



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Kellie Dunaway		Phone: 505-243-3499
Address: 906 1/2 Park Ave. SW		Email: kellie@integrateddesignarch.com
City: Albuquerque	State: New Mexico	Zip: 87102
Professional/Agent (if any): Integrated Design & Architecture		Phone: 505-243-3499
Address: 906 1/2 Park Ave. SW		Email: bob@integrateddesignarch.com
City: Albuquerque	State: New Mexico	Zip: 87102
Proprietary Interest in Site: N/A	List <u>all</u> owners: Robert G. Hall	

BRIEF DESCRIPTION OF REQUEST

We are renovating an apartment complex, mostly replacing like-for-like, and an Administrative Amendment is necessary for us to obtain a building permit from the City of Albuquerque.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: C & D	Block: 0000	Unit:
Subdivision/Addition: Lulac Proyecto Bienvenido	MRGCD Map No.: 38	UPC Code: 101205832747511201 & 101205836647011202
Zone Atlas Page(s): J-12-Z	Existing Zoning: PD	Proposed Zoning: PD
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (acres): 7.98

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2821 Mountain Rd NW	Between: Bosque Verde Ln NW	and: Montoya St NW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Previous AA's: (1) Z-69-96 & (2) Project# 1003792, File# 04-01801	
Signature:	Date: 4/10/20
Printed Name: Robert G. Hall, Integrated Design & Architecture	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2020-00153	MA	\$50			
Meeting/Hearing Date: N/A			Fee Total: \$50		
Staff Signature: <i>Vanessa A Segura</i>			Date: 4/16/2020		Project # PR-2020-003634

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@caba.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- N/A Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

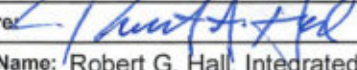
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.


ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 	Date: 4/16/20
Printed Name: Robert G. Hall, Integrated Design & Architecture	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers	
PR-2020-003634	SI-2020-00153	
	-	
	-	
Staff Signature: <i>Vanessa A Segura</i>		
Date: 4/16/2020		



Albuquerque-Sunny Acres, LP

Post Office Box 310, Keene, CA 93531 • Tel. (661) 823-6201 • Fax (661) 823-6175

April 8, 2020

Development Review Board
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

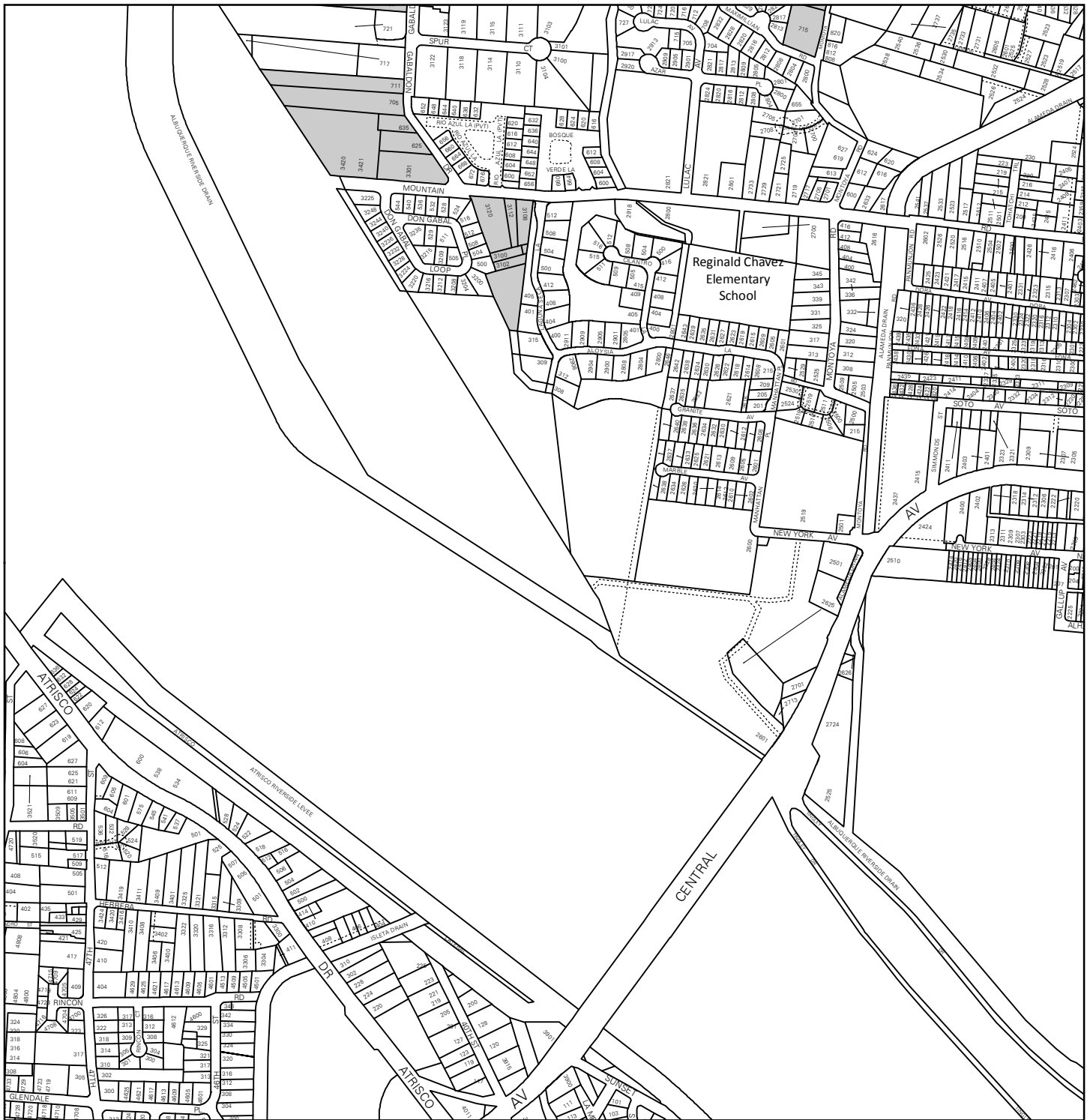
RE: DRB Minor Amendments to Site Plan for project 2821 Mountain Rd NW

