



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address: 248 Rodriguez St Santa Fe, NM 87501	
Date Submitted: 4/16/25		Proposed Construction Description: Single Family Residence	
Property Owner of Record: Steven & Katharine Barrett			
Applicant/Agent Name: Jennifer Salimbene, Santa Fe Permits		TOTAL ROOF AREA: 1507 sqft	
Contact Person Phone Number: (505) 557-4060			
Zoning District: _____		Lot Coverage : 19 % □ Open Space Required: _____	
Overlay: <input checked="" type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____		Setbacks: Proposed Front: _15FT_ Minimum: _____ 2 nd Front? _____ Proposed Rear: _5FT_ Minimum: _____ Proposed Sides: L__R__ Minimum: _____	
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input type="checkbox"/> Existing Site Plan <input type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations		Height: Proposed __14FT_____ Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input checked="" type="checkbox"/> Regulated by Escarpment District	
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit		Parking Spaces: Proposed ³ _____ Accessible _____ Minimum: <u>3</u> _____	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		Bicycle Parking**: Proposed: _____ Minimum: _____ <small>** Commercial Requirement</small>	
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____			
Terrain: <input type="checkbox"/> 30% slopes _____			

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Jennifer Salimbene _____ [OWNER APPLICANT AGENT]
PRINT NAME

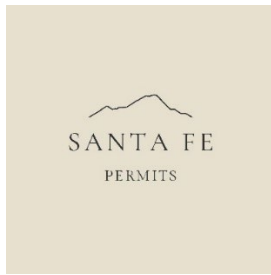
hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

Jennifer Salimbene
SIGNATURE

4/16/25
DATE

To Be Completed By City Staff:	2025-010138-PAR
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
Zoning Approval:	
<input type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: _____	
REVIEWER: <i>Stephanie Perea</i> _____	DATE: 04/22/25

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.



March 27, 2025

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

RE: 248 Rodriguez St Santa Fe, NM 87501

Dear Amanda:

This proposal is for removal of an existing shed and construction of a new guest house located at 248 Rodriguez St in the Downtown Eastside Historic District. The owner is seeking approval to remove the existing shed and replace it with a new traditional pueblo style structure. Details are as follows:

Demolition:

The existing storage shed was likely constructed between 1966 and 1973. The structure does not hold any status within the Eastside Historic District.

New Construction:

The new structure is proposed to be approximately 1,269 heated square feet and 14' in height. The proposed portal area is approximately 238 square feet.

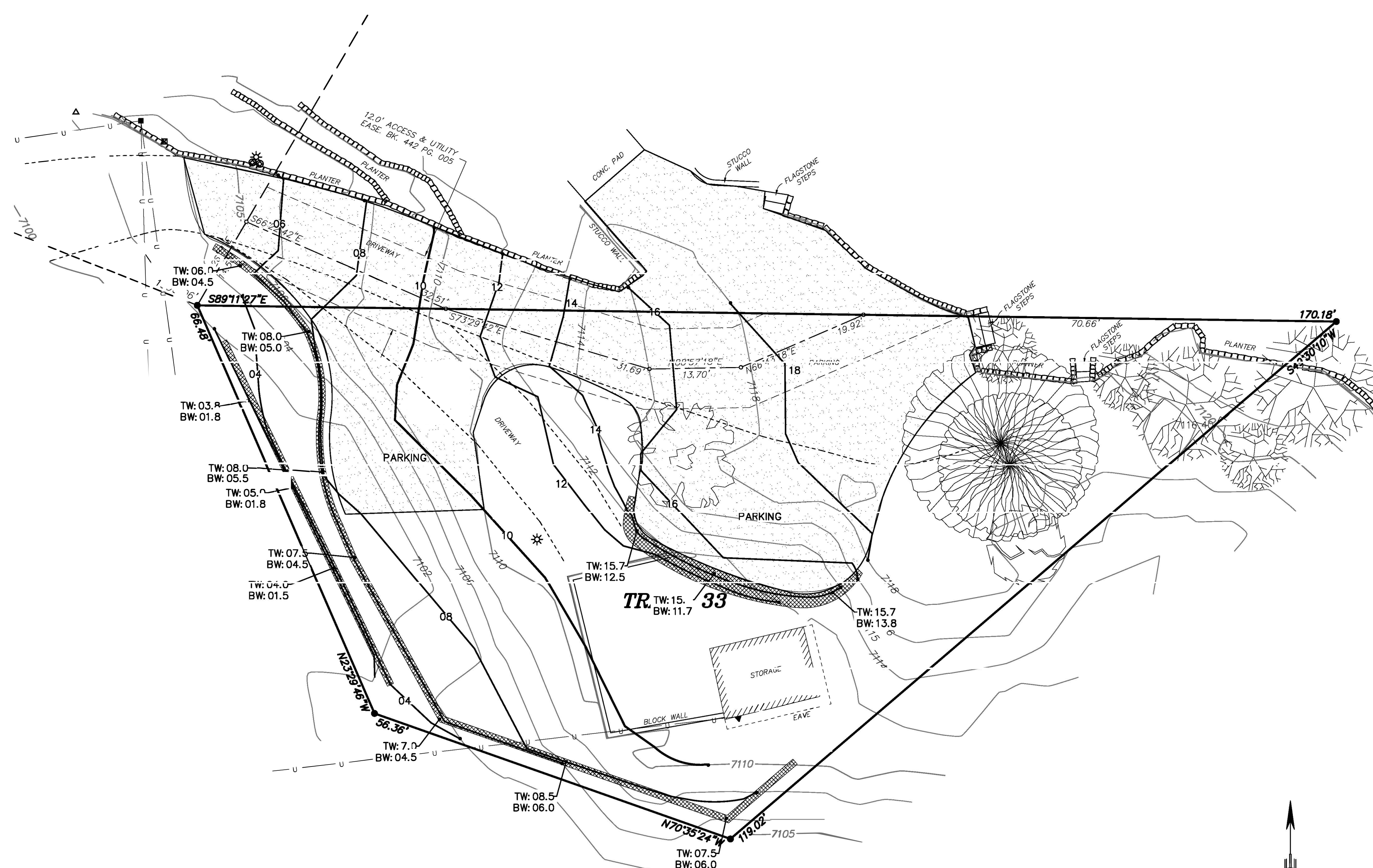
Materials & Finishes: Exterior will be painted alike in El Rey cementitious adobe.

Windows and Doors: White Trim

You may contact me at 505-557-4060 or at jennifer@santafepermits.com with any questions.

Thank you for your time and consideration.

Sincerely,
Jennifer Salimbene



LEGEND

	EXISTING CONTOURS
	DESIGN CONTOURS
	PARCEL LINES
	TOP OF CONCRETE ELEVATION
	FINISH GRADE ELEVATION
	GRAVEL
	WALL

NOT ALL SYMBOLS WILL NECESSARILY APPLY TO THIS PROJECT

STAKING NOTE

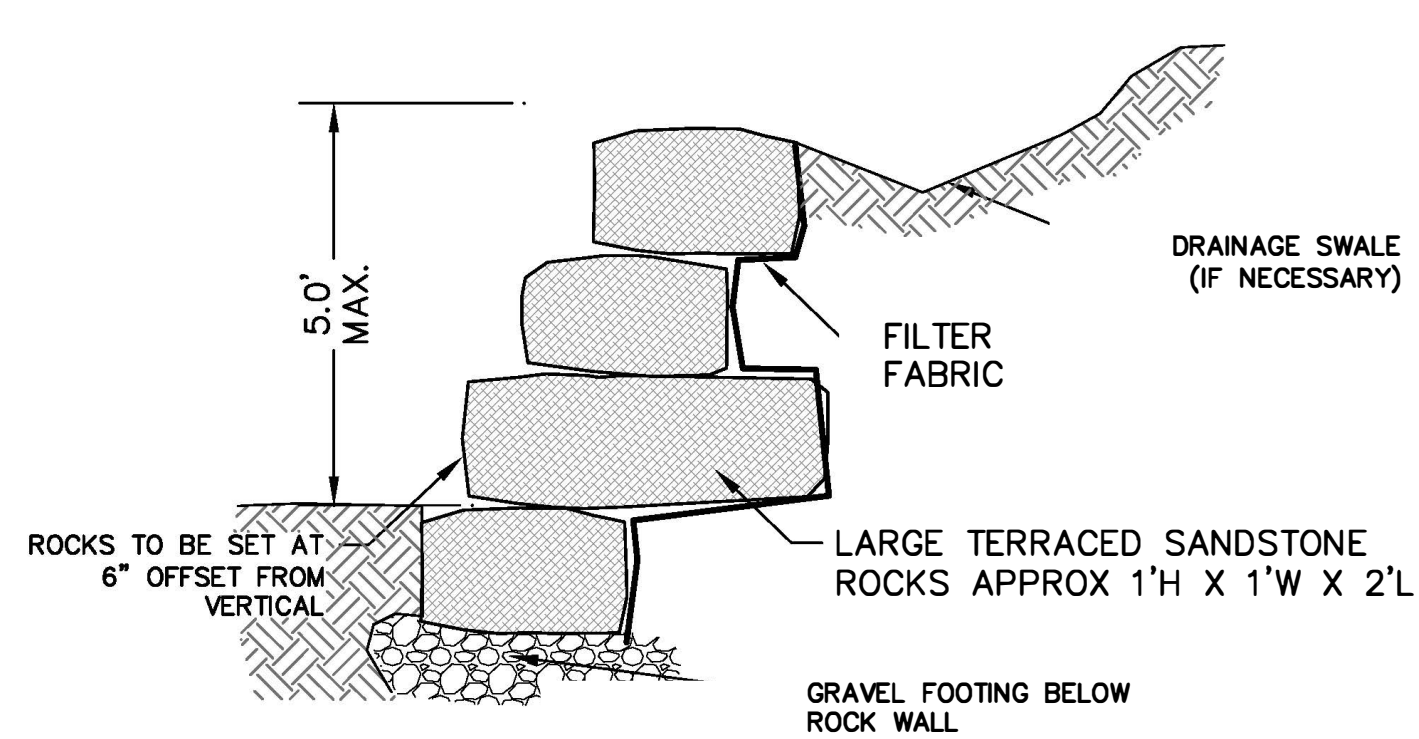
INFORMATION SHOWN IS FOR GRADING AND DRAINAGE ONLY AND IS NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF IMPROVEMENTS.

TOPOGRAPHY NOTE

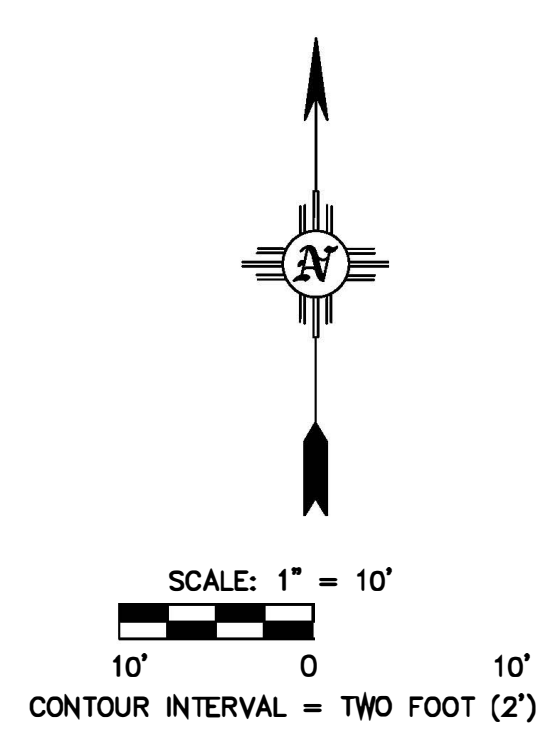
ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED AND CERTIFIED BY OTHERS. WALKER ENGINEERING HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS TOPOGRAPHY INFORMATION, AND MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREOF OF THIS TOPOGRAPHY. WALKER ENGINEERING RESPONSIBILITY IS LIMITED TO THE ENGINEERING ANALYSIS THAT UTILIZES THE TOPOGRAPHY SURVEY.

EARTHWORK

DESIGN CUT=16 CU YD
 DESIGN FILL=203 CU YD
 DESIGN IMPORT=187 CU YD



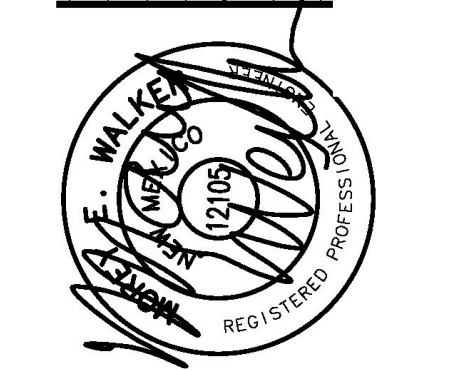
DRY STACK ROCK TERRACED WALL
NOT TO SCALE



Civil Engineering Resources & Traffic Engineering
W. E. Walker Engineering
 05 Camino Sierra Vista, Santa Fe, NM 87505
 505-820-7990
 E-Mail: mery@walkereng.com

No	REVIS ON	BY	APP	DATE

DESIGNED BY: J.R.D.
 DRAWN BY: J.R.D.
 CHECKED BY: M.E.W.
 DATE: 01/09/2020
 SCALE: AS NOTED



CITY REVIEW	TITLE:
WATER	SIGN-OFF
WASTEWATER	
LANDSCAPE	
TRAILS/OPEN SPACE	
SUBDIVISION REVIEW	

SHEET NO.

A Custom Residence For Barrett Family 248 Rodriguez Street Santa Fe, NM 87501

1. THE CONTRACTOR WILL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. OMISSIONS AND CONFLICTS IN THE CONSTRUCTION DOCUMENTS OR DISCREPANCIES BETWEEN THE DOCUMENTS AND THE FIELD CONDITIONS WILL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.
2. DIMENSIONS ARE TO FACE OF ICF STEM WALLS FOR RESIDENCE LAYOUT AND TO FACE OF STUDS ON ALL INTERIOR WALLS. CENTERLINES OF COLUMNS, DOORS AND WINDOWS IN STUD WALLS ARE TO CENTERLINE OF OPENINGS, UNLESS OTHERWISE NOTED
3. SEAL ALL PENETRATIONS (SUCH AS MECH. DUCTS, CONDUITS, ETC) THROUGH RATED WALLS, AS PER UL LISTED ASSEMBLIES. ON EXTERIOR WALLS ANY PENETRATION THROUGH STUCCO WALL TO GET EXPANDED METAL LATH.
4. DO NOT PRESUME THAT YOUR SCOPE OF WORK IS SINGULARLY DEFINED. YOUR SCOPE OF WORK IS DEFINED THROUGHOUT THE ENTIRE SET OF DRAWINGS AND SPECIFICATIONS AND IS NOT CONTAINED IN JUST ONE SERIES OF DRAWINGS OR DIVISION OF SPECIFICATIONS. YOU MUST REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS TO DETERMINE YOUR SCOPE OF WORK. ANY CLARIFICATION NEEDED ON DRAWINGS OR SPECIFICATION SHALL BE MADE AT TIME OF BID AND NOT ASSUMED TO BE REMEDIED AT A LATER DATE.
5. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, LABOR AND SERVICES NECESSARY TO COMPLETE THE WORK UNLESS NOTED BY OWNER OR SEPARATE CONTRACT.
6. THE CONTRACTOR SHALL COMPARE ALL ENGINEERED AND CONSULTANT DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AS TO LAYOUT DIMENSIONS AND ELEVATIONS. ALL DISCREPANCIES SHALL BE REPORTED TO ARCHITECT AND THE OWNER FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.
7. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE THE GENERAL NOTES, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
8. THE BUILDER SHALL TAKE FULL AND FINAL RESPONSIBILITY FOR CONSTRUCTING A FINAL PRODUCT OF APPROPRIATE QUALITY AND SERVICEABILITY CONSISTENT WITH THE INFORMATION AND REQUIREMENTS CONTAINED IN THE CONSTRUCTION DOCUMENTS OR REASONABLY INFERRABLE THEREFROM, AND/OR CONTAINED IN THE REQUIREMENTS OF ANY GOVERNMENTAL ENTITY WITH JURISDICTION OVER THE PROJECT.
9. OBSERVATION VISITS BY ARCHITECT DO NOT INCLUDE INSPECTIONS OF CONSTRUCTION MEANS AND METHODS. OBSERVATIONS PERFORMED BY ARCHITECT DURING CONSTRUCTION ARE NOT CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE PERFORMED BY OTHERS. OBSERVATIONS PERFORMED BY ARCHITECT ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF THE CONTRACTOR UNDERSTANDS DESIGN INTENT CONVEYED IN CONTRACT DOCUMENTS. OBSERVATIONS DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND ARE NOT TO BE CONSTRUED AS SUPERVISION OF CONSTRUCTION. ARCHITECT IS NOT CONTRACTED FOR CONSTRUCTION ADMINISTRATION AND WILL ONLY VISIT UPON AGREED VISITS WITH OWNER.
10. ALL PERSONS DIRECTLY OR INDIRECTLY ASSOCIATED WITH THE PROJECT SHALL BE FAMILIAR WITH THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, AND IMPLEMENT THOSE RULES AS THEY APPLY TO THIS PROJECT.
11. THE CONTRACTOR SHALL COORDINATE ALL WORK IN PROGRESS WITH PERIODIC OWNER REVIEW. THE JOB SITE SHALL BE KEPT IN A NEAT AND CLEAN CONDITION AT ALL TIMES

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITY LINES, SHALL ALSO BE RESPONSIBLE FOR REPAIR TO ALL DAMAGE TO UTILITY LINES CAUSED BY CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
13. DO NOT SCALE THE DRAWINGS, DIMENSIONS PREFERENCE OVER SCALE, MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB CONDITIONS AND SHALL BE INCLUDED AS PART OF THE WORK
14. CONTRACTOR, SUBCONTRACTORS TO VERIFY INSTALLATION REQUIREMENTS FOR ALL PRODUCTS TO BE INCORPORATED IN THE WORK.
15. ALL COST ASSOCIATED WITH THE REFUSE AND DEBRIS DISPOSAL SHALL BE INCLUDED IN THE BID AND CONTRACT PRICE.
16. WHERE EXISTING CONSTRUCTION IS NOT PART OF THIS CONTRACT IS DISTURBED DURING WORK, CONTRACTOR MUST PATCH, REPAIR AND REFINISH TO MATCH THE ORIGINAL CONDITION.
17. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE BEST ACCEPTED TRADE PRACTICES AND AS PER MANUFACTURES RECOMMENDATIONS.
18. WHERE CONFLICTS OCCUR BETWEEN CONTRACT DRAWINGS, SPECIFICATIONS AND THE BUILDING CODE, THE MOST STRINGENT REQUIREMENT SHALL APPLY. CONSTRUCTION SHALL CONFORM TO ALL PERTINENT CODES GOVERNED BY THE JURISDICTION IN WHICH THIS PROJECT IS BEING CONSTRUCTED.
19. ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATIONS OF THE DRAWINGS SHALL BE REFERRED BY THE CONTRACTOR TO THE OWNER FOR CLARIFICATION.
20. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COORDINATE WITH OTHER TRADES IN THE INTEREST OF OBTAINING THE MOST PRACTICAL ARRANGEMENT OF EQUIPMENT, PIPING, CONDUITS, DUCTWORK, LIGHT FIXTURES, ETC.
21. ALL BUILDING PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE BUILDING PERMIT IS TO BE SECURED FROM THE CITY OF SANTA FE. CONTENTS OF THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO INCLUDE ALL REQUIREMENTS FOR A COMPLETE PROJECT.
22. THE CONTRACTOR MUST BE FAMILIAR WITH AND FOLLOW ALL RULES AND REGULATIONS OF THE MONTE SERENO DESIGN REVIEW COMMITTEE
23. WHEN UNSURE OR IN DOUBT ASK THE QUESTION.

Building Criteria

SITE:	246 Rodriguez Street Santa Fe, New Mexico
CONSTRUCTION STYLE:	Traditional Pueblo style
SCOPE OF WORK:	New single family guest residence
UTILITIES:	Water: City of Santa Fe Sewer: City of Santa Fe Gas: N/A Electricity: New service by PNM.
SOILS:	CONTRACTOR TO TEST & FOLLOW SOILS REPORT

Building Code Information

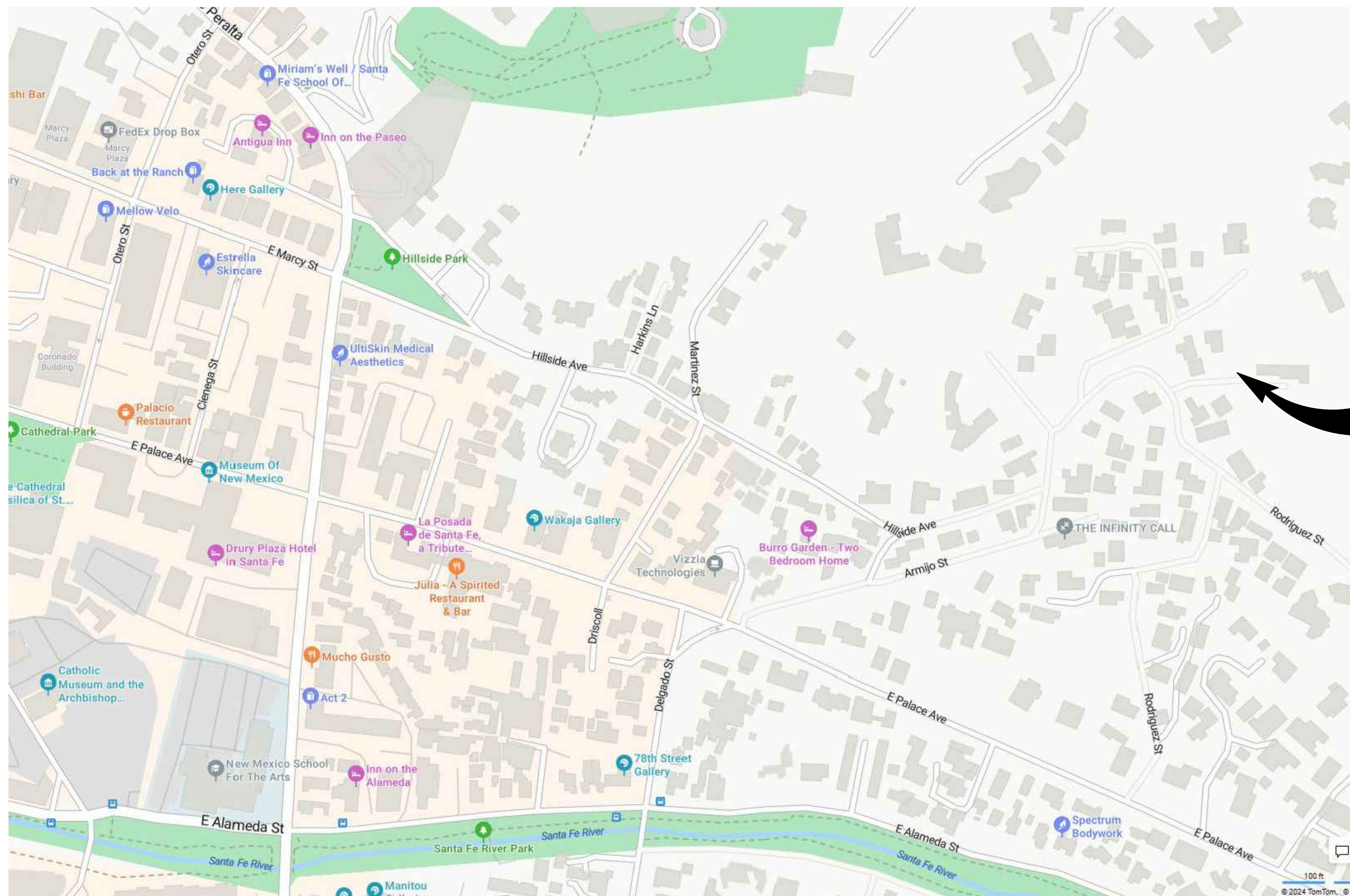
OCCUPANCY:	Single Family Residence
CONSTRUCTION TYPE:	ICF
ZONING:	
BUILDING SETBACKS:	See site plan
FIRE SPRINKLER SYSTEM:	See fire protection plan

DESIGN CRITERIA:

CODES:	2021 IRC
	INSULATION R-VALUES TO FOLLOW IECC 2018, SEE HERS REPORT

Drawing Index: BID SET 05.10.2024

GENERAL SHEETS	
-	COVER SHEET
-	TOPOGRAPHIC SURVEY
A-0.1	ARCHITECTURAL SITE PLAN
STRUCTURAL SHEETS	
S-1.0	GENERAL NOTES
S-1.1	GENERAL NOTES
S-1.2	TYPICAL CONCRETE DETAILS
S-1.3	TYPICAL WOOD DETAILS
S-2.0	FOUNDATION PLAN AND FRAMING PLAN
S-3.0	FOUNDATION DETAILS
S-4.0	FRAMING DETAILS
ARCHITECTURAL SHEETS	
A-1.0	FLOOR PLAN AND DIMENSION PLAN
A-1.1	ROOF PLAN
A-2.0	EXTERIOR ELEVATIONS
A-4.0	DOOR AND WINDOW SCHEDULE
E-1.0	ELECTRICAL PLAN



SQUARE FOOTAGES:

HOUSE

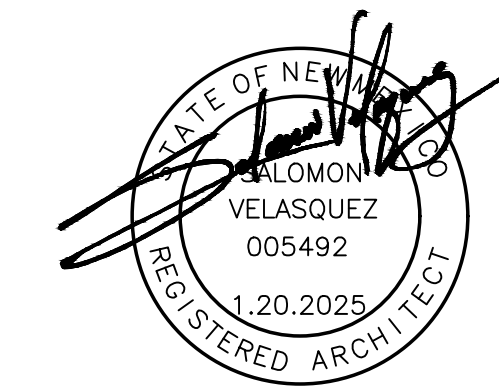
HEATED: 1269 SQ. FT.
PORTALS: 238 SQ. FT.

