



Shanmuga Studio Addition

3224 Monterey Ave SE Albuquerque, NM



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Project 1402

Date: 10 April 2015

KEW ARCHITECTS
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These drawings and specifications are parts of the Contract Documents. They are complementary and what is required in one shall be as binding as if required by the other.

The contractor shall provide all work in place as shown on the contract documents and as required for a complete and proper installation. It shall be the contractor's responsibility to perform the work in accordance with the best current practice that meets or exceeds all codes or standards required by these documents and by all governing agencies.

All items marked NIC are not in the contract. Such items are shown in the documents for coordination by the contractor during construction, but are furnished by others.

The information on the site plan has been based upon information provided by the Owner's Surveyor. Prior to starting construction, verify the location of indicated North and East construction and verify any conflicts or errors in the site layout. Notify the owner of conflicts and discrepancies.

The Contractor shall coordinate, verify and be responsible for all dimensions and conditions on the job. Notify the architect as to any discrepancies before commencing affected work.

Dimensions are shown to the face of stud, concrete, block or centerline of column, unless otherwise noted. Specific details and notes on the drawings shall take precedence over typical details and general notes.

There shall be no trenches or excavation 5 feet or more in depth into which a person is required to descend, or the contractor shall obtain the necessary permit from the State of New Mexico.

Notify the Owner 10 business days in advance of any electrical or mechanical shutdowns in the construction area and building site.

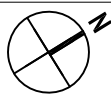
Contractor shall keep the construction area secure throughout the course of construction.

All work called out on plans shall be assumed to be new work unless specifically called out as existing. Work that is not noted as new or existing shall be assumed to be new. This shall apply to all drawings and details.

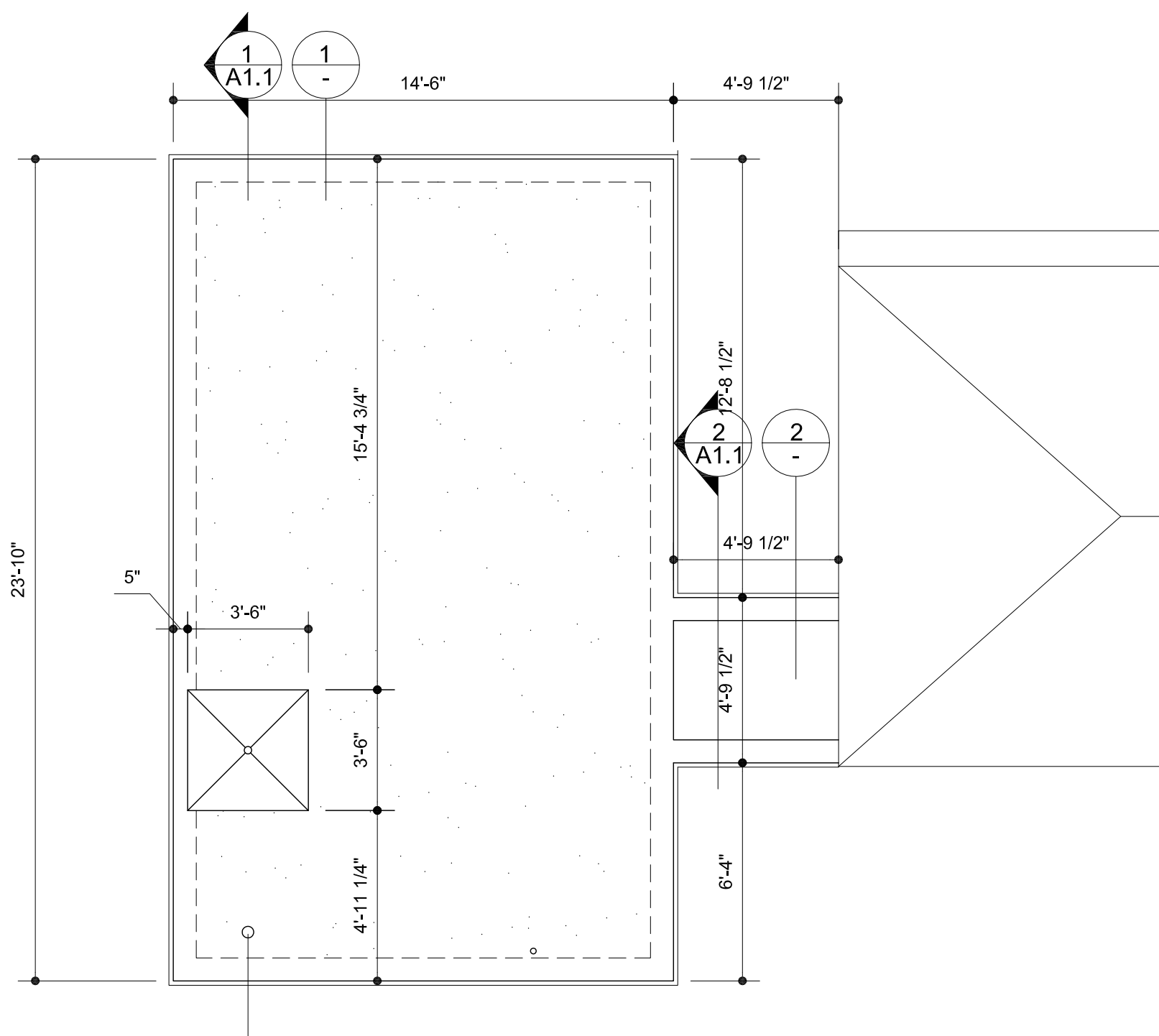
All work shall conform to the requirements of the most current City of Albuquerque Building Codes, however if the drawings and specifications are more stringent they shall govern.

The Structural, and Electrical plans are diagrammatic: do not scale the drawings. Lengths of conduit and their exact locations and routing are to be as required to complete the work and are at the discretion of the contractor.

