0"



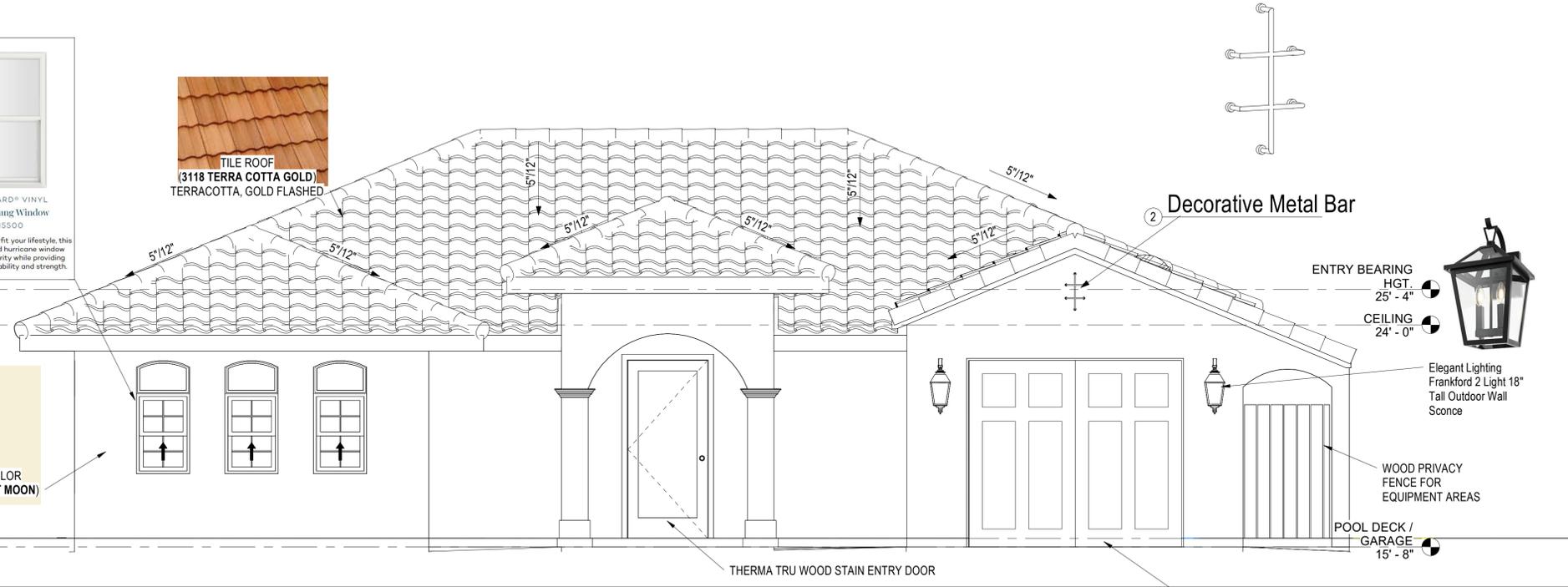
2 BACK
1/4" = 1'-0"

**NOTE: CONTRACTOR AND/OR OWNER TO VERIFY ALL CONDITIONS, DIMENSIONS,
AND DETAILS BEFORE COMMENCEMENT OF CONSTRUCTION.**



F.F. -16'-0"

FRONT Copy 1
3/8" = 1'-0"



CANYON RIDGE® CARRIAGE HOUSE SERIES 1 DESIGN 12 GARAGE DOOR



Design 12



No.	Description	Date

RILEY
249 HARBOR DR S
VENICE, FL

ARB

Date Issue Date
Drawn by Author

4

Scale 3/8" = 1'-0"

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