

NEW HOUSE : Angel Taylor

9 Camino de Vaca.
Santa Fe, New Mexico 87507



Building Criteria

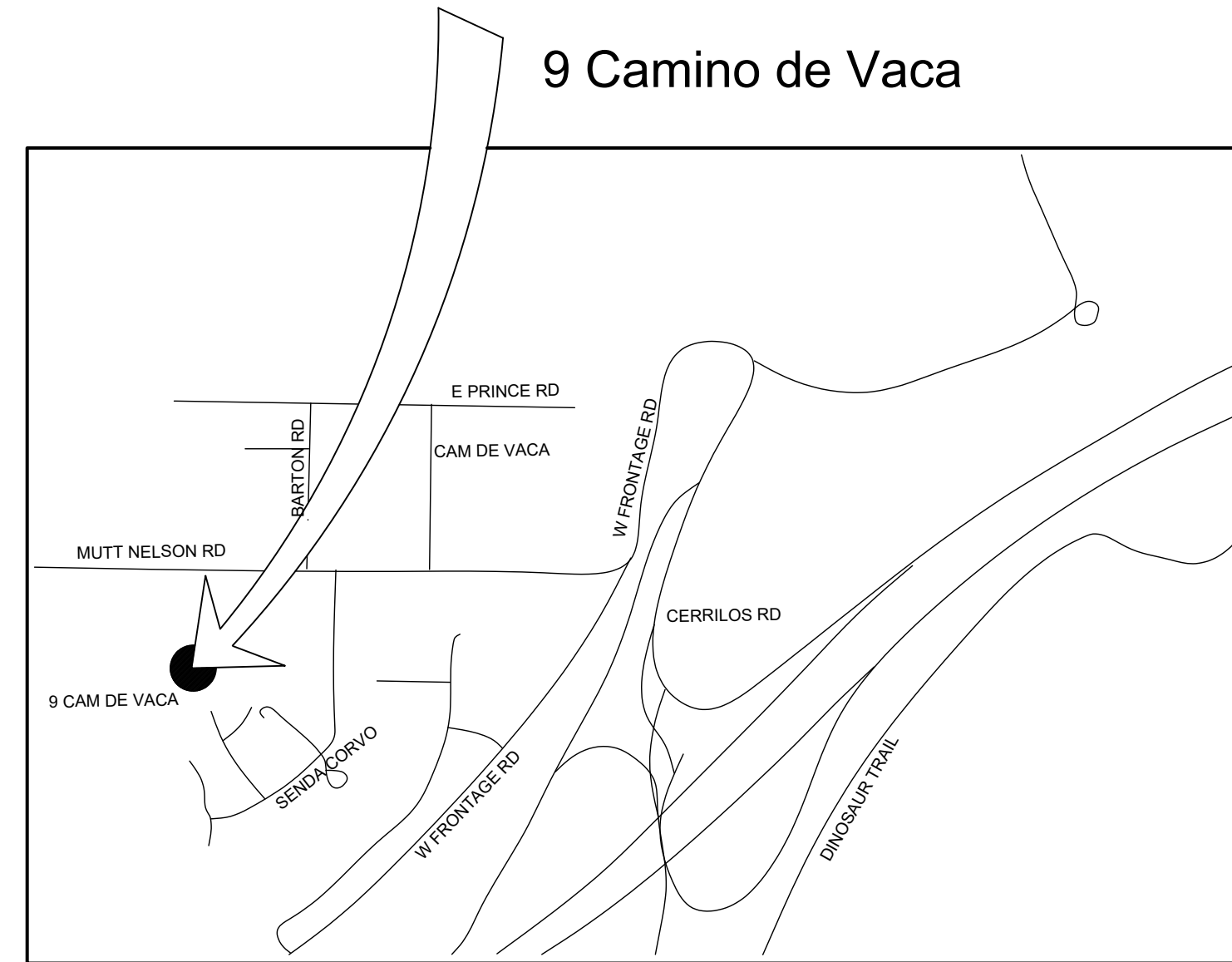
SITE OWNER:
Juan Dominguez
9 Camino de Vaca, Santa Fe, New Mexico 87507

CONSTRUCTION STYLE:
Wood frame construction,Plaster, Metal Roofs.
Water: City of Santa Fe

UTILITIES:
Water: City of Santa Fe
Sewer: Private Septic
Gas: Natural Gas Service
Electricity: PNM
SOILS: Contractor to confirm

BUILDING AREA		
SQUARE FOOTAGE:	EX	
HOUSE HEATED:	3220.0	SF
PORTALS:	405.5	SF
GARAGE:	604.5	SF
	4230.0	SF
LOT AREA:	48351.6	SF

LOT COVERAGE MAXIMUM: 40%
LOT COVERAGE PROPOSED: 4230.0 SQ.FT. / 48351.6 = 8.75%



VICINITY MAP
NTS

GENERAL NOTES

THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO REQUIRE AND TO INCLUDE ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY FOR THE WORK. THE CONTRACTOR SHALL INSPECT AND VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, DETAILS, UTILITY SERVICES, AND ACCESS TO THE SITE IF ANY DISCREPANCIES ARE FOUND, REPORT IMMEDIATELY TO THE OWNER OR HIS DESIGNATED REPRESENTATIVE DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL PERTINENT CODES GOVERNED BY THE JURISDICTION IN WHICH THIS PROJECT IS BEING CONSTRUCTED.

OWNER AND DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS, OR FOR CONTRACTORS FAILURE TO CARRY OUT THE WORK IN STRICT ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

ALL QUESTIONS SHALL BE DIRECTED TO THE OWNER OR HIS DESIGNATED REPRESENTATIVE. IT IS INTENDED THAT THE WORK SHOWN AND SPECIFIED CONSTITUTE A FINISHED, FULLY WORKABLE PROJECT. EACH CONTRACTOR IS RESPONSIBLE TO PROVIDE A COMPLETE JOB WHETHER OR NOT EACH SHALL BE CONSULTED WHEN ANY QUESTION ARISES RELATIVE TO MATERIALS NOT SPECIFICALLY SHOWN OR SPECIFIED.

COORDINATE WORK OF ALL DISCIPLINES (DESIG, STRUCT, ELECT, ETC.) WITH EXISTING CONDITIONS, SPECIAL REQUIREMENTS, CONSTRUCTION SCHEDULE AND OTHER CONTRACTORS PERFORMING WORK AT SITE. CONTRACTOR SHALL DESIGN AND PROVIDE ALL TEMPORARY SHORING, BRACING, ETC. AS NEEDED FOR THE WORK SO AS TO NOT ENDANGER ANY EXISTING STRUCTURAL INTEGRITY.