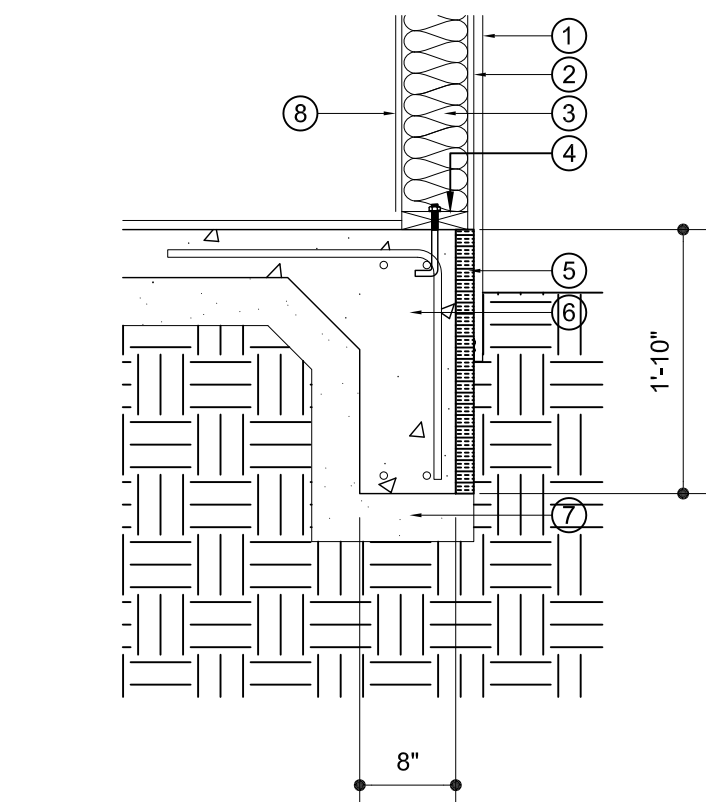
All exterior doors and windows shall limit air leakage around their perimeter when in a closed position. Provide a seal at head, jambs and sill.



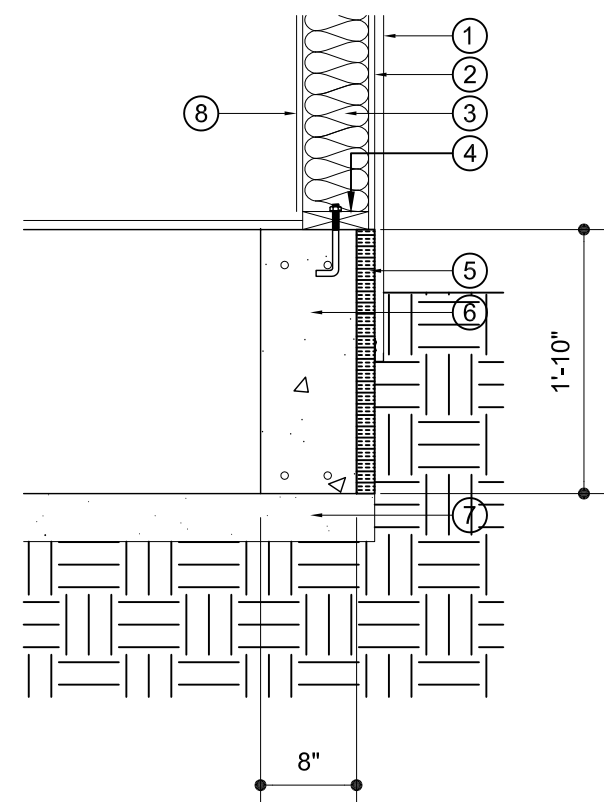
G1.0



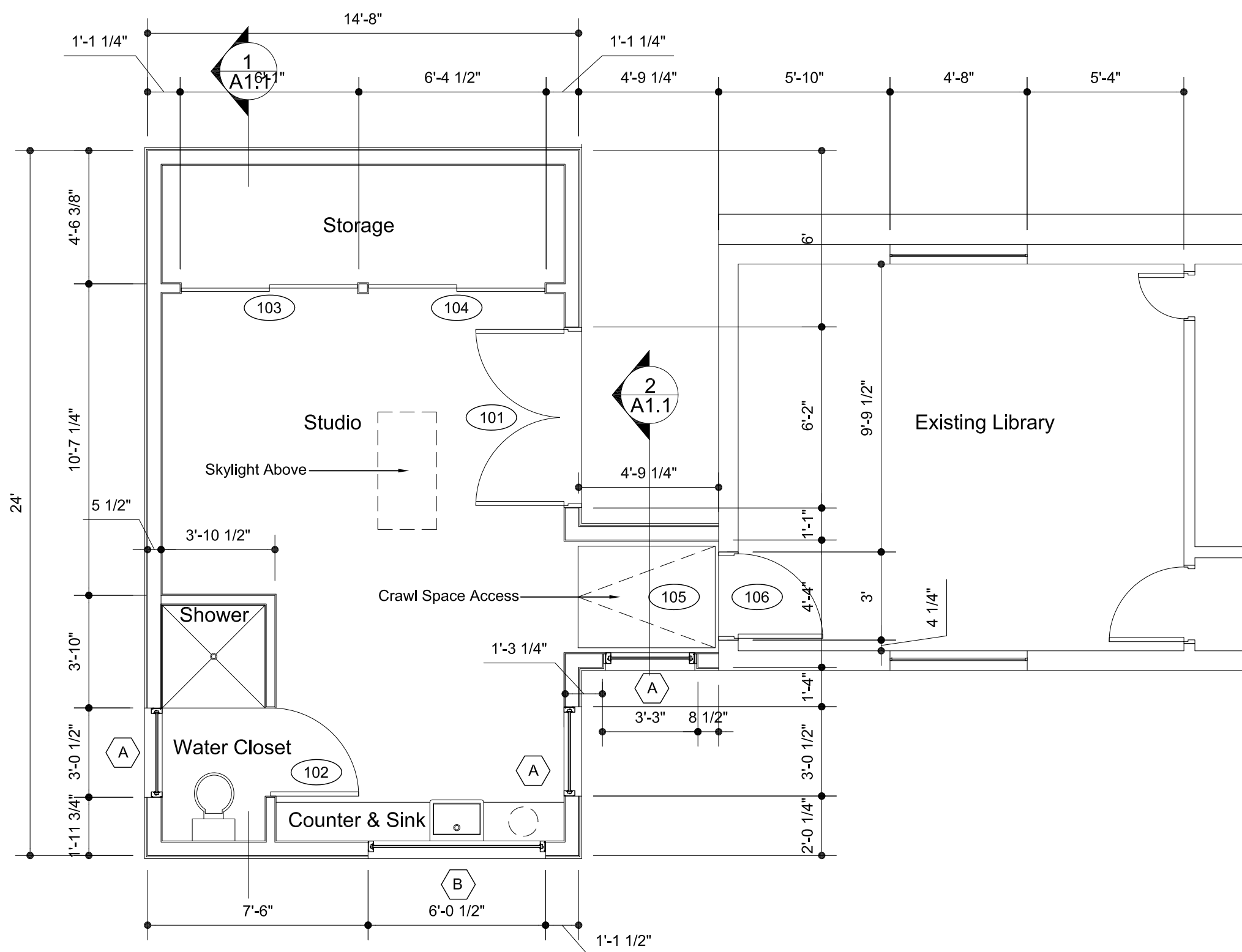
Foundation Plan 1/4"=1'-0"



