

Tano Escondido

Santa Fe, NM 87506

CONSTRUCTION DOCUMENTS

GENERAL CONTRACTOR, AND CONSULTANTS

OWNER:
MARK AND LESLIE

DESIGNER / GENERAL CONTRACTOR:
PALO SANTO DESIGNS, LLC
2356 FOX RD. SUITE 200
SANTA FE, NM 87507
TELEPHONE: 505.988.7230
EMAIL: info@palosantodesigns.com

STRUCTURAL ENGINEER
DRUC ENGINEERING
430 APODACA HILL
SANTA FE, NM 87501
TELEPHONE: 505.983.4992
EMAIL: BILL@DRUCEENG.COM

SURVEYOR:
DEL RIO SURVEYS
TELEPHONE: (505) 820-9200
RICK CHATROOP
TELEPHONE: (505) 470-0037
EMAIL: RickChatroop@hotmail.com



VICINITY MAP & DIRECTIONS

From:
120 S Federal Pl
Santa Fe, NM 87501

Take Grant Ave to Paseo De Peralta
42 s (0.1 mi)

Continue on Paseo De Peralta.
Take US-84 W/N St Francis Dr to N Ridgetop Rd.
Take the Ridgetop Road exit from NM-599 S
5 min (2.9 mi)

Take Tano Rd to Tano Escondido
8 min (3.5 mi) to

Tano Escondido
Santa Fe, NM 87506

TABLE OF CONTENTS

<u>GENERAL INFORMATION</u>		<u>STRUCTURAL</u>	
G101	COVER SHEET	A204	CHILDREN & DEN ELEVATIONS
		A205	MASTER SUITE ELEVATIONS
		A206	GARAGE ELEVATIONS
		A207	A.D.U. ELEVATIONS
C101	SITE PLAN TOTAL LOT	A301	INTERIOR SECTIONS
C102	WATER HARVESTING PLAN	A302	INTERIOR SECTIONS
C401	TREE REMOVAL PLAN	A401	INTERIOR ELEVATION
		A402	INTERIOR ELEVATION
		A403	INTERIOR ELEVATION
		A404	INTERIOR ELEVATION
		A405	INTERIOR ELEVATION
		A501	TYPICAL WALL SECTIONS
		A502	WALL SECTIONS
		A503	WALL SECTIONS
		A504	GREAT ROOM WALL SECTIONS
		A505	STAIR DETAILS
A001	FIRST FLOOR LAYOUT PLAN	A601	WINDOW SCHEDULE
A101.1	FIRST FLOOR DIMENSION PLAN	A601.1	DOOR SCHEDULE
A101.2	GARAGE DIMENSION PLAN	A602	ROOM FINISH SCHEDULE
A002	SECOND FLOOR LAYOUT & DIMENSION PLANS		
A003	A.D.U. LAYOUT & DIMENSION PLANS		
A104	REFLECTED CEILING PLAN		
A104.2	SECOND FLOOR MAIN HOUSE (DEN) AND A.D.U. REFLECTED CEILING PLANS		
A201	NORTH AND SOUTH EXTERIOR ELEVATIONS		
A202	EAST AND WEST EXTERIOR ELEVATIONS		
A203	GREAT ROOM ELEVATIONS		
		S1	STRUCTURAL NOTES & ROOF FRAMING PLAN
		S2	STRUCTURAL FOUNDATION PLAN
		S3	STRUCTURAL FRAMING ROOF & FLOOR
		S4	STRUCTURAL FRAMING & FOUNDATION
		S5	STRUCTURAL FRAMING & FOUNDATION
		S6	STRUCTURAL DETAILS
		S7	STRUCTURAL DETAILS
		S8	STRUCTURAL DETAILS
		S9	STRUCTURAL DETAILS
			<u>ELECTRICAL / MECHANICAL / PLUMBING</u>
		E101	ELECTRICAL PLAN
		E&M102	SECOND FLOOR ELECTRICAL & MECHANICAL PLANS
		E&M103	A.D.U. ELECTRICAL & MECHANICAL PLANS
		M101	MECHANICAL PLAN
		M102	FILTRATION SYSTEM FOR RAINWATER REUSE
		P101	PLUMBING AND GREYWATER PLAN

REVISIONS			
KEY	DATE	DESCRIPTION	BY
△			
△			

<u>PLAN AREAS</u>		
HEATED:		
Main	2823.30	S.F.
2nd Floor Den	595.28	S.F.
A.D.U.	584.34	S.F.
Total	4002.92	S.F.
UNHEATED:		
Garage	978.36	S.F.
OUTDOOR COVERED:		
Main Portals	961.40	S.F.
A.D.U. Portals	453.66	S.F.
Total	1415.06	S.F.
TOTAL CONTIGUOUS ROOFED:		
Total	4779.75	S.F.

GENERAL NOTES:

- ALL WORK TO CONFORM WITH 2015 NM RES. BUILDING CODE / 2009 NMECC / 2012 NM PLUMBING & MECHANICAL CODES / 2014 NM ELEC. CODE / 2012 NM NAT. ELEC. SAFETY CODE / AND ALL OTHER APPLICABLE CODES AND STANDARDS.
- LEED FOR HOMES VERSION 4 OR BUILD GREEN NEW MEXICO INTENDED.

RAIN WATER CAPTURE REQUIREMENTS
CISTERN SIZING PER SANTA FE COUNTY ORDINANCE

Drawn by : ELK 12.31.18
Approved by : JS 12.31.18

Committed to Building a Sustainable World
www.palosantodesigns.com
505-988-7230

PALO

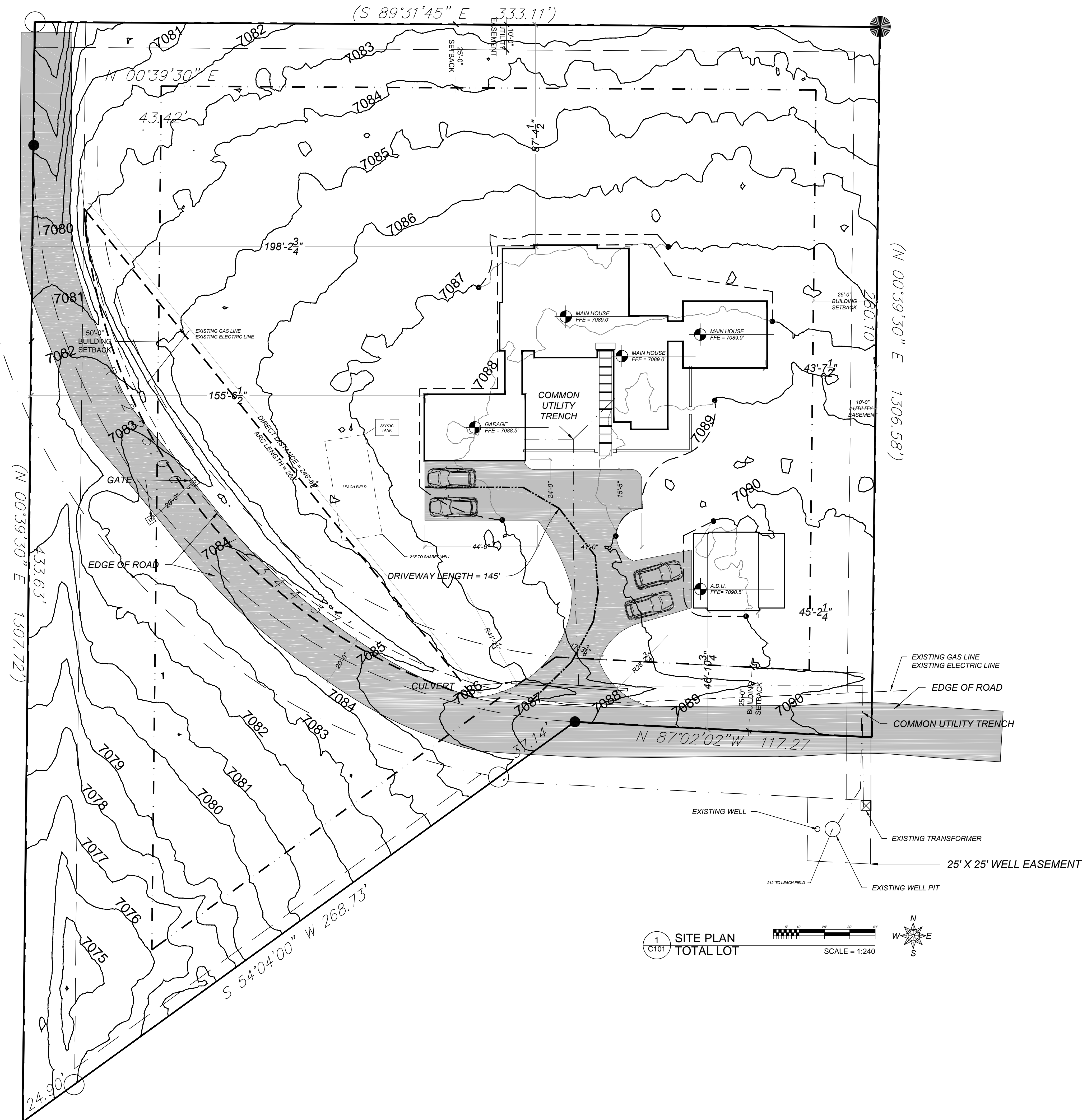
January 5, 2019
PERMIT SET

Mark & Leslie

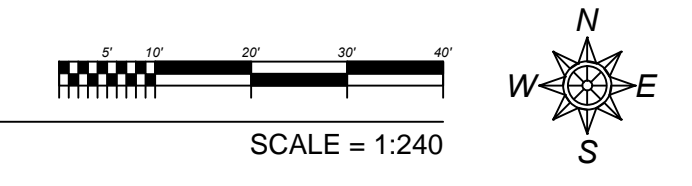
Santa Fe
NM 87506

COVER SHEET

G101



1 SITE PLAN
C101 TOTAL LOT



Drawn by : ELK 18.31.18
Approved by : JS 12.31.18

Committed to Building a Sustainable World
www.palosanodesigns.com
505-988-7230

PALO

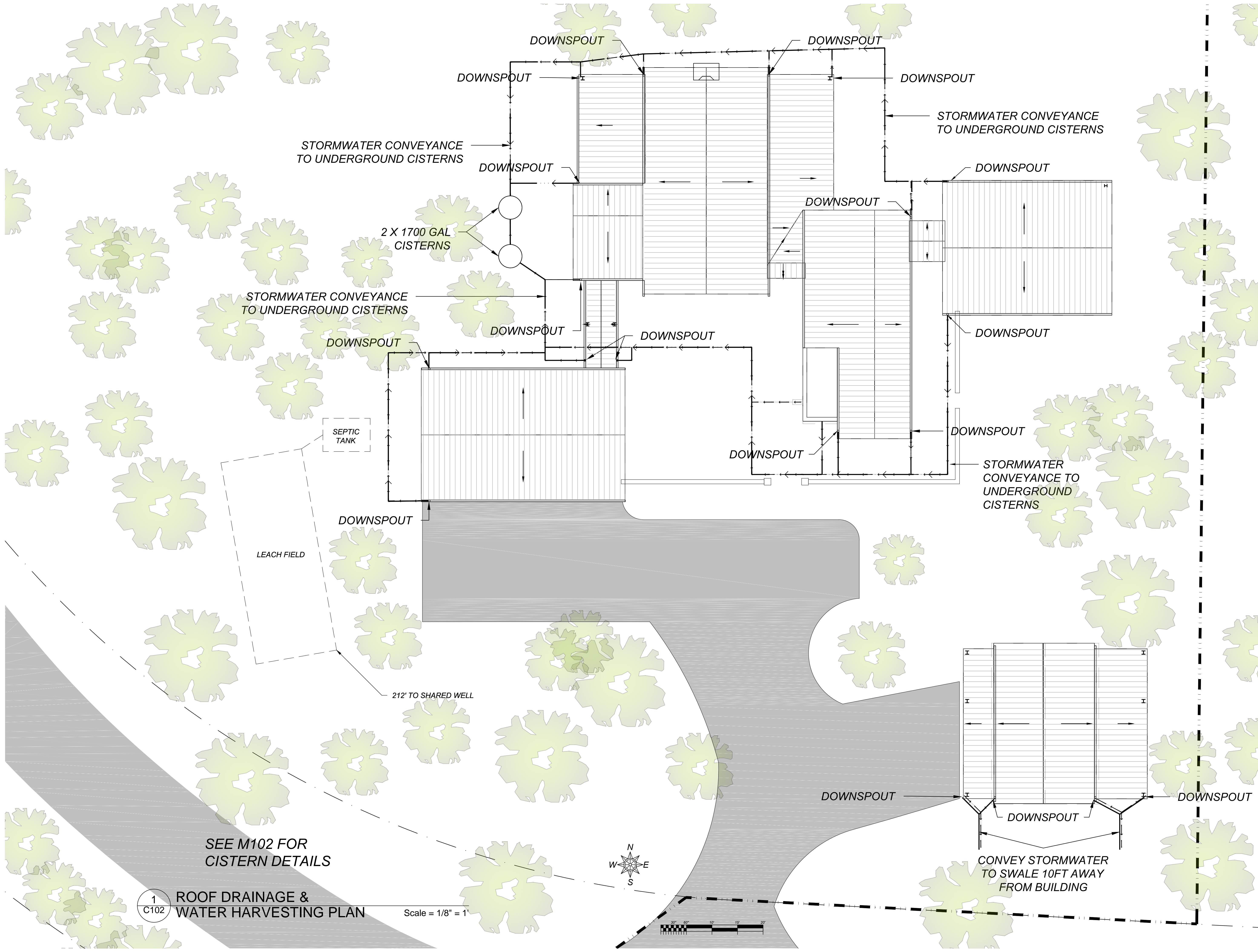
January 5, 2019
PERMIT SET

Mark & Leslie

Santa Fe
NM 87506

SITE PLAN
TOTAL LOT

C101



STORMWATER CONVEYANCE TO UNDERGROUND CISTERNS

STORMWATER CONVEYANCE TO UNDERGROUND CISTERNS

STORMWATER CONVEYANCE TO UNDERGROUND CISTERNS

STORMWATER CONVEYANCE TO UNDERGROUND CISTERNS

LEACH FIELD

SEPTIC TANK

2 X 1700 GAL CISTERNS

CONVEY STORMWATER TO SWALE 10FT AWAY FROM BUILDING

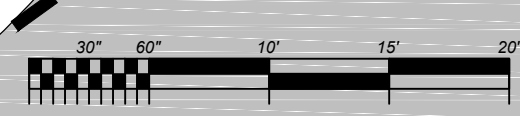
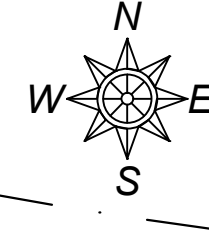
SEE M102 FOR CISTERN DETAILS

212' TO SHARED WELL

1
C102

ROOF DRAINAGE & WATER HARVESTING PLAN

Scale = 1/8" = 1'



Drawn by: ELK 18.31.18
Approved by: JS 12.31.18

Committed to Building a Sustainable World

www.palosantodesigns.com
505-988-7230

PALO

January 5, 2019
PERMIT SET

Mark & Leslie

Santa Fe
NM 87506

ROOF DRAINAGE & WATER HARVESTING PLAN

C102

NOTE
DURING CLEAR AND GRUB
PLEASE TRANSPLANT ALL PINON,
YUCCA, & CACTI AS FEASIBLE &
STOCKPILE ALL TOPSOIL FOR
FUTURE USE AS FINISH GRADE

TREES TO BE
REMOVED ARE
CIRCLED

1
C401 TREE REMOVAL PLAN
Scale = 1 : 150

Drawn by : ELK 18.31.18
Approved by : JS 12.31.18

Committed to Building a Sustainable World
www.palosantodesigns.com
505-988-7230

PALO

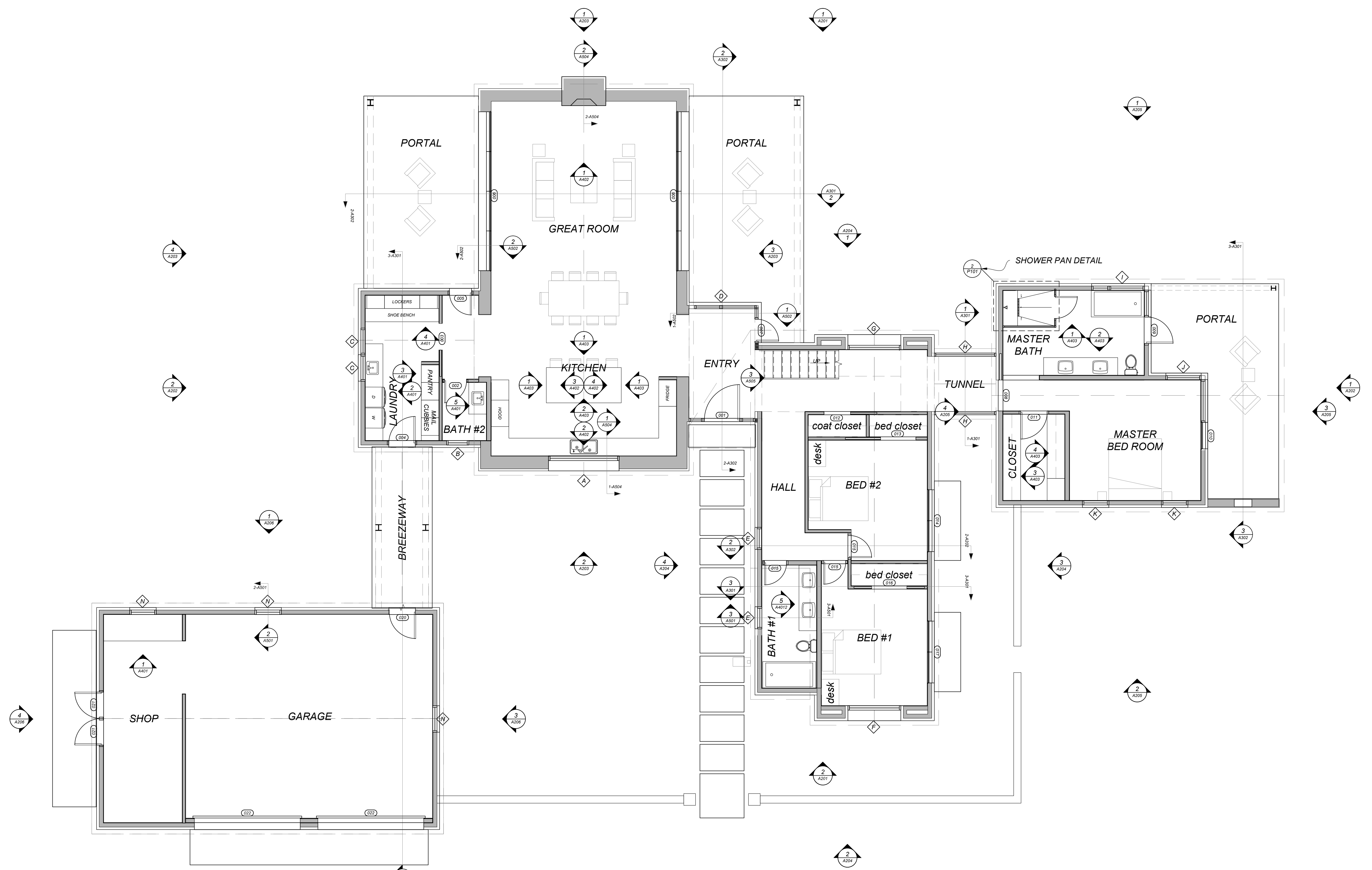
January 5, 2019
PERMIT SET

Mark & Leslie

Santa Fe
NM 87506

TREE REMOVAL PLAN

C401



1 A001 LAYOUT PLAN FIRST FLOOR
 3/16" = 1' 0"
 N
 W E S

Drawn by : ELK 12.31.18
 Approved by : JS 12.31.18

Committed to Building a Sustainable World
 www.palosantodesigns.com
 505-988-7230

PALO

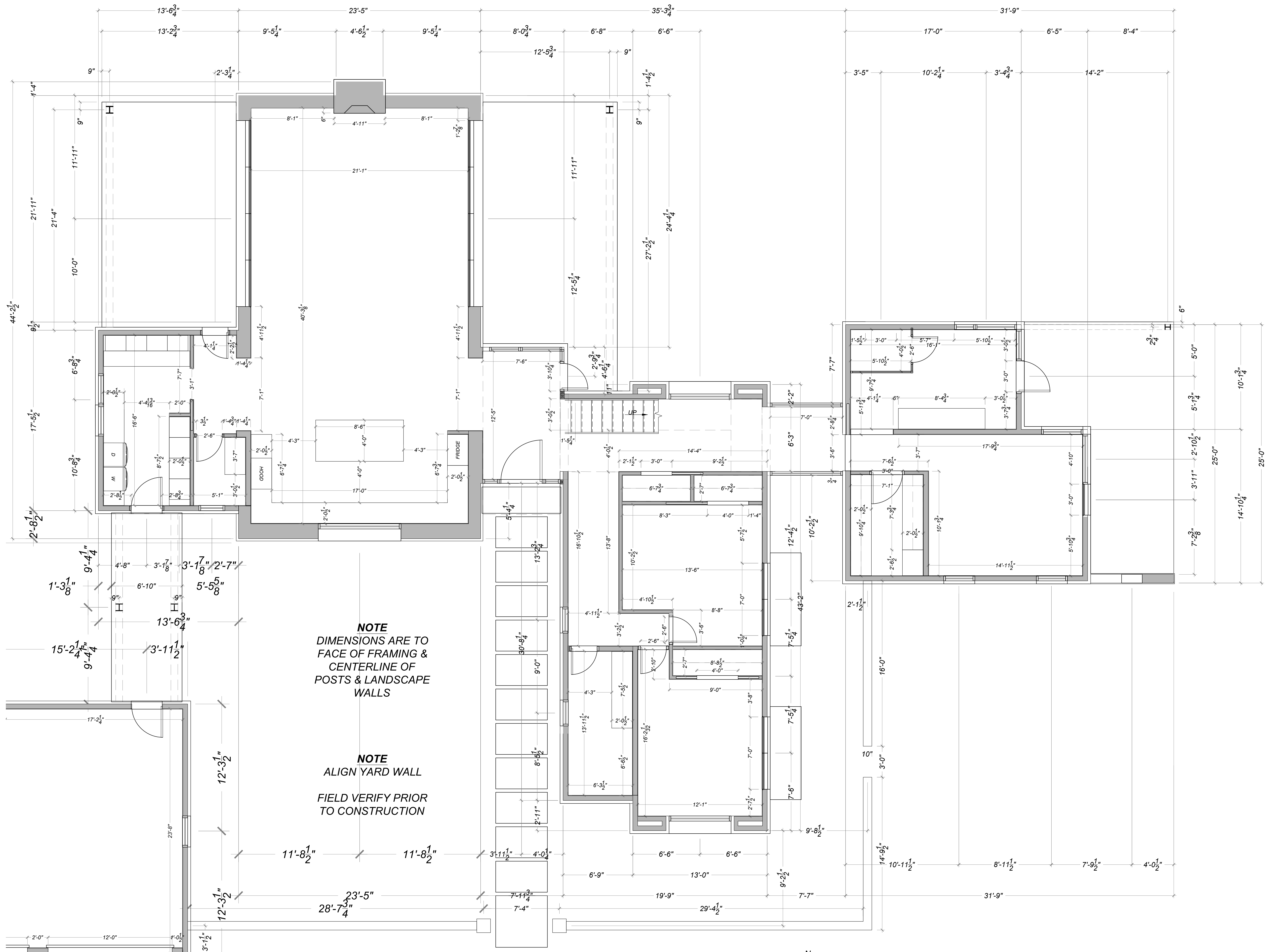
January 5, 2019
 PERMIT SET

Mark & Leslie

Santa Fe
 NM 87506

FIRST FLOOR
 LAYOUT PLAN

A001



Drawn by: ELK 12.31.18
 Approved by: JS 12.31.18

Committed to Building a Sustainable World
 www.palosantodesigns.com
 505-988-7230

PALO

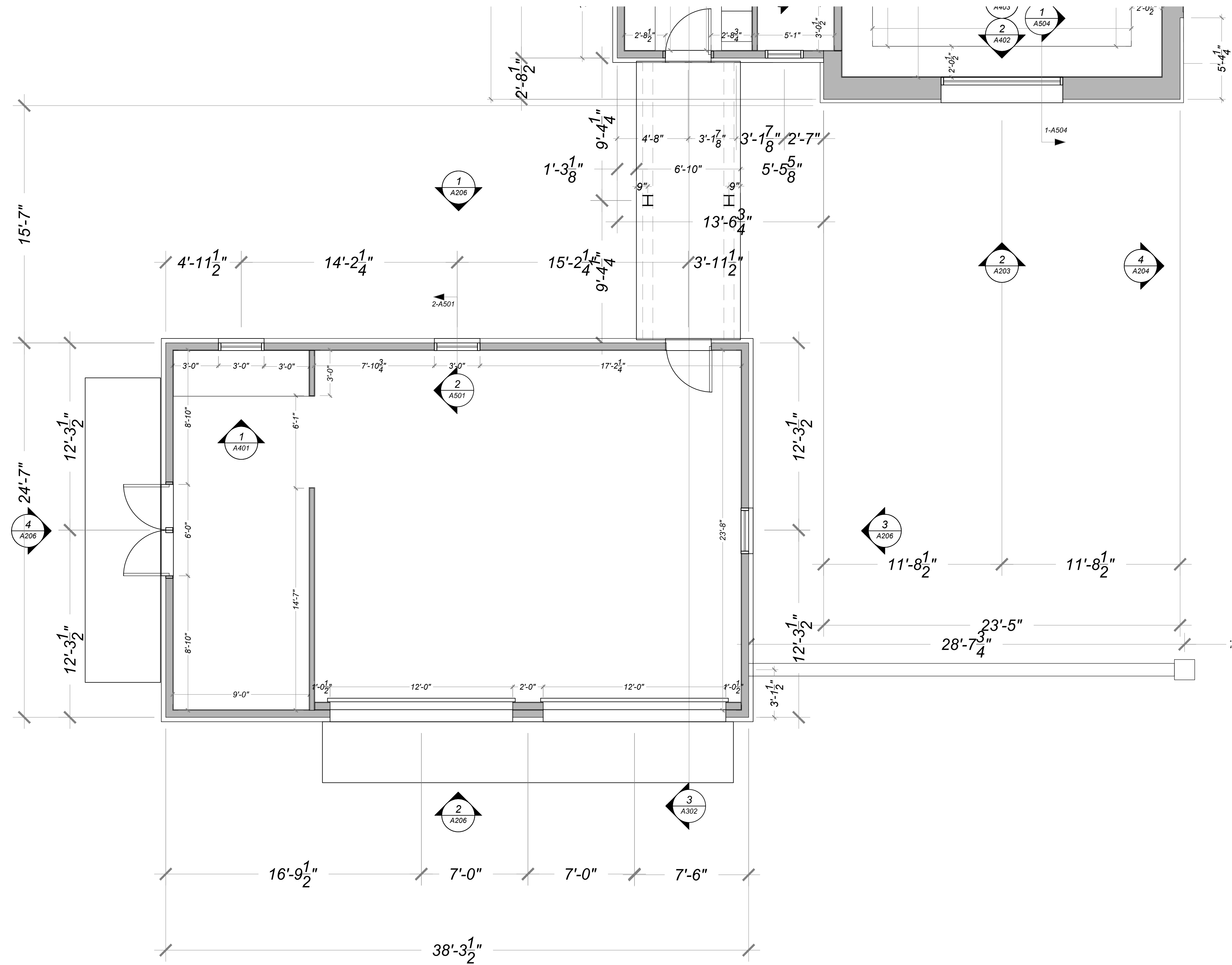
January 5, 2019
 PERMIT SET

Mark & Leslie

Santa Fe
 NM 87506

FIRST FLOOR
 DIMENSION PLAN

A101.1



DIMENSIONS ARE TO FACE OF FRAMING & CENTERLINE OF POSTS & LANDSCAPE WALLS

1 DIMENSION PLAN GARAGE
 A101.2

Drawn by : ELK 12.31.18
 Approved by : JS 12.31.18

Committed to Building a Sustainable World
 www.palosantodesigns.com
 505-988-7230

PALO

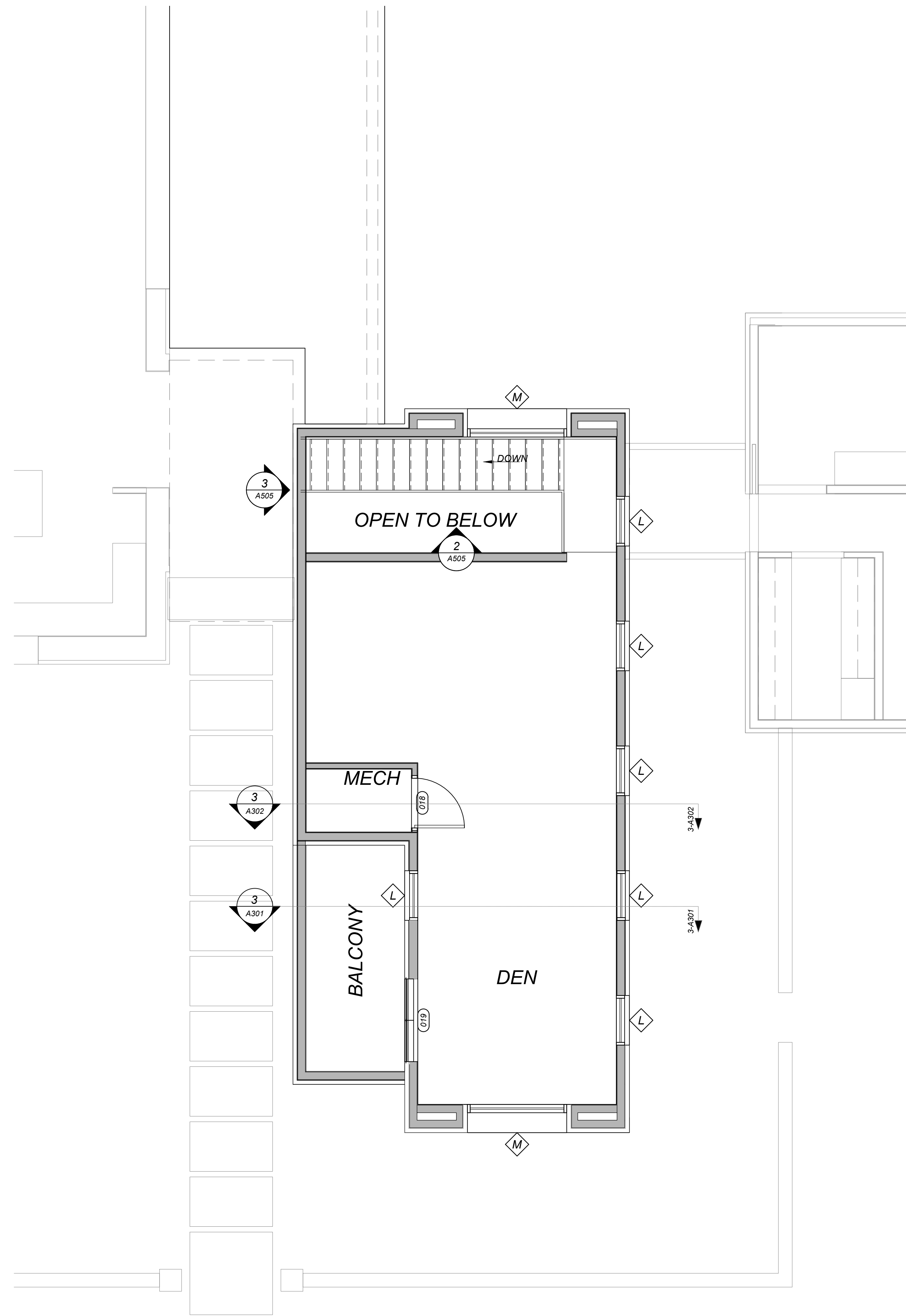
January 5, 2019
 PERMIT SET

Mark & Leslie

**Santa Fe
 NM 87506**

GARAGE
 DIMENSION PLAN

A101.2

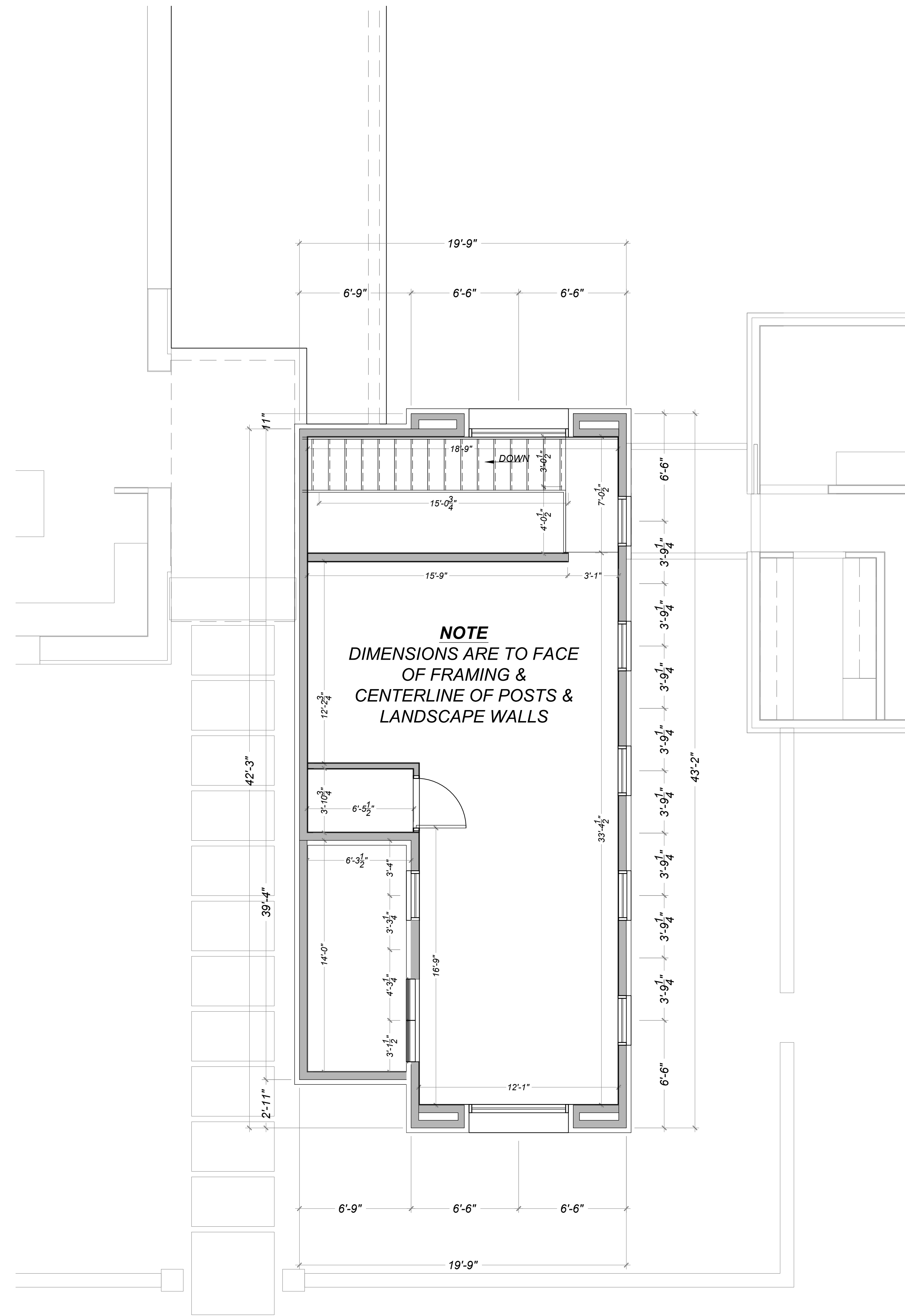


1
A002 **SECOND FLOOR LAYOUT PLAN**

15' 30' 0' 75' 15'

1/4" = 1'

N
W E
S



2
A002 **SECOND FLOOR DIMENSION PLAN**

15' 30' 0' 75' 15'

1/4" = 1'

N
W E
S

Drawn by : ELK 12.31.18
Approved by : JS 12.31.18

Committed to Building a Sustainable World

www.palasantodesigns.com
505-988-7230

PALO

January 5, 2019
PERMIT SET

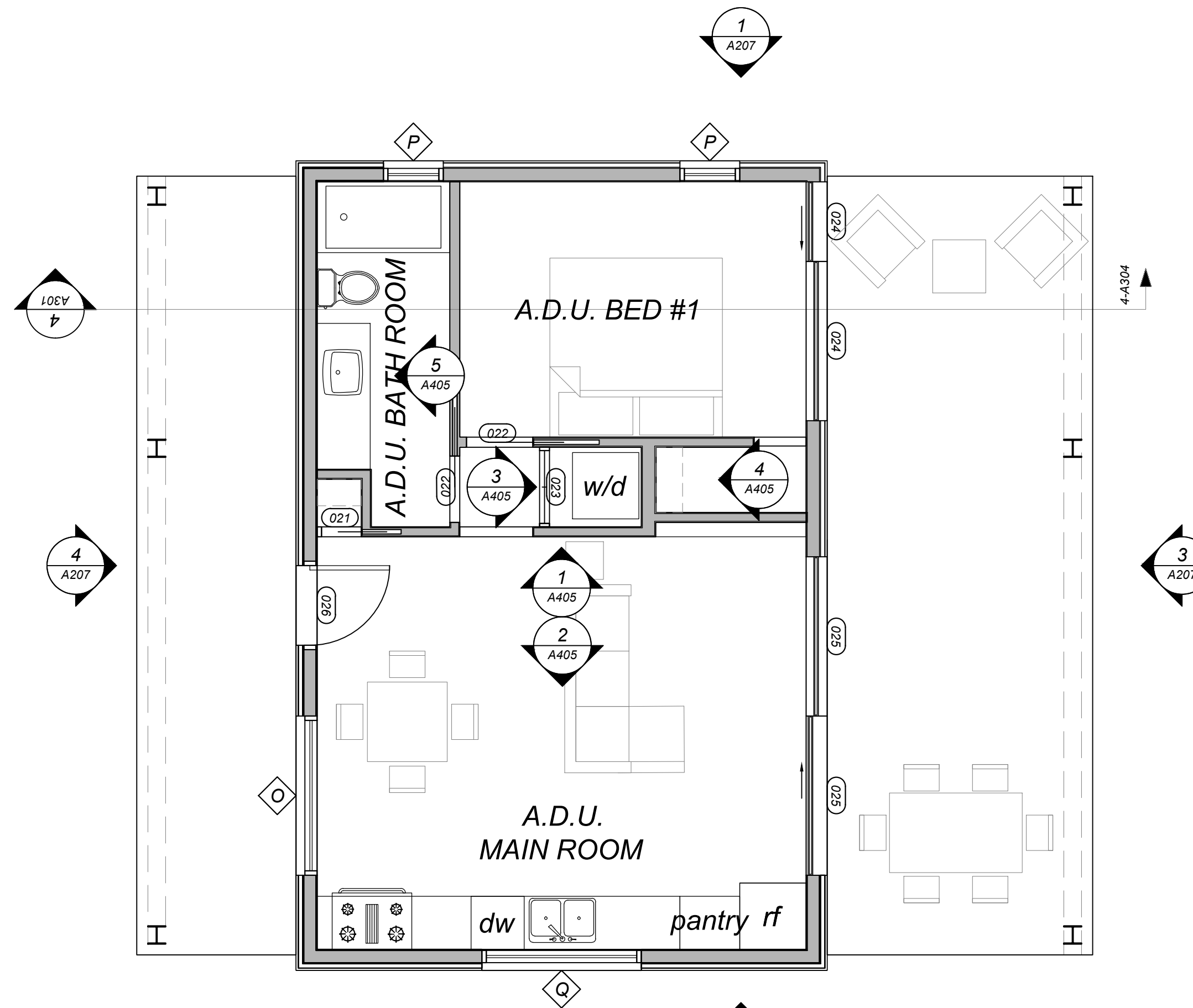
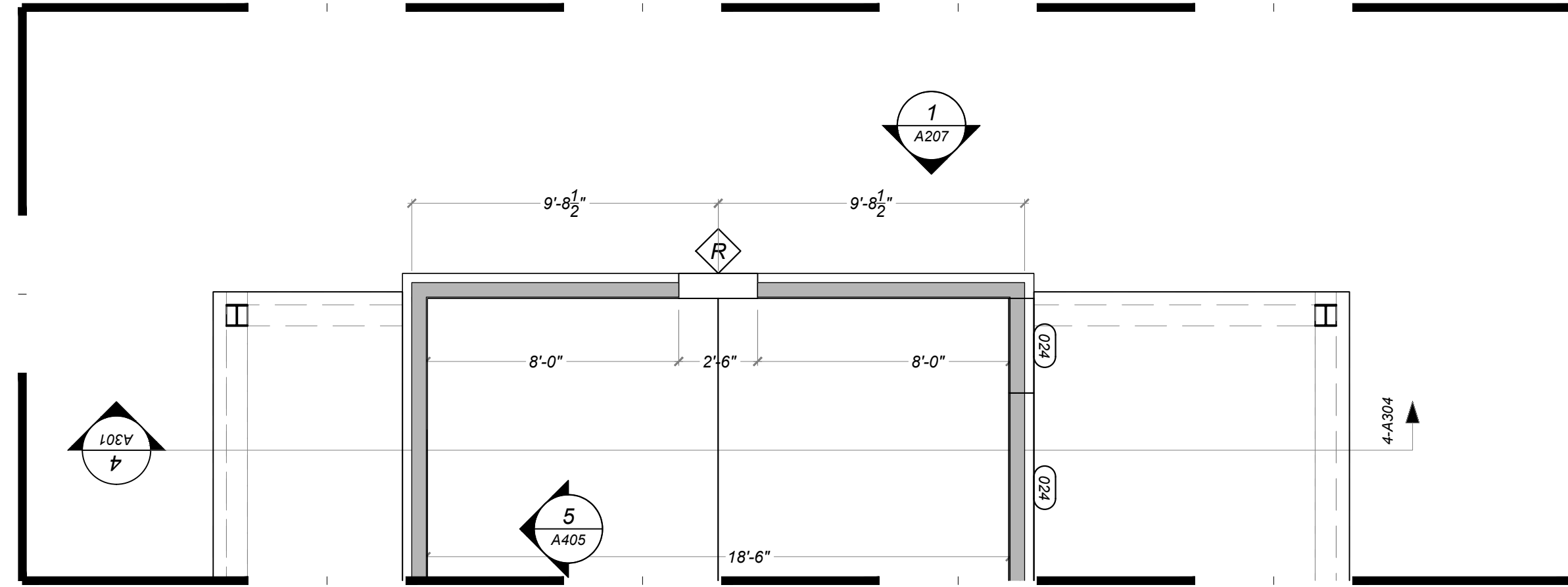
Mark & Leslie

Santa Fe
NM 87506

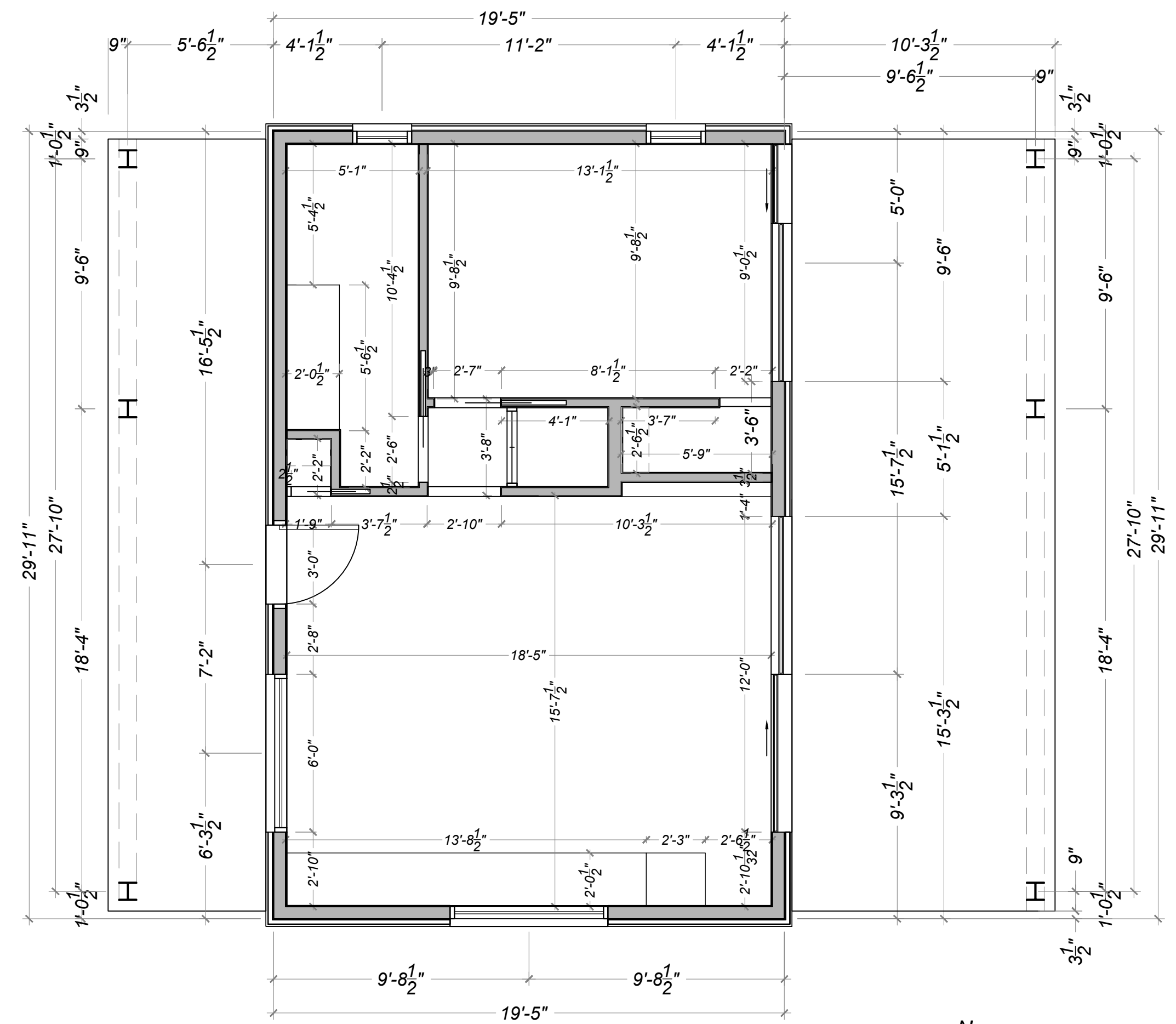
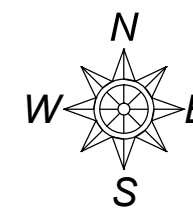
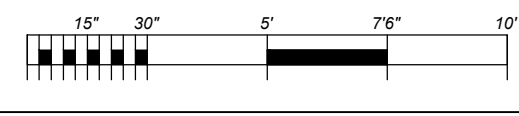
SECOND FLOOR
LAYOUT & DIMENSION
PLANS

A002

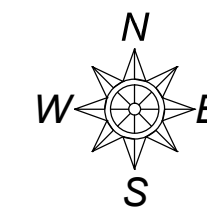
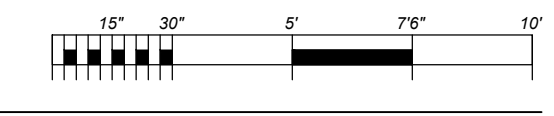
**A.D.U. WINDOW
LAYOUT & DIMENSIONS**



1 A003 LAYOUT PLAN A.D.U. SCALE = 1/4" = 1'



1 A003 DIMENSION PLAN A.D.U. SCALE = 1/4" = 1'



Drawn by : ELK 12.31.18
Approved by : JS 12.31.18

Committed to Building a Sustainable World
www.palosantodesigns.com
505-988-7230

PALO

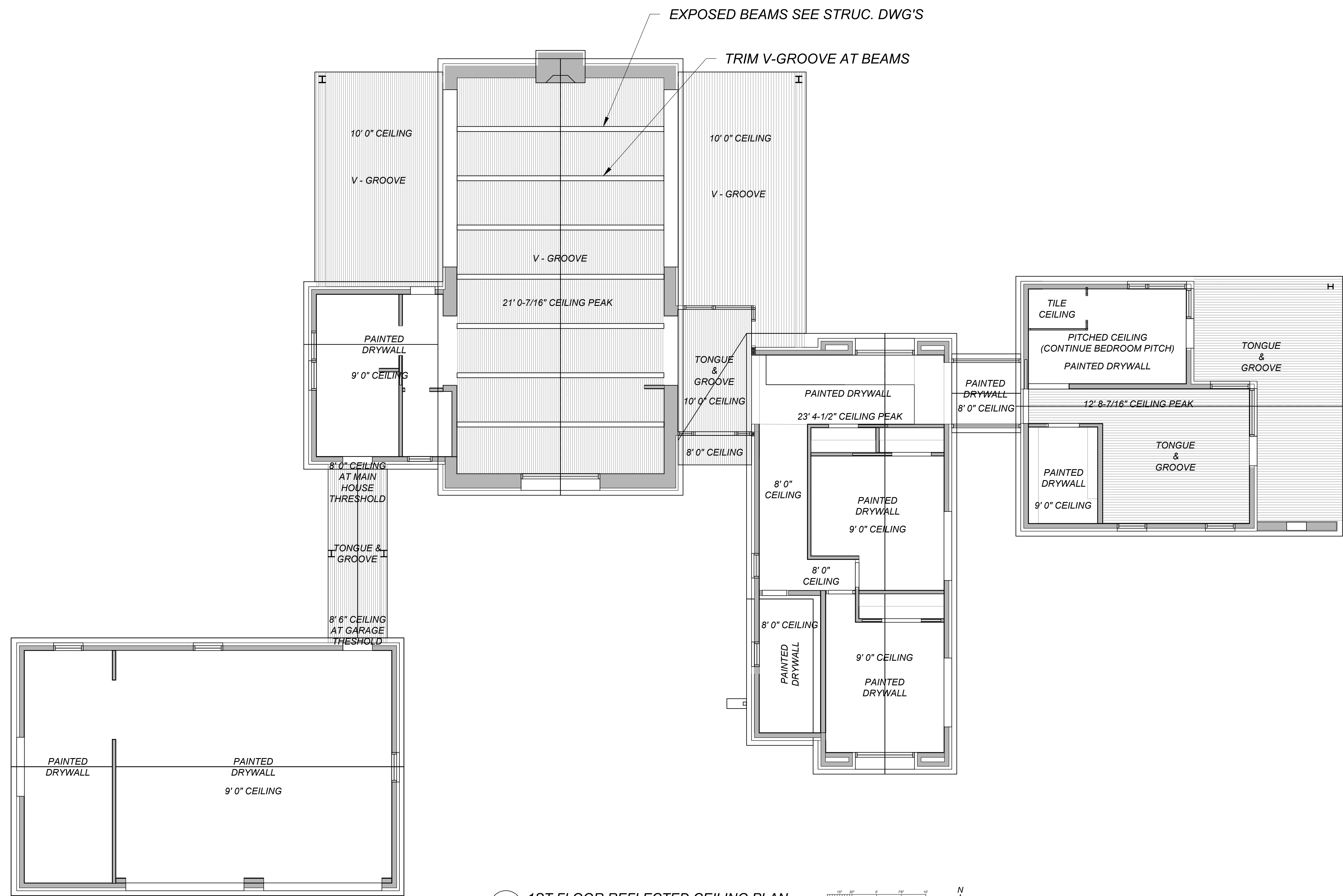
January 5, 2019
PERMIT SET

Mark & Leslie

Santa Fe
NM 87506

A.D.U. LAYOUT /
DIMENSION PLANS &
INTERIOR SECTION

A003



EXPOSED BEAMS SEE STRUC. DWG'S

TRIM V-GROOVE AT BEAMS

1 A104 1ST FLOOR REFLECTED CEILING PLAN
 MAIN HOUSE & GARAGE

SCALE = 1/4" = 1'

Drawn by : ELK 12.31.18
 Approved by : JS 12.31.18

Committed to Building a Sustainable World
 www.palosantodesigns.com
 505-988-7230

PALO

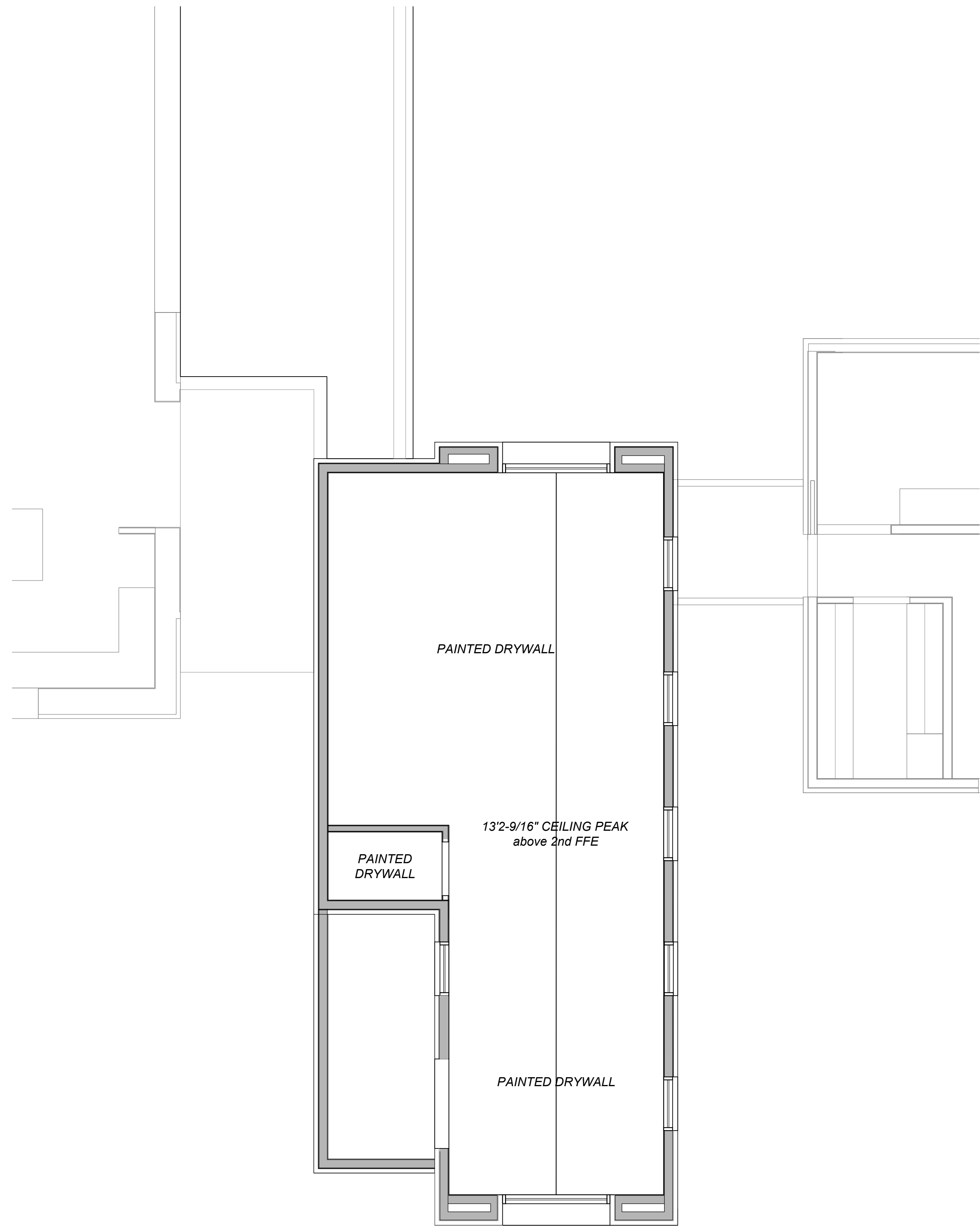
January 5, 2019
 PERMIT SET

Mark & Leslie

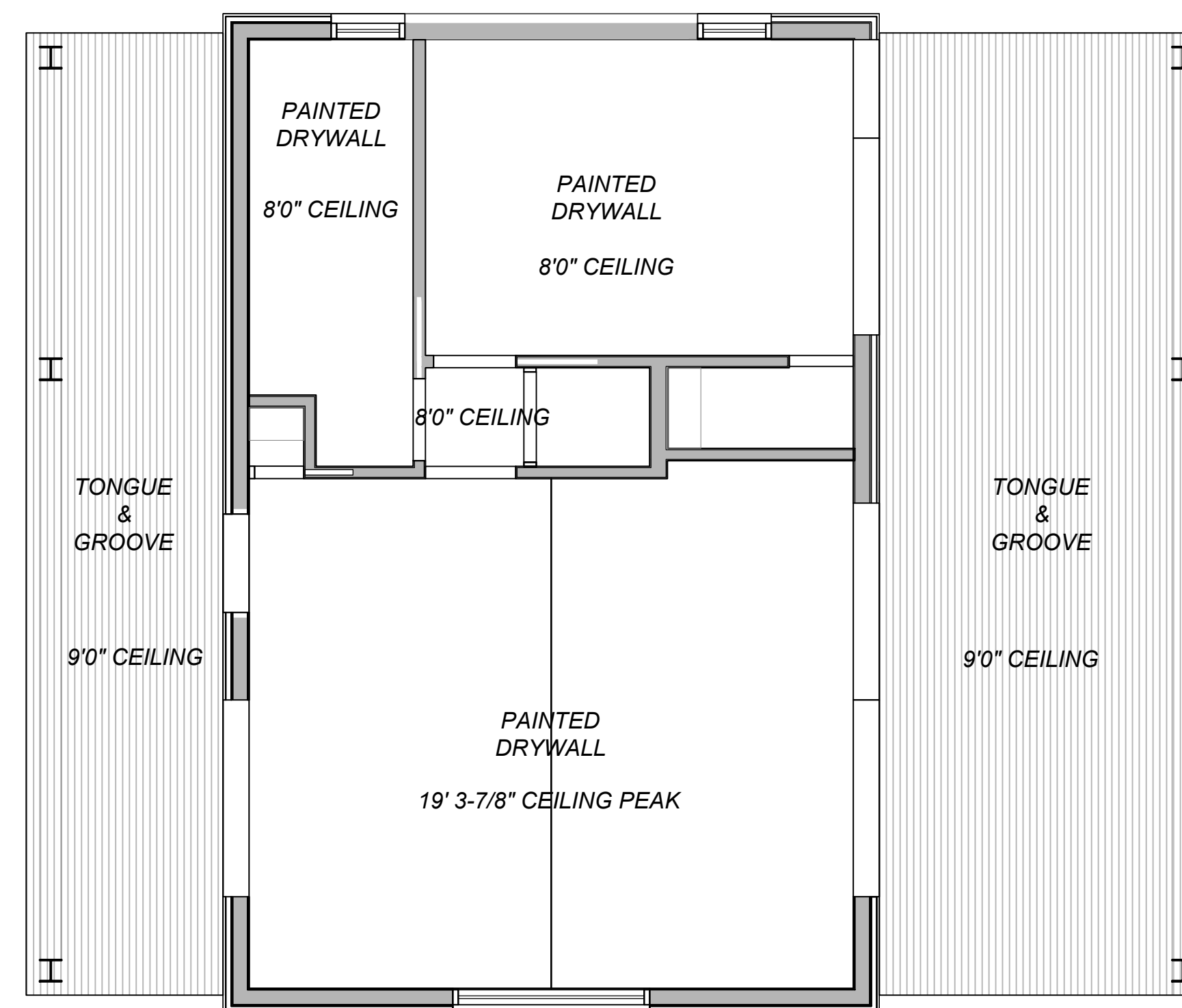
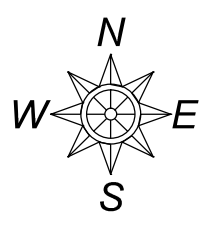
Santa Fe
 NM 87506

REFLECTED CEILING
 PLAN

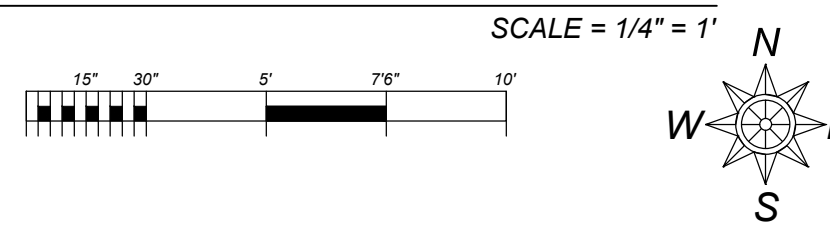
A104



1
A104.2 2ND FLOOR REFLECTED CEILING PLAN
MAIN HOUSE



2
A104.2 REFLECTED CEILING PLAN
A.D.U.



Drawn by : ELK 12.31.18
Approved by : JS 12.31.18

Committed to Building a Sustainable World
www.palosantodesigns.com
505-988-7230

PALO

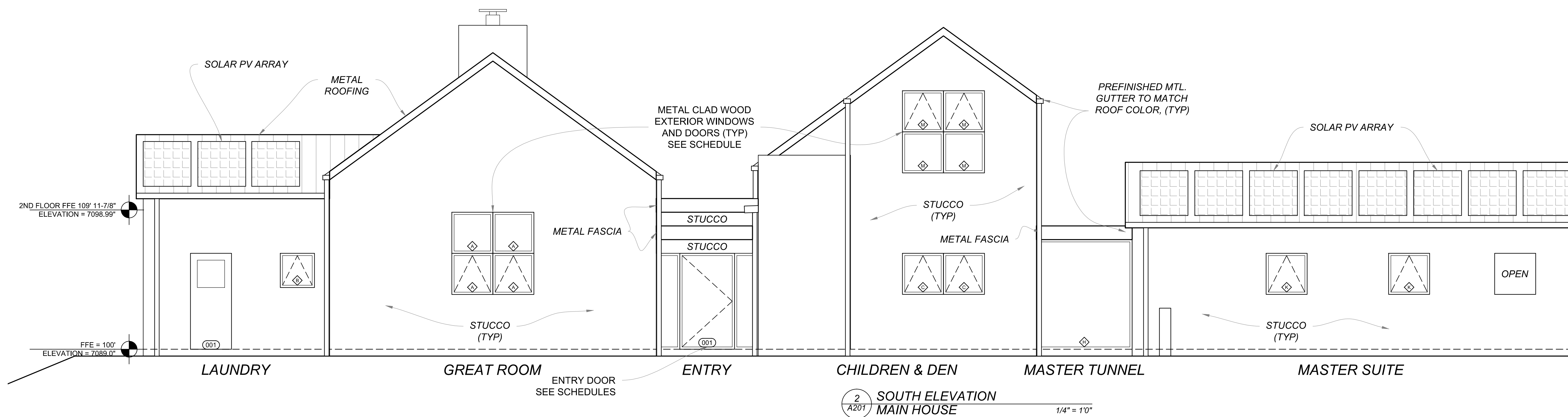
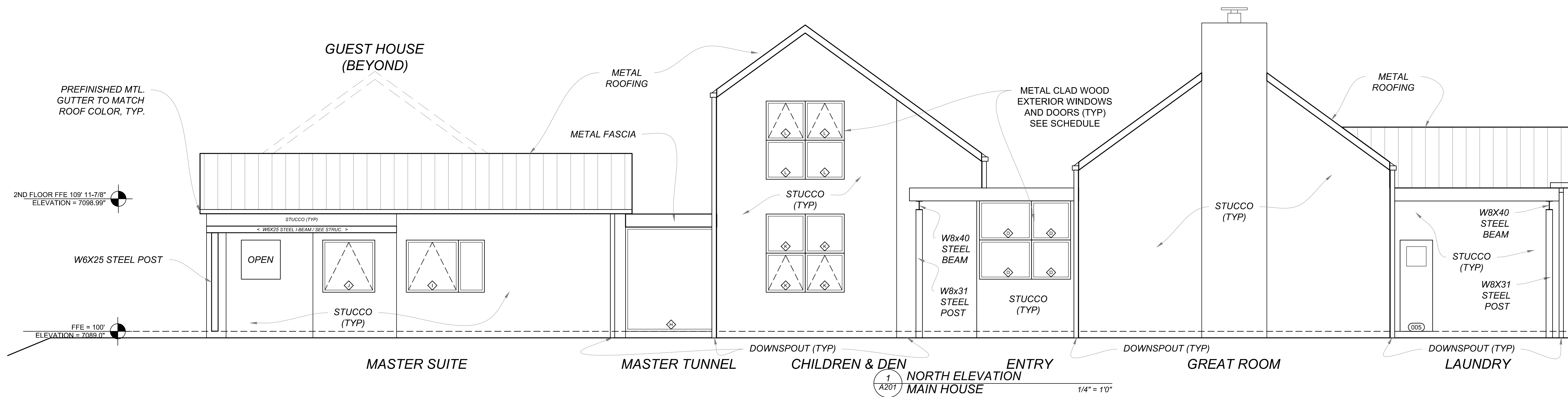
January 5, 2019
PERMIT SET

Mark & Leslie

Santa Fe
NM 87506

2ND FLOOR MAIN
HOUSE / DEN & A.D.U.
REFLECTED CEILING
PLANS

A104.2



Drawn by : ELK 12.31.18
 Approved by : JS 12.31.18

Committed to Building a Sustainable World
 www.palosantodesigns.com
 505-988-7230

PALO

January 4, 2019
 PERMIT SET

Mark & Leslie

Santa Fe
 NM 87506

BUILDING ELEVATION

A201

Drawn by : ELK 12.31.18
 Approved by : JS 12.31.18

Committed to Building a Sustainable World
 www.palosantodesigns.com
 505-988-7230

PALO

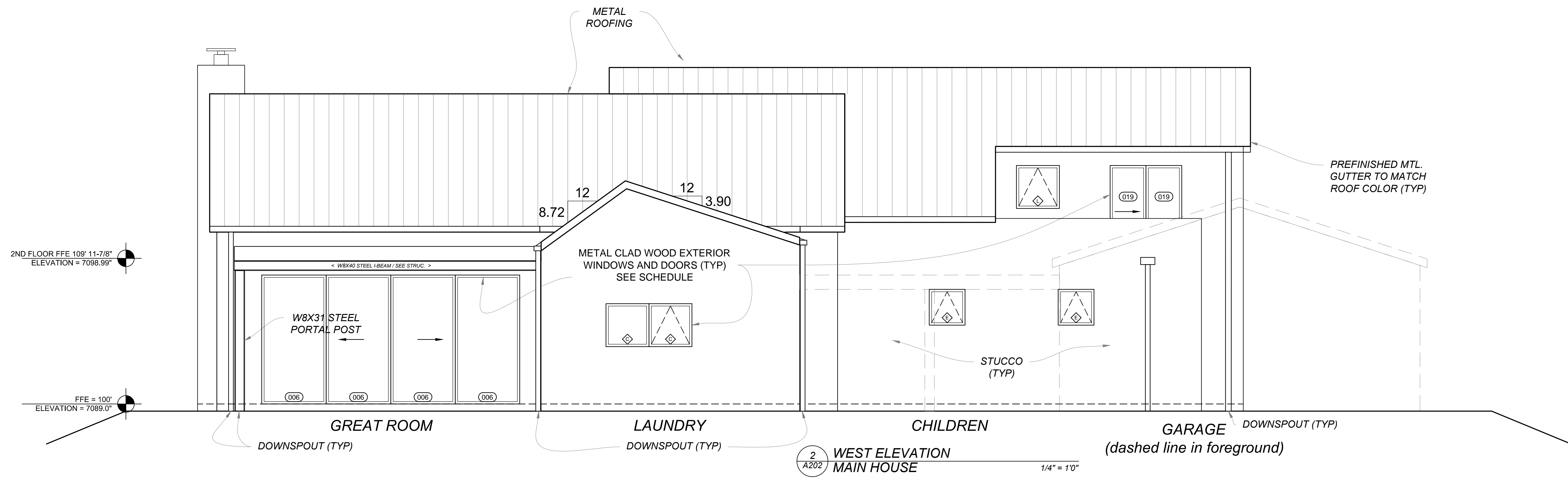
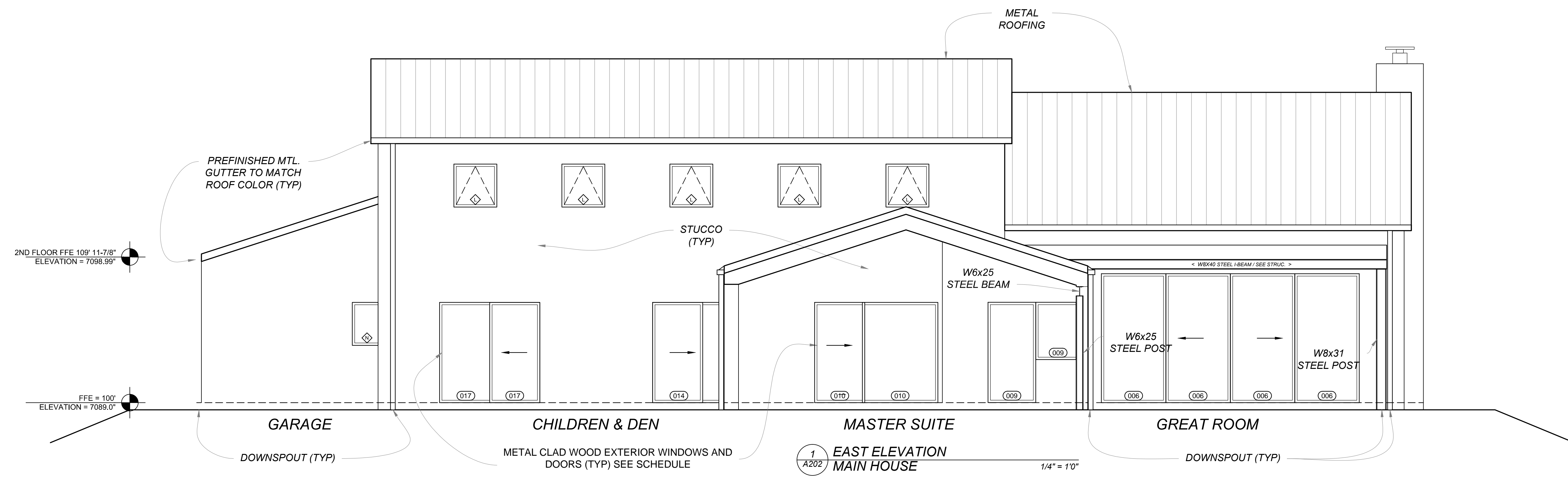
January 4, 2019
 PERMIT SET

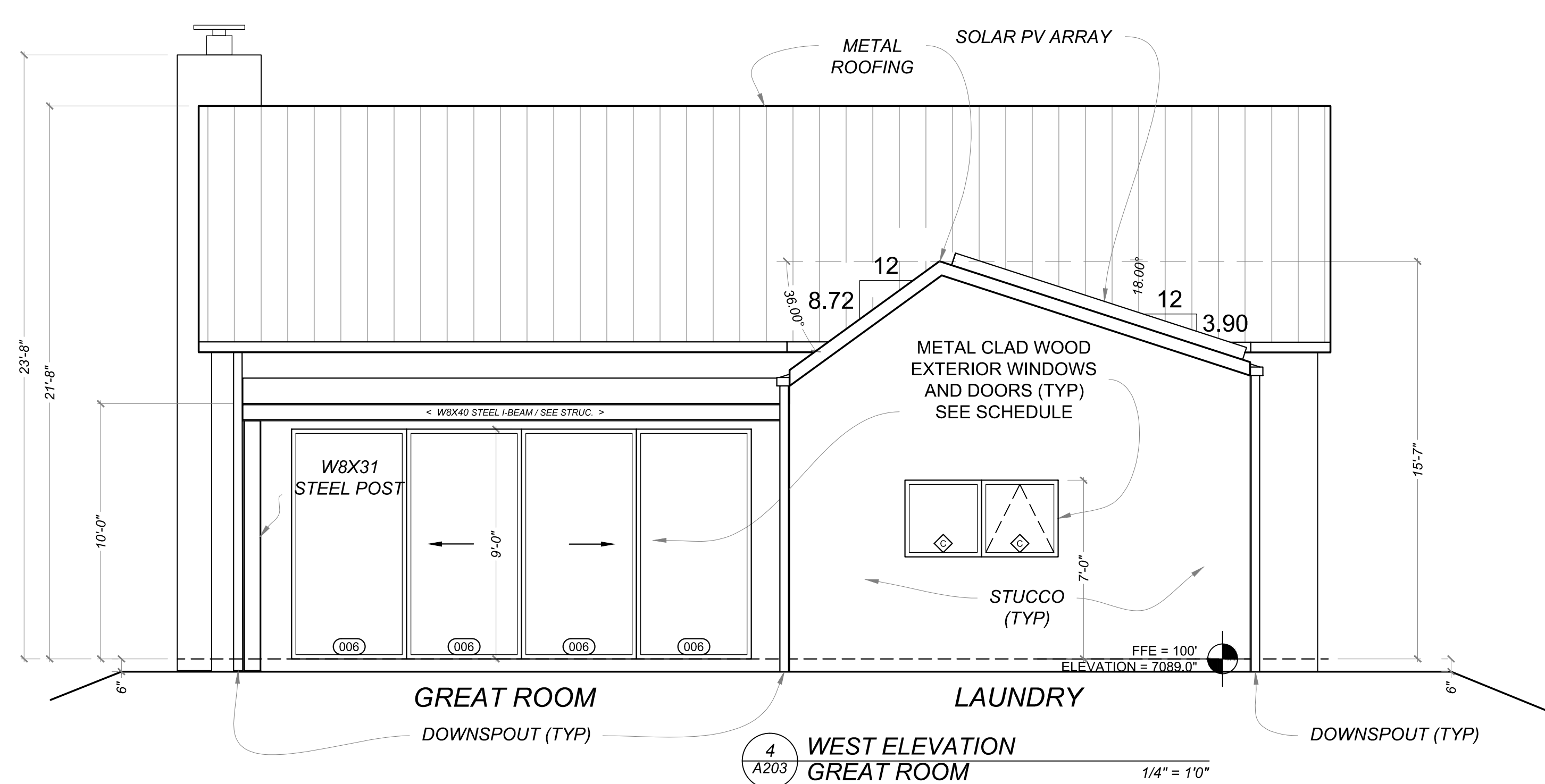
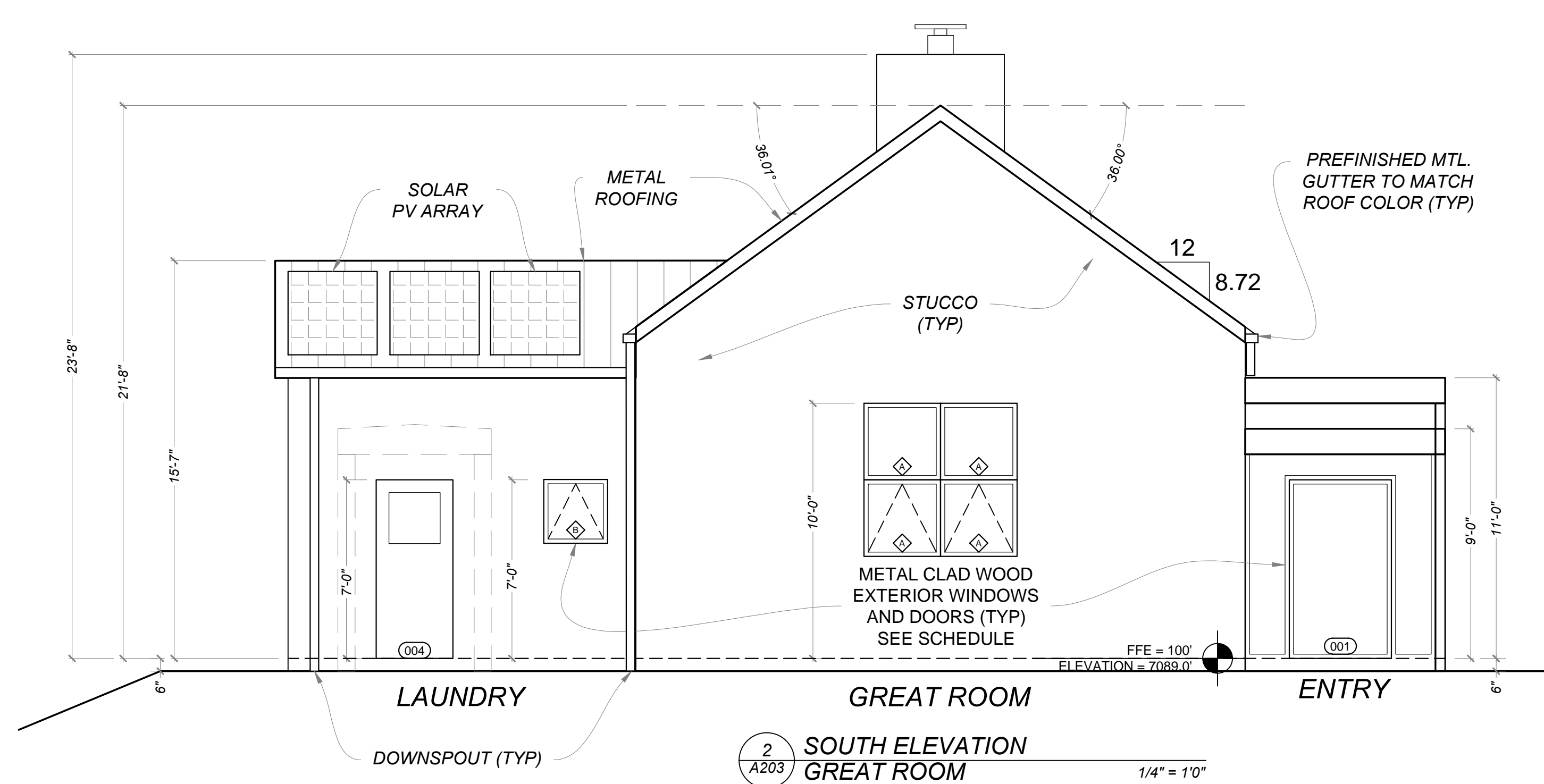
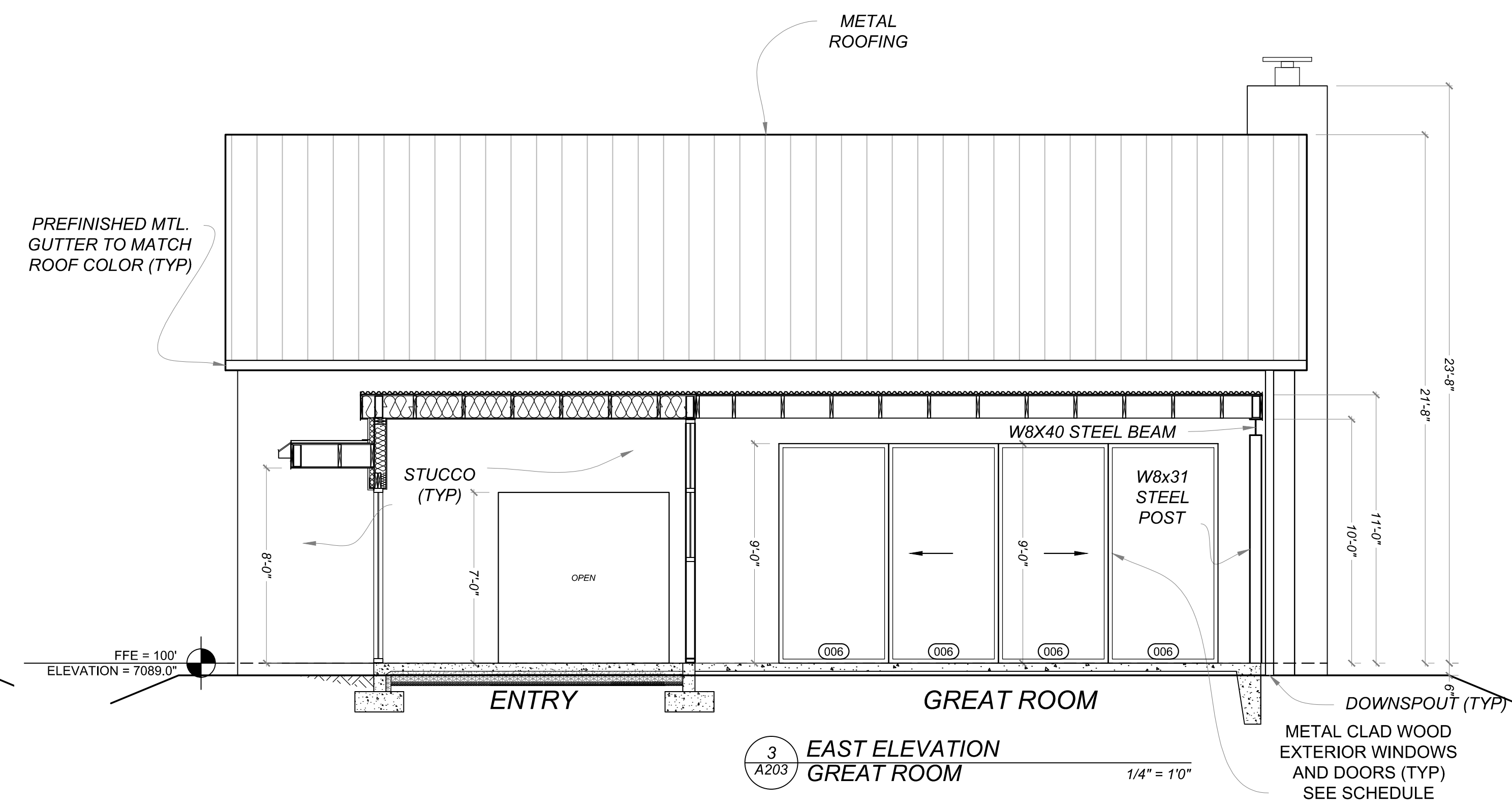
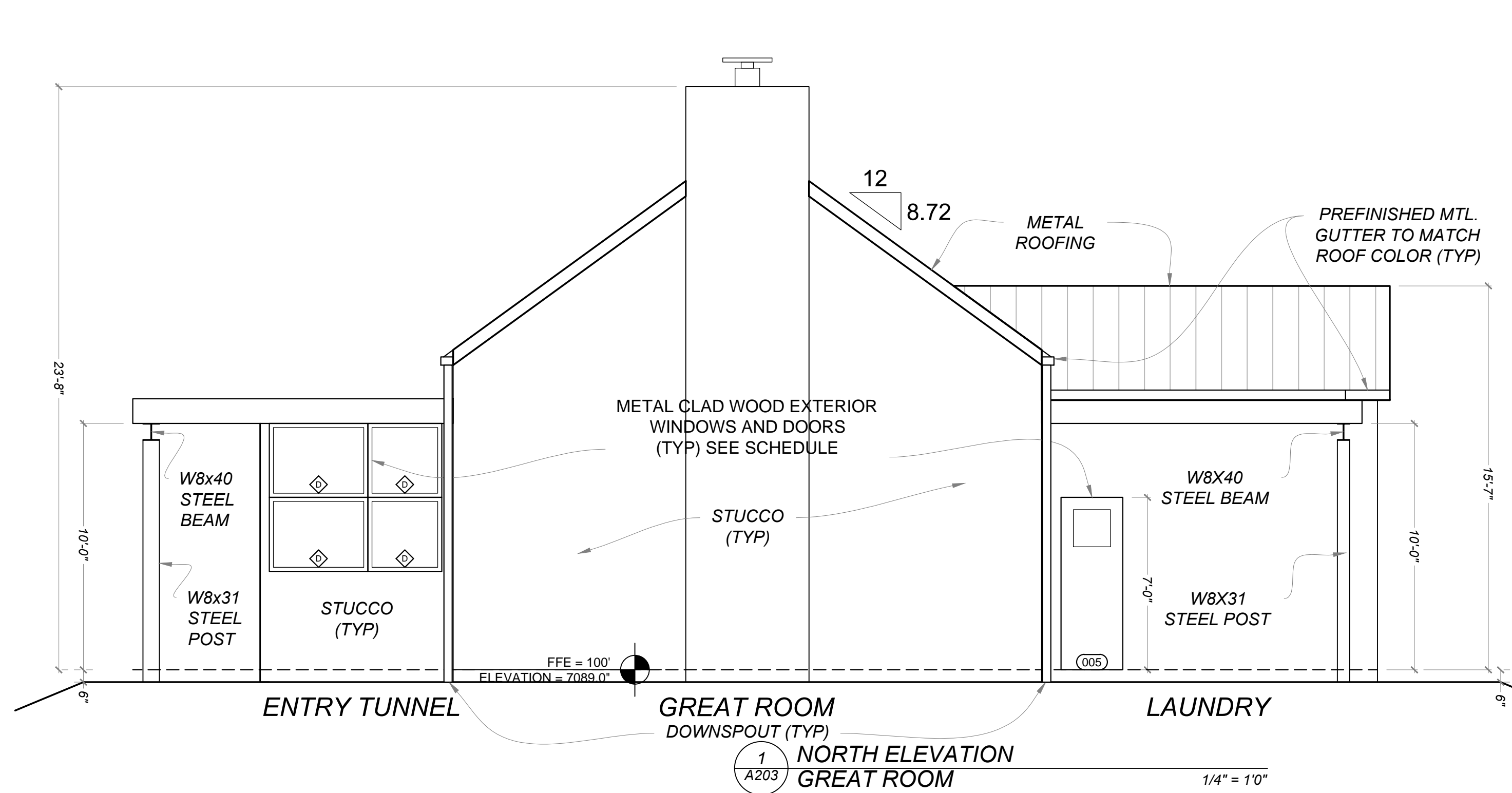
Mark & Leslie

