



Shanmuga Studio Addition

3224 Monterey Ave SE Albuquerque, NM





Project 1402

Date: 10 April 2015

KEW ARCHITECTS
Kramer Woodard, Architect
505 265 5719
kewarch@gmail.com
112 Granite NW
Albuquerque, NM 87102

General Notes:

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 visit the site and become familiar with the Contract Documents as they relate to the existing conditions. By submission of the bid, the contractor deems to have accepted all such conditions and to have made allowance in the bid for them.

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 work shall be performed by skilled, experienced and qualified persons, utilizing the best materials of each type and class, new and free from blemishes or defects of any kind.

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 contractor and the subcontractors shall maintain accurate records of all changes from the documents made during the course of construction for any reason. Such changes shall be noted in red ink on a set of prints and shall be conveyed to the owner within 30 days of completion of the work.

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.

When new trenching shall occur, it is the Contractor's responsibility for coordination and routing of new trenching in areas of existing underground utilities, meters, drains, etc. Trenching for new underground conduits in areas where existing underground utilities are present shall be done by hand exercising extreme caution so as not to disturb existing utilities. Underground power and communication pull-boxes shown on the site plan which after hand excavation are determined to be in conflict with existing utilities, shall be relocated to a position as close as possible to that indicated on the drawings.

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.

Do not scale the drawings. Written notes and dimensions shall govern in the event of discrepancies in the contract documents.

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.

The contractor is responsible for the means and methods used in construction of the work. Comply with requirements of applicable occupational safety regulations. Take all measures necessary to protect employees as well as the public-at-large from hazards arising from performance of the work.

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.

Maintain the building in a weather tight condition throughout the construction. Repair damage caused by construction and damage caused by water or weather infiltration during construction. Take precautions necessary to protect the building during the construction period.

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 jobsite in an orderly manner and periodically remove trash from the construction area.

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

Removal of forms and shoring shall be in accordance with ACI 347. Where concrete must support superimposed loads prior to obtaining specified design strength, re-shore concrete in accordance with ACI 347. Re-shoring shall not be removed sooner than 28 days from the date of pour or until concrete has attained specified design strength.

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.

Electrical:

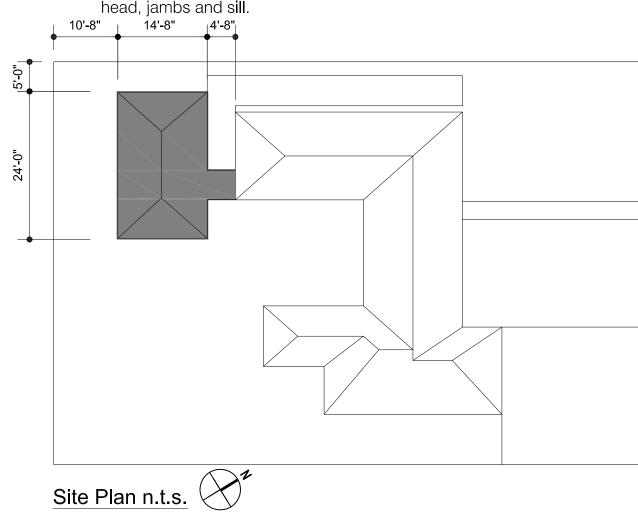
The contractor shall verify that all piping, and conduit fits in the required space. Alter the routes of these elements of the work as required to avoid conflicts during construction. Notify the architect of all discrepancies and uncertainties before proceeding.

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.

Contractor shall verify size and method of attachment of electrical equipment required.

Energy Code:

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



LEGEND SCALE 1"=20 A WATER METER A GAS METER POWER POLE BLOCK WALL SZZ MONTERET AVE. SE OVERHEAD UTILITIES THIS SURVEY IS BASED UPON SUBDIVISION EVIDENCE AND EXISTING SURVEYS AFFECTING SUBJECT PARCEL. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE DISTANCES ARE GROUND DISTANCES. PLAT SHOWS ALL EASEMENTS OF RECORD. NUMBER OF EXISTING TRACTS: 1.

