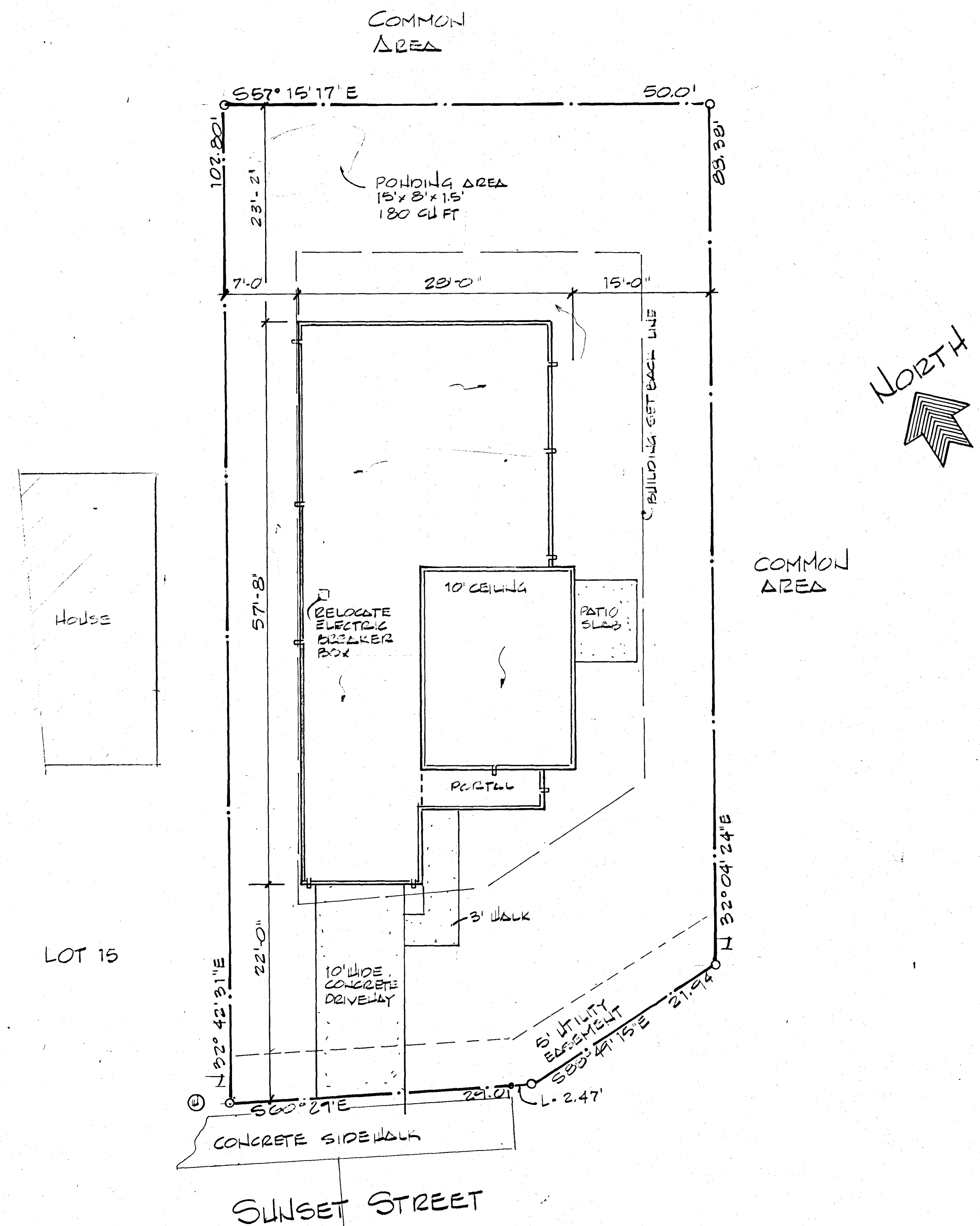
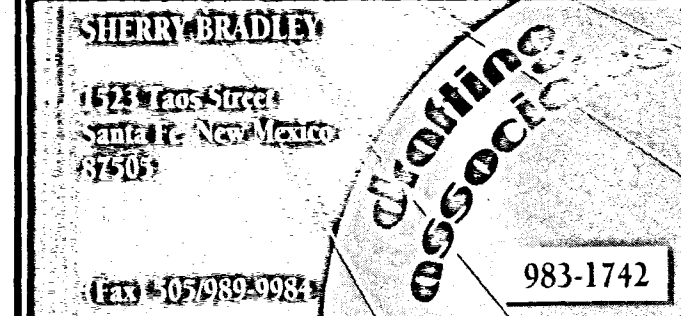
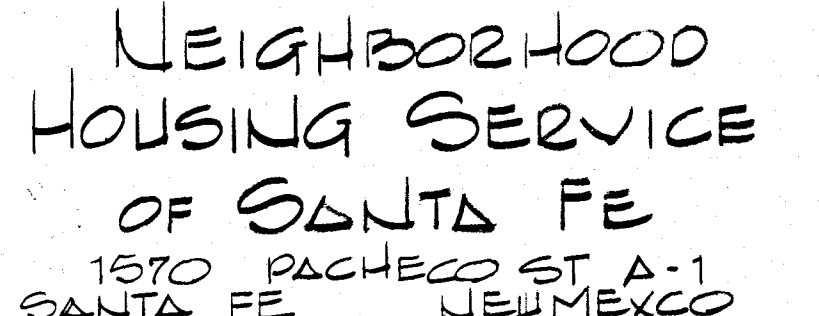
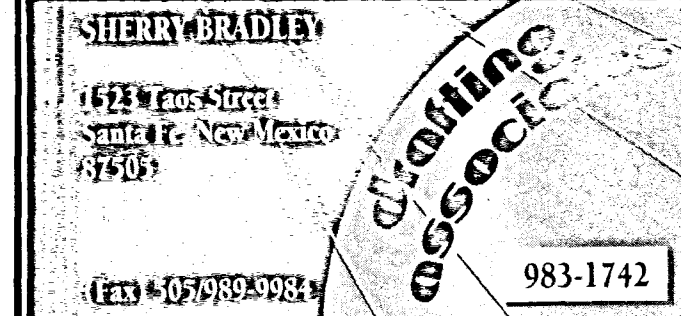




LOT AREA 4774.42 SQ FT
MODEL 1096
HEATED AREA 1096
GARAGE 233
PORTALS 53
TOTAL ROOFED 1437 SQ FT
LOT COVERAGE 30%

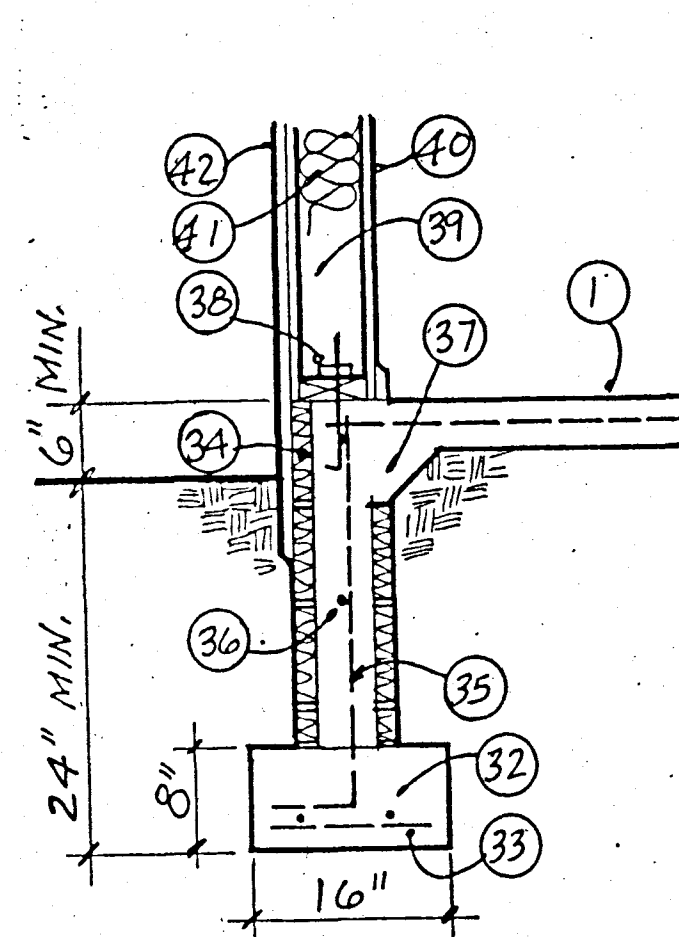
LOT 14
CHAMISA VERDE SUBDIVISION
TOWN OF TAOS
TAOS COUNTY
NEW MEXICO

SITE PLAN
SCALE 1/8"=1'-0"

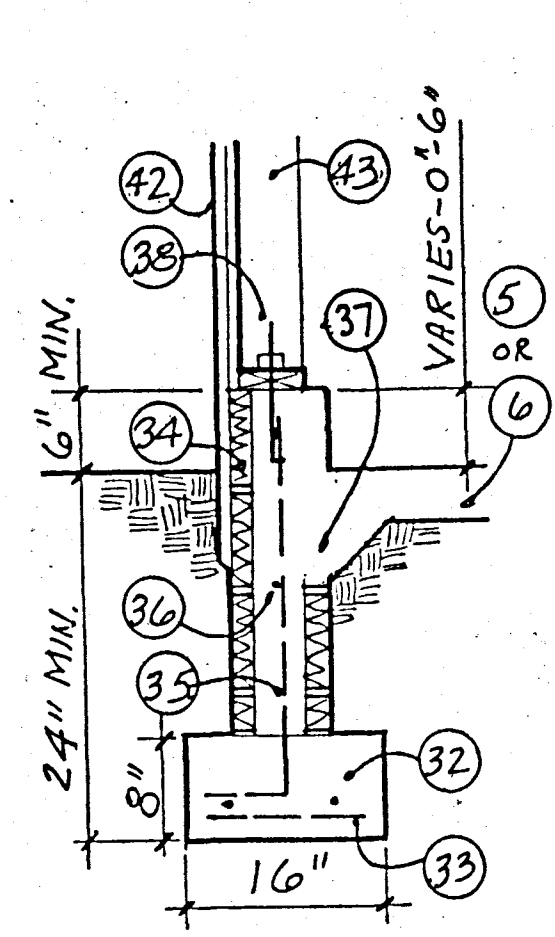
CHAMISA VERDE SUBDIVISION TOWN OF TAOS, NEW MEXICO		LOT 14
		DATE 7-27-2001
		SHEET NO 1 OF
		