FINISHED DOOR OPENINGS SHALL BE A NOMINAL 2'-4" FROM FINISHED CORNER OF ROOM EXCEPT WHERE DIMENSIONED OTHERWISE.

NO UTILITIES MAY BE DISCONNECTED OR OTHERWISE INTERRUPTED, WITHOUT PRIOR APPROVAL OF OWNER OR HIS DESIGNATED REPRESENTATIVE.

DRAWING INDEX

- C-0 COVER SHEET
- C-1 BOUNDARY AND SITE PLAN
- C-2 AERIAL PHOTO AND PLAT
- A-1 FIRST FLOOR PLAN
- A-2 ELEVATIONS
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- A-4 FOUNDATION PLAN
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- A-6 ELECTRICAL PLAN

STRUCTURAL WOOD

ALL CARPENTRY, WOOD, FRAMING ETC., TO CONFORM TO THE 2015 IBC.

ROOF FRAMING
DO NOT NOTCH OR DRILL JOISTS, BEAMS, OR LOAD BEARING STUDS WITHOUT PRIOR APPROVAL OF STRUCTURAL ENGINEER OR DESIGNER, PROVIDE 2X SOLID BLOCKING AT SUPPORTS OF ALL JOISTS.
DOUBLE UP STUDS AT JAMBS AND UNDER BEAMS IN BEARING WALLS.
PROVIDE MID-HEIGHT BLOCKING, ALL NAILINGS OF JOISTS SHALL BE COMMON OR SMOOTH BOX NAILS. ALL DIAPHRAGM ATTACHMENTS: SHALL BE ASSUMED AS COMMON NAILS WITH ACCEPTABLE ALTERNATIVES AS SHOWN IN ICBO REPORT #2403 FOR THE SAME ALLOWABLE LATERAL STRENGTH.

WALL FRAMING - PER PLANS

HARDWARE
ALL HARDWARE CONNECTIONS PER SIMPSON FRAMING CATALOG.
ALL TRUSS MEMBERS @ 24" O.C. (U.N.O.)
MULTIPLE STUDS OR POSTS EACH SIDE BEAMS AND HEADERS TO WIDTH OF BEAM.
CONTRACTOR TO VERIFY AND CONFIRM ALL FIELD CONDITIONS PRIOR TO TRUSS FABRICATION.
ALL BLOCKING PER TRUSS MANUFACTURER SPECS AND RECOMMENDATIONS.
DO NOT DEVIATE FROM DESIGN WITHOUT WRITTEN CONSENT FROM DESIGNER.
DO NOT SUBSTITUTE HARDWARE WITHOUT WRITTEN CONSENT FROM DESIGNER.
TRUSS INSTALLATION PER MANUFACTURER SPECS -SUBMIT SHOP DRAWINGS TO DESIGNER PRIOR TO FABRICATION.

LOADS: FLAT ROOFS: LIVE LOAD 25 PSF DEAD LOAD 15 PSF
LATERAL - SEISMIC: CATEGORY D 6 Rn = 55, WIND: 40mph,
EXPOSURE "C"

WOOD
SAWN LUMBER- FRAMING LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. JOISTS, LEDGERS, BEAMS, ETC., SHALL HAVE THE FOLLOWING MINIMUM BASE DESIGN PROPERTIES OF DOUGLAS FIR-LARCH:

DIM. LUMBER #2 875 45 1,600,000

BEAMS > 4: WDE #1 1350 85 1,600,000

POSTS > 5" x 5" #1 1200 85 1,600,000

STUDS STUD 675 951, 600,000

CODES AND MANUALS

2021 NM Residential Building Code (2021 IRC as amended by the state of New Mexico)
2021 NM Plumbing Code (2021 Uniform Plumbing Code as amended by the state of New Mexico), and City of Santa Fe UPC amendments:
2021 NM Mechanical Code (2021 Uniform Mechanical Code as amended by the state of New Mexico)
2020 NM Electrical Code (2020 National Electrical Code as amended by the state of New Mexico)
2012 NM Electrical Safety Code (2012 National Electrical Safety Code as amended by the state of New Mexico)
2021 NM Earthen Building Materials Code
2021 NM Energy Conservation Code (2021 International Energy Conservation Code as amended by the state of New Mexico)
2012 NM Swimming Pool, Spa, and Hot Tub Code (2012 USPSHTC as amended by the state of New Mexico)
2012 NM Solar Energy Code (2012 Uniform Solar Energy Code as amended by the state of New Mexico)
2021 International Fire Code and City of Santa Fe IFC amendments
New Mexico Administrative Code (NMAC): 14.5.1 General Provisions; 14.5.2 Permits; 14.5.3 Inspections
2017 ICC A117.1-2017 Accessible and Usable Buildings and Facilities

-MIN. DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 1-05,
- MANUAL OF STEEL CONSTRUCTION, AISC 13TH EDITION.

DESIGN CRITERIA
GRAVITY LOADS:

DEAD LOAD (PSF) LIVE LOAD (PSF)
ROOF = 25 PSF = 30 PSF
MECHANICAL - AS NOTED ON DRAWINGS

SEISMIC FOR NON-STRUCTURAL COMPONENTS: ASCE 7-05

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS.

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:

- SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED.

-SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NONBEARING PARTITIONS.

-SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES DEPRESSED AREAS, CHANGES IN LEVER, CHAMFER, GROOVES INSERTS, ETC.

-SIZE AND LOCATION OF FLOOR AND ROOF OPENINGS EXCEPT AS SHON.

*FLOOR AND ROOF FINISHES.

-STAIR FRAMING AND DETAILS (EXCEPT AS SHOWN).
-DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.

SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:

-PIPE RUNS, SLEEVES, HANGER, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.

*ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.

*CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.

-SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOUNTS.