To Whom It May Concern:

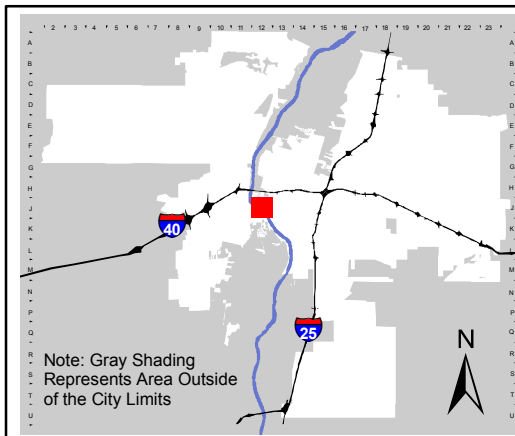
Please be advised that I am authorized representative and signatory of Albuquerque, Sunny Acres, LP, a New Mexico limited partnership (the "Partnership"). As an authorized representative of the Partnership, I hereby designate Integrated Design & Architecture as our authorized agent for the exclusive purpose of taking any all action necessary to process, finalize, and submit the above-referenced application. If you have any questions regarding this, please do not hesitate to contact me.

Sincerely,

Paul Park
Secretary



For more current information and details visit: www.cabq.gov/gis

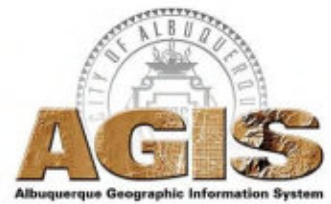


Note: Gray Shading Represents Area Outside of the City Limits

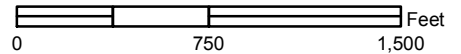
Address Map Page:

J-12-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



April 9, 2020

Robert G. Hall
Integrated Design & Architecture
906 ½ Park Ave. SW
Albuquerque, New Mexico 87102



integrated
design & architecture

Maggie Gould, Jacobo Martinez, or Jay Rodenbeck
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Plaza David Chavez Apartments at 2821 Mountain Road NW

Planning Department,

This letter serves as a justification for our request for an Administrative Amendment for our renovation of Plaza David Chavez Apartments at 2821 Mountain Road NW. The project was originally built in the 1970s, and the proposed changes to the site are renovations due to the needs of the property as per a Critical Needs Assessment (CNA), New Mexico Mortgage Finance Authority (MFA) requirements, current ADA accessibility requirements, and fire egress requirements. The majority of the work on this project falls under the 2015 IEBC.

