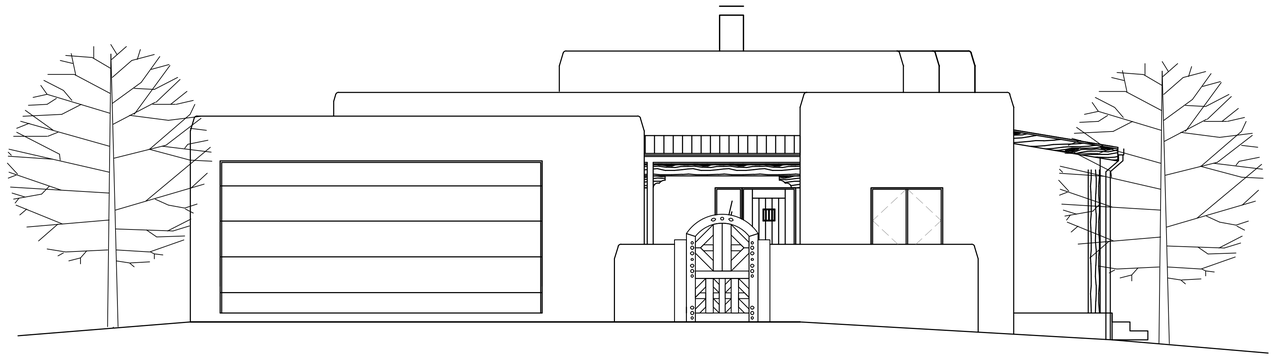
50 PASEO DEL COYOTE
SANTA FE, NM 87506

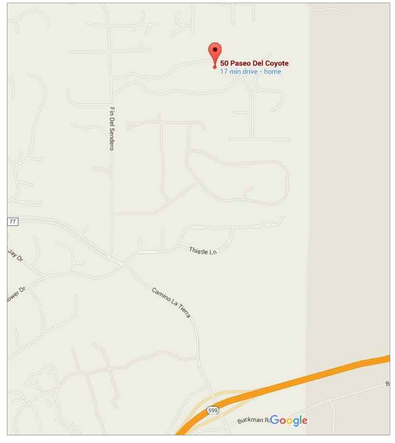


GENERAL NOTES:

1. ALL WORK TO CONFORM WITH 2015 NM RES. BUILDING CODE / 2009 IRC / 2009 NMECC / 2009 NM PLUMB & MECH. CODE / 2009 UMC / 2009 UPC / 2014 NM ELEC. CODE / 2012 NAT. ELEC. SAFETY CODE / AND ALL OTHER APPLICABLE CODES AND STANDARDS.
2. ZONING: *RESIDENTIAL R1*

TABLE OF CONTENTS

TOTAL COVERED	2,475 sqft
TOTAL ENCLOSED	1,972 sqft
HEATED	1,528 sqft
UNHEATED	444 sqft
OUTDOOR COVERED	503 sqft



VICINITY MAP & DIRECTIONS

CAMINO LA TIERRA NORTHWEST.
(RT) ON FIN DEL SENDERO.
1 MI. NORTH TO PASEO DEL COYOTE.
(RT.) 1/2 MI. TO 50 PASEO DEL COYOTE ON RIGHT.

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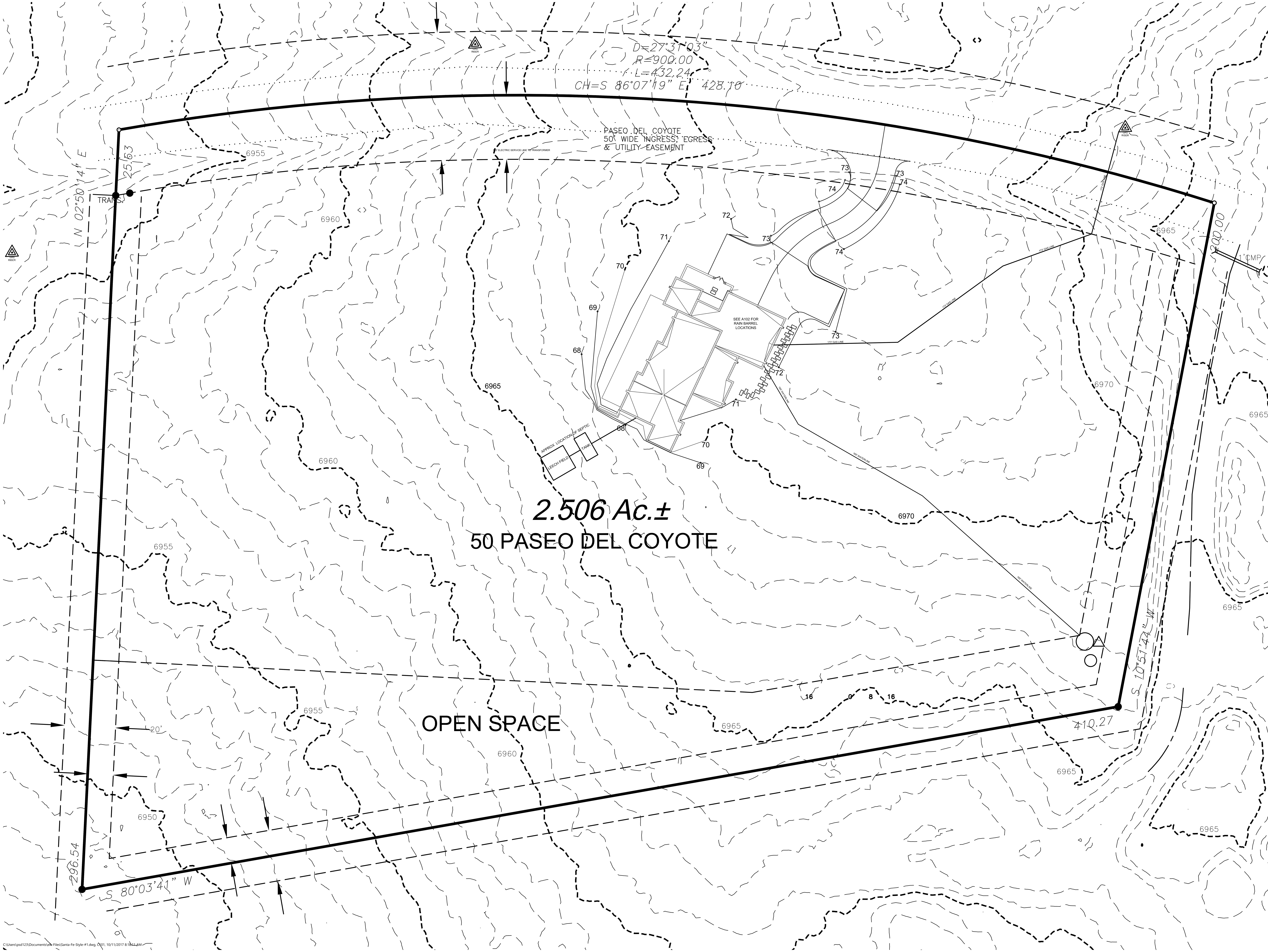
G101



NOTE

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SITE PLAN TOTAL LOT
TOPO SURVEY
PLAT
BOUNDARY SURVEY

C101

L=432.24'
CH=S 86°07'19" E 428.10'

PASEO DEL COYOTE
50' WIDE INGRESS, EGRESS
& UTILITY EASEMENT

20' ELECTRIC SERVICE LINE TO TRANSFORMER

SEE A102 FOR
RAIN BARREL
LOCATIONS

APPROX. LOCATION OF SEPTIC
TANK
LEECH FIELD

173' GAS LINE
165' WATERLINE

1/8"=1'-0"

±10°
MAGNETIC NORTH

6965
6970

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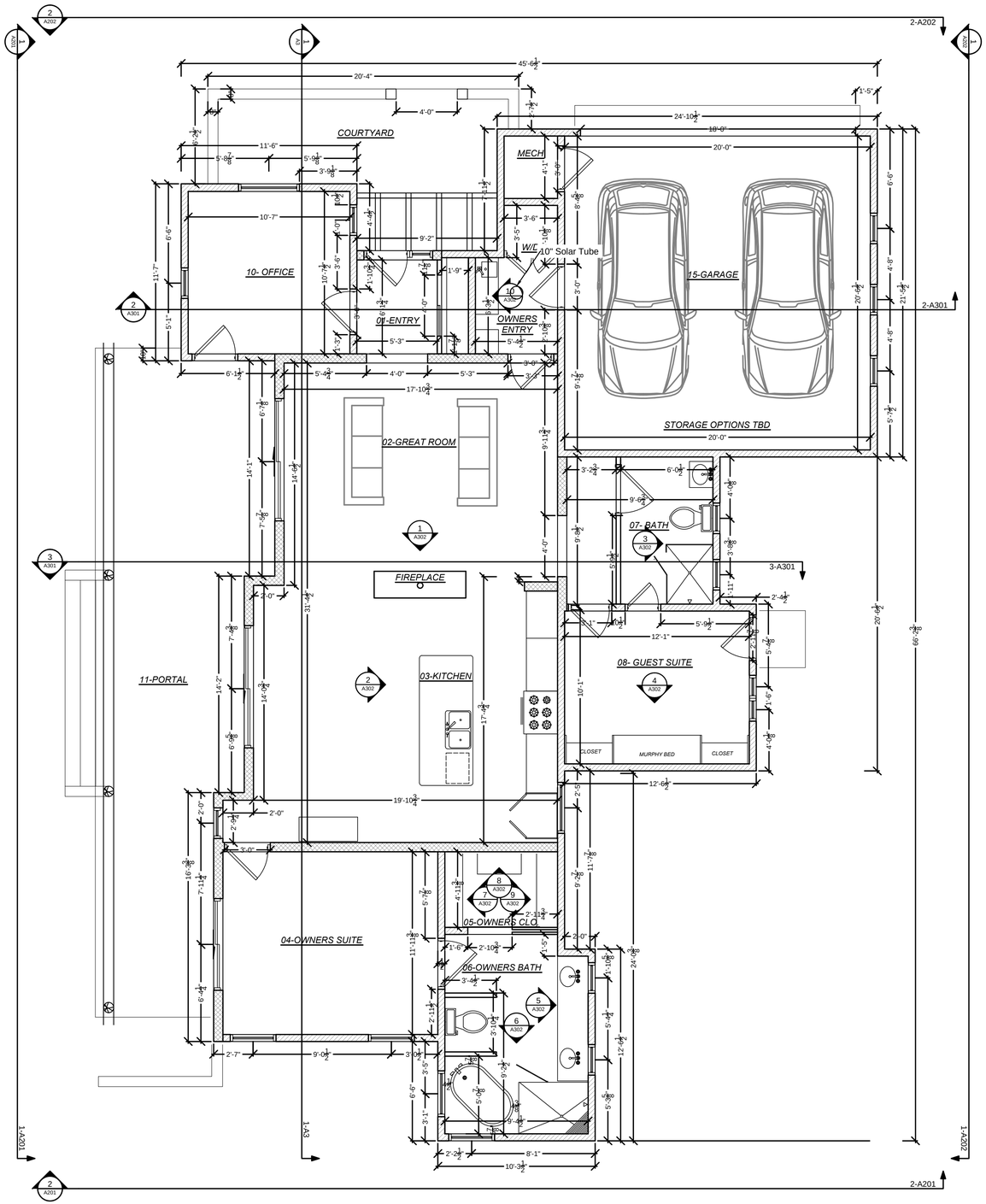
NM, 87506**

SITE PLAN
DEVELOPED AREA

C102



1 A101 FLOOR PLAN

1/4" = 1'

DOUBLE HATCHED WALLS ARE 7 ¼" THICK
ANGLE HATCHED WALLS ARE 5 ½" THICK - TYP
UNHATCHED WALLS ARE 3-3/8" THICK

ALL DIMENSIONS ARE TIED TO FACE OF STUD OR CENTER OF OPENING UNLESS OTHERWISE NOTED.