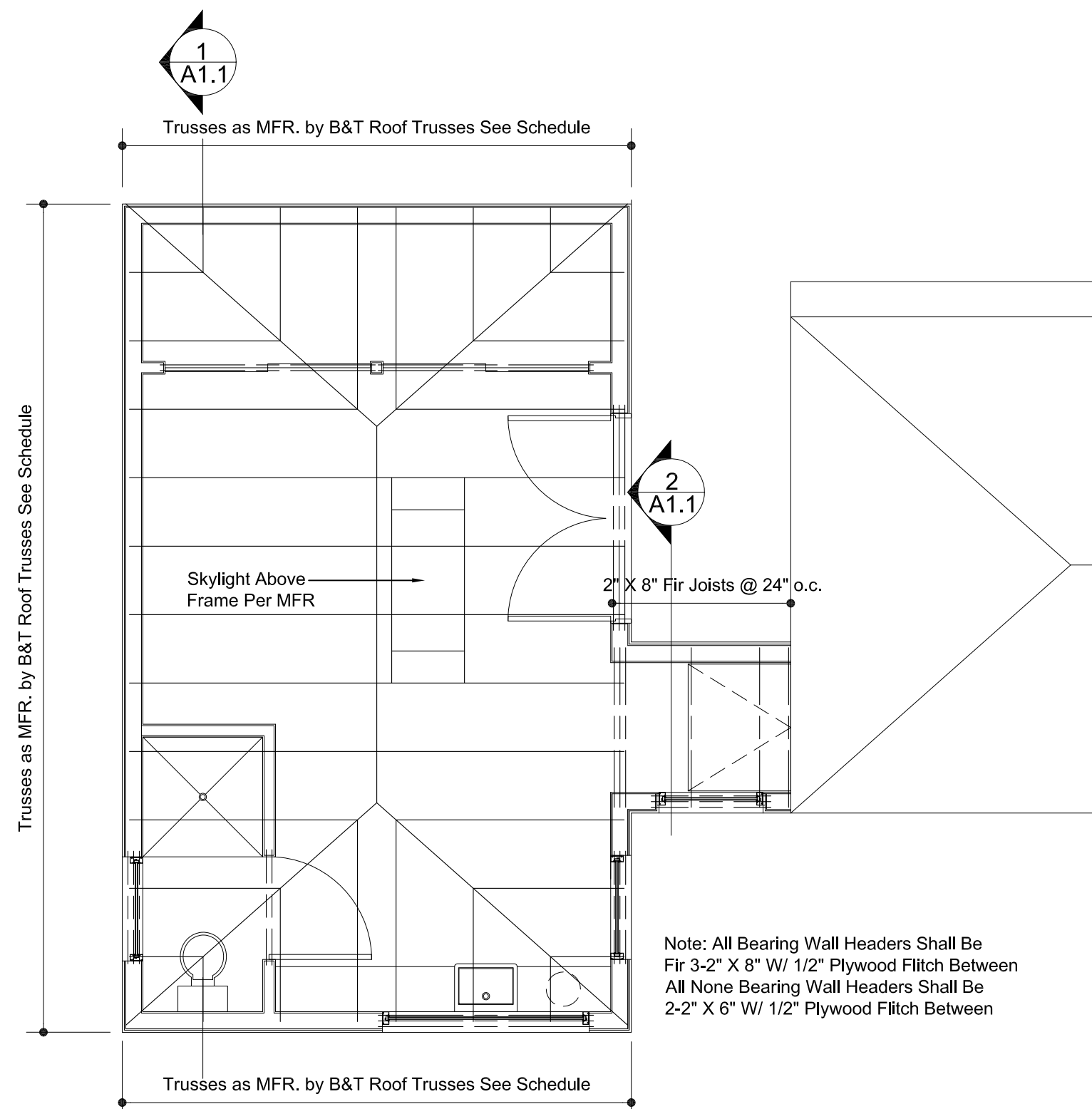
1 Foundation Detail 3/4"=1'-0"



2 Foundation Detail 3/4"=1'-0"



Floor Plan 1/4"=1'-0"



Roof Framing Plan 1/4"=1'-0"

GENERAL NOTES

Do Not Scale Drawing

All dimensions shown to be verified prior to construction.

Contractor is responsible to ensure the construction meets the intention of the design as depicted & shall inform the architect of any discrepancies.

