

DESIGN DATA	1410 SQ. FT.
1st FLOOR HEATED SF:	1259 SQ. FT.
2nd FLOOR HEATED SF:	289 SQ. FT.
TOTAL HEATED SF:	486 SQ. FT.
GARAGE SEARCH SF:	152 SQ. FT.
COVERED PATIO SF:	76 / 71 SQ. FT.
UPPER DECK (COVERED / OPEN) SF:	3568 SQ. FT.
TOTAL SF:	3568 SQ. FT.

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JUSTIN EIDEM

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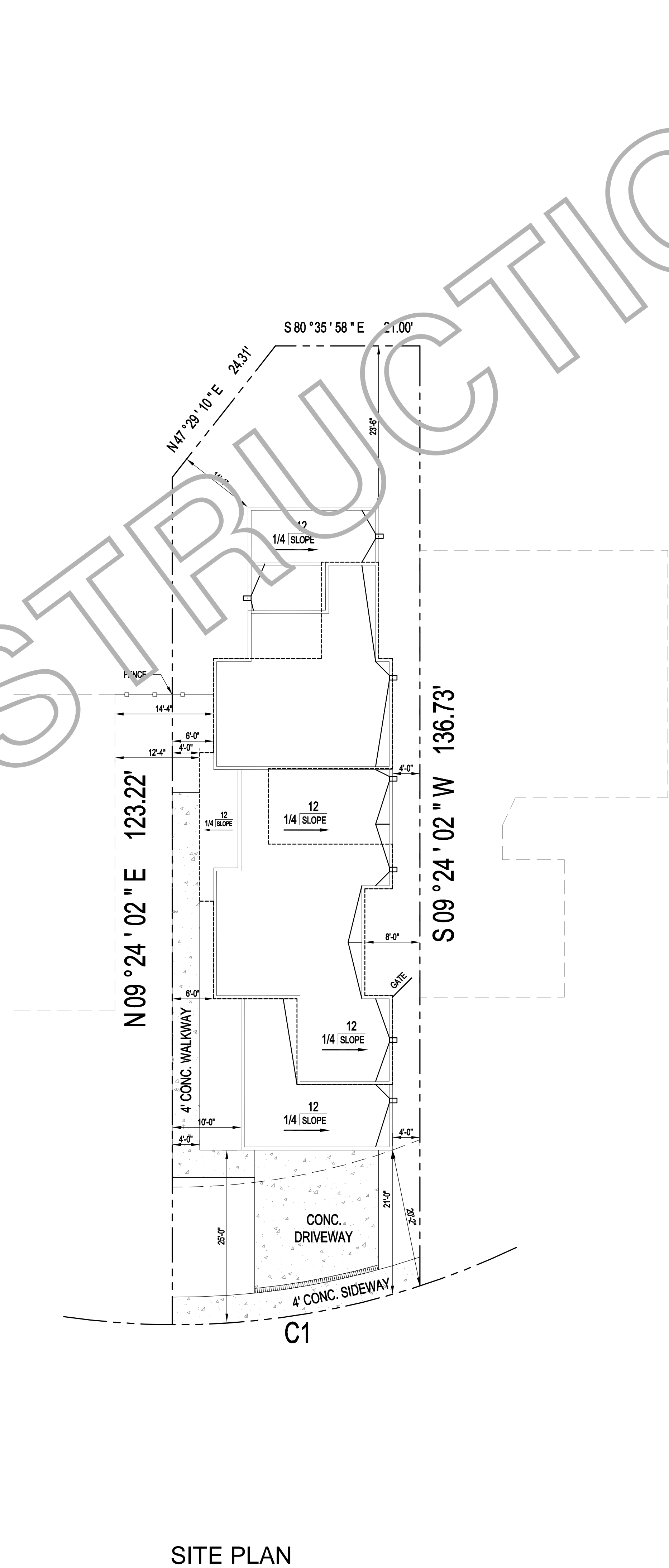
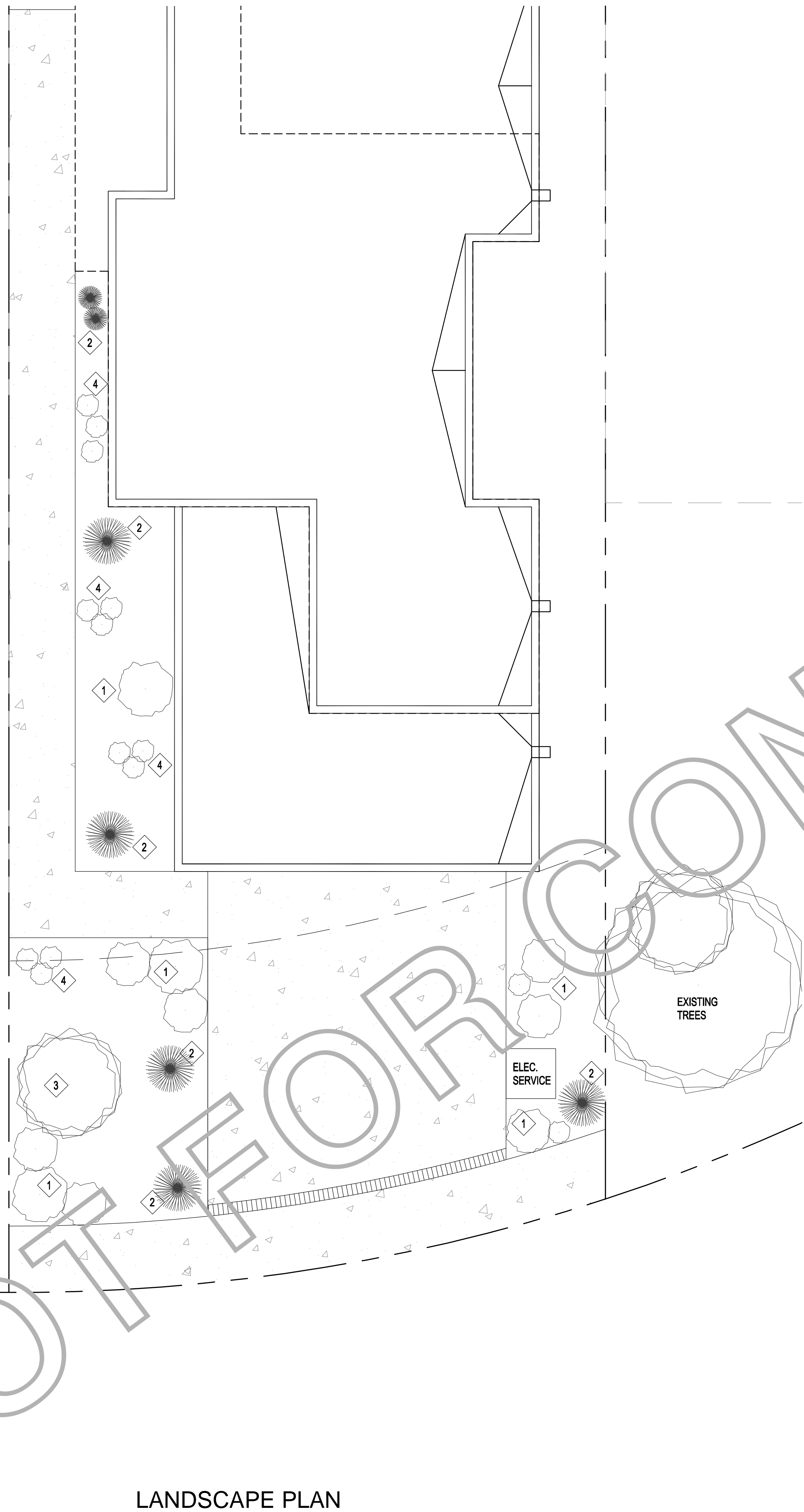
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1/4" = 1' U.O.N.