N

TOTAL COVERED AREA: *2475 SQFT*
HEATED GROSS SQUARE FOOT: *1528 SQFT*
UNHEATED GROSS SQUARE FOOT: *444 SQFT*

GENERAL FRAMING NOTES:

1. ALL DIMENSION LINES TO FACE OF STUD OR CENTER OF OPENING UNLESS OTHERWISE NOTED

2. 11" ICF FORMS THROUGHOUT. FRAMING FLUSH WITH EDGE OF CONCRETE AND ALL EXTERIOR WALL SHEATHING ½" NOMINAL THICKNESS

3. SEE SECTION A5 FOR DETAILS OF TYPICAL WALL SECTION

4. SEE A6 FOR WINDOW DOOR SCHEDULE, ALL R-O'S ARE NOMINAL CONFIRM ACTUAL WINDOW/DOOR SIZING W/ ORDER CUT SHEET PRIOR TO ROUGH FRAMING. HEADER HEIGHTS ARE NOMINAL FROM FINISH FLOOR ALLOW FOR SHIMMING ½" MIN.

5. EXTERIOR WALLS ARE 2X6 FRAME 24" O.C.

6. WEST EXTERIOR WALLS (PORTAL) ARE 2X8 FRAME 24" O.C.

7. SELECTED INTERIOR WALLS (GREAT ROOM) ARE 2X8 FRAME 24 O.C. (SEE HATCH CODE)

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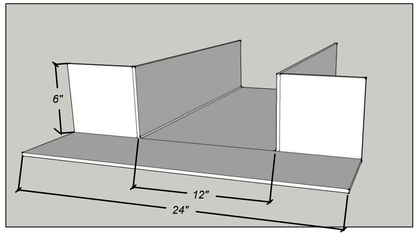
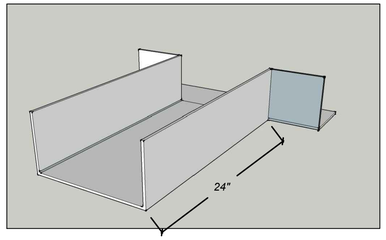
FLOOR PLAN

A101

12 X 12 X 1/8" TUBULAR STEEL
CUT IN HALF FINISHED TOP EDGES



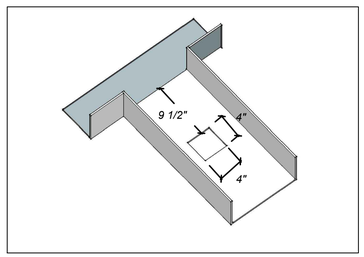


ROOF SIDE

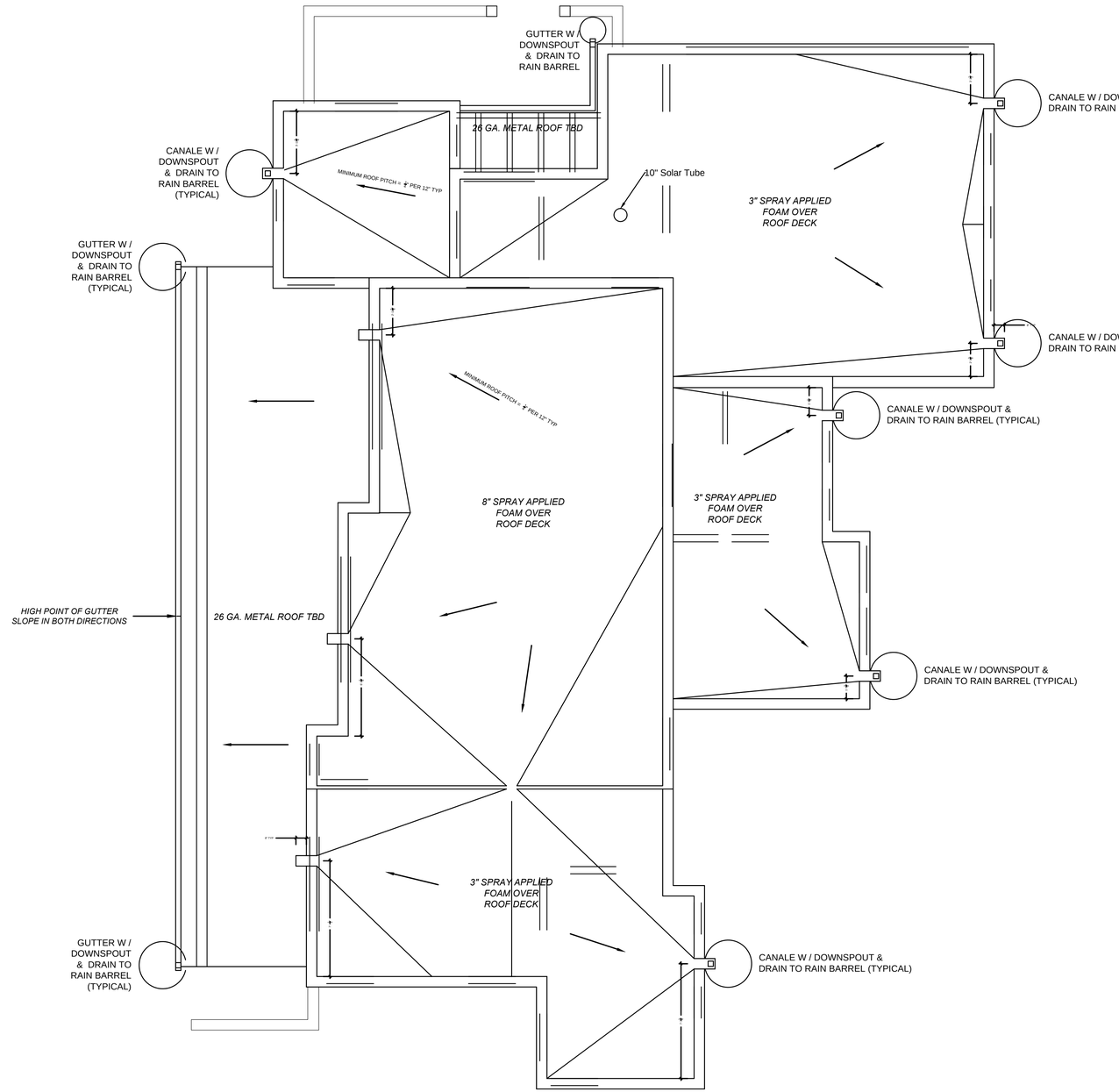
EXTERIOR

2 / A102 CANALE DETAIL
SCALE: N/A

SAME AS ABOVE EXCEPT WITH 4" X 4"
HOLE FOR DOWNSPOUT MAX. ¼" FROM
FINISHED STUCCO



3 / A102 CANALE FOR DOWNSPOUT DETAIL
SCALE: N/A



1 / A102 ROOF PLAN
1/4" = 1'

N

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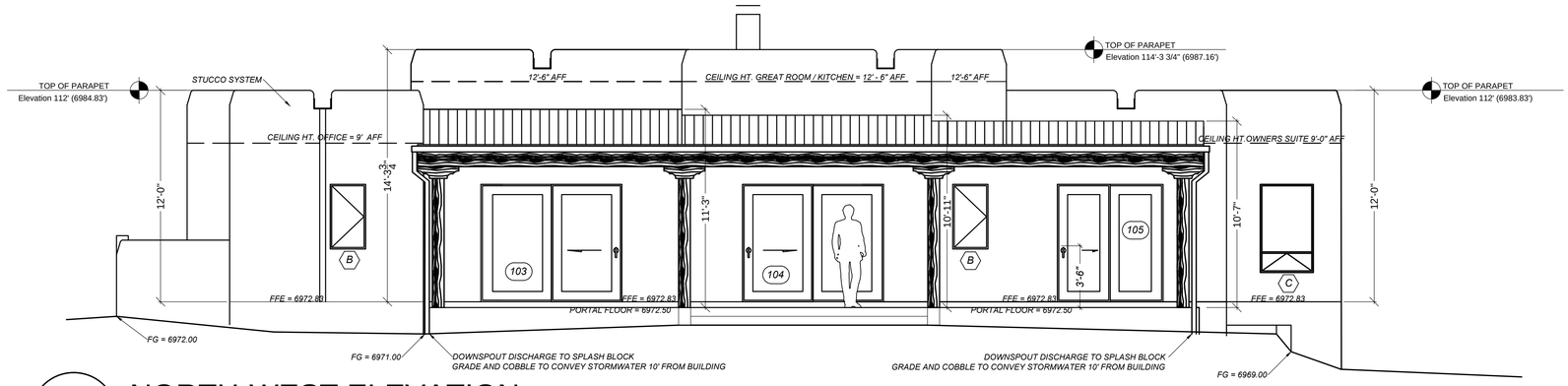
ROOF PLAN

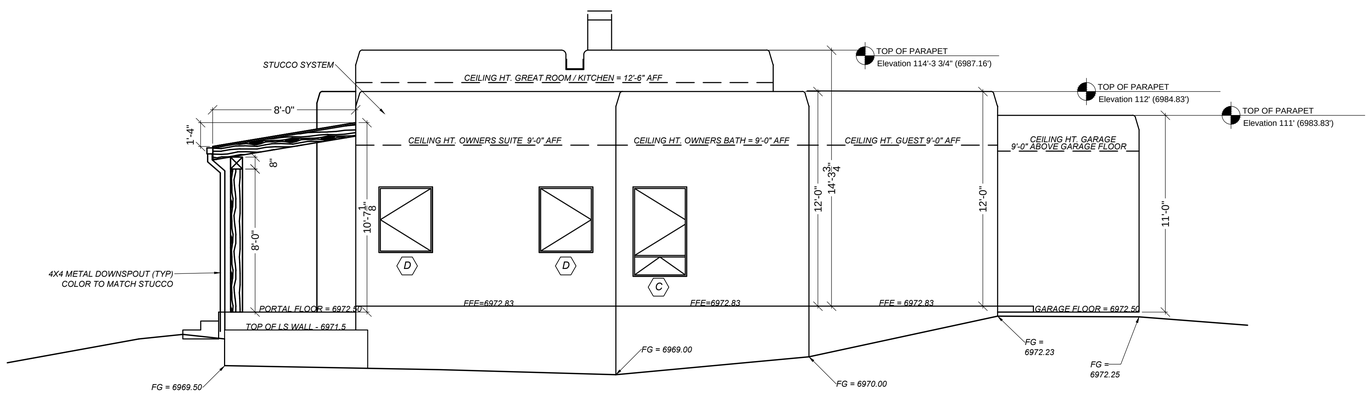
A102



1
A201

NORTH-WEST ELEVATION

1/4" = 1'



2
A201

SOUTH-EAST ELEVATION

1/4" = 1'

