

City of Santa Fe
Historic Preservation Division
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Historic District Preliminary Application Request (HPD PAR) – Proposal Letter

Dear Historic Preservation Division,

We are submitting this proposal letter in support of a Historic District Preliminary Application Request for new residential construction on a privately owned parcel within the City of Santa Fe.

The property has been held by the current owner's family for many years, and this project represents a continuation of that long-standing connection to the area. The intent of the proposed construction is to respectfully develop the site with a high-quality residence that is consistent with the architectural character, materials, and cultural context of Santa Fe's historic environment.

The proposed residence includes approximately 2,470 square feet of heated living space, with a total building footprint of approximately 4,173 square feet including garage and covered porches. The design has been thoughtfully developed to ensure compatibility with surrounding properties in both scale and appearance.

The construction will consist of a concrete foundation and conventional wood stud framing, finished with traditional stucco exterior surfaces and a metal roof system. The overall architectural style reflects established New Mexican and Santa Fe design principles, incorporating appropriate massing, proportions, and materials to maintain visual continuity with the surrounding area. Special consideration has been given to rooflines, wall planes, and exterior finishes to ensure the home blends naturally into the existing neighborhood context.

In addition to meeting functional and modern living needs, the project has been designed with an emphasis on preserving the aesthetic integrity of the district. The intent is not to introduce elements that are out of character, but rather to contribute a well-designed home that reinforces the identity and appeal of the area.

We believe this project will be a positive addition to the neighborhood by:

- Maintaining and respecting the traditional architectural language of Santa Fe
- Utilizing appropriate materials and finishes consistent with the surrounding area
- Enhancing the overall quality and long-term value of the property and adjacent properties
- Continuing the legacy of family ownership and stewardship of the land

All required drawings, site plans, and supporting documentation have been prepared and are being submitted in accordance with the HPD PAR submittal requirements.

We appreciate your time and consideration of this request and look forward to working collaboratively through the review process. Please feel free to contact us if any additional information or clarification is needed.

Sincerely,

Giles Good

Infinity Builders

Albuquerque, NM

505-990-9049

De Lora Custom Home - Roof Pitch Exception Request

Roof Pitch Exception Request

As part of this application, the owner respectfully requests approval for a pitched roof design. While flat roofs are common within portions of the district, the surrounding neighborhood also contains numerous residences with pitched roof forms that contribute positively to the area's architectural diversity and character. The proposed roof pitch has been carefully designed to remain compatible with the scale, massing, and visual character of adjacent properties. The roof will not create an imposing presence within the streetscape, nor will it detract from the historic qualities of the neighborhood. Rather, it reflects roof forms that already exist within the immediate vicinity and will integrate naturally into the established residential context. The requested exception allows the home to achieve improved drainage performance, long-term durability, and architectural consistency while maintaining compatibility with neighboring structures.

i. Do not damage the character of the streetscape

The proposed pitched roof will not damage or detract from the character of the streetscape. Numerous homes within the surrounding neighborhood already incorporate pitched roof forms, making the proposed design consistent with existing development patterns. The roof pitch, scale, and massing have been designed to complement neighboring properties and maintain visual harmony within the district.

ii. Prevent a hardship to the applicant or an injury to the public welfare

The requested exception will allow construction of a durable and functional roof system that provides improved drainage and long-term performance. Denial of the request would create unnecessary design constraints without providing a corresponding public benefit. Approval of the exception will not create any injury to the public welfare and will allow the project to proceed in a practical and efficient manner.

iii. Strengthen the unique heterogeneous character of the city

Santa Fe's historic districts contain a variety of architectural styles and roof forms. The proposed pitched roof contributes to that diversity while remaining compatible with the surrounding neighborhood. Approval of this request supports thoughtful residential development and allows property owners reasonable flexibility in designing homes that meet modern needs while respecting historic context.

iv. Special conditions and circumstances peculiar to the property

The subject property is surrounded by a mixture of roof forms and architectural styles. The proposed pitched roof has been specifically designed to respond to the site's context, scale, and surrounding development. The request is based on the unique characteristics of this property and its immediate surroundings rather than a generalized request applicable throughout the district.

v. Conditions not resulting from the actions of the applicant

The conditions supporting this request are based upon the existing character of the neighborhood and the established development patterns surrounding the property. These circumstances predate the applicant's involvement and are not the result of any action taken by the applicant.

vi. Least negative impact

The proposed pitched roof represents the least impactful design solution while maintaining compatibility with the surrounding neighborhood. Because similar roof forms already exist throughout the area, approval of this request will have minimal visual impact and will not undermine the intent of the Historic Preservation Ordinance. The project remains respectful of the district while allowing a practical and context-sensitive architectural solution.



Proposal - Detailed

Pella Window and Door Showroom of Albuquerque
 3901 Singer Blvd NE Suite A
 Albuquerque, NM 87109

Sales Rep Name: Dyche, Bryan
Sales Rep Phone: 505-315-1686
Sales Rep E-Mail: dycheb@pellasw.com
Sales Rep Fax:

Customer Information		Project/Delivery Address		Order Information	
Infinity Builders LLC 6601 Brezza Dolce Ave NW Albuquerque, NM 87114-1462 Primary Phone: (505) 9909049 Mobile Phone: Fax Number: E-Mail: infinitybuildersabq@gmail.com Contact Name: Great Plains #: 1005545182 Customer Number: 1009431882 Customer Account: 1005545182		Infinity Del Tora Residence 6601 Brezza Dolce Ave NW Lot # Albuquerque, NM 87114-1462 County: Owner Name: Owner Phone:		Quote Name: Infinity Del Tora Residence Lifestyle Rev 1-3 Order Number: 243 Quote Number: 20256159 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Deposit/C.O.D. Tax Code: Cust Delivery Date: None Quoted Date: 11/25/2025 Contracted Date: Booked Date: Customer PO #:	
Accessories Managed / Delivery Date					
Door Handles	11/25/2025	Window Screens	11/25/2025	Window Hardware	11/25/2025

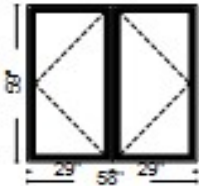
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Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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10 Entry

Lifestyle, 2-Wide Casement, 58 X 59, Without HGP, Black

\$1,295.89 1 \$1,295.89



PK #
2223

Viewed From Exterior

Rough Opening: 58 - 3/4" X 59 - 3/4"

1: 2959 Left Casement

Frame Size: 29 X 59

Unit Type: Lifestyle Pro

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Screen: Full Screen, Black, InView™

Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft

Grille: No Grille,

2: 2959 Right Casement

Frame Size: 29 X 59

Unit Type: Lifestyle Pro

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Screen: Full Screen, Black, InView™

Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft

Grille: No Grille,

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical

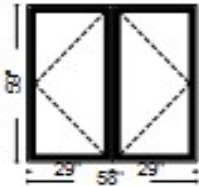
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Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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15 Closet

Lifestyle, 2-Wide Casement, 58 X 59, Without HGP, Black

\$1,295.89 1 \$1,295.89



PK #
2223

Viewed From Exterior

Rough Opening: 58 - 3/4" X 59 - 3/4"

1: 2959 Left Casement

Frame Size: 29 X 59

Unit Type: Lifestyle Pro

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Screen: Full Screen, Black, InView™

Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft

Grille: No Grille,

2: 2959 Right Casement

Frame Size: 29 X 59

Unit Type: Lifestyle Pro

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

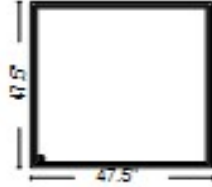
Screen: Full Screen, Black, InView™

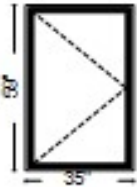
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft

Grille: No Grille,

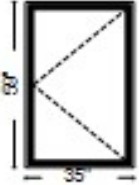
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical

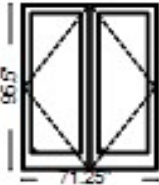
Wrapping Information: Foldout Fins, Factory Applied, No Head Drip Cap, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 234".

Line #	Location:	Attributes			
20	Master Tub	Lifestyle, Direct Set, Fixed Frame, 47.5 X 47.5, Without HGP, Black	Item Price	Qty	Ext'd Price
			\$864.21	1	\$864.21
	 <p>Viewed From Exterior Rough Opening: 48 - 1/4" X 48 - 1/4"</p>	<p>PK # 2223</p> <p>1: Non-Standard Size Non-Standard Size Fixed Frame Direct Set Frame Size: 47 1/2 X 47 1/2 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.61, CPD PEL-N-18-04216-00001, Performance Class AW, PG 90, Calculated Positive DP Rating 90, Calculated Negative DP Rating 90, FPA FL10354, STC 28, OITC 24 Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 190".</p>			

Line #	Location:	Attributes			
25	Master Suite	Lifestyle, Casement Right, 35 X 59, Without HGP, Black	Item Price	Qty	Ext'd Price
			\$744.52	1	\$744.52
	 <p>Viewed From Exterior Rough Opening: 35 - 3/4" X 59 - 3/4"</p>	<p>PK # 2226</p> <p>1: 3559 Right Casement Frame Size: 35 X 59 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor Screen: Full Screen, Champagne, InView™ Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Clear Opening Width 25.25, Clear Opening Height 54.875, Clear Opening Area 9.622179, Egress Meets minimum clear opening and 5.7 sq.ft Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 188".</p>			

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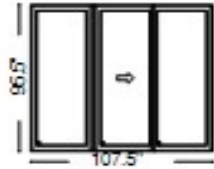
Line #	Location:	Attributes			
27	Master Suite	Lifestyle, Casement Left, 35 X 59, Without HGP, Black	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$744.52	1	\$744.52
	 <p>Viewed From Exterior Rough Opening: 35 - 3/4" X 59 - 3/4"</p>	<p>PK # 2226</p> <p>1: 3559 Left Casement Frame Size: 35 X 59 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor Screen: Full Screen, Champagne, InView™ Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Clear Opening Width 25.25, Clear Opening Height 54.875, Clear Opening Area 9.622179, Egress Meets minimum clear opening and 5.7 sq.ft Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 188".</p>			

Line #	Location:	Attributes			
30	Master Suite	Lifestyle, Double Inswing Door, Active / Inactive, 71.25 X 95.5, Without HGP, Black	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$3,931.47	1	\$3,931.47
	 <p>Viewed From Exterior Rough Opening: 72" X 96"</p>	<p>PK # 2226</p> <p>1: 7296 Active / Inactive Double Inswing Door Frame Size: 71 1/4 X 95 1/2 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 7 7/8", 6 9/16", Standard Sill, Black Finish Sill Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Standard, Matte Black, Random, Matte Black, Multipoint Lock, No Integrated Sensor, Order Handle Set, Order Handle Set Screen: No Screen Performance Information: U-Factor 0.27, SHGC 0.23, VLT 0.43, CPD PEL-N-221-00473-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL10346, STC 30, OITC 24 Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6-9/16", 7 7/8", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 334".</p>			

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Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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35 Living Area



PK #
2226

Viewed From Exterior

Rough Opening: 108 - 1/4" X 96"

Lifestyle, Triple Sliding Door, Contemporary,, Fixed / Vent Right / Fixed, 107.5 X 95.5, Without HGP, Black

Item Price	Qty	Ext'd Price
\$6,678.47	1	\$6,678.47

1: Non-Standard Size Fixed / Vent Right / Fixed Triple Sliding Door

Frame Size: 107 1/2 X 95 1/2

General Information: No Package, Without Hinged Glass Panel, Knock Down, Standard, Clad, Pine, 5 7/8", 4 9/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior

Sash / Panel: Square, Square

Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Frame Selection: Wood Trim Cover, Field Applied

Hardware Options: No Vent Lock, Keylock Included, Standard, Handle Included, Handle Included, Matte Black, Black, Random, Chrome, No Integrated Sensor

Screen: No Screen, Black

Performance Information: U-Factor 0.30, SHGC 0.28, VLT 0.51, CPD PEL-N-304-00155-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPA FL47325

Grille: No Grille,

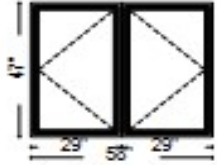
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Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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40 Kitchen

Lifestyle, 2-Wide Casement, 58 X 47, Without HGP, Black

\$1,124.97 1 \$1,124.97



PK #
2223

Viewed From Exterior

Rough Opening: 58 - 3/4" X 47 - 3/4"

1: 2947 Left Casement

Frame Size: 29 X 47

Unit Type: Lifestyle Pro

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Screen: No Screen

Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft

Grille: No Grille,

2: 2947 Right Casement

Frame Size: 29 X 47

Unit Type: Lifestyle Pro

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

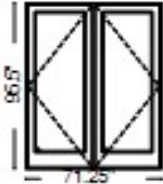
Screen: No Screen

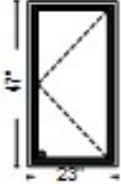
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft

Grille: No Grille,

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical

Wrapping Information: Foldout Fins, Factory Applied, No Head Drip Cap, No Exterior Trim, 6-9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 210".

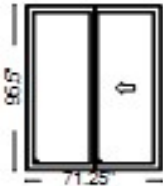
Line #	Location:	Attributes			
45	Bedroom 2	Lifestyle, Double Inswing Door, Active / Inactive, 71.25 X 95.5, Without HGP, Black	Item Price	Qty	Ext'd Price
			\$3,931.47	1	\$3,931.47
	 <p>Viewed From Exterior Rough Opening: 72" X 96"</p>	<p>PK # 2223</p> <p>1: 7296 Active / Inactive Double Inswing Door Frame Size: 71 1/4 X 95 1/2 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 7 7/8", 6 9/16", Standard Sill, Black Finish Sill Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Standard, Matte Black, Random, Matte Black, Multipoint Lock, No Integrated Sensor, Order Handle Set, Order Handle Set Screen: No Screen Performance Information: U-Factor 0.27, SHGC 0.23, VLT 0.43, CPD PEL-N-221-00473-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL10346, STC 30, OITC 24 Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6-9/16", 7 7/8", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 334".</p>			

Line #	Location:	Attributes			
50	Bathroom 2	Lifestyle, Casement Left, 23 X 47, Without HGP, Black	Item Price	Qty	Ext'd Price
			\$593.27	1	\$593.27
	 <p>Viewed From Exterior Rough Opening: 23 - 3/4" X 47 - 3/4"</p>	<p>PK # 2223</p> <p>1: 2347 Left Casement Frame Size: 23 X 47 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor Screen: No Screen Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Clear Opening Width 13.25, Clear Opening Height 42.875, Clear Opening Area 3.945096, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6-9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 140".</p>			

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Line #	Location:	Attributes		
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55 Exercise Room



Viewed From Exterior

Rough Opening: 72" X 96"

PK #
2223

Lifestyle, Double Sliding Door, Contemporary,, Fixed / Vent Left, 71.25 X 95.5, Without HGP, Black

Item Price	Qty	Ext'd Price
\$2,991.71	1	\$2,991.71

1: 7296 Fixed / Vent Left Double Sliding Door

Frame Size: 71 1/4 X 95 1/2

Unit Type: No Program

General Information: No Package, Without Hinged Glass Panel, Factory Assembled, Standard, Clad, Pine, 5 7/8", 4 9/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior

Sash / Panel: Square, Square

Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Frame Selection: Wood Trim Cover, Factory Applied

Hardware Options: No Vent Lock, Keylock Included, Standard, Handle Included, Handle Included, Matte Black, Black, Random, Chrome, No Integrated Sensor

Screen: No Screen, Black

Performance Information: U-Factor 0.30, SHGC 0.28, VLT 0.51, CPD PEL-N-304-00155-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPA FL47325, STC 28, OITC 24

Grille: No Grille,

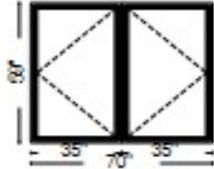
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6-9/16", 7 7/8", Factory Supplied, Shipped Separately, Manufacturer Recommended Clearance, Perimeter Length = 334".