GENERAL CONCRETE NOTES AND SPECIFICATIONS

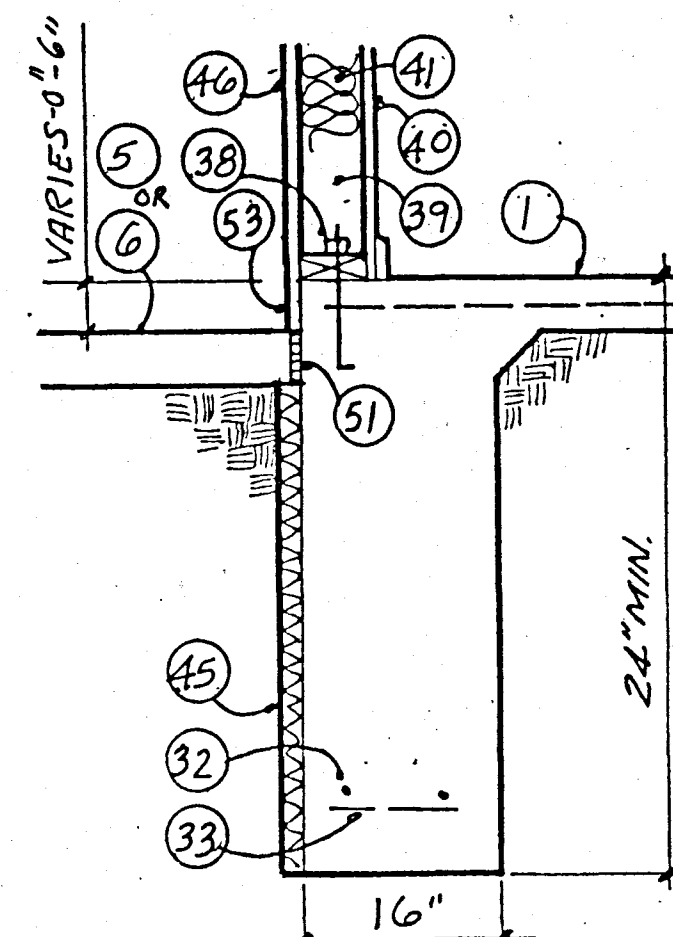
- CONCRETE USED IN FOOTINGS, STEMS AND INTERIOR SLABS SHALL BE 2500 PSI MIX.
- CONCRETE USED IN EXTERIOR FLATWORK SHALL BE 2500 PSI MIX.
- REBAR SHALL BE ASTM GRADE 40.
- OVERLAP ALL REBAR SPLICES 30 DIAMETERS OR 18" MIN., WHICHEVER IS GREATER.
- AT CORNERS WHERE REBAR IS NOT CONT. PROVIDE BENT CORNER BARS 18" MIN. IN EACH DIRECTION.
- ANY LOOSE SOILS ENCOUNTERED DURING EXCAVATION SHALL BE REMOVED AND REPLACED IN 8" LIFTS COMPACTED TO 95% MODIFIED PROCTOR.
- ALL UTILITY TRENCHES UNDER SLAB SHALL BE COMPACTED TO 90% MODIFIED PROCTOR PRIOR TO POURING SLAB.
- PROVIDE POSITIVE SLOPE AWAY FROM FOUNDATION ON ALL SIDES.
- ALL INTERIOR SLAB AREAS IN HEATED AREAS TO HAVE IN FLOOR RADIANT HEATING LINES.