BEARINGS AND DISTANCES BASED UPON PLAT OF RECORD, SAID PLAT TITLED MONTEREY ADDITION, FILED

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL

FLOODING, PER F.I.R.M. PANEL NUMBER 35001C0353 H, LAST REVISION DATE AUGUST 16, 2012. THE

SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL FEMA

GROSS ACREAGE: 0.1538 ACRES (6,700.00 SQUARE FEET).

RECORD BEARINGS AND DISTANCES IN PARENTHESIS

AGENT SHOULD BE CONTACTED FOR VERIFICATION.

MARCH 13, 2005 IN PLAT BOOK CO1, PAGE 82.

Project #L14-1839

Property Survey n.t.s.

Legal Description:

LOT NUMBERED FOURTEEN (14) AND THE EASTERLY FIVE FEET (E'LY 5') OF LOT NUMBERED THIRTEEN (13) IN BLOCK NUMBERED SEVEN (7) OF MONTEREY HILLS ADDITION, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FIELD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 9, 1940.

Note:

1. THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OUTSIDE OF THE 500-YEAR FLOODPLAIN. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED NOVEMBER 19, 2003, MAP NO. 35001C0353E.

2. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED ON THE NOTES ON THE RECORDED PLAT.

3. The latest Survey was performed by Cartesian Surveys Inc. PO Box 4414 Rio Ranco, NM 87174 505 896 3050



LEGEND

(101)

 $\langle \mathsf{A} \rangle$

MATERIALS IDENTIFICATION

SCHEDULE / HARDWARE SET

DOOR NUMBER, SEE

WINDOW NUMBER

NUMBER

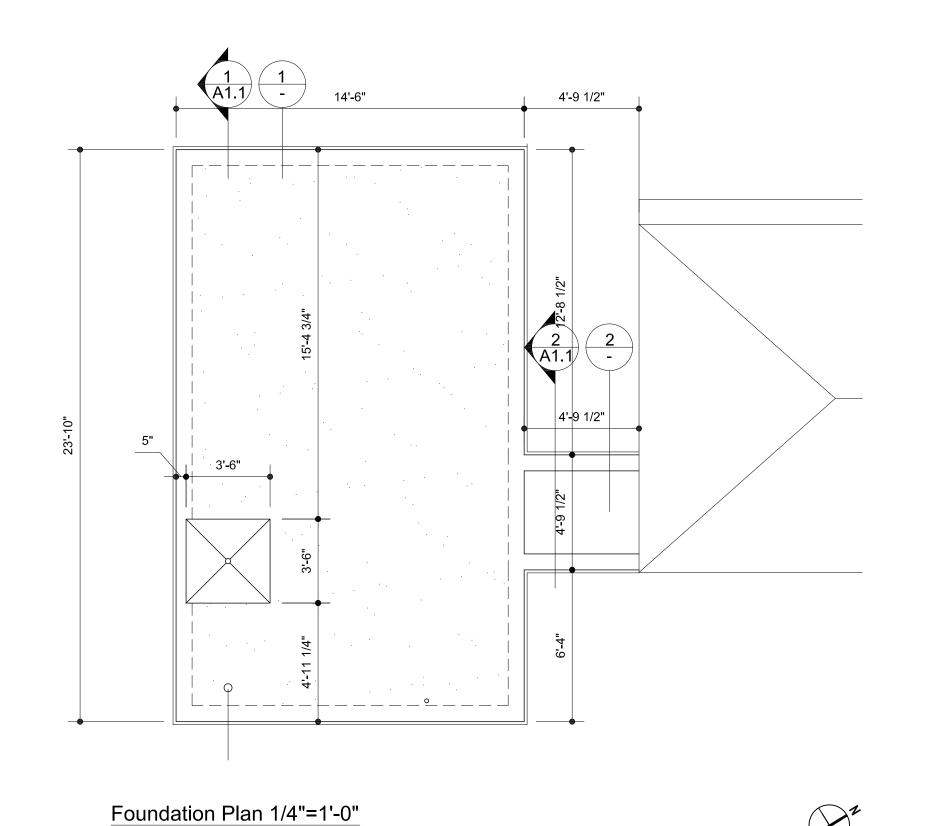
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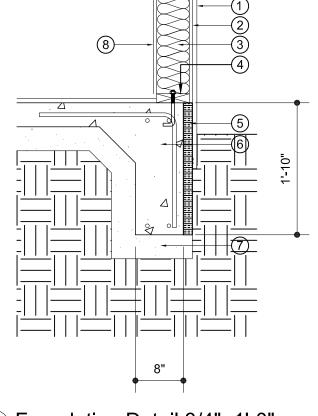
General Notes

