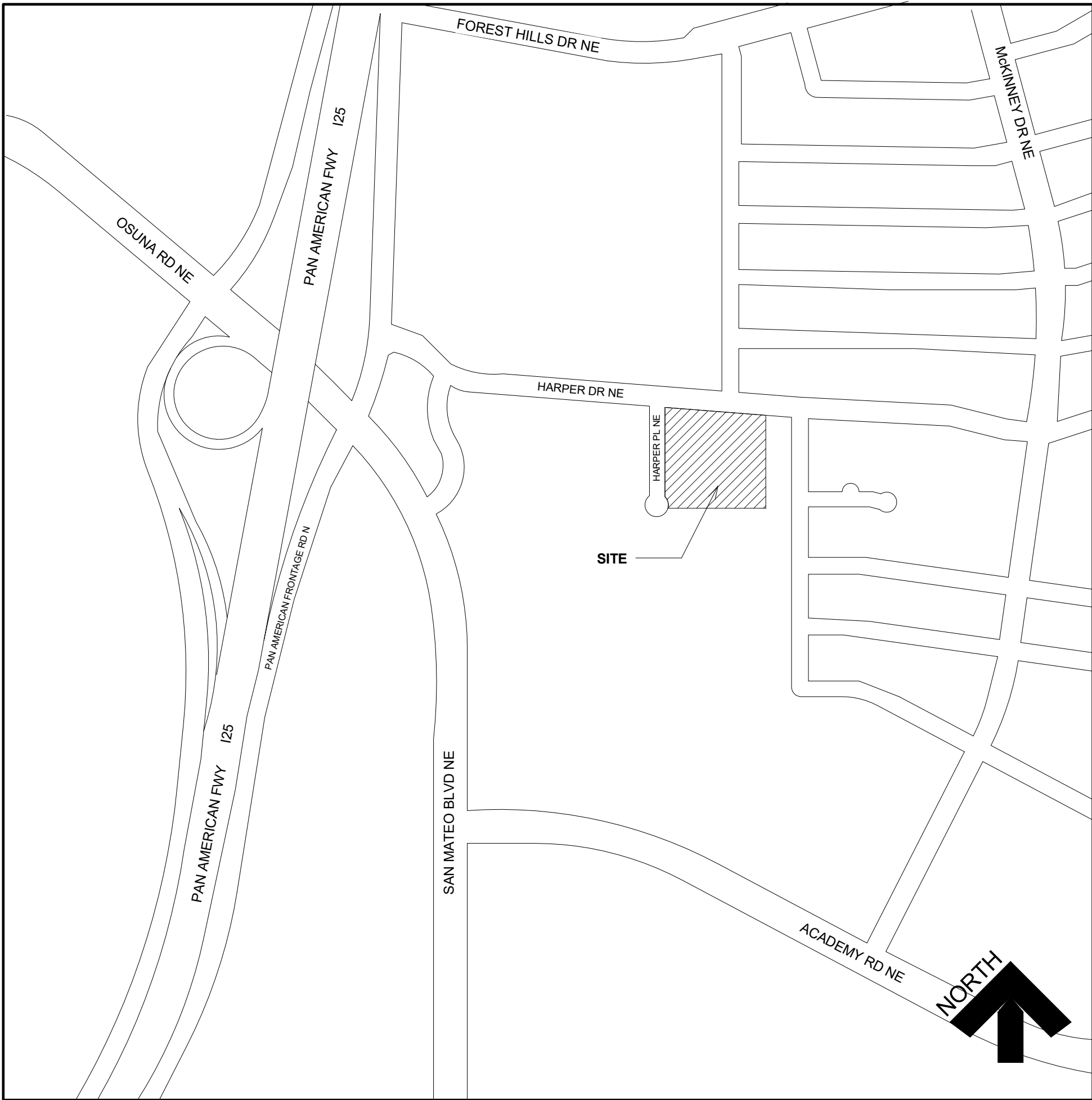


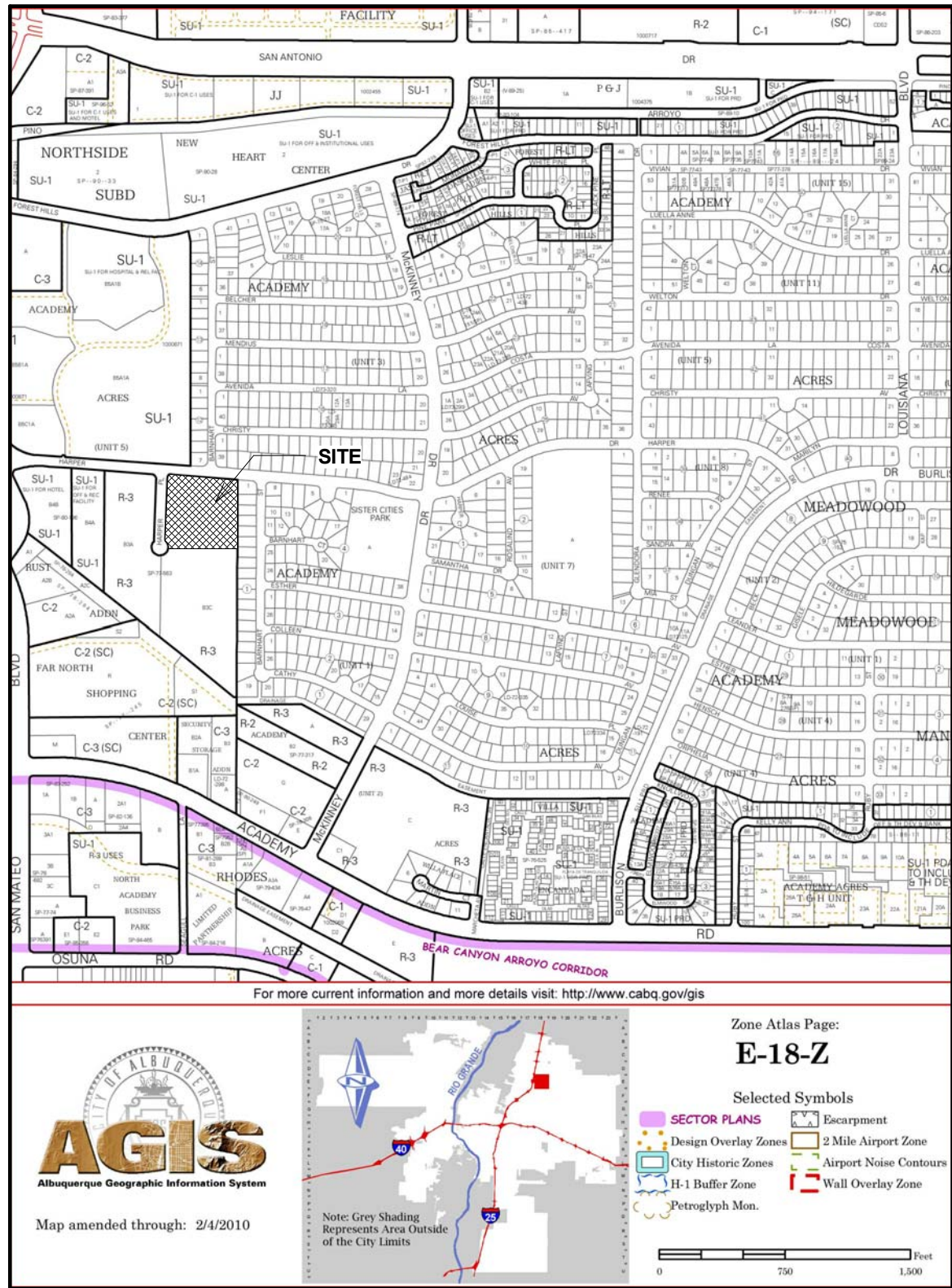
# ABQ HOUSING AUTHORITY HARPER APTS.

## Albuquerque, New Mexico

VICINITY MAP



ZONE ATLAS



SHEET INDEX

Sheet No.	Sheet Name
0-CVR	COVER SHEET
0-GN1.0	TYPE A ACCESSIBLE UNIT WRITTEN REQUIREMENTS
0-GN1.1	TYPE A ACCESSIBLE UNIT DETAIL SHEET
ARCHITECTURAL	
A0.0	SITE PLAN
A1.0	FLOOR PLAN - TYPE 1
A1.1	FLOOR PLAN - TYPE 2
A2.0	ENLARGED FLOOR PLANS AND WALL SECTION DETAILS
ELECTRICAL, MECHANICAL, AND PLUMBING	
E1.0	ELECTRICAL PLAN - TYPE 1 AND 2
P1.0	PLUMBING PLAN - TYPE 1 AND 2

DESIGN CRITERIA

A. ZONING DESIGN CRITERIA	
1. LEGAL DESCRIPTION.....	TRACT B-3-B SUMMARY REPLAT OF TRACT B-3 ACADEMY ACRES SUBD UNIT #5 CONT 4
2. ZONING CLASSIFICATION.....	R-3
3. PERMITTED AND ACTUAL USE.....	MULTI FAMILY RESIDENTIAL
B. ARCHITECTURAL DESIGN CRITERIA	
1. OCCUPANCY GROUP.....	R OCCUPANCY
2. CONSTRUCTION TYPE.....	VB
3. CONSTRUCTION FLOOR AREAS:	
UNIT 1.....	859 SF
UNIT 2.....	859 SF
UNIT 2.....	859 SF
TOTAL CONSTRUCTUED FLOOR AREA.....	2,577 SF

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IBC 2009, UMC 2009, UPC 2009, NEC CURRENT VERSION, ANSI A117.1-2003 AND IN ACCORDANCE WITH LOCAL PERMIT REQUIREMENTS. SUBCONTRACTORS SHALL VERIFY LOCAL REQUIREMENTS.
2. ALL UTILITIES (PRIVATE AND PUBLIC) AND ACCESS CONNECTIONS SHALL BE COORDINATED. FEES PAID AND CONSTRUCTION INSTALLED AS REQUIRED BY GOVERNING AGENCIES OR COMPANY. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFIC PERMIT, APPROVALS AND PAYING ALL FEES AND TAXES.

SCOPE OF WORK:

- CONTRACTOR SHALL COMPLETE BUILDING RENOVATIONS TO HELP ENSURE UFAS (UNIFORM FEDERAL ACCESSIBILITY STANDARDS) COMPLIANCE AT THE HOMES AS SHOWN.
- WORK SHALL INCLUDE DEMOLITION OF EXISTING ELEMENTS, FIXTURES, AND FINISHES AS SHOWN. REMOVAL AND DISPOSAL OF DEMILISHED ELEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH LOCAL LAWS AND ORDINANCES.
- WORK SHALL INCLUDE THE CONSTRUCTION OF NEW INTERIOR PARTITION WALLS AND DOORS, THE RELOCATION OF FIXTURE PIPING, THE CONSTRUCTION OF NEW CABINETRY AND COUTERTOPS, THE PURCHASE AND INSTALLATION OF NEW FINISHES AND ACCESSORIES. - SEE DRAWINGS AND SPECIFICATIOONS FOR DETAILED SCOPE REQUIREMENTS.
- WORK SHALL INCLUDE EXTERIOR IMPROVEMENTS TO THE BUILDING TO PROVIDE ACCESSIBLE ENTRANCES TO THE RESIDENCE.
- EXTERIOR FINISH WORK SHALL EXTEND FROM BUILDING CORNER TO BUILDING CORNER.
- INTERIOR FINISH WORK SHALL EXTEND TO THE FULL EXTENT OF THE ROOM. WALL AND CEILING PATCHES AND REPAIRS SHALL BE MADE SO AS TO PROVIDE VISUAL CONTINUITY OF THE FULL SURFACE. IF THIS CANNOT BE ACHIEVED, THE FULL SURFACE OF THE WALL OR CEILING SHALL BE TEXTURED TO A CONSISTENT PATTERN. PAINT ALL ROOMS AFFECTED BY THE WORK INCLUDING WALLS AND CEILINGS.
- INTERIOR FLOOR FINISHES SHALL BE REPLACED SO AS TO PROVIDE A CONSISTENT TILE COLOR AND PATTERN IN THE ROOM. REINSTALLATION OF SALVAGED EXISTING TILE IS ACCEPTABLE IN AREAS OF MINIMAL DISTURBANCE.
- WORK SHALL INCLUDE SITE IMPROVEMENTS AS REQUIRED TO PROVIDE AN ACCESSIBLE ROUTE TO THE RESIDENCE ENTRY. CONCRETE SITE WORK, INCLUDING SIDEWALKS, STOOPS, AND LANDINGS SHALL BE CONSTRUCTED TO MEET MAXIMUM ALOOWABLE CROSS SLOPES, MAXIMUM ALLOWABLE SLOPE IN THE PATHS OF TRAVEL, MINIMUM CLEAR WIDTHS, AND SURFACE. CONCRETE WALKS SHALL BE BROOM FINISHED TO PROVIDE A FIRM AND SLIP RESISTANT SURFACE. NO HEIGHT TRANSITIONS GREATER THAN 1/2" ARE ALLOWED IN WALKS OR TO LANDINGS.
- ALL EXTERIOR DOORS SHALL BE PROVIDED WITH 5' - 0" X 5' - 0" CLEAR LANDING SPACES. THRESHOLDS SHALL NOT EXCEED 1/2" MAXIMUM HEIGHTS.
- WHERE NEW PENETRATIONS ARE TO BE COMPLETED AT EXISTING ROOF; COMPLETE ROOF MODIFICATIONS WITHIN THE REQUIREMENTS OR BEST PRACTICES OF THE ROOF MANUFACTURER. WHERE ROOFS ARE EXTENDED, COMPLETE NEW ROOF WITH SIMILAR MATERIAL, COMPOSITION, COLOR, AND TEXTURE.