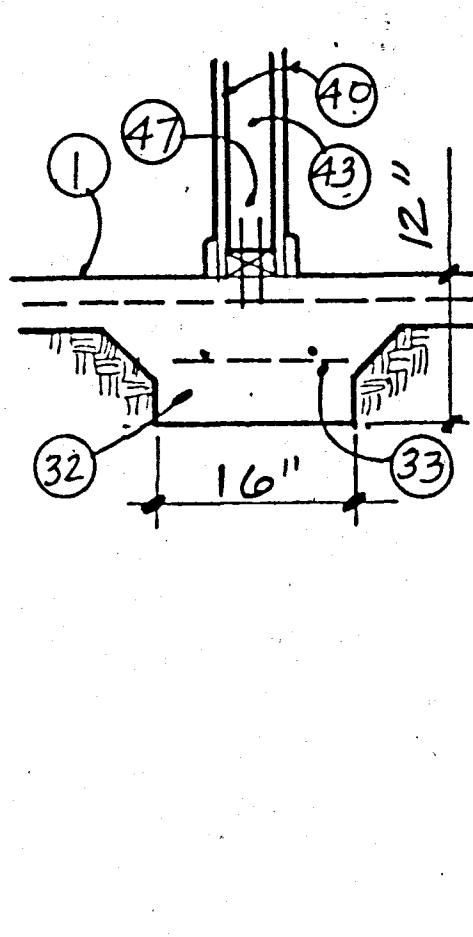
DETAIL 1



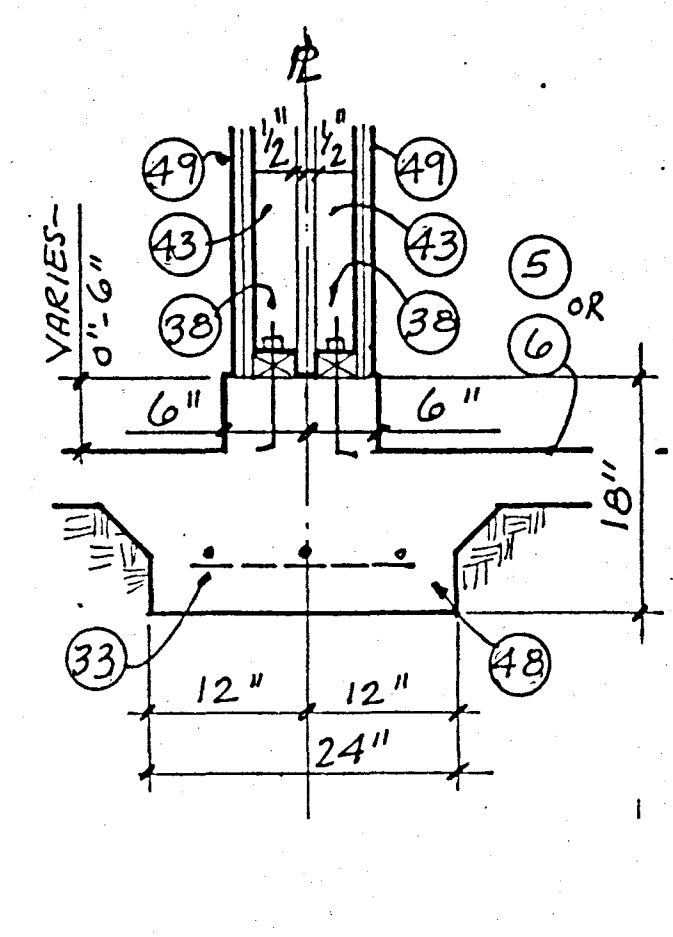
DETAIL 2



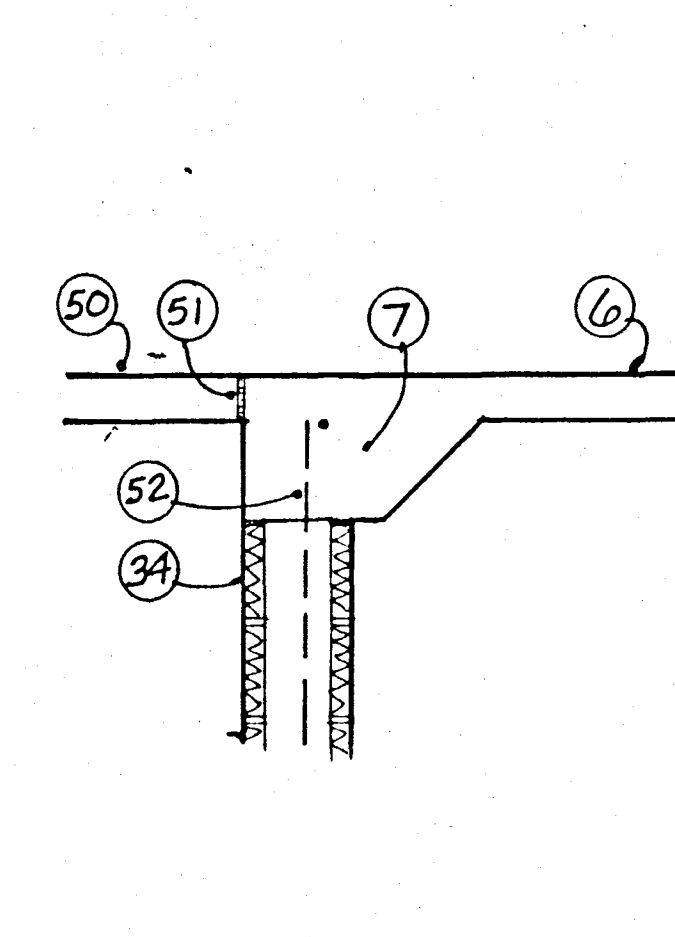
DETAIL 3



DETAIL 4

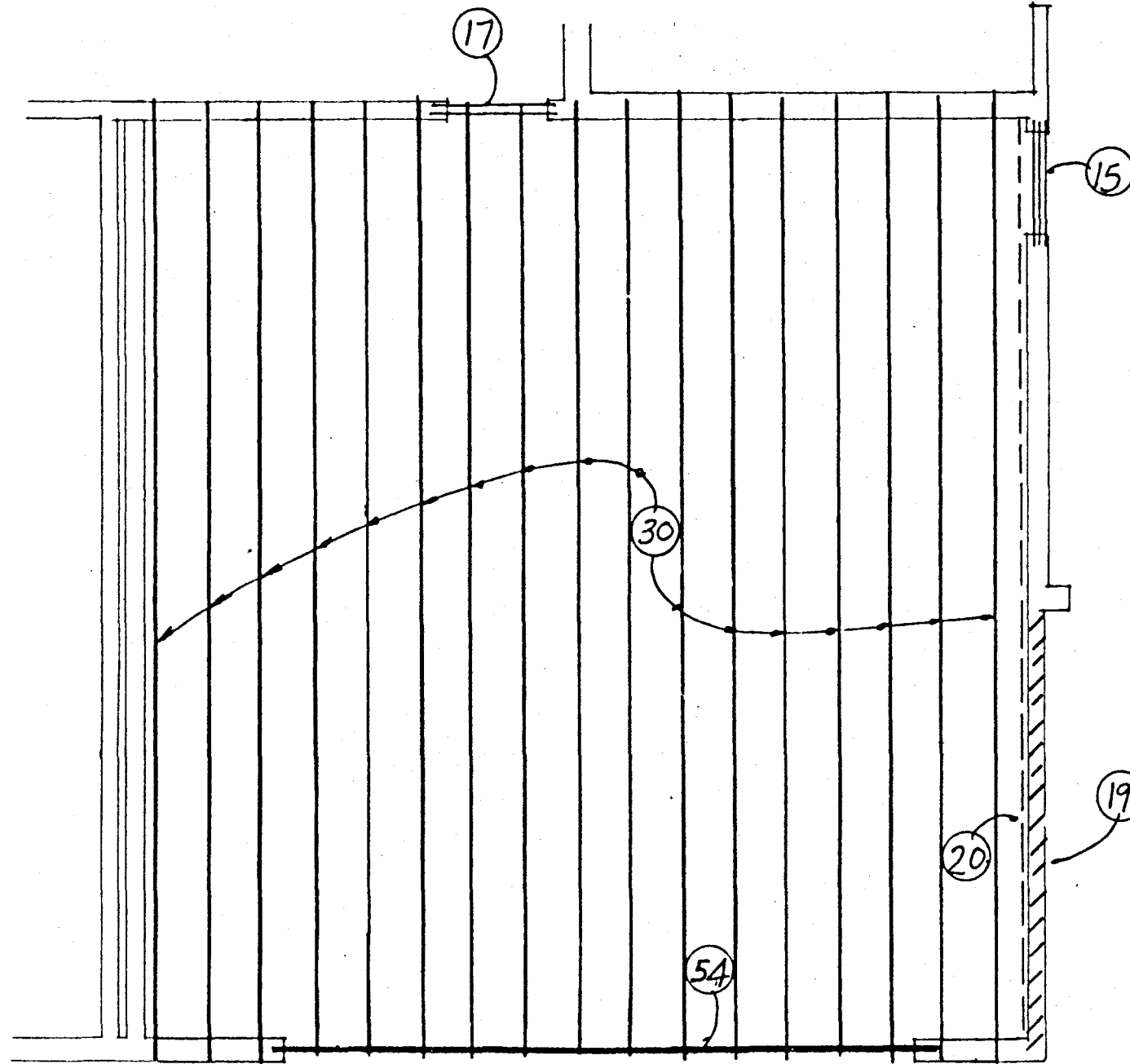


DETAIL 5

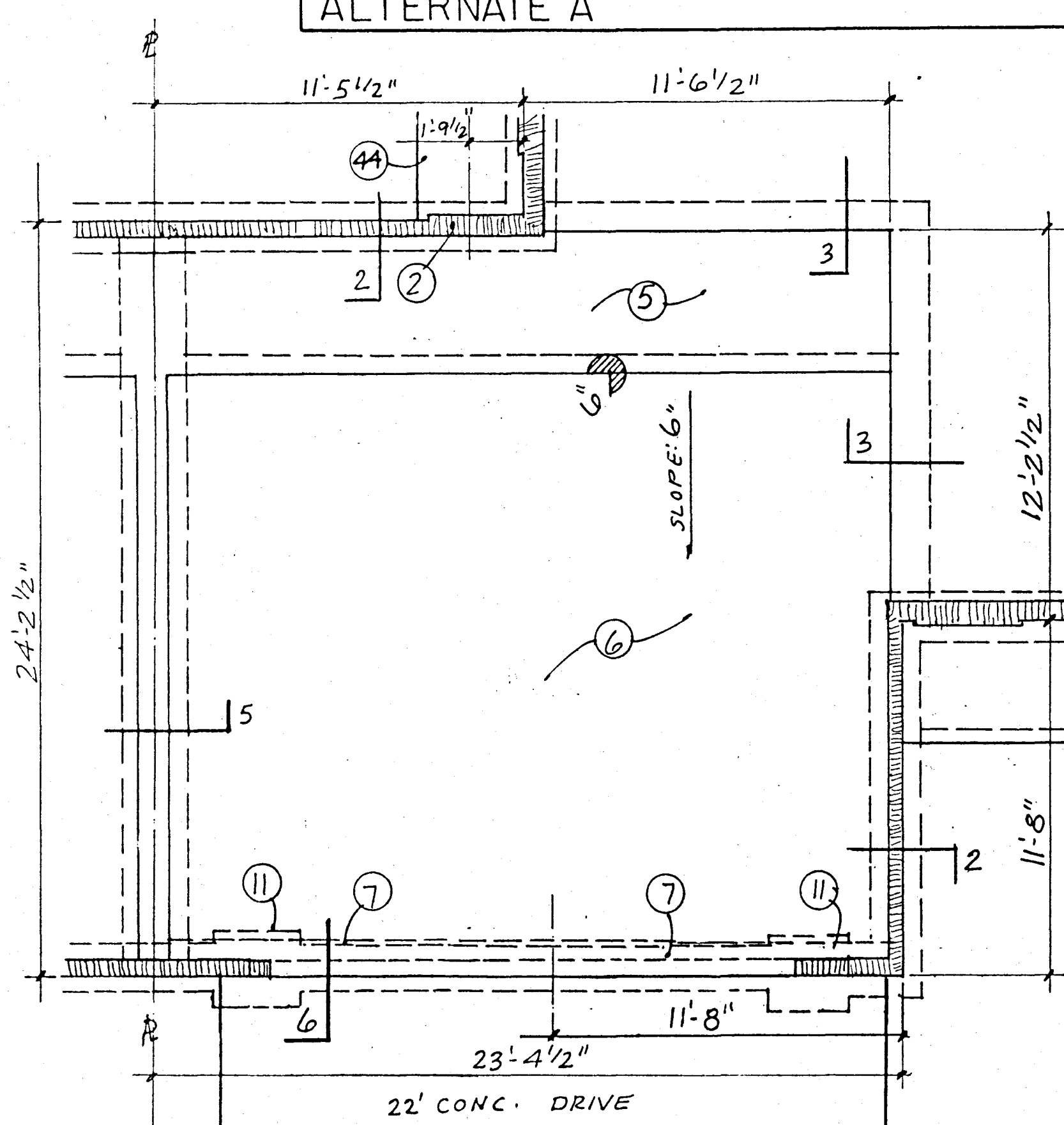


DETAIL 6

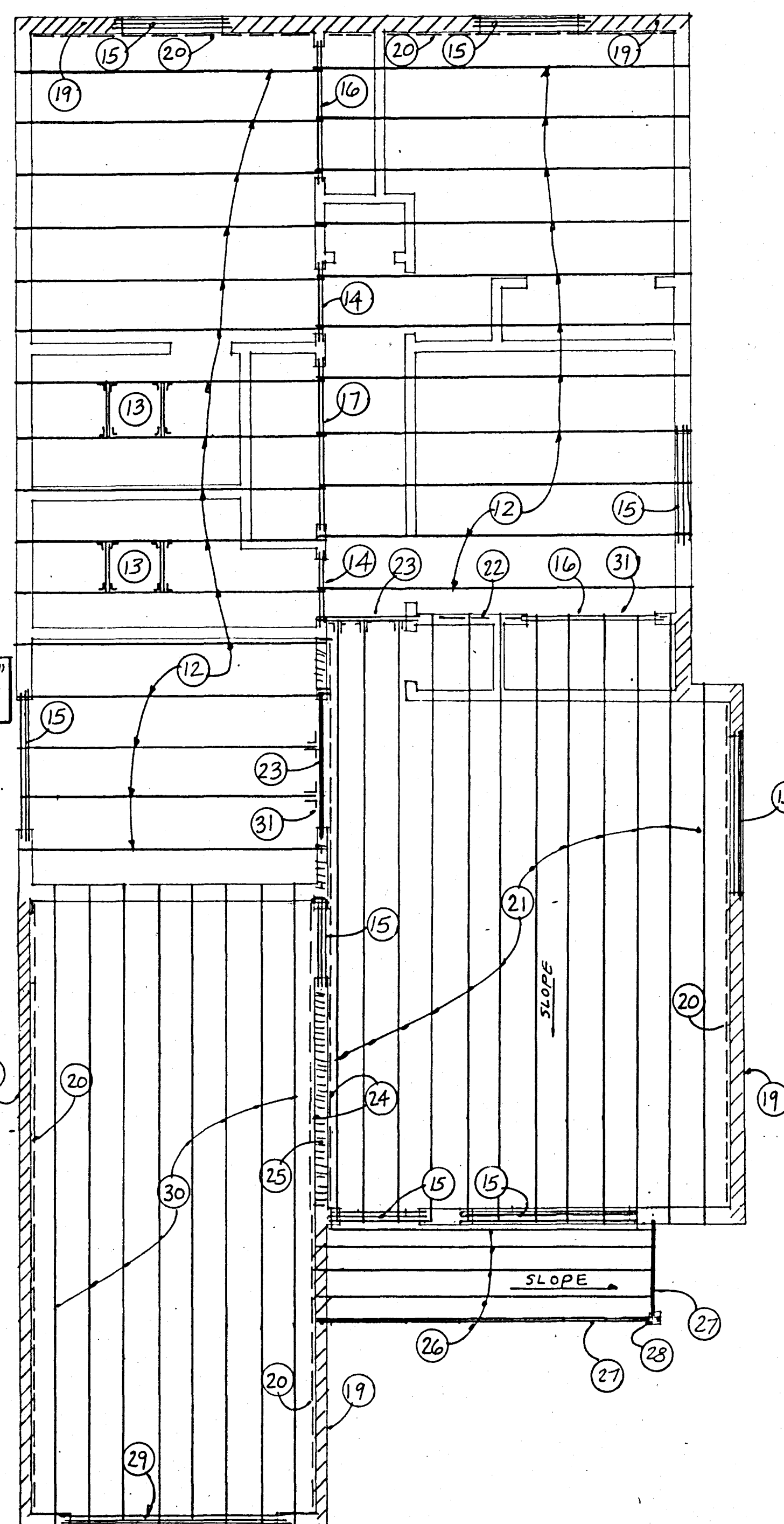
FOUNDATION DETAILS 3/4" = 1'-0"



