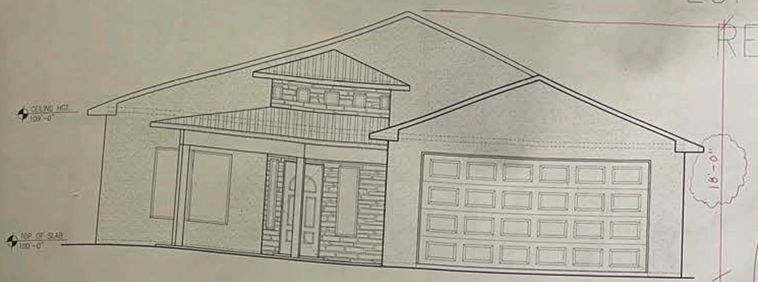
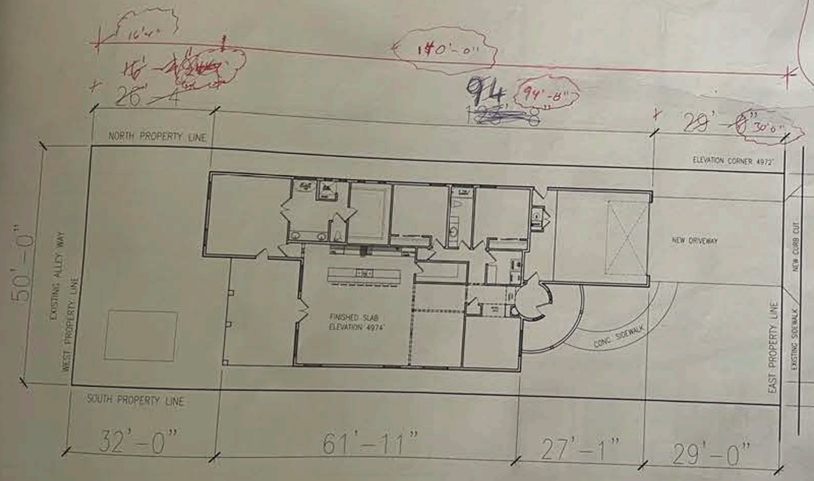
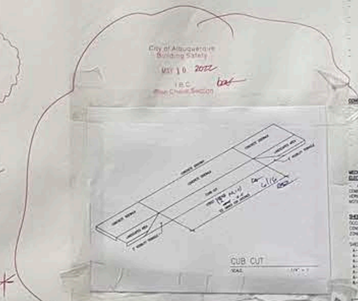
LOPEZ RESIDENCE







NOTES:

FIELD VERIFY LOCATION OF ALL UTILITIES.
FIELD VERIFY ACCEPTABLE SOIL CONDITIONS.
FIELD VERIFY ALL DIMENSIONS.

FRAMING NOTES:

ALL EXTERIOR WALLS TO BE 4"x4"x12" DRY SLAB
THICK INSULATION (SEE SPS)
ALL EXTERIOR WALLS TO BE 2x6 @16" O.C.
#2 OR BETTER LUMBER
ALL INTERIOR WALLS TO BE 2x4 @24" O.C.
#2 OR BETTER LUMBER EXCEPT WET WALLS (2x6).
#2 3x4 #2 OR BETTER. USE AS NOTED.
ALL EXTERIOR WALLS TO BE R-19 BATT INSULATION
ALL HEADERS AT EXTERIOR WALLS TO BE 3x10 (2 x 12 @ UNLESS NOTED.
EXTERIOR SHEATHING TO BE OF 7/16 ORS POLYS (SHEATHING
TWO LAYERS OF WEATHER RESISTIVE BARRIER W/TYVEK
DRAINAGE
DRAINAGE STUCCO SYSTEM
ALL PITCHED ROOF SLOPES TO BE 5/12 UNLESS NOTED
SOLID BLOCKING BETWEEN RAFTERS AT BEARING POINTS.
ROOF SHEATHING 5/8" SPANS TO HAVE DOUBLE TRIMMERS AT BOTH BEARING POINTS.
ALL TRUSS SPANS TO BE STAGGERED AT 8' AND 16' MAX PER REC.
WIND AND SEISMIC BRACING PER IRC

ROOF NOTES:

ALL TRUSSES TO MEET ON EXCITE PRINT.
TRUSS DESIGN ACCORDING TO MANUFACTURER'S SPECS.
TRUSS BLOCKING ACCORDING TO MANUFACTURER'S SPECS.
TRUSSES @ 24" O.C. UNLESS OTHERWISE NOTED.
TRUSS MANUFACTURER TO LABEL ALL TRUSSES FOR SITE INSPECTOR POINTS TAGGED AND NOTED IN MAP NOTICES BRACING DETAILS.
ROOF SHEATHING TO BE WATER WOOD DECKING W. H-CLIPS
ROOF O.C. SPACING
NOTE SPACE TO HAVE BLOWN BATT/CELLULOSE INSULATION
ALL LOW SLOPES TO BE A MINIMUM OF 1/4" PER FOOT MINIMUM. - W FLAT ROOF OR DECK WOOD UNLESS OTHERWISE NOTED.
ROOF VENTS TO BE METAL PER PLAN 1 1/2".
VENTILATION PER IRC SOFT VENTS TO BE OF 4SM (REQ MATERIAL.
ROOF FINISH TO HAVE 2 LAYER WEATHER RESISTIVE BARRIER LAY AS PLAN SHINGLES

CONCRETE:

USE PSI FOR CONCRETE SLAB, FOOTINGS AND RETAINING WALL UNLESS NOTED.
4" CONCRETE SLAB MINIMUM WITH OPTIONAL W.M. (10/10 WIRE MESH OR FIBER MESH CONCRETE
BROOM FINISH ALL EXTERIOR CONCRETE UNLESS NOTED
ALL REBAR CONTINUOUS IN FOOTING LAP EVEN 30 BAR DIA. MIN.
1/2" ANCHOR BOLTS @ 4' O.C. & WITHIN 12" OF CORNERS AND ENDS
ALL CONCRETE FLATWORK TO HAVE 6" THICKENED FOOTINGS AT ALL PIERS (SEE SPS

MECHANICAL/PLUMBING/ ELECTRICAL CONTRACTORS:

ALL MECHANICAL AND PLUMBING CONTRACTORS SHALL COORDINATE WITH GENERAL CONTRACTOR(S). WHEN REVIEWING, VERIFY ALL CLEARANCES, LOCATIONS AND SPACE SIZES AND NOTIFY GENERAL CONTRACTOR OF ANY CONFLICTS.

SHEET INT.

FOUNDATION	A-0
CONST TYPE	V5
ZONE	R1

SHEET	DESCRIPTION
A-1	TITLE / SITE PLAN
A-2	FLOOR PLAN
A-3	FOUNDATION PLAN
A-4	ELEVATIONS
A-5	FRAMING PLAN
A-6	WALL BRACING PLAN
A-7	POWER PLAN

AREA CALCULATIONS

HEATED AREA	2316 SQ FT
GARAGE	542 SQ FT
BACK PORCH	310 SQ FT
FRONT PATIO	104 SQ FT
TOTAL UNDER ROOF	3372 SQ FT

City of Albuquerque
Building Safety
MAR 18 2022
I.B.C.
Plan Check Section

2020
042C9

WATER RETENTION REQUIREMENTS:
V=3.67 x A / 12

V=3.67 x 3312 / 12

V = 1013 CUBIC FEET

WATER RETENTION PROVIDED
POND AREA 1 6x6x6 = 216 CUBIC FEET
POND AREA 2 12x12x6 = 864 CUBIC FEET

POND AREA PROVIDED = 1080 CUBIC FEET

DESIGN & DRAFTING SERVICES
SOON KIM, PE
PO BOX 1293
RIO RANCHO, NM 87144
PH: 505-994-9115 FAX: 505-994-9118
EMAIL: SOONKIM@GMAIL.COM

THE PROPOSED DESIGN AND SPECIFICATIONS AND ALL REPORTS AND DRAWINGS PREPARED BY THE ARCHITECT AND/OR ENGINEER AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND/OR ENGINEER WHETHER THE PROJECT FOR WHICH THEY WERE MADE IS EXECUTED OR NOT. THE REPRODUCTION, PUBLICATION OR USE BY OTHERS OF THE SAME IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND/OR ENGINEER.

CADRAFTS

ORIENTATION

OWNER NAME:
EDWARDO LOPEZ
4517 5TH ST NW
ALBUQUERQUE, NM 87107

SHEET TITLE: SITE PLAN

SCALE: 1" = 20'

DATE: 9-27-19

REVISED DATE:
1.
2.
3.
4.

SHEET: A-1