The proposed changes to the site include:

- repair, as necessary, existing fences and concrete sidewalks in poor condition
- replacement or new concrete sidewalks and ramps with handrails, where required, to link accessible units to accessible parking spaces, laundry-maintenance-office (LMO) building, and site amenities
- new accessible parking stalls and aisles, wheel stops, accessible parking signage, and curb ramps with truncated domes
- new parking lot striping
- new playground signage and two (2) new benches at existing playgrounds
- one (1) new accessible barbeque grill, picnic table, and concrete pad (existing non-accessible grills and tables to remain)
- replacement or new lighting to improve wayfinding
- five (5) new bicycle racks

The proposed changes to the building exteriors include:

- new paint at existing stucco, slump block, and metals
- replacement of existing unit signage with new accessible unit signage with braille
- replacement of existing building signage with new standalone letters/numbers and new lighting
- new front and back doors
- new windows, including a few windows 6" taller for egress
- replacement light bulbs at existing fixtures

The following descriptions and explanations justify how our project meets all of the required criteria as per IDO Section 14-16-6-4(X)(2).

Albuquerque, New Mexico Integrated Development Ordinance

6-4(X)(2) Minor Amendments

6-4(X)(2)(a) A minor amendment must meet all of the following criteria:

- 1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.**

This project was originally built in the 1970s and the proposed renovation work is due to the needs of the property to improve its condition as per the CNA in addition to changes based on new or revised codes introduced after 1970 for ADA compliance and egress.

- 2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-5 (cumulative of any earlier deviations or amendments).**

The proposed renovation work does not affect any building gross square footages, setbacks, building heights, wall/fence heights, or any other numerical standard on the site or building exterior greater than 10%. There are a few areas of new concrete as well as areas where existing concrete is being replaced, all solely to bring the project into ADA compliance.

- 3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.**

There are no proposed changes that affect the volume of open space on the site.

- 4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.**

The proposed changes do not modify any building setbacks.

- 5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.**

The proposed changes do not affect the number of existing residential dwelling units on the property and do not add any additional units.

- 6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.**

Because many of the proposed changes are based on the current condition as per the CNA, the proposed changes improve the quality of the project and its elements but do not change the design standards.

- 7. The amendment does not reduce the amount of total landscaping installed on the property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.**

The proposed changes do not affect any existing screening or buffering on the site. The only areas of landscaping modification are as required for accessibility including the accessible route to site amenities. Specifically, landscaping is only reduced for new concrete at the playground areas, new concrete for the accessible BBQ area, and new concrete ramps in front of (2) of the new accessible units.

- 8. The amendment does not increase the traffic accessing the property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.**

The proposed changes do not affect existing traffic access or flows and do not modify any routes or paths through the property.

- 9. Other than those allowed within the threshold of a minor amendment pursuant to Table 6-4-4, the amendment does not affect a standard in Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or the DPM, in which case DRB review is required through a Site Plan – DRB pursuant to Subsection 14-16-6-6(G).**

The proposed changes do not affect existing traffic access, flow, connectivity, or site circulation. They also do not affect the existing lot size, subdivisions, or lot design. No buildings are expanding or changing use. The number of existing parking spaces already exceeds the minimum IDO requirements and with new restriping, an additional 15 parking spaces are provided.

- 10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.**

There are no specific conditions affected by the proposed changes.

- 11. The amendment does not affect a property in an Overlay zone as regulated per Part 14-16-3, in which case amendments may be granted per the original approval process for the Site Plan governing the site.**

The property is not in an Overlay zone and the proposed changes do not affect adjacent properties.

- 12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the property.**

The proposed changes do not change the existing land use of the property.

- 13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).**

The proposed changes do not expand the existing buildings, setbacks, lot size, etc.

Sincerely,



Robert G. Hall
Integrated Design & Architecture

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8'8"

DRAWING INDEX		DRAWING INDEX	
DRAWING TITLES		DRAWING TITLES	
C1	COVER SHEET	A22	GENERAL FLOOR PLAN BUILDING F
C2	TOPOGRAPHIC SURVEY	A23	BUILDING G
C3	PLOT PLAN	A24	BUILDING H
C4	MISC. SITE DETAILS	A25	UNIT FLOOR PLANS 1#2 BEDROOM
C5	MECHANICAL UTILITY SITE PLAN	A26	3 BEDROOM
C6	ELECTRICAL UTILITY SITE PLAN	A27	4 BEDROOM
C7	GRADING PLAN	A28	WALL SECTIONS AND DETAILS BUILDING A THRU H
C8	PLANTING & SPRINKLER PLAN	A29	WALL SECTIONS AND DETAILS BUILDING A THRU H
A1	GENERAL FOUNDATION PLAN BUILDING A	A30	EXTERIOR ELEVATIONS BUILDING A
A2	BUILDING B	A31	BUILDING B
A3	BUILDING C	A32	BUILDING C
A4	BUILDING D	A33	BUILDING D
A5	BUILDING E	A34	BUILDING E
A6	BUILDING F	A35	BUILDING F
A7	BUILDING G	A36	BUILDING G
A8	BUILDING H	A37	BUILDING H
A9	GENERAL ROOF FRAMING PLAN BUILDING A	A38	INTERIOR ELEVATIONS
A10	BUILDING B	M1	PLUMBING FLOOR PLAN BUILDING A
A11	BUILDING C	M2	BUILDING B
A12	BUILDING D	M3	BUILDING C
A13	BUILDING E	M4	BUILDING D
A14	BUILDING F	M5	BUILDING E
A15	BUILDING G	M6	BUILDING F
A16	BUILDING H	M7	BUILDING G
A17	GENERAL FLOOR PLAN BUILDING A	M8	BUILDING H
A18	BUILDING B	M9	ONE AND TWO BEDROOM
A19	BUILDING C	M10	THREE BEDROOM
A20	BUILDING D	M11	FOUR BEDROOM
A21	BUILDING E	M12	A/C FLOOR PLAN ONE AND TWO BEDROOM