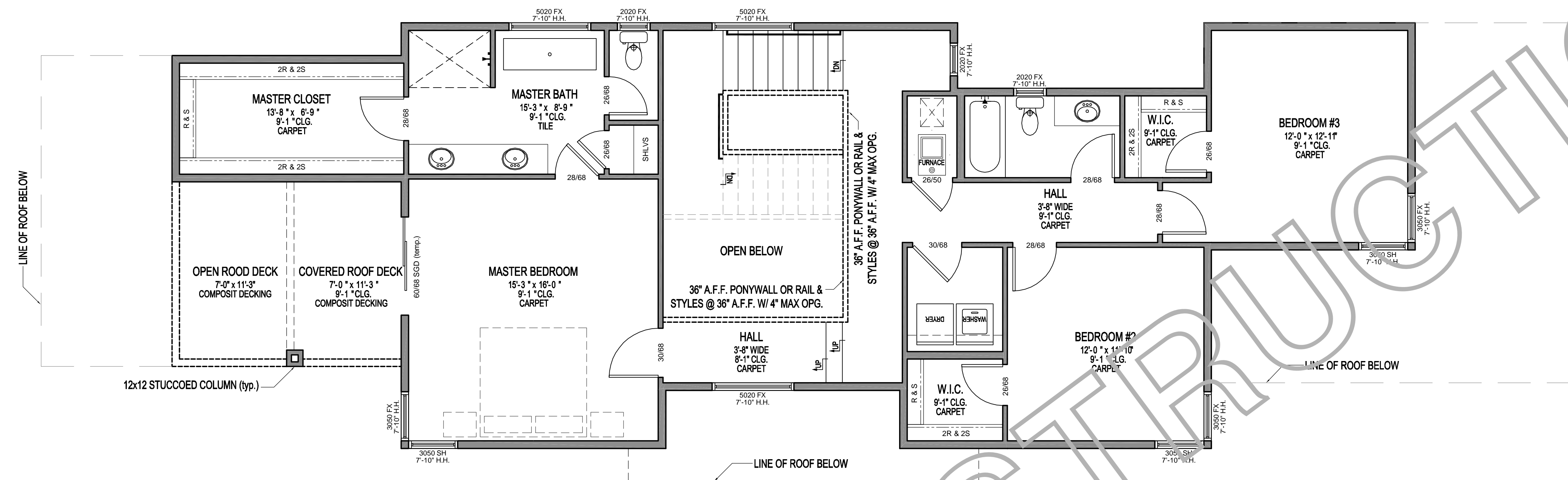
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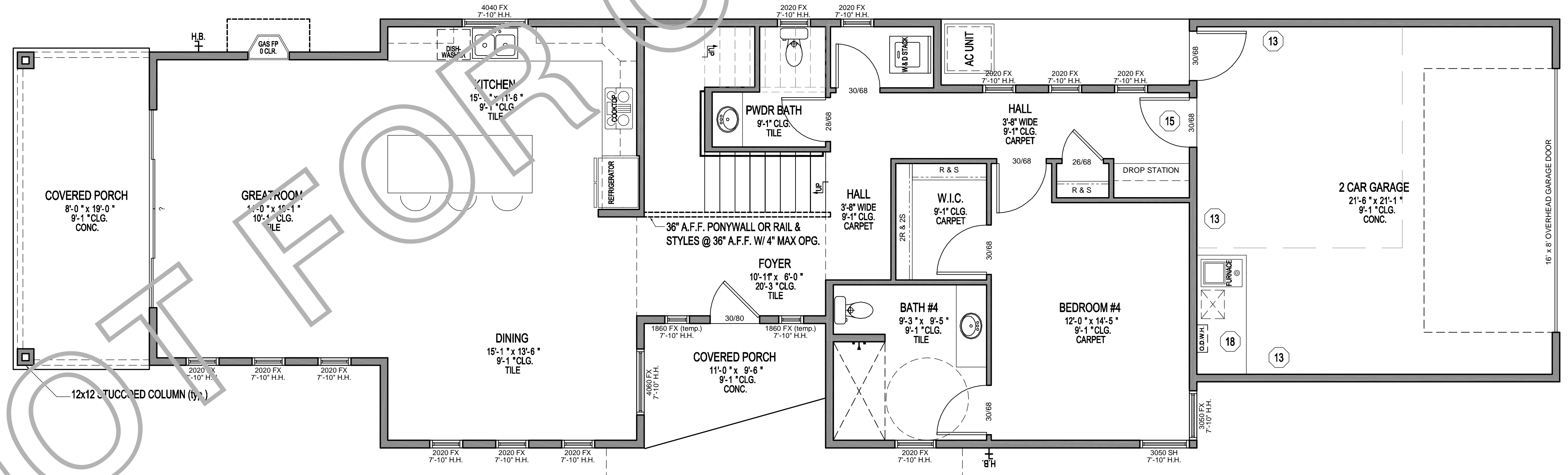
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LEGAL DESCRIPTION	
LOT: 7	
BLOCK: 6	
RIO GRAND COMPOUND	
ALBUQUERQUE, NM	



- 1
- 2
- 3
- 4
- 1

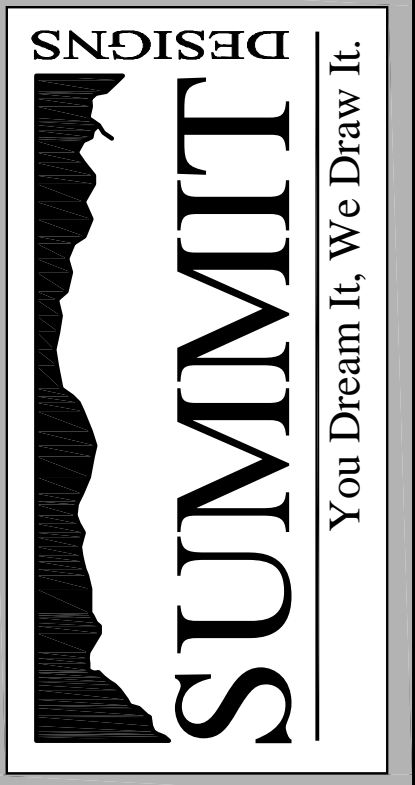


2nd FLOOR PLAN
SCALE: 1/4"=1'



1st FLOOR PLAN
SCALE: 1/4"=1'

- ### FRAMING NOTES
- ALL INTERIOR WALL TO BE FRAMED WITH #2 SPF OR BETTER @ 16" O.C. MINIMUM. ALL EXTERIOR WALL TO BE FRAMED W/ 2 X 6 STUDS MINIMUM @ 16" O.C. (WALLS OVER 12' TALL TO HAVE 2X6 HF).
 - 7/16" OSB EXTERIOR WALL SHEATHING.
 - SOLID FRAMING UNDER ALL BEAM AND GIRDER BEARING POINTS.
 - ALL HEALERS AT BEARING WALLS TO BE 2 - 2" X 12" SPF LUMBER, UNLESS NOTED.
 - HEADERS OVER 6' TO HAVE DOUBLE TRIMMER S.
 - INSTALL PRE-ENGINEERED WOOD BEAMS PER MANUFACTURER SPECS.
 - FIREBLOCKING PER CODE. WIND BRACING PER CODE. USE BLOCKING AND METAL BRACES.
 - TRUSS DESIGN, TRUSS BLOCKING, AND TRUSS BRACING ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 - TRUSS MANUFACTURER TO LABEL ALL TRUSSES FOR SITE, NOTED WITH ANY ATTACHED BRACING DETAILS AND ENGINEER'S STAMP ON DESIGN.
 - PROVIDE ENGINEERED CONNECTORS TO ALL COLUMN TO FOUNDATION, BEAMS AND CORBELS, CORBELS TO BEAMS, JOIST, RAFTERS OR TRUSSES TO BEAMS. SPECIFY ALL ANCHORS AND HANGERS.
 - 5/8" OSB WOOD ROOF DECKING STAGGERED W/ H CLIPS 24" O.C.
 - ALL BEDROOM WINDOWS SHALL MEET EGRESS, PROVIDE 5.7 SQ. FT. OF OPEN AREA AND 20" X 24" MINIMUM OPENING SILLS AT 42" MAXIMUM.
 - 5/8" TYPE X GYP. 1 HR. SEPERATION WALLS BETWEEN RESIDENCE AND GARAGE / CEILING, AND UNDER STAIRS.
 - 1/2" GYP. BD AT WALLS AND 1/2" GYP. BD AT CEILINGS.
 - DOOR BETWEEN GARAGE AND LIVING AREA TO BE TIGHT FITTING 20 MIN. FIRERATED W/ SELF CLOSER.
 - FIBER-CEMENT AND GLASS MAT GYPSUM BACKERS AT BATH AND KITCHEN HIGH WATER AREAS.
 - INSTALL 1/8" THERMA PLY. BD. ON INSIDE OF EXTERIOR WALLS AT DEAD SPACES (TUB, SHOWER STALL, FIREPLACE, ETC.).
 - PROVIDE 18" PLATFORM FOR GAS WATER HEATER, FURNACE OR BOILER IN GARAGE IF APPLICABLE.
 - NEW GLAZED FENSTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS: WINDOWS AND DOORS 0.35, SKYLIGHT 0.60.