Project 1402

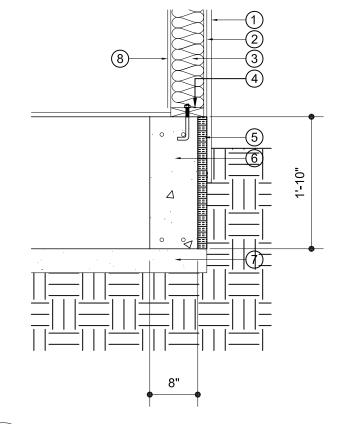
Date: 10 April 2015

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

GENERAL NOTES

Do Not Scale Drawing

All dimensions shown to be verified prior to construction.

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

Construction Notes

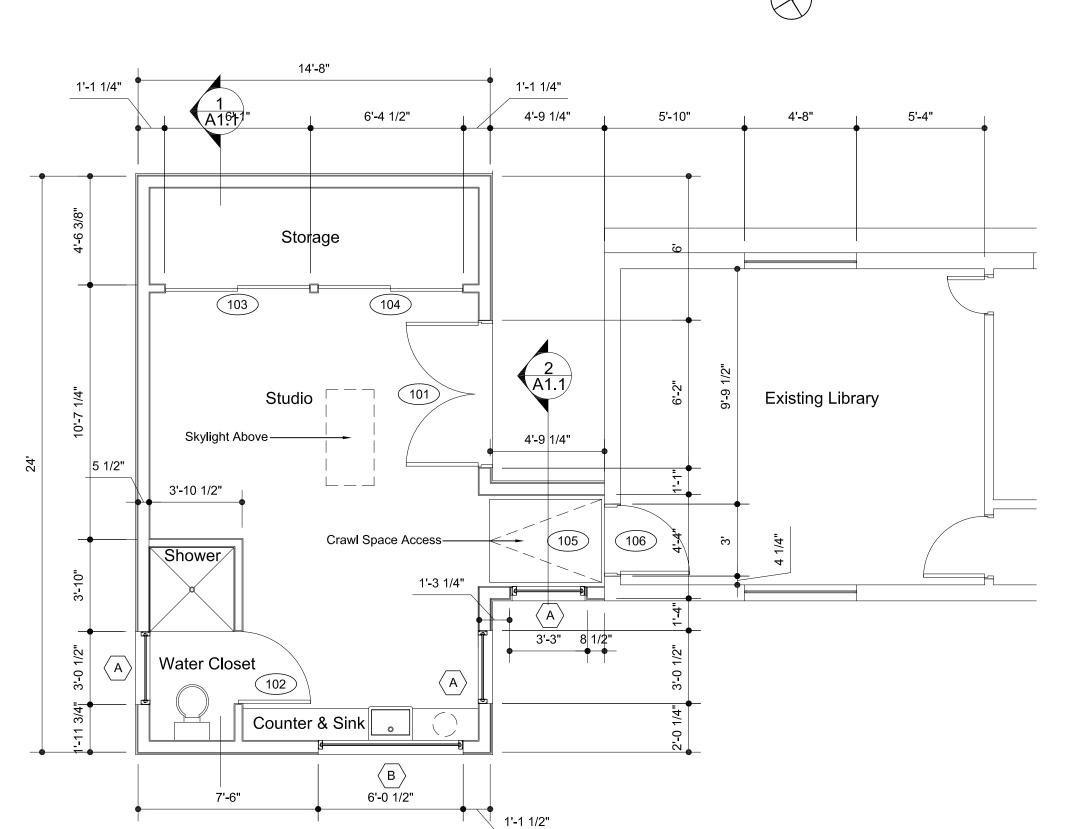
- 3 Coat Stucco Color To Match Existing
 House
- 2) 1/2" OSB Sheathing
- (3) Blanket Insulation R-19
- (4) 2" X 6" Framing W/ Pressure Treated Base Plate Anchored to Foundation W/ 1/2" dia X 10" @ 24" o.c.
- (5) 1 1/2" Rigid Perimeter Insulation R-10 min. to Top of Slab
- (6) 3000 P.S.I. Concrete Foundation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