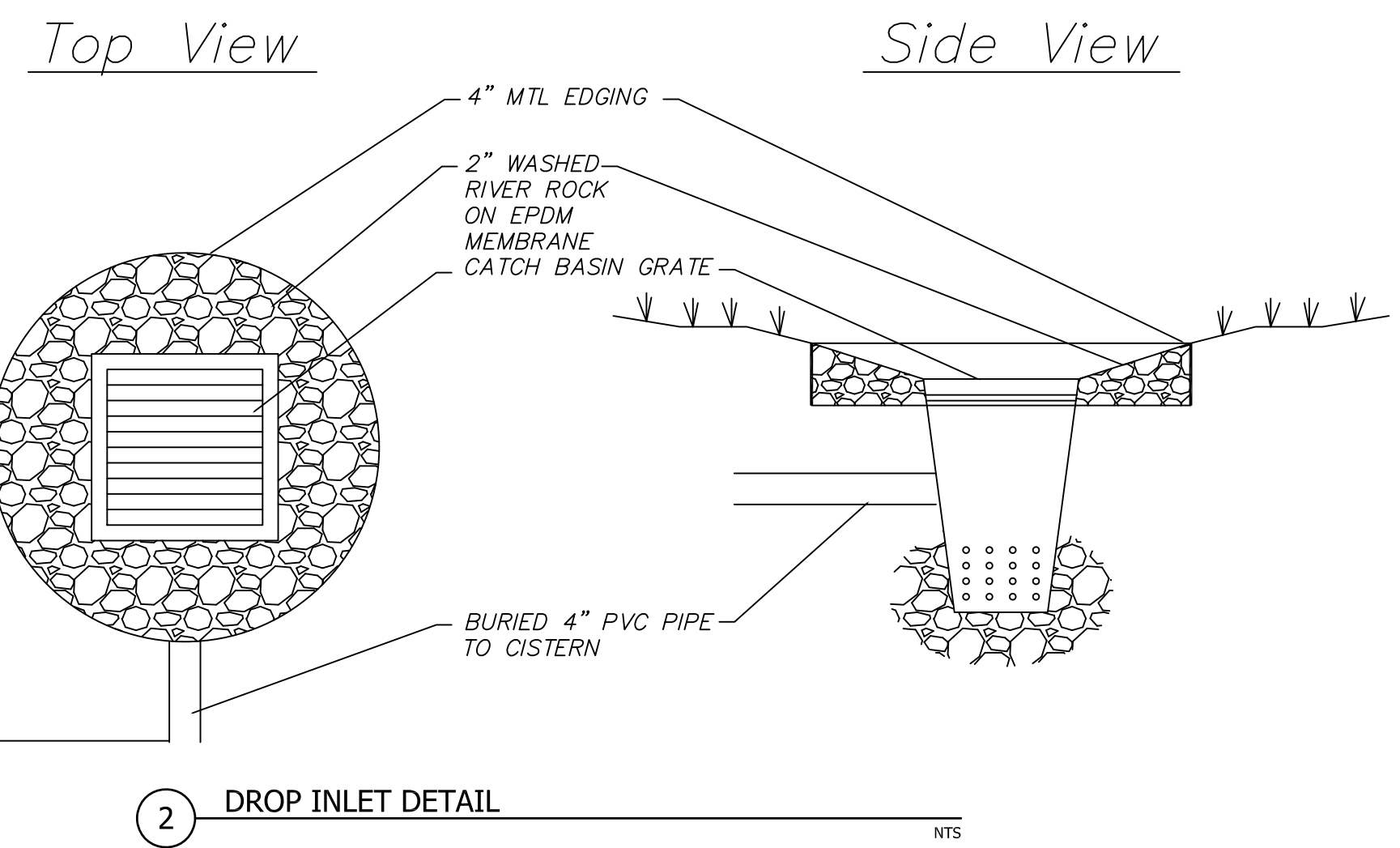
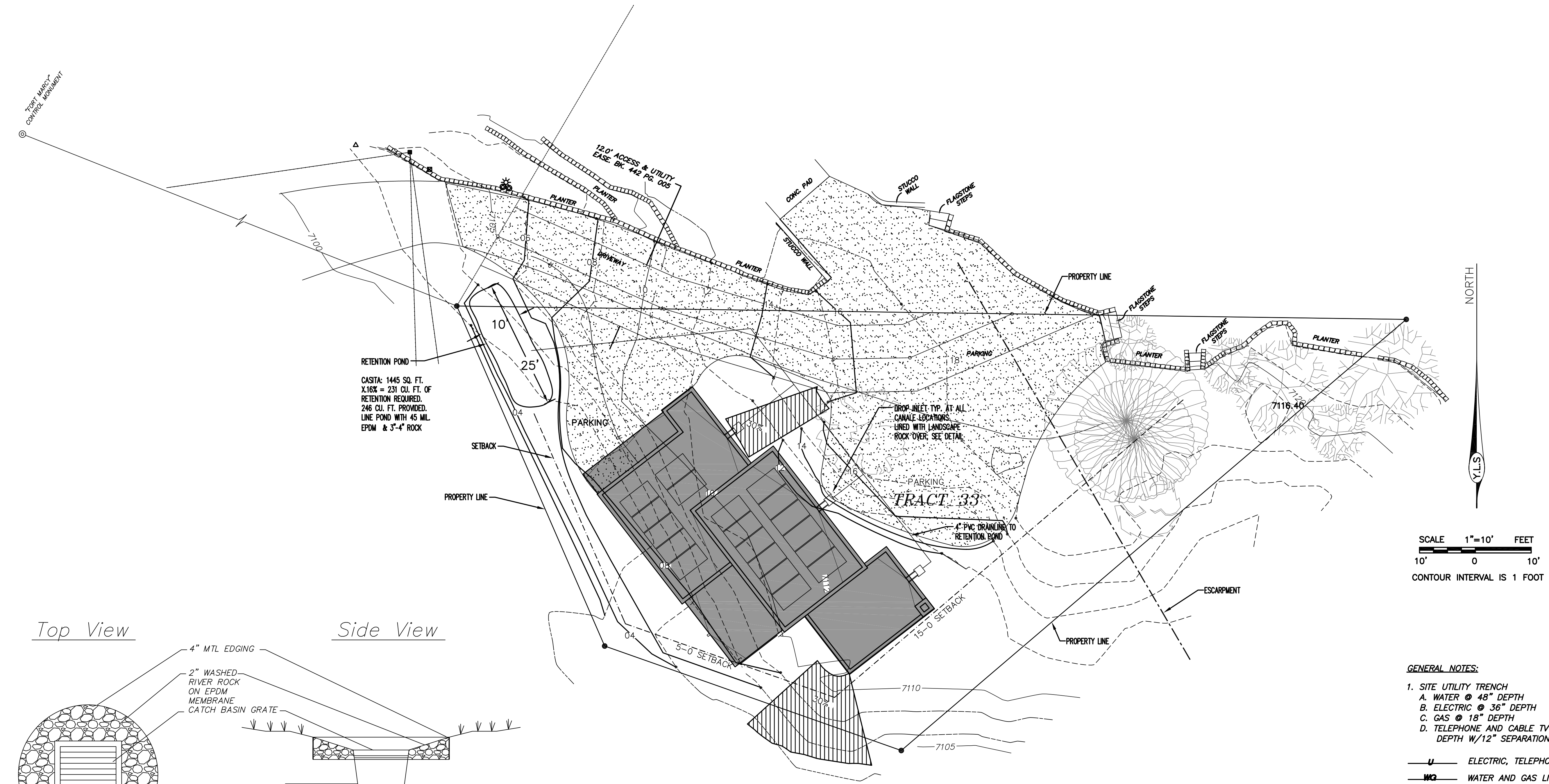
TOTAL ROOFED AREA: 1507 SQ. FT.

JOB SITE

DRIVING DIRECTIONS:

FROM SANTA FE PLAZA HEAD EAST ON EAST PALACE FOR .8 MILES. TURN LEFT ON ARMUJO STREET CONTINUE TO RODRIGUEZ STREET 246 RODREGUEZ STREET IS ON THE LEFT





1 PROPOSED SITE PLAN Scale: 1:10

2 DROP INLET DETAIL NTS

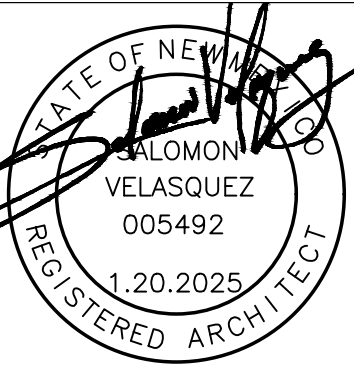
RETENTION POND
 CASITA: 1445 SQ. FT.
 X.16% = 231 CU. FT. OF
 RETENTION REQUIRED.
 246 CU. FT. PROVIDED.
 LINE POND WITH 45 MIL
 EPDM & 3'-4" ROCK

DROP INLET TYP. AT ALL
 CANALE LOCATIONS.
 LINED WITH LANDSCAPE
 ROCK OVER. SEE DETAIL.

SCALE 1"=10' FEET
 10' 0 10'
 CONTOUR INTERVAL IS 1 FOOT

- GENERAL NOTES:**
- SITE UTILITY TRENCH
 - A. WATER @ 48" DEPTH
 - B. ELECTRIC @ 36" DEPTH
 - C. GAS @ 18" DEPTH
 - D. TELEPHONE AND CABLE TV @ 18" DEPTH W/12" SEPARATION IN 1" PVC
- U — ELECTRIC, TELEPHONE AND CABLE
 — WG — WATER AND GAS LINE
 — S — SEWER LINE
- SEE GRADING AND DRAINAGE PLAN FOR PIPING TO RETENTION PONDS

STRUCTURAL GENERAL NOTES



STRUCTURAL EARTHWORK NOTES

THE BUILDING FOUNDATIONS HAVE BEEN DESIGNED PER 2021 IBC TABLE 1806.2 BASED UPON ASSUMED SOIL CONDITIONS FOR THE SITE, SITE SOILS ARE ASSUMED TO NOT CONSIST OF CLAY OR CLAYEY SILT TYPE SOILS. IF, AT THE TIME OF EXCAVATION, CLAY SOILS ARE FOUND, A REGISTERED STRUCTURAL ENGINEER SHALL BE ENGAGED AT THE CONTRACTORS EXPENSE TO MAKE FURTHER RECOMMENDATIONS BEFORE FOUNDATION CONSTRUCTION BEGINS. ASSUMED ALLOWABLE SOIL BEARING PRESSURE IS 2000 PSF.

1. INSPECTION SERVICE: THE ENGINEER SHALL PROVIDE ON-SITE INSPECTION AT TIME OF EXCAVATION IN ORDER TO DETERMINE THAT THE SOILS ON-SITE WILL PROVIDE THE CAPACITIES AS ASSUMED IN THE REQUIREMENTS AS STATED IN THE PARAGRAPH ABOVE.
2. ALL FOOTINGS SHALL BEAR ON COMPACTED STRUCTURAL SOILS.
3. ALL SLAB AREAS SHALL BEAR ON COMPACTED STRUCTURAL SOILS.
4. PREPARATION:
 - 4.1. ALL EXISTING FILL, VEGETATION, DEBRIS, AND DISTURBED NATURAL SOILS IN AREAS FOR SUPPORT OF FOOTINGS, FLOOR SLABS OR PAVEMENTS SHALL BE EXCAVATED TO EXPOSE UNDISTURBED NATURAL SOILS. ALL NON-ACCEPTABLE MATERIAL SHALL BE DISPOSED OF OFF SITE.
 - 4.2. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
 - 4.3. PROTECT SUBGRADES AND FOUNDATION SOILS AGAINST FREEZING TEMPERATURES OR FROST. PROVIDE PROTECTIVE INSULATING MATERIALS AS NECESSARY.
 - 4.4. PROVIDE EROSION CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
5. APPROVAL OF SUBGRADE
 - 5.1. NOTIFY ARCHITECT/ENGINEER/GEOTECHNICAL ENGINEER WHEN EXCAVATIONS HAVE REACHED REQUIRED SUBGRADE.
 - 5.2. WHEN ARCHITECT/ENGINEER/GEOTECHNICAL ENGINEER DETERMINES THAT UNFORESEEN UNSATISFACTORY SOIL IS PRESENT, CONTINUE EXCAVATION AND REPLACE WITH COMPACTED BACKFILL OR FILL MATERIAL AS DIRECTED.
 - 5.3. RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES, AS DIRECTED BY THE ARCHITECT/ENGINEER/GEOTECHNICAL ENGINEER.
6. ENGINEERED FILL:
 - 6.1. ALL BACKFILL MATERIAL SHALL BE NON-EXPANSIVE ENGINEERED FILL, FREE OF VEGETATION AND CONTAIN NO ROCKS LARGER THAN 6 INCHES. GRADATION OF THE BACKFILL MATERIAL AS DETERMINED IN ACCORDANCE WITH ASTM D-422, SHALL BE AS FOLLOWS:

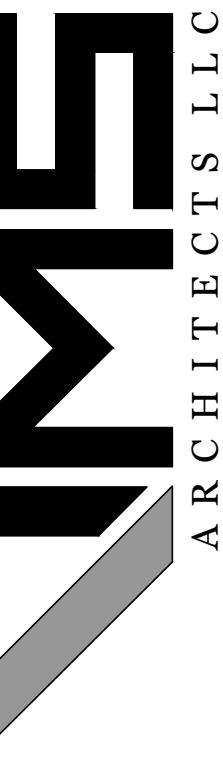
GRADATION OF BACKFILL MATERIAL

SIEVE SIZE	PERCENT PASSING
1.5" INCH	70-100
NO. 4	70-100
NO. 200	10-40

- 6.2. THE PLASTICITY INDEX SHALL BE NO GREATER THAN 13 WHEN TESTED IN ACCORDANCE WITH ASTM D-4318.
- 6.3. TEST REPORTS: IN ADDITION TO TEST REPORTS REQUIRED UNDER FIELD QUALITY CONTROL, SUBMIT THE FOLLOWING:
 - 6.3.1. LABORATORY ANALYSIS OF EACH SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL FROM ON-SITE AND BORROW SOURCES.
 - 6.3.2. ONE OPTIMUM MOISTURE-MAXIMUM DENSITY CURVE FOR EACH PROPOSED SOIL MATERIAL.
7. FILL OR BACKFILL, CONSISTING OF SOIL APPROVED BY THE GEOTECHNICAL ENGINEER, SHALL BE PLACED IN CONTROLLED AND COMPACTED LAYERS WITH APPROVED COMPACTION EQUIPMENT. THICKNESS OF COMPACTION LIFTS SHALL NOT EXCEED 8 INCHES. ALL COMPACTION SHALL BE TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D-1557 TEST METHOD.
8. BECAUSE A SUBSURFACE INVESTIGATION WAS NOT OBTAINED THE DESIGN OF THE FOUNDATIONS FOR THIS STRUCTURE REQUIRE THAT CERTAIN ASSUMPTIONS BE MADE WITH REGARD TO SOIL STABILITY AND SOIL BEARING CONDITIONS, AND BECAUSE THESE ASSUMPTIONS ARE NOT VERIFIABLE WITHOUT A SUBSURFACE INVESTIGATION, THE OWNER SHALL HOLD HARMLESS AND INDEMNIFY HANDS ENGINEERING, INC. AGAINST ANY AND ALL CLAIMS ARISING OUT OF PROBLEMS RESULTING FROM UNSUITABLE SUBSOILS.
9. TESTS FOR DEGREE OF COMPACTION SHALL BE DETERMINED BY THE ASTM D-1556 METHOD OR ASTM D-2922, OBSERVATION AND FIELD TESTS SHALL BE CARRIED ON DURING FILL AND BACKFILL PLACEMENT BY THE GEOTECHNICAL ENGINEER TO ASSIST THE CONTRACTOR IN OBTAINING THE REQUIRED DEGREE OF COMPACTION.
10. FIELD QUALITY CONTROL TESTING:
 - 10.1. FOOTING SUBGRADE: AT FOOTING SUBGRADES, PERFORM AT LEAST ONE DENSITY TEST OF EACH SOIL STRATUM TO VERIFY COMPLIANCE WITH PROJECT REQUIREMENTS.
 - 10.2. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, PERFORM AT LEAST ONE FIELD IN-PLACE DENSITY TEST FOR EVERY 2,000 SQ.FT. OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
 - 10.3. FOUNDATION WALL BACKFILL: IN EACH COMPACTED BACKFILL LAYER, PERFORM AT LEAST ONE FIELD IN-PLACE DENSITY TEST FOR EACH 100 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS ALONG A WALL FACE.
 - 10.4. TRENCH BACKFILL: IN EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, PERFORM AT LEAST ONE FIELD IN-PLACE DENSITY TEST FOR EACH 150 FEET OR LESS OF TRENCH, BUT NO FEWER THAN TWO TESTS.
 - 10.5. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS ARE BELOW SPECIFIED DENSITY, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO THE DEPTH REQUIRED, RECOMPACT AND RETEST UNTIL REQUIRED DENSITY IS OBTAINED.
11. COMPLY WITH ALL LOCAL CODES, ORDINANCES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION TO MAINTAIN STABLE EXCAVATIONS. WHENEVER, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, AN UNSTABLE CONDITION IS BEING CREATED, EITHER BY CUTTING OR FILLING, THE WORK SHALL NOT PROCEED IN THAT AREA UNTIL AN INVESTIGATION HAS BEEN MADE AND THE GRADING PLAN REVISED IF FOUND NECESSARY.
12. PRECAUTIONS SHALL BE TAKEN DURING AND AFTER CONSTRUCTION TO MINIMIZE SATURATION OF THE FOUNDATION SOILS. POSITIVE DRAINAGE SHALL BE ESTABLISHED AWAY FROM THE EXTERIOR WALLS OF THE STRUCTURE. ALL UTILITY TRENCHES LEADING INTO THE BUILDING SHALL BE BACKFILLED WITH COMPACTED, ENGINEERED FILL. SPECIAL CARE SHALL BE TAKEN DURING INSTALLATION OF SUBSURFACE SEWER AND WATERLINES TO REDUCE THE POSSIBILITY OF FUTURE SUBSURFACE SATURATION. DRIP IRRIGATION AND OR AUTOMATIC SPRINKLER SYSTEMS SHALL NOT BE INSTALLED WITHIN 10 FEET OF THE BUILDING. CONSULT THE GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL MOISTURE PROTECTION RECOMMENDATIONS FOR FOUNDATIONS.
13. PROPER LANDSCAPING AND DRAINAGE MAINTENANCE IS REQUIRED TO PRECLUDE ACCUMULATION OF EXCESSIVE MOISTURE IN THE SOILS BELOW THE STRUCTURE OF BEHIND RETAINING WALLS. ACCUMULATIONS OF EXCESSIVE MOISTURE WOULD WEAKEN THE SOILS SUPPORTING THE FOUNDATIONS AND CREATE PRESSURES BEHIND RETAINING WALLS EXCEEDING THOSE RECOMMENDED TO DESIGN. THIS CAN CAUSE DIFFERENTIAL MOVEMENT OF FOUNDATIONS AND CAN RESULT IN COSMETIC OR STRUCTURAL DAMAGE TO THE STRUCTURE.

14. THE FOLLOWING GUIDELINES ARE PRESENTED TO AID THE CONTRACTOR AND OR OWNER IN PROVIDING ADEQUATE MOISTURE PROTECTION OF THE SUPPORTING SOILS AND SHOULD BE CONSIDERED IN THE OVERALL SITE DEVELOPMENT.
 - 14.1. LANDSCAPING SHOULD NOT BE ALLOWED TO CHANGE THE OVERALL DRAINAGE PATTERNS ESTABLISHED FOR DEVELOPMENT.
 - 14.2. THE GROUND SURFACE SHOULD SLOPE ADEQUATELY AWAY FROM ALL PORTIONS OF THE STRUCTURE. A TYPICAL ADEQUATE SLOPE IS 6 INCHES IN THE FIRST 5 FEET WITH POSITIVE DRAINAGE BEING PROVIDED FROM THOSE POINTS TO STREETS OR NATURAL WATER COURSES.
 - 14.3. SHRUBBERY PLANTED WITHIN 10 FEET OF FOUNDATION WALLS SHOULD BE HAND IRRIGATED WITH A CAREFULLY CONTROLLED DRIP IRRIGATION SYSTEM.
 - 14.4. GRASS INSTALLED WITHIN 10 FEET OF FOUNDATION WALL SHOULD BE HAND WATERED OR, IF IRRIGATED BY SPRINKLER, SHOULD BE VERY CAREFULLY CONTROLLED. SPRINKLER HEADS SHOULD ALWAYS POINT AWAY FROM FOUNDATION WALLS.
 - 14.5. DECORATIVE BARK OR GRAVEL SHOULD BE UNDERLAIN BY A GEO-TEXTILE FABRIC (WEED FABRIC) TO ALLOW EVAPORATION OF SOIL MOISTURE. POLYETHYLENE OR OTHER PLASTIC UNDERLAYMENTS ARE DISCOURAGED.
 - 14.6. IF THE STRUCTURE HAS GUTTERS AND DOWNSPOUTS, THE DOWNSPOUTS SHOULD DISCHARGE A MINIMUM OF 10 FEET AWAY FROM FOUNDATION WALLS. IF THE STRUCTURE DRAINS BY ROOF CANALES, THE CANALES SHOULD DISCHARGE TO SPLASH BLOCKS THAT CARRY WATER AWAY FROM THE FOUNDATIONS. IT IS ALSO ADVISABLE TO PLACE SPLASH BLOCKS UNDERNEATH SILL COCKS AND TO LOCATE SPRINKLER VALVE BOXES WELL AWAY FROM FOUNDATIONS.
 - 14.7. SIDEWALKS PLACED CLOSE TO FOUNDATIONS SHOULD NOT IMPEDE FLOW OF WATER AWAY FROM THE FOUNDATIONS. THE GROUND SURFACE BETWEEN THE SIDEWALKS AND THE FOUNDATIONS SHOULD BE GRADED SO THAT WATER FLOWS OVER THE SIDEWALKS.
 - 14.8. IF MOWING STRIPS ARE INSTALLED TO SEPARATE DECORATIVE GRAVEL OR BARK FROM GRASS, THE MOWING STRIPS SHOULD BE PERFORATED TO ALLOW DRAINAGE AND PRECLUDE PONDING OF WATER, OR GROUND SURFACE GRADE SHOULD BE CAREFULLY CONTROLLED TO ALLOW DRAINAGE OF WATER OVER THE MOWING STRIPS.
15. IF ANY WATER LINE LEAKS OR IF IRRIGATION SYSTEM LEAKS ARE DETECTED, THEY SHOULD BE PROMPTLY REPAIRED AND IF ANY DEPRESSIONS DEVELOP FROM THE SETTLEMENT OF SOILS IN UTILITY TRENCHES OR OTHER AREAS, THEY SHOULD BE BACKFILLED TO MAINTAIN THE GRADE SO THAT SURFACE WATER DRAINS RAPIDLY AWAY FROM THE STRUCTURE.
16. THE FOREGOING RECOMMENDATIONS SHOULD ONLY BE CONSIDERED MINIMUM REQUIREMENTS FOR OVERALL SITE DEVELOPMENT. IT IS RECOMMENDED THAT A CIVIL/DRAINAGE ENGINEER BE CONSULTED TO PROVIDE MORE DETAILED GRADING AND DRAINAGE RECOMMENDATIONS.

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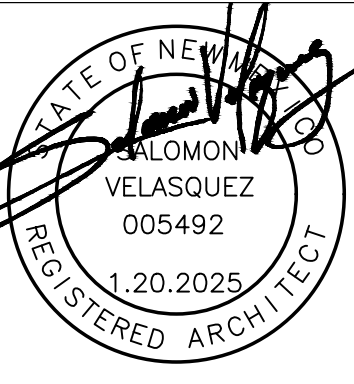
A CUSTOM RESIDENCE FOR:
BARRETT
248 RODRIGUEZ ST
SANTA FE, NEW MEXICO

Sheet Description:
GENERAL NOTES

Authorized Use:
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S-1.0

STRUCTURAL GENERAL NOTES



H. SHEATHING

- ROOF SHEATHING SHALL BE 7/16" APA RATED SHEATHING, EXPOSURE 1, SPAN RATED 24/16.
- FLOOR PANELS SHALL BE 23/32" APA RATED STURDI-I-FLOOR, TONGUE AND GROOVE, EXPOSURE 1, SPAN RATED 24" b.c.
- WALL SHEATHING SHALL BE 7/16" APA RATED SHEATHING, EXPOSURE 1, SPAN RATED 24/0.
- ALL SHEATHING SHALL BE 2'-0" IN THE LEAST DIMENSION UNLESS ALL EDGES ARE BLOCKED AND NAILED.

J. STRUCTURAL STEEL

- PROVIDE STRUCTURAL STEEL COMPLYING WITH THE 2006 IBC CHAPTER 22 AND THE FOLLOWING ASTM STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED:
 - ALL STRUCTURAL STEEL UNLESS OTHERWISE NOTED BELOW ASTM A36
 - ANCHOR BOLTS OR UNFINISHED MACHINE BOLTS ASTM A307
 - PIPES ASTM A53, GRADE B (35 KSI)
 - TUBES ASTM A500, GRADE B (46 KSI)
 - W SHAPES ASTM A993 (50 KSI)
 - THREADED ROUND STOCK ASTM A36
 - REINFORCING STEEL SEE REINFORCING STEEL SECTION
- HIGH STRENGTH BOLTS
 - PROVIDE HIGH STRENGTH BOLTS, NUTS, AND WASHERS COMPLYING WITH ASTM A325 UNLESS OTHERWISE NOTED. ALL HIGH STRENGTH BOLTS SHALL BE BEARING TYPE WITH THREADS INCLUDED IN SHEAR PLANE (A325-N), UNLESS OTHERWISE NOTED. PROVIDE SLIP-CRITICAL HIGH STRENGTH BOLTS (A325-SC) ONLY WHERE SPECIFICALLY INDICATED ON PLANS.
 - ASSEMBLE HIGH STRENGTH BOLTS IN COMPLIANCE WITH "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 FOR A490 BOLTS" AND THE IBC STANDARD 27-1 AND 27-7.
- FABRICATE AND ERECT STRUCTURAL STEEL IN COMPLIANCE WITH THE LATEST EDITION OF AISC "LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
- WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI / AWS D1.1 AND AISC "SPECIFICATIONS," CHAPTER J.
 - WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY
 - WELDING SHALL BE DONE BY ELECTRONIC ARC PROCESS USING E70XX ELECTRODES UNLESS OTHERWISE NOTED.
 - WELDING MAY BE PERFORMED USING SUBMERGED ARC PROCESS WITH AUTOMATIC WELDING (SAW-1).
 - PERFORM SHOP WELDING AND BY A FABRICATOR APPROVED BY GOVERNING CODE AUTHORITY.
 - PROVIDE SPECIAL INSPECTION FOR ALL FIELD WELDING.
- ALL STEEL FABRICATION SHALL BE DONE IN AN APPROVED LICENSED FABRICATORS SHOP.

