

ROMA

UFAS RENOVATION

OWNER

ALBUQUERQUE HOUSING AUTHORITY
1840 UNIVERSITY BLVD
ALBUQUERQUE, NEW MEXICO 87106

ARCHITECT

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SCOPE OF WORK

THE PROJECT SCOPE OF WORK SHALL INCLUDE ALL WORK NECESSARY FOR THE UFAS AND ADA RENOVATION OF THE SITE AND UNITS IDENTIFIED AS PHYSICALLY AND HEARING IMPAIRED UNITS.

THE SITE DEMOLITION WILL CONSIST OF THE REMOVAL OF SIDEWALK, ASPHALT, AND LANDSCAPE NECESSARY FOR COMPLIANCE WITH ADA/UFAS.

THE UNIT DEMOLITION WILL CONSIST OF THE REMOVAL OF INTERIOR WALL FRAMING, GYPSUM BOARD, INTERIOR FINISHES, CABINETS, COUNTERTOPS, PLUMBING FIXTURES, PLUMBING FIXTURES, ELECTRICAL FIXTURES AND SHELVING AS WELL AS THE SELECT REMOVAL OF INTERIOR DOORS, REAR DOOR AND SCREEN DOOR, AND WINDOW.

THE SITE CONSTRUCTION WILL CONSIST OF NEW CONCRETE SIDEWALKS, ADA SIDEWALK RAMPS, CONCRETE ADA PARKING SPACES, NEW MAILBOX AND ADA SIGNAGE

THE UNIT CONSTRUCTION WILL CONSIST OF NEW INTERIOR WALLS, NEW BATHROOM AND KITCHEN CABINETS AND COUNTERTOPS, NEW ELECTRICAL FIXTURES, NEW PLUMBING FIXTURES, RE-LOCATED HWT, NEW EXTERIOR DOOR AND WINDOW.

ALL WORK REQUIRED TO ENSURE COMPLIANCE WITH UFAS AND ADA REQUIREMENTS

CODE REVIEW

REFERENCE CODES

INTERNATIONAL RESIDENTIAL CODE (IRC) 2012
INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2012
INTERNATIONAL FIRE CODE (IFC) 2009
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101
INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2009
UNIFORM PLUMBING CODE (UPC) 2009
UNIFORM MECHANICAL CODE (UMC) 2009
NATIONAL ELECTRICAL CODE (NEC) 2003
AMERICAN DISABILITIES ACT (ADA) 2010
ICC / ANSI 2009 A117.1
UNIFORM FEDERAL ACCESSIBILITY STANDARD (UFAS)

INTERNATIONAL EXISTING BUILDING CODE 2012

CHAPTER 4

CLASSIFICATION: ALTERATION- LEVEL 2- ALTERATION LEVEL AS DESCRIBED IN SECTION 404 SHALL COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER. LEVEL 2 ALTERATIONS INCULDE THE RECONFIGURATION OF THE SPACE ADDITION OR ELIMINATION OF DOOR OR WINDOW, THE RECONFIG OR EXTENSION OF ANY SYSTEM OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT

CHAPTER. EXCEPTION BUILDINGS IN WHICH THE RECONFIG IS EXCLUSIVELY THE RESULT OF COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS OF SECTION 605.2 SHALL BE PERMITTED TO COMPLY WITH CHAPTER 6

CHAPTER 7

SECTION 701.1: LEVEL 2 ALTERATIONS SHALL COMPLY WITH ALL OF THE ELEMENTS OF THIS CHAPTER

EXCEPTION: BUILDINGS IN WHICH THE RECONFIGURATION IS EXCLUSIVELY THE RESULT OF COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS OF SECTION 605.2 SHALL BE PERMITTED TO COMPLY WITH CHAPTER 6

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SITE INFORMATION

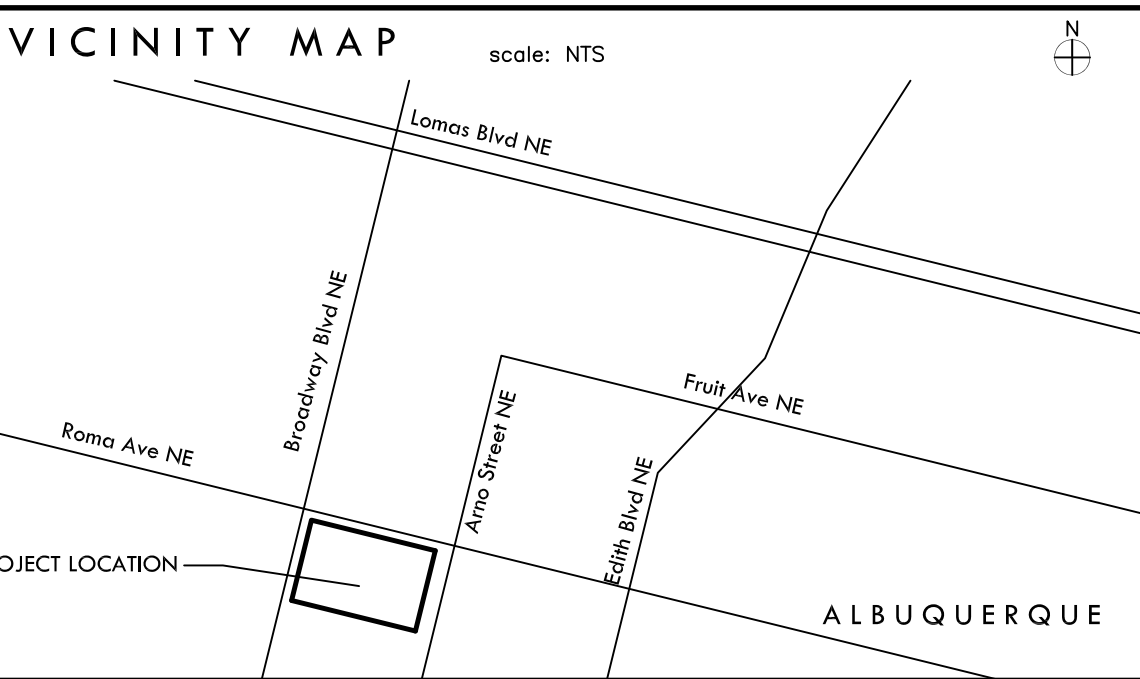
ADDRESS: 320 ROMA NE, ALBUQUERQUE, NM
ZONING ATLAS PAGE: J-14-Z
ZONING: R-G

PROJECT DATA

TOTAL UNITS:	50
ACCESSIBLE UNITS (5%) REQUIRED	2.5 OR 3
ACCESSIBLE UNITS (5%) PROVIDED	3
HEARING AND VISION IMPAIRED UNITS (2%) REQUIRED	1
HEARING AND VISION IMPAIRED UNITS (2%) PROVIDED	1
RENOVATION UNIT HUD GROSS (UNITS) SQ. FT.:	1830

UNIT INFORMATION

	QUANTITY	HEATED
EXISTING R1	11	610 SQ. FT.
EXISTING R2	20	
EXISTING R3	13	
EXISTING R4	3	
REMODEL R1A	3	610 SQ. FT.
TOTAL REMODEL		1830 SQ. FT.



PERMIT SET

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004507
5817
8 MAY 2017
DATE: 8 MAY 2017
REVISION:
FILE NAME:

ALBUQUERQUE HOUSING AUTHORITY: ROMA UFAS RENOVATION

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G.001

SHEET: 1

ABBREVIATIONS

ABBREVIATIONS			
6S	6 SHELVES	H.B.	HOSE BIBB
1RIS	1 ROD AND 1 SHELF	H.C.	HOLLOW CORE
A.B.	ANCHOR BOLT	HD.	HEAD
ABV.	ABOVE	HDR.	HARDWOOD
A.C.	ASPHALTIC CONCRETE	HDWR.	HARDWARE
ACOUS.	ACOUSTIC	HT.	HEIGHT
A/C	AREA CONDITIONING	H.M.	HOLLOW METAL
A.D.	AREA DRAIN	HORIZ.	HORIZONTAL
ADJ.	ADJUSTABLE	HR.	HOUR
A.F.F.	ABOVE FINISH FLOOR	HSKPG.	HOUSEKEEPING
AGG.	AGGREGATE		
A.J.T.	ACOUSTIC JOINT	I.D.	INSIDE DIAMETER
ALUM.	ALUMINUM	I.I.C.	IMPACT ISOLATION
ALT.	ALTERNATE		
A.P.	ACCESS PANEL	IN.	INCH
APPROX.	APPROXIMATE	INCL.	INCLUDED
ARCH.	ARCHITECTURAL	INFO.	INFORMATION
ASPH.	ASPHALT	INSUL.	INSULATION
A.V.	AUDIO VISUAL	INT.	INTERIOR
ACRYL.	ACRYLIC	ISOL.	ISOLATION
A.C.	ASPHALTIC CONCRETE		
BD.	BOARD	JT.	JOINT
BET.	BETWEEN		
BI.	BUILT- IN	KIT.	KITCHEN
BLDG.	BUILDING	K.O.	KNOCK OUT
BLK.	BLOCK		
BLKG.	BLOCKING	LAM.	LAMINATE
B.M.	BENCH MARK	LAV.	LAVATORY
BLT.	BEAM	LB. OR #	POUND (S)
BOT.	BOTTOM	LN.	LINEAL OR LINEAR
B.O.B.	BOTTOM OF BEAM	L.L.	LIVE LOAD
B.O.W.	BOTTOM OF WALK	LT.	LIGHT
BPK.	BREAK		
B.U.R.	BUILT-UP ROOFING	LOUV.	LOUVER
BZ.	BRONZE	LVL.	LEVEL
CAB.	CABINET	MACH.	MACHINE
C.B.	CATCH BASIN	MAINT.	MAINTENANCE
CEM.	CEMENT	MAS.	MASONRY
CER.	CERAMIC	MATL.	MATERIAL
C.G.	CORNER GUARD	MAX.	MAXIMUM
C.I.	CAST IRON	M.C.	MEDICINE CABINET
C.J.	CONTROL JOINT	MECH.	MECHANICAL
CLG.	CEILING	MEMB.	MEMBRANE
CLO.	CLOSET	MET.	METAL
CLR.	CLEAR	MEZZ.	MEZZANINE
CMU	CONCRETE MASONRY UNIT	MFR.	MANUFACTURER
C.O.	CLEAN OUT	MIN.	MINIMUM
CONC.	CONCRETE	MIR.	MIRROR
CONN.	CONNECTION	MISC.	MISCELLANEOUS
CONSTR.	CONSTRUCTION	M.O.	MASONRY OPENING
CONT.	CONTINUOUS	MTD.	MOUNTED
COL.	COLUMN	MUL.	MULLION
CORR.	CORRIDOR		
C.P.	CEMENT PLASTER	(N)	NEW
C.T.	CERAMIC TILE	N.	NORTH
CTR.	COUNTER	NAT.	NATURAL
CTRSK.	COUNTERSUNK	N.I.C.	NOT IN CONTRACT
CU.	COPPER	NO.	NUMBER
		NOM.	NOMINAL
		N.T.S.	NOT TO SCALE
DBL.	DOUBLE	O.A.	OVERALL
DEPT.	DEPARTMENT	OBSC.	OBSOLETE
DET.	DETAIL	OPS.	ON CENTER
DIA.	DIAMETER	O.C.	OUTSIDE DIAMETER
DIM.	DIMENSION	O.D.	OR OVERFLOW DRAIN
DN.	DOWN	O.L.	OCCUPANT LOAD
D.O.	DOOR OPENING	OPNG.	OPENING
D.P.	DRAIN PIPE	OPP.	OPPOSITE
DR.	DOOR	O.S.A.	OUTSIDE AIR
D.F.	DRINKING FOUNTAIN		
D.S.	DOWN SPOUT	P.C.	PRE-CAST
D.U.	DWELLING UNIT	PL.	PLATE
D.W.	DISHWASHER	P.LAM.	PLASTIC LAMINATE
DWG.	DRAWING	PLAS.	PLYWOOD
D.W.P.	DEPARTMENT OF WATER & POWER	PLYWD.	PLYWOOD
		PR.	PAIR
(E)	EXISTING	PROP.	PROPERTY
EA.	EACH	PT.	PAINTED
E.J.	EXPANSION JOINT		
ELEC.	ELECTRICAL	Q.T.	QUARRY TILE
EL.	ELEVATION	R.	RISER
ELEV.	ELEVATOR	RANGE	RANGE
ELS.	ELASTOMERIC	RAD.	RADIUS
EMER.	EMERGENCY	R.D.	ROOF DRAIN
ENCL.	ENCLOSURE	REF.	REFERENCE
E.P.	ELECTRICAL PANEL	REINF.	REINFORCING
EQ.	EQUAL	REQD.	REQUIRED
EQUIP.	EQUIPMENT	RESIL.	RESILIENT
EXH.	EXHAUST	REF	REFRIGERATOR
EXIST.	EXISTING	RGTR.	REGISTER
EXP.	EXPOSED (EXPANSION)	RL.	RAILING
EXT.	EXTERIOR	RM.	ROOM
F.A.	FIRE ALARM	R.O.	ROUGH OPENING
F.B.	FLAT BAR	R.O.W.	RIGHT OF WAY
F.D.	FLOOR DRAIN	R.S.	ROOF SCREEN
FDN.	FOUNDATION	RTD.	RATED
F.E.	FIRE EXTINGUISHER	RWD.	REDWOOD
F.F.	FINISH FLOOR	R.W.L.	RAIN WATER
F.F.E.	FINISH FLOOR ELEVATION		LEADER
FIN.	FINISH		
FLUOR.	FLUORESCENT	S.C.	SOLID CORE
FLR.	FLOOR	SB	SINK BASIN
FLOORING	FLOORING	SCHED.	SCHEDULE
F.O.C.	FACE OF CONCRETE	S.D.	STORM DRAIN
F.O.M.	FACE OF MASONRY	SE.	SEALANT
F.O.S.	FACE OF STUD	SECT.	SECTION
F.PROP.	FIRE PROOF	SERV.	SERVICE
F.S.	FIRE SPRINKLER	S.F.	SQUARE FEET
FT.	FOOT	SHR.	SHOWER
FUR.	FURRING	SHT.	SHEET
FUT.	FUTURE		
GA.	GAUGE	SHTG.	SHEATHING
GALV.	GALVANIZED	SIM.	SIMILAR
G.B.	GRAB BAR	SL.	SLOPE
G.I.	GALVANIZED IRON	SPEC.	SPECIFICATION
GL.	GLASS	SQ.	SQUARE
GND.	GROUND	S.S.K.	SERVICE SINK
G.P.	GYPSPUM PLASTER	ST.	STAINLESS STEEL
GR.	GRADE		STREET
GT.	GRANITE		
GYP.	GYPSPUM		

ABBREVIATIONS

STC	CLASS	SYN	SYN
STD.	STANDARD		
STL.	STEEL		
STN.	STAIN		
STOR.	STORAGE		
STRUCT.	STRUCTURAL		
SUSP.	SUSPEND (ED)		
SYM.	SYMMETRICAL		
T.	TREAD, TILE		
T.B.	TOWEL BAR		
TEL.	TELEPHONE		
TEMP.	TEMPORARY		
TER.	TERRAZZO		
T.&G.	TONGUE AND GROOVE		
THK.	THICK		
T.O.C.	TOP OF CONCRETE		
TOIL.	TOILET		
T.O.P.	TOP OF PARAPET		
T.O.S.	TOP OF STEEL		
T.O.W.	TOP OF WALL		
T.V.	TELEVISION		
TYP.	TYPICAL		
U.B.C.	UNIFORM BUILDING CODE		
U.L.	UNDERWRITER S LABORATORY		
UNF.	UNFINISHED		
U.O.N.	UNLESS OTHERWISE NOTED		
UR.	URINAL		
V.B.	VAPOR BARRIER		
VEST.	VESTIBULE		
VERT.	VERTICAL		
V.P.	VENEER PLASTER		
V.T.	VINYL TILE		
V.I.F.	VERIFY IN FIELD		
W/.	WITH		
W.C.	WATER CLOSET		
WD.	WOOD		
WAINSCOT	WAINSCOT		
W/O.	WITHOUT		
WP.	WATERPROOF		
WT.	WEIGHT		
X	BY (AS IN 2x4)		
YD.	YARD		

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
	WALL SECTION / DETAIL NOTE
	DETAIL NOTE
	BUILDING SECTION
	ELEVATION NOTE-- FINISH FLOOR
	ELEVATION NOTE-- FINISH GRADE
	ELEVATION NOTE-- TOP OF WALL
	ELEVATION NOTE-- TOP OF PARAPET
	OFFICE
	ROOM NAME
	ROOM NUMBER
	DOOR NUMBER
	KEY NOTE
	WINDOW NUMBER
	DEMOLITION NOTE
	PARTITION TYPE
	GRID REFERENCE
	FACE OF WALL
	CENTER DIMENSION
	INTERIOR ELEVATIONS

GENERAL NOTES

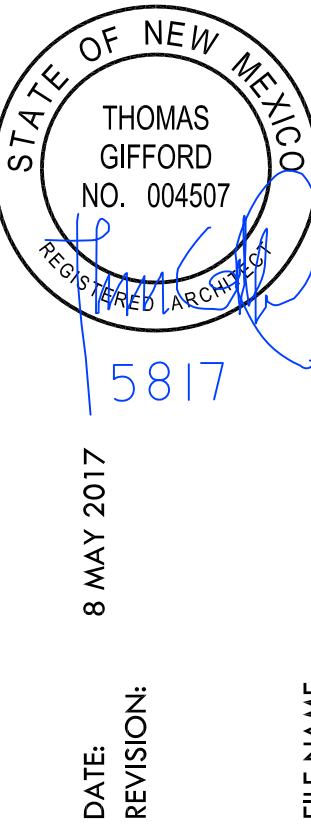
1. GENERAL ARCHITECTURAL NOTES
- A. ROOF CONSTRUCTION AND WEATHER PROTECTION
1. DO NOT DAMAGE EXISTING ROOFING DURING DEMOLITION OR CONSTRUCTION.
2. PROTECT EXISTING STRUCTURE FROM DAMAGE WHEN EXISTING EVAPORATIVE COOLER HAS BEEN REMOVED.
3. PROVIDE ROOF REPAIRS AT NEW ROOF PENETRATIONS AND REMOVED (DEMOLISHED) ROOF PENETRATIONS.
4. PROVIDE 12" CURBS MINIMUM.
5. MISCELLANEOUS
1. ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING. HAZARDOUS LOCATIONS ARE IDENTIFIED AS FOLLOWS:
- a) GLAZING IN ALL DOORS;
- b) GLAZING IN DOORS, WALLS (WITH THE EXPOSED EDGE OF GLAZING LESS THAN 60" ABOVE DRAIN INLET) AND ENCLOSURES FOR BATHTUBS, SHOWERS, TUBS, SPAS, ETC.;
- c) GLAZING WITHIN A 24" ARC OF A DOOR EDGE;
- d) GLAZING PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, AND WITH 36" HORIZONTALLY, OF A WALKING SURFACE, AND;
- e) GLAZING 5'-0" FROM TOP OR BOTTOM OF STAIRWAYS WITH BOTTOM EDGE LESS THAN 60" ABOVE WALKING SURFACE.
2. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB BEFORE SUBMITTING BID OR PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION AND SHALL AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY, OR OMISSION HE MAY DISCOVER AND SHALL NOT PROCEED WITH THE WORK UNTIL THE INTENT OF THE DOCUMENTS IS VERIFIED BY THE ARCHITECT. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO THE INTENT OF THE CONTRACT DOCUMENT OR TO APPLICABLE LAWS, ORDINANCES, RULES AND REGULATION WITHOUT PRIOR NOTICE TO THE ARCHITECT, HE SHALL ASSUME FULL RESPONSIBILITY THEREFOR AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.
4. ACTUAL FIELD CONDITIONS MAY VARY FROM THE PLANS. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. NO DEVIATION FROM CONTRACT DRAWINGS OR SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
5. VERIFY LOCATIONS OF GAS, WATER, AND ELECTRICAL UTILITIES LINES & METERS PRIOR TO STARTING CONSTRUCTION.
6. VERIFY SEWER LOCATION AND SEWER CONNECTIONS WITH DEPARTMENT OF PUBLIC WORKS.
7. CONTRACTOR TO PROVIDE TEMPORARY SANITARY FACILITIES FOR WORKMEN'S USE PER APPLICABLE BUILDING CODE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND CARE OF ALL EXISTING FINISHES, STRUCTURES, AND LANDSCAPING DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL TRASH, WASTE, RUBBISH AND DEBRIS RESULTING FROM HIS WORK AND/OR OPERATION, AT PERIODIC INTERVALS (WEEKLY MINIMUM) AS WORK PROGRESSES.
10. DIMENSIONS:
- a) ALL DIMENSIONS ARE TO BE VERIFIED UNLESS OTHERWISE NOTED.
- b) ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF SHEATHING, FACE OF MASONRY, CONCRETE OR FACE OF FINISH OF EXISTING WALLS UNLESS OTHERWISE NOTED.
- c) DIMENSIONS AND ELEVATIONS ARE TO TOP OF CONCRETE, BRICK OR OTHER HARD SURFACE MATERIAL, NOT TO TOP OF FLOOR COVERING OR ROOFING, UNLESS OTHERWISE NOTED.
- d) DO NOT SCALE DRAWINGS.
11. REFERENCE TO ANY DETAIL OR DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DRAWING OR DETAIL.
12. LARGER SCALE DETAIL DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DETAIL DRAWINGS. IF CONFLICTS EXIST, CONTACT ARCHITECT PRIOR TO PROCEEDING.
13. CONTRACTOR SHALL COORDINATE WITH ALL EQUIPMENT MANUFACTURERS ON EQUIPMENT FOR EQUIPMENT ROUGH-IN REQUIREMENTS.
14. TOILET ROOMS SHALL BE PROVIDED WITH 5-MINUTE EXHAUST AIR CHANGES DIRECTLY TO THE OUTSIDE. VERIFY WITH ALL MECHANICAL DRAWINGS AND REQUIREMENTS.
17. ALL WALLS HAVING PLUMBING ARE TO BE SIZED TO ACCOMMODATE THE PLUMBING. CONTACT ARCHITECT IF CONFLICT EXISTS BEFORE PROCEEDING.
18. PROVIDE SOLID WALL BACKING FOR ALL WALL HUNG EQUIPMENT, FURNISHINGS AND CABINETS.
19. FURRED OUT SURFACES WHERE REQUIRED TO CONCEAL PIPING, DUCT, ETC., IN FINISHED ROOMS. SHOULD CONDITIONS NECESSITATE ALTERATIONS IN INDICATED CEILING HEIGHTS DUE TO STRUCTURAL OR MECHANICAL REQUIREMENTS OBTAIN APPROVAL FROM THE ARCHITECT BEFORE INSTALLING FURRING.
20. UNLESS OTHERWISE INDICATED, CLOSETS, VESTIBULES, COLUMNS, PARTITIONED OFF PORTIONS, PROJECTIONS OR RECESSES IN SPACES SHALL HAVE FINISHES SIMILAR TO THE ADJACENT SPACE THEY ARE ACCESSORY TO.
21. ALL GLAZING SHALL CONFORM TO APPLICABLE BUILDING CODES.
22. ALL SHEET METAL WORK SHALL BE MINIMUM 24 GAUGE-GALVANIZED STEEL UNLESS NOTED OTHERWISE.
23. THE STRUCTURAL DRAWINGS AND MECHANICAL AND ELECTRICAL DIAGRAMS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE SUPPORTING DRAWINGS, SUCH A DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF SAID WORK. THE CONTRACTOR AT HIS OWN EXPENSE SHALL CORRECT ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS.
24. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR DURABLE WOOD, GRADE MARKED: FOUNDATION OR BETTER.
25. THE CONTRACTOR PRIOR TO ISSUANCE OF PERMIT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE GOVERNING AGENCY.
26. ACCESS PANELS SHALL BE PROVIDED WHERE REQUIRED BY BUILDING CODE OR WHEREVER REQUIRED FOR PROPER OPERATION OF MECHANICAL OR ELECTRICAL EQUIPMENT. CONTRACTOR SHALL COORDINATE LOCATION, SIZE AND THE TYPE OF ACCESS PANEL WITH THE SUBCONTRACTOR'S WORK AND SHALL VERIFY LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
27. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED IF REQUIRED.
28. PROVIDE FIRE BLOCKING AT STUD WALLS (AT 10FT HORIZONTAL AND VERTICAL INTERVALS), ENCLOSED AND CONCEALED SPACES, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, BETWEEN ATTIC AND CHIMNEY CHASE, AT STAIR STRINGERS, AND SIMILAR PLACES AT CEILING AND FLOOR LEVELS.
29. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT ENGINEER, GEOLOGIST AND/OR PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL.
3. ACCESSIBILITY NOTES
- A. SITE DEVELOPMENT & ACCESSIBLE ROUTE OF TRAVEL
1. AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS, TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. IBC §1104.1.
2. AT LEAST 60% OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE. IBC §1105.1.
3. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. IBC §1104.2.

4. REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATIONS:
- a) ACCESSIBLE PARKING SPACES EXCEPT WHERE THE TOTAL NUMBER OF PARKING SPACES PROVIDED IS FOUR OR LESS;
- b) ACCESSIBLE PASSENGER LOADING ZONES;
- c) ACCESSIBLE ENTRANCES WHERE NOT ALL ENTRANCES ARE ACCESSIBLE. IBC §1110.1.
- B. ACCESSIBLE PARKING
1. REQUIRED ACCESSIBLE SPACES SHALL BE PROVIDED PER IBC TABLE 1106.1, BUT NOT LESS THAN ONE SHALL BE VAN ACCESSIBLE (IBC §1106.5) PER PARKING STANDARDS IN ANSI A117.1 §502.2.
- C. WALKS AND SIDEWALKS
1. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4". ANSI A117.1 §502.2.
2. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" INCH PER FOOT.
- D. ACCESSIBLE SPACES - SCOPE
1. IN R-2 OCCUPANCIES, ACCESSIBLE DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 1107.6.1.1.
2. ACCESSIBLE SPACES SHALL INCLUDE TOILET AND BATHING ROOMS, KITCHEN, LIVING AND DINING AREAS AND ANY EXTERIOR SPACES, INCLUDING PATIOS, TERRACES AND BALCONIES.
- E. DOORS
- CODE-REQUIRED ACCESSIBLE UNITS SHALL PROVIDE:
1. DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" X 80". ANSI A117.1 §404.2.1.
2. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. ANSI A117.1 §404.2.4.
3. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.
4. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8-1/2 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS. CBC §1112A.2.5
5. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. CBC §1120A.2.6.
6. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
7. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR.
8. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60 INCHES AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 44 INCHES AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. CBC §1120A.2.4.3.
- F. KITCHENS
1. IN PASS-THROUGH KITCHENS WHERE COUNTERS, APPLIANCES AND CABINETS ARE OPPOSITE A PARALLEL WALL, CLEARANCE BETWEEN ALL OPPOSING COUNTERS, APPLIANCES, CABINETS AND WALLS SHALL BE 40" MINIMUM. ICC §804.2.1.
2. A PARALLEL APPROACH SHALL BE PERMITTED AT WET BARS. ICC §806.3.
3. THE FRONT OF LAVATORIES AND SINKS SHALL BE 34" MAXIMUM ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE. ICC §806.3.
4. KITCHEN SINK FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE WRIST, THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER-OPERATED. ICC §309.4.
6. BATHROOMS (PER ICC §603)
1. BATHROOM ENTRANCE DOORWAYS SHALL HAVE AN 18" CLEAR SPACE TO THE SIDE OF THE STRIKE EDGE OF THE DOOR ON THE SWING SIDE OF THE DOOR.
2. THE WATER CLOSET SHALL BE LOCATED IN A CLEAR FLOOR SPACE MEASURED 60" FROM THE REAR WALL AND 54" FROM THE SIDE WALL. THIS SPACE MAY INCLUDE MANEUVERABLE SPACE UNDER A LAVATORY, ARRANGED SO AS NOT TO IMPEDE ACCESS.
3. GRAB BARS SHALL BE:
- a. LOCATED ON SIDES OR ONE SIDE AND ONE BACK OF WATER CLOSET.
- b. 1 1/2 INCHES TO 1 1/4 INCHES CROSS SECTION MOUNTED 33 INCHES ABOVE THE FLOOR.
- c. AT THE SIDE AT LEAST 42 INCHES LONG AND POSITIONED SO THAT THEY EXTEND 24 INCHES BEYOND THE FRONT OF THE TOILET.
- d. AT BACK 36 INCHES LONG.
- e. NON-ROTATING HAVING 1/8" MINIMUM EDGE RADIUS.
- f. NOT PROJECTING MORE THAN 3" INTO REQUIRED CLEAR SPACE.
4. WATER CLOSETS:
- a. 17" MINIMUM HEIGHT, MAXIMUM 19" TO TOP OF SEAT, 18" MINIMUM FROM CENTERLINE OF WC. TO WALL.
- b. OSCILLATING FLUSH CONTROL HANDLE MOUNTED ON WIDE SIDE MAXIMUM HEIGHT 44" OPERATING AT 3 LBS. FORCE AND WITHOUT EXCESSIVE BODY MOVEMENT.
5. PROVIDE AT LEAST ONE LAVATORY WITH:
- a. MINIMUM 29" CLEAR FROM FLOOR TO BOTTOM OF APRON.
- b. KNEE CLEARANCE UNDER FRONT LIP 27" HIGH, 30" WIDE, AND 8" DEEP.
- c. TOE CLEARANCE AT BOTTOM MEASURED FROM THE FRONT OF THE LAVATORY 9" HIGH, 30" WIDE AND 17" DEEP.
- d. INSULATED HOT WATER AND DRAIN PIPE.
- e. NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- f. FAUCET CONTROLS OPERABLE WITH ONE HAND AND NOT REQUIRE GRASPING, PINCHING OR TWISTING.
6. BATHTUBS SHALL BE PROVIDED WITH A SHOWER SPRAY UNIT HAVING A HOSE AT LEAST 60 INCHES LONG THAT CAN BE USED AS A SHOWER. BATHTUB ENCLOSURES, IF PROVIDED, SHALL NOT OBSTRUCT CONTROLS OR TRANSFER FROM WHEELCHAIR ONTO BATHTUB SEATS OR INTO TUBS. ENCLOSURES ON BATHTUBS SHALL NOT HAVE TRACKS MOUNTED ON THEIR RIMS.
7. MOUNT MIRRORS WITH BOTTOM EDGE NOT MORE THAN 40" FROM FLOOR.
8. MOUNT TOILET TISSUE DISPENSERS ON THE WALL WITHIN 12 INCHES OF THE FRONT EDGE OF THE TOILET SEAT AND NO LOWER THAN 19" FROM THE FLOOR.
9. GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LBS. PER LINEAR FT. LOAD.
3. ACCESSIBILITY NOTES
- H. SWITCHES AND ELECTRICAL OUTLETS
1. THE CENTER OF ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLE OUTLETS SHALL BE INSTALLED NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM. (210-7(C))

2. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES USED TO CONTROL LIGHT SWITCHES, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS SHALL BE LOCATED NO HIGHER THAN 48" ABOVE THE FLOOR OR WORKING PLATFORM. (380-8(C))
3. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES USED TO CONTROL LIGHT SWITCHES, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS SHALL BE LOCATED NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE FLOOR. (210-7(G))
4. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET) BETWEEN 20 AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44" FOR FORWARD APPROACH, OR 46" FOR SIDE APPROACH PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 IN DEPTH FROM WALL BENEATH A CONTROL. (310-8(C))
5. THE CENTER OF 15, 20, AND 30-AMPERE ELECTRICAL OUTLETS MUST BE INSTALLED NO HIGHER THAN 48" AND NO LOWER THAN 15 ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION, COMPLY WITH THE SAME REQUIREMENTS SPECIFIED IN ITEM NO. 2. (210-50(E))
6. THE CENTER OF FIRE ALARM INITIATING DEVICES SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK. (760-9)
7. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL BE NOT LESS THAN 12" NOT MORE THAN 48" ABOVE THE FLOOR. CBC SECTION 210-50 (E) AND 380-8 (C)

PROJECT NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYING AND STAKING. THE ROOF ASSEMBLY SHALL BE NO LESS THAN ROOFING AND ROOFING REPAIR SHALL BE CLASS B AS DESCRIBED IN IBC SECTION 1505 FIRE CLASSIFICATION.
- WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AS SET FORTH IN IBC CHAPTER 23.
- GLASS AND GLAZING SHALL CONFORM TO THE REQUIREMENTS OF IBC CHAPTER 24.
- GYPSPUM BOARD SHALL BE USED IN ACCORDANCE WITH IBC SECTION 2509. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSPUM BACKERS IN COMPLIANCE WITH ASTM C 1178, C 1288 OR C 1325 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND BEHIND ALL SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
- WATER-RESISTANT GYPSPUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C 840 AND MANUFACTURER RECOMMENDATIONS. REGULAR GYPSPUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C 840. NO PAPER FACE BACKER BOARD SHALL BE USED AT TUBS AND SHOWERS.
- SAFEGUARDS DURING CONSTRUCTION SHALL BE IMPLEMENTED IN ACCORDANCE WITH IBC CHAPTER 33. CONTRACTOR SHALL IMPLEMENT CONSTRUCTION SAFEGUARDS TO PROTECT THE PUBLIC, PEDESTRIANS, CONSTRUCTION CREWS, AND NEIGHBORING PROPERTY DURING THE COURSE OF CONSTRUCTION. ADDITIONAL PROVISIONS REGARDING DEMOLITION, SITE WORK, SANITARY FACILITIES, TEMPORARY USE OF STREETS, FIRE EXTINGUISHERS, AND EXITS ARE FOUND IN THIS CHAPTER OF THE IBC.
- CONTRACTOR SHALL FOLLOW ALL SAFETY MEASURES AND REQUIREMENTS AS DICTATED BY OSHA.
- SITE ACCESS, ACCESSIBLE ROUTES TO THE BUILDINGS, ACCESSIBLE PARKING SPACES, EXTERIOR DOORS, THRESHOLDS, AND DOOR HARDWARE SHALL COMPLY WITH REQUIREMENTS OF ANSI A117.1-2003. ADDITIONAL INFORMATION REGARDING ACCESSIBILITY DESIGN REQUIREMENTS ARE PROVIDED IN THE DRAWINGS.
- EXTERIOR WALL FINISH SYSTEMS SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS.
- FIRE BLOCKING SHALL BE PROVIDED AT LOCATIONS AND DIMENSIONS AS REQUIRED BY IBC SECTION 717.
- ROOFING ROOFING REPAIRS SHALL BE APPLIED IN CONFORMANCE WITH MANUFACTURER'S WRITTEN REQUIREMENTS AND PROCEDURES.
- GUTTERS AND DOWNSPOUTS SHALL DIRECT STORM WATER TO INTENDED LOCATIONS, SHALL NOT TERMINATE AT UNPROTECTED GRADES, AND SHALL NOT WASH OVER PEDESTRIAN TRAFFIC PATHS.
- DOORS AND WINDOWS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS, SHALL BE LEVEL, PLUMB AND SQUARE. EXTERIOR INSTALLATIONS SHALL BE WEATHER TIGHT. CONTRACTOR SHALL EMPLOY FLEXIBLE FLASHING AT WALL/OPENING JOINT.
- CONTRACTOR SHALL SEAL ALL CONSTRUCTION JOINTS, JOINTS BETWEEN DISSIMILAR MATERIALS, AND PENETRATIONS. CONTRACTOR SHALL VERIFY THAT AIR INFILTRATION LEVELS ARE AT OR BELOW THOSE REQUIRED BY SPECIFICATION AND ISSUE FINDINGS IN A REPORT TO THE OWNER.
- INTERIOR FINISHES, PAINTS, ADHESIVES, AND SEALANTS SHALL BE LOW VOC.
- INSTALLATION OF INTERIOR CASEWORK, INTERIOR EQUIPMENT, AND FURNISHINGS SHALL FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION.
- THE PROJECT IS FUNDED IN PART BY LOW INCOME HOUSING TAX CREDIT (LIHTC) FUNDS AND ARE SUBJECT TO NM MFA'S "DESIGN GUIDELINES." WORK SHALL BE COMPLETED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS FROM THIS DOCUMENT. A COPY IS AVAILABLE FROM THE ARCHITECT.
- CONTRACTOR SHALL EXPLORE LOCAL OPTIONS FOR WASTE DISPOSAL. SHALL CREATE A WASTE MANAGEMENT PLAN, SHALL DOCUMENT DIVERSION RATES FOR CONSTRUCTION AND SHALL ACHIEVE A 50% MINIMUM DIVERSION RATE OF WASTE FROM LANDFILLS.
- CONTRACTOR WILL BE REQUIRED TO TURN THE PROJECT OVER TO THE OWNER WITHIN THE HIGHEST STANDARD OF CLEANLINESS. CLEANING SHALL INCLUDE BUT NOT BE LIMITED TO: WASH CABINETS, WASH EXTERIOR AND INTERIOR FACES, WASH OUT DRAINERS, STEAM CLEAN / BRUSH CLEAN ALL FLOOR GROUT, MOP ALL HARD SURFACE FLOORS, WASH ALL EXTERIOR DOORS AND KNOBS, WASH ALL PLUMBING FIXTURES, POLISH ALL CABINETS KNOBS AND PLUMBING FAUCETS, WASH ALL INTERIOR DOORS AND KNOBS, DUST ALL HORIZONTAL SURFACES, CLEAN ANY CORNERS IN CORNERS, WIPE OUT LIGHT FIXTURE GLOBES, WASH TUBS AND SHOWERS, WASH ANY GLASS DOORS AND REMOVE WATER SPOTS, WASH WINDOWS INTERIOR AND EXTERIOR FACES. CARE AND FEEDING OF LANDSCAPING SHALL ALSO BE REQUIRED. AT MINIMUM THIS WILL INCLUDE: SPRAY WEEDS WITH WEED KILLER, ADD ROCK OR RAKE LANDSCAPING ROCK LEVEL TO FILL IN LOW AREAS, REMOVE TRASH, REMOVE WEEDS, MOW ANY GRASS AREAS, SPRAY WASH ALL SIDEWALKS, TRIM ANY OVERGROWN BUSHES AND ANY BUSHES COVERING EGRESS WINDOWS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND PRESERVING ALL INTENDED VEGETATION UNTIL THE PROPERTY IS RETURNED TO THE OWNER.
- CONTRACTOR WILL BE RESPONSIBLE FOR ATTAINING ALL REQUIRED TESTS AND REPORTS IN ORDER TO COMPLETE THE PROJECT IN A TIMELY MANNER.
- CONTRACTOR WILL BE RESPONSIBLE FOR THE VERIFICATION OF DUCT WORK PRE DRY WALL INSPECTION, AS WELL AS TESTING GAS AND WATER SYSTEMS WITH AIR PRESSURE TESTING PRIOR TO DRYWALL AND VALVES AT EACH UNIT. CONTRACTOR SHALL PROVIDE NOTIFICATION 48 HOURS IN ADVANCE OF COVERING FINISHED WORK TO VISUALLY VERIFY DUCT WORK AND PLUMBING BY OWNER THE MEP ENGINEERS AND ARCHITECT.



ARNO STREET

ARNO STREET

ARNO STREET

SITE LEGEND

- B1 1 EXISTING UNIT- NO WORK (UNIT TYPE AND NUMBER)
- B1 1 EXISTING UNIT- WORK AREA (UNIT TYPE AND NUMBER)
- 4 NEW CONCRETE SIDEWALKS AND PATIO, 2% MAX CROSS SLOPE
- NEW ASPHALT RE-SURFACE, 3" THICK, MATCH EXISTING
- PHYSICALLY IMPAIRED ACCESSIBLE DWELLING
- HEARING AND VISION IMPAIRED ACCESSIBLE DWELLING
- ACCESSIBLE PARKING SPACE
- NEW OR RELOCATED SITE LIGHTING

SITE PLAN KEY NOTES

- 1 EXISTING BUILDING
- 2 UNIT TO BE ACCESSIBLE TO PHYSICALLY IMPAIRED
- 3 UNIT TO BE ACCESSIBLE TO THE HEARING & VISION IMPAIRED UNIT TO HAVE VISUAL DOOR BELLS AND ALARMS IN ADDITION TO AUDIBLE DOOR BELLS & ALARMS PER UFAS 4.28 REQ.
- 4 EXISTING PARKING
- 5 EXISTING ROAD
- 6 EXISTING PROPERTY LINE
- 7 EXISTING SIDEWALK
- 8 NEW MAILBOX
- 9 EXISTING BENCH
- 10 EXISTING ELECTRICAL POLE
- 11 NEW PARKING SPACES, SLOPE TO DRAIN
- 12 NEW CONCRETE ADA PARKING SPACES, SLOPE 2% MAXIMUM IN ANY DIRECTION
- 13 NEW CONCRETE SIDEWALK OR AREA, SLOPE TO DRAIN
- 14 NEW CONCRETE ADA SIDEWALK RAMP
- 15 NEW DRIVE ISLE CROSS WALK
- 16 NEW ASPHALT PAVING, SEE CIVIL
- 17 NEW PARKING PAINT LINE, ADA AND FIRE LANES
- 18 NEW ADA PARKING SIGNAGE (VAN OR REGULAR)
- 19 NEW SWALE IN LANDSCAPE AREA FOR STORM WATER
- 20 REPAIR EXISTING LANDSCAPING- REPLACE FILTER FABRIC AND GRAVEL
- 21 NO WORK ON THIS UNIT
- 22 NEW ASPHALT, MATCH EXISTING PROFILE, SLOPE BETWEEN EXISTING ASPHALT AND NEW CONCRETE, WIDTH VARIES
- 23 NEW CONCRETE ADA RAMP 1:12 MAXIMUM SLOPE W/ 5'0" 5'0" LANDINGS IF NECESSARY 30" IN CHANGE OF ELEVATION OR CHANGE OF DIRECTION- METAL HANDRAILS AND EDGE PROTECTION, PAINT, 12" EXTENSIONS BEYOND END OF RAMP
- 24 CONCRETE CAR STOP, SPIKE TO PAVING

SITE NOTES

- 1. SEE ALL PLANS FOR FOR ALL REQUIREMENTS
- 2. SITE PLAN IS BASED ON AN EXISTING SITE PLAN AND GOOGLE EARTH AERIAL PHOTOGRAPHY. THIS IS NOT A SURVEY. VERIFY ALL DIMENSIONS AND LOCATIONS IN FIELD.
- 3. PLEASE CONFIRM ALL DIMENSIONS IN FIELD PRIOR TO ANY DEMOLITION OR NEW CONSTRUCTION.
- 4. CONTRACTOR TO PROVIDE ALL WORK ORDER AND PERMITS FOR ALL OFFSITE IMPROVEMENTS
- 5. PROTECT ALL EXISTING BUILDINGS, ASPHALT PAVING, SIDEWALKS, AND LANDSCAPE DURING CONSTRUCTION
- 6. MAINTAIN VEHICLE AND PEDESTRIAN ACCESS TO BUILDINGS AND SIDEWALKS DURING CONSTRUCTION
- 7. SLOPE ALL NEW CONCRETE AWAY FROM BUILDING AT 2% MAXIMUM

SITE ADA NOTES

ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA AND ANSI A117.1-2003 REQUIREMENTS. SLOPES ALONG PATH OF TRAVEL SHALL NOT EXCEED 1/20 OR 5% SLOPE FOR SIDEWALKS AND ACCESS AISLES. CROSS SLOPES SHALL NOT EXCEED 1/48 OR 2% SLOPE FOR ANY ELEMENT INCLUDING SIDEWALKS, PATHS, RAMPS, AISLES, OR LANDINGS.

RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WITH ANSI A117.1-2003 REQUIREMENTS AND SHALL INCLUDE HANDRAILS, EDGE PROTECTION, AND LANDINGS AS REQUIRED BY THAT STANDARD.

ACCESSIBLE PATHS IN EXCESS OF 5% ARE CONSIDERED RAMPS AND SHALL MEET ALL REQUIREMENTS FOR RAMPS. IN NO CASE SHALL THE SLOPE OF A RAMP EXCEED 1/12 OR 8% SLOPE.

PARKING SPACES AND ACCESS AISLES ADJACENT TO PARKING SPACES SHALL BE LEVEL WITH A CROSS SLOPE NOT IN EXCESS OF 1/48 OR 2% SLOPE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ESTABLISHED GRADE POINTS AND FOR DESIGNING AND CONSTRUCTING PAVEMENT SECTIONS TO MEET SLOPE REQUIREMENTS AS ESTABLISHED ABOVE.

DETAILS OF RAMPS AND RUNS ARE APPROXIMATE AND ARE BASED ON OBSERVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COMPARING ACTUAL GRADES TO THE PROPOSED SCHEMATIC DESIGN.

CONTRACTOR'S TEAM SHALL INFORM THE ARCHITECT OF DEVIATIONS AND SHALL COORDINATE REVISED RAMP AND ACCESS LAYOUTS AND ELEVATIONS WITH THE ARCHITECT.

CONTRACTOR SHALL COMPLETE RECONSTRUCTION OF ASPHALT PAVEMENTS SECTIONS AS DEPICTED ON THE SITE PLAN.



SITE DEMOLITION SYMBOL KEY

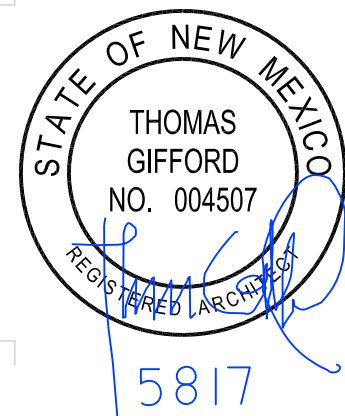
- EXISTING STRUCTURE TO REMAIN.
- REMOVE STRUCTURE OR MATERIAL, DISCARD

SITE DEMOLITION KEY NOTES

- | NOTE | DESCRIPTION |
|------|--|
| 1 | SEE ALL UNIT DEMOLITION PLAN FOR ADDITIONAL DEMOLITION SCOPE |
| 2 | REMOVE ALL TRASH AND DEBRIS, DISCARD |
| 3 | REMOVE CONCRETE SIDEWALKS, SAW-CUT OR REMOVE AT EXISTING C.J., DISCARD |
| 4 | REMOVE CONCRETE ADA RAMP, SAW-CUT OR REMOVE AT EXISTING C.J., DISCARD |
| 5 | REMOVE ASPHALT PAVING, DISCARD. SAW CUT ALL EDGES AT AREAS TO REMAIN |
| 6 | REMOVE CONCRETE FOR NEW ADA RAMP, SAW-CUT OR REMOVE AT EXISTING C.J., DISCARD |
| 7 | REMOVE LANDSCAPE, DEBRIS, GRASS, TREE ROOTS, AND ALL OTHER PLANT LIFE FOR NEW SIDEWALK |
| 8 | REMOVE CONCRETE CURB FROM NEW ADA RAMP |
| 9 | REMOVE SIDEWALK SOIL FOR NEW ADA SIDEWALK RAMP |
| 10 | REMOVE MAILBOX |
| 11 | |
| 12 | |

SITE DEMOLITION NOTES

1. REVIEW ALL ENVIRONMENTAL REPORTS PRIOR TO ANY DEMOLITION. CONFIRM CONFORMANCE WITH ANY REQUIREMENTS. ASBESTOS ABATEMENT IS REQUIRED AND WILL BE COMPLETED BY OWNER ASAP
2. SEE ALL ARCHITECTURE PLANS FOR ALL DEMOLITION REQUIREMENTS. SEE SHEET A-201
3. PROTECT THE EXISTING BUILDING, LANDSCAPE AND SITE ELEMENTS FROM ANY DAMAGE DURING DEMOLITION.
4. PROTECT ALL EXISTING STRUCTURES AND MATERIALS THAT ARE TO REMAIN DURING DEMOLITION.
5. SHORE ALL EXISTING STRUCTURES AND ELEMENTS AS REQUIRED DURING DEMOLITION.
6. REMOVE ALL DEMOLITION DEBRIS FROM SITE TO AN APPROPRIATE LANDFILL LOCATION.
7. IF NECESSARY, IMPLEMENT DUST CONTROL MEASURES DURING DEMOLITION.
8. MINIMIZE DISTURBANCE TO NEIGHBORS AND TENANTS DURING DEMOLITION.
9. LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO ANY DEMOLITION OR CONSTRUCTION
10. COORDINATE WITH CITY OF ALBUQUERQUE SPECIAL PERMITS AND WORK ORDERS.
11. BE AWARE OF OVERHEAD UTILITIES DURING DEMOLITION
12. SECURE BUILDINGS AND SITE DURING DEMOLITION
13. COVER WASTE AND DEMOLITION CONTAINERS.
14. FENCE AND FLAG ANY WORK AREAS. PROTECT PEDESTRIANS INJURY FROM INJURY



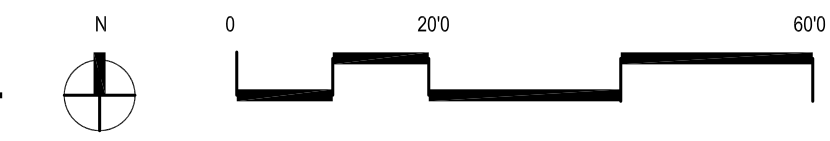
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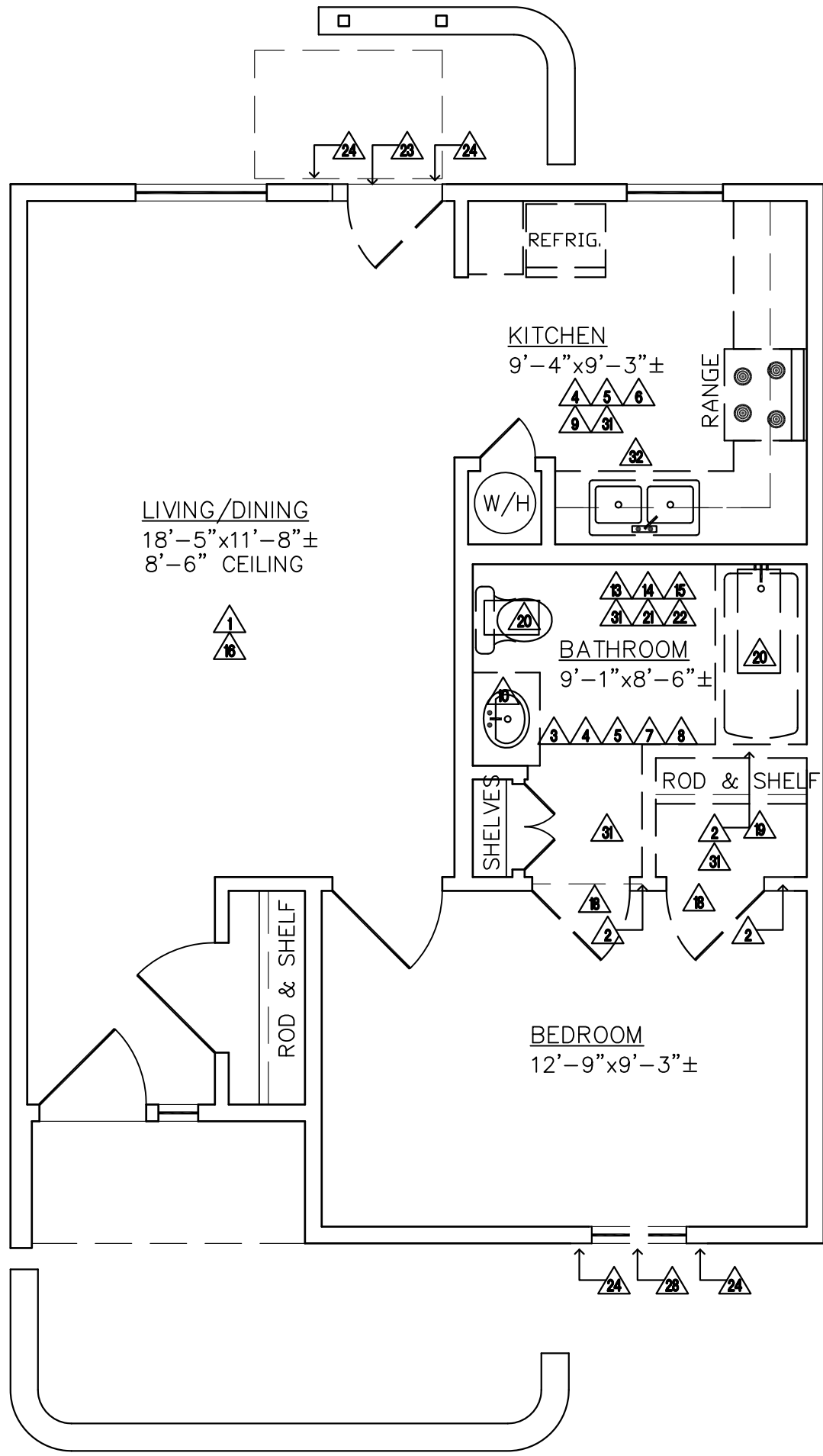
REVISION:

FILE NAME:

ALBUQUERQUE HOUSING AUTHORITY: ROMA UFAS RENOVATION

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1 UNIT R1A DEMOLITION FLOOR PLAN

D.401 SCALE: 1/4"=1'0



UNIT DEMOLITION SYMBOL KEY

- DO NOT DISTURB OR DEMOLISH
- REMOVE, DISCARD
- REMOVE, DISCARD

UNIT DEMOLITION KEY NOTES

- | NOTE | DESCRIPTION |
|------|---|
| 1 | REMOVE ALL TENANT TRASH OR DEBRIS, DISCARD |
| 2 | REMOVE INTERIOR WOOD FRAMING AND GYP. BOARD, DISCARD |
| 3 | REMOVE ALL ROOM (WALLS AND CLG) INTERIOR GYP. BOARD, DISCARD. SEE NOTES |
| 4 | REMOVE ALL WALL INSULATION IF DAMAGED OR CONTAINS MOLD |
| 5 | REMOVE ALL BASE BOARD TRIM FROM ENTIRE ROOM, DISCARD |
| 6 | REMOVE KITCHEN CABINETS (UPPERS + LOWERS) COUNTERTOPS AND BACKSPLASH, DISCARD |
| 7 | REMOVE BATHROOM CABINET, COUNTERTOP, AND BACKSPLASH, DISCARD |
| 8 | REMOVE PLUMBING FIXTURES TO STOPS AT IN WALL PLUMBING, DISCARD |
| 9 | REMOVE APPLIANCES, DISCARD |
| 10 | REMOVE MIRROR, DISCARD |
| 11 | REMOVE FURNACE, RETAIN |
| 12 | REMOVE HOT WATER TANK, RETAIN |
| 13 | REMOVE ALL EXHAUST FAN, DISCARD |
| 14 | REMOVE EXISTING ELECTRICAL DEVICES, DISCARD |
| 15 | REMOVE INTERIOR LIGHT FIXTURES, DISCARD |
| 16 | REMOVE ALL DOOR HARDWARE, RETAIN AND RETURN TO AHA |
| 17 | REMOVE HOT WATER HEATER VENT OR PLUMBING THROUGH ROOF IF NOT UTILIZED IN NEW LAYOUT |
| 18 | REMOVE INTERIOR DOORS, DISCARD |
| 19 | REMOVE SHELVES, DISCARD |
| 20 | SAW CUT CONCRETE SLAB FOR NEW PLUMBING WORK, SEE PLUMBING SHEETS FOR LOCATION |
| 21 | REMOVE ALL BATHROOM ACCESSORIES, DISCARD |
| 22 | REMOVE FLOORING, DISCARD |
| 23 | REMOVE FRONT DOOR + SCREEN, DISCARD |
| 24 | REMOVE DOOR OR WINDOW HEADER AND FRAMING FOR NEW LARGER DOOR AND ROUGH OPENING. SEE ALL SHEETS FOR ALL REQUIREMENTS |
| 25 | REMOVE AND RETAIN ALL WINDOW BLINDS, SHADES AND COVERING. MARK, STORE AND RETAIN FOR RE-INSTALLATION |
| 26 | CUT EXISTING SLAB AS NECESSARY FOR NEW PLUMBING AND ELECTRICAL |
| 27 | REMOVE PLUMBING SUPPLY LINES |
| 28 | REMOVE WINDOW |
| 29 | REMOVE OR RE-WORK PLUMBING SUPPLY AND WASTE AS NECESSARY FOR NEW UNIT |
| 30 | REMOVE OR RE-WORK ELECTRICAL WORK AS NECESSARY FOR NEW UNIT |
| 31 | SELECTIVE REMOVAL OF ACM GYPSUM BOARD AND CEILING TEXTURE AS NECESSART |
| 32 | REMOVE GYPSUM BOARD AT WALL @ KITCHEN SINK, APPROX 48" WIDE |

UNIT DEMOLITION NOTES

- SEE ALL ARCHITECTURE DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
- WHEN DEMOLISHING AND REMOVING CABINETS AND PLUMBING FIXTURES PLEASE NOTIFY CONTRACTOR, ARCHITECT AND OWNER IF MOISTURE OR MOLD ARE PRESENT.
- PROTECT ALL STRUCTURAL ITEMS (EXTERIOR FRAME WALLS, INTERIOR FRAME WALLS, ROOF STRUCTURE AND ROOF) THAT ARE TO REMAIN DURING DEMOLITION. SHORE AS NECESSARY.
- PROTECT ALL ELECTRICAL AND PLUMBING THAT WILL REMAIN FROM DAMAGE DURING DEMOLITION.
- ENSURE EXISTING FLOORS ARE FLAT AND READY FOR NEW FINISH MATERIAL. USE LEVELER AS NECESSARY
- PROTECT BUILDING FROM ANY DAMAGE DURING DEMOLITION.
- REMOVE ALL DEBRIS AFTER DEMOLITION. SWEEP CLEAN.
- LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO ANY DEMOLITION
- REMOVE, RETAIN AND RE-INSTALL WINDOW COVERINGS
- THE OWNER WILL SALVAGE ANY HOT WATER HEATERS, MECHANICAL UNITS, A/C LIGHT FIXTURES APPLIANCES, PLUMBING FIXTURES PRIOR TO TURN-OVER TO CONTRACTOR.
- CONTRACTOR TO CONFIRM WITH OWNER AND ANY AS-BUILT DRAWINGS THAT EXISTING SLAB IS NOT POST-TENSIONED PRIOR TO ANY DEMOLITION

HAZARDOUS MATERIAL NOTES

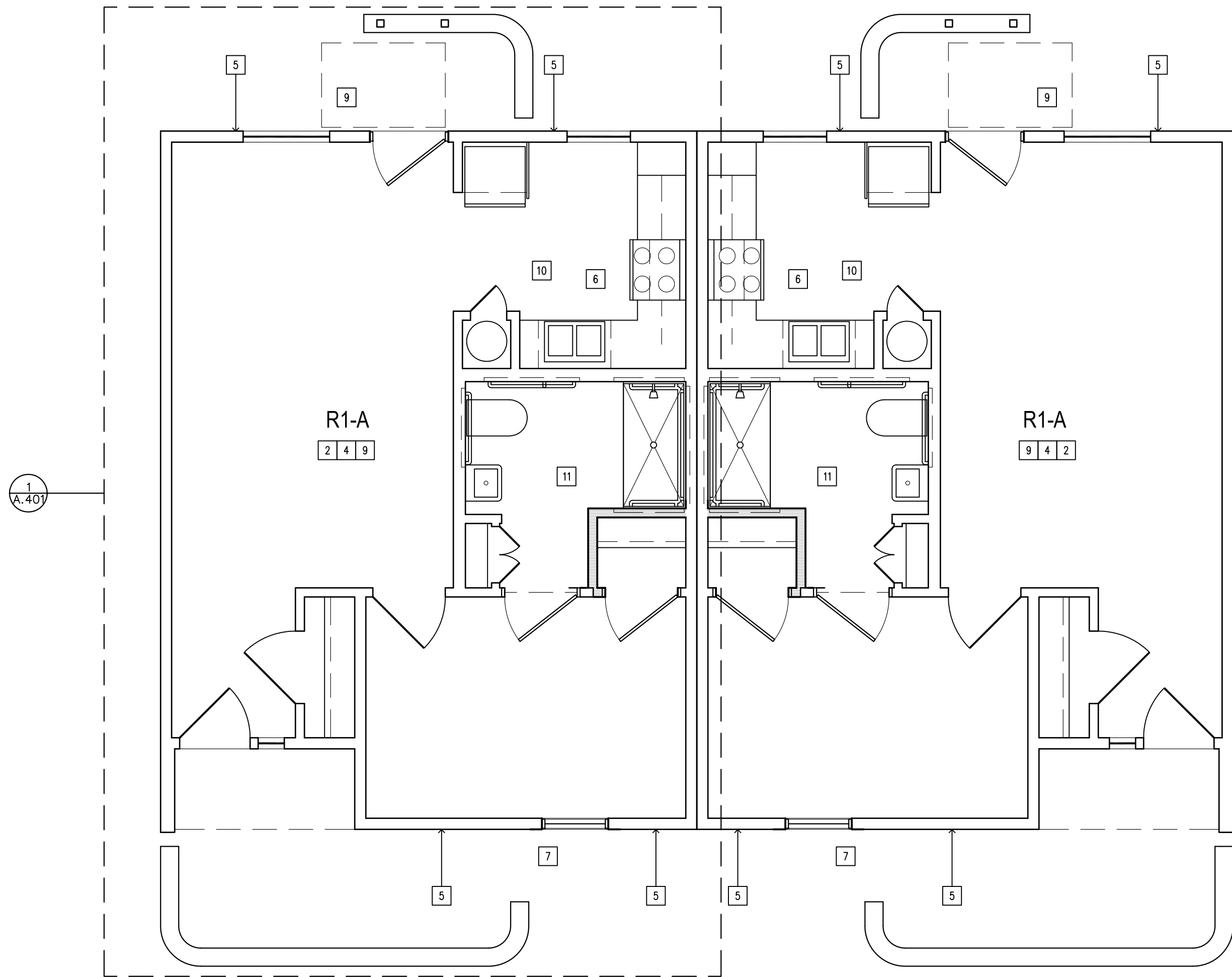
- ASBESTOS
- ASBESTOS TESTING COMPLETED. SEE REPORT. ASBESTOS CONTAINING MATERIAL (ACM) FOUND IN TAPE BED MUD AND CEILING AND AND WALL TEXTURE. PROVIDE ASBESTOS REMEDIATION PLAN, STRIP OR PARTIAL AS NECESSARY REMEDIATION NECESSARY FOR RENOVATION. PROVIDE CLEARANCE PRIOR TO ANY WORK
- RADON
- NO RADON TESTING COMPLETED.
- LEAD BASED PAINT
- NO LEAD BASED PAINT DISCOVERED ON SITE, OWNER PROVIDED TESTING