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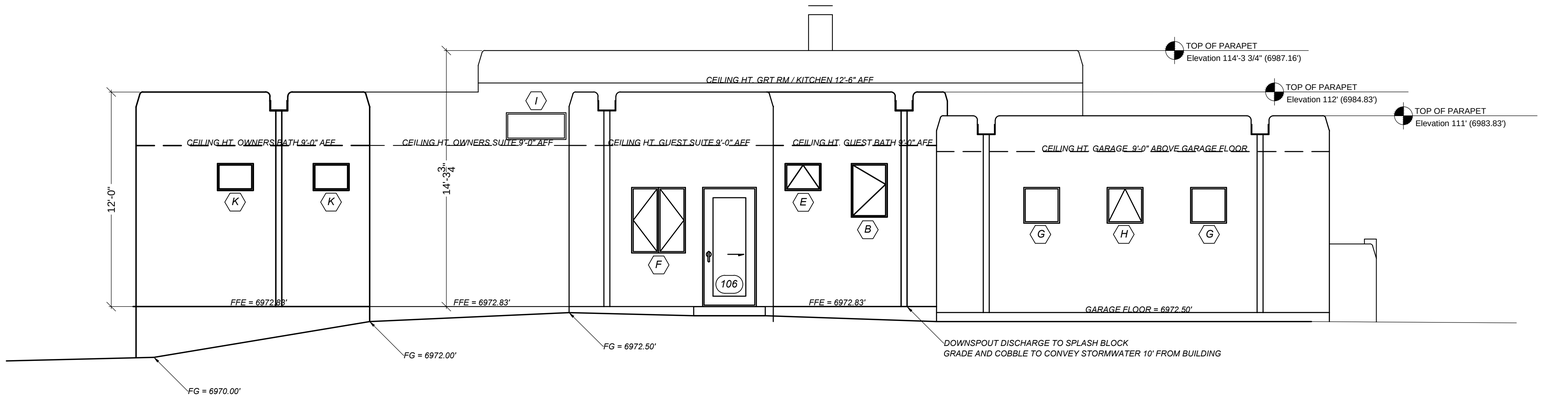
ELEVATIONS

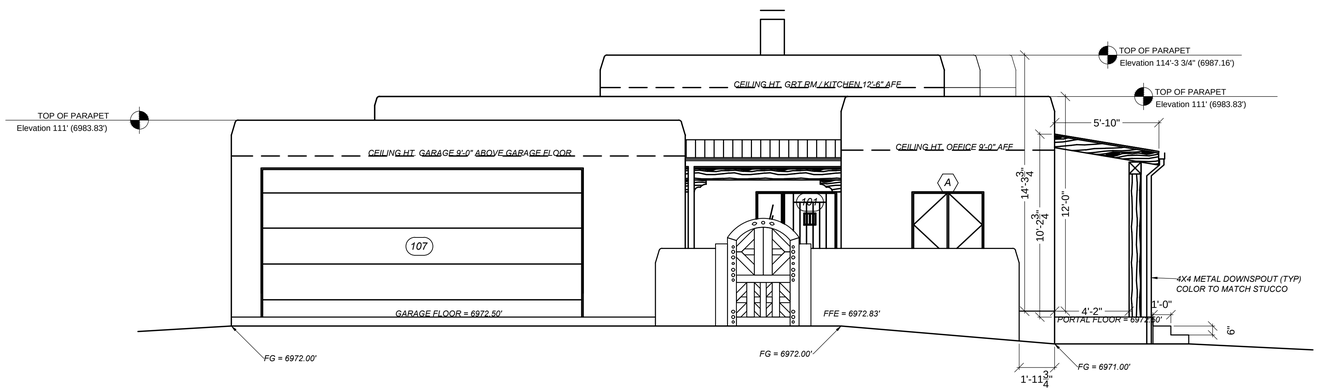
A201



1
A202

SOUTH-EAST ELEVATION

1/4" = 1'



2
A202

NORTH-EAST ELEVATION

1/4" = 1'

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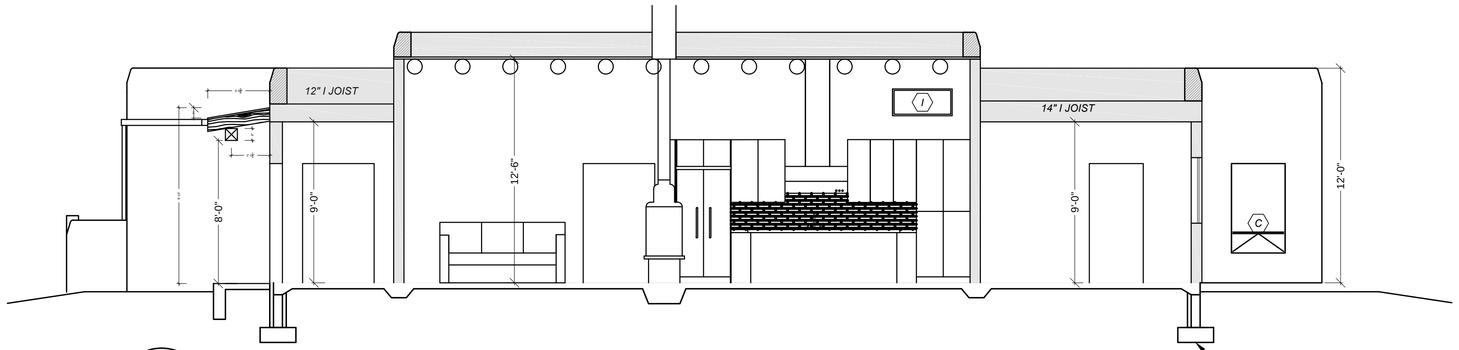
ELEVATIONS

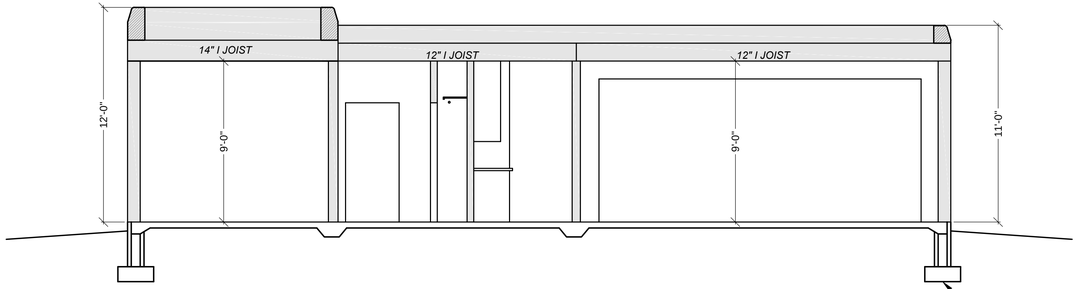
A202



1 / A301 BUILDING SECTION

1/4" = 1'

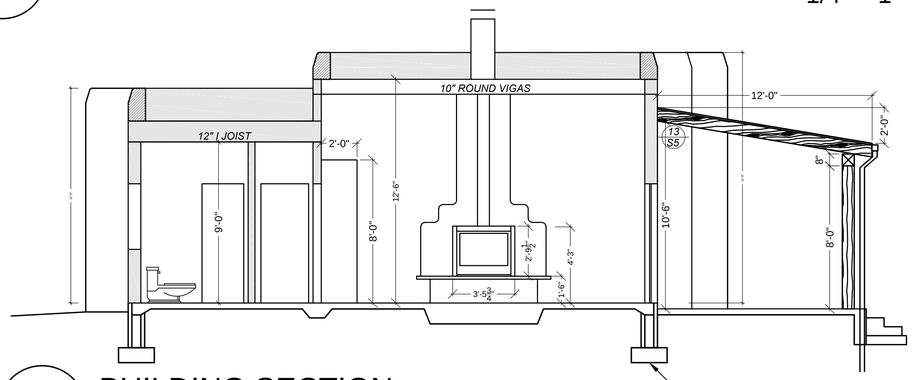
BOTTOM OF FOOTINGS TO
NATIVE COMPACTED GROUND



2 / A301 BUILDING SECTION

1/4" = 1'

BOTTOM OF FOOTINGS TO
NATIVE COMPACTED GROUND



3 / A301 BUILDING SECTION

1/4" = 1'

BOTTOM OF FOOTINGS TO
NATIVE COMPACTED GROUND

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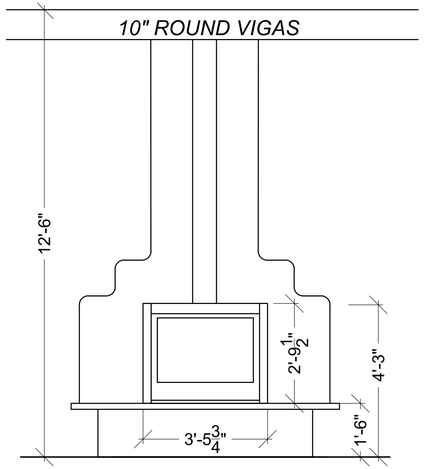
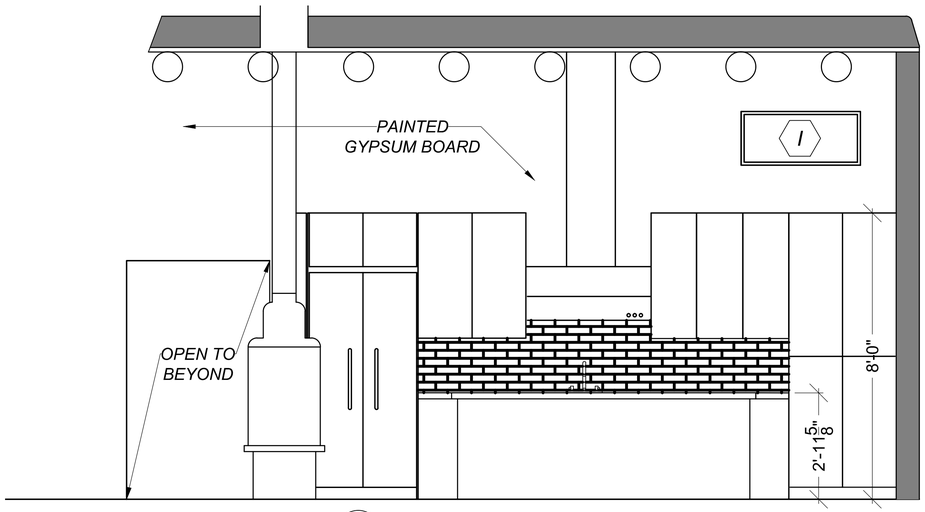
BUILDING SECTIONS

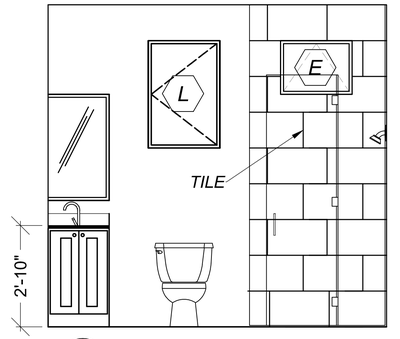
A301



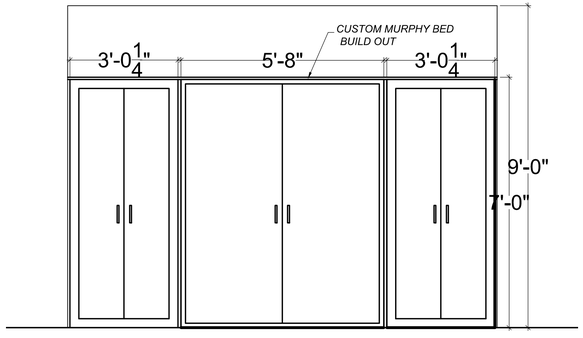
1 A302 FIREPLACE ELEVATION
SCALE: 1/2" = 1' - 0"