E. CONCRETE BLOCK MASONRY:

- UNLESS OTHERWISE NOTED ON THESE DRAWINGS:
 - MEDIUM WEIGHT OR LIGHTER GRADE N UNITS - ASTM C90-00.
 - 28 DAY MASONRY STRENGTH (f'm) = 1,800 PSI
 - LAY ALL MASONRY UNITS IN RUNNING BOND PATTERN (4 INCH MINIMUM OVERLAP) INCLUDING ENDS, INTERSECTIONS, AND LINTELS.
 - PROVIDE VERTICAL JOINTS AT 26"-0" MAXIMUM SPACING, BUT NO CLOSER THAN 3'-0" TO AN OPENING OR BEARING PLATE.
- CEMENT FOR MORTAR AND GROUT - ASTM C150, TYPE II, LOW ALKALI.
- MORTAR - TYPE S OR M, ALWAYS USE TYPE M BELOW GRADE - ASTM C270.
- GROUT:
 - ASTM C476 - 28 DAY COMPRESSIVE STRENGTH (f'c) = 2,000 PSI.
 - COMPLETELY CLEAN OUT GROUT CELLS BEFORE PLACING GROUT. PROVIDE CLEANOUT HOLES FOR GROUT LIFTS HIGHER THAN FOUR FEET.
 - GROUT ALL CELLS SOLID UNLESS OTHERWISE NOTED ON THESE DRAWINGS.
 - STOP GROUT POURS 1-1/2" BELOW TOP OF BLOCK EXCEPT AT EXPOSED TOP OF WALL. AT BOND BEAMS STOP GROUT POURS 1/2" BELOW TOP OF BLOCK.
 - CONSOLIDATE GROUT IN PLACE USING A MECHANICAL VIBRATOR DURING PLACEMENT AND RECONSOLIDATE AFTER INITIAL LOSS OF WATER, BUT BEFORE INITIAL SET. ENSURE COMPLETE FILLING OF CELLS AND BONDING TO MASONRY UNITS.
- PROVIDE SPECIAL INSPECTION FOR CONCRETE MASONRY CONSTRUCTION INCLUDING TESTING REQUIRED TO VERIFY SPECIFIED COMPRESSIVE STRENGTH (f'm) AS STIPULATED IN IBC SECTION 2105.

F. ROUGH CARPENTRY

- ALL LUMBER SHALL BE GRADE MARKED WHITE FIR (HEM-FIR). MAXIMUM MOISTURE CONTENT - 19%.
- MINIMUM LUMBER GRADES (UNLESS OTHERWISE NOTED):
 - STUDS, SILLS, AND PLATES #2
 - JOISTS AND RAFTERS #2
 - BEAMS AND POSTS #1
- ALL FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS DIRECT CONTACT WITH EARTH, AND SILLS THAT REST ON CONCRETE OR MASONRY FOUNDATIONS SHALL BE PRESSURE TREATED WHITE FIR.
- WOOD SILL PLATES SHALL HAVE POLYSTYRENE SILL SEAL, UNLESS OTHERWISE NOTED, WITH 1/2" DIAMETER ANCHOR BOLTS BY 12" EMBEDMENT AT 4'-0" o.c. WITH 1-1/2" DIAMETER PLATE WASHERS (MINIMUM 2 ANCHOR BOLTS PER PIECE) LOCATED NOT MORE THAN 9" OR LESS THAN 7" DIAMETERS FROM EACH END OF THE PIECE. A PROPERLY SIZED NUT AND 1-1/2" DIAMETER WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE PER SECTION 2308.12.8 IBC.
- PROVIDE WASHERS UNDER HEADS AND NUTS OF BOLTS AND LAG SCREWS BEARING ON WOOD. NUTS ON ALL BOLTS SHALL BE TIGHTENED BEFORE CLOSING IN AND/OR ON COMPLETION OF THE JOB. CUT WASHERS MAY BE USED EXCEPT FOR SILL BOLTS AT SHEARWALLS AND WHERE NOTED OTHERWISE.
- INTERIOR NON-BEARING WALL SILLS MAY BE CONNECTED WITH ICC-ES APPROVED HILTI "DN72" (ICC-ES #2388) WITH 1-1/4" MINIMUM EMBEDMENT POWER DRIVEN FASTENERS, WITH CADMIUM WASHERS, AT 32" ON CENTER. DO NOT USE POWER DRIVEN FASTENERS IN CONCRETE CURBS.
- BOLTS SHALL CONFORM TO ASTM A307. BOLTS HOLES TO BE NOMINAL DIAMETER OF BOLT PLUS 1/16" UNLESS OTHERWISE NOTED.
- NO STRUCTURAL MEMBER INCLUDING STUDS AND PLATES SHALL BE CUT OR NOTCHED FOR PIPES, ETC... UNLESS SPECIFICALLY SHOWN, NOTED OR ACCEPTABLE TO THE ARCHITECT OR ENGINEER. FOR REQUIREMENT OF BORED HOLES, CONFORM TO IBC SECTION 2308.10.4.2.
- NAILING SHALL CONFORM TO IBC TABLE 23-II-B-1 IN ADDITION TO NAILING SPECIFIED IN THESE DRAWINGS. USE COMMON NAILS UNLESS SPECIFICALLY OTHERWISE NOTED ON THESE DRAWINGS.
- PROVIDE 2x FULL HEIGHT BLOCKING AT EACH SUPPORT, 10 FEET ON CENTER FOR ROOF RAFTERS, AND 8 FEET ON CENTER FOR FLOOR JOISTS.
- UNDER WALLS PARALLEL TO JOISTS PROVIDE DOUBLE JOISTS. UNDER WALLS PERPENDICULAR TO JOISTS PROVIDE SOLID BLOCKING.
- PROVIDE FULL HEIGHT STUDS FROM FLOOR TO ROOF UNLESS OTHERWISE NOTED.
- GLUED LAMINATED MEMBERS
 - THE LAM BEAMS ARE TO BE FABRICATED IN THE SHOP OF A LICENSED FABRICATOR.
 - THE MANUFACTURER'S LOGO IS TO BE IMPRINTED ON THE SIDE OF THE LAM BEAM.
 - THE LAM BEAMS ARE TO BE LOAD TESTED BY THE MANUFACTURER AND THE TEST RESULTS SUBMITTED TO THE BUILDING INSPECTOR.
 - SPECIFY THE NAME OF THE MANUFACTURER OF THE LAM BEAMS AND SHOW THE ICC-ES APPROVAL (NER) NUMBER ON THE PLANS.
 - COMBINATION 24F-V8 DF/DF.
- METAL FRAMING ACCESSORIES: STEEL JOIST HANGERS, FRAMING ANCHORS AND FASTENERS AND OTHER SUCH CONNECTION DEVICES SHALL BE OF STANDARD MANUFACTURE OF THE TYPE REQUIRED BY THESE DRAWINGS. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THIS SPECIFIC USE. DEVICES SHALL BE GALVANIZED. "SIMPSON" PART NUMBERS ARE SHOWN ON THE DRAWINGS.

G. PREFABRICATED JOISTS

- SUBMIT MANUFACTURER'S LITERATURE DESCRIBING PRODUCTS. MANUFACTURER IS TO ENGINEER TRUSSES IN ACCORDANCE WITH ICC-ES REPORT AND THE APPLICABLE REQUIREMENTS OF THE NEW MEXICO BUILDING CODE. ALL CALCULATIONS AND SHOP DRAWINGS TO BE SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OF THE STATE OF NEW MEXICO.
- THE TRUSS MANUFACTURER SHALL SUBMIT DESIGN DETAILS AND CALCULATIONS TO THE ARCHITECT OR ENGINEER AND BUILDING OFFICIAL FOR APPROVAL PRIOR TO FABRICATION.
- DESIGN LOADS - IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO BUILDING CODE BUT NOT LESS THAN THE FOLLOWING:
 - ROOF
 - TOP CHORD DEAD LOAD.....15 PSF
 - TOP CHORD LIVE LOAD.....30 PSF
 - BOTTOM CHORD DEAD LOAD.....10 PSF
 - TOTAL.....35 PSF
 - LATERAL LOADS AS SHOWN ON THE PLANS
 - MECHANICAL EQUIPMENT WEIGHT
- PROVIDE PROPER SUPPORT BENEATH MECHANICAL UNITS. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR MECHANICAL UNIT WEIGHTS AND LOCATIONS.
- BEFORE SUBMITTING TRUSS SHOP DRAWINGS TO THE ARCHITECT OR ENGINEER, FRAMING CONTRACTOR SHALL REVIEW TRUSS SHOP DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND FRAMING CONTRACTOR APPROVE TRUSS SHOP DRAWINGS BEFORE SUBMITTING THEM; AND SO STAMP THE TRUSS SHOP DRAWING COMPRISES A VARIATION UNLESS THE CONTRACTOR ADVISES ARCHITECT OR ENGINEER OTHERWISE IN WRITING. ARCHITECT OR ENGINEER SHALL RETURN THE TRUSS SHOP DRAWINGS WITH COMMENTS PROVIDED THAT EACH TRUSS SHOP DRAWING IS STAMPED BY THE GENERAL CONTRACTOR AND FRAMING CONTRACTOR. ARCHITECT OR ENGINEER SHALL RETURN WITHOUT COMMENT TRUSS SHOP DRAWINGS NOT APPROVED BY THE GENERAL CONTRACTOR AND FRAMING CONTRACTOR.

B. FOUNDATION

- PERFORM FOUNDATION WORK COMPLYING WITH THE IBC 2021 CHAPTER 18. ASSUMED ALLOWABLE SOIL BEARING = 2,000 PSF
- DO NOT PLACE BACKFILL BEHIND RETAINING WALLS PRIOR TO COMPLETION AND INSPECTION OF WATERPROOFING. ADEQUATELY SHORE RETAINING WALLS DURING BACKFILL OPERATION. UNLESS ADEQUATELY SHORED, DO NOT PLACE BACKFILL BEHIND BUILDING STRUCTURE RETAINING WALLS. EXCLUDING SITE RETAINING WALLS, UNTIL CONCRETE AT ELEVATED FLOOR LEVELS ADJACENT TO WALLS ARE COMPLETELY POURED AND HAVE CURED FOR AT LEAST 7 DAYS.

C. REINFORCING STEEL

- REINFORCING STEEL COMPLYING WITH ASTM A615, GRADE 60 DEFORMED BARS, EXCEPT #3 AND #4 BAR CAN BE GRADE 40 OR STRONGER.
- WELDED REINFORCING STEEL COMPLYING WITH ASTM A706, GRADE 60 DEFORMED BARS.
- SMOOTH WELDED WIRE FABRIC COMPLYING WITH ASTM A185. LAP FABRIC 1-1/2 SPACES (12" MINIMUM). PROVIDE DEFORMED WIRE TIRRAPUS, SIZE D4 AND LARGER ONLY, COMPLYING WITH ASTM 497.
- SPLICE REINFORCING STEEL WHERE INDICATED. IF SPLICE LOCATIONS ARE NOT SPECIFICALLY SHOWN OR INDICATED, VERIFY SPLICE LOCATIONS WITH ARCHITECT/ENGINEER PRIOR TO DEVELOPING REINFORCING STEEL SHOP DRAWINGS.
- LAP REINFORCING STEEL AT SPLICES TO THE FOLLOWING MINIMUM LENGTHS, UNLESS OTHERWISE NOTED, (APPLICABLE TO 3,000 PSI OR HIGHER, NORMAL WEIGHT CONCRETE ONLY):

BAR SIZE	TOP BARS	OTHER BARS	BAR SIZE	TOP BARS	OTHER BARS
#3	1'-9"	1'-4"	#8	6'-10"	5'-3"
#4	2'-4"	1'-10"	#9	8'-8"	6'-8"
#5	2'-11"	2'-3"	#10	11'-0"	8'-6"
#6	3'-10"	2'-11"	#11	13'-6"	10'-6"
#7	5'-3"	4'-0"			

TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW REBARS.

OTHER BARS ARE HORIZONTAL BARS WITH LESS THAN 12 INCHES OF CONCRETE CAST BELOW BARS AND ALL VERTICAL BARS.

- MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL, INCLUDING SPLICED REINFORCING STEEL, SHALL BE 1 INCH OR 1 BAR DIAMETER, WHICHEVER IS GREATER. FOR BUNDLED BARS, MINIMUM CLEAR DISTANCES BETWEEN UNITS OF BUNDLED BARS SHALL BE SAME AS SINGLE BARS EXCEPT BAR DIAMETER IS DERIVED FROM EQUIVALENT TOTAL AREA OF BUNDLE.
- MAINTAIN THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE UNLESS OTHERWISE NOTED:
 - SLAB-ON-GRADE C/L OF SLAB
 - CONCRETE BELOW GRADE, FORMED 2 INCHES
 - CONCRETE BELOW GRADE, UNFORMED 3 INCHES
 - WALLS ABOVE GRADE, EXPOSED TO WEATHER 2 INCHES
 - WALLS ABOVE GRADE, NOTE EXPOSED TO WEATHER 1 INCHES
 - COLUMNS, CLEAR TO FACE OF TIES 1-1/2 INCHES
 - BEAMS, CLEAR TO FACE OF TIES 1-1/2 INCHES
- BEND REINFORCING STEEL COLD UNLESS OTHERWISE ACCEPTED BY ARCHITECT OR ENGINEER.
- CHAIRS OR SPACERS FOR REINFORCING SHALL BE PLASTIC OR PLASTIC COATED WHEN RESTING ON EXPOSED SURFACES.
- WELD REINFORCING STEEL COMPLYING WITH AWS D1.4. DO NOT WELD REINFORCING STEEL OTHER THAN THOSE CONFORMING TO ASTM A706.
- SECURELY TIE ANCHOR BOLTS, REINFORCING STEEL, INSERTS, ETC... IN PLACE PRIOR TO PLACING CONCRETE OR GROUT.
- SUBMIT REINFORCING STEEL SHOP DRAWINGS INDICATING REINFORCING PLACEMENT, INCLUDING SPLICE LOCATIONS AND LENGTHS, TO ARCHITECT/ENGINEER FOR REVIEW AND ACCEPTANCE.

D. CAST-IN-PLACE CONCRETE

- NORMAL WEIGHT AGGREGATES OF NATURAL SAND AND ROCK COMPLYING WITH ASTM C33.
- PORTLAND CEMENT CONFORMING TO ASTM C150, TYPE II.
- NORMAL WEIGHT CONCRETE (145 PCF), WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%, ATTAINING MINIMUM COMPRESSIVE STRENGTHS (f'c) AT 28 DAYS AS FOLLOWS:

FOUNDATIONS	2,500 PSI
SLAB-ON-GRADE	2,500 PSI
INSULATED PANEL GROUT	2,500 PSI
UNLESS OTHERWISE NOTED	2,000 PSI
- SLUMP NOT TO EXCEED 4 INCHES.
- DO NOT USE CONCRETE OR GROUT CONTAINING CHLORIDES
- DO NOT EMBED CONDUITS, PIPES, OR SLEEVES OTHER THAN ELECTRICAL CONDUITS 1 INCH DIAMETER AND SMALLER IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY DETAILED OR ACCEPTED BY ARCHITECT OR ENGINEER.
- FORM EXPOSED CORNERS OF COLUMNS, BEAMS, WALLS, ETC... WITH 3/4 INCH CHAMFERS UNLESS OTHERWISE DETAILED.
- PROVIDE KEYS IN CONSTRUCTION JOINTS UNLESS OTHERWISE DETAILED.
- ROUGHED CONCRETE SURFACE TO FULL AMPLITUDE OF 1/16 INCH WHERE MASONRY WALLS INTERSECT CONCRETE.
- PERFORM WORK IN COMPLIANCE WITH ACI 301.
- SUBMIT CONCRETE DESIGN MIX DATA FOR EACH TYPE AND COMPRESSIVE STRENGTH OF CONCRETE REQUIRED SIGNED BY AND BEARING THE SEAL OF A REGISTERED CIVIL ENGINEER IN STATE TO ARCHITECT OR ENGINEER.
- SUBMIT SHOP DRAWINGS TO ARCHITECT OR ENGINEER INDICATING LOCATIONS OF CONCRETE CONSTRUCTION JOINTS FOR REVIEW PRIOR TO PLACING CONCRETE.

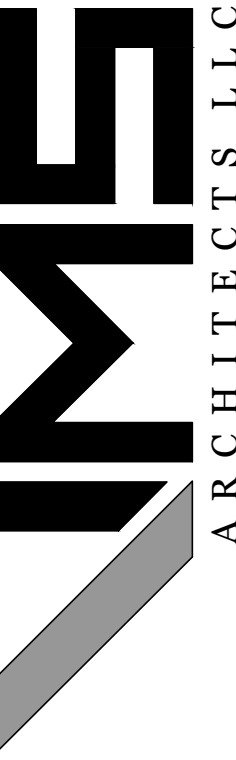
A. GENERAL

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE 2021 EDITION AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

BASIS OF DESIGN: 2021 IBC

 - SEISMIC LOADS
 - SS=0.4956g
 - S1=0.1507g
 - Sds=0.464g
 - Sd1=0.221g
 - SEISMIC DESIGN CATEGORY: D
 - SITE CLASS: D
 - WIND LOAD
 - BASIC WIND SPEED = 115 MPH
 - EXPOSURE C
 - LIVE LOADS
 - ROOF = 30 PSF (SNOW)
 - FLOOR = 40 PSF
 - BALCONY = 60 PSF
- AISC - SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDING.
- ACI-318 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- ALL ASTM SPECIFICATIONS NOTED ON THESE DRAWINGS SHALL BE OF THE LATEST REVISION.
- WRITTEN INFORMATION AND DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC INFORMATION. DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, ELEVATIONS, SECTIONS, AND DETAILS.
- ANY DISCREPANCIES ON THE PLANS OR ANY DEVIATIONS FROM THE PLANS WHICH ARE NECESSITATED BY FIELD CONDITIONS OR ANY CONDITION DIFFERENT FROM THOSE INDICATED ON THE PLANS, SHALL BE CALLED TO THE ATTENTION OF THANG LE, S.E. PRIOR TO CONTINUING CONSTRUCTION. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN THE TRADES WHERE REQUIRED, IS ACCOMPLISHED.
- SEE ARCHITECTURAL DRAWING FOR KINDS OF FLOOR FINISH, DEPRESSION IN SLAB, OPENINGS IN WALLS AND ROOF REQUIRED BY DOOR, WINDOWS, DUCTS, VENTS, HATCHES, PLUMBING, ETC...; ALL TYPE OF FLASHING, INSERTS, ANCHORS, HANGERS, ETC...; EMBEDDED OR ATTACHED TO CONCRETE STRUCTURE; PAVING, WALKS, STAIRS, RAMPS, CURBS, PARAPETS, TERRACES, ETC...; EXTERIOR GRADES; ROOF SLABS, CRICHETS AND DRAINS.
- THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AS TO LAYOUT DIMENSIONS AND ELEVATIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THANG LE, S.E. AND THE OWNER FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.
- IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
- THE BUILDER SHALL TAKE FULL AND FINAL RESPONSIBILITY FOR CONSTRUCTING A FINAL PRODUCT OF APPROPRIATE QUALITY AND SERVICEABILITY CONSISTENT WITH THE INFORMATION AND REQUIREMENTS CONTAINED IN THE CONSTRUCTION DOCUMENTS OR REASONABLY INFERRABLE THEREFROM, AND/OR CONTAINED IN THE REQUIREMENTS OF ANY GOVERNMENTAL ENTITY WITH JURISDICTION OVER THE PROJECT.
- THE BUILDER SHALL TAKE FULL RESPONSIBILITY FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES INCLUDING WITHOUT LIMITATION DEMOLITION, EXCAVATION AND ERECTION PROCEDURES.
- OBSERVATION VISITS BY ARCHITECT DO NOT INCLUDE INSPECTIONS OF CONSTRUCTION MEANS AND METHODS. OBSERVATIONS PERFORMED BY ARCHITECT DURING CONSTRUCTION ARE NOT CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE PERFORMED BY OTHERS. OBSERVATIONS PERFORMED BY ARCHITECT ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF THE CONTRACTOR UNDERSTAND DESIGN INTENT CONVEYED IN CONTRACT DOCUMENTS. OBSERVATIONS DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND ARE NOT TO BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- MODIFICATIONS OR SUBSTITUTIONS: DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE INDICATED OR SPECIFIED MAY BE CONSIDERED FOR USE PROVIDED A WRITTEN REQUEST, SUBJECT TO REVIEW, IS SUBMITTED TO OWNER, ARCHITECT, ENGINEER AND GOVERNING CODE AUTHORITY PRIOR TO ITS USE OR INCLUSION ON ANY SHOP DRAWING.
- SHOP DRAWING SUBMITTALS:
 - REVIEW AND STAMP SHOP DRAWINGS PRIOR TO SUBMISSION TO ARCHITECT/ENGINEER. REVIEW FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS.
 - SUBMIT SHOP DRAWINGS TO ARCHITECT/ENGINEER AS INDICATED OR SPECIFIED FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION. REVIEW WILL BE FOR GENERAL CONFORMANCE WITH DESIGN INTENT CONVEYED IN CONTRACT DOCUMENTS.
 - SUBMIT SHOP DRAWINGS AND CALCULATIONS TO GOVERNING CODE AUTHORITY WHEN SPECIFICALLY INDICATED OR REQUESTED.
 - MAINTAIN A COPY OF ALL SHOP DRAWINGS ACCEPTED BY ARCHITECT/ENGINEER AT SITE DURING CONSTRUCTION PERIOD.
 - ENGINEER REQUIRES 10 WORKING DAYS AFTER RECEIPT OF SHOP DRAWINGS AND CALCULATIONS FOR PROCESSING.
- BRACE PIPING AND DUCTS COMPLYING WITH LATEST ADDITION OF GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION.
- INSTALL AND ANCHOR MECHANICAL AND ELECTRICAL EQUIPMENT TO STRUCTURE COMPLYING IBC SECTION 1630 INCLUDING TABLE 16-0. ISOLATORS, FASTENERS AND ANY OTHER EQUIPMENT PROVIDING STABILITY FOR EQUIPMENT SHALL BE APPROVED BY ICC-ES OR EQUIVALENT TESTING PROCEDURE. PROVIDE SUSPENDED EQUIPMENT WITH APPROVED LATERAL OR SWAY BRACING.
- TESTING LABORATORY SHALL PROVIDE SPECIAL INSPECTION, COMPLYING WITH IBC SECTION 1701 (UNLESS OTHERWISE NOTED), FOR THE FOLLOWING:
 - CONCRETE AND REINFORCING STEEL WHERE SPECIFIED CONCRETE COMPRESSIVE STRENGTH IS GREATER THAN 2,500 PSI.
 - BOLTS INSTALLED IN CONCRETE
 - FIELD WELDING
 - EPOXY ANCHORS
- ALL STRUCTURAL WELDING SHALL BE DONE IN AN APPROVED FABRICATING SHOP. IN ABSENCE OF AN APPROVED FABRICATING SHOP, STRUCTURAL WELDING SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED SPECIAL INSPECTOR PER IBC 1701.2.
- STRUCTURAL WELDING SHALL CONFORM TO AWS D1.1 AND THE AISC ASD SPECIFICATIONS.
- FABRICATION OF STRUCTURAL STEEL SHALL BE BY AN APPROVED FABRICATOR OR FABRICATOR SHALL BE CONTINUOUSLY INSPECTED BY A REGISTERED INSPECTOR.