STATE OF NEW MEXICO  
DAVID J. JEEBS  
ARCHITECT  
REGISTERED  
11-20-15

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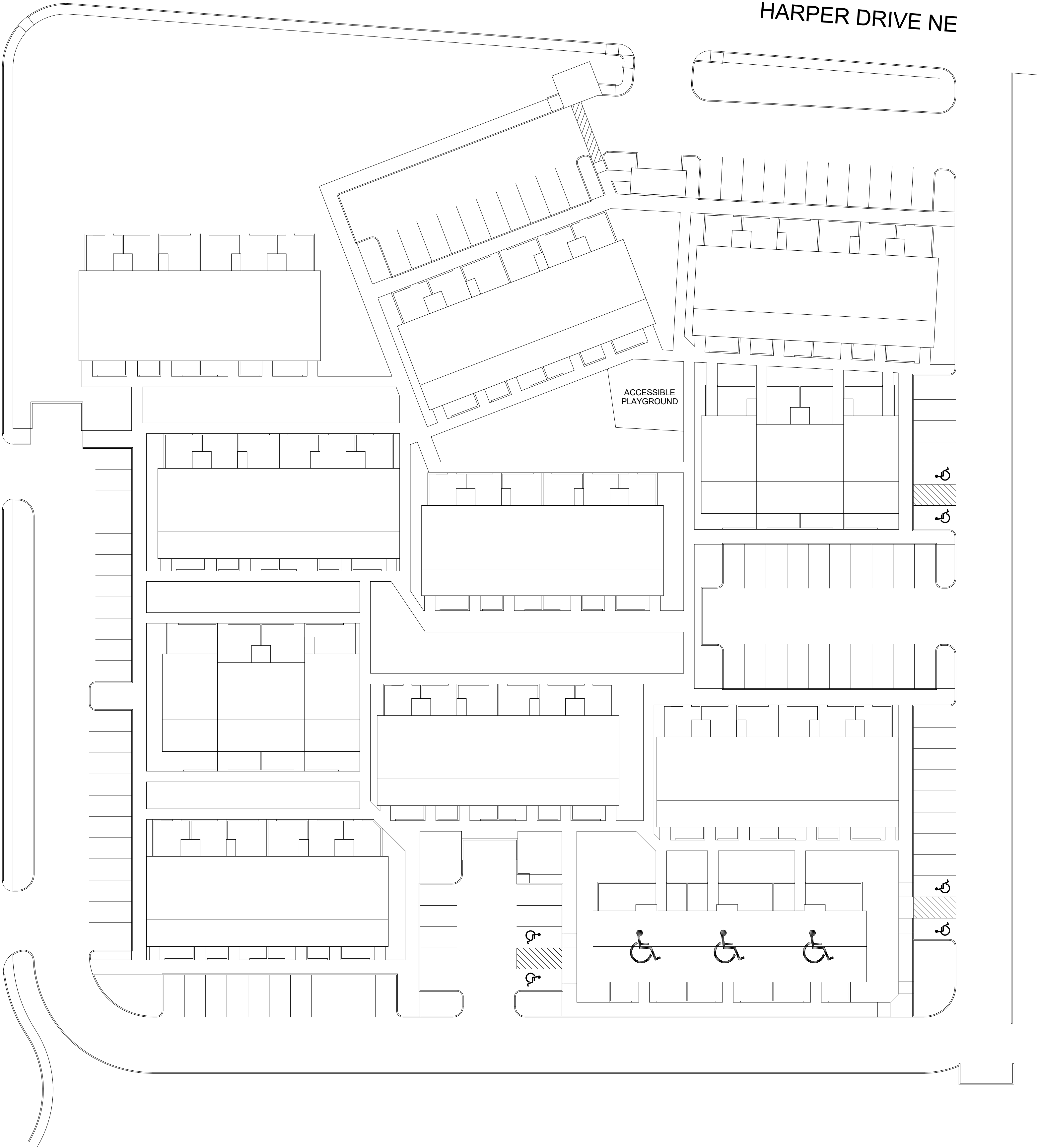
COVER SHEET

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CHECKED: JDH  
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HARPER PLACE NE



HARPER DRIVE NE

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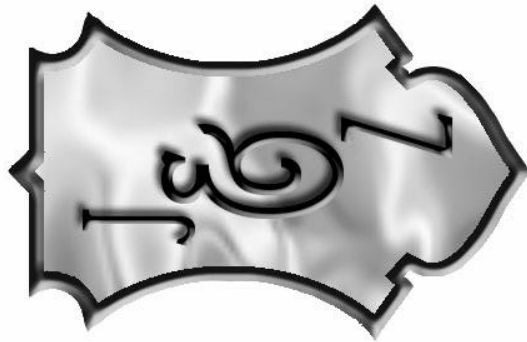
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A0.0

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DRAWN:	Author
CHECKED:	Checker
DATE:	Nov. 20, 2015



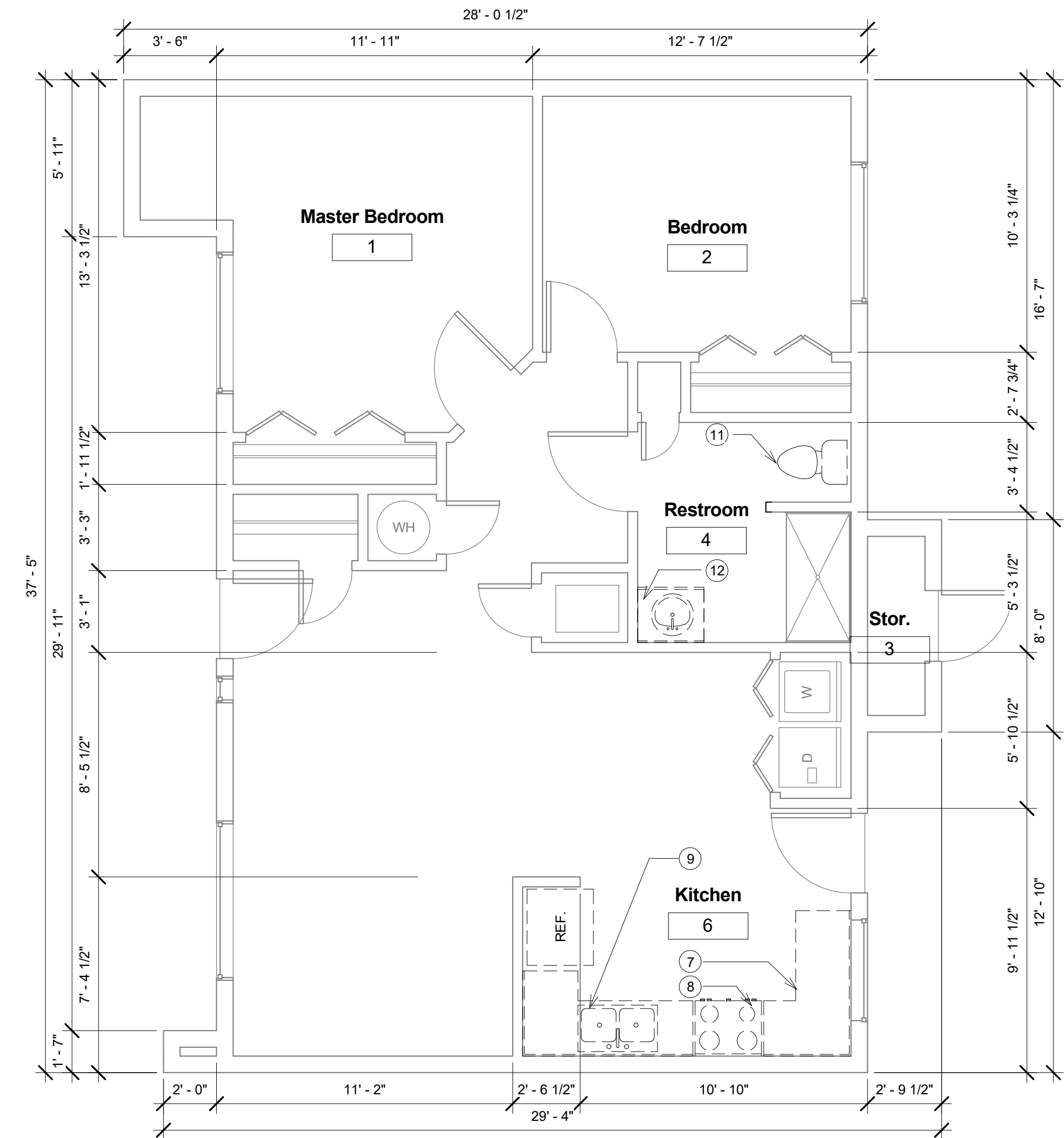
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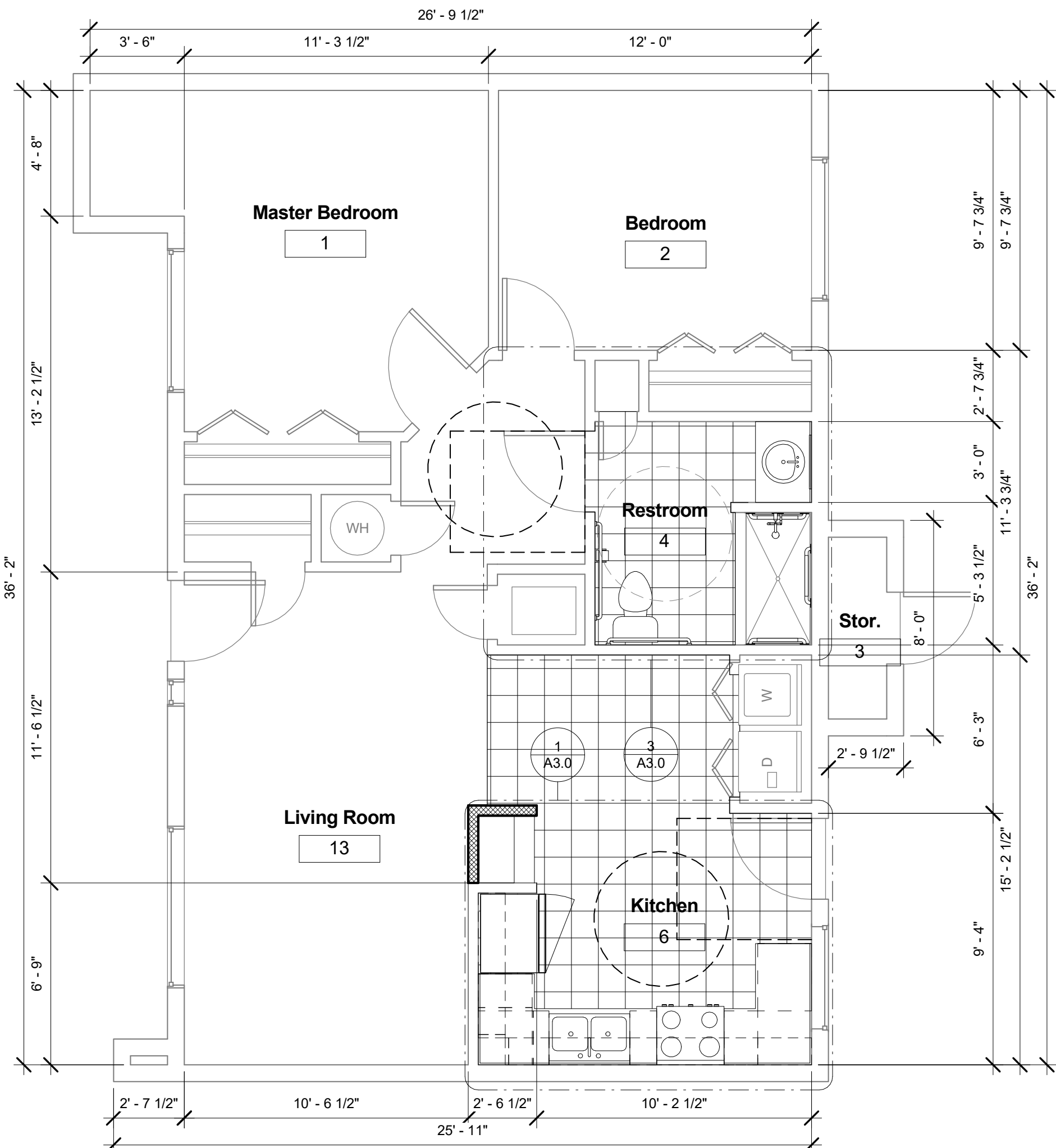
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① Unit Type 1 - Existing Floor Plan  
1/4" = 1'-0"