Window Schedule

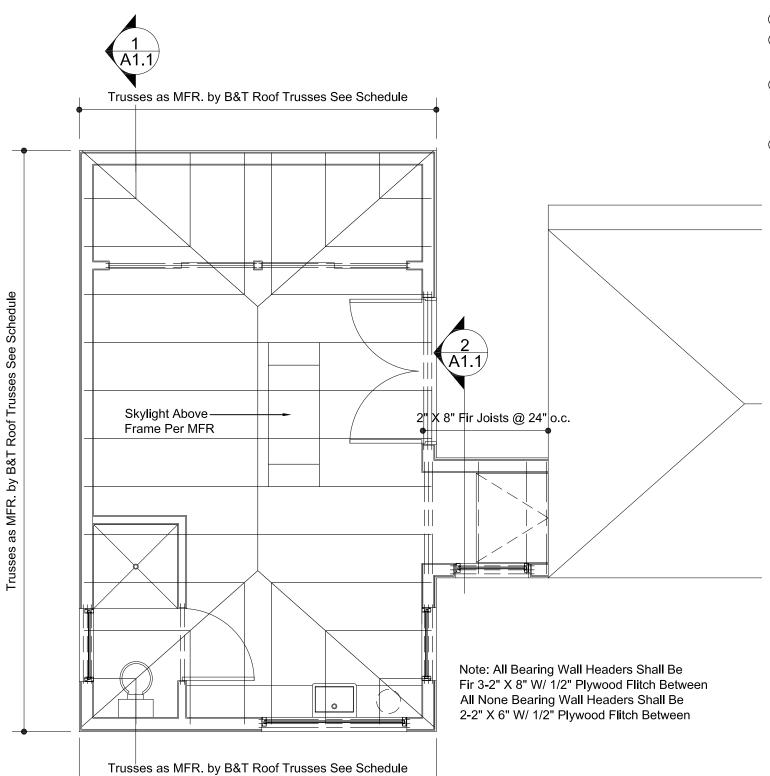
- A 3'-0" X 3'-0" Insulated Casement W/
 Low E Coating
- B 6'-0" X 3'-0" Insulated Casement W/
 Low E Coating

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
- 2-3'-0" X 6'-8" By-Pass Solid Core Paint Grade
- 4'-8" X 3'-5 1/2" Wood Floor Hatch To
 Match Existing Flooring Of Existing
 House
- 3'-0" X 6'-8" 15 Lite Glass Interior Stain Grade