Construction Notes

- 1 3 Coat Stucco Color To Match Existing House
- 2 1/2" OSB Sheathing
- 3 Blanket Insulation R-19
- 4 2" X 6" Framing W/ Pressure Treated Base Plate Anchored to Foundation W/ 1/2" dia X 10" @ 24" o.c.
- 5 1 1/2" Rigid Perimeter Insulation R-10 min. to Top of Slab
- 6 3000 P.S.I. Concrete Foundation
- 7 Compacted Sand Base & Backfill
- 8 1/2" Gypsum Board

Window Schedule

- | | |
|---|---|
| A | 3'-0" X 3'-0" Insulated Casement W/ Low E Coating |
| B | 6'-0" X 3'-0" Insulated Casement W/ Low E Coating |

Door Schedule

- | | |
|-----|---|
| 101 | 6'-0" X 6'-8" Insulated 15 Lite Glass W/ Low E Coating |
| 102 | 3'-0" X 6'-8" Solid Core Paint Grade |
| 103 | 2'-3'-0" X 6'-8" By-Pass Solid Core Paint Grade |
| 104 | |
| 105 | 4'-8" X 3'-5 1/2" Wood Floor Hatch To Match Existing Flooring Of Existing House |
| 106 | 3'-0" X 6'-8" 15 Lite Glass Interior Stain Grade |

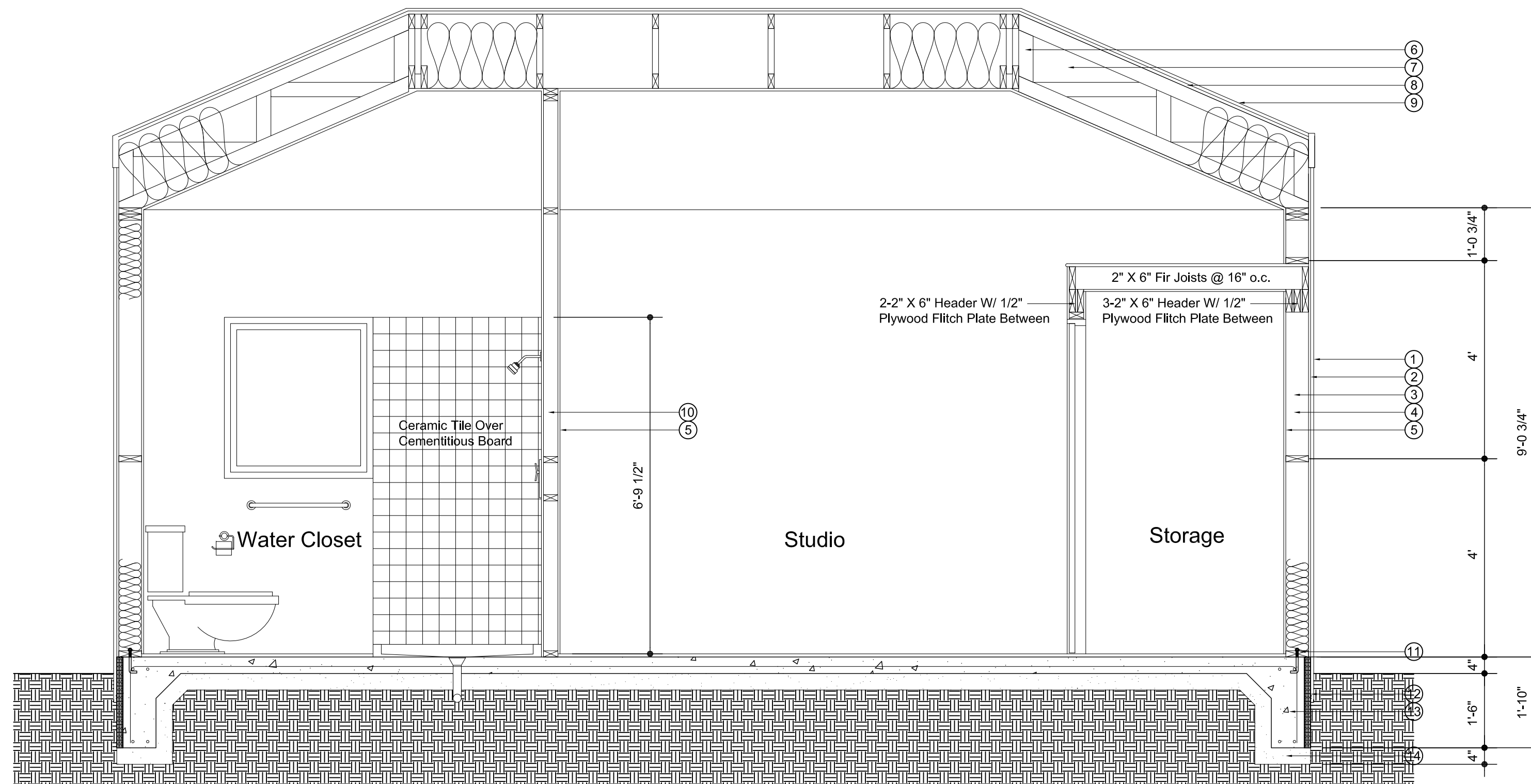
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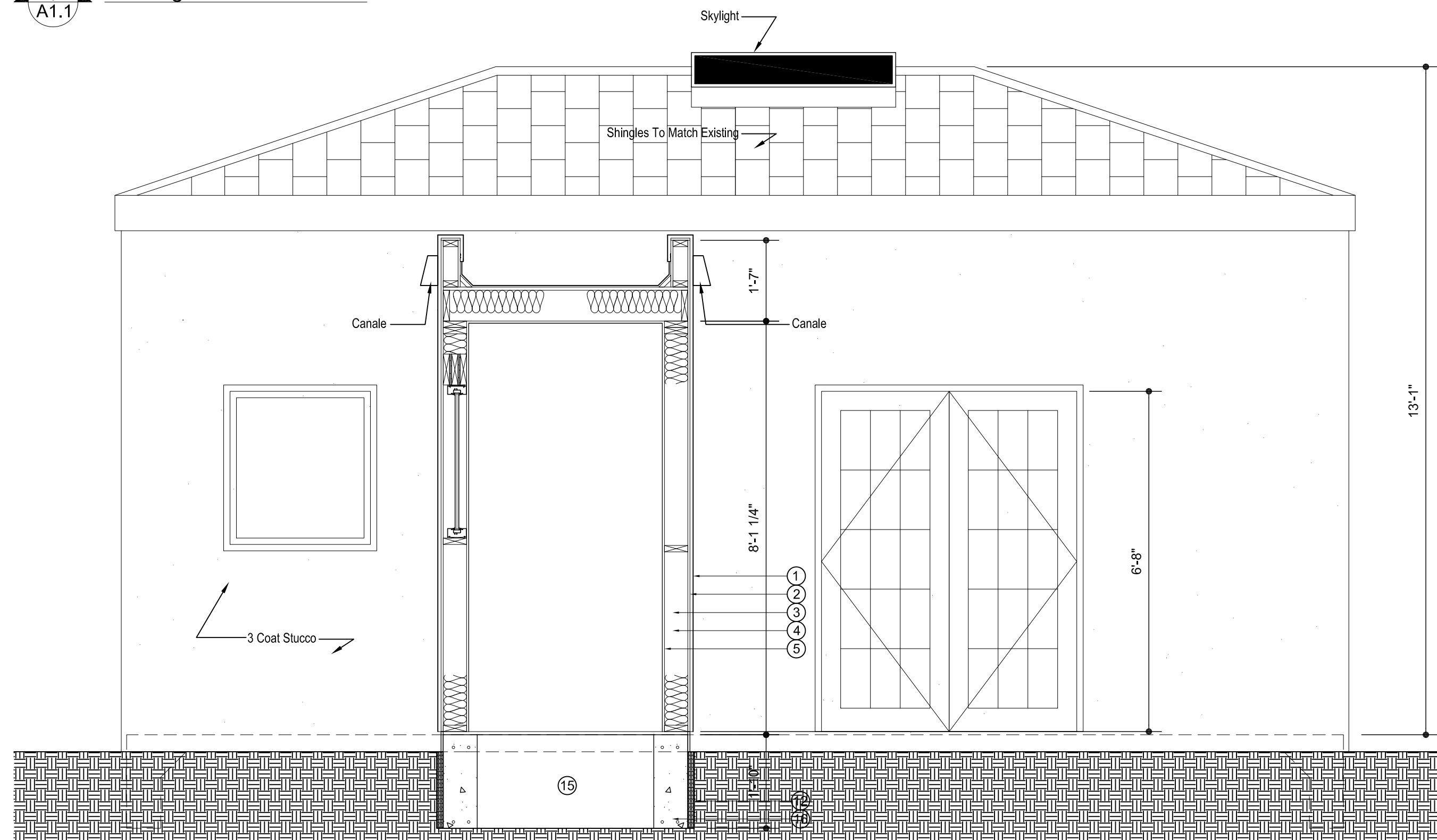
Foundation, Floor & Roof Framing Plans