Line #	Location:	Attributes		
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60 Garage

Lifestyle, 2-Wide Casement, 70 X 59, Without HGP, Black

Item Price	Qty	Ext'd Price
\$1,553.47	1	\$1,553.47



PK #
2223

Viewed From Exterior

Rough Opening: 70 - 3/4" X 59 - 3/4"

1: 3559 Left Casement

Frame Size: 35 X 59

Unit Type: No Program

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Screen: No Screen

Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Clear Opening Width 25.25, Clear Opening Height 54.875, Clear Opening Area 9.622179, Egress Meets minimum clear opening and 5.7 sq.ft

Grille: No Grille,

2: 3559 Right Casement

Frame Size: 35 X 59

Unit Type: No Program

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Screen: No Screen

Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Clear Opening Width 25.25, Clear Opening Height 54.875, Clear Opening Area 9.622179, Egress Meets minimum clear opening and 5.7 sq.ft

Grille: No Grille,

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical

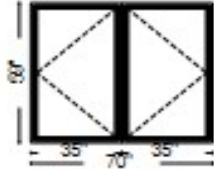
Wrapping Information: Foldout Fins, Factory Applied, No Head Drip Cap, No Exterior Trim, 6-9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 258".

Line #	Location:	Attributes		
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65 Bedroom 3

Lifestyle, 2-Wide Casement, 70 X 59, Without HGP, Black

Item Price	Qty	Ext'd Price
\$1,553.47	1	\$1,553.47



PK #
2223

Viewed From Exterior

Rough Opening: 70 - 3/4" X 59 - 3/4"

1: 3559 Left Casement

Frame Size: 35 X 59

Unit Type: No Program

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Screen: No Screen

Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft

Grille: No Grille,

2: 3559 Right Casement

Frame Size: 35 X 59

Unit Type: No Program

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Screen: No Screen

Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft

Grille: No Grille,

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical

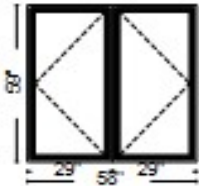
Wrapping Information: Foldout Fins, Factory Applied, No Head Drip Cap, No Exterior Trim, 6-9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 258".

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
--------	-----------	------------	------------	-----	-------------

70 Study

Lifestyle, 2-Wide Casement, 58 X 59, Without HGP, Black

\$1,295.89 1 \$1,295.89



PK #
2223

Viewed From Exterior

Rough Opening: 58 - 3/4" X 59 - 3/4"

1: 2959 Left Casement

Frame Size: 29 X 59

Unit Type: Lifestyle Pro

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Screen: Full Screen, Black, InView™

Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft

Grille: No Grille,

2: 2959 Right Casement

Frame Size: 29 X 59

Unit Type: Lifestyle Pro

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor


Screen: Full Screen, Black, InView™

Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft

Grille: No Grille,

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical

Wrapping Information: Foldout Fins, Factory Applied, No Head Drip Cap, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 234".

Line #	Location:	Attributes			
75	None Assigned	Lifestyle, Direct Set, Lifestyle, Direct Set, Lifestyle, Direct Set, 108 X 60, Without HGP, Black	Item Price	Qty	Ext'd Price
			\$3,098.30	2	\$6,196.60
	 <p>PK # 2226</p> <p>Viewed From Exterior Rough Opening: 108 - 3/4" X 60 - 7/8</p>	<p>1: 3660 Fixed Frame Direct Set Trapezoid, Facing: Right Frame Size: 36 X 60 X 48 General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.62, CPD PEL-N-18-04208-00001, Performance Class AW, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 55, FPA FL10354</p> <p>2: 3648 Fixed Frame Direct Set Trapezoid, Facing: Right Frame Size: 36 X 48 X 36 General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.62, CPD PEL-N-18-04208-00001, Performance Class AW, PG 70, Calculated Positive DP Rating 70, Calculated Negative DP Rating 70, FPA FL10354</p> <p>3: 3636 Fixed Frame Direct Set Trapezoid, Facing: Right Frame Size: 36 X 36 X 24 General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.62, CPD PEL-N-18-04208-00001, Performance Class AW, PG 90, Calculated Positive DP Rating 90, Calculated Negative DP Rating 90, FPA FL10354 Vertical Mull 1: FactoryMull, Reinforcing Plate, Mull Design Pressure- 20, Overall Thru Direction- Vertical Vertical Mull 2: FactoryMull, Reinforcing Plate, Mull Design Pressure- 20, Overall Thru Direction- Vertical Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6-9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 306".</p>			

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

BRANCH WARRANTY:

EXCEPT FOR THOSE LIMITED WARRANTIES PROVIDED FOR HEREIN, YOU ACKNOWLEDGE THAT SELLER EXCLUDES ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. EXCEPT FOR THOSE LIMITED WARRANTIES PROVIDED HEREIN, THIS SALE IS "AS IS."

TERMS & CONDITIONS:

**** We cannot be held responsible for unexpected manufacturing delays. We will do our best to give you an accurate date of Delivery/Installation, however these dates may change and are out of our control.*****

This Proposal is price protected and valid for a period of 30 days except for the instance of a forced manufacturer price increase

Special Provision for homes, child care facilities and schools built prior to 1978

This quote is contingent upon a determination that the home, child care facility, or school in which the work will be performed does not contain lead. United States Environmental Protection Agency rules the use of lead-safe practices and other actions aimed at preventing lead poisoning in areas of certain types of home improvements and renovations, including installation of windows and doors. Under Federal Rule 40 CFR Part 745, contractors performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities, and schools containing lead must be certified and must follow specific work practices to prevent lead contamination. These additional requirements imposed on MMS Enterprises LLC dba Pella Windows and Doors ("Pella") by the Environmental Protection Agency increase the cost of performing work on structures that contain lead. Should the home, child care facility, or school for which this quote was provided be determined to contain lead, Pella will provide a new quote based on this information and the quote provided prior to this determination shall be null and void. Pella will have no obligation to perform the work for the previously quoted price.

Delivery of all windows, and doors, excluding accessories must be accepted within 90 days of the Customer Need Date provided in the Contract. If the order has not been delivered In-Full by that date, storage fees of \$350.00 per month will be charged.

Report any damage or discrepancies in product within 48 hours after delivery

All Product for this Order has been Custom Manufactured at the Purchaser's Request and is Not Returnable

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

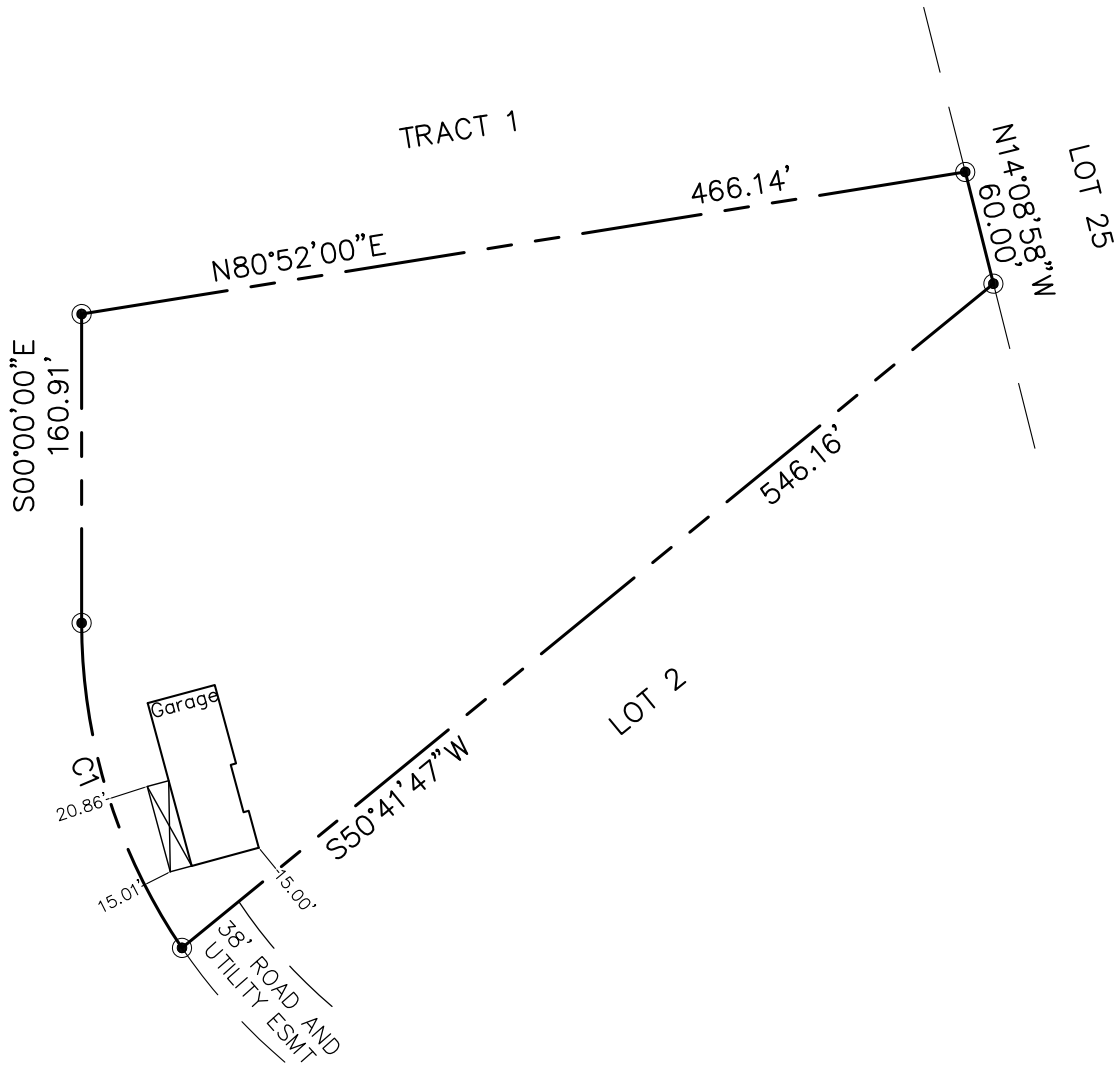
NOTICE: Neither the Contractor's License Bond nor the license issued under 60-13-19 of the Construction Industries Licensing Act protects the customer if the contractor defaults on the contract. Contractor License #374497

Payment must be made within 45 days of receiving product or a lien will be placed on the property, unless prior written authorization has been made by Pella Management.

On Credit Card Purchases a 3% Processing fee will be charged.

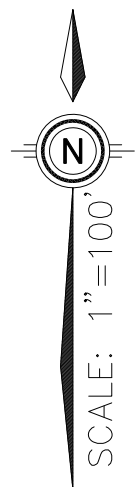
Note: These totals DO NOT include tax

Order Totals	
Taxable Subtotal	\$34,795.82
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$0.00
Total	\$34,795.82
Deposit Received	\$0.00
Amount Due	\$34,795.82



C1
 R=300.00'
 L=179.80'
 C=177.12'
 CB=N17°10'00"W
 Δ= 34°20'23"

2.2590 ac.
 98403 sf.



PLOT PLAN

**LOT 3
 CESARIO DE LORA
 ADDRESS**

NOTE:

1. BUILDER AND CONTRACTORS ARE TO VERIFY THE SIZE AND LOCATION OF SIDEWALKS AND WALLS BASED ON THE APPROVED CIVIL DRAWINGS.
2. CONSULT APPROVED ARCHITECTURAL PLAN SET FOR HOUSE CONSTRUCTION.

INFINITY BUILDERS

**Community
 Sciences
 Corporation**
 Land Surveying
 (505) 897.0000

GENERAL NOTES:

ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSIONS OF THE FOLLOWING CODES:
 INTERNATIONAL RESIDENTIAL CODE (I.R.C)2021
 INTERNATIONAL MECHANICAL CODE (I.M.C)2021
 UNIFORM PLUMBING CODE (U.P.C)2021
 INTERNATIONAL ENERGY CONSERVATION CODE(2018)
 NATIONAL ELECTRIC CODE (N.E.C.)2020

THE CLIENT AND/OR CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.