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CONTEMPORARY VALLEY
SPEC HOUSE
FLOOR PLAN

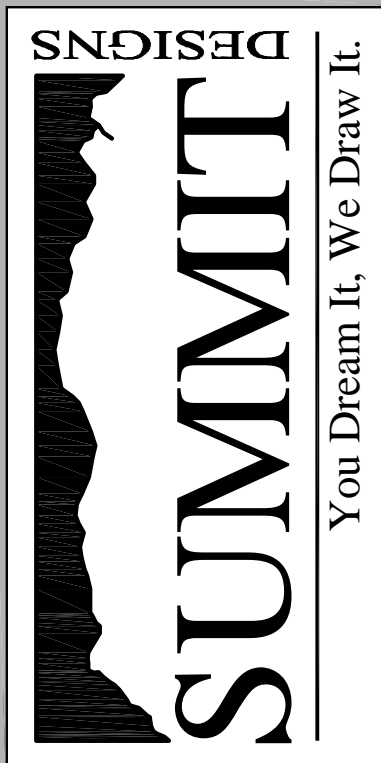
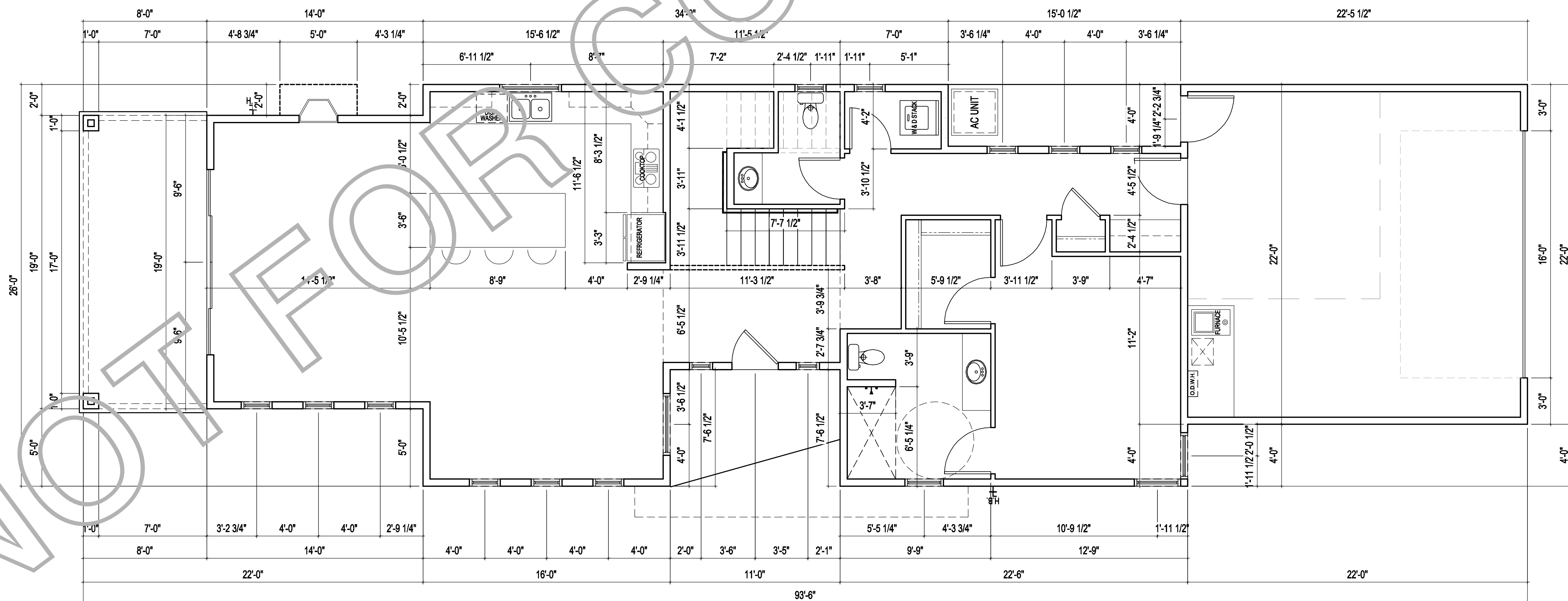
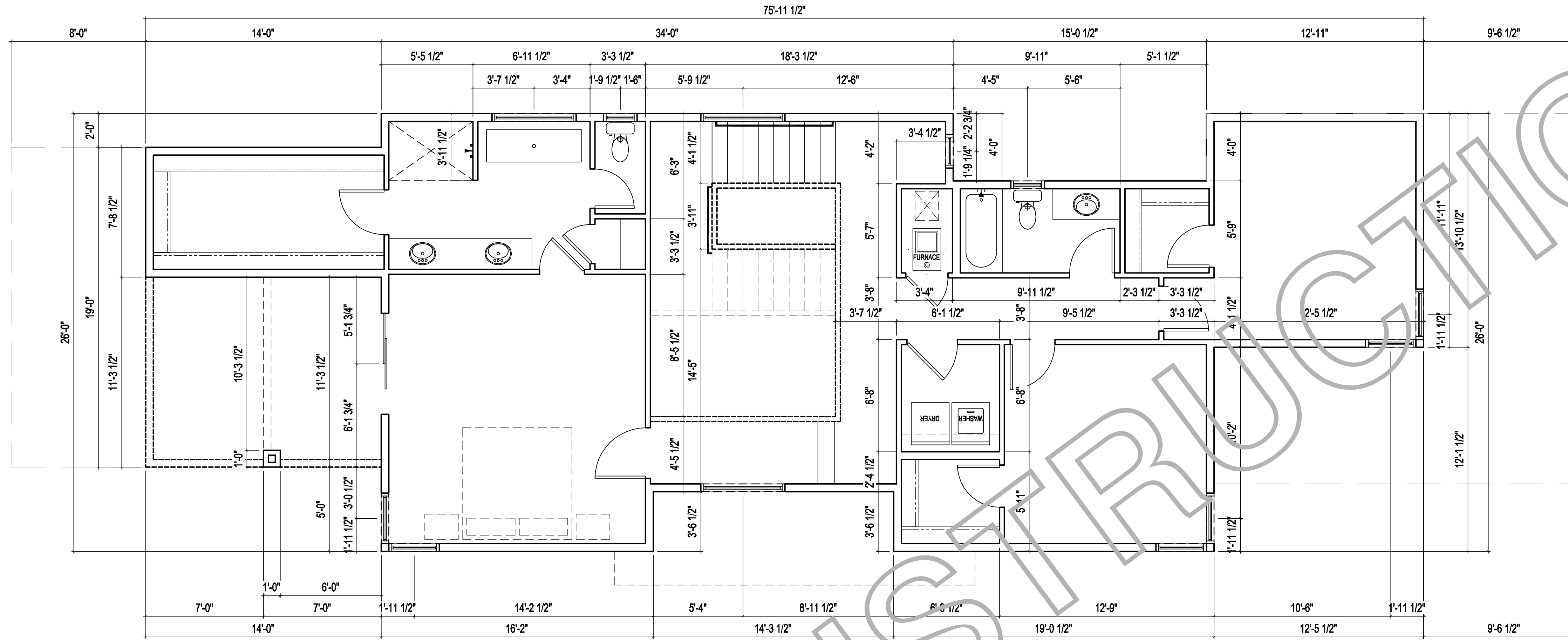
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TOTAL SF:	

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NOTE: ALL DIMENSIONS TO THE FACE OF FRAMING.



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CONTEMPORARY VALLEY
 SPEC HOUSE
 DIMENSION PLAN

DESIGN DATA

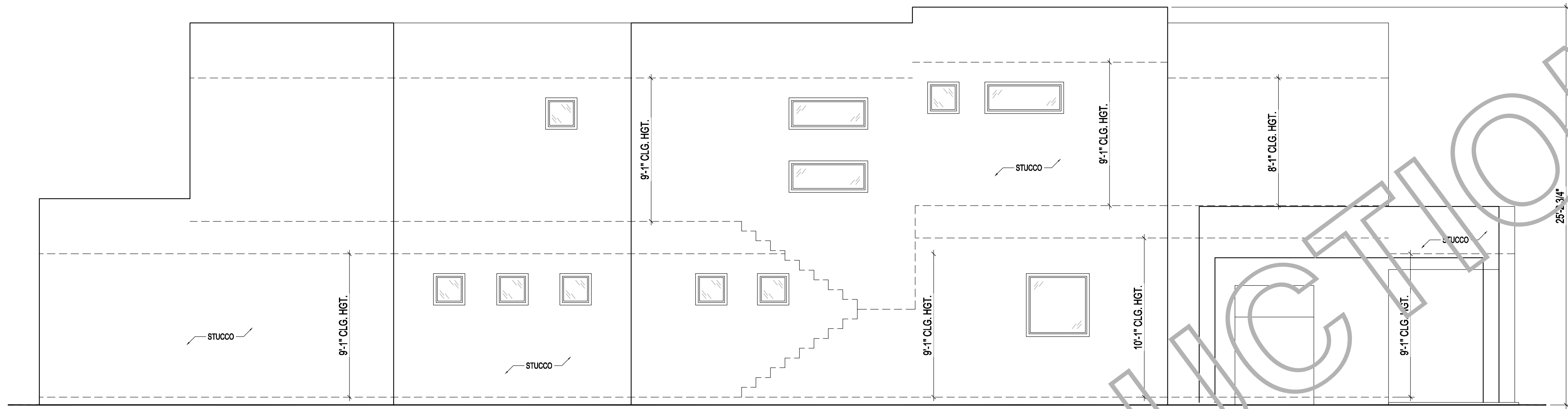
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UPPER DECK (COVERED) / OPENISE:	76 / 71 SQ. FT.
TOTAL SF:	3558 SQ. FT.