Santa Fe
 NM 87506

BUILDING ELEVATION

A202





Drawn by : ELK 12.31.18
 Approved by : JS 12.31.18

Committed to Building a Sustainable World
 www.palosantodesigns.com
 505-988-7230

PALO

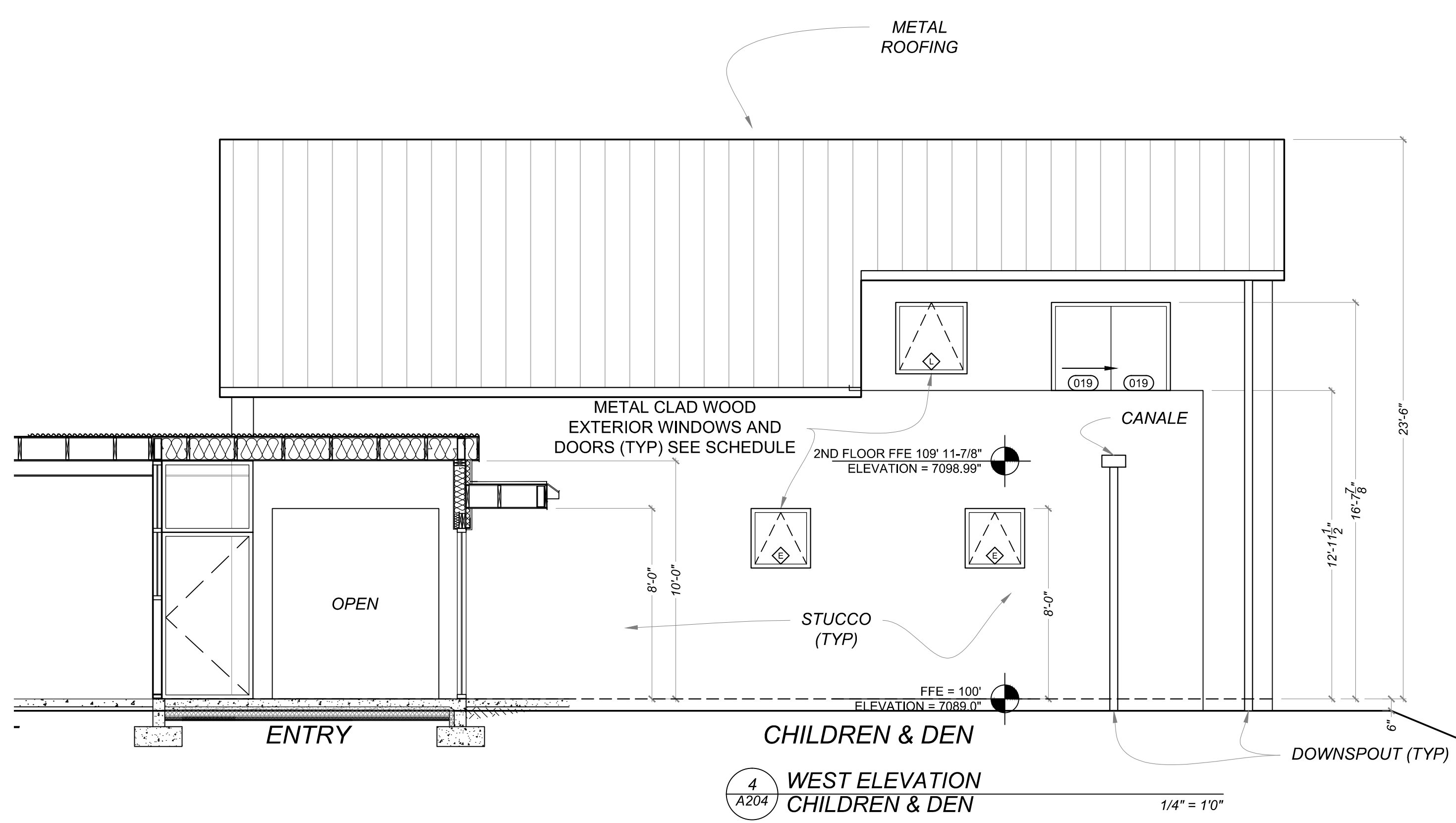
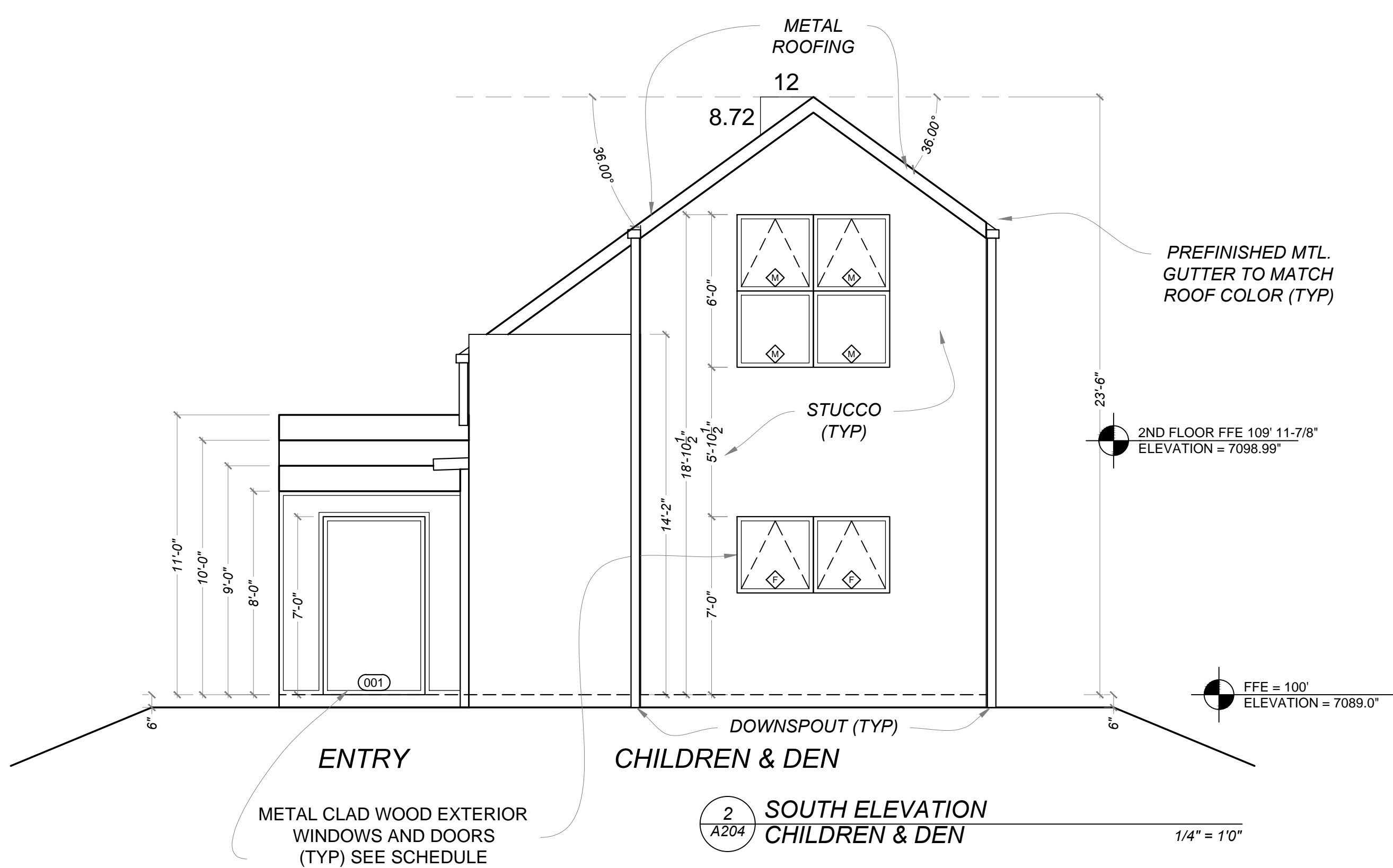
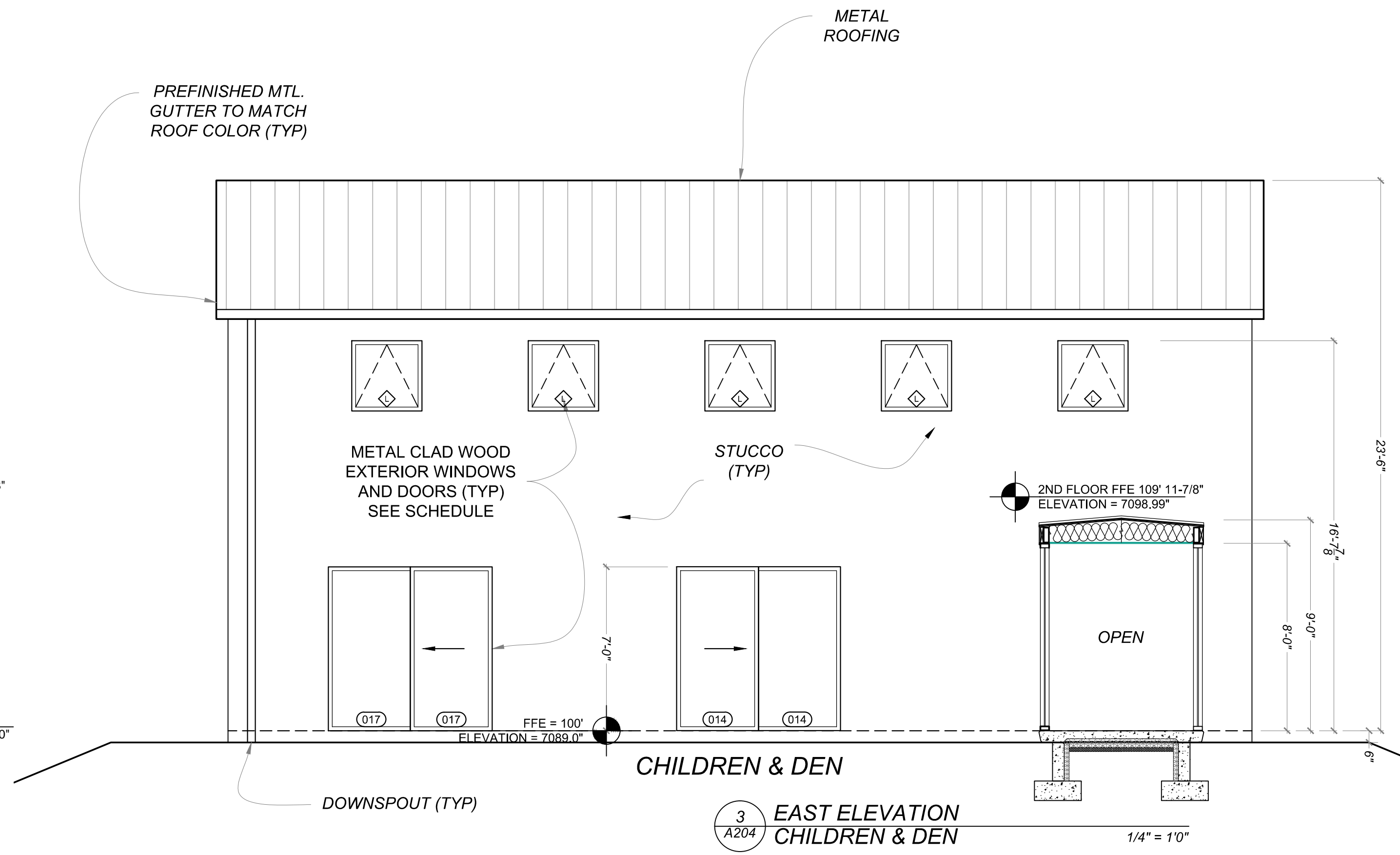
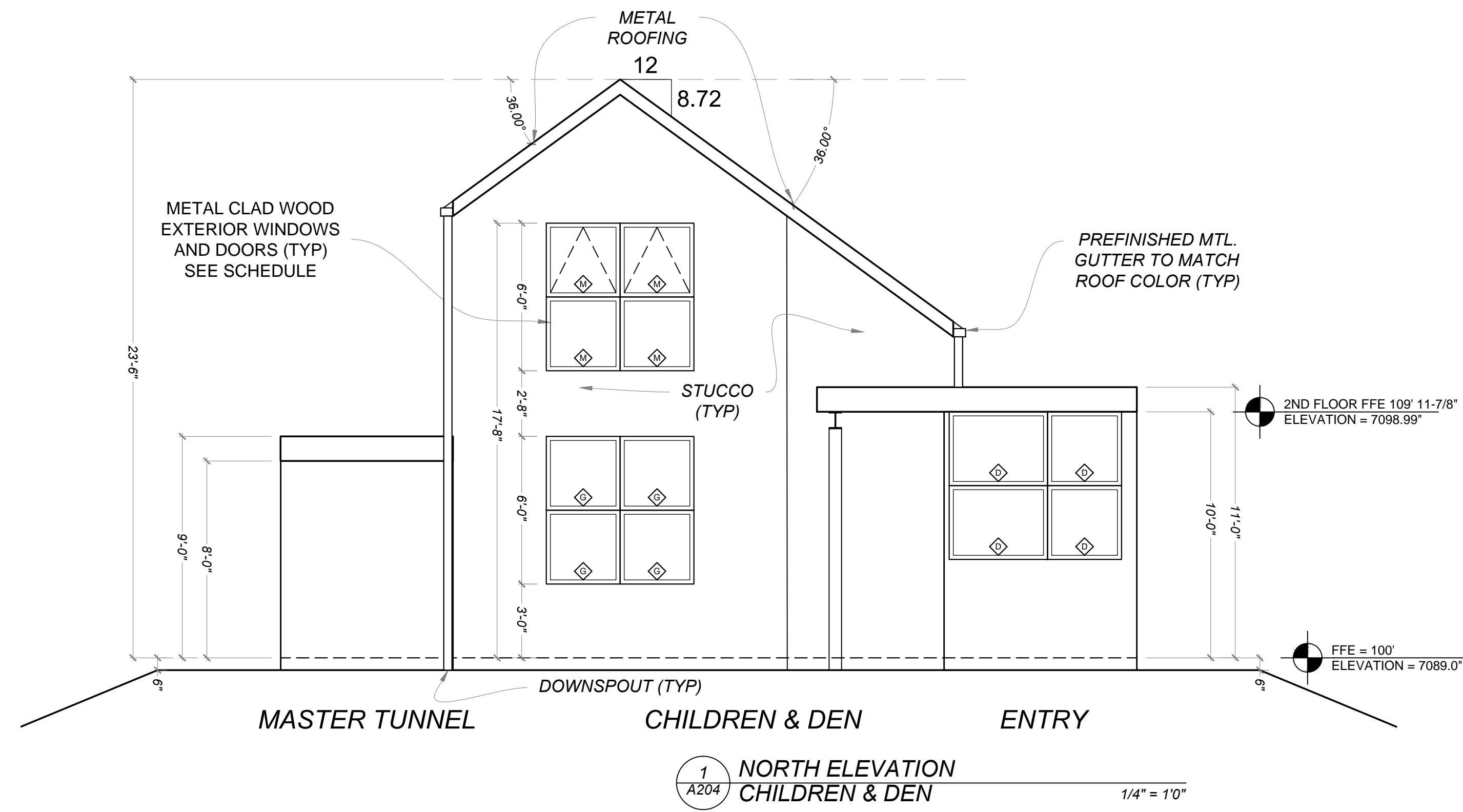
January 4, 2019
 PERMIT SET

Mark & Leslie

Santa Fe
 NM 87506

BUILDING ELEVATION

A203



Drawn by : ELK 12.31.18
 Approved by : JS 12.31.18

Committed to Building a Sustainable World

www.palosantodesigns.com
 505-988-7230

PALO

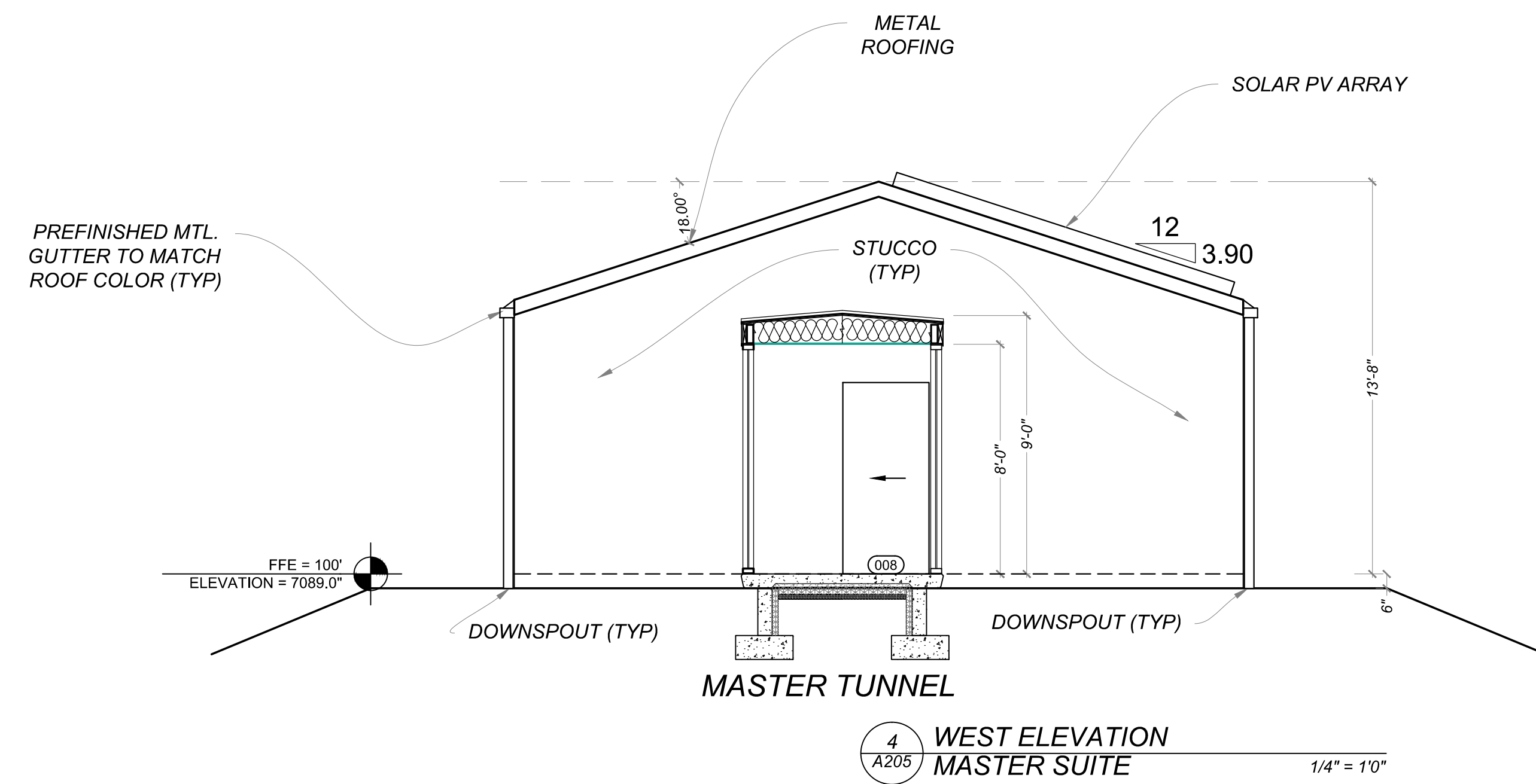
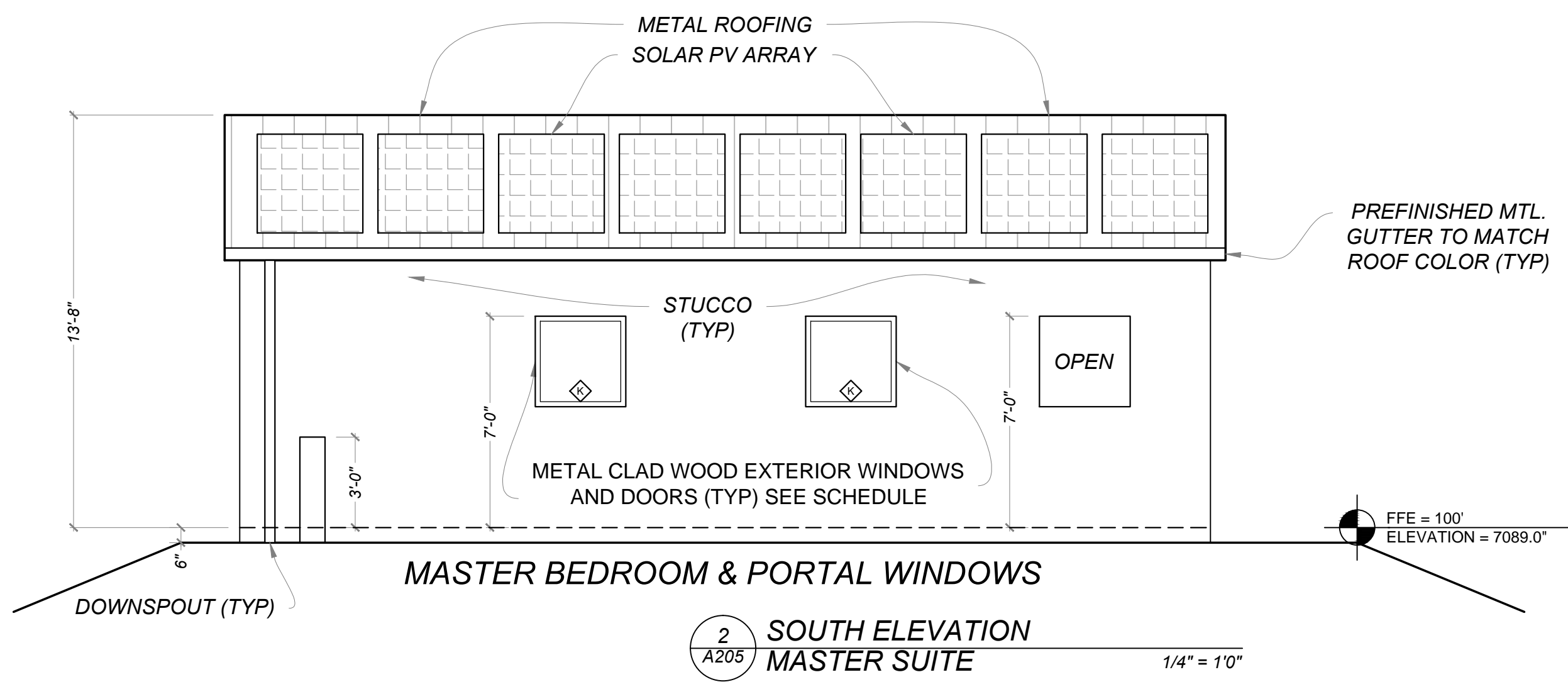
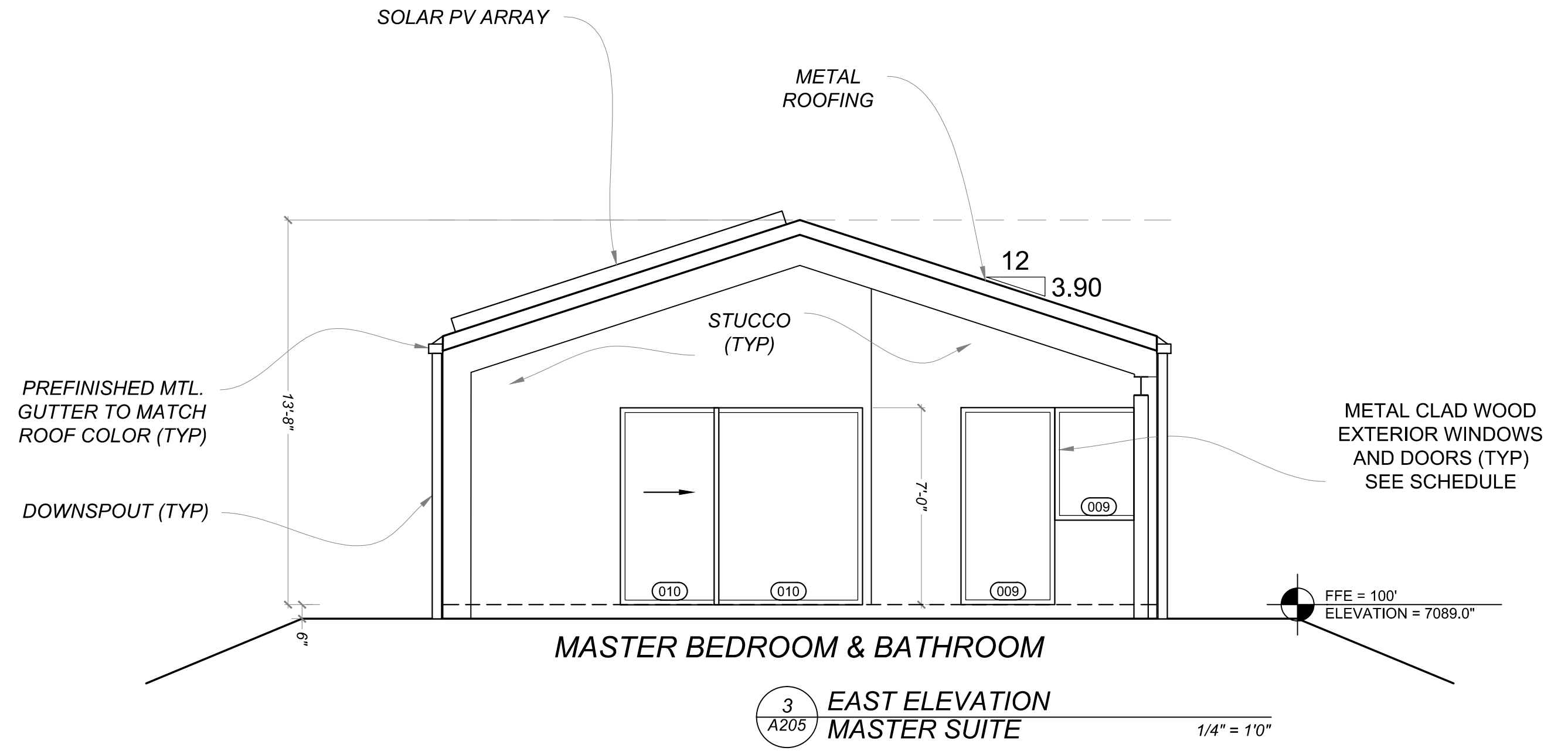
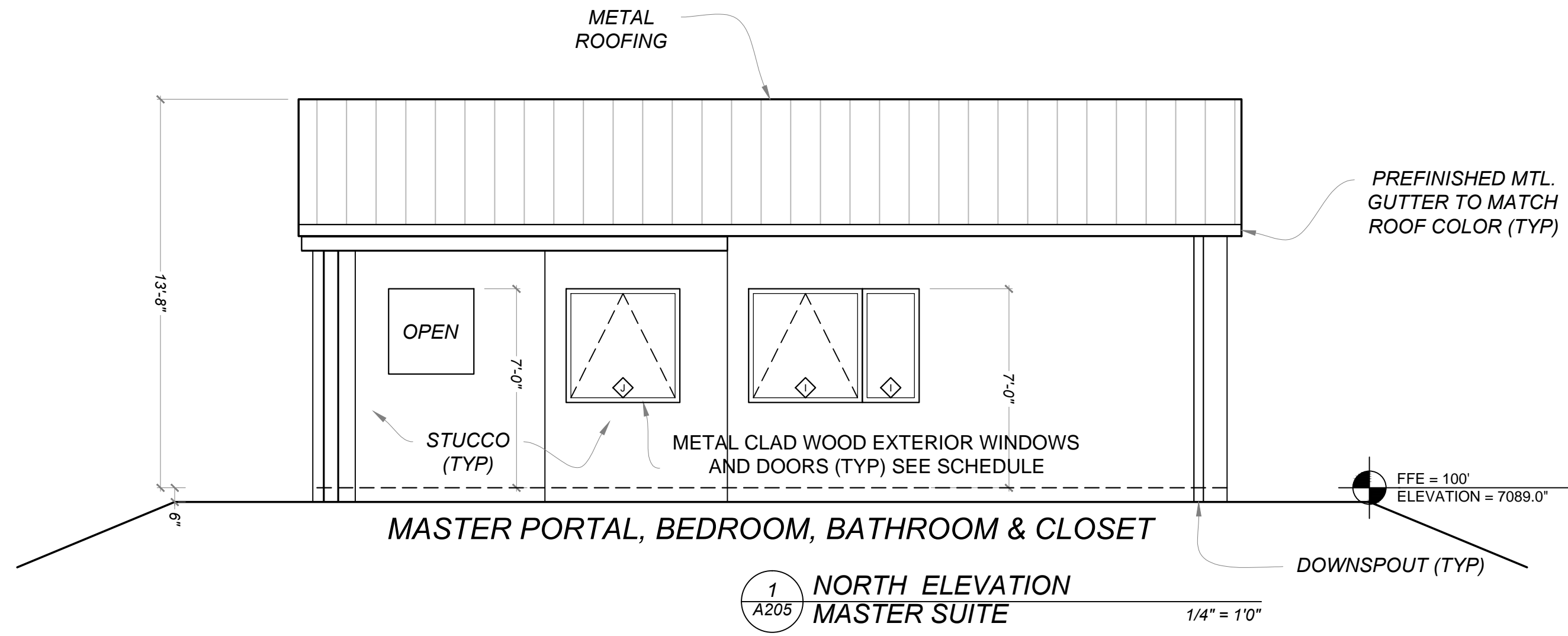
January 4, 2019
 PERMIT SET

Mark & Leslie

Santa Fe
 NM 87506

BUILDING ELEVATION

A204



Drawn by : ELK 12.31.18
 Approved by : JS 12.31.18

Committed to Building a Sustainable World

www.palosantodesigns.com
 505-988-7230

PALO

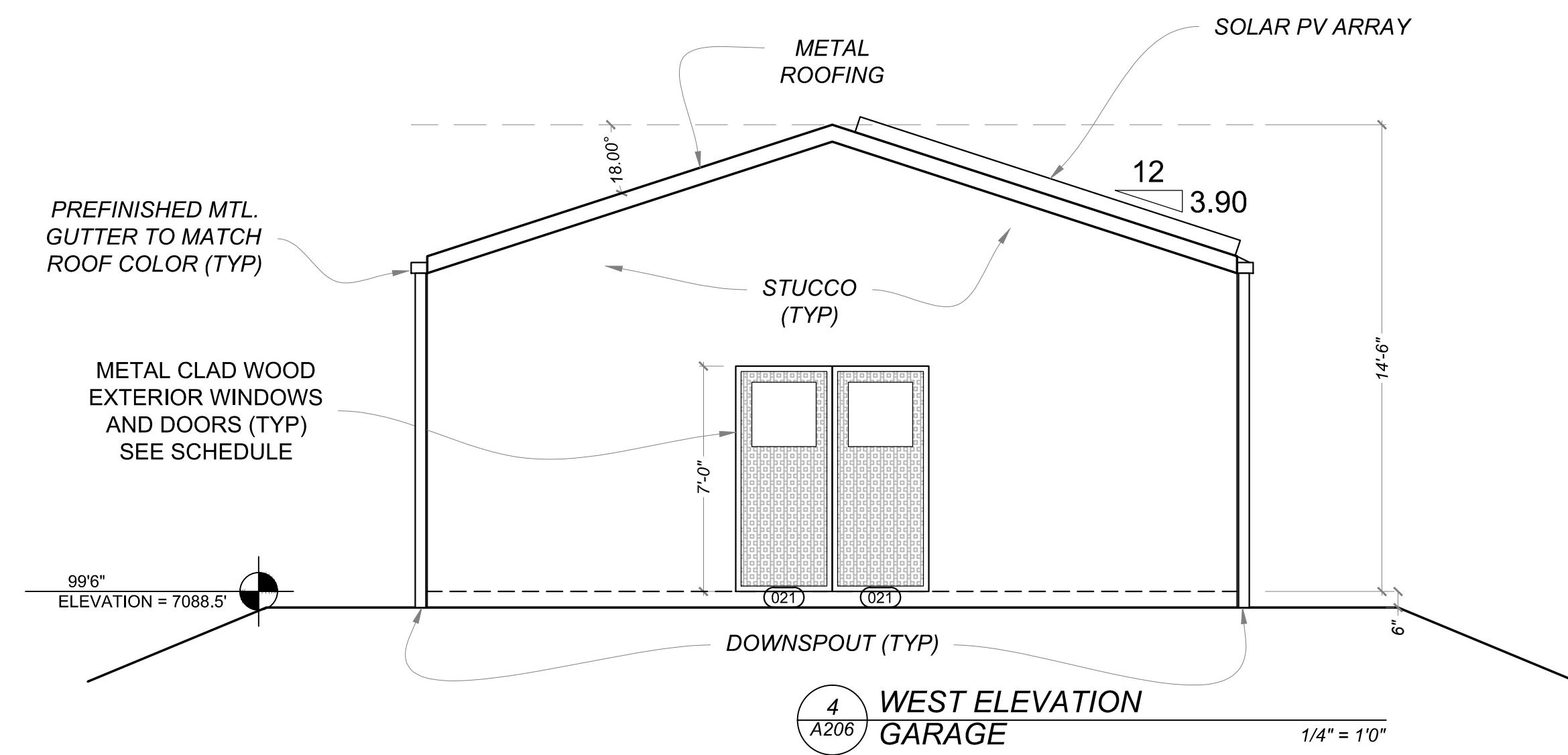
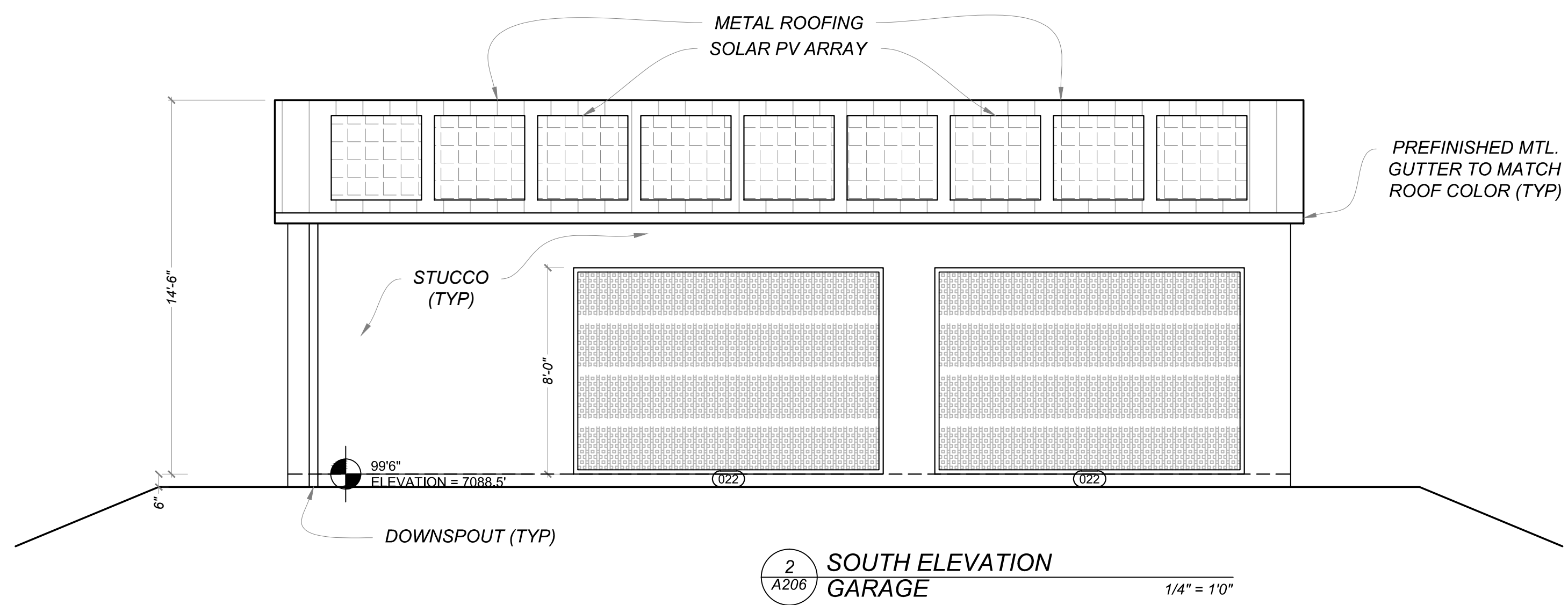
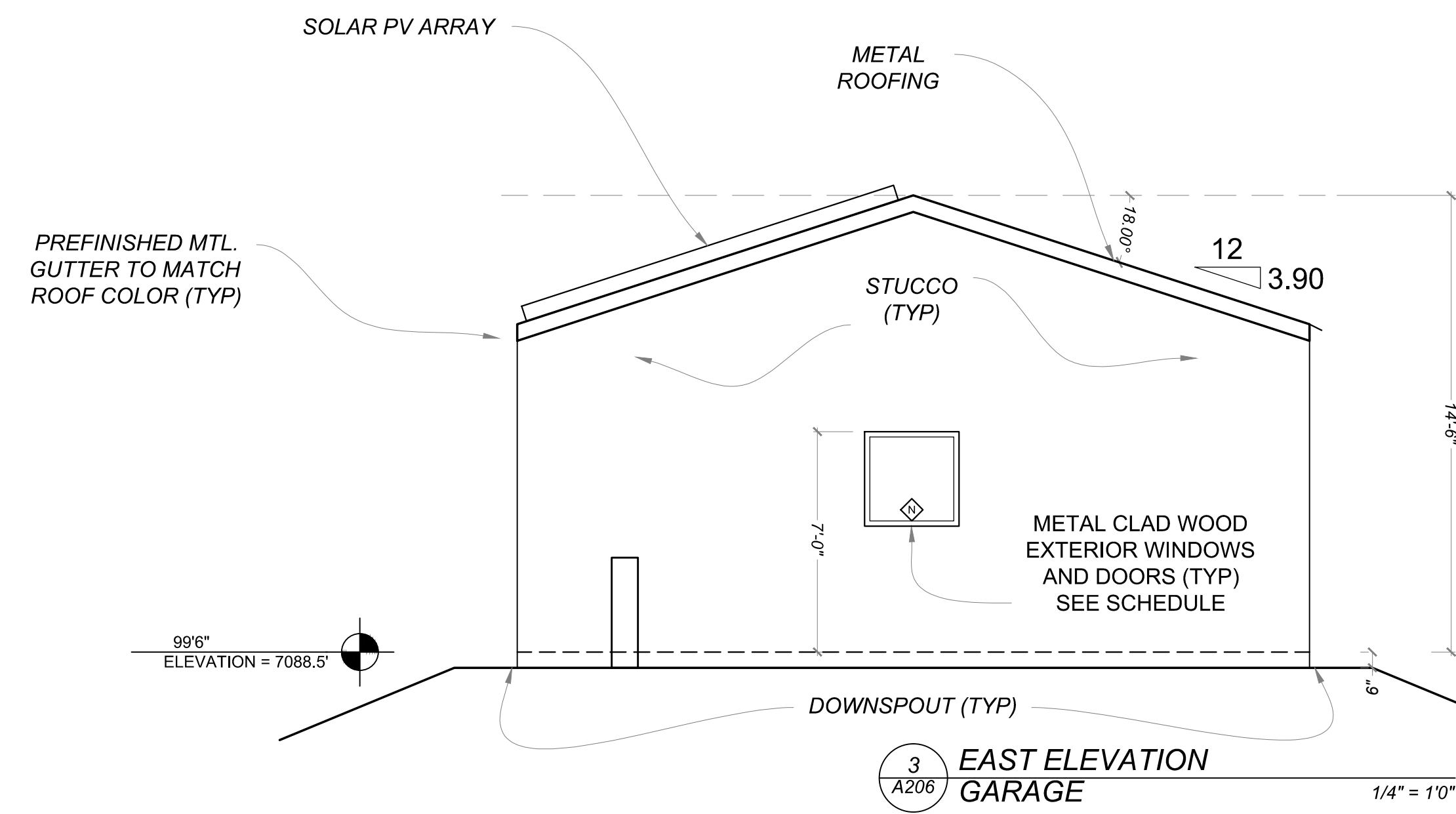
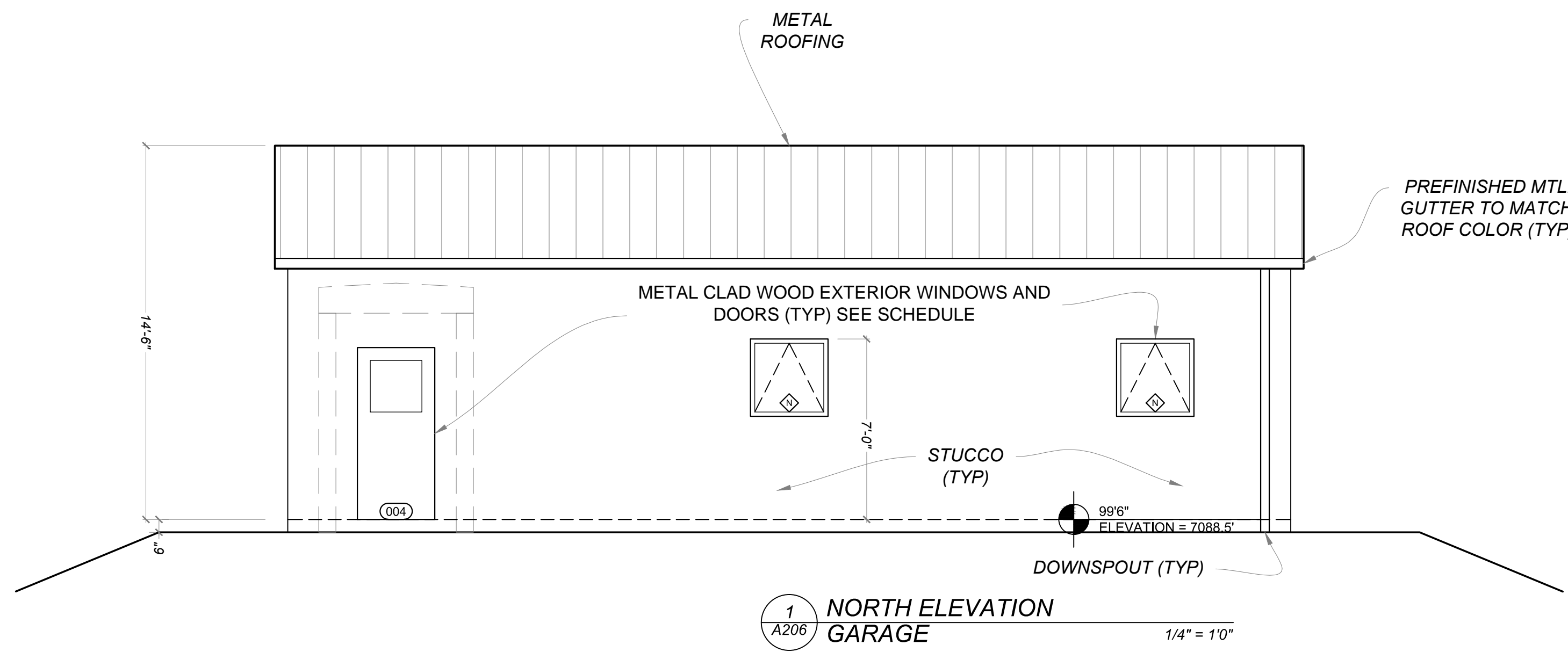
January 4, 2019
 PERMIT SET

Mark & Leslie

Santa Fe
 NM 87506

BUILDING ELEVATION

A205



Drawn by : ELK 12.31.18
 Approved by : JS 12.31.18

Committed to Building a Sustainable World
 www.palosantodesigns.com
 505-988-7230

PALO

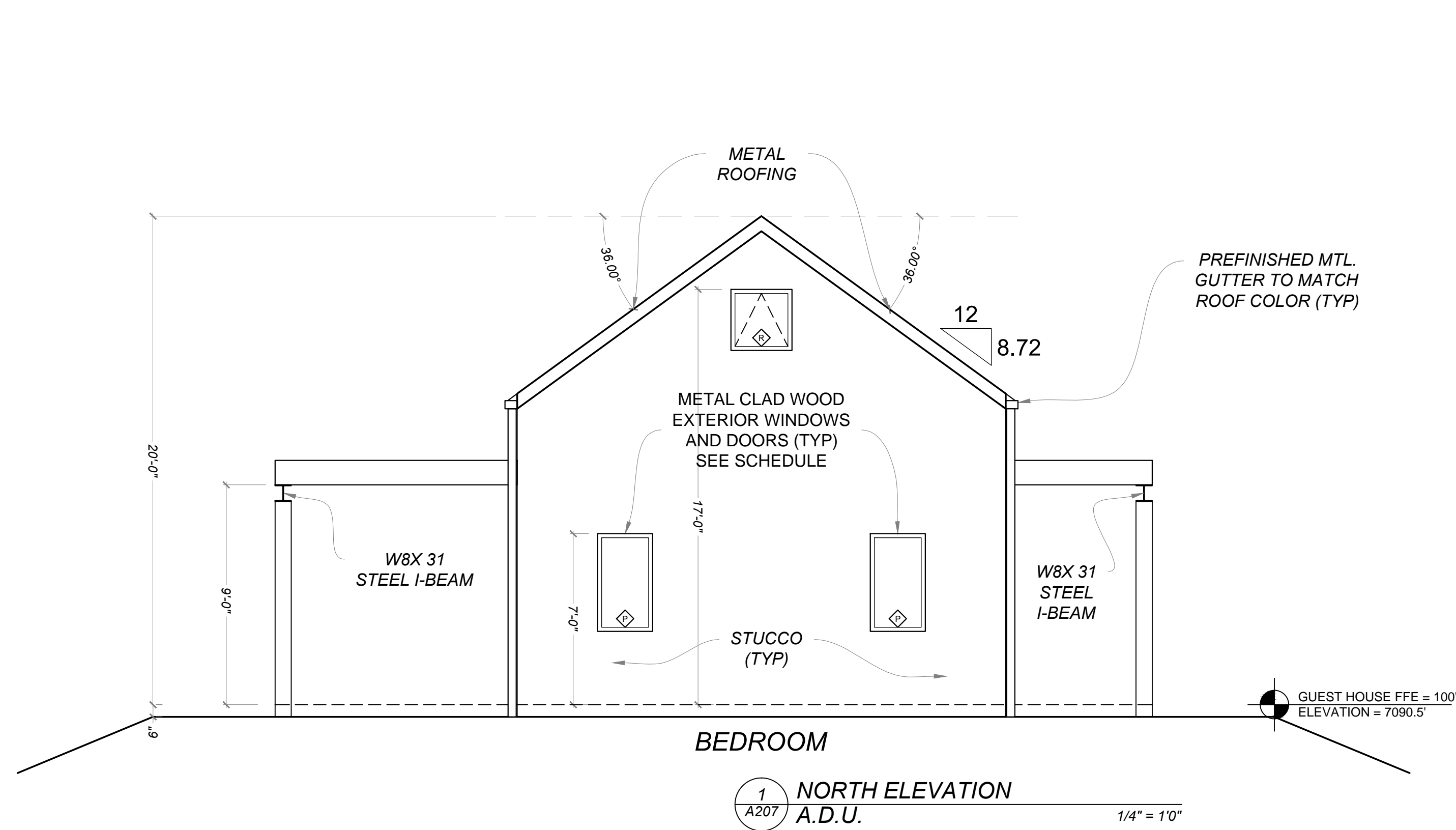
January 4, 2019
 PERMIT SET

Mark & Leslie

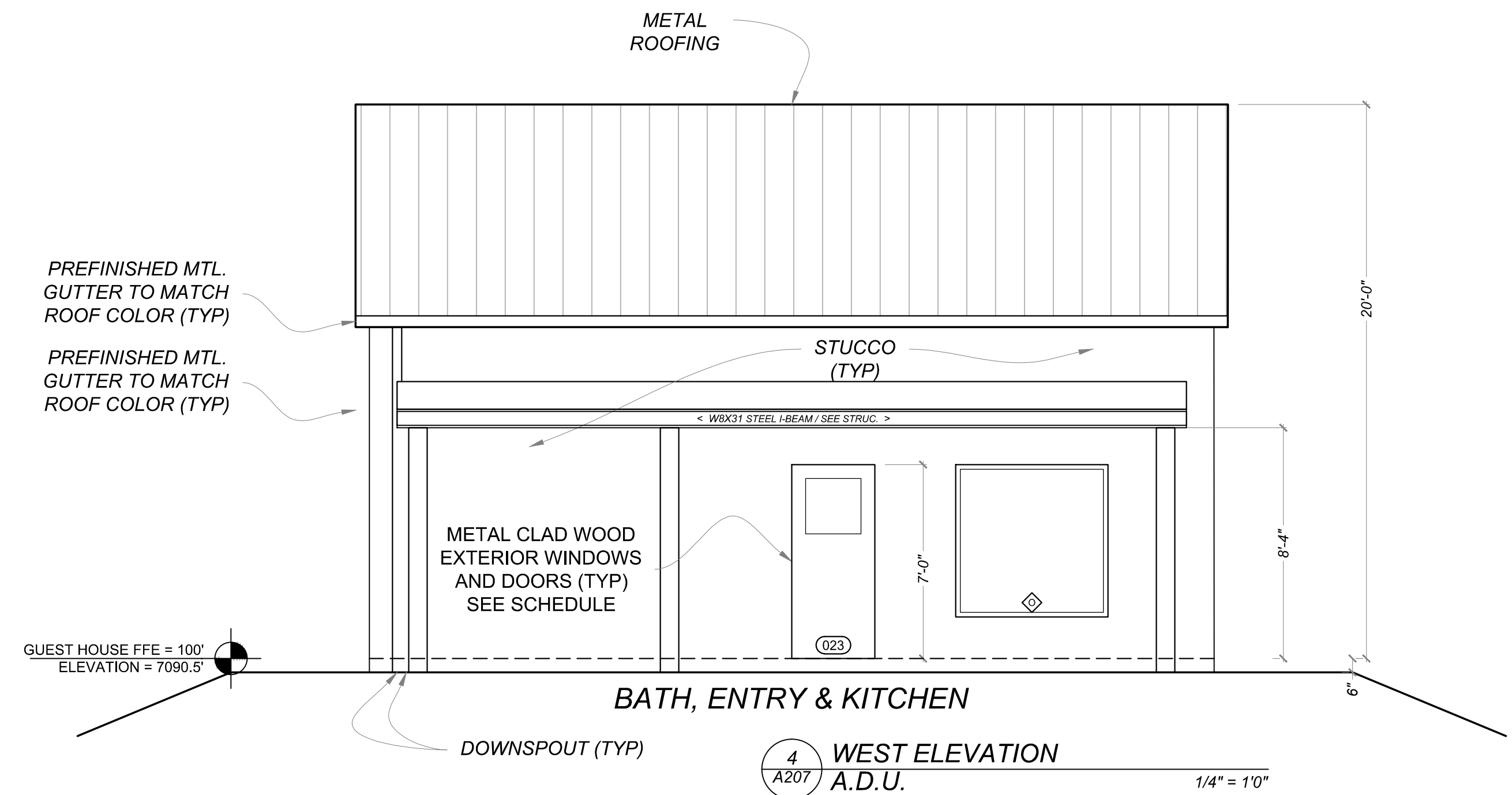
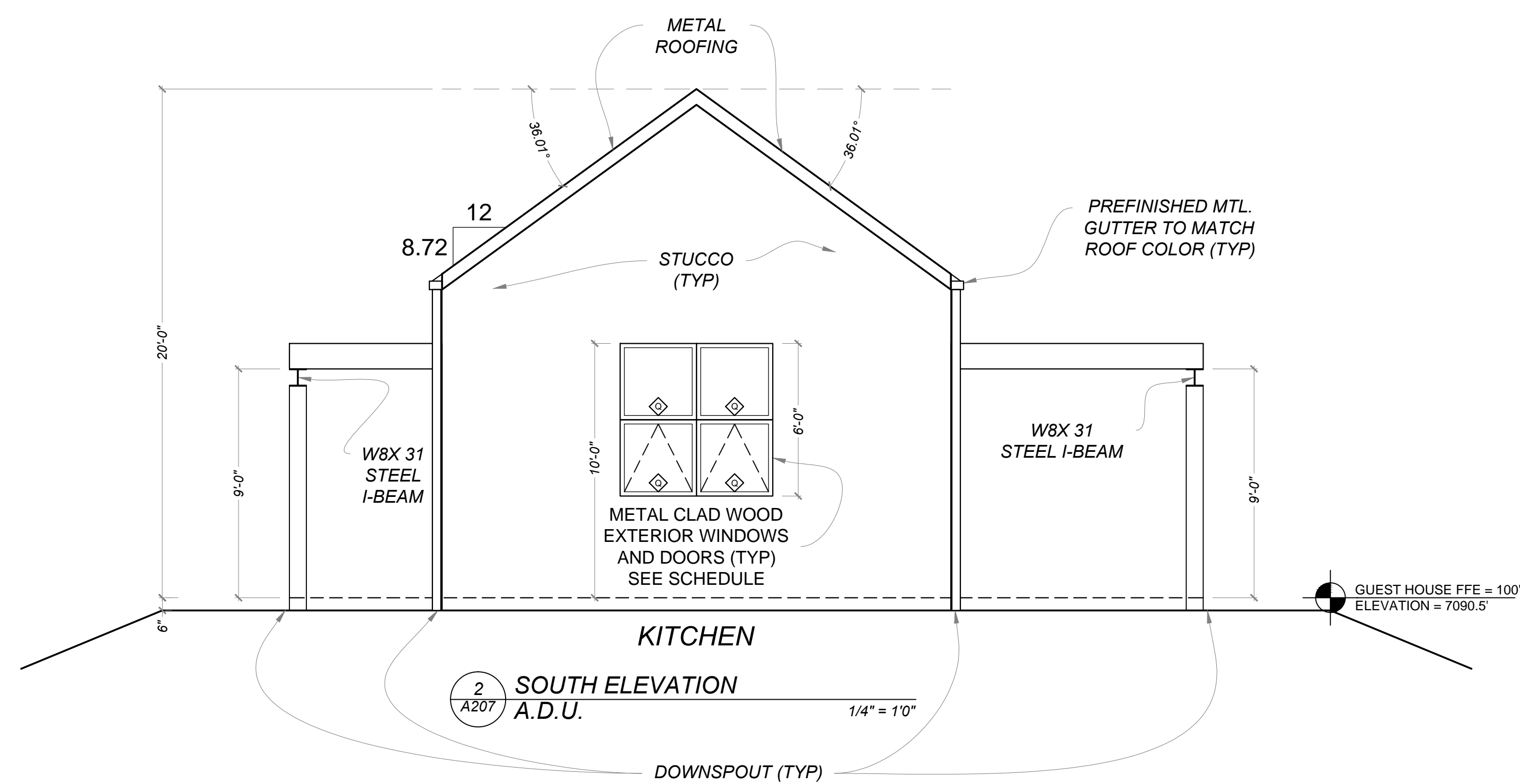
**Santa Fe
 NM 87506**

BUILDING ELEVATION

A206



PREFINISHED MTL. GUTTER TO MATCH ROOF COLOR (TYP)



Drawn by : ELK 12.31.18
Approved by : JS 12.31.18

Committed to Building a Sustainable World

www.palosantodesigns.com
505-988-7230

PALO

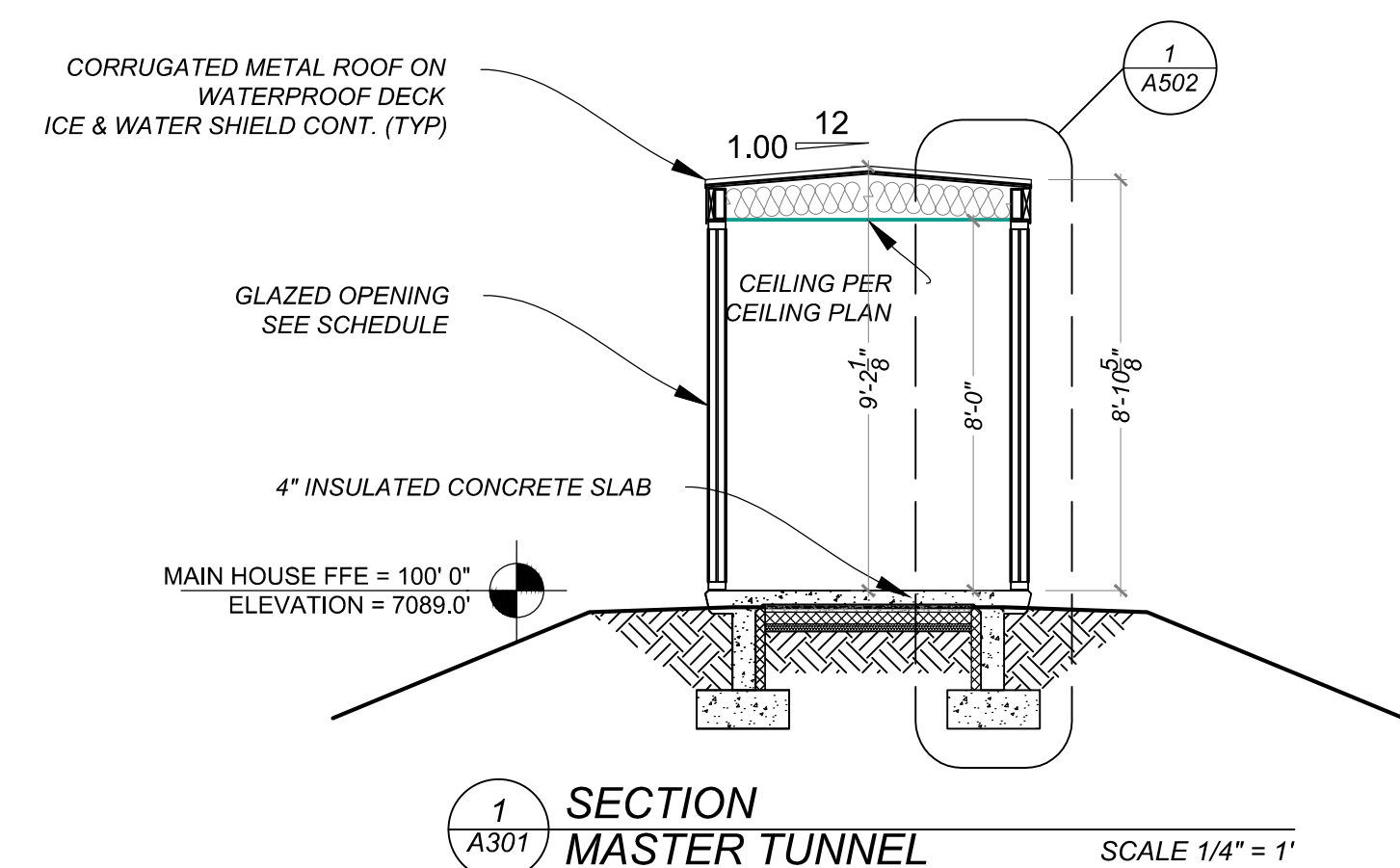
January 4, 2019
PERMIT SET

Mark & Leslie

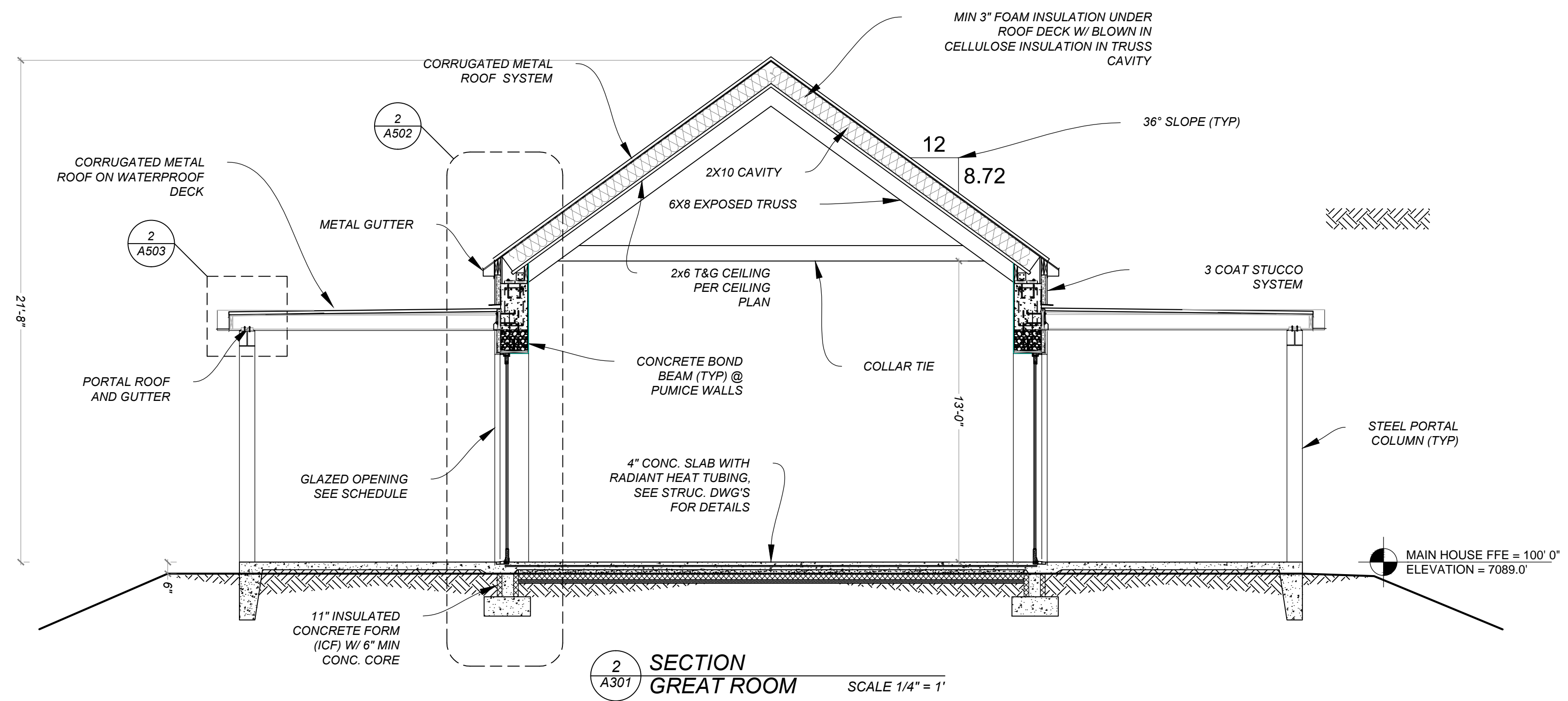
Santa Fe
NM 87506

A.D.U.
BUILDING ELEVATIONS

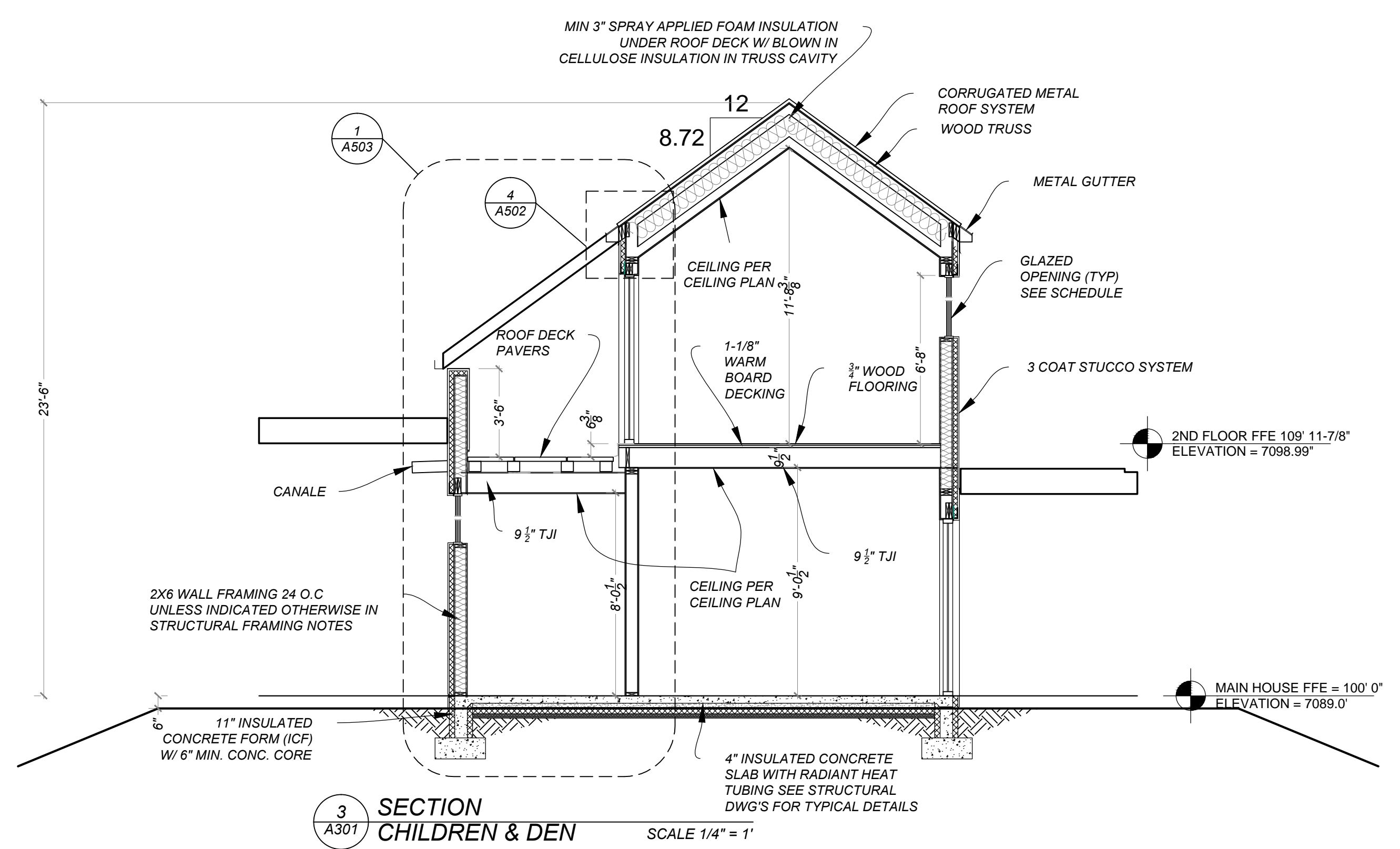
A207



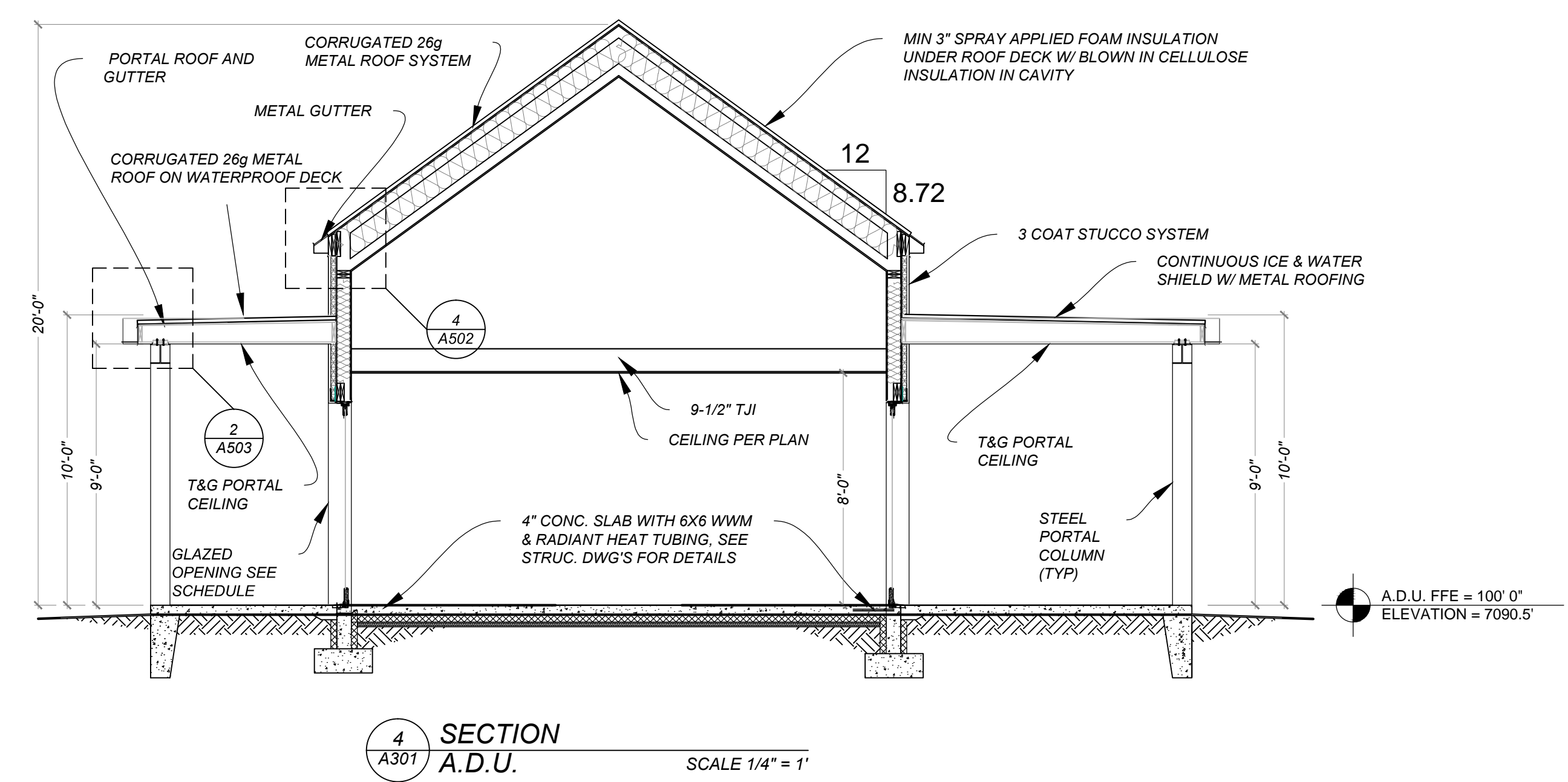
1 SECTION
A301 MASTER TUNNEL SCALE 1/4" = 1'