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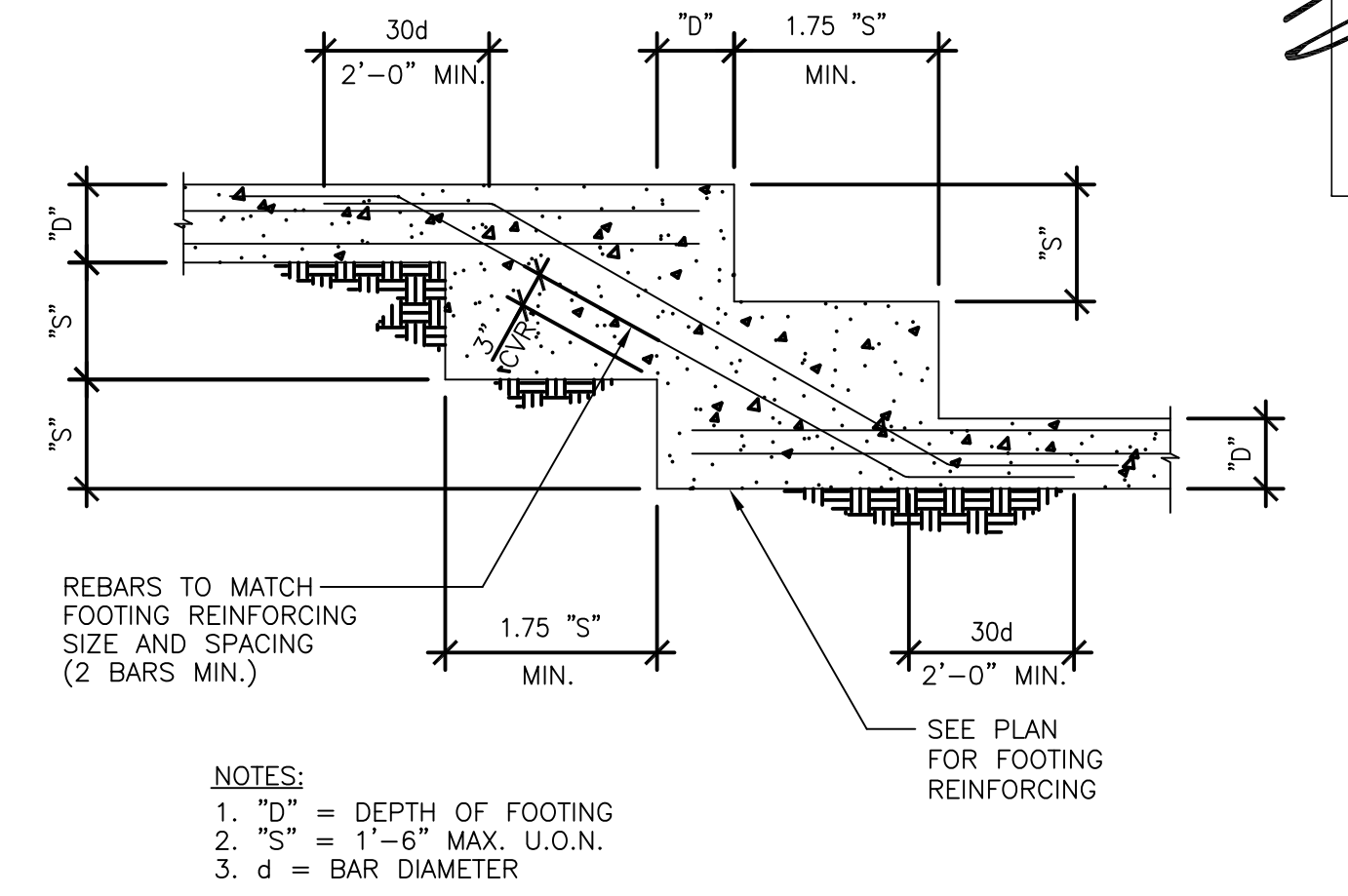


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BARRETT RODRIGUEZ
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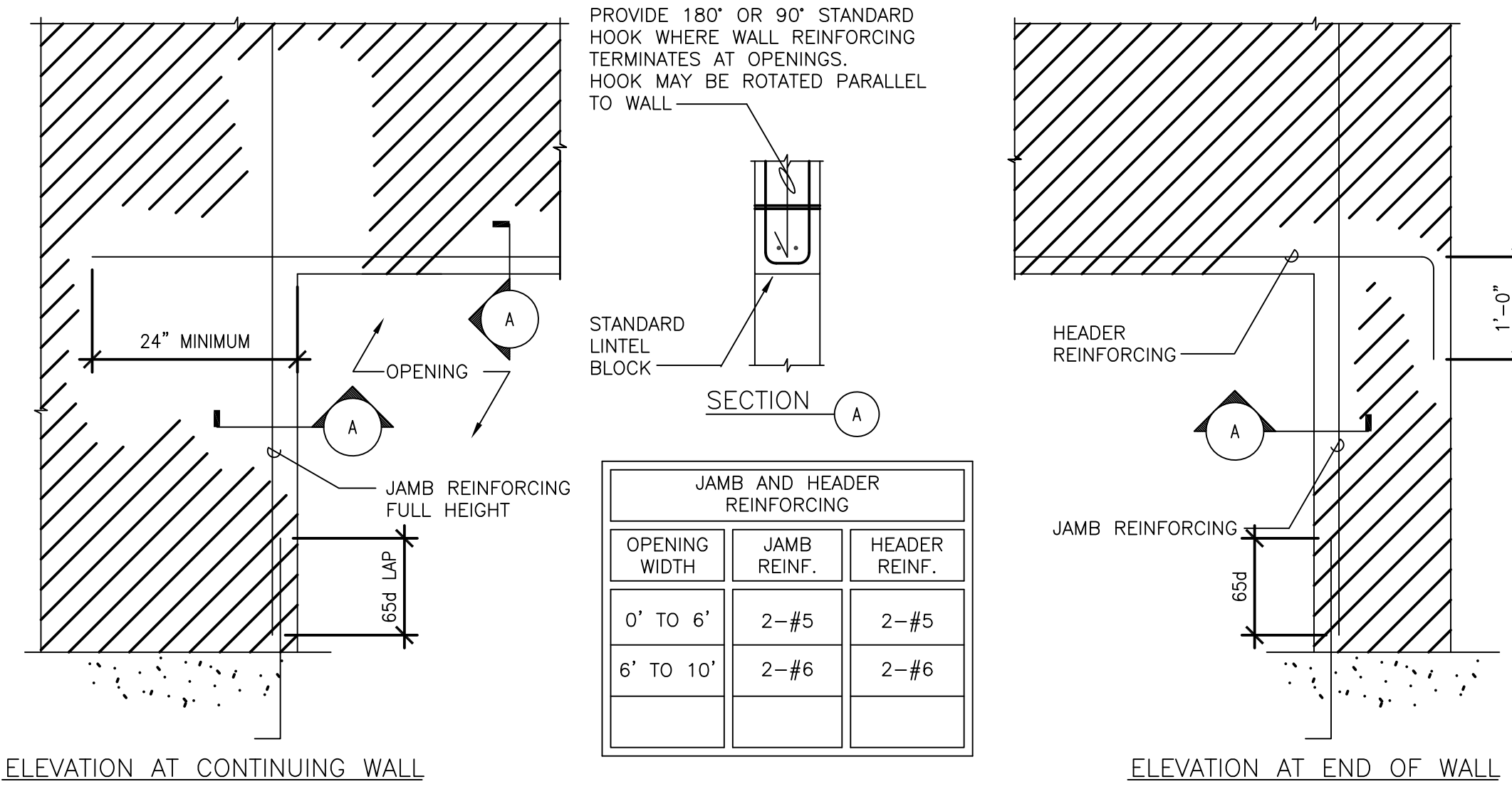
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TYPICAL STEPPED FOOTING

3/4"-1

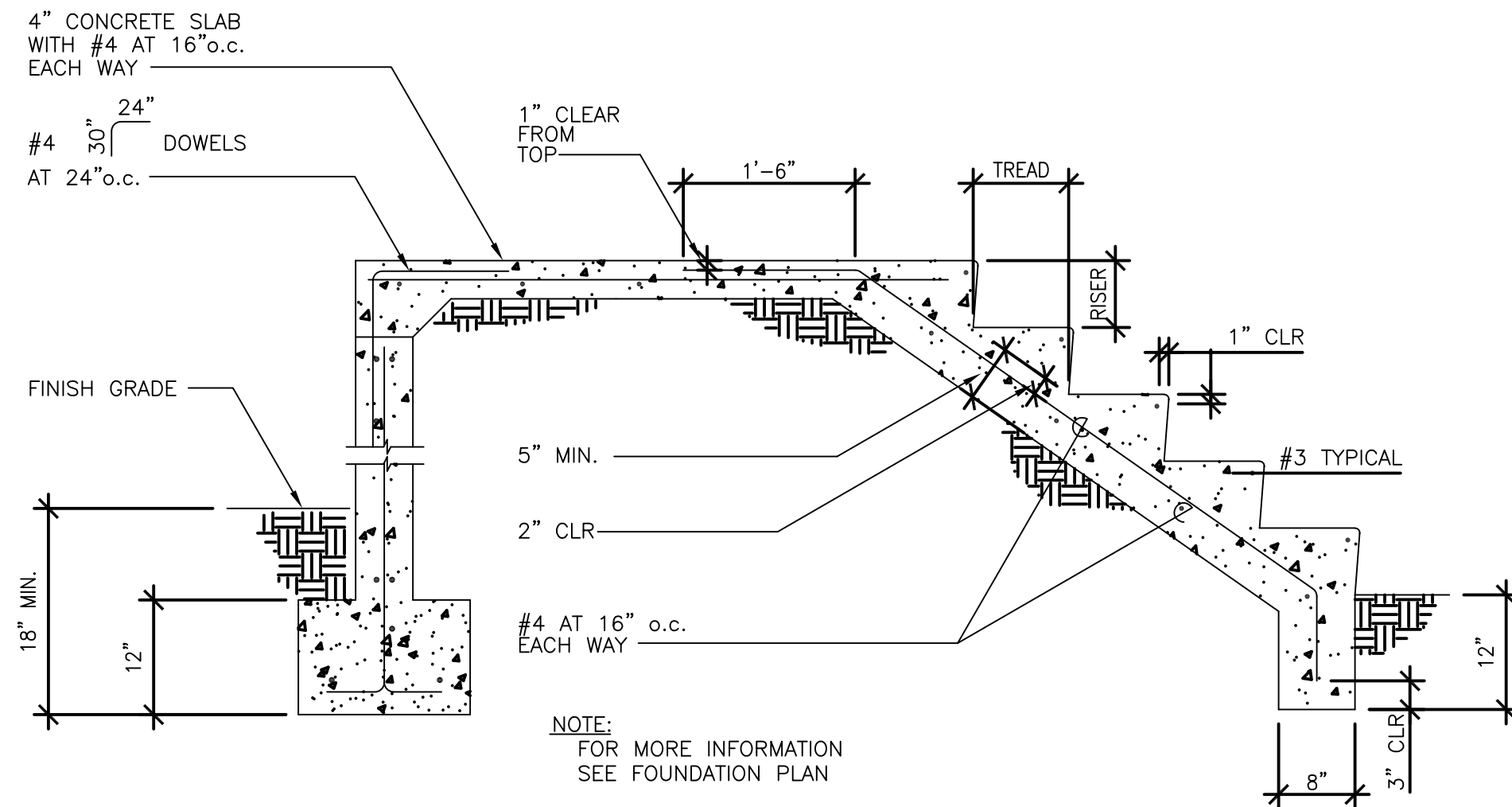
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TYPICAL REINFORCING AROUND WALL OPENING

3/4"-1

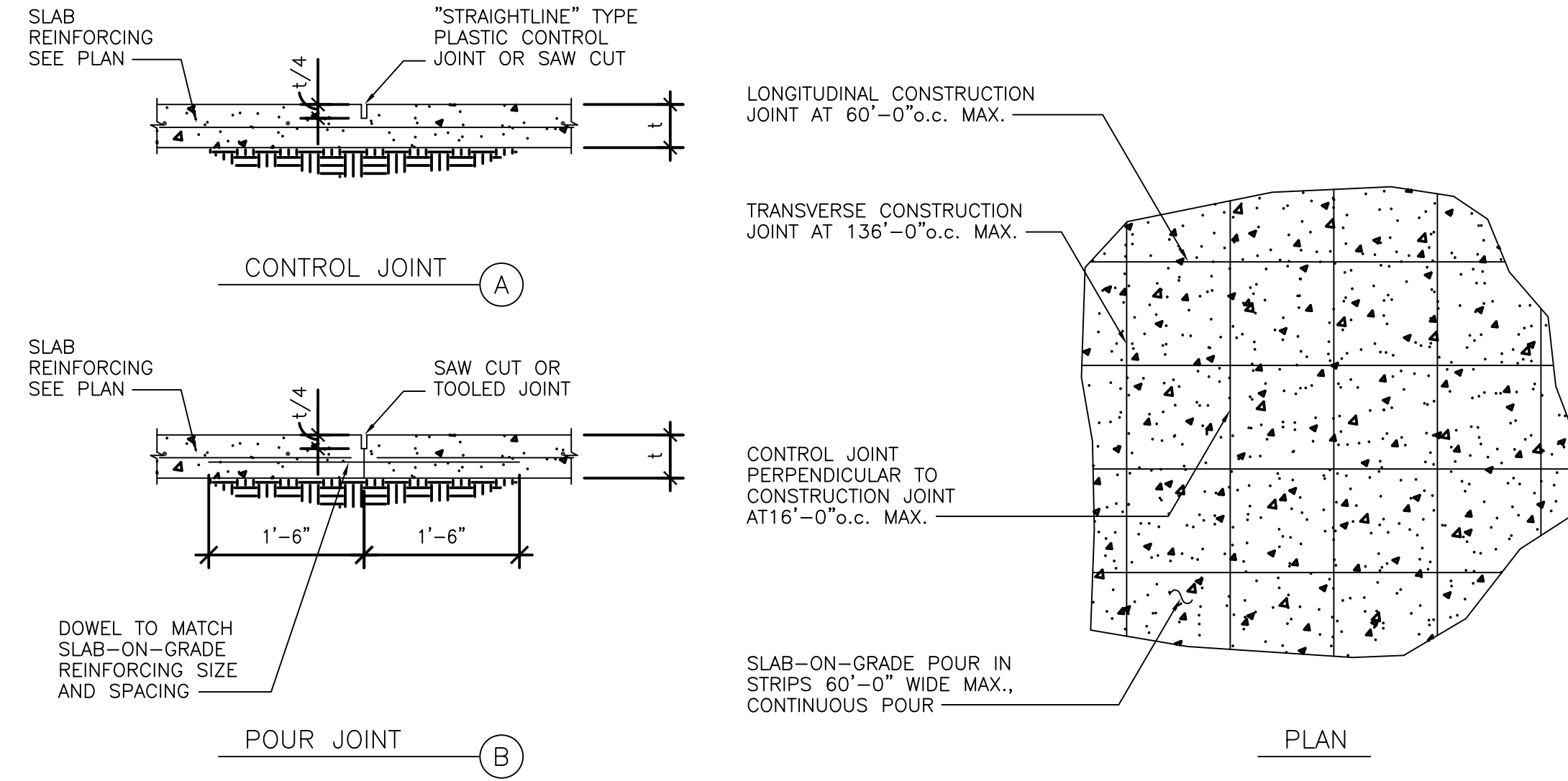
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TYPICAL STAIR ON GRADE

3/4"-1

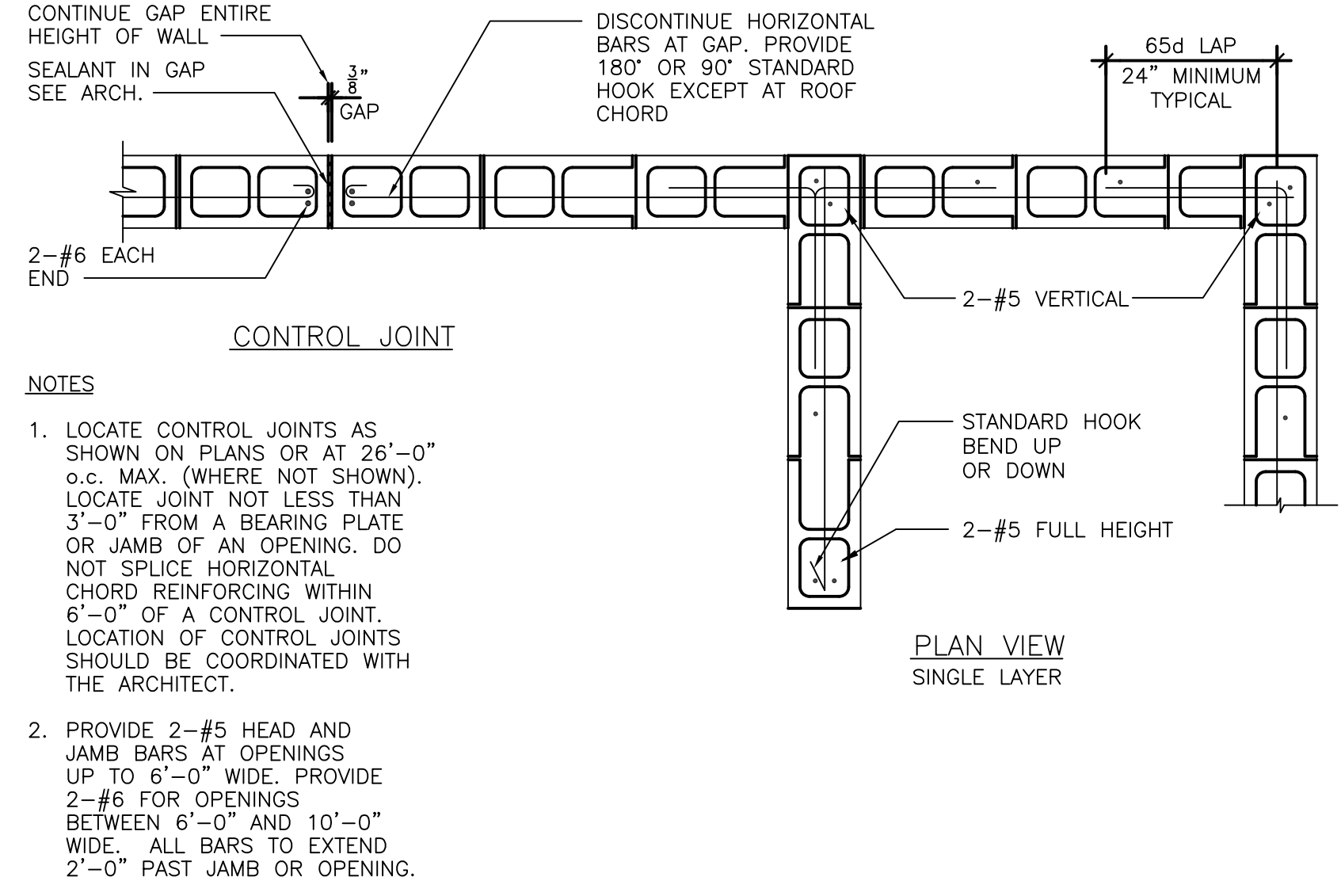
11



TYPICAL SLAB-ON-GRADE DETAIL

3/4"-1

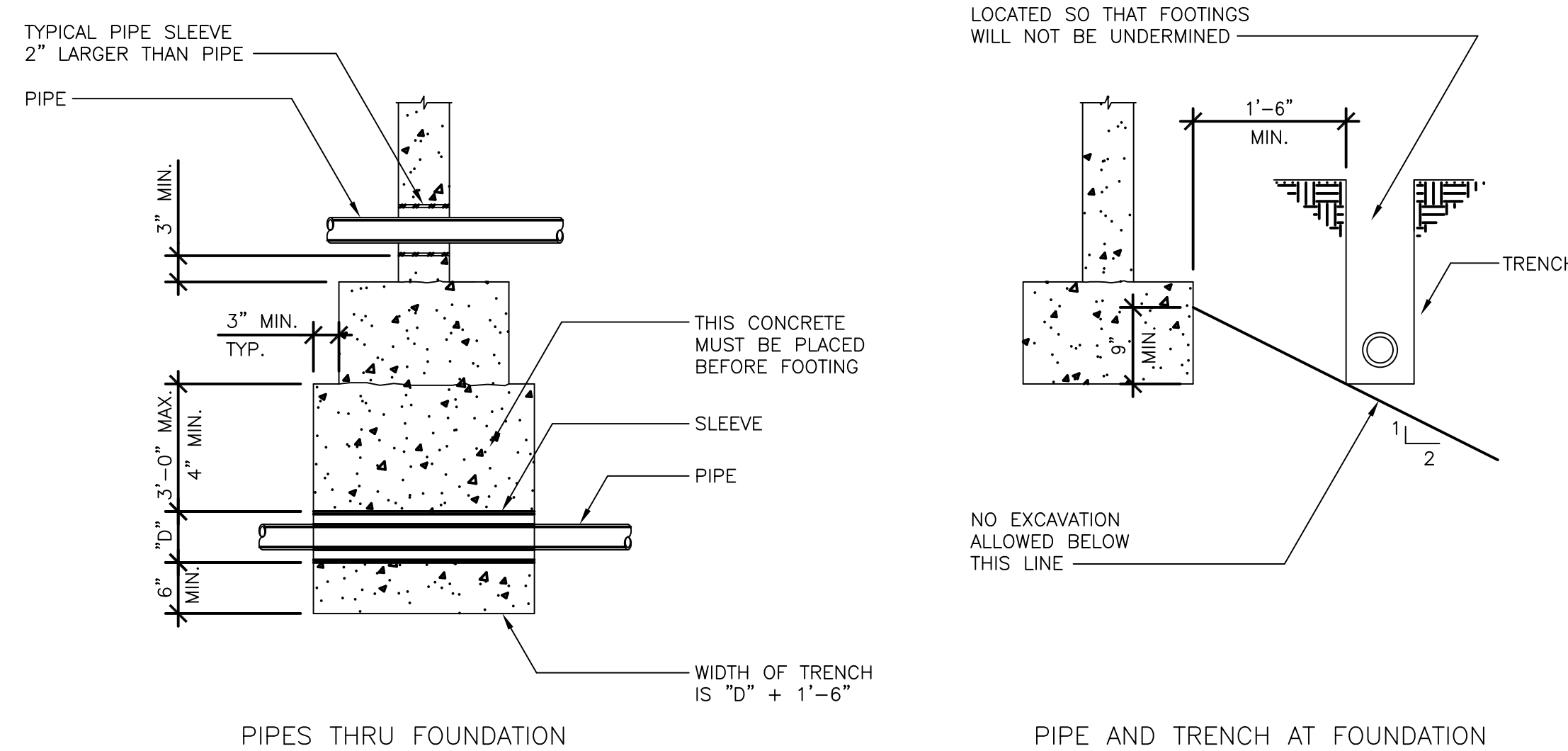
5



TYPICAL WALL REINFORCING LAYOUT

3/4"-1

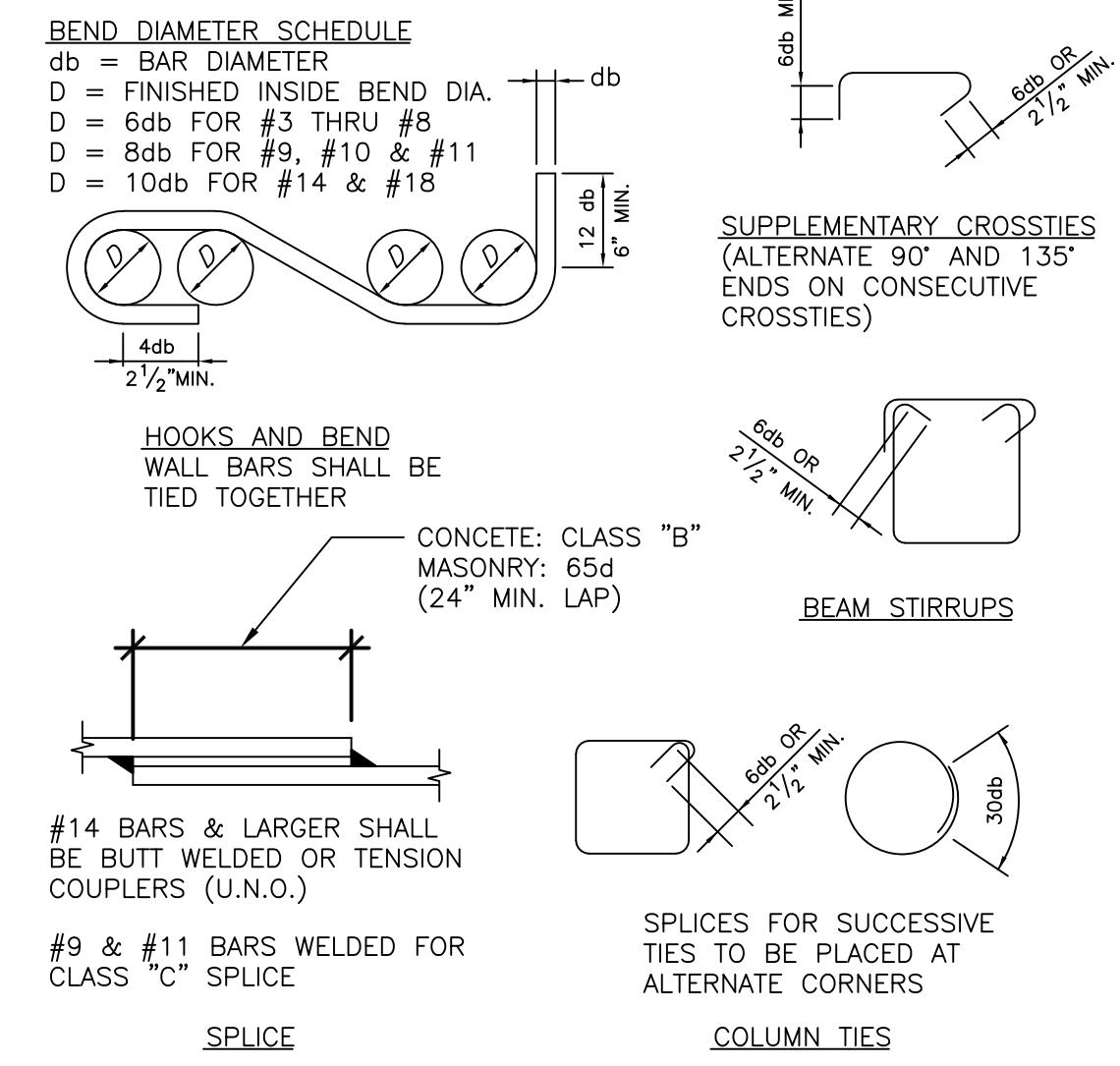
10



TYPICAL PIPE AT FOOTING

3/4"-1

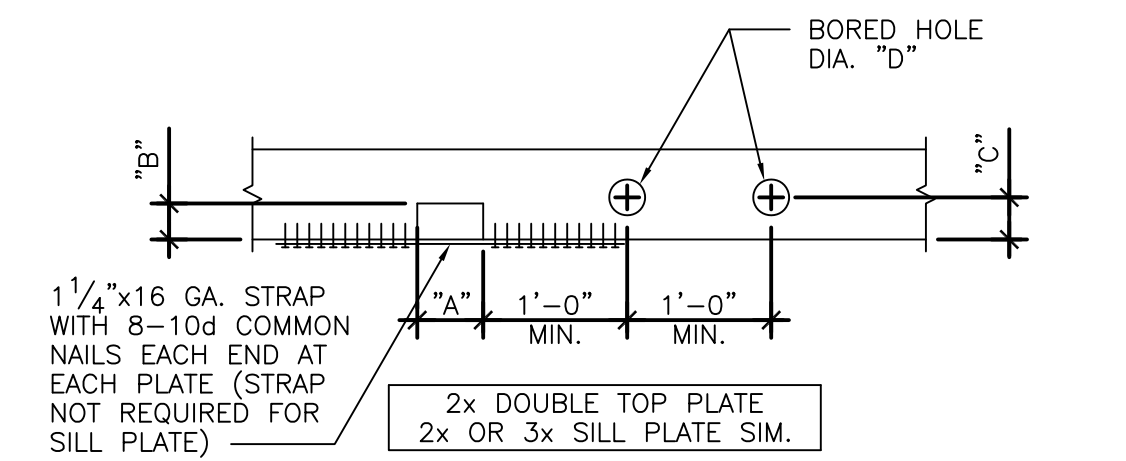
4



TYPICAL REBAR BENT

3/4"-1

1

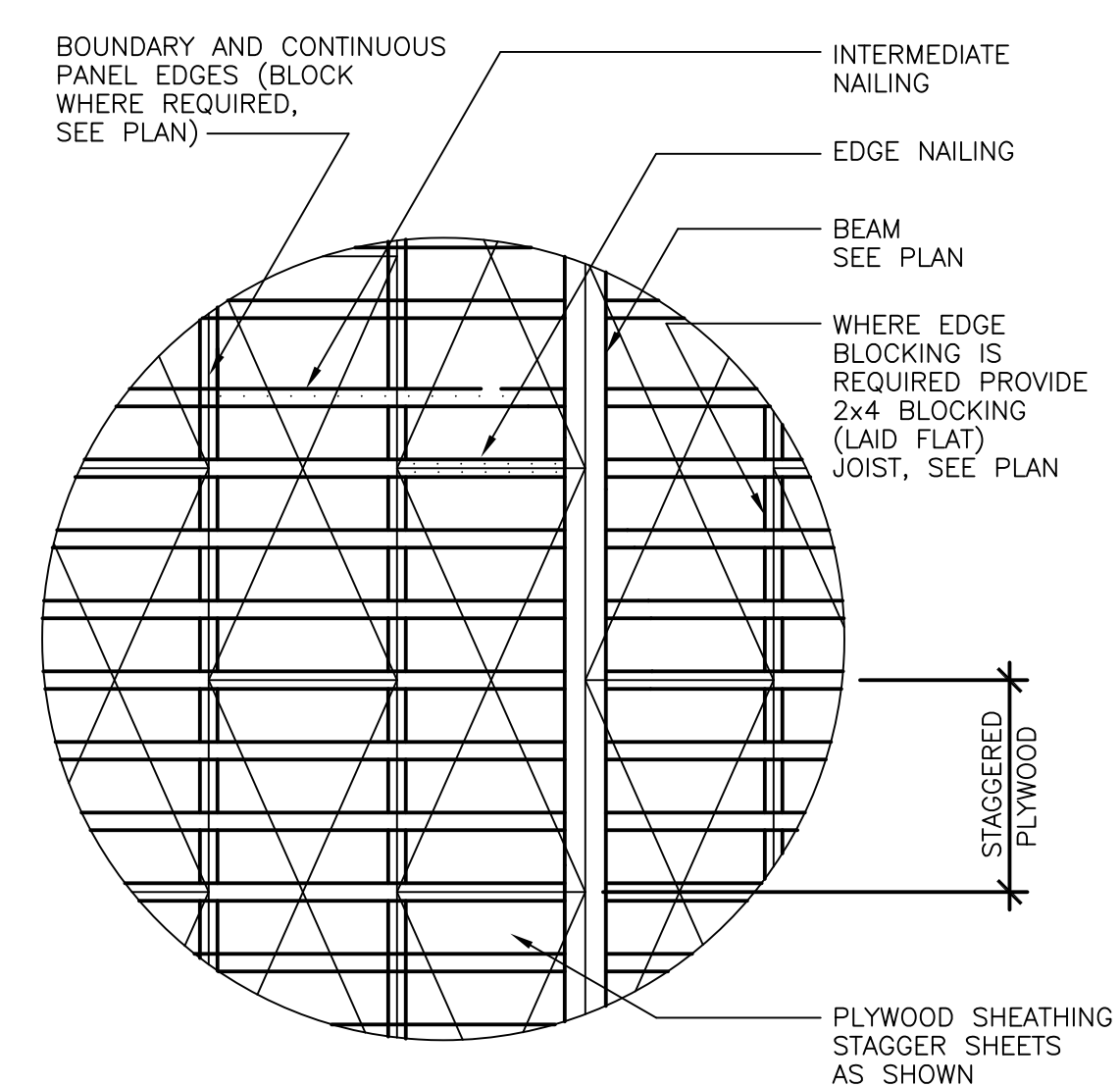


SIZE OF PLATE	WIDTH OF NOTCHING "A"	DEPTH OF NOTCHING "B"	EDGE DIST. FOR HOLE "C"	MAX. HOLE DIAMETER "D"	NO. OF 16d* PER EACH END STRAP
2x4	3 1/2"	1 1/2"	1 1/2"	1 1/4"	6
2x6	5 1/2"	2"	2"	2"	8
2x8	5 1/2"	2"	2"	3"	11

* NO. OF 16d COMMON NAILS EA. SIDE OF NOTCH TO EA. PLATE
 NOTE:
 1. STRAP NOT REQUIRED FOR SILL PLATE.
 2. PREDRILL CORNERS OF NOTCHES.
 3. HOLES SHALL BE DRILLED.
 4. WHERE NOTCH IS GREATER THAN NOTED, PROVIDE ANCH. BOLT EA. SIDE OF NOTCH.