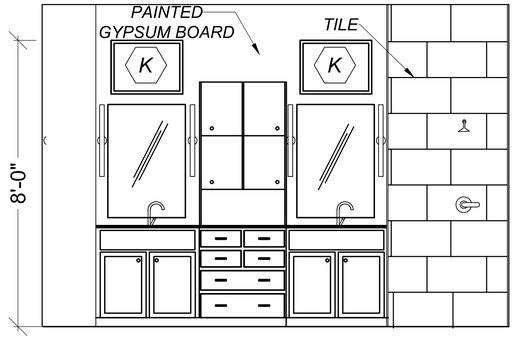
2 A302 KITCHEN ELEVATION
SCALE: 1/2" = 1' - 0"



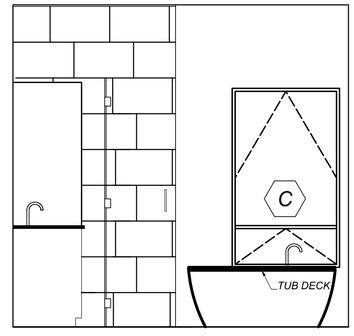
3 A302 GUEST BATH
SCALE: 1/2" = 1' - 0"



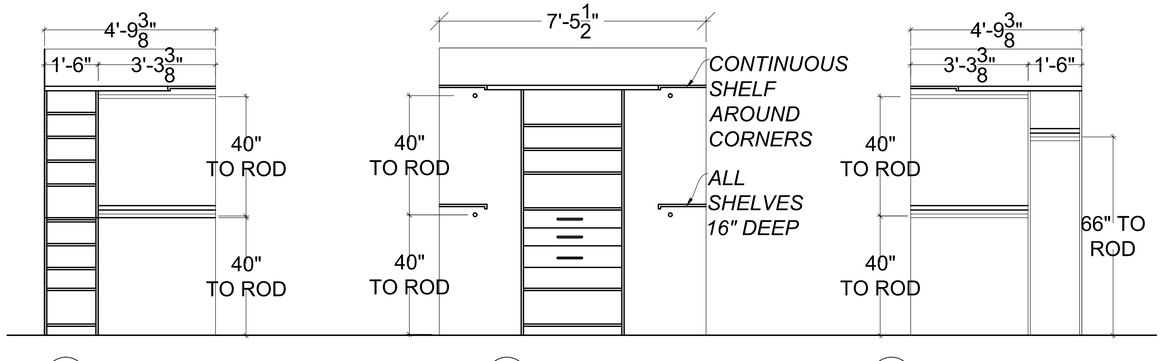
4 A302 MURPHY BED ELEVATION
SCALE: 1/2" = 1' - 0"



5 A302 OWNER'S BATH
SCALE: 1/2" = 1' - 0"



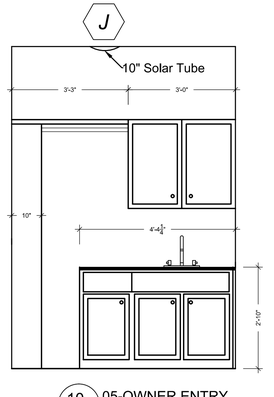
6 A302 OWNER'S BATH
SCALE: 1/2" = 1' - 0"



7 A302 05-OWNER CLOSET
SCALE: 1/2"=1'-0"

8 A302 05-OWNER CLOSET
SCALE: 1/2"=1'-0"

9 A302 05-OWNER CLOSET
SCALE: 1/2"=1'-0"



10 A302 05-OWNER ENTRY
SCALE: 1/2"=1'-0"

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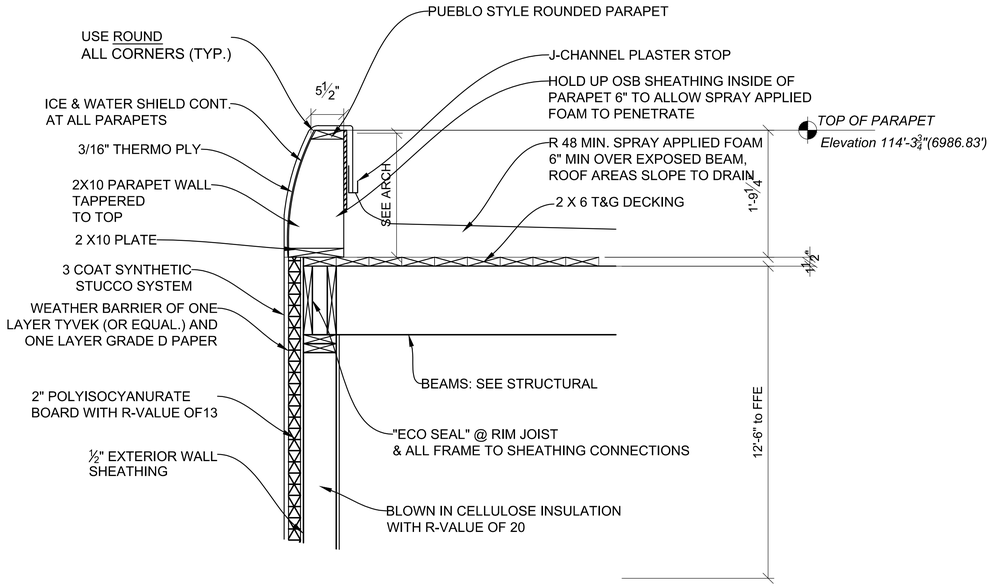
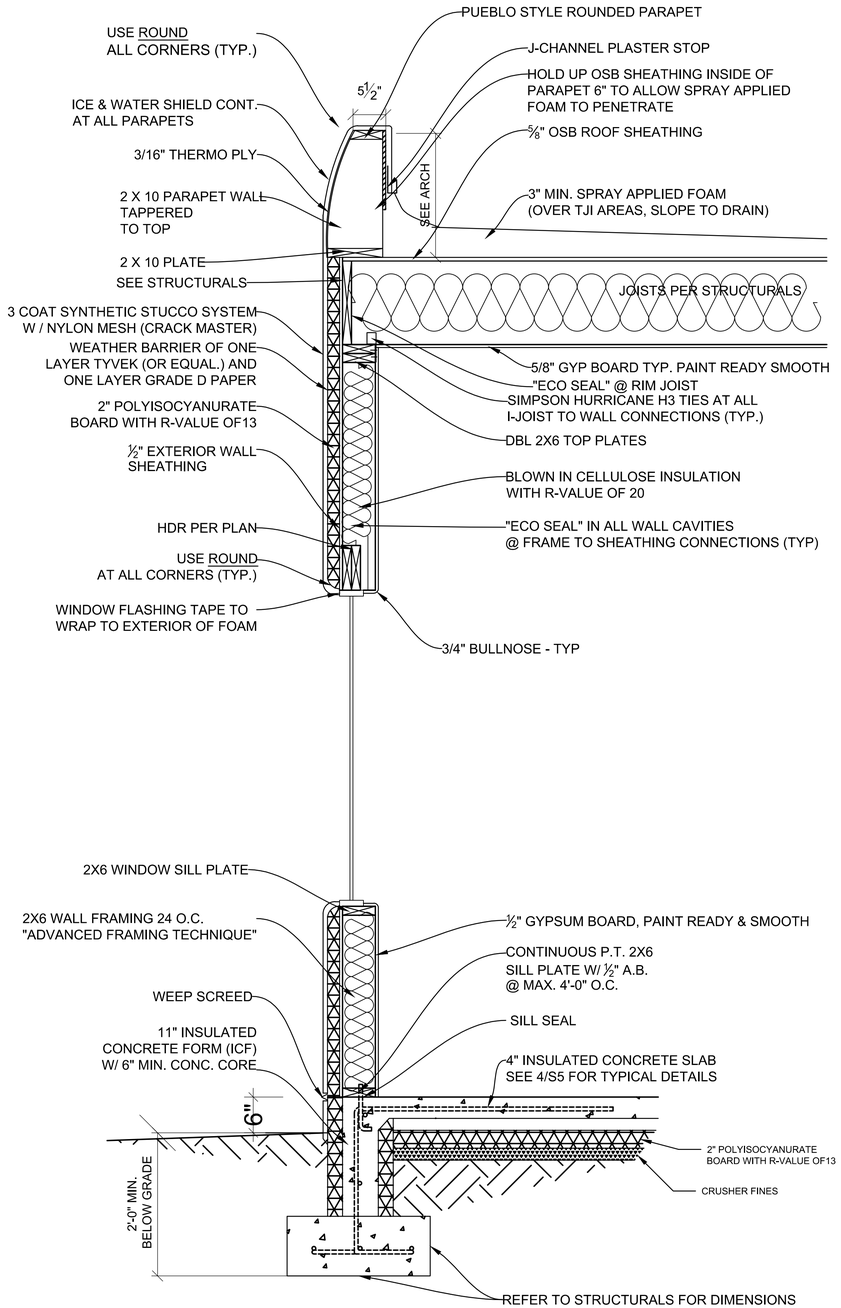
INTERIOR SECTIONS

A302



2 A501 WALL SECTION AT BEAMED CEILING (TYP.)
SCALE: 1" = 1' - 0"



1 A501 TYPICAL WALL SECTION
SCALE: 1" = 1' - 0"

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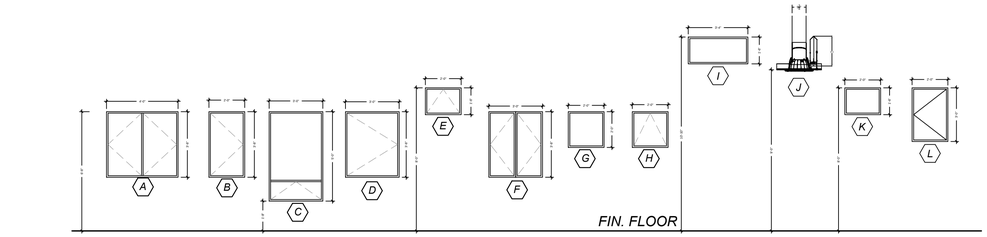
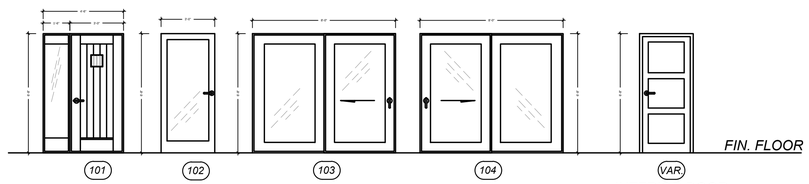
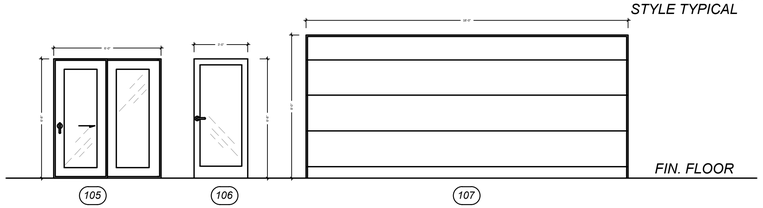
WALL SECTIONS