2 SECTION
A301 GREAT ROOM SCALE 1/4" = 1'



3 SECTION
A301 CHILDREN & DEN SCALE 1/4" = 1'



4 SECTION
A301 A.D.U. SCALE 1/4" = 1'

Drawn by : ELK 12.31.18
Approved by : JS 12.31.18

Committed to Building a Sustainable World

www.palasantodesigns.com
505-988-7230

PALO

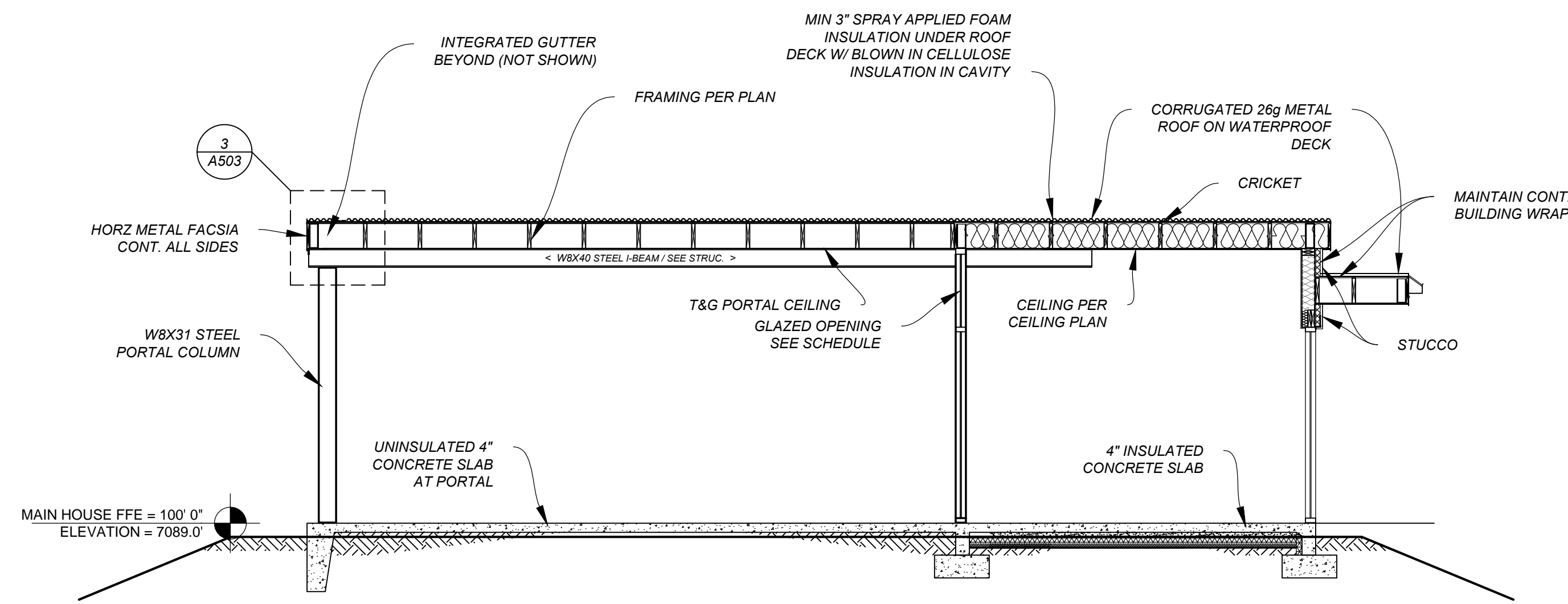
January 5, 2019
PERMIT SET

Mark & Leslie

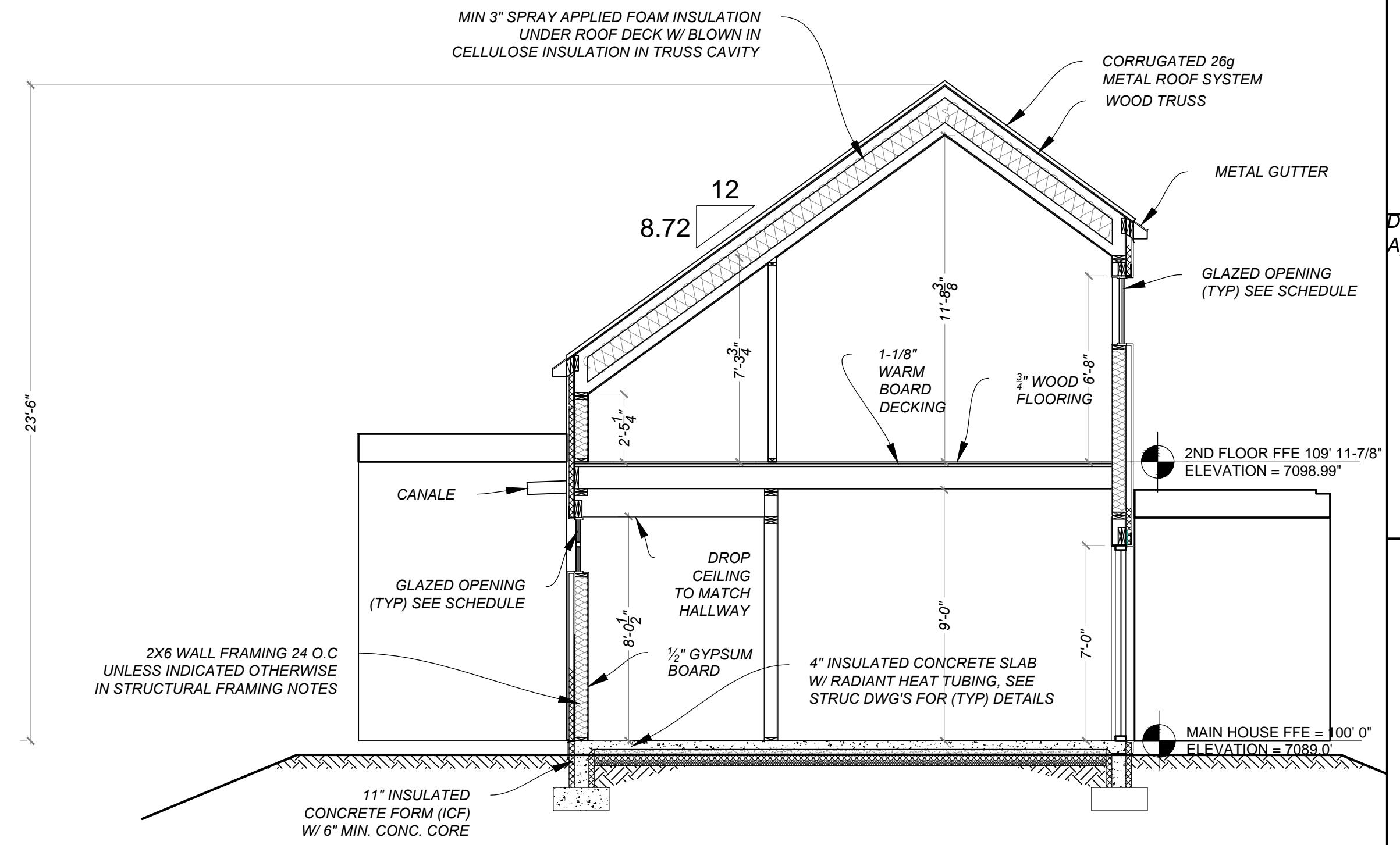
Santa Fe
NM 87506

BUILDING SECTION

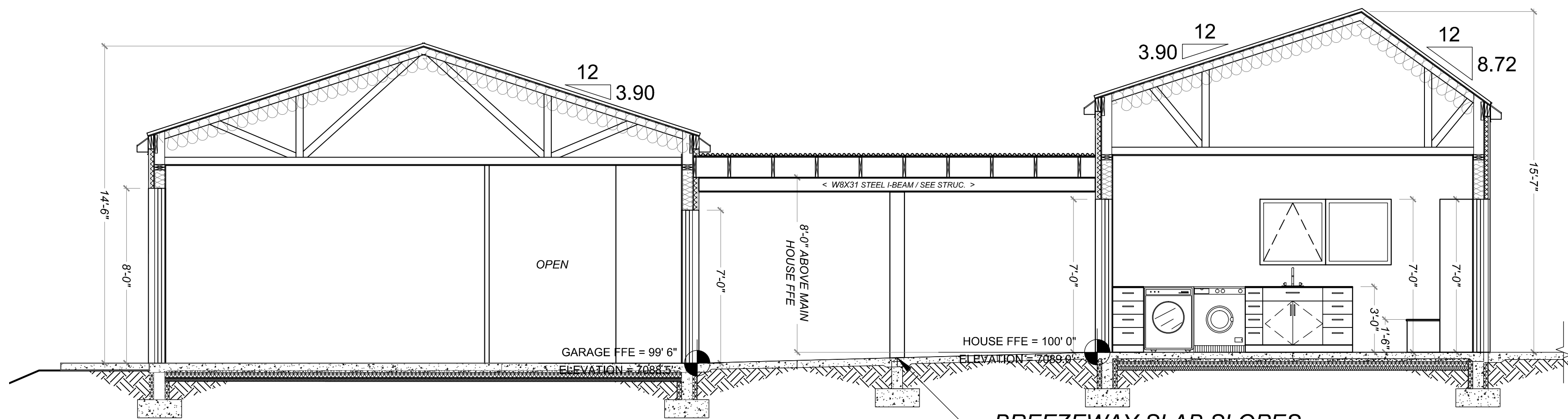
A301



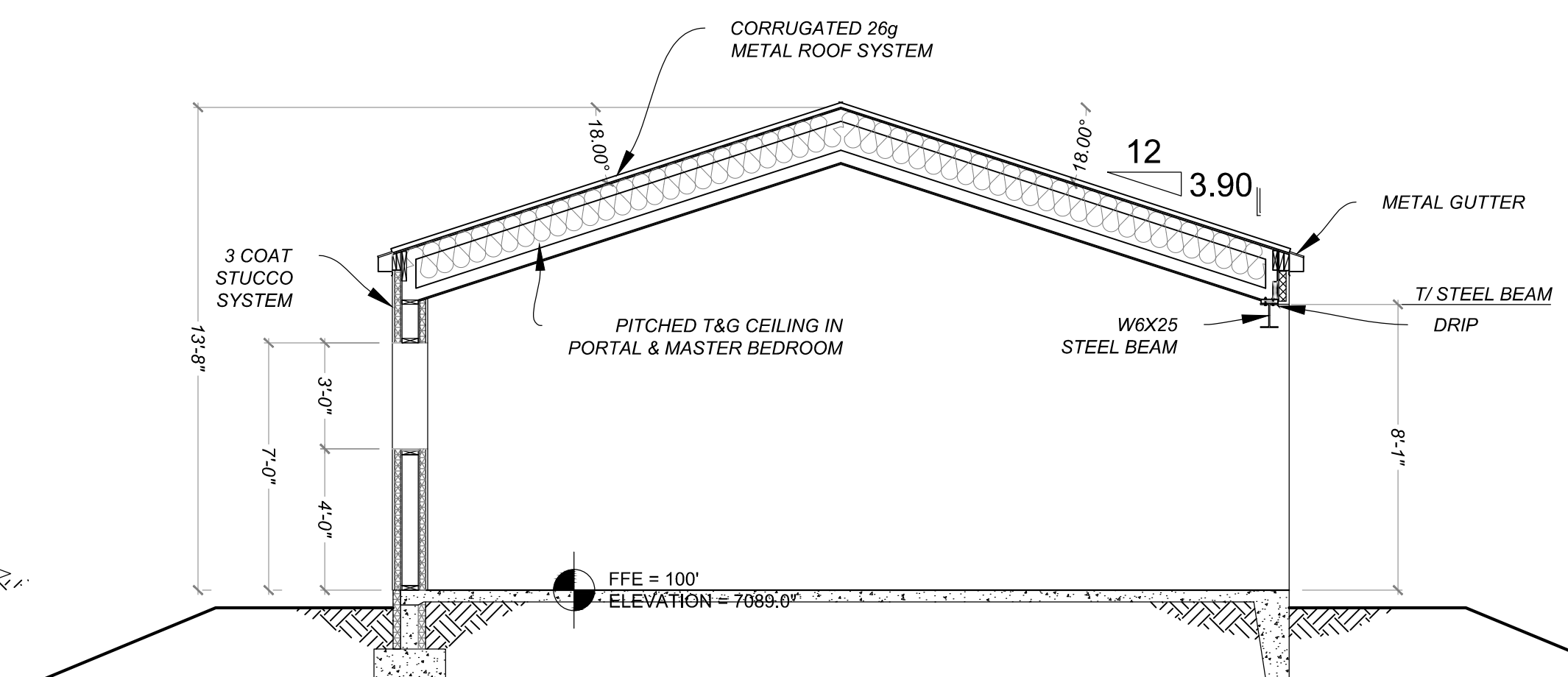
1 SECTION
A302 ENTRY & GREAT PORTAL 1/4" = 1"



2 SECTION
A302 MECHANICAL & DEN SCALE 1/4" = 1"



3 SECTION
A302 GARAGE / BREEZEWAY / LAUNDRY 1/4" = 1"



4 SECTION
A302 MASTER PORTAL SECTION 1/4" = 1"

Drawn by : ELK 12.31.18
Approved by : JS 12.31.18

Committed to Building a Sustainable World

www.palosantodesigns.com
505-988-7230

PALO

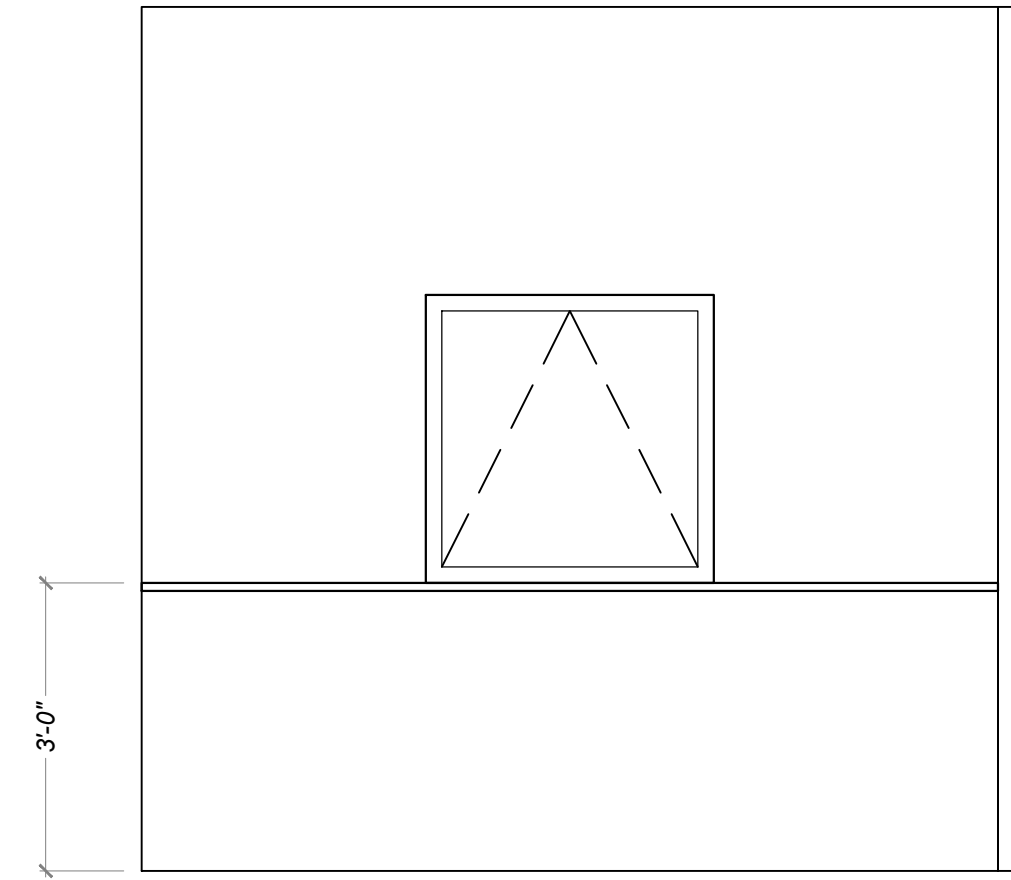
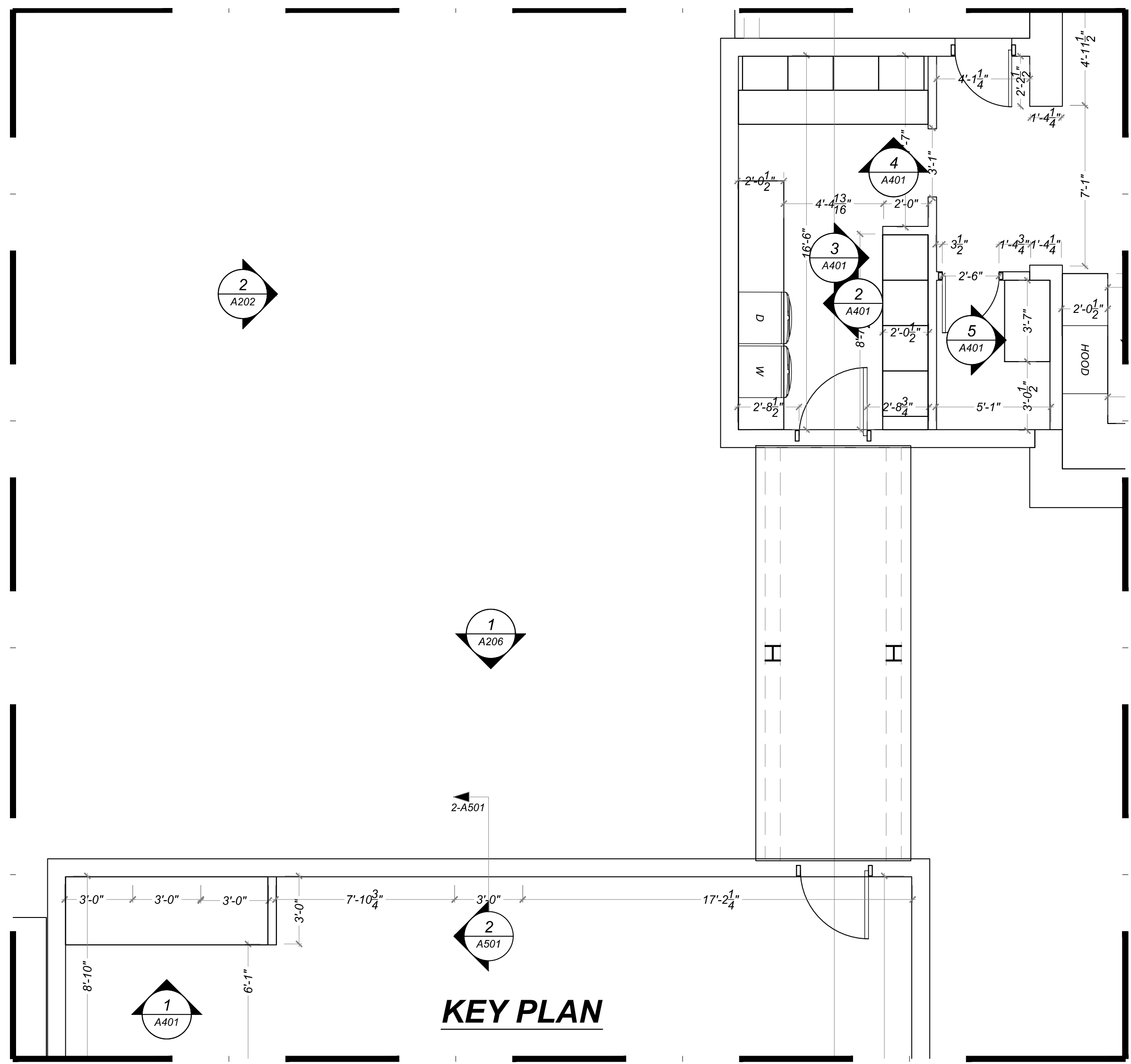
January 5, 2019
PERMIT SET

Mark & Leslie

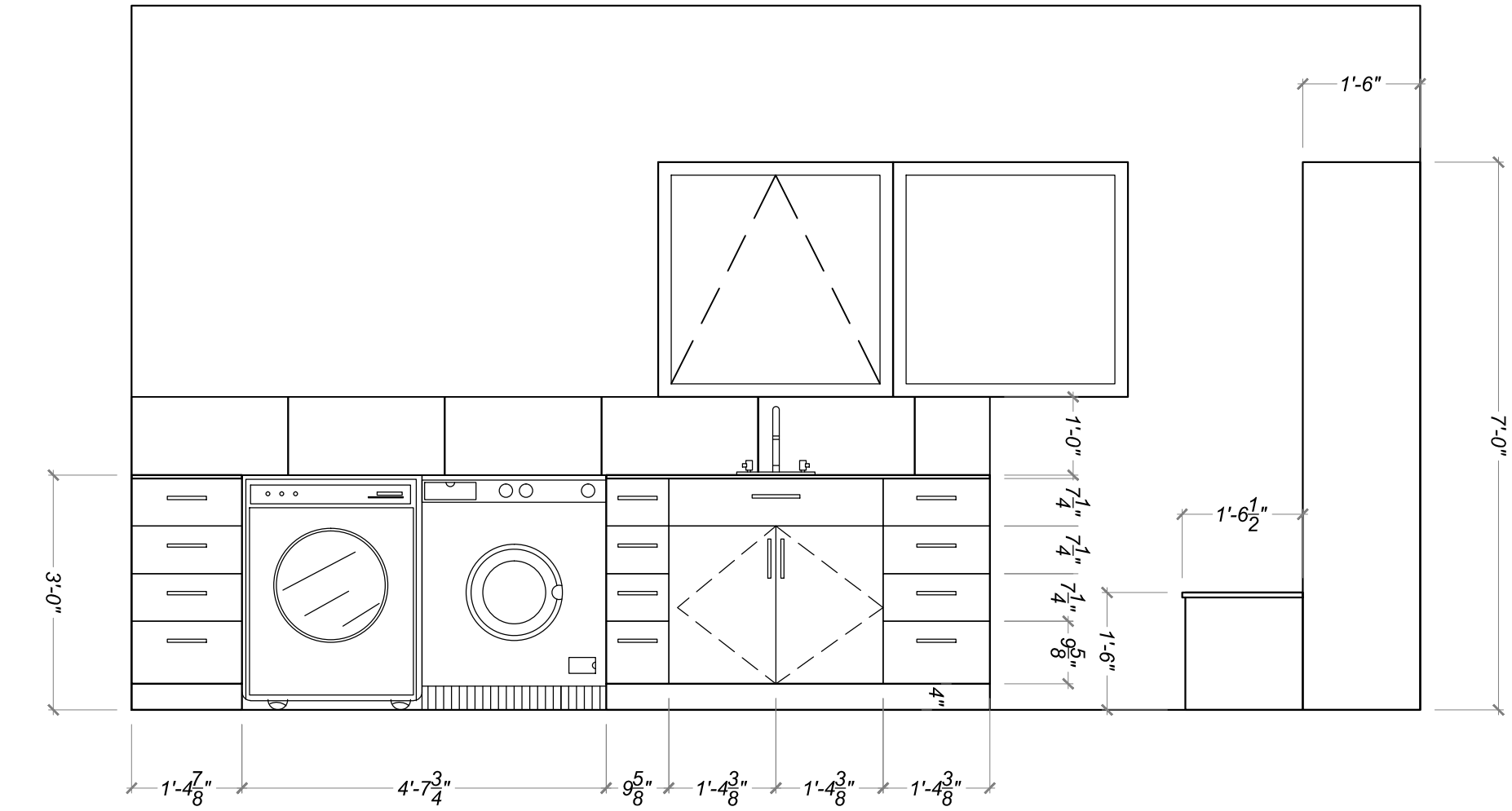
Santa Fe
NM 87506

BUILDING SECTION

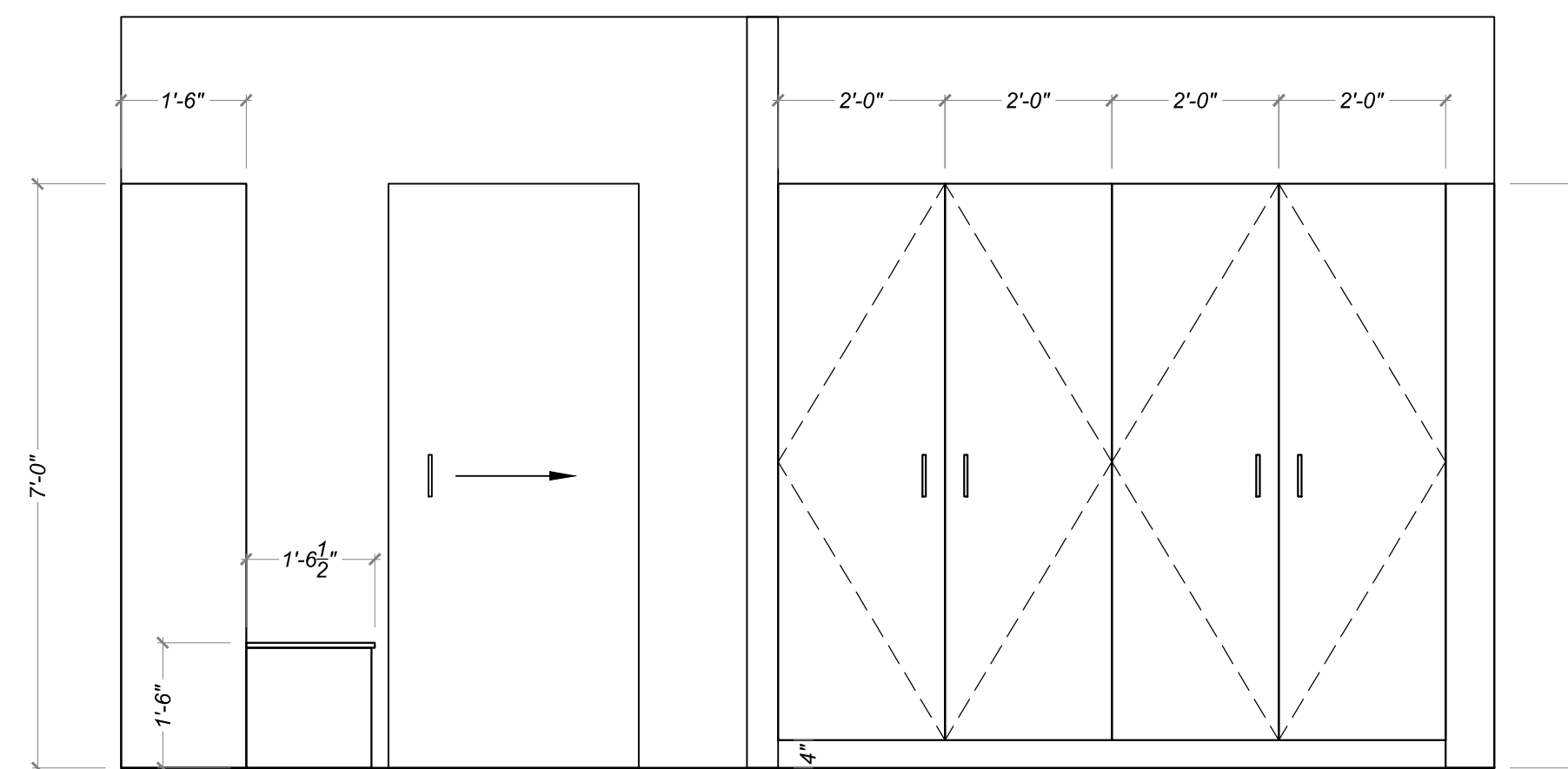
A302



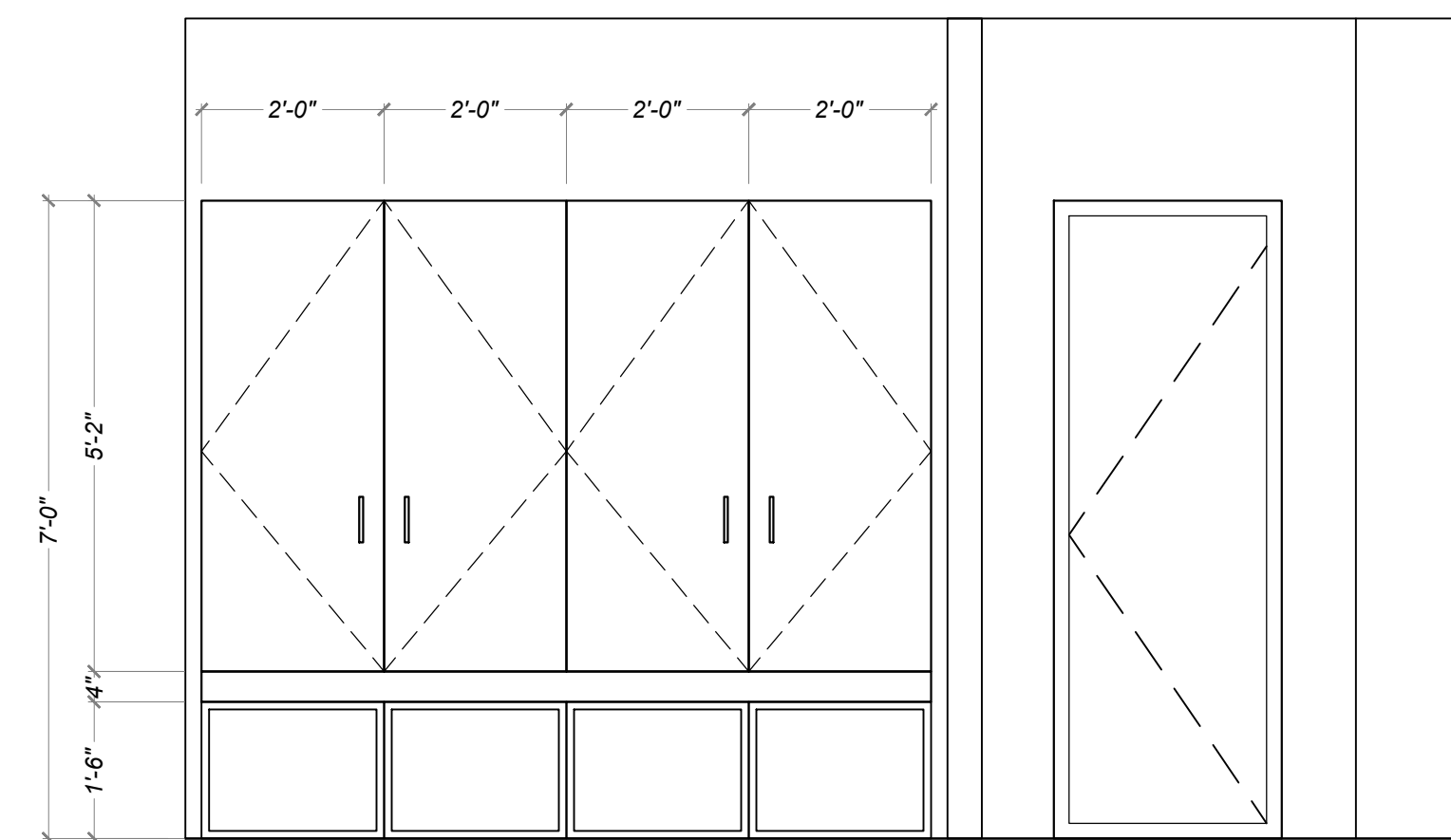
1
A401
**INTERIOR ELEVATION
GARAGE**
1/2" = 1' 0"



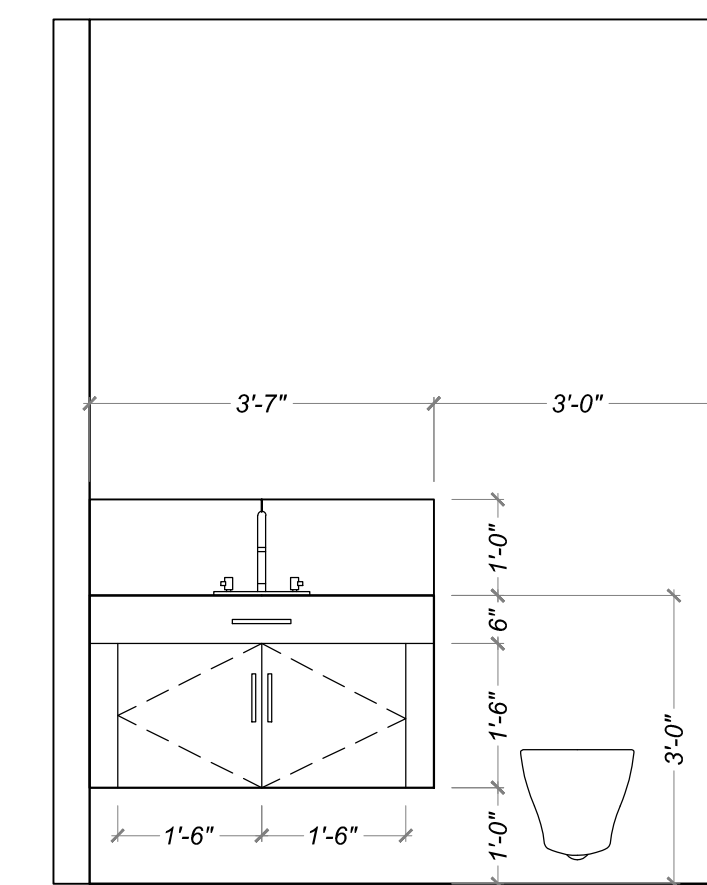
2
A401
**INTERIOR ELEVATION
LAUNDRY**
1/2" = 1' 0"



3
A401
**INTERIOR ELEVATION
MAIL & PANTRY**
1/2" = 1' 0"



4
A401
**INTERIOR ELEVATION
LOCKERS**
1/2" = 1' 0"



5
A401
**INTERIOR ELEVATION
BATHROOM #1**
1/2" = 1' 0"

Drawn by : ELK 12.31.18
Approved by : JS 12.31.18

Committed to Building a Sustainable World
www.palosantodesigns.com
505-988-7230

PALO

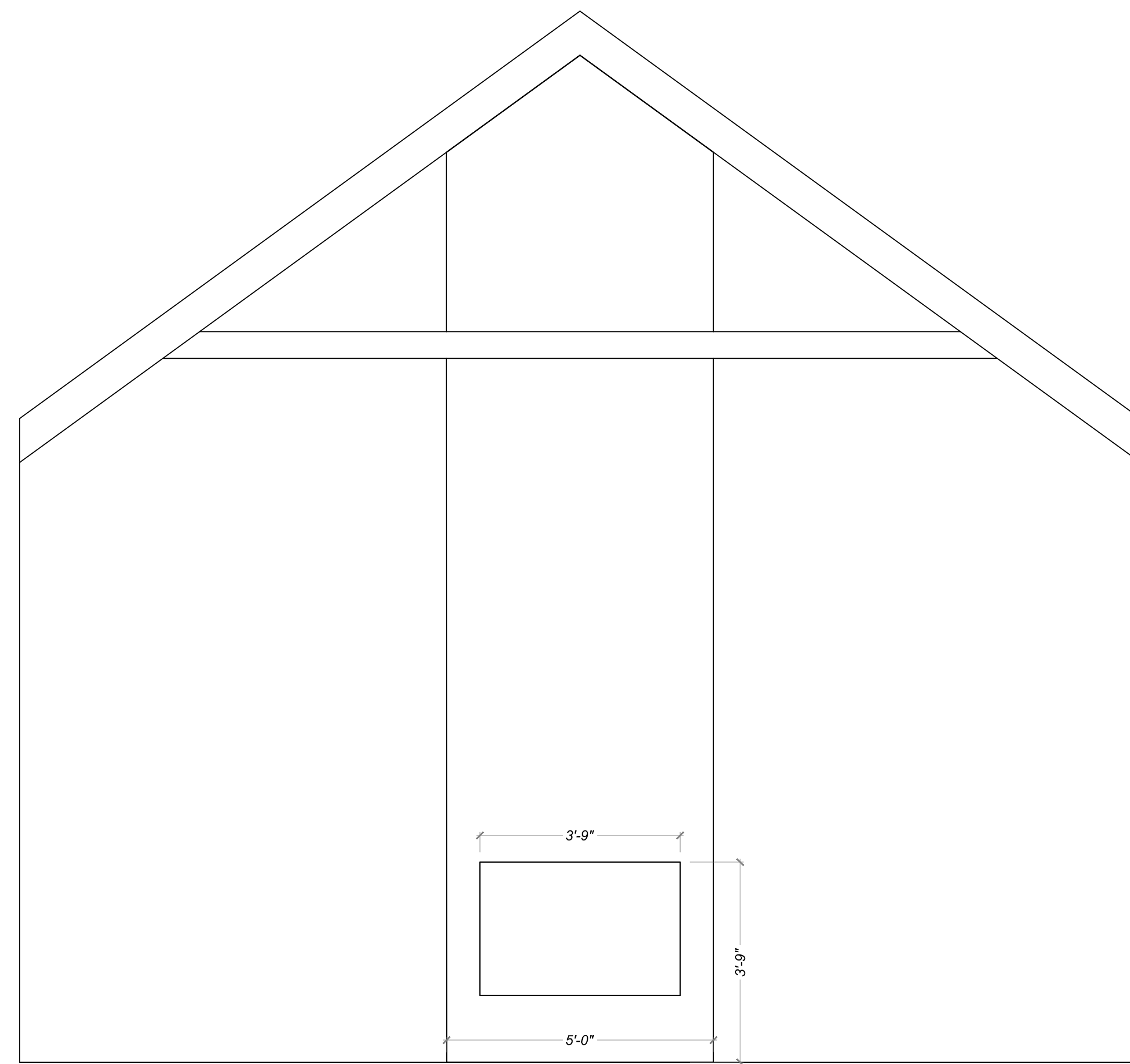
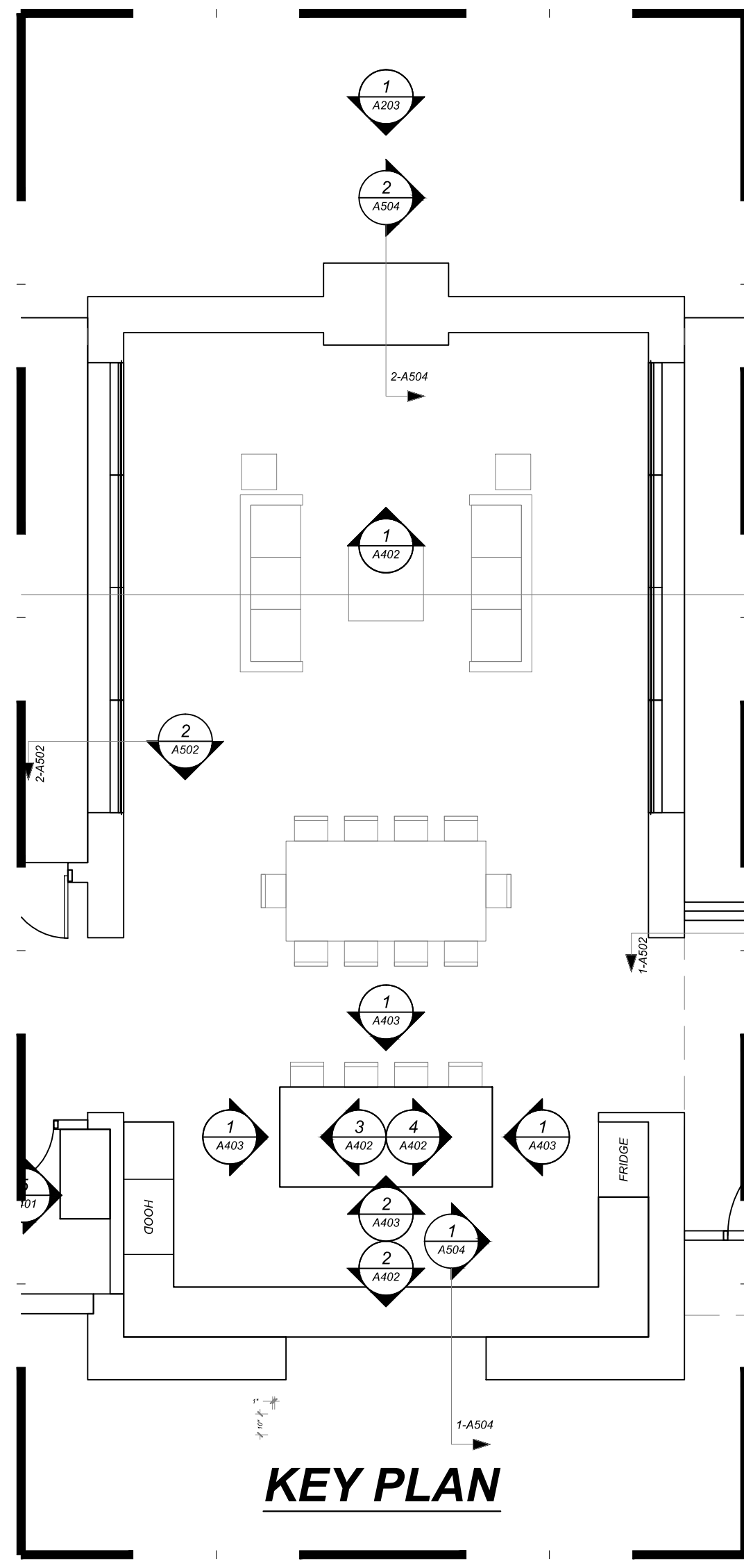
January 5, 2019
PERMIT SET

Mark & Leslie

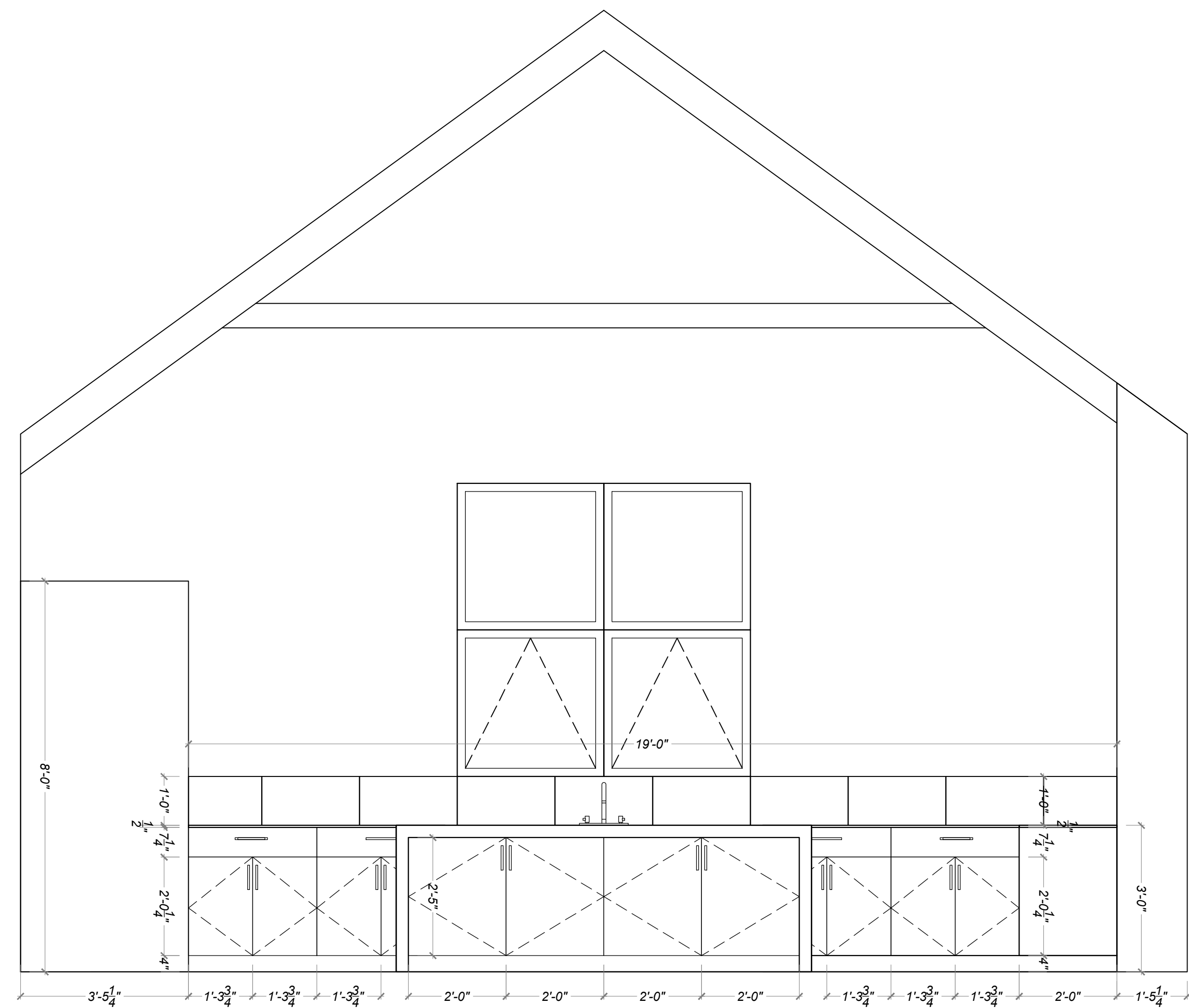
Santa Fe
NM 87506

INTERIOR ELEVATION

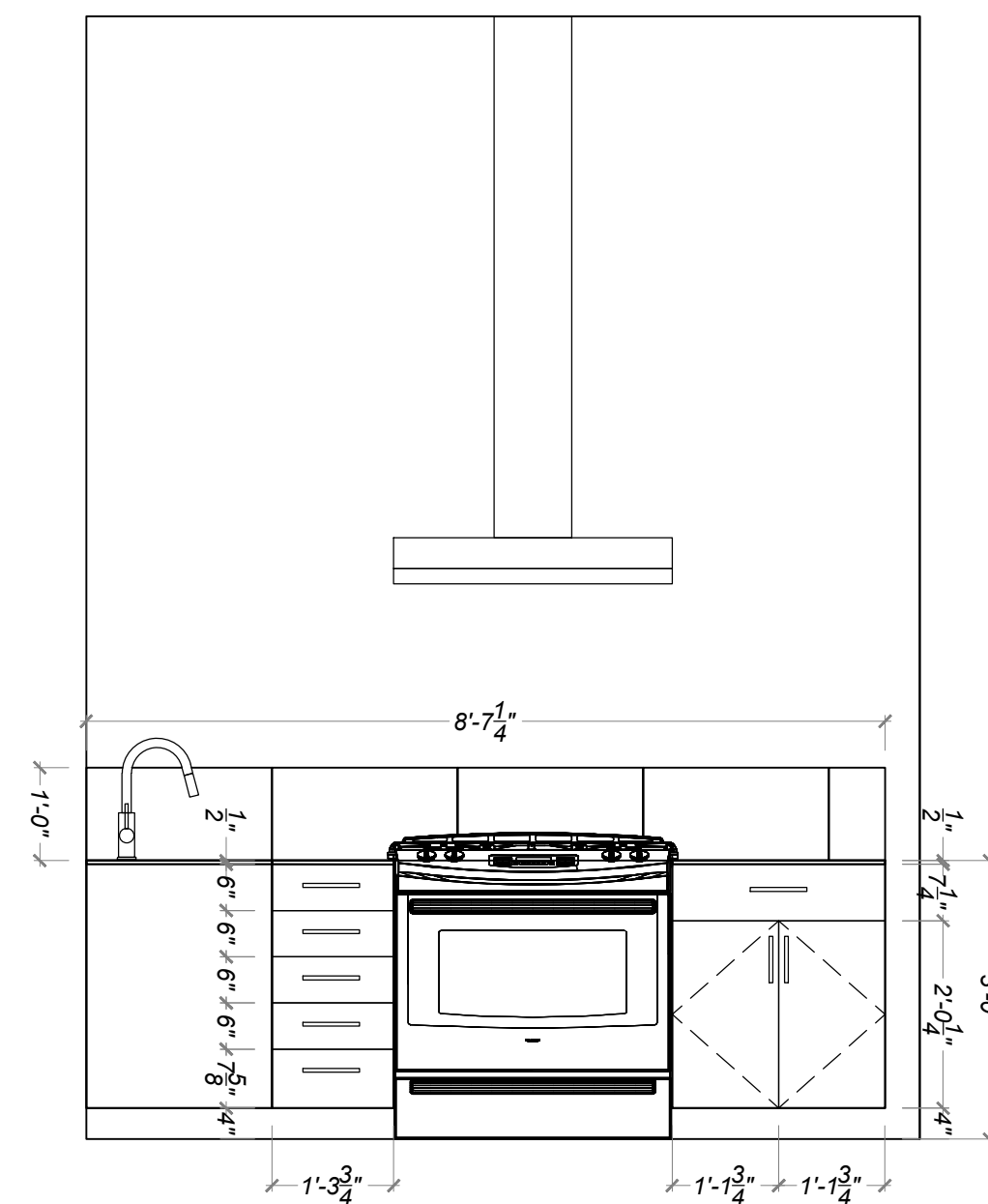
A401



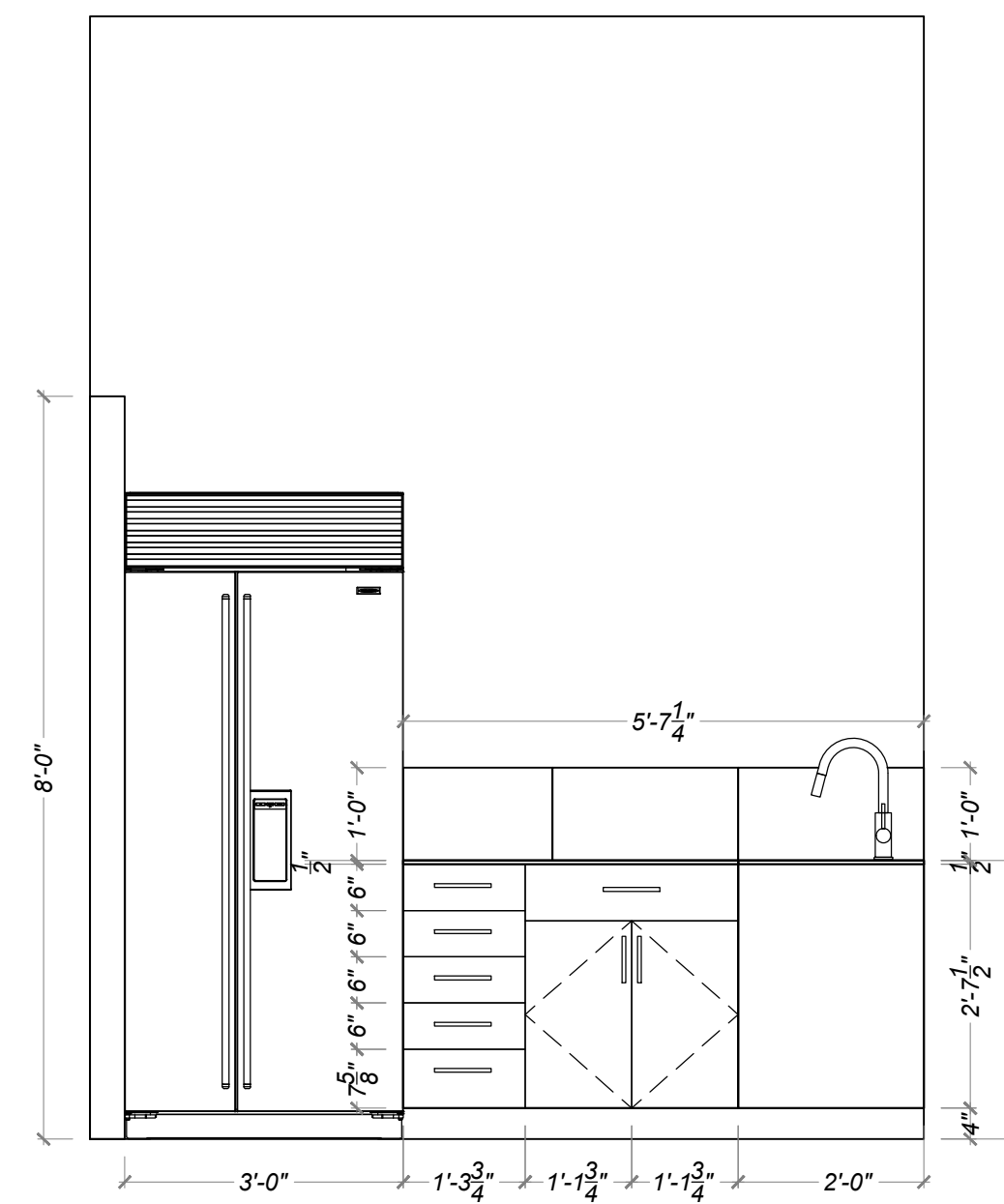
1 INTERIOR ELEVATION
FIREPLACE
1/2" = 1' 0"



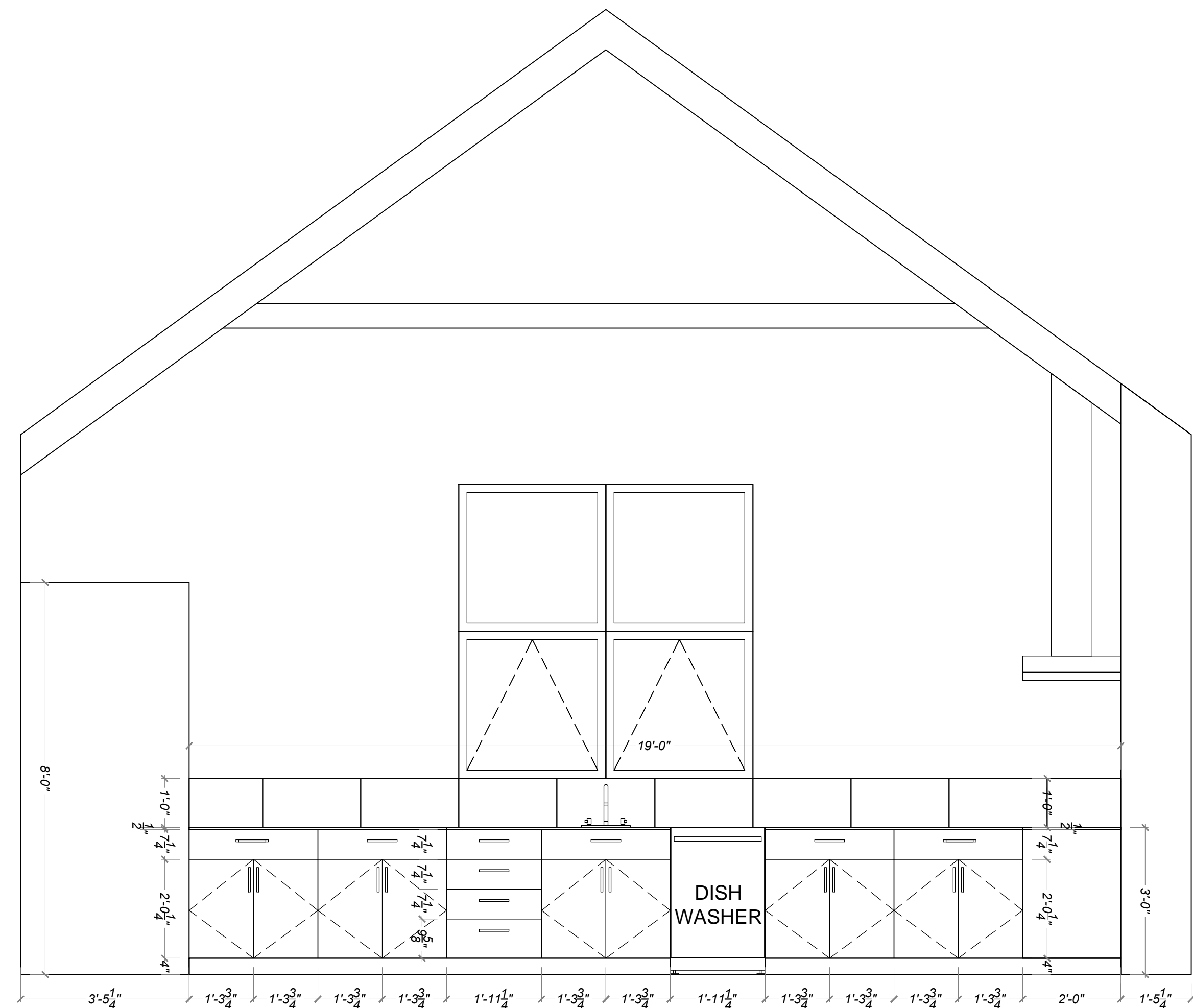
2 INTERIOR ELEVATION
KITCHEN
1/2" = 1' 0"



3 INTERIOR ELEVATION
KITCHEN
1/2" = 1' 0"



4 INTERIOR ELEVATION
KITCHEN
1/2" = 1' 0"



2 INTERIOR ELEVATION
KITCHEN
1/2" = 1' 0"

Drawn by : ELK 12.31.18
Approved by : JS 12.31.18

Committed to Building a Sustainable World
www.palosantodesigns.com
505-988-7230

PALO

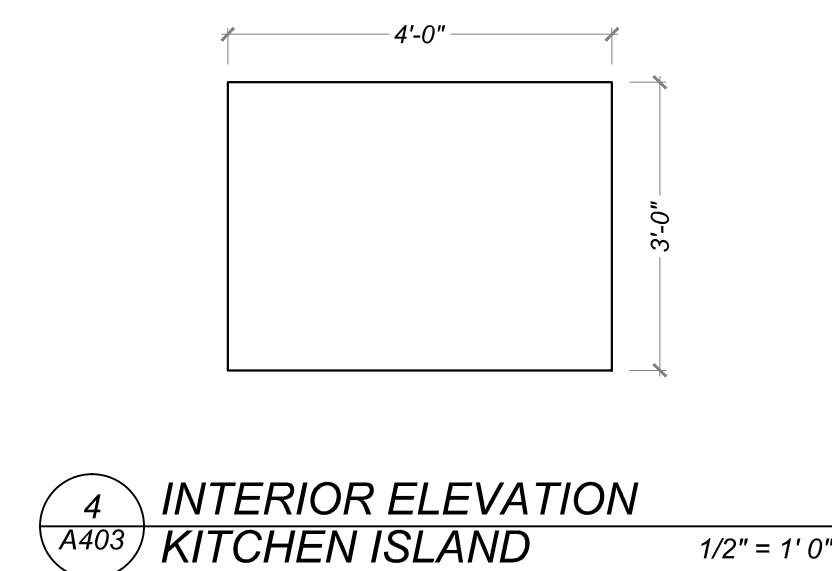
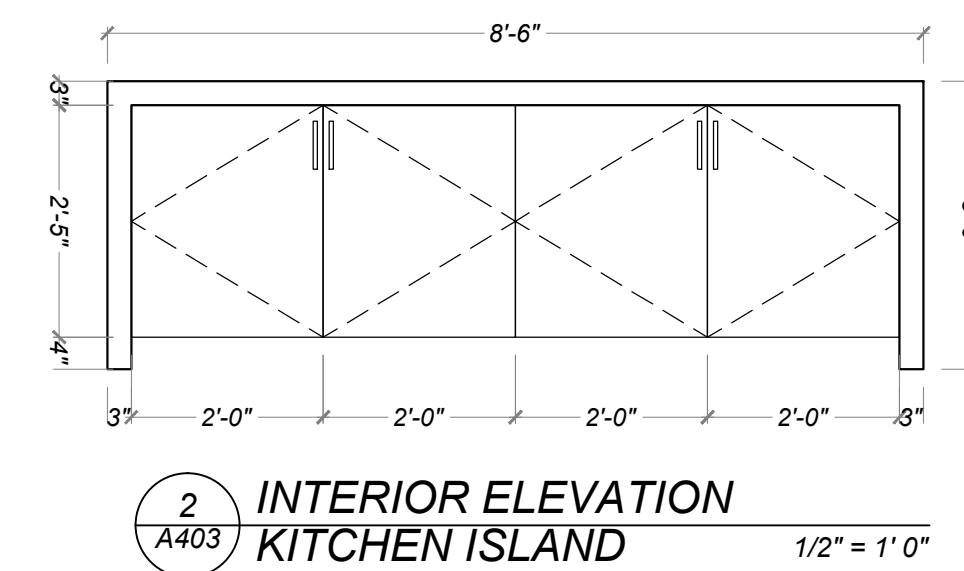
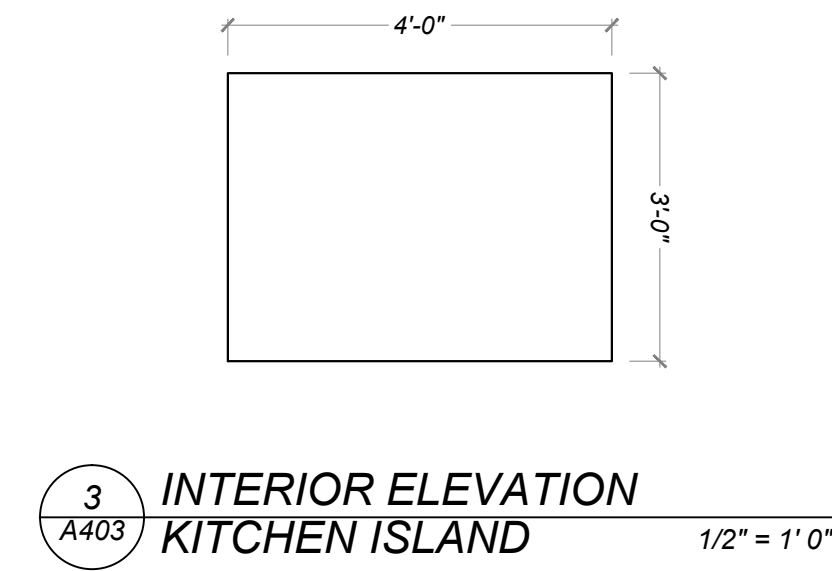
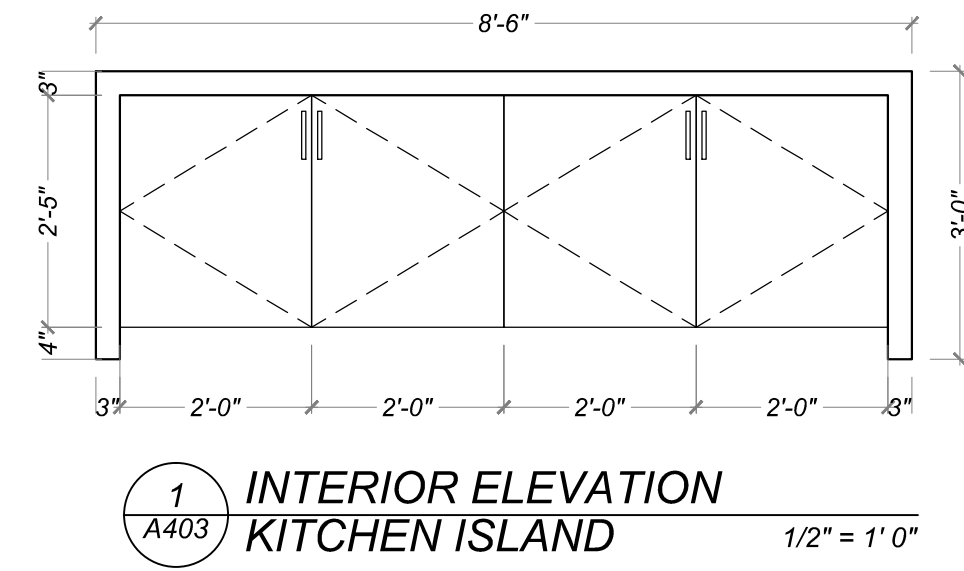
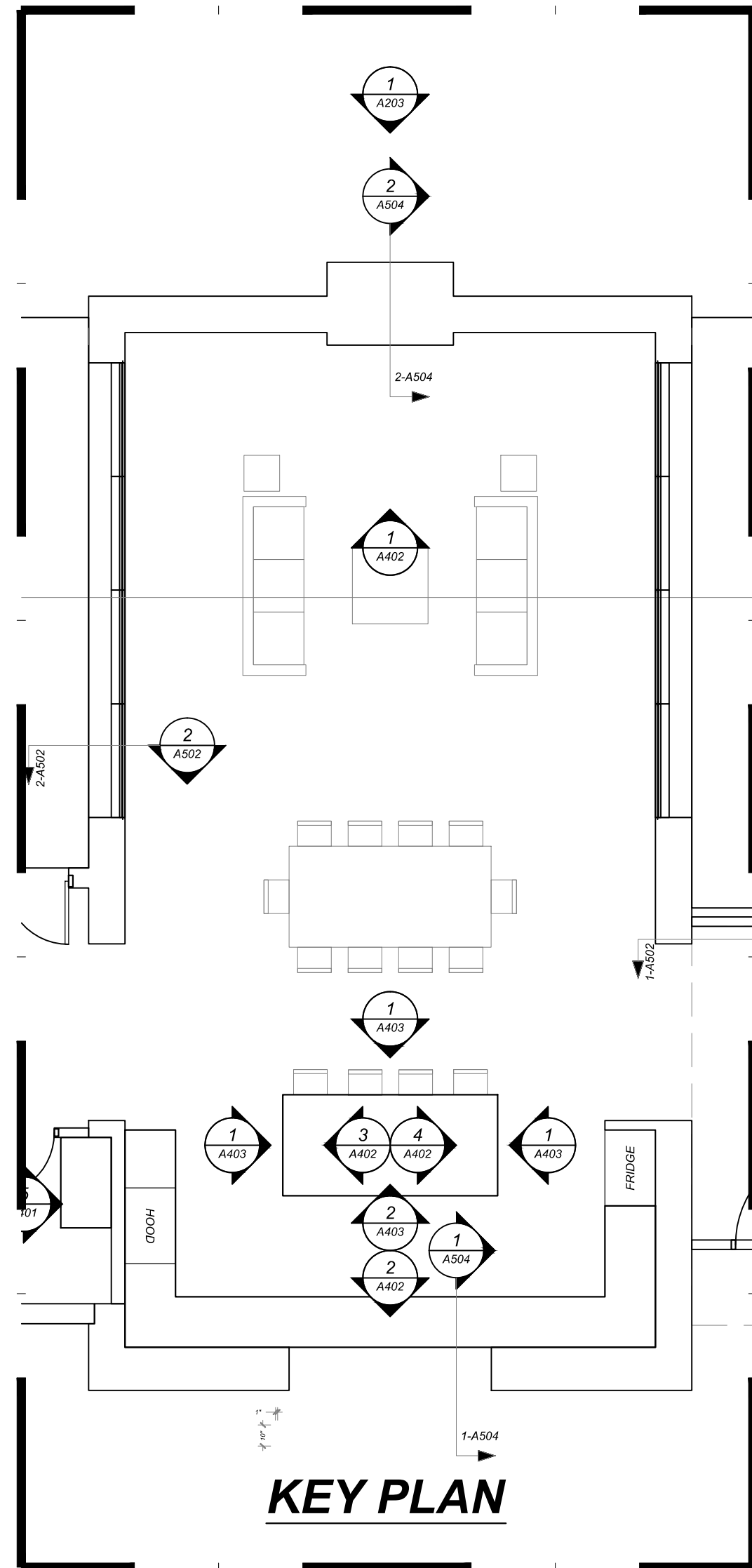
January 5, 2019
PERMIT SET

Mark & Leslie

Santa Fe
NM 87506

INTERIOR ELEVATION

A402



Drawn by : ELK 12.31.18
Approved by : JS 12.31.18

Committed to Building a Sustainable World
www.palosantodesigns.com
505-988-7230

PALO

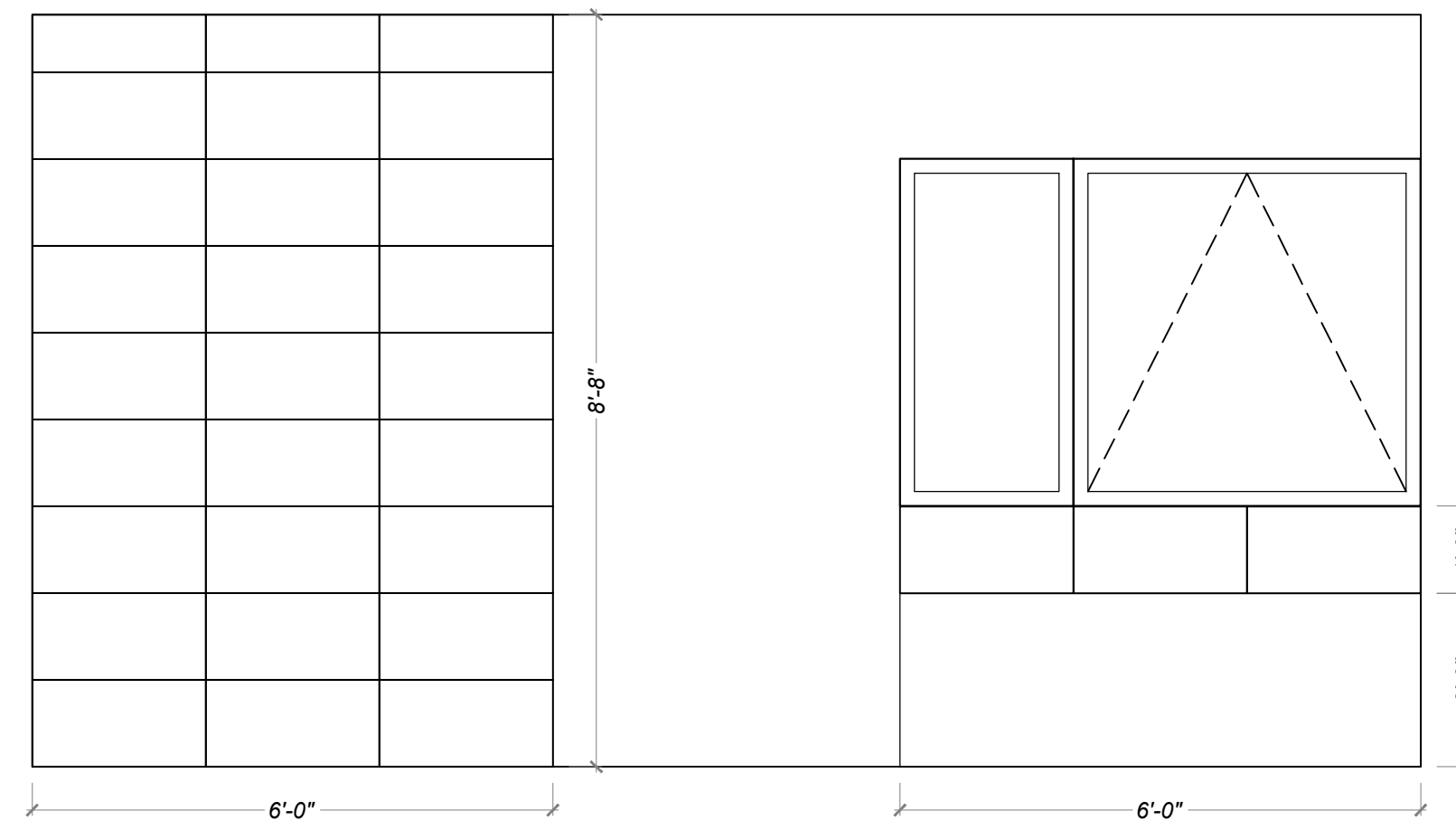
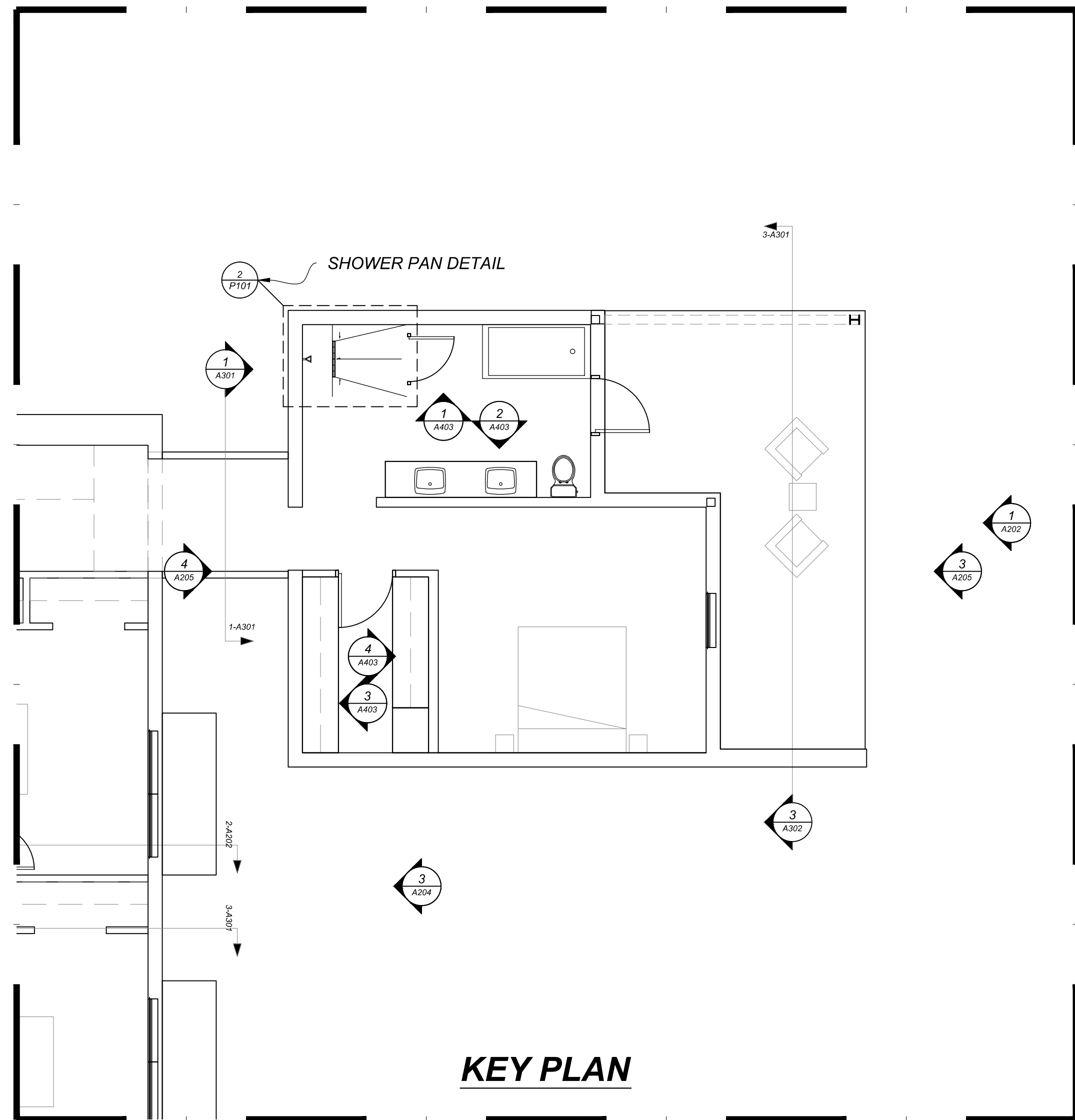
January 5, 2019
PERMIT SET

Mark & Leslie

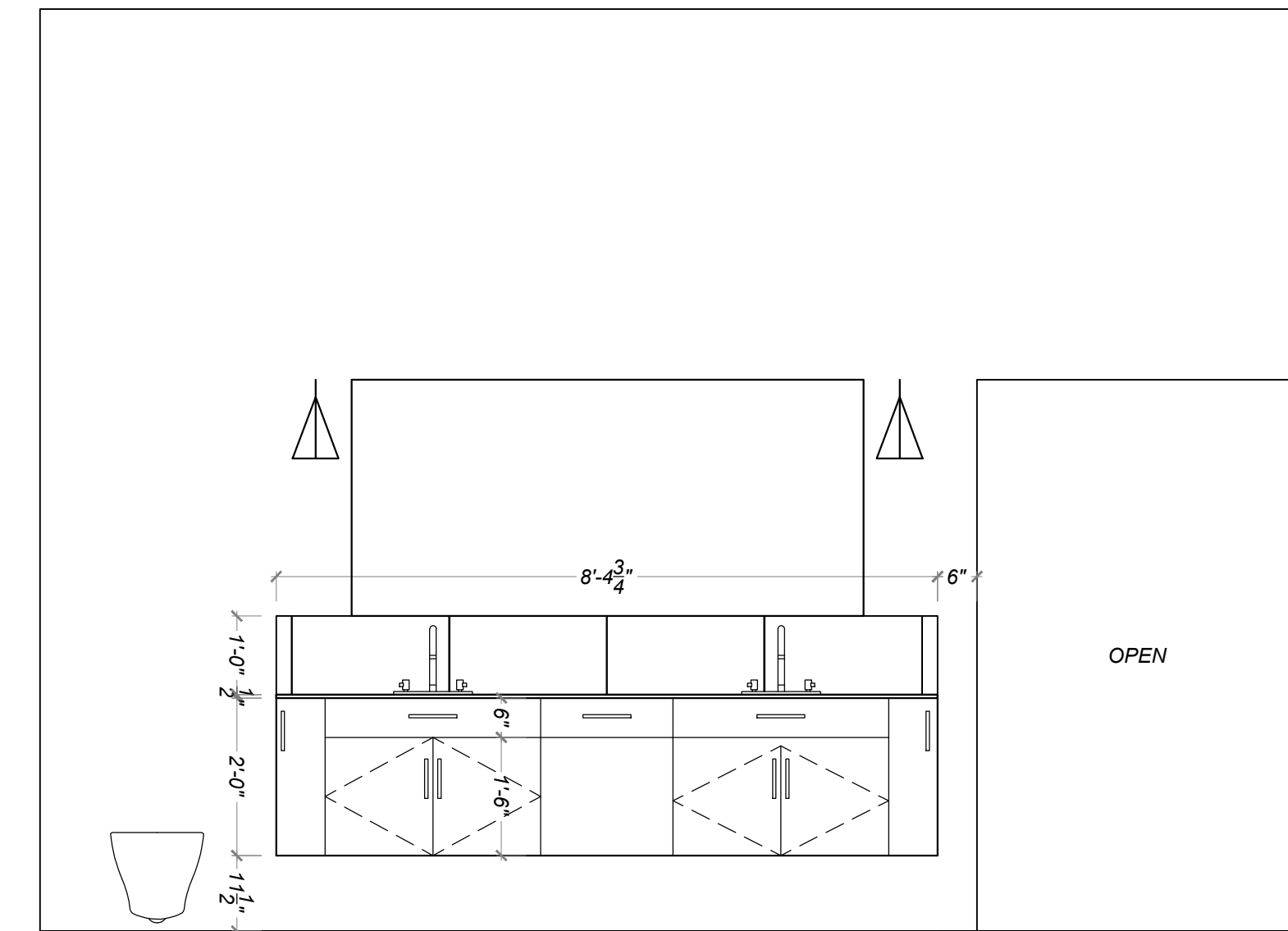
Santa Fe
NM 87506

INTERIOR ELEVATION

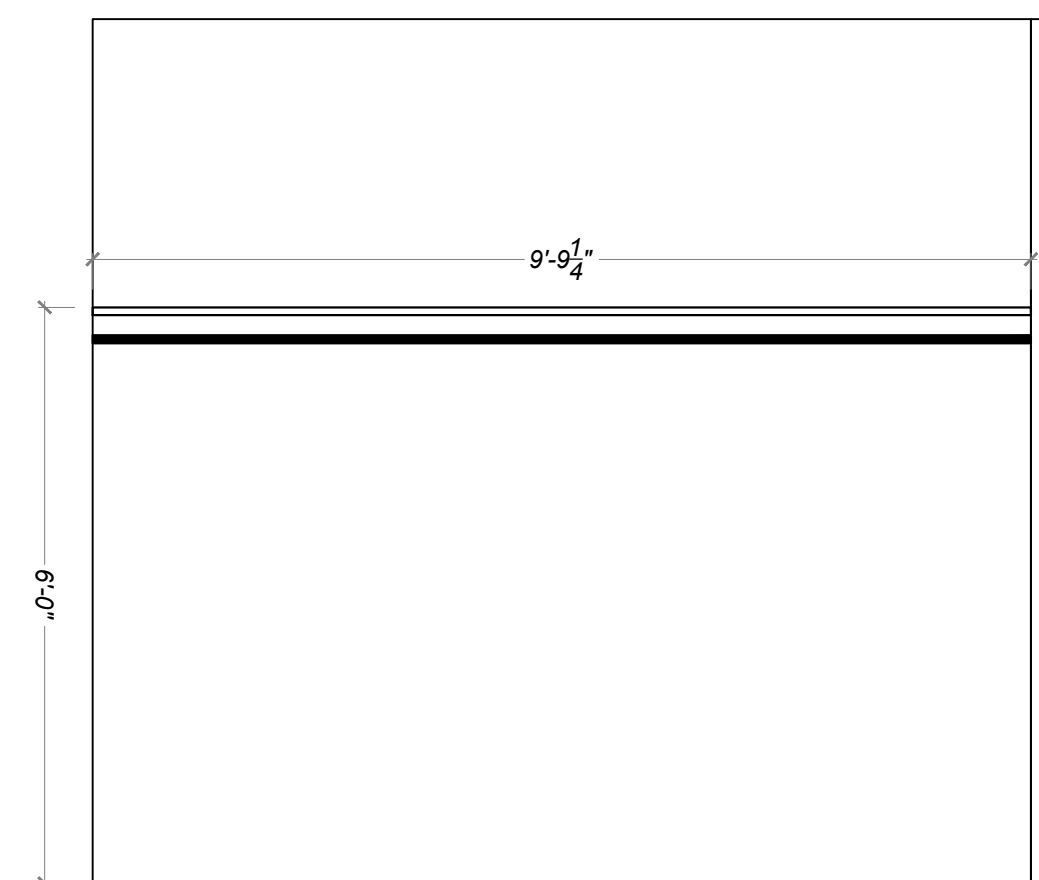
A403



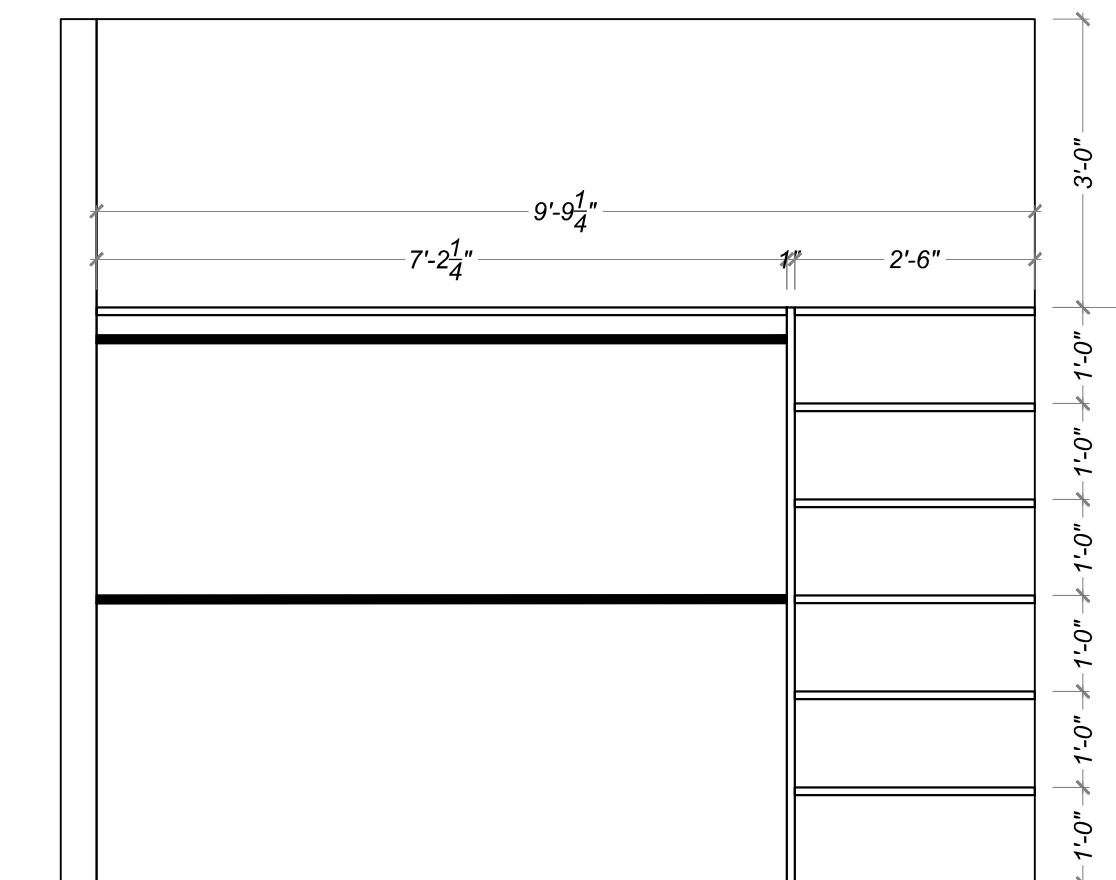
1
A404 INTERIOR ELEVATION
MASTER BATHROOM 1/2" = 1' 0"