Date: 10 April 2015

A1.0



1 Building Section 1/2"=1'-0"



2 Building Section / North Elevation 1/2"=1'-0"

GENERAL NOTES

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Construction Notes

- ① 3 Coat Stucco W/ Wire Mesh & "Tyvec" Wrapping Cont. Color To Match Existing House
- ② 1/2" OSB Sheathing
- ③ Blanket Insulation R-19
- ④ 2" X 6" Framing
- ⑤ 1/2" Gypsum Board
- ⑥ Roof Trusses as Mfrd by B&T Roof Trusses, Albuquerque. See Schedule
- ⑦ Blanket Insulation R-38
- ⑧ 1/2" OSB Sheathing
- ⑨ Roofing Shingles To Match Existing
- ⑩ 2" X 4" Framing
- ⑪ Pressure Treat 2" X 6" Plate Anchor to Concrete Foundation W/ 1/2 dia. X 10" Bolts @ 24" o.c.
- ⑫ 1 1/2" Rigid Perimeter Insulation R-10
- ⑬ 3000 P.S.I. Concrete Foundation W/ 2 # 4 Reinf. Bars Top & Bot. Cont. @ Perimeter & W.W.F. Over Entire Area of Slab
- ⑭ Compacted Sand Base & Backfill
- ⑮ Existing Access to Crawl Space to be maintained Provide New Hinged Hatch in Deck.
- ⑯ New 4" Concrete Footing, Connect to Existing Slab W/ # 4 Bars Epoxed @ 24" o.c.