A501







2 / A601 DOOR & WINDOW SCHEDULE

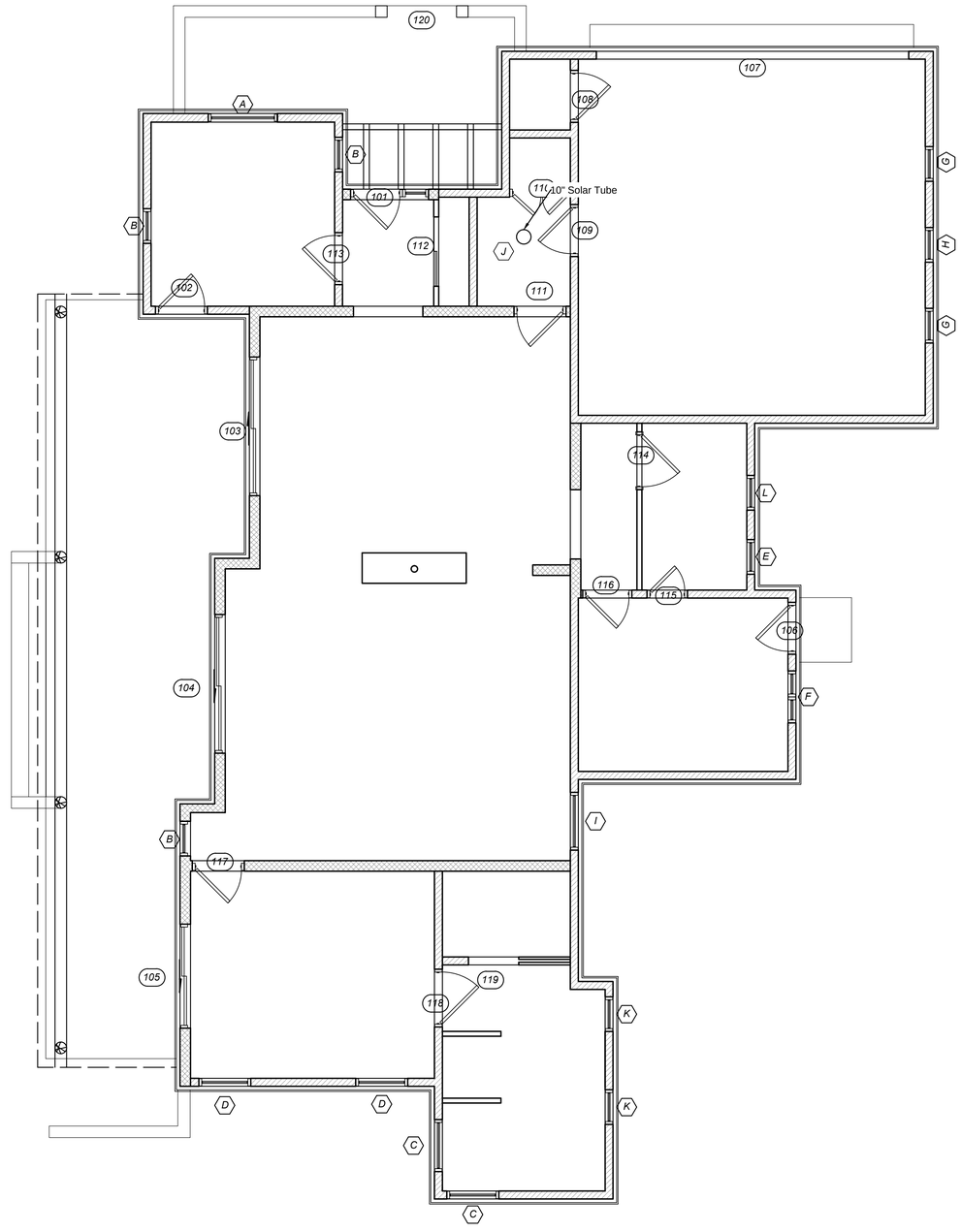
SCALE: 3/16" = 1' - 0"

DOOR SCHEDULE

SYMBOL	BRAND	LOCATION	QTY	SIZE (W x H)	HEADER HEIGHT	DESCRIPTION	COMMENTS
101	TBD	ENTRY	1	4'6" W X 6'8" H	80" AFF	ENTRY DOOR W/ SIDE WINDOW	FIELD VERIFY W / ORDER
102	SIERRA PACIFIC	OFFICE	1	3'0" W X 6'8" H	80" AFF	FULL LITE DOOR, LHR	INSWING EXTERIOR
103	SIERRA PACIFIC	GREAT ROOM	1	8'0" W X 6'8" H	80" AFF	SLIDING GLASS DOOR	VERIFY OPERABLE PANEL W/ ORDER
104	SIERRA PACIFIC	KITCHEN / DINING	1	8'0" W X 6'8" H	80" AFF	SLIDING GLASS DOOR	VERIFY OPERABLE PANEL W/ORDER
105	SIERRA PACIFIC	OWNERS SUITE	1	6'0" W X 6'8" H	80" AFF	SLIDING GLASS DOOR	VERIFY OPERABLE PANEL W/ORDER
106	SIERRA PACIFIC	GUEST SUITE	1	3'0" W X 6'8" H	80" AFF	FULL LITE DOOR; RH	INSWING EXTERIOR
107	TBD	GARAGE DOOR	1	18'0"W X 8'0"H	96" AFF	GARAGE DOOR	TBD
108	TBD	MECHANICAL	1	3'0" W X 6'8" H	80" AFF	MECH.DOOR, RH OPERABLE	SELF CLOSING HINGES FULLY WEATHERSTRRIPED
109	WOOD GRAIN	GARAGE ENTRY	1	3'-0"W X 6'8"H	80" AFF	SOLID EXTERIOR; RH	SELF CLOSING HINGES FULLY WEATHERSTRRIPED
110	WOOD GRAIN	UTILITY	2	1'6" W X 6'8" H	80" AFF	DOUBLE DOOR	3 PANEL SHAKER STYLE FLAT
111	WOOD GRAIN	OWNERS ENTRY	1	3'0" W X 6'8" H	80" AFF	LH	3 PANEL SHAKER STYLE FLAT
112	WOOD GRAIN	ENTRY CLOSET	1	4'0" W X 6'8" H	80" AFF	BY PASS	SELF CLOSING HINGES FULLY WEATHERSTRRIPED
113	WOOD GRAIN	OFFICE	1	3'0" W X 6'8" H	80" AFF	LH	3 PANEL SHAKER STYLE FLAT
114	WOOD GRAIN	GUEST BATH	1	3'0" W X 6'8" H	80" AFF	LH	3 PANEL SHAKER STYLE FLAT
115	WOOD GRAIN	GUEST BATH	1	2'4" W X 6'8" H	80" AFF	LH	3 PANEL SHAKER STYLE FLAT
116	WOOD GRAIN	GUEST ROOM	1	3'0" W X 6'8" H	80" AFF	RH	3 PANEL SHAKER STYLE FLAT
117	WOOD GRAIN	OWNERS BEDROOM	1	3'0" W X 6'8" H	80" AFF	RH	3 PANEL SHAKER STYLE FLAT
118	WOOD GRAIN	OWNERS BATH	1	3'0" W X 6'8" H	80" AFF	RH	3 PANEL SHAKER STYLE FLAT
119	WOOD GRAIN	OWNERS CLOSET	1	3'0" W X 6'8" H	80" AFF	POCKET DOOR	3 PANEL SHAKER STYLE FLAT
120	TBD	ENTRY COURTYARD	2	2'0" W X 3'6" H	NA	GARDEN GATE	TBD

WINDOW SCHEDULE

SYMBOL	BRAND	LOCATION	QTY	SIZE (W x H)	HEADER HEIGHT	DESCRIPTION	COMMENTS
A	SIERRA PACIFIC	OFFICE	1	4'0" W X 3'8" H	80" AFF	DOUBLE CASEMENT	EGRESS
B	SIERRA PACIFIC	OFFICE	3	2'0" W X 3'8" H	80" AFF	SINGLE CASEMENT	
C	SIERRA PACIFIC	OWNERS BATH	2	3'0" W X 5'0" H	80" AFF	FIXED UPPER AWNING LOWER	
D	SIERRA PACIFIC	OWNERS SUITE	2	3'0" W X 3'8" H	80" AFF	SINGLE CASEMENT	EGRESS
E	SIERRA PACIFIC	OWNERS BATH/ GUEST BATH	3	2'0" W X 1'6" H	96" AFF	AWNING	
F	SIERRA PACIFIC	GUEST SUITE	1	3'0" W X 3'8" H	80" AFF	DOUBLE CASEMENT	
G	SIERRA PACIFIC	GARAGE	2	2'0"W X 2'0"H	80" AFF	FIXED	
H	SIERRA PACIFIC	GARAGE	1	2'0"W X 2'0"H	80" AFF	AWNING	
I	SIERRA PACIFIC	KITCHEN	1	3'4"W X 1'6"H	113" AFF	FIXED	
J	SOLATUBE	OWNERS ENTRY	1	10"	108" AFF	SOLAR TUBE W/ LED IN CEILING	
K	SIERRA PACIFIC	OWNERS BATH	3	2'0" W X 1'6" H	96" AFF	FIXED	
L	SIERRA PACIFIC	GUEST BATH	1	2'0" W X 3'0" H	60 AFF	AWNING	



1 / A601 DOOR AND WINDOW SCHEDULE

1/4" = 1'

N

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DOOR AND WINDOW SCHEDULE

A601

KLAUS RESIDENCE - STRUCTURAL NOTES

SANTA FE, NM

1. CODES AND STANDARDS

FOLLOW ALL RELATED STRUCTURAL REQUIREMENTS AS FOUND IN THE: 2009 IRC: AND THE: 2009 NEW MEXICO BUILDING CODE, TITLE 14, CHAPTER 7, PARTS 2-8.
THE FOLLOWING STANDARDS ARE AS REFERENCED IN THE 2009 IRC:

REINFORCED CONCRETE:	ACI 318-08
MASONRY:	ACI 530/ASCE5/TMS 402
STRUCTURAL STEEL:	AISC LRFD, AISC HSS, AISC 335
COLD FORMED STEEL:	AISI NASPEC
ALUMINUM :	AA ADMI
SHEATHING:	APA PDS (PLUS SUPPLEMENTS)
DESIGN LOADS:	ASCE 7-05
WELDING:	AWS D1.1, D1.3, D1.4
WOOD:	NDS 2005 EDITION

2. LIVE LOAD

FOLLOW ALL CODE RELATED STRUCTURAL REQUIREMENTS AS FOUND IN THE 2009 IRC AND THE CURRENT STATE OF NEW MEXICO BUILDING CODE FOR PROPER INSTALLATION OF ALL MEMBERS.
ROOF LIVE LOAD: 20 PSF - SEE SEC. R301.6 AND TABLE R301.6 (2009 IRC)
FLOOR LIVE LOAD: 40 PSF - SEE SEC. R301.5 AND TABLE R301.5 (2009 IRC)

3. SNOW LOAD

ROOF SNOW LOAD, Pg =30 PSF
(NON-REDUCIBLE FOR ROOF TRUSS ANALYSIS)

4. WIND LOADS (WIND DESIGN DATA)

BASIC WIND SPEED (3-SECOND GUST) = 90 mph
BUILDING CATEGORY = II
WIND IMPORTANCE FACTOR, Iw=1.0
EXPOSURE CATEGORY= EXPOSURE C

5. SEISMIC LOADS

SEISMIC IMPORTANCE FACTOR =1.0
SEISMIC USE GROUP =1
SITE CLASS= D
SEISMIC DESIGN CATEGORY = C
BASIC SEISMIC-FORCE-RESISTING-SYSTEM
= BRACED WOOD FRAME SHEAR 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

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.
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 ¼" 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 SPLICED TO DEVELOP THE FULL STRENGTH OF THE MATERIAL.
USE E70 ELECTRODES W/ MINIMUM TENSILE STRENGTH = 70 KSI = FEXX

NOTE: ALL STRUCTURAL STEEL SHOP DRAWINGS MUST BE
PROVIDED TO DRUC ENGINEERING PRIOR TO ORDERING MATERIALS.