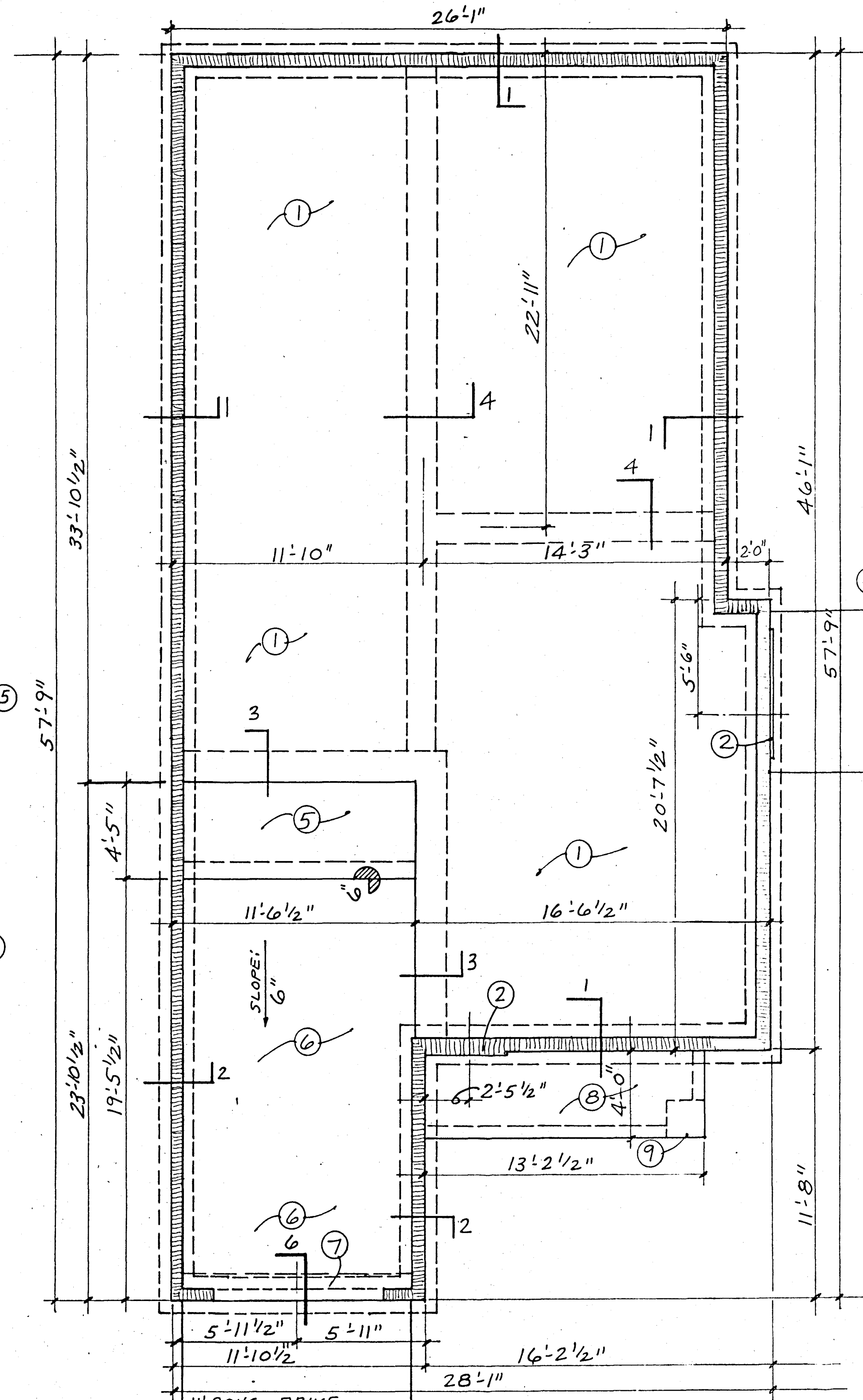
FRAMING PLAN-TWO CAR GARAGE 1/4"=1'-0" ALTERNATE A



FOUNDATION PLAN-TWO CAR GARAGE 1/4"=1'-0" ALTERNATE A



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



FOUNDATION PLAN 1/4"=1'-0"

KEYED NOTES

- 4" CONC. SLAB WITH 6X6-10/10 WWM CONT. OVER COMPACTED NATURAL SOILS.
- EXTEND FRONT OF STEM AT ENTRIES FOR THRESHOLD INSTALLATION.
- DELETED.
- 9/16" X 9/16" CONC. STOOD 4" BELOW DWELLING SLAB.
- 4" CONC. STORAGE SLAB AT LEVEL OF DWELLING SLAB.
- 4" CONC. GARAGE SLAB 6" MIN. BELOW DWELLING SLAB, SLOPE AS NOTED.
- 12" X 12" THICKENED SLAB WITH 1-#4 REBAR CONT. POUR OVER STEM.
- 4" CONC. PORON SLAB 4" BELOW DWELLING SLAB, SLOPE TO DRAIN.
- 24" X 24" SPOT POST FOOTING, BOTTOM 30" BELOW FINISH GRADE, WITH 2-#4 REBAR EACH WAY.
- DELETED.
- EXPAND FOOTING AT SIDES OF TWO CAR GARAGE DOOR TO 30" X 30" WITH 3-#4 REBAR EACH WAY.
- TRUSS JOIST TJI-15 SERIES, 11-7/8" DEEP AT 24" O.C. BEARING 8'-1" ABOVE FINISH FLOOR, WITH SLOPED 2X RIPPER ABOVE EACH JOIST.
- FRAMED OPENING FOR 2X2 SKYLIT.
- 2-2X8 HEADER BEARING 6'-10" ABOVE FINISH FLOOR.
- 2-2X10 HEADER BEARING 6'-10" ABOVE FINISH FLOOR.
- 2-2X12 HEADER BEARING 6'-10" ABOVE FINISH FLOOR.
- 2-2X8 FLUSH BEAM AT RAISED CEILING OPTION ONLY.
- PARAPET FRAMING STARTS AT BEARING HEIGHT AND EXTENDS TO HEIGHT SHOWN ON ELEVATIONS. 2X6 VERTICAL AT 16" O.C. WITH 2X2 TOP PLATE OCNT. AND 2X6 BOTTOM PLATE CONT. SEE DETAILS.
- 2X4 LEDGER ATTACHED TO PARAPET FRAMING FLUSH WITH TOP OF RIPPER TO SUPPORT ROOF DECK.
- TRUSS JOIST TJI-35 SERIES, 11-7/8" DEEP AT 16" O.C. BEARING 10'-1" ABOVE FINISH FLOOR.
- PROVIDE 24" HIGH PONY WALL OR SOLID BLOCKING BETWEEN LOWER JOISTS TO SUPPORT HIGH JOISTS AT RAISED CEILING.
- 2-2X12 BEAM BEARING 8'-1" ABOVE FINISH FLOOR.
- LEDGER AT RAISED CEILING ONLY.
- FRAME PARAPET AT THIS WALL AT RAISED CEILING ONLY.
- 2X6 JOISTS AT 12" O.C. BEARING 8'-1" AT WALL AND 7'-10" AT BEAM.
- 2-#4 BEAM, #1 PINE, Fb= 1,000 PSI WITH TOP 7'-10" ABOVE FINISH FLOOR.
- 6x6 POST WITH ADJUSTABLE POST BASE AND METAL CAP.
- 2-2X12 GARAGE DOOR HEADER.
- TRUSS JOIST TJI-35 SERIES AT 16" O.C., 11-7/8" DEEP, BEARING 8'-1" ABOVE FINISH FLOOR.
- PROVIDE PARAPET & FLASHING BETWEEN AREAS WHERE ROOF SLOPE CHANGES DIRECTION.
- CONC. FOOTING OR THICKENED SLAB WITH 2-#4 REBAR CONT.
- #4 CROSSWISE BARS AT 36" O.C.
- FOAM BLOCK STEM WALL, INSTALL PER MANUFACTURERS INSTRUCTIONS.
- #4 DOWELS AT 32" O.C., STOP 3" FROM TOP OF STEM EXCEPT AS NOTED. FILL ALL CELLS OF FOAM BLOCK WITH CONCRETE PER MANUFACTURERS INSTRUCTIONS.
- #4 TIE BARS, MIN. ONE BAR AT TOP OF STEM, AND AT 12" O.C. WHEN MORE THAN 12" OF STEM IS EXPOSED.
- REMOVE INSIDE FOAM AND POUR SLAB OVER AS SHOWN.
- 1/2" DIA. X 10" ANCHOR BOLTS AT 6'-0" O.C. MAX. PROVIDE A MIN. OF TWO BOLTS PER SECTION OF PLATE, START 12" FROM END OF PLATE WHERE POSSIBLE.
- 2X6 STUDS AT 16" O.C. WITH 2X6 BOTTOM PLATE OCNT. CAULK PLATE AT PERIMETER OF HEATED AREA.
- 1/2" GYP. BOARD.
- R-19 BATT INSULATION.
- STUCCO FINISH ON BUILDING PAPER OVER 1/2" IMP. SHEATHING OR 1/2" CDX PLYWOOD OR 7/16" WAFERBOARD CORNER BRACING.
- 2X4 STUDS AT 16" O.C. WITH 2X4 BOTTOM PLATE CONT.
- 48" X 48" CONC. STOOD.
- RIGID FOUNDATION INSULATION, R-5.5 MIN.
- 5/8" GYP. BOARD TYPE "X" ON GARAGE WALL COMMON TO DWELLING, CARRY TO ROOF DECK.
- 2- RAMSET #3320 AT 36" O.C. MAX.
- THICKENED SLAB WITH 3-#4 REBAR CONT.
- TWO LAYERS 5/8" GYP. BOARD TYPE "X", SEE TYPICAL SECTIONS.
- CONC. DRIVE
- 1/2" EXPANSION JOINT MATERIAL
- CONTINUE #4 DOWELS INTO THICKENED SLAB.
- EXTEND GYP. BOARD DOWN TO SLAB.
- 2-13/4" X 14" MICRO LAM BEAM, Fb= 2600 PSI, E= 1,900,000 LBS. AND NAIL W/3 ROWS 16d NAILS AT 12" O.C., TOP, BOTTOM AND CENTER.