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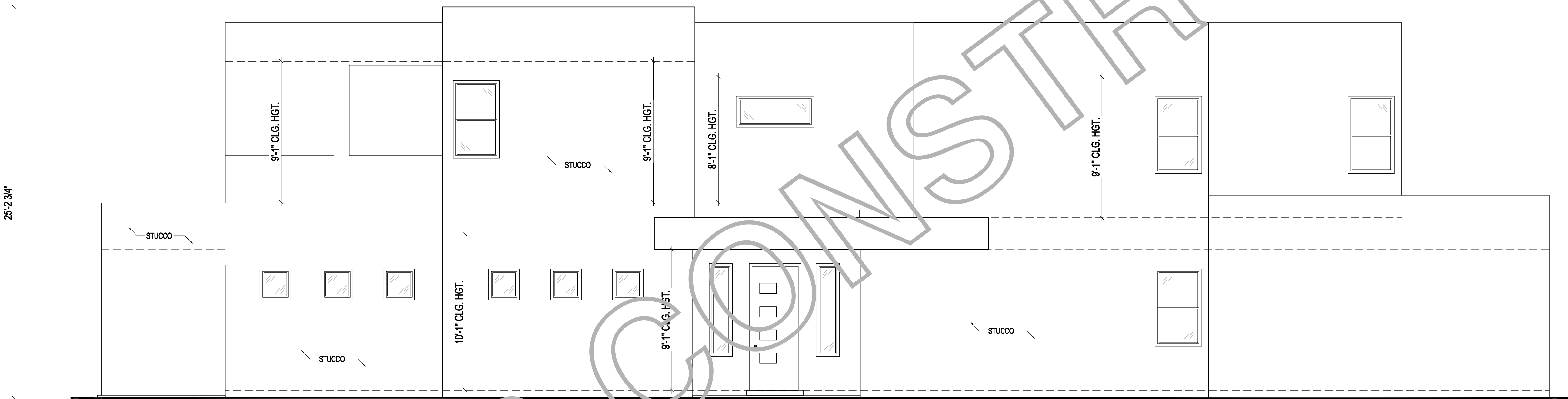
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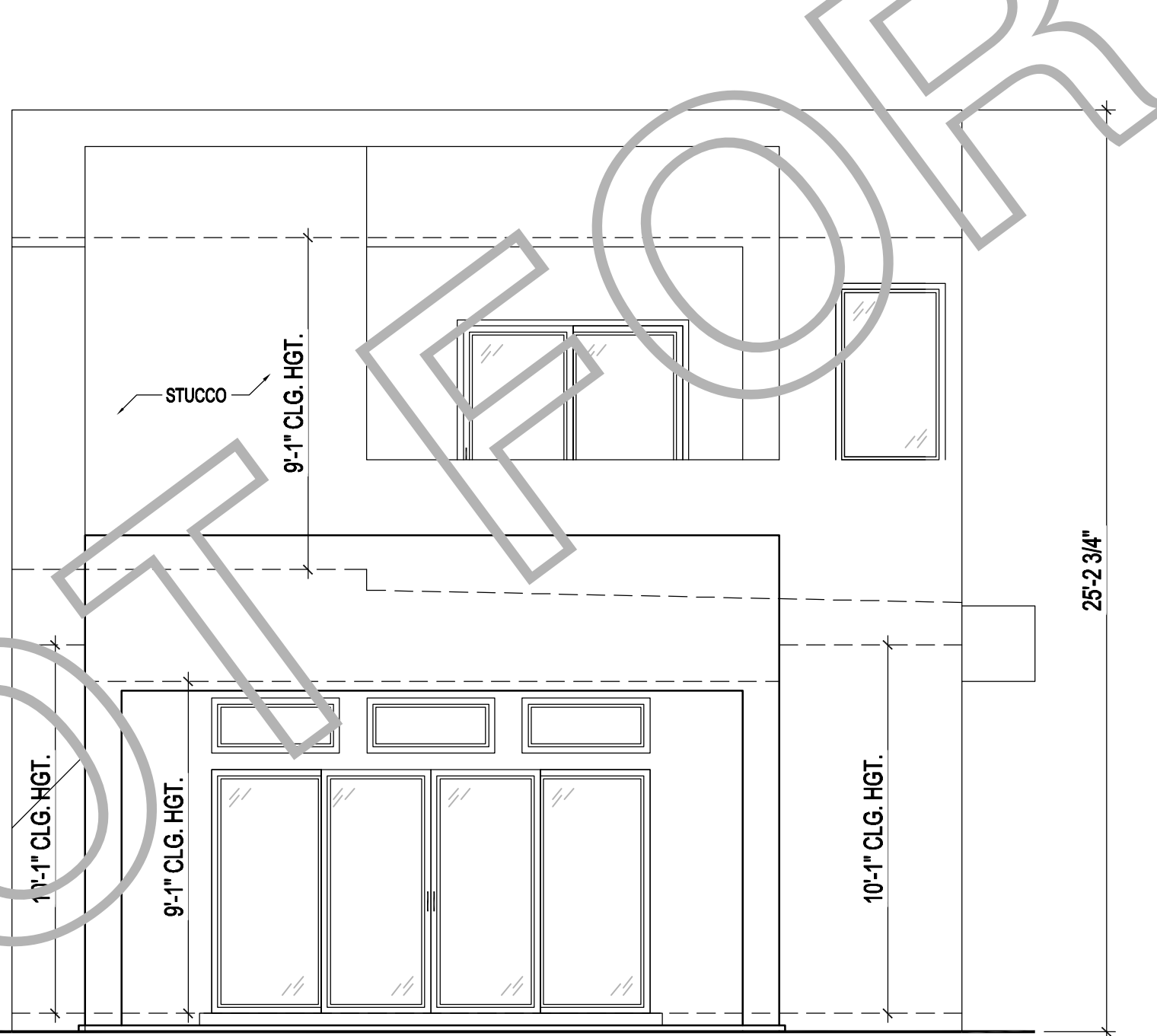
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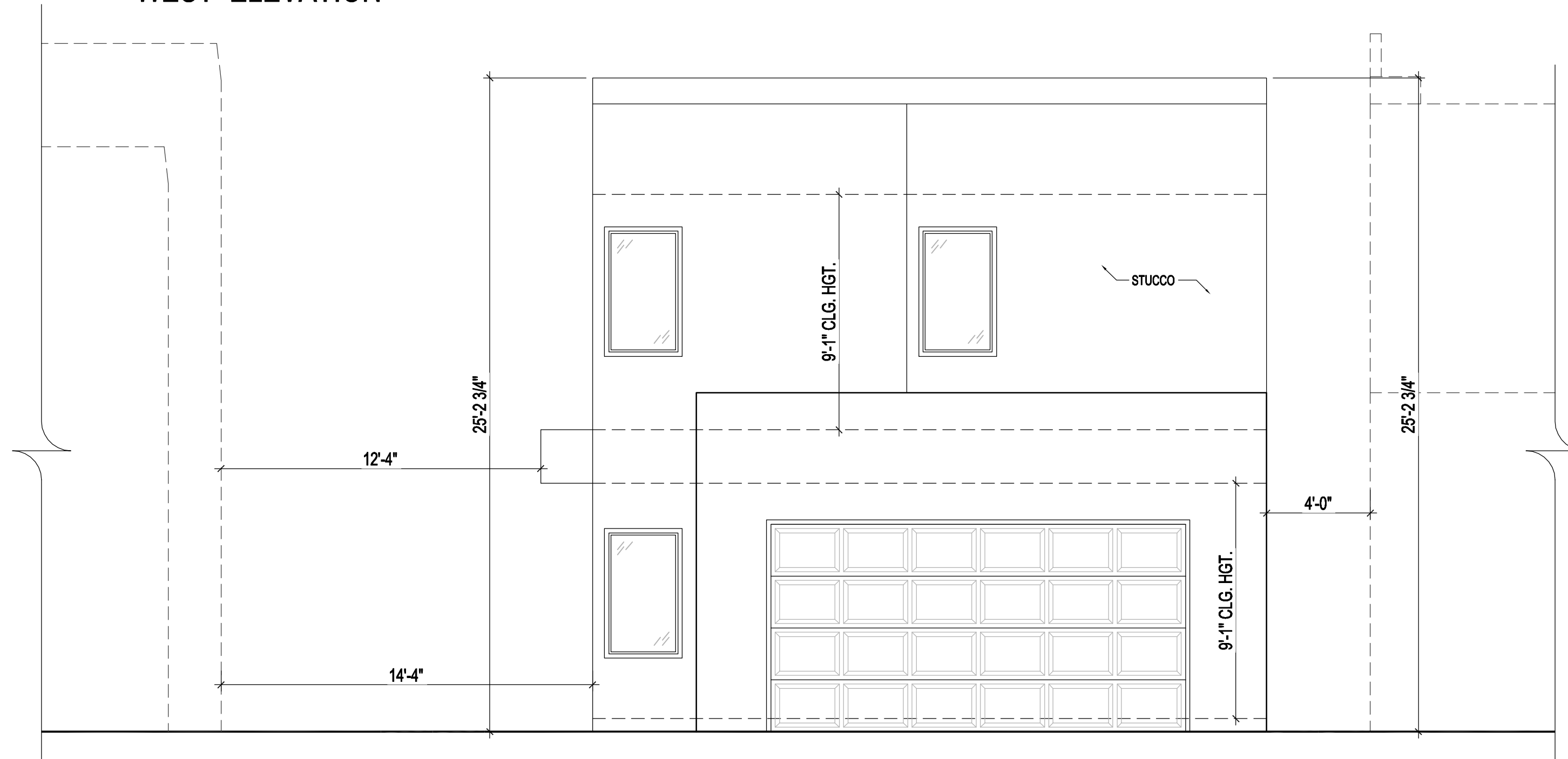
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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UPPER DECK (COVERED / OPEN):	3558 SQ. FT.
TOTAL SF:	