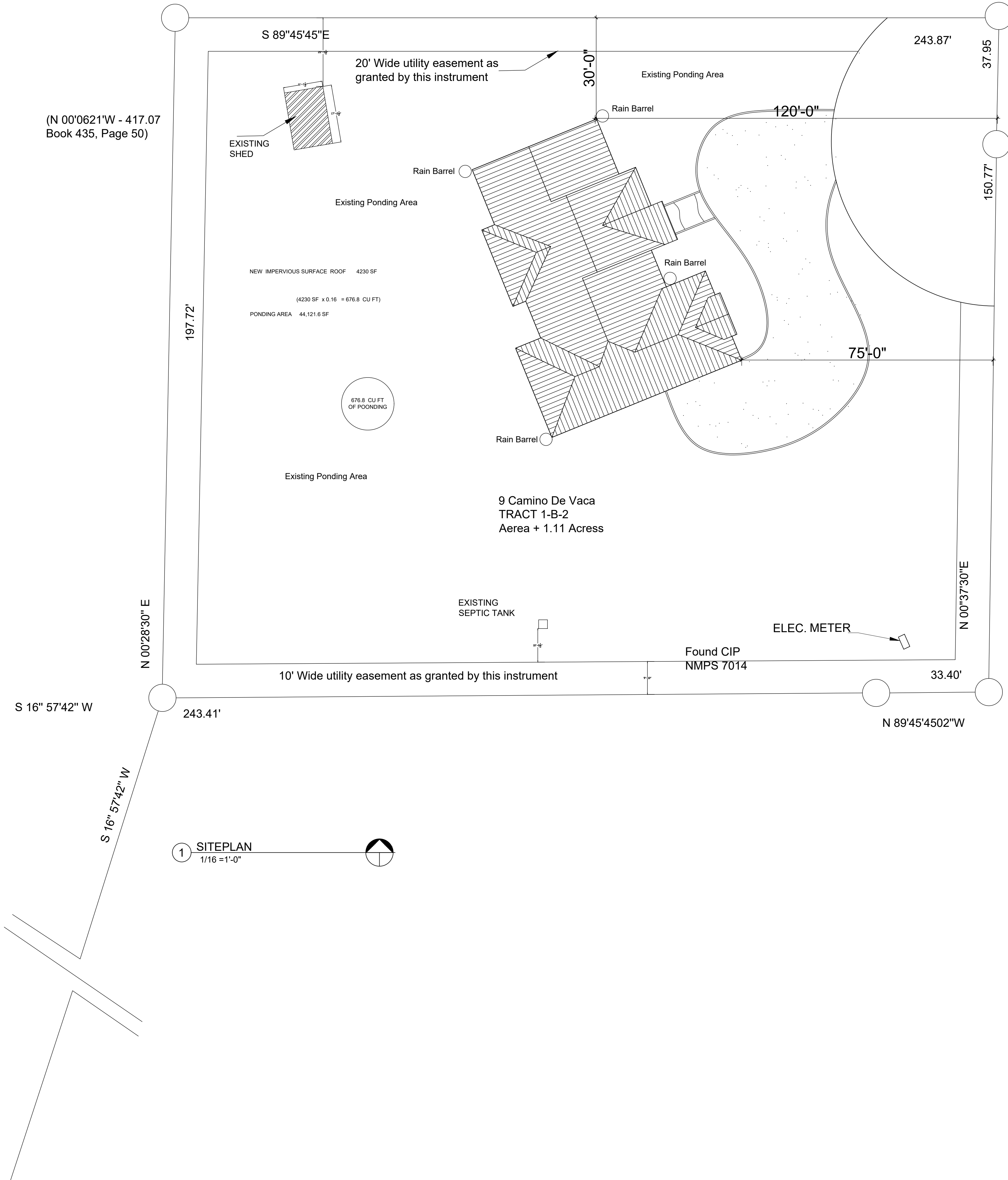
THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION, AS WELL AS WORKER SAFETY AND COMPLIANCE WITH OSHA OR OTHER AGENCY SAFETY GUIDELINES. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
NOTCHING OR CUTTING OF ANY STRUCTURAL MEMBER IN THE FIELD IS PROHIBITED.

NEW HOUSE @ 9 Camino de Vaca

C-0

(N 00°06'21"W - 417.07
Book 435, Page 50)



ALEX TALERO
DESIGN
505 - 522-9781

DECEMBER 1 2024.

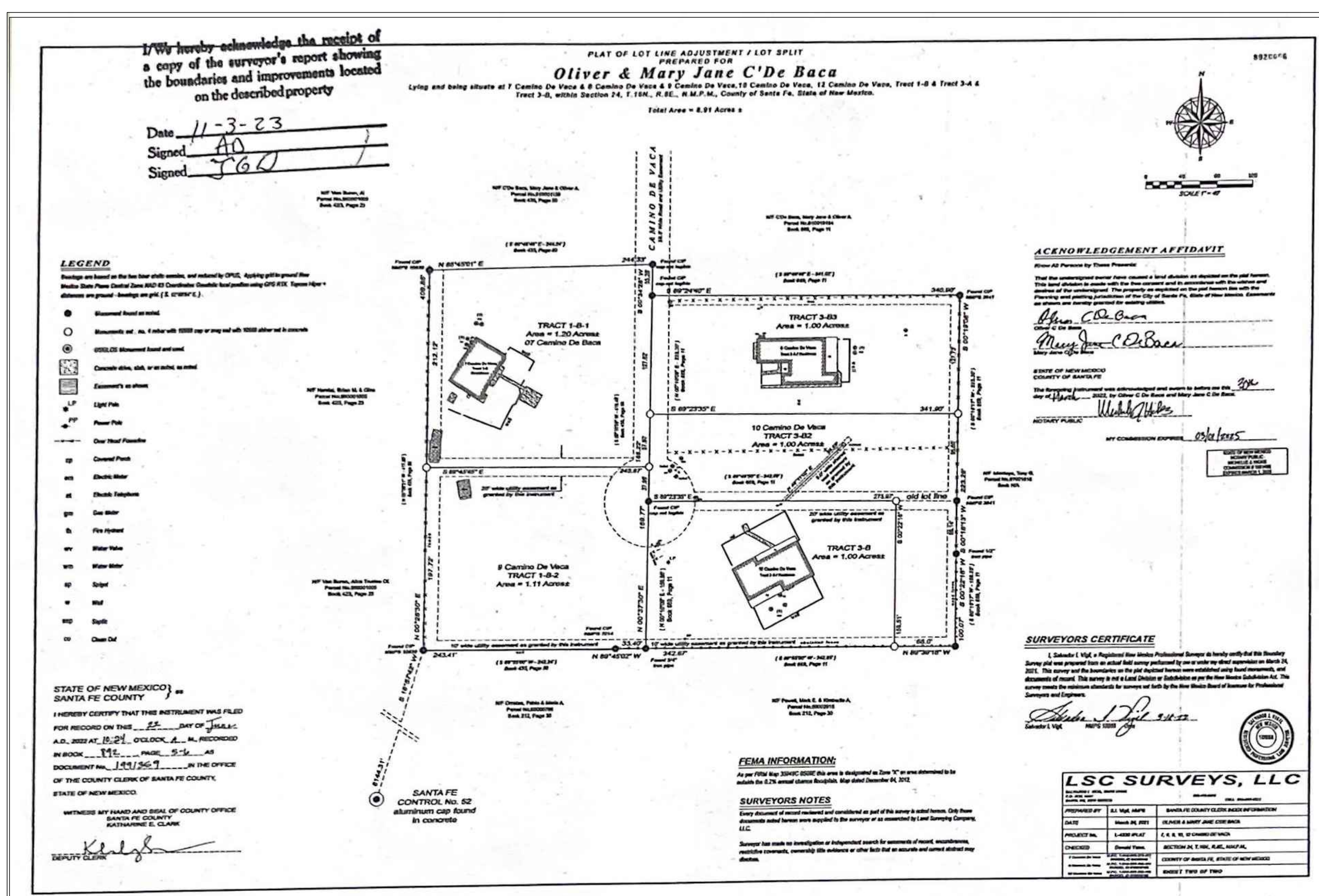
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Santa Fe, New Mexico 87507
Property Owner :
ANGEL TAYLOR