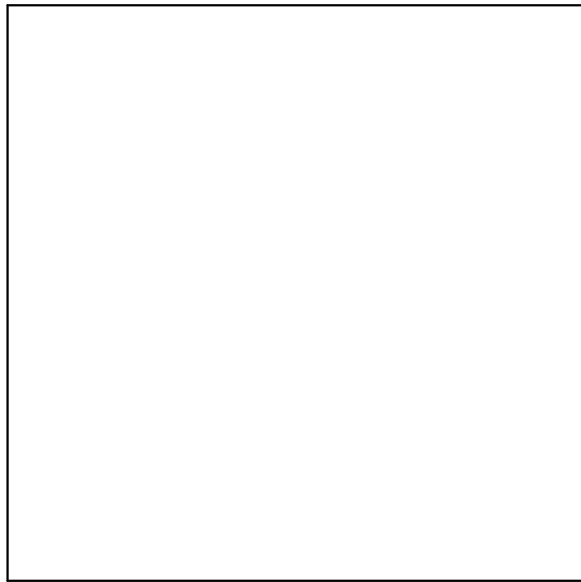
- DEMOLITION NOTES:**
1. REMOVE EXISTING DOORS.
  2. REMOVE EXISTING INTERIOR WALLS FROM FLOOR TO CEILING STRUCTURE.
  3. N/A
  4. REMOVE AND RELOCATE EXISTING LAUNDRY APPLIANCES.
  5. REMOVE EXISTING WINDOWS.
  6. REMOVE EXISTING GYP BOARD CEILING IN THIS AREA.
  7. REMOVE EXISTING KITCHEN CABINETRY AND COUNTERTOP.
  8. REMOVE AND RELOCATE EXISTING KITCHEN APPLIANCES.
  9. REMOVE EXISTING KITCHEN SINK.
  10. REMOVE EXISTING SHOWER.
  11. REMOVE EXISTING TOILET.
  12. REMOVE EXISTING BATHROOM SINK.

- LEGEND:**
- [Solid Line] EXISTING WALL
  - [Hatched Box] NEW 2X4 INTERIOR WALL FRAMING AT 16" OC W/ 1/2" GYP ON BOTH SIDES
  - [Grid Box] NEW 12" TILE TO MATCH EXISTING
- \* SEE WALL SECTIONS FOR DETAILS.



② Unit Type 1 - New Floor Plan  
1/4" = 1'-0"

Door Schedule														
Door Type	Type	Height	Width	Thickness	Description	None	20 min. Fire Rated	Lock Cylinder	Decorative Lite	Entry Lockset	Thresh./ w. Strip.	Sweep	Closer Hinge	Privacy latchset
	36" x 80"	6' - 8"	3' - 0"	0' - 2"										
	36" x 80"	6' - 8"	3' - 0"	0' - 2"										
	32" x 80"	6' - 8"	2' - 8"	0' - 2"										



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FLOOR PLANS - TYPE I

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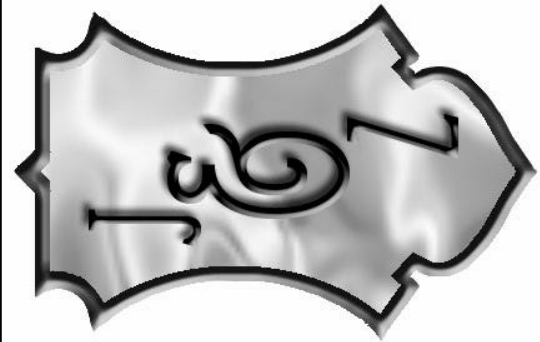
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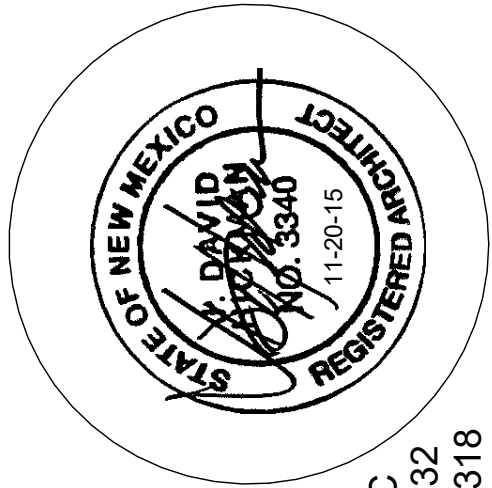
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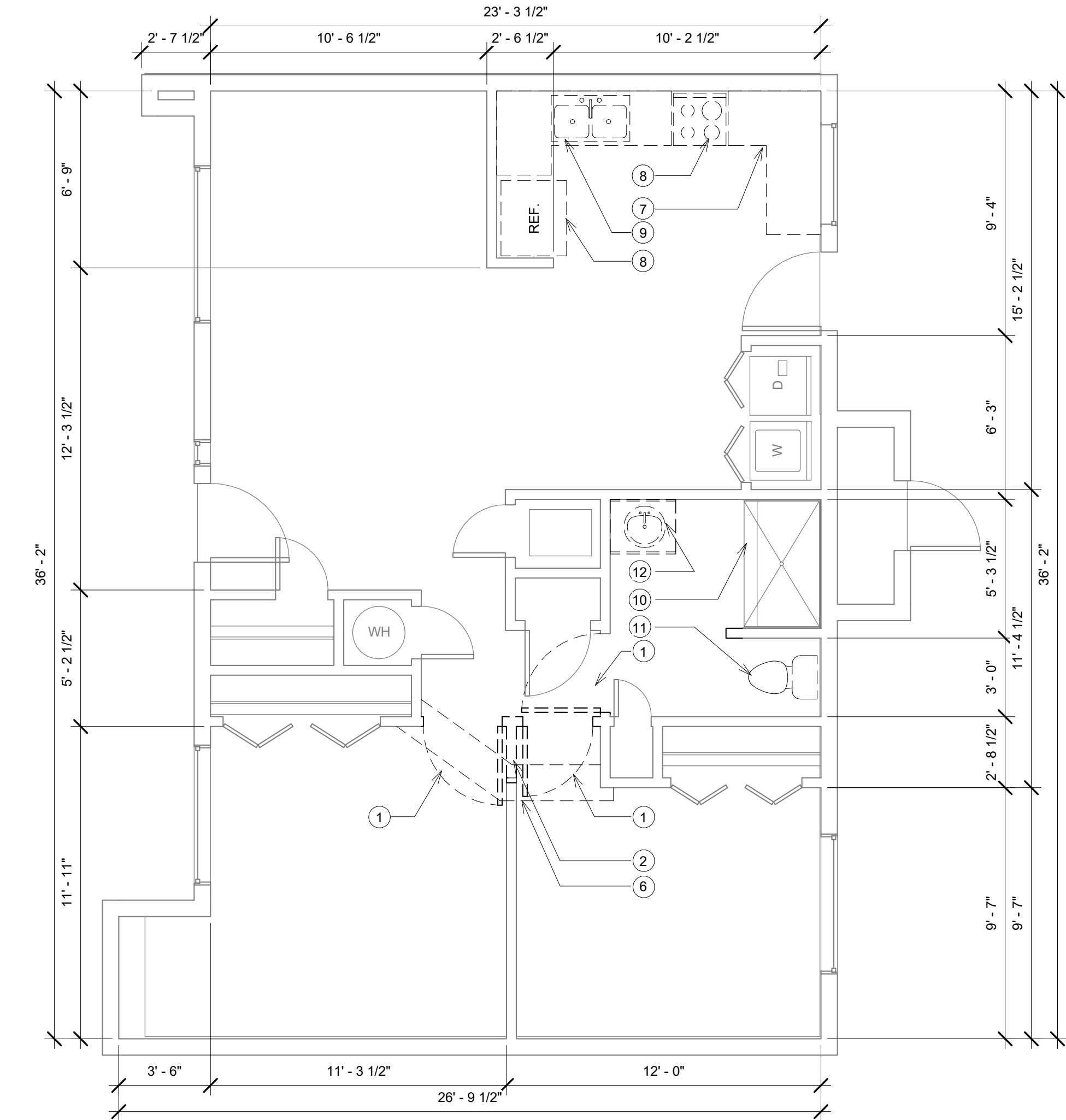
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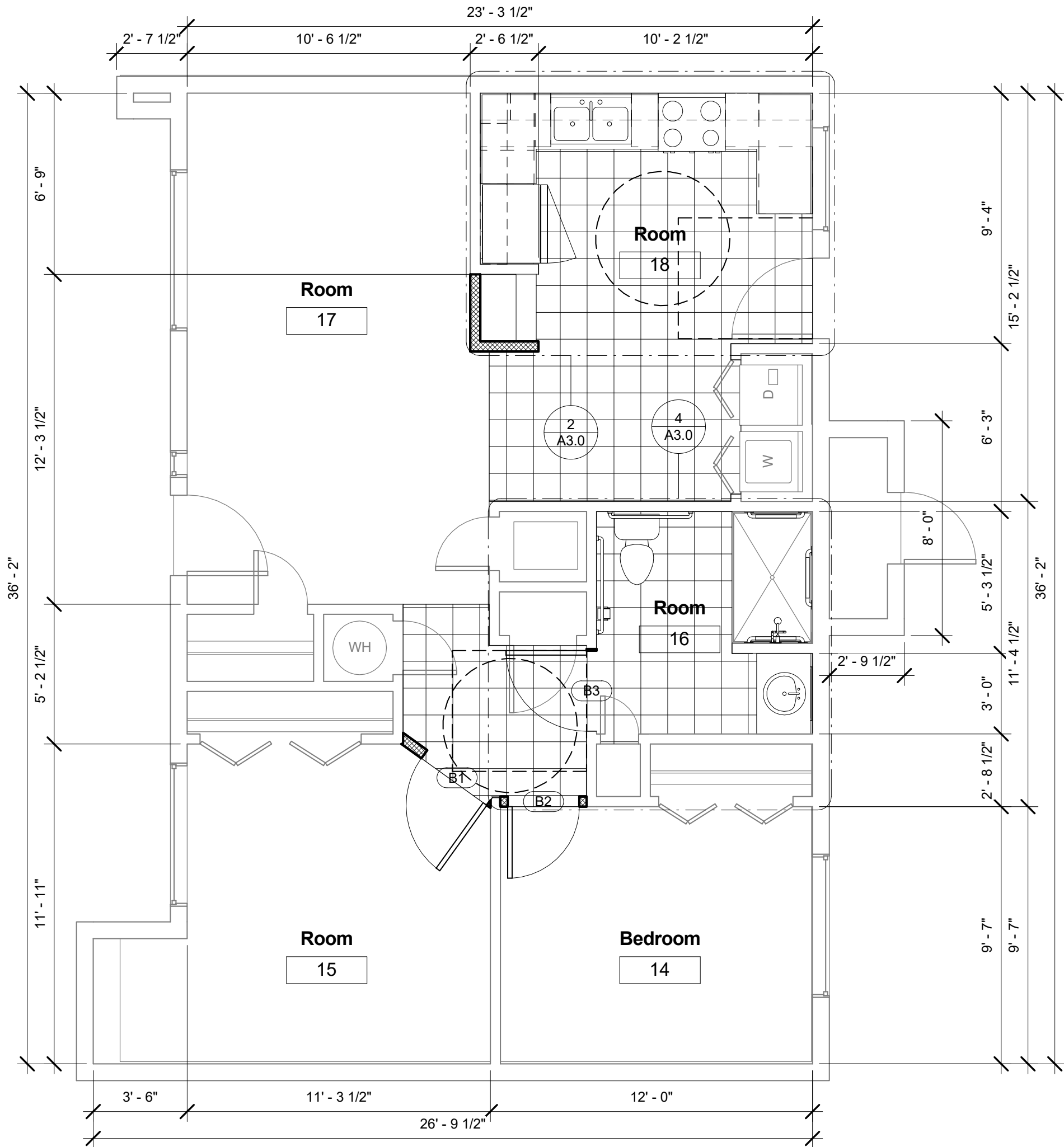


① Unit Type 2 - Existing Floor Plan  
1/4" = 1'-0"

- DEMOLITION NOTES:**
1. REMOVE EXISTING DOORS.
  2. REMOVE EXISTING INTERIOR WALLS FROM FLOOR TO CEILING STRUCTURE.
  3. N/A
  4. REMOVE AND RELOCATE EXISTING LAUNDRY APPLIANCES.
  5. REMOVE EXISTING WINDOWS.
  6. REMOVE EXISTING GYP BOARD CEILING IN THIS AREA.
  7. REMOVE EXISTING KITCHEN CABINETRY AND COUNTERTOP.
  8. REMOVE AND RELOCATE EXISTING KITCHEN APPLIANCES.
  9. REMOVE EXISTING KITCHEN SINK.
  10. REMOVE EXISTING SHOWER.
  11. REMOVE EXISTING TOILET.
  12. REMOVE EXISTING BATHROOM SINK.