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Building Section & Details

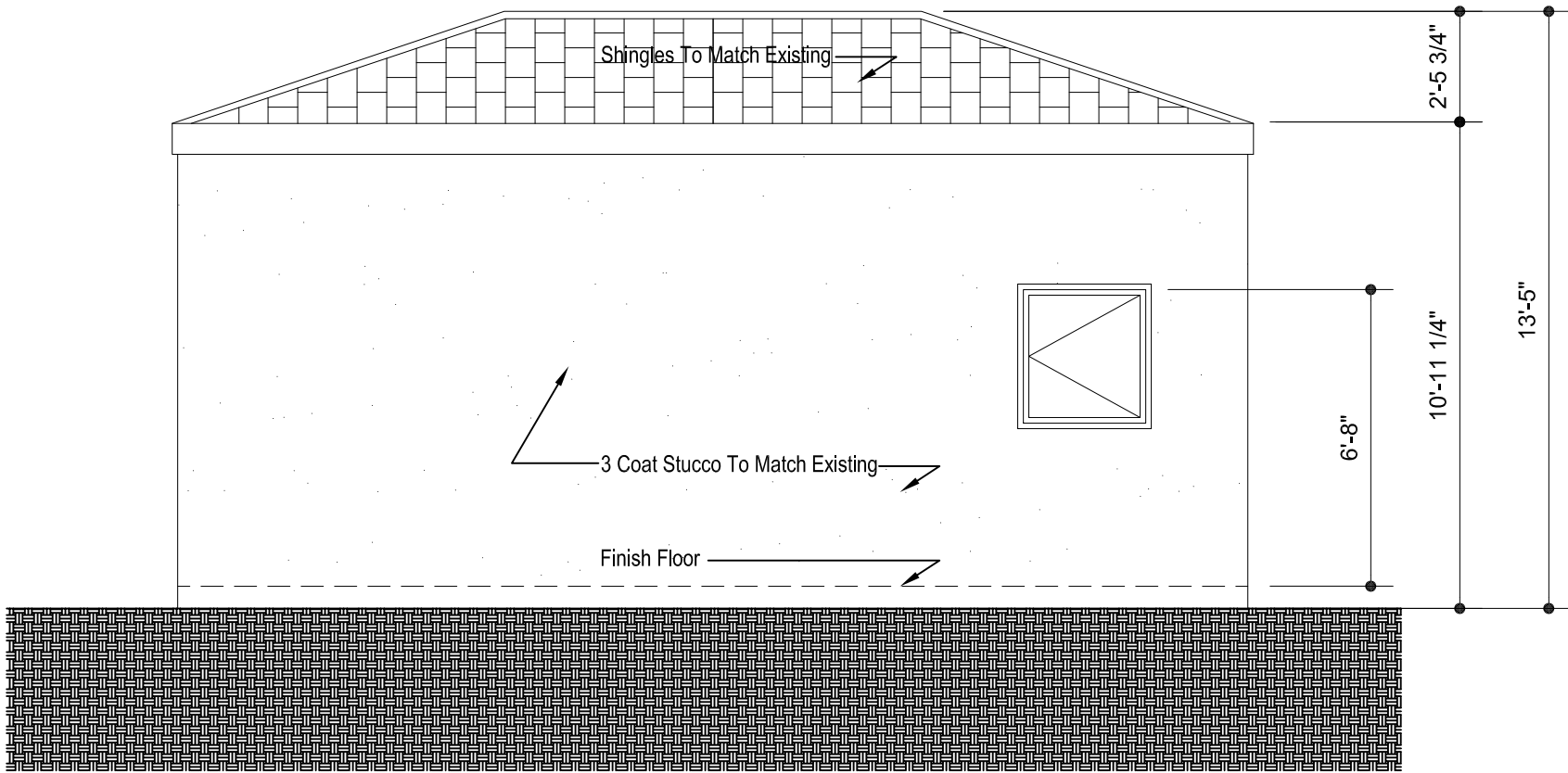
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GENERAL NOTES