BOUNDARY AND
SITE PLAN

C-1



1 AERIAL PHOTO
NTS



2 PLAT
NTS

ALEX TALERO
DESIGN
505 - 522-9781

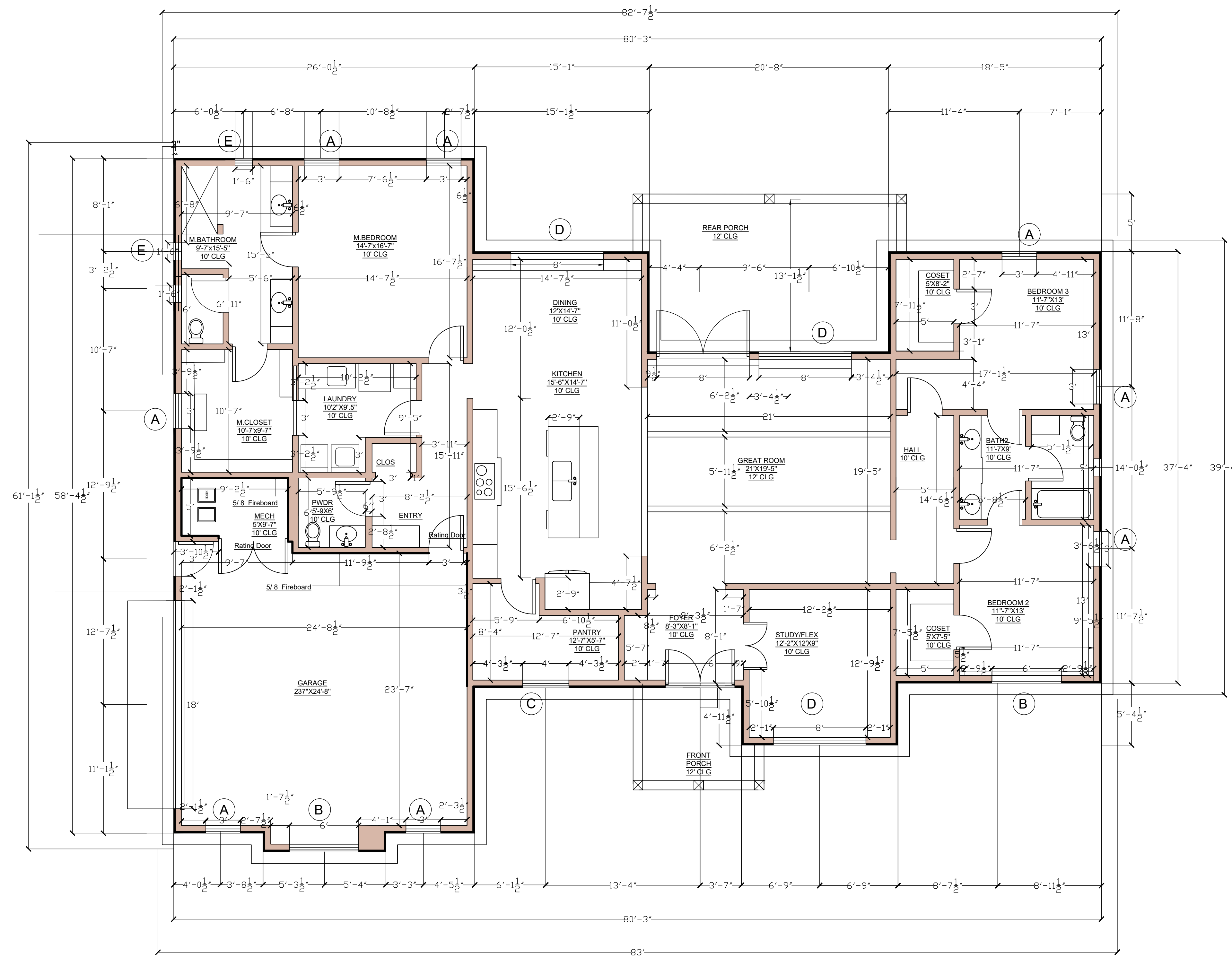
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AERIAL PHOTO AND
PLAT

C-1

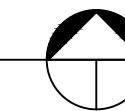
DECEMBER 1 2024.



WINDOW SCHEDULED				
ROOM NAME	CODE	QTY	SIZE	STYLE
Garage	A	2	3'X5'	Sliding
	B	1	6'X5'	Sliding
Pantry	C	1	4'X2'	Sliding
Study	D	1	8'X5'	Sliding
Master Bedroom	A	2	3'X5'	Single Hung
	E	3	18"X36"	Single Hung
Bedroom #2	F	1	6'X5'	Sliding
	A	1	3'X5'	Single Hung
Bedroom #3	A	2	3'X5'	Single Hung
Bathroom #2	E	1	18"X36"	Single Hung
Rear Porch	D	1	8'X5'	Sliding
Master Closet	A	1	3'X5'	Single Hung
Dining Room	D	1	8'X5'	Sliding

DOOR SCHEDULE			
ROOM NAME	CODE	QTY	SIZE
Entry	D1	1	6'X8'
Garage	D2	1	7'X18'
Garage Entry	D3	1	36"X80"
Rear Porch	D4	1	96"X80"