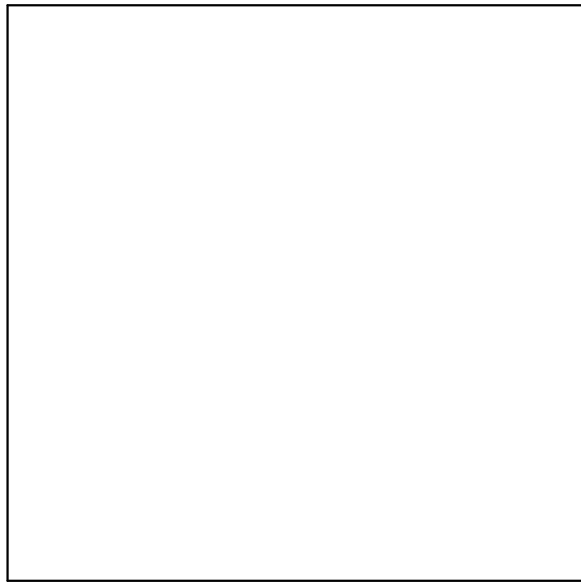
- LEGEND:**
- [Symbol] EXISTING WALL
  - [Symbol] NEW 2X4 INTERIOR WALL FRAMING AT 16" OC W/ 1/2" GYP ON BOTH SIDES
  - [Symbol] NEW 12" TILE TO MATCH EXISTING

\* SEE WALL SECTIONS FOR DETAILS.



② Unit Type 2 - New Floor Plan  
1/4" = 1'-0"

Door Schedule														
Door Type	Type	Height	Width	Thickness	Description	None	20 min. Fire Rated	Lock Cylinder	Decorative Lite	Entry Lockset	Thresh / w. Strip.	Sweep	Closer Hinge	Privacy latchset
	36" x 80"	6' - 8"	3' - 0"	0' - 2"										
	36" x 80"	6' - 8"	3' - 0"	0' - 2"										
	32" x 80"	6' - 8"	2' - 8"	0' - 2"										



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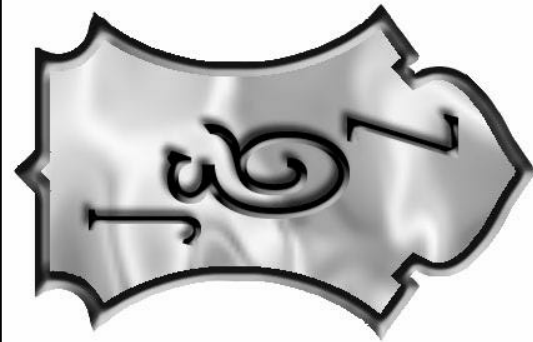
FLOOR PLANS - TYPE 2

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APARTMENTS ADA REMODEL

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A2.0

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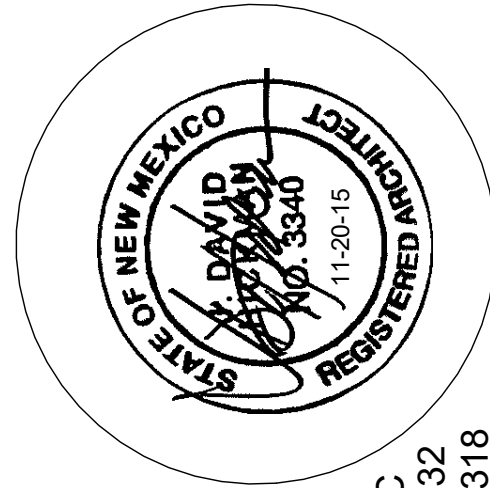