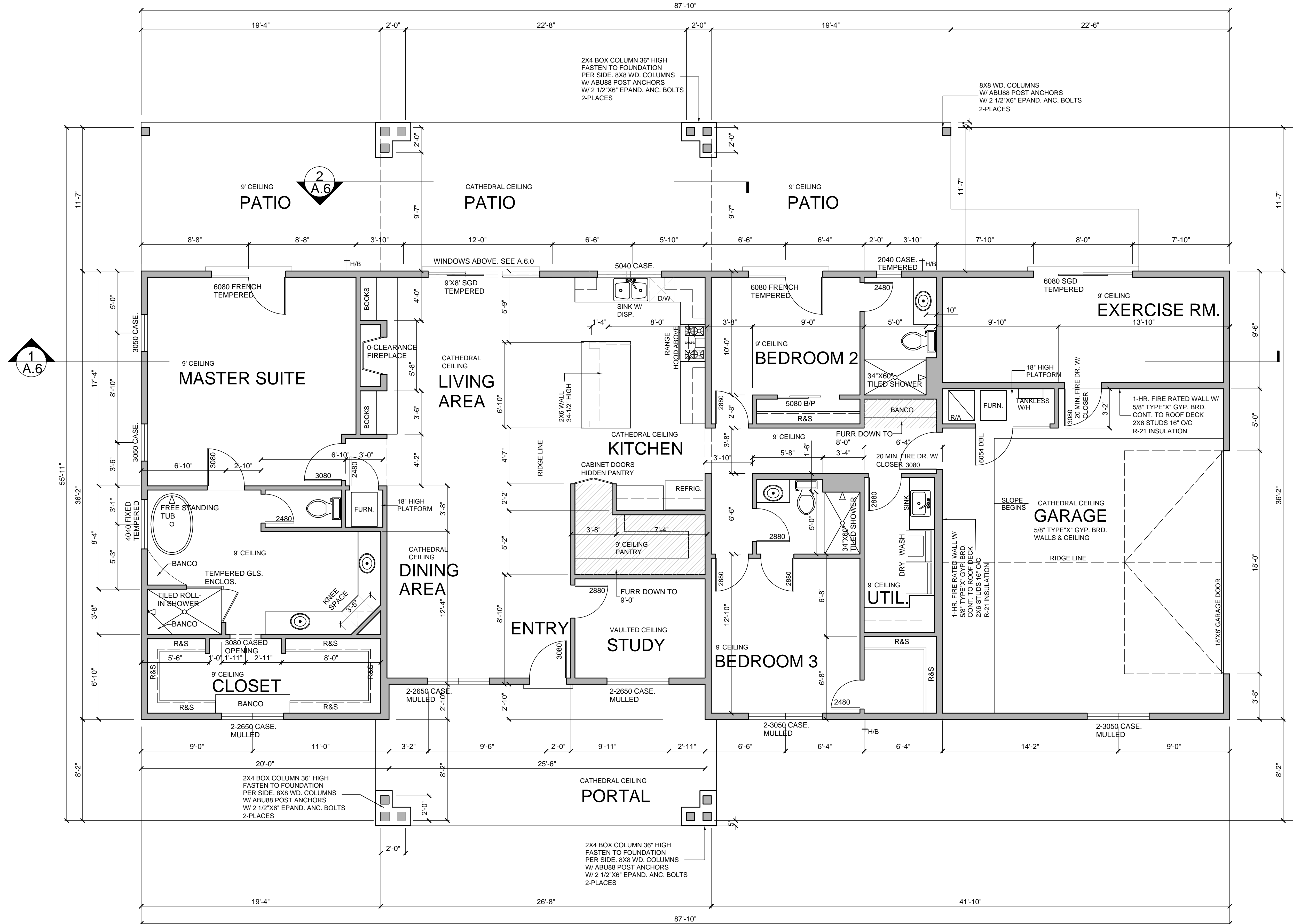
SPECIFIC MANUFACTURES AND MATERIALS DEPICTED ON THESE PLANS ARE AN INDICATION OF QUALITY AND STRENGTH. VERIFY ALL CONSTRUCTION SUBSTITUTIONS WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BUILDING OFFICIALS PRIOR TO INSTALLATION /SUBSTITUTION.

2X6 STUDS 24" O/C FOR EXTERIOR WALLS WITH 7/16" OSB SHEATHING, 1" RIGID INSULATION, R-5.
 2X4 STUDS 16" O/C FOR INTERIOR WALLS.

ROOF LIVE LOAD 30 PSF
 ROOF DEAD LOAD 20 PSF

AREAS:

HEATED LIVING SPACE	2250 SQ. FT.
EXERCISE ROOM	220 SQ. FT.
TOTAL HEATED	2470 SQ. FT.
GARAGE	618 SQ. FT.
REAR PATIO	780 SQ. FT.
PORTAL	305 SQ. FT.
TOTAL	4173 SQ. FT.



FLOOR PLAN

1/4"=1'-0"

DE LORA RESIDENCE
 1563 DE LORA ESTATES RD.
 SANTA FE, NEW MEXICO

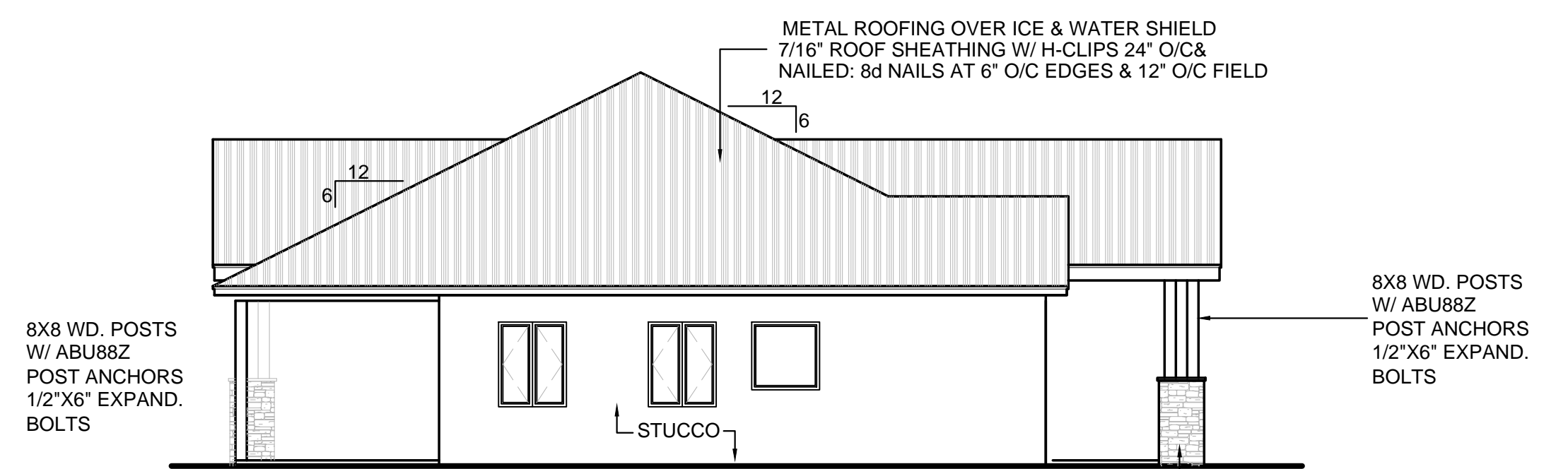
Perfecto Garcia and Custom Design
 Serving New Mexico's Home Builders and Remodelers since 1977
 Phone: 861-1321 Cell: 252-0073
 E-mail: perfectodesigns@mcctl.net

A.1.0



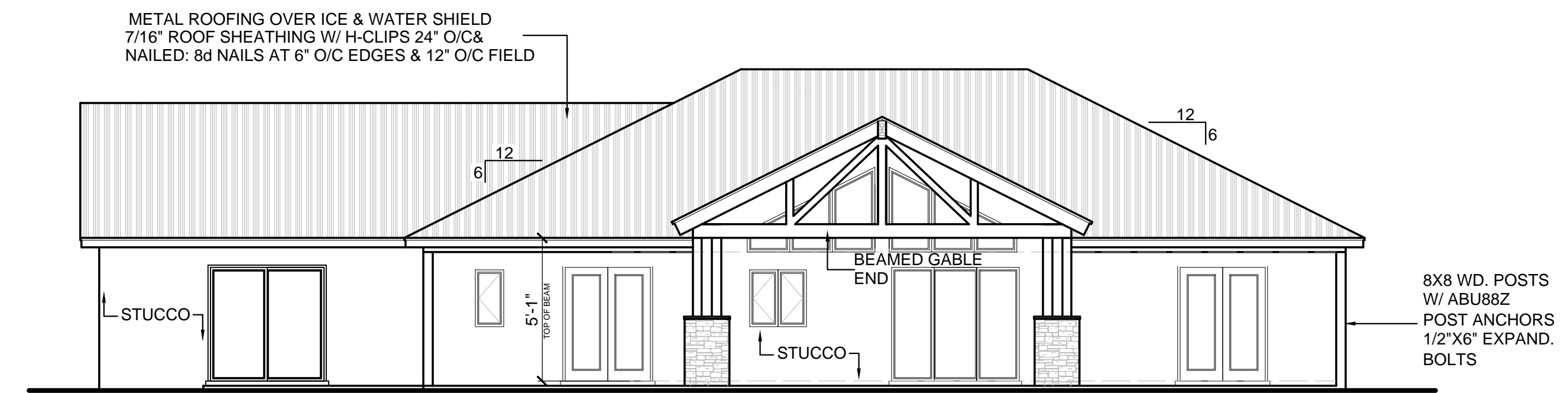
FRONT ELEVATION

1/4"=1'-0"



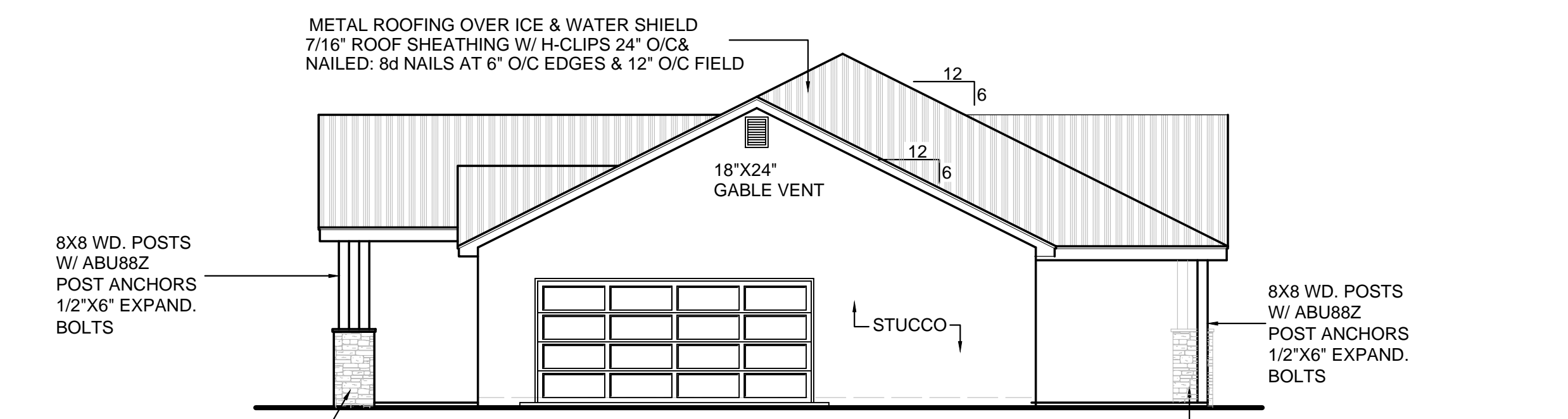
LEFT ELEVATION

1/4"=1'-0"



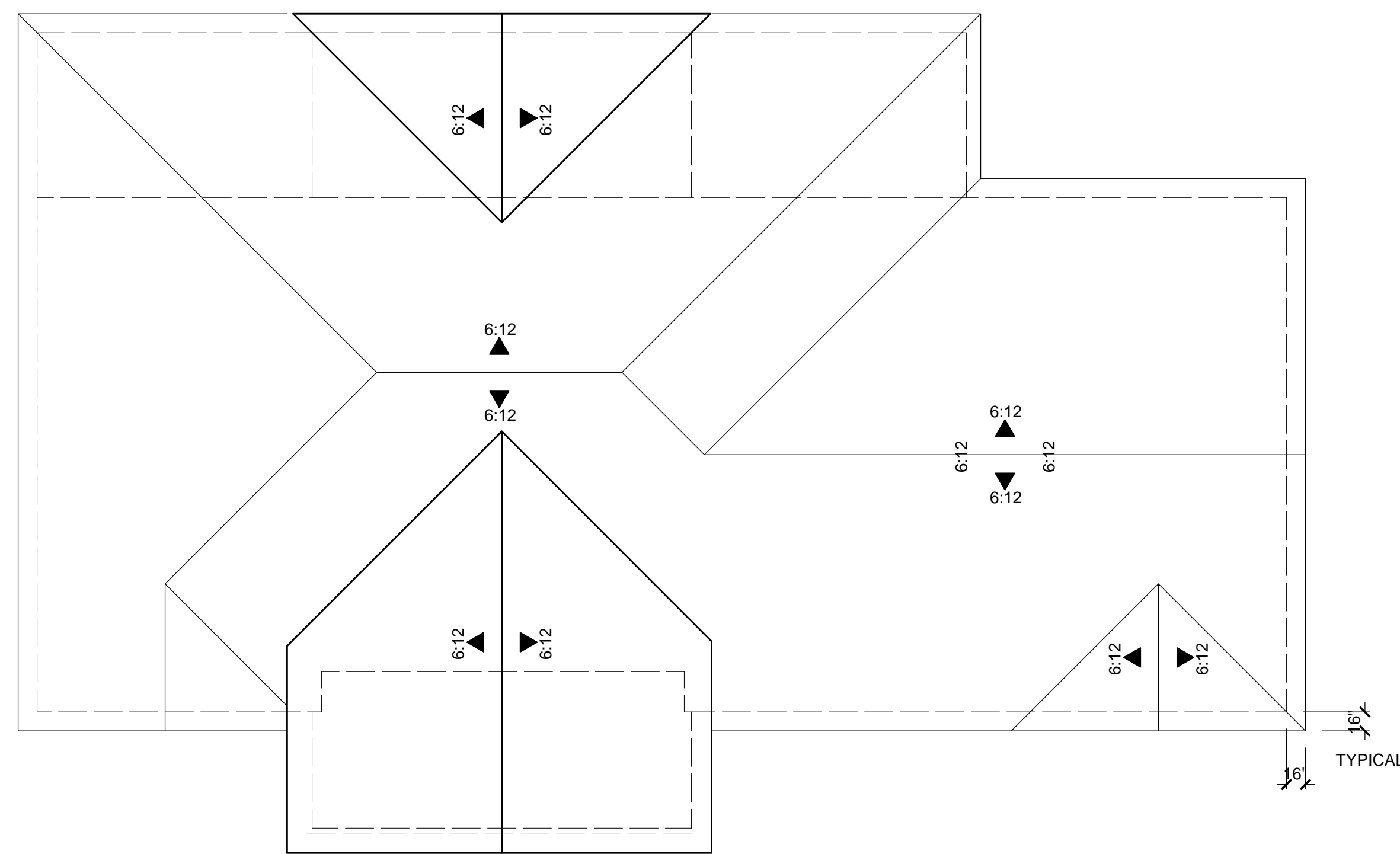
REAR ELEVATION

1/8"=1'-0"