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



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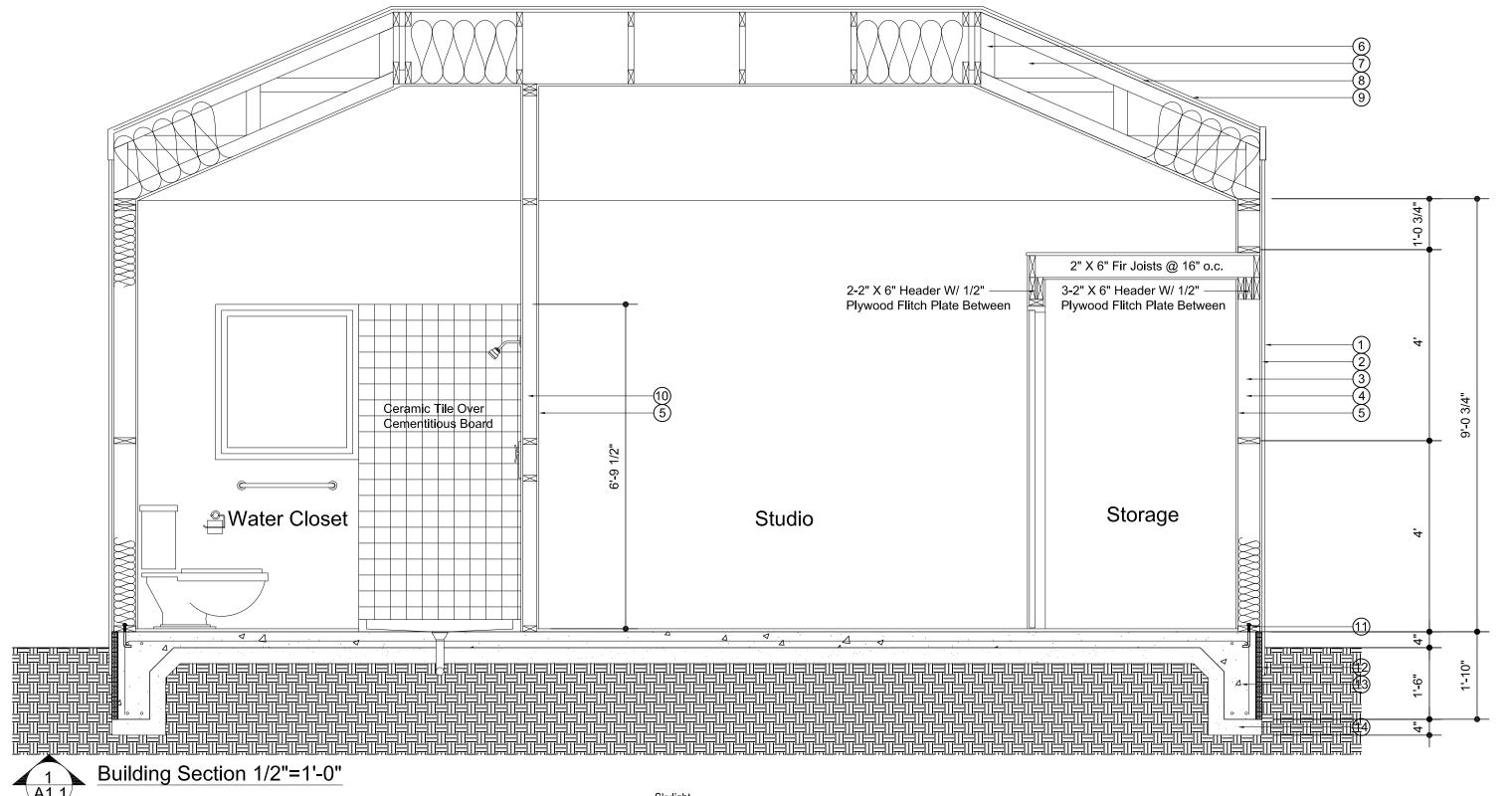
A1.0