1 FLOOR PLAN
3/16 = 1'-0"



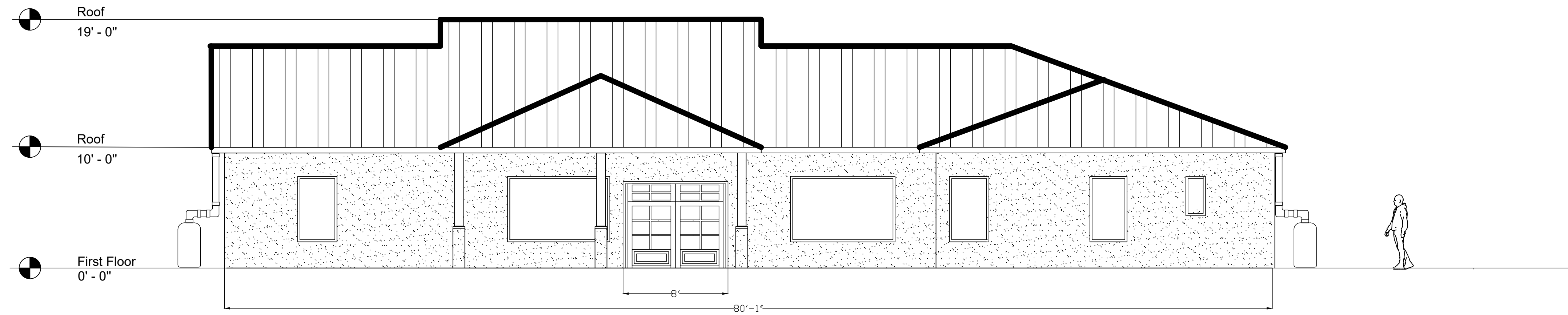
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FLOOR PLAN

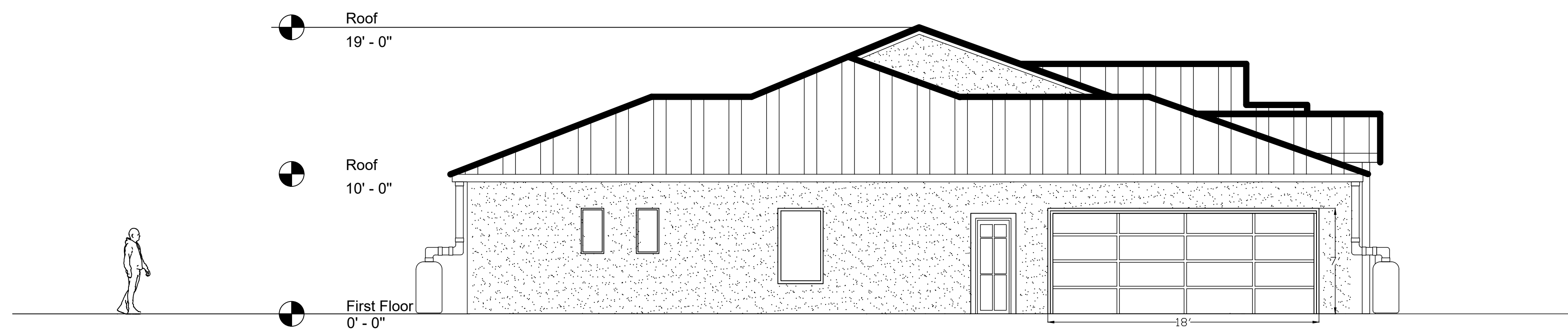
A-1

ALEX TALERO
DESIGN
505 - 522-9781

DECEMBER 1 2024.



① NORTH
3/16" = 1'-0"



② WEST
3/16" = 1'-0"

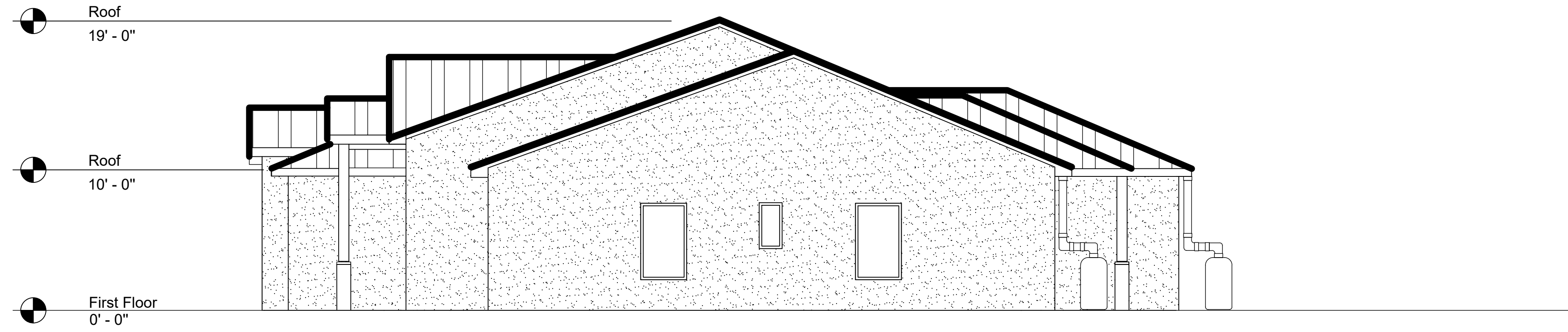
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ELEVATIONS

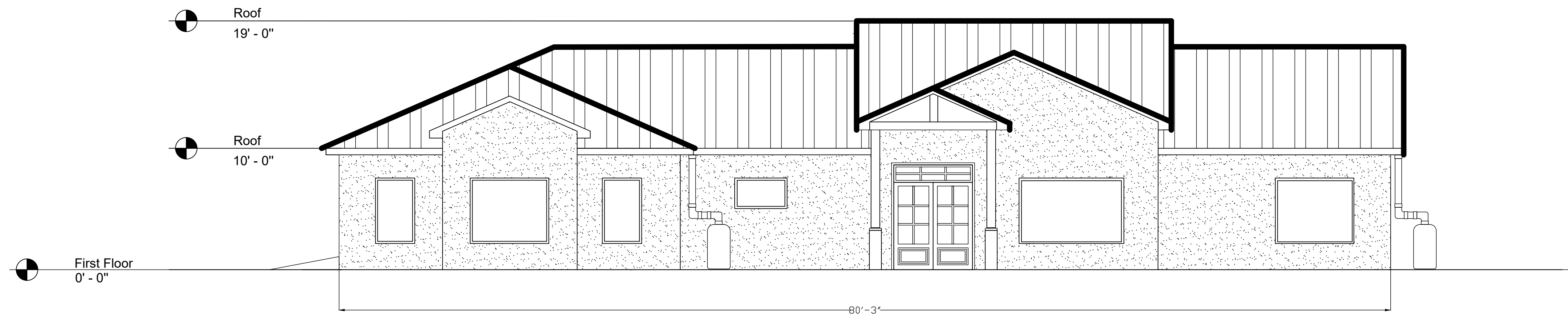
A-2

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③ EAST
3/16 = 1'-0"



④ SOUTH
3/16 = 1'-0"