GENERAL FRAMING NOTES AND SPECIFICATIONS

- ALL FRAMING LUMBER IS #2 F1R OR PINE WITH A MIN. IN GRADE FIBER STRESS OF 750 PSI AND E= 900,000 FOR 2X12 LUMBER.
- TRUSS JOISTS ARE TJI-15 SERIES OR TJI-35 SERIES BY TRUSS JOIST McMillan. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. DRILL HOLES ONLY AS ALLOWED BY MANUFACTURER. PROVIDE WEB STIFFENERS AS REQUIRED BY MANUFACTURERS INSTALLATION INSTRUCTIONS.
- ALL ENDS OF TRUSS JOISTS SHALL BE BLOCKED AS RECOMMENDED BY MANUFACTURER.
- ALL BEAMS SHALL BE ATTACHED TO WALL FRAMING PER UBC TABLE 25-Q.
- ROOF DECK SHALL BE 1/2" CDX PLYWOOD OR 7/16" WAFERBOARD WITH A MIN. SPAN INDEX OF 24/0. PROVIDE 1:1 CLIPS AT 24" O.C. MAX. ALL SIDES OF ALL SHEETS.
- CORNER BRACING SHALL BE 1/2" CDX PLYWOOD OR 7/16" WAFERBOARD, NAIL AT 4" O.C. IN TOP AND BOTTOM PLATES, 8" O.C. IN EDGE STUDS AND 12" O.C. IN OTHER STUDS. DO NOT STOP SHEETS BETWEEN STUDS, BLOCK ALL UNSUPPORTED EDGES. PROVIDE BOTH WAYS AT CORNERS, AT 20'-0" O.C. ALONG ALL WALLS, AT SLOPED AREA ON FRONT OF PARAPET AND REAR OF PARAPETS. ALL SHEETS 8' WIDE.
- LOADS USED FOR ROOF DESIGN ARE: LIVE LOAD- 35 PSF, DEAD LOAD- 15 PSF, TOTAL LOAD- 50 PSF.
- HEADER SIZES GIVEN ARE MINIMUMS. LARGER HEADERS MAY BE USED AT CONTRACTORS OPTION.