2
A404 INTERIOR ELEVATION
MASTER BATHROOM 1/2" = 1' 0"



3
A404 INTERIOR ELEVATION
MASTER CLOSET 1/2" = 1' 0"



4
A404 INTERIOR ELEVATION
MASTER CLOSET 1/2" = 1' 0"

Drawn by : ELK 12.31.18
Approved by : JS 12.31.18

Committed to Building a Sustainable World
www.palasantodesigns.com
505-988-7230

PALO

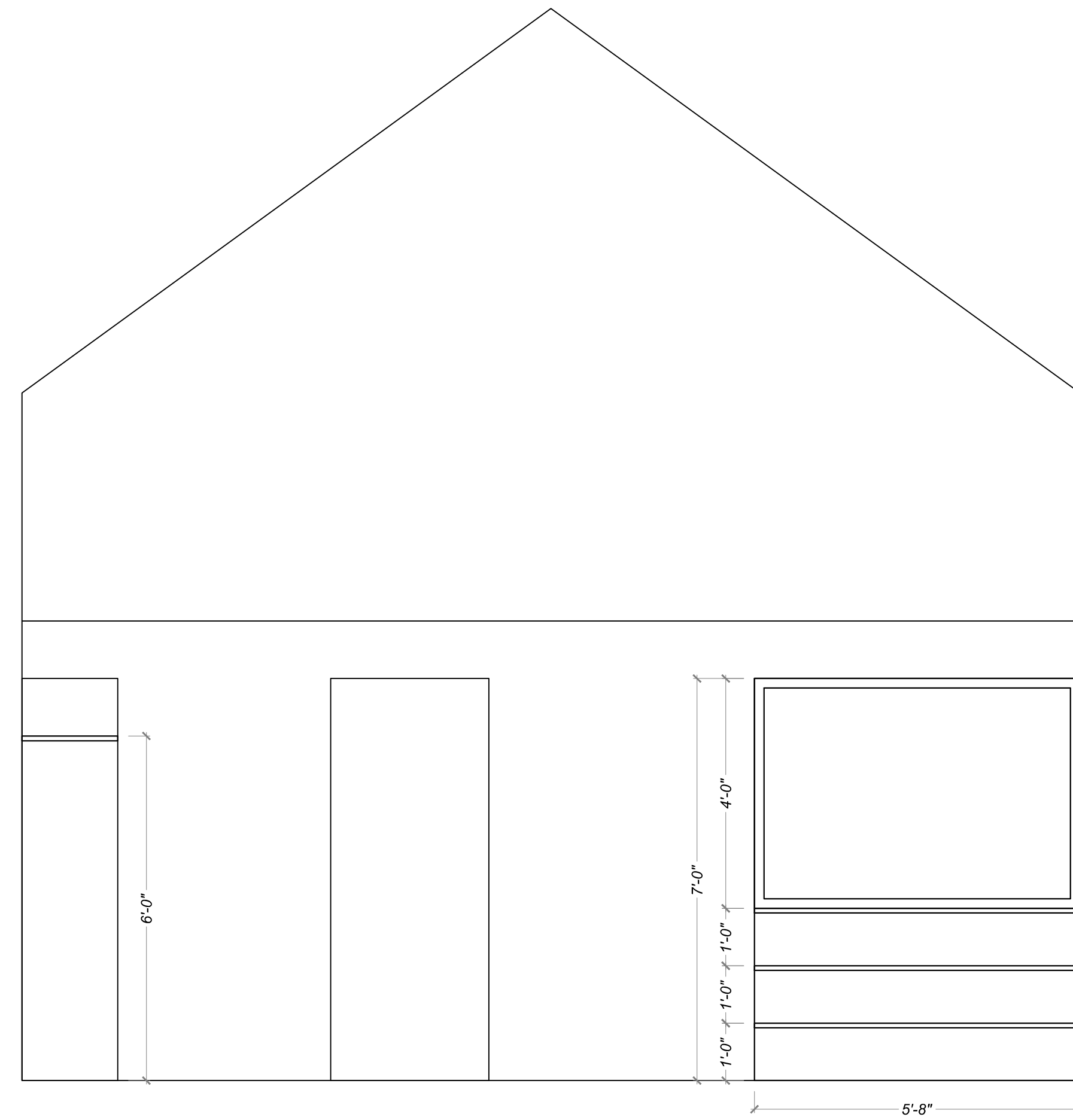
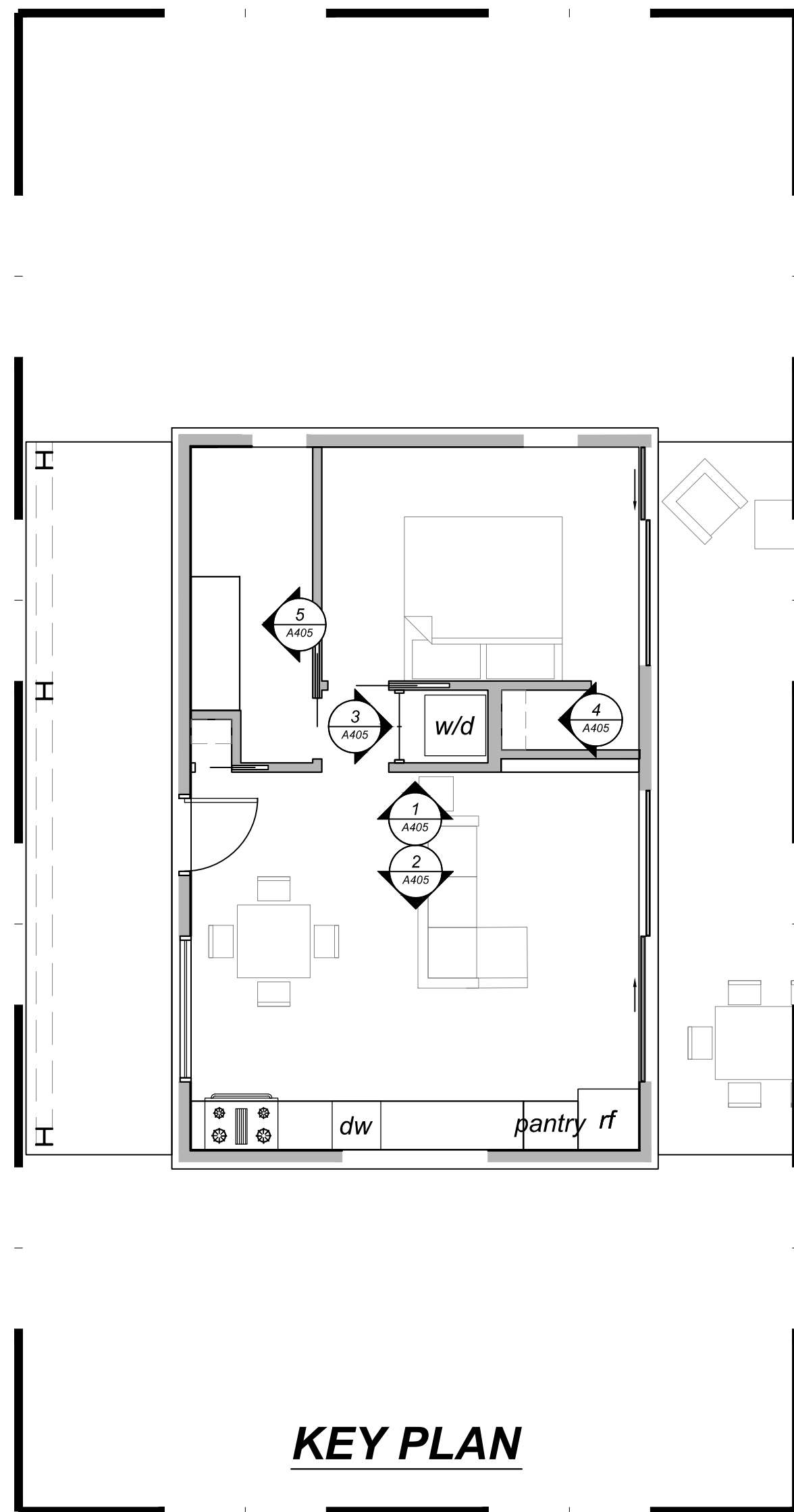
January 5, 2019
PERMIT SET

Mark & Leslie

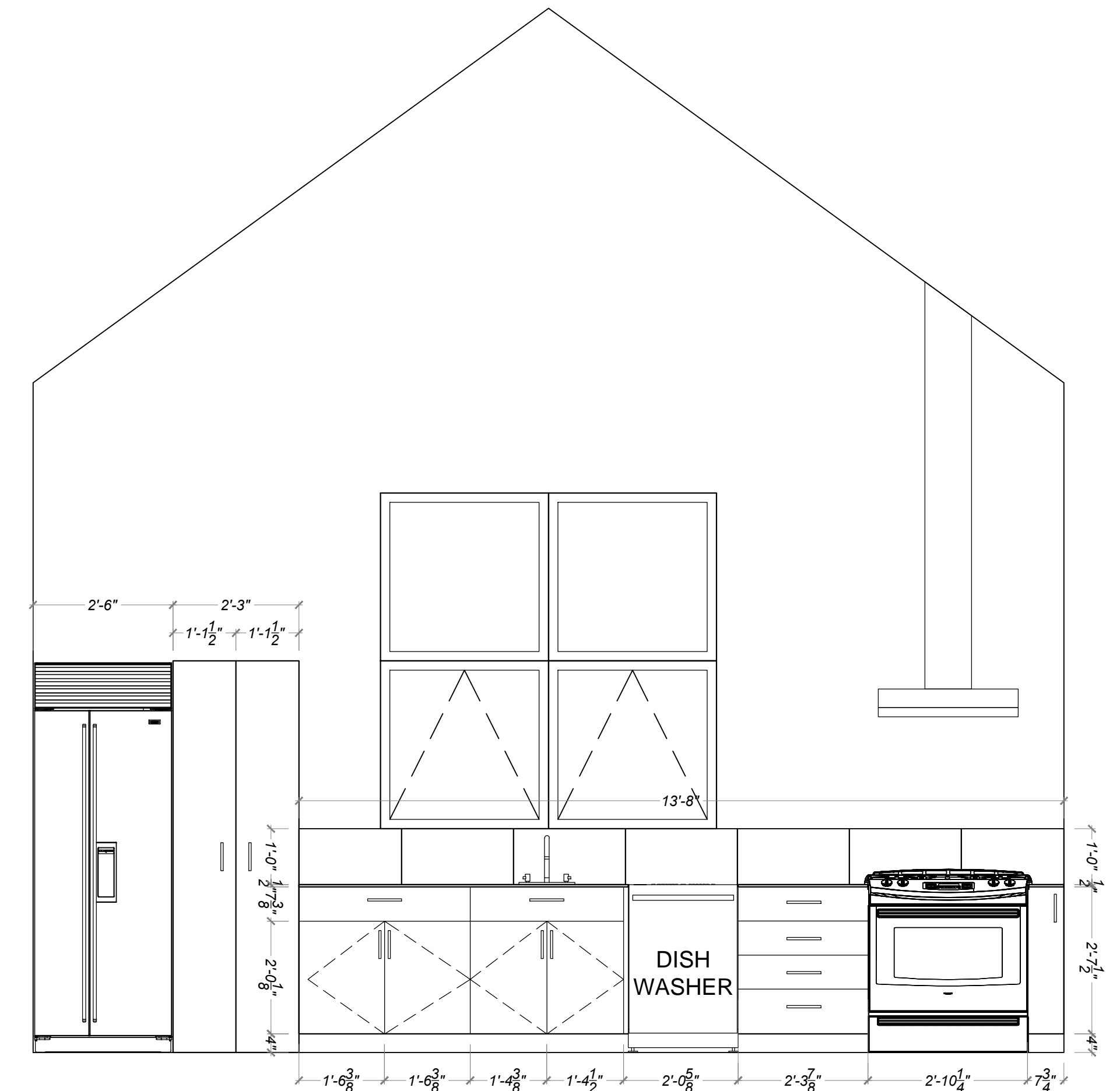
Santa Fe
NM 87506

BUILDING SECTION

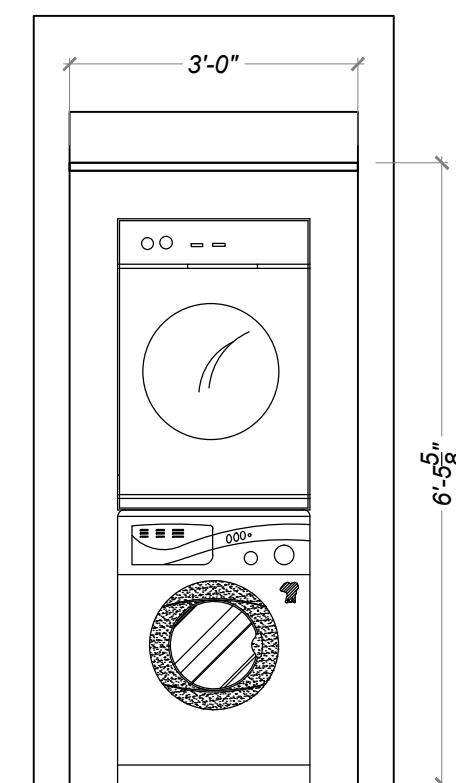
A404



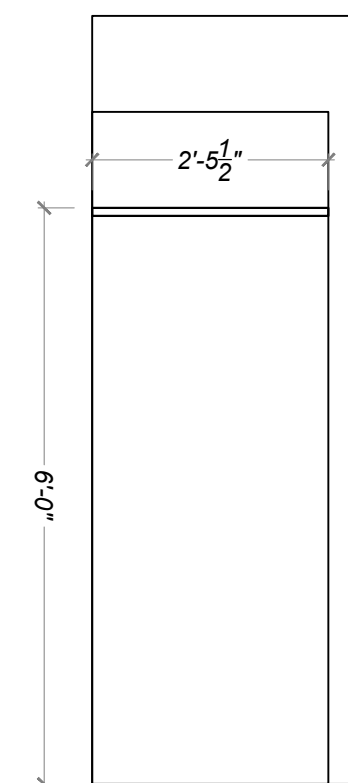
1
A405
INTERIOR ELEVATION
A.D.U. MAIN ROOM
1/2" = 1' 0"



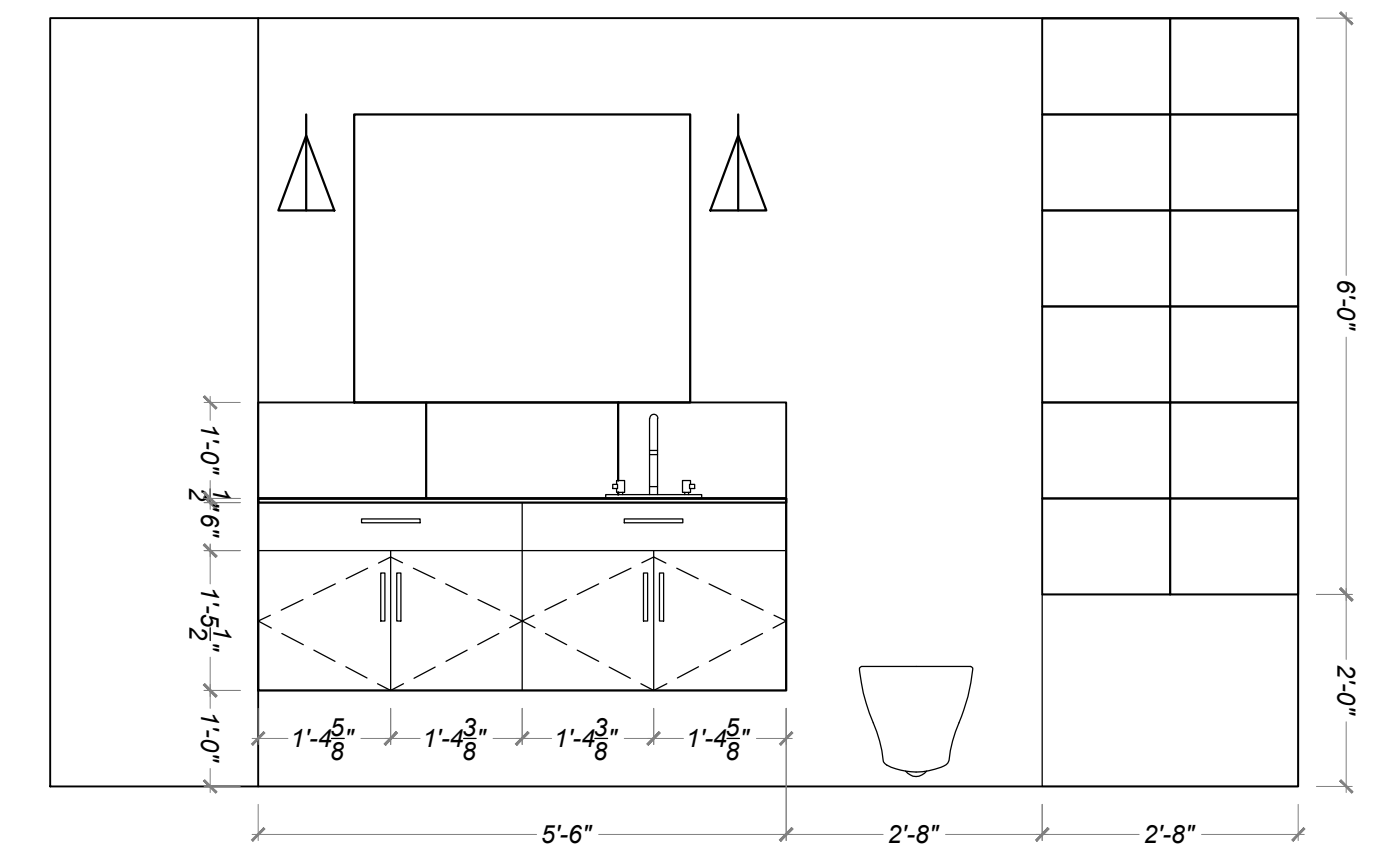
2
A405
INTERIOR ELEVATION
A.D.U. KITCHEN
1/2" = 1' 0"



3
A405
INTERIOR ELEVATION
A.D.U. LAUNDRY
1/2" = 1' 0"



4
A405
INTERIOR ELEVATION
A.D.U. BED CLOSET
1/2" = 1' 0"



5
A405
INTERIOR ELEVATION
A.D.U. BATHROOM
1/2" = 1' 0"

Drawn by: ELK 12.31.18
Approved by: JS 12.31.18

Committed to Building a Sustainable World
www.palasantodesigns.com
505-988-7230

PALO

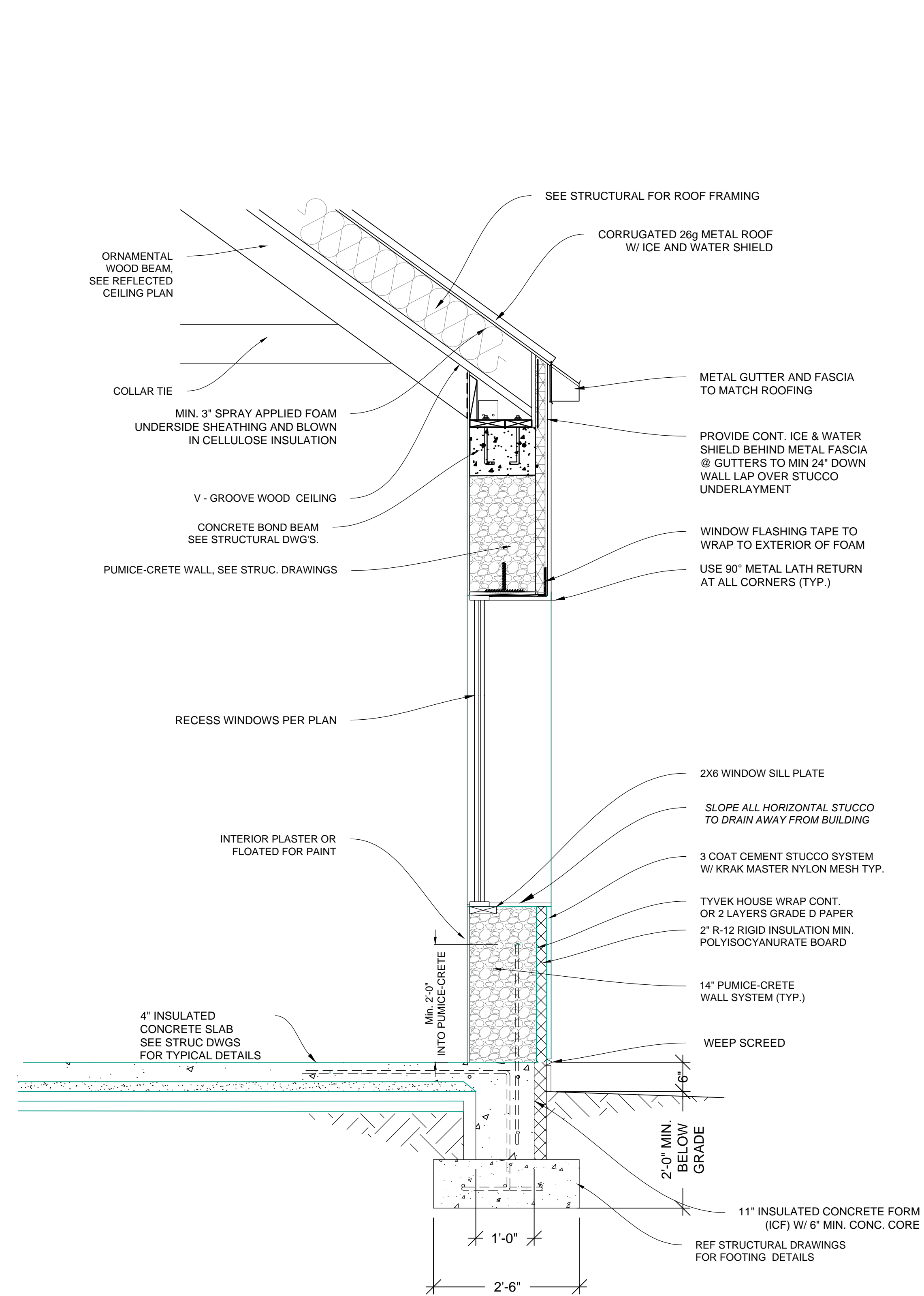
January 5, 2019
PERMIT SET

Mark & Leslie

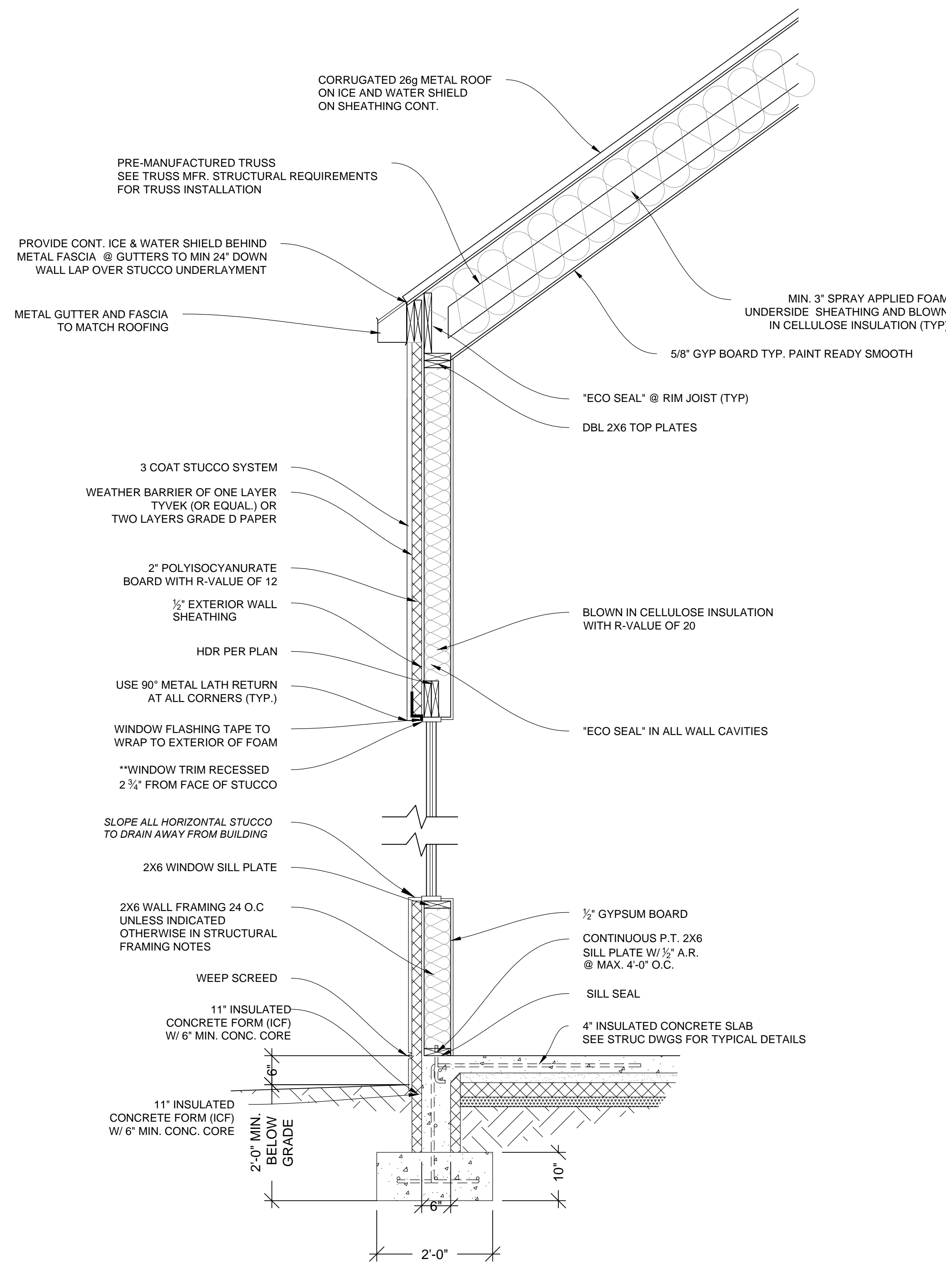
Santa Fe
NM 87506

INTERIOR ELEVATION

A405



1 PUMICE WALL SECTION TYPICAL
A501 3/4" = 1'



2 WALL SECTION TYPICAL
A501 3/4" = 1'

Drawn by: ELK 12.31.18
Approved by: JS 12.31.18

Committed to Building a Sustainable World
www.palosantodesigns.com
505-988-7230

PALO

January 5, 2019
PERMIT SET

Mark & Leslie

Santa Fe
NM 87506

WALL SECTIONS

A501

Drawn by: ELK 12.31.18
 Approved by: JS 12.31.18

Committed to Building a Sustainable World
 www.palosantodesigns.com
 505-988-7230

PALO

January 5, 2019
 PERMIT SET

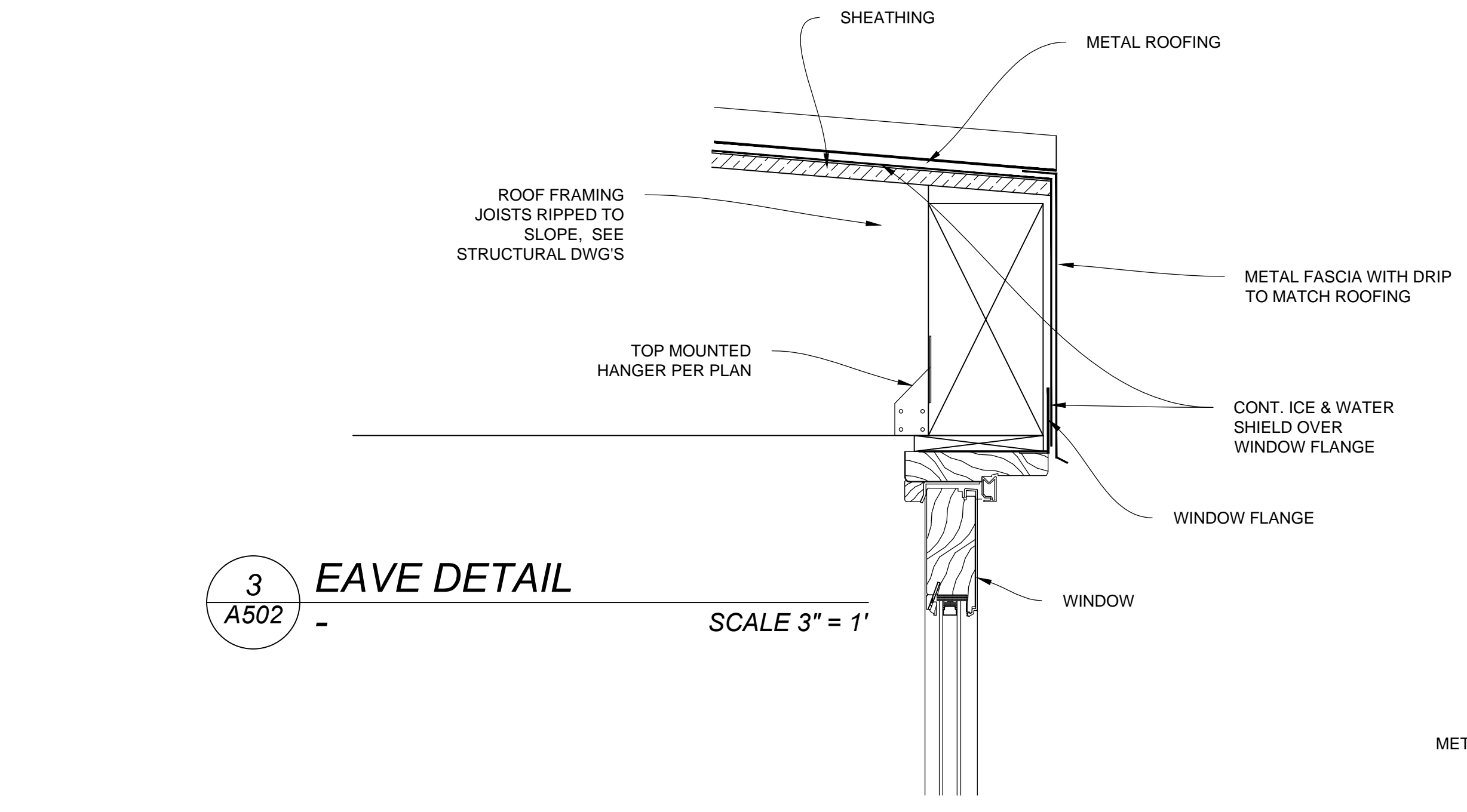
Mark & Leslie

Santa Fe
 NM 87506

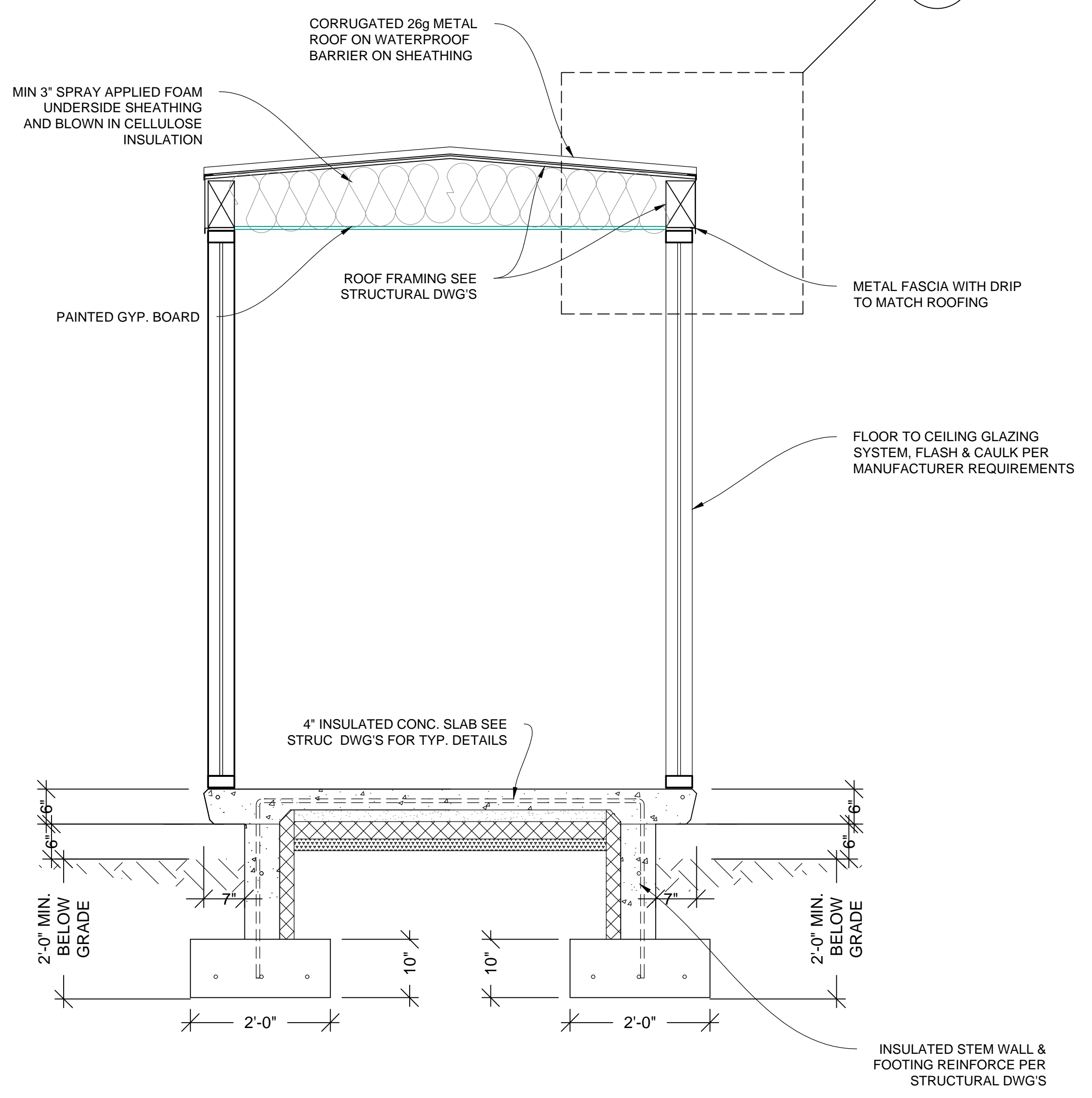
WALL SECTIONS

A502

3 EAVE DETAIL
 A502 - SCALE 3" = 1'

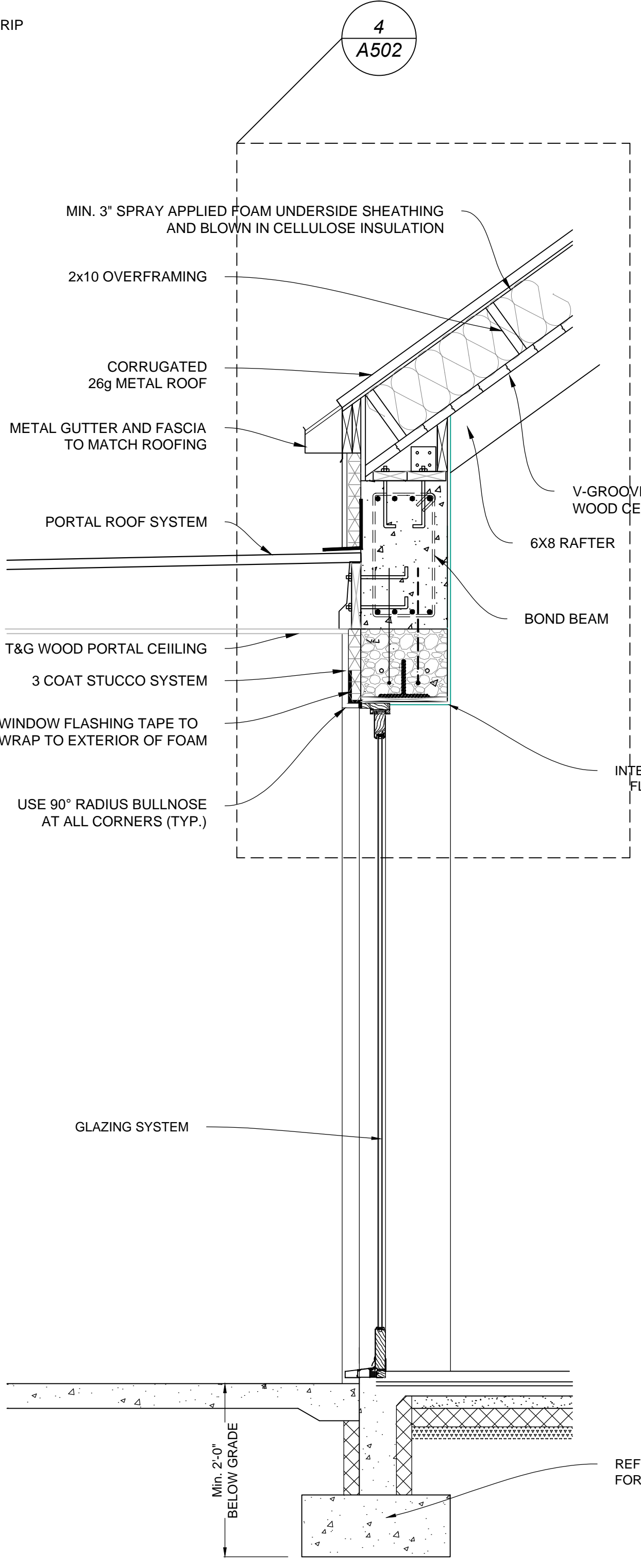


3 A502

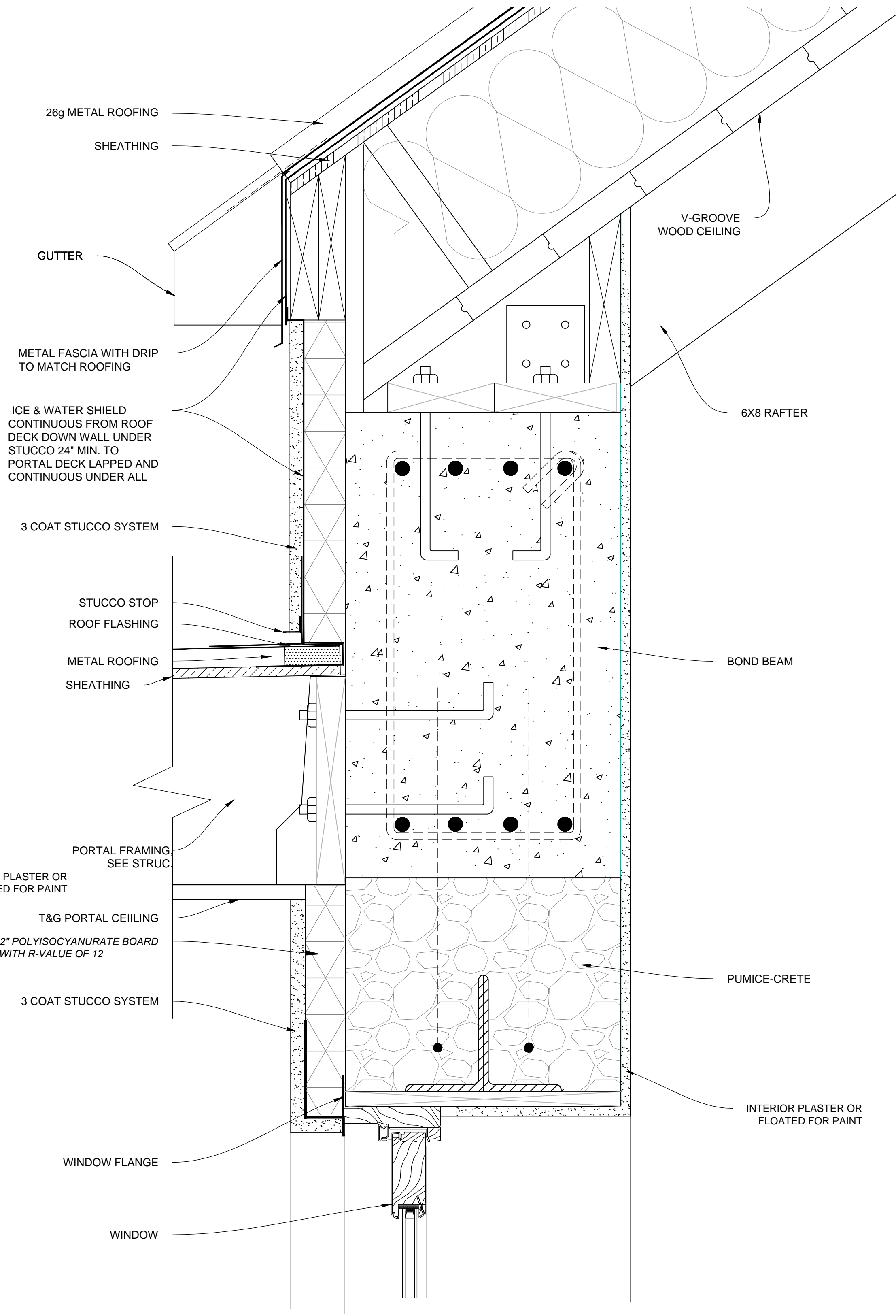


1 WALL SECTION MASTER TUNNEL
 A502 SCALE 3/4" = 1'

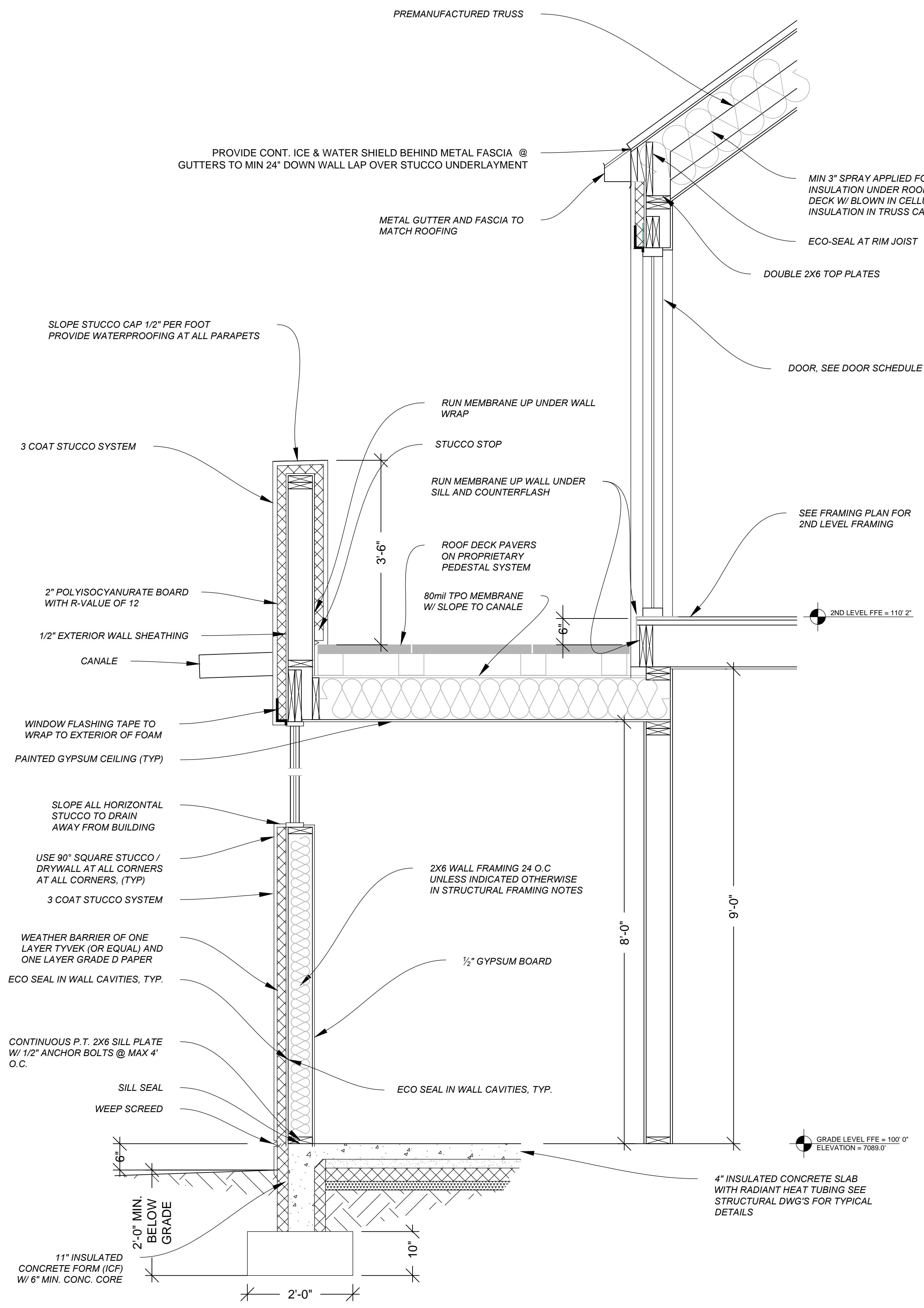
2 WALL SECTION GREAT ROOM
 A502 SCALE 3/4" = 1'



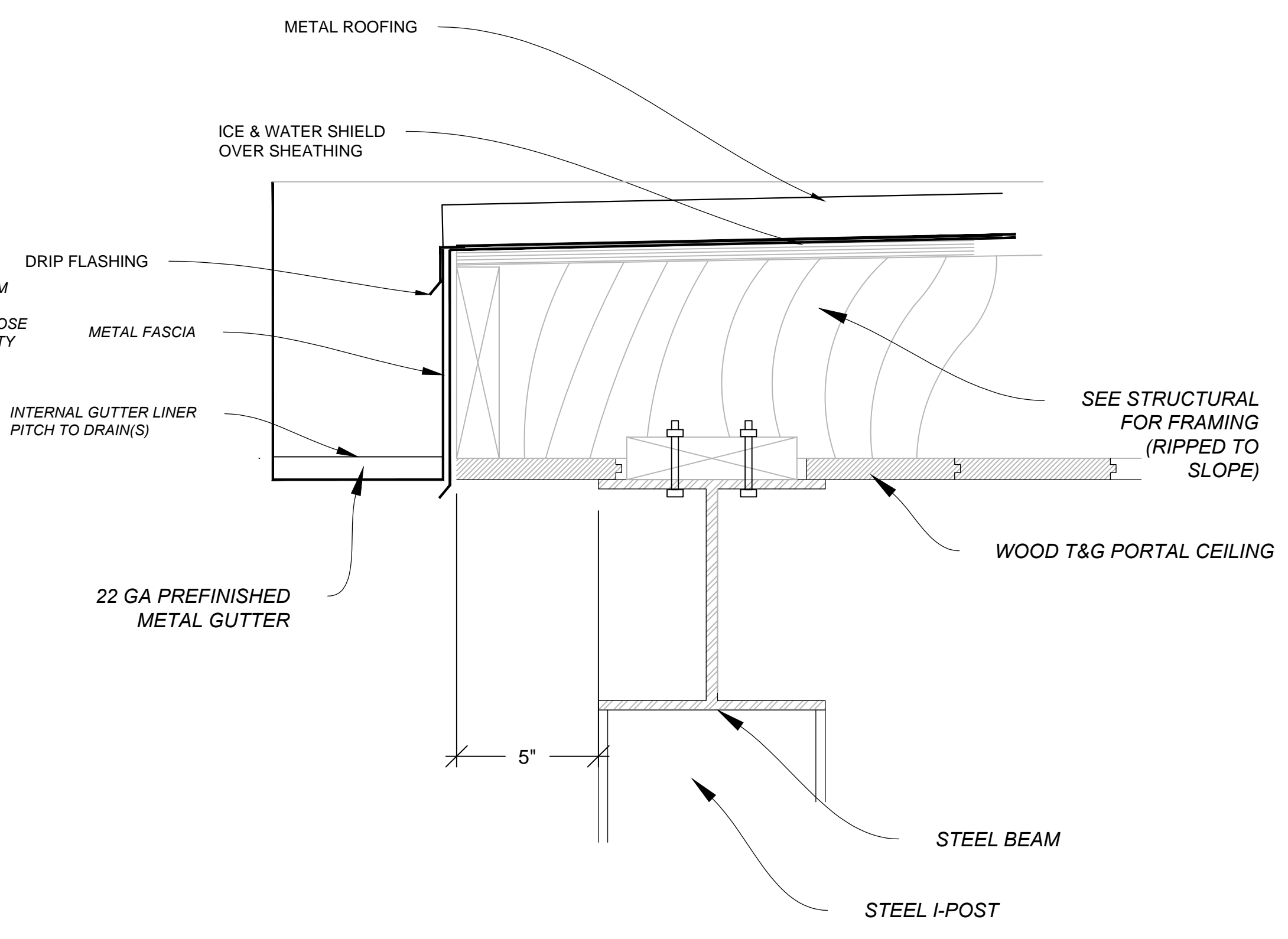
4 EAVE DETAIL
 A502 - SCALE 3" = 1'



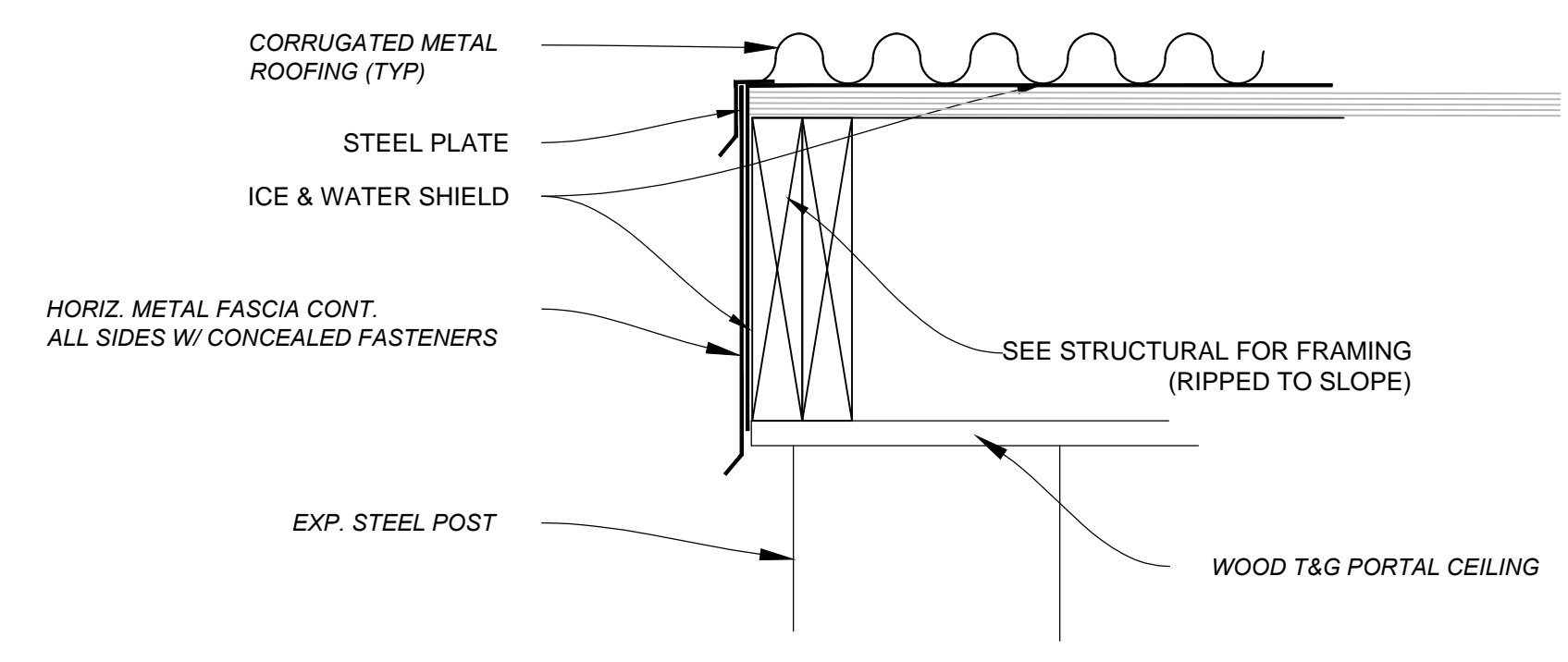
4 A502



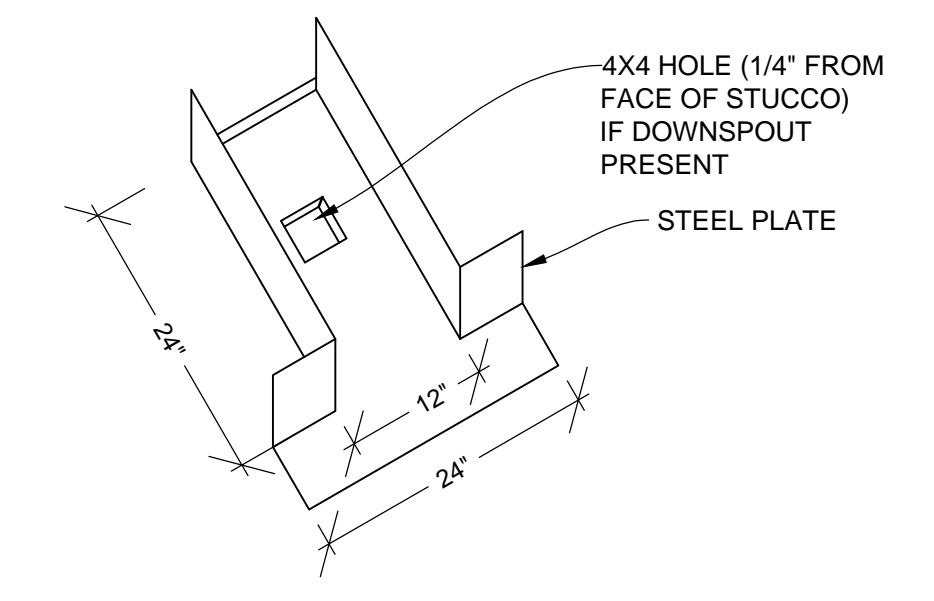
1
A503 **WALL SECTION**
CHILDREN & DEN SCALE 3/4" = 1'



2
A503 **CANOPY DETAIL**
SCALE 3" = 1'



3
A503 **CANOPY DETAIL**
SCALE 3" = 1'



4
A503 **CANALE DETAIL** 3/4" = 1'

Drawn by : ELK 12.31.18
Approved by : JS 12.31.18

Committed to Building a Sustainable World
www.palosantodesigns.com
505-988-7230

PALO

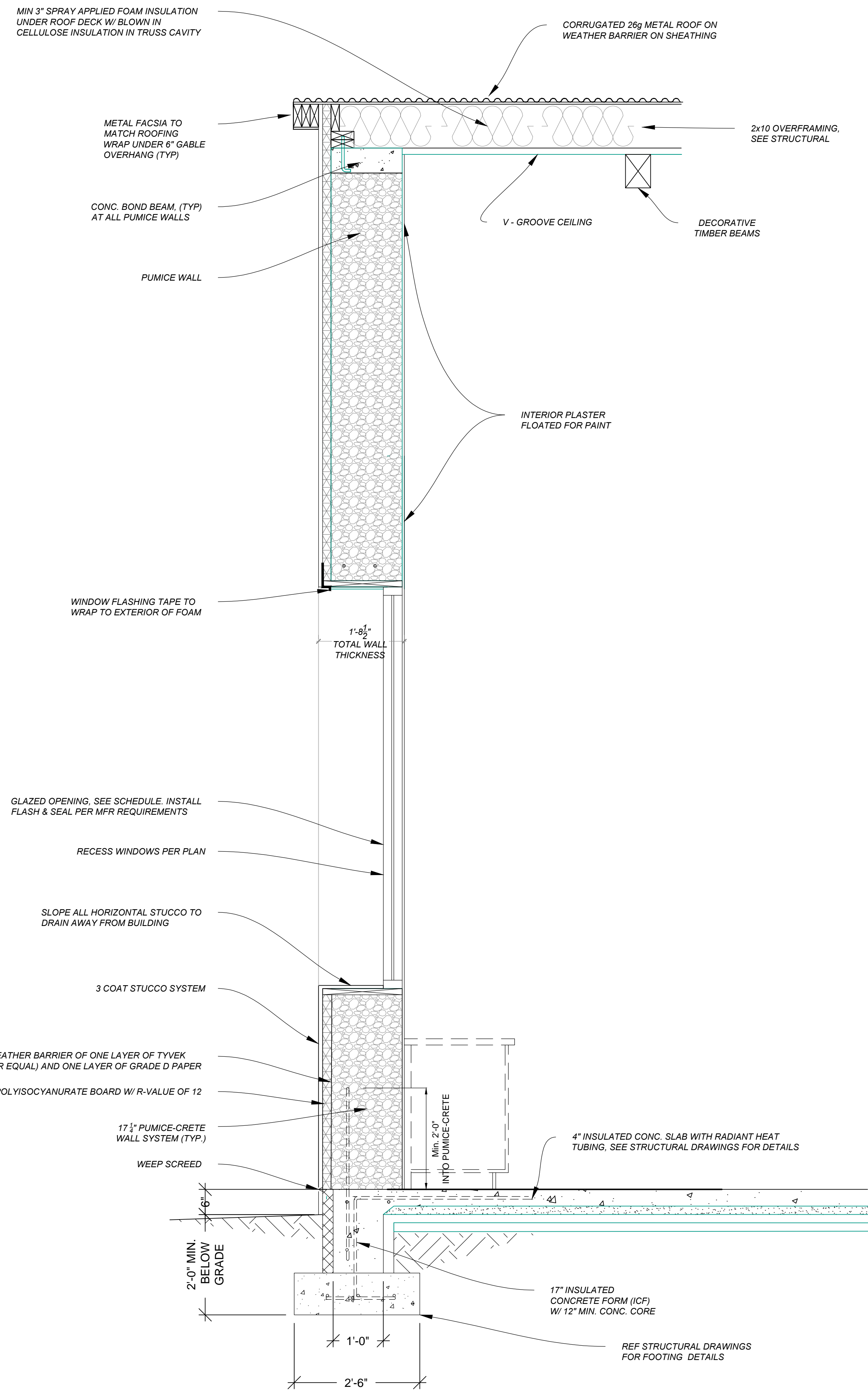
January 5, 2019
PERMIT SET

Mark & Leslie

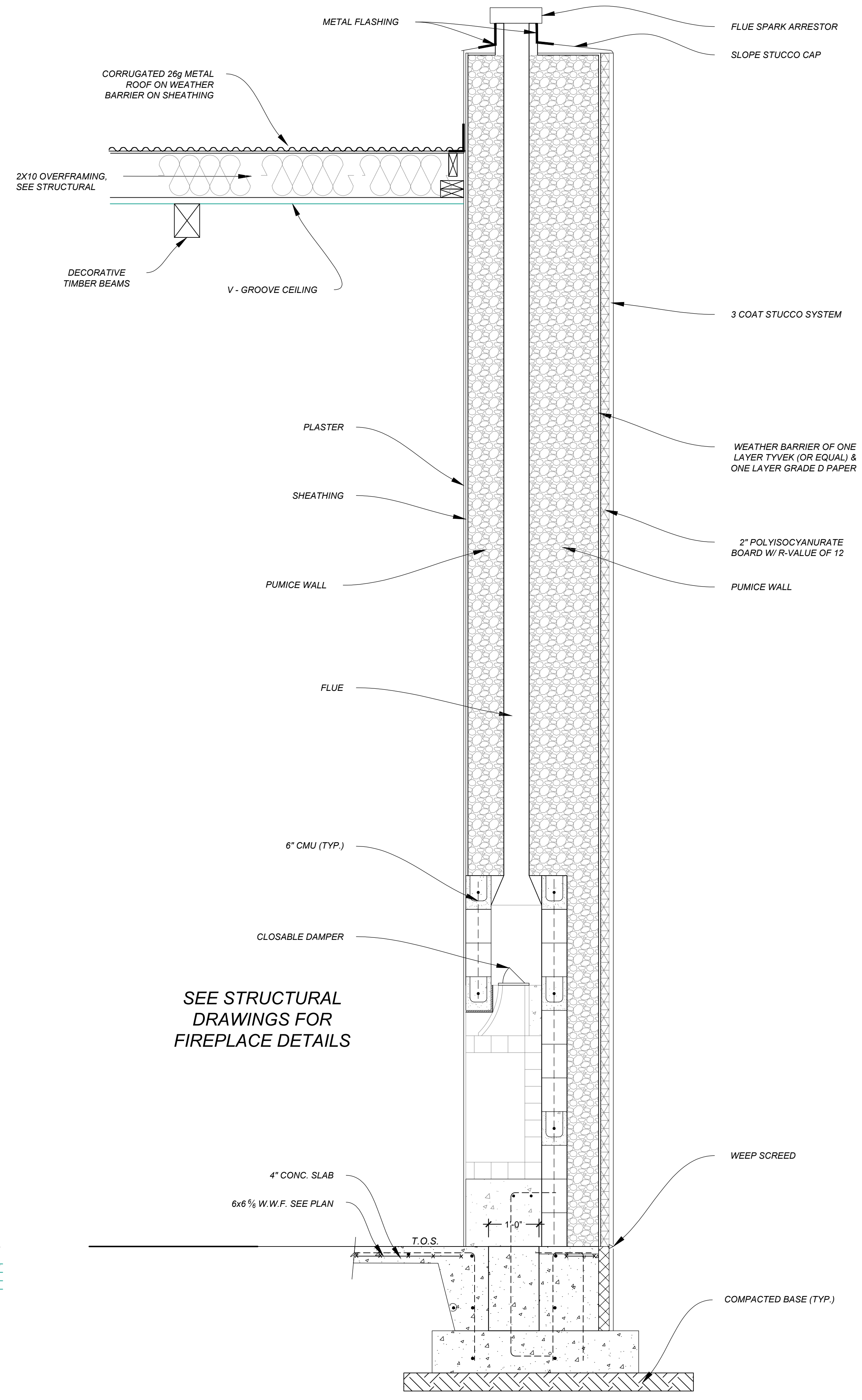
Santa Fe
NM 87506

WALL SECTIONS

A503



1 WALL SECTION
A504 GREAT ROOM SCALE 3/4" = 1'



2 WALL SECTION
A504 GREAT ROOM SCALE 3/4" = 1'

Drawn by : ELK 12.31.18
Approved by : JS 12.31.18

Committed to Building a Sustainable World
www.palosantodesigns.com
505-988-7230

PALO

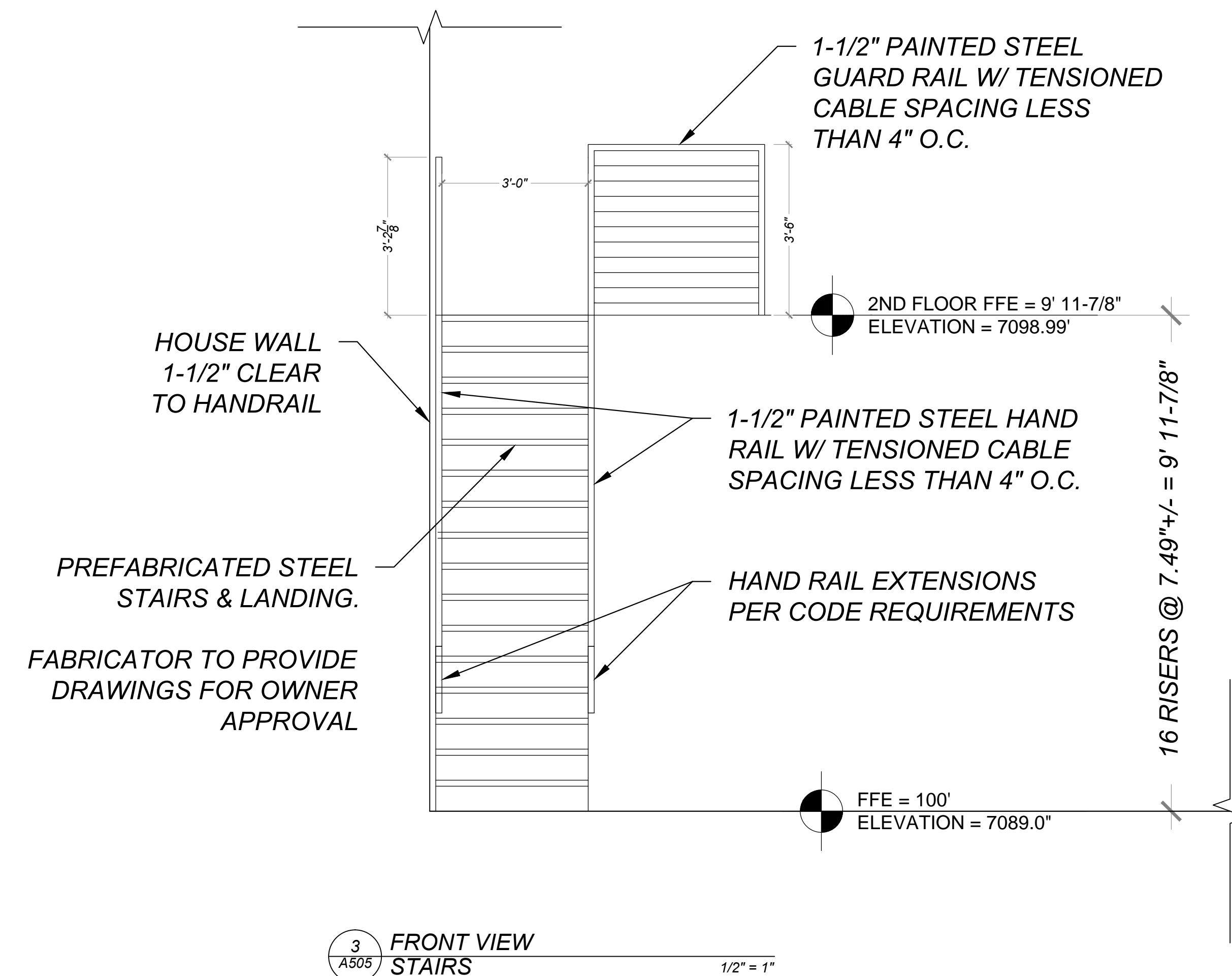
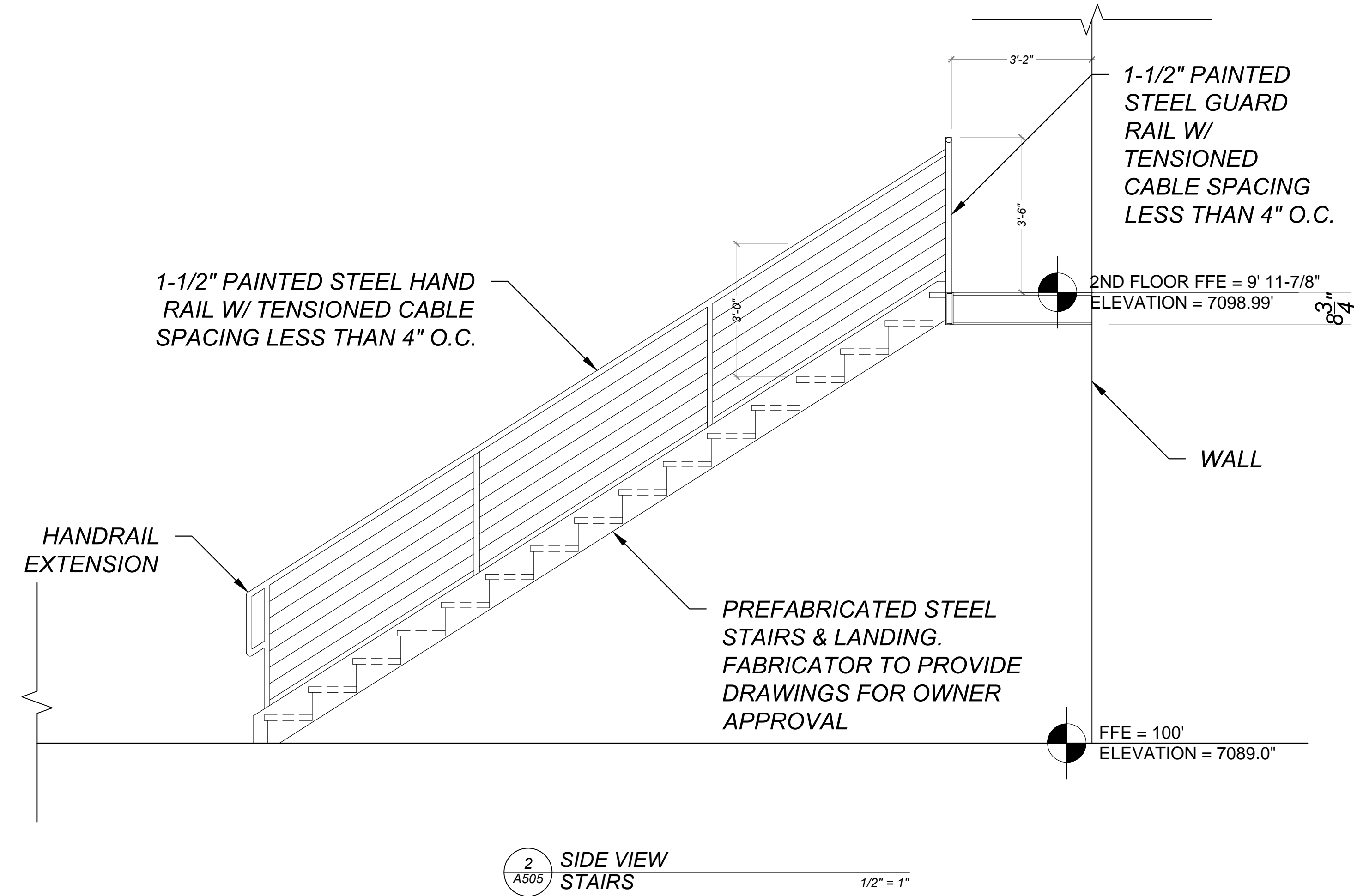
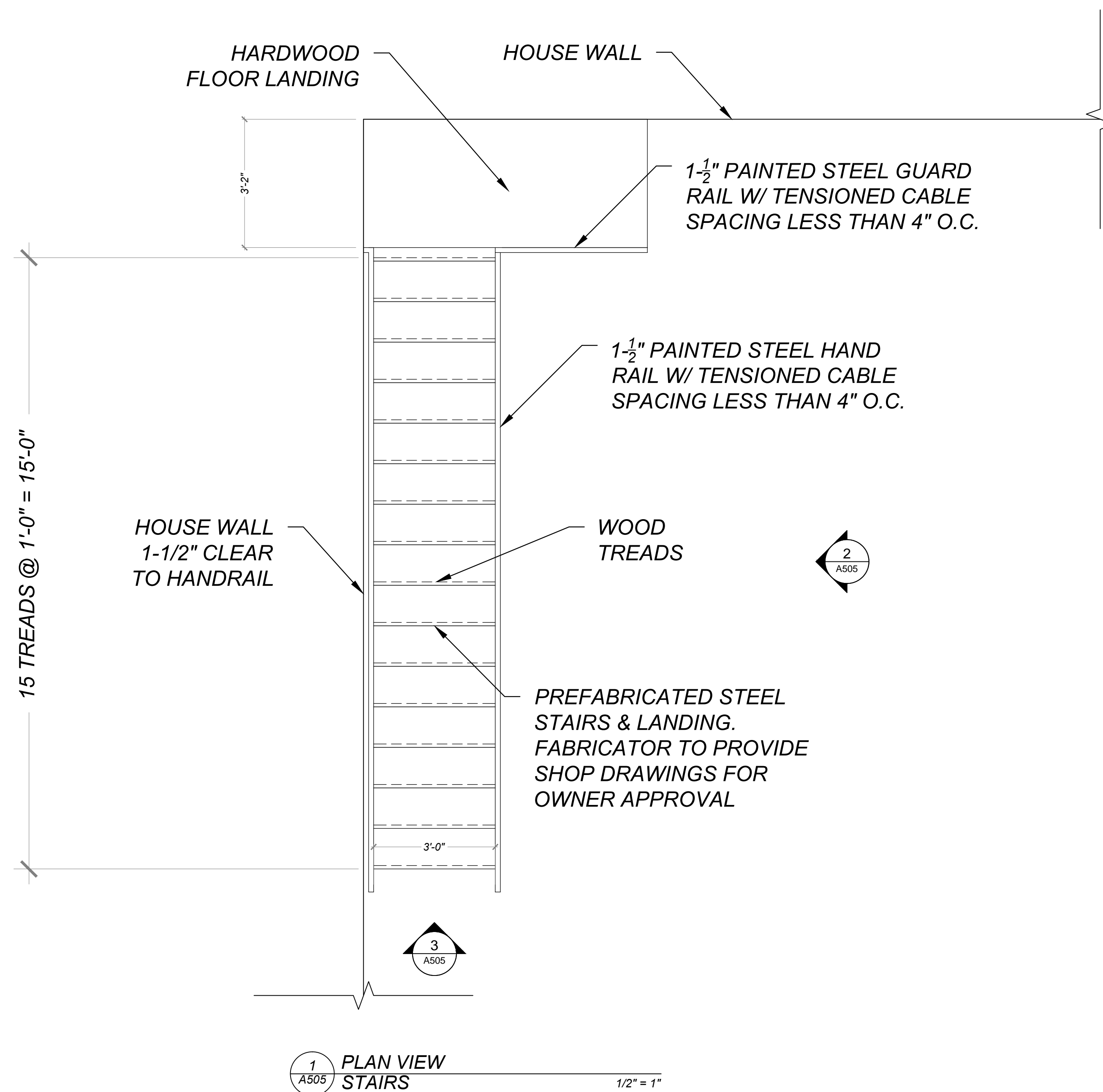
January 5, 2019
PERMIT SET

Mark & Leslie

**Santa Fe
NM 87506**

WALL SECTIONS

A504



Drawn by: ELK 12.31.18
Approved by: JS 12.31.18

Committed to Building a Sustainable World
www.palosantodesigns.com
505-988-7230

PALO

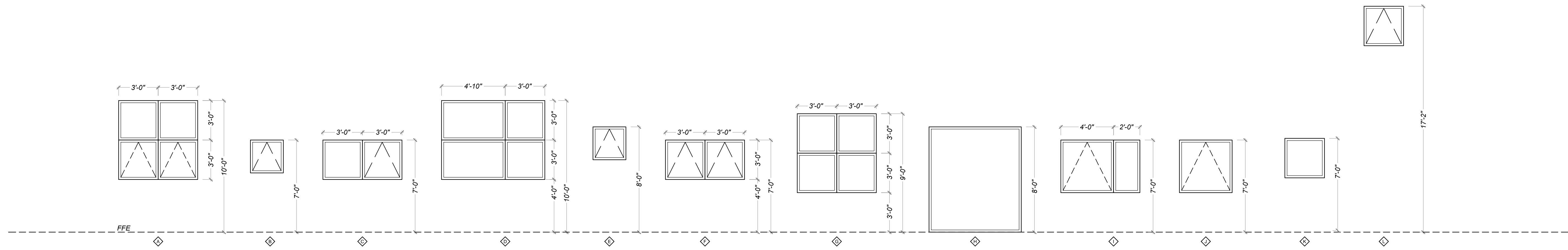
January 5, 2019
PERMIT SET

Mark & Leslie

Santa Fe
NM 87506

STAIR DETAILS

A505

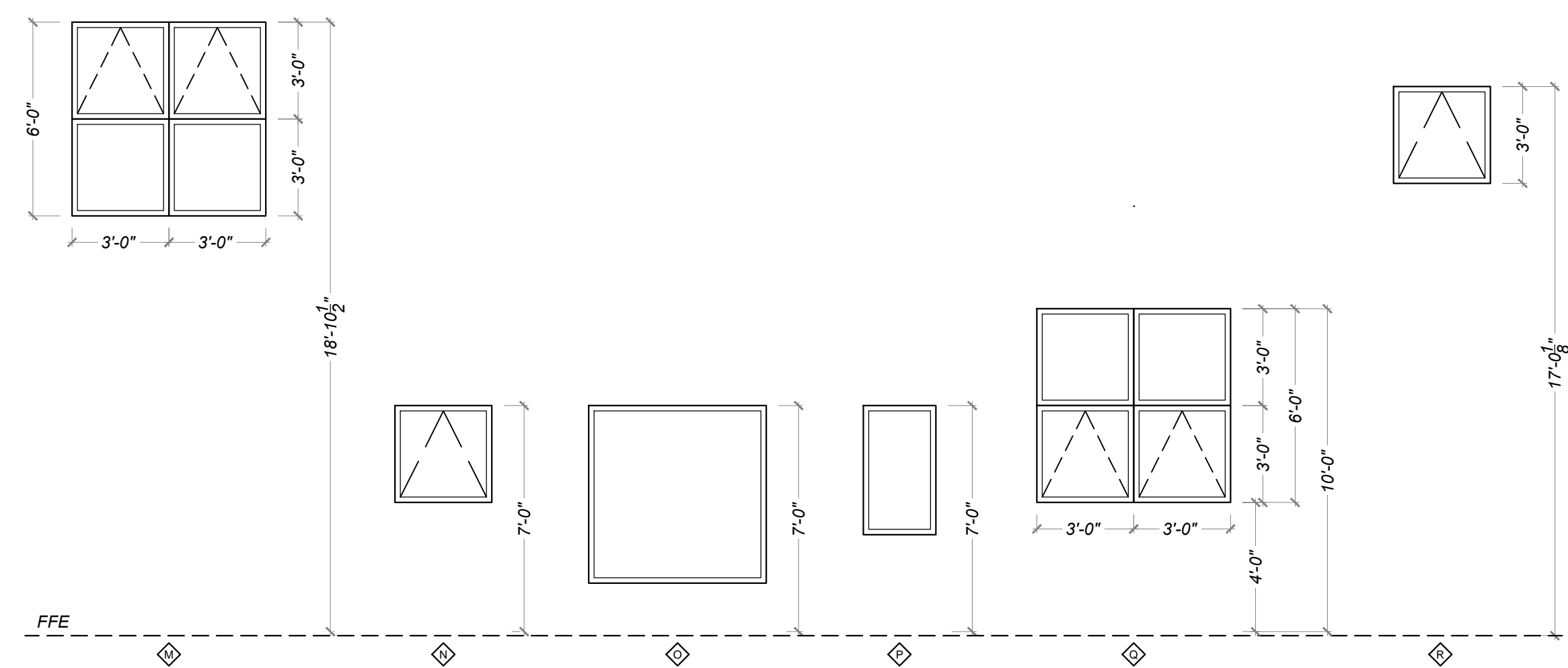


WINDOW SCHEDULE						
SYMBOL	BRAND	LOCATION(S)	QTY	NOMINAL SIZE (W x H)	NOMINAL HEADER HEIGHT	DESCRIPTION
A		KITCHEN	1	6'0" X 6'0"	10'0"	FACTORY MULLED
B		BATH #2	1	2'6" X 2'6"	7'0"	
C		LAUNDRY	1	6'0" X 3'0"	7'0"	