12. CONCRETE:

MIN. COMPRESSIVE STRENGTH, f'c = 3,000 psi AT 28 DAYS
FOR SLABS, FOOTINGS, AND STEM WALLS
REINFORCING: ASTM A 615, GRADE 40 FOR #5 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. 32 BAR DIA. LAP (16" 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: 1½"

CONCRETE SLAB FLOOR: MIN. 4" CONC. SLAB W/
#3 STEEL REINF. @ 16" O.C.E.W.
AND 6x6-W1.4xW1.4 WWF OR PER PLAN

CONTROL JOINTS (c.j.): PLACE CONTROL JOINTS AS NECESSARY
AT ALL INSIDE CORNERS AND AT MAXIMUM 12' O.C.
TOOL IN 3/16" x 1¼" CONTROL JOINT WHILE
CONCRETE IS STILL WET.
OR
+/- ¼" x 1¼" WET SAW JOINT (TO BE GROUTED)

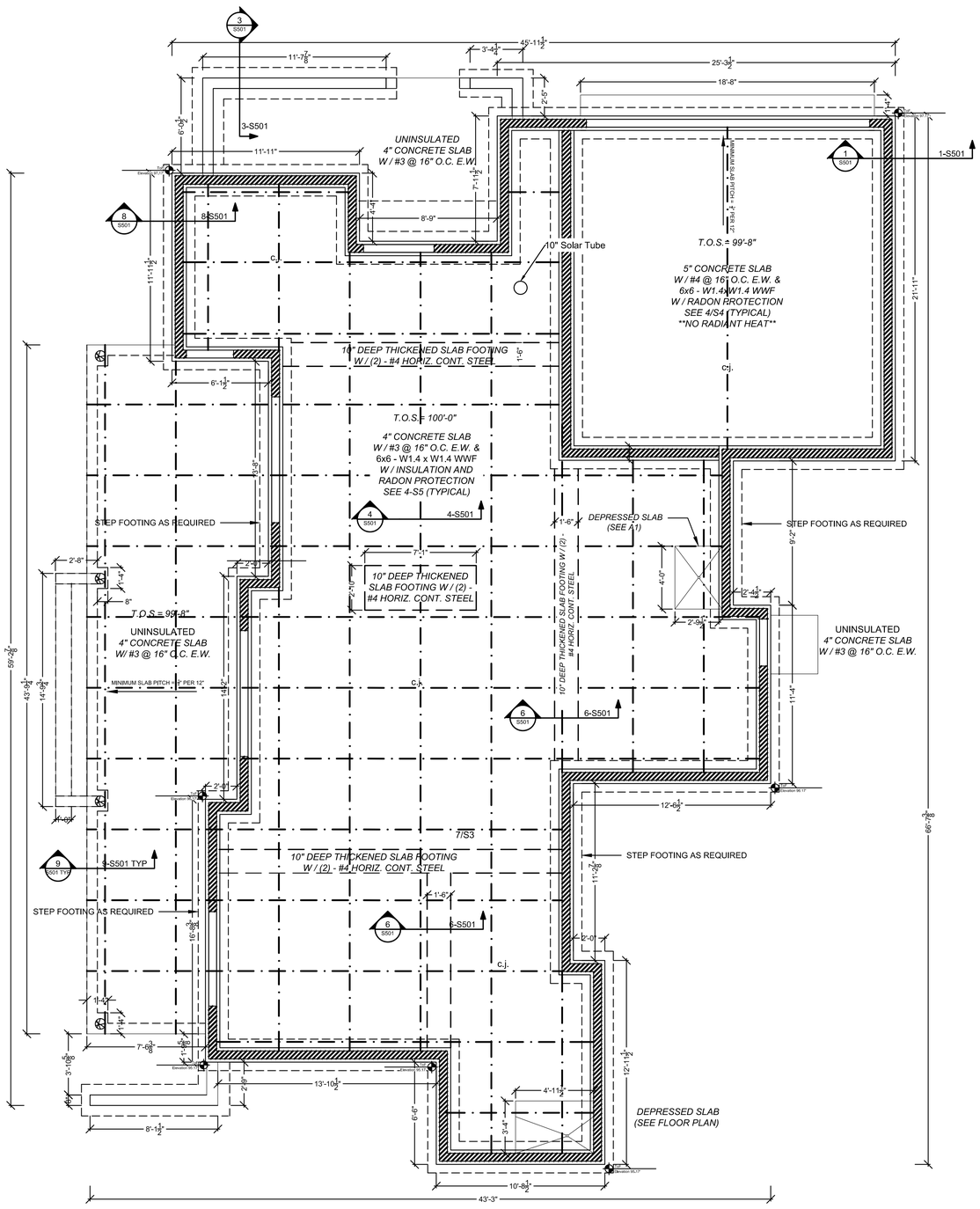
FOUNDATION NOTES

(a) "c.j." REFERS TO CONTROL JOINTS.
PLACE CONTROL JOINTS AS NECESSARY
AT ALL INSIDE CORNERS AND AT MAXIMUM 12' O.C.
OR
+/- 3/16" WIDE x 1¼" DEEP 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
ARCHITECTURAL FLOOR PLAN
(f) ALL DIMENSIONS TO OUTSIDE OF 2-1/2" ICF FORM BUILD BLOCK
(g) ALL FOOTINGS TO BE MINIMUM 2'-0" BELOW GRADE

LEGEND

NEW CONCRETE FOOTING
CONTROL JOINT
11" ICF FORM- 6" CONC. CORE W/ 2 1/2" FOAM EITHER SIDE
WOOD POST PER FRAMING PLAN W/ SIMPSON CB COLUMN BASE OR EQUIVALENT



1 S101 FOUNDATION PLAN

1/4" = 1'

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FOUNDATION PLAN

S101

13. STRUCTURAL WOOD

2x & 4x DIMENSIONAL LUMBER AND VIGAS: HEM-FIR #2, OR S-P-F #2;
***SOLID POSTS: HEM FIR #1** OR AS SHOWN ON DRAWINGS;*
BUILT UP POSTS, HEADERS AND WALL STUDS: HEM-FIR #2 OR S-P-F #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.
MINIMUM ALLOWABLE STRESS FOR
***SPRUCE PINE FIR (SOUTH) #1**: BEAMS & STRINGERS*
Fb = 900 psi, Fv = 125 psi, E = 1,200,000 psi
***SPRUCE PINE FIR (SOUTH) #1**: POSTS & TIMBERS*
Fb = 800 psi, Fv = 125 psi, E = 1,200,000 psi
SPRUCE PINE FIR (SOUTH) #2
Fb = 775 psi, Fv = 135 psi, E = 1,100,000 psi

***HEM FIR #1**: BEAMS & STRINGERS*
Fb = 1050 psi, Fv = 140 psi, E = 1,300,000 psi
***HEM FIR #1**: POSTS & TIMBERS*
Fb = 975 psi, Fv = 140 psi, E = 1,300,000 psi
HEM FIR #2
Fb = 850 psi, Fv = 125 psi, E = 1,300,000 psi

***DOUGLAS FIR LARCH #1**: BEAMS & STRINGERS*
Fb = 1350 psi, Fv = 675 psi, E = 1,600,000 psi
***DOUGLAS FIR LARCH #1**: POSTS & TIMBERS*
Fb = 1200 psi, Fv = 825 psi, E = 1,600,000 psi

(FROM TABLE 4A & 4D NDS 2005):

14. LAMINATED VENEER LUMBER (LVL - VERSALAM)

1¾" 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
Fb= 3,100 psi
Ft = 1,950 psi
Fc⊥ = 750 psi
Fc‖ = 3,000 psi
Fv = 285 psi

3½" WIDE AND GREATER BEAMS

MIN. ALLOWABLE STRESS
(from BOISE CASCADE EWP WESTERN SPECIFIER'S GUIDE 1/11/13)

E = 2,000,000 psi
Fb= 3,100 psi
Ft = 1,950 psi
Fc⊥ = 750 psi
Fc‖ = 3,000 psi
Fv = 285 psi

LVL COLUMNS

MIN. ALLOWABLE STRESS
(from BOISE CASCADE EWP WESTERN SPECIFIER'S GUIDE 1/11/13)
E=1,700,000 PSI
Fb = 2,650 PSI
Ft = 1,500 psi
Fc⊥ = 750 psi
Fc‖ = 3,000 psi
Fv = 285 psi

15. SHEATHING

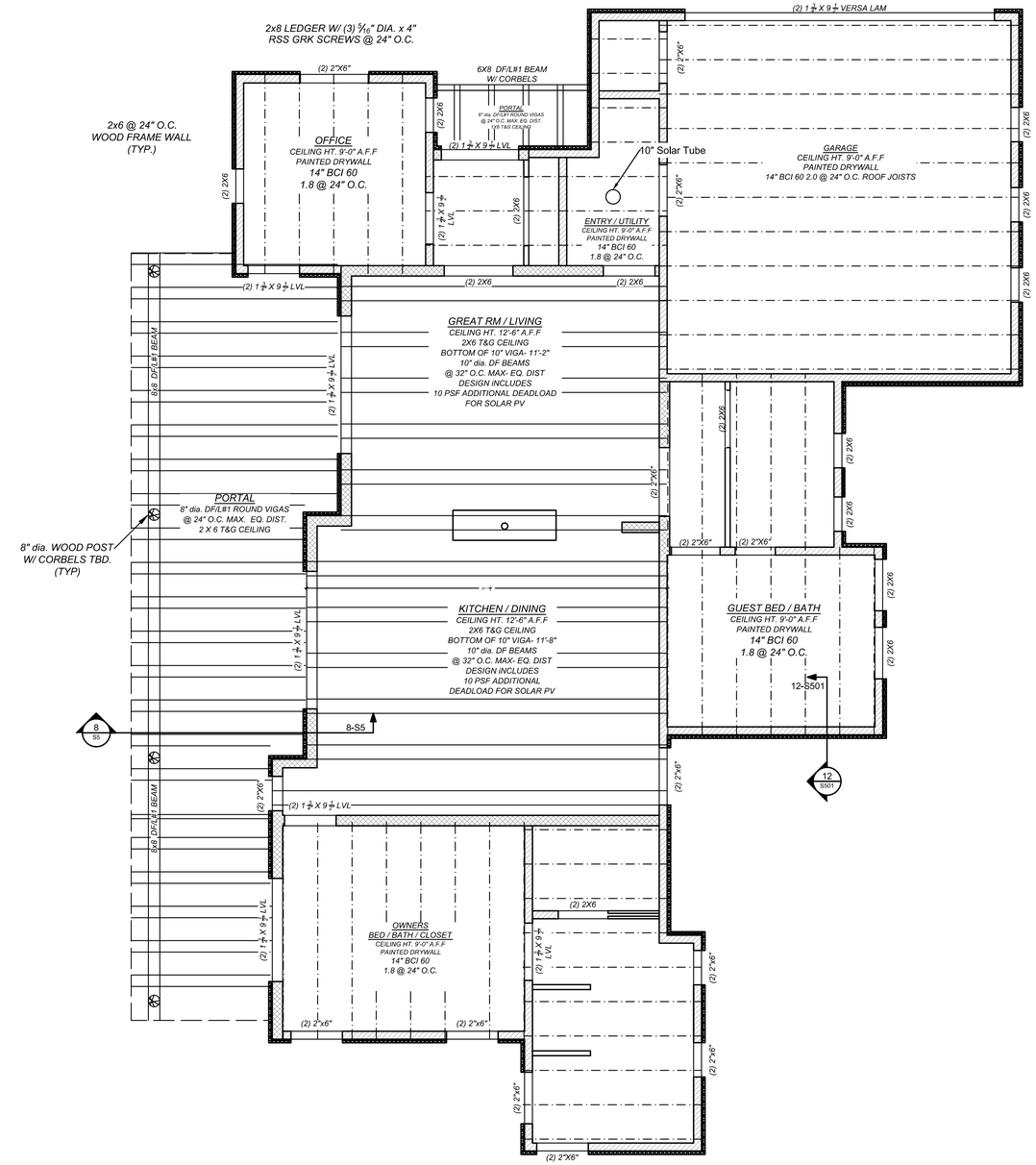
**SEE DECK NOTES FOR ADDITIONAL NOTES AND PLACEMENT*
PLYWOOD OR OSB
EXPOSURE 1,
FLOOR SHEATHING: MINIMUM THICKNESS= 23/32"
WALL SHEATHING: MINUMUM THICKNESS 15/32"
ROOF SHEATHING: MINIMUM SPAN RATING 40-20
MINIMUM THICKNESS 19/32"
PROVIDE 1/8" GAP AROUND PANEL EDGES AS PER MANF. SPEC.
SHEATHING NAILING: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