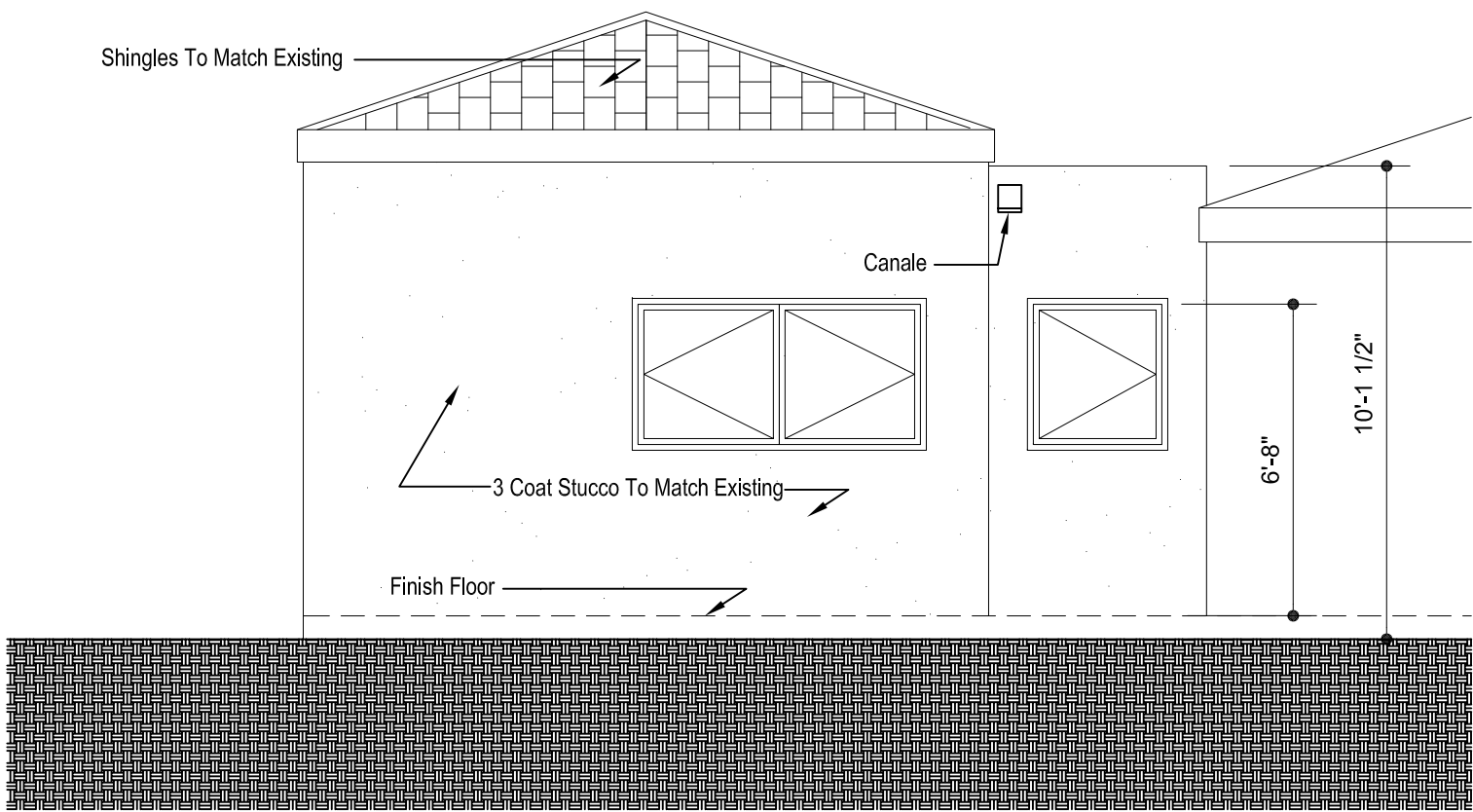
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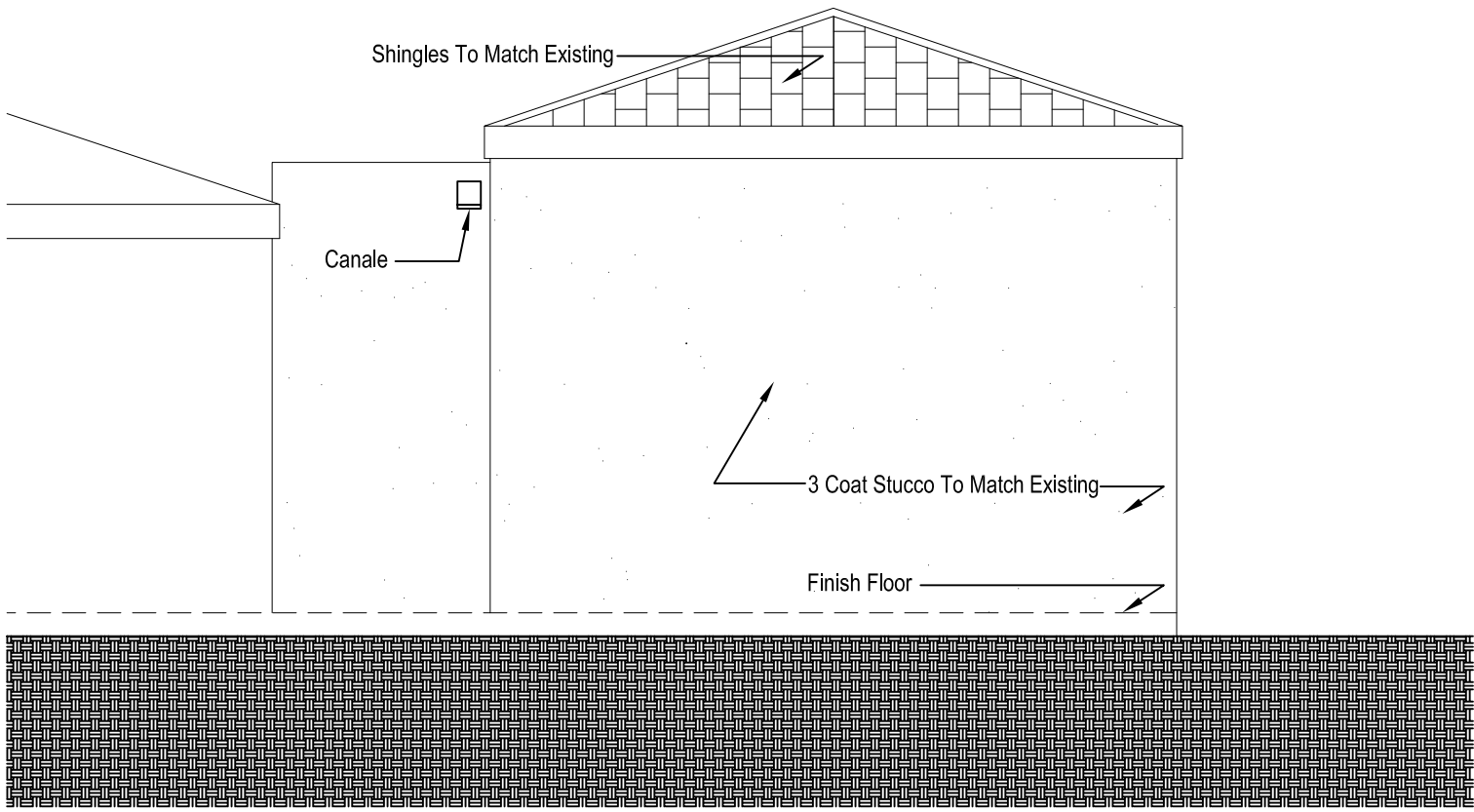
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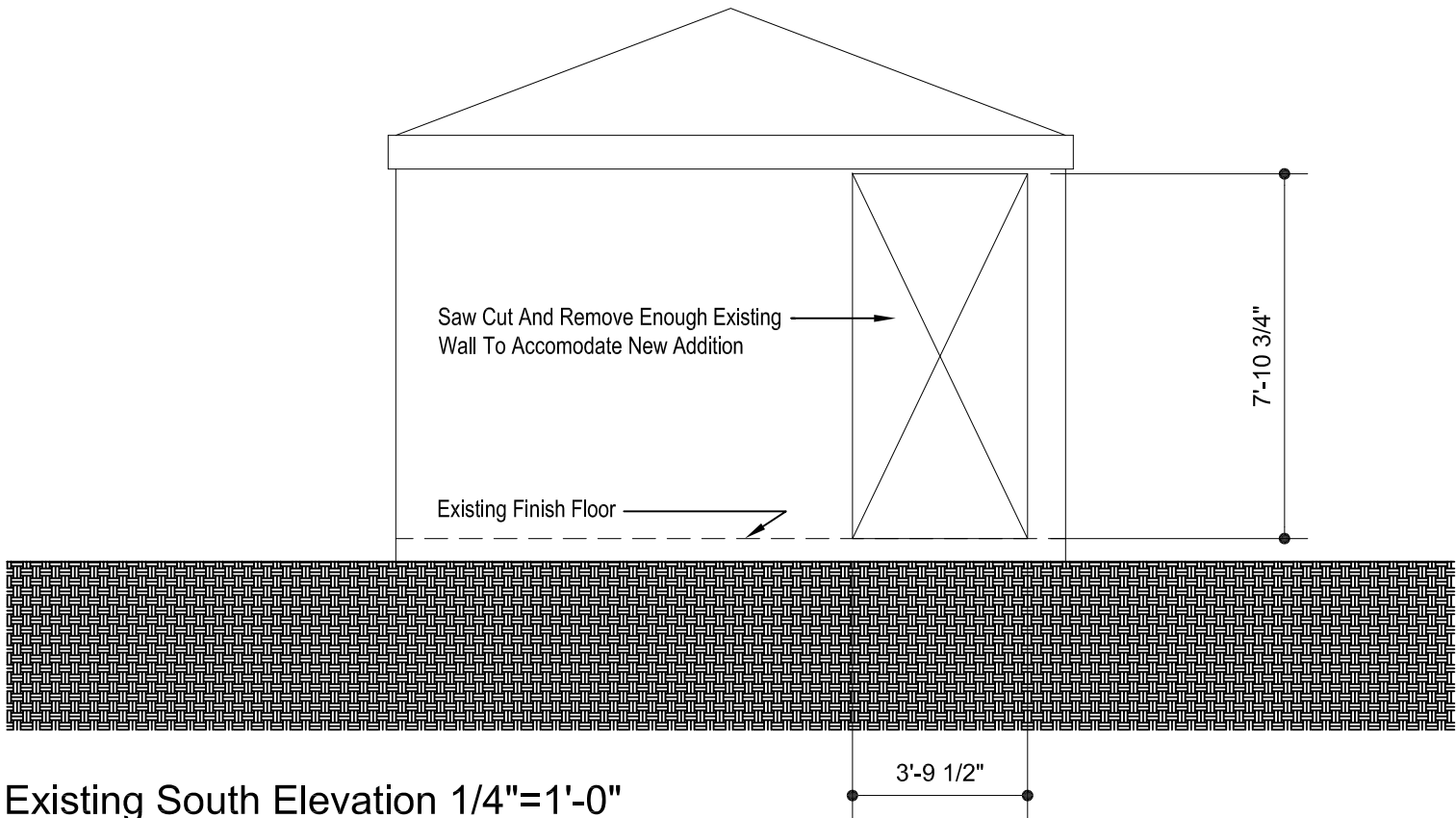
South Elevation 1/4"=1'-0"