R. 4-4-01

R. 2-7-01

R. 8-20-99

R. 7-1-98

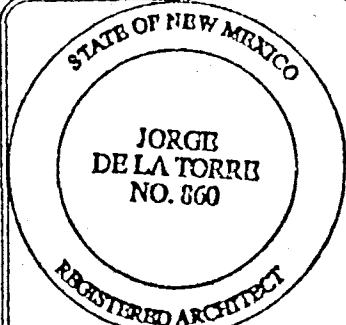
R. 2-10-97

MODEL 1096

CHAMISA VERDE SUBDIVISION

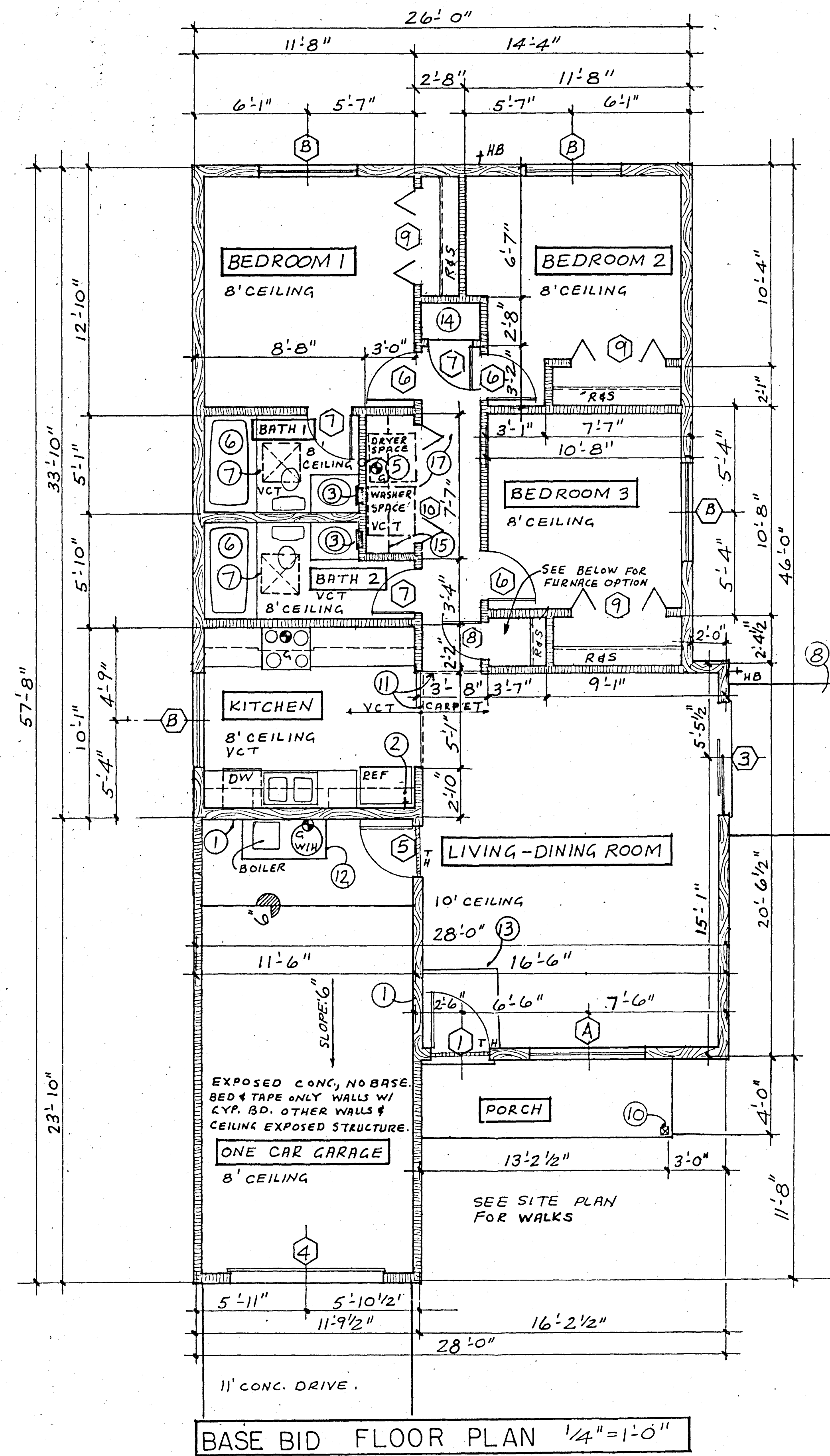
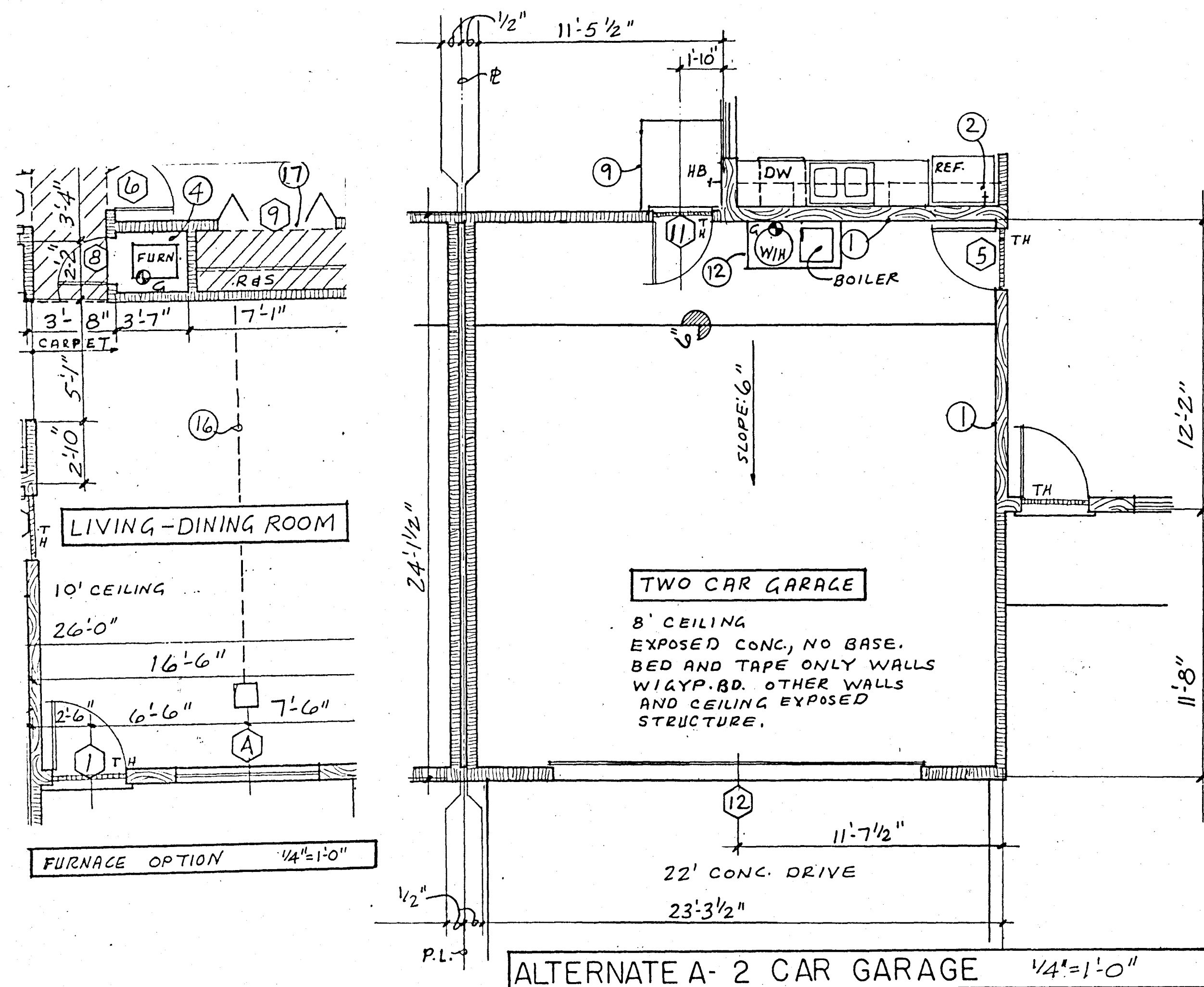
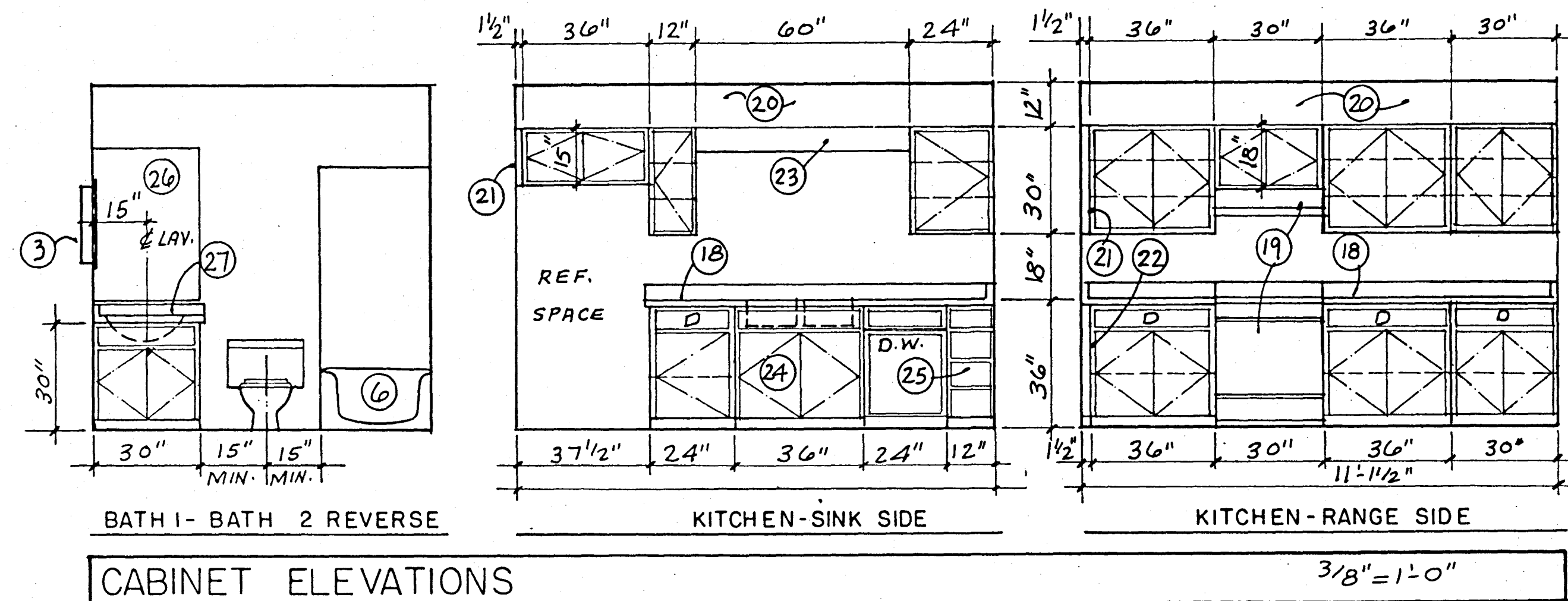
job title
AFFORDABLE HOUSING
SECTIONS 20 & 29, T25N, R13E, N4PM
TAOS, NEW MEXICO

PROJECT MANAGER
JORGE DE LA TORRE, AIA
job no.
95060
date
1/14/96
sheet title
by
RBM



de la torre architects p.a. aia
north town office park
7801 academy rd. n.e., building 2, suite 200
albuquerque, nm 87109 • 505-628-9611
CAD/TAS/STL

sheet-1
A-1
of-4
1/10/96



WALL LEGEND

2X6 STUDS AT 16" O.C.

2X4 STUDS AT 16" O.C.

NOTE: COMMON WALL AT PROPERTY LINE IS TWO ROWS OF 2X4 STUDS AT 16" O.C. WITH 1" AIRSPACE BETWEEN ROWS. SEE TYPICAL WALL SECTIONS FOR ADDITIONAL INFORMATION ON COMMON WALLS.

WINDOW SCHEDULE

NOTE: ALL WINDOWS HAVE DOUBLE PANE INSULATING GLASS, ALUMINUM FRAME, AND SCREENS. HEADERS ARE 6'-10" ABOVE FINISH FLOOR. SEE SPECS

A. 6036 HOR. SLIDER - 1 REQUIRED.
B. 5036 HOR. SLIDER - 4 REQUIRED.

DOOR SCHEDULE - SEE SPECS.

1. 3068 INSUL. STEEL WITH DEAD BOLT LOCK AND PEEPHOLE. 1 REQ'D.
2. DELETED.
3. 6068 SLIDING GLASS DOOR, WITH DOUBLE PANE INSULATING GLASS, ALUMINUM FRAME & SCREEN DOOR - 1 REQUIRED.
4. 8070 SECTIONAL METAL - 1 REQ'D., 1 CAR GARAGE
5. 2868 INSUL. STEEL DOOR WITH CLOSER AND DEAD BOLT LOCK - 1 REQUIRED.
6. 2868 S.C. MASONITE - 3 REQUIRED.
7. 2468 S.C. MASONITE - 3 REQUIRED.
8. 2068 S.C. MASONITE - 1 REQUIRED.
9. 5068 BI-FOLD DOOR - 3 REQUIRED.
10. 6068 BI-FOLD DOOR - 1 REQUIRED.
11. 2868 INSULATED STEEL WIDEAD BOLT LOCK - 1 REQUIRED - 2 CAR GARAGE ONLY
12. 16070 SECTIONAL METAL - 1 REQUIRED - 2 CAR GARAGE ONLY

KEYED NOTES

1. 5/8" GYP. BOARD TYPE "X" ON GARAGE WALL COMMON TO DWELLING CARRY TO ROOF DECK.
2. 1/4" COPPER WATER LINE FOR ICE MAKER.
3. RECESSED SIDE MOUNTED MEDICINE CABINET.
4. MOUNT FURNACE ON 12" HIGH WOODEN PLATFORM.
5. DRYER VENT THRU ROOF.
6. 60" TUB WITH 6'-0" HIGH MIN. SPLASH AND SHOWER OVER.
7. 2X2 DOUBLE DOME SKYLIGHT.
8. 96" x 96" CONC. STOOD.
9. 48" x 48" CONC. STOOD.
10. 6X6 POST WITH ADJUSTABLE POST BASE AND METAL CAP.
11. END OF 10' CEILING
12. MOUNT WATER HEATER ON 18" HIGH WOODEN PLATFORM.
13. 4X4 CERAMIC TILE ENTRY.
14. LINEN CLOSET WITH FIVE FIXED SHELVES.
15. FIXED SHELF 54" ABOVE FIN. FLOOR, PAINT.
16. OVERHEAD DUCT IN JOIST SPACE - FURNACE ONLY.
17. FUR DOWN FOR DUCT WORK AT FURNACE ONLY.
18. LAMINATED PLASTIC COUNTER TOP WITH 4" SPLASH.
19. RANGE AND HOOD. SEE SPECIFICATIONS.
20. 14" WIDE SOFFIT
21. WALL FILLER, VERIFY WIDTH IN FIELD.
22. BASE FILLER, VERIFY WIDTH IN FIELD.
23. WOOD VALANCE TO MATCH CABINETS.
24. SINK BASE CABINET.
25. BANK OF DRAWERS.
26. PLATE GLASS MIRROR.
27. CULTURED MARBLE VANITY TOP WITH CERAMIC LAVATORY.