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004507
5817

8 MAY 2017
DATE: 8 MAY 2017
REVISION: 1

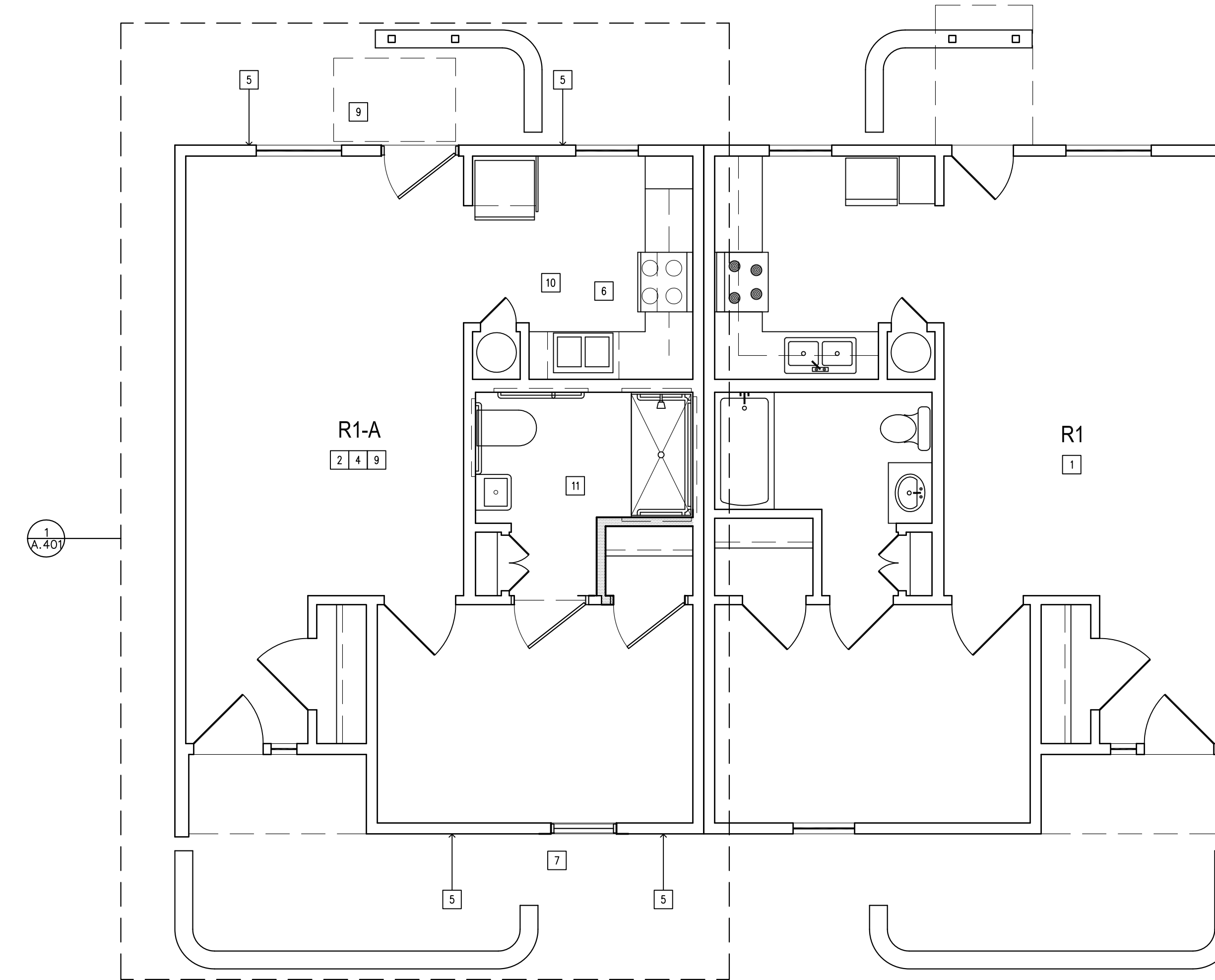
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1 BUILDING TYPE 1 FLOOR PLAN

A.101 SCALE: 1/4"=1'-0"



1 BUILDING TYPE 2 FLOOR PLAN

A.101 SCALE: 1/4"=1'-0"

WALL LEGEND	
	EXISTING EXTERIOR OR INTERIOR WALL
	EXISTING EXTERIOR OR INTERIOR WALL W/ NEW 2X6 WOOD BLOCKING CENTERED AT 34" HIGH AFF.
	NEW INTERIOR WALL- 5/8" TYPE 'X' GYP. BD., 2X4 FRAMING, R-13 SOUND BATT INSUL. OR NONE AND 5/8" TYPE 'X' GYP BD. 90° CORNER BEAD.
	NEW EXTERIOR WALL- NEW STUCCO SYSTEM (SEE ELEV. FOR NOTES, 7/16" O.S.B. SHEATHING 2X4 OR 2X6 FRAMING @ 16" O.C., BATT INSULATION-MATCH EXISTING, 1/2" GYPSUM BD

BUILDING PLAN KEY NOTES	
1	EXISTING UNIT (NO WORK)
2	EXISTING UNIT- RENOVATE ACCESSIBLE FOR PHYSICAL IMPAIRED
3	EXISTING UNIT- RENOVATE INTO NEW ACCESSIBLE FOR VISUALLY/HEARING IMPAIRED
4	SEE UNIT PLAN(S) FOR ADDITIONAL INTERIOR AND EXTERIOR WORK
5	REPAIR EXISTING STUCCO AT NEW EXTERIOR OPENING AND NEW FOG COAT WALL FROM CORNER TO CORNER
6	REPAIR ALL DEMOLISHED ROOF PENETRATIONS AND INSTALL NEW ROOF PLUMBING PENETRATIONS.
7	NEW WINDOW- SEE WINDOW SCHEDULE
8	NEW EXTERIOR DOOR- SEE DOOR SCHEDULE
9	REPLACE ALL UNIT INTERIOR AND EXTERIOR DOOR HARDWARE, SEE DOOR SCHEDULE NOTE 2
10	RENOVATE KITCHEN
11	RENOVATE BATHROOM

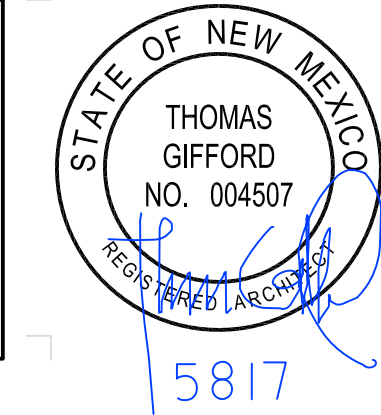
- BUILDING PLAN NOTES**
- SEE ALL SHEETS FOR ALL REQUIREMENTS
 - SEE REFERENCE SHEETS (G.001-G.003) FOR ADDITIONAL REQUIREMENTS
 - SEE SITE AND UNIT PLANS FOR ALL CONDITIONS. UNITS MAY BE FLIPPED OR MIRRORED
 - SEE UNIT PLANS FOR ALL REQUIREMENTS
 - SITE AND DESIGNATED UNITS TO MEET ALL UFAS REQUIREMENTS
 - EXISTING CONSTRUCTION ALL DIMENSIONS ARE TO OUTSIDE EDGE OF STUCCO AND CENTER LINE BETWEEN UNITS. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ANY WORK
 - PROVIDE NEW INTERIOR FINISHES THROUGHOUT NEW WORK AREAS- KITCHEN AND BATH
 - FINISH FLOORING TO EXTEND UNDER ALL CABINETS
 - PROVIDE ADA COMPLIANT GRAB BARS AT ALL LOCATIONS SHOWN AND REQUIRED BY CODE
 - ALL UNITS PROVIDE 2X6 SOLID WOOD BLOCKING (CENTERED AT 34" AFF) AT ALL BATHROOMS, GRAB BAR LOCATIONS- TOILETS AND SHOWERS (ALL SIDES), AND TOILET ACCESSORY LOCATIONS, COUNTERTOPS PLUMBING FIXTURES AND GRAB BARS THAT REQUIRE BACKING

WINDOW SCHEDULE						
MK	SIZE (WXH)	TYPE	HD	HT	MANUF	NOTES
A	4'0" X 3'0"	HORZ. SLIDER	6'8"		ANDERSON	LOW-E GLASS, SCREEN AND LOCKABLE, MUST MEET UFAS/ANSI REQ. FOR OPERATION FORCE. CONFIRM WINDOW MEETS IRC EGRESS REQUIREMENTS
B	2'6" X 5'0"	CASEMENT	6'8"		ANDERSON	LOW-E GLASS, SCREEN AND LOCKABLE, MUST MEET UFAS/ANSI REQ. FOR OPERATION FORCE. CONFIRM WINDOW MEETS IRC EGRESS REQUIREMENTS

NOTE:
SEE DETAILS 11 AND 12/A.501 FOR WINDOW WATERPROOFING

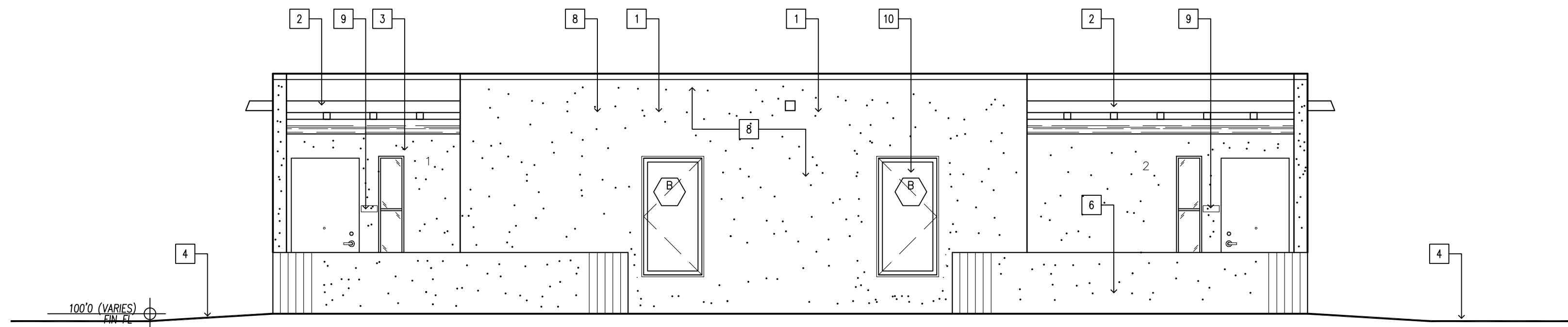
DOOR SCHEDULE							
MK	SIZE (WXH)	TYPE	THICK	HD	HT	HAND	NOTES
1 DR	3'0 X 6'8	EXTERIOR- SLAB FIBERGLASS W/ WOOD JAMB	1-3/4"	6'8"		LH	(3) 1-1/2" BUTT HINGES, LOCKING LEVER HANDLE W/ DEADBOLT, THRESHOLD 1/2" H., WEATHERSTRIP, SWEEP VIEWER @ UFAS HEIGHT, STOP, PAINT ALL ALL SURFACES
2 DR	3'0 X 6'8	SLAB, S.C.	1-3/8"	6'8"		RH	(3) 1-1/2" BUTT HINGES, PRIVACY LOCK SET STOP, PAINT ALL SURFACES
3 DR	3'0 X 6'8	SLAB, S.C.	1-3/8"	6'8"		RH	(3) 1-1/2" BUTT HINGES, PRIVACY LOCK SET STOP, PAINT ALL SURFACES
4 DR	3'0 X 6'8	SLAB, H.C.	1-3/8"	6'8"		LH	(3) 1-1/2" BUTT HINGES, PASSAGE LOCK SET STOP, PAINT ALL SURFACES
5 DR							

- NOTE:
- UNITS DO NOT USE EVERY DOOR OR WINDOW. THIS IS A "PROJECT" DOOR AND WINDOW SCHEDULE. CONFIRM ALL QUANTITIES
 - REPLACE ALL "PHYSICALLY" ACCESSIBLE UNIT DOOR HARDWARE WITH NEW HARDWARE. ALL FRONT DOOR HARDWARE TO MATCH NEW EXTERIOR DOOR HARDWARE AS SCHEDULED. ALL INTERIOR DOOR HARDWARE TO MATCH NEW INTERIOR HARDWARE AS SCHEDULED OR MATCH EXISTING
 - ALL NEW EXTERIOR HARDWARE TO BE "BN" AND ALL NEW HARDWARE TO MATCH EXISTING- "BRASS"
 - ALL EXISTING DOOR HARDWARE TO BE REMOVED AND RETAINED FOR AHA USE.



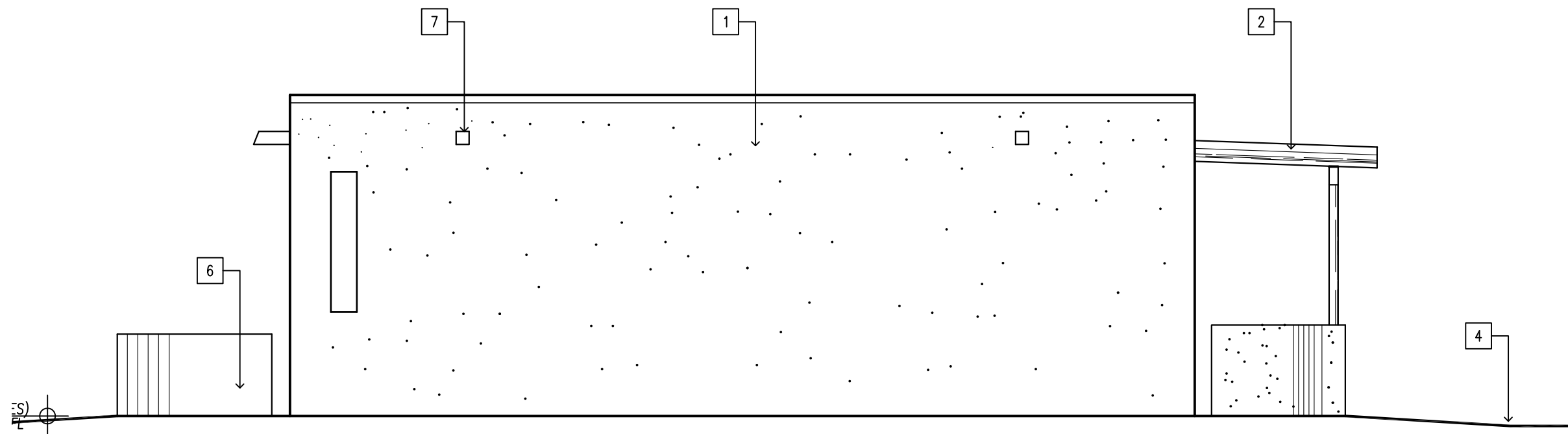
8 MAY 2017
DATE:
REVISION:
FILE NAME:

ALBUQUERQUE HOUSING AUTHORITY: ROMA UFAS RENOVATION
THOMAS GIFFORD, ARCHITECT
ARCHITECTURE URBAN DESIGN
320 ROMA AVENUE NE, ALBUQUERQUE, NEW MEXICO
805 Early Street, Suite F122, Santa Fe, New Mexico 87203
tel 505.660.5896 email THOMASGIFFORD@COMCAST.NET



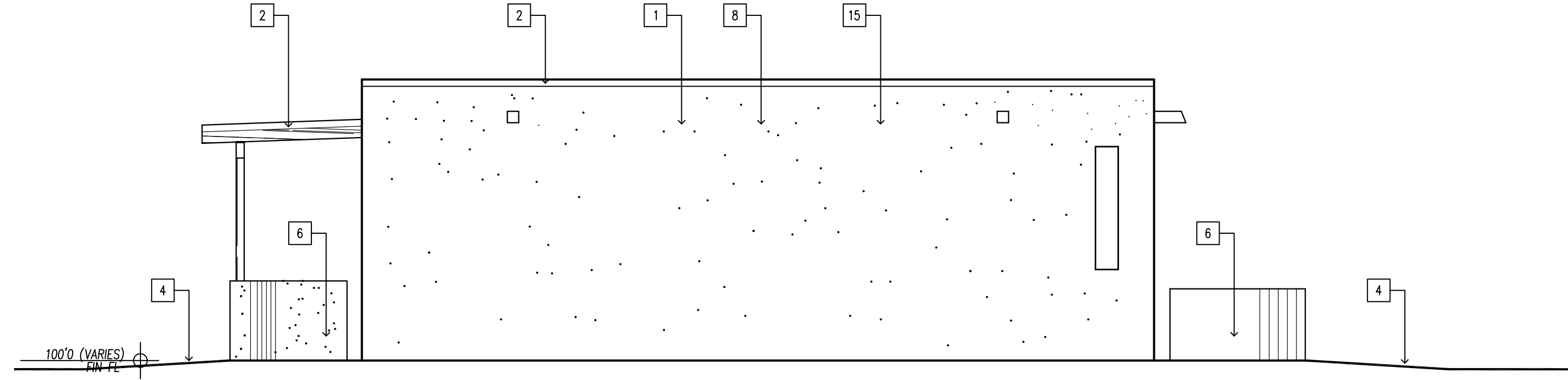
1 BLDG TYPE 1 FRONT ELEVATION

A.201 SCALE: 1/4"=1'0



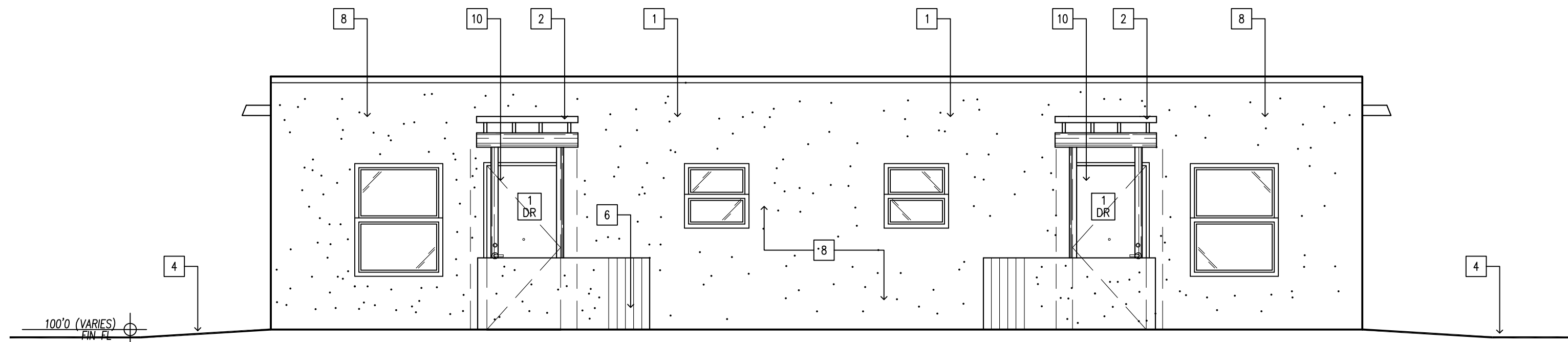
2 BLDG TYPE 1 SIDE ELEVATION

A.201 SCALE: 1/4"=1'0



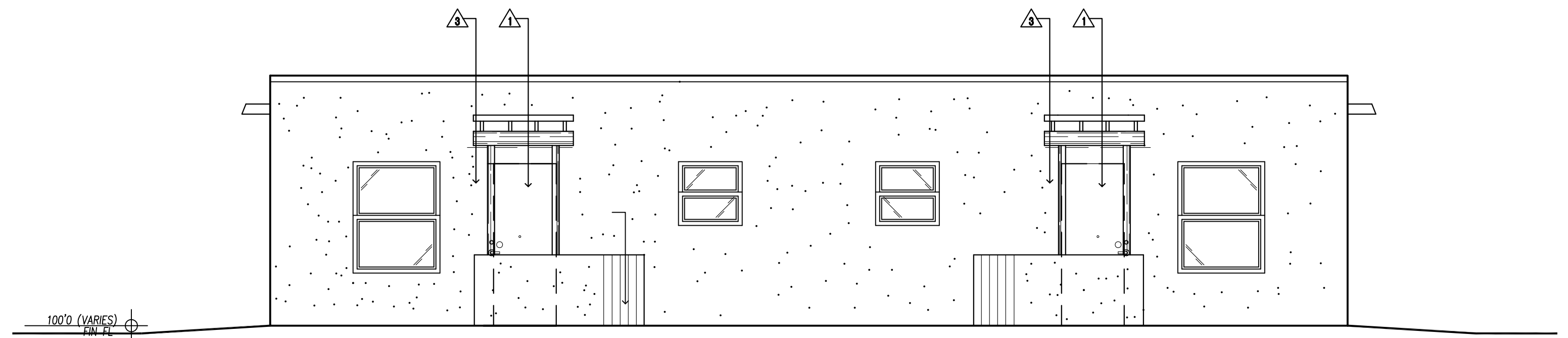
3 BLDG TYPE 1 SIDE ELEVATION

A.201 SCALE: 1/4"=1'0



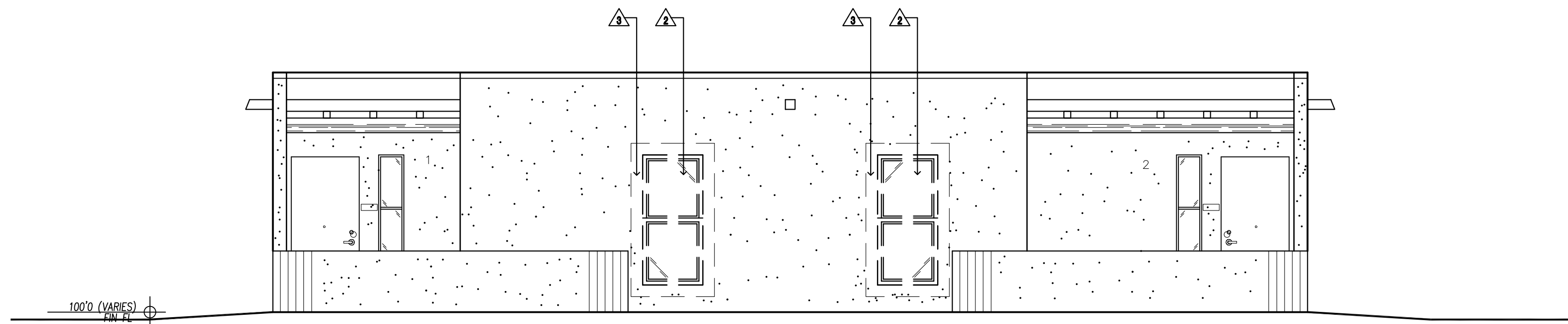
4 BLDG TYPE 1 FRONT ELEVATION

A.201 SCALE: 1/4"=1'0



4 BLDG TYPE 1 DEMOLITION FRONT ELEVATION

A.201 SCALE: 1/4"=1'0



5 BLDG TYPE 1 DEMOLITION FRONT ELEVATION

A.201 SCALE: 1/4"=1'0

ELEVATION KEY NOTES

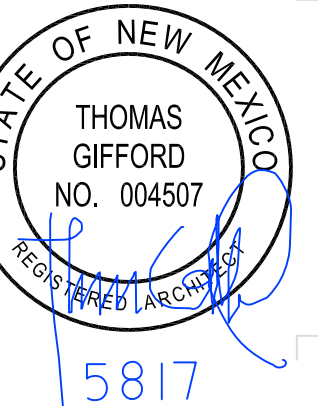
- EXISTING BUILDING
- EXISTING PORTAL
- EXISTING WINDOW OR DOOR
- EXISTING GRADE
- EXISTING SIDEWALK
- EXISTING WALL
- EXISTING CANALE AND DOWNSPOUT
- NEW STUCCO REPAIR AND COLOR "FOG" COAT AT ENTIRE WALL PLANE, SEE NOTES 5 AND 6
- NEW UNIT SIGNAGE
- NEW WINDOW OR DOOR
-
-
-