16. 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.

17. ANCHORING:

***EPOXY -** FOLLOW ALL GUIDELINES OF SIMPSON OR HILTI EPOXY SYSTEM. MINIMUM EMBEDMENT FOR RODS IS 7" MINIMUM CLEARANCE FROM CONCRETE EDGES IS 1½".*



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S102

ROOF FRAMING PLAN

1/4" = 1'

DOUBLE HATCHED WALLS ARE 7 3/4" THICK
ANGLE HATCHED WALLS ARE 5 3/4" THICK - TYP
UNHATCHED WALLS ARE 3 3/8" THICK
ALL DIMENSIONS ARE TIED TO FACE OF STUD OR CENTER OF OPENING UNLESS OTHERWISE NOTED.

N

WALL NOTES

1. WOOD-FRAME WALLS:
2x6 @ 24" O.C. W/ 15/32" APA RATED WALL SHEATHING W/ 8d NAILS, 6" O.C. AT BOUNDARY EDGES, AND 12" O.C. AT INTERMEDIARY FRAMING

2. ALL BUILT-UP HEADERS ARE HEM-FIR #2 UNLESS OTHERWISE NOTED. SEE STRUCTURAL NOTES FOR VERSALAM SPECS

3. VERIFY WALL LAYOUT DIMENSIONS WITH FLOOR PLAN

4. ALL INTERIOR HDRS ON NON LOAD BEARING WALLS DBL 2X6

5. ALL DIMENSIONS TO EDGE OF FRAMING S2 DWG ONLY ALL OTHERS FROM EDGE OF SHEATHING

ROOF DECK NOTES

1. 10" dia. ROUND ROOF BEAMS DF/L #1 @ MAX. 32" O.C. W/ 2X6 T&G WOOD DECKING

2. 8" dia. ROUND DF/L #1 @ MAX. 24" O.C. PORTAL JOISTS PER PLAN- 8X8 DF/L #1 BEAM
2x6 (1½" DEEP) T&G WOOD DECKING W/ (2)-16d NAILS PER INTERSECTION

3. PROVIDE SIMPSON H3 HURRICANE TIES AT ALL JOIST BEARING LOCATIONS

4. ICE & WATER SHIELD ALL PORTAL ROOF DECKS 26 GA. METAL PER ARCH

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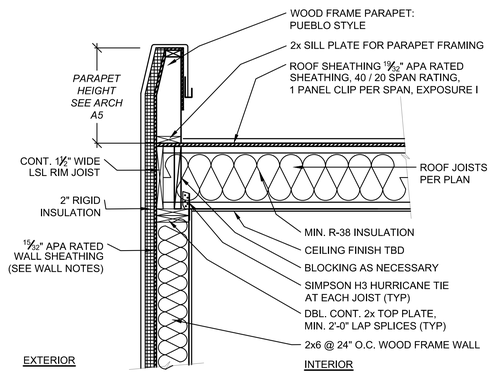
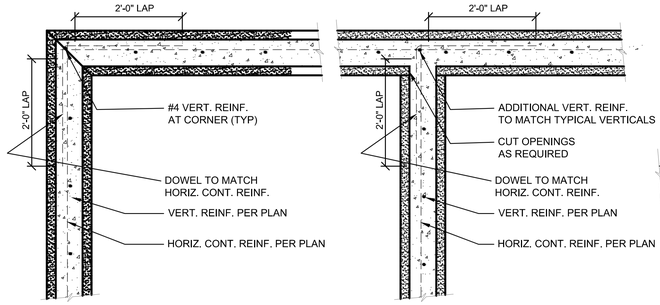
ROOF FRAMING PLAN

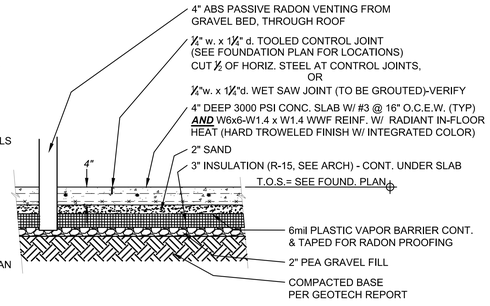
S102



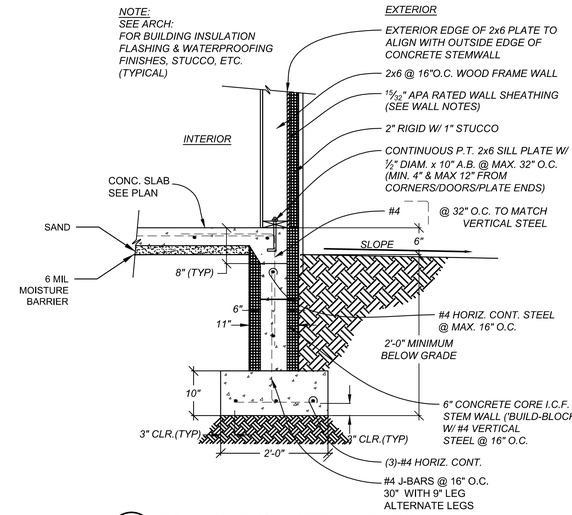
11 S501 ROOF FRAMING DETAIL
3/4" = 1'-0"



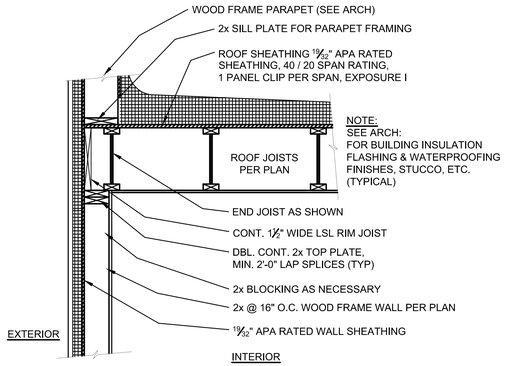
8 S501 CONCRETE CORNER / INTERSECTION DETAIL AT STEM WALL
3/4" = 1'-0"



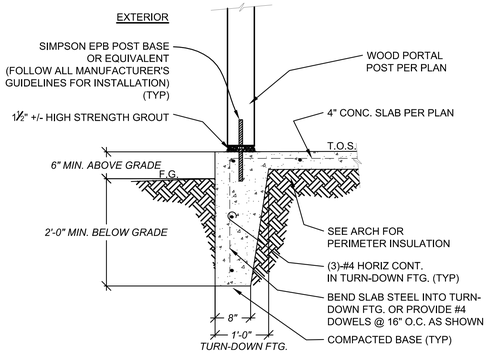
4 S501 SLAB FOUNDATION DETAIL (RADON PROOF)
3/4" = 1'-0"



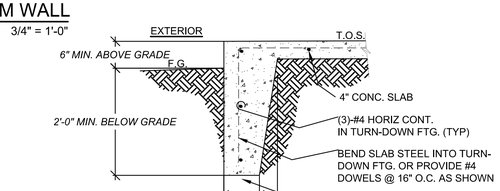
1 S501 FOUNDATION DETAIL (TYPICAL)
3/4" = 1'-0"



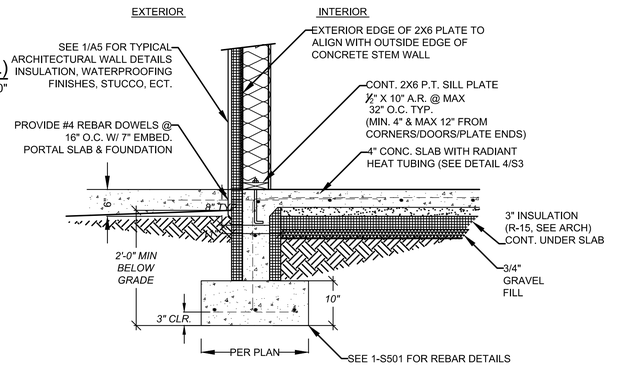
12 S501 FRAMING DETAIL
3/4" = 1'-0"



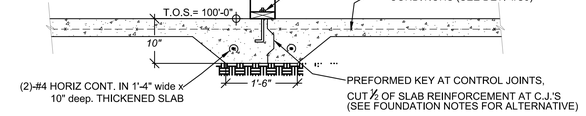
9 S501 FOUNDATION DETAIL W/ WOOD POST
3/4" = 1'-0"



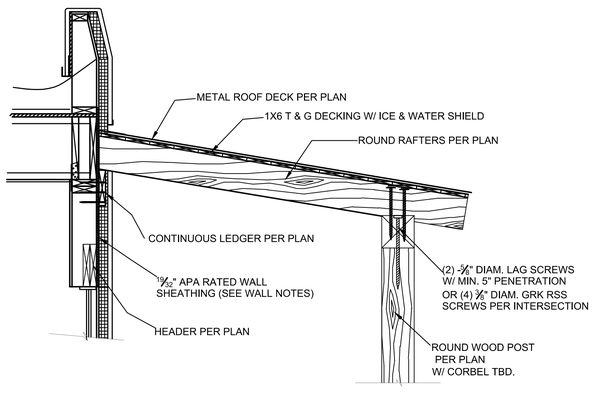
5 S501 EXTERIOR SLAB TURN-DOWN FOUNDATION DETAIL (TYPICAL)
3/4" = 1'-0"



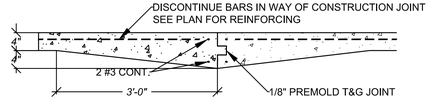
2 S501 FOUNDATION W/ EXTERNAL SLAB DETAIL
3/4" = 1'-0"