WINDOW SCHEDULE						
SYMBOL	BRAND	LOCATION(S)	QTY	NOMINAL SIZE (W x H)	NOMINAL HEADER HEIGHT	DESCRIPTION
D		ENTRY	1	7'10" X 10'0"	10'0"	FACTORY MULLED
E		CHILDREN & DEN HALLWAY	2	2'6" X 2'6"	8'0"	FACTORY MULLED
F		CHILDREN & DEN BEDROOM #1	1	6'0" X 3'0"	7'0"	

WINDOW SCHEDULE						
SYMBOL	BRAND	LOCATION(S)	QTY	NOMINAL SIZE (W x H)	NOMINAL HEADER HEIGHT	DESCRIPTION
G		CHILDREN & DEN	1	6'0" X 6'0"	9'0"	
H		MASTER TUNNEL	1	7'0" X 8'0"	8'0"	FACTORY MULLED
I		MASTER BATH	1	6'0" X 4'0"	7'0"	

WINDOW SCHEDULE						
SYMBOL	BRAND	LOCATION(S)	QTY	NOMINAL SIZE (W x H)	NOMINAL HEADER HEIGHT	DESCRIPTION
J		MASTER BED	1	4'0" X 4'0"	7'0"	
K		MASTER BED	1	3'0" X 3'0"	7'0"	
L		CHILDREN & DEN 2ND FLOOR	6	3'0" X 3'0"	16' 7-7/8"	



WINDOW SCHEDULE						
SYMBOL	BRAND	LOCATION(S)	QTY	NOMINAL SIZE (W x H)	NOMINAL HEADER HEIGHT	DESCRIPTION
M		CHILDREN & DEN 2ND FLOOR	2	6'0" X 6'0"	18'10-1/2"	FACTORY MULLED
N		GARAGE	3	3'0" X 3'0"	7'0"	
O		A.D.U.	1	5'6" X 5'6"	7'0"	

WINDOW SCHEDULE						
SYMBOL	BRAND	LOCATION(S)	QTY	NOMINAL SIZE (W x H)	NOMINAL HEADER HEIGHT	DESCRIPTION
P		A.D.U.	2	2'3" X 2'3"	7'0"	
Q		A.D.U. BED & BATH	1	6'0" X 6'0"	10'0"	
R		A.D.U. ATTIC	1	3'0" X 3'0"	17'0"	

1 WINDOW SCHEDULE
A601

Drawn by : ELK 12.31.18
Approved by : JS 12.31.18

Committed to Building a Sustainable World

www.palosantodesigns.com
505-988-7230

PALO

January 5, 2019
PERMIT SET

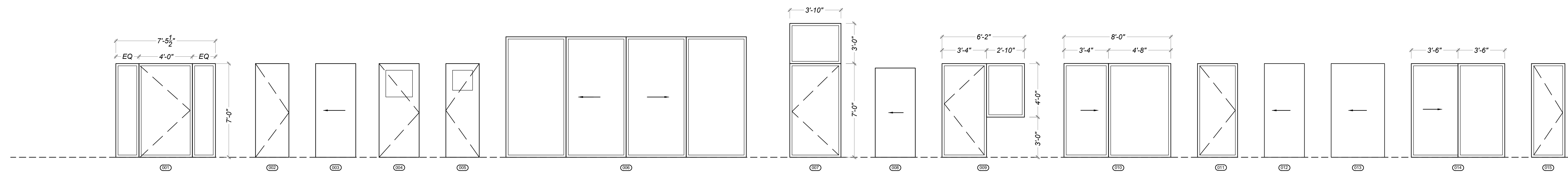
Mark & Leslie

Santa Fe
NM 87506

WINDOW SCHEDULE

A601

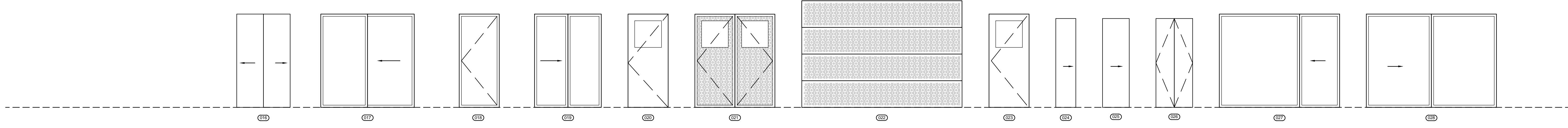
Drawn by : ELK 12.31.18
 Approved by : JS 12.31.18



DOOR SCHEDULE								
SYMBOL	BRAND	LOCATION	QTY	NOMINAL SIZE (W x H)	NOMINAL HEADER HEIGHT	HARDWARE	SWING	DESCRIPTION
001		FRONT DOOR	1	4'0" X 7'0"	7'0"			DOOR W/ SIDE LITES
002		BATH #2	1	2'6" X 7'0"	7'0"			
003		LAUNDRY	1	3'0" X 7'0"	7'0"			POCKET
004		LAUNDRY	1	3'0" X 7'0"	7'1"			
005		LAUNDRY	1	2'6" X 7'0"	7'0"			

DOOR SCHEDULE								
SYMBOL	BRAND	LOCATION	QTY	NOMINAL SIZE (W x H)	NOMINAL HEADER HEIGHT	HARDWARE	SWING	DESCRIPTION
006		GREAT ROOM	2	18'0" X 9'0"	9'0"			SLIDER
007		ENTRY TUNNEL	1	2'8" X 7'0"	7'0"			HINGED WITH SIDELITE & TRANSOM
008		MASTER SUITE	1	3'0" X 7'0"	7'0"			POCKET
009		MASTER BATH	1	3'4" X 7'0"	7'0"			W/SIDELITE
010		MASTER BED	1	3'4" X 7'0" (8" WIDE NOM OPG)	7'0"			W/SIDELITE

DOOR SCHEDULE								
SYMBOL	BRAND	LOCATION	QTY	NOMINAL SIZE (W x H)	NOMINAL HEADER HEIGHT	HARDWARE	SWING	DESCRIPTION
011		MASTER CLOSET	1	3'0" X 7'0"	7'0"			
012		CHILDREN HALLWAY	1	3'0" X 7'0"	7'0"			POCKET
013		BED #2	1	4'0" X 7'0"	7'0"			POCKET
014		BED #2	1	7'0" X 7'0"	7'0"			SLIDER
015		CHILDREN HALLWAY	3	3'0" X 7'0"	7'0"			



DOOR SCHEDULE								
SYMBOL	BRAND	LOCATION	QTY	NOMINAL SIZE (W x H)	NOMINAL HEADER HEIGHT	HARDWARE	SWING	DESCRIPTION
016		BED #1	PAIR	4'0" X 7'0"	7'0"			POCKET
017		BED #1	1	7'0" X 7'0"	7'0"			SLIDER
018		MECH	1	3'0" X 7'0"	7'0"			
019		BALCONY	PAIR	2'6" X 7'0" (5" WIDE NOM OPG)	7'0"			
020		GARAGE	1	3'0" X 7'0"	7'0"			METAL

DOOR SCHEDULE								
SYMBOL	BRAND	LOCATION	QTY	NOMINAL SIZE (W x H)	NOMINAL HEADER HEIGHT	HARDWARE	SWING	DESCRIPTION
021		GARAGE	PAIR	6'0" X 7'0"	7'0"			SEE ELEVATIONS FOR # PANELS
022		GARAGE	2	12'0" X 8'0"	8'0"			GARAGE OVERHEAD SECTIONAL SEE ELEVATIONS FOR # PANELS
023		A.D.U.	1	3'0" X 7'0"	7'0"			
024		A.D.U. COAT CLOSET	1	1'6" X 7'0"	7'0"			POCKET
025		A.D.U. BATHROOM, BED	2	2'6" X 7'0"	7'0"			POCKET

DOOR SCHEDULE								
SYMBOL	BRAND	LOCATION	QTY	NOMINAL SIZE (W x H)	NOMINAL HEADER HEIGHT	HARDWARE	SWING	DESCRIPTION
026		A.D.U. LAUNDRY DOORS	PAIR	1'6" X 7'0"	7'0"			BI-FOLD
027		A.D.U. BEDROOM PATIO DOORS	PAIR	3'0" X 7'0" (9" WIDE NOM OPG)	7'0"			SLIDER
028		A.D.U. KITCHEN PATIO DOORS	PAIR	4'10-1/2" X 7'0" (9'9" WIDE NOM OPG)	7'0"			SLIDER

Committed to Building a Sustainable World

www.palasantodesigns.com
 505-988-7230

PALO

January 5, 2019
 PERMIT SET

Mark & Leslie

Santa Fe
 NM 87506

DOOR SCHEDULE

A601.1

Drawn by : ELK 12.31.18
 Approved by : JS 12.31.18

ROOM FINISH SCHEDULE							
ROOM	WALLS	CEILING	DOORS	DOOR TRIM	WINDOWS	WINDOW TRIM	FLOOR
ENTRY		T & G	GLASS	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
KITCHEN	PLASTER	T & G		SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
GREAT ROOM	PLASTER	T & G	GLASS	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
BATH #2	PAINTED DRYWALL	PAINTED DRYWALL	S.C.B STAINED	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
LAUNDRY	PAINTED DRYWALL	PAINTED DRYWALL	S.C.B STAINED	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
HALLWAY	PAINTED DRYWALL	PAINTED DRYWALL	S.C.B STAINED	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
STAIRWAY	PAINTED DRYWALL	PAINTED DRYWALL		SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
BATH #1	PAINTED DRYWALL	PAINTED DRYWALL	S.C.B STAINED	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
BED #1	PAINTED DRYWALL	PAINTED DRYWALL	S.C.B STAINED	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
BED #2	PAINTED DRYWALL	PAINTED DRYWALL	S.C.B STAINED	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
DEN	PAINTED DRYWALL	PAINTED DRYWALL	S.C.B STAINED	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	PINE FLOORING
MECH	PAINTED DRYWALL	PAINTED DRYWALL	S.C.B FIRE RATED	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	PINE FLOORING
MASTER HALL	PAINTED DRYWALL	PAINTED DRYWALL	S.C.B STAINED	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
MASTER BED	PAINTED DRYWALL	PAINTED DRYWALL	S.C.B STAINED	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
MASTER BATH	PAINTED DRYWALL	PAINTED DRYWALL	S.C.B STAINED	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
MASTER CLOSET	PAINTED DRYWALL	PAINTED DRYWALL	S.C.B STAINED	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
GARAGE	PAINTED DRYWALL	PAINTED DRYWALL	ROLL UP	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
SHOP	PAINTED DRYWALL	PAINTED DRYWALL	S.C.B STAINED	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
A.D.U. MAIN	PAINTED DRYWALL	PAINTED DRYWALL	S.C.B STAINED	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
A.D.U. BATH	PAINTED DRYWALL	PAINTED DRYWALL	S.C.B STAINED	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
A.D.U. BED #1	PAINTED DRYWALL	PAINTED DRYWALL	S.C.B STAINED	SQUARE DRYWALL	T.B.D.	SQUARE DRYWALL	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED
EXTERIOR PORTALS	STUCCO	T & G	S.C.B STAINED	SQUARED STUCCO	T.B.D.	SQUARE STUCCO	INTEGRAL COLOR CONCRETE HARD TROWEL - BURNISHED

1
A602

ROOM FINISH SCHEDULES

Committed to Building a Sustainable World

www.palosantodesigns.com
505-988-7230

PALO

January 5, 2019
PERMIT SET

Mark & Leslie

Santa Fe
NM 87506

ROOM FINISH
SCHEDULE

A602

GIORGETTI RESIDENCE - STRUCTURAL NOTES
#34 TANO ESCONDIDO, SANTA FE, NM 87506

1. CODES AND STANDARDS

FOLLOW ALL RELATED STRUCTURAL REQUIREMENTS AS FOUND IN THE 2015 IRC, AND THE 2015 NEW MEXICO BUILDING CODE, TITLE 14, CHAPTER 7, PARTS 2-8. THE FOLLOWING STANDARDS ARE AS REFERENCED IN THE 2015 IRC:

REINFORCED CONCRETE: ACI 318-14
MASONRY: ACI 530-13/ASCE5/TMS 402
STRUCTURAL STEEL: AISC LRFD-14TH EDITION, AISC HSS, AISC 335
COLD FORMED STEEL: AISI S100-12, S200-12
ALUMINUM: AAMA-11
SHEATHING: APA PDS (PLUS SUPPLEMENTS)
DESIGN LOADS: ASCE 7-10
WELDING: AWS D1.1, D1.3, D1.4
WOOD: AWC NDS 2015 EDITION

2. LIVE LOAD

FOLLOW ALL CODE RELATED STRUCTURAL REQUIREMENTS AS FOUND IN THE 2015 IRC AND THE CURRENT STATE OF NEW MEXICO BUILDING CODE FOR PROPER INSTALLATION OF ALL MEMBERS.
ROOF LIVE LOAD: SEE TABLE R301.5 (2015 IRC)
MIN. ROOF LIVE LOAD = 20 PSF
DESIGN SNOW LOAD ON ROOF = 30 PSF
FLOOR LIVE LOAD: LL=40PSF, SEE TABLE R301.5 (2015 IRC)

3. SNOW LOAD

GROUND SNOW LOAD, $P_g = 30$ PSF
DESIGN SNOW LOAD ON ROOF = 30 PSF

4. WIND LOADS (WIND DESIGN DATA)

BASIC WIND SPEED (3-SECOND GUST) = 115 mph
BUILDING CATEGORY = II
WIND IMPORTANCE FACTOR, $I_w = 1.0$
EXPOSURE CATEGORY = EXPOSURE C

5. SEISMIC LOADS

SEISMIC IMPORTANCE FACTOR = 1.0
SEISMIC USE GROUP = I
SITE CLASS = D
SEISMIC DESIGN CATEGORY = C
BASIC SEISMIC FORCE-RESISTING SYSTEM = LIGHTWEIGHT WOODFRAME AND UNREINFORCED MASONRY WALLS

6. CONTRACTOR, VERIFY DIMENSIONS BEFORE PROCEEDING WITH WORK. THE CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH OTHER DRAWINGS FOR INDIVIDUAL ITEMS. DISCREPANCIES UNCOVERED, IF ANY, SHALL BE REPORTED IN WRITING BEFORE PROCEEDING WITH THE WORK. SO PROPER ADJUSTMENTS CAN BE MADE. ALTHOUGH PLANS AND DETAILS ARE DRAWN AT STANDARD SCALES, DO NOT SCALE DRAWINGS.

7. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: TYPES OF FLOOR FINISH AND THEIR LOCATION, DEPRESSIONS IN FLOOR SLABS, OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, PAVING, WALKS, RAMPS, CURBS, ETC.

8. HOLES AND OPENINGS THROUGH WALLS AND FLOORS FOR DUCTS, PIPING, DRAINS AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR WHO SHALL VERIFY SIZES AND LOCATION OF SUCH HOLES OR OPENINGS WITH PLUMBING, HEATING, VENTILATING AND ELECTRICAL DRAWINGS AND THE RESPECTIVE SUBCONTRACTORS. STRUCTURAL ENGINEER SHALL BE ADVISED OF ALL PROPOSED PENETRATIONS PRIOR TO INSTALLATION.

9. IF CERTAIN FEATURES ARE NOT FULLY SHOWN OR CALLED FOR ON THE DRAWINGS OR SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR. WHEN THE DRAWINGS CONFLICT ON ANY ITEM, THE MOST STRINGENT SHALL APPLY.

10. SOILS, FOUNDATIONS AND FOOTINGS

FOLLOW ALL RECOMMENDATIONS OF GEOTECHNICAL REPORT NO. 18-01627, AUGUST 2018 BY FLORENTINO ENGINEERING, FOR THE PROPOSED RESIDENCE AT #34 TANO ESCONDIDO, SANTA FE, NM 87506.

OWNER SHALL HAVE A PROFESSIONAL GEOTECHNICAL ENGINEER VERIFY THAT ALL SITE SOILS OR ENGINEERED FILL SUPPORTING ALL PARTS OF THE STRUCTURE:

- ARE CAPABLE OF SUPPORTING A CONVENTIONAL SPREAD FOOTING SYSTEM AND A CONVENTIONAL SLAB-ON-GRADE
- ARE NON-EXPANSIVE, AND NOT SUBJECT TO VOLUMETRIC CHANGES DEPENDENT ON MOISTURE CONTENT.
- ARE CAPABLE OF SUPPORTING ALL BUILDING LOADS.
- ARE CAPABLE OF AN ALLOWABLE BEARING PRESSURE OF 1500 POUNDS PER SQUARE FOOT, IN ACCORDANCE TO THE RECOMMENDATIONS OF THE PROJECT SOILS REPORT
- ARE CONSISTENT AND OF UNIFORM TYPE AND BEARING CONDITIONS A PORTION OF THE FOUNDATION SHALL NOT BE PLACED ON NATURAL ROCK WHEN ANOTHER PORTION OF THE BUILDING IS PLACED ON STRUCTURAL FILL. IF ENGINEERED FILL IS USED IT SHALL BE PLACED UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER, WITH QUALITY NON-EXPANSIVE MATERIALS AND APPROPRIATE PLACEMENT IN SUITABLE LIFTS WITH APPROPRIATE MOISTURE CONTENT. ENGINEERED FILL SHALL BE TESTED ACCORDING TO ACCEPTED ENGINEERING PRACTICES FOR DENSITY AND MOISTURE CONTENT. LOCAL ON-SITE SOILS SHALL NOT BE BLENDED WITH ENGINEERED FILL WITHOUT THE EXPRESSED PERMISSION OF A PROFESSIONAL GEOTECHNICAL ENGINEER. FILL SOILS MUST YIELD A NON-EXPANSIVE RELATIVELY IMPERMEABLE BUILDING PAD. IF UNUSUAL OR UNEXPECTED SOIL CONDITIONS ARE ENCOUNTERED DURING EXCAVATION OR DURING THE CONSTRUCTION OF THE BUILDING, A PROFESSIONAL GEOTECHNICAL ENGINEER SHALL BE CONSULTED IMMEDIATELY. BOTTOMS OF SPREAD FOOTINGS SHALL BE PLACED BELOW THE LOCAL FROST LINE, OWNER SHALL VERIFY WITH LOCAL BUILDING OFFICIALS DEPTH OF LOCAL FROST LINE. CENTER FOOTINGS UNDER COLUMNS AND WALLS UNLESS SHOWN OTHERWISE ON DRAWINGS. PROVIDE FRENCH DRAINS TO DAYLIGHT AS NECESSARY AT FOOTINGS FOR BUILDINGS AND RETAINING WALLS. POSITIVE DRAINAGE OF AT LEAST 1/4" PER FOOT SHALL BE PROVIDED AROUND BUILDING PERIMETERS. EVERY EFFORT SHALL BE MADE TO PREVENT BUILDING FOUNDATIONS FROM MOISTURE FLUCTUATIONS. IT IS RECOMMENDED THAT PLANTINGS AND GARDENS ADJACENT TO BUILDING FOUNDATIONS BE AVOIDED. ROOF DRAINAGE SHALL NOT DISCHARGE DIRECTLY TO THE GROUND ADJACENT TO BUILDING FOUNDATIONS.

11. STRUCTURAL STEEL AND MISCELLANEOUS

STEEL ANCHOR RODS: A307; STRUCTURAL CONNECTIONS: A-325, ANGLES, PLATES AND BAR: ASTM A36, W-SECTIONS: GRADE A992, TUBE STEEL
RECTANGULAR HSS, HOLLOW STRUCTURAL STEEL - A500 GRADE B - 46;
ROUND HSS, HOLLOW STRUCTURAL STEEL - A500 GRADE B - 42;
STEEL PIPE - A53 GRADE B - 35;

COMPLY WITH A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION. ALL MEMBERS NOTED CONTINUOUS ARE TO BE SPICED TO DEVELOP THE FULL STRENGTH OF THE MATERIAL. WELDING: USE E70 ELECTRODES W/ MINIMUM TENSILE STRENGTH = 70 KSI = F_{exx}

NOTE: ALL STRUCTURAL STEEL SHOP DRAWINGS MUST BE PROVIDED TO DRUC ENGINEERING PRIOR TO ORDERING MATERIALS. PROVIDE SHOP DRAWINGS OF ALL STEEL BASE PLATE LAYOUTS TO DRUC ENGINEERING, PRIOR TO ORDERING MATERIALS

12. CMU MASONRY:

PLACE (1) #5 HORIZONTAL AT TOP OF WALL IN BOND BEAM COURSE, AND AT MIDDLE HEIGHT IN BOND BEAM COURSE OR AS PER DETAILS. USE HORIZONTAL DUR-O-WAL WIRE REINFORCEMENT, IN MORTAR JOINTS AT 16" O.C. BETWEEN BOND BEAM COURSES. ALSO PROVIDE #4 VERTICAL AT 2 CELLS EACH SIDE OF ALL OPENINGS. 2 CELLS AT END OF WALL RUNS, AND 3 CELLS AT ALL CORNERS. PROVIDE CORNER BARS AT WALL INTERSECTIONS. LAP VERTICAL, CONTINUOUS, AND CORNER BARS 48 BAR DIA. (GR 60), 40 BAR DIA. (GR 40) OR AS PER DETAILS. REINFORCING: ASTM A 615, GRADE 60. GROUT ALL CELLS CONTAINING REINFORCING STEEL AND ALL CELLS BELOW GRADE.

GROUT: $F_c = 2000$ PSI AT 28 DAYS
CMU: $F_m = 1500$ PSI
MORTAR: TYPE 'S', 1800 PSI AT 28 DAYS
(1 LIME/ 2 CEMENT/ 8 SAND)

13. CONCRETE:

MIN. COMPRESSIVE STRENGTH, $F_c = 3,500$ psi AT 28 DAYS
REINFORCING: ASTM A 615, GRADE 40 FOR #4 BARS OR SMALLER. SEE MECH. & ELEC. DRAWINGS FOR OPENINGS, CHASES, INSERTS, CHAMFERS, ETC. BEFORE PLACING CONCRETE. PROVIDE KEYS & DOWELS AT ALL COLD JOINTS. PROVIDE CORNER BARS AND SPLICES WITH MIN. 40 BAR DIA. LAP (20" MIN.) CHAMFER ALL CORNERS.

CLEAR CONCRETE COVER: (BETWEEN REINFORCING AND CONCRETE SURFACE)
CONCRETE CAST AGAINST EARTH: BOTTOM AND SIDES OF FOOTINGS: 3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER:
#5 AND SMALLER: 1-1/2"; #6 AND LARGER: 2".
NOT EXPOSED TO EARTH OR WEATHER:
SLABS AND WALLS: 3/4";
BEAMS AND COLUMNS: 1 1/2"

CONCRETE SLAB FLOOR (TYP): 4" CONC. SLAB W/ 1 LAYER OF W6x6-W1.4 x W1.4 WWF REINF. OR #3 REBAR @ 16" O.C. E.W. REINF.

CONCRETE SLAB FLOOR (GARAGE): 5" CONC. SLAB W/ 2 LAYERS OF W6x6-W1.4 x W1.4 WWF REINF. OR #4 REBAR @ 16" O.C. E.W. REINF.

CONCRETE FOOTINGS: (EXCEPT SPOT FOOTINGS PER PLAN)
#4 HORIZ. CONT. STEEL @ MAX. 8" O.C. OR AS PER DETAILS

CONTROL JOINTS (c.j.): PLACE CONTROL JOINTS AS NECESSARY AT ALL INSIDE CORNERS AND AT MAXIMUM 12' O.C. TOOL IN 3/4" x 1/4" CONTROL JOINT WHILE CONCRETE IS STILL WET.
OR +1/4" x 1/4" WET SAW JOINT (TO BE GROUTED)

14. RETAINING WALLS

PROPERLY BRACE RETAINING WALL PRIOR TO BACKFILL. DO NOT REMOVE FORMS PRIOR TO 7 DAYS AFTER PLACEMENT OF CONCRETE, OR UNTIL CONCRETE REACHES THE STRENGTH OF 3000 PSI.

15. STRUCTURAL WOOD

2x & 4x DIMENSIONAL LUMBER AND VIGAS: HEM-FIR #2, OR S-P-F #2, SOLID POSTS: DOUGLAS FIR LARCH #1 OR AS SHOWN ON DRAWINGS; BUILT UP POSTS, HEADERS AND WALL STUDS: HEM-FIR #2, OR EQUIVALENT AS NOTED ON PROJECT DOCUMENTS. MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19%. NO STRUCTURAL MEMBER CAN BE CUT OR NOTCHED WITHOUT THE PRIOR APPROVAL OF NEW MEXICO STRUCTURAL ENGINEER. (FROM TABLE 4A & 4D NDS 2015); MINIMUM ALLOWABLE STRESSES:

HEM FIR #1: BEAMS & STRINGERS
 $F_b = 1050$ psi, $F_v = 140$ psi, $E = 1,300,000$ psi
HEM FIR #1: POSTS & TIMBERS
 $F_b = 975$ psi, $F_v = 140$ psi, $E = 1,300,000$ psi
HEM FIR #2 (2" - 4" THICK)
 $F_b = 850$ psi, $F_v = 150$ psi, $E = 1,300,000$ psi

SPRUCE PINE FIR (SOUTH) #1: BEAMS & STRINGERS
 $F_b = 900$ psi, $F_v = 125$ psi, $E = 1,200,000$ psi
SPRUCE PINE FIR (SOUTH) #1: POSTS & TIMBERS
 $F_b = 800$ psi, $F_v = 125$ psi, $E = 1,200,000$ psi
SPRUCE PINE FIR (SOUTH) #2 (2" - 4" THICK)
 $F_b = 775$ psi, $F_v = 135$ psi, $E = 1,100,000$ psi

DOUGLAS FIR / LARCH #1: BEAMS & STRINGERS
 $F_b = 1350$ psi, $F_v = 170$ psi, $E = 1,600,000$ psi
DOUGLAS FIR / LARCH #1: POSTS & TIMBERS
 $F_b = 1200$ psi, $F_v = 170$ psi, $E = 1,600,000$ psi
DOUGLAS FIR / LARCH #2 (2" - 4" THICK)
 $F_b = 900$ psi, $F_v = 180$ psi, $E = 1,600,000$ psi

16. ANCHORING:

EPOXY - FOLLOW ALL GUIDELINES OF SIMPSON SET XP OR HILTI EPOXY SYSTEM. MINIMUM EMBEDMENT FOR RODS: 15 6". CONCRETE SHALL REACH MINIMUM STRENGTH OF 3000 PSI PRIOR TO DRILLING FOR EPOXY
FOR INTERIOR WOOD WALLS, INSTALL PT 2x SILL PLATE WITH 1/2" DIAM. ANCHOR RODS (A.R.) @ 32" O.C. (STAGGER ANCHORS FOR 2x12 SILL PLATE)
ALTERNATIVE ANCHORING FOR INTERIOR WALLS:
HILTI POWDER ACTUATED NAILING SYSTEM,
W/ 2 1/4" X-2F DOME HEAD NAILS W/ WASHED PIN, @ 16" O.C. (FOR 2x12 SILL PLATE, USE @ 16" O.C.)

18. SHEATHING

*SEE DECK NOTES FOR ADDITIONAL NOTES AND PLACEMENT PLYWOOD OR OSB EXPOSURE 1.
FLOOR SHEATHING: MINIMUM THICKNESS= 23/32"
WALL SHEATHING: MINIMUM THICKNESS 15/32"
ROOF SHEATHING: MINIMUM SPAN RATING 40-20 MINIMUM THICKNESS 19/32"
PROVIDE 1/8" GAP AROUND PANEL EDGES AS PER MANF. SPEC.
8d NAILS - SPACING AT PANEL EDGES: 6" o.c.
SPACING AT INTERMEDIATE FRAMING: 12" o.c.

19. LAMINATED VENEER LUMBER (LVL - VERSALAM)

1 1/2" WIDE (AND BUILT-UP LVL BEAMS)
MIN. ALLOWABLE STRESS
(from BOISE CASCADE EWP WESTERN SPECIFIER'S GUIDE 1/11/13)
 $E = 2,000,000$ psi $FT = 1,950$ PSI $FC_{\perp} = 750$ PSI
 $F_b = 2,800$ psi $F_v = 285$ PSI $FC_{\parallel} = 3,000$ PSI

3 1/2" WIDE AND GREATER BEAMS
MIN. ALLOWABLE STRESS
(from BOISE CASCADE EWP WESTERN SPECIFIER'S GUIDE 1/11/13)
 $E = 2,000,000$ psi $FT = 1,950$ PSI $FC_{\perp} = 750$ PSI
 $F_b = 3,100$ psi $F_v = 285$ PSI $FC_{\parallel} = 3,000$ PSI

LVL COLUMNS
MIN. ALLOWABLE STRESS
(from BOISE CASCADE EWP WESTERN SPECIFIER'S GUIDE 1/11/13)
 $E = 1,700,000$ PSI $FT = 1,500$ PSI $FC_{\perp} = 750$ PSI
 $F_b = 2,650$ PSI $F_v = 285$ PSI $FC_{\parallel} = 3,000$ PSI

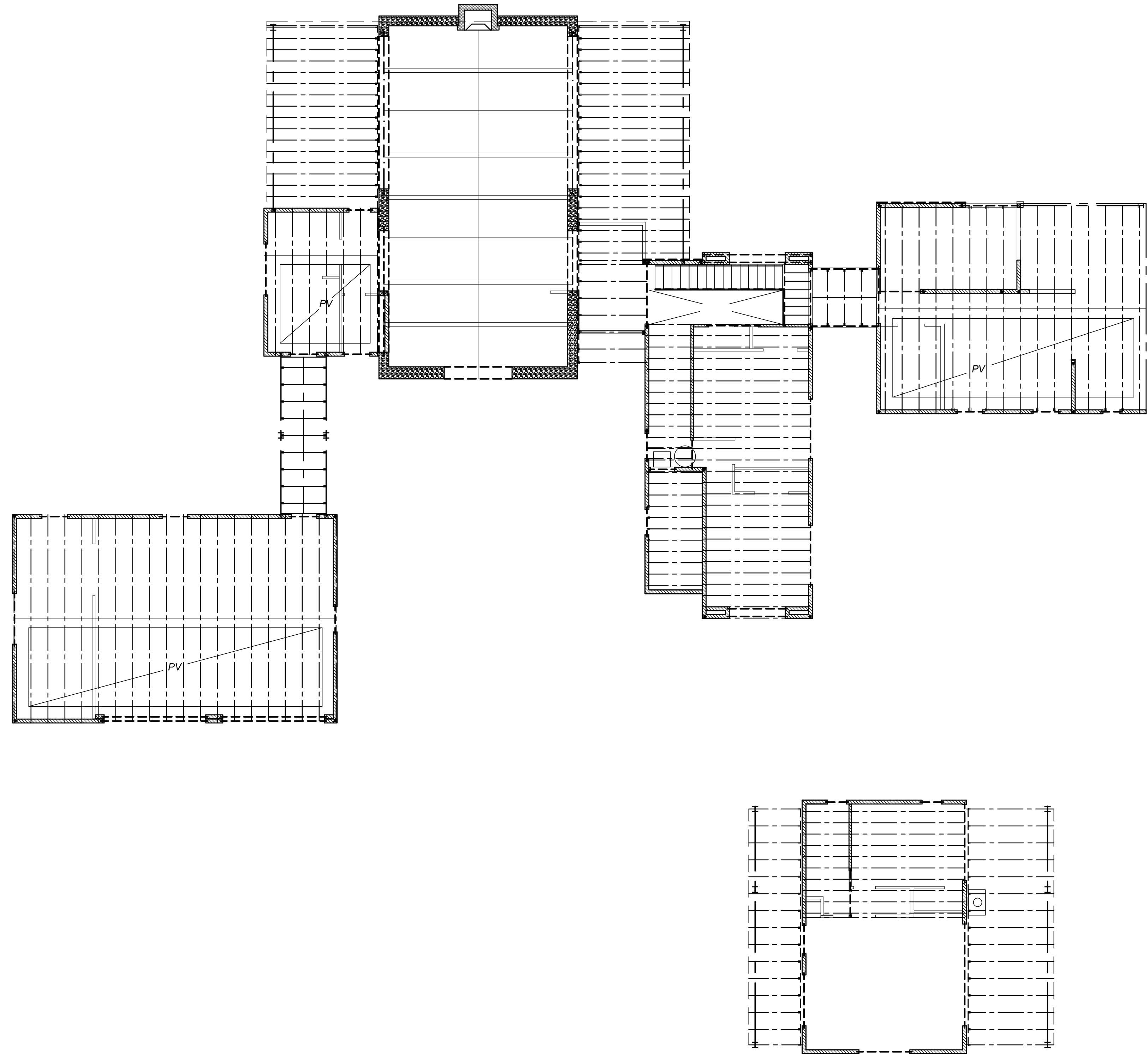
20. METAL CONNECTING DEVICES

AS MANUFACTURED BY "SIMPSON" OR APPROVED EQUAL OR AS SHOWN ON PROJECT DOCUMENTS. SUBSTITUTION SHALL NOT BE MADE UNLESS APPROVED BY ENGINEER. WHERE NAILS ARE NOT SUPPLIED BY MFR., USE MAX. SIZE NAIL.

21. PUMICE-CRETE

MIN. COMPRESSIVE STRENGTH: 500 PSI, MIN. WALL THICKNESS = 1'-2"
INSTALL CONTINUOUS BOND BEAM AT TOP OF WALL
PROVIDE #4 DOWEL FROM STEM WALL,
2'-0" PENETRATION INTO PUMICE-CRETE

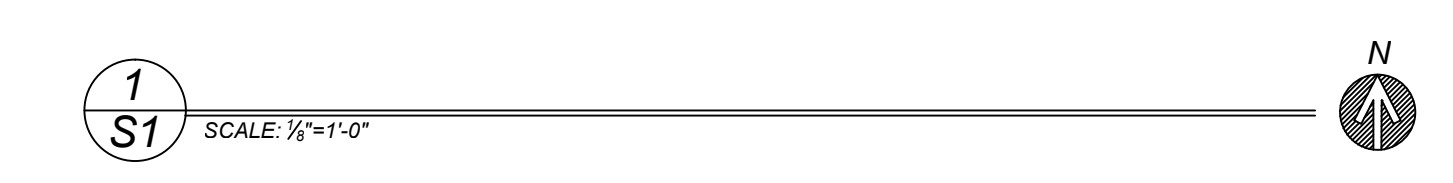
MIX DESIGN: PUMICE MIX wt = 53 PSF
CEMENT = 235#
PUMICE = 193#
WATER = 108#
 f_c min = 500 psi

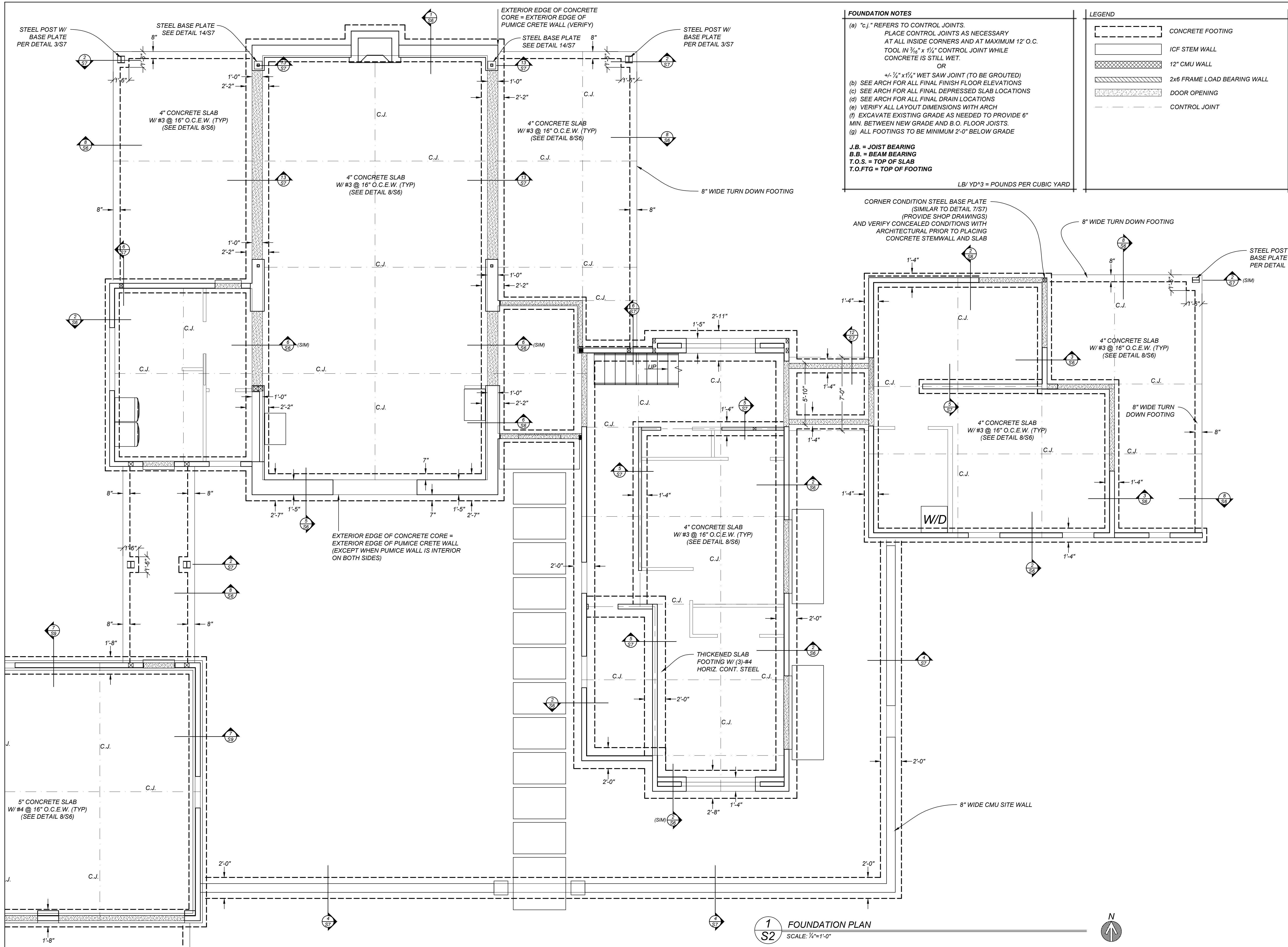


DRUC ENGINEERING
tel 505.983.4992
fax 505.984.0792

DATE:
DRAWN BY:
CHECK BY:
JOB #:

SHEET
SHEET ___ OF ___





FOUNDATION NOTES

(a) "C.J." REFERS TO CONTROL JOINTS. PLACE CONTROL JOINTS AS NECESSARY AT ALL INSIDE CORNERS AND AT MAXIMUM 12' O.C. TOOL IN 3/16" x 1/4" CONTROL JOINT WHILE CONCRETE IS STILL WET. OR +/- 1/4" x 1/4" WET SAW JOINT (TO BE GROUTED)

(b) SEE ARCH FOR ALL FINAL FINISH FLOOR ELEVATIONS

(c) SEE ARCH FOR ALL FINAL DEPRESSED SLAB LOCATIONS

(d) SEE ARCH FOR ALL FINAL DRAIN LOCATIONS

(e) VERIFY ALL LAYOUT DIMENSIONS WITH ARCH

(f) EXCAVATE EXISTING GRADE AS NEEDED TO PROVIDE 6" MIN. BETWEEN NEW GRADE AND B.O. FLOOR JOISTS.

(g) ALL FOOTINGS TO BE MINIMUM 2'-0" BELOW GRADE

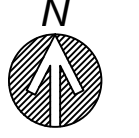
J.B. = JOIST BEARING
 B.B. = BEAM BEARING
 T.O.S. = TOP OF SLAB
 T.O.FTG. = TOP OF FOOTING

LB/ YD³ = POUNDS PER CUBIC YARD

LEGEND

	CONCRETE FOOTING
	ICF STEM WALL
	12" CMU WALL
	2x6 FRAME LOAD BEARING WALL
	DOOR OPENING
	CONTROL JOINT

1 FOUNDATION PLAN
 S2 SCALE: 1/4"=1'-0"

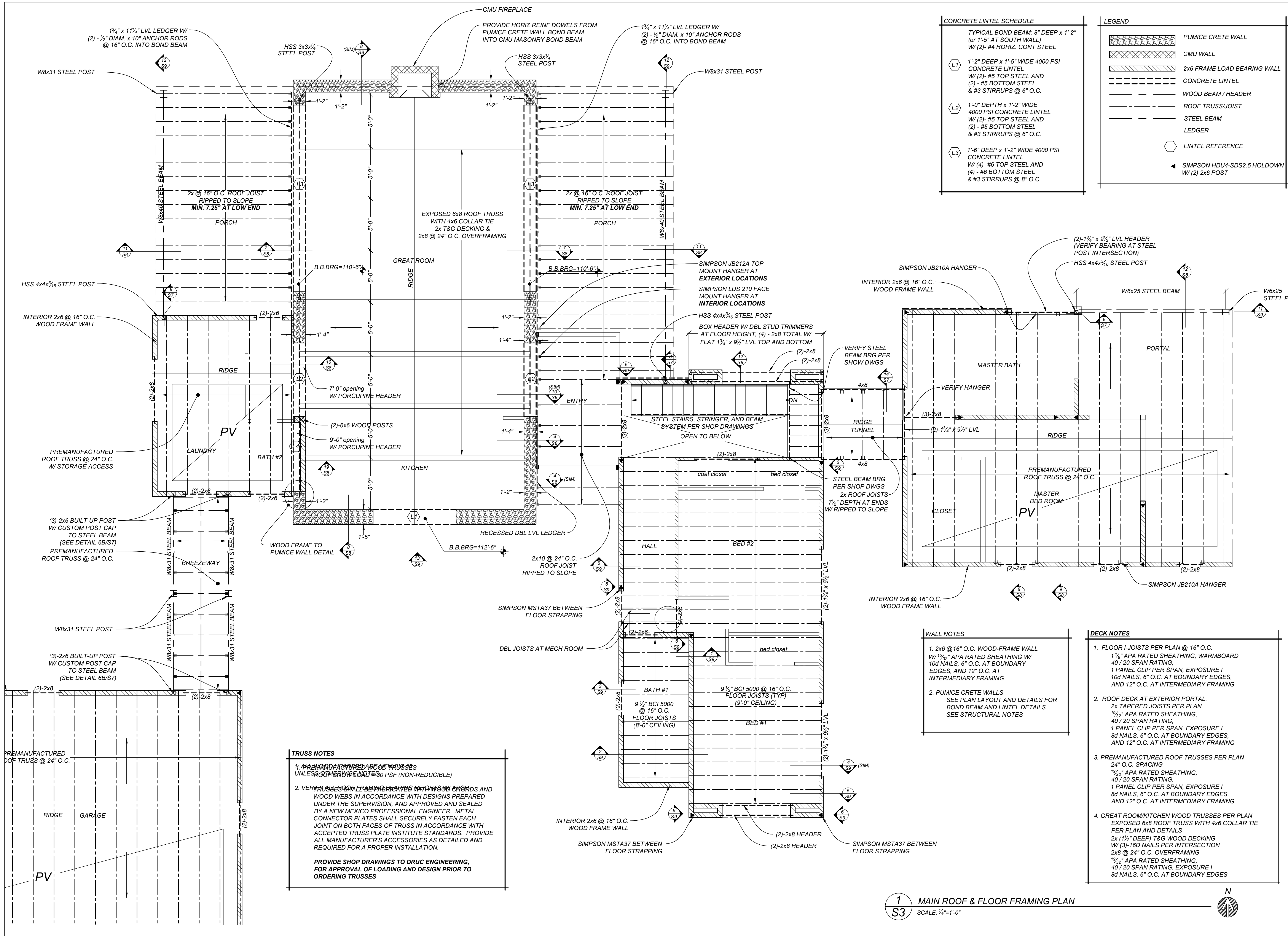


DRUC ENGINEERING

tel 505.983.4992
 fax 505.984.0792

DATE:
 DRAWN BY:
 CHECK BY:
 JOB #:

SHEET
 SHEET ___ OF ___



CONCRETE LINTEL SCHEDULE	
L1	TYPICAL BOND BEAM: 8" DEEP x 1'-2" (or 1'-5" AT SOUTH WALL) W/ (2) - #4 HORIZ. CONT STEEL
L2	1'-2" DEEP x 1'-5" WIDE 4000 PSI CONCRETE LINTEL W/ (2) - #5 TOP STEEL AND (2) - #5 BOTTOM STEEL & #3 STIRRUPS @ 6" O.C.
L3	1'-0" DEPTH x 1'-2" WIDE 4000 PSI CONCRETE LINTEL W/ (2) - #5 TOP STEEL AND (2) - #5 BOTTOM STEEL & #3 STIRRUPS @ 6" O.C.
L3	1'-6" DEEP x 1'-2" WIDE 4000 PSI CONCRETE LINTEL W/ (4) - #6 TOP STEEL AND (4) - #6 BOTTOM STEEL & #3 STIRRUPS @ 8" O.C.

LEGEND	
	PUMICE CRETE WALL
	CMU WALL
	2x6 FRAME LOAD BEARING WALL
	CONCRETE LINTEL
	WOOD BEAM / HEADER
	ROOF TRUSS/JOIST
	STEEL BEAM
	LEDGER
	LINTEL REFERENCE
	SIMPSON HDU4-SDS2.5 HOLDOWN W/ (2) 2x6 POST

TRUSS NOTES

1. ALL MANUFACTURED ROOF TRUSSES UNLESS OTHERWISE NOTED TO BE 30 PSF (NON-REDUCIBLE)
2. VERIFY ALL SUPPORTS, BRACING HEIGHTS, W/ BRONDS AND WOOD WEBS IN ACCORDANCE WITH DESIGNS PREPARED UNDER THE SUPERVISION, AND APPROVED AND SEALED BY A NEW MEXICO PROFESSIONAL ENGINEER. METAL CONNECTOR PLATES SHALL SECURELY FASTEN EACH JOINT ON BOTH FACES OF TRUSS IN ACCORDANCE WITH ACCEPTED TRUSS PLATE INSTITUTE STANDARDS. PROVIDE ALL MANUFACTURER'S ACCESSORIES AS DETAILED AND REQUIRED FOR A PROPER INSTALLATION.

PROVIDE SHOP DRAWINGS TO DRUC ENGINEERING, FOR APPROVAL OF LOADING AND DESIGN PRIOR TO ORDERING TRUSSES

WALL NOTES

1. 2x6 @ 16" O.C. WOOD-FRAME WALL W/ 1/2" APA RATED SHEATHING W/ 10d NAILS, 6" O.C. AT BOUNDARY EDGES, AND 12" O.C. AT INTERMEDIARY FRAMING
2. PUMICE CRETE WALLS SEE PLAN LAYOUT AND DETAILS FOR BOND BEAM AND LINTEL DETAILS SEE STRUCTURAL NOTES

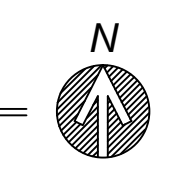
DECK NOTES

1. FLOOR I-JOISTS PER PLAN @ 16" O.C. 1 1/2" APA RATED SHEATHING, WARMBOARD 40 / 20 SPAN RATING, 1 PANEL CLIP PER SPAN, EXPOSURE 1 10d NAILS, 6" O.C. AT BOUNDARY EDGES, AND 12" O.C. AT INTERMEDIARY FRAMING
2. ROOF DECK AT EXTERIOR PORTAL: 2x TAPERED JOISTS PER PLAN 1 1/2" APA RATED SHEATHING, 40 / 20 SPAN RATING, 1 PANEL CLIP PER SPAN, EXPOSURE 1 8d NAILS, 6" O.C. AT BOUNDARY EDGES, AND 12" O.C. AT INTERMEDIARY FRAMING
3. PREMANUFACTURED ROOF TRUSSES PER PLAN 24" O.C. SPACING 1 1/2" APA RATED SHEATHING, 40 / 20 SPAN RATING, 1 PANEL CLIP PER SPAN, EXPOSURE 1 8d NAILS, 6" O.C. AT BOUNDARY EDGES, AND 12" O.C. AT INTERMEDIARY FRAMING
4. GREAT ROOM/KITCHEN WOOD TRUSSES PER PLAN EXPOSED 6x8 ROOF TRUSS WITH 4x6 COLLAR TIE PER PLAN AND DETAILS 2x (1 1/2" DEEP) T&G WOOD DECKING W/ (3)-16d NAILS PER INTERSECTION 2x8 @ 24" O.C. OVERFRAMING 1 1/2" APA RATED SHEATHING, 40 / 20 SPAN RATING, EXPOSURE 1 8d NAILS, 6" O.C. AT BOUNDARY EDGES

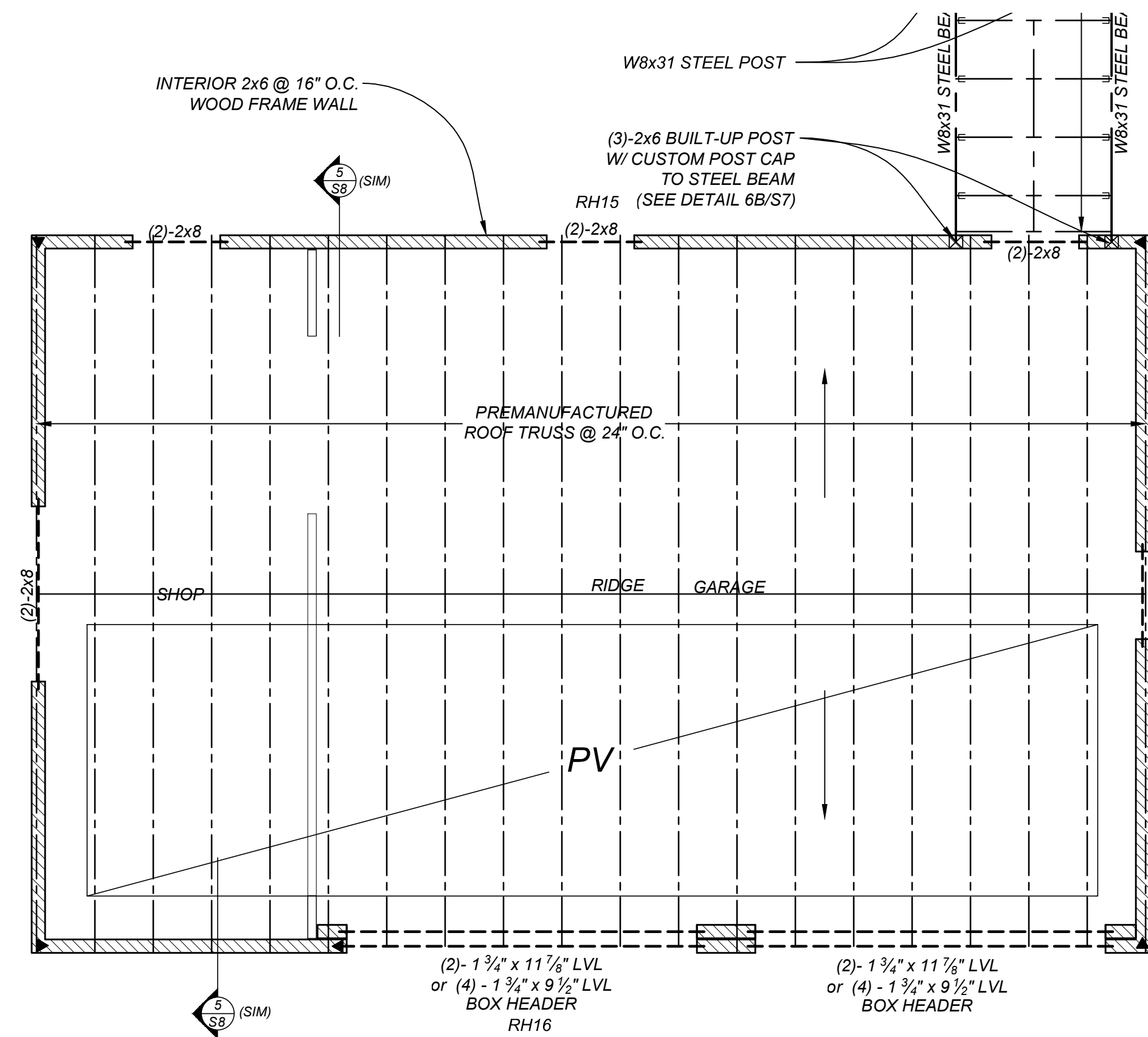
DRUC ENGINEERING
 tel 505.983.4992
 fax 505.984.0792

DATE:
 DRAWN BY:
 CHECK BY:
 JOB #:

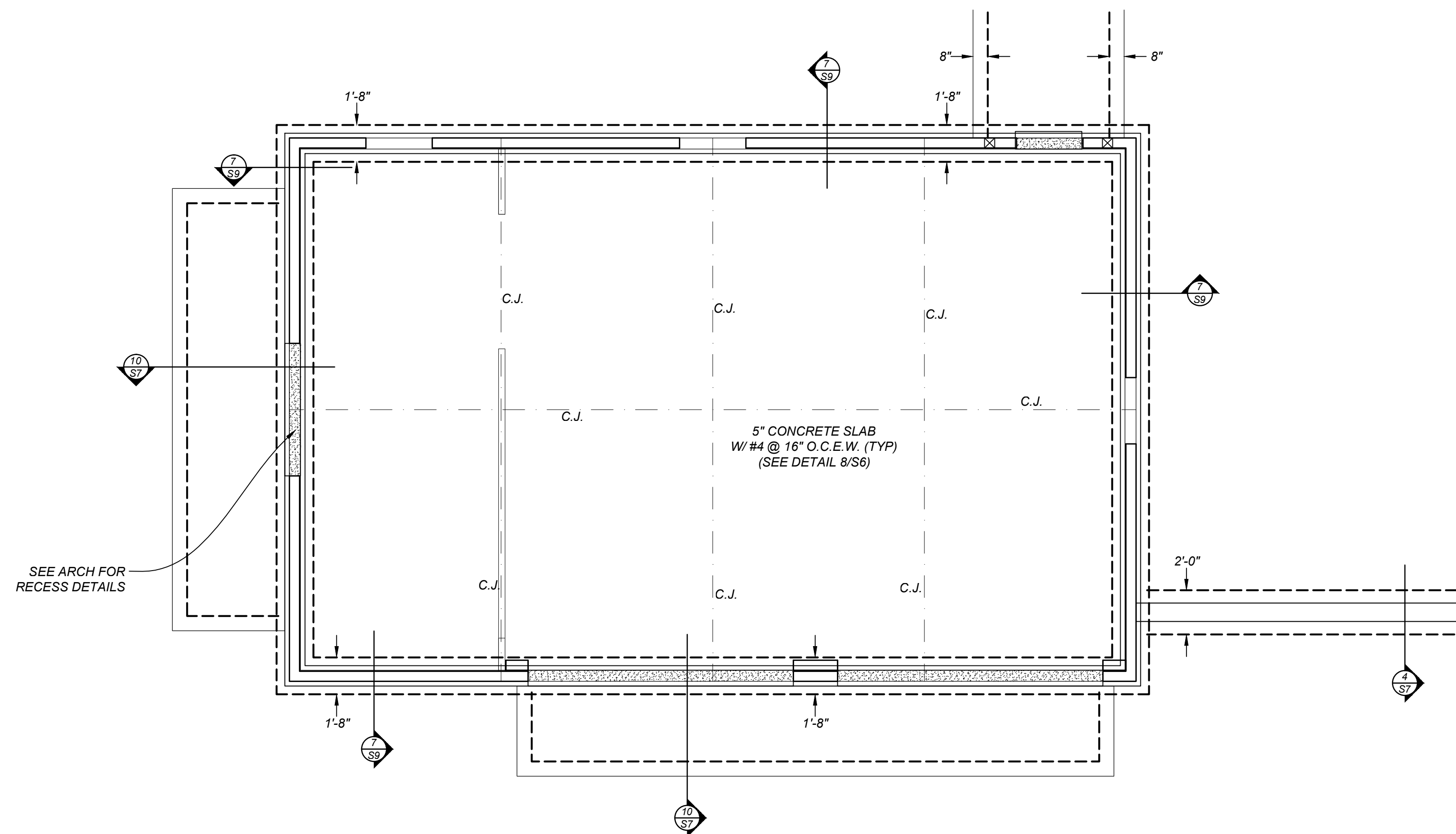
1
 S3 MAIN ROOF & FLOOR FRAMING PLAN
 SCALE: 1/4"=1'-0"



SHEET
 SHEET ___ OF ___



3 MAIN ROOF & FLOOR FRAMING PLAN
S4 SCALE: 1/4"=1'-0"



2 FOUNDATION PLAN
S4 SCALE: 1/4"=1'-0"

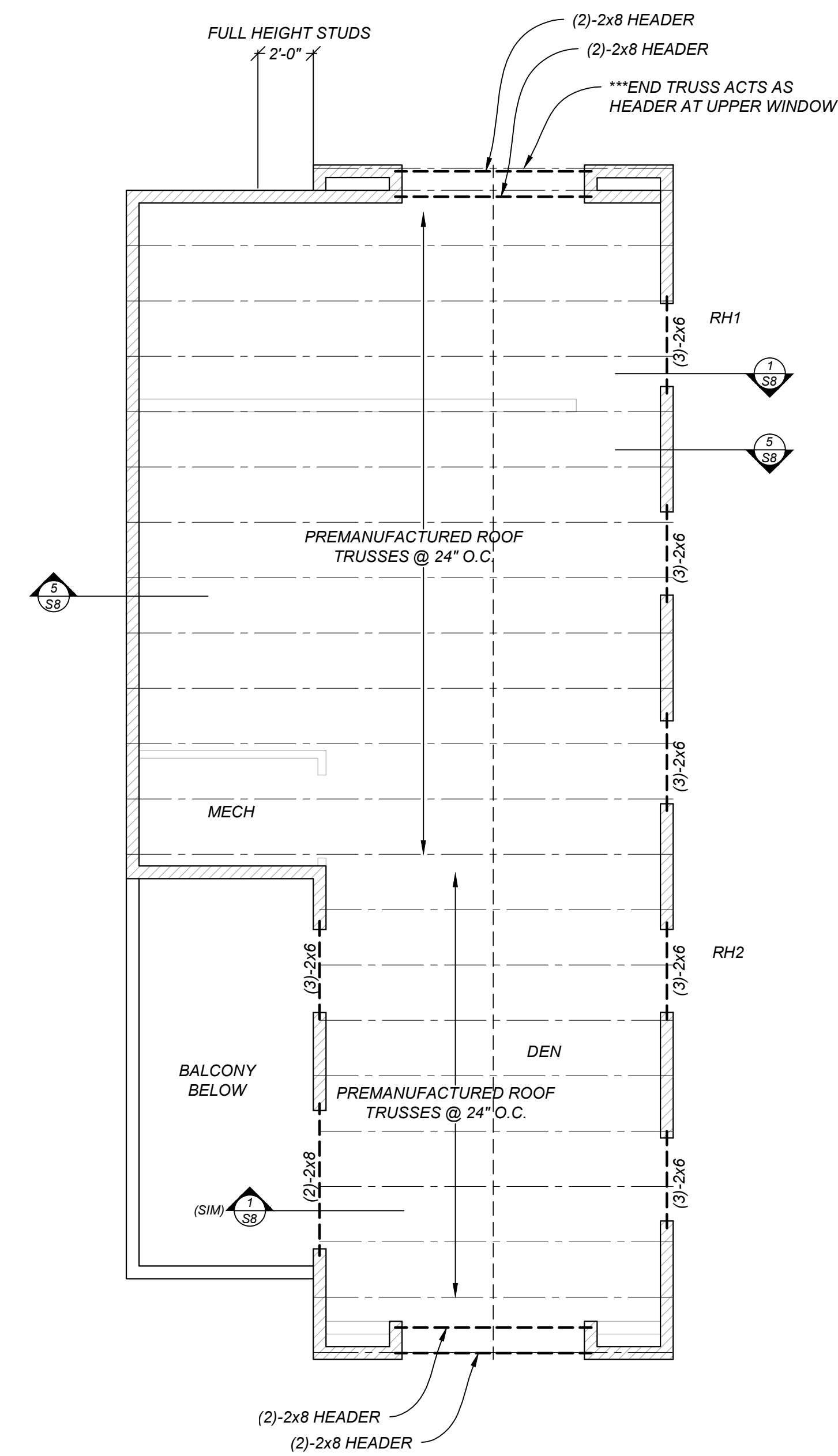
LEGEND	
	PUMICE CRETE WALL
	CMU WALL
	2x6 FRAME LOAD BEARING WALL
	CONCRETE LINTEL
	WOOD BEAM / HEADER
	ROOF TRUSS/JOIST
	STEEL BEAM
	LEDGER
	LINTEL REFERENCE
	SIMPSON HDU4-SDS2.5 HOLDOWN W/ (2) 2x6 POST

WALL NOTES

- 2x6 @ 16" O.C. WOOD-FRAME WALL W/ 1 1/2" APA RATED SHEATHING W/ 10d NAILS, 6" O.C. AT BOUNDARY EDGES, AND 12" O.C. AT INTERMEDIARY FRAMING
- PUMICE CRETE WALLS SEE PLAN LAYOUT AND DETAILS FOR BOND BEAM AND LINTEL DETAILS SEE STRUCTURAL NOTES

DECK NOTES

- FLOOR I-JOISTS PER PLAN @ 16" O.C. 1 1/2" APA RATED SHEATHING, WARMBOARD 40 / 20 SPAN RATING, 1 PANEL CLIP PER SPAN, EXPOSURE I 10d NAILS, 6" O.C. AT BOUNDARY EDGES, AND 12" O.C. AT INTERMEDIARY FRAMING
- ROOF DECK AT EXTERIOR PORTAL: 2x TAPERED JOISTS PER PLAN 1 1/2" APA RATED SHEATHING, 40 / 20 SPAN RATING, 1 PANEL CLIP PER SPAN, EXPOSURE I 8d NAILS, 6" O.C. AT BOUNDARY EDGES, AND 12" O.C. AT INTERMEDIARY FRAMING
- PREMANUFACTURED ROOF TRUSSES PER PLAN 24" O.C. SPACING 1 1/2" APA RATED SHEATHING, 40 / 20 SPAN RATING, 1 PANEL CLIP PER SPAN, EXPOSURE I 8d NAILS, 6" O.C. AT BOUNDARY EDGES, AND 12" O.C. AT INTERMEDIARY FRAMING
- GREAT ROOM/KITCHEN WOOD TRUSSES PER PLAN EXPOSED 6x8 ROOF TRUSS WITH 4x6 COLLAR TIE PER PLAN AND DETAILS 2x (1 1/2" DEEP) T&G WOOD DECKING W/ (3)-16d NAILS PER INTERSECTION 2x8 @ 24" O.C. OVERFRAMING 1 1/2" APA RATED SHEATHING, 40 / 20 SPAN RATING, EXPOSURE I 8d NAILS, 6" O.C. AT BOUNDARY EDGES



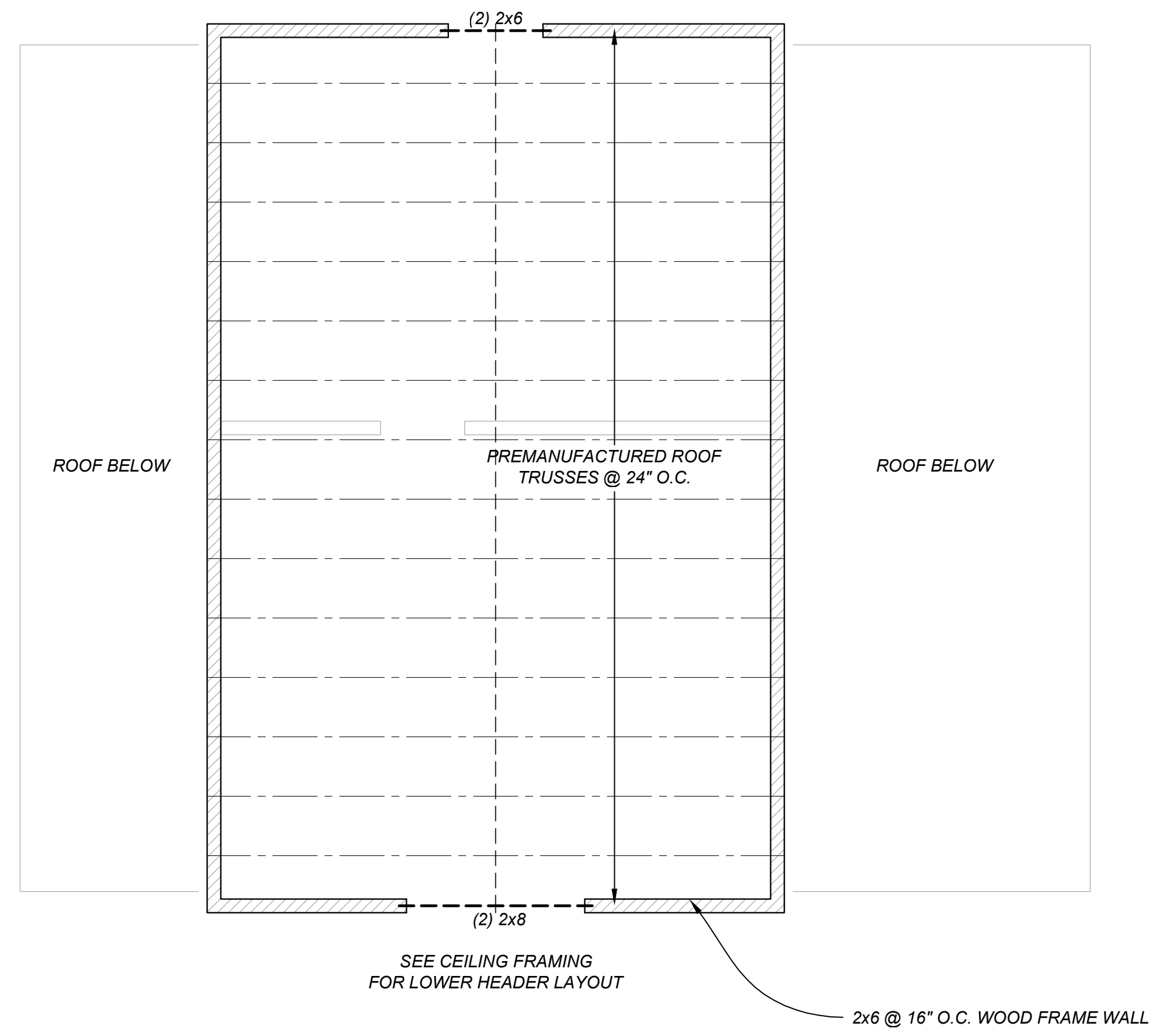
1 UPPER ROOF FRAMING PLAN AT DEN
S4 SCALE: 1/4"=1'-0"

DRUC ENGINEERING

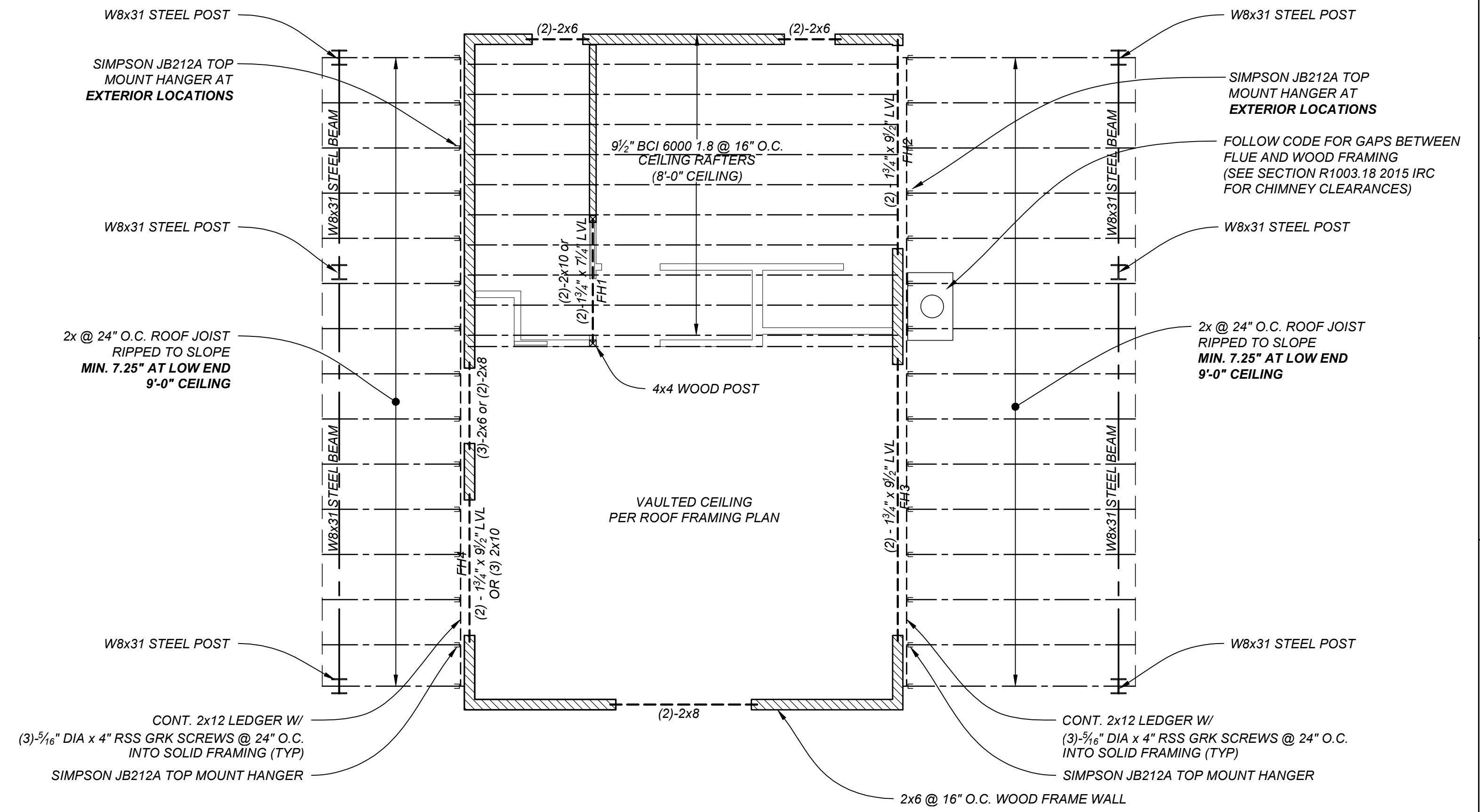
tel 505.983.4992
 fax 505.984.0792

DATE:
 DRAWN BY:
 CHECK BY:
 JOB #:

SHEET
 SHEET ___ OF ___



3 ROOF FRAMING PLAN AT ADU
 S5 SCALE: 1/4"=1'-0"

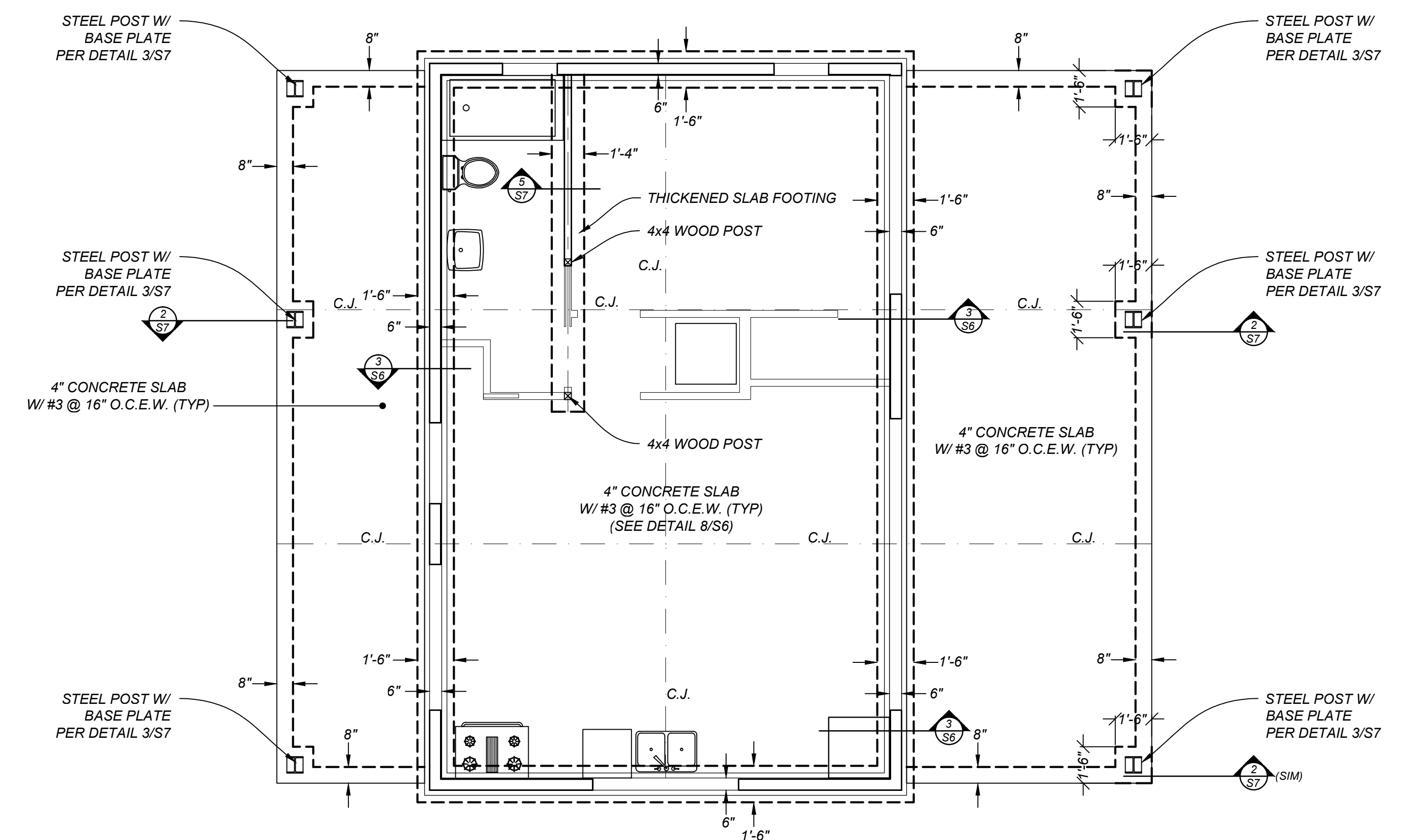


2 PORTAL ROOF & CEILING FRAMING PLAN AT ADU
 S5 SCALE: 1/4"=1'-0"

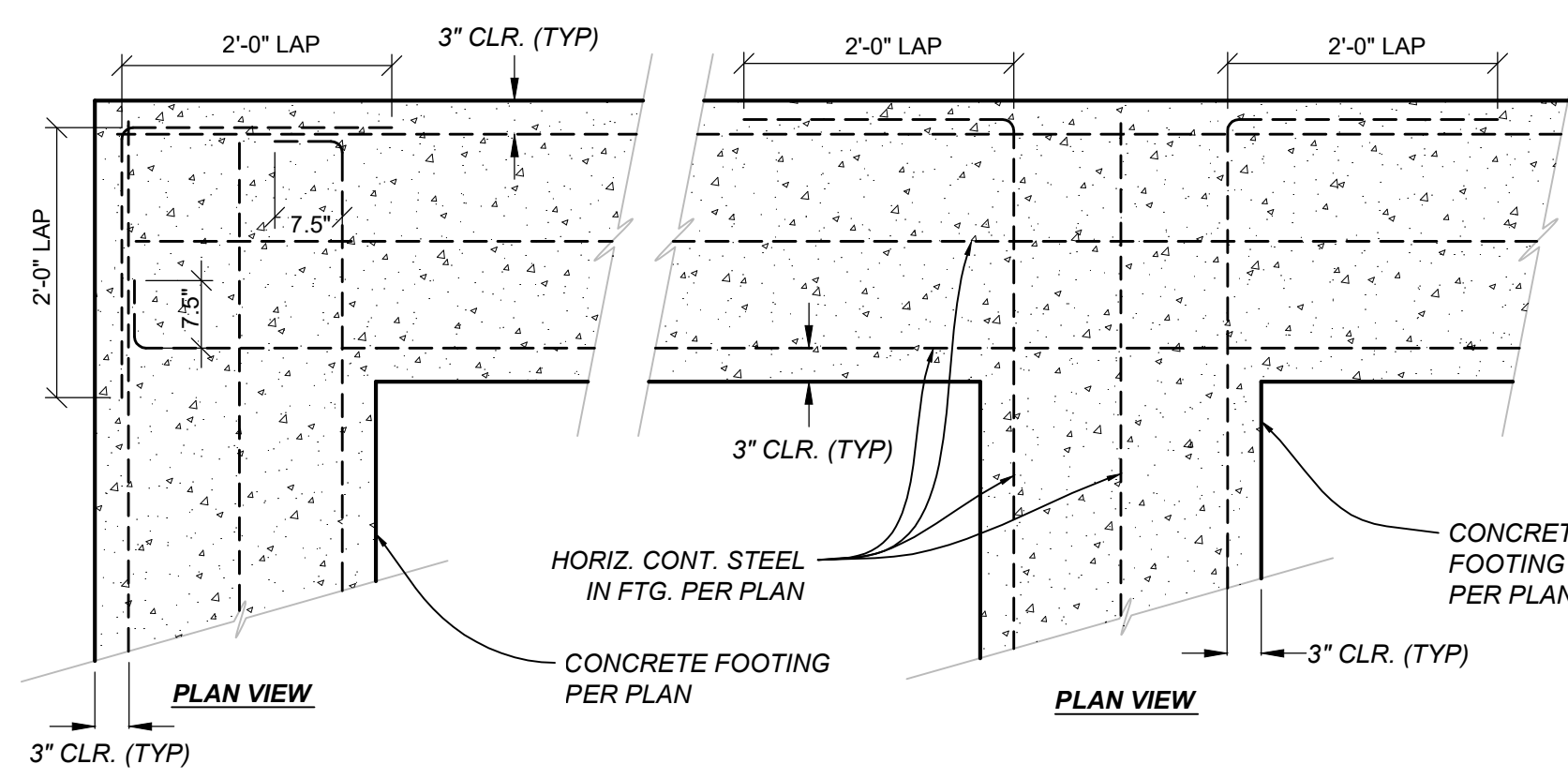
LEGEND	
	PUMICE CRETE WALL
	CMU WALL
	2x6 FRAME LOAD BEARING WALL
	CONCRETE LINTEL
	WOOD BEAM / HEADER
	ROOF TRUSS/JOIST
	STEEL BEAM
	LEDGER
	LINTEL REFERENCE
	SIMPSON HDU4-SDS2.5 HOLDOWN W/ (2) 2x6 POST