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ELEVATIONS

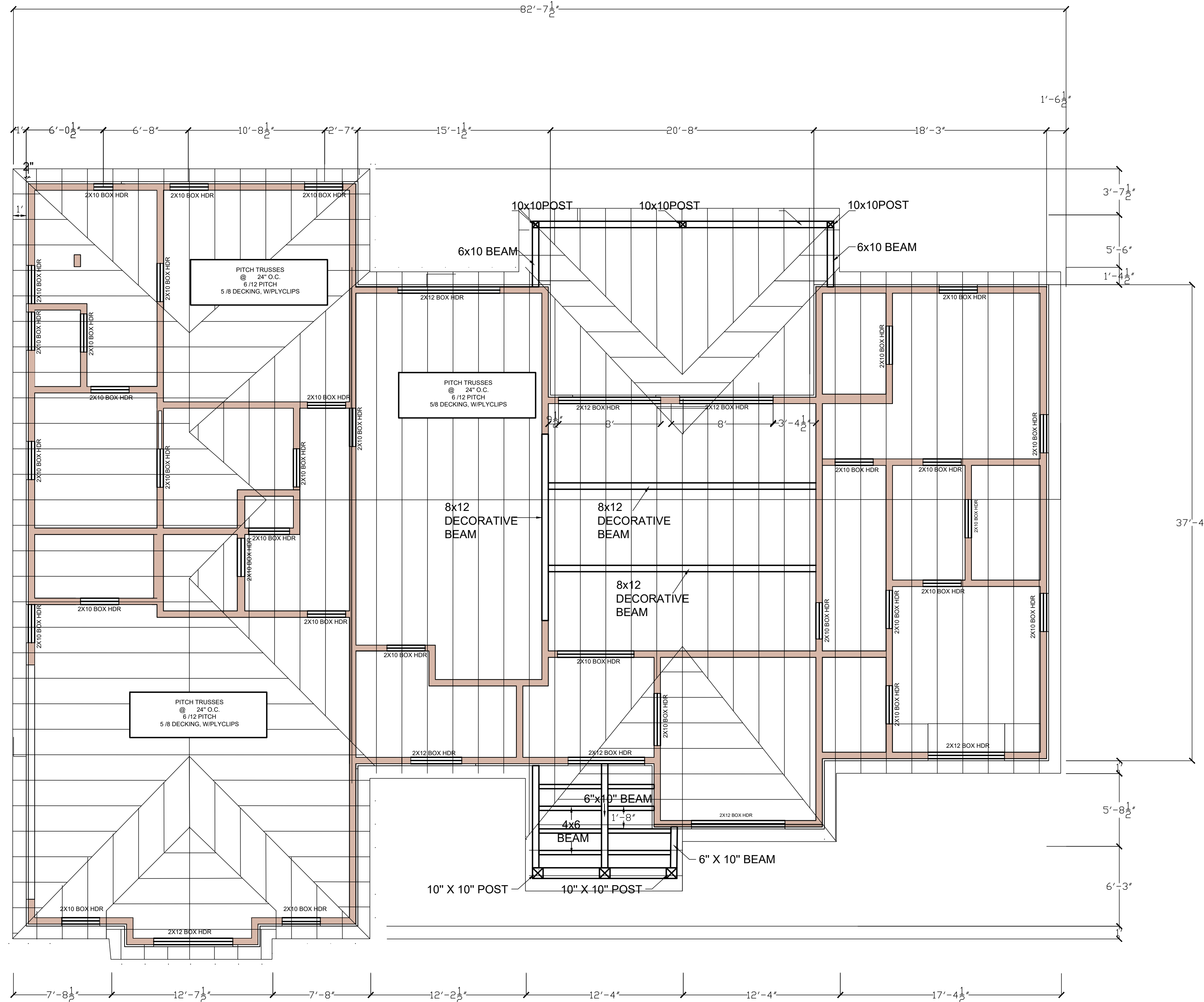
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DECEMBER 1 2024.

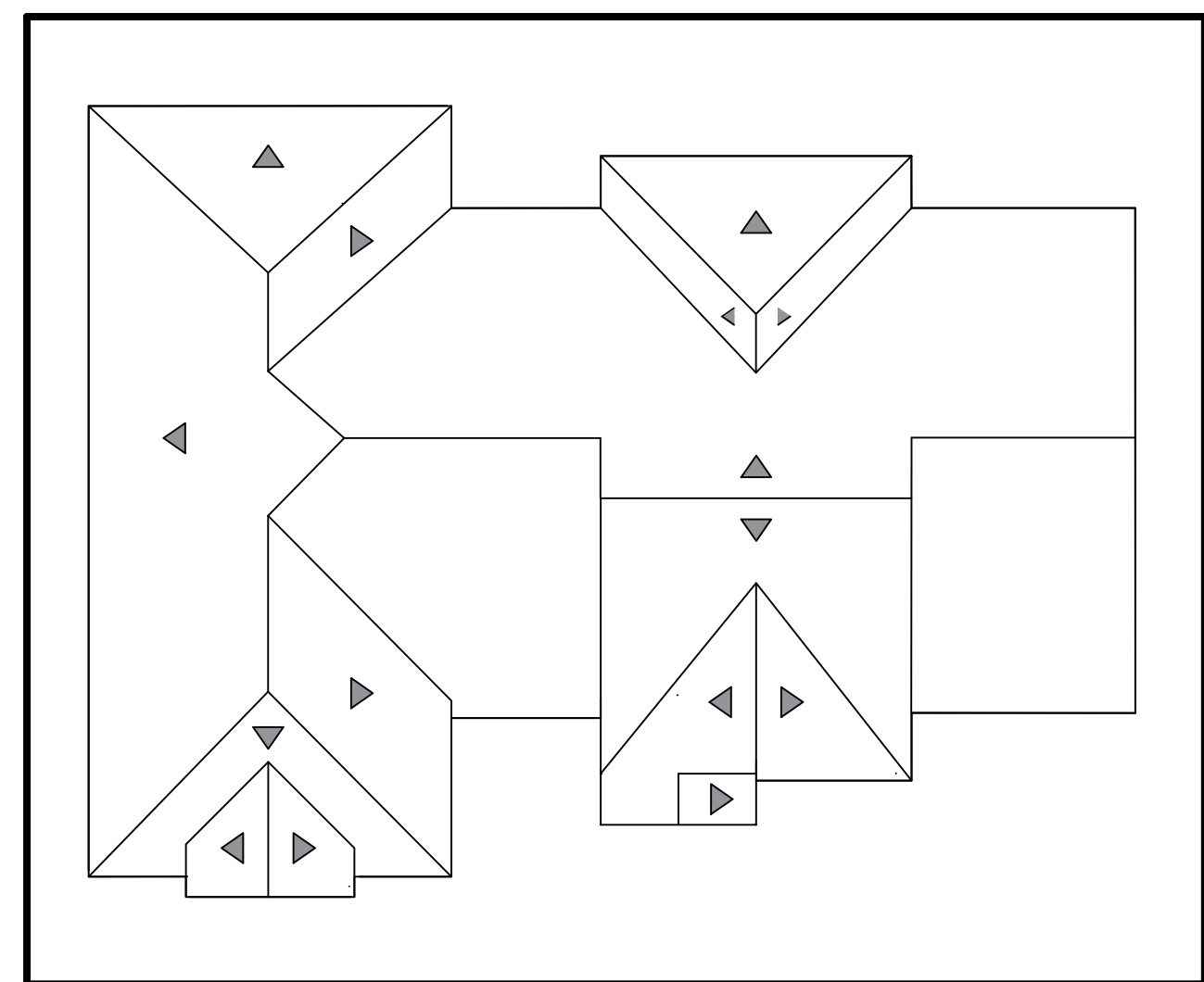
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FRAME PLAN