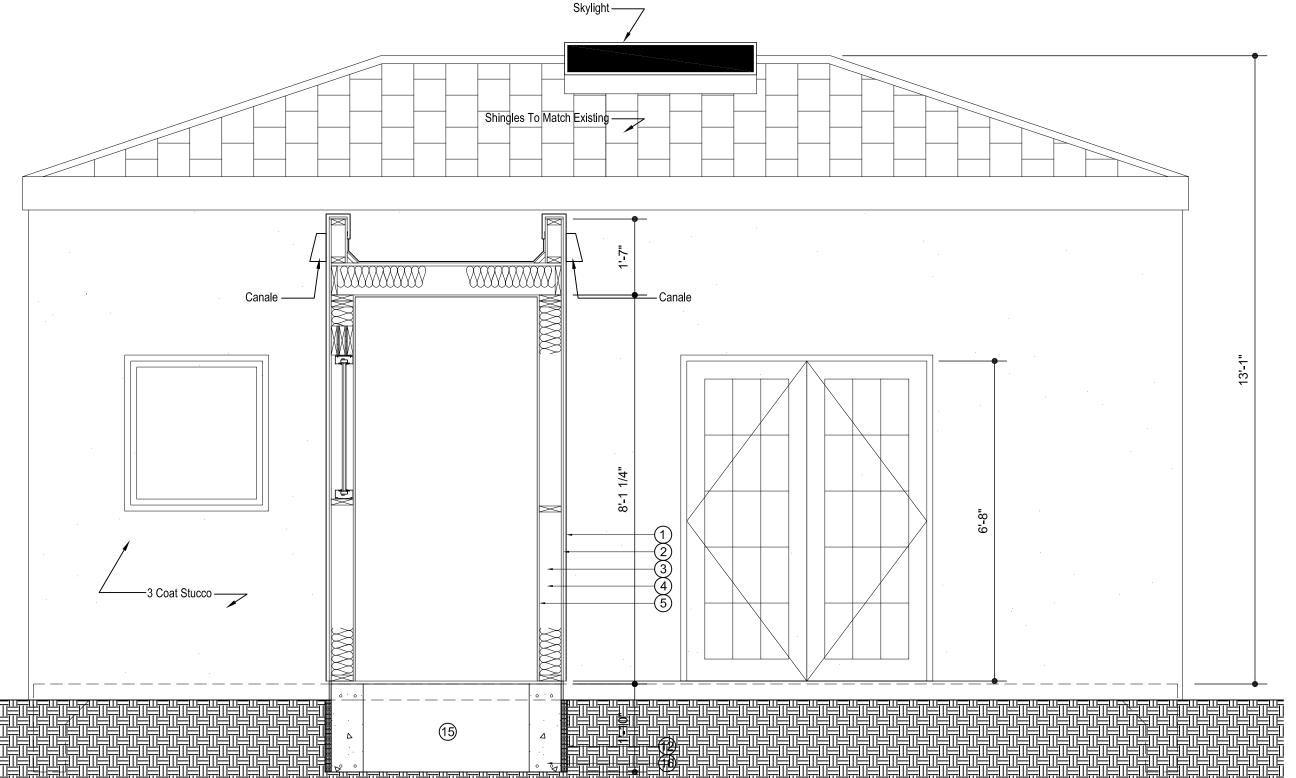
Shanmuga Studio 3224 Monterey Ave.

SE Albuquerque, NM

Foundation, Floor & Roof Framing Plans

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





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

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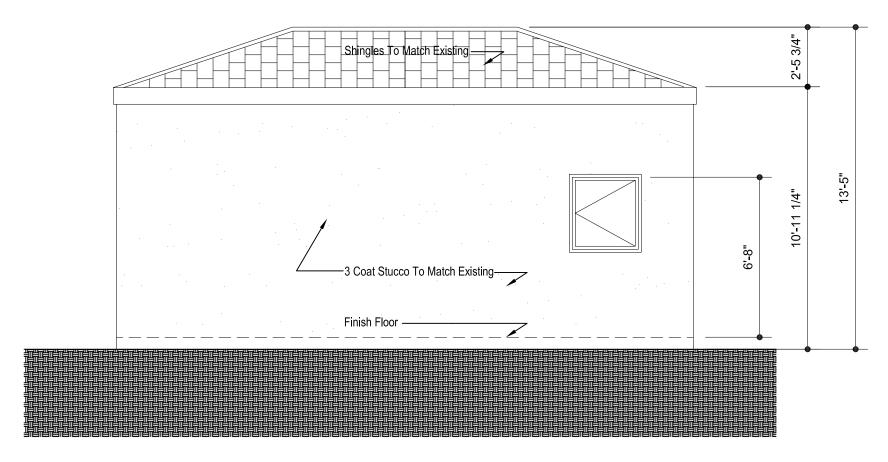
Construction Notes

- 1 3 Coat Stucco W/ Wire Mesh & "Tyvec" Wrapping Cont. Color To Match Existing
- 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
- 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.