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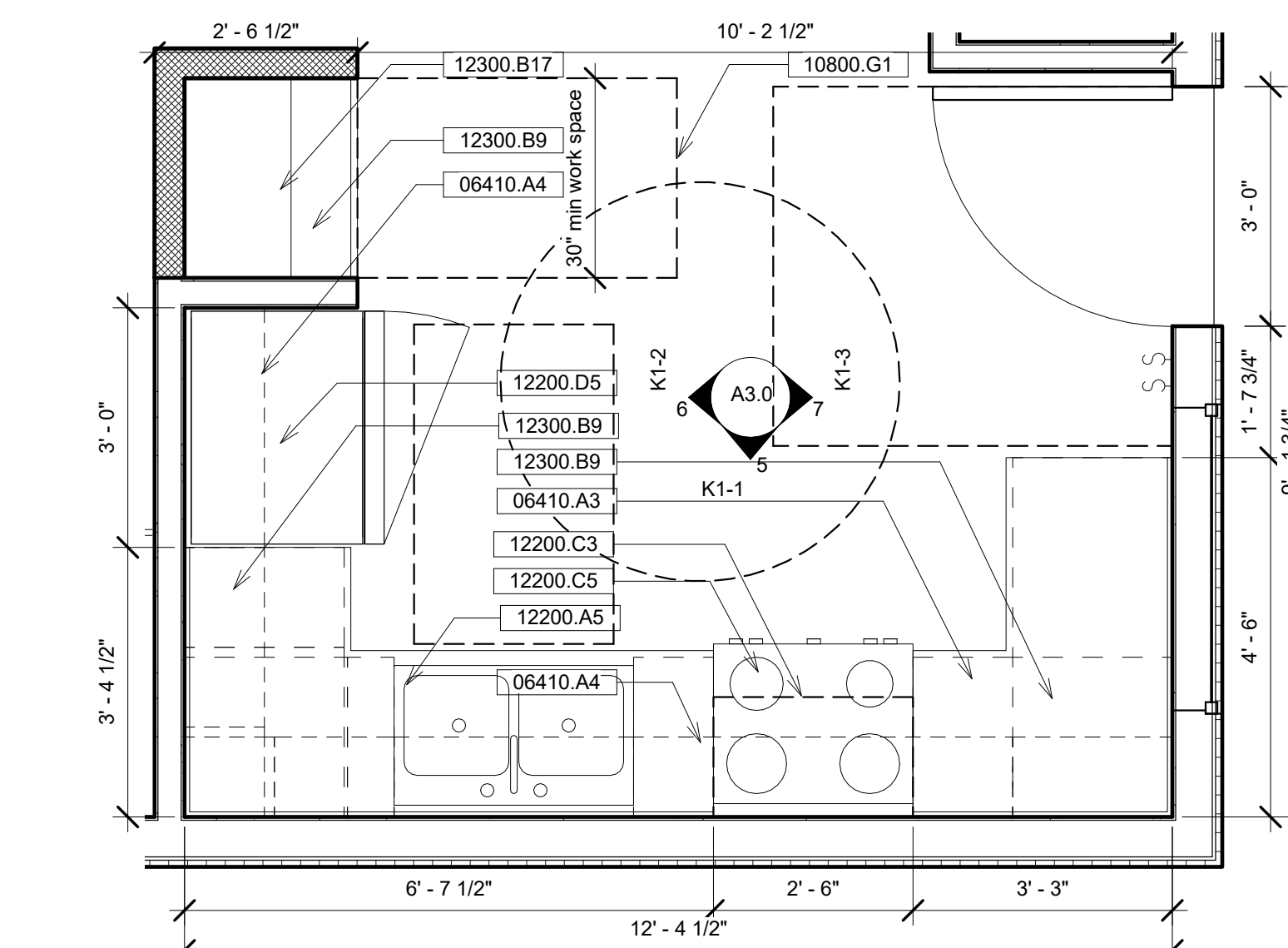
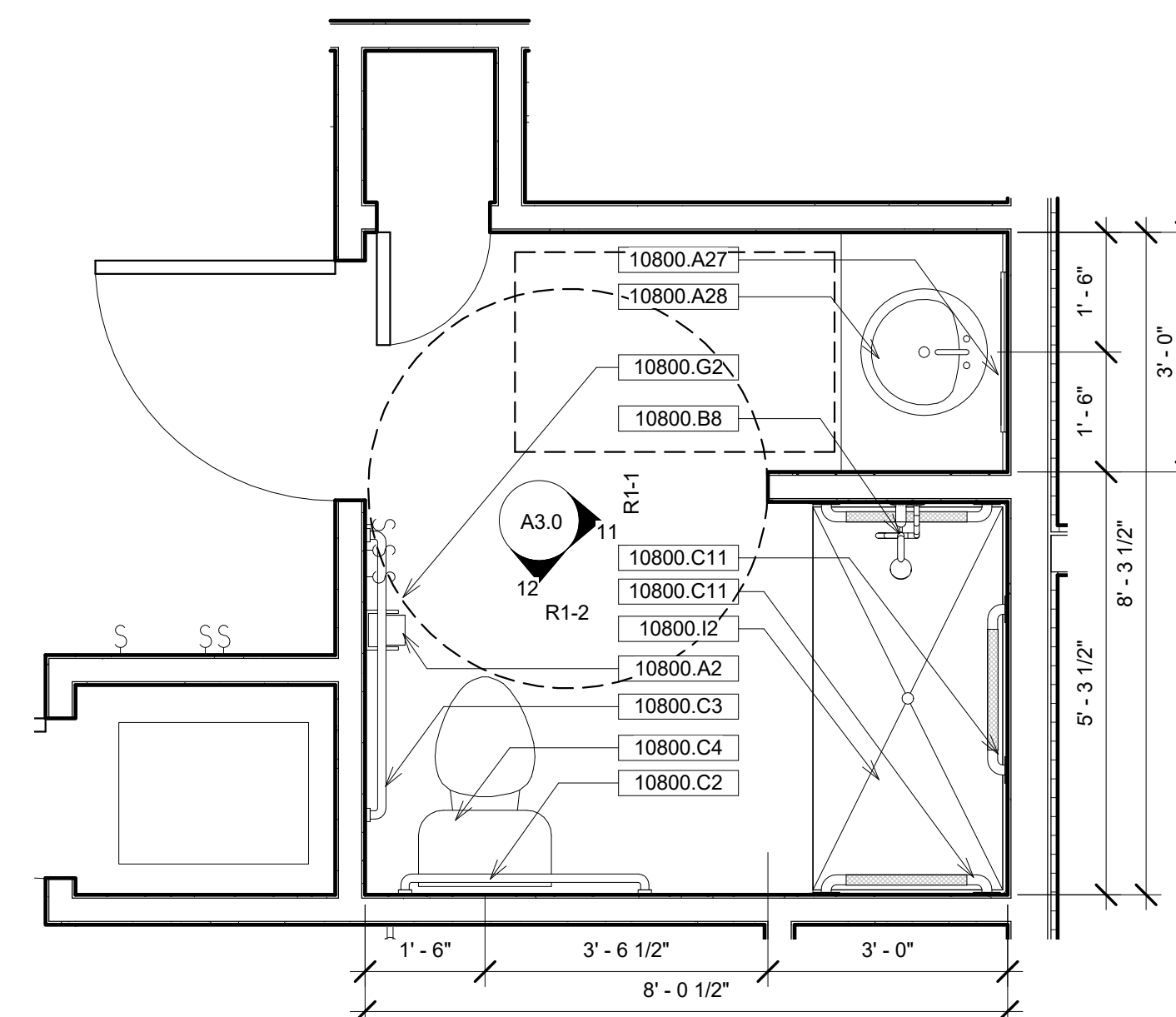
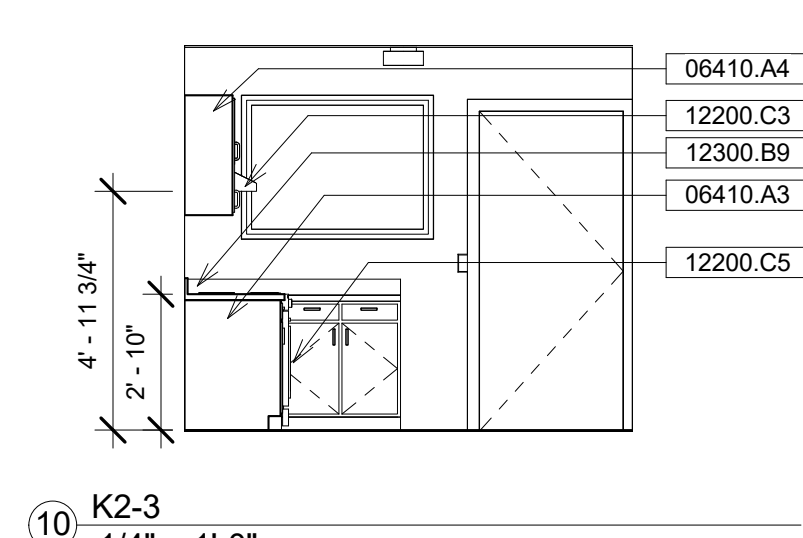
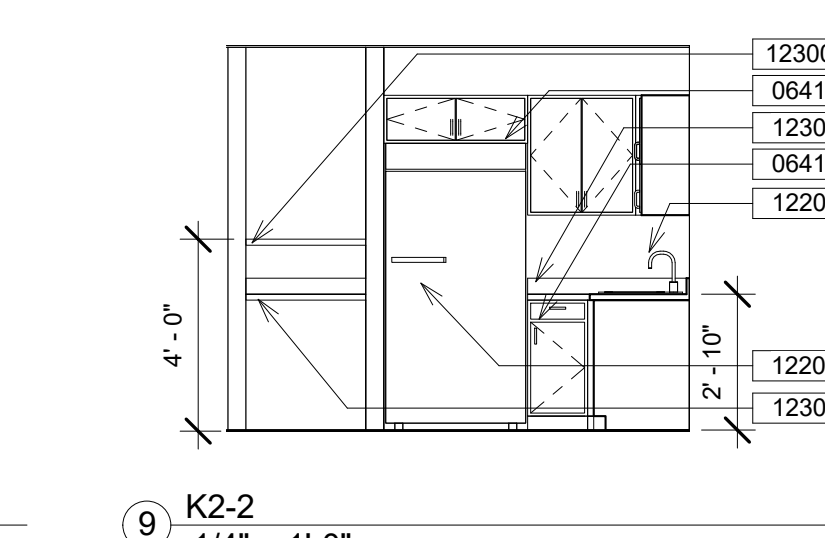
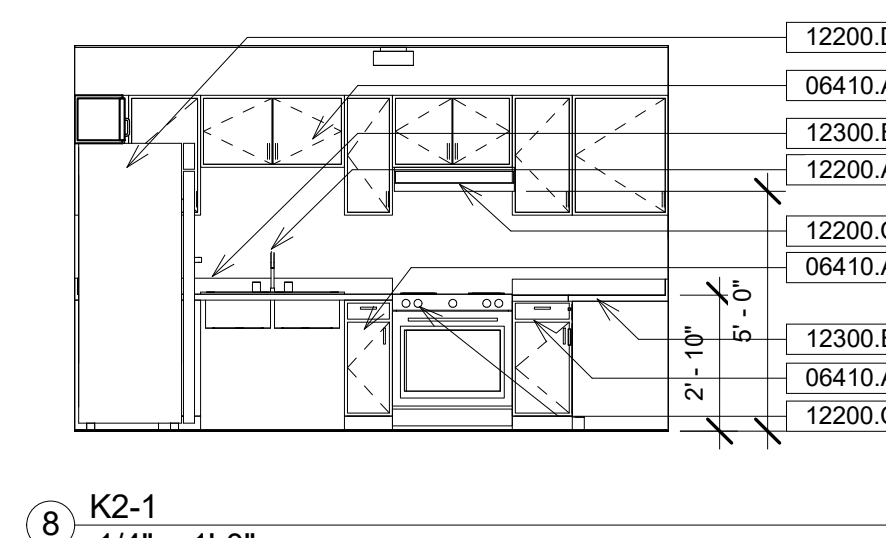
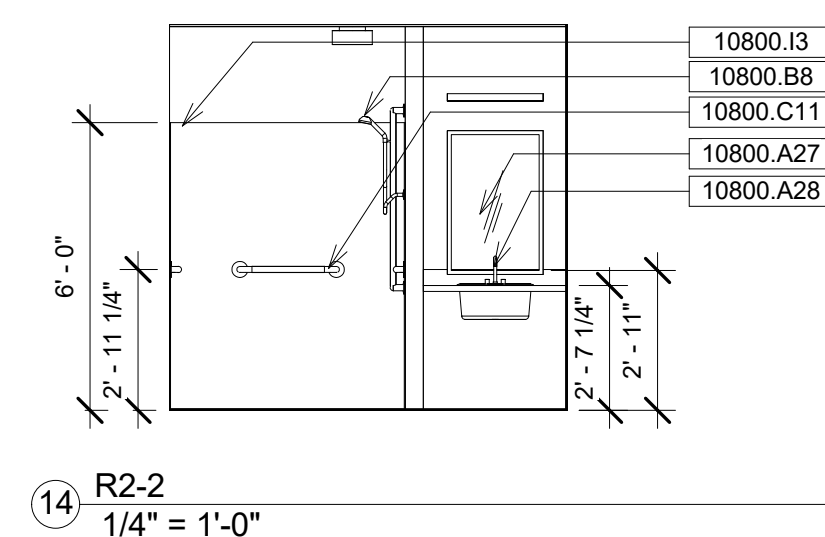
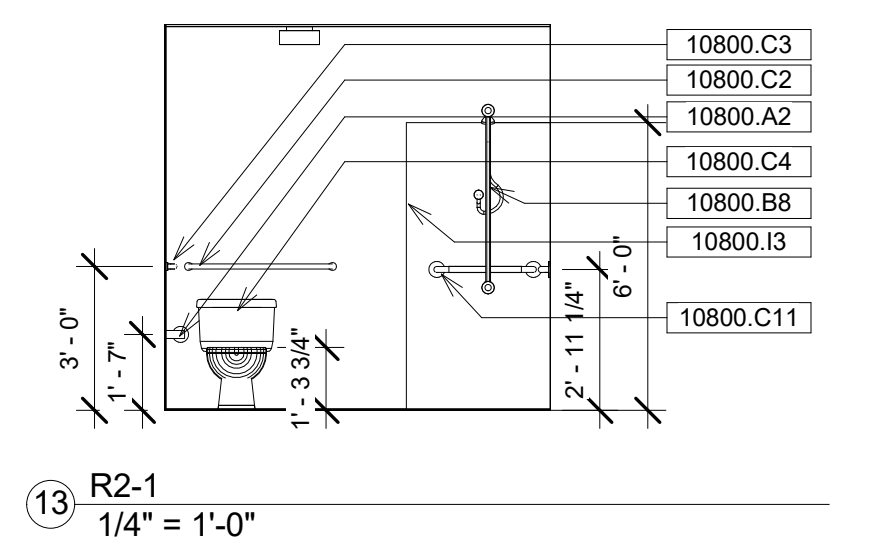
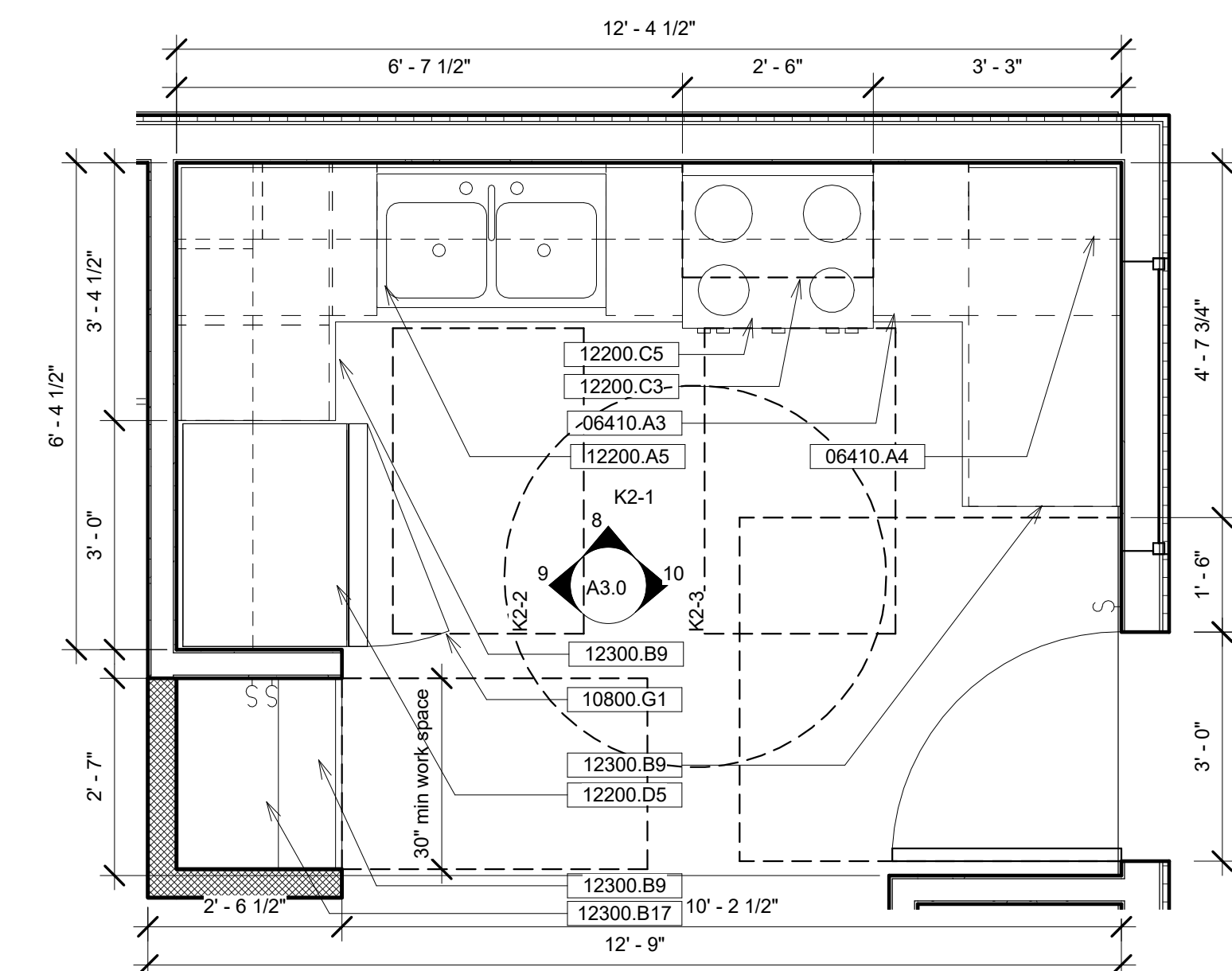
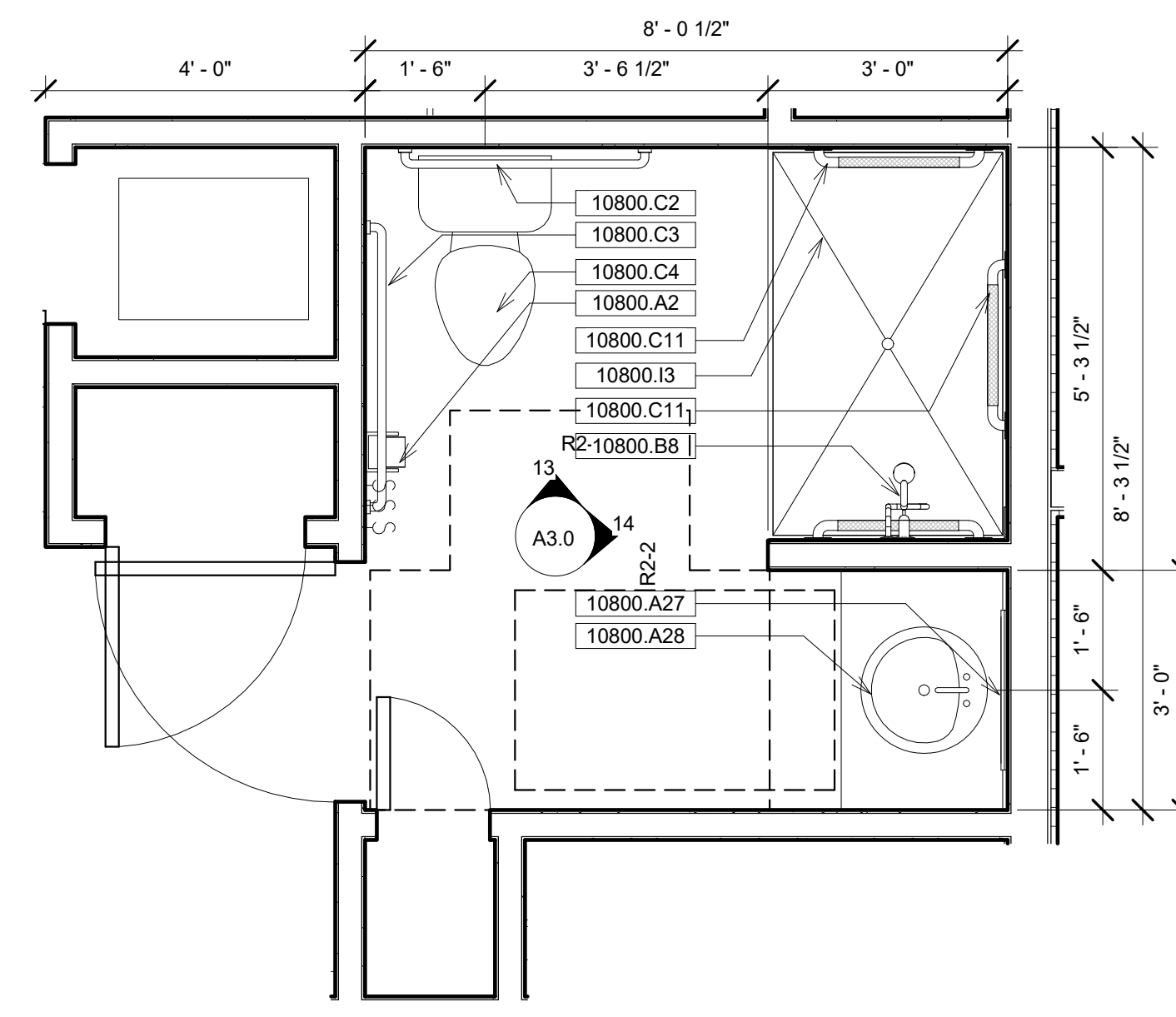
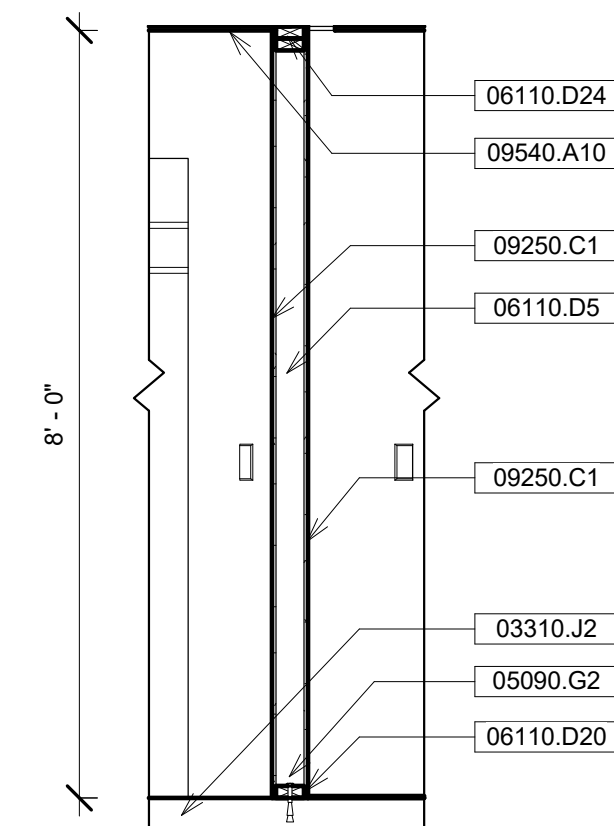
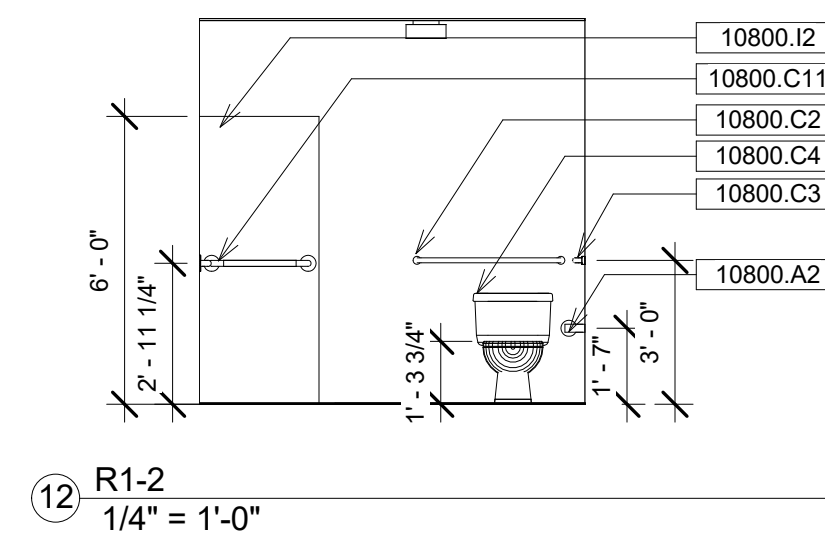
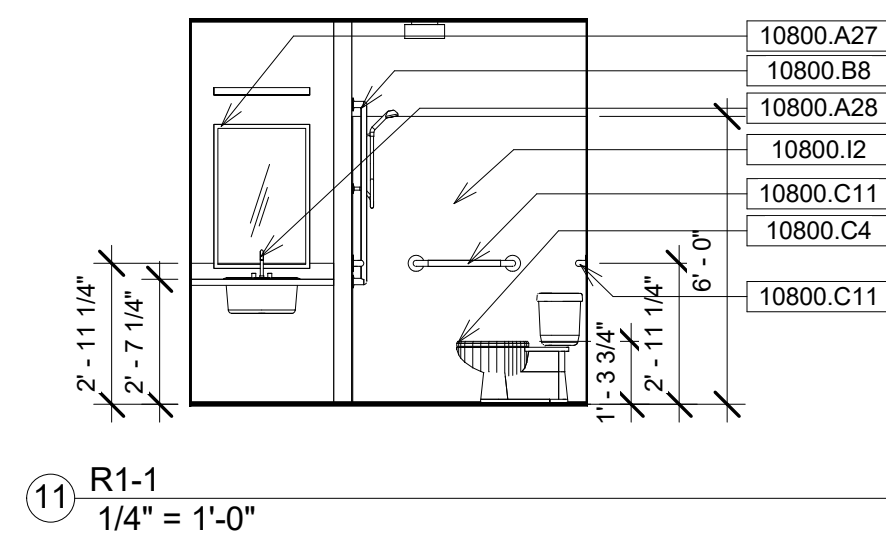
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Keynotes:	
Key Value	Keynote Text
03310.J2	Existing Slab
05090.G2	1/2" Expansion Bolt
06110.D5	2x4 Framing @ 16 O.C.
06110.D20	2x4 Sill Plate
06110.D24	New 2x4 Double Top Plate
06410.A3	Pre-manufactured Base Cabinet Unit
06410.A4	Pre-manufactured Upper Cabinet Unit
09250.C1	1/2" Gypsum Wallboard
09540.A10	Existing Gyp. Ceiling to Remain - Repair Texture, Paint Around New Interior Wall
10800.A2	Toilet Tissue Dispenser
10800.A27	Vanity Mirror Cabinet
10800.A28	ADA Wall Hung Lavatory
10800.B8	Shower Head and Controls
10800.C2	36" Grab Bar
10800.C3	42" Grab Bar
10800.C4	ADA Floor Mounted Toilet
10800.C11	24" Grab Bar
10800.G1	30"x48" Clear Space
10800.G2	5'-0" Diameter Clear Turning Space
10800.I2	30x60 Roll in Shower
10800.I3	36x60 Roll in Shower
12200.A5	6" Deep Stainless Steel Double Kitchen Sink
12200.C3	Exhaust Hood Above Range to Exhaust To The Outside
12200.C5	Residential 34" Tall Front Control Range
12200.D5	Refrigerator With 50% of Freezer Space Shall be 54" Max Above Finished Floor
12300.B9	ADA Countertop at 34" Max Above Floor
12300.B17	ADA Shelf Above 30" Work Space @ 48" Max Height