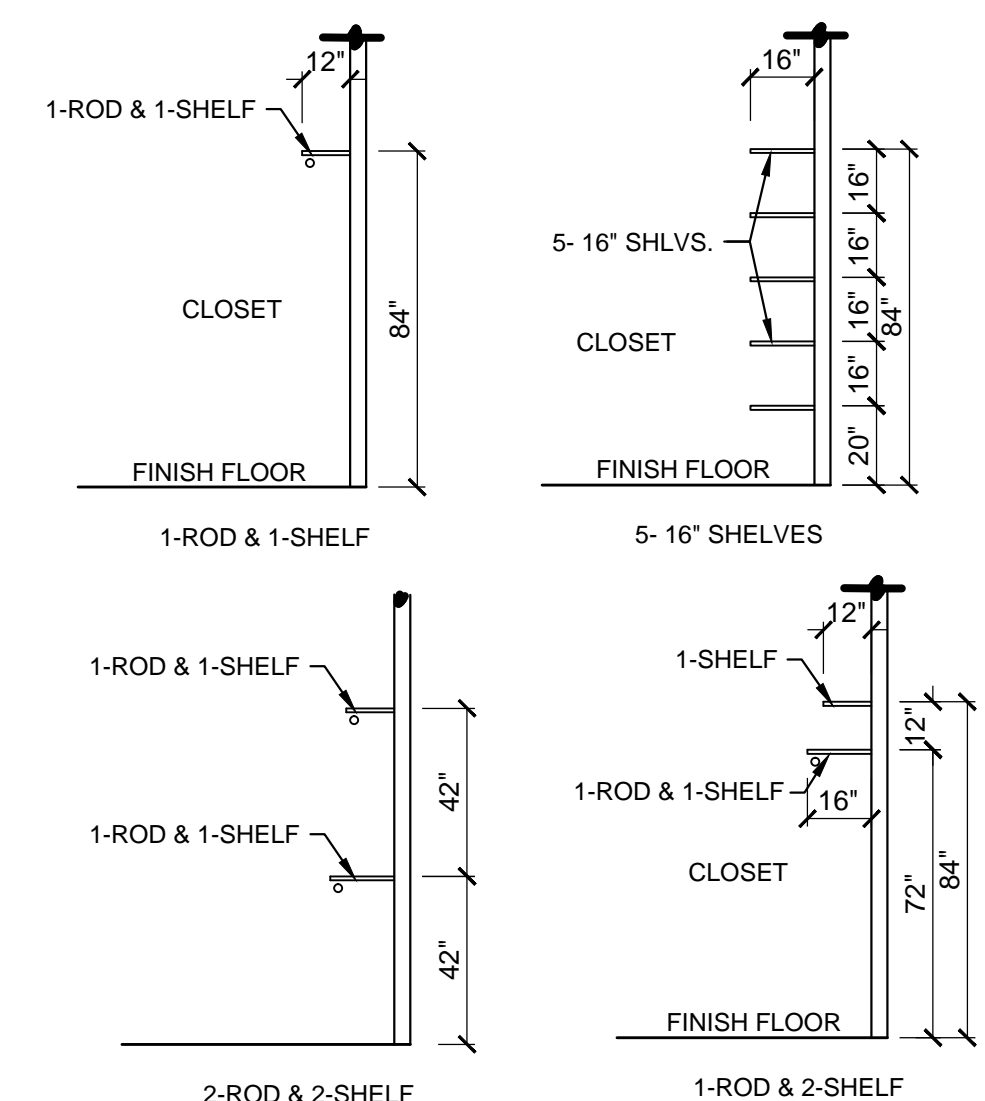
RIGHT ELEVATION

1/8"=1'-0"



ROOF PLAN

1/8"=1'-0"



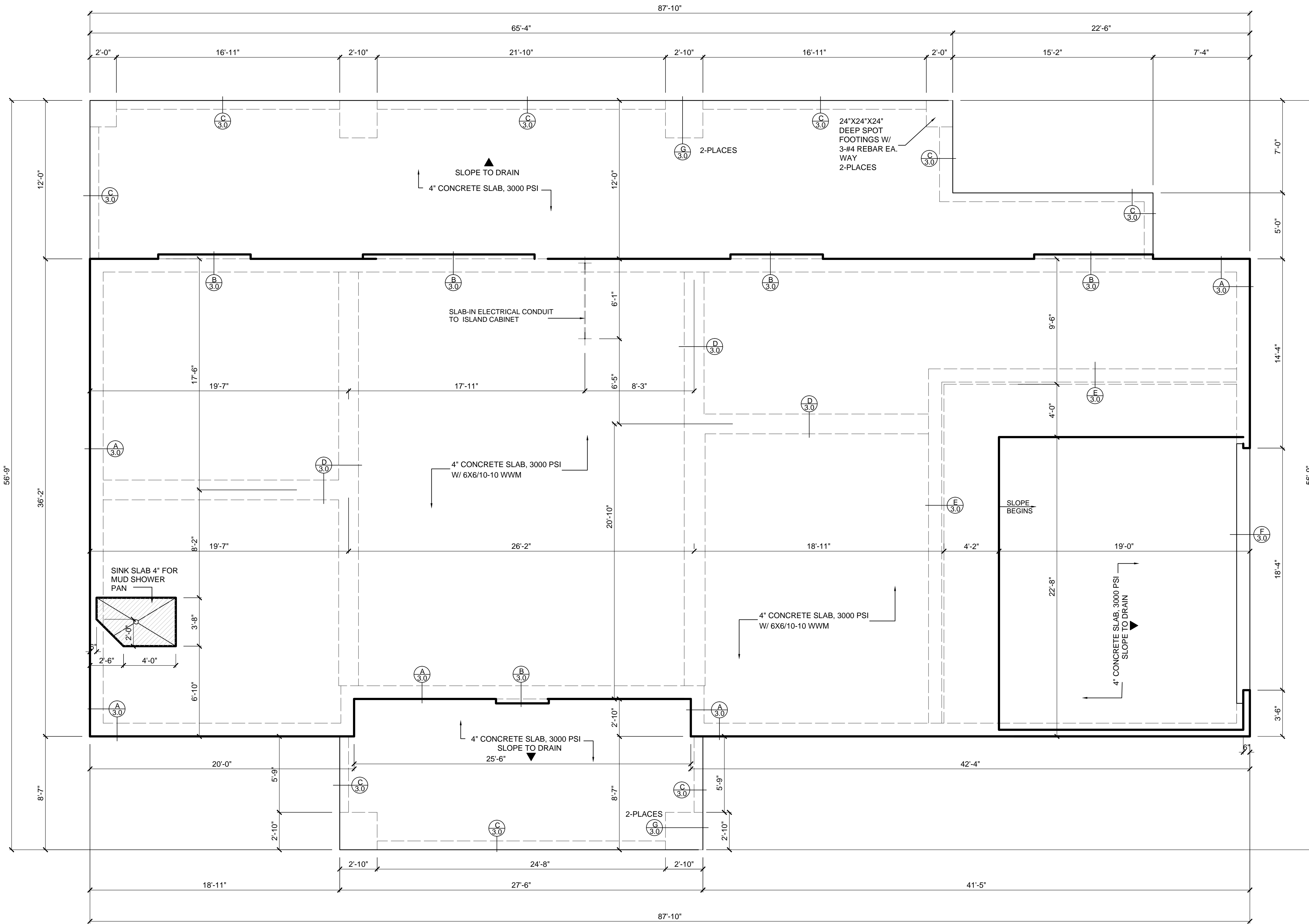
SHELVING DETAILS

1/4"=1'-0"

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 SANTA FE, NEW MEXICO

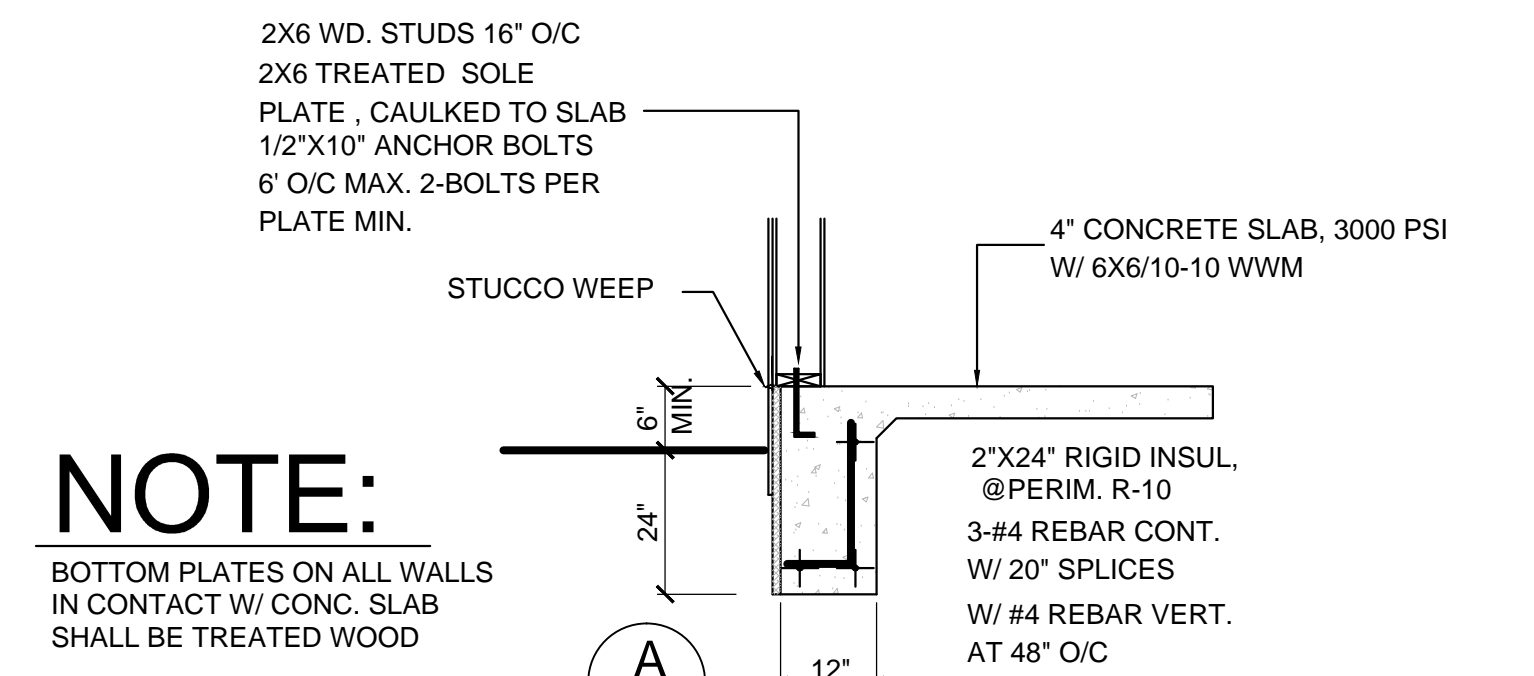
Perfecto Residential Drafting and Custom Design
 Garcia Serving New Mexico's Home Builders and Remodelers since 1977
 Phone: 861-1321 Cell: 252-0073
 E-mail: perfectodesigns@mcctl.net