A-5



1 FRAME PLAN
3/16 = 1'-0"



2 ROOF PLAN
NTS

TABLE C - Beam Size

Post Spacing (Feet)	Span of Rafters (in Feet)	4	6	8	10	12	14	16
4		4x4	4x4	4x4	4x4	4x4	4x4	4x4
6		4x4	4x4	4x4	4x4	4x4	4x4	4x4
8		4x4	4x4	4x6	4x6	4x6	4x6	4x6
10		4x4	4x6	4x6	4x6	4x8	4x8	4x8
12		4x6	4x6	4x6	4x8	4x8	4x8	4x8
14		4x6	4x8	4x8	4x8	4x10	4x10	4x10
16		4x8	4x8	4x8	4x10	4x10	4x10	4x10

TABLE B - Decorative Beam size

Post Spacing	Span of Rafters (in Feet)
17	24 X 18 X 03

- FRAMING NOTES**
- ALL STRUCTURAL LUMBER TO BE #2 W.G.D.F. OR BETTER WHERE NOTED.
 - ALL BEAMS TO BE # D.F. (FREE OF HEART CENTERS) WHERE NOTED.
 - ALL METAL TIES TO BE "SIMPSON STRONG-TIE" OR EQUAL.
 - ALL FRAMING AND ANCHORING PER U.B.G. CHAPTER 23.
 - PROVIDE FIRE BLOCKING AT ALL WALL FURF-DOWNS AND SOFFITS AND AT 8'-0" IN 10'-0" HIGH WALLS.
 - PROVIDE MIN. 48" LAP SPLICE AT ALL DOUBLE TOP PLATES.
 - NAILING TO BE PER U.B.G. TABLE 23-11.53-1.
 - INSTALL ALL CANALES PER U.B.G. SECTION 1506-3. G.
 - ROOF DECKING TO BE 7/16" CDX OR 0513 BOARD, 32/16 PANEL INDEX RATING. DECKING OVER PORCHES SHALL BE 5/8" T.I.III.
 - ALLOW 1/8" INCH SPACING AROUND ROOF SHIT.G. MATERIAL.
 - PROVIDE MIN. 5/8" OSB SHEAR PANELS x 4'-0" WIDE AT CORNERS W/ 12" x 5" MIN. 2x4 @ 24" O.C. @ BASE PLATE U.N.O. OR APPROVED SHEATHING ALTERNATES.
 - JOIST SIZING CORRESPONDS TO A SPECIFIC MANUFACTURER. ALTERNATE JOIST MFR. TO PROVIDE GALLS AND /OR TABLES FOR PROPER JOIST SIZE AND TYPE.
 - EXTERIOR WALLS 2x6 AT 16" O.C. ALL INTERIOR BEARING WALLS 2x4 AT 24" O.C. (U.N.O.) INTERIOR PARTITIONS 2x4 AT 16" O.C. EXTERIOR GARAGE WALLS 2x4 AT 24" O.C. EXCEPT AT MECH. RM. MECHANICAL ROOM EXTERIOR WALLS 2x6 AT 16" O.C.