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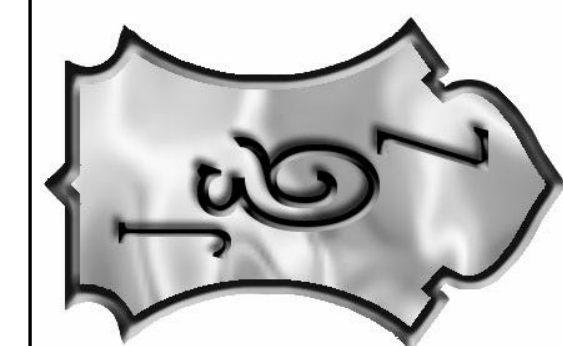
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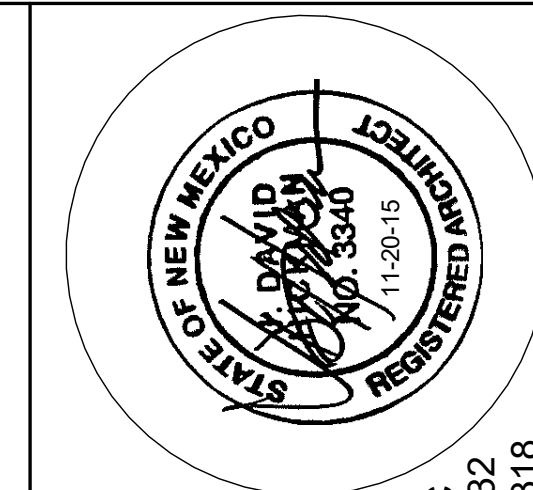
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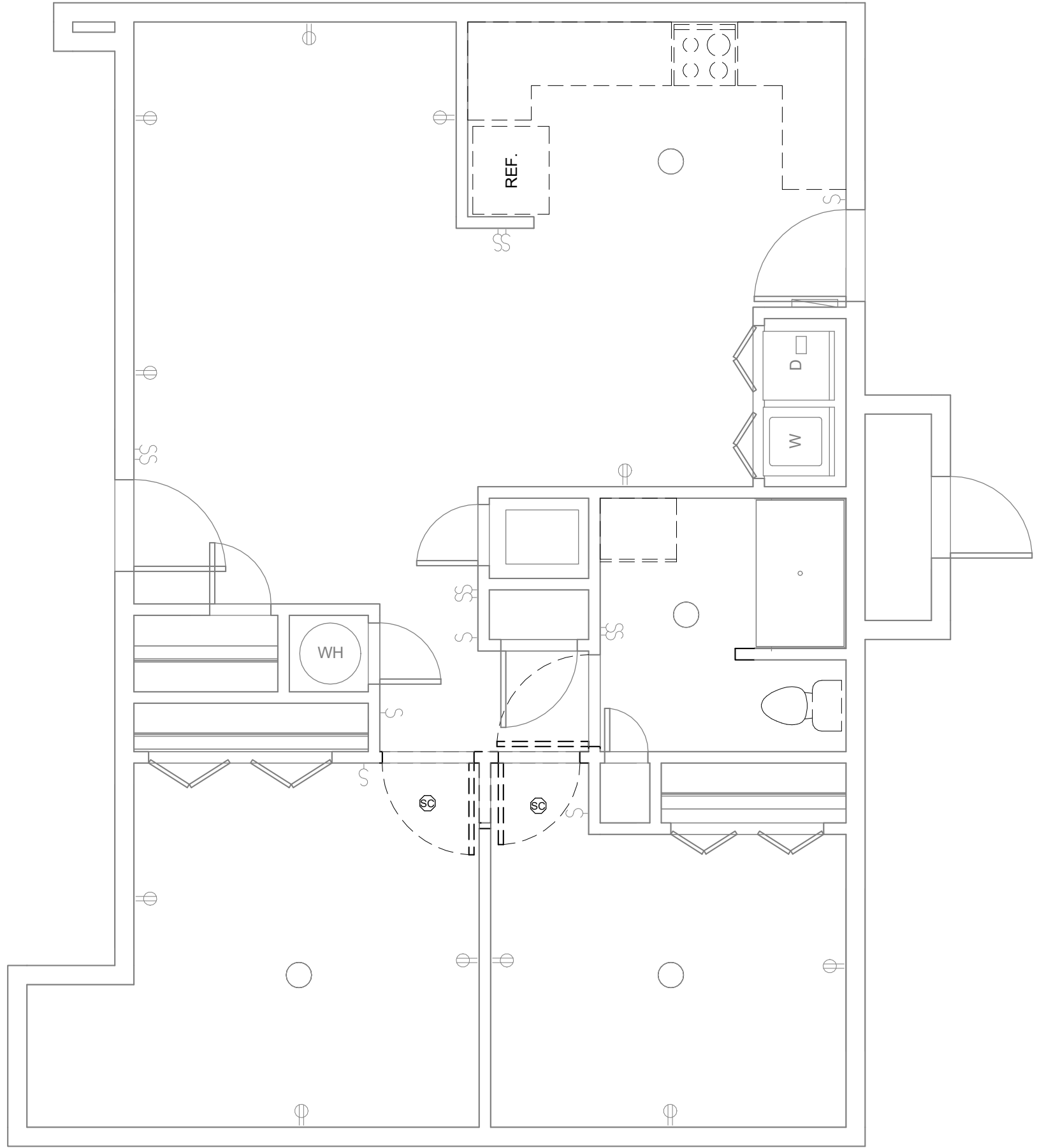
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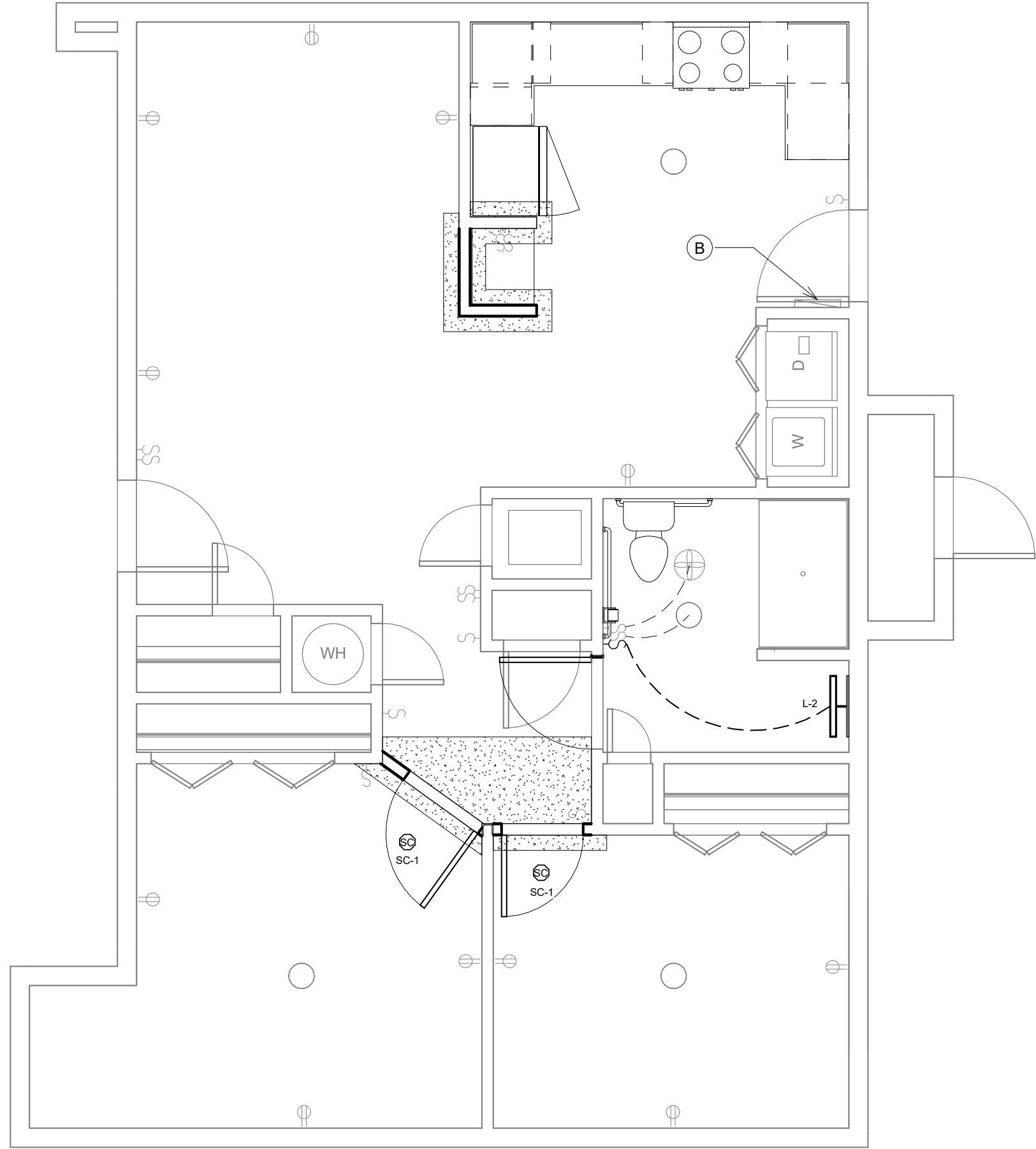
④ Unit Type 2 - Existing Electrical Plan  
1/4" = 1'-0"