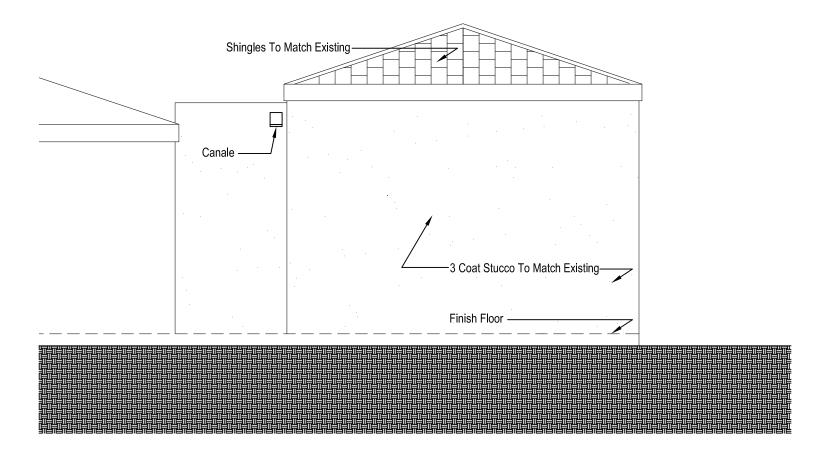
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Building Section & Details

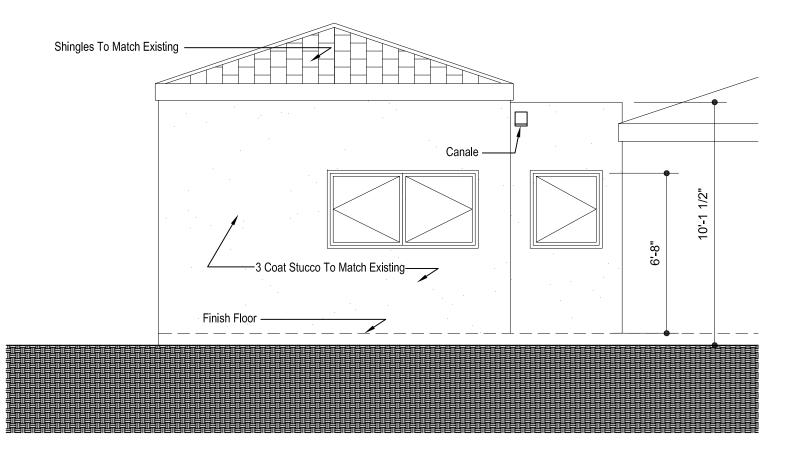
Date: 10 April 2015



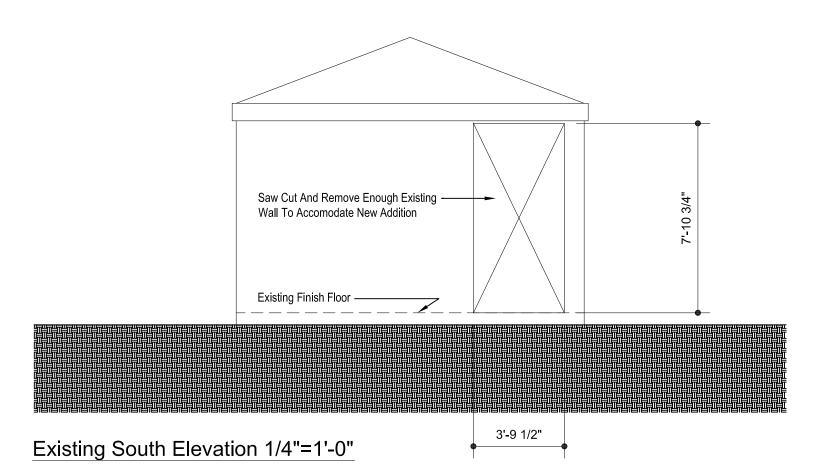
South Elevation 1/4"=1'-0"

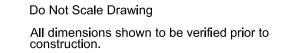


West Elevation 1/4"=1'-0"