WALL NOTES
1. 2x6 @ 16" O.C. WOOD-FRAME WALL W/ 1/2" APA RATED SHEATHING W/ 10d NAILS, 6" O.C. AT BOUNDARY EDGES, AND 12" O.C. AT INTERMEDIARY FRAMING
2. PUMICE CRETE WALLS SEE PLAN LAYOUT AND DETAILS FOR BOND BEAM AND LINTEL DETAILS SEE STRUCTURAL NOTES

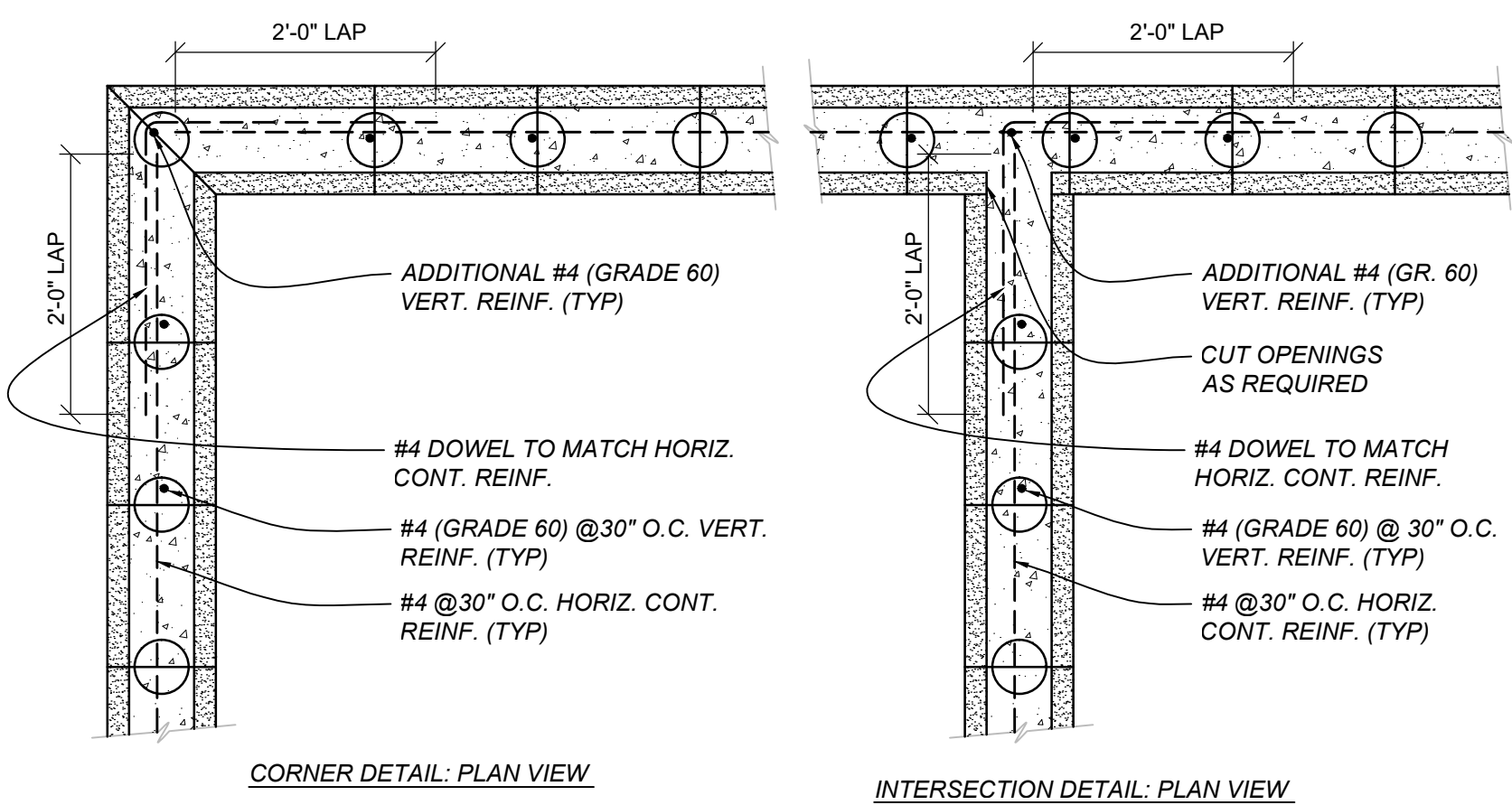
DECK NOTES
1. FLOOR I-JOISTS PER PLAN @ 16" O.C. 1 1/2" APA RATED SHEATHING, WARMBOARD 40 / 20 SPAN RATING. 1 PANEL CLIP PER SPAN, EXPOSURE I 10d NAILS, 6" O.C. AT BOUNDARY EDGES, AND 12" O.C. AT INTERMEDIARY FRAMING
2. ROOF DECK AT EXTERIOR PORTAL: 2x TAPERED JOISTS PER PLAN 1 1/2" APA RATED SHEATHING, 40 / 20 SPAN RATING. 1 PANEL CLIP PER SPAN, EXPOSURE I 8d NAILS, 6" O.C. AT BOUNDARY EDGES, AND 12" O.C. AT INTERMEDIARY FRAMING
3. PREMANUFACTURED ROOF TRUSSES PER PLAN 24" O.C. SPACING 1 1/2" APA RATED SHEATHING, 40 / 20 SPAN RATING. 1 PANEL CLIP PER SPAN, EXPOSURE I 8d NAILS, 6" O.C. AT BOUNDARY EDGES, AND 12" O.C. AT INTERMEDIARY FRAMING
4. GREAT ROOM/KITCHEN WOOD TRUSSES PER PLAN EXPOSED 6x8 ROOF TRUSS WITH 4x6 COLLAR TIE PER PLAN AND DETAILS 2x (1 1/2" DEEP) T&G WOOD DECKING W/ (3)-16D NAILS PER INTERSECTION 2x8 @ 24" O.C. OVERFRAMING 1 1/2" APA RATED SHEATHING, 40 / 20 SPAN RATING, EXPOSURE I 8d NAILS, 6" O.C. AT BOUNDARY EDGES



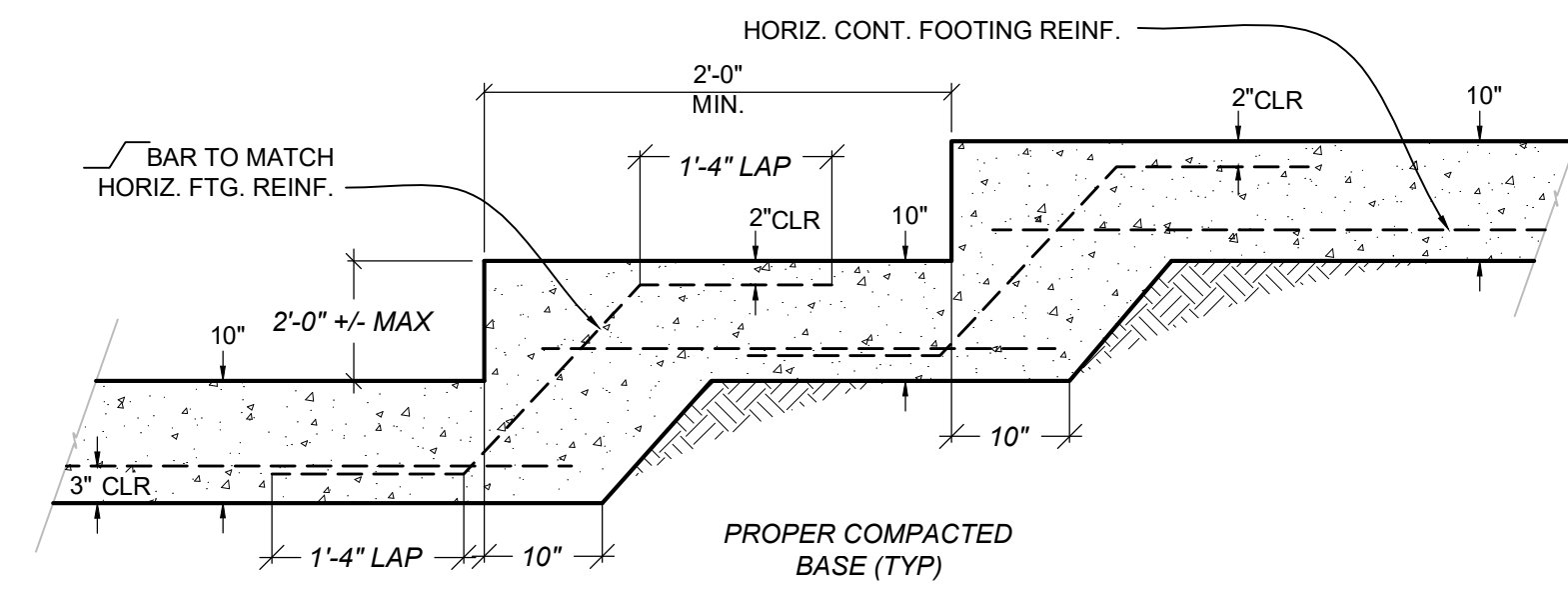
1 FOUNDATION PLAN AT ADU
 S5 SCALE: 1/4"=1'-0"



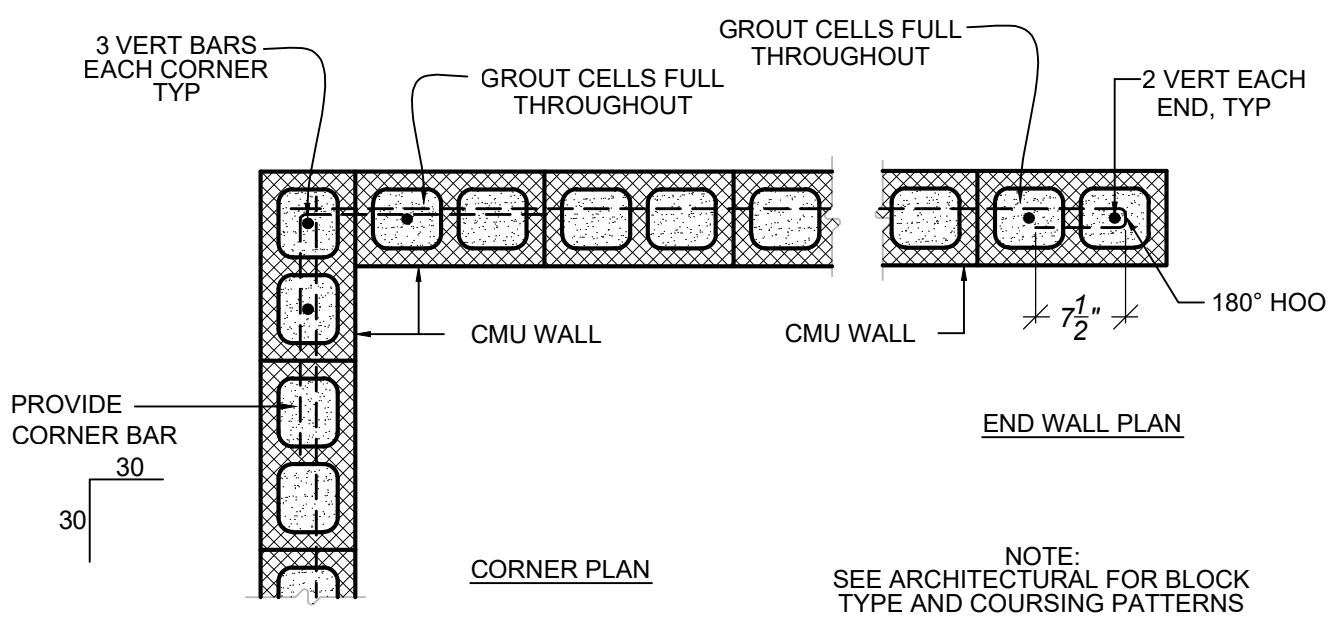
11
S6 CONCRETE BOND BEAM / FOOTING INTERSECTION-CORNER DETAILS
SCALE: 3/4"=1'-0"



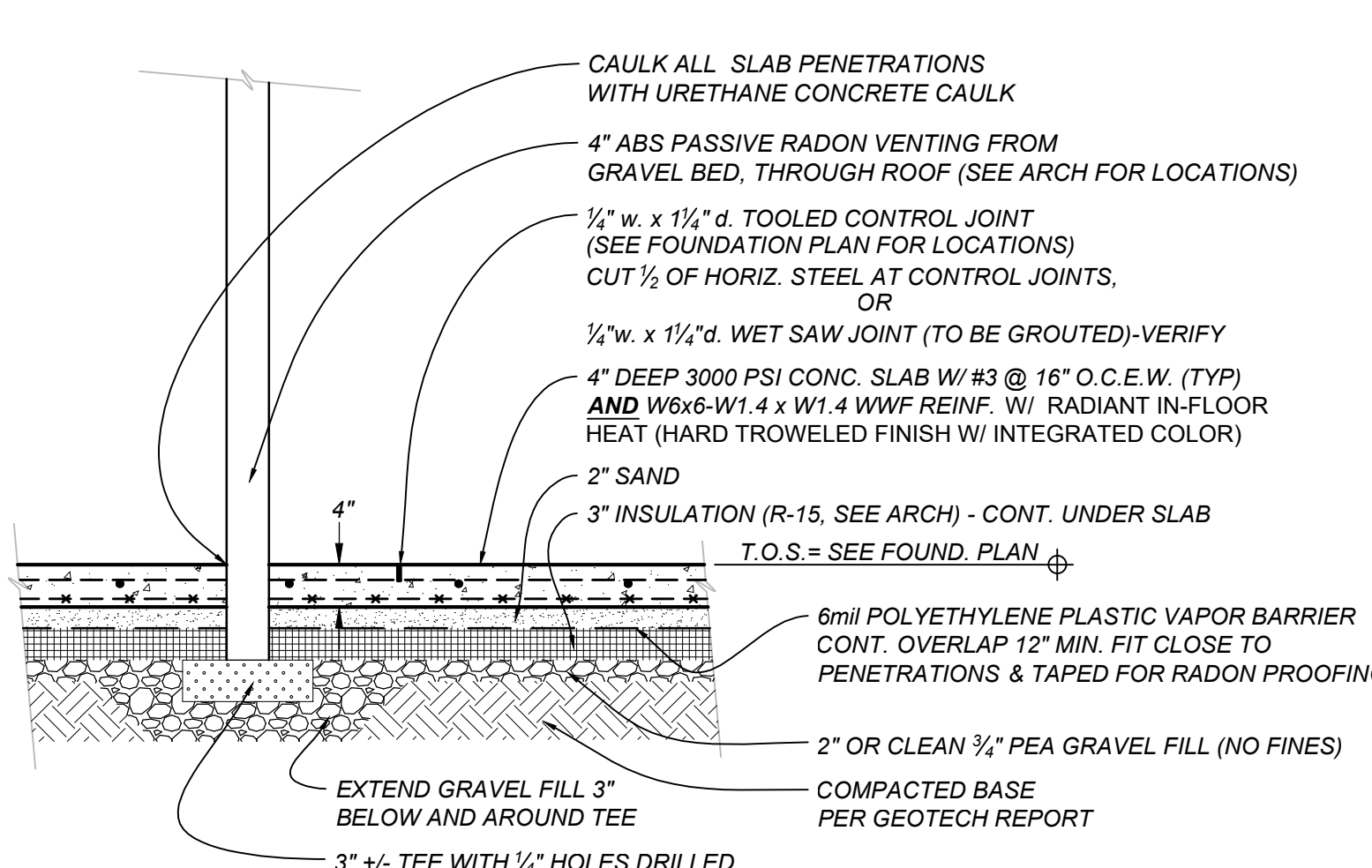
12
S6 CONCRETE CORNER/INTERSECTION DETAIL
SCALE: 3/4"=1'-0"



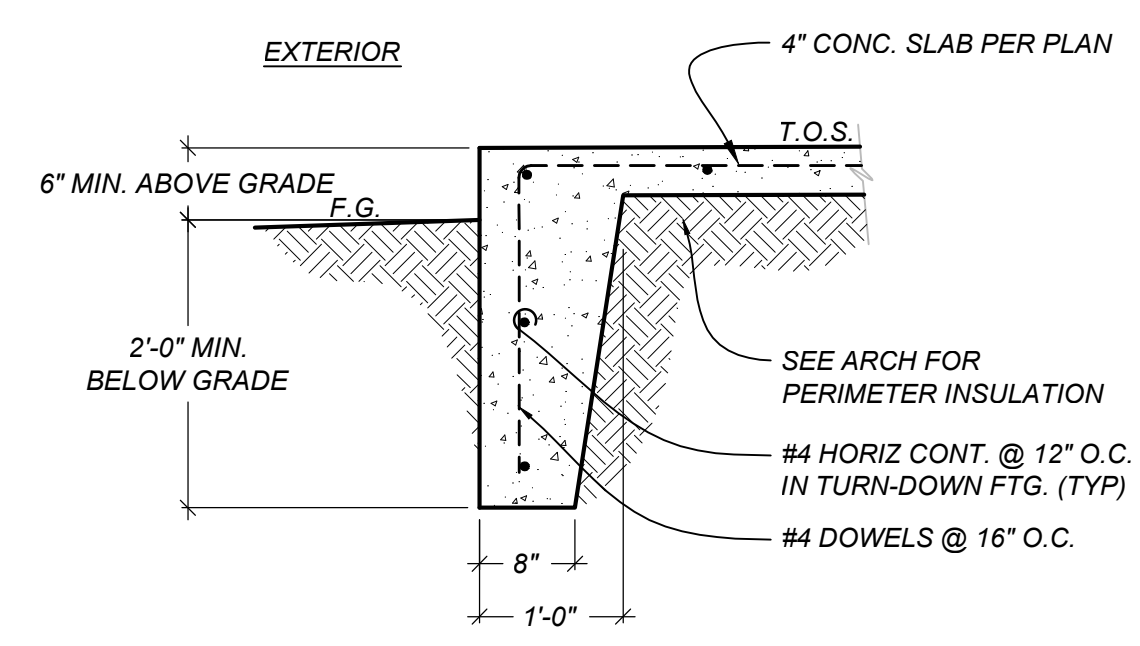
13
S6 STEPPED FOOTING DETAIL
SCALE: 3/4"=1'-0"



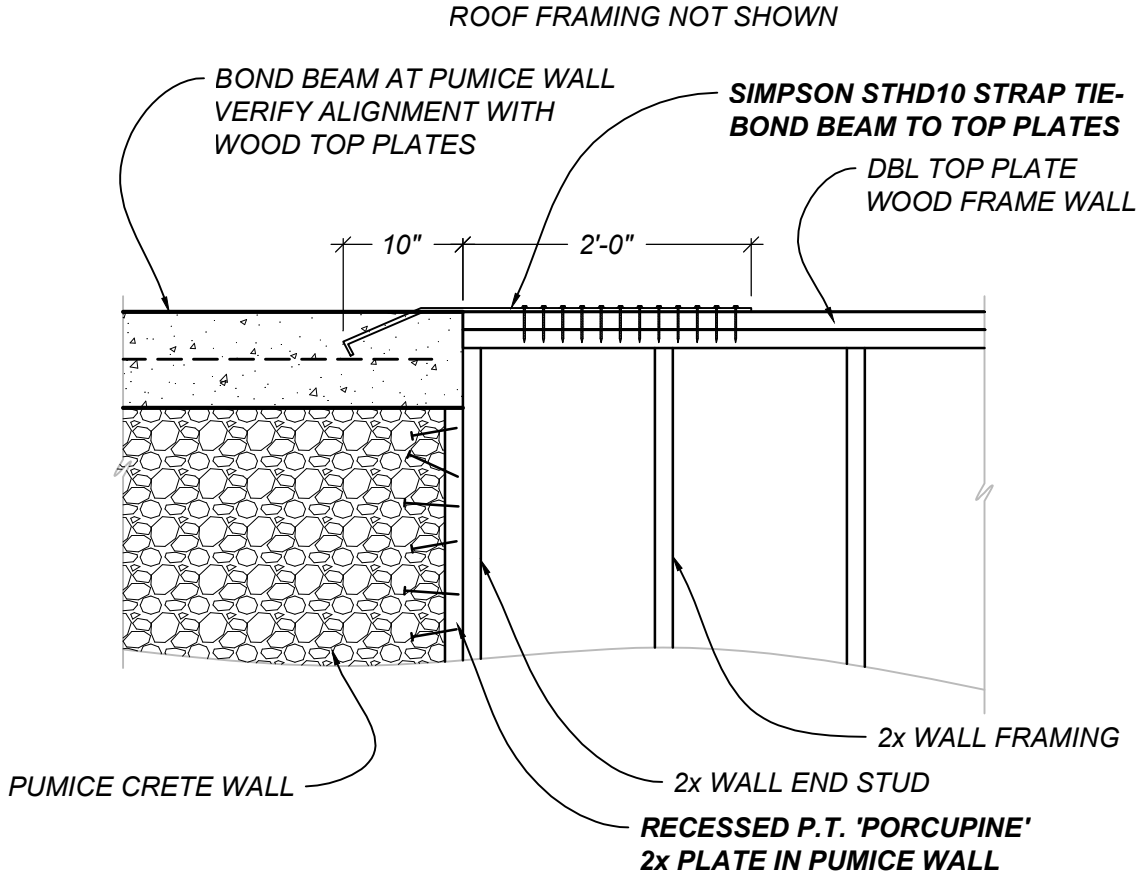
14
S6 CMU CORNER / INTERSECTION DETAIL
SCALE: 3/4"=1'-0"



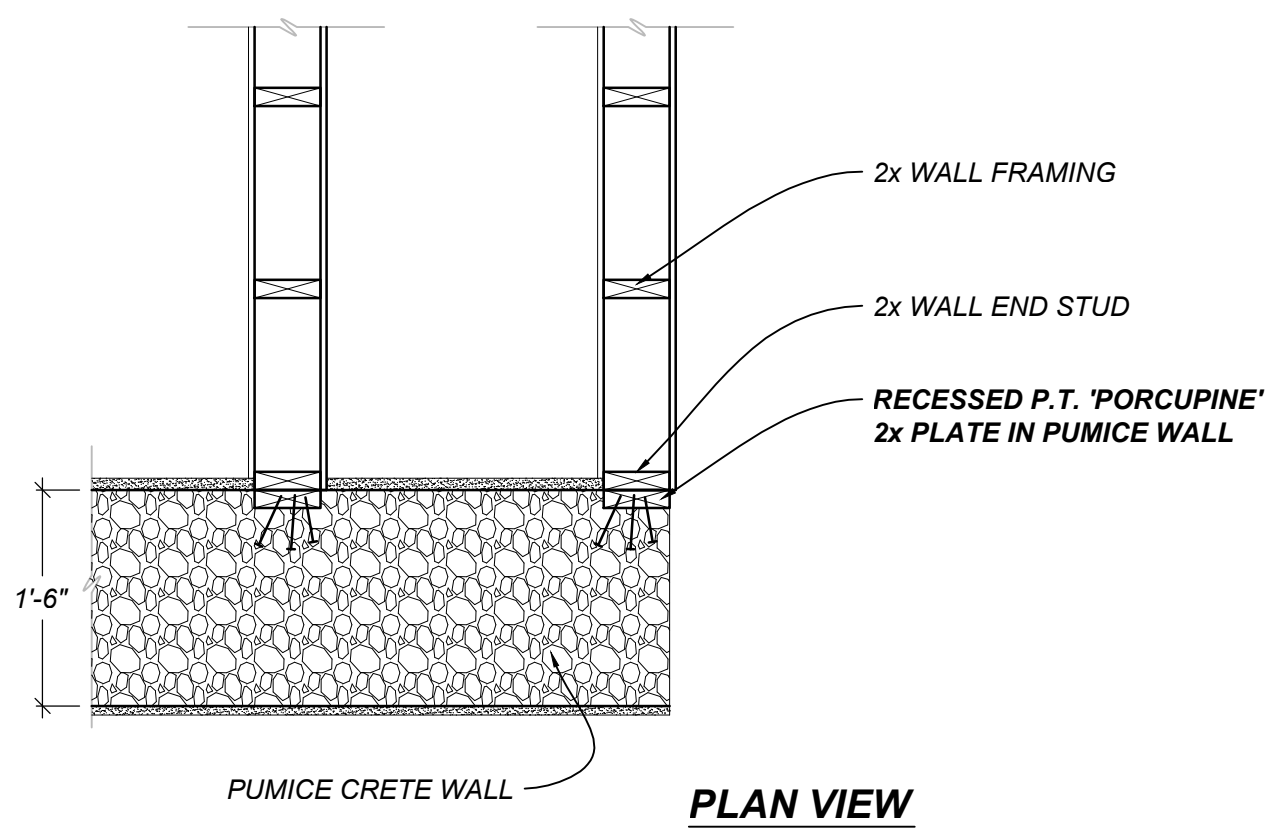
7
S6 SLAB FOUNDATION DETAIL
SCALE: 3/4"=1'-0"



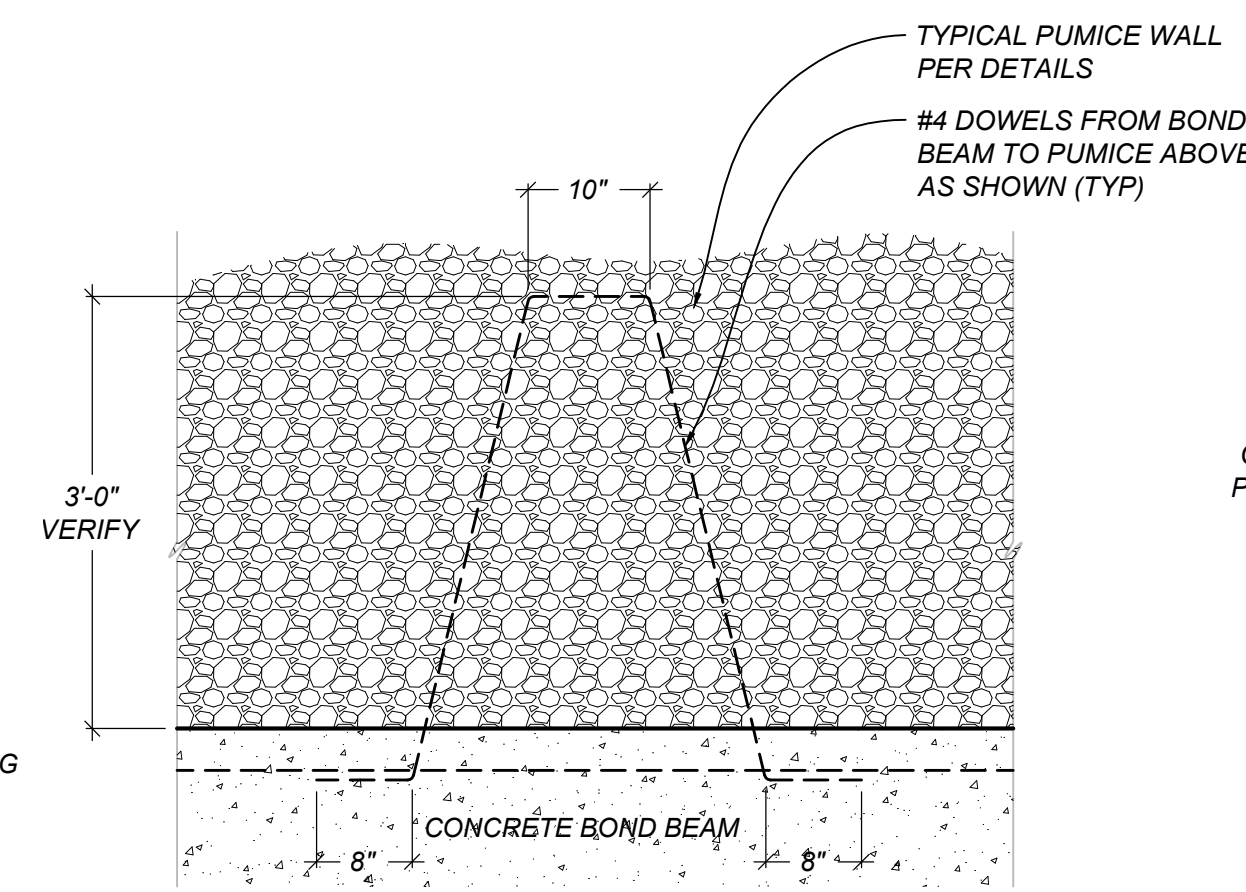
8
S6 TURN-DOWN FOUNDATION DETAIL
SCALE: 3/4"=1'-0"



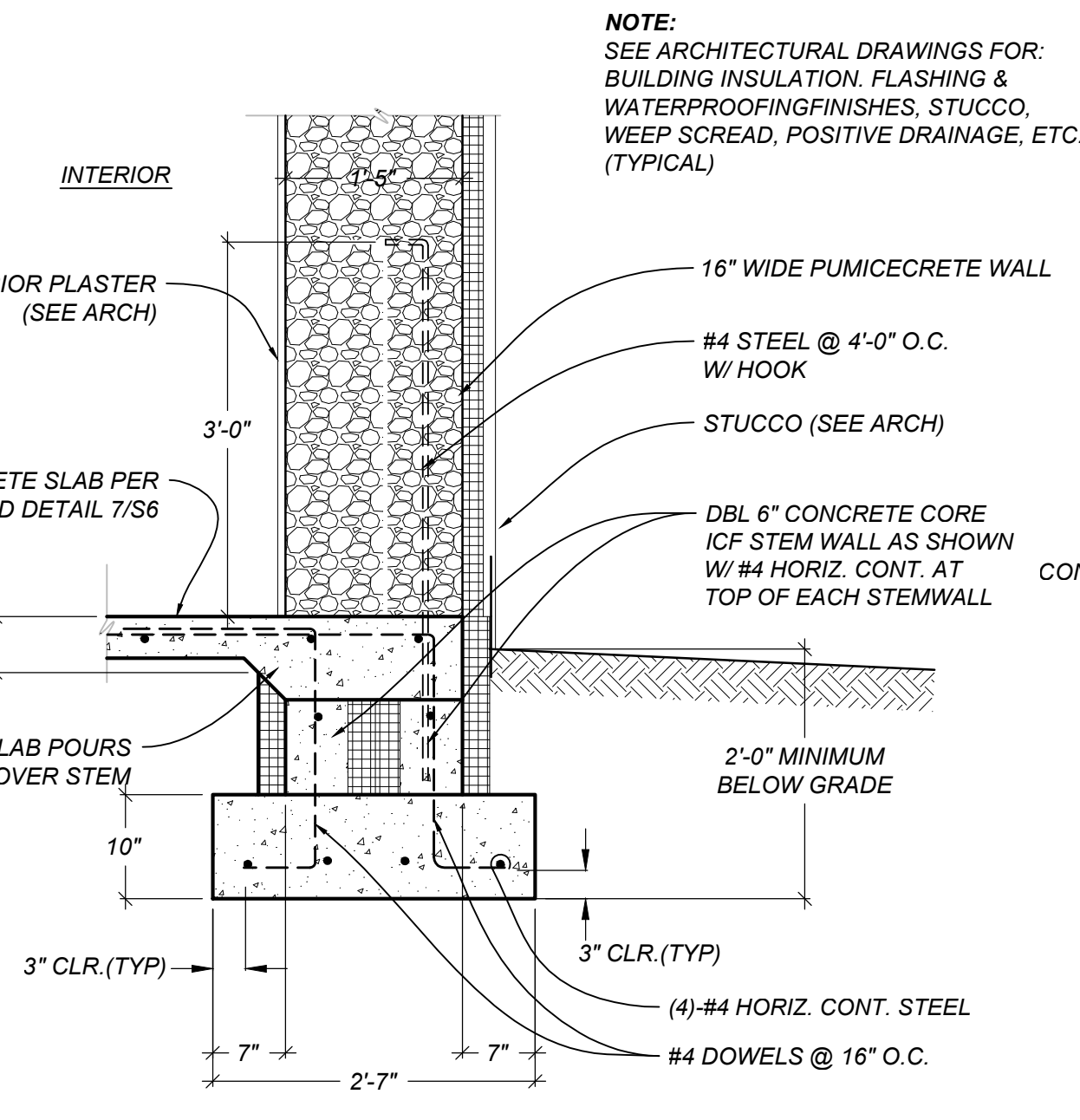
9
S6 WOOD TO PUMICE WALL & BOND BEAM DETAIL
SCALE: 3/4"=1'-0"



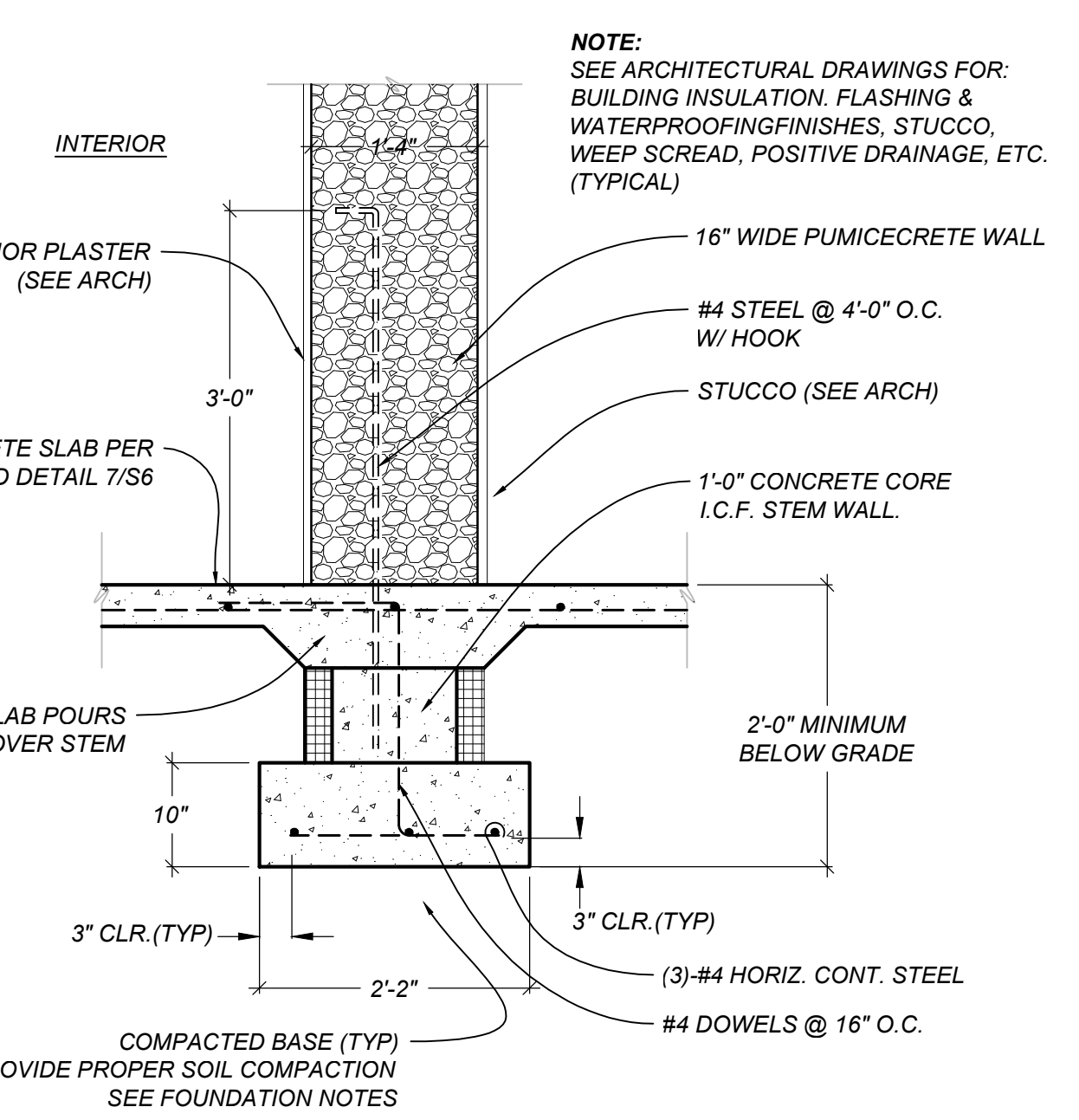
10
S6 WOOD TO PUMICE WALL RECESS DETAIL
SCALE: 3/4"=1'-0"



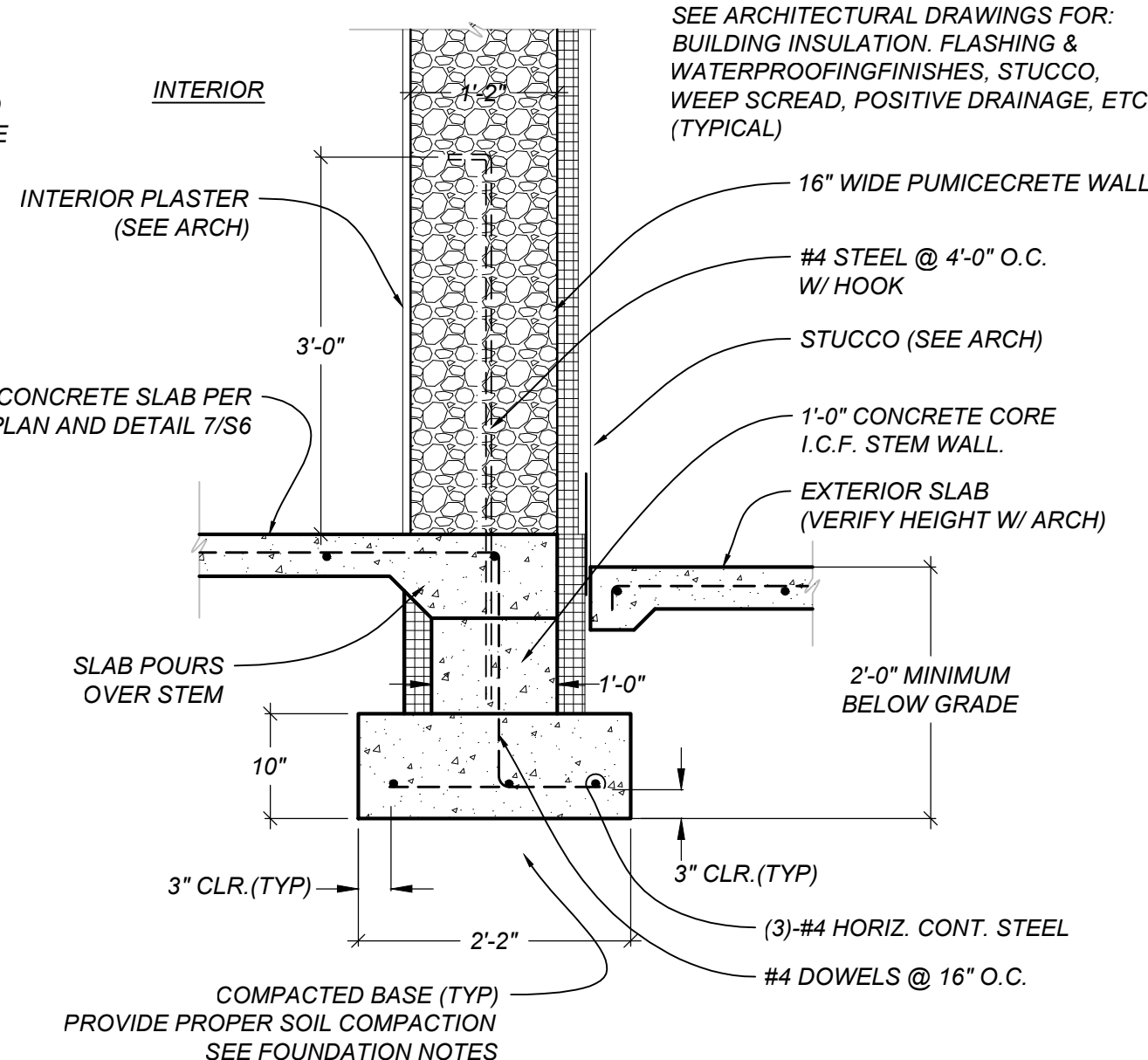
4
S6 BOND BEAM TO PUMICE DOWEL DETAIL
SCALE: 3/4"=1'-0"



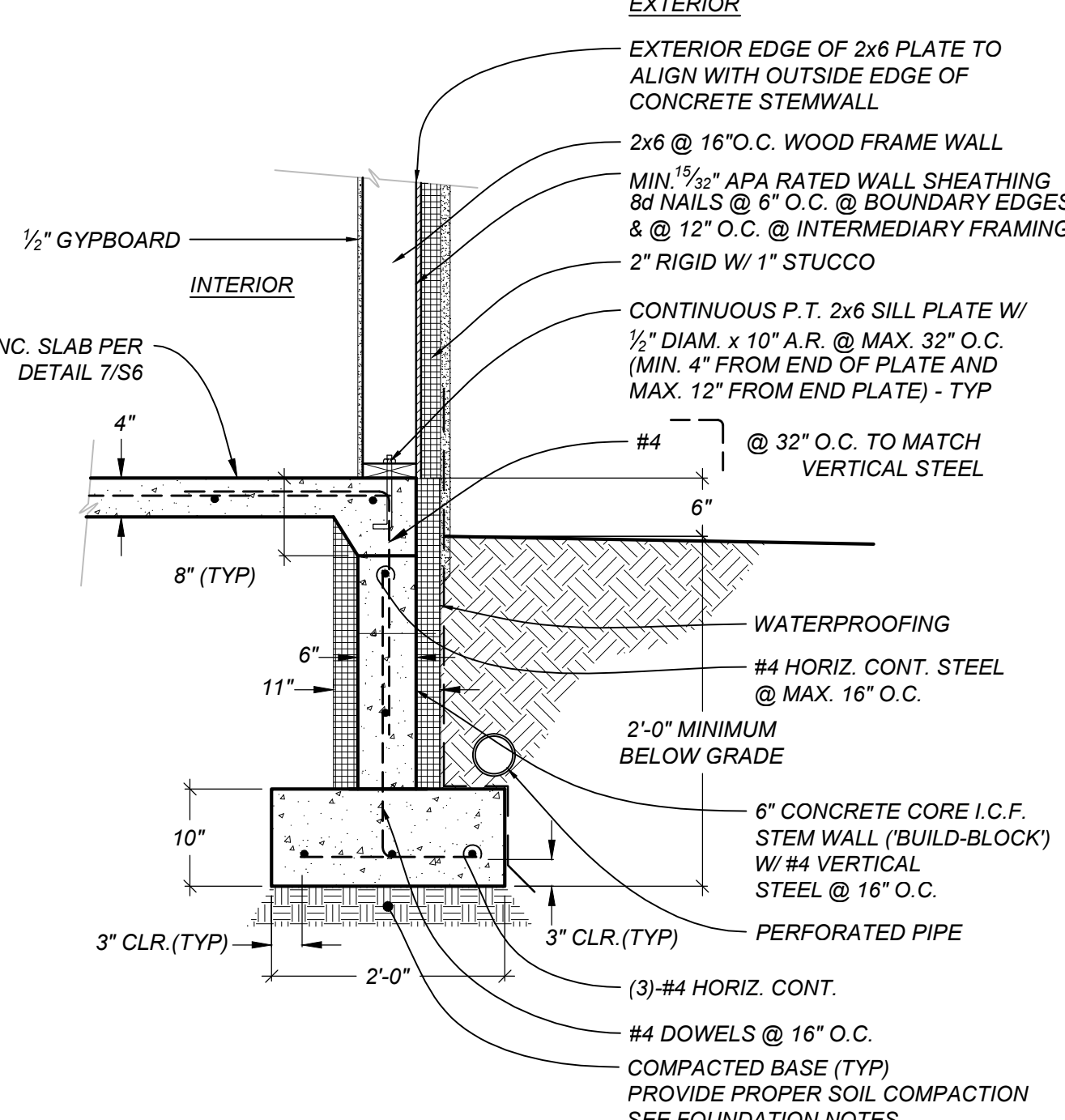
5
S6 FOUNDATION DETAIL AT SOUTH PUMICECRETE WALL
SCALE: 3/4"=1'-0"



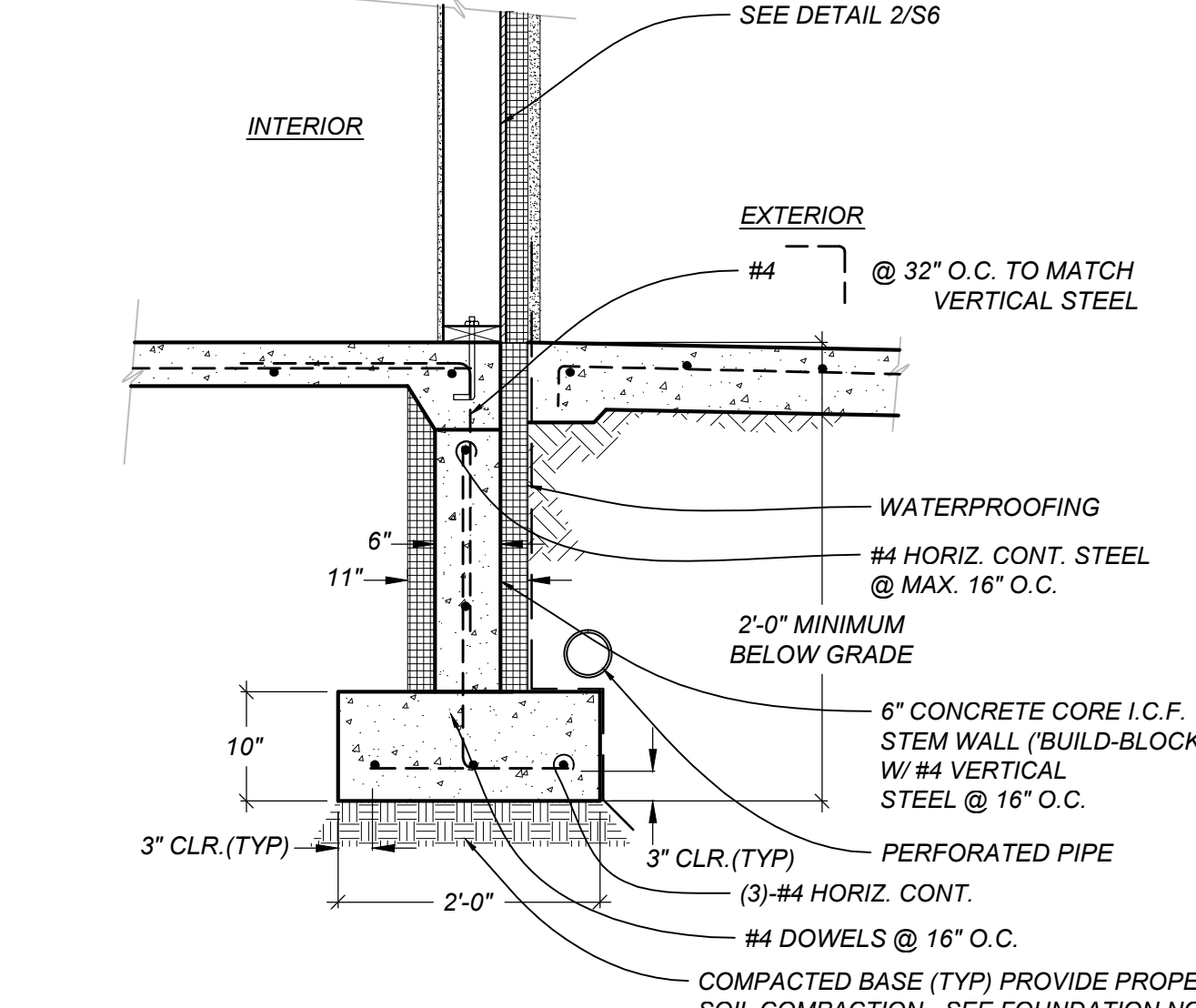
6
S6 FOUNDATION DETAIL AT PUMICECRETE WALL
SCALE: 3/4"=1'-0"



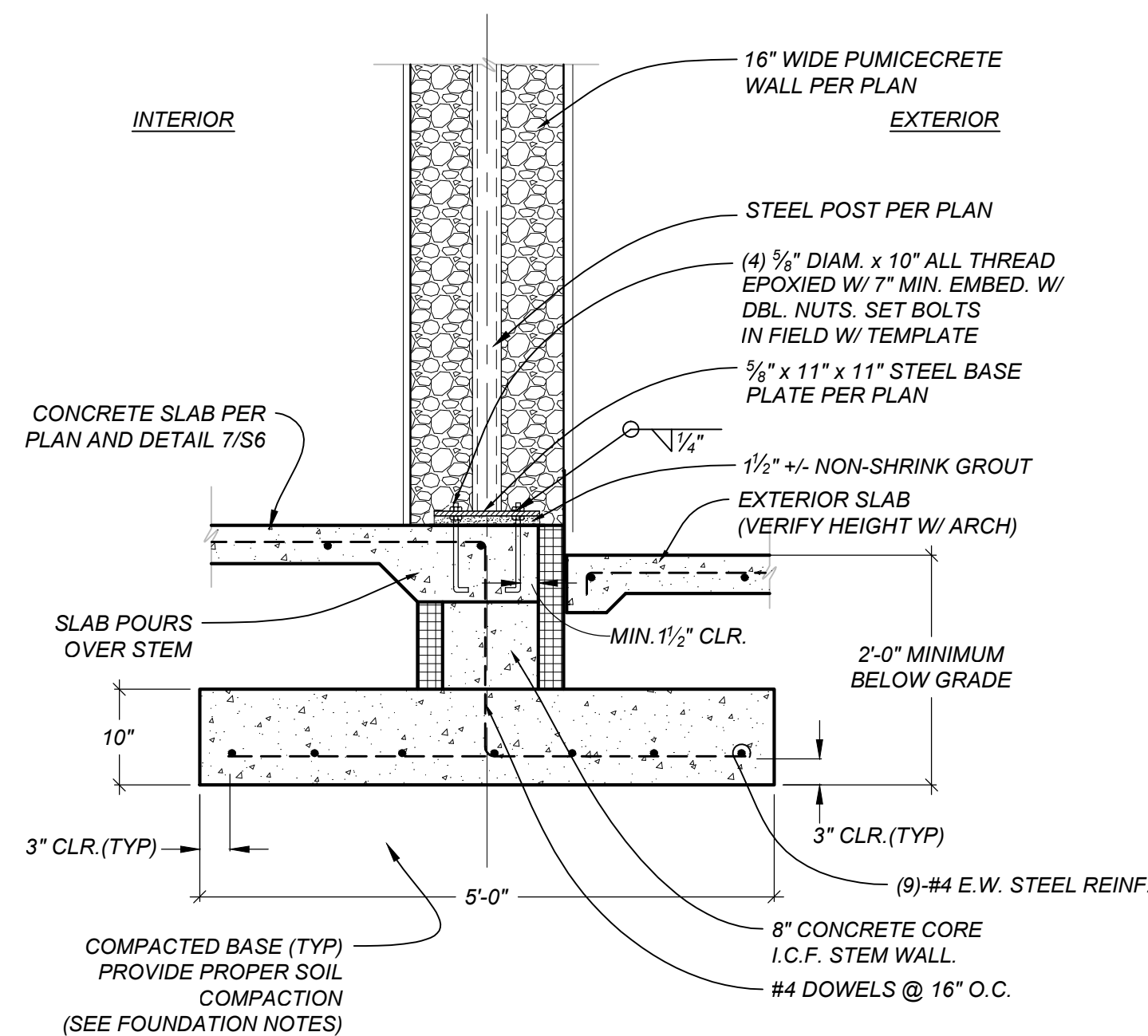
1
S6 FOUNDATION DETAIL AT TYPICAL PUMICECRETE WALL
SCALE: 3/4"=1'-0"



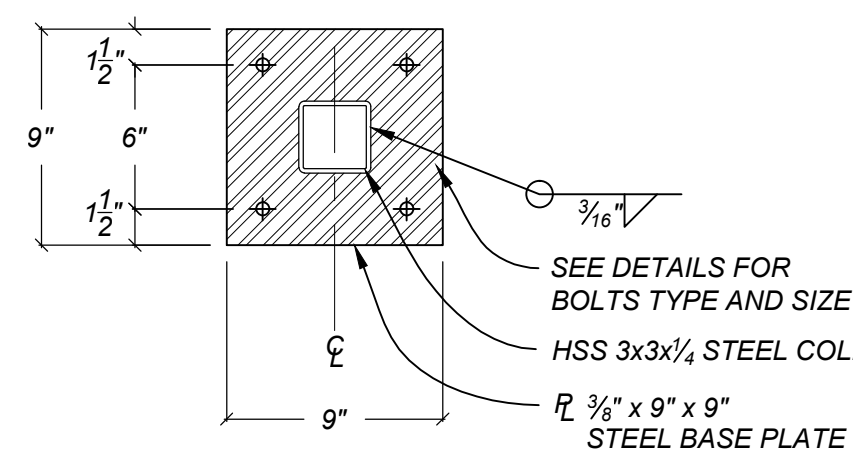
2
S6 FOUNDATION DETAIL AT WOOD WALL (TYPICAL)
SCALE: 3/4"=1'-0"



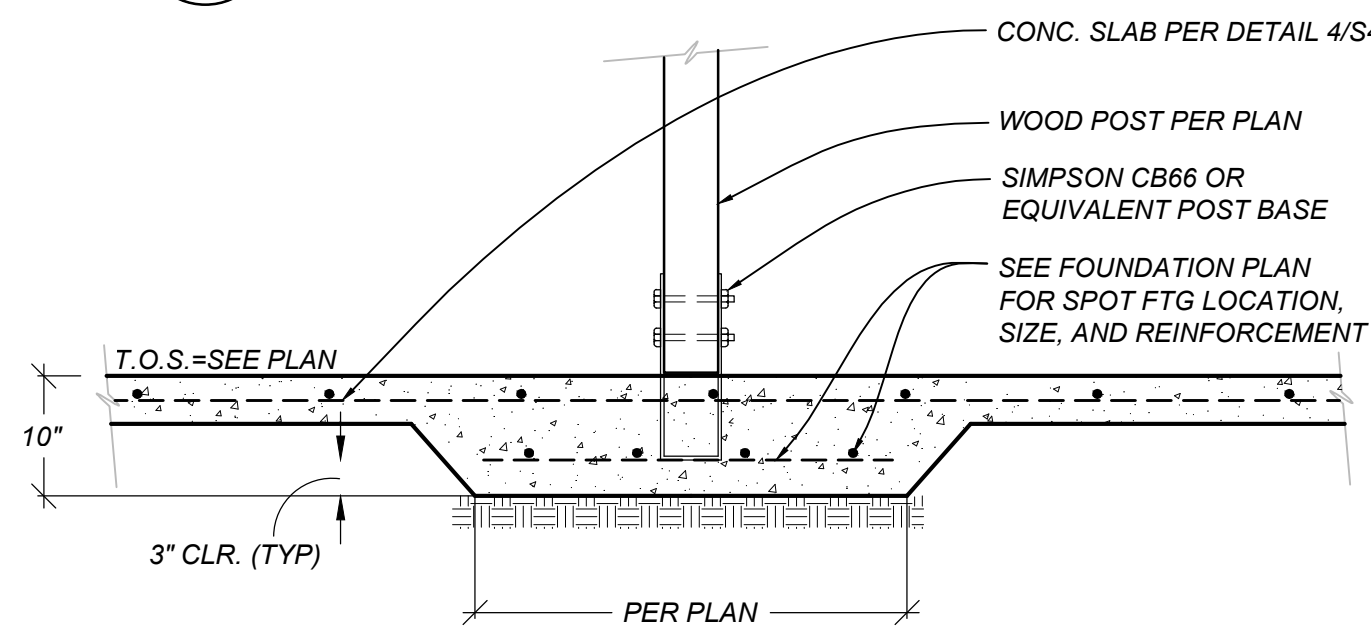
3
S6 FOUNDATION DETAIL
SCALE: 3/4"=1'-0"



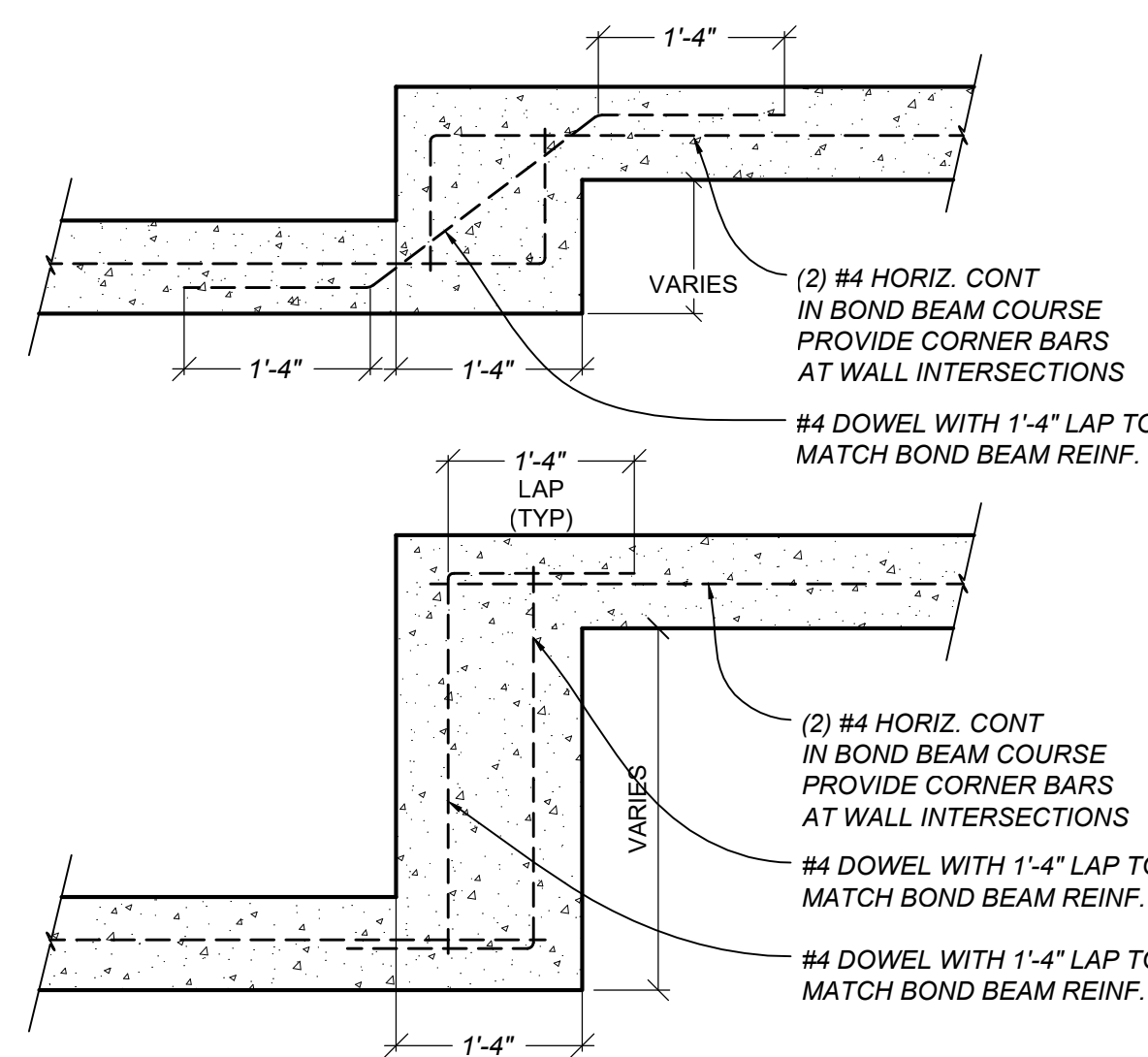
13 FOUNDATION DETAIL AT STEEL POST
SCALE: 3/4"=1'-0"



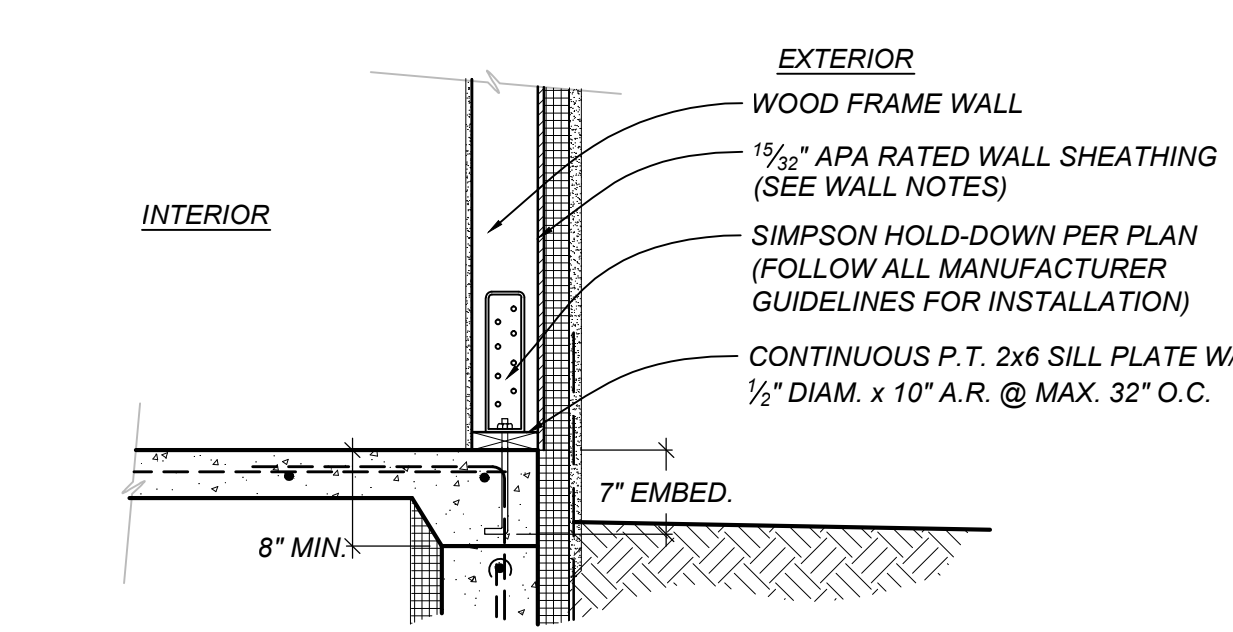
14 STEEL BASE PLATE DETAIL
SCALE: 1 1/2"=1'-0"



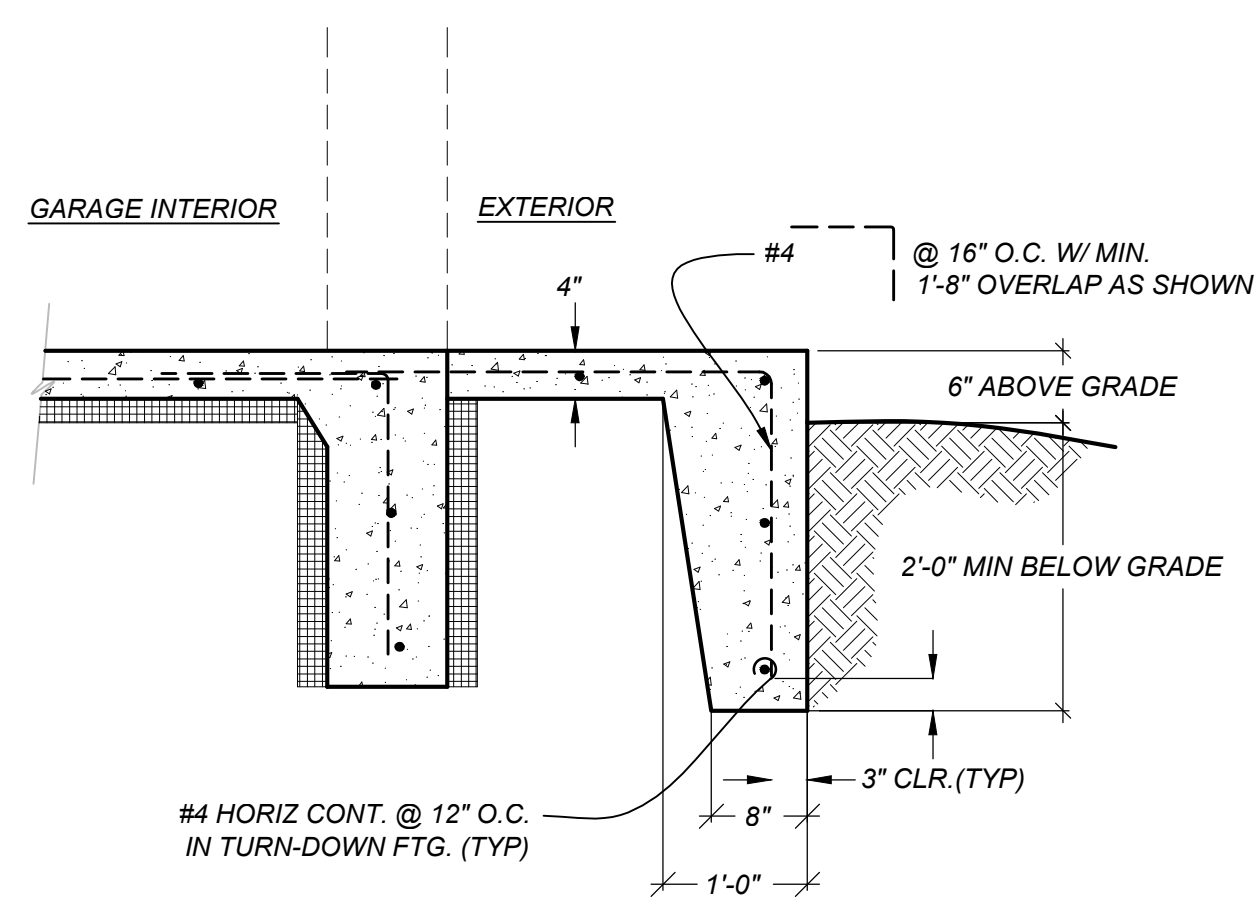
15 COLUMN FOUNDATION DETAIL AT SPOT FTG.
SCALE: 3/4"=1'-0"



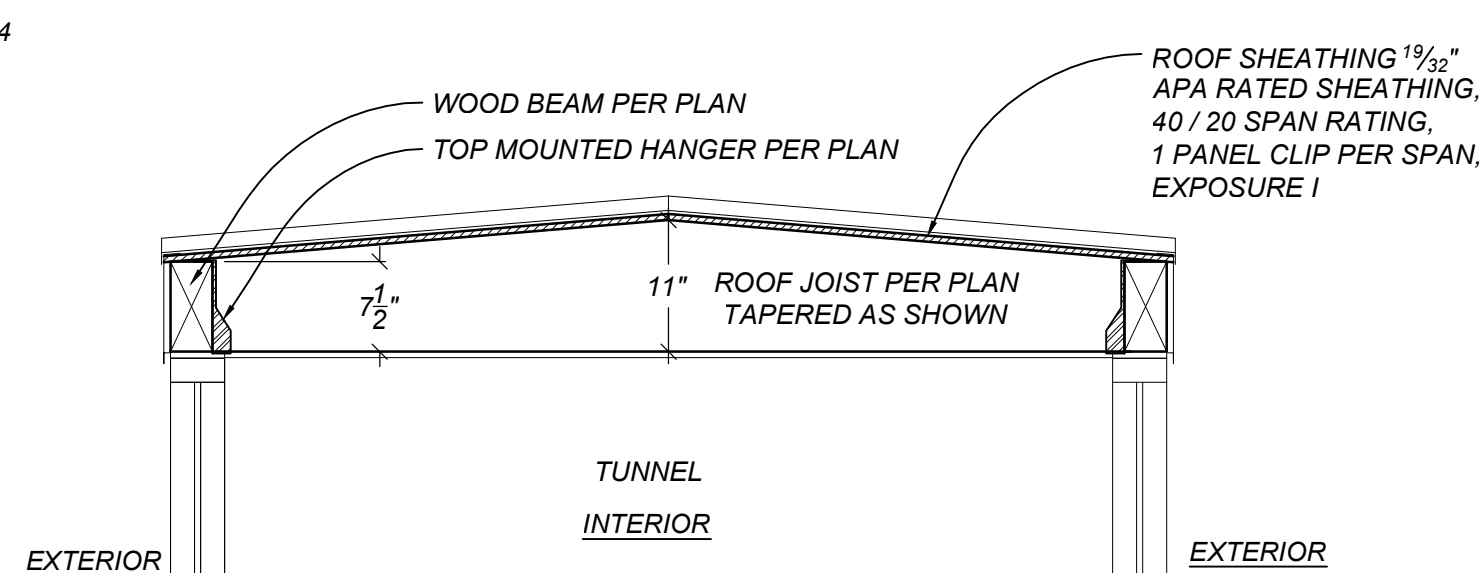
16 STEPPED BOND BEAM DETAILS (TYP)
SCALE: 3/4"=1'-0"



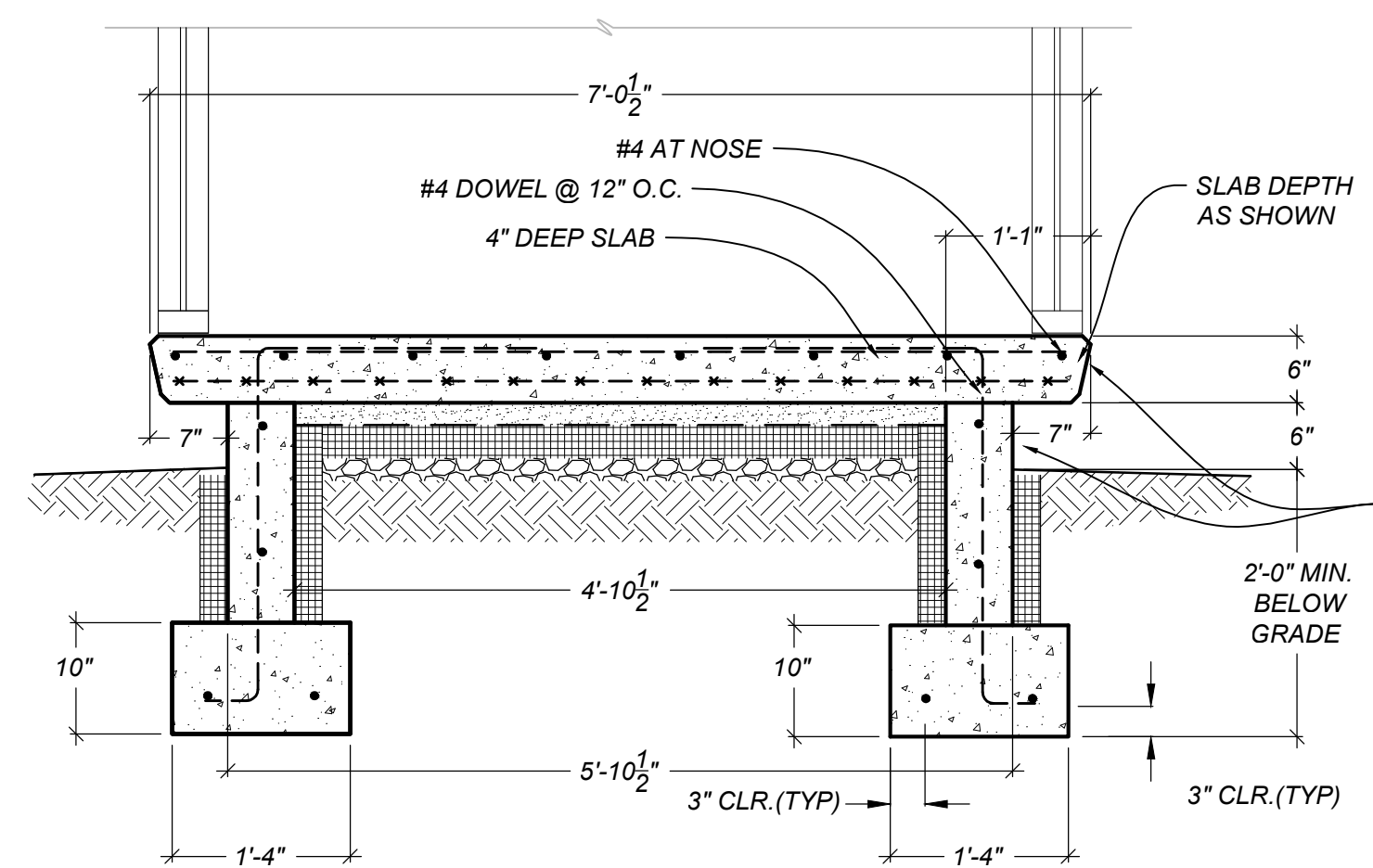
9 HOLD DOWN FOUNDATION DETAIL (TYPICAL)
SCALE: 3/4"=1'-0"



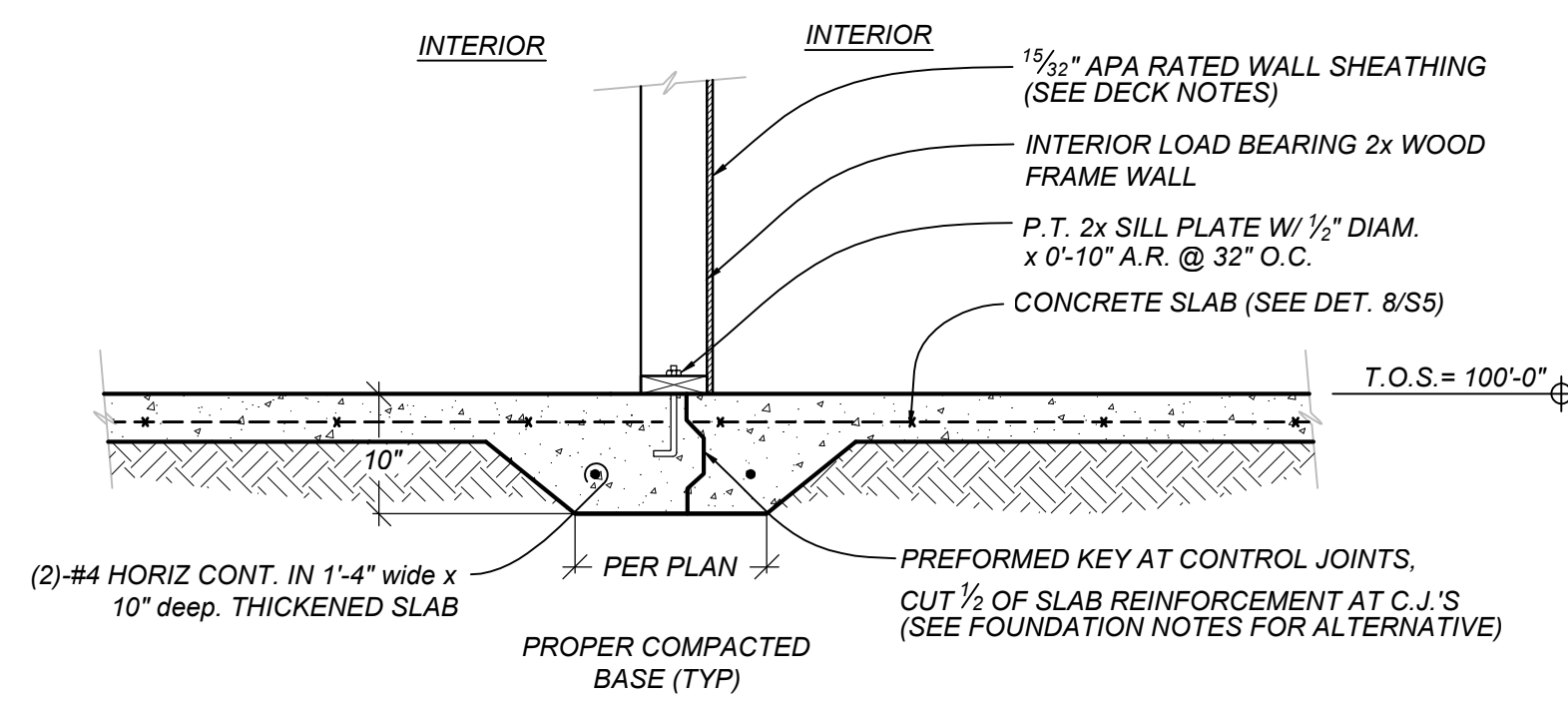
10 GARAGE OPENING & APRON FOUNDATION DETAIL
SCALE: 3/4"=1'-0"