DOUBLE TOP/SILL PLATE BORING-NOTCHING DETAIL

3/4"-1" 12



ROOF/FLOOR SHEATHING

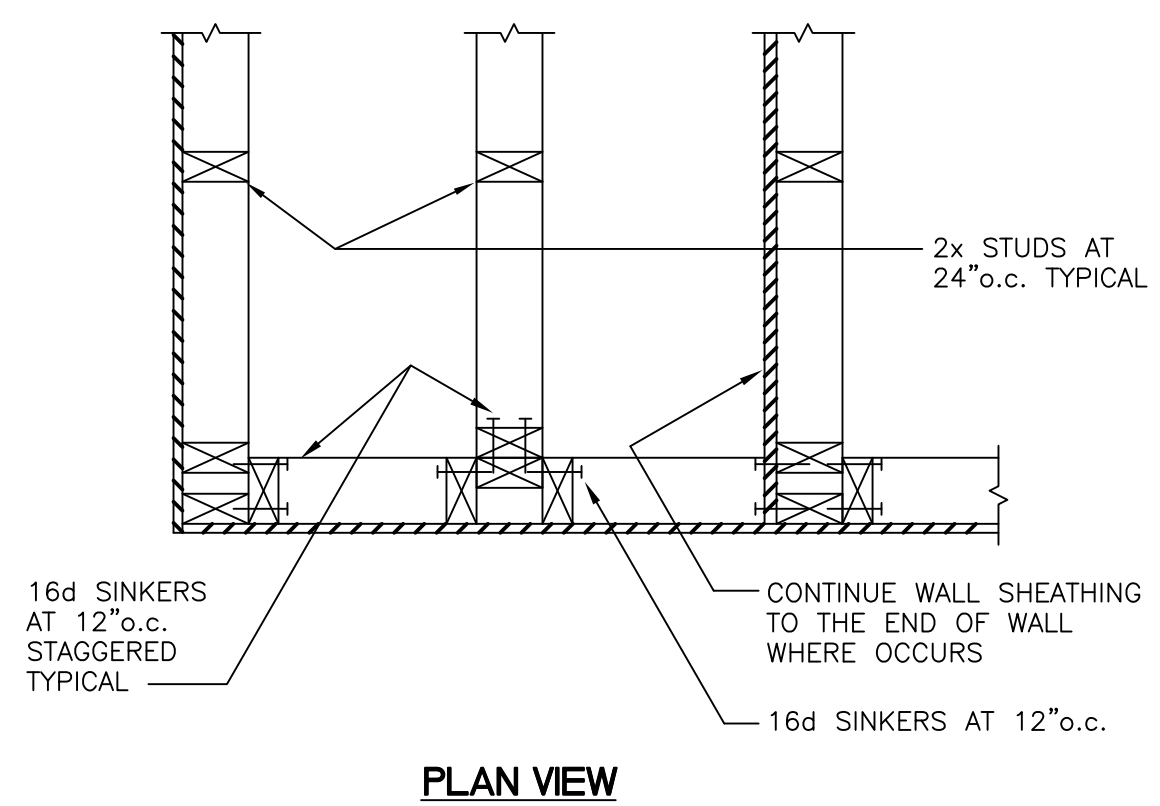
3/4"-1" 9

CONNECTION (MINIMUM NAILING SCHEDULE)	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d AT 16"o.c.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d PER 16"
7. TOP PLATE TO STUD, END NAIL	2-16d
8. STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24"o.c.
10. DOUBLED TOP PLATES, TYPICAL FACE NAIL	16d AT 16"o.c.
DOUBLE TOP PLATES, LAP SPLICE	8-16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6"o.c.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14. CONTINUOUS HEADER, TWO PIECES	16d AT 16"o.c. ALONG EA. EDGE
15. CEILING JOISTS TO PLATE, TOENAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOENAIL	3-8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	16d AT 24"o.c.
24. BUILT-UP GIRDER AND BEAMS	20d AT 32"o.c. AT TOP AND BOT. AND STAGG. 2-20d AT ENDS AND AT EA. SPLICE
25. 2" PLANKS	2-16d AT EA. BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR AND WALL SHEATHING (TO FRAMING):	
1/2" AND LESS	6d*
19/32" - 3/4"	8d OR 6d*
1/8" - 1"	8d*
1 1/8" - 1 1/4"	10d OR 8d*
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING):	
1/8" AND LESS	6d*
3/8" - 1"	8d*
1 1/8" - 1 1/2"	10d OR 8d*
27. PANEL SIDING (TO FRAMING):	
1/2" OR LESS	6d*
5/8"	8d*
28. FIBERBOARD SHEATHING: ⁷	
1/2"	NO. 11 GA.*
	6d*
	NO. 16 GA.*
	NO. 11 GA.*
	8d*
	NO. 16 GA.*
29. INTERIOR PANELING	
1/4"	4d ¹⁸
3/8"	6d ¹¹

* COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
⁷ NAILS SPACED AT 6"o.c. AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTIONS 2315.3.3 AND 2315.4. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
⁸ COMMON OR DEFORMED SHANK.
⁹ COMMON
¹⁰ DEFORMED SHANK.
¹¹ CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.
¹² FASTENERS SPACED 3"o.c. AT EXTERIOR EDGES AND 6"o.c. AT INTERMEDIATE SUPPORTS.
¹³ CORROSION-RESISTANT ROOFING NAILS WITH 7/16" DIA. HEAD AND 1 1/2" LENGTH FOR 1/2" SHEATHING AND 1 3/4" LENGTH FOR 25/32" SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.
¹⁴ CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16" CROWN AND 1 1/2" LENGTH FOR 1/2" SHEATHING AND 1 1/2" LENGTH FOR 25/32" SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.
¹⁵ PANEL SUPPORTS AT 16" [20" IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED] CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.
¹⁶ PANEL SUPPORTS AT 24". CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.

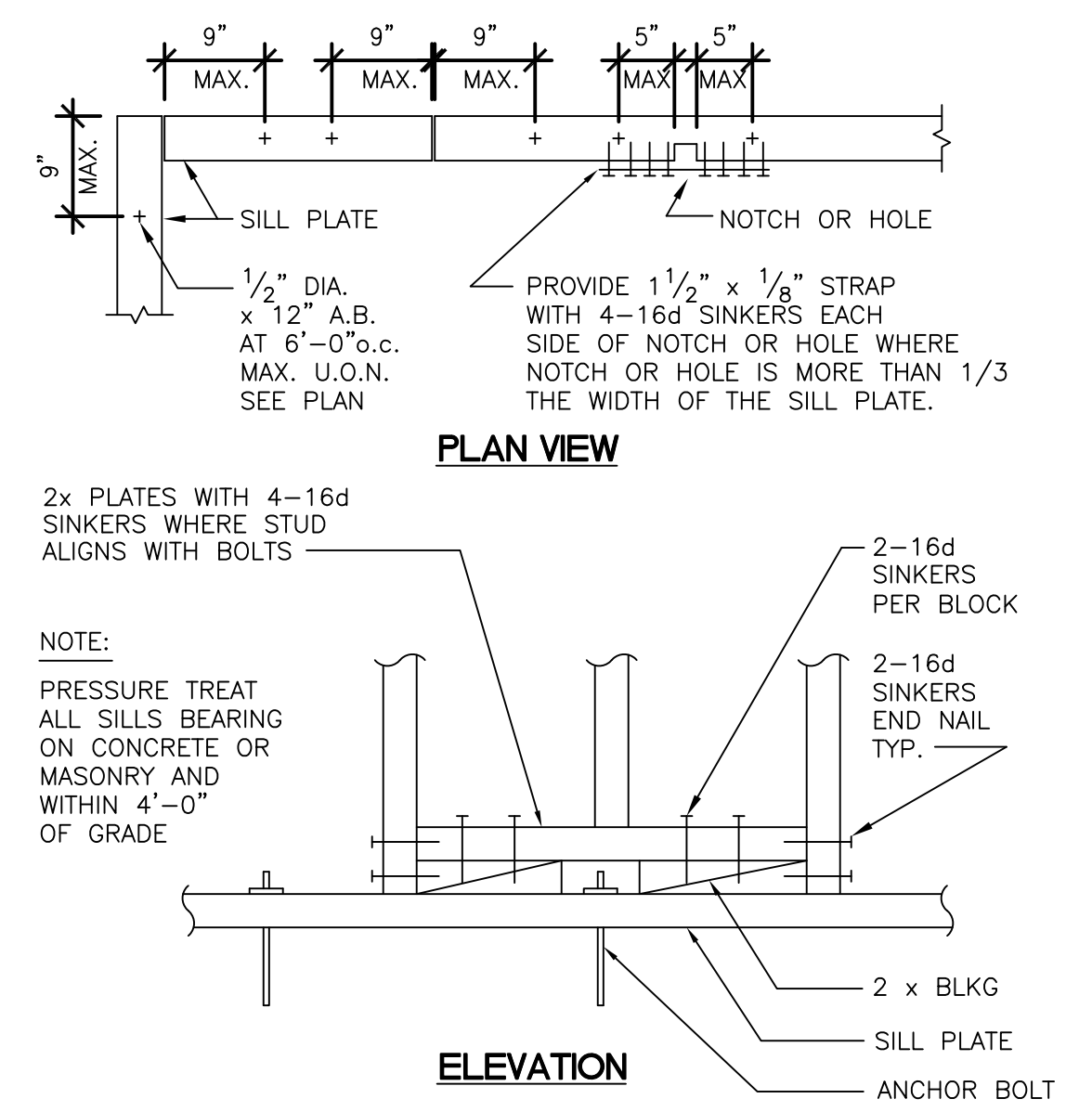
NAILING SCHEDULE:

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
2. BRIDGING TO JOIST, TOE NAIL EACH END	2-8d
3. SOLE PLATE TO JOIST OR BLOCKING	16d AT 16"o.c.
FACE NAIL	
4. TOP PLATE TO STUD, END NAIL	2-16d
5. STUD TO SOLE PLATE, END NAIL	2-16d
TOE NAIL	4-8d
6. DOUBLE STUDS, FACE NAIL	16d AT 24"o.c.
7. DOUBLE TOP PLATES, FACE NAIL	2-16d AT 16"o.c.
8. TOP PLATES, LAPS AND INTERSECTIONS,	
U.O.N. FACE NAIL	2-16d
9. CONT. HEADER TO STUD, TOE NAIL	4-8d
10. RAFTER TO PLATE, TOE NAIL	3-8d
11. 1" BRACE TO EACH STUD AND PLATE,	
FACE NAIL	2-8d
12. BUILT-UP CORNER STUDS	16d AT 24"o.c.



TYPICAL WALL CORNER

3/4"-1" 11

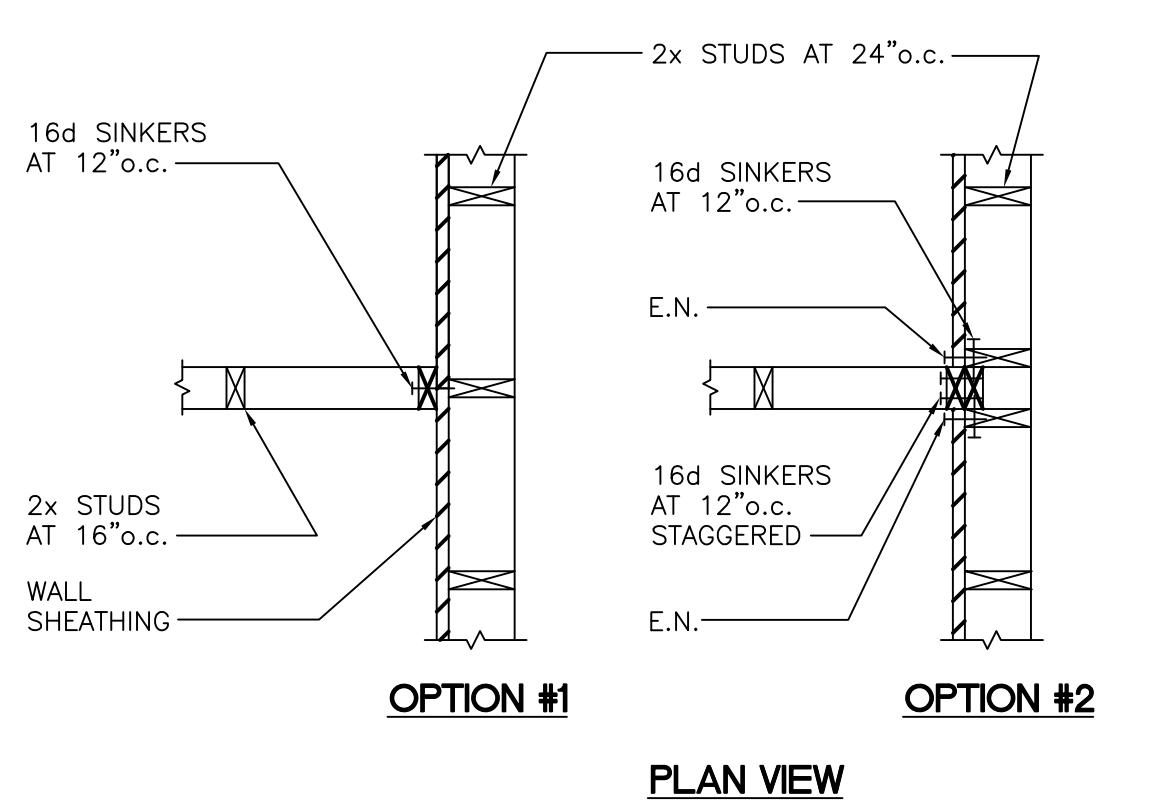


TYPICAL SILL PLATE

3/4"-1" 8

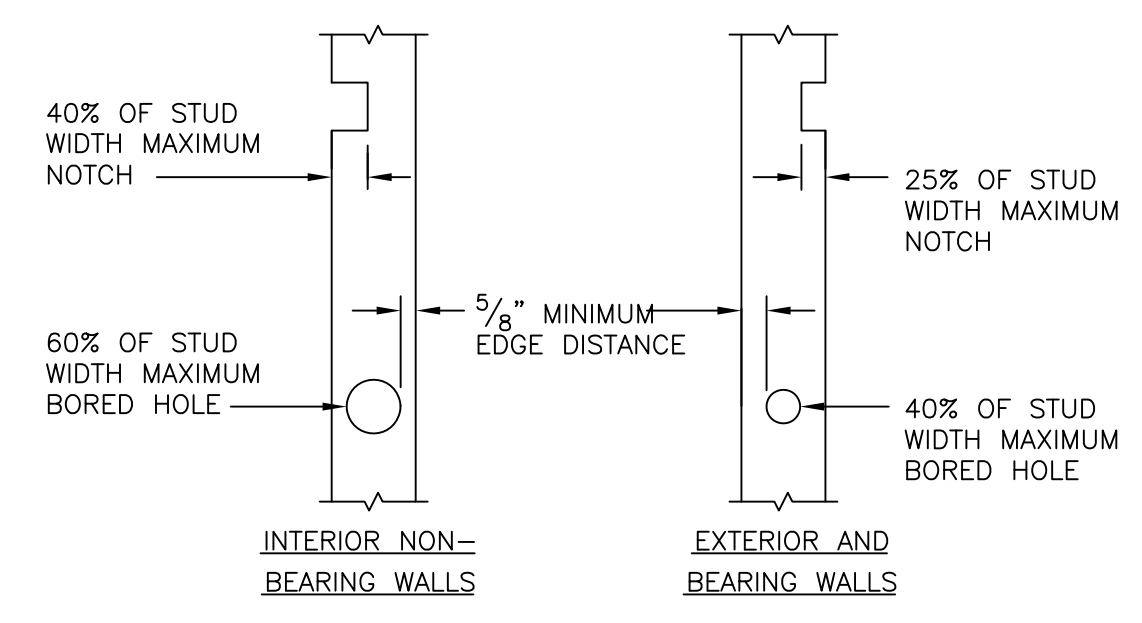
NAILING SCHEDULE

3/4"-1" 2



TYP. WALL INTERSECTION

3/4"-1" 10

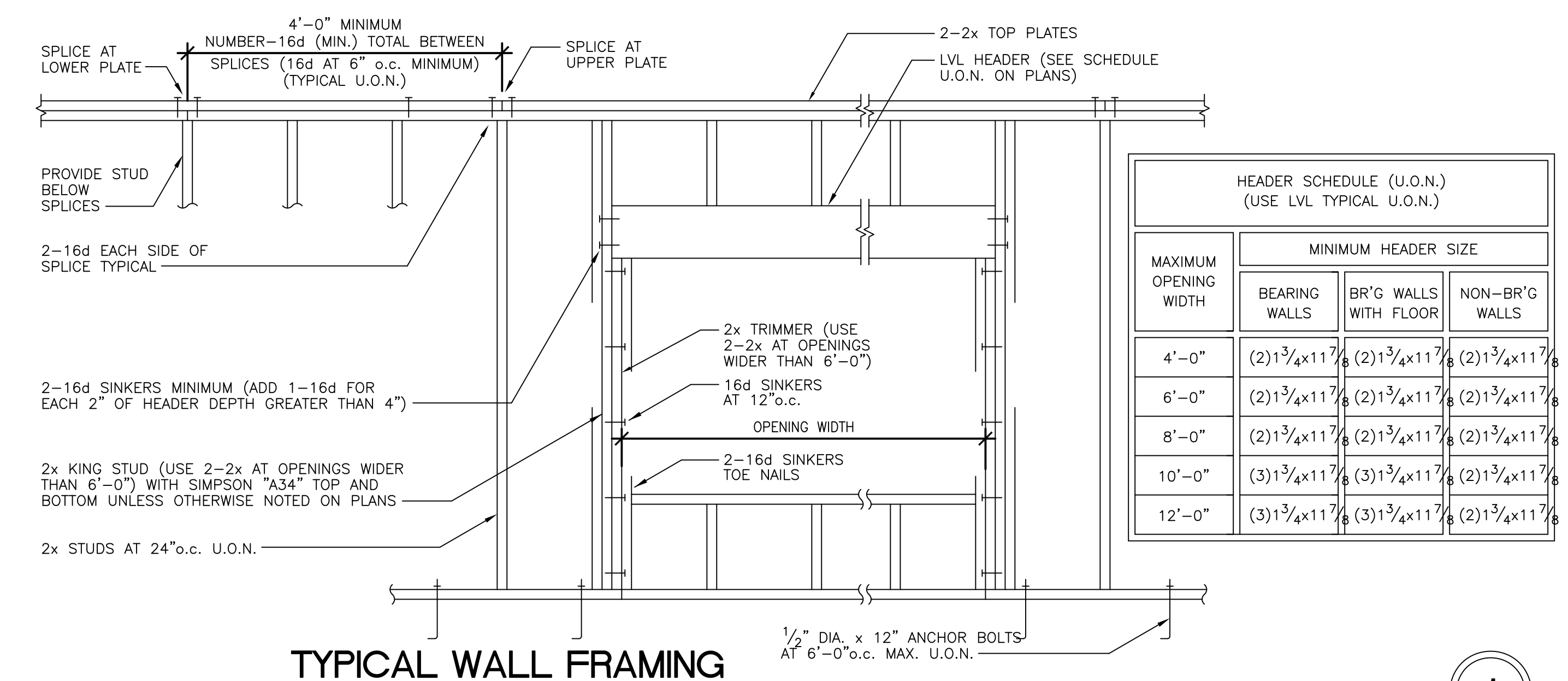


NOTES:
 1. NOTCHES AND HOLES SHALL NOT OCCUR AT THE SAME LOCATION ON A STUD.
 2. ANY STUD MAY BE BORED WITH A MAXIMUM HOLE OF 60% OF THE STUD WIDTH PROVIDED EACH BORED STUD IS DOUBLED AND NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS ARE BORED.

NOTCH/BORE % OF STUD WIDTH	2x4	2x6
25%	7/8"	1 3/8"
40%	1 3/8"	2 1/8"
60%	2"	3 1/4"

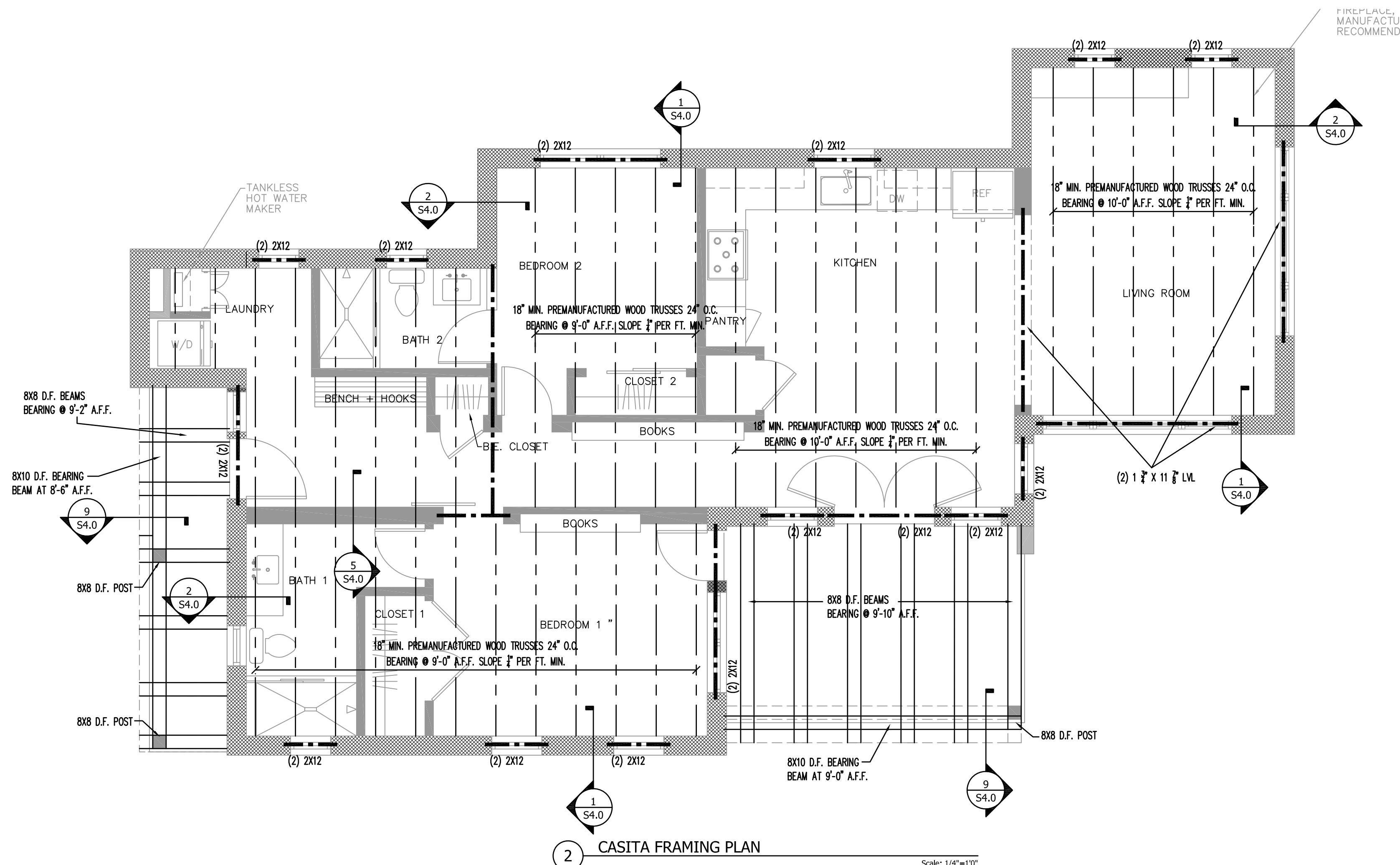
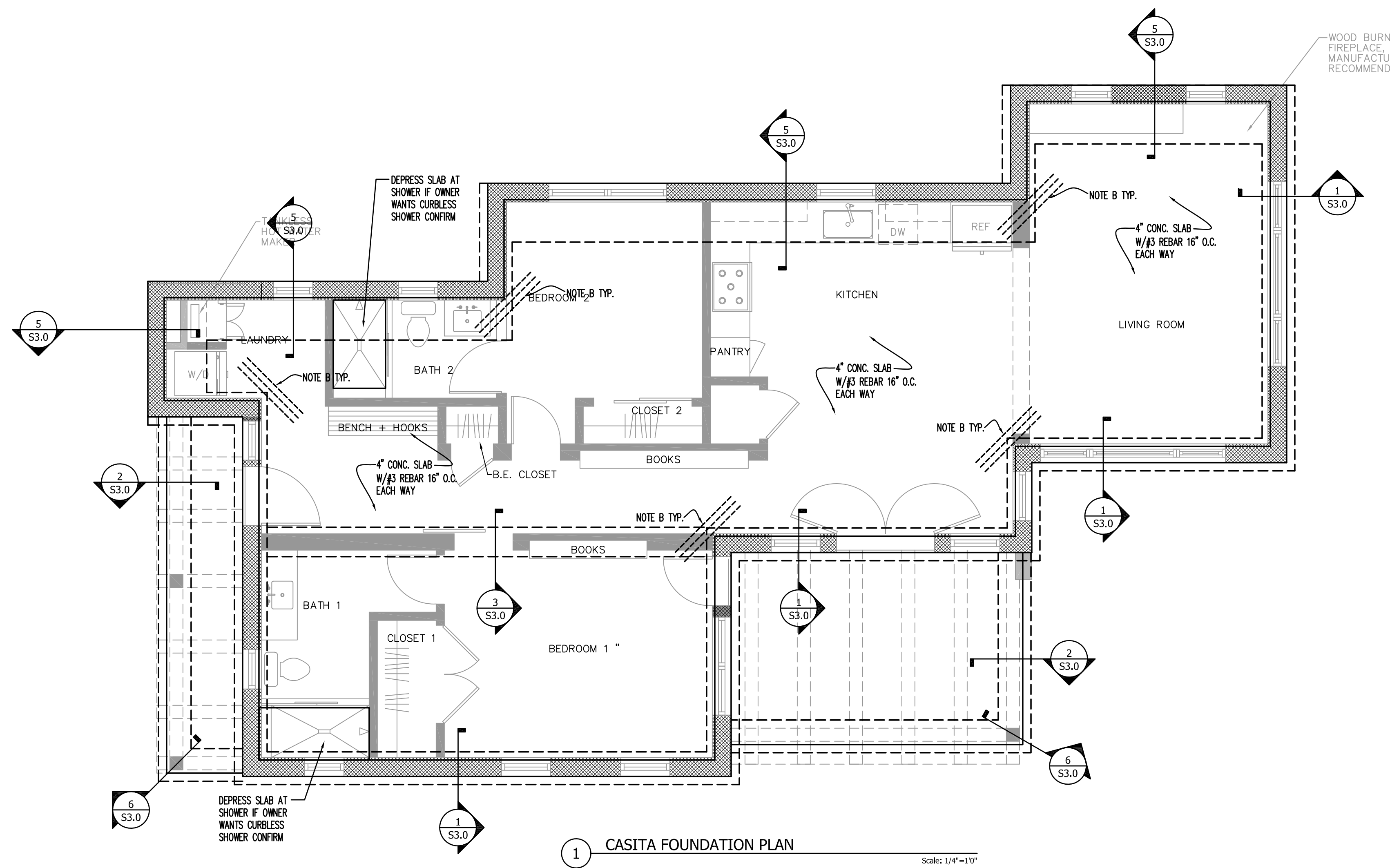
TYP. STUD WALL BORING AND NOTCHING DETAIL