A.2.0

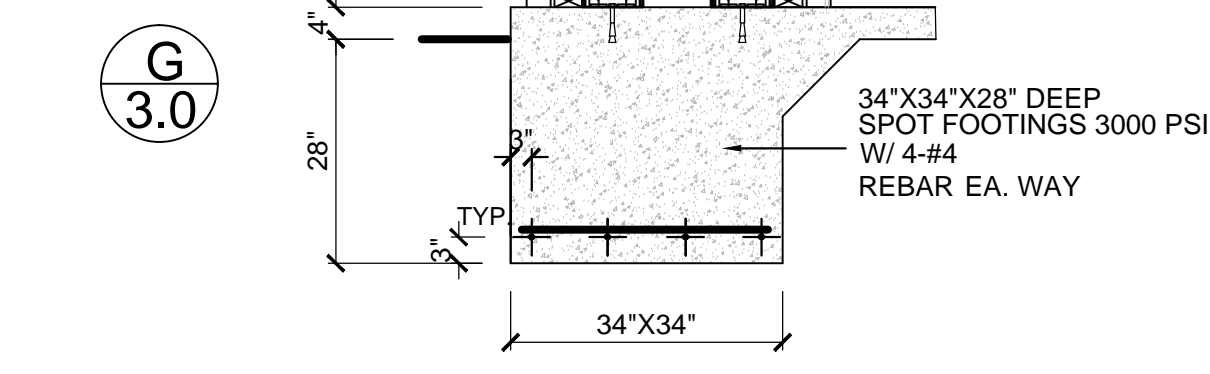
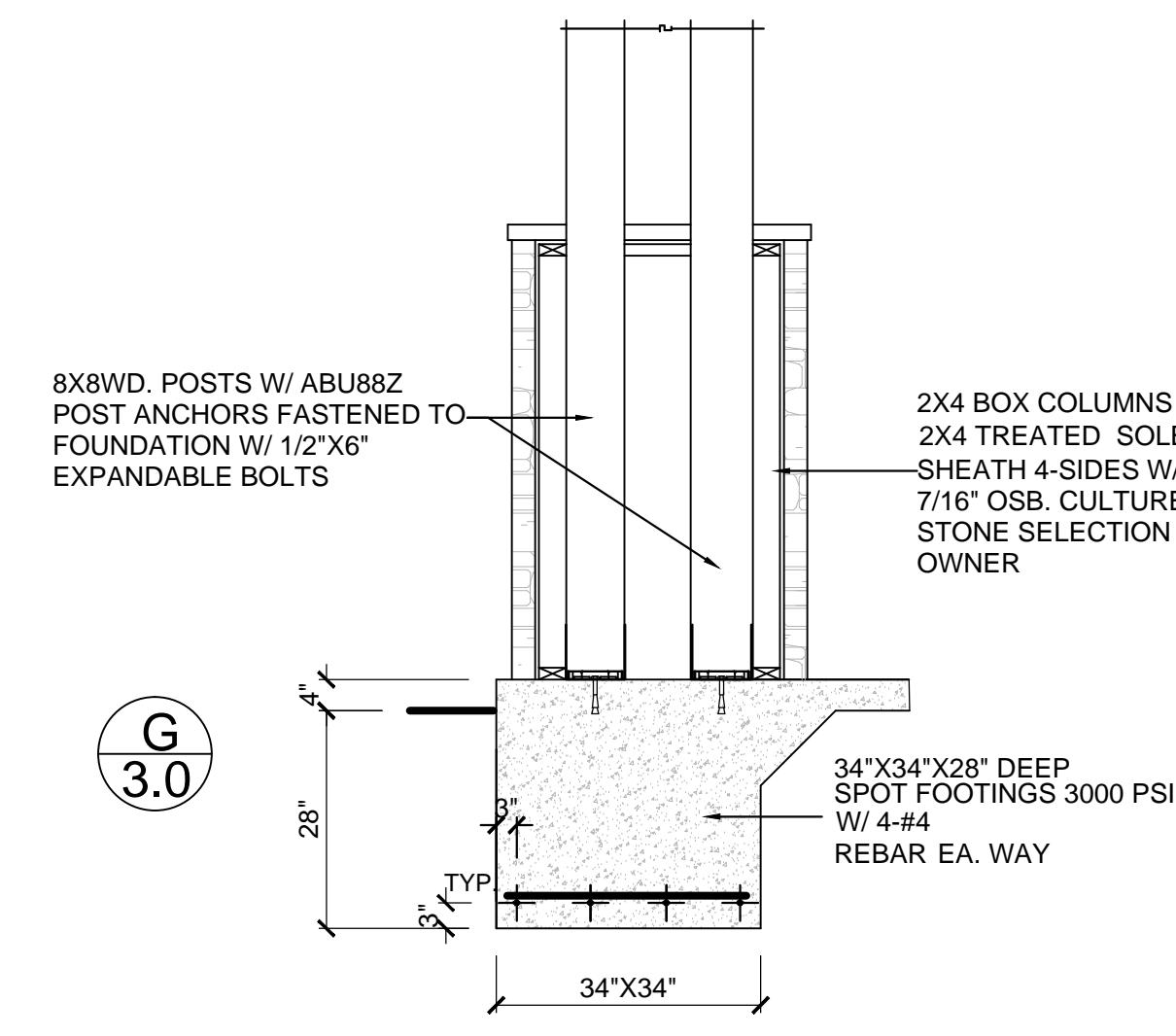
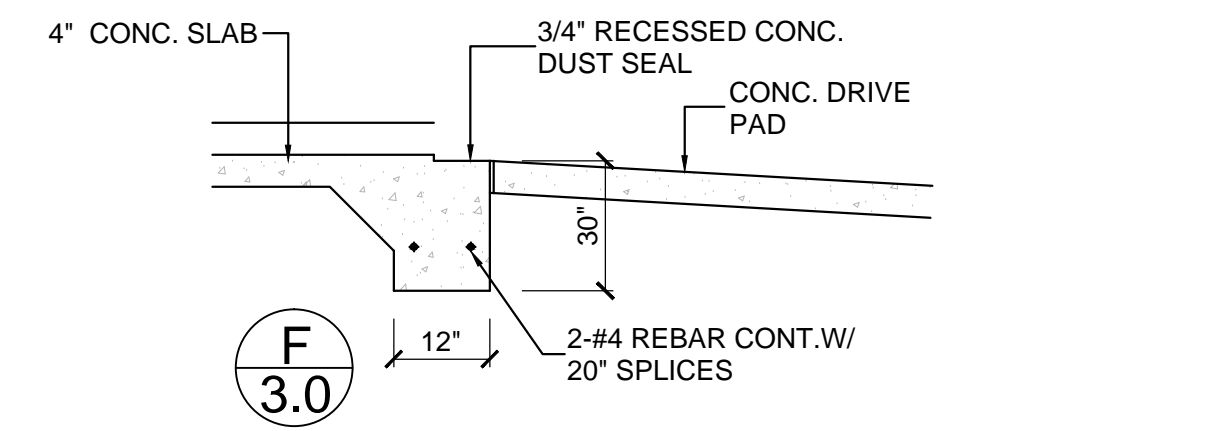
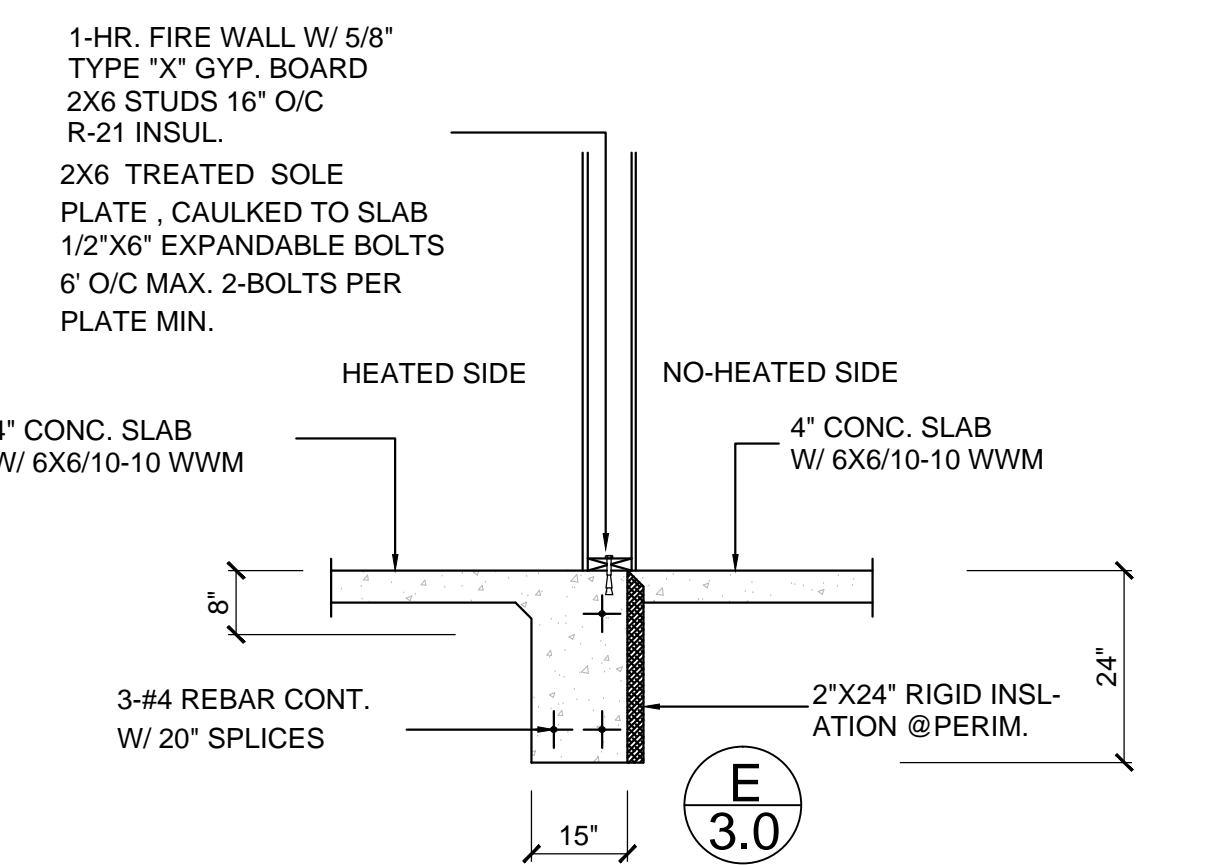
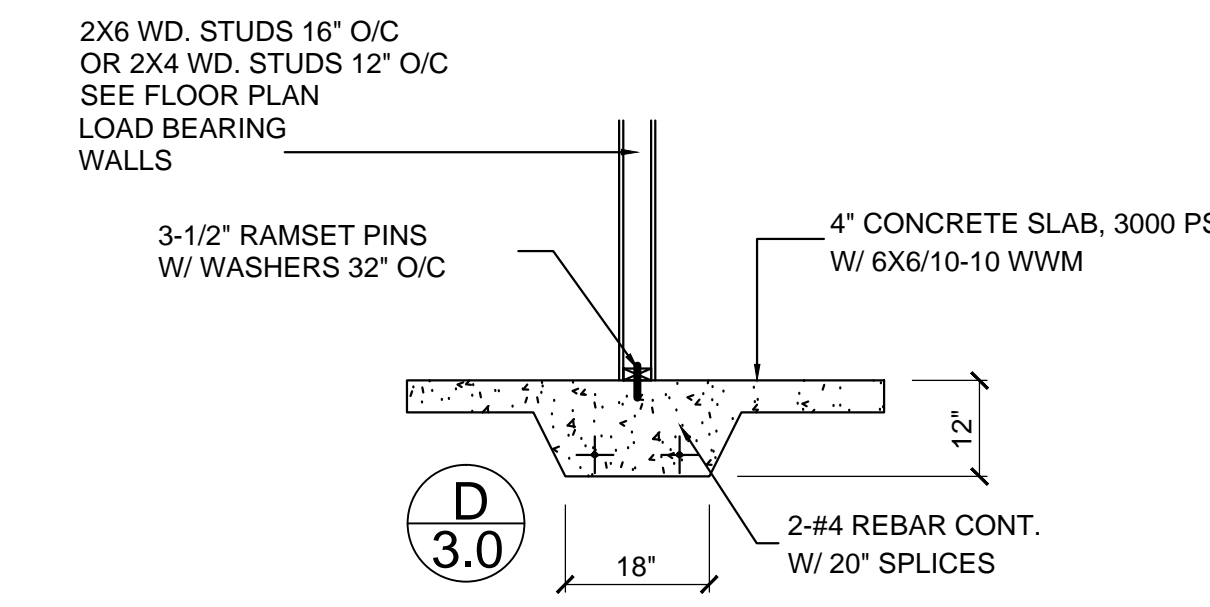
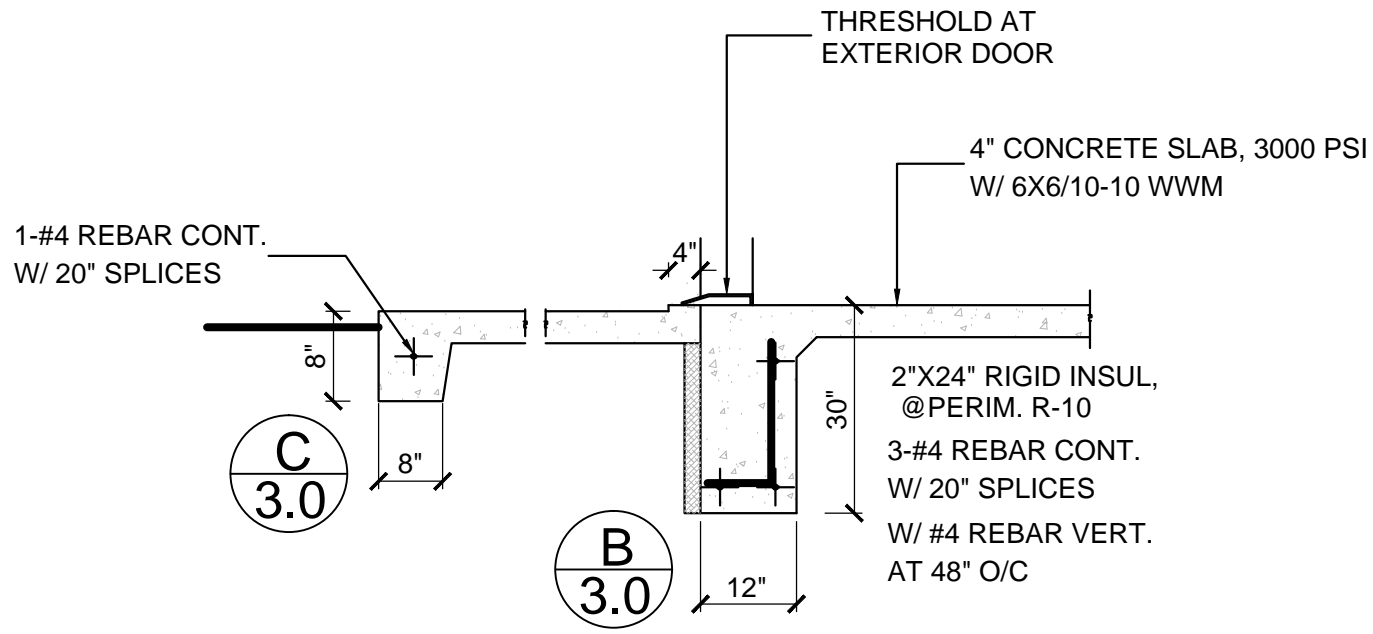


FOUNDATION PLAN

1/4"=1'-0"



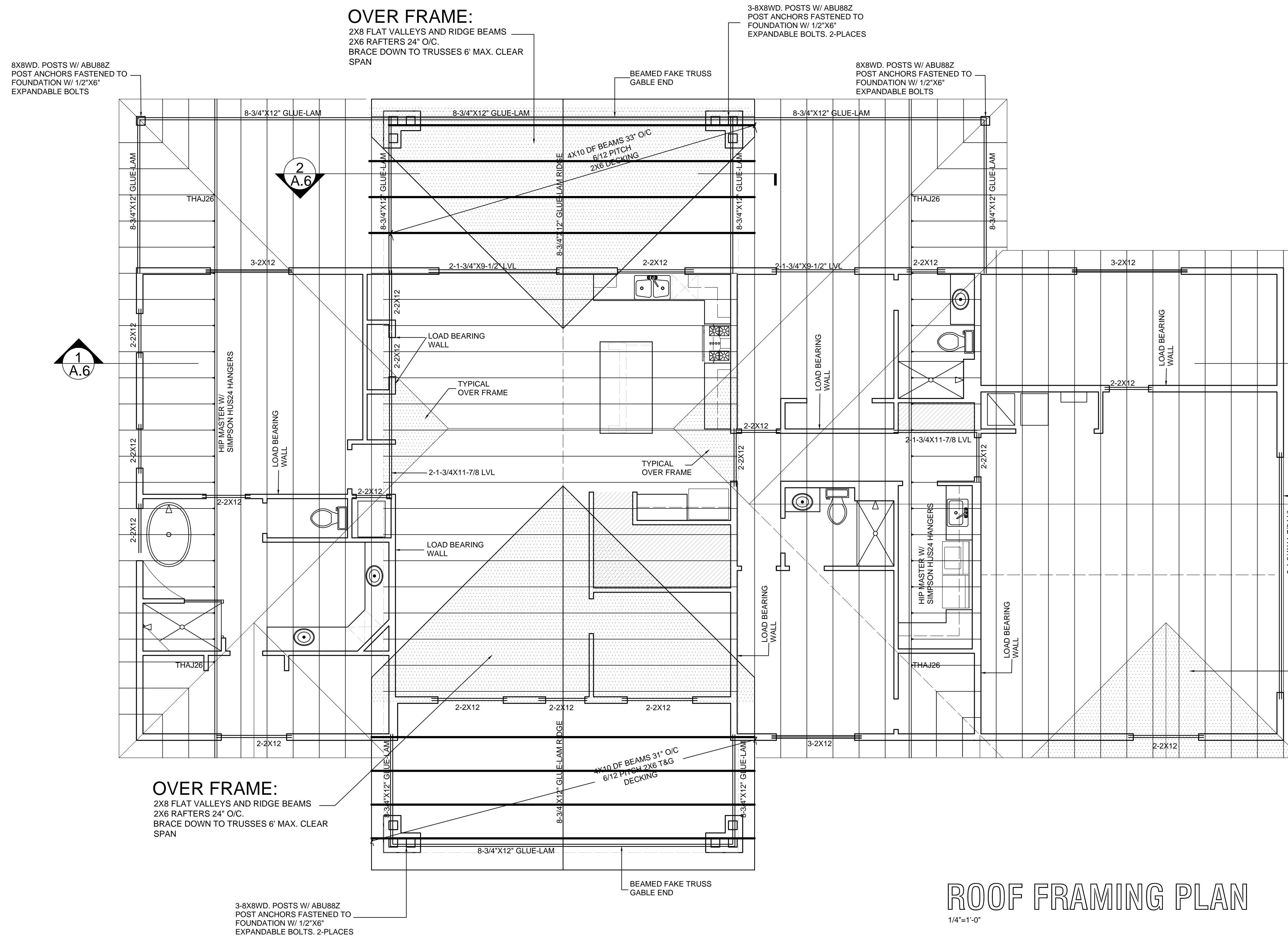
NOTE:
BOTTOM PLATES ON ALL WALLS IN CONTACT W/ CONC. SLAB SHALL BE TREATED WOOD



DE LORA RESIDENCE
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SANTA FE, NEW MEXICO

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A.3.0



ROOF FRAMING PLAN
1/4"=1'-0"

FIRE BLOCKING REQUIRED

AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.

AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS DROPPED CEILINGS, AND COVE CEILINGS.

IN OPENINGS AROUND VENTS, PIERS, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, USE NON-COMBUSTIBLE MATERIALS.

AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER, OR OTHER APPROVED NON-RIGID MATERIALS.

THE INTEGRITY OF ALL FIRE BLOCKING, AND DRAFTS STOPS, SHALL BE MAINTAINED.

ALL METAL CONNECTORS TO BE "SIMPSON" OR EQUAL U.N.O. JOISTS HUNG ON FLUSH BEAMS TO BE ATTACHED WITH U210 OR EQUIVALENT. MULTIPLE JOISTS USE U210-U21210-3 AS REQUIRED. USE OF 10DX1-1/2" NAILS ARE ALLOWED WITH THESE TYPE OF HANGERS UNLESS NOTED ON THE PLANS. SEE NAIL CONVERSION CHART FROM CURRENT SIMPSON CATALOG FOR OTHER NOTES AND RESTRICTIONS THAT MAY APPLY.

PROVIDE FIRE BLOCKING, DRAFTING, DRAFT STOPS, & FIRE STOPS AS PER THE I.R.C. SECTION R602.8. TOE NAIL WITH (3) 16D FOR EACH 24" LENGTH TO WALL TOP PLATES OR BEAMS UNLESS NOTED OTHERWISE ON PLANS. ALL FLOOR AND ROOF SHEATHING TO BE NAILED TO BLOCKING.

INSTALL H2.5A HURRICANE STRAPS AT ENDS OF ALL TRUSSES & JOISTS CONFECTING TO EXTERIOR WALLS

NOTE:

1. ALL LOAD BEARING HEADERS SHALL BE #2 HEM FIR 1b 750 UNLESS NOTED OTHERWISE
2. PROVIDE A MIN. OF 1/4" PLF POSITIVE DRAINAGE ON ALL FLAT ROOFS.
3. TRUSS MANUF. SHALL PROVIDE ALL ENGINEERING FOR TRUSSES.
4. INSTALL SIMPSON H2.5A HURRICANE TIES AT ALL TRUSS TO EXTERIOR WALL CONNECTIONS. FOR UPLIFT.
5. SHEATH ALL EXTERIOR WALLS W/ 7/16" OSB W/ 16 GAUGE X1-3/4" LONG STAPLES OR 8d NAILS @ 4" O.C. EDGES & 12" O.C. FIELD UNLESS NOTED OTHERWISE BY SHEAR WALL SCHEDULE

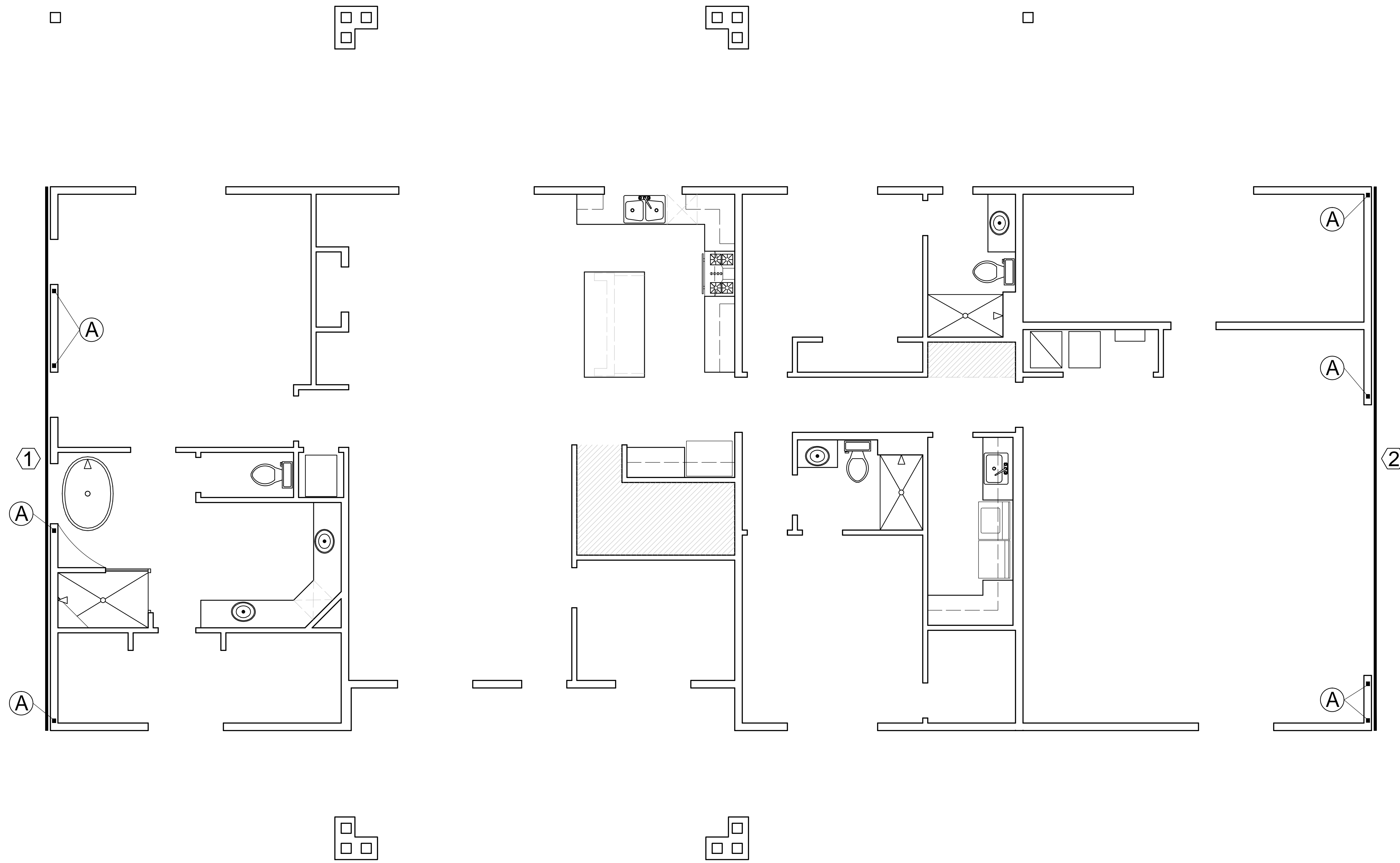
OVER FRAME:

2X8 FLAT VALLEYS AND RIDGE BEAMS
2X6 RAFTERS 24" O/C
BRACE DOWN TO TRUSSES 6' MAX. CLEAR SPAN

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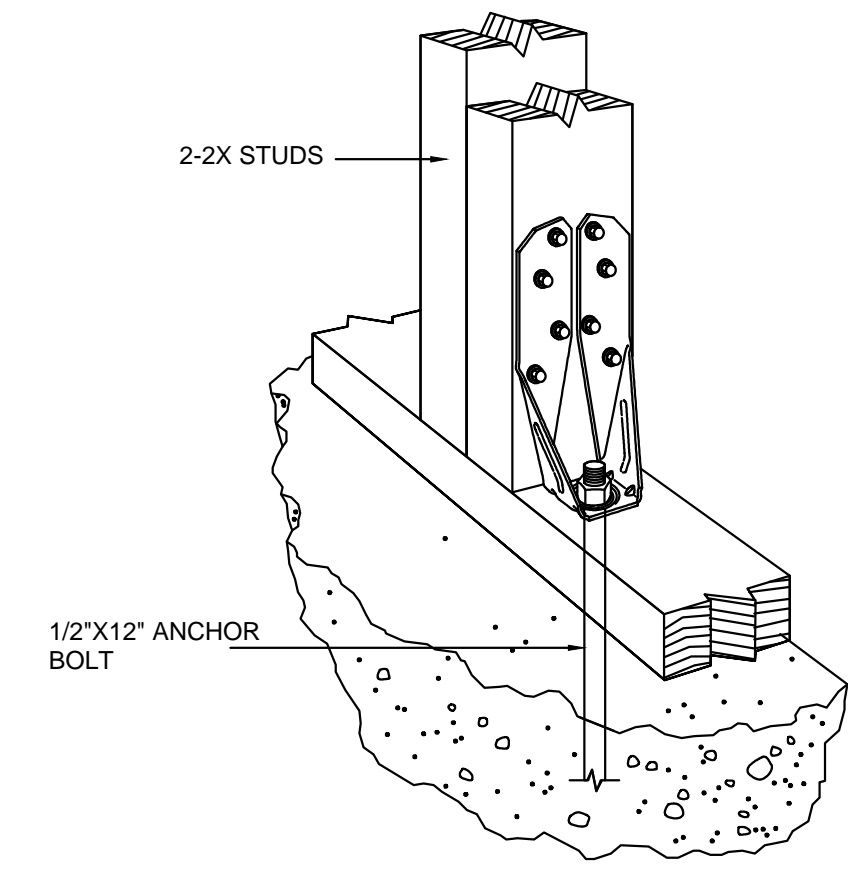
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WALL BRACING PLAN

1/4"=1'-0"



A DTT2Z HOLD-DOWN SIMPSON Strong-Tie®

SIMPSON DTT2Z HOLD-DOWN W/ DOUBLE STUD & (1) 1/2" DIA. X 12" LONG ANCHOR BOLT OR (1) 1/2" DIA. X 6" EMBEDDED EPOXY BOLTS TYPICAL 8 PLACES

1 SHEAR WALL SCHEDULE

7/16" THICK OSB W/ 8d NAILS AT 3" O/C EDGES AND 12" O/C FIELD. ATTACH SILL PLATE W/ 1/2" DIA. X 10" ANCHOR BOLTS 24" O/C.

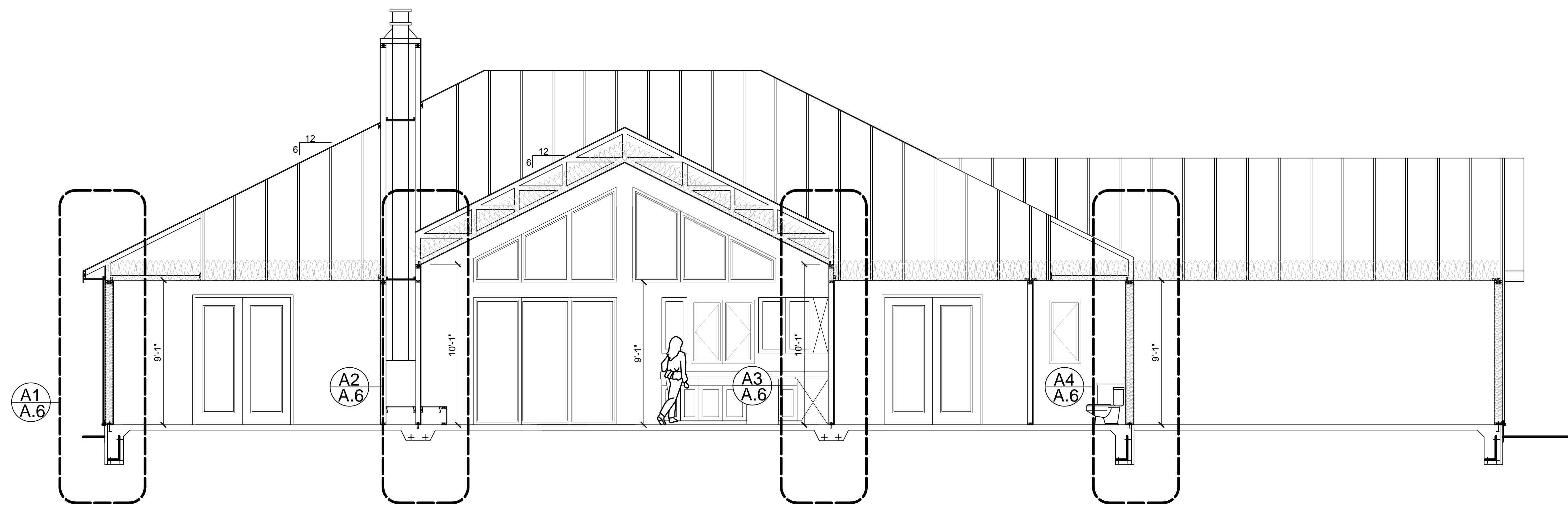
2 7/16" THICK OSB W/ 8d NAILS AT 2" O/C EDGES AND 12" O/C FIELD. ATTACH SILL PLATE W/ 1/2" DIA. X 10" ANCHOR BOLTS 18" O/C. USE DOUBLE STUDS AT PANEL ENDS.

SHEATH ALL EXTERIOR WALLS W/ 7/16" THICK OSB OR PLYWOOD ATTACHED W/ 8d NAILS AT 6" O/C EDGES AND 12" ON CENTER FIELD OR 16 ga. C 1-3/4" LONG STAPLES AT 3" O/C EDGES AND 6" O/C FIELD UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE.