ELEVATION NOTES

- SEE ALL SHEETS FOR ALL REQUIREMENTS
- SEE SITE AND UNIT PLANS FOR ALL CONDITIONS. UNITS MAY BE FLIPPED OR MIRRORED
- BUILDINGS TO MEET ALL UFAS REQUIREMENTS
- EXISTING CONSTRUCTION ALL DIMENSIONS ARE TO OUTSIDE EDGE OF STUCCO. VERIFY IN FIELD ALL NEW CONSTRUCTION ALL DIMENSIONS ARE TO OUTSIDE EDGE OF STUCCO. VERIFY IN FIELD
- STUCCO REPAIR- PATCH AND REPAIR ALL CRACKS, LOW SPOTS AND DAMAGE TO EXISTING STUCCO. USE STUCCO MANUF. MESH AND BONDER
- NEW STUCCO SYSTEM-TWO COAT SYSTEM, MATCH EXISTING COLOR COAT, PRIMER, BASE STUCCO W/ FIBERGLASS REINFORCING, SELF-FURRING WIRE LATH, SQUARE QUICK CORNERS, (2) LAYERS WATER/VAPOR BARRIER PAPER OR TYVEK WHOLE HOUSE WRAP, STO FLEXAL AT ALL HORZ. STUCCO, SURFACES, MESH REINFORCING AND STUCCO COLOR COAT.

ELEV DEMO KEY NOTES

- REMOVE EXISTING DOOR, JAMB AND THRESHOLD, AND HEADER, DISCARD
- REMOVE EXISTING WINDOW, HEADER, DISCARD
- REMOVE EXISTING STUCCO, 8" AROUND WINDOW OR DOOR. DO NOT CUT BUILDING PAPER



8 MAY 2017

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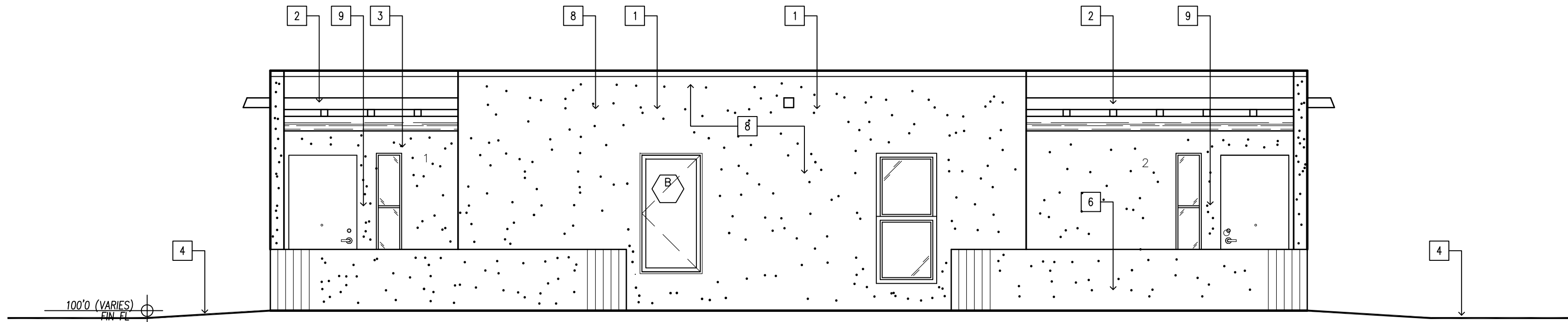
ALBUQUERQUE HOUSING AUTHORITY: ROMA UFAS RENOVATION

THOMAS GIFFORD, ARCHITECT
ARCHITECTURE URBAN DESIGN
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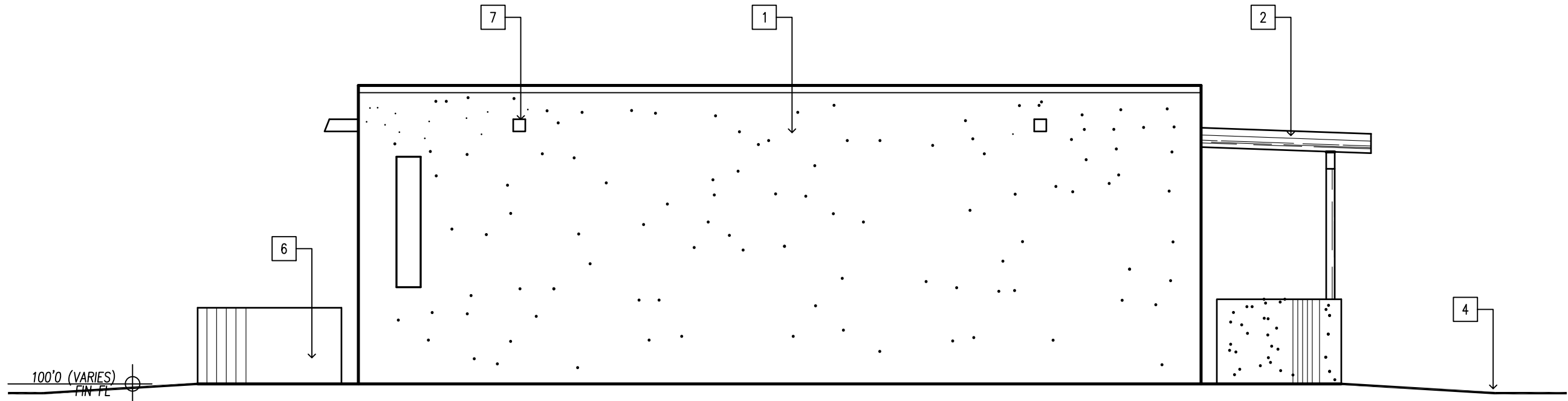
A.201

SHEET: 1



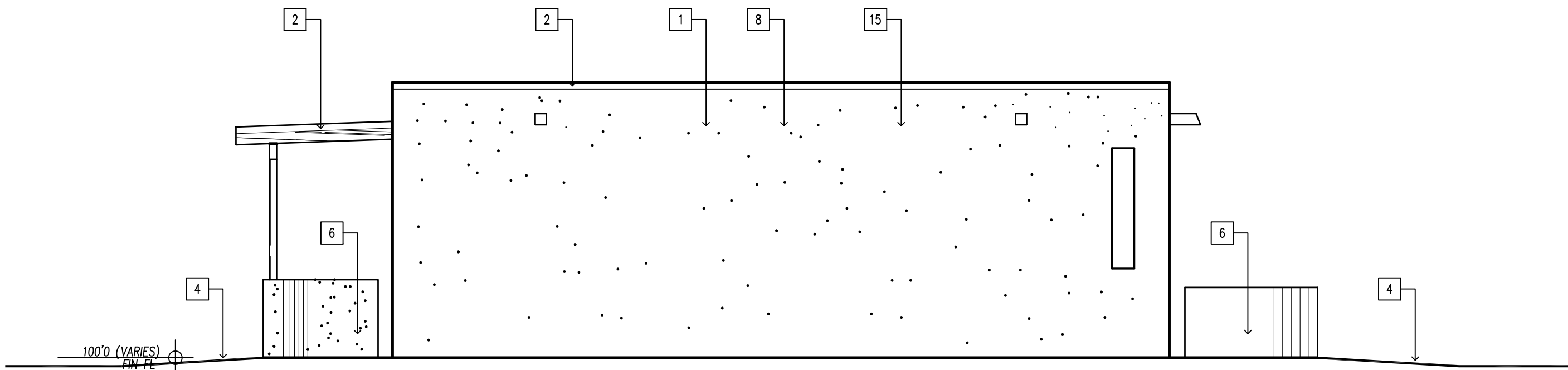
1 BLDG TYPE 2 FRONT ELEVATION

A.202 SCALE: 1/4"=1'0



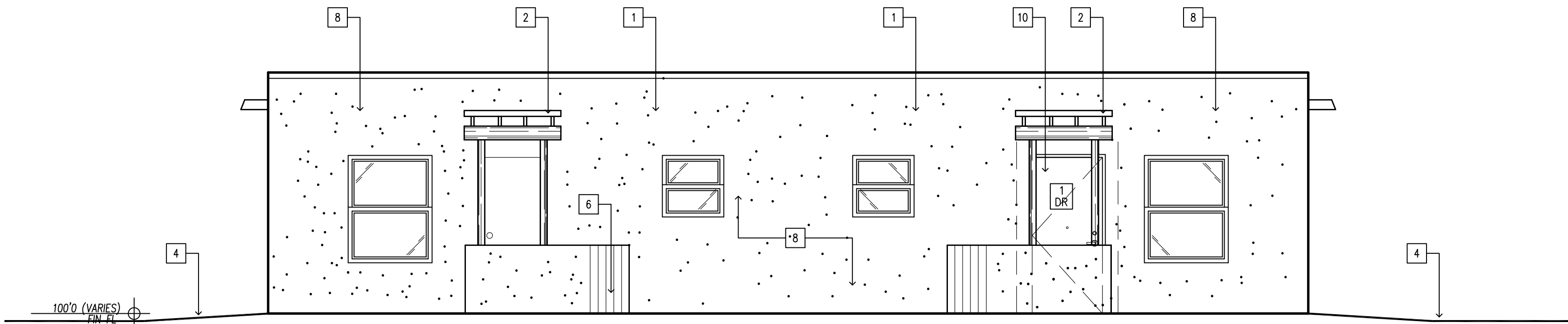
2 BLDG TYPE 2 SIDE ELEVATION

A.202 SCALE: 1/4"=1'0



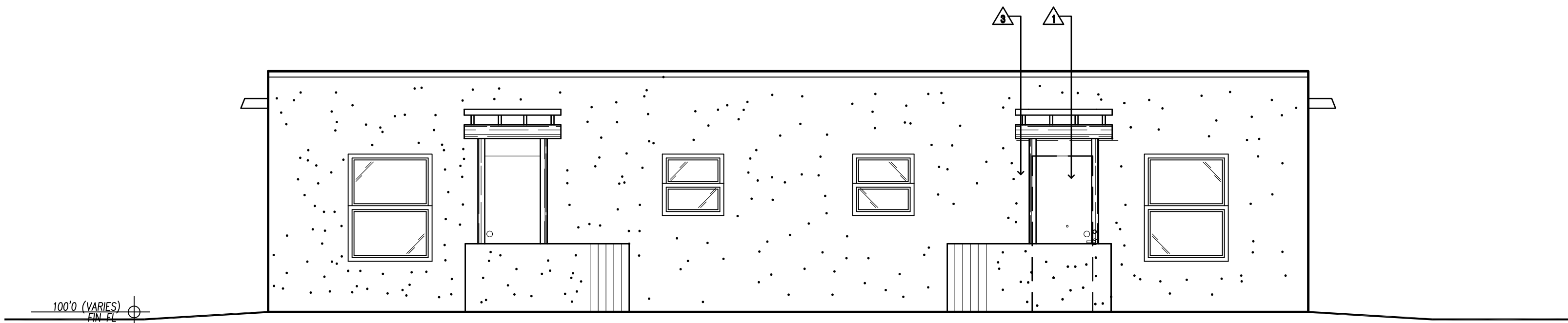
3 BLDG TYPE 2 SIDE ELEVATION

A.202 SCALE: 1/4"=1'0



4 BLDG TYPE 2 FRONT ELEVATION

A.202 SCALE: 1/4"=1'0



5 BLDG TYPE 2 FRONT ELEVATION

A.202 SCALE: 1/4"=1'0

ELEVATION KEY NOTES

- 1 EXISTING BUILDING
- 2 EXISTING PORTAL
- 3 EXISTING WINDOW OR DOOR
- 4 EXISTING GRADE
- 5 EXISTING SIDEWALK
- 6 EXISTING WALL
- 7 EXISTING CANALE AND DOWNSPOUT
- 8 NEW STUCCO REPAIR AND COLOR "FOG" COAT AT ENTIRE WALL PLANE, SEE NOTES 5 AND 6
- 9 NEW UNIT SIGNAGE
- 10 NEW WINDOW OR DOOR
- 11
- 12

ELEVATION NOTES

- SEE ALL SHEETS FOR ALL REQUIREMENTS
- SEE SITE AND UNIT PLANS FOR ALL CONDITIONS. UNITS MAY BE FLIPPED OR MIRRORED
- BUILDINGS TO MEET ALL UFAS REQUIREMENTS
- EXISTING CONSTRUCTION ALL DIMENSIONS ARE TO OUTSIDE EDGE OF STUCCO. VERIFY IN FIELD ALL NEW CONSTRUCTION ALL DIMENSIONS ARE TO OUTSIDE EDGE OF STUCCO. VERIFY IN FIELD
- STUCCO REPAIR - PATCH AND REPAIR ALL CRACKS, LOW SPOTS AND DAMAGE TO EXISTING STUCCO. USE STUCCO MANUF. MESH AND BONDER
- NEW STUCCO SYSTEM-TWO COAT SYSTEM. MATCH EXISTING COLOR COAT, PRIMER, BASE STUCCO W/ FIBERGLASS REINFORCING, SELF-FURRING WIRE LATH, SQUARE QUICK CORNERS, (2) LAYERS WATER/VAPOR BARRIER PAPER OR TYVEK WHOLE HOUSE WRAP, STO FLEXAL AT ALL HORIZ. STUCCO, SURFACES, MESH REINFORCING AND STUCCO COLOR COAT.

ELEV DEMO KEY NOTES

- REMOVE EXISTING DOOR, JAMB AND THRESHOLD, AND HEADER, DISCARD
- REMOVE EXISTING WINDOW, HEADER, DISCARD
- REMOVE EXISTING STUCCO, 8" AROUND WINDOW OR DOOR. DO NOT CUT BUILDING PAPER



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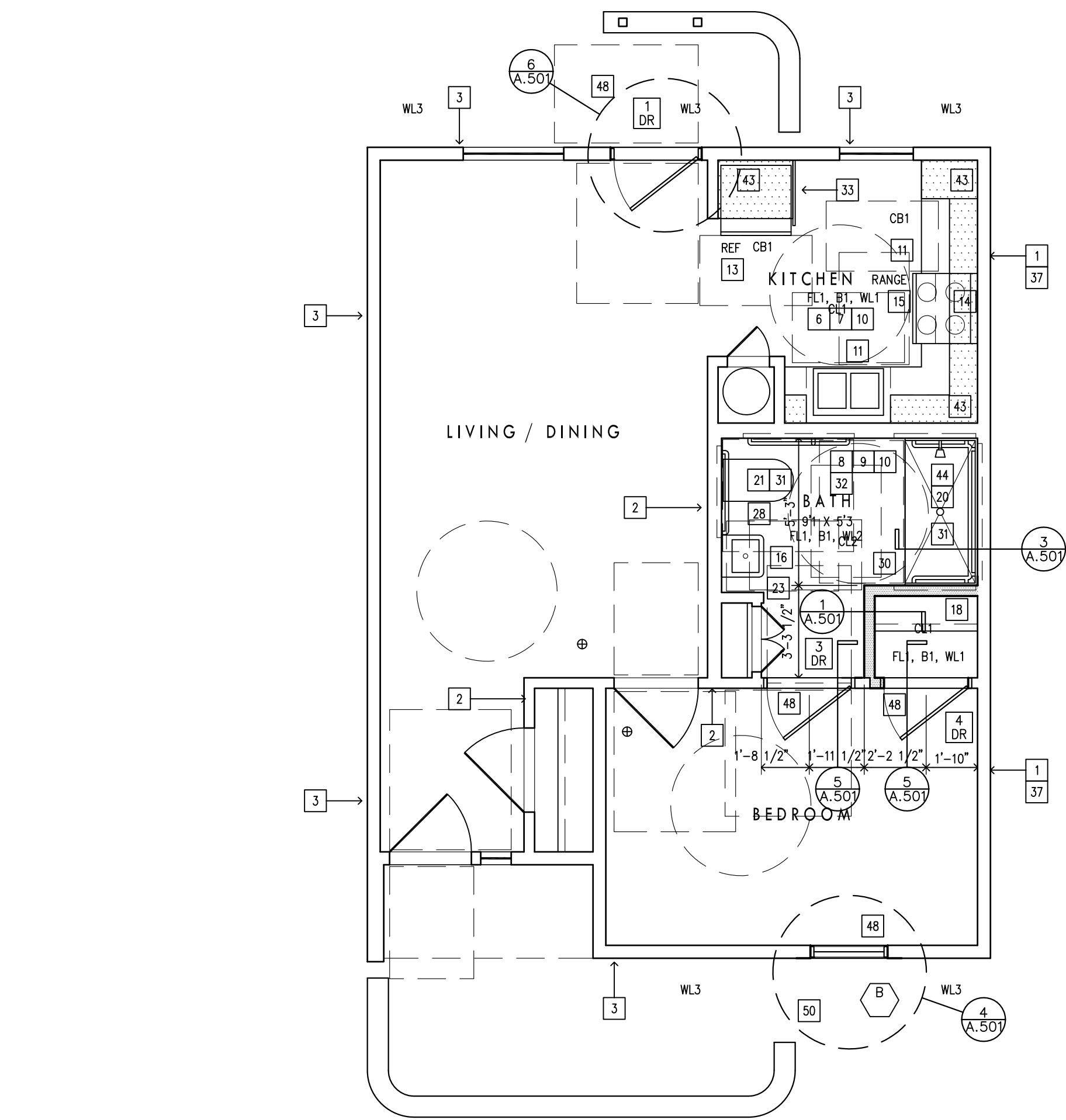
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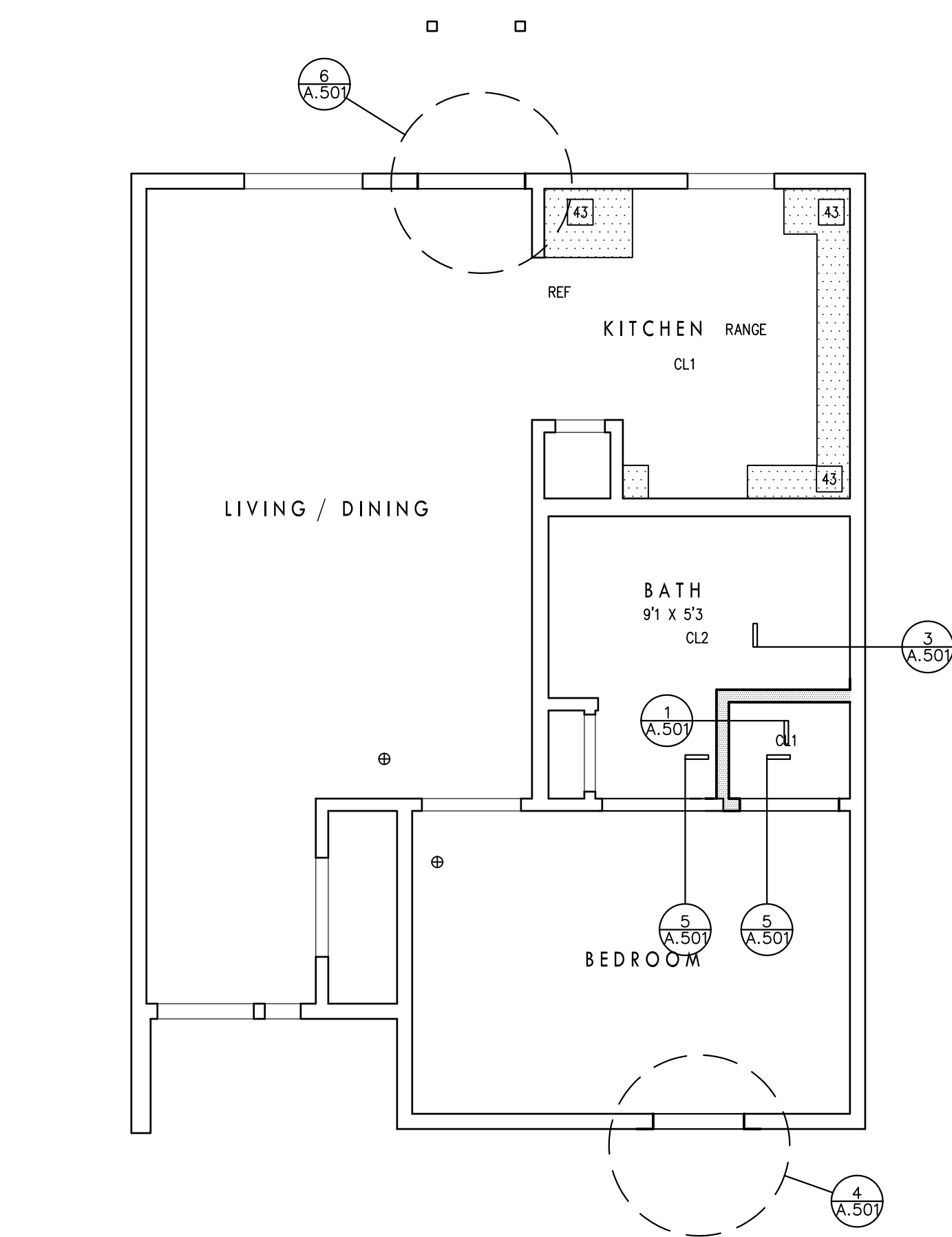