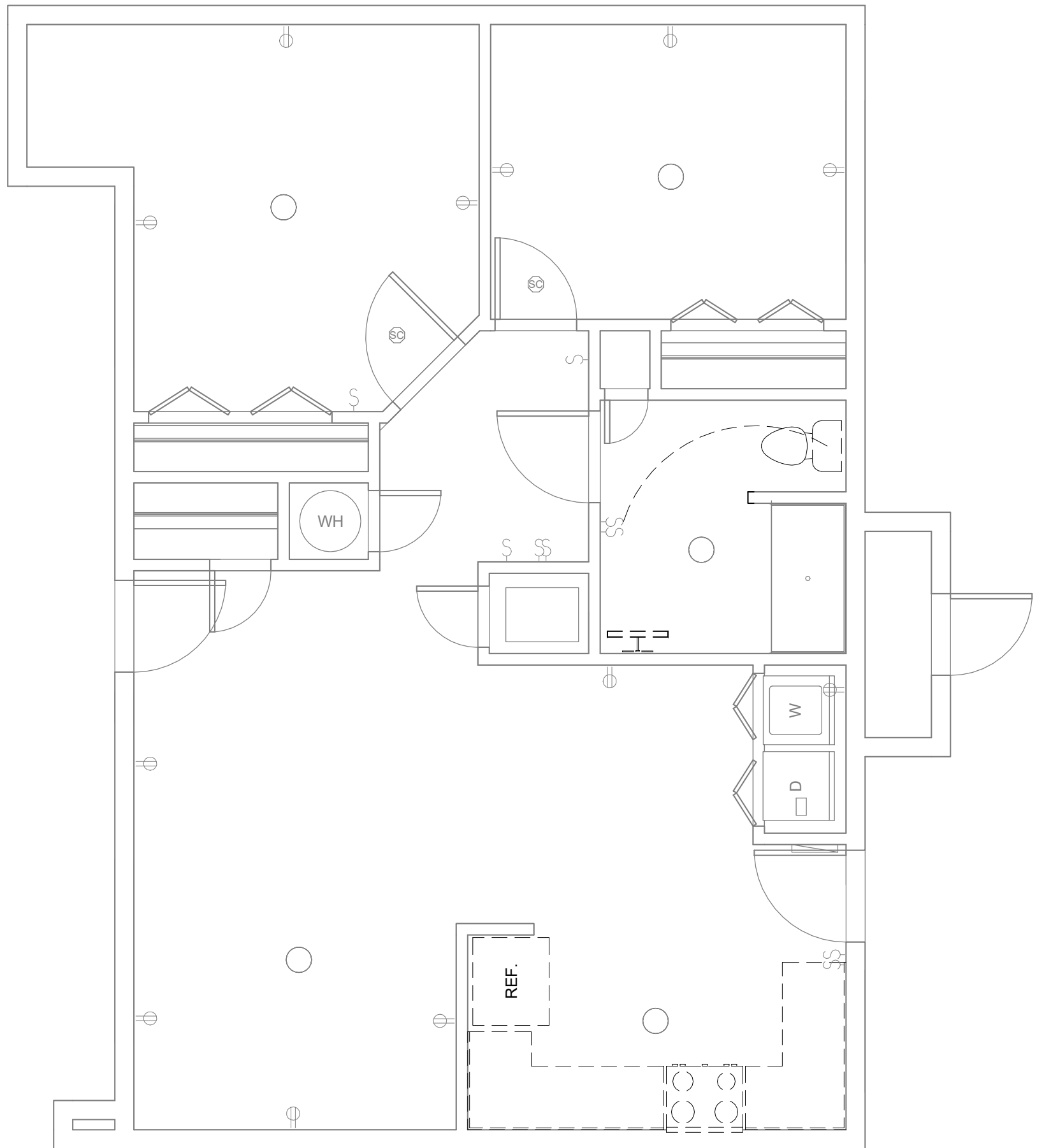
LEGEND:

- RECESSED CAN LIGHT
- BATHROOM EXHAUST FAN
- SCONCE LIGHT / WALL LIGHT
- DUPLEX RECEPTACLE
- GROUND FAULT INTERCEPTOR  
DUPLEX RECEPTACLE
- SWITCH
- 3 WAY SWITCH
- SMOKE DETECTOR / CARBON  
MONOXIDE COMBO
- SMOKE DETECTOR
- 4' x 1' FLOURESCENT 2 BULB LIGHT
- VANITY LIGHT
- ELECTRICAL PANEL
- TV CONNECTION
- PENDANT LIGHTS

② Unit Type 2 - New Electrical Plan  
1/4" = 1'-0"



③ Unit Type 1 - Existing Electrical Plan  
1/4" = 1'-0"



GENERAL NOTES:

- ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH NEC LATEST EDITION.
- PROVIDE AND INSTALL HARDWIRED SMOKE DETECTORS AND CARBON MONOXIDE DETECTOR AT LOCATION SHOWN.
- POWER RECEPTACLES IN BEDROOMS TO BE ARC FAULT PER NEC.
- POWER RECEPTACLES AT KITCHEN COUNTERS AND BATHROOMS TO BE GFI PER NEC.

KEYED NOTES:

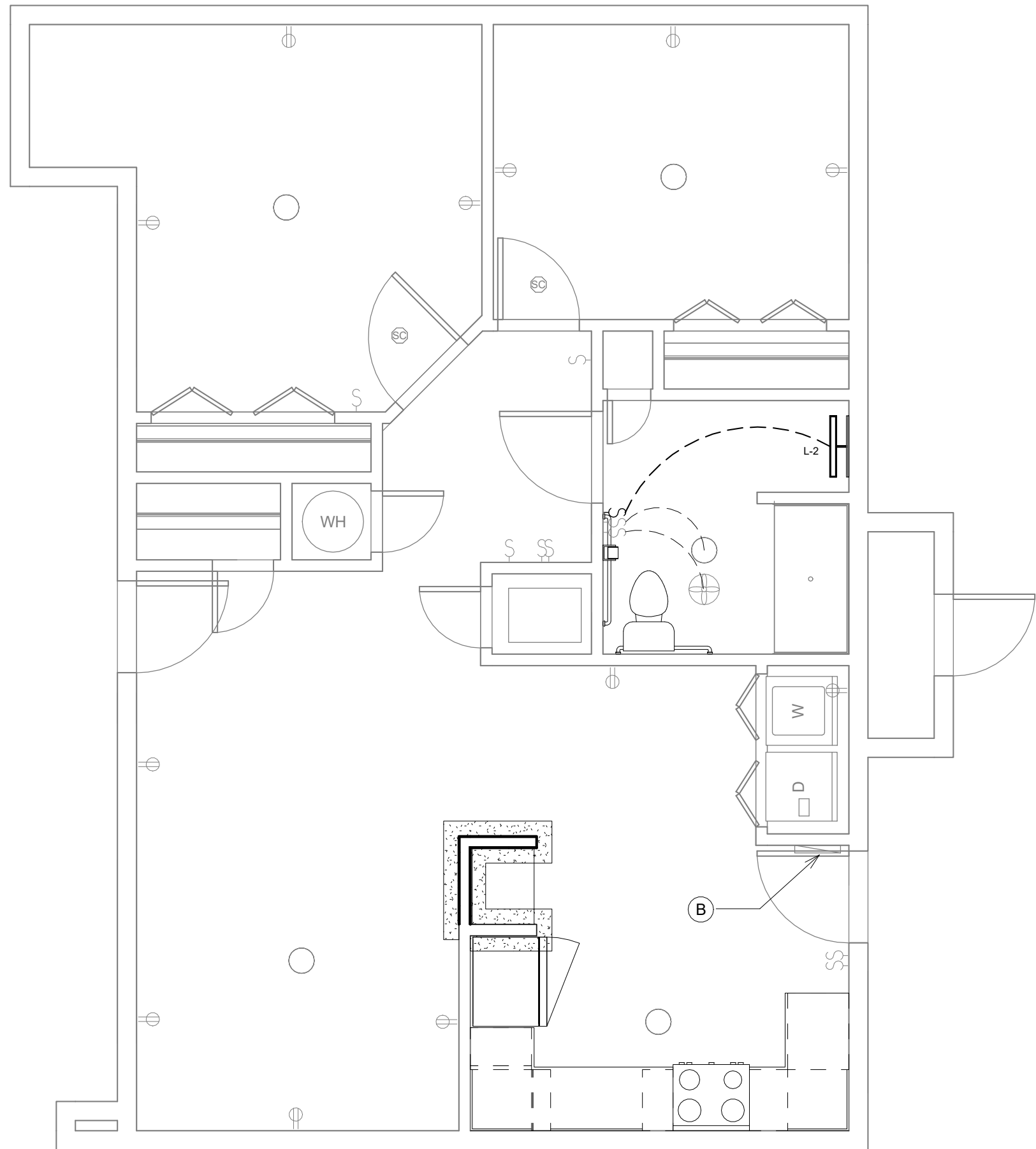
- REPLACE AND RELOCATE EXISTING SMOKE DETECTORS WITH SMOKE / CARBON MONOXIDE DETECTORS TO LOCATIONS SHOWN.
- RELOCATE EXISTING ELECTRICAL PANEL TO ENSURE BREAKER SWITCHES ARE LOCATED NOT GREATER THAN 48".
- RELOCATE EXISTING ELECTRICAL CONNECTION TO RANGE.

DEMOLITION GENERAL NOTES:

- DEMO EXISTING ELECTRICAL FIXTURES, RECEPTICLES, SWITCHES, WIRING, AND DEVICES AS SHOWN IN DEMOLITION PLAN TO MAIN PANEL.
- MAKE SURE THAT ALL NEW AND EXISTING RECEPTICLES, SWITCHES, ELECTRICAL DEVICES SUCH AS THERMOSTAT, AND ELECTRICAL PANEL ARE ALL WITHIN UFAS AND ADA REACH RANGE WHICH IS 15" MIN TO 48" MAX IN HEIGHT.