3/4"-1" 7



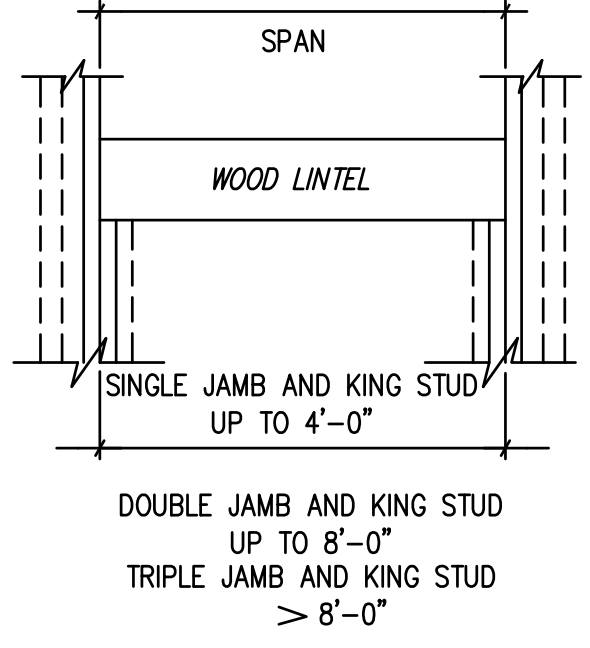
TYPICAL WALL FRAMING

3/4"-1" 1



NOTES:

- ALL COLUMN FOOTINGS ARE CENTERED ON COLUMNS AND COLUMNS ARE CENTERED ON GRIDS U.O.N. WALL FOOTINGS ARE CENTERED BENEATH WALLS U.O.N.
- SEE SHEET S0.1 FOR GENERAL STRUCTURAL NOTES.
- SEE SHEET S0.2 FOR TYPICAL CONCRETE DETAILS.
- SEE SHEET S0.3 FOR TYPICAL WOOD DETAILS.
- VERIFY SIZE, LOCATION AND DEPTH OF UTILITIES AND SLEEVES WITH OTHER TRADES. FOR MECH LINES BELOW FOUNDATION, STEP AND THICKEN FOOTING AS INDICATED IN DETAIL (S0.2)
- VERIFY ALL DIMENSIONS AND ADDITIONAL DETAILS WITH ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION.
- FOR TYPICAL FOOTING CORNER BAR REINFORCING SEE (S0.2)
- FOR TYPICAL STEPPED FOOTING SEE (S0.2)



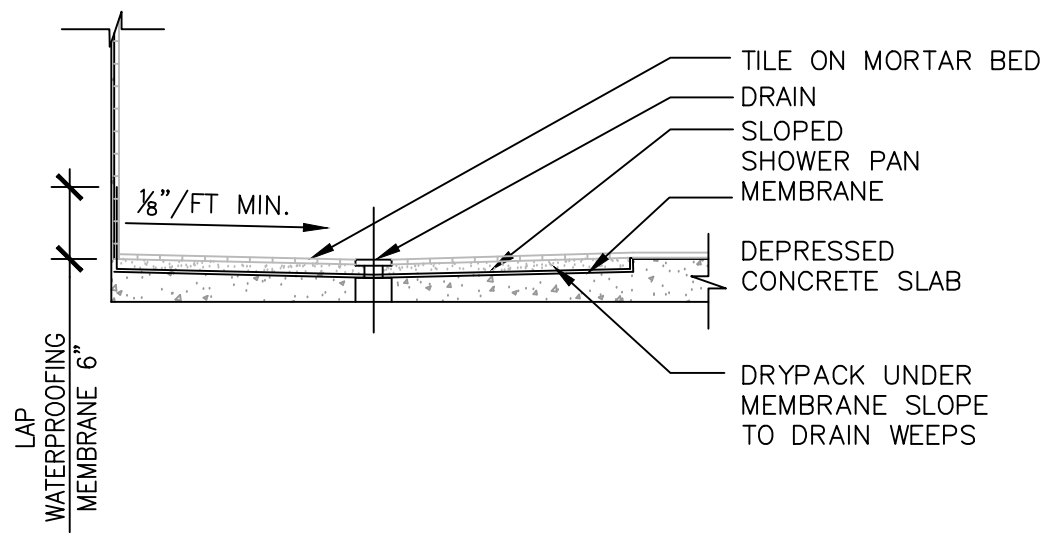
ROOF SHEATHING: 5/8" OSB 1 APA RATED SHEATHING NAIL WITH 8d AT 6" o.c. AT BOUNDARY, 8d AT 12" o.c. AT EDGES (UNBLOCKED) AND 8d AT 12" o.c. AT FIELD. SEE DETAIL (S0.3) FOR SHEATHING

WALL SHEATHING: 7/16" OSB 1 APA RATED SHEATHING NAIL WITH 8d AT 6" o.c. AT EDGES (BLOCKED ALL EDGES) AND 8d AT 12" o.c. AT FIELD.

NON-BEARING WOOD LINTEL

SPAN	HEADER
UP TO 4'-0"	2 - 2x6
4'-0" TO 6'-0"	2 - 2x8
6'-0" TO 8'-0"	2 - 2x10
8'-0" TO 10'-0"	2 - 2x12

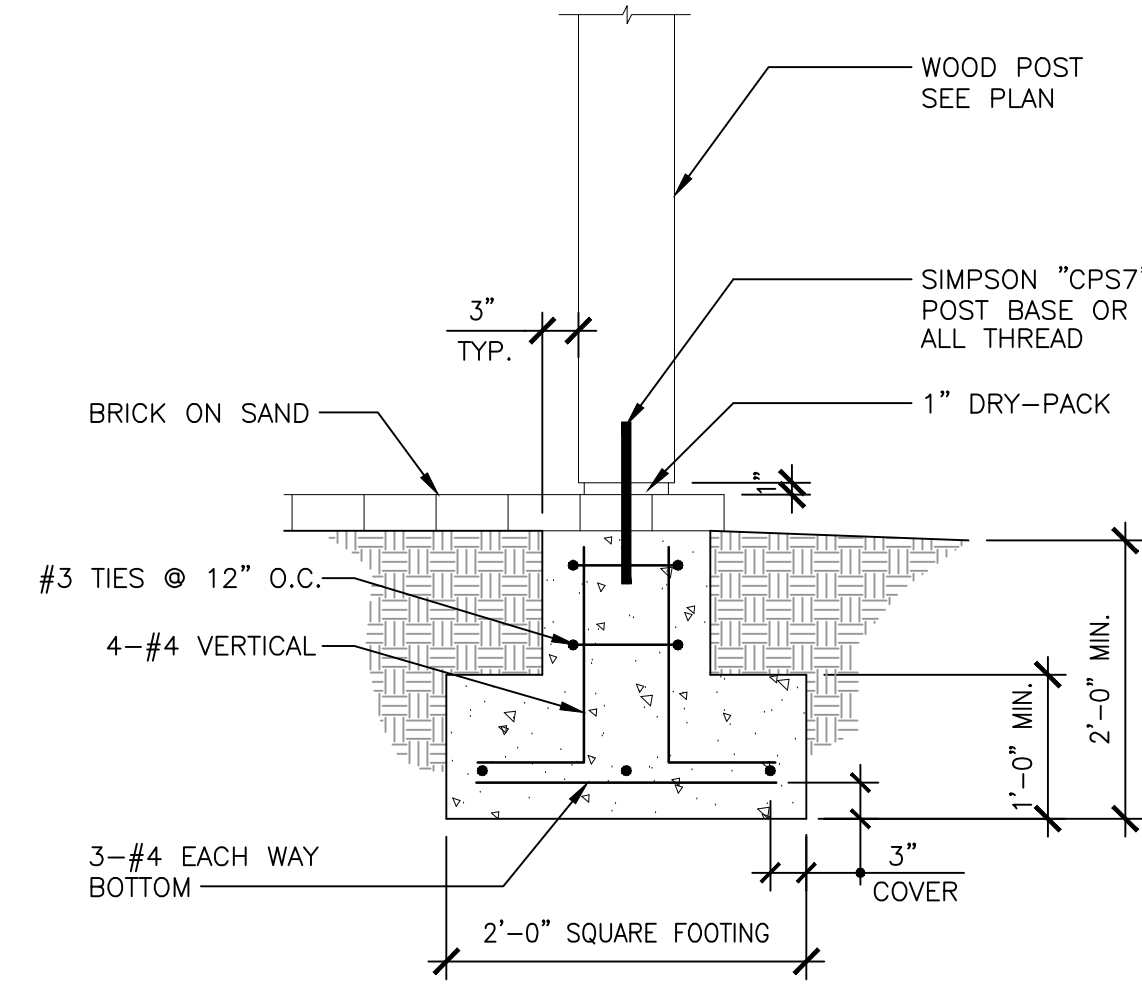
NOTE: ALL HEADERS WITH JOISTS BEARING ABOVE ARE DOUBLE 2x12, #1 DF/LARCH UNLESS NOTED OTHERWISE



DEPRESSED SLAB

3/4"-1"

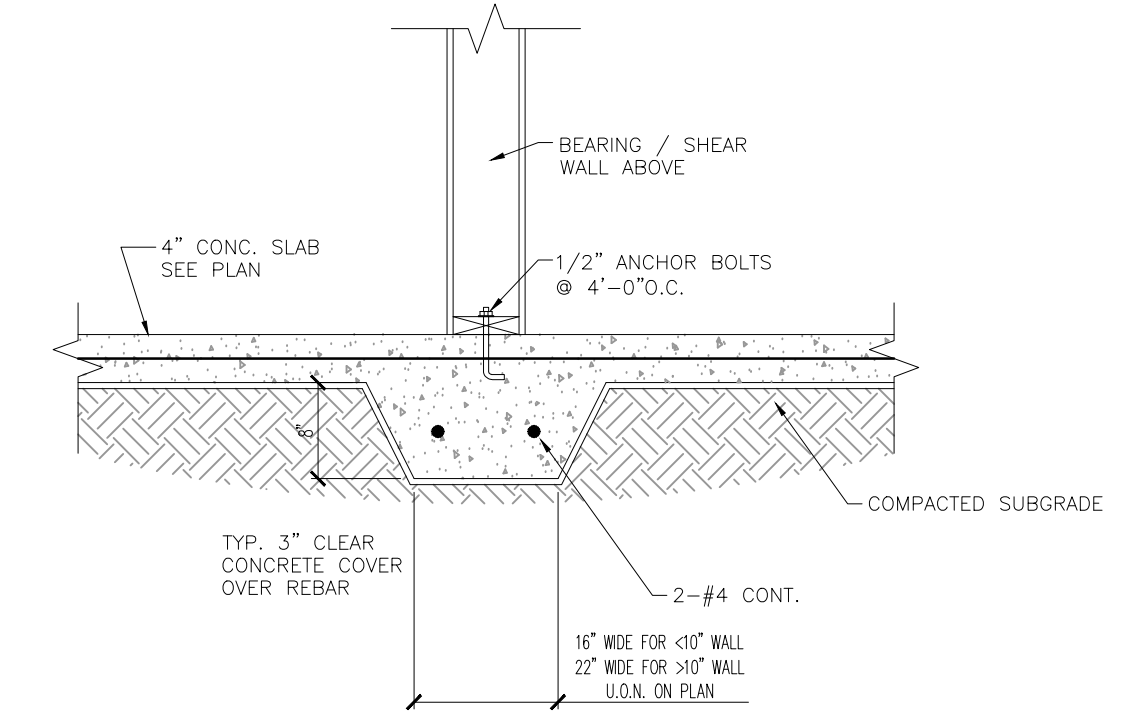
12



SECTION AT PORTAL

3/4"-1"

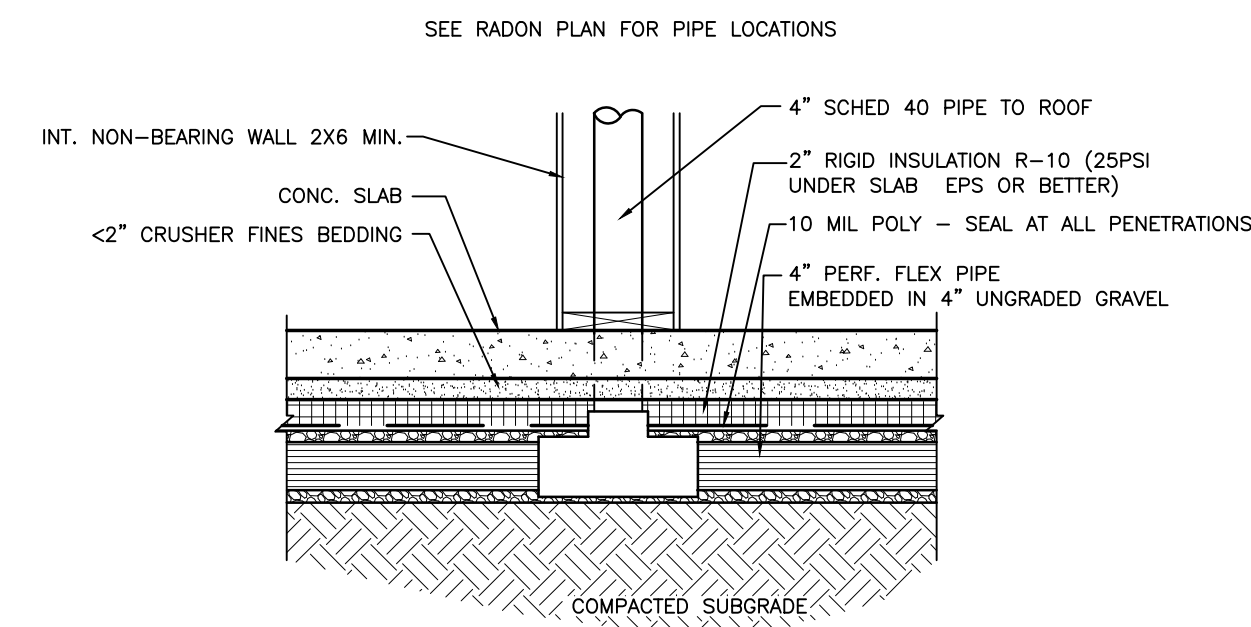
6



INTERIOR WALL TO FOOTING

3/4"-1"

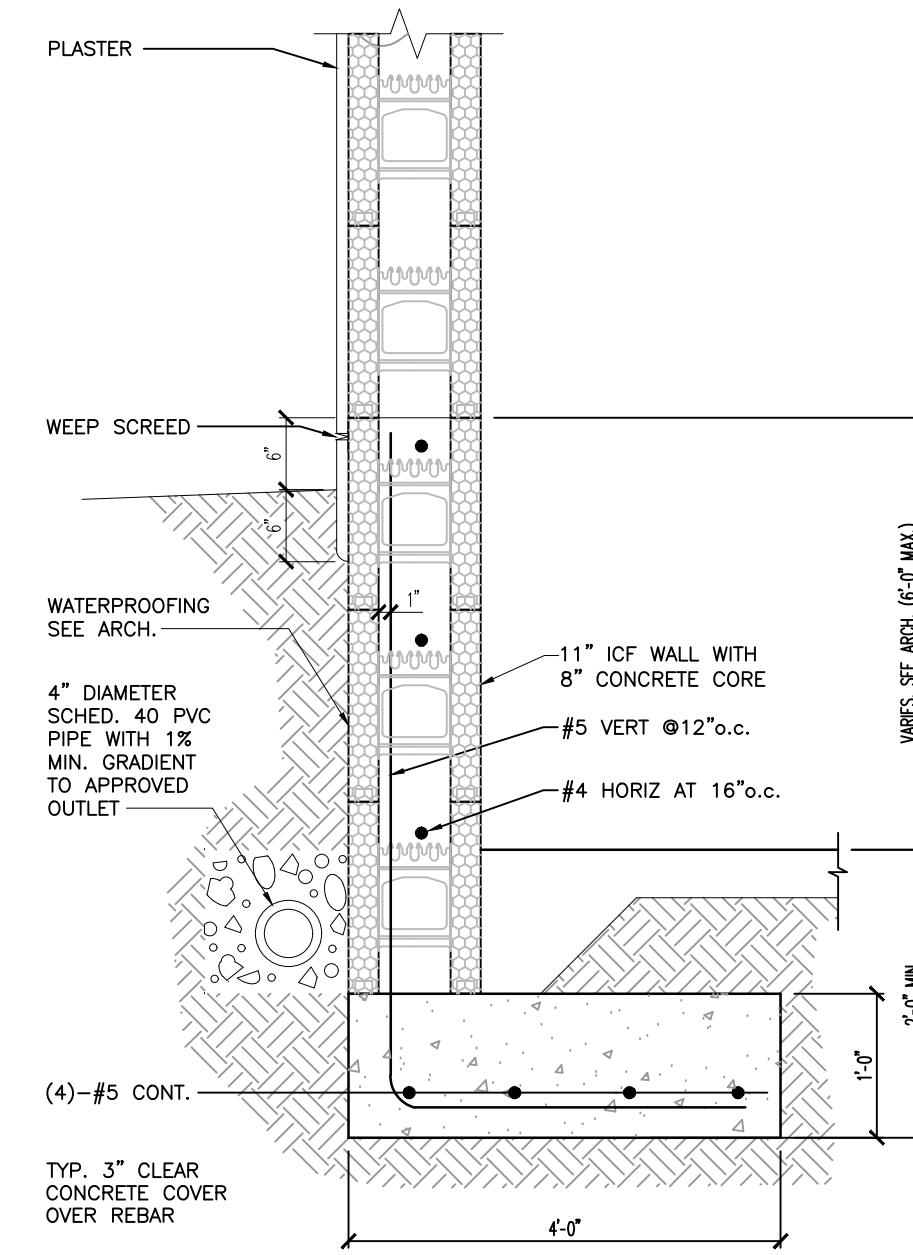
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RADON DETAIL

3/4"-1"

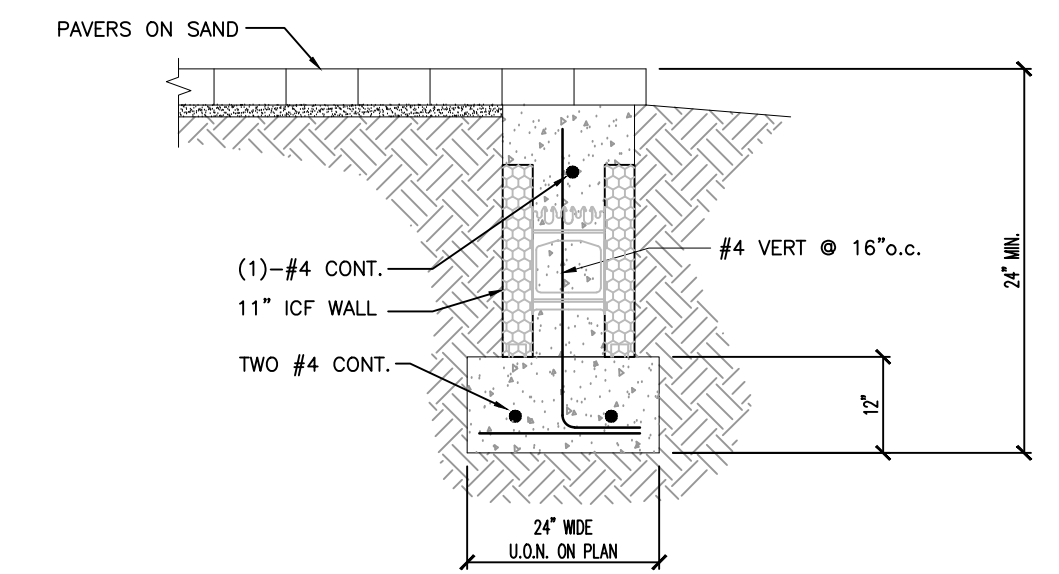
8



ICF RETAINING WALL

3/4"-1"

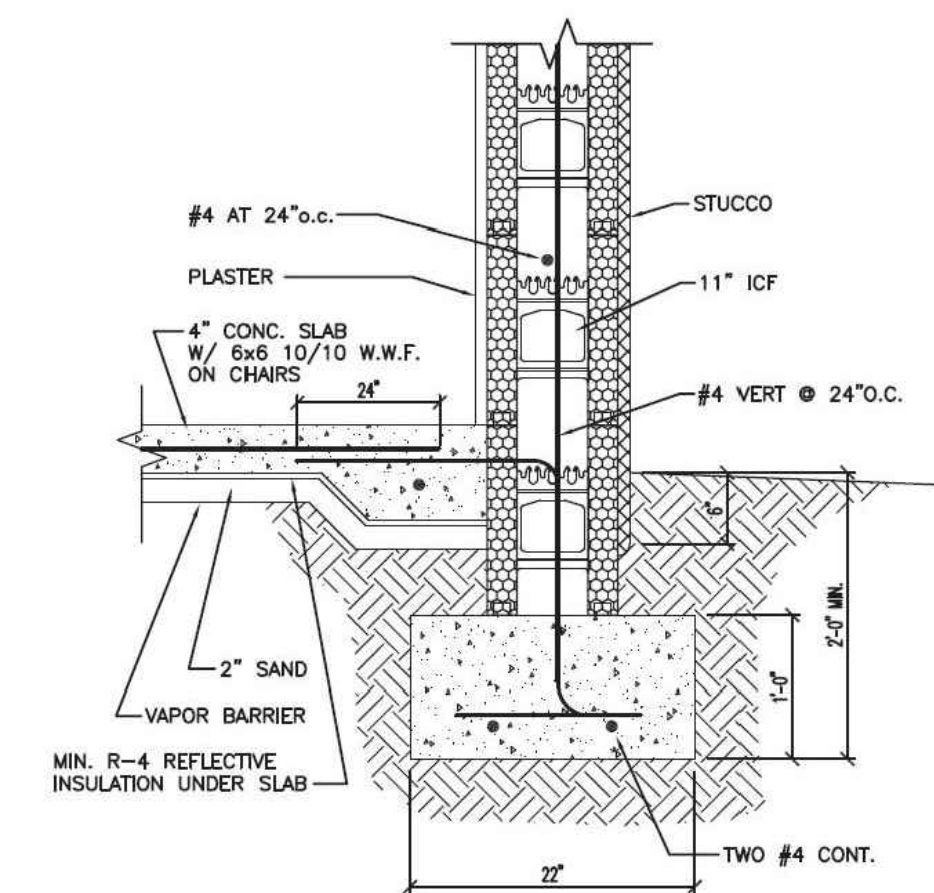
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ICF WALL AT PORTAL EDGE

3/4"-1"

2

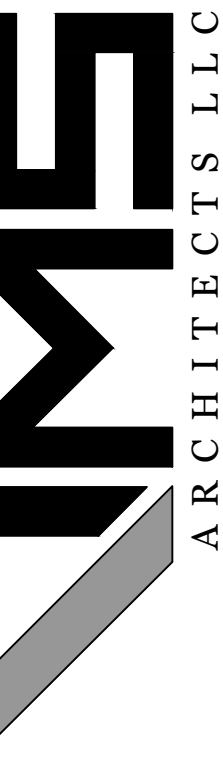


ICF WALL TO FOOTING

3/4"-1"

1

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A CUSTOM RESIDENCE FOR:
BARRETT
 248 RODRIGUEZ ST
 SANTA FE, NEW MEXICO

FOUNDATION DETAILS

Sheet Description:

- Authorized Use:
- Schematic Design
 - Bid Set
 - Building Permit

SHEET No.