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SHEET NUMBER:

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DESIGN DATA	1410 SQ. FT.
1st FLOOR HEATED SF:	1269 SQ. FT.
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GARAGE SF:	104 SQ. FT.
COVERED PORCH SF:	152 SQ. FT.
COVERED PATIO SF:	76 / 71 SQ. FT.
UPPER DECK (COVERED) / OPENSF:	3558 SQ. FT.
TOTAL SF:	3558 SQ. FT.

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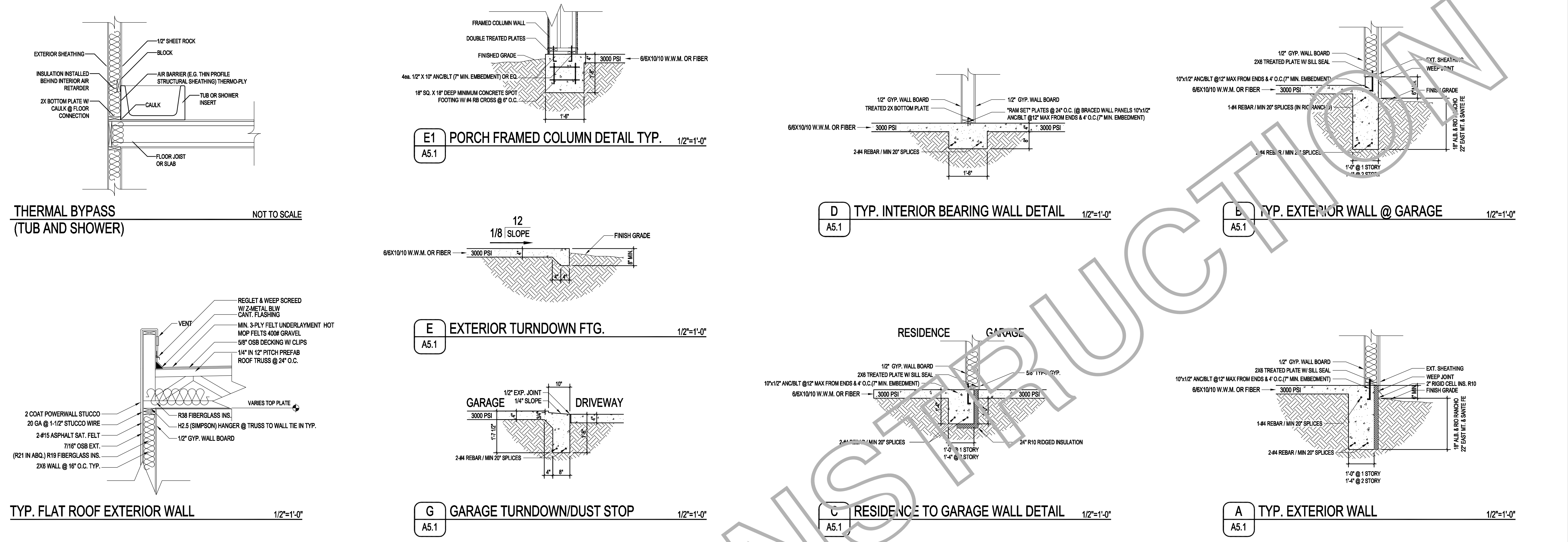
DATE PRINTED:
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MODIFICATION DATE:

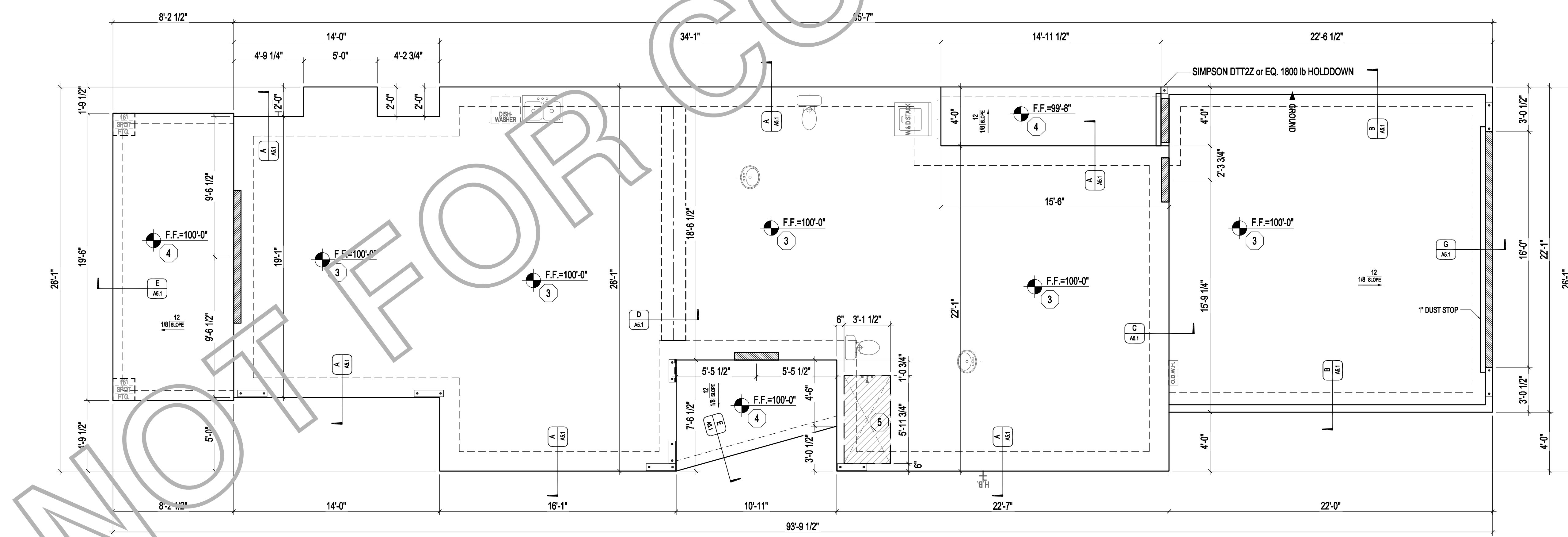
DRAWING SCALE:
1/4"=1' U.O.N.

SHEET NUMBER:

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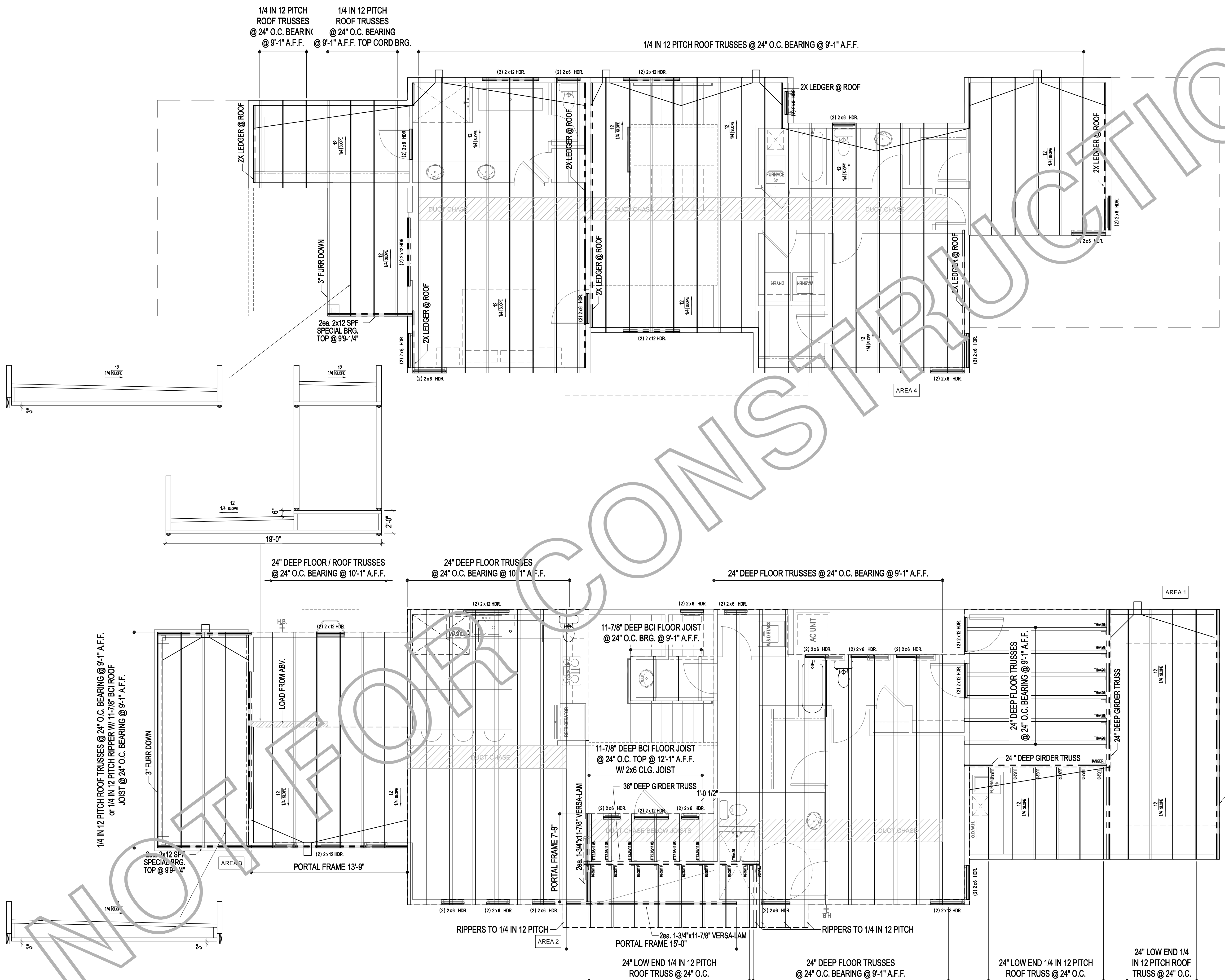


NOTE: FOUNDATION DIMENSIONS ACCOUNT FOR A 1/2" INCREASE TO FLUSH SHEATHING WITH RIGID INSULATION ON FOUNDATION.



FOUNDATION	
1.	24" SQ. X 18" DEEP MINIMUM CONCRETE SPOT FOOTING W/ #4 RB CROSS @ 6" O.C.
2.	18" SQ. X 18" DEEP MINIMUM CONCRETE SPOT FOOTING W/ #4 RB CROSS @ 6" O.C.
3.	4" THICK CONCRETE SLAB (3000 PSI MIN.) 6/6 10 X 10 WWM COMPACTED EARTH.
4.	4" THICK CONCRETE SLAB (3000 PSI MIN.) WITH INTEGRAL FOOTING.
5.	RECESS SLAB 3.5" FOR SHOWER PAN.
6.	GROUND TO BE REBAR, BURIED IN CONCRETE 24", ABOVE 18"
INTERIOR BEARING WALL	
3 STAGE EXTERIOR FOOTING	
MONOLITHIC EXTERIOR FOOTING	

NOTE: TRUSSES TO BE DESIGNED TO DIMENSIONS ON "DIMENSION PLAN" (1/2" HAS BEEN ADDED TO FOUNDATION DIMENSIONS TO ACCOMMODATE SHEATHING)



FRAMING NOTES

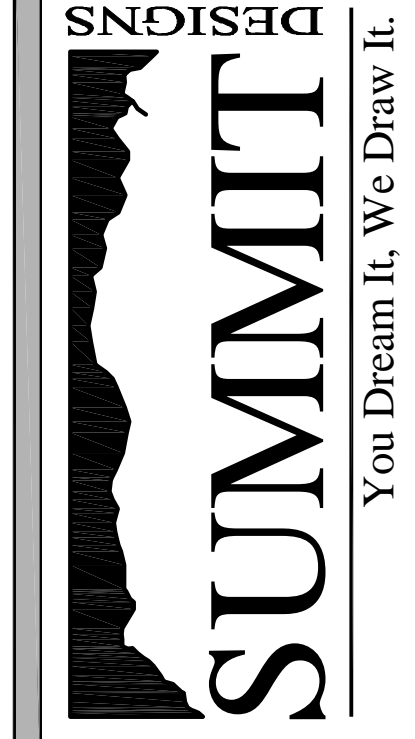
1. ALL INTERIOR WALL TO BE FRAMED WITH #2 SPF OR BETTER @ 16" O.C. MINIMUM. ALL EXTERIOR WALL TO BE FRAMED W/ 2 X 6 SIDS MINIMUM @ 16" O.C. (WALLS OVER 12' WALL TO HAVE 2X6 HF).
2. 7/8" OSB EXTERIOR WALL SHEATHING.
3. SOLID FRAMING UNDER ALL BEAM AND GIRDER BEARING POINTS.
4. ALL HEADERS AT BEARING WALLS TO BE 2 - 2" X 12" SPF LUMBER, UNLESS NOTED.
5. HEADERS OVER 6' TO HAVE DOUBLE TRIMMER.
6. INSTALL PRE-ENGINEERED WOOD BEAMS PER MANUFACTURER'S SPECS.
7. FIREBLOCKING PER CODE. WIND BRACING PER CODE. USE BLOCKING AND METAL BRACES.
8. TRUSS DESIGN, TRUSS BLOCKING, AND TRUSS BRACING ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
9. TRUSS MANUFACTURER TO LABEL ALL TRUSSES FOR SITE, NOTED WITH ANY ATTACHED BRACING DETAILS AND ENGINEER'S STAMP ON DESIGN.
10. PROVIDE ENGINEERED CONNECTORS TO ALL COLUMN TO FOUNDATION, BEAMS AND CORBELS, CORBELS TO BEAMS, JOIST, RAFTERS OR TRUSSES TO BEAMS. SPECIFY ALL ANCHORS AND HANGERS.
11. 5/8" OSB WOOD ROOF DECKING STAGGERED W/ H CLIPS 24" O.C.
12. ALL BEDROOM WINDOWS SHALL MEET EGRESS, PROVIDE 5.7 SQ. FT. OF OPEN AREA AND 20" X 24" MINIMUM OPENING SILLS AT 42" MAXIMUM.
13. 5/8" TYPE X GYP. 1 HR. SEPERATION WALLS BETWEEN RESIDENCE AND GARAGE / CEILING, AND UNDER STAIRS.
14. 1/2" GYP. BD AT WALLS AND 1/2" GYP. BD AT CEILINGS.
15. DOOR BETWEEN GARAGE AND LIVING AREA TO BE TIGHT FITTING 20 MIN. FIRERATED W/ SELF CLOSER.
16. FIBER-CEMENT AND GLASS MAT GYPSUM BACKERS AT BATH AND KITCHEN HIGH WATER AREAS.
17. INSTALL 1/8" THERMA PLY. BD. ON INSIDE OF EXTERIOR WALLS AT DEAD SPACES (TUB, SHOWER STALL, FIREPLACE, ETC.).
18. PROVIDE 18" PLATFORM FOR GAS WATER HEATER, FURNACE OR BOILER IN GARAGE IF APPLICABLE.
19. NEW GLAZED FENSTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS: WINDOWS AND DOORS 0.35, SKYLIGHT 0.60.

FLAT ATTIC SPACE VENTILATION NOTES

THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.

AREA	ATTIC SQUARE FOOTAGE	VENTING REQUIRED	VENTING PROVIDED
AREA 1	312 sq.ft. x 1/150 = 2.08 sq.ft. (300 SQ. IN.)	300 SQ. IN.	300 SQ. IN.
AREA 2	95 sq.ft. x 1/150 = 6.4 sq.ft. (92 SQ. IN.)	92 SQ. IN.	100 SQ. IN.
AREA 3	302 sq.ft. x 1/150 = 2.02 sq.ft. (290 SQ. IN.)	290 SQ. IN.	300 SQ. IN.
AREA 4	1535 sq.ft. x 1/150 = 10.3 sq.ft. (1474 SQ. IN.)	1474 SQ. IN.	1500 SQ. IN.

ALL FREE VENTILATING AREA TO BE PROVIDED BY VENTILATORS APPROVED BY GOVERNING BUILDING DEPARTMENT.