ROOM FINISH SCHEDULE

UNLESS OTHERWISE NOTED ON PLANS, ROOM FINISHES ARE AS FOLLOWS:

FLOORS- CARPET. VINYL SHEET IN KITCHEN, BATHS & UTILITY.
BASE- WOOD, 2 1/4" COLONIAL, PAINT SEMI-GLOSS ENAMEL.
WALLS- GYP. BOARD, BED, TAPE, TEXTURE AND PAINT - SATIN FINISH ENAMEL SEMI-GLOSS IN BATHS, KITCHEN AND UTILITY.
CEILINGS- SAME AS WALLS.
PAINT ALL DOOR FRAMES AND DOORS SEMI-GLOSS ENAMEL.

AREA CALCULATIONS

HEATED AREA-	1096 S.F.
PORCH-	53 S.F.
ONE CAR GARAGE-	277 S.F.
ALTERNATE "A", TWO CAR GARAGE-	553 S.F.

R. 4-4-01
R. 2-7-04
R. 8-21-99
R. 9-1-98
R. 2-10-97

MODEL 1096

CHAMISA VERDE SUBDIVISION

Job Title
AFFORDABLE HOUSING
SECTIONS 20 & 29, T25N, R13E, N4PM
TAOS, NEW MEXICO

PROJECT MANAGER
JORGE DE LA TORRE, AIA

Job no
95060

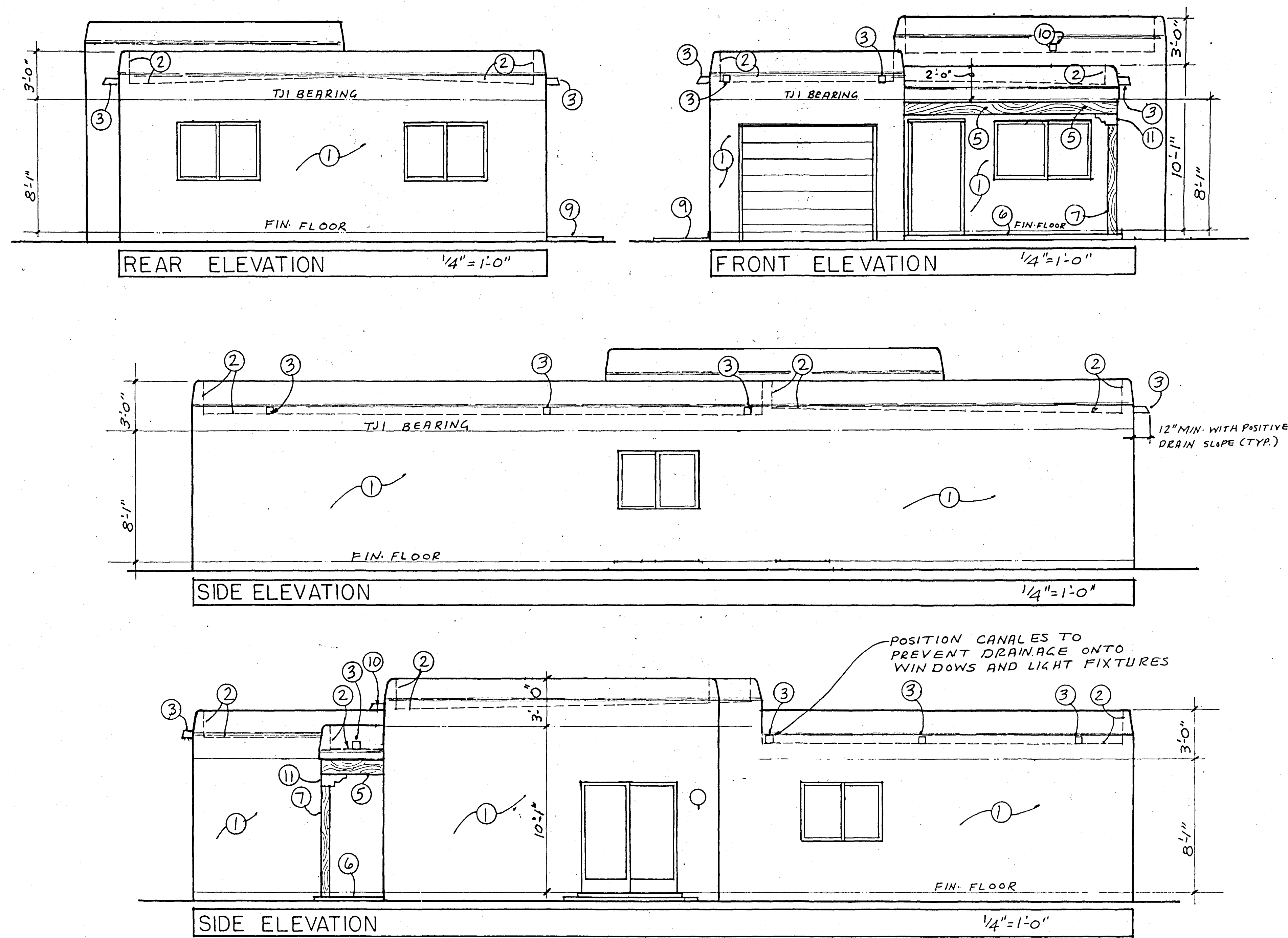
date
7/14/96

sheet title
RBM

STATE OF NEW MEXICO
JORGE DE LA TORRE
NO. 860
REGISTERED ARCHITECT

de la torre architects p.c.a.ia
north town office park
7801 academy rd n.e. building 2 suite 200
albuquerque n.m. 87109 / 505-828-9611

sheet-2
A-2
of-4
10/96



KEYED NOTES

1. STUCCO FINISH ON BUILDING PPAER OVER 1/2" IMP. SHEATHING OR 1/2" CDX PLYWOOD OR 7/16" WAFFERBOARD CORNER BRACING.
2. DASHED LINE IS LINE OF ROOF STRUCTURE BEYOND.
3. 4" X 6" G.I. CANALE WITH SPLASH BLOCK BELOW, PAINT TO MATCH STUCCO.
4. ~~DELETED~~
5. EXPOSED BEAM, SEE FRAMING PLAN FOR SIZE AND BEARING.
6. CONC. PORCH SLAB.
7. 4x6 POST WITH ADJUSTABLE POST BASE AND METAL CAP.
8. ~~DELETED~~
9. CONC. STOOP.
10. G.I. CANALE FROM LIVING-DINING ROOF TO PORCH ROOF, W/ METAL SPLASH PAN BELOW.
11. 8" HIGH WOOD CORBEL.

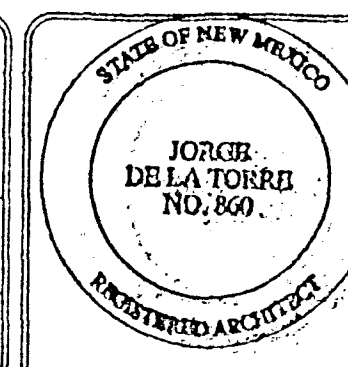
R.4-4-01
R.2-7-01
R.8-20-99
R.9-1-98
R.2-10-97

MODEL 1096

CHAMISA VERDE SUBDIVISION

job title
AFFORDABLE HOUSING
SECTIONS 20 & 29, T25N, R13E, NMPM
TAOS, NEW MEXICO

PROJECT MANAGER	job no	date
JORGE DE LA TORRE, AIA	95060	1/10/96
sheet title	by	
	RBM	



de la torre architects p.a.c.a.
north town office park
7801 academy rd ne, building 2, suite 200
albuquerque nm 87109 / 505-828-9611

sheet-3
A-3
of-4
1/10/96

GENERAL ELECTRICAL NOTES

- A. LOCATION OF DEVICES IS DIAGRAMATIC AND EXPANDED FOR CLARITY. FINAL LOCATION OF DEVICES SHALL BE DETERMINED IN FIELD BY STRUCTURAL CONDITIONS AND OWNERS REQUIREMENTS.
- B. PROVIDE GROUND FAULT PROTECTION TO ALL OUTLETS AT GARAGE, KITCHEN, BATHS AND EXTERIOR AREAS, AND WASHER DRYER SPACE.
- C. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES.
- D. MAXIMUM INSTALLED SERVICE SHALL NOT EXCEED 200 AMPS.

KEYED NOTES

1. SERVICE ENTRANCE
2. MAIN BREAKER PANEL.
3. OVERHEAD POWER FOR OPTIONAL GARAGE DOOR OPENER.
4. DOORBELL BUTTON.
5. CHIME LOCATION.
6. UNDER COUNTER POWER FOR RANGE AND POWER HIGH ON WALL FOR HOOD.
7. SWITCHED UNDER COUNTER POWER FOR DISPOSER.
8. OUTLETS IN BATHS TO BE ON DEDICATED 20 AMP CIRCUIT.
9. UNDER COUNTER POWER FOR DISHWASHER.