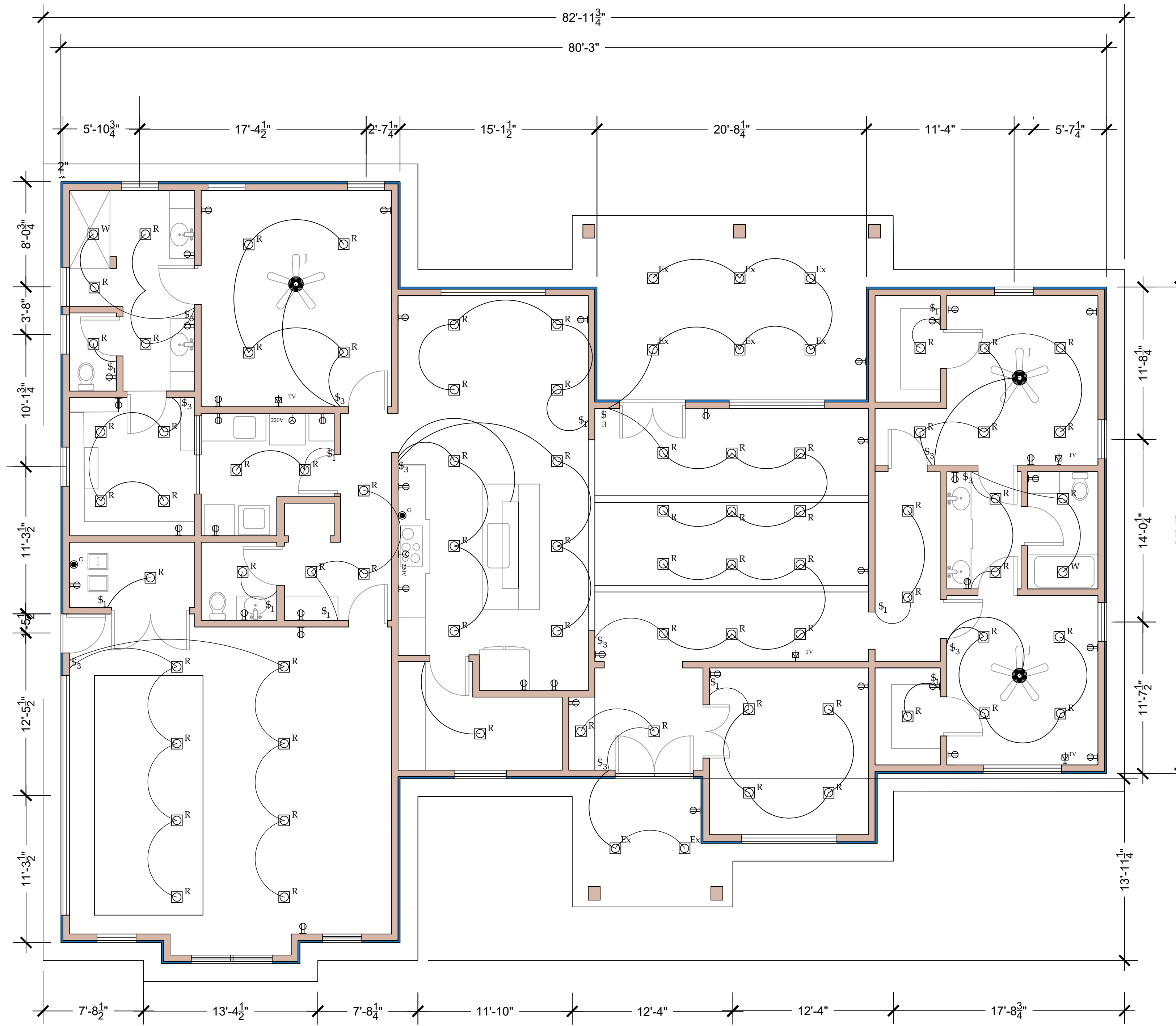
INSULATION NOTE:
MIN.INSULATION VALUES SHALL BE:
WALLS: R21
CEILINGS: R 50

WOOD SPECIES AND GRADE NOTE:
BEAMS AND HEADERS: OF #1 OR BETTER. WHEN NOTED STUDS: SPF #2 OR BETTER
SILL PLATES: TREATED SPF.

HEADERS SPANS

UP TO 6'-0" (2) 2X10
FROM 6'-0" TO 8'-0" (2) 2X12
FROM 8'-0" TO 10'-0" (3) 2X12
12' OR MORE (2) LVL

DECEMBER 1 2024.



2 ELECTRICAL PLAN
3/16" = 1'-0"

Mechanical - Plumbing - Electrical
All Mechanical, and Plumbing Contractors To Permit all Work on
Project and install Per IRC, and all applicable Code Books.

SMOKE DETECTORS AS PER SECTION 314 AND
CARBON MONOXIDE DETECTOR AS PER SECTION 315
IN THE 2009 IRC CODE BOOK. CEILING MOUNTED,
HARD WIRED AND BATTERY BACK-UP. INSTALLED
OUTSIDE OF ALL BEDROOMS AND SLEEPING AREA
THROUGHOUT ENTIRE DWELLING.

Contractors To Comply With 2021 International Residential Code
and all applicable Codes and Code Books.

Electricians To Comply With 2020
National Electrical Code

- ELECTRICAL NOTES**
1. ALL NEW ELECTRICAL FIXTURES AND PLUGS ARE TO BE CIRCUITED THROUGH NEW HOUSE SERVICE PANEL. OWNER TO FURNISH ALL EQUIPMENT ELECTRICAL TO INSTALL.
 2. Pre-Wire House For Alarm Final Locations of Plugs Cable and Telephone per Owners Locations. Hose Bib to Be Located at Front back and sides of House per Owners Locations. Pre-wire for Sprinkler System and Pre-wire for Surround Sound.
 3. Copper Wire To Be Used Through-out House and all Exterior Light fixtures, outlets, and Switches to be Weatherproof and Ground Fault Interrupt.

- GENERAL NOTES
ELECTRICAL PLAN**
1. ALL ELECTRICAL WORK IS TO BE AS PER N.E.C. AND ALL APPLICABLE LOCAL CODES.
 2. ALL PHONE JACKS TO BE HOME RUN BACK TO THE PHONE SYSTEM PANEL. CONFIRM ALL LOCATIONS WITH OWNER.
 3. ALL SMOKE DETECTORS TO BE WIRED DIRECTLY TO ELECTRICAL SYSTEM AND MUST HAVE BATTERY BACK-UP.
 4. CARBON MONOXIDE DETECTOR TO BE INSTALLED IN UTILITY ROOM AND LIVING ROOM.
 5. ALL KITCHEN PLUGS AND LIGHT FIXTURES TO BE ON GFCI CIRCUIT.
 6. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON RECEPTACLE SWITCH AND ANY OTHER BOXES IN EXTERIOR WALL.
 7. ALL EXHAUST FANS TO VENT TO OUTSIDE AIR. ALL FANS TO HAVE AUTOMATIC DAMPERS.
 8. ALL CABLE TV JACKS TO BE HOME RUN BACK CABLE TV CONNECTOR. CONFIRM ALL LOCATIONS WITH OWNER.
 9. ALL LIGHT FIXTURES TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
 10. ALL MAJOR APPLIANCES TO BE ON SEPARATE CIRCUITS.
 11. COORDINATE WITH APPLIANCE MANUFACTURERS INSTALLATION REQUIREMENTS.

POWER LEGEND

Ex Fan	EXHAUST FAN
120 V	DUPLEX RECEPTACLE
GFI WP	120V, GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE WEATHER PROOF
GFI 42'	120V, GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE
TELEPHONE	OUTLET
TV	CABLE TV OUTLET
PUSH BUTTON	SWITCH FOR GARAGE DOOR OPENER
220V	220V RECEPTACLE
WALL	JUNCTION BOX
120V DUPLEX	RECEPTACLE CEILING MOUNTED FOR GARAGE DOOR OPENER
SMOKE	DETECTOR CEILING MOUNTED, HARD WIRED AND BATTERY BACK-UP AS PER 314 2009 IRC
CMO	CARBON MONOXIDE SMOKE DETECTOR CEILING MOUNTED, HARD WIRE AND BATTERY BACK-UP AS PER 315 2009 IRC
PUSH - BUTT	ON SWITCH FOR DOOR BELL
GAS	VALVE

POWER LEGEND

1x4'	FLOUORESCENT LIGHT
WALL	MOUNTED LIGHT FIXTURE
CHANDELIER	CEILING LIGHT FIXTURE
SMALL	RECESSED DOWN LIGHT FIXTURE
EX	EXTERIOR RECESSED DOWN LIGHT FIXTURE
SURFACE	LIGHT FIXTURE
EXTERIOR	WALL MOUNTED LIGHT FIXTURE (WEATHER PROOF)
CEILING	FAN WITH LIGHTN
MONO	POINT LIGHT FIXTURE
P	PENDANT LIGHT FIXTURE
R	RECESSED DOWN LIGHT FIXTURE
W	WATERPROOF RECESSED DOWN LIGHT FIXTURE
L/F	RECESSED COMBINATION LIGHT / EXHAUST FAN, SWITCHED CONTROLLED
MOTION	EXTERIOR MOTION DETECTION LIGHTS
S ₁	1-WAY SWITCH
S ₃	3-WAY SWITCH
S ₄	4-WAY SWITCH

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ELECTRIC PLAN

A-6