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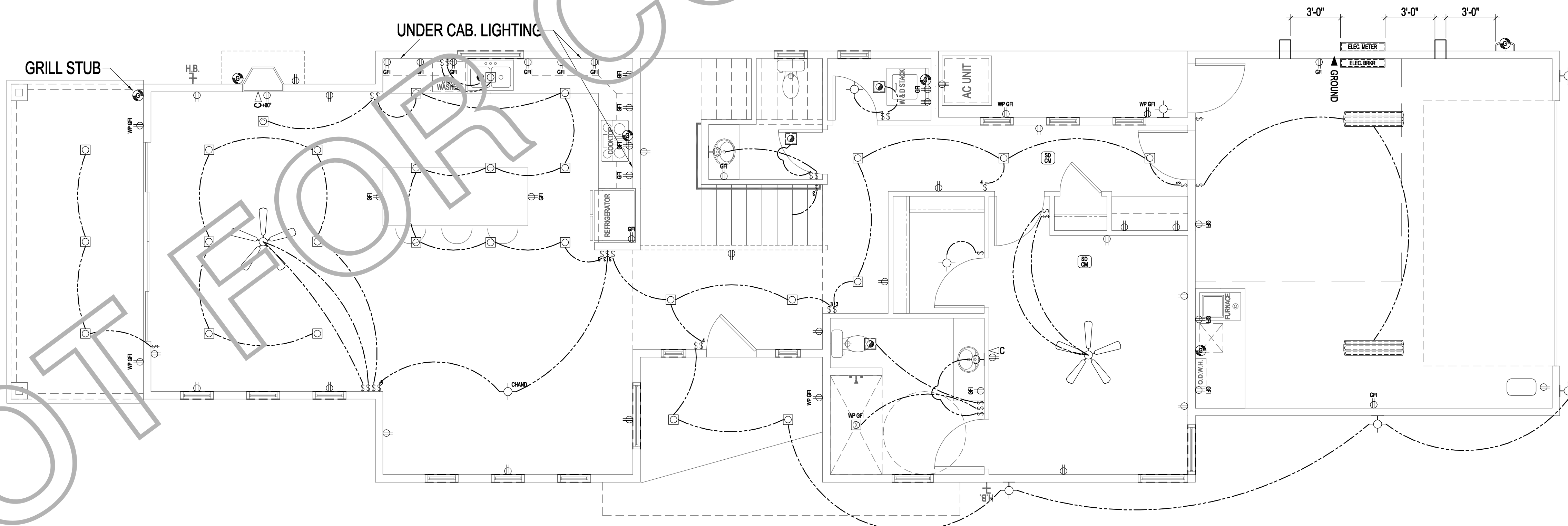
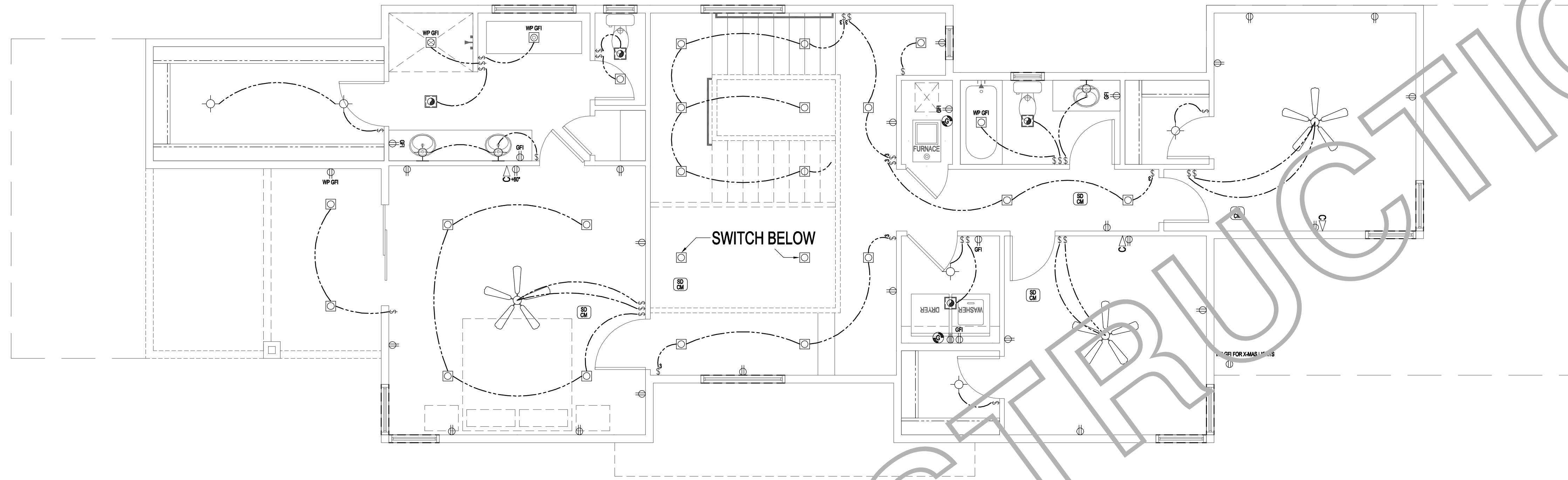
CONTEMPORARY VALLEY SPEC HOUSE
FRAMING PLAN

DESIGN DATA	1410 SQ. FT.	1259 SQ. FT.	2868 SQ. FT.	104 SQ. FT.	152 SQ. FT.	76 / 71 SQ. FT.	3558 SQ. FT.
1st FLOOR HEATED SF:							
2nd FLOOR HEATED SF:							
GARAGE SF:							
COVERED PORCH SF:							
COVERED PATIO SF:							
UPPER DECK (COVERED) / OPENISE:							
TOTAL SF:							

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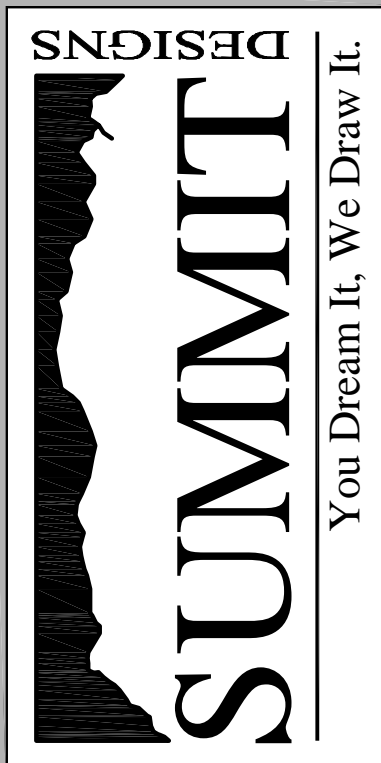


	110V DUPLEX OUTLET
	110V SWITCHED OUTLET
	220V DUPLEX OUTLET
	GROUND FAULT INTERRUPT (GFI) 110V DUPLEX OUTLET
	WEATHER-PROOF GFI 110V DUPLEX OUTLET
	SMOKE DETECTOR
	SINGLE-POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	LIGHT FIXTURE
	WALL LIGHT FIXTURE
	WALL SCONCE LIGHT FIXTURE
	RECESSED LIGHT FIXTURE

	RECESSED LIGHT EYEBALL
	RECESSED LIGHT MINI EYEBALL
	EXHAUST FAN
	RECESSED LIGHT/EXHAUST FAN COMBO
	PHONE JACK
	CABLE JACK
	HOSE BIB
	GAS BIB
	GAS METER
	ELECTRIC METER
	FLOURESCENT LIGHT FIXTURE
	CEILING FAN

ELECTRICAL NOTES

1. ALL BRANCH CIRCUITS THAT SUPPLY 120v SINGLE PHASE AND 20 amp RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT EXCLUDING BATHROOMS AND GARAGES SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER(S) PER NEC.
2. ALL EXTERIOR LIGHTING & RECEPTABLES TO BE GFCI PROTECTED.