FIXTURE LEGEND

- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- EYEBALL SPOTLIGHT
- 110 VOLT DUPLEX OUTLET, UP 12" OR AS NOTED.
- SWITCHED DUPLEX OUTLET
- WEATHERPROOF OUTLET.
- 220 VOLT OUTLET.
- SINGLE POLE WALL SWITCH
- THREE WAY WALL SWITCH.
- WALL SWITCH WITH DIMMER CONTROL.
- FOUR WAY WALL SWITCH.
- EXHAUST FAN.
- TELEPHONE OUTLET, UP 12" OR AS NOTED.
- TELEVISION OUTLET.
- RECESSED CEILING MOUNTED LIGHT FIXTURE.
- HANGING DECORATIVE FIXTURE
- POLE LAMP
- INTERCOM SPEAKER
- INTERCOM MASTER UNIT.
- SURFACE MOUNTED CAN FIXTURE
- PULL CHAIN FIXTURE
- SMOKE DETECTOR

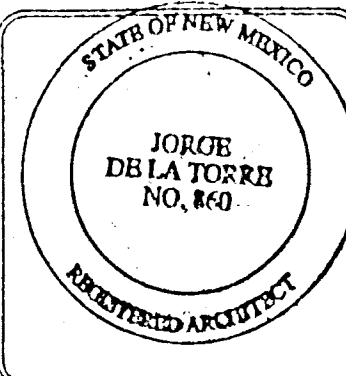
R. 4-4-01
R. 2-7-01
R. 8-20-99
R. 4-1-98
R. 2-10-97

MODEL 1096

CHAMISA VERDE SUBDIVISION

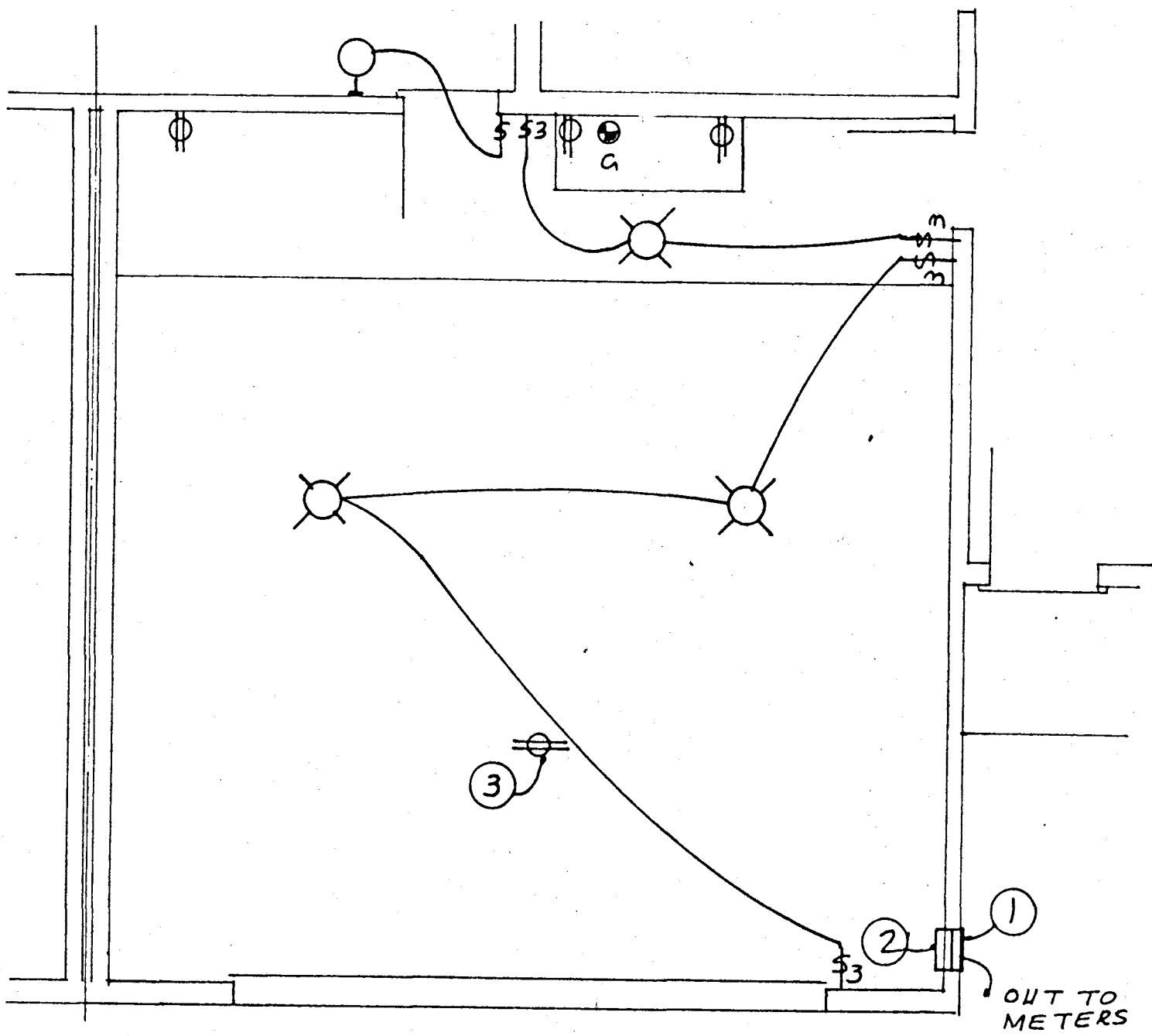
job title
AFFORDABLE HOUSING
SECTIONS 20 & 29, T25N, R13E, NMPM
TAOS, NEW MEXICO

PROJECT MANAGER JORGE DE LA TORRE, AIA	job no 95060	date 7/14/96
sheet title	by RBM	

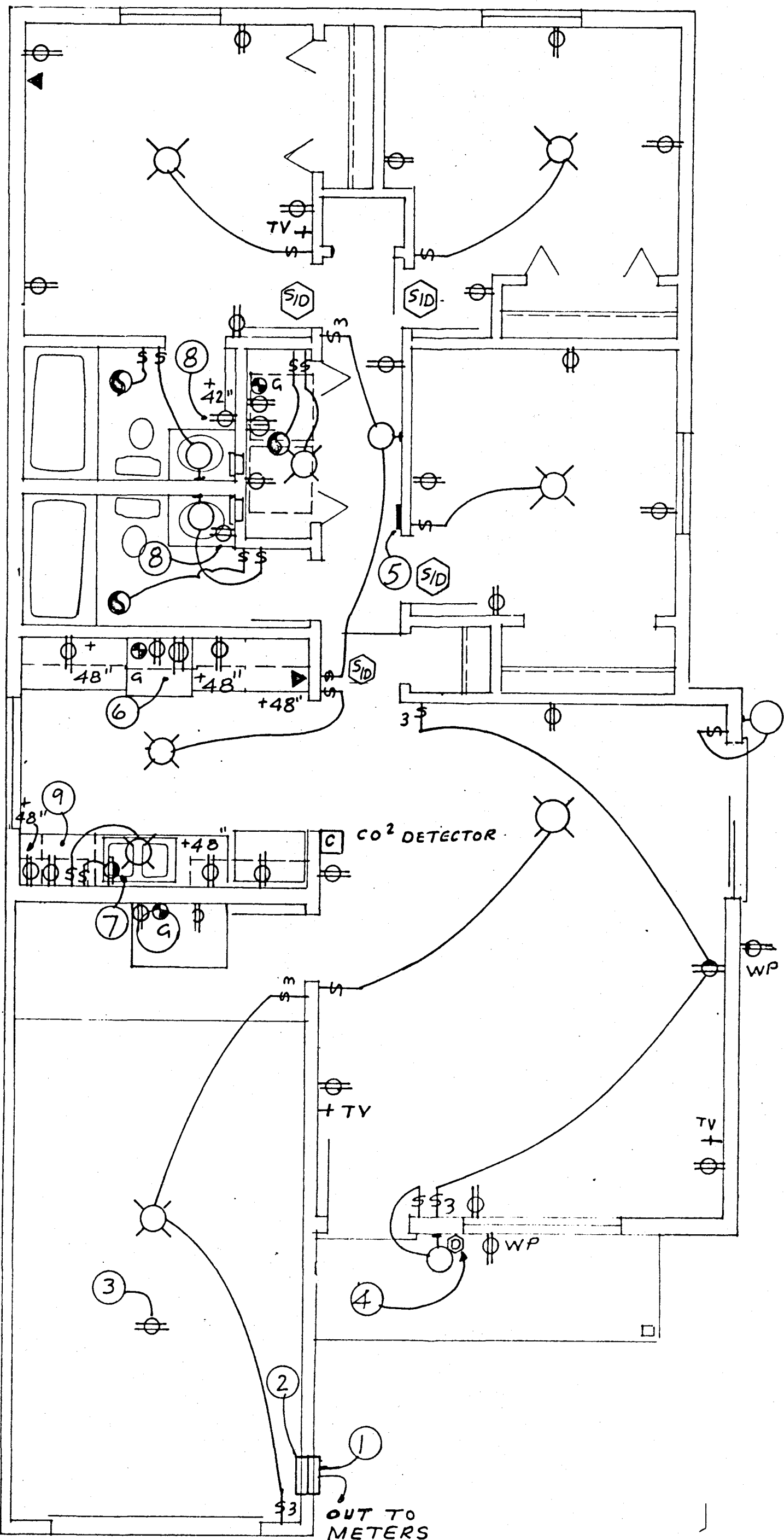


de la torre architectes p.a. aia
north town office park
7801 academy rd ne, building 2, suite 200
albuquerque, nm 87109 / 505-820-9611

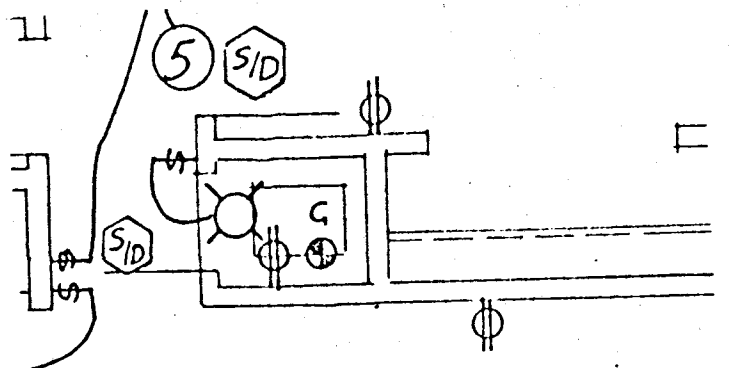
sheet-4
A-4
of-4
1/10/95



ALTERNATE A- 2 CAR GARAGE-
ELECTRICAL PLAN 1/4"=1'-0"



ELECTRICAL PLAN 1/4"=1'-0"



ELECTRICAL AT OPTIONAL FURNACE 1/4"=1'-0"