East Elevation 1/4"=1'-0"



West Elevation 1/4"=1'-0"



Existing South Elevation 1/4"=1'-0"



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Building Elevations

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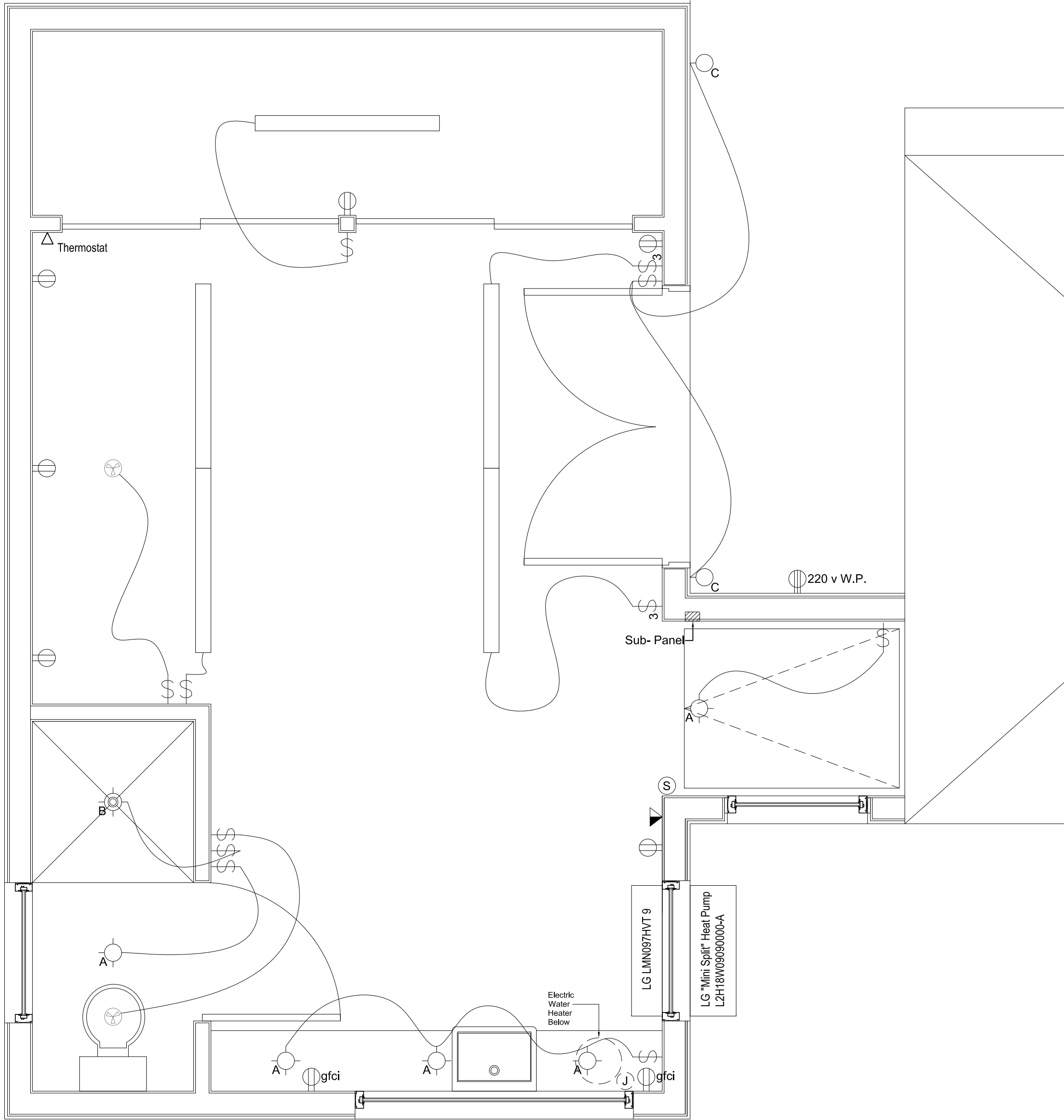
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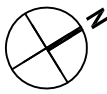
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Legend

- 110 Volt Duplex Outlet
- Switch
- 3 Way Switch
- 6" Recessed "Can" Fixture
- 4" Recessed "Can" Water-Proof Fixture
- Wall Mounted Water-Proof Fixture
- Smoke Detector
- Exhaust Fan
- TeleCom Outlet
- Ground Fault Circuit Interrupter
- Junction Box



Electrical Plan 1/2"=1'-0"



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