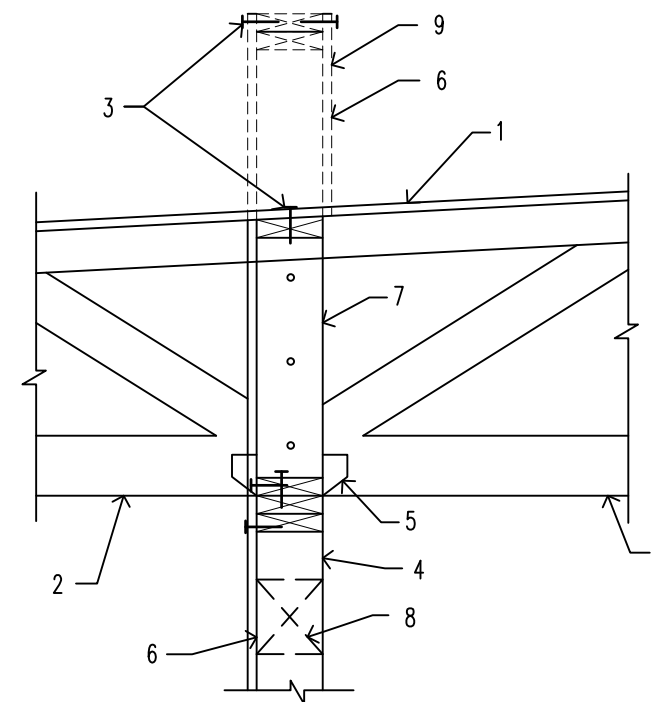
S-3.0

PREFAB WOOD TRUSSES:

1. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE COMPLETE DESIGN, FABRICATION AND ERECTION PROCEDURES FOR ALL TRUSSES, BLOCKING, INCIDENTAL FRAMING, FRAMING FOR OPENINGS NOT SHOWN ON DRAWINGS, TEMPORARY AND PERMANENT BRACING AND BRIDGING, CONNECTIONS, HOLDOWN ANCHORS AND ALL OTHER ITEMS REQUIRED FOR COMPLETE AND SAFE INSTALLATION OF THE TRUSS SYSTEM. TRUSS CONFIGURATIONS ARE SHOWN ON DRAWINGS.
2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH 2015 IBC TO SUPPORT THEIR OWN WEIGHT PLUS SUPERIMPOSED DEAD, LIVE AND LATERAL LOADS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS SHALL INCLUDE BUT NOT BE LIMITED TO DESIGN LOADS, ALLOWABLE STRESSES, STRESS DIAGRAM, TRUSS TO TRUSS CONNECTIONS, SPECIAL BEARING OR CONNECTION DETAILS AND ERECTION DRAWINGS.
3. ALL TOP AND BOTTOM CHORD MATERIAL SHALL BE FINGER JOINTED AT SPLICES BETWEEN PANEL POINTS AND TENSION TESTED TO MINIMAL OF 1.2 TIMES THE ALLOWABLE TENSION PARALLEL TO THE GRAIN (PER NATIONAL DESIGN SPECIFICATIONS). LIVE LOAD DEFLECTION SHALL BE LIMITED TO SPAN/360 AT ROOF AND SPAN/480 AT FLOOR AT SIMPLE SPAN MEMBERS AND 2X SPAN/360 AT CANTILEVER MEMBERS. ROOF TRUSS DURATION OF LOAD FACTOR SHALL BE 1.25 UNLESS THERE IS A SNOW LOAD WHICH WOULD REDUCE IT TO 1.15. ALL TRUSSES SHALL BE CAMBERED FOR 1.2 X THE DESIGN DEAD LOAD. LIVE LOAD DEFLECTION DIFFERENCE BETWEEN ADJACENT TRUSSES SHALL BE KEPT TO LESS THAN 1/4" DIFFERENCE.
4. BRACING AND BRIDGING SIZES AND SPACING BY TRUSS MANUFACTURER IN ACCORDANCE WITH THE LATEST RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE (TPI). MINIMUM REQUIREMENTS ARE SHOWN ON THE DRAWINGS. INSTALL AND LAP BRACING AND BRIDGING PER LATEST TPI RECOMMENDATIONS. SPECIAL BRACING MAY BE REQUIRED FOR MULTIPLE OR CANTILEVER TRUSSES AND WIND UPLIFT CONDITIONS.
5. ADDITIONAL TRUSSES SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT.
6. ALL CONNECTORS SPECIFIED BY THE MANUFACTURER SHALL HAVE CURRENT ICC APPROVAL AND SHALL BE DESIGNED AND SIZED FOR TWICE THE CALCULATED LOAD. NO OFF-SETS FOR CONNECTIONS WILL BE PERMITTED.
7. ALL TRUSS TO TRUSS CONNECTIONS ARE THE DESIGN RESPONSIBILITY OF THE MANUFACTURER. CALCULATIONS AND DETAILS FOR CONNECTIONS SEALED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE THE PROJECT IS LOCATED SHALL BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION.

DETAIL NOTES

- | | |
|---------------------------------------|---|
| 1. PLYWOOD SHEATHING PER G.S.N. | 6. WALL SHEATHING PER PLAN. |
| 2. PREFAB. WOOD TRUSS | 7. SHEAR PANEL BLOCKING PER TYP. DTL. T21 |
| 3. PLYWOOD EDGE NAILING, TYP. | 8. WOOD HEADER WHERE OCCURS |
| 4. WOOD STUD WALL WITH DBL. TOP PLATE | 9. INTEGRATED PARAPET PER PLAN AS OCCURS. |
| 5. SIMPSON H2.5A AT EACH TRUSS | |



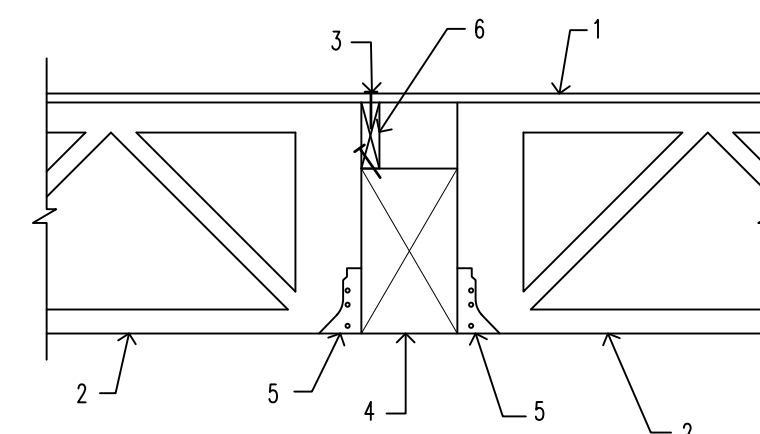
WOOD TRUSSES AT WOOD STUD WALL

NO SCALE

5

DETAIL NOTES

- | | |
|---------------------------------|--|
| 1. PLYWOOD SHEATHING PER G.S.N. | 5. SIMPSON HUS26 HANGER. USE THA29 HANGER WHERE FLOOR/DECK TRUSSES OCCURS. |
| 2. PREFAB. WOOD TRUSS | 6. 2X SOLID BLOCKING W/16d TOENAILS AT 6" O.C. |
| 3. EDGE NAILING PER G.S.N. | |
| 4. WOOD BEAM PER PLAN | |



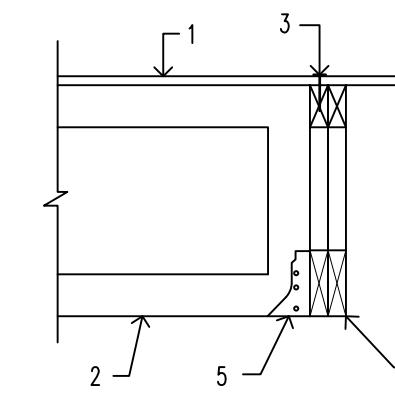
PREFAB. WOOD TRUSS AT WOOD BEAM

NO SCALE

4

DETAIL NOTES

- | | |
|--------------------------------------|---|
| 1. PLYWOOD SHEATHING PER G.S.N. | 5. SIMPSON HANGER (L.N.O.): |
| 2. PREFAB. WOOD TRUSS | - USE LUS26 AS SINGLE TRUSS |
| 3. EDGE NAILING PER G.S.N. | - USE HUS26-2 AT GIRDER TRUSS |
| 4. PREFAB. GIRDER TRUSS (2-PLY MIN.) | - USE LSSU AT SKEWED OR SLOPED CONDITIONS |

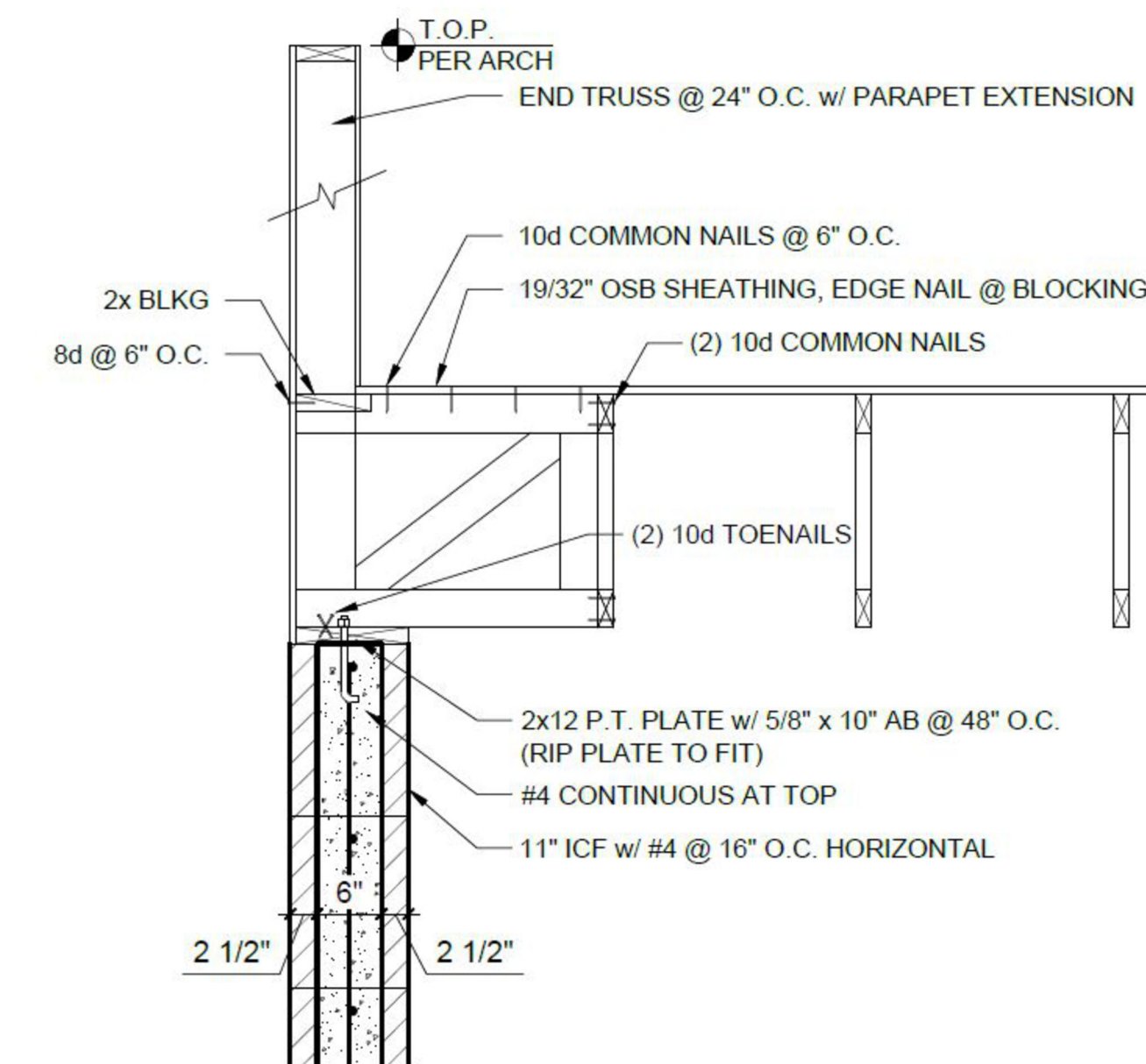


SEE ARCH. DRAWINGS FOR CUSTOM PROFILES

PREFAB. WOOD TRUSS AT GIRDER TRUSS

NO SCALE

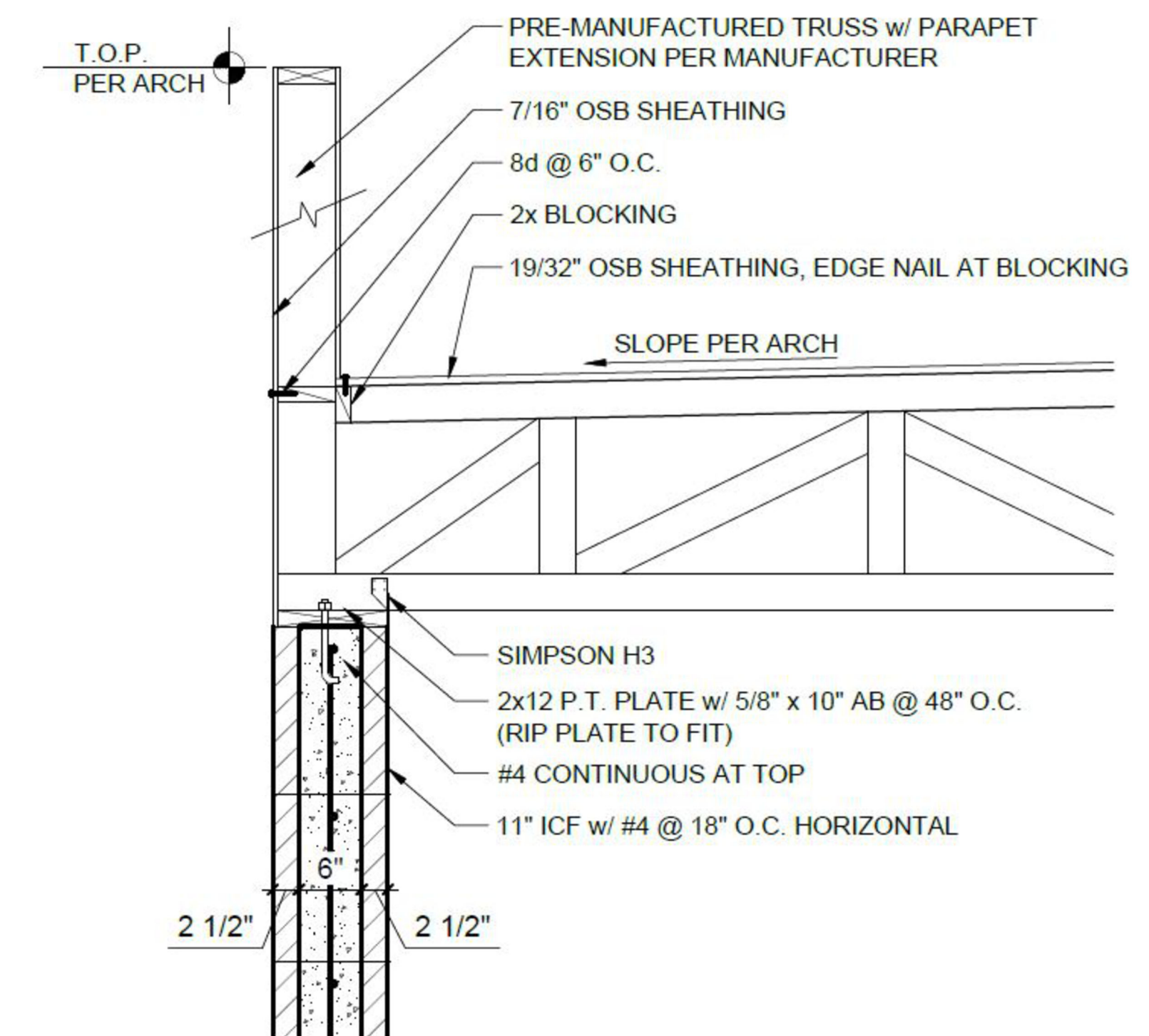
3



PARALLEL TRUSSES AT ICF WALL

NO SCALE

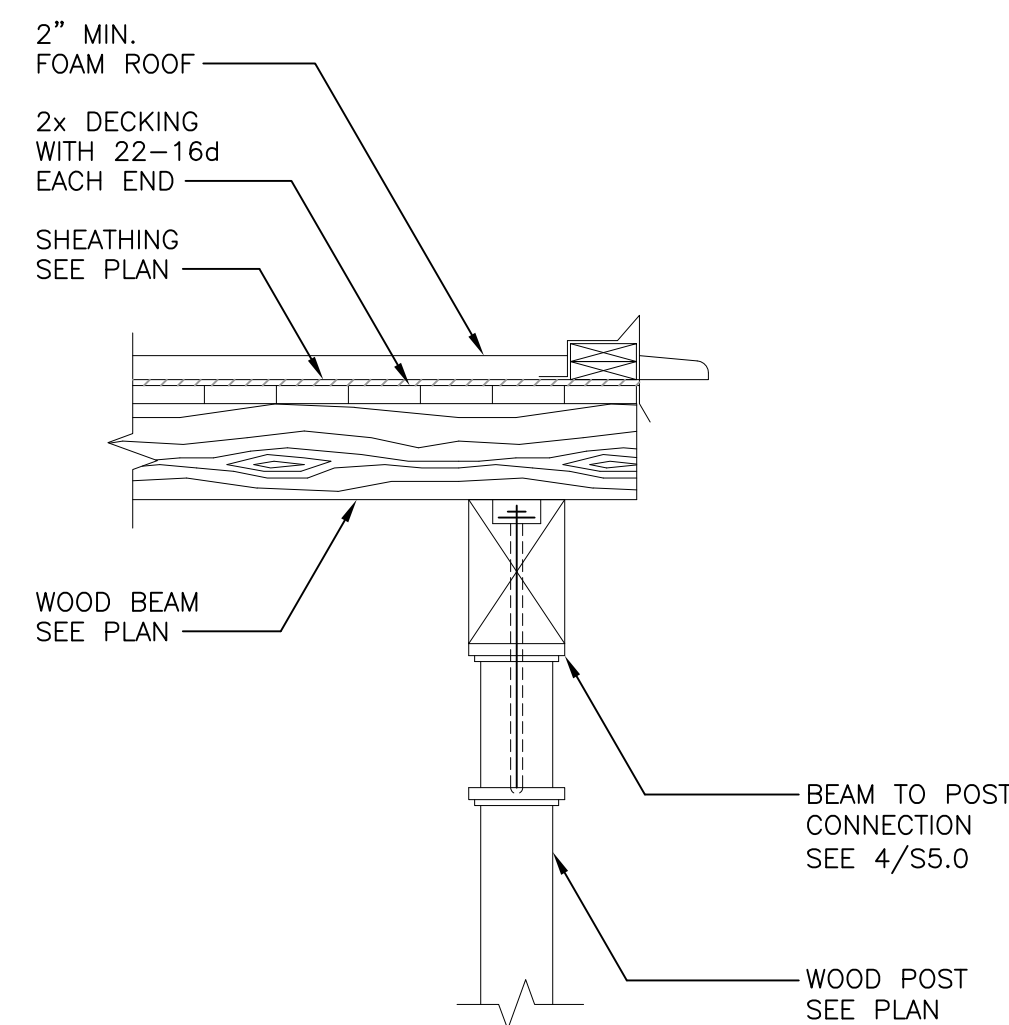
2



PREFAB. WOOD TRUSS WITH INTEGRAL PARAPET AT ICF WALL

NO SCALE

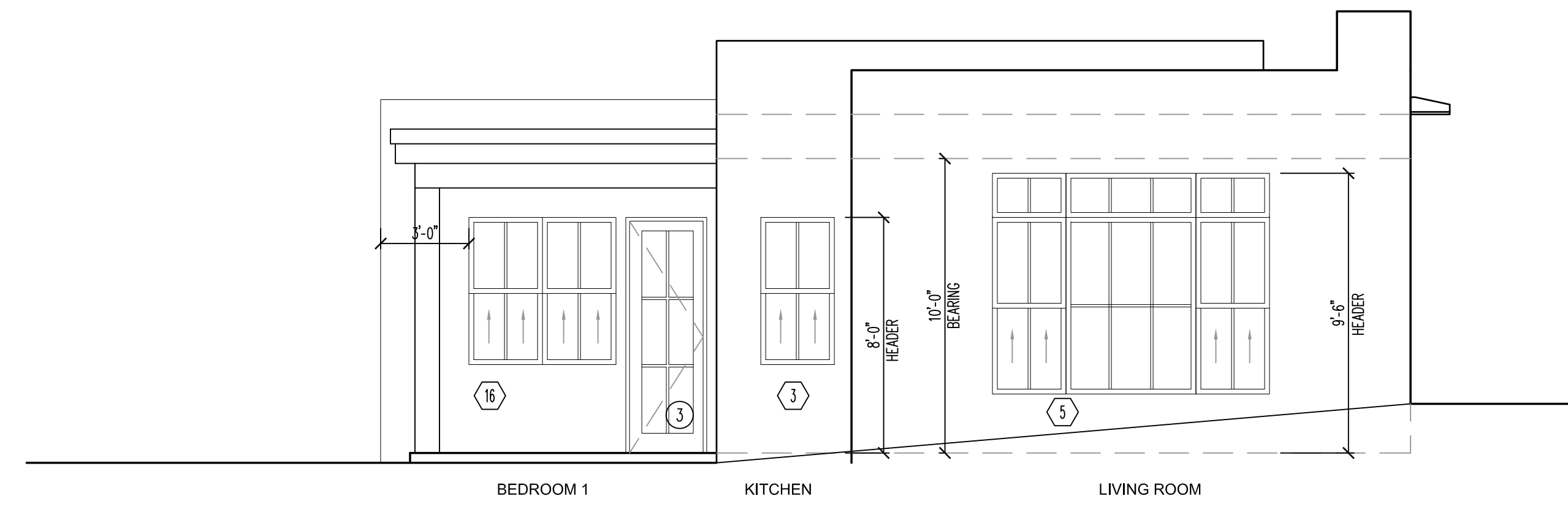
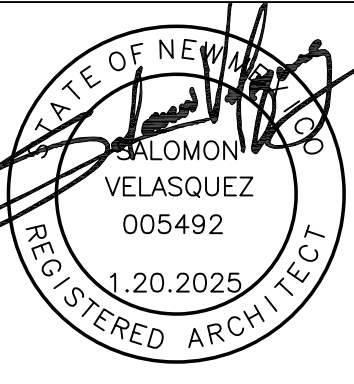
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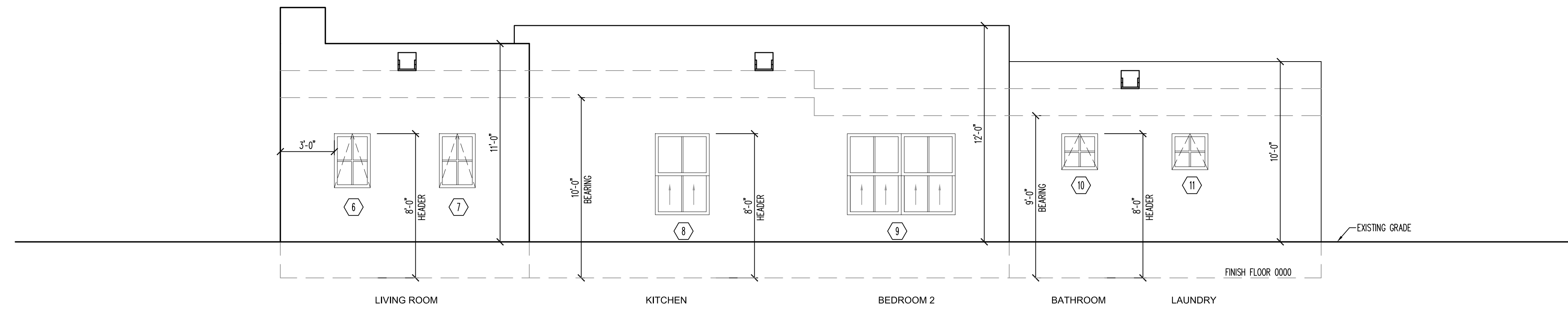
PORTAL SECTION

3/4"=1'

9



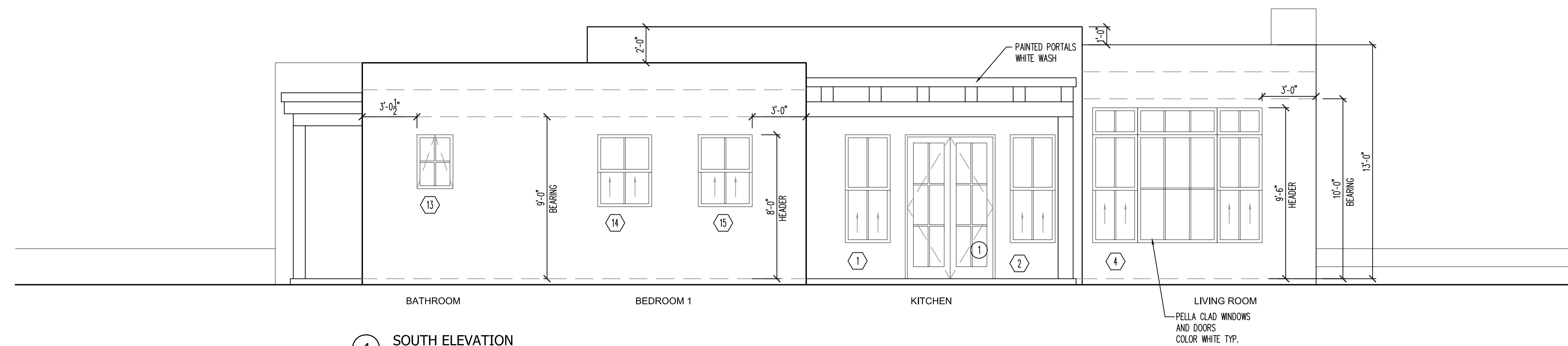
1 EAST ELEVATION
Scale: 1/4"=1'0"