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**CONTEMPORARY VALLEY
 SPEC HOUSE
 ELECTRICAL PLAN**

DESIGN DATA

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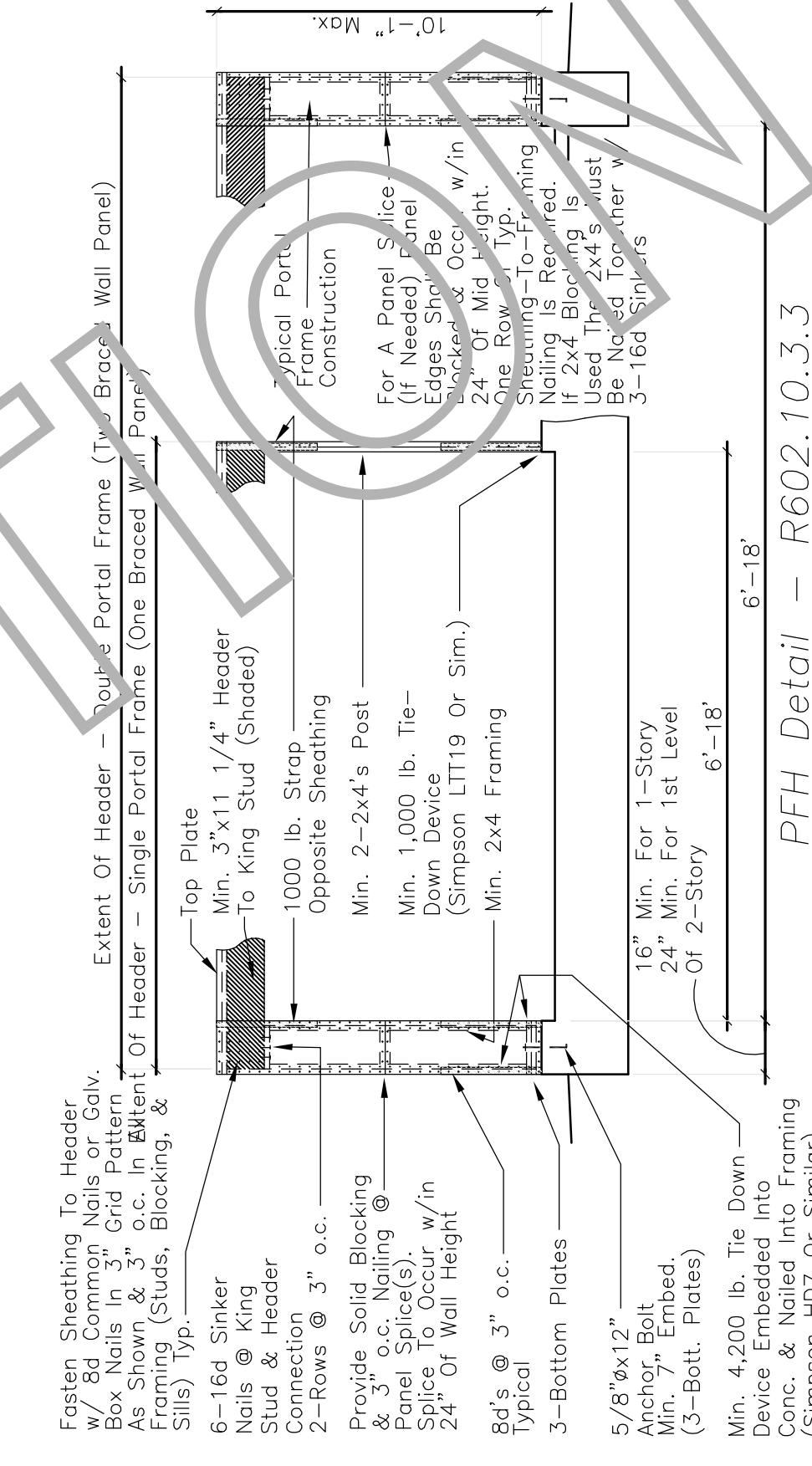
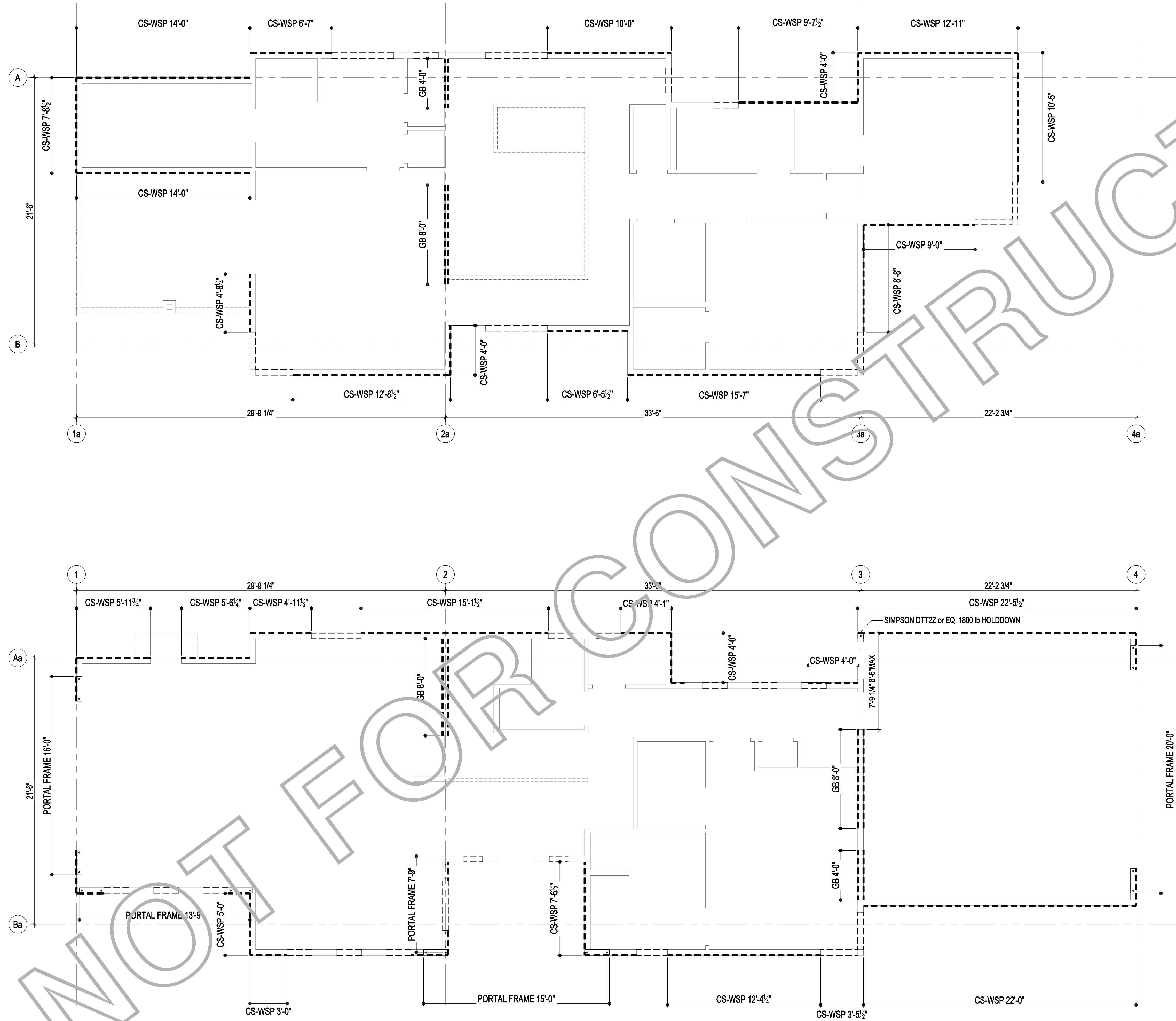
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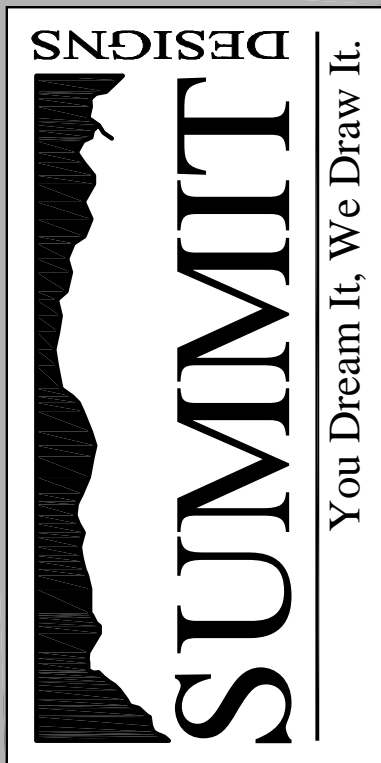
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NAILING REQUIREMENTS FOR BRACED WALL PANELS

Symbol	Panel Thickness	Panel Length	Connector Spacing	Connection Type	Bottom Plate Connection	Reference Book & Page No.
PFH	7/16" O.S.B. @ One Side Two Sides One Side	16" @ 1-Story 24" @ 1st of 2-Story	See Detail "PFH"	8d Common Nails	5/8"x10" Anchor Bolt & Simpson HD7 Or Similar IRC 2009 R403.1.6	Bracing Guide (Pages 85-86) IRC 2009 (Page 172)
GB	1/2" Min. Gyp. Bd. Two Sides One Side	4'-0" Each 8'-0" Each	See R602.10.4.2 For Continuous Sheathing Length Requirements	Nail Or Screw 1 1/4 in. Type W or S 6d Common Nails @ 6" o.c. Edge & 12" o.c. Field Sloping @ 3" o.c. Edge & 6" o.c. @ Field	1/2"x10" Anchor Bolts 6 o.c. & 12" from Ends (1 or 2 Story)	Bracing Guide (Pages 70, 74, 77 & 78) IRC 2009 (Pg. 169) Table R602.10.4.1 (Bracing Guide) (Pages 92-100) IRC 2009 (Pg. 173) Table R602.10.2
CS-WSP	7/16" O.S.B. @ One Side				1/2"x10" Anchor Bolts 6 o.c. & 12" From Ends	



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CONTEMPORARY VALLEY SPEC HOUSE
WALL BRACE PLAN

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