A.202

SHEET: 1



1 UNIT R1A FLOOR PLAN
A.401 SCALE: 1/4"=1'0

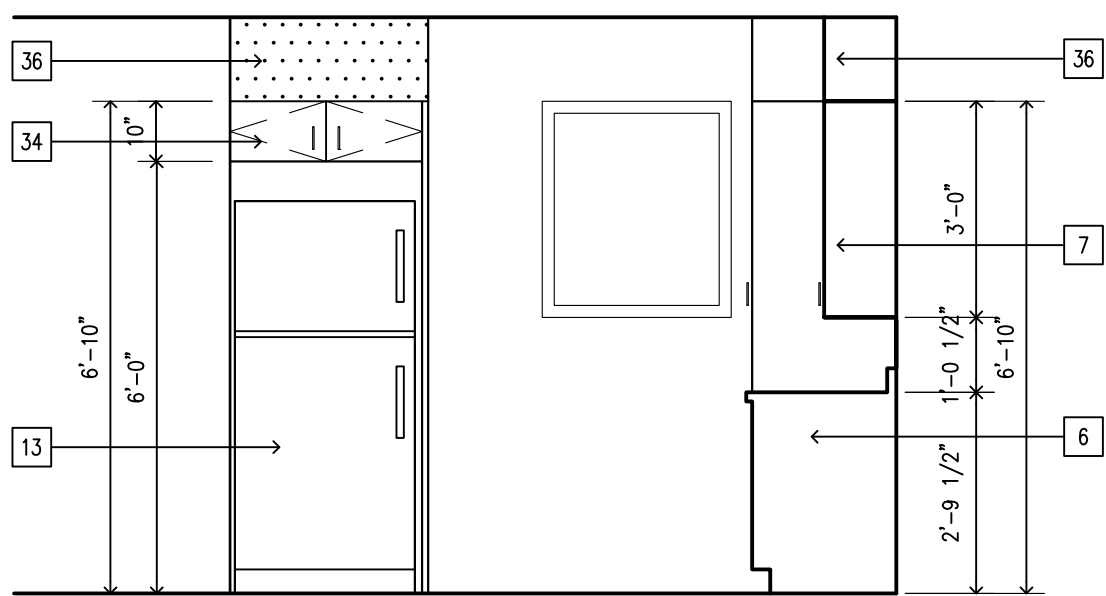


2 UNIT R1A REFLECTED CEILING PLAN
A.401 SCALE: 1/4"=1'0

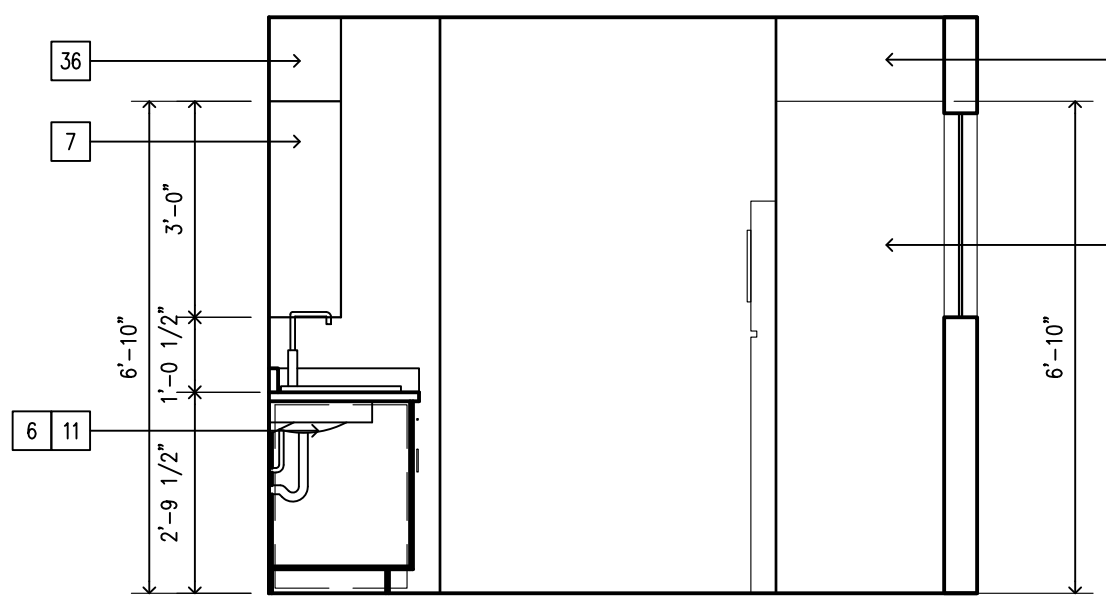


UNIT WALL LEGEND	
	EXISTING EXTERIOR OR INTERIOR WALL
	EXISTING EXTERIOR OR INTERIOR WALL W/ NEW 2X6 WOOD BLOCKING CENTERED AT 34" HIGH AFF.
	NEW INTERIOR WALL- 5/8" TYPE 'X' GYP. BD., 2X4 FRAMING, R-13 SOUND BATT INSUL. OR NONE AND 5/8" TYPE 'X' GYP. BD. 90° CORNER BEAD.
	NEW EXTERIOR WALL- NEW STUCCO SYSTEM (SEE ELEV. FOR NOTES, 7/16" O.S.B. SHEATHING 2X4 OR 2X6 FRAMING @ 16" O.C., BATT INSULATION-MATCH EXISTING, 1/2" GYPSUM BD.

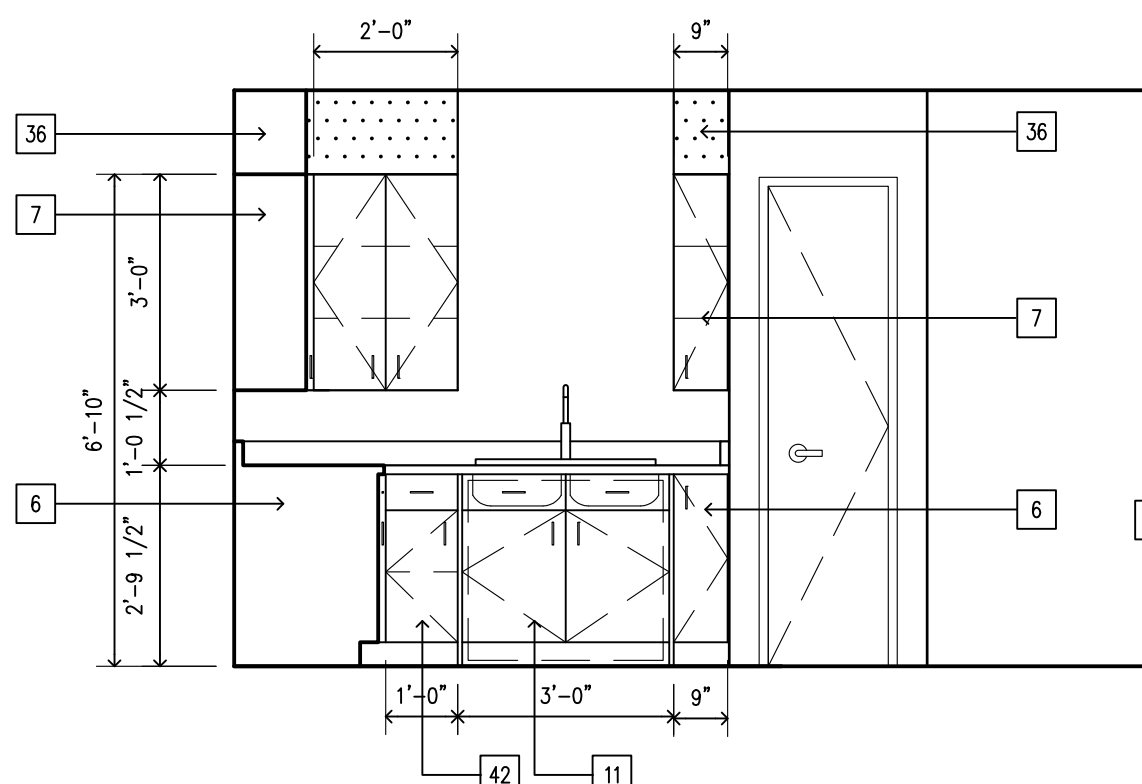
UNIT PLAN KEY NOTES	
1	EXISTING COMMON WALL (1 HR RATED, CONFIRM) DO NOT REDUCE FIRE RATING
2	EXISTING INTERIOR WALLS
3	EXISTING EXTERIOR WALLS
4	EXISTING MECHANICAL UNIT
5	EXISTING HOT WATER TANK
6	NEW KITCHEN LOWER CABINET AND COUNTERTOP +33-1/2" AFF W/ 1 ADJ. SHELF, + LAV. GUARD W/ LAMINATE COUNTERTOP, SEAL SUBSTRATE @ WET AREAS, 4" BACK + SIDE SPLASHES DROP-IN KITCHEN SINK REMOVABLE SINK + WORK AREA BASE CABINETS
7	NEW KITCHEN CABINET UPPERS, 36" TALL W/ 2 ADJ. SHELVES OR 18" TALL AT REFRIGERATOR
8	NEW BATH VANITY, 33-1/2" TALL W/ 1 ADJ. SHELF, LAMINATE COUNTERTOP, SEAL SUBSTRATE, 4" BACK + SIDE SPLASH SELF LAV. AND REMOVABLE SINK BASE + LAV. GUARD BOARD AT ALL WET LOCATIONS
9	NEW 5/8" T. GYPSUM BOARD, NON-PAPER BOARD AT ALL WET LOCATIONS
10	PREP FLOOR FOR NEW FIN. FLOORING, FILL LARGE CRACKS AND LEVEL, IF NECESSARY
11	NEW REMOVABLE BASE CABINET, SEE 9/A.501
12	NEW COUNTER BAR TOP EXTENSION, MELAMINE 4" OVERHANG
13	NEW REFRIGERATOR
14	NEW RANGE AND HOOD, VENT TO EXTERIOR
15	NEW BROAN S.S. WALL PROTECTION
16	NEW MIRROR
17	NEW 5 SHELVES, EVENLY SPACED (FOR LINEN STORAGE)
18	NEW CLOSET ROD AND SHELF, BEDROOM 151R, LINEN 5S, ENTRY CLOSET 151R
19	NEW ADA TUB W/ SOLID (3) PIECE SURROUND AND SHOWER CURTAIN ROD
20	NEW ADA SHOWER W/ SOLID (3) PIECE SURROUND + SHOWER CURTAIN ROD, PREP FLOOR FOR RECESS
21	NEW TOILET, SEE PLUMBING
22	NEW WALL HUNG SINK WITH TRU-BRO LAV GUARD
23	NEW MEDICINE CABINET, RECESS
24	NEW TOWEL RING
25	NEW 24" TOWEL BAR
26	NEW TOILET PAPER HOLDER
27	30X48 CLEAR FLOOR SPACE
28	TOILET CLEAR FLOOR SPACE
29	TUB CLEAR FLOOR SPACE
30	SHOWER CLEAR FLOOR SPACE
31	ADA GRAB BAR
32	ADA TURNING SPACE (CIRCLE OR "T")
33	NEW CABINET, FINISHED END PANEL
34	(2) ADJUSTABLE SHELVES, LOWEST AT 44" AFF W/ CABINET ABOVE
35	NEW CABINET DRAWER STACK
36	NEW SOFFIT ABOVE UPPER CABINETS
37	EXISTING COMMON WALL- NEW 5/8" TYPE 'X' GYP. BOARD, 1/2" MTL R.C. CHANNELS @ 16" O.C. AND FILL W/ BATT INSULATION
38	NEW 5/8" TYPE 'X' GYP. BOARD, ALL SURFACES WALL AND CEILING
39	RELOCATE EXISTING HWIT, COLD WATER SUPPLY, AND DRAIN
40	NEW PONY WALL, 2X4 FRAMING @ 16" O.C. AND 5/8" TYPE 'X' GYP. BD.
41	NEW 2X WOOD BLOCKING FOR FUTURE ADA GRAB BAR INSTALLATION AT TOILET, TUB OR SHOWER
42	KITCHEN BASE CORNER CABINET, FILL ENTIRE CORNER AREA, 2 SHELVES
43	NEW SOFFIT, 5/8" TYPE 'X' GYP. BD. AND 2X FRAMING @ 16" O.C., CONTINUE CEILING GYP THROUGH SOFFIT.
44	ADA SHOWER FIXTURE- ADJ. HANDLE ON SLIDE W/ 60" HOSE
45	NEW 5/8" T. OSB MECHANICAL PLATFORM DECK W/ 2X SUPPORTS @ 12" O.C. VERIFY HEIGHT WITH RETURN AIR DUCT REQ.
46	NEW SOFFIT, 5/8" TYPE 'X' GYP. BOARD, W/ 2X2 FRAMING @ 16" O.C., PRE-ROCK AT ROOF JOISTS PRIOR TO SOFFIT
47	NEW 5/8" TYPE 'X' GYP. BOARD CEILING
48	NEW DOOR HEADER AND FRAMING AT ENLARGED DOOR OPENING, SEE STRUCT 22/S.102
49	RE-INSTALL EXISTING WINDOW COVERINGS
50	INSTALL NEW WINDOW COVERINGS
51	CABINET PANTRY
52	NEW CLOTHS WASHER LOCATION



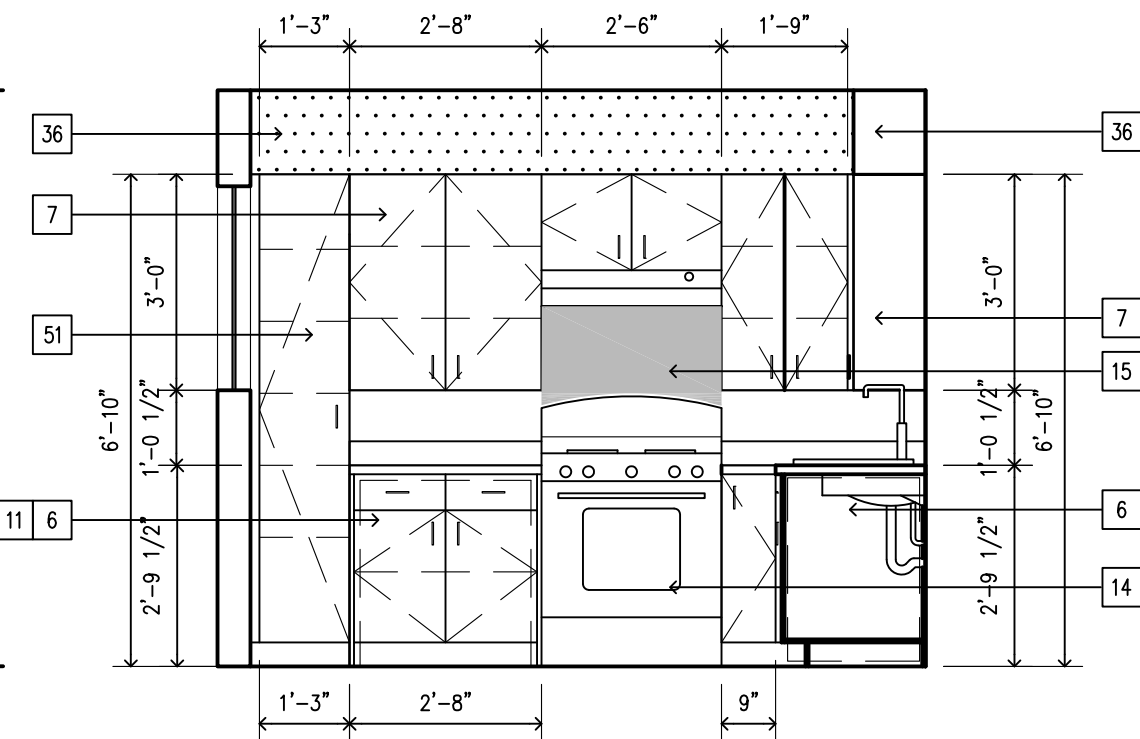
3 KITCHEN INT ELEV
A.401 SCALE: 3/8"=1'0



4 KITCHEN INT ELEV
A.401 SCALE: 3/8"=1'0



5 KITCHEN INT ELEV
A.401 SCALE: 3/8"=1'0



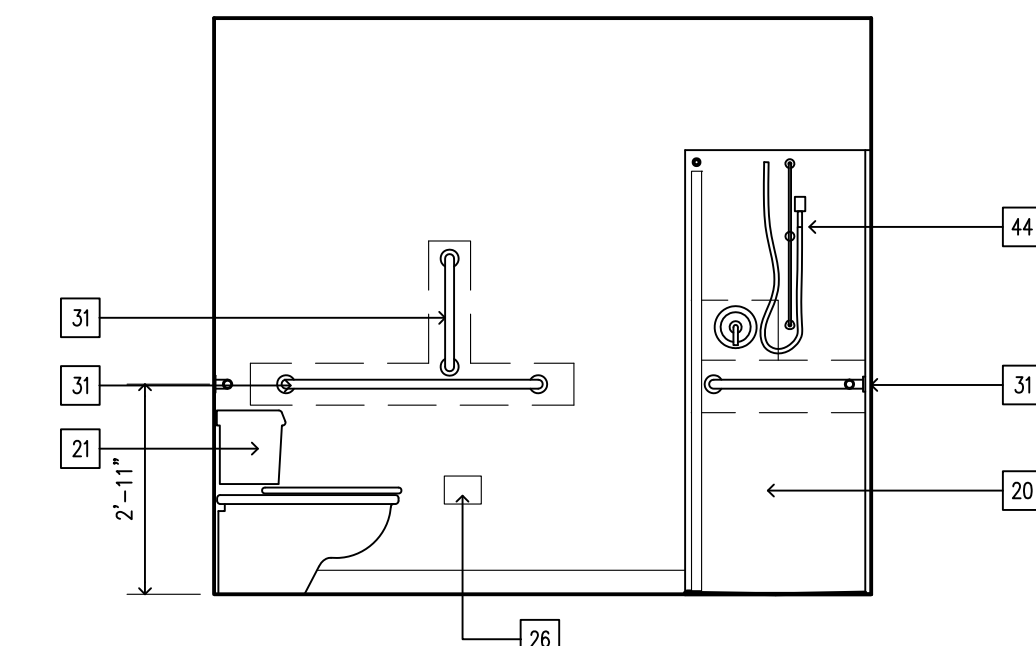
6 KITCHEN INT ELEV
A.401 SCALE: 3/8"=1'0