ELECTRICAL EQUIPMENT SCHEDULE			
MARK	FIXTURE DESCRIPTION	MANUFACTURER MODEL #	REMARKS
L-1	4" Round Ceiling Light	#p3605-30	-
L-2	Bathroom Vanity Light	#p5691-60	-
L-3	Outdoor Sconce	#p5691-60	-
L-4	Hallway Light	#p3813-30	-
L-5	Misc Light	#p4961-30	-
L-6	Misc Light	#p4961-30	-
SC-1	SMOKE / CARBON MONOXIDE COMBO	#sc9120b	-
F-1	Bathroom Fan	-	-

① Unit Type 1 - New Electrical Plan  
1/4" = 1'-0"



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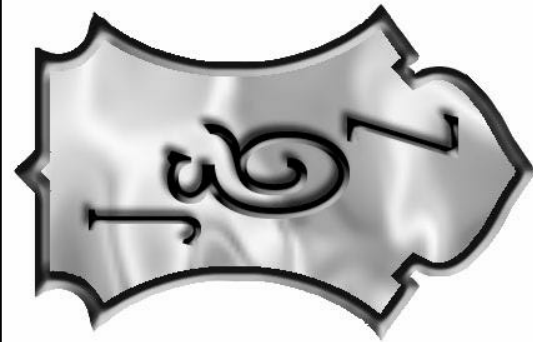
ELECTRICAL PLANS

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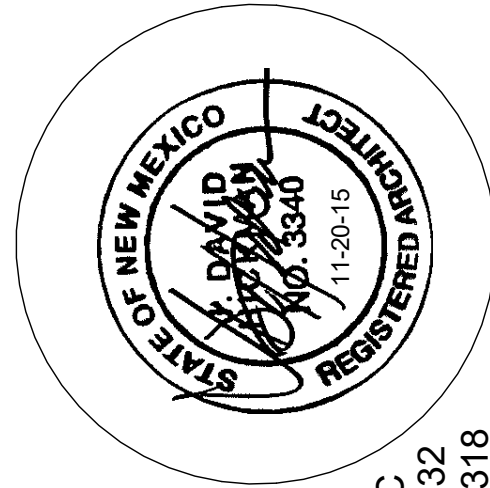


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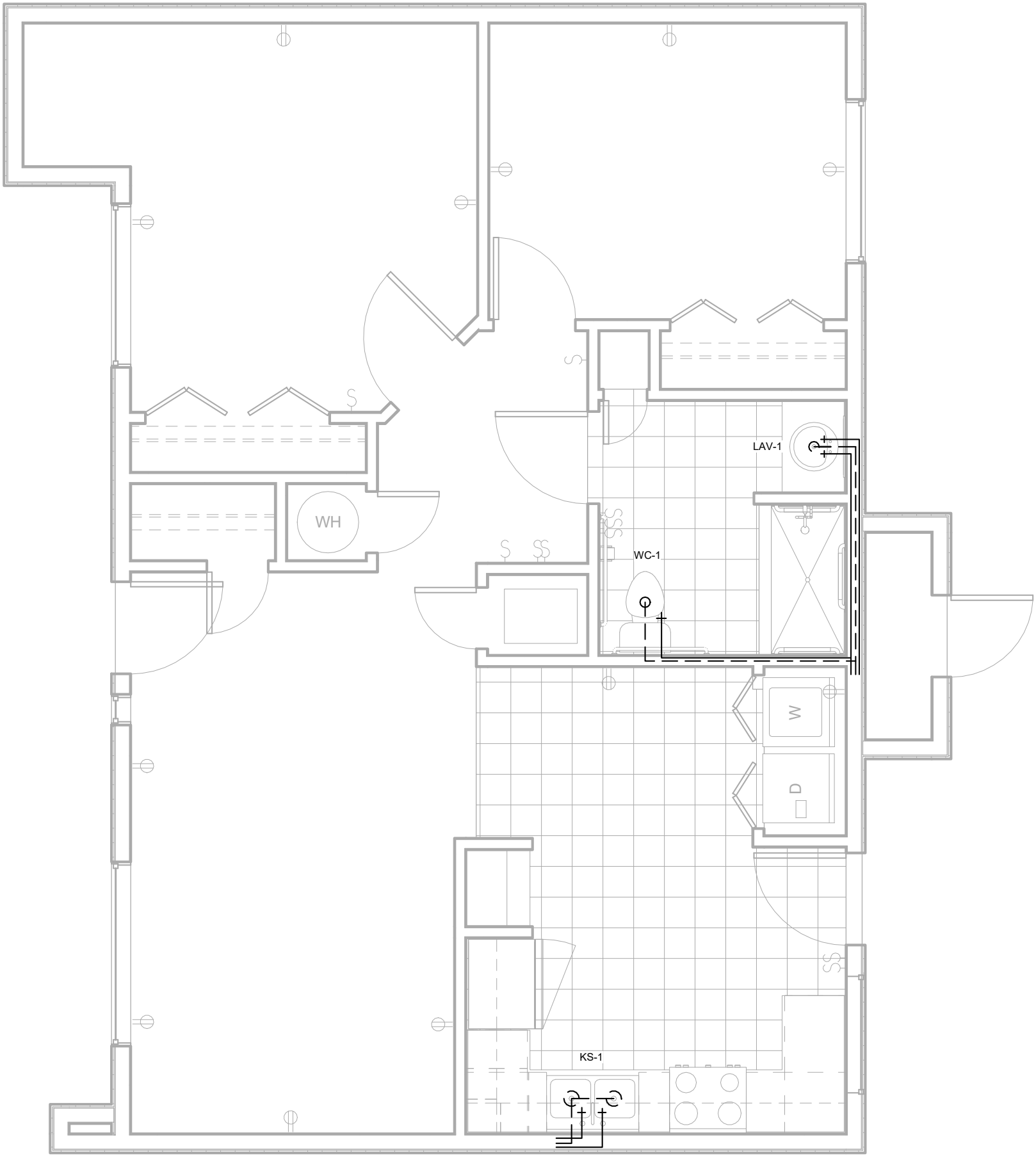
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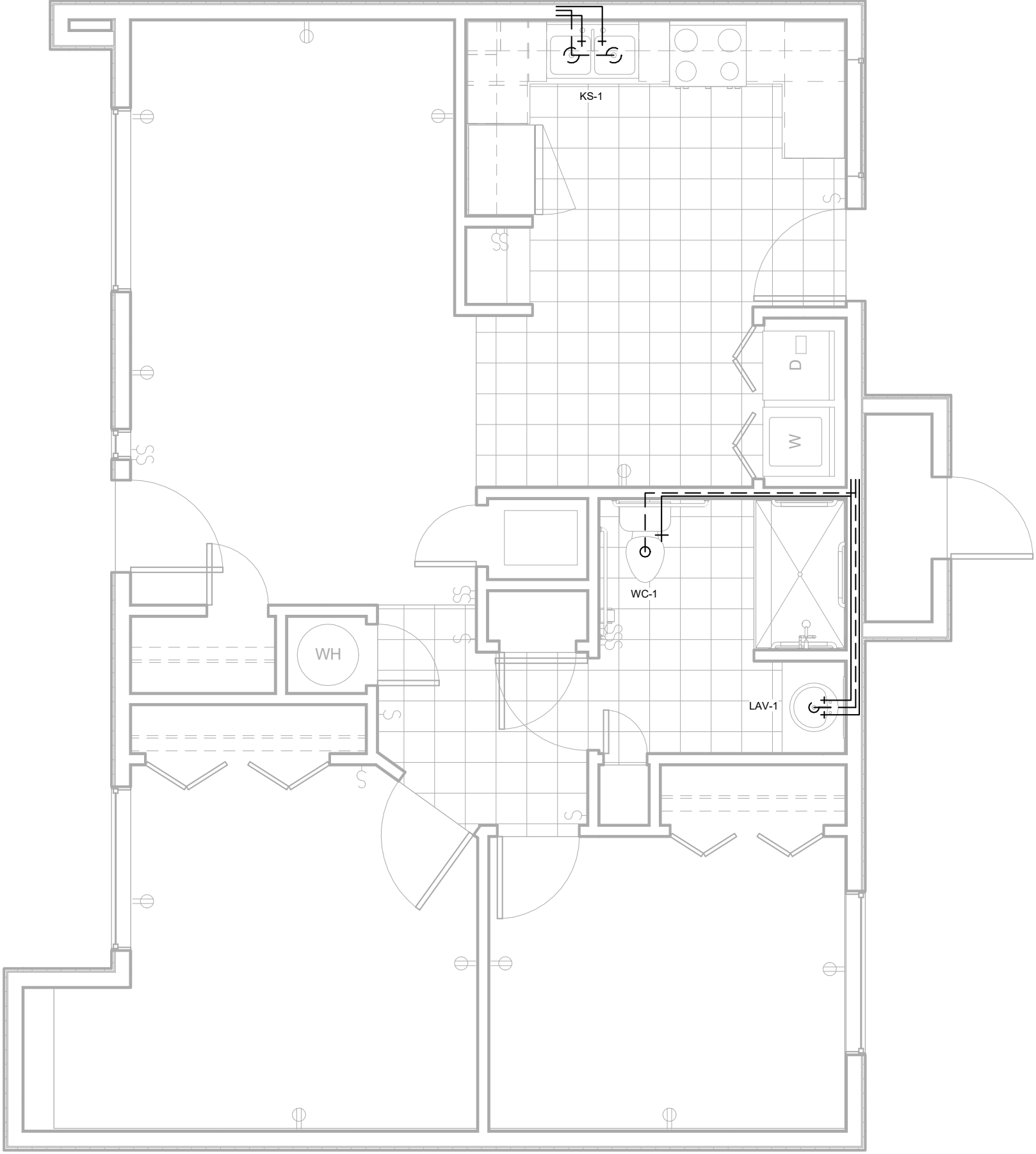
PLUMBING FIXTURE SCHEDULE				
MARK	FIXTURE DESCRIPTION	MANUFACTURER MODEL #	FITTINGS	REMARKS
WC1-L	American Standard, Colony 1.28 GPF Two Piece Elongated Front, White	221AA.104	Seat, Sento #600-001 White	16.5" Bowl Height
WC1-R	American Standard, Colony 1.28 GPF Two Piece Elongated Front, White Right Mounted Trip	221AA.105	Seat, Sento #600-001 White	16.5" Bowl Height
LAV-1	American Standard, Declyn 18-1/2" Wall Mounted White	0321.075	Faucet, Delta B510LF-SSPPU Stainless	Provide w/ Drain / Stopper/ Supply Kit. Provide w/ Vinyl Coated Hot / Cold Drain Lines Pipe Insulation
KS-1	Elkay, Celebrity Double Bowl Stainless Steel, 20 ga	GECR3321	Faucet, Delta B1310LF Chrome	Provide w/ Drain / Supply Kit. Provide w/ Vinyl Coated Hot / Cold Drain Lines Pipe Insulation
SH-1	Freedom Showers, 1 Piece Transfer Type, Tile Pattern, Full Wood Backing, Gel Coat Finish, Center Drain	APFXST3838BF625	Delta, T13291-SLHD (Valve and Trim) 57021 (Slide Bar and Head)	Provide w/ the Following Accessories: - Folding Shower Seat - Grab Bar - Recessed Soap Dish - Collapsible Water Retainer Configure for Left or Right Condition
WH	-	-	-	Existing Water Heater To Remain

- NOTES:
- UFAS REQUIRES TOILET FLUSH TRIP TO BE LOCATED ON OPEN SIDE OF TOILET.
  - SUPPLY LINES SHALL BE BRAIDED STAINLESS STEEL WITH BRASS END FITTINGS.
  - PROVIDE NEW BRASS ANGLE STOPS ON ALL RELOCATED / NEW FIXTURE LOCATIONS.
  - WATER SUPPLY PIPING SHALL BE WRSBO PEX WITH MANUFACTURE APPROVED.

- GENERAL NOTES:
- SIZE WATER AND SEWER LINES IN ACCORDANCE WITH UPC.
  - TIE IN NEW PLUMBING VENT STACK FROM NEW TOILET LOCATION TO NEW VENT TO ROOF. - WHERE POSSIBLE TIE IN NEW VENT STACK INTO EXISTING VTR TO PRESERVE ROOF PENETRATIONS.
  - TIE NEW PLUMBING FIXTURES AND SEWER CONNECTIONS TO EXISTING SEWER UNDER SLAB.
  - ROUTE NEW WATER LINES FROM EXISTING PREVIOUS POINT OF CONNECTIONS TO NEW FIXTURE LOCATIONS.



① Unit Type 1 - Plumbing Plan  
1/4" = 1'-0"



② Unit Type 2 - Plumbing Plan  
1/4" = 1'-0"

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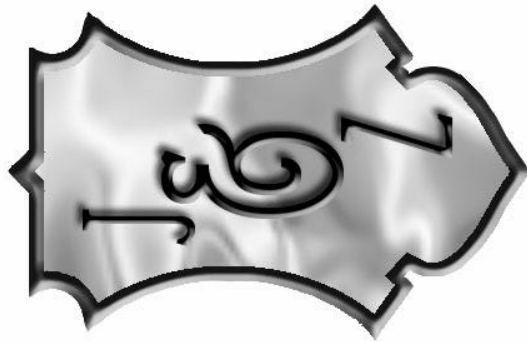
PLUMBING PLANS

ABQ HOUSING AUTHORITY  
APARTMENTS ADA REMODEL

sheet no:

P.O

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ALBUQUERQUE, NM, 87109



JEEBS & ZUZU, LLC.

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