2 NORTH ELEVATION
Scale: 1/4"=1'0"

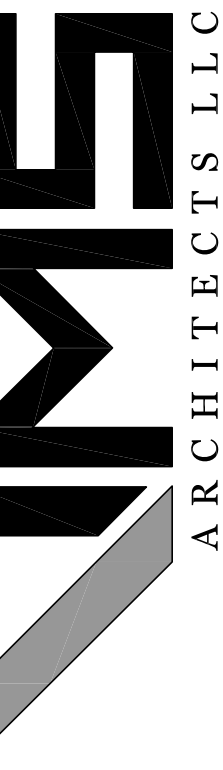


3 WEST ELEVATION
Scale: 1/4"=1'0"



4 SOUTH ELEVATION
Scale: 1/4"=1'0"

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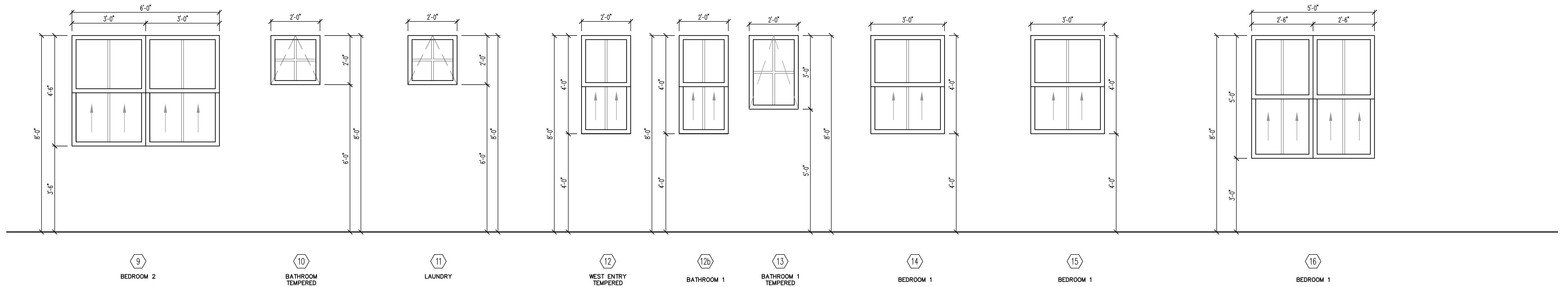
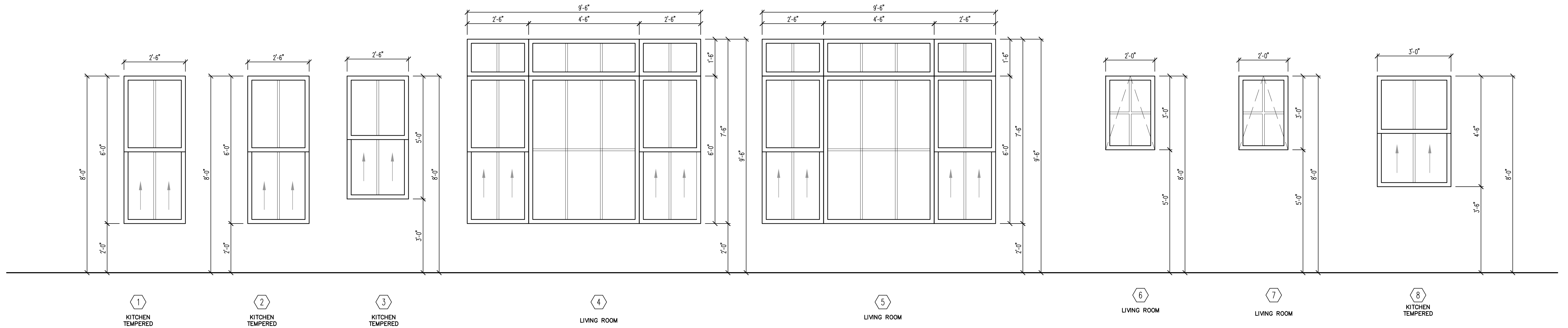
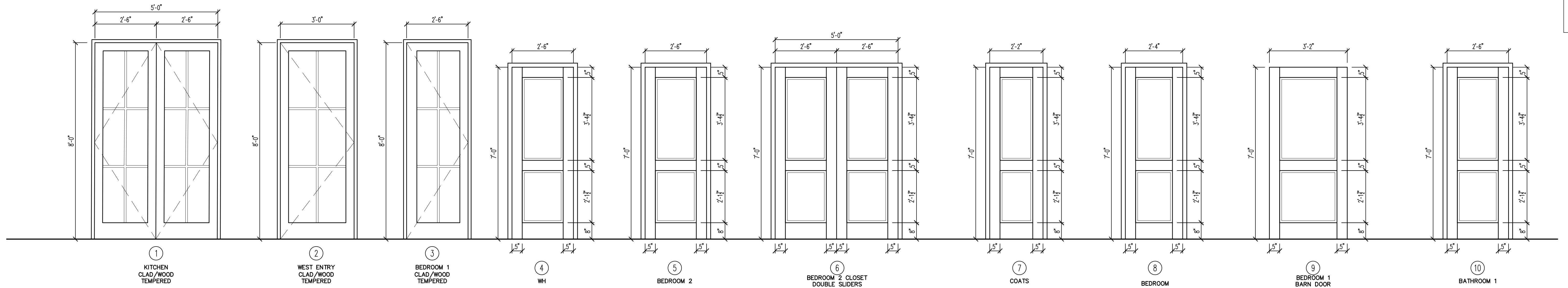


A CUSTOM RESIDENCE FOR:
BARRETT
248 RODRIGUEZ ST
SANTA FE, NEW MEXICO

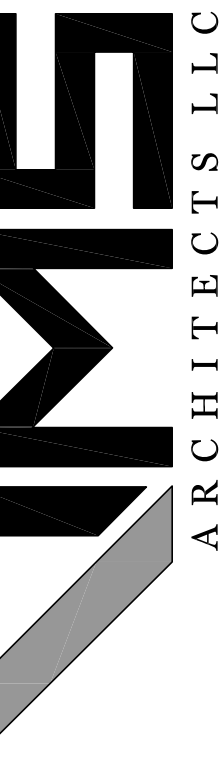
Sheet Description:
EXTERIOR ELEVATIONS

- Authorized Use:
- Schematic Design
 - Bid Set
 - Building Permit

SHEET No. **A-2.0**



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 SANTA FE, NM 87504
 PH: 1.505.290.6152

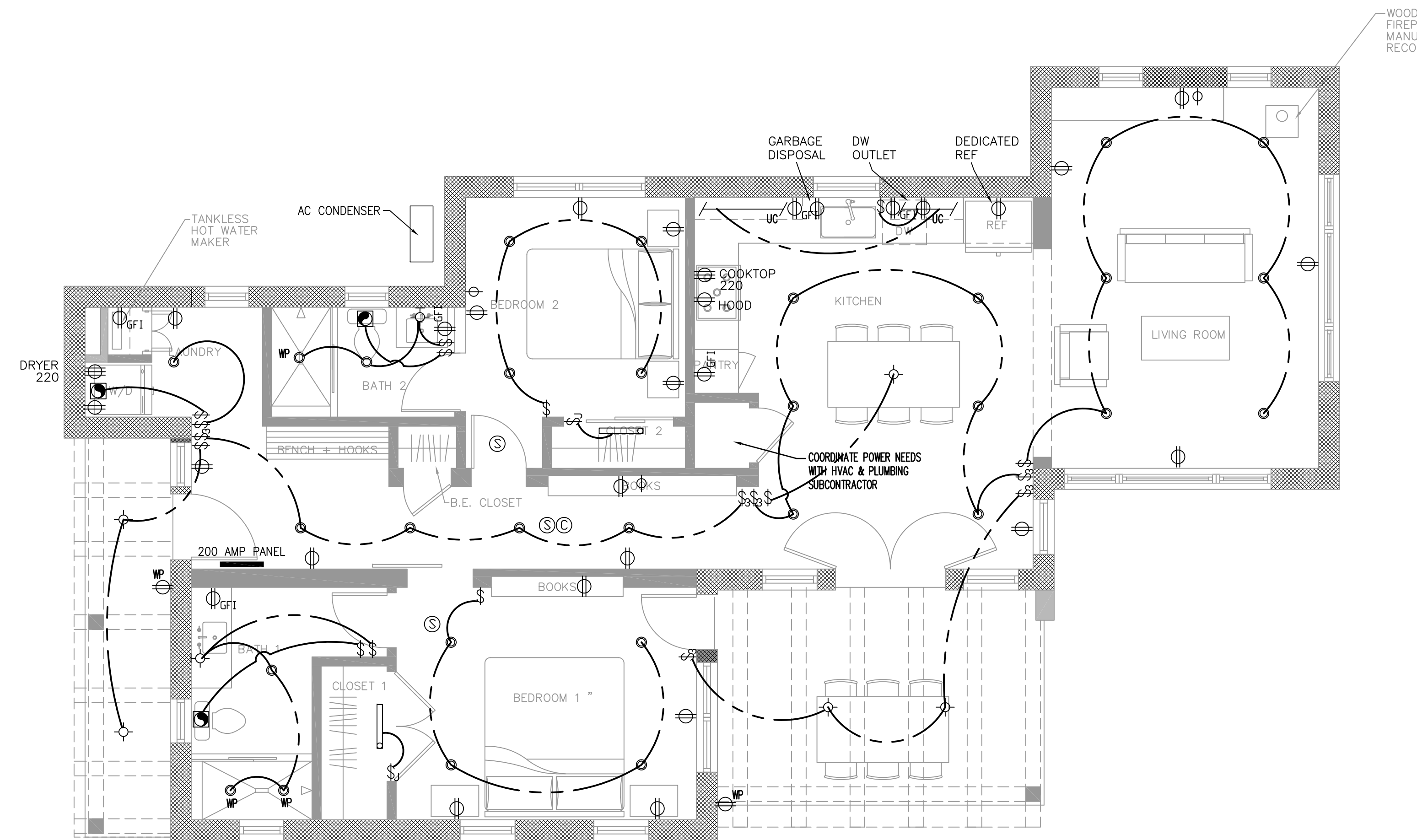
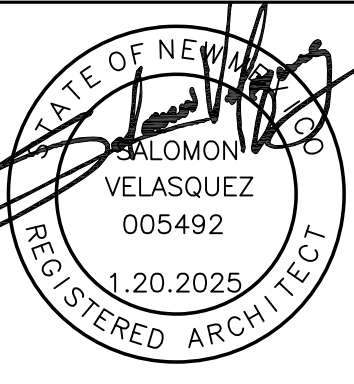


A CUSTOM RESIDENCE FOR:
BARRETT
 248 RODRIGUEZ ST
 SANTA FE, NEW MEXICO

Sheet Description:
DOOR AND WINDOW SCHEDULE

Authorized Use:
 Schematic Design
 Bid Set
 Building Permit

SHEET No.
A-4.0



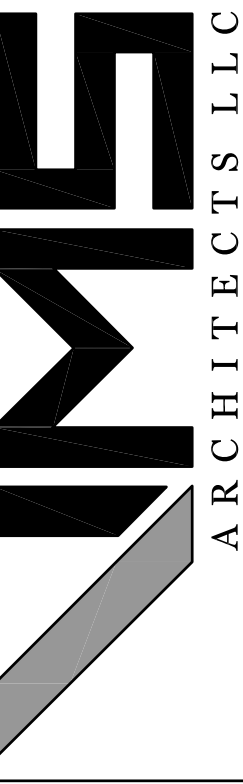
1 CASITA ELECTRICAL PLAN Scale: 1/4"=1'0"

- GENERAL NOTES**
- LAYOUT LIGHTING IN FIELD WITH OWNER/ARCHITECT PRIOR TO INSTALLING.
 - CONFIRM SWITCH HEIGHT FOR INDEPENDENT SWITCH LEGS OVER BEDS TYP.
 - SWITCHES, T-STATS, AND VOLUME CONTROLS TO BE ALL GROUPED TOGETHER TYP.
 - PROVIDE DISPOSER AIR SWITCH FOR KITCHEN
 - PROVIDE SMOKE DETECTORS IN COMPLIANCE WITH BUILDING CODE. SMOKE DETECTORS TO BE LOCATED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN A HALLWAY OR AREA GIVING ACCESS TO SLEEPING ROOMS. ALL SMOKE DETECTORS TO HAVE AN AUDIBLE ALARM. REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL HAVE BACK UP BATTERY POWER.
 - ALL SWITCHES ON DIMMERS EXCEPT CLOSETS, STORAGE, MECHANICAL, GARAGE, AND BATHROOMS.
 - MAXIMUM WATTAGE FOR ALL EXTERIOR LIGHT FIXTURES IS 40 WATTS
 - ALL RECESSED LIGHTS ARE 4" , UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR LIGHTING IS DOWN-LIT.
 - CONTRACTOR TO PROVIDE ALL OUTLET PLUGS IN COMPLIANCE WITH BUILDING CODE.

SYMBOL LEGEND:

\$	SWITCH	SP	SPEAKER
\$3	3-WAY SWITCH	J	JUNCTION BOX
\$D	DIMMER SWITCH	---	ROPE LIGHTING
\$J	JAMB SWITCH		
Φ	DATA / STRUCTURED CABLE		
⊕	WALL BRACKET FIXTURE		
⊕	CEILING FIXTURE		
○	2" CEILING MOUNTED RECESSED CANS		
○	4" CEILING MOUNTED RECESSED CANS		
⊕	CEILING MOUNTED RECESSED CAN WALL WASHER		
⊕	DUPLEX RECEPTACLE		
⊕	HALF SWITCHED DUPLEX RECEPTACLE		
⊕ ^{GF1}	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE		
⊕ ^{WP}	WATER PROOF RECEPTACLE		
⊕	FLOOR RECEPTACLE		
⊕	220-V RECEPTACLE		
⊕	EXHAUST FAN		
—	FLUORESCENT LIGHT MOUNTED ABOVE DOOR TYP.		
—	200 AMP PANEL		
⊕	CEILING FAN		
⊕ ⊕	SMOKE&CARBON DETECTOR		

P.O. BOX 1351
SANTA FE, NM 87504
PH: 1.505.290.6152



A CUSTOM RESIDENCE FOR:
BARRETT
248 RODRIGUEZ ST
SANTA FE, NEW MEXICO

Sheet Description:
ELECTRICAL PLAN

- Authorized Use:
- Schematic Design
 - Bid Set
 - Building Permit

SHEET No. **E-1.0**

Pella Clad-Wood Windows (White Interior, Divided Lite)

Series Options:

- **Pella® Lifestyle Series:** Features a wood interior and an aluminum-clad exterior, offering durability and aesthetic appeal.
- **Pella® Reserve™ Series:** Provides traditional and contemporary styles with authentic detailing, including Integral Light Technology® grilles. [General Housing Corporation](#) +3 [pella.com](#) +3

Interior Finish Options:

- Primed
- Prefinished White Paint
- Bright White Paint
- Linen White Paint
- Golden Oak Stain
- Early American Stain
- Provincial Stain
- Black Stain [General Housing Corporation](#) +4

Grille Options:

- **Simulated Divided Lites (SDL):** Exterior muntins are extruded aluminum, permanently applied to the exterior of the insulating glass unit. Interior muntins are clear pine, permanently bonded to the interior of the insulating glass unit.
 - **Profile Options:**
 - **Exterior:** Beaded or Putty profiles, with widths ranging from 5/8" to 2-5/16".
 - **Interior:** Beaded profile, with widths ranging from 7/8" to 1-3/8".
 - **Finishes:**
 - **Exterior:** Match the exterior cladding color.
 - **Interior:** Clear pine finish.
 - **Spacer Bar Options:**
 - **Standard:** Stainless Steel.
 - **Optional:** Black or Grey.
 - **Internal Shadow Bar:** Provides the appearance of a true divided lite and is standard on all SDL units. Optional finishes include Light Bronze or Silver. [Arcat](#)

Pella Clad-Wood Doors (White Interior, Divided Lite)

Series Options:

- **Pella® Lifestyle Series:** Offers a variety of door styles with a wood interior and aluminum-clad exterior.
- **Pella® Reserve™ Series:** Provides traditional and contemporary door styles with authentic detailing. [General Housing Corporation](#) +3 [pella.com](#) +2

Interior Finish Options:

- Primed
- Prefinished White Paint
- Bright White Paint
- Linen White Paint
- Golden Oak Stain
- Early American Stain
- Provincial Stain
- Black Stain [General Housing Corporation](#) +12

Grille Options:

- **Simulated Divided Lites (SDL):** Exterior muntins are extruded aluminum, permanently applied to the exterior of the insulating glass unit. Interior muntins are clear pine, permanently bonded to the interior of the insulating glass unit.
 - **Profile Options:**
 - **Exterior:** Beaded or Putty profiles, with widths ranging from 5/8" to 2-5/16".
 - **Interior:** Beaded profile, with widths ranging from 7/8" to 1-3/8".
 - **Finishes:**
 - **Exterior:** Match the exterior cladding color.
 - **Interior:** Clear pine finish.
 - **Spacer Bar Options:**
 - **Standard:** Stainless Steel.
 - **Optional:** Black or Grey.
 - **Internal Shadow Bar:** Provides the appearance of a true divided lite and is standard on all SDL units. Optional finishes include Light Bronze or Silver.



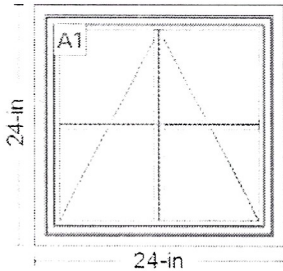
Lowes Custom Order Quote

Quote # 219977616
 Quote Name: Prelim
 Date Printed: 5/22/2025

Customer: Steve Barrett
Email: steve.barrett@att.net
Address: 248 Rodriguez St
 Santa Fe, NM 87501
Phone: (505) 490-1864

Store: (2556) LOWE'S OF SANTA FE, NM
Associate: MICHAEL SNYDER (2528635)
Address: 3458 ZAFARANO ROAD
 SANTA FE, NM 87507
Phone: (505) 819-4080

Item Total: 9
PreSavings Total: \$7,199.34
Freight Total: \$0.00
Labor Total: \$0.00
Pre-Tax Total: \$5,759.45
Savings Total: (\$1,439.89)



Pella Lifestyle Series | Awning | Vent | 24 X 24 |
 Without HGP | White
 Room Location: Laundry

Product Warranty



Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-1	Pella Lifestyle Series Awning Vent 24 X 24 Without HGP White	30 days		\$1,186.18	\$948.94	1	(\$237.24)	\$948.94
Valid thru: 05/28/2025								
Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-2	Screen Full Screen Champagne InView	30 days		\$44.50	\$35.60	1	(\$8.90)	\$35.60
Valid thru: 05/28/2025								

Begin Line 100 Descriptions

---- Line 100-1 ----

A1: Non-Standard Size Non-Standard Size Vent
 Awning. Frame Size: 24 X 24. Pella Lifestyle
 Series Series. No Package
 Without Hinged Glass Panel
 Northern
 Climate Zone 5

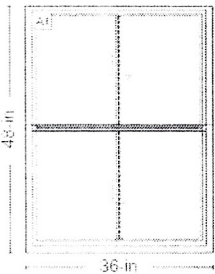
Clad
 Pine
 5"
 3 11/16". Standard Enduraclad
 White. Primed Interior. Glass: Insulated Low-E
 NaturalSun+ Low-E Insulating Glass Air Filled
 High Altitude STC 5mm/3mm Combination.
 Large Awning Hardware
 Fold-Away Crank
 Champagne
 No Limited Opening Hardware
 No Integrated Sensor
 Sill. Full Screen
 Champagne
 InView™. Combination U-Factor 0.3
 U-Factor 0.30
 Combination SHGC 0.4
 SHGC 0.40
 VLT 0.50
 CPD PEL-N-37-01216-00001
 Satisfied Energy Star Zones None
 Yes
 Performance Class LC
 PG 30
 Calculated Positive DP Rating 30
 Calculated Negative DP Rating 30
 FPA FL20532
 STC 32
 OITC 28
 Egress Not Applicable. Yes,

Remake: No
 In-Store Pick-up
 EA
 05/05/2025
 False
 True
 877-473-5527
 . 30 Days. 943063
 WTS Pella LS Window. 33070.
 Grille: SDL w/Spacer
 No Custom Grille
 7/8"
 Traditional (2W2H)
 Wrapping Information: Foldout Fins
 Factory Applied
 Branch Supplied
 3 11/16"
 5"
 Factory Applied
 Manufacturer Recommended Clearance
 Perimeter Length = 96".

---- Line 100-2 ----

Screen Full Screen Champagne InView

End Line 100 Descriptions



Pella Lifestyle Series | Double Hung | 36 X 48 |
 Without HGP | White
 Room Location: Bedroom 1

Product Warranty



Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-1	Pella Lifestyle Series Double Hung 36 X 48 Without HGP White	30 days		\$1,295.43	\$1,036.34	1	(\$259.09)	\$1,036.34
Valid thru: 05/28/2025								
Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-2	Screen Full Screen White InView	30 days		\$73.39	\$58.71	1	(\$14.68)	\$58.71
Valid thru: 05/28/2025								
Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-3	Hardware Options Champagne Sash Lift (0F370003)	30 days		\$11.23	\$8.98	1	(\$2.25)	\$8.98
Valid thru: 05/28/2025								
Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-4	Hardware Options Champagne Sash Lift (0F370003)	30 days		\$11.23	\$8.98	1	(\$2.25)	\$8.98
Valid thru: 05/28/2025								

Begin Line 200 Descriptions

---- Line 200-1 ----

A1: Non-Standard Size
 Double Hung
 Equal. Frame Size: 36 X 48. Pella Lifestyle Series
 Without Hinged Glass Panel
 Northern
 Climate Zone 5

Clad
 Pine
 5"
 3 11/16"
 Jambliner Color: Gray. Standard Enduraclad White. Primed Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Air Filled High Altitude STC 5mm/3mm Combination. Cam-Action Lock
 2 Locks
 Champagne
 No Limited Opening Hardware
 Order Sash Lift
 2 Lifts
 No Integrated Sensor. Full Screen
 White
 InView™. Combination U-Factor 0.31
 U-Factor 0.31
 Combination SHGC 0.43
 SHGC 0.43
 VLT 0.55
 CPD PEL-N-35-00513-00001
 Satisfied Energy Star Zones None
 No
 Performance Class LC
 PG 35
 Calculated Positive DP Rating 35
 Calculated Negative DP Rating 35
 FPA FL12952
 STC 31
 OITC 27
 Clear Opening Width 32.812
 Clear Opening Height 20.75
 Clear Opening Area 4.728118
 Egress Does not meet typical United States egress
 but may comply with local code requirements.
 Yes
 Yes,

Remake: No
 In-Store Pick-up
 EA
 05/05/2025
 False
 True
 877-473-5527
 . 30 Days. 943063
 WTS Pella LS Window. 33070.
 Grille: SDL w/Spacer
 No Custom Grille
 7/8"
 Traditional (2W1H / 2W1H)
 Wrapping Information: Foldout Fins
 Factory Applied
 Branch Supplied
 3 11/16"
 5"
 Factory Applied
 Manufacturer Recommended Clearance
 Perimeter Length = 168".

---- Line 200-2 ----

Screen Full Screen White InView

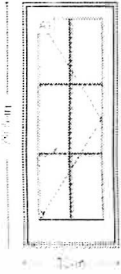
---- Line 200-3 ----

Hardware Options Champagne Sash Lift (OF370003)

---- Line 200-4 ----

Hardware Options Champagne Sash Lift (OF370003)

End Line 200 Descriptions



Pella Lifestyle Series | Inswing Door | Right | 30 X 79.5 | Without HGP | White
 Room Location: Bedroom 1 Entry

Product Warranty



Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-1	Pella Lifestyle Series Inswing Door Right 30 X 79.5 Without HGP White	37 days		\$3,875.78	\$3,100.62	1	(\$775.16)	\$3,100.62

Valid thru: 05/28/2025

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-2	Hardware Options Champagne Handle Set (05690014)	37 days		\$169.57	\$135.66	1	(\$33.91)	\$135.66

Valid thru: 05/28/2025

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-3	Screen Hinge Screen White InView	37 days		\$532.03	\$425.62	1	(\$106.41)	\$425.62

Valid thru: 05/28/2025

Begin Line 300 Descriptions

---- Line 300-1 ----

A1: Unit: 30 || Frame: 30-in || RO: 30 3/4-in
 Unit: 80 || Frame: 79 1/2-in || RO: 80-in
 Right Inswing Door. Frame Size: 30 X 79 1/2.
 Pella Lifestyle Series Series. No Program. No Package
 Without Hinged Glass Panel
 Northern
 Climate Zone 5

Clad
 Pine
 5 7/8"
 4 9/16"
 Standard Sill
 Mill Finish Sill. Standard Enduraclad
 White. Primed Interior. Glass: Insulated
 Tempered Low-E SunDefense™+ Low-E
 Insulating Glass Air Filled High Altitude STC
 5mm/3mm Combination. Standard
 Champagne
 Order Handle Set
 Multipoint Lock
 No Integrated Sensor. Hinge Screen
 White
 White
 InView™. Combination U-Factor 0.26
 U-Factor 0.26
 Combination SHGC 0.15
 SHGC 0.15
 VLT 0.33
 CPD PEL-N-221-00540-00001
 Satisfied Energy Star Zones Northern,North
 Central,South Central,Southern
 Yes
 Performance Class LC
 PG 50
 Calculated Positive DP Rating 50
 Calculated Negative DP Rating 50
 FPA FL10346
 STC 32
 OITC 28.

Remake: No
 In-Store Pick-up
 EA
 05/05/2025
 False
 True
 877-473-5527
 . 37 Days. 943065
 WTS Pella LS PD. 33070.
 Grille: SDL w/Spacer
 No Custom Grille
 7/8"
 Traditional (2W3H)
 Wrapping Information: Foldout Fins
 Factory Applied
 Branch Supplied
 4 9/16"
 5 7/8"
 Factory Applied
 .Manufacturer Recommended Clearance
 Perimeter Length = 219".

---- Line 300-2 ----

Hardware Options Champagne Handle Set
 (05690014)

---- Line 300-3 ----

Screen Hinge Screen White InView

End Line 300 Descriptions

Accepted by: _____

Date: 5/22/2025

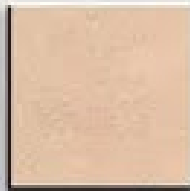
Pre-Tax Total	\$5,759.45
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This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

**** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ****



#00016 Silver Grey
(Base 200)



#00055 French Vanilla
(Base 100)



#81583 Bella Glade
(Base 100)



#81585 Charleston
(Base 100)



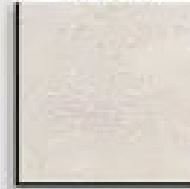
#00073 Adobe
(Base 200)



#00071 Miami Peach
(Base 100)



#81593 Bay Ridge
(Base 100)



#00050 Crystal White
(Base 100)



#00504 Blue Grey
(Base 200)



#00434 Fallbrook
(Base 200)



#63149 Hatteras
(Base 100)



#00278 Trabuco
(Base 200)



#00096 Southern Moss
(Base 200)



#00830 Clay
(Base 200)



#81584 Suffolk
(Base 100)



#00073 Egg Shell
(Base 100)

Colors shown may vary slightly from actual product color due to factors such as lighting, aging, and the printing process.

PARXUS.A

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Anaheim, CA 92807
www.parxusa.com
888-516-0081
Tech Support: 800-226-2444

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#00086 Sandstone
(Base 200)