UNIT PLAN NOTES	
1.	SEE ALL SHEETS FOR ALL REQUIREMENTS
2.	SEE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS REQUIREMENTS
3.	SEE REFERENCE SHEETS (G.001-G.03) FOR ALL REQUIREMENTS
4.	SEE SITE AND UNIT PLANS FOR ALL CONDITIONS. UNITS MAY BE FLIPPED OR MIRRORRED
5.	BUILDINGS TO MEET ALL UFAS REQUIREMENTS
6.	EXISTING CONSTRUCTION ALL DIMENSIONS ARE TO OUTSIDE EDGE OF CMU BLOCK OR TO OUTSIDE EDGE OF SHEATHING OR GYP. BD. VERIFY IN FIELD
7.	UNIT FLOOR PLANS ARE TYPICAL BUT THE QUANTITY OF NEW INTERIOR WALL AT THE EXTERIOR WALL VARIES BY UNIT. SEE BUILDING PLANS FOR WALL QUANTITIES
8.	PROVIDE NEW INTERIOR FINISHES/ REPAIRS AT NEW WORK
9.	PROVIDE ADA/UFAS COMPLIANT GRAB BARS AT ALL LOCATIONS SHOWN AND AS REQUIRED BY CODE
10.	ALL UNITS - PROVIDE 2X6 SOLID WOOD BLOCKING (CENTERED AT 34" AFF) AT ALL BATHROOMS GRAB BAR LOCATIONS- TOILETS AND SHOWERS (ALL SIDES), AND TOILET ACCESSORY LOCATIONS, COUNTERTOPS PLUMBING FIXTURES AND GRAB BARS THAT REQUIRE BACKING
11.	FINISH FLOORING TO EXTEND UNDER ALL KITCHEN AND BATHROOM CABINETS
12.	LOCATE ALL UTILITIES PRIOR TO ANY DEMOLITION OR CONSTRUCTION
13.	CONFIRM ALL DEMOLISHED INTERIOR WALLS ARE NOT BEARING WALL PRIOR TO DEMOLITION
14.	INSTALL "PRE-ROCK" GYPSUM BOARD AT EXTERIOR AND COMMON WALLS, AND SOFFITS PRIOR TO TUB, SHOWER OR DUCT INSTALLATION
15.	PATCH, FILL AND/OR REPAIR EXISTING FLOOR CRACKS AND CONTROL JOINTS AND LEVEL EXISTING CONCRETE LAB IS NECESSARY PRIOR TO FINISH FLOORING INSTALLATION
16.	VERIFY ALL PLUMBING FIXTURES, CABINET, NEW DOOR DIMENSIONS PRIOR TO ANY FRAMING

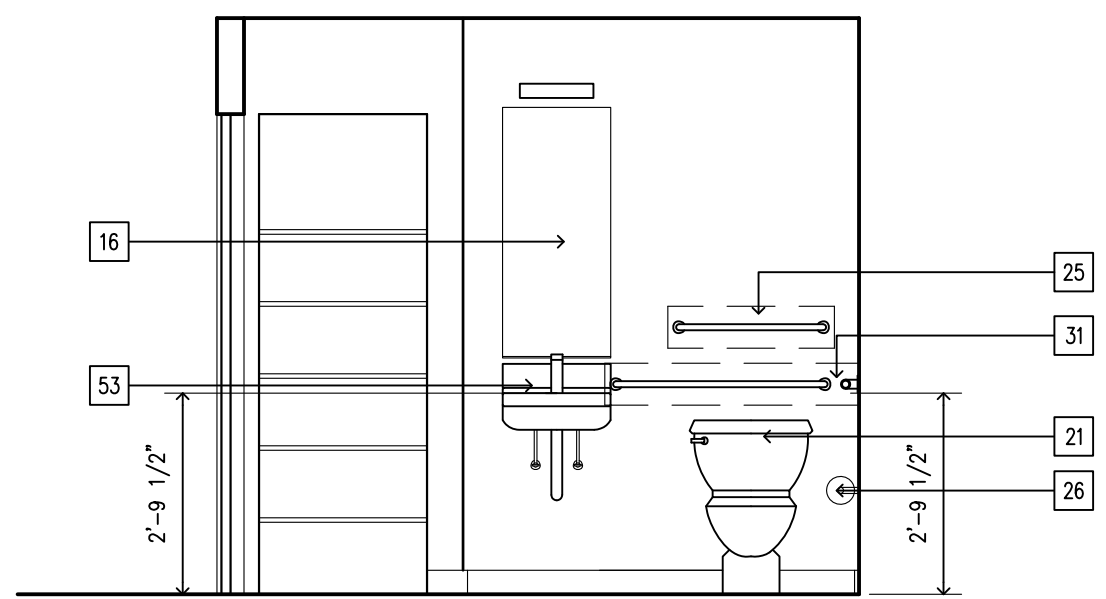
REFLECTED CEILING PLAN LEGEND	
	HVAC SUPPLY GRILLE
	HVAC RETURN GRILLE
	EXHAUST FAN
	LED SURFACE LIGHT
	LED CAN LIGHT, RECESSED
	SMOKE AND CO DETECTOR, SURFACE

FINISH SCHEDULE	
FLOOR	FL1- 12X12 VINYL TILE, MATCH EXISTING
	FL2- CONCRETE, NATURAL
BASE	B1- VINYL BASE, COLOR-BEIGE/ALMOND
WALL	WL1- GYP. BD., LIGHT TEXTURE, MATCH EXISTING. PAINT COLOR- PPG "ALMOND CREAM" #12-510/01 EGGSHELL
	WL2- GYP. BD., NON-PAPER FACED, LIGHT TEXTURE, PAINT COLOR-PPG "ALMOND CREAM" #12-510/01 EGGSHELL
	WL3- NEW STUCCO FOG COAT- WALL CORNER TO CORNER, MATCH EXISTING
CEILING	CL1- GYP. BD., LIGHT TEXTURE, PAINT- PPG "PAINTERS WHITE" #4216-01001/01 SEMI-GLOSS
	CL2- GYP. BD., NON-PAPER FACED- PPG "PAINTERS WHITE" #4216-01001/01 SEMI-GLOSS
CABINETS	CB1- CABINETS-PREMANUF. BOXES, SHAKER STYLE SOLID WOOD DOORS + DRAWERS WITH LAMINATE COUNTERTOP, SIDE AND BACK SPLASHES (WATERPROOF SINK HOLES AND SEAMS)
TRIM	PROVIDE VINYL TRANSITION STRIPS AT FINISH MATERIAL CHANGES- "T" OR RAMP, JOHNSONITE OR EQ

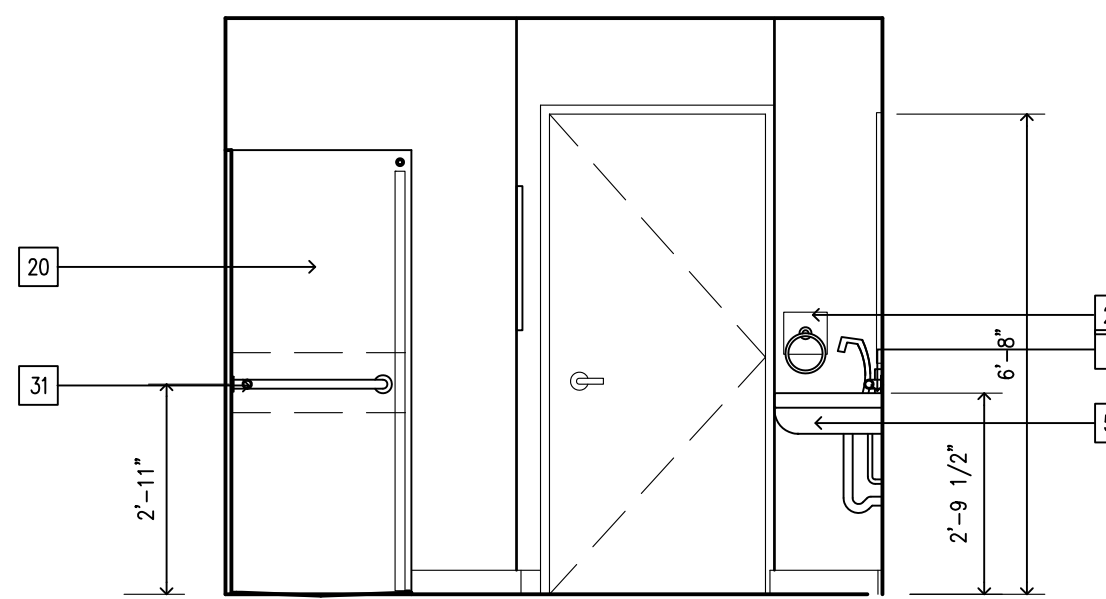
NOTES:
NEW EXTERIOR DOOR TO EXISTING FRONT DOOR. ALL INTERIOR DOORS TO MATCH ROOM



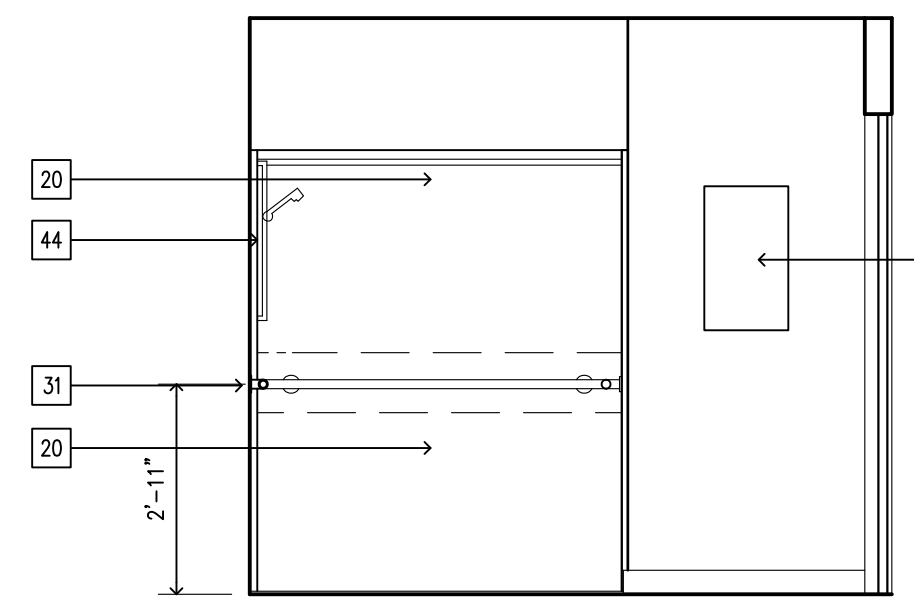
7 BATH INT ELEV
A.401 SCALE: 3/8"=1'0



8 BATH INT ELEV
A.401 SCALE: 3/8"=1'0



9 BATH INT ELEV
A.401 SCALE: 3/8"=1'0



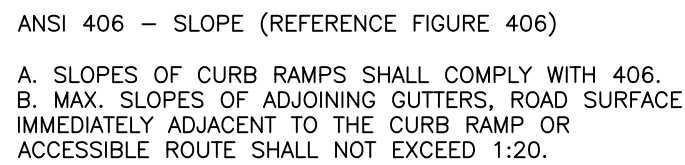
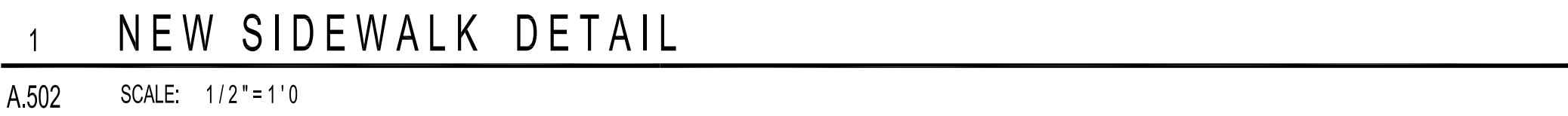
10 BATH INT ELEV
A.401 SCALE: 3/8"=1'0



8 MAY 2017
DATE: 8 MAY 2017
REVISION:
FILE NAME:

ALBUQUERQUE HOUSING AUTHORITY: ROMA UFAS RENOVATION
320 ROMA AVENUE NE, ALBUQUERQUE, NEW MEXICO

THOMAS GIFFORD ARCHITECT
805 Early Street, Suite #122, Santa Fe, New Mexico 87505
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A.502 SCALE: 1/2" = 1'0



- * ALL FINISHES MUST BE INCLUDED IN CALCULATING MINIMUM CLEARANCES. MEASURE FORM NEAREST FINISH SURFACE TO NEAREST FINISH SURFACE, I.E. BASEBOARD TO BASEBOARD.
- * ACCESSIBLE ROUTES MUST BE FREE OF OBSTRUCTIONS TO A HEIGHT OF 27" AND MUST BE 36" MINIMUM WIDE, BUT MAY BE REDUCED TO 32" MINIMUM FOR A MAXIMUM DISTANCE OF 24".
- * A WHEELCHAIR TURNING SPACE MUST BE PROVIDED CONSISTING OF EITHER A 60" DIAMETER CIRCLE OR A "T" SHAPED INTERSECTION.
- * AN ACCESSIBLE ROUTE WITH A CLEAR SPACE LESS THAN 60" SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET.
- * PROTRUDING OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.
- * PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES.



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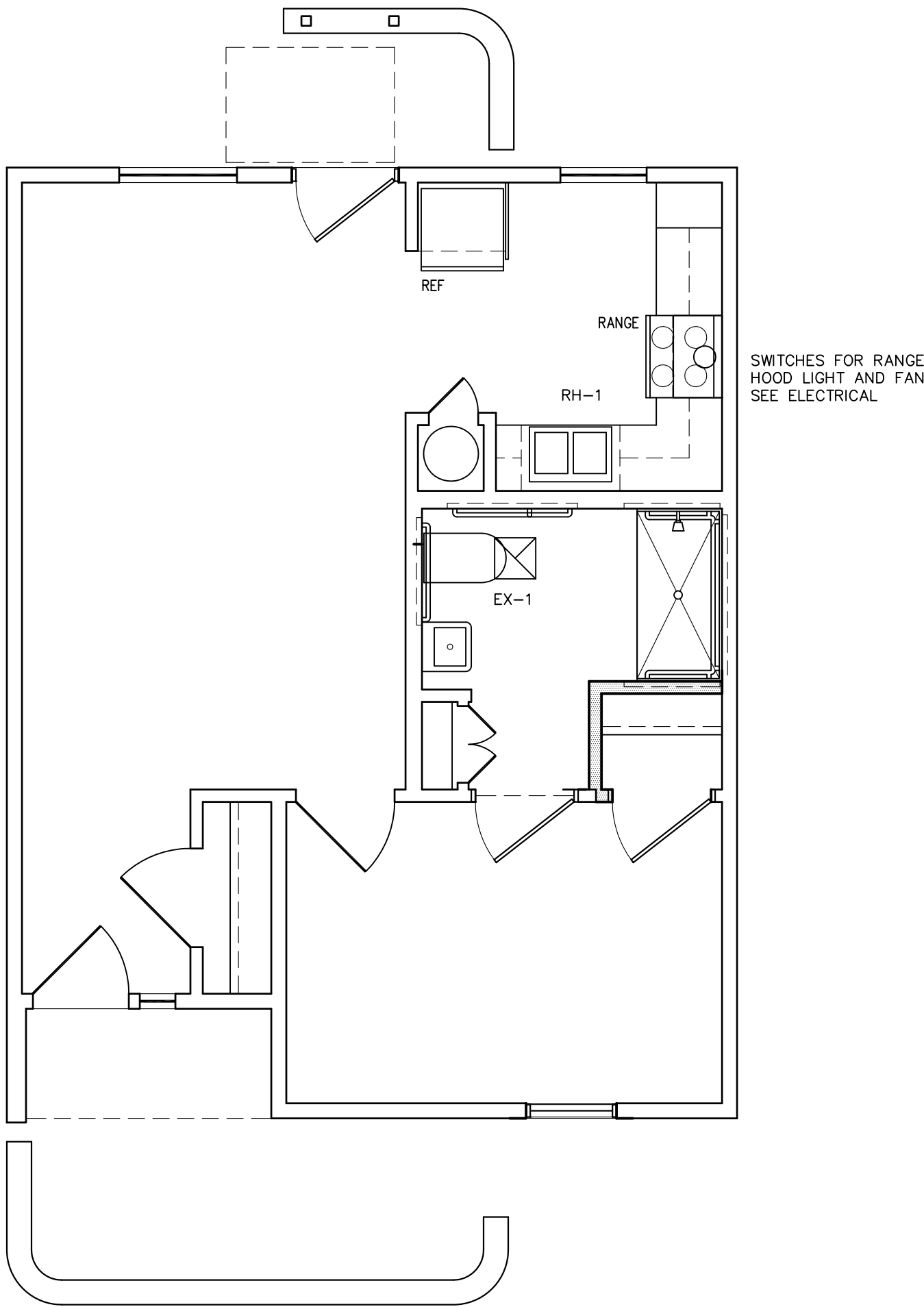
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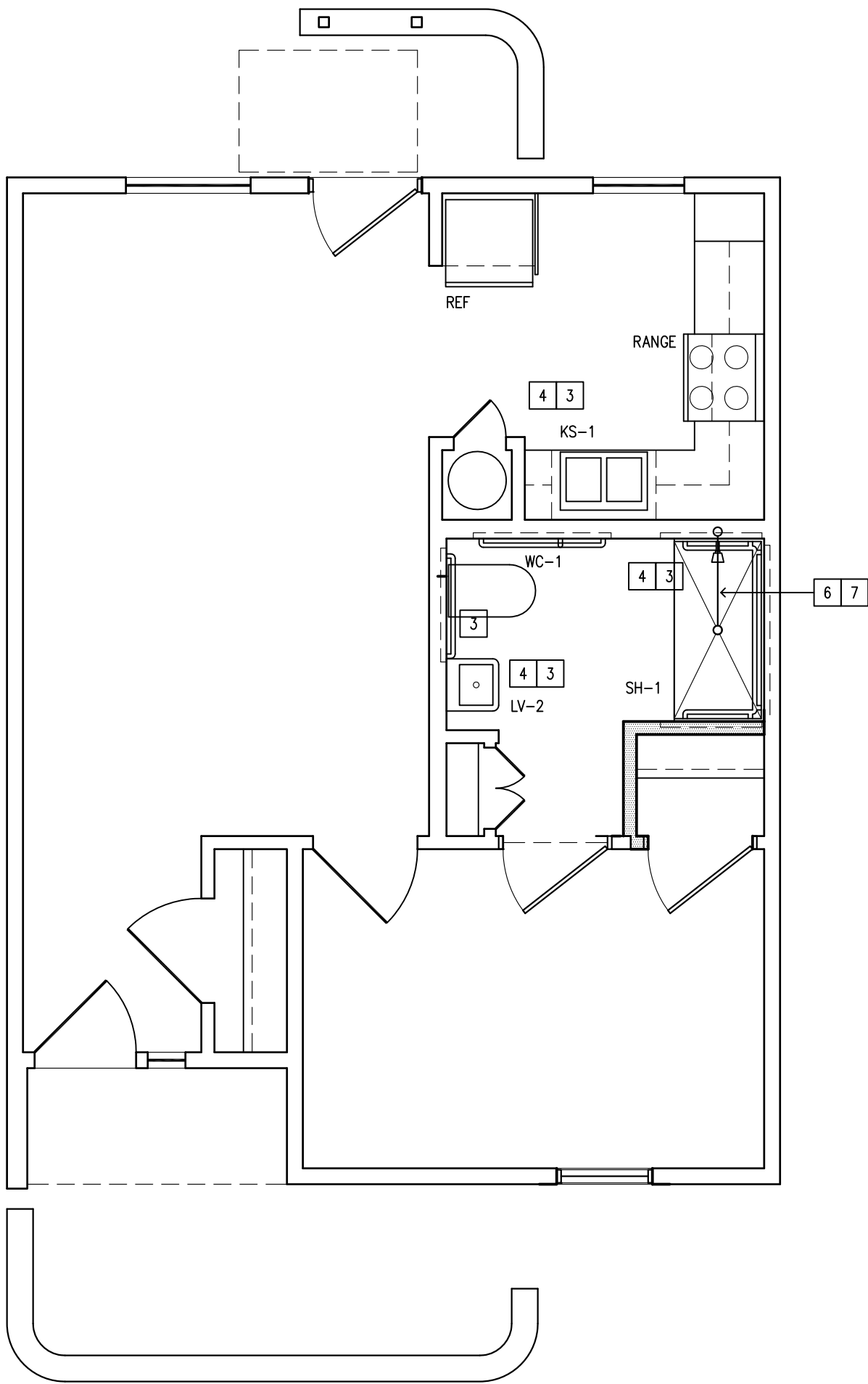
A.502