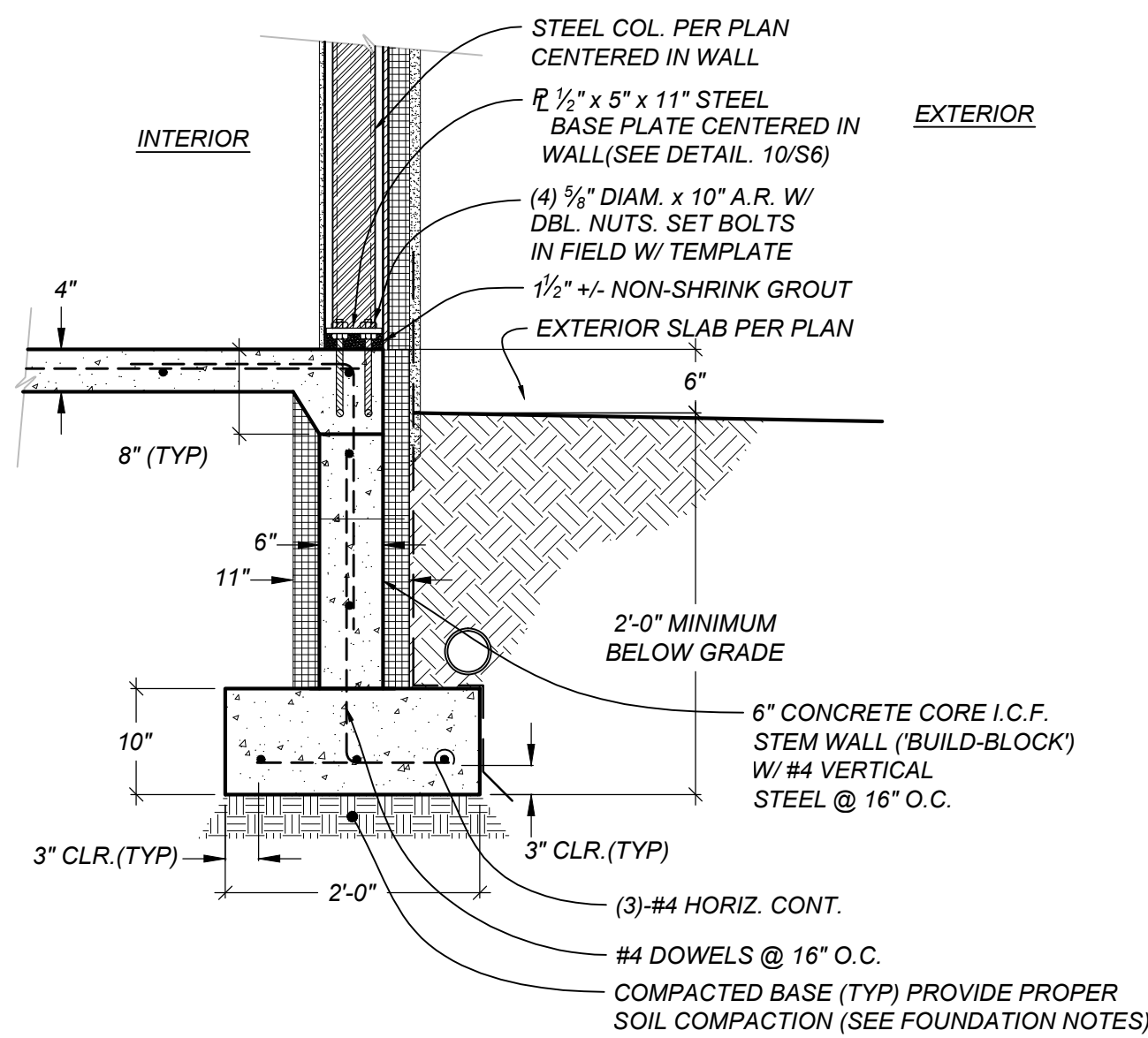
11 ROOF FRAMING DETAIL AT TUNNEL
SCALE: 3/4"=1'-0"



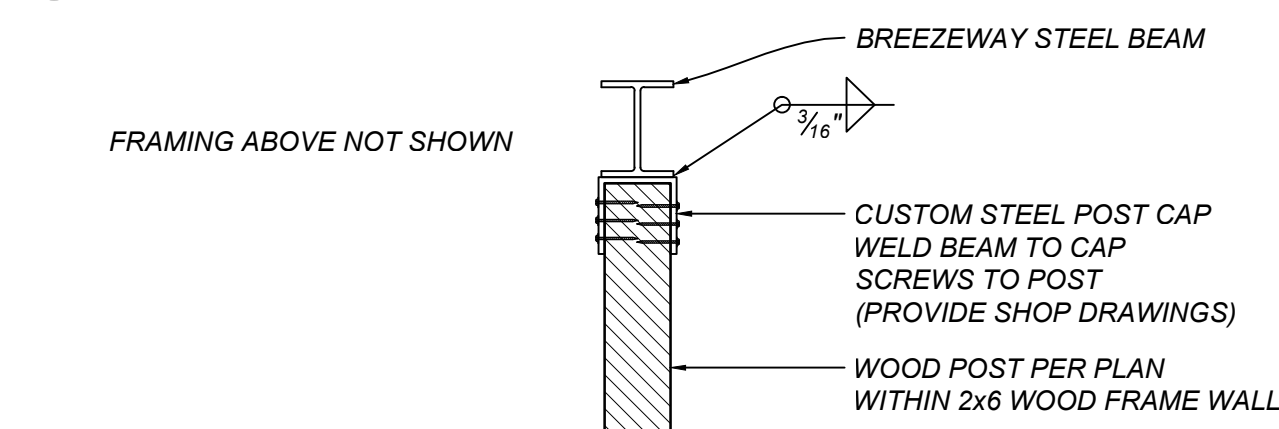
12 FOUNDATION DETAIL AT TUNNEL
SCALE: 3/4"=1'-0"



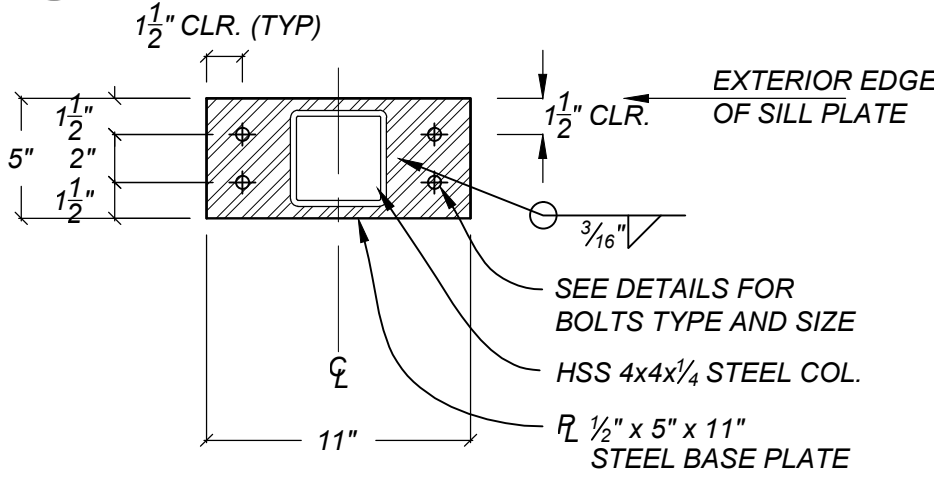
5 THICKENED SLAB FOOTING DETAIL AT INTERIOR WALL
SCALE: 3/4"=1'-0"



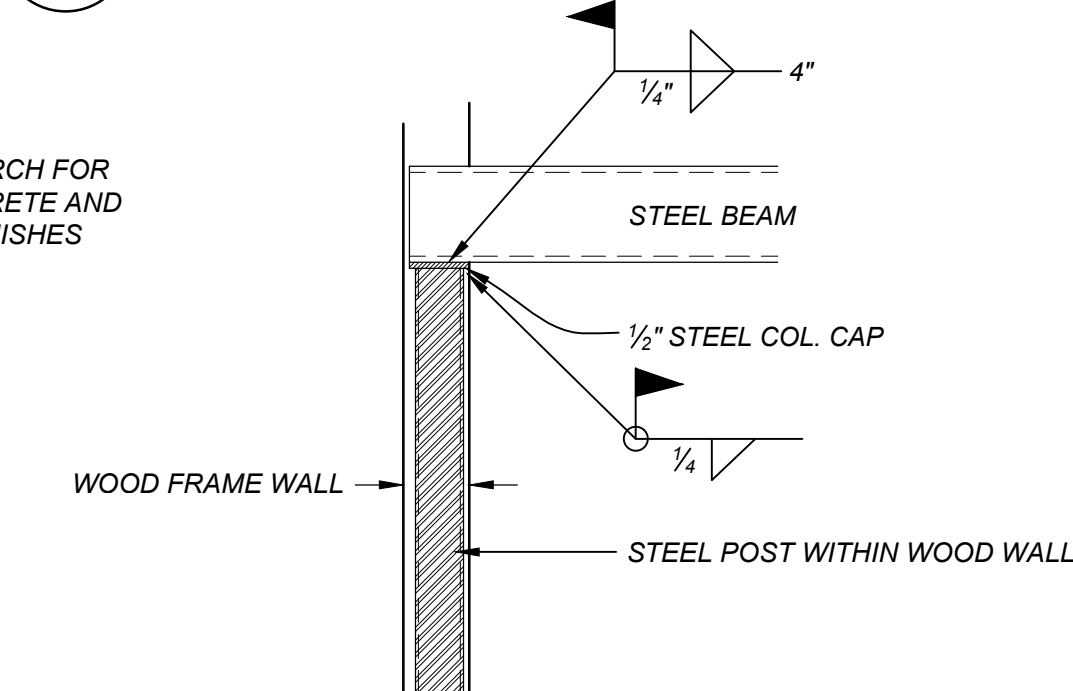
6 FOUNDATION DETAIL AT STEEL POST IN WALL
SCALE: 3/4"=1'-0"



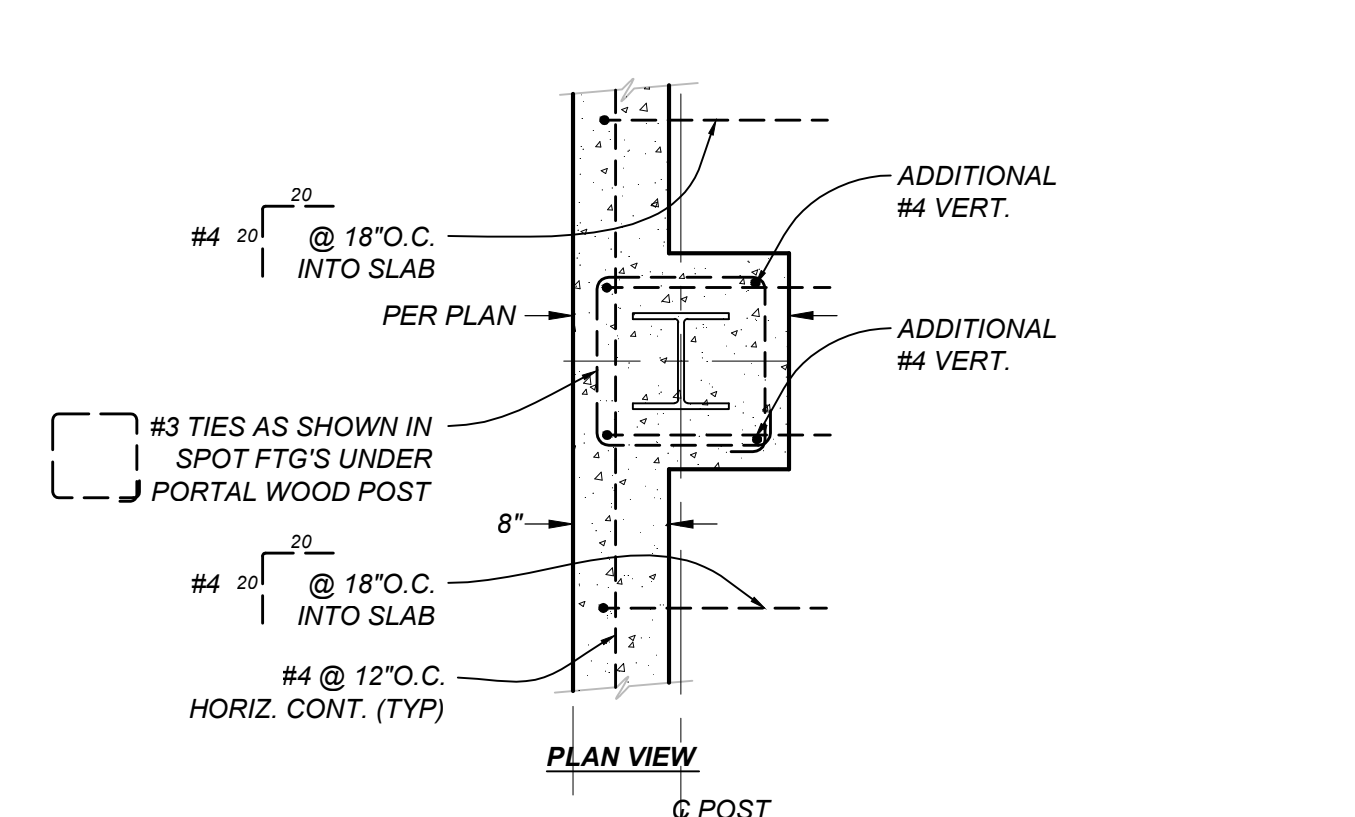
6B WOOD POST TO STEEL BEAM DETAIL (SCHEMATIC)
SCALE: 3/4"=1'-0"



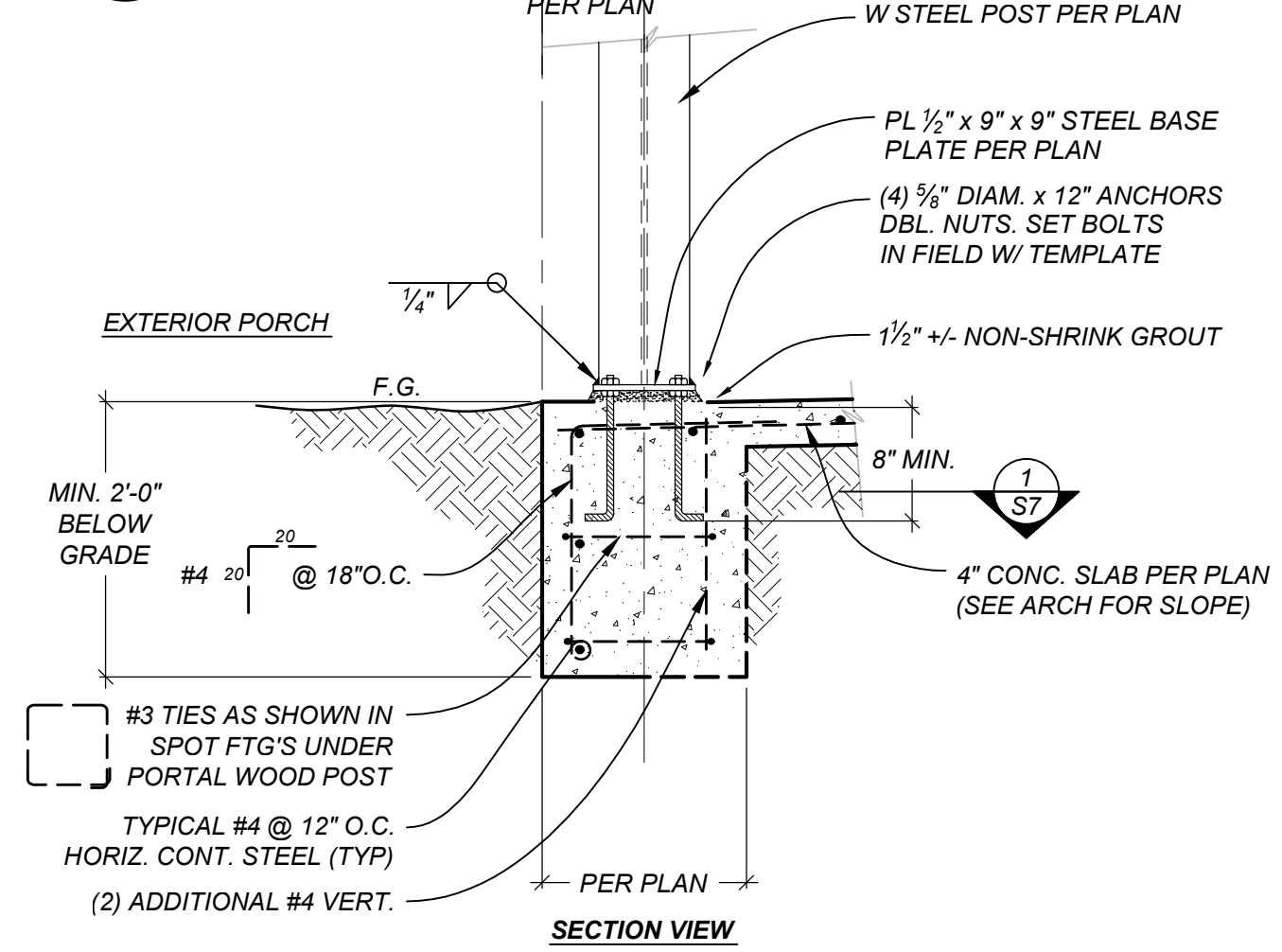
7 STEEL POST PLATE DETAIL
SCALE: 1 1/2"=1'-0"



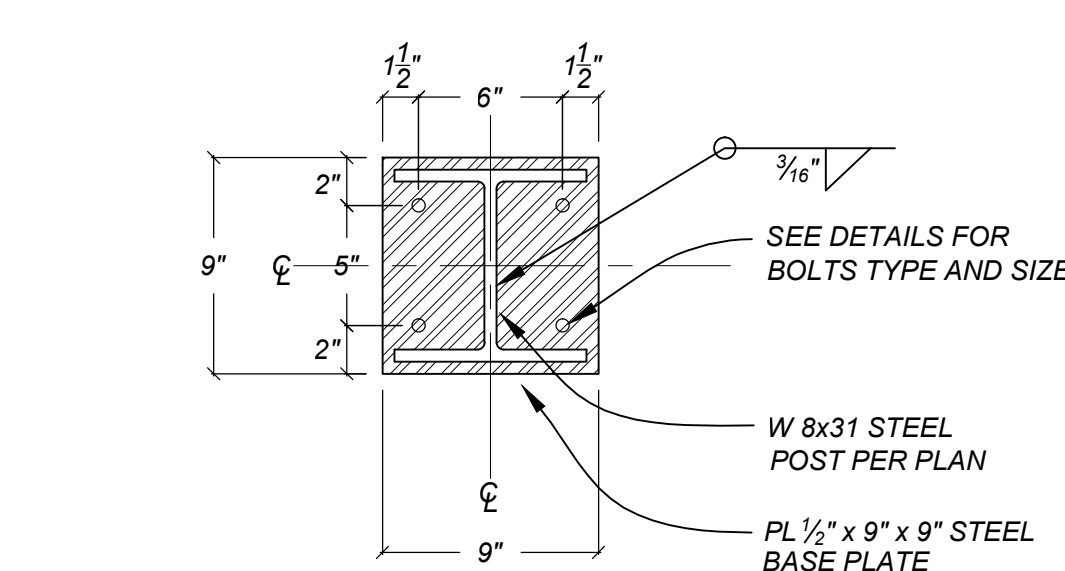
8 STEEL CONNECTION DETAIL
SCALE: 3/4"=1'-0"



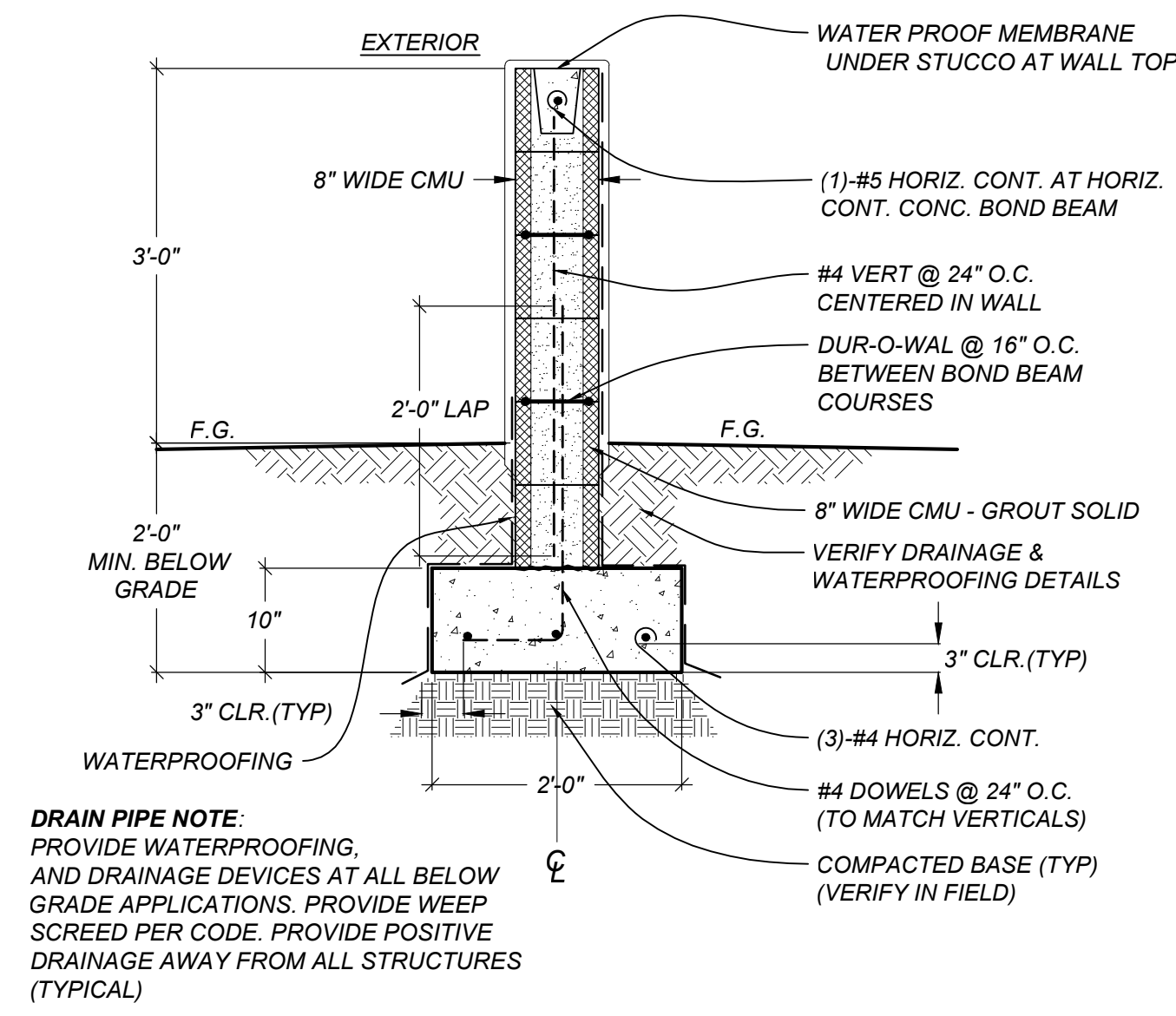
1 FOUNDATION DETAIL AT PORTAL COLUMN
SCALE: 3/4"=1'-0"



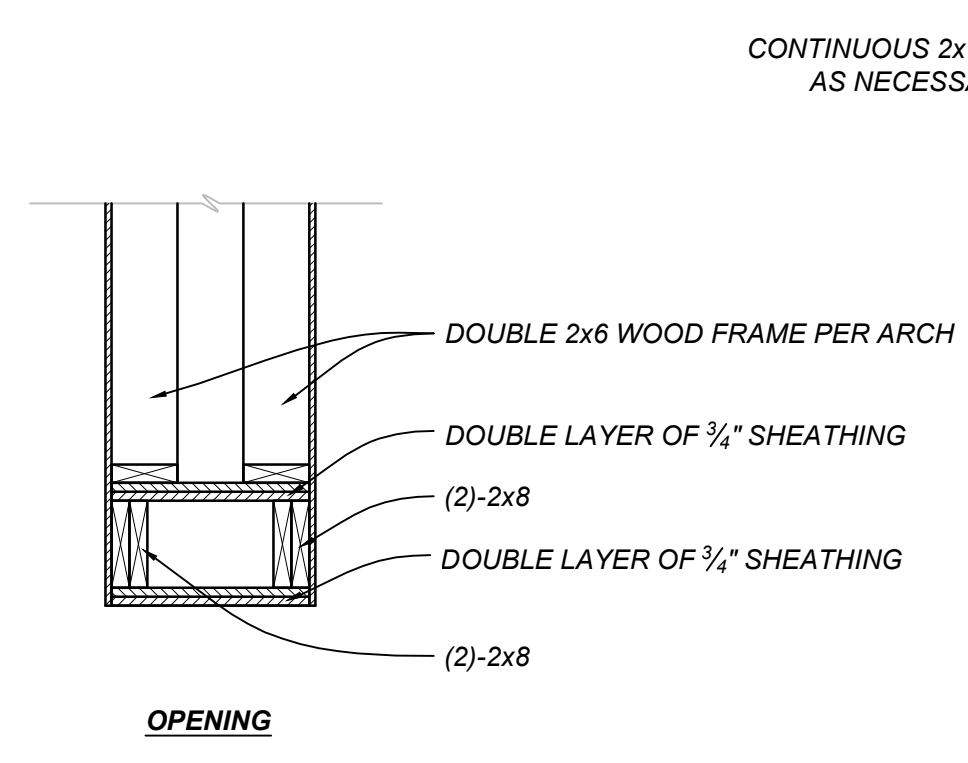
2 FOUNDATION DETAIL AT STEEL PORTAL POST
SCALE: 3/4"=1'-0"



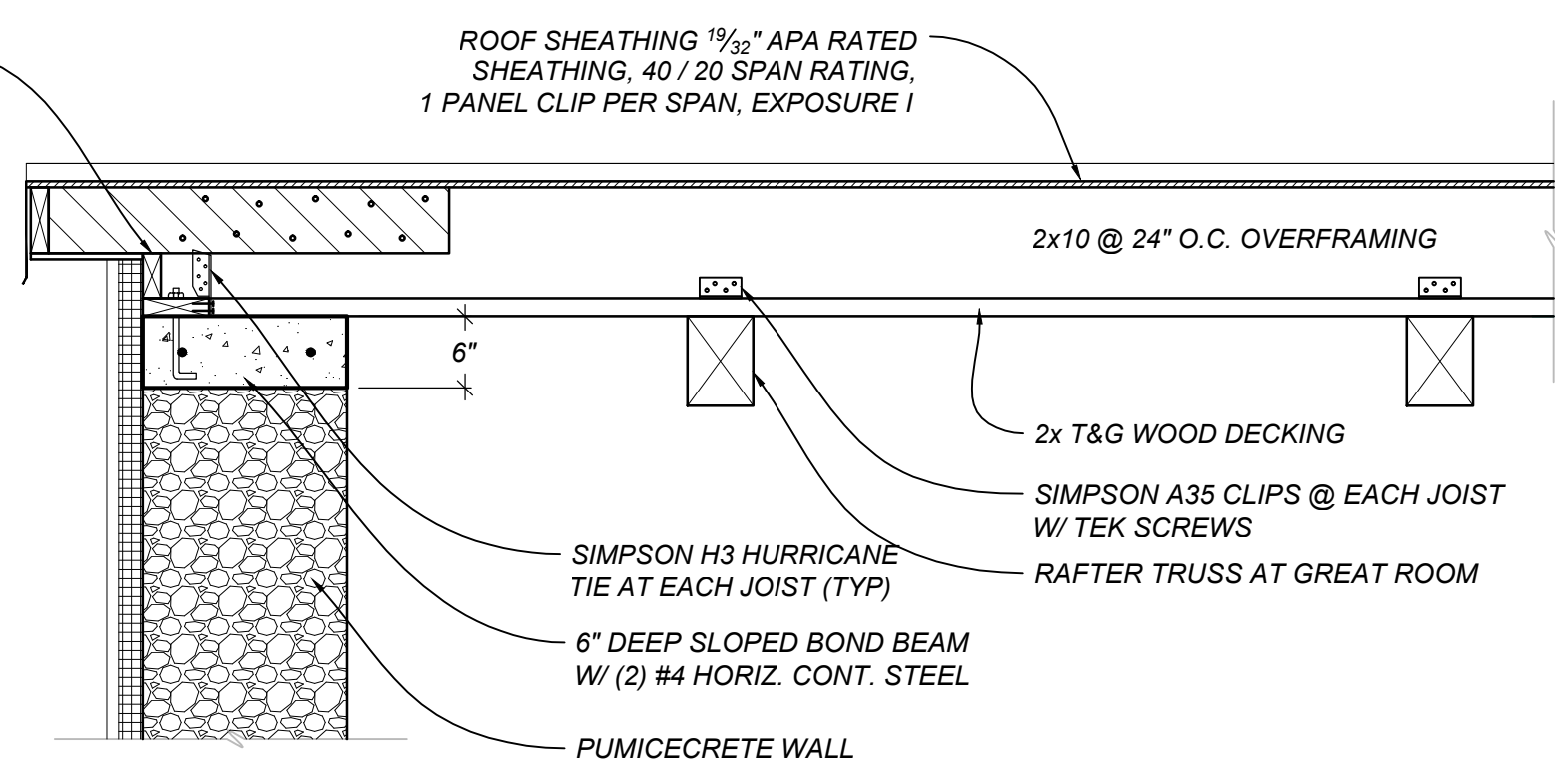
3 STEEL BASE PLATE DETAIL
SCALE: 1 1/2"=1'-0"



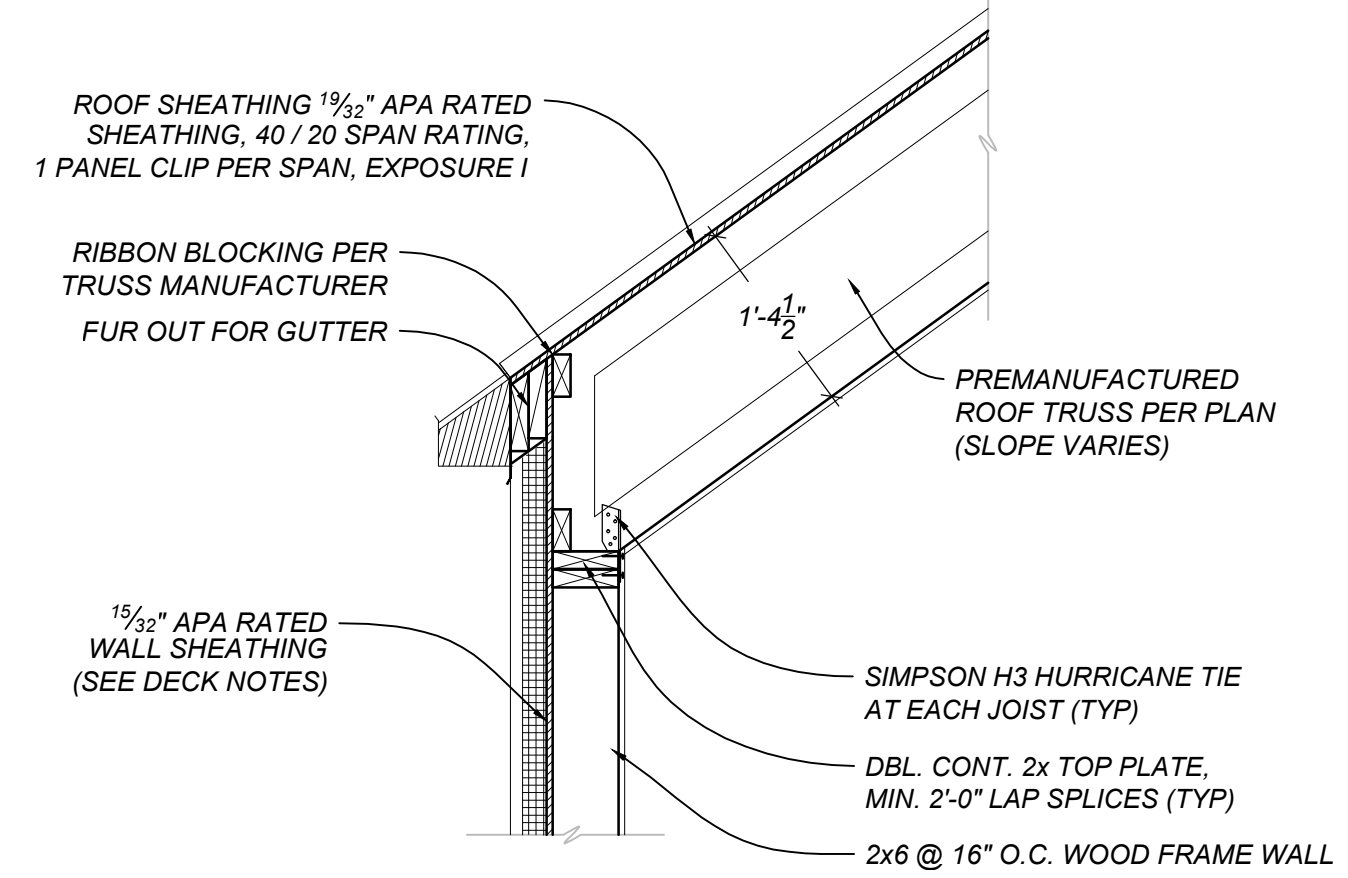
4 CMU SITE WALL
SCALE: 3/4"=1'-0"



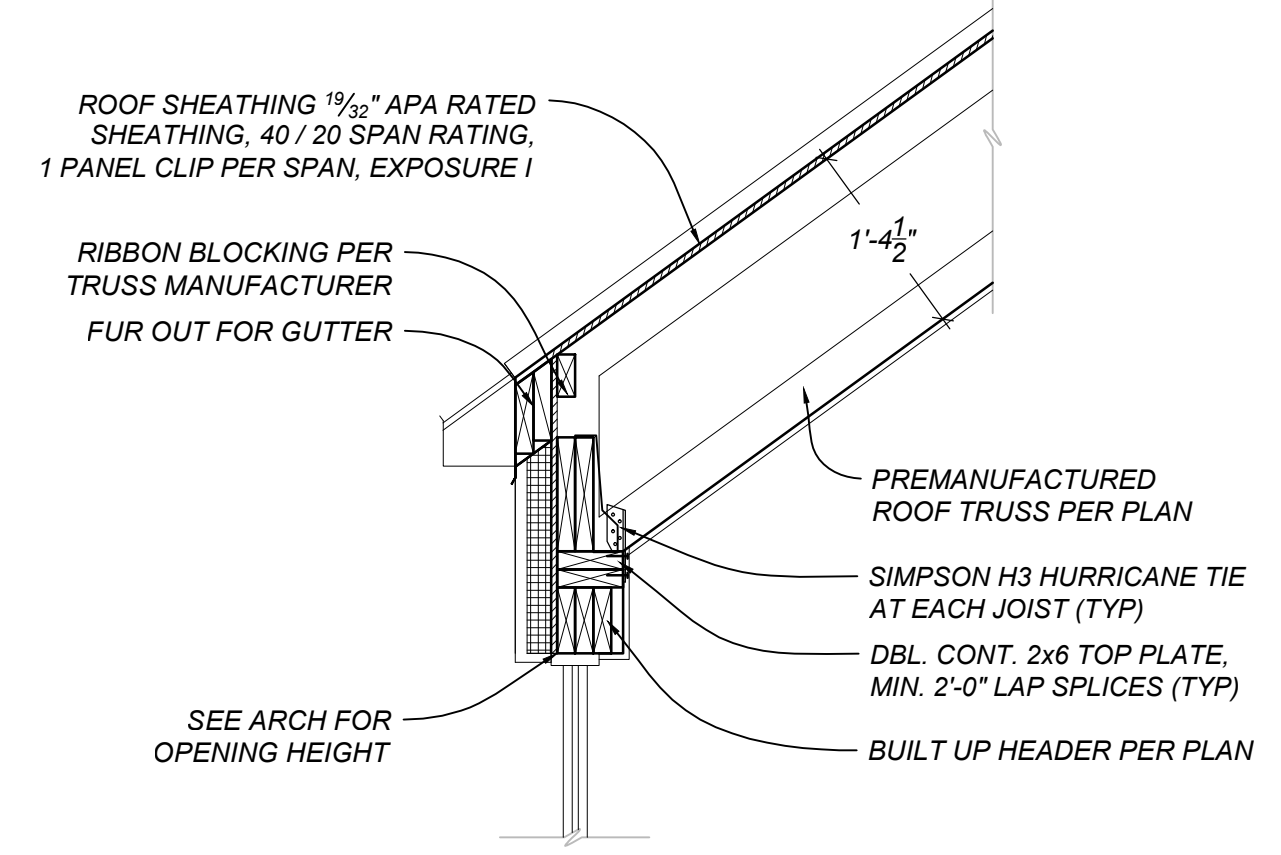
12
S8 BUILT UP HEADER AT NORTH DEN GABLE WALL
 SCALE: 3/4"=1'-0"



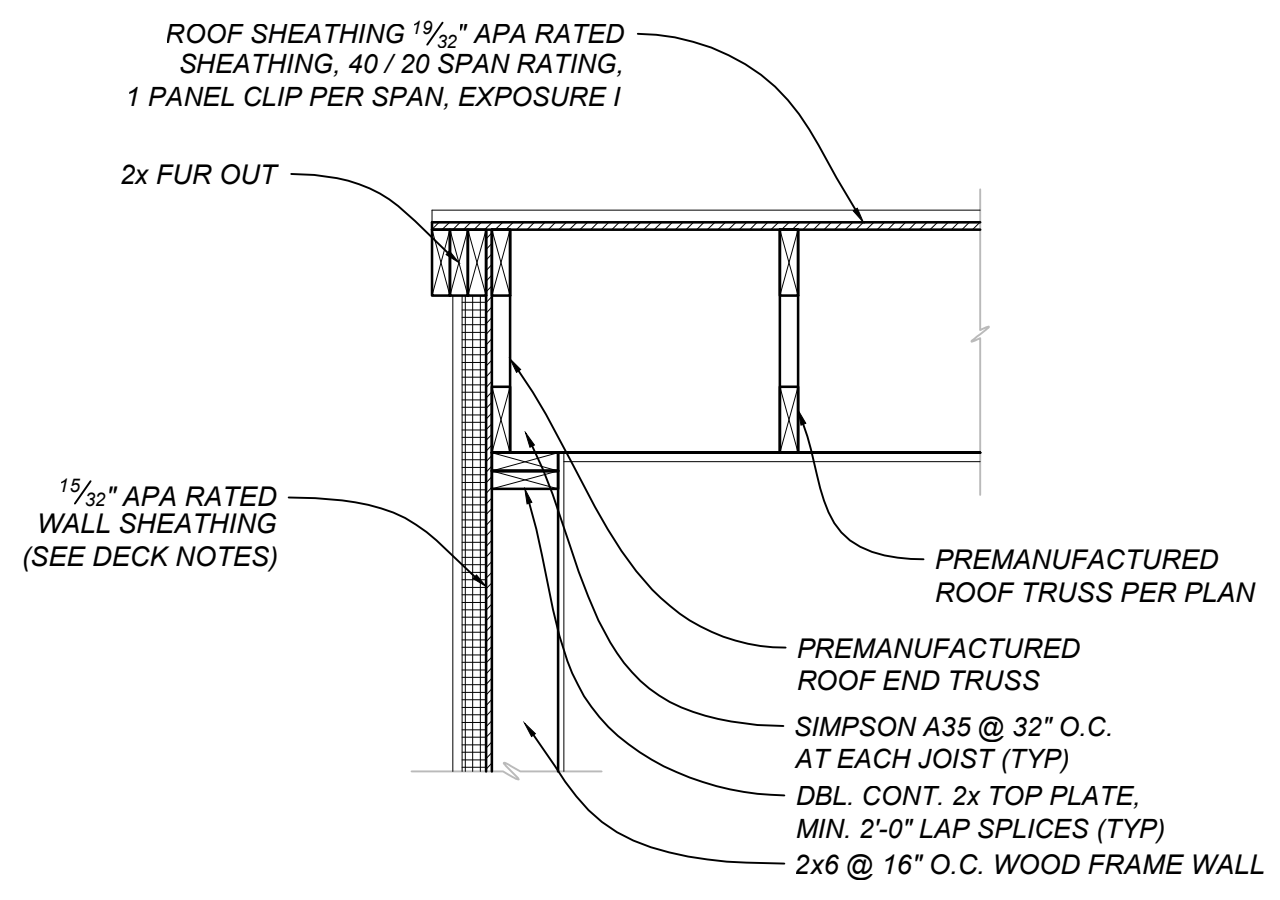
8
S8 GABLE ROOF FRAMING DETAIL AT GREAT ROOM / KITCHEN
 SCALE: 3/4"=1'-0"



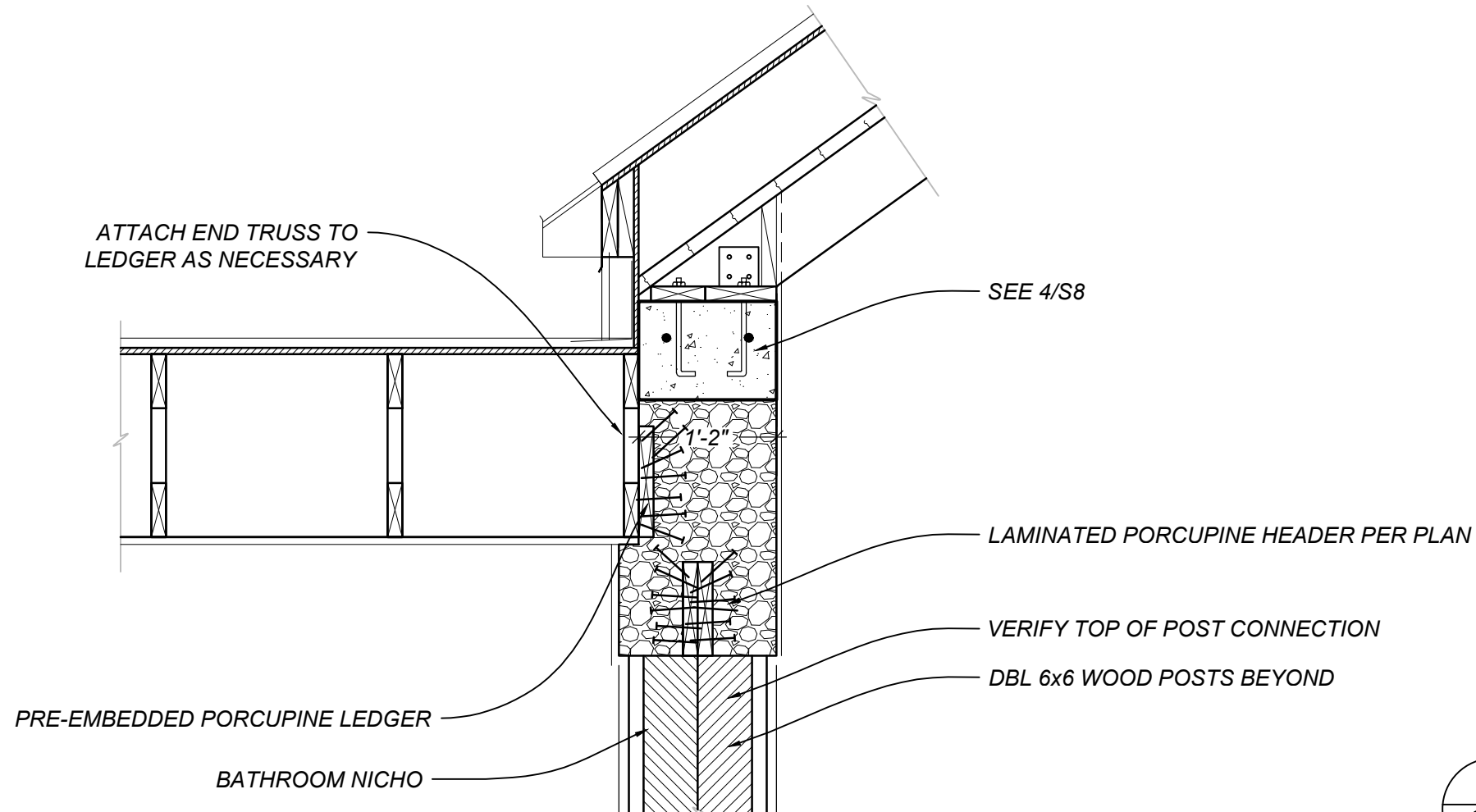
5
S8 ROOF FRAMING DETAIL (TYPICAL)
 SCALE: 3/4"=1'-0"



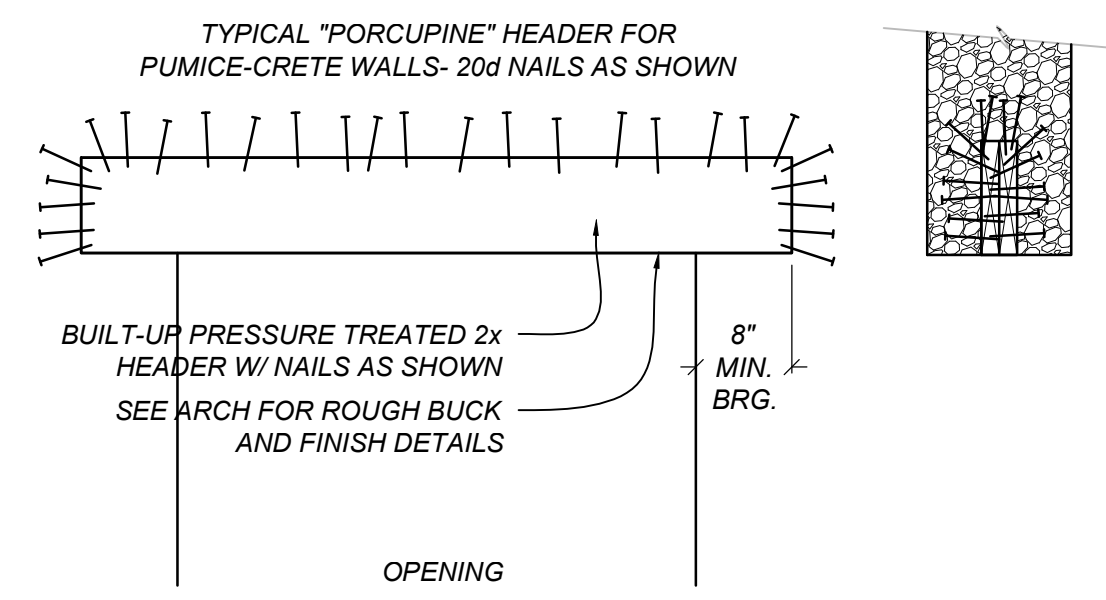
1
S8 ROOF FRAMING DETAIL AT HEADER
 SCALE: 3/4"=1'-0"



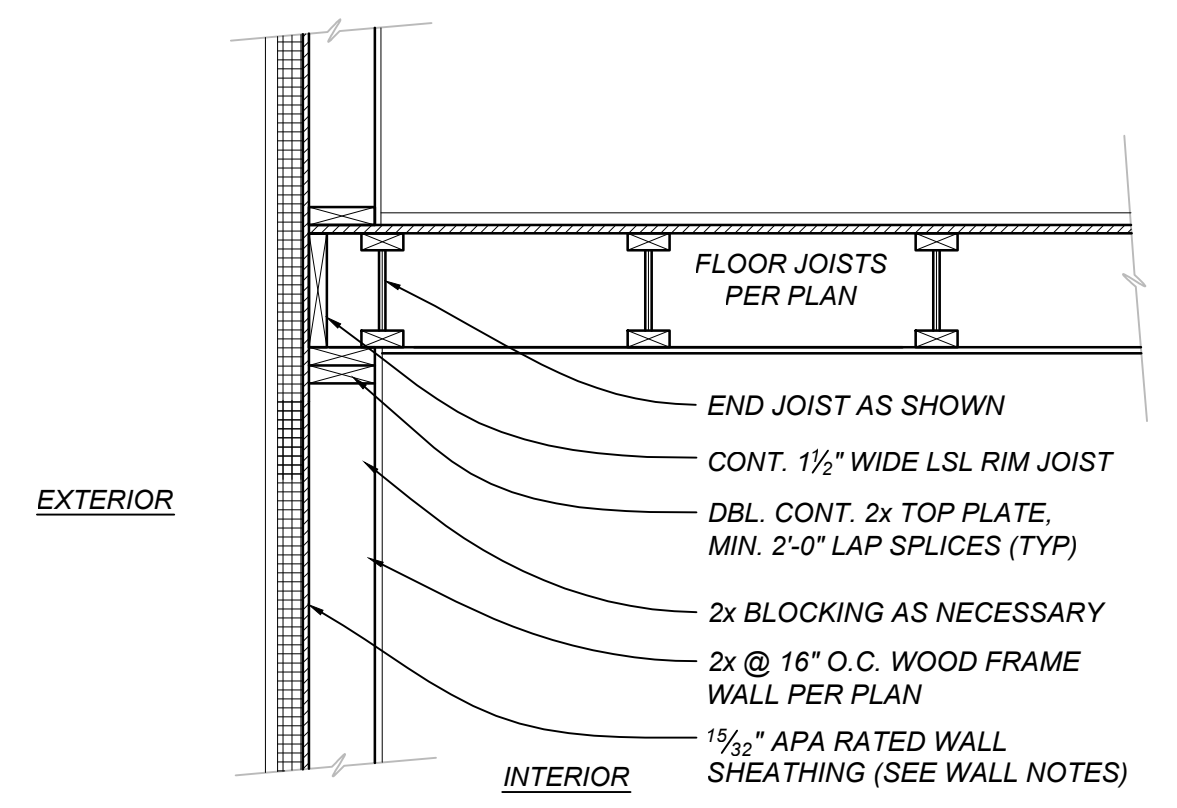
13
S8 ROOF FRAMING DETAIL AT GABLE
 SCALE: 3/4"=1'-0"



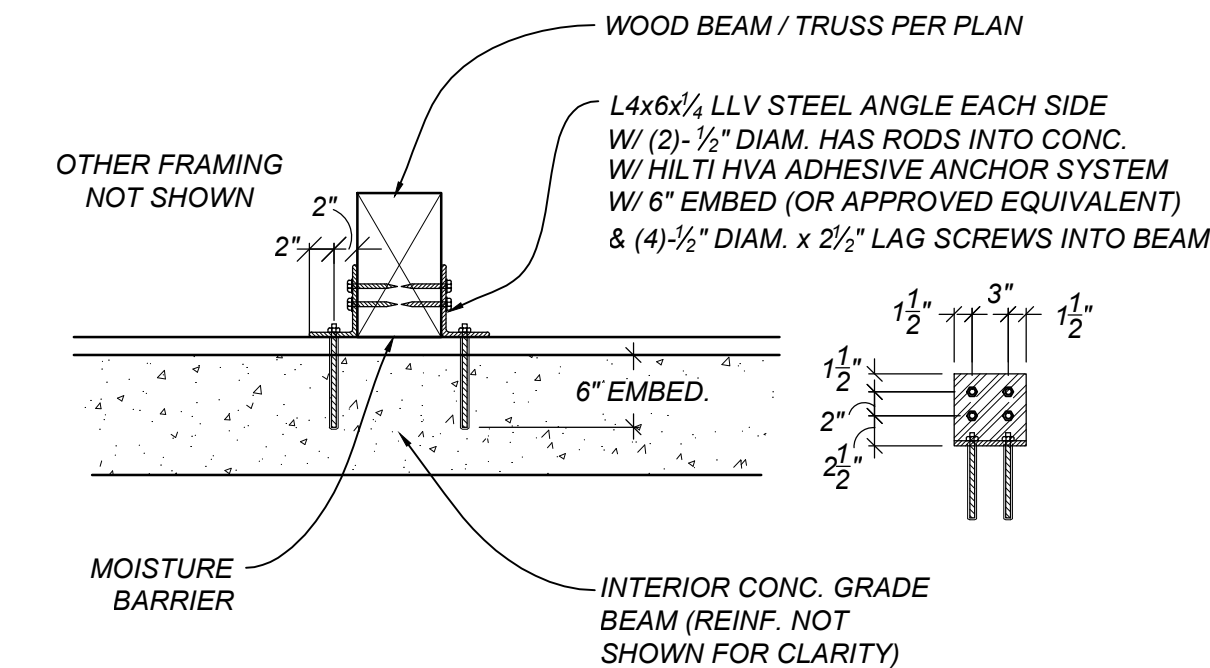
9
S8 FRAMING DETAIL AT LINTEL L4
 SCALE: 3/4"=1'-0"



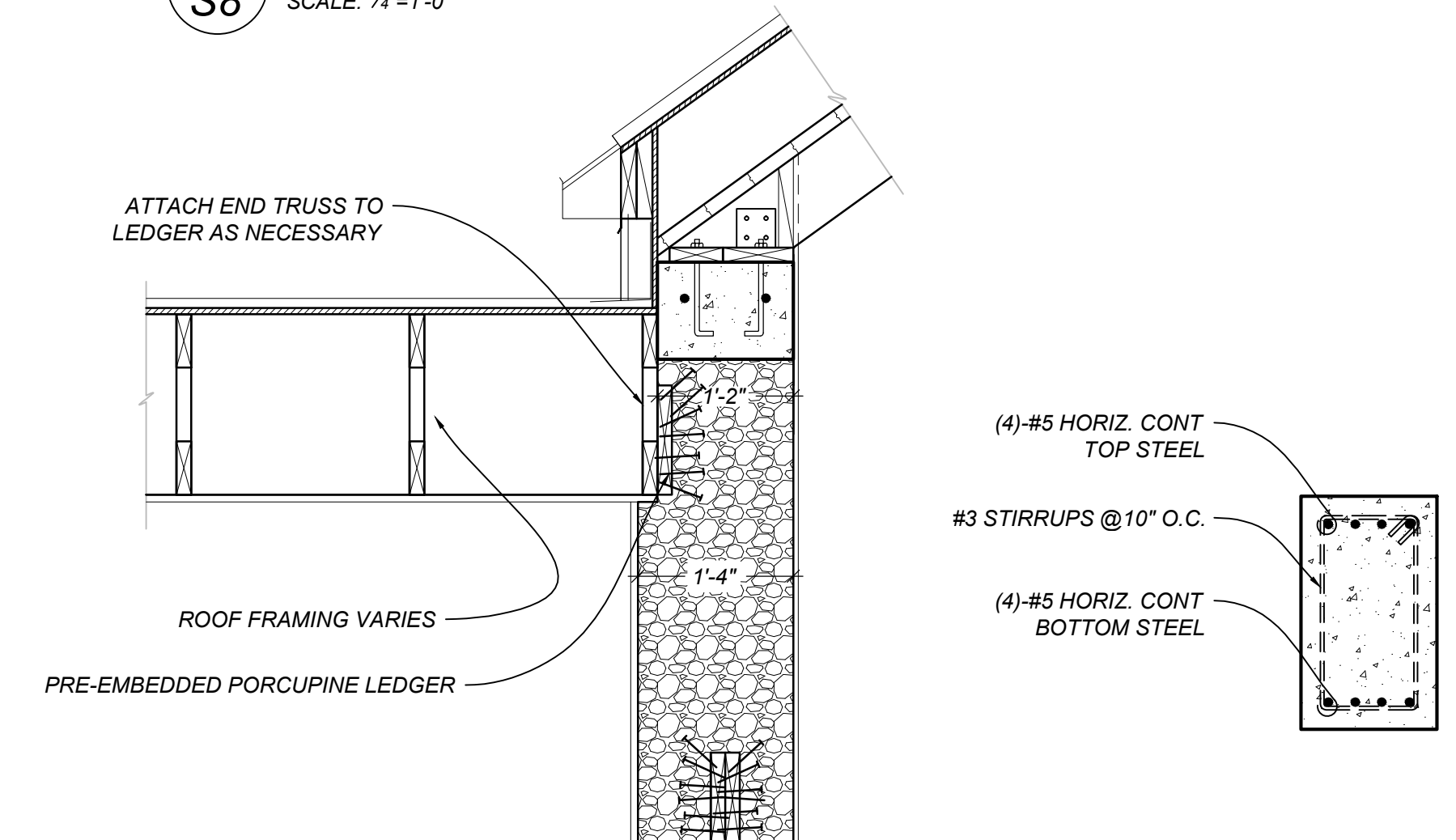
6
S5 WOOD 'PORCUPINE' HEADER DETAIL
 SCALE: 3/4"=1'-0"



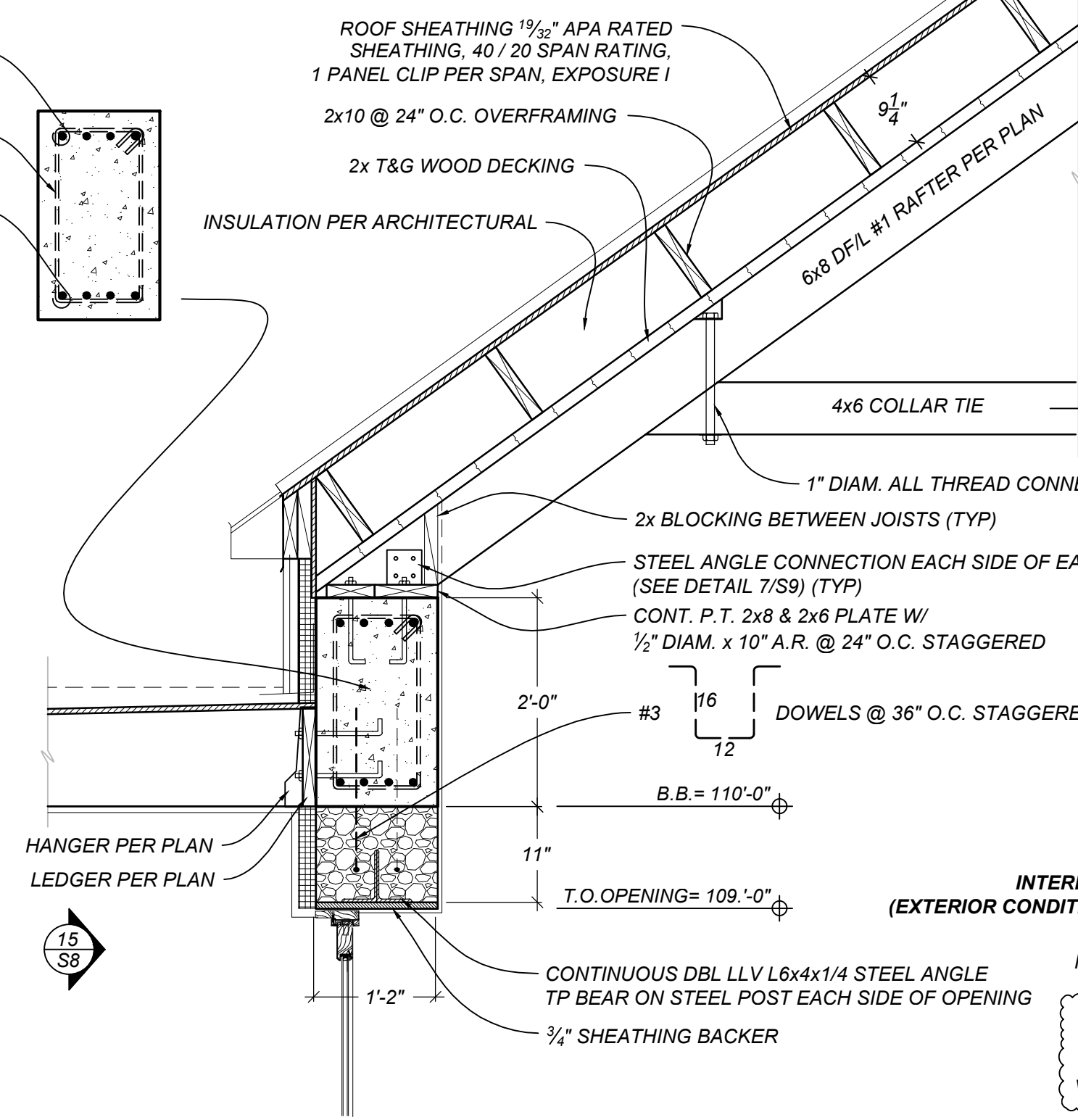
2
S8 FLOOR FRAMING DETAIL
 SCALE: 3/4"=1'-0"



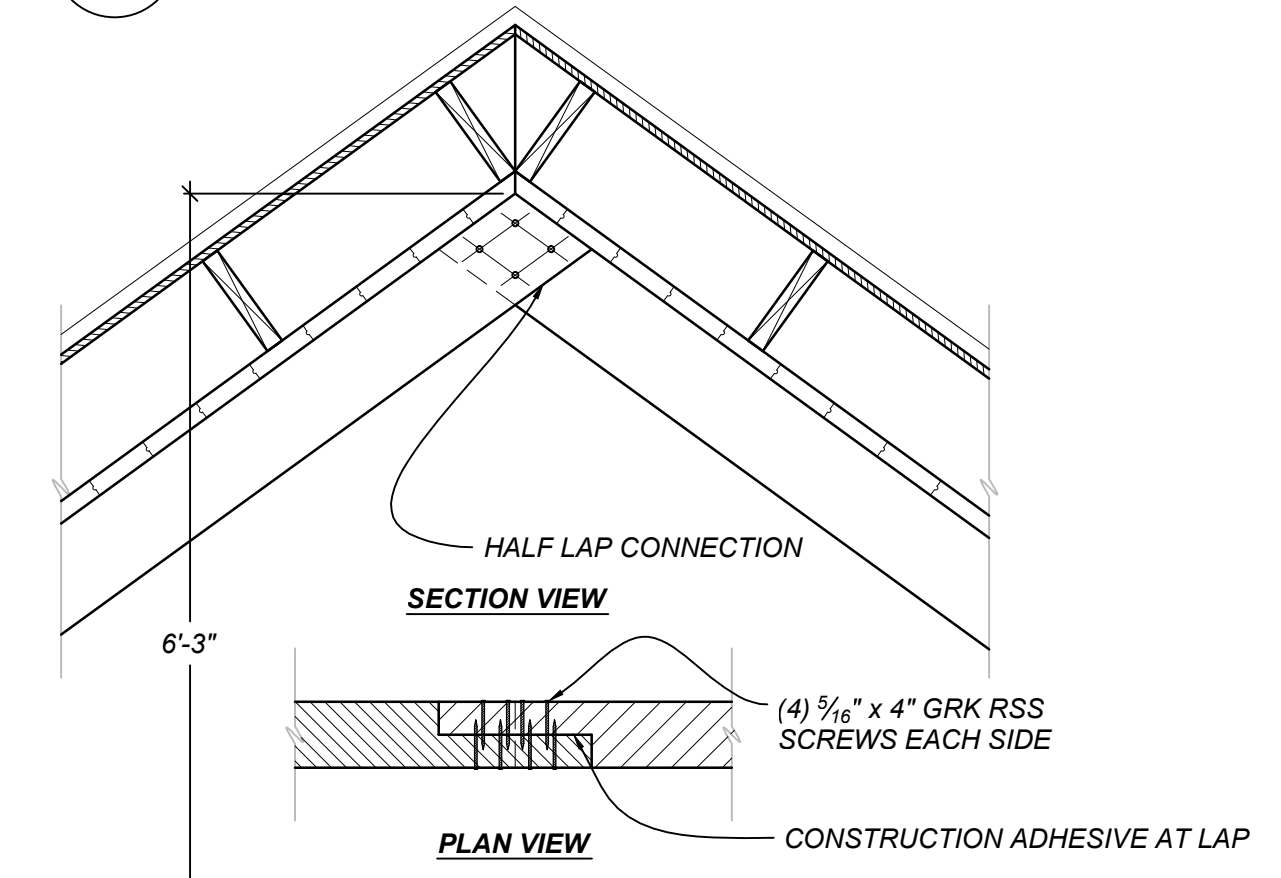
14
S8 WOOD RAFTER TO CONCRETE BOND BEAM DETAIL
 SCALE: 3/4"=1'-0"



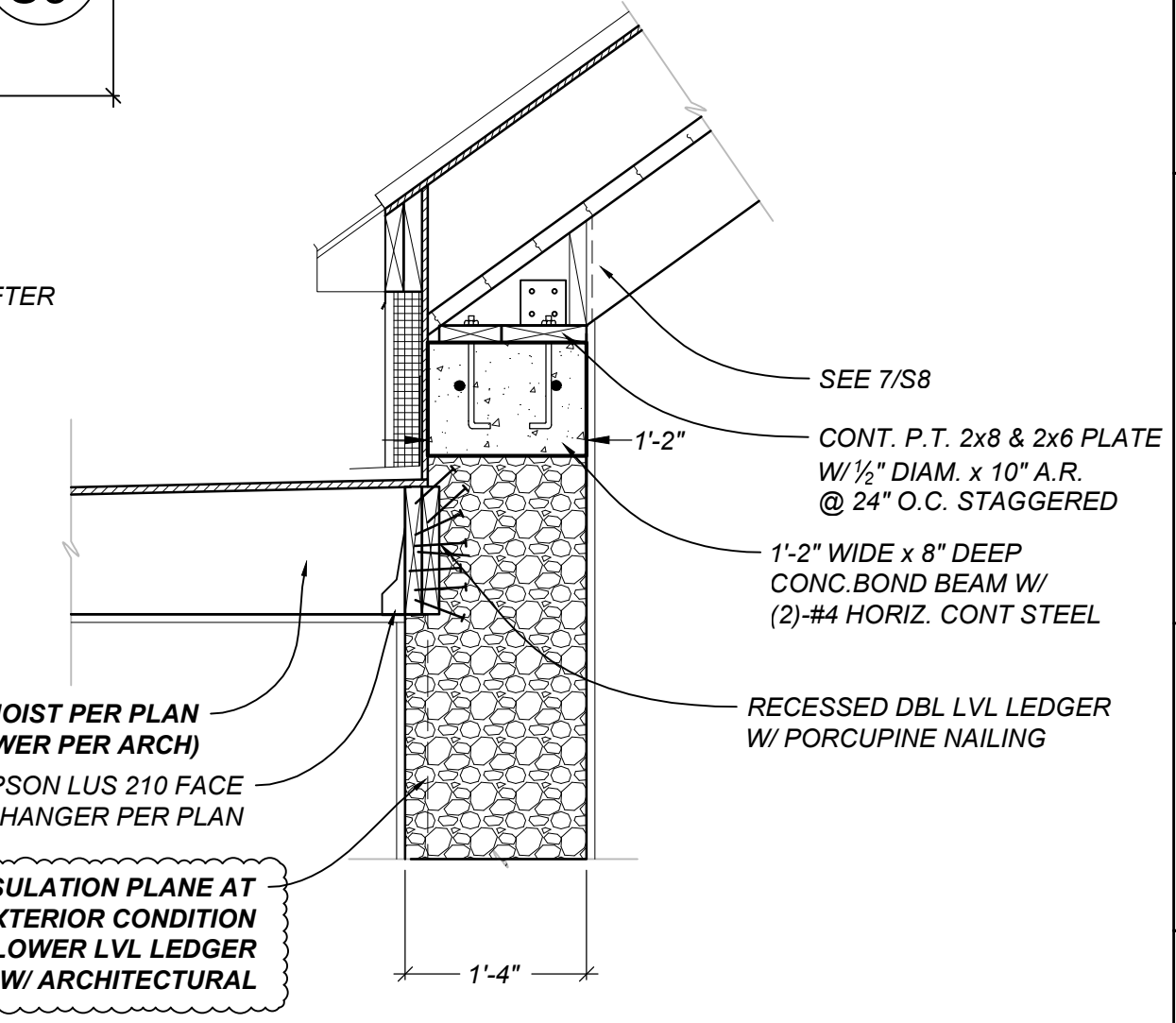
10
S8 FRAMING DETAIL AT LINTEL L2
 SCALE: 3/4"=1'-0"



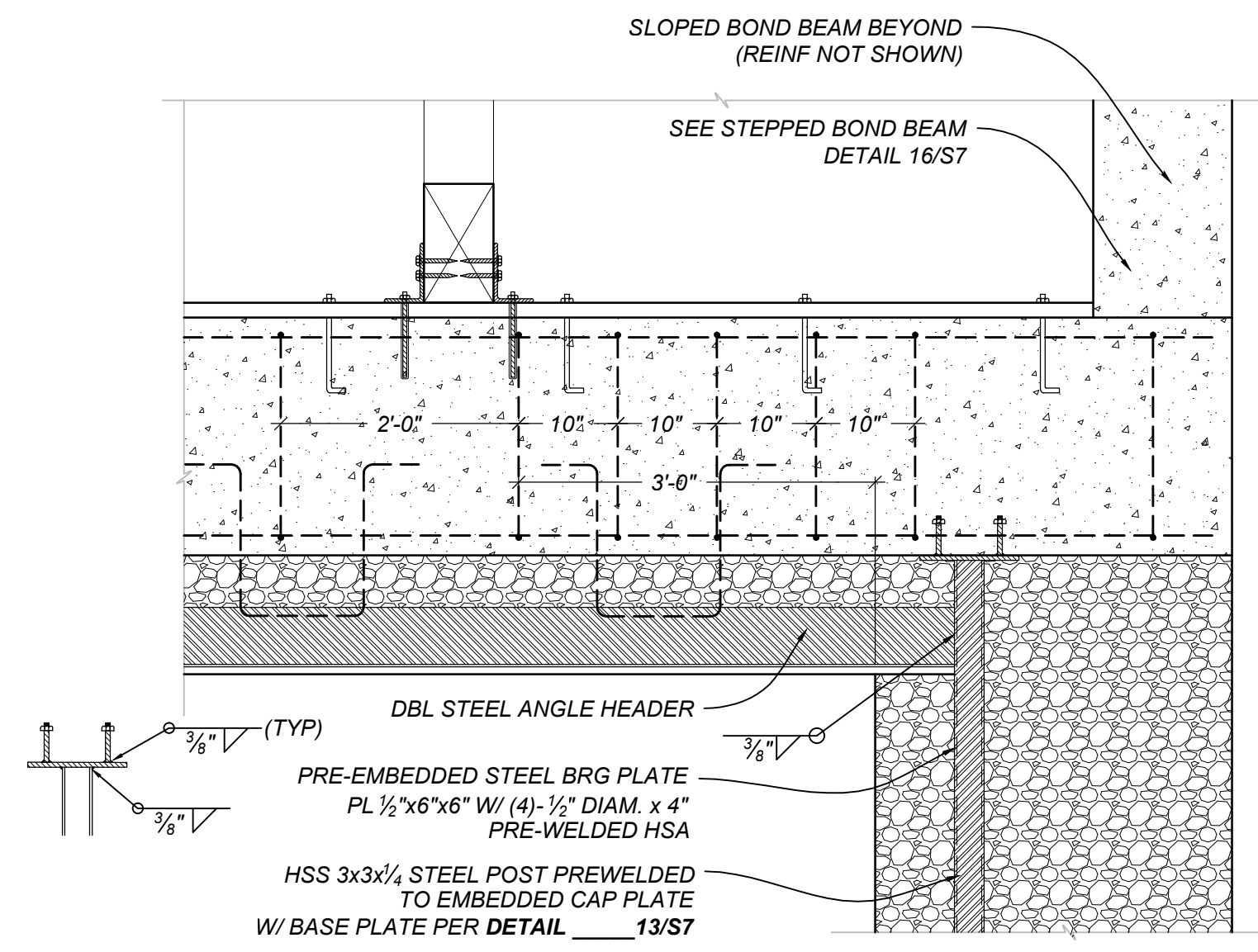
7
S8 ROOF FRAMING DETAIL AT LINTEL 3 & TRUSS BEARING
 SCALE: 3/4"=1'-0"



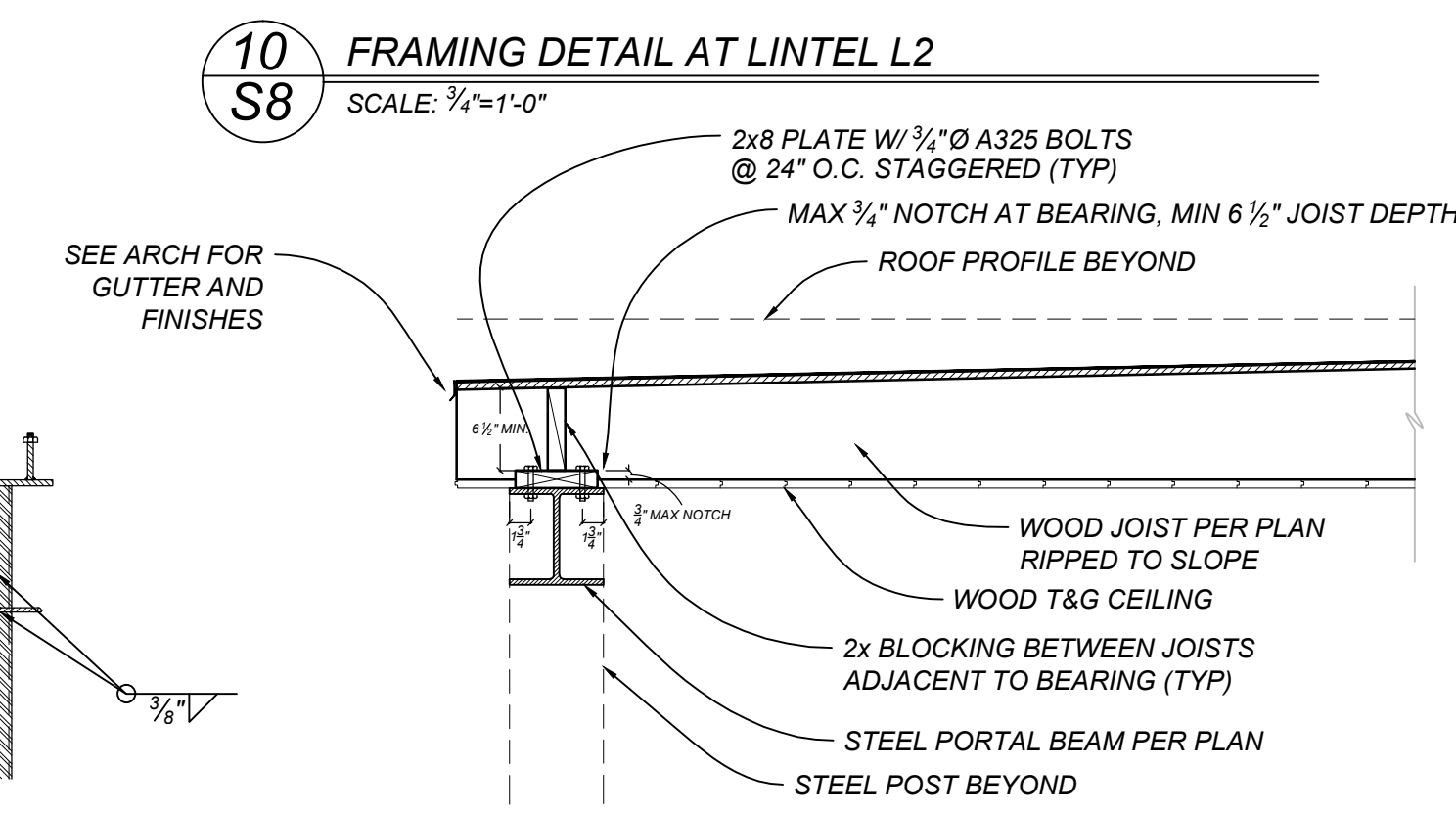
3
S8 ROOF FRAMING DETAIL AT RIDGE
 SCALE: 3/4"=1'-0"



4
S8 ROOF FRAMING DETAIL AT WALL - ALTERNATE
 SCALE: 3/4"=1'-0"



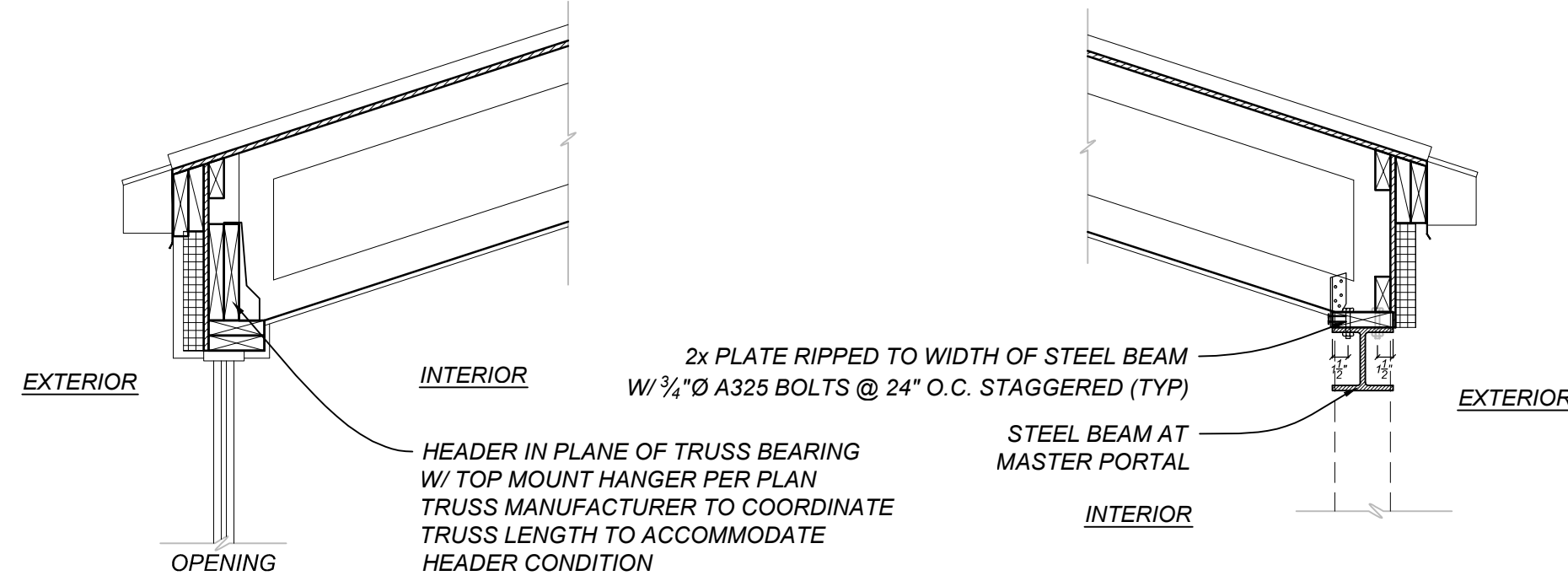
15
S8 LINTEL BEARING DETAIL
 SCALE: 3/4"=1'-0"



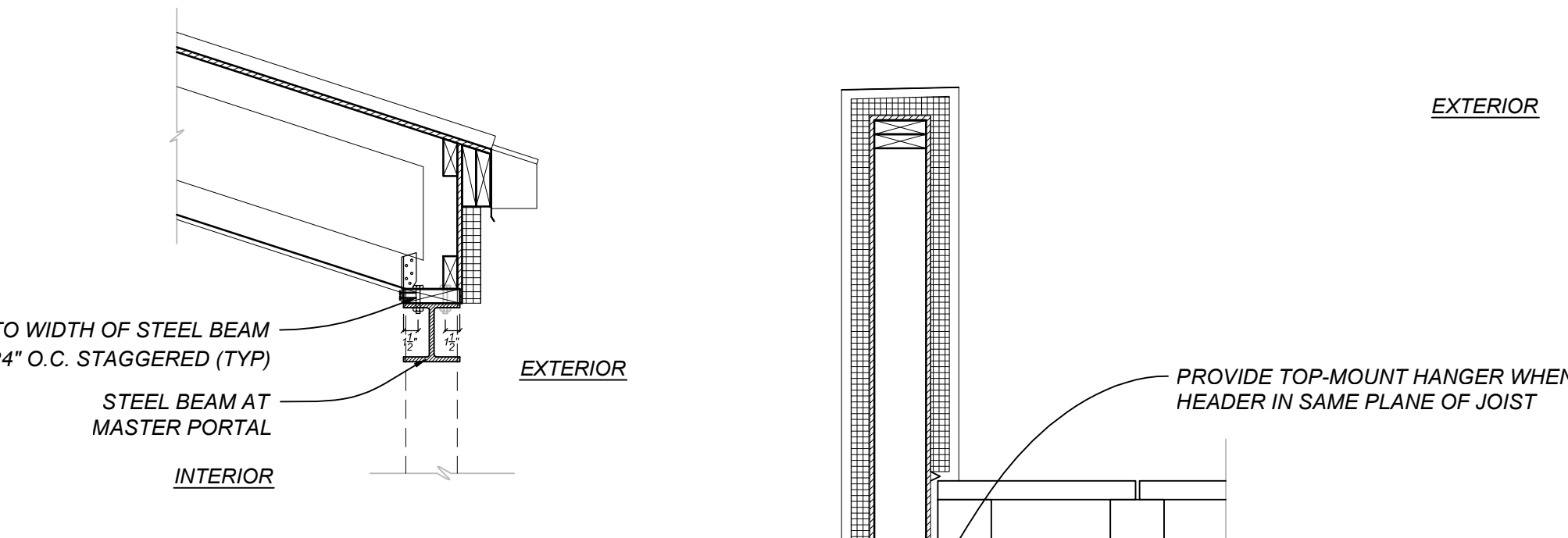
11
S8 ROOF FRAMING DETAIL AT PORTAL FRAMING
 SCALE: 3/4"=1'-0"