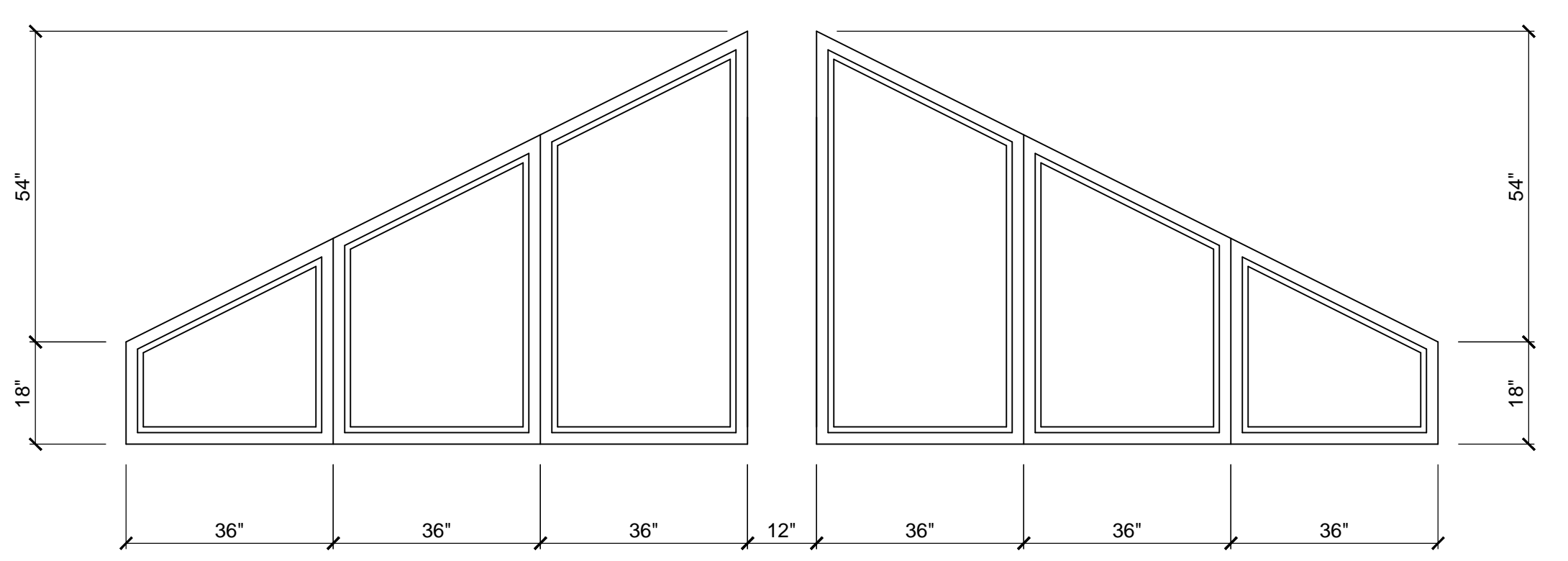
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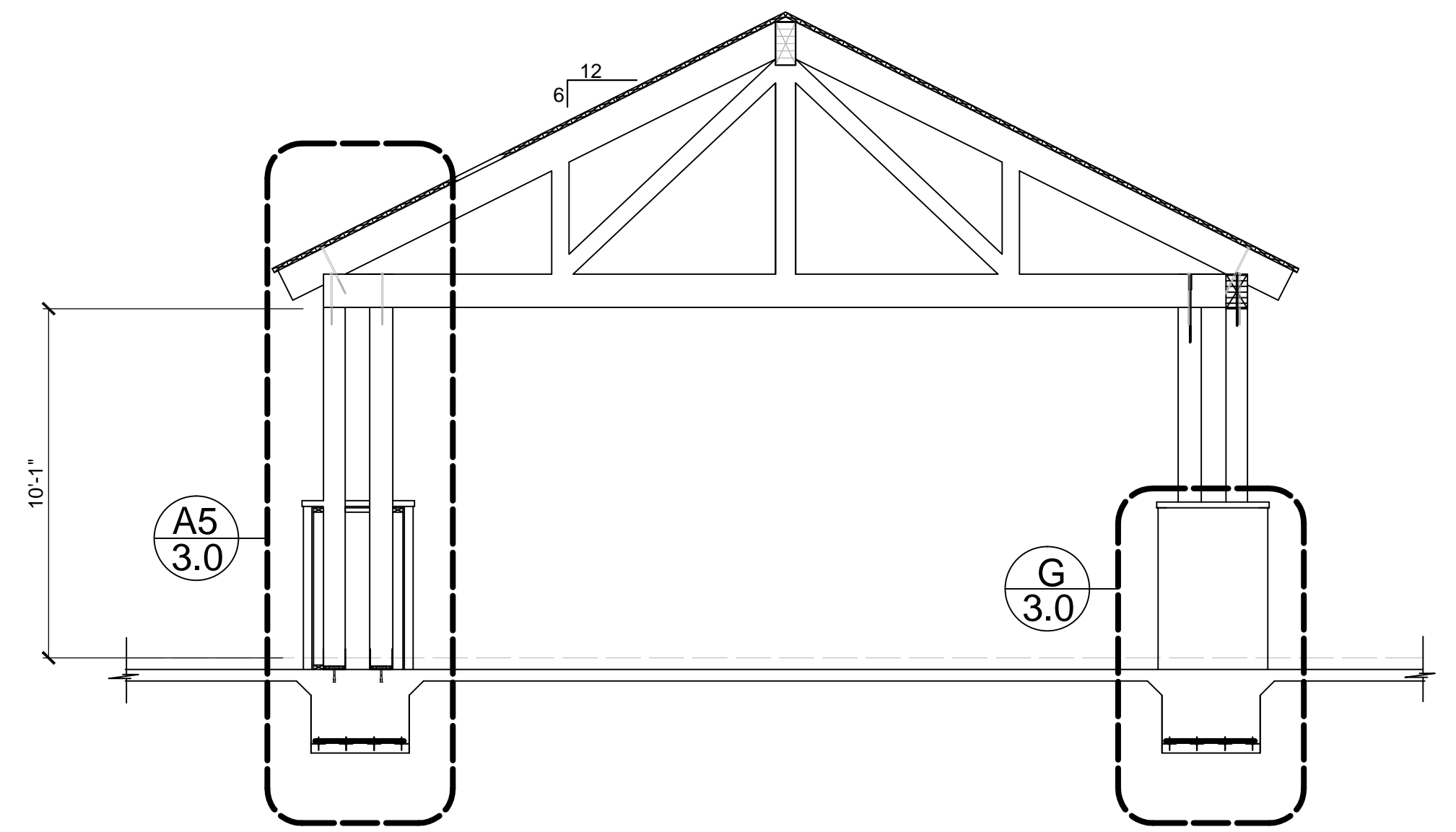


- KEYED NOTES:**
- METAL ROOFING OVER ICE & WATER SHIELD
 - 7/16" ROOF SHEATHING W/ H-CLIPS 24" O/C & 8d NAILS AT 6" O/C EDGES & 12" O/C FIELD.
 - ROOF TRUSSES W/ 12" ENERGY HEEL
 - SIMPSON H2.5A HURRICANE TIES AT EA. TRUSS TO EXT. WALL CONNECTION
 - 2X16 PLATES
 - 2X BLOCKING OR BACKING
 - R-49 INSULATION
 - 12" GYP. BRD.
 - 8" PRIMED HRD. BRD. FASCIA OVER 2X6 SUB FASCIA
 - PRIMED HRD. BRD. SOFFIT W/ 8X16 SOFFIT VENTS
 - 8X8 FIR POSTS W/ ABLUSSZ POSTANCHORS & 1/2"X8" EXPANDABLE BOLTS
 - 1" RIGID INSULATION R-5
 - 1/2" STUCCO OVER 20 ga. WM OVER 2-PLY MOISTURE BARRIER OVER 1/4" OSB
 - R-21 INSULATION
 - METAL DRIP EDGE
 - 2X2 LEDGER
 - GLUE-LAM BEAM
 - 2X4 BOX COLUMN SHEATH W/ 1/4" OSB
 - 1/2"X LAGSCREW
 - 4X10 DF BEAM TRUSSES 33" O/C
 - 2X6 T&G DECKING

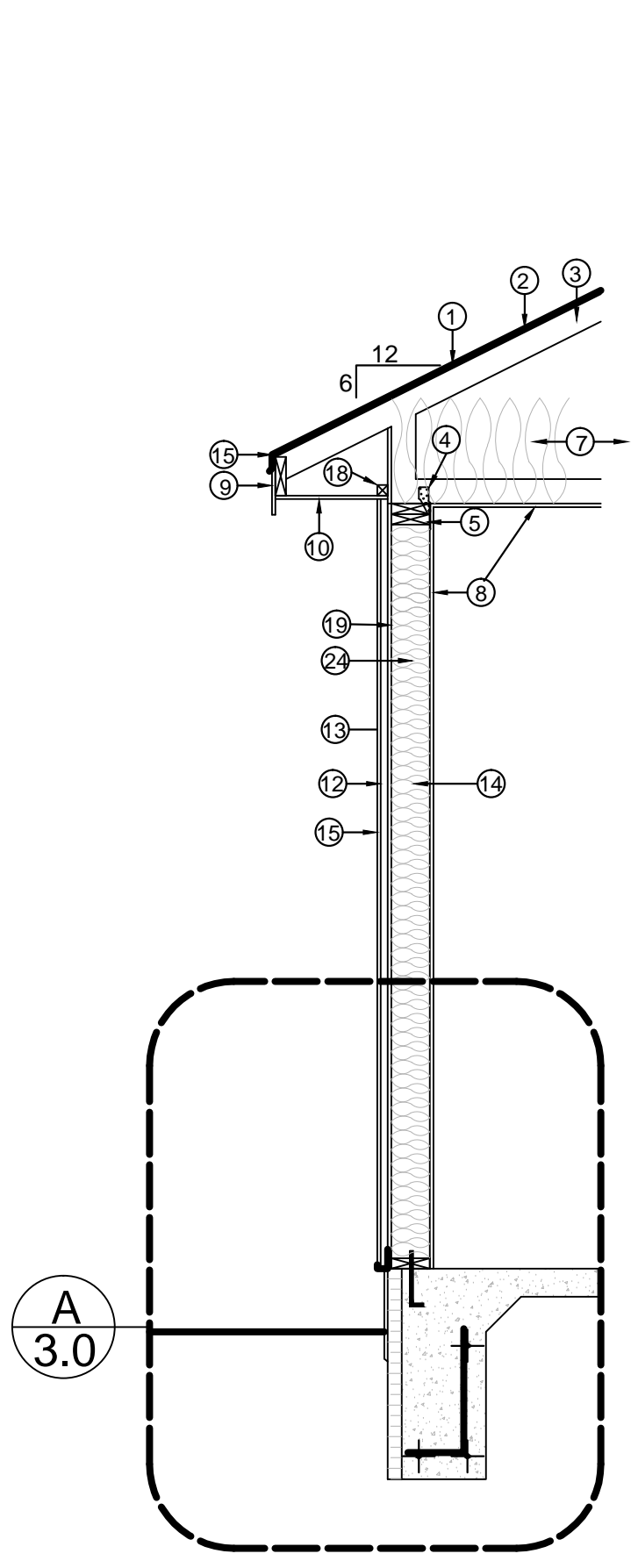
1
A.6 BUILDING SECTION
1/4"=1'-0"



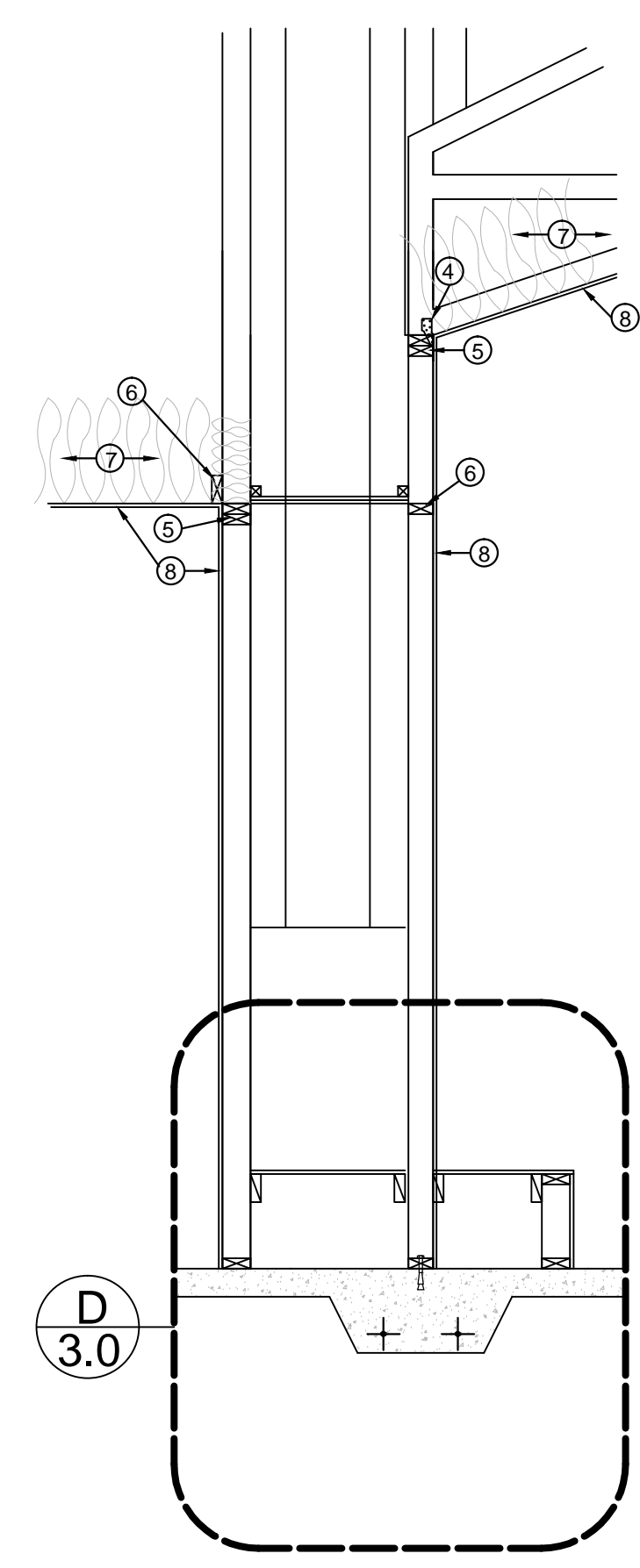
CLEARSTORY WINDOWS
1/2"=1'-0"