SHEET: 1



1 UNIT R1A MECHANICAL PLAN

MP.401 SCALE: 1/4"=1'0



2 UNIT R1A PLUMBING PLAN

MP.401 SCALE: 1/4"=1'0



MECHANICAL SCHEDULE	
SYM	DESCRIPTION
<input checked="" type="checkbox"/>	EXHAUST FAN: CEILING MOUNTED SUPER QUIET EXHAUST FAN: ALUMINUM BACKDRAFT DAMPER, EMBOSSED GALVANIZED STEEL HOUSING, STATIC AND DYNAMICALLY BALANCED CENTRIFUGAL BLOWER, HOODED WALL CAP WITH BIRDSCREEN; CEILING GRILLE MODEL PANASONIC WHISPER GREEN, TO BE SIZED TO ROOM
<input checked="" type="checkbox"/>	SUPPLY DIFFUSER, CEILING OR WALL
<input checked="" type="checkbox"/>	RETURN AIR DIFFUSER, CEILING OR WALL
<input type="checkbox"/>	NEW KITCHEN RANGE HOOD WITH LIGHT, VENT TO EXTERIOR

MECH AND PLUMBING PLAN KEY NOTES	
1	APPROXIMATE LOCATION OF BUILDING HOT WATER SUPPLY AND RETURN PIPING, INSULATE SUPPLY AND RETURN. RELOCATED TO NEW HHW CLOSET
2	NEW UNIT COLD WATER SUPPLY LINE W/ NEW SHUT-OFF AND PRV. RAISE HEIGHT TO HIGHT TO NEW MECH PLATFORM HEIGHT
3	NEW FIXTURE COLD WATER SUPPLY
4	NEW FIXTURE HOT WATER SUPPLY
5	EXISTING WASTE LINE
6	NEW WASTE DRAIN LINE
7	CONNECT NEW WASTE DRAINS TO EXISTING LINES
8	NEW NATURAL GAS CONNECTION, WITH SHUT-OFF VALVE
9	NEW WASHER BOX, SUPPLY AND DRAIN, OATY, 1 HR RATED WHEN IN COMMON WALL
10	RELOCATE UNIT COLD WATER SUPPLY AND SHUT-OFF VALVE TO NEW CLOSET
11	RELOCATE OR INSTALL NEW FLOOR DRAIN

PLUMBING SCHEDULE	
MRK	DESCRIPTION
WC-1	AMERICAN STANDARD COLONY 1.28 GPF, TWO-PIECE, ELONGATED FRONT, MANUF # 221AA104, WHITE, ADA HEIGHT, LEVER TO "SINK" SIDE OR ROOM SEAT: SENTICO # 600-011, WHITE W/ QUARTER TURN-ANGLE STOPS, CW 1/2" SUPPLY, W 3", V 2"
LV-1	MAXWELL SELF-RIMMING # 12-834, WHITE, ADA W/ DELTA FAUCET#B510LF-SSPPU STAINLESS, GUARDIAN LAV GUARD W/ CW 1/2", HW 1/2" W 2", V 2"
LV-2	DECLYN 18-1/2" WALL MOUNTED, MANUF. # 0321.075, WHITE, ADA W/ DELTA FAUCET #B510LF-SSPPU STAINLESS, GUARDIAN LAV GUARD W/ CW 1/2", HW 1/2" W 2", V 2"
KS-1	ELKAY, CELEBRITY DOUBLE BOWL, SS, 20 GA, MANUF # GEOR3321, ADA W/ DELTA FAUCET #B1310LF CHROME, GUARDIAN LAV GUARD W/ CW 1/2", HW 1/2" W 2", V 2"
GENERAL PLUMBING	FREEDOM SHOWERS, 1 PIECE, GEL COAT, CENTER DRAIN, ADA, MANUF #APFXST3838BF62S VALVE AND TRIM DELTA # T13291-SLHD, SLIDE BAR AND HEAD DELTA #57021 W/ CW 1/2", HW 1/2" W 2", V 2"

PLUMBING EQUIPMENT AND INSTALLATION SHALL BE IN ACCORDANCE WITH 2012 UNIFORM PLUMBING CODE (UPC-2012).

ALL HOT WATER LINES SHALL BE FITTED WITH R-4 PIPE INSULATION.

PLUMBING FIXTURES AND TRIM SHALL NOT EXCEED THE FOLLOWING MAXIMUM FLOW RATES:

LAVATORY = 1.5 GPM
KITCHEN SINK = 1.5 GPM
SHOWERS = 1.75 GPM
TOILETS = 1.10 GPF

NEW PLUMBING LINES SHALL BE CONSTRUCTED OF WIRSBO PEX WITH APPROVED FITTINGS OR EQUAL.

WATER CONNECTION: EXTEND WATER TO NEW WATER HEATER LOCATION. VERIFY EXISTING LINE CAPACITY AT ADJACENT UNIT FOR POSSIBLE CONNECTION. IF EXISTING LINE IS NOT SUFFICIENT, EXTEND NEW LINE TO MECHANICAL ROOM. PROVIDED BACKFLOW PREVENTER AS REQUIRED BY SITUATION, CITY ORDINANCE, AND BUILDING CODE REQUIREMENTS.

EXISTING COLD WATER UNIT ENTRY. REPLACE EXISTING SHUT OFF VALVE.

MECHANICAL GENERAL NOTES

MECHANICAL EQUIPMENT AND INSTALLATION SHALL BE IN ACCORDANCE WITH 2012 UNIFORM MECHANICAL CODE (UMC-2012).

EXHAUST SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH UMC-2012 CHAPTER 5 REQUIREMENTS. LOCAL EXHAUST SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

BATHROOM AND KITCHEN EXHAUST SHALL MEET ASHRAE STD. 62.2 AIR FLOW REQUIREMENT
FANS AND DUCTS SHALL BE DESIGNED AND INSTALLED TO ASHRAE STD. 62.2
ALL EXHAUST FANS SHALL VENT DIRECTLY TO THE EXTERIOR
BATHROOM EXHAUST FANS SHALL BE ENERGY STAR RATED

DUCT SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH UMC-2012 CHAPTER 6 REQUIREMENTS.

UPON INSTALLATION, THE CONTRACTOR SHALL SEAL ALL PERMANENT DUCTS AND VENTS TO PREVENT CONTAMINATION DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE ANY SEALS AFTER ALL PHASES OF CONSTRUCTION ARE COMPLETE AND PRIOR TO FINAL INSPECTION

DUCTS SHALL BE AIR SEALED AND TIGHT AND LOCATED WITHIN THE HEATED ENVELOPE OF THE UNIT.

DISCONNECT AND/OR REMOVE EXISTING FURNACE AND WATER HEATER. REMOVE GAS LINES AND VENTS. REPAIR ROOF PENETRATION AND INSULATE CEILING CAVITY AT PREVIOUS VENT PENETRATION.

RANGE HOOD EXHAUST SHALL TERMINATE AT EXTERIOR WALL. HOOD VENT SHALL BE TESTED TO ENSURE THAT THE HOOD PROVIDES 100 CFM AIR FLOW TO THE VENT TERMINATION. VENT DUCT SHALL BE 4INCH DIAMETER STEEL.

BATHROOM EXHAUST SHALL TERMINATE AT EXTERIOR CEILING. BATH EXHAUST FANS SHALL BE CONTINUOUS RUN AND SWITCHED WITH LIGHT AND BE OUTFITTED WITH A TIMED DELAY. WHEN ACTIVATED BY SWITCH, THE FANS SHALL DELIVER INCREASED AIRFLOW. FANS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ASHRAE STANDARD 62.2.



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ELECTRICAL NOTES

ELECTRICAL GENERAL NOTES:

ELECTRICAL EQUIPMENT AND WIRING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH 2014 NATIONAL ELECTRICAL CODE (NEC-2014).

THE LOCATION AND ROUTING OF EXISTING ELECTRICAL ITEM ARE APPROXIMATE BASED ON INITIAL OBSERVATION BY THE ARCHITECT. ACTUAL LOCATIONS AND ROUTING MAY BE DIFFERENT. CONTRACTOR SHALL FIELD VERIFY EXISTING LOCATIONS AND ROUTING OF EXISTING ELECTRICAL ITEMS AND CIRCUITS.

THE CONTRACTOR SHALL VERIFY THE CONDITION OF PRIMARY ELECTRICAL PANELS, SUB-PANELS, LOAD CENTERS, WIRING, AND DEVICES AND DIRECT THE SCOPE OF WORK TO ENSURE THAT SUCH ELEMENTS, ITEMS, AND CIRCUITS ARE IMPROVED AS REQUIRED BY CODE FOR RENOVATION. IT IS THE OWNER'S INTENT TO COMPLY WITH MINIMAL CODE REQUIREMENTS, HOWEVER, UPGRADES BEYOND WHAT IS REQUIRED FOR THE RENOVATION ARE NOT INTENDED.

SAFETY DEVICES, INCLUDING CALL BELLS, LIGHTS, SWITCHES AND CONNECTING CIRCUITS SHALL BE PRESERVED AS PART OF THE SCOPE OF THE WORK. THESE EXISTING ELEMENTS ARE FUNCTIONING AT THE RELEASE OF THIS BID PACKAGE AND SHALL BE FUNCTIONING POST CONSTRUCTION.

GFI DEVICES IN KITCHENS AND BATHROOMS AND AT EXISTING EXTERIOR LOCATIONS SHALL BE INSTALLED/REPLACED AS PER 2014-NEC REQUIREMENTS.

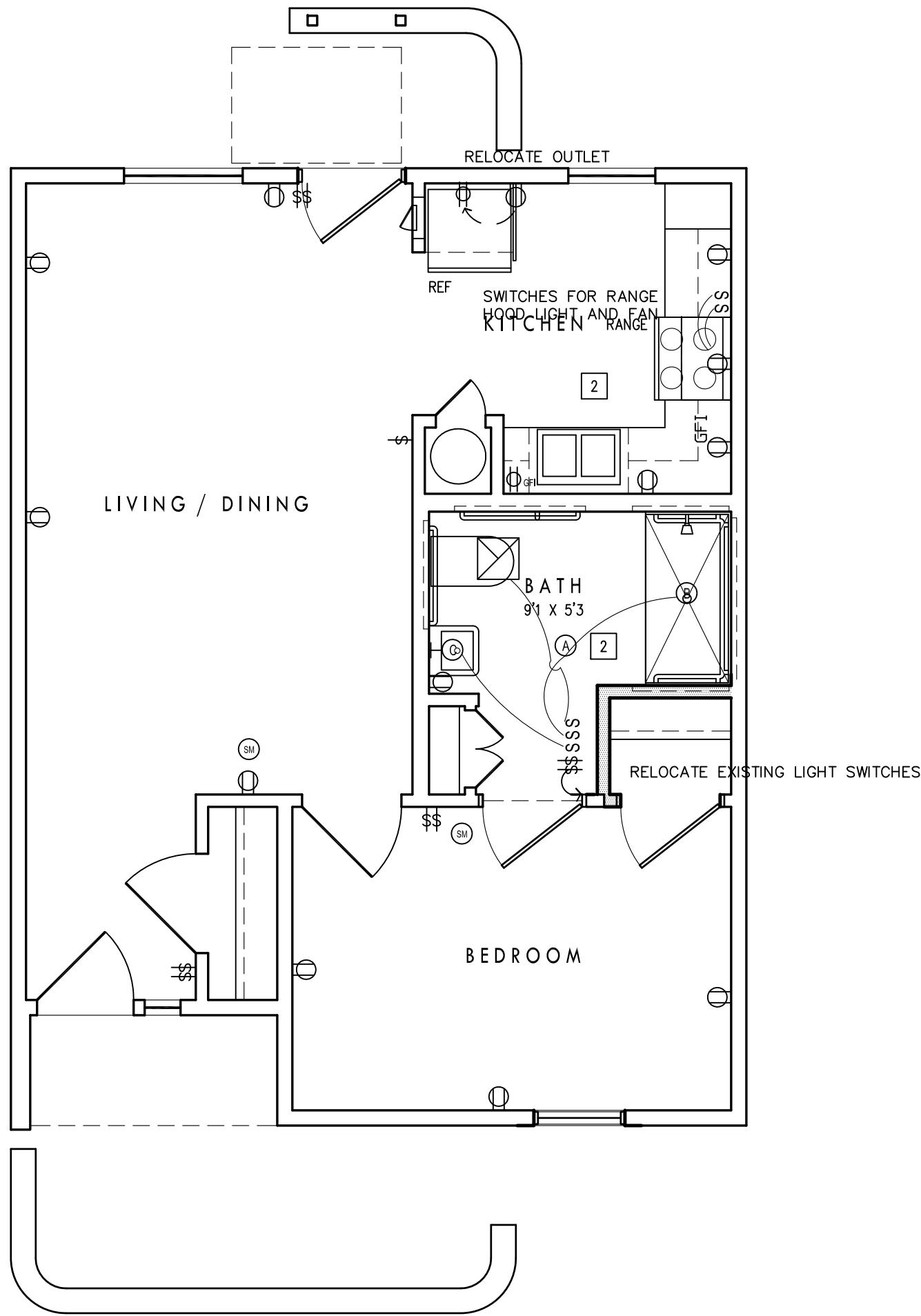
EACH HALLWAY LEADING TO A SLEEPING AREA AND ALL BEDROOMS SHALL BE OUTFITTED WITH AN APPROVED HARDWIRED SMOKE AND CO DETECTOR.

ALL SWITCHES SHALL BE LOCATED WITHIN ACCESSIBLE REACH RANGES.

ALL RECEPTACLES SHALL BE LOCATED WITHIN ACCESSIBLE REACH RANGES.

DESIGNATED "ACCESSIBLE" AND "HEARING IMPAIRED" UNITS SHALL BE OUTFITTED WITH COMBINATION STROBE/ALARM SMOKE DETECTOR AND DOORBELL STROBE/BELL DEVICES.

NEW WHISPER GREEN BATHROOM FAN WITH TWO STAGE FAN SPEEDS. WIRE DEVICE CONNECTED WITH VANITY LIGHT SO THAT LIGHT SWITCH IN "ON" POSITION INCREASES FAN SPEED TO MAXIMUM FLOW AND SUCH THAT LIGHT SWITCH IN "OFF" POSITION TRIGGERS A 30 MINUTE DELAY BEFORE RESTORING FAN TO CONSTANT RUN RATE. FAN RATES SHALL BE DETERMINED IN ACCORDANCE WITH ASHRAE STANDARD 62.2.



1 UNIT R1A REVISED ELECTRICAL (POWER AND LIGHTING) PLAN

E.401 SCALE: 1/4"=1'0



ELECTRICAL SYMBOLS

SYM	DESCRIPTION
LIGHTING	
①	4" ROUND FIXTURE, MANUF # P3605-30
②	4" ROUND FIXTURE, WET-LOCATION RATED, MANUF # P3605-30
③	SCONCE, MANUF # P5691-60
④	HALLWAY LIGHT, MANUF # 393813-30
⑤	J-BOX
SWITCH	
S	THREE-WAY SWITCH
S ₂	DIMMER SWITCH
POWER	
⏻	DUPLEX OUTLET
⏻ _{ME}	ELECTRICAL FOR MECHANICAL EQUIPMENT
⏻ _{WP}	WATER PROOF OUTLET
⏻ _{GF}	GROUND FAULT INTERRUPT
⏻ ₂₂₀	220 V OUTLET, VERIFY ELECTRICAL REQUIREMENTS FOR EACH
MAIN OR SUB PANEL BOX	
LOW-VOLTAGE	
Ⓢ	SMOKE DETECTOR, AND CO DETECTOR, MANUF # SC9120B HARDWIRE W/ BATTERY BACK UP
▼	TELEPHONE JACK, CAT 6E
Ⓢ _{TV}	CABLE TV JACK, RG-6

ELECTRICAL KEY NOTES

- 1

RELOCATED EXISTING ELECTRICAL PANEL. CUT CONCRETE TO RELOCATE ELECTRICAL CONDUIT
- 2

RE-WORK ELECTRICAL IN WORK AREA

ELECTRICAL NOTES

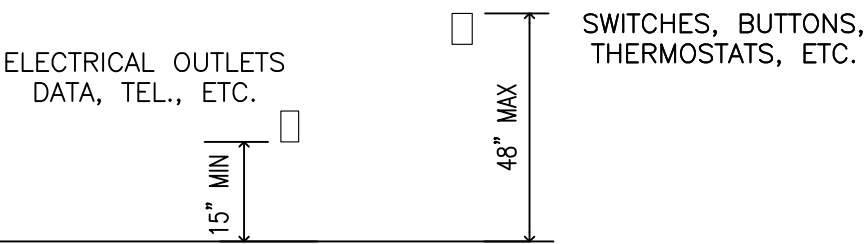
- SEE ALL PLANS FOR ALL REQUIREMENTS
- ELECTRICAL CONTRACTOR TO VERIFY ALL QUANTITIES AND EQUIPMENT ELECTRICAL REQUIREMENTS
- ELECTRICAL CONTRACTOR TO SUPPLY ALL LAMPS, LABOR AND MATERIALS FOR A COMPLETE, PROPER, READY TO USE INSTALLATION. ALL CODE REQUIREMENTS TO BE INCLUDED IN COST PROPOSAL.
- COLOR OF DEVICES = MATCH EXISTING
- ALL FIXTURES AT WET LOCATIONS SHALL BE RATED FOR WET USE WET LOCATION USE.
- ALL CABLE AND PHONE OUTLET LINES SHALL BE "HOME-RUNNED" TO EXISTING TERMINATION
- SEE LIGHTING OR POWER PLAN FOR ADDITIONAL REQUIREMENTS
- ELECTRICAL CONTRACTOR TO VERIFY ALL POWER REQUIREMENTS FOR MECHANICAL, ELECTRICAL AND ALL HARDWIRED EQUIPMENT
- ALL ELECTRICAL BOXES IN COMMON WALL SHALL BE 1 HR RATED

NOTES FOR EXISTING CONDITIONS

- ALL EX LIGHT SWITCHES ARE 50" A.F.F. TO CENTERLINE UNO
- ALL EX OUTLETS ARE 14" A.F.F. TO CENTERLINE UNO
- ALL EX CTV PORTS ARE 14" A.F.F. TO CENTERLINE UNO
- ALL THERMOSTATS ARE 60" A.F.F. TO CENTERLINE UNO

NOTES FOR NEW WORK

- SEE SHEET G.002 FOR ACCESSIBILITY NOTES REGARDING SWITCHES, T-STATS, ELECTRICAL DEVICES, OUTLETS AND DATA/COMMUNICATION LOCATIONS-HEIGHTS
- LOWER THE HEIGHT OF ALL LIGHT SWITCHES AND T-STATS
- RAISE THE HEIGHT OF ALL ELECTRICAL OUTLETS AND CTV
- VERIFY ALL CONDITIONS AND QUANTITIES IN THE FIELD PRIOR TO ANY WORK



DETAIL FOR NEW HEIGHTS

GENERAL

- The electrical contractor shall provide and install all electrical systems in accordance with the plans and associated notes in accordance with latest National electrical code, state and local codes, utility authority standards and in a workman-like manner.
- The electrical contractor shall make required connections to equipment furnished by others.
- The electrical contractor shall include in his bid the cost of all permits, tests and inspections and visit the site of work prior to submitting bid.
- The electrical contractor shall coordinate his work with other trades and refer to Architectural, Mechanical and Structural plans to determine the exact location of equipment.
- A set of marked up prints shall be prepared showing all changes made during construction and turned over to the Engineer at the end of the job. All changes must have the Engineer's approval.
- Any discrepancy between material description and catalog number shall be brought to the attention of the Engineer immediately.
- All conductors shall be #12 solid copper, type THHN/THHW or equivalent unless otherwise noted, 120V branch circuit runs which exceed 100 ft in length shall be #10THHN/THHW or equivalent.
- The same color coding shall be maintained throughout all circuits.
- All pull boxes and junction boxes shall be code GA and meet the minimum sizes as recommended by the NEC.
- Receptacles and switches serving mechanical equipment/motor loads shall be horsepower rated.
- The electrical Contractor shall seal all penetrations through wall, ceilings, and floors caused by the installation of electrical systems to restore the fire rating and make weather tight as required.
- All conduit shall be concealed in walls, ceiling or floor unless noted otherwise.
- These plans are not intended to bring existing facilities up to electrical code compliance.
- Contractor shall coordinate with Owner, Telecommunications company and cable service provider for installation of lines during construction.
- Mount receptacles minimum of 15" A.F.F. Mount light switches 42" A.F.F. Ensure all receptacles and switches are accessible at case work. Mount receptacles not more than 20" above counters.
- Verify exact location of all electric equipment and fixtures with Architectural and Mechanical drawings.
- Properly seal all penetrations through walls, floors, ceiling and roof in accordance with the local code, AHJ and Owner requirements. Fire stop all rated penetrations.
- Verify location of all existing underground utilities prior to trenching. Backfill, compact, and restore surface to prior existing conditions.
- Multi-wire branch circuits not permitted.
- No horizontal conduit runs on roof permitted.
- Conductors in underground conduits must be THW or THWN (considered wet location by NEC).
- All feeders shall be copper. No aluminum allowed.



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