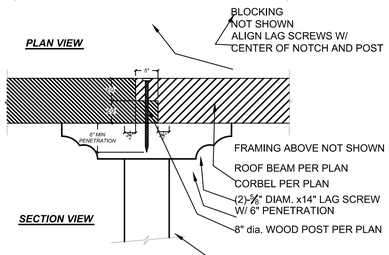
6 S501 THICKENED SLAB FOOTING DETAIL AT INTERIOR WALL
3/4" = 1'-0"



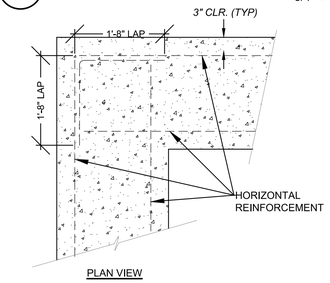
13 S501 ROOF FRAMING DETAIL AT PORTAL
3/4" = 1'-0"



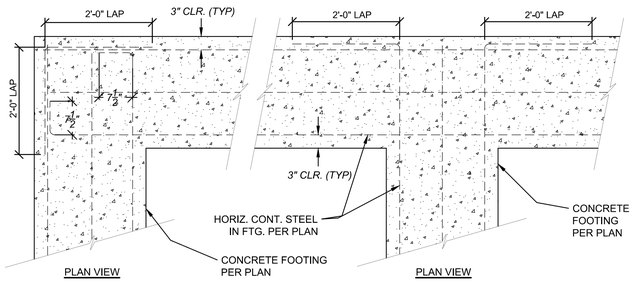
14 S501 TYPICAL CONSTRUCTION JOINT
3/4" = 1'-0"



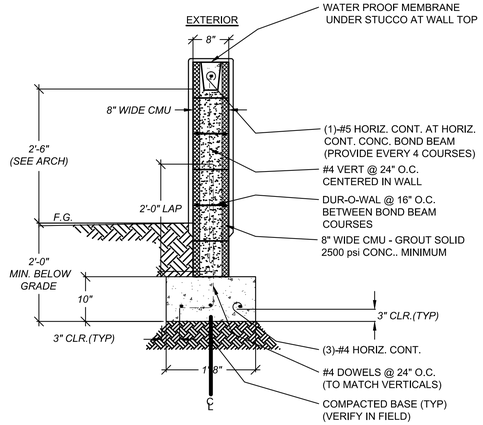
10 S501 PORTAL BEAM FRAMING DETAIL
3/4" = 1'-0"



15 S501 TYPICAL CONCRETE WALL OR BEAM CORNER
3/4" = 1'-0"



7 S501 CONCRETE BOND BEAM / FOOTING INTERSECTION - CORNER
3/4" = 1'-0"



3 S501 CMU WALL DETAIL
3/4" = 1'-0"

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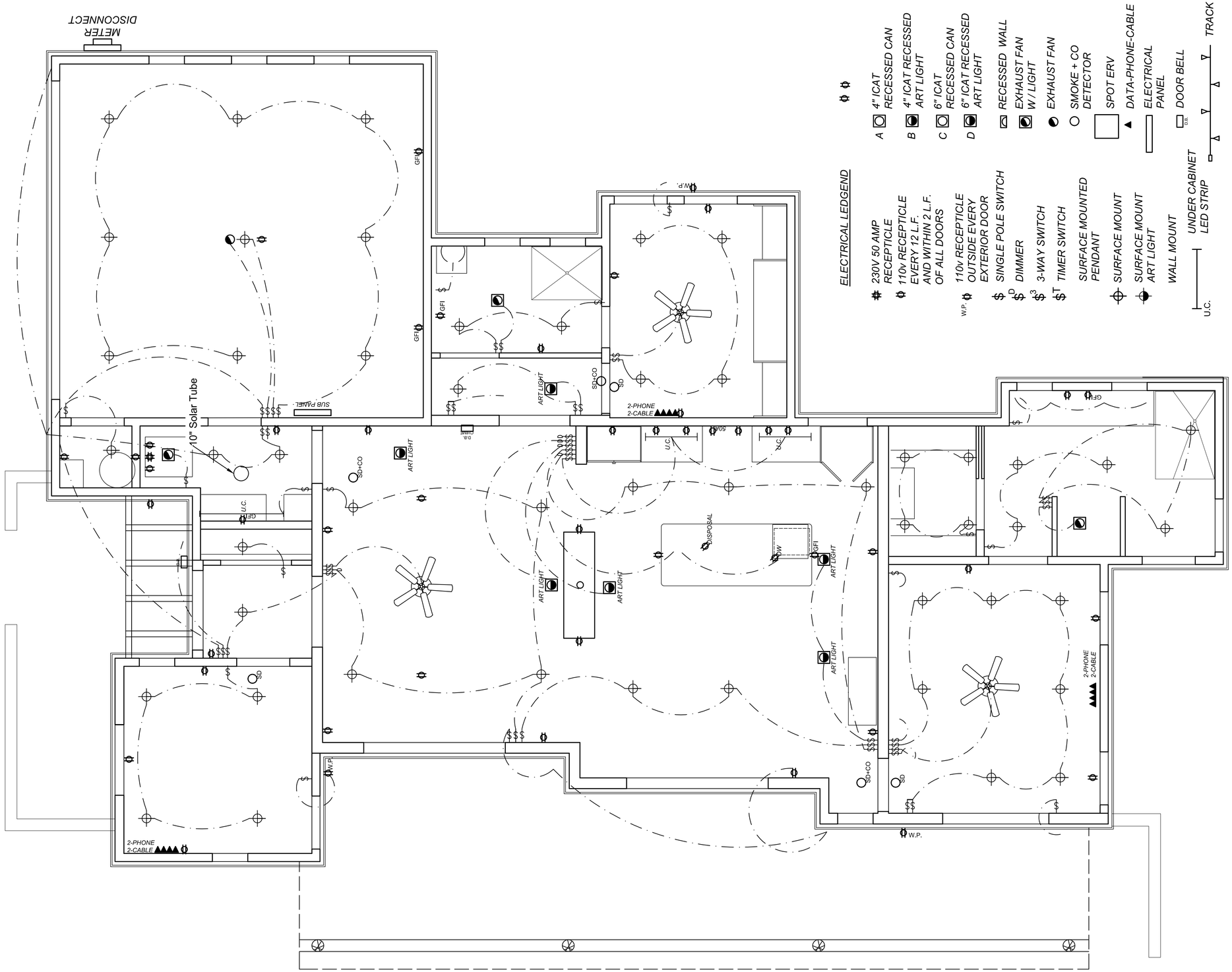
STRUCTURAL DETAILS

S501



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NOTE
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REVISIONS:

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505-988-7230

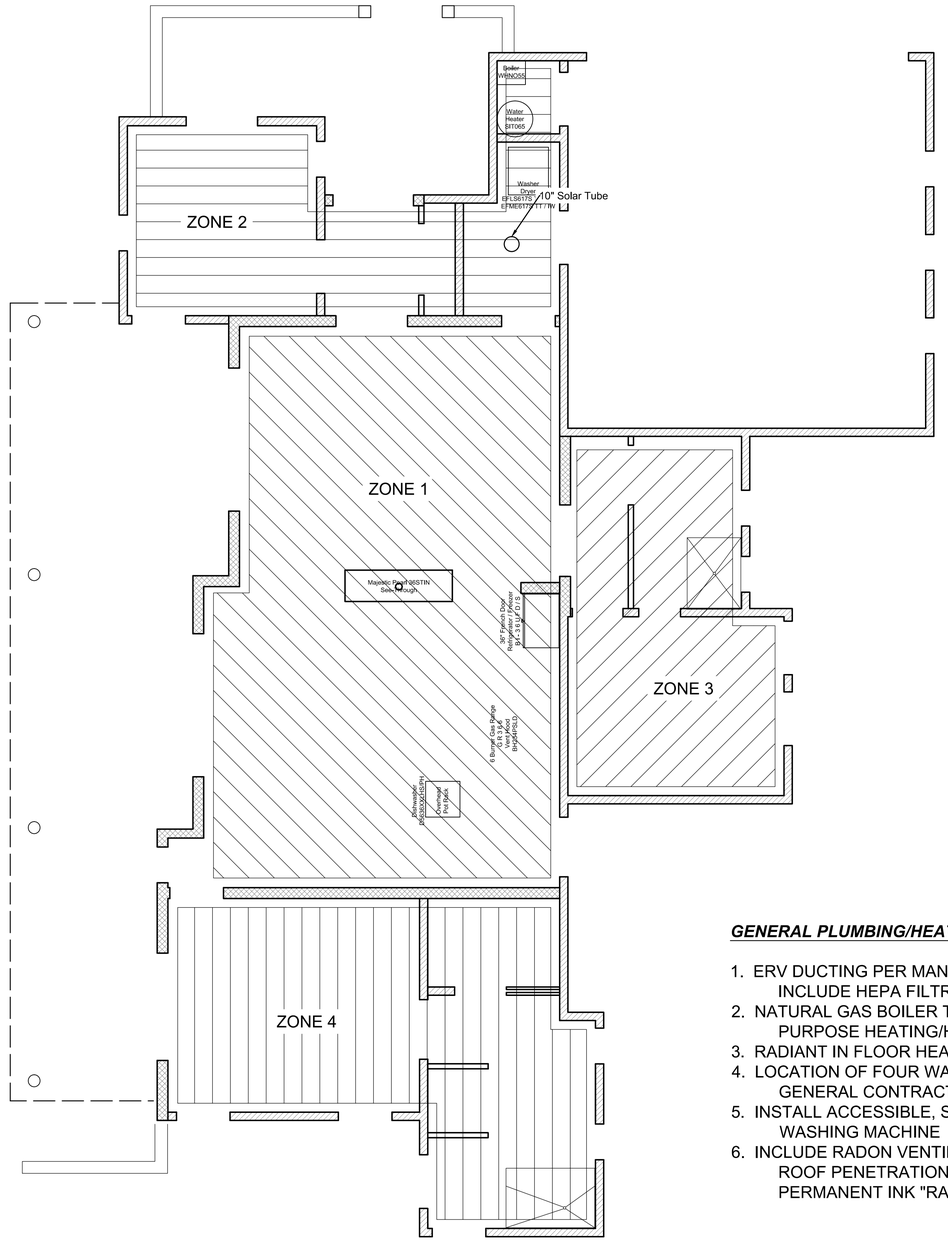
October 11, 2017

Dennis and Cindy

50 Paseo del Coyote
Santa Fe
NM, 87506

ELECTRICAL PLAN

E101



GENERAL PLUMBING/HEATING NOTES:

1. ERV DUCTING PER MANUFACTURER'S SPECIFICATION, INCLUDE HEPA FILTRATION
2. NATURAL GAS BOILER TO BE CONDENSING 95% EFFICIENT DUAL PURPOSE HEATING/HOT WATER UNIT (MODEL #) OR EQUIV.
3. RADIANT IN FLOOR HEAT, FOUR ZONES MINIMUM.
4. LOCATION OF FOUR WALL HYDRANTS TO BE VERIFIED WITH GENERAL CONTRACTOR PRIOR TO INSTALL
5. INSTALL ACCESSIBLE, SINGLE THROW VALVE SHUT OFF AT WASHING MACHINE
6. INCLUDE RADON VENTING IN TOP OUT AS SHOWN ON PLAN. ROOF PENETRATION TO BE ABS PIPE MARKED WITH PERMANENT INK "RADON" ON MULTIPLE LOCATIONS ON PIPE.

1 / M101 MECHANICAL PLAN

1/4" = 1'

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MECHANICAL PLAN

M101