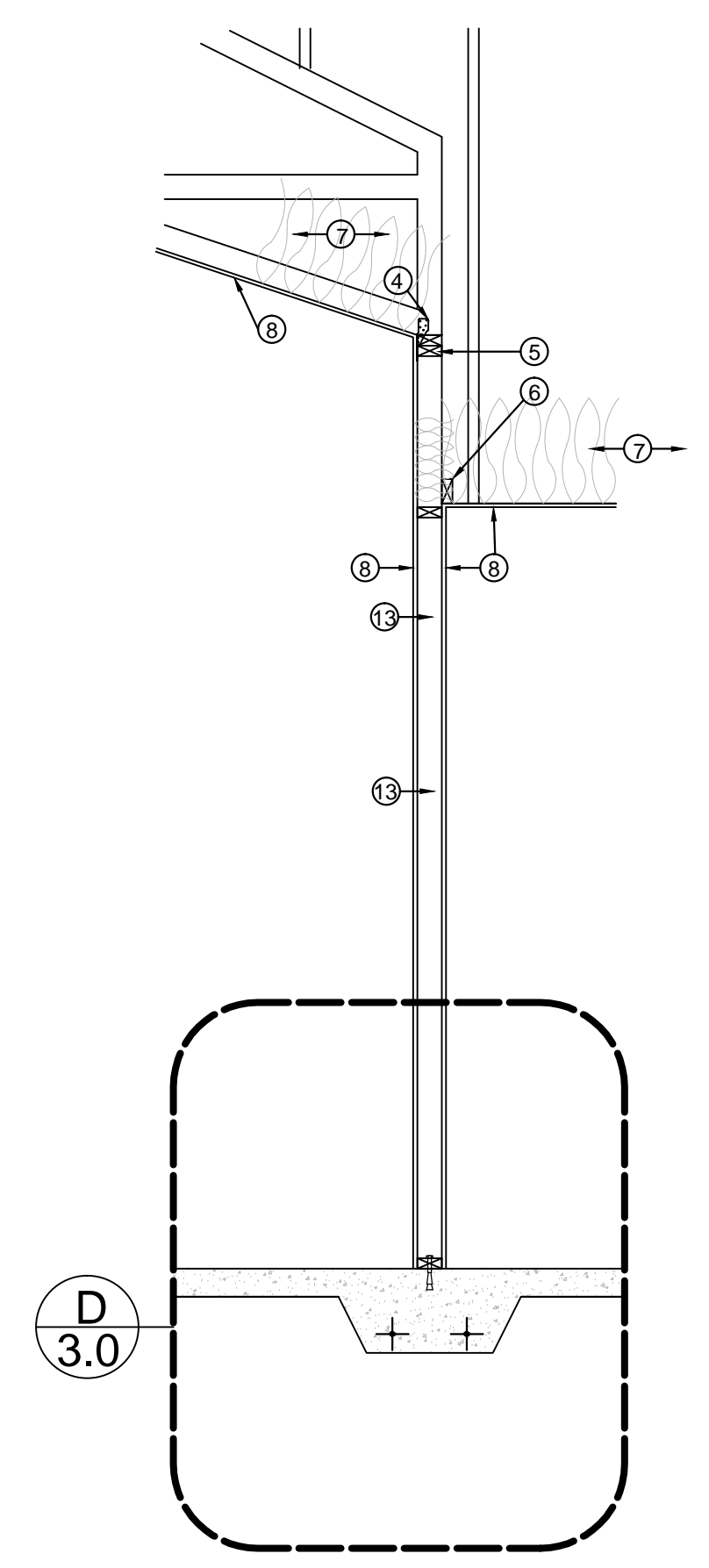
2
A.6 BUILDING SECTION
1/4"=1'-0"



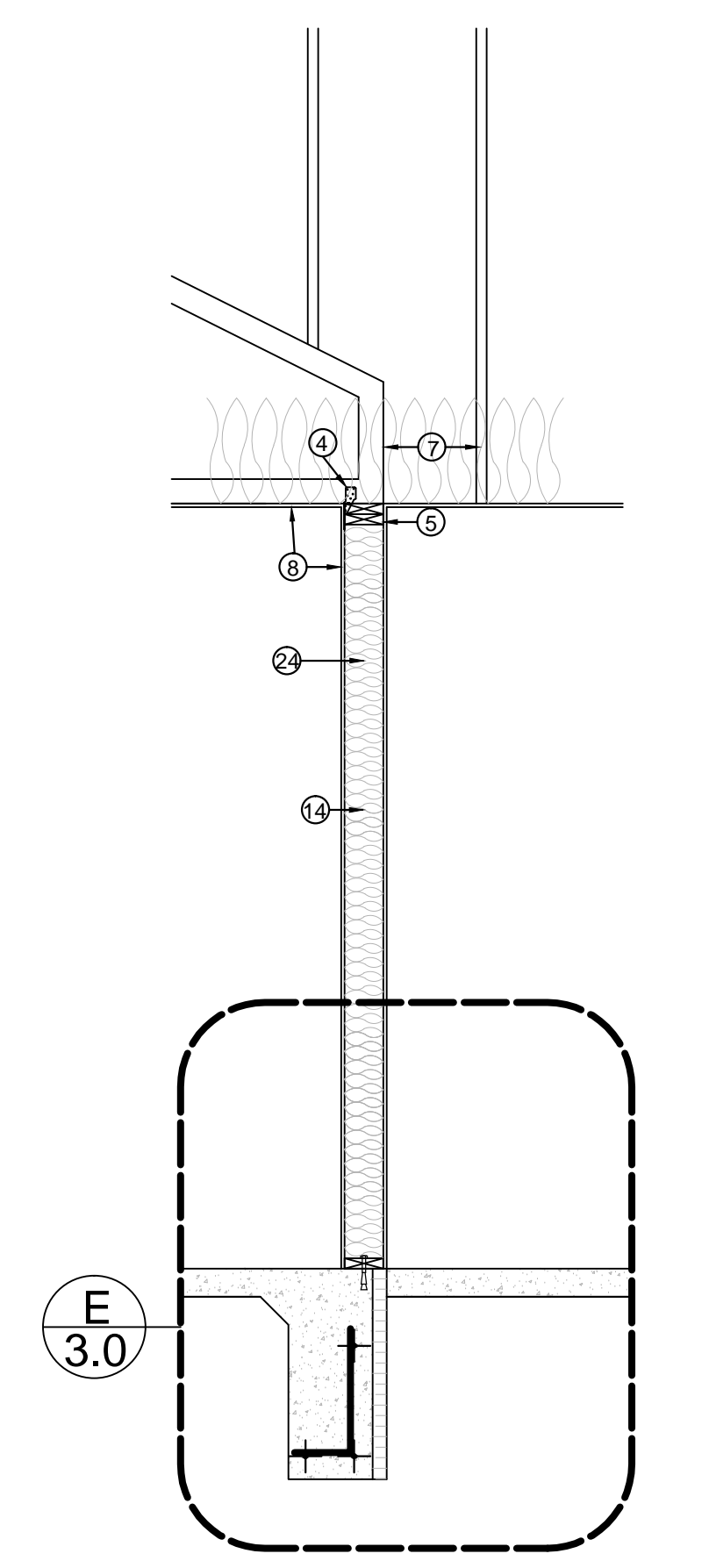
A1
A.6 SECTION
1/2"=1'-0"



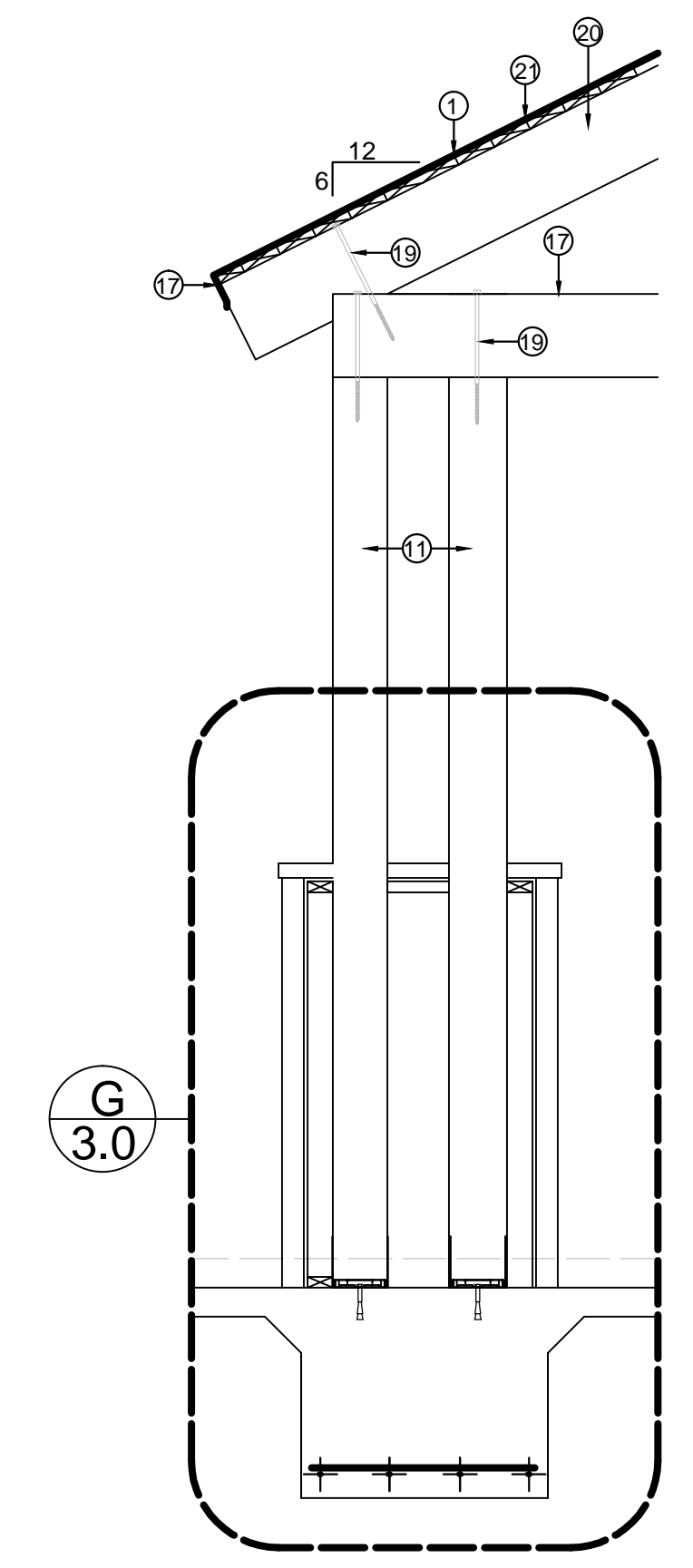
A2
A.6 SECTION
1/2"=1'-0"



A3
A.6 SECTION
1/2"=1'-0"



A4
A.6 SECTION
1/2"=1'-0"



A5
A.6 SECTION
1/2"=1'-0"

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A.6.0

APPLIANCE OUTLETS)

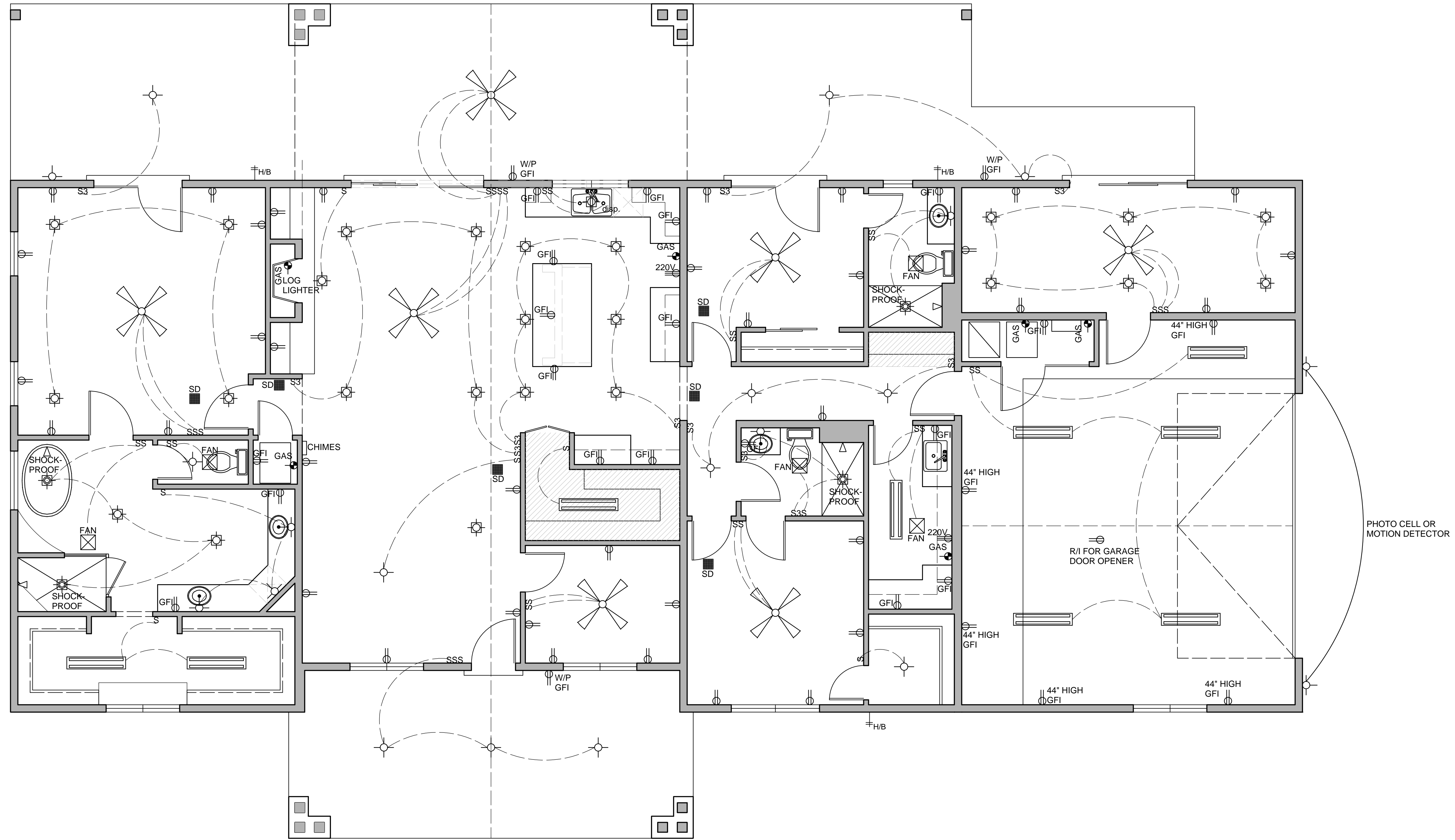
PROVIDE "BUBBLE" COVERS TO EXTERIOR OUTLETS.

ELECTRICIAN TO PROVIDE SERVICE TO HVAC EQUIP. AND PROVIDE SERVICE DISCONNECT AT EACH UNIT.

PROVIDE ARC-FAULT INTERRUPTED PROTECTION FOR ALL OUTLETS IN DWELLING, EXCLUDING GARAGE AND BATHS.

AN ELECTRODE ENCASED BY 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE FOUNDATION, THAT IS IN DIRECT CONTACT WITH THE EARTH. CONSISTING OF ONE 1/2" DIA. REBAR AT LEAST 20 FT. IN LENGTH.

INSTALL PHONE JACKS, COMPUTER JACKS, AND TV JACKS AS PER LOCATIONS PROVIDED BY HOMEOWNERS.



LEGEND

- ⊙ RECESSED LIGHT
- ⊙ CEILING LIGHT
- ⊙ WALL LIGHT
- ⊙ WALL RECEPTACLE
- ⊙ 220V RECEPT.
- ▭ FLUORESCENT LIGHT
- ⊙ GAS
- ⊙ EXHAUST FAN
- SMOKE & C/M DETECTOR
- ▭ CHIMES
- S SWITCH
- ⊙ CEILING FAN W/LIGHT

ELECTRICAL PLAN

1/4"=1'-0"