DATE:
 DRAWN BY:
 CHECK BY:
 JOB #:

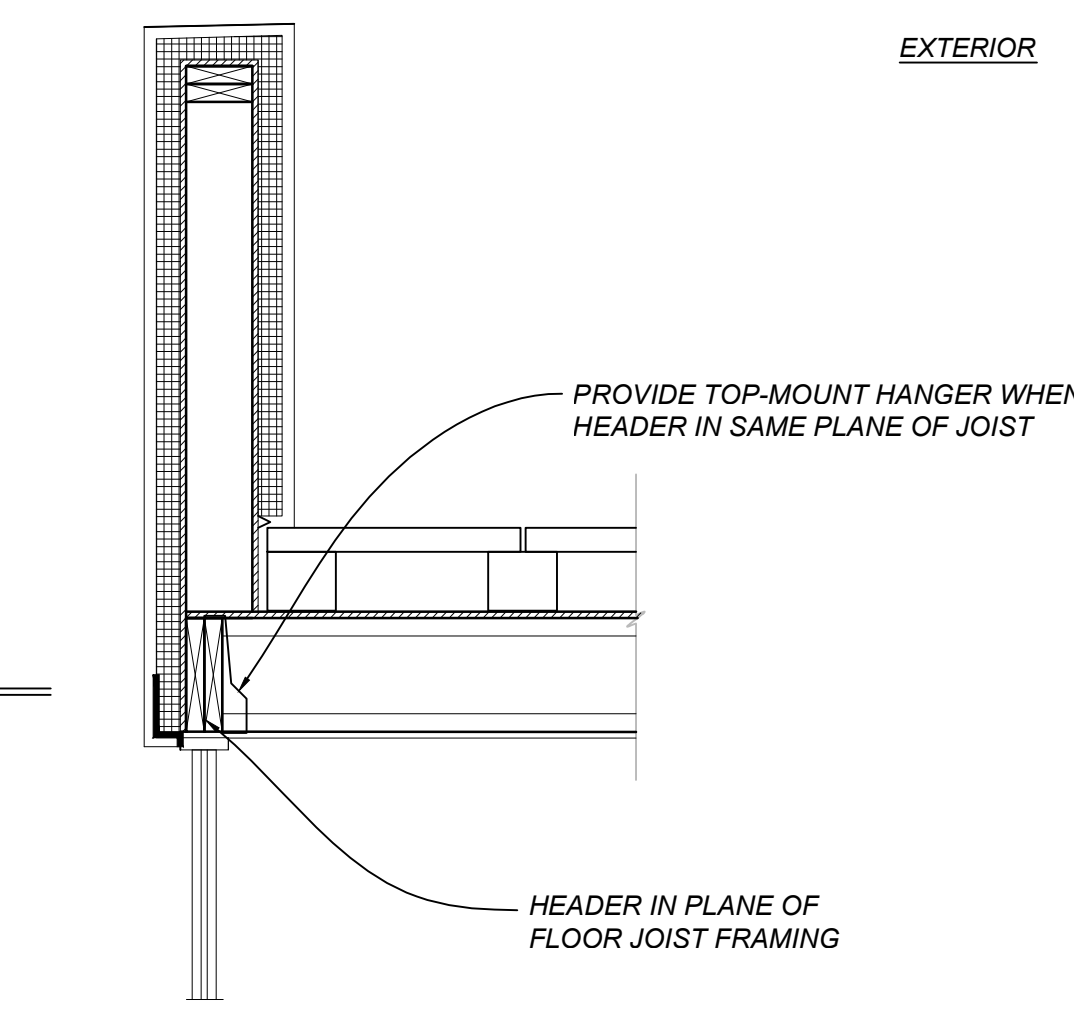
SHEET
 SHEET ___ OF ___



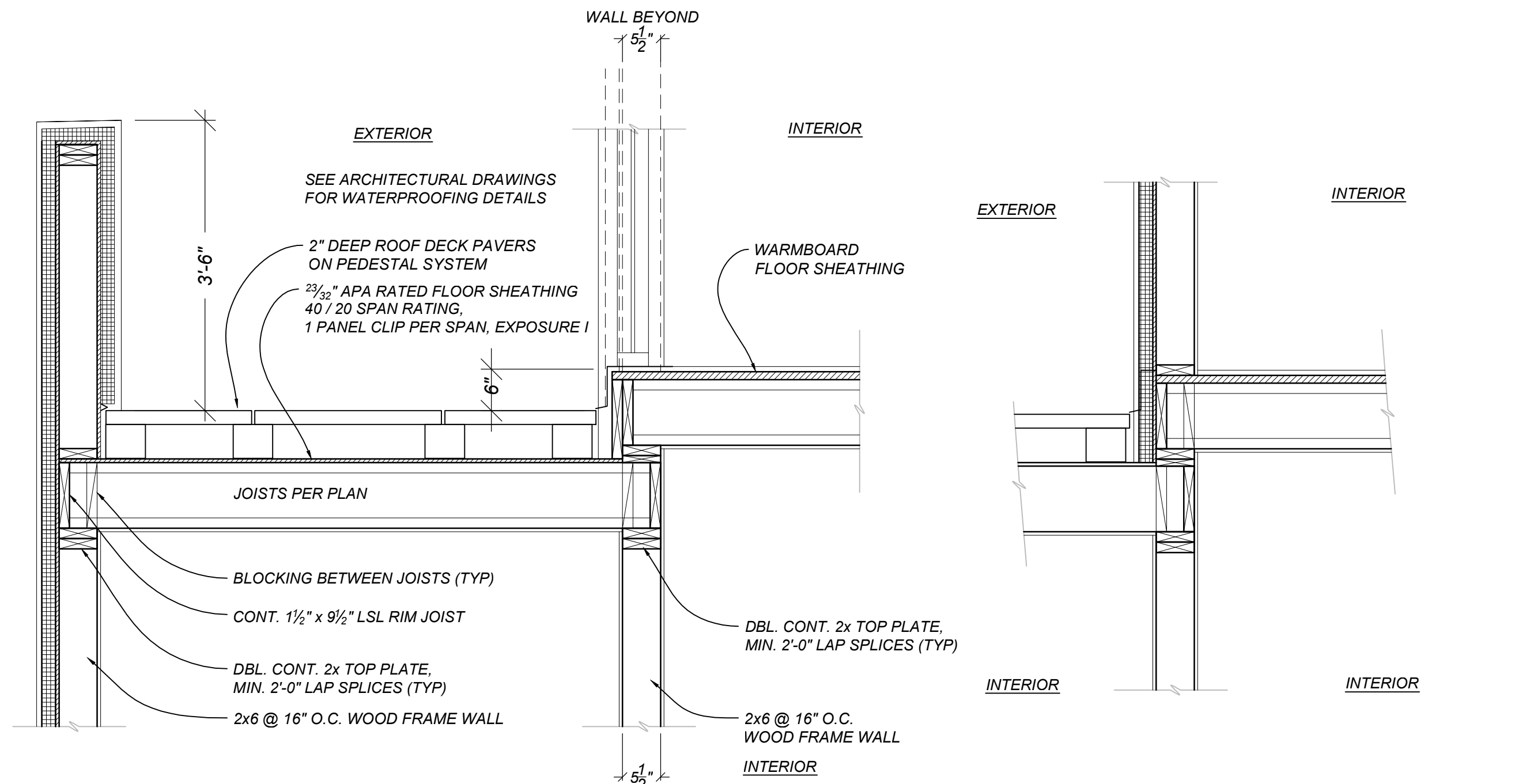
9
S9 ROOF FRAMING DETAIL AT HEADER
SCALE: 3/4"=1'-0"



8
S9 ROOF FRAMING DETAIL
SCALE: 3/4"=1'-0"

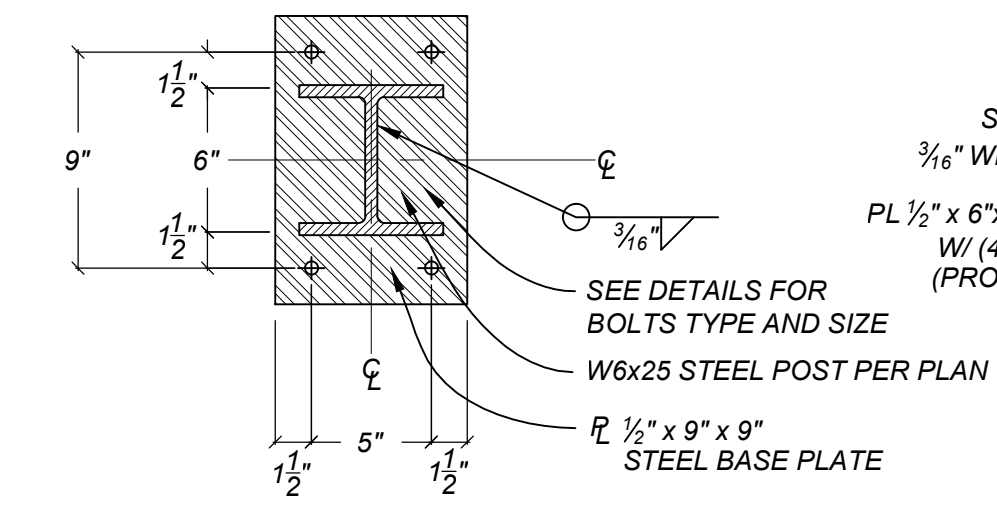


3
S9 FLOOR BALCONY FRAMING DETAIL AT HEADER
SCALE: 3/4"=1'-0"

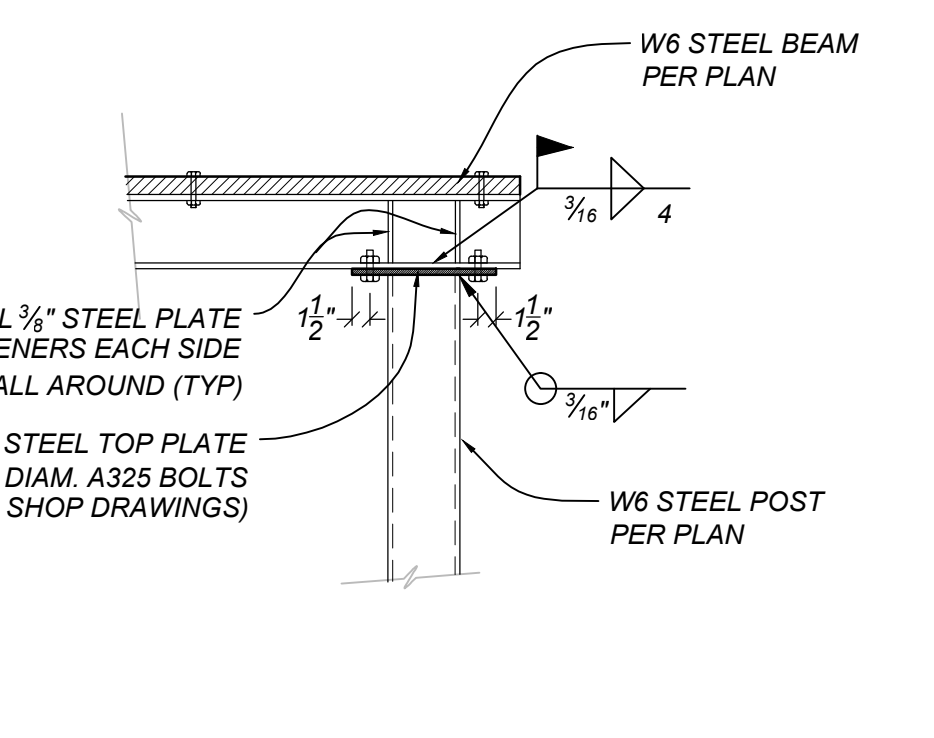


2
S9 FLOOR AND BALCONY FRAMING DETAIL
SCALE: 3/4"=1'-0"

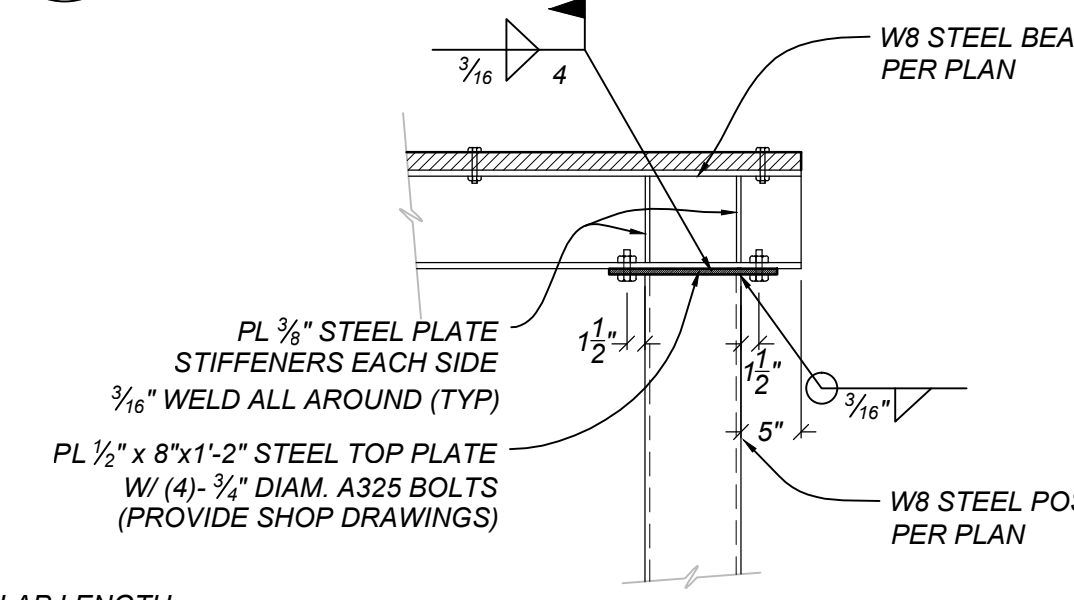
1
S9 FLOOR FRAMING DETAIL
SCALE: 3/4"=1'-0"



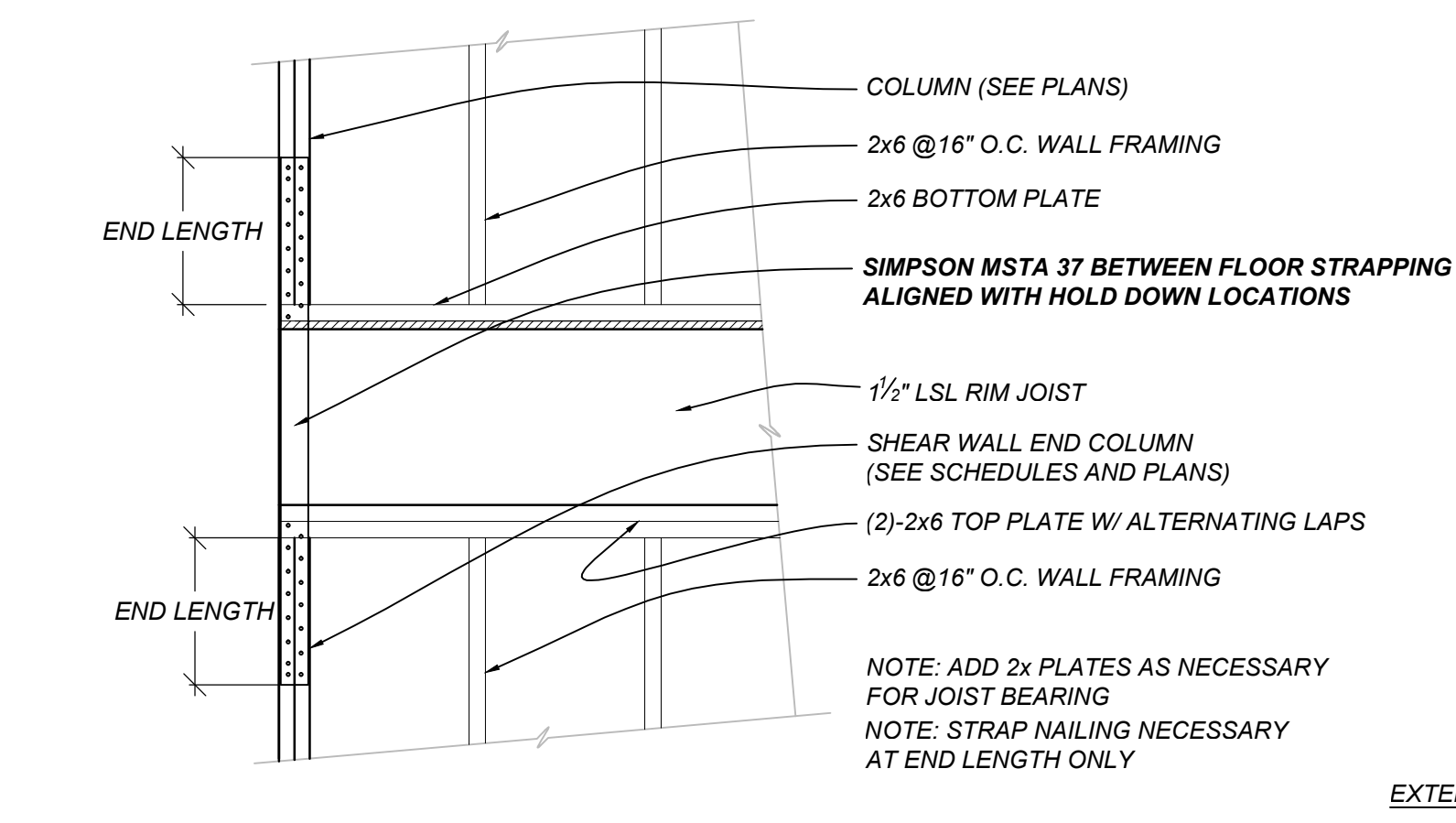
10
S9 STEEL BASE PLATE DETAIL (W6x25 POST)
SCALE: 1/2"=1'-0"



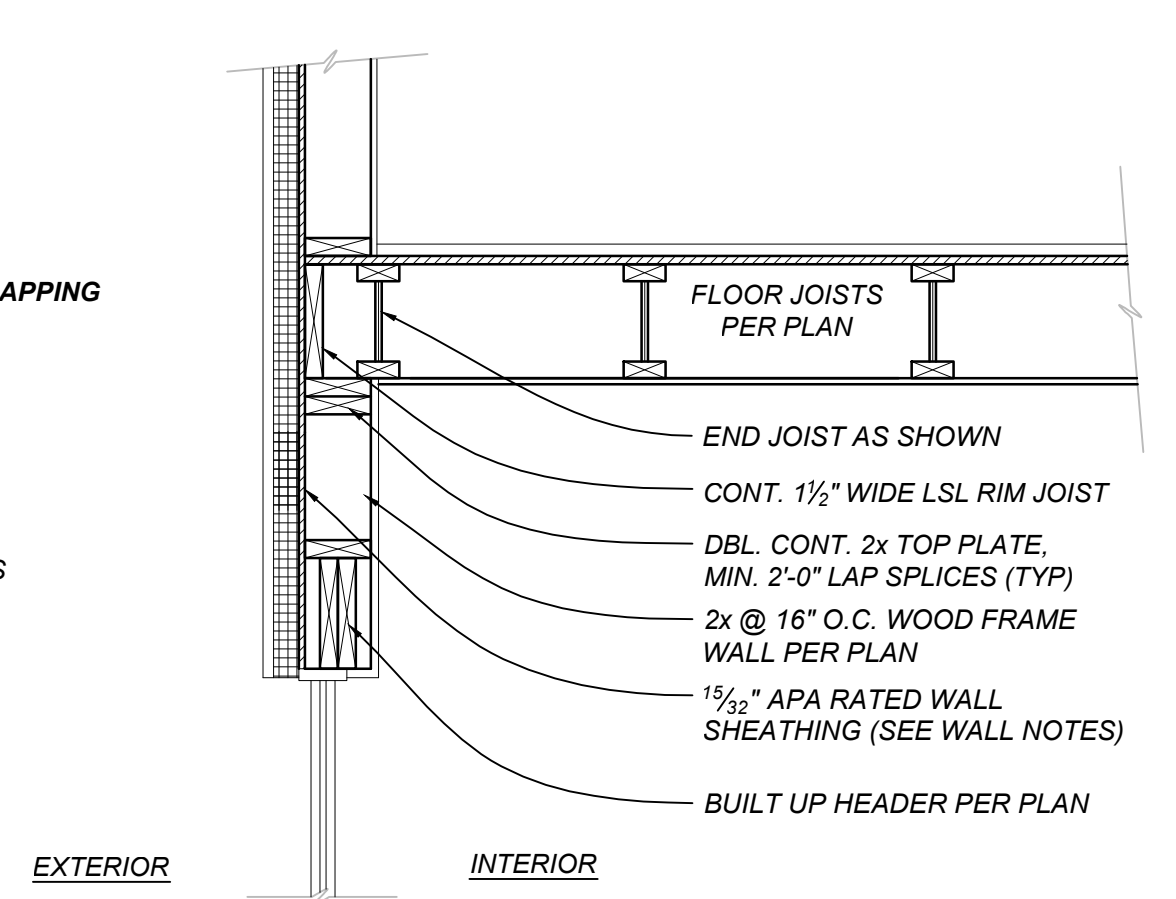
11
S9 STEEL POST CONNECTION AT W6 BEAM
SCALE: 3/4"=1'-0"



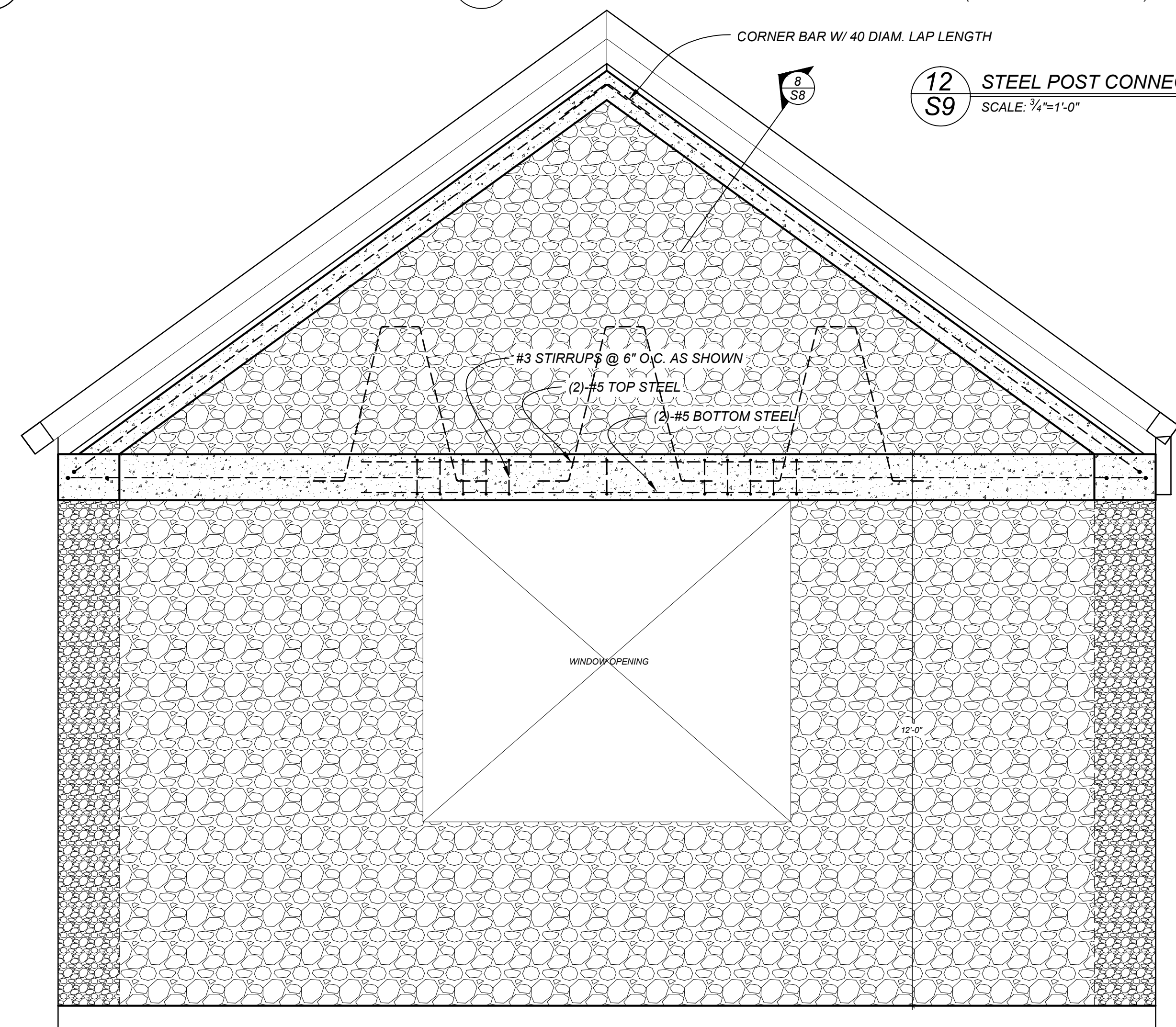
12
S9 STEEL POST CONNECTION AT W8 BEAM
SCALE: 3/4"=1'-0"



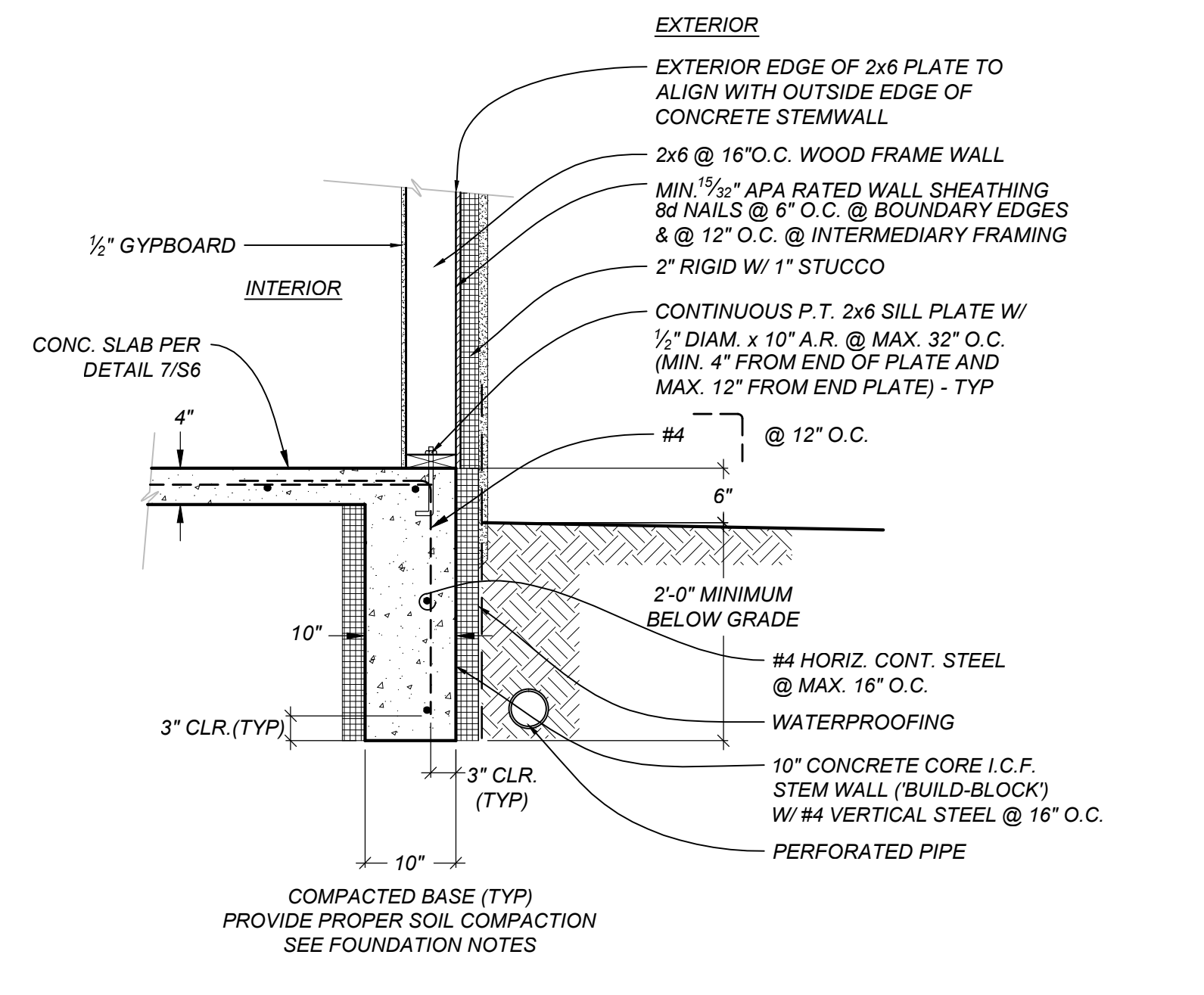
6
S9 BETWEEN FLOOR STRAPPING DETAIL
SCALE: 3/4"=1'-0"



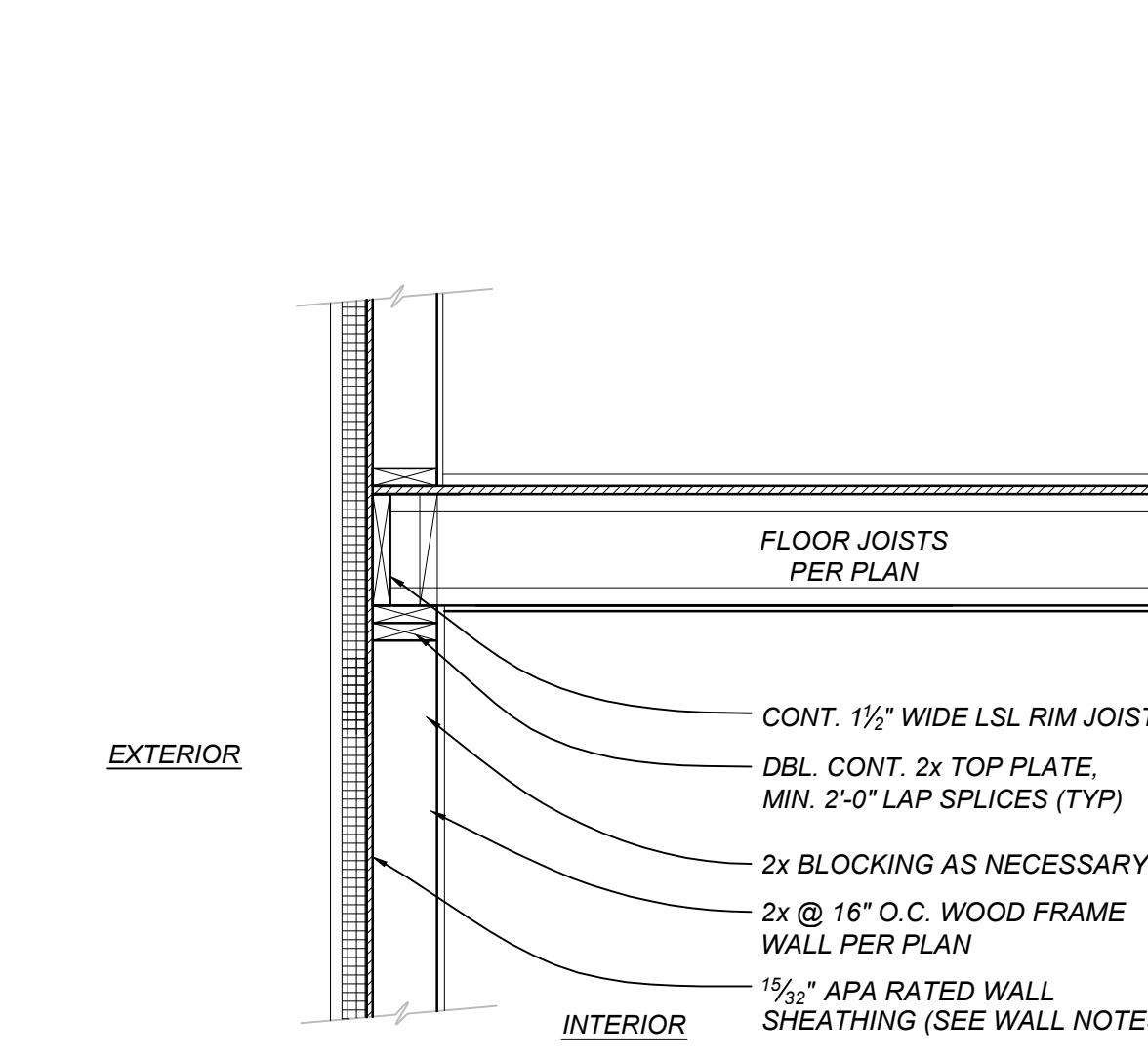
4
S9 FLOOR HEADER FRAMING DETAIL
SCALE: 3/4"=1'-0"



13
S9 STRUCTURAL ELEVATION AT PUMICECRETE WALL
SCALE: 1/2"=1'-0"



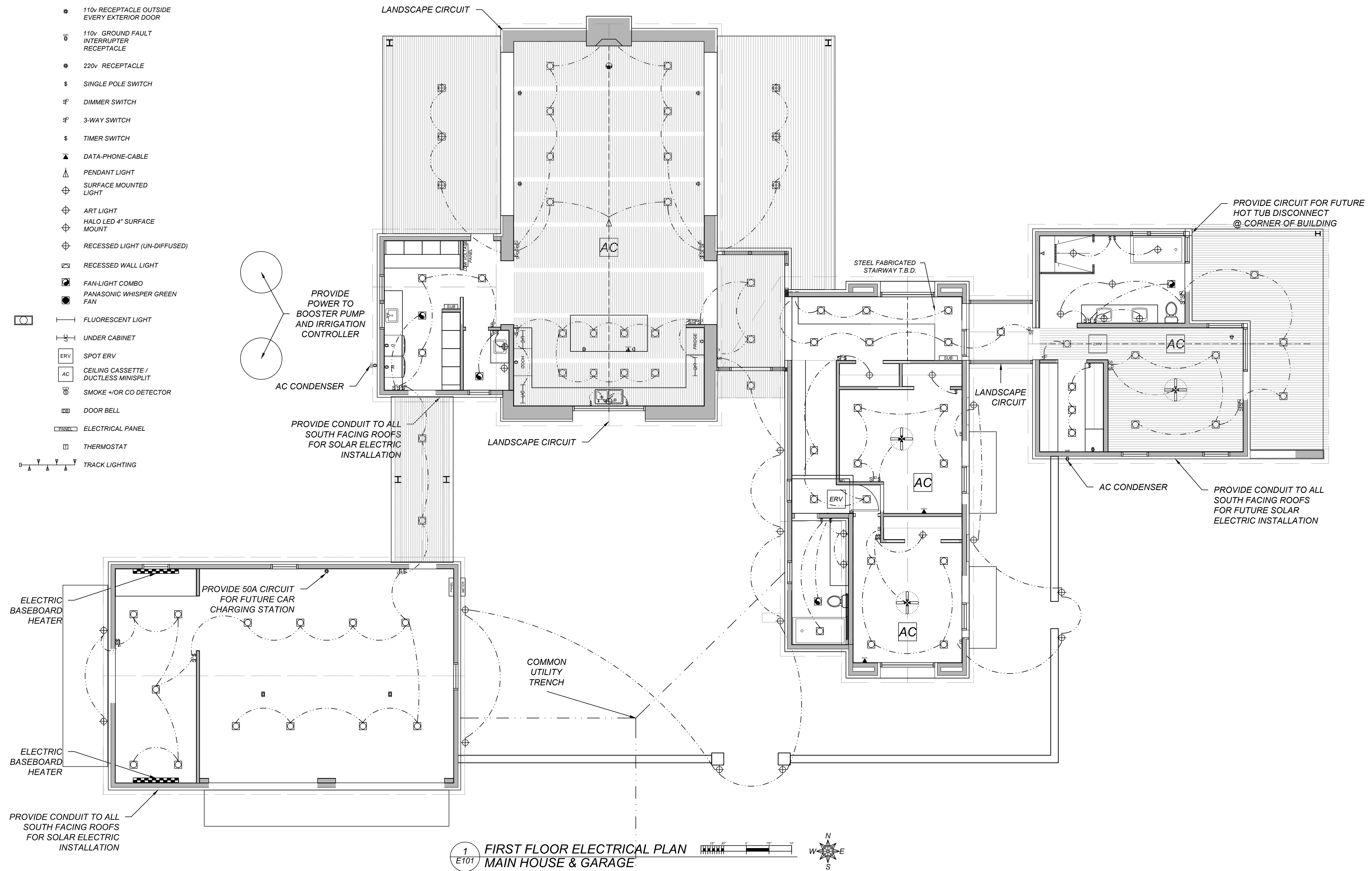
7
S9 FLOOR BALCONY FRAMING DETAIL AT HEADER
SCALE: 3/4"=1'-0"



5
S9 FLOOR FRAMING DETAIL
SCALE: 3/4"=1'-0"

ELECTRICAL LEGEND

- # 230v 50a RECEPTACLE
- # 220v RECEPTACLE
- # 110v RECEPTACLE EVERY 12 L.F. & WITHIN 2 L.F. OF ALL DOORS
- # 110v RECEPTACLE INSTALLED IN FLOOR
- # 110v RECEPTACLE OUTSIDE EVERY EXTERIOR DOOR
- # 110v GROUND FAULT INTERRUPTER RECEPTACLE
- # 220v RECEPTACLE
- \$ SINGLE POLE SWITCH
- \$ DIMMER SWITCH
- \$ 3-WAY SWITCH
- \$ TIMER SWITCH
- ▲ DATA-PHONE-CABLE
- ▲ PENDANT LIGHT
- ⊕ SURFACE MOUNTED LIGHT
- ⊕ ART LIGHT
- ⊕ HALO LED 4" SURFACE MOUNT
- ⊕ RECESSED LIGHT (UN-DIFFUSED)
- ⊕ RECESSED WALL LIGHT
- ⊕ FAN-LIGHT COMBO
- ⊕ PANASONIC WHISPER GREEN FAN
- ⊕ FLUORESCENT LIGHT
- ⊕ UNDER CABINET
- ⊕ SPOT ERV
- ⊕ CEILING CASSETTE / DUCTLESS MINISPLIT
- ⊕ SMOKE +/OR CO DETECTOR
- ⊕ DOOR BELL
- ⊕ ELECTRICAL PANEL
- ⊕ THERMOSTAT
- ⊕ TRACK LIGHTING



1 E101 FIRST FLOOR ELECTRICAL PLAN MAIN HOUSE & GARAGE

ADDITIONAL OUTLETS TO BE ADDED PER CODE

Drawn by : ELK 18.31.18
 Approved by : JS 12.31.18

Committed to Building a Sustainable World

www.palosantodesigns.com
 505-988-7230

PALO

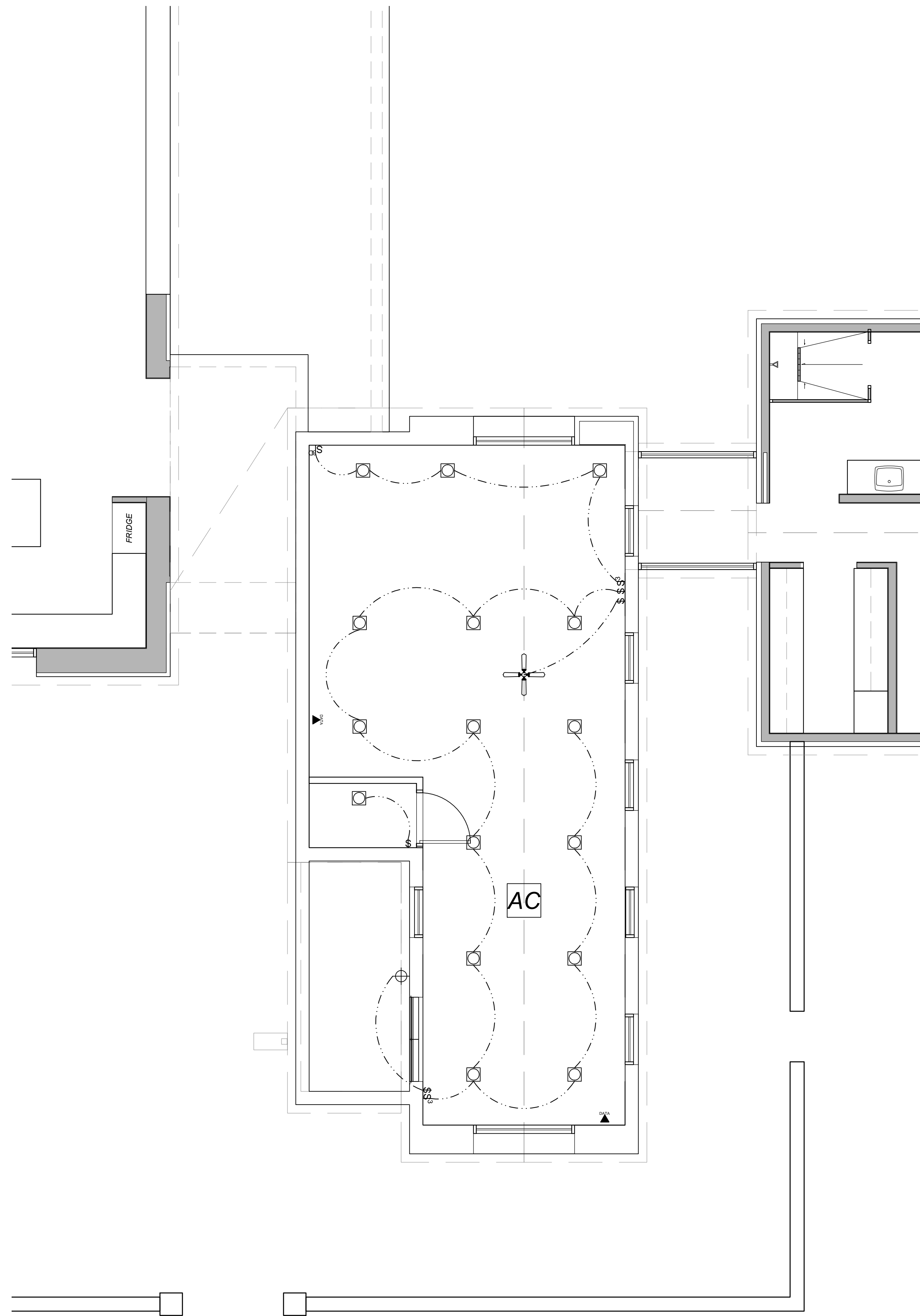
January 5, 2019
 PERMIT SET

Mark & Leslie

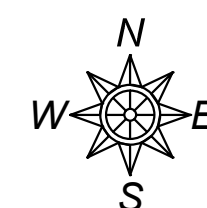
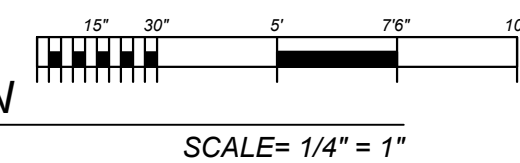
Santa Fe
 NM 87506

FIRST FLOOR
 ELECTRIC PLAN

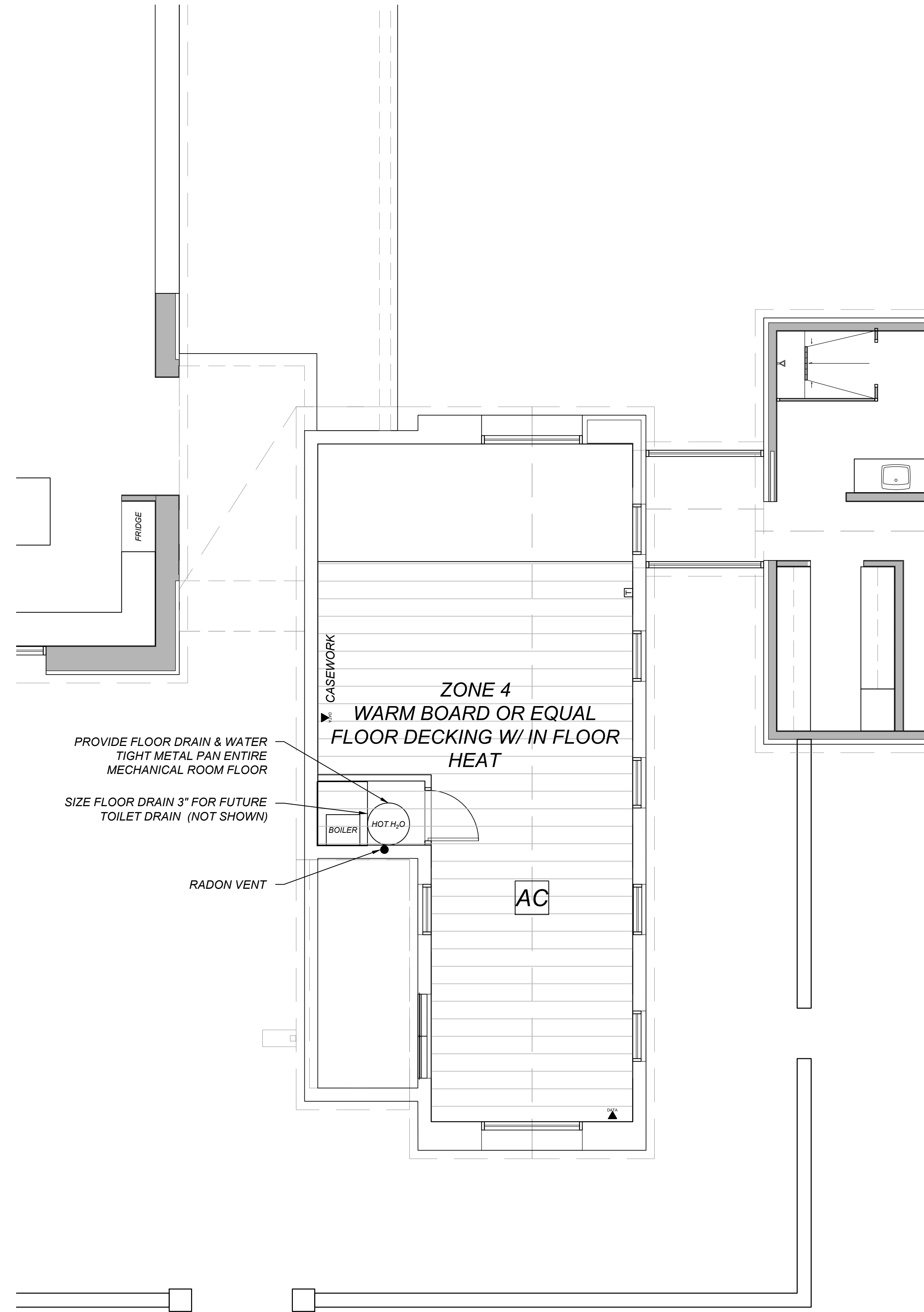
E101



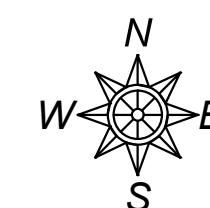
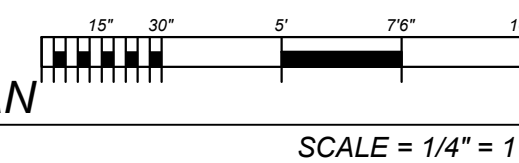
1 SECOND FLOOR ELECTRICAL PLAN
E&M102 MAIN HOUSE / DEN



SEE E101 FOR ELECTRICAL LEGEND



2 SECOND FLOOR MECHANICAL PLAN
E&M102 MAIN HOUSE / DEN



Drawn by : ELK 18.31.18
Approved by : JS 12.31.18

Committed to Building a Sustainable World

www.palosantodesigns.com
505-988-7230

PALO

January 5, 2019
PERMIT SET

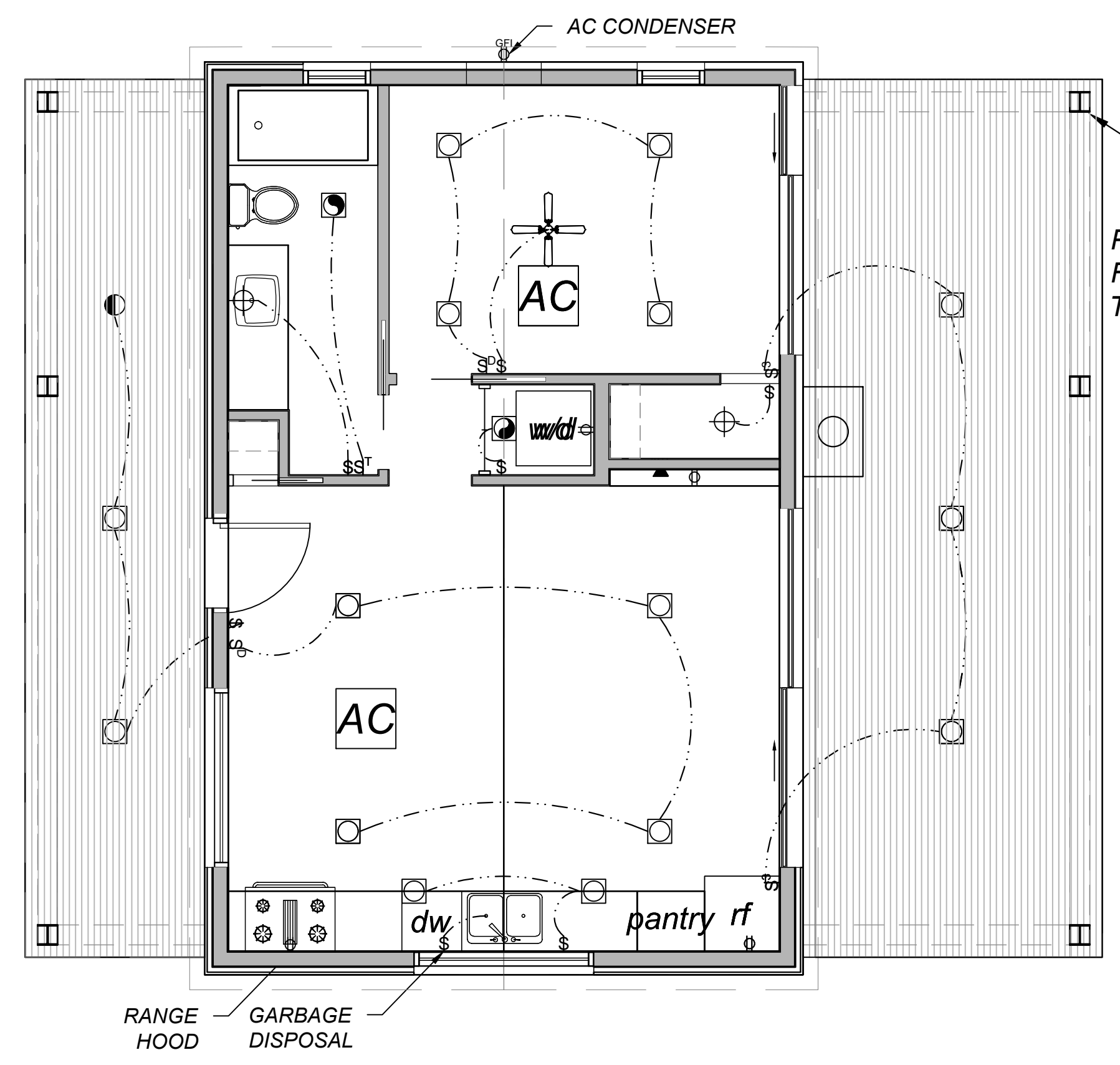
Mark & Leslie

Santa Fe
NM 87506

SECOND FLOOR
ELECTRICAL &
MECHANICAL PLAN

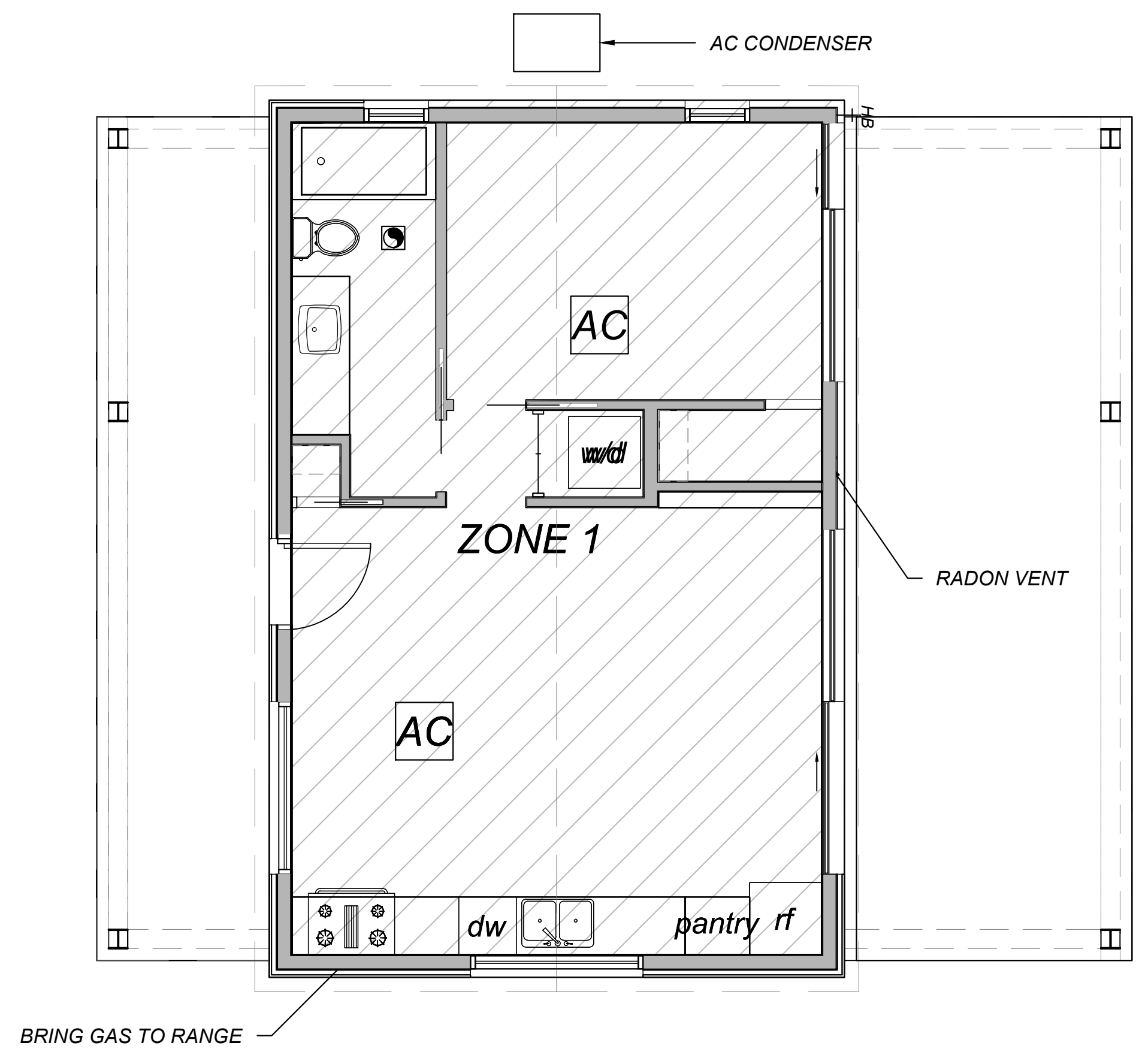
E&M102

Drawn by: ELK 18.31.18
Approved by: JS 12.31.18



1 FIRST FLOOR ELECTRICAL PLAN
A.D.U.

SEE E101 FOR ELECTRICAL LEGEND



3 FIRST FLOOR MECHANICAL PLAN
A.D.U.

Committed to Building a Sustainable World
www.palosantodesigns.com
505-988-7230

PALO

January 5, 2019
PERMIT SET

Mark & Leslie

Santa Fe
NM 87506

A.D.U. ELECTRICAL &
MECHANICAL PLANS

E&M103

Drawn by : ELK 18.31.18
 Approved by : JS 12.31.18

Committed to Building a Sustainable World
 www.palosantodesigns.com
 505-988-7230

PALO

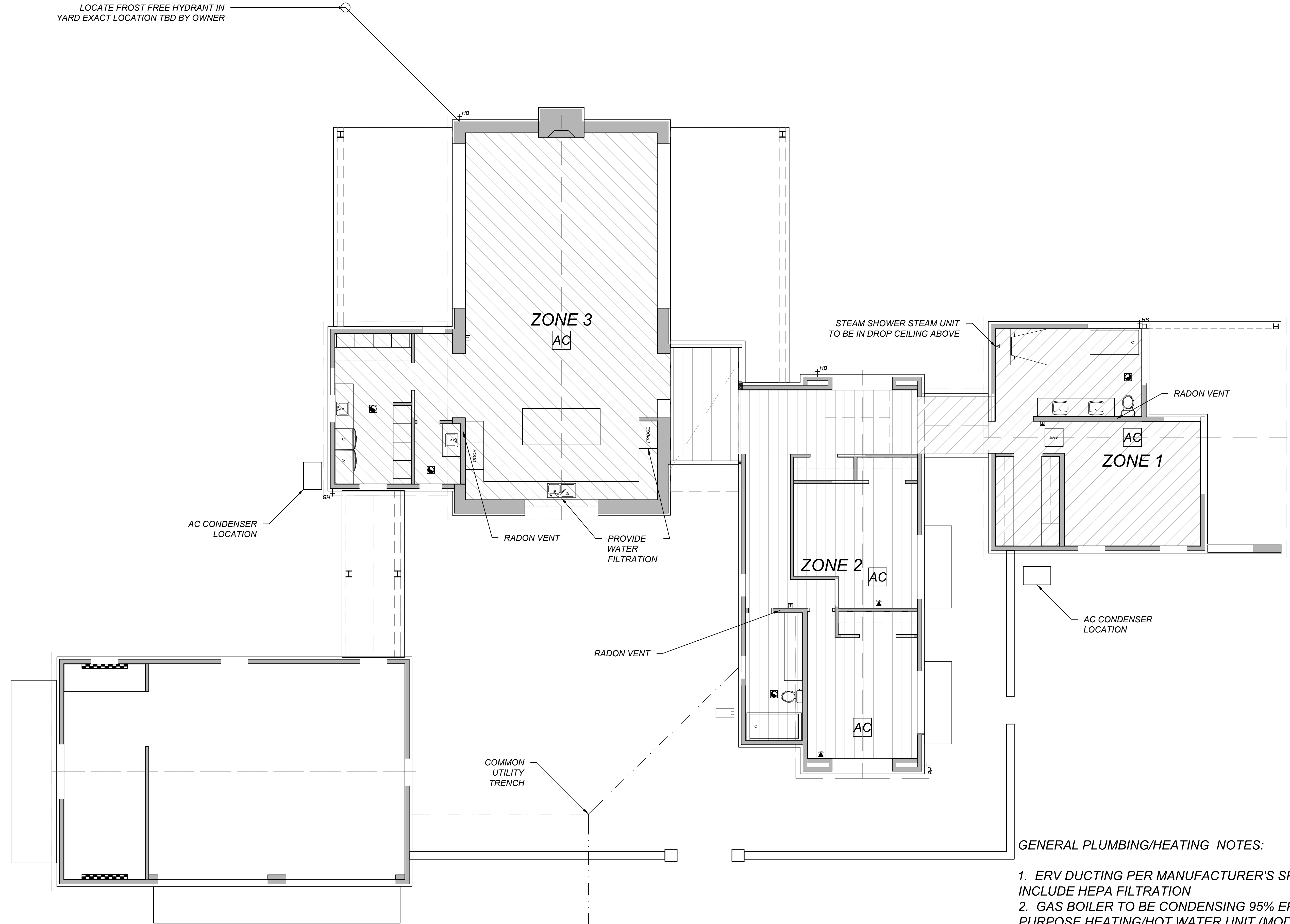
January 5, 2019
 PERMIT SET

Mark & Leslie

**Santa Fe
 NM 87506**

FIRST FLOOR
 MECHANICAL PLAN

M101



- GENERAL PLUMBING/HEATING NOTES:**
1. ERV DUCTING PER MANUFACTURER'S SPECIFICATION, INCLUDE HEPA FILTRATION
 2. GAS BOILER TO BE CONDENSING 95% EFFICIENT DUEL PURPOSE HEATING/HOT WATER UNIT (MODEL #) OR EQUIV.
 3. RADIANT IN FLOOR HEAT, FOUR ZONES MINIMUM.
 4. LOCATION OF FIVE WALL HYDRANTS TO BE VERIFIED WITH GENERAL CONTRACTOR PRIOR TO INSTALL
 5. PROVIDE WHOLE HOUSE WATER FILTRATION SYSTEM, TO BE LOCATED IN MECH ROOM.

1
 M101
**FIRST FLOOR MECHANICAL PLAN
 MAIN HOUSE & GARAGE**

SCALE = 3/16" = 1'

NOTES

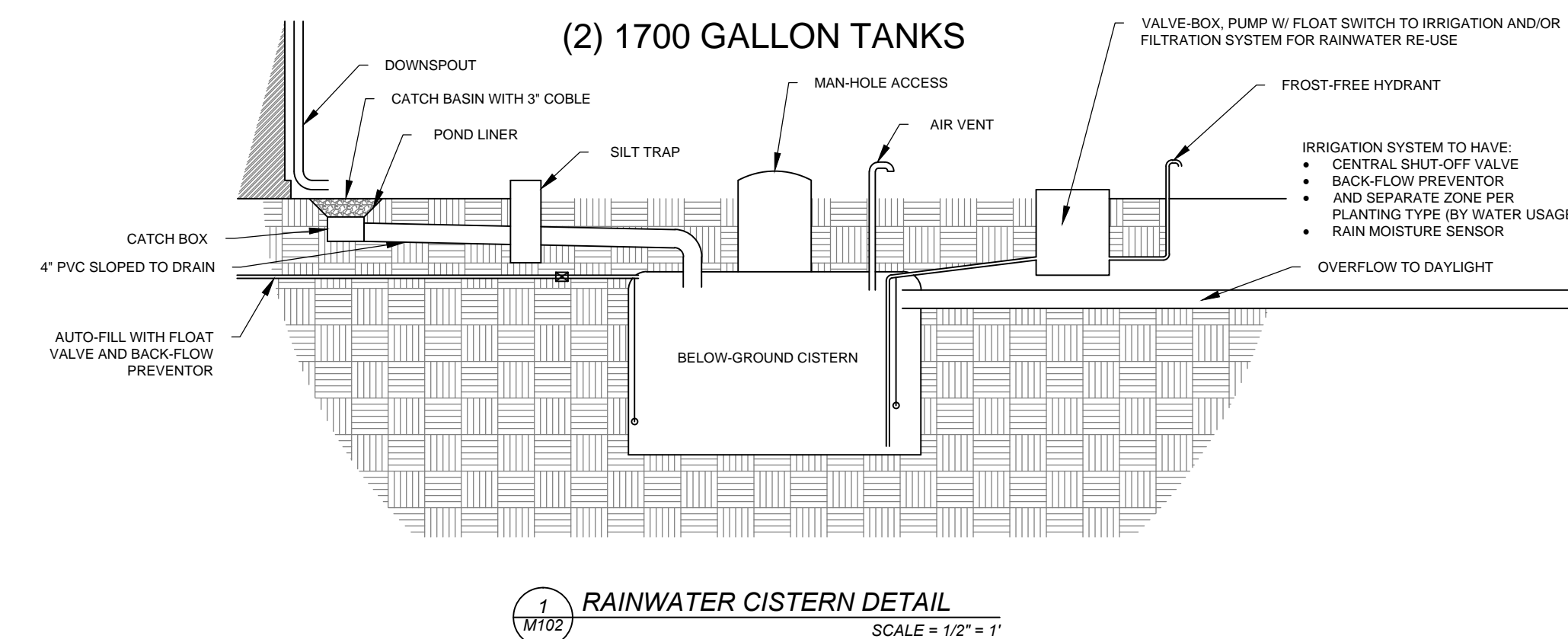
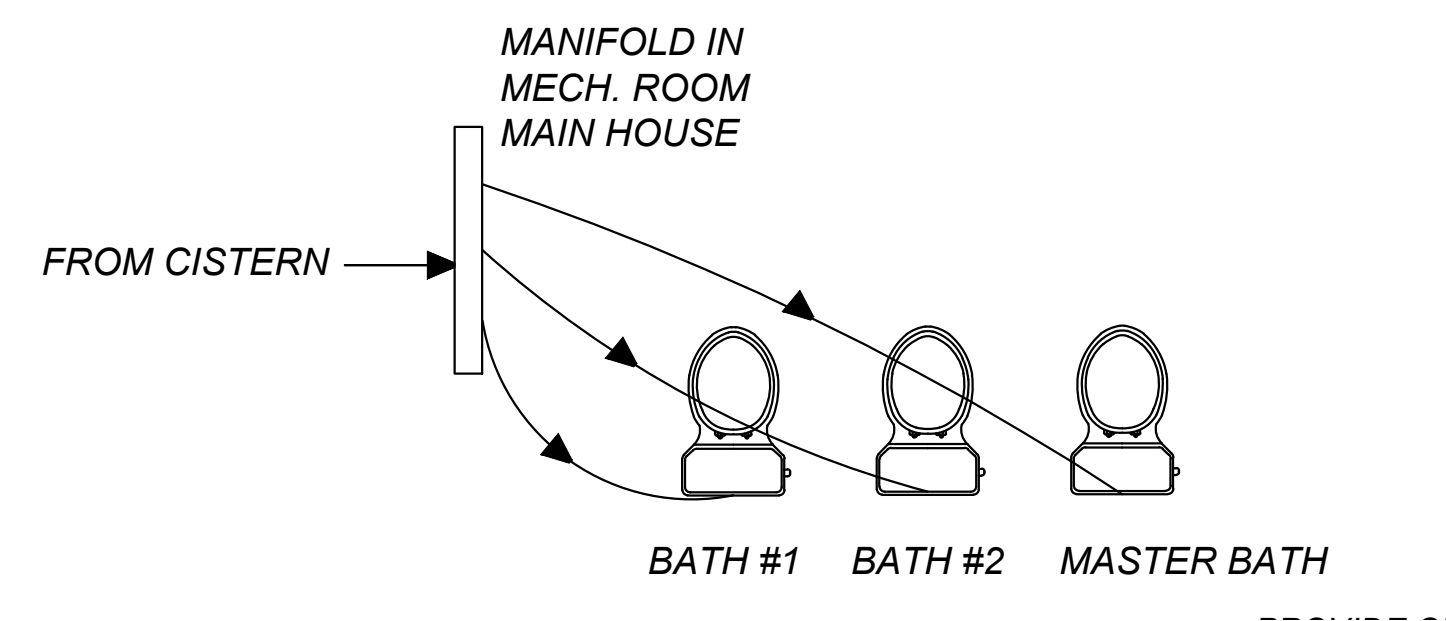
PROVIDE SEDIMENT FILTER & HYDRO-FLOW @ MAIN WATER SUPPLY IN MECH ROOM

PROVIDE RE-CIRCULATION HOT WATER @ ALL LOCATIONS

TO BE LOCATED IN MECHANICAL ROOM

RAINWATER RE-USE SPECIFICATION

- SEPARATE MANIFOLD FOR TREATED RAINWATER NON-POTABLE REUSE
- PURPLE PIPING WATER SUPPLY TO TOILETS ONLY W/ CAUTION SIGNS: "NOT FOR DRINKING AT TOILET LOCATIONS"
- MAINTENANCE SCHEDULE & LOGS POSTED
- MUST HAVE TEST PORT AT FILTRATION SYSTEM FOR WATER QUALITY BEFORE C.O., TEST ITSELF PERFORMED BEFORE C.O.



Drawn by : ELK 18.31.18
 Approved by : JS 12.31.18

Committed to Building a Sustainable World
 www.palosantodesigns.com
 505-988-7230

PALO

January 5, 2019
 PERMIT SET

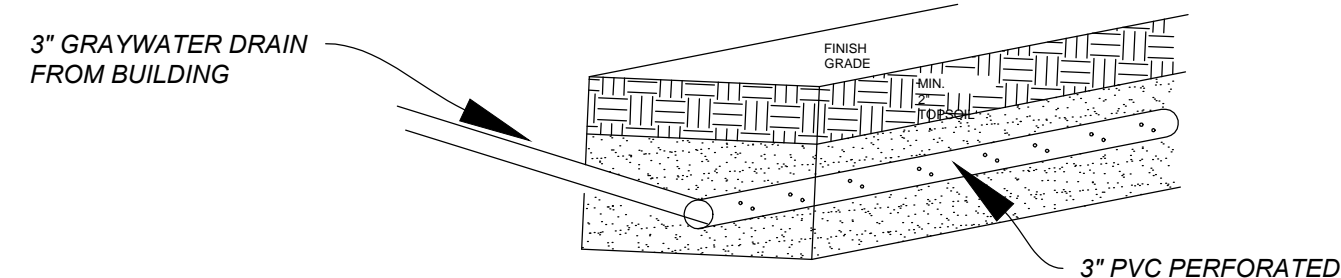
Mark & Leslie

Santa Fe
 NM 87506

FILTRATION SYSTEM
 FOR RAINWATER
 REUSE

M102

GREY WATER DRAINFIELD CALCULATIONS	
2012 UPC-1602.8.1	
MAIN HOUSE	GUEST HOUSE
4 OCCUPANTS X 25 GAL/DAY	2 OCCUPANTS X 25 GAL/DAY
SHOWERS/TUBS = 100	SHOWERS/TUBS = 50
4 OCCUPANTS X 15 GAL/DAY	2 OCCUPANTS X 15 GAL/DAY
LAUNDRY = 60	LAUNDRY = 30
TOTAL MAIN HOUSE = 160 GAL/DAY	TOTAL GUEST HOUSE = 80 GAL/DAY
TOTAL MAIN HOUSE + GUEST HOUSE = 240 GAL/DAY.	
DRAIN FIELD OR PUMICE WICK-	NO TANK



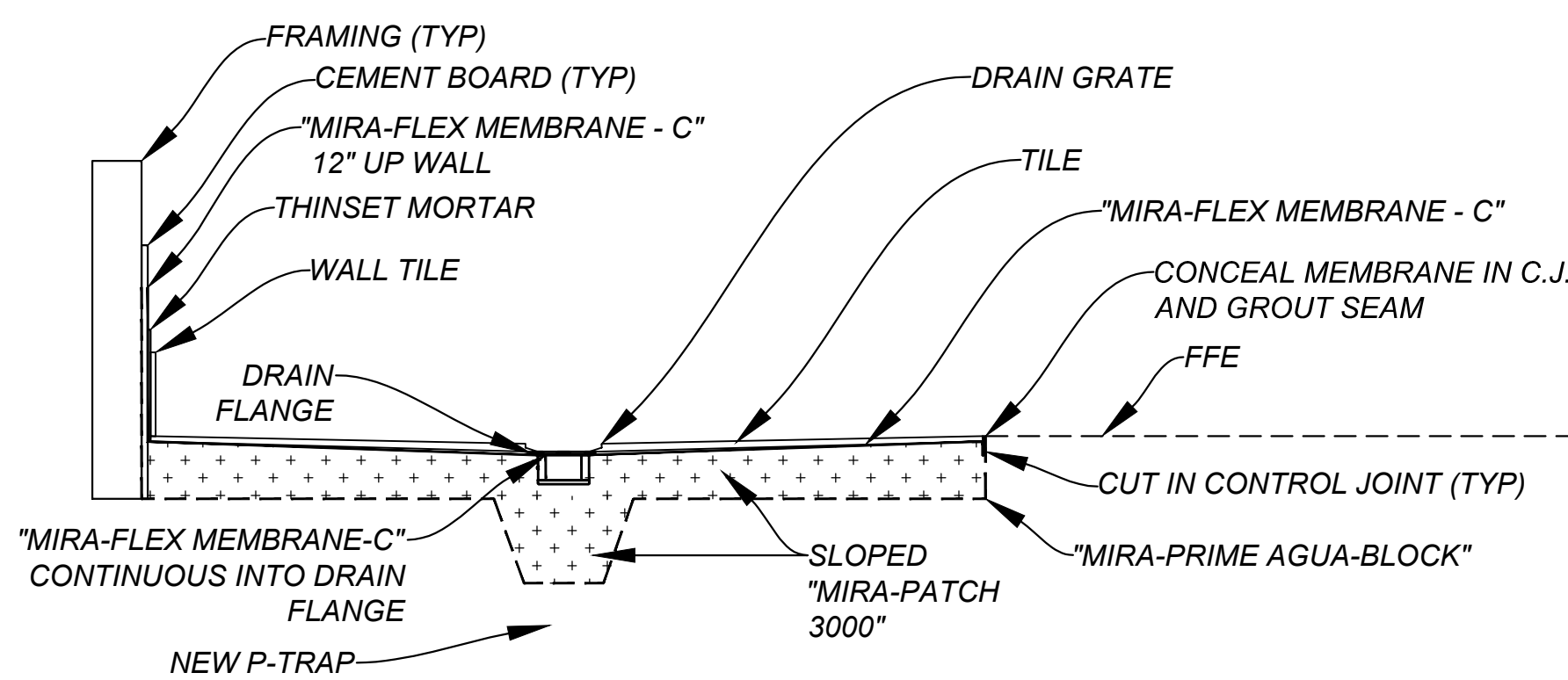
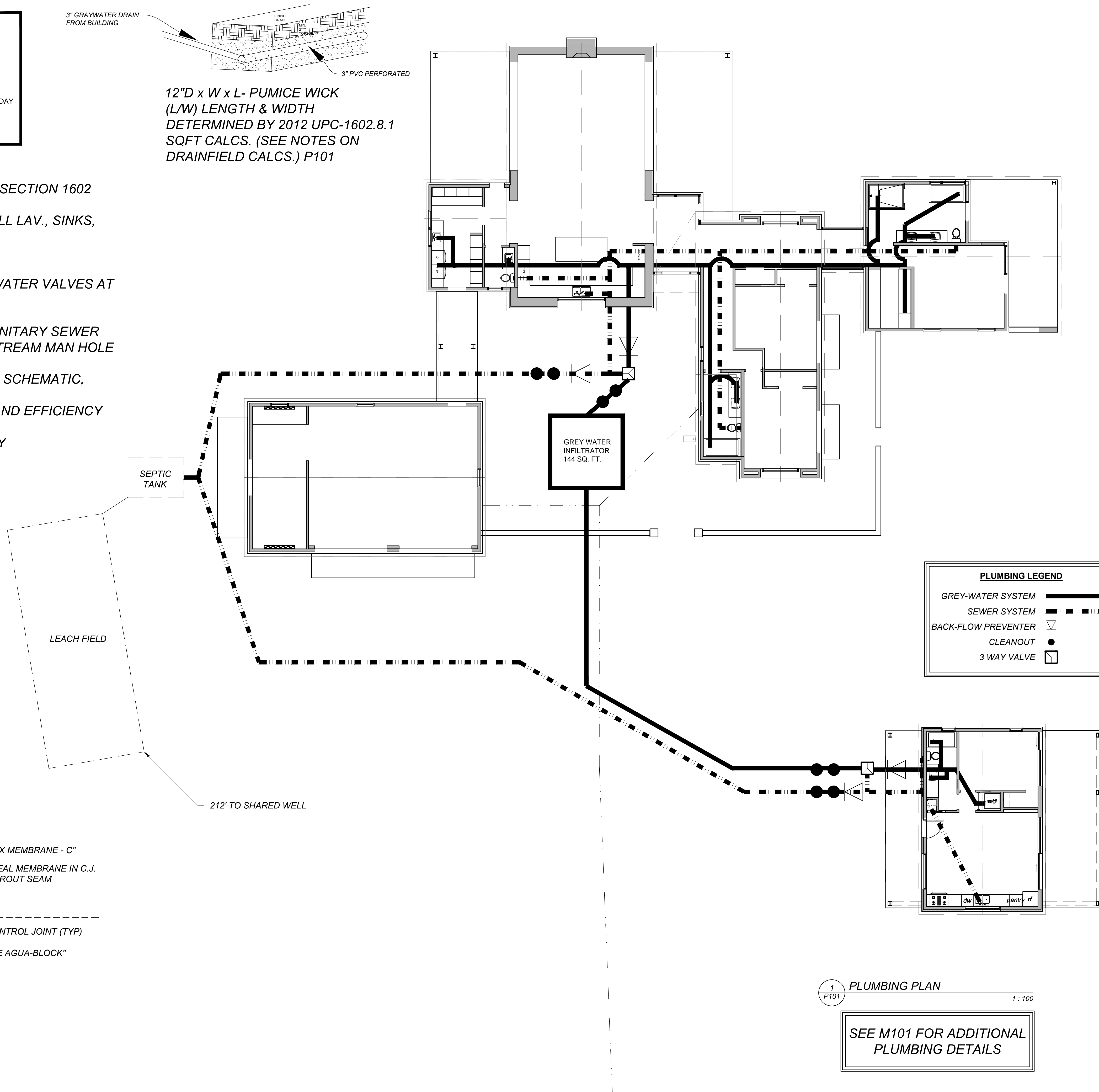
12"D x W x L- PUMICE WICK
(L/W) LENGTH & WIDTH
DETERMINED BY 2012 UPC-1602.8.1
SQFT CALCS. (SEE NOTES ON
DRAINFIELD CALCS.) P101

GRAY WATER NOTES:

ALL WORK TO COMPLY WITH 2012 UPC. SECTION 1602

1. PROVIDE DUAL DRAIN SYSTEM FOR ALL LAV., SINKS, SHOWERS TUBS & LAUNDRY
2. PROVIDE SHUT OFF VALVES & BACKWATER VALVES AT ALL EXIT LOCATIONS
3. BACKWATER VALVE REQUIRED ON SANITARY SEWER FIXTURES THAT ARE BELOW NEXT UPSTREAM MAN HOLE
4. DUAL DRAIN PLAN DEPICTED HERE IS SCHEMATIC, PLUMBING CONTRACTOR TO ASSESS ADEQUACY AND EFFICIENCY OF PLAN & OFFER ALTERNATIVES AS NECESSARY

Drawn by : ELK 18.31.18
Approved by : JS 12.31.18



2 SHOWER PAN DETAIL
WITH CURBLESS TRANSITION 1" = 1'-0"

1 PLUMBING PLAN 1:100
P101

SEE M101 FOR ADDITIONAL
PLUMBING DETAILS

Committed to Building a Sustainable World
www.palosantodesigns.com
505-988-7230

PALO

January 5, 2019
PERMIT SET

Mark & Leslie

Santa Fe
NM 87506

PLUMBING PLAN

P101