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





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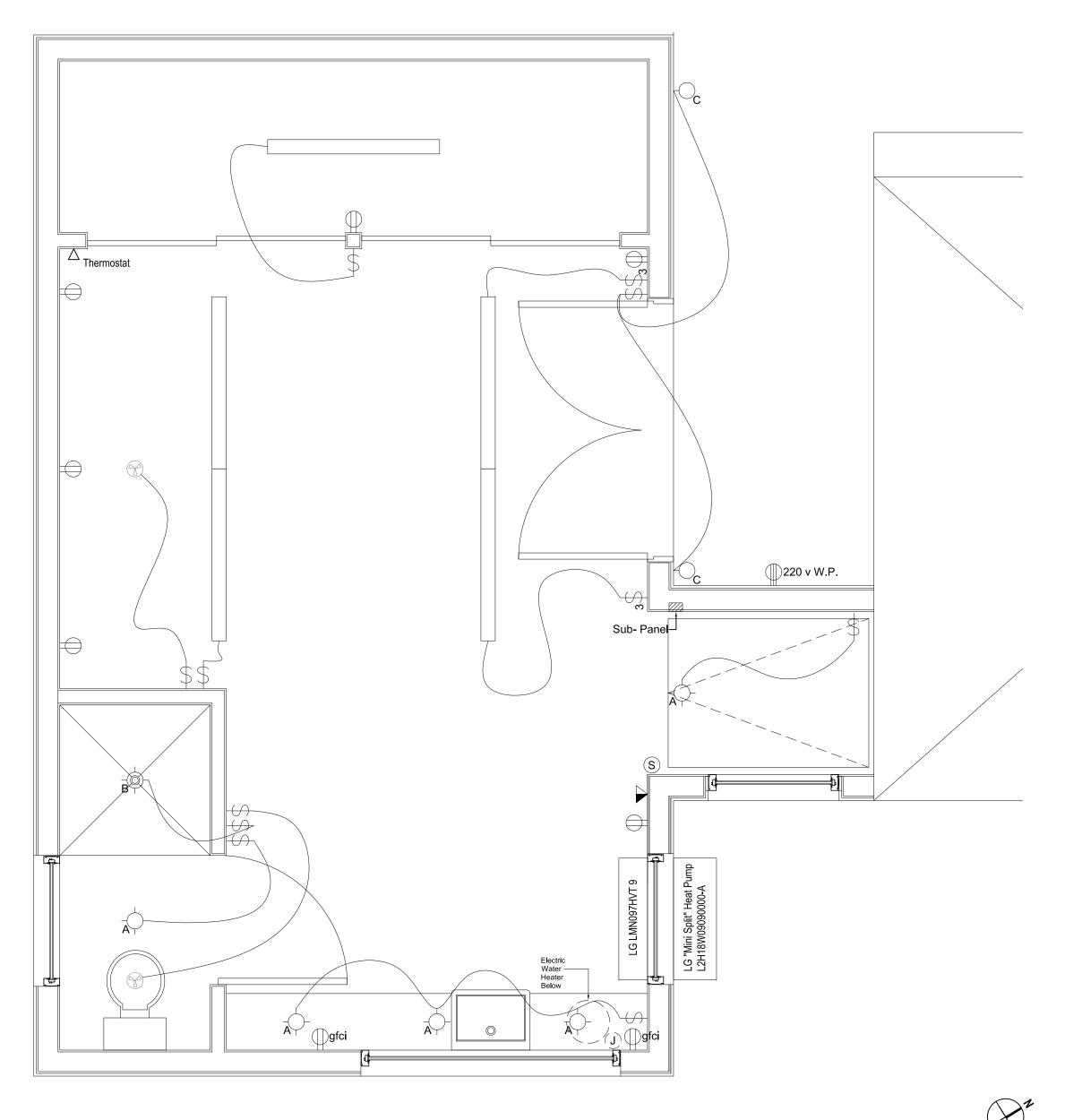
Building Elevations

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

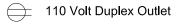
GENERAL NOTES

Do Not Scale Drawing

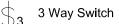
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Legend









6" Recessed "Can" Fixture

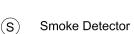


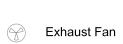


4" Recessed "Can" Water-Proof Fixture



Wall Mounted Water-Proof Fixture





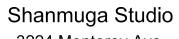


TeleCom Outlet



Ground Fault Ciruit Interrupter





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Electrical Plan

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