DRAWING INDEX		DRAWING INDEX	
DRAWING TITLES		DRAWING TITLES	
M13	A/C FLOOR PLAN THREE BEDROOM	E1	ELECTRICAL APARTMENT UNIT PLANS
M14	FOUR BEDROOM	E2	POWER AND TELEPHONE RISERS
E1	ELECTRICAL APARTMENT UNIT PLANS	E3	ELECTRICAL DETAILS
E2	POWER AND TELEPHONE RISERS	A39	FOUNDATION PLAN & DETAILS COMMUNITY CENTER (BLDG. J)
E3	ELECTRICAL DETAILS	A40	ROOF FRAMING PLAN & DETAILS COMMUNITY CENTER (BLDG. J)
A39	FOUNDATION PLAN & DETAILS COMMUNITY CENTER (BLDG. J)	A41	FLOOR PLAN & SCHEDULE COMMUNITY CENTER (BLDG. J)
A40	ROOF FRAMING PLAN & DETAILS COMMUNITY CENTER (BLDG. J)	A42	WALL SECTIONS COMMUNITY CENTER (BLDG. J)
A41	FLOOR PLAN & SCHEDULE COMMUNITY CENTER (BLDG. J)	A43	EXTERIOR ELEVATIONS & BLDG. SECTIONS COMMUNITY CENTER (BLDG. J)
A42	WALL SECTIONS COMMUNITY CENTER (BLDG. J)	A44	INTERIOR ELEVATIONS & MISC. DETAILS COMMUNITY CENTER (BLDG. J)
A43	EXTERIOR ELEVATIONS & BLDG. SECTIONS COMMUNITY CENTER (BLDG. J)	M15	PLUMBING FLOOR PLAN COMMUNITY CENTER (BLDG. J)
A44	INTERIOR ELEVATIONS & MISC. DETAILS COMMUNITY CENTER (BLDG. J)	M16	A/C FLOOR PLAN COMMUNITY CENTER (BLDG. J)
M15	PLUMBING FLOOR PLAN COMMUNITY CENTER (BLDG. J)	E4	ELECTRICAL COMMUNITY CENTER (BLDG. J)
M16	A/C FLOOR PLAN COMMUNITY CENTER (BLDG. J)		

CITY OF ALBUQUERQUE
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[Signature]
 City Clerk/Recorder

DESIGN AND SUPERVISING ARCHITECT	ROBERT L. TORRES	DATE
OWNER	LULAC PROYECTO BIENVENIDO	DATE
CONTRACTOR	BRENNAND CONSTRUCTION COMPANY, INC.	DATE
MORTGAGEE	REALTY MORTGAGE AND INVESTMENT COMPANY	DATE
BONDING COMPANY	EMPLOYERS COMMERCIAL UNION INSURANCE COMPANY OF AMERICA	DATE
HOUSING CONSULTANT	DAN J. RAMBO URBAN AMERICA	DATE

DISTRIBUTION & ROOM COUNT SCHEDULE					
BUILDING	LU 1 BEDROOM BATH	LU 2 BEDROOM BATH	LU 3 BEDROOM 1/2 BATH	LU 4 BEDROOM 1/2 BATH	TOTAL APTS PER BLDG
A	2	1	6	1	10
B	3	1	4	2	10
C	1	1	4	2	8
D	1	1	4	3	9
E	3	1	4	2	10
F	2	1	6	1	10
G	3	1	5	2	11
H	1	1	3	2	7
TOTALS	16	8	36	15	75
J	COMMUNITY CENTER W/IMEN & WOMENS TOILET OCCUPANCY				53



LULAC Proyecto Bienvenido

PROJECT NO. 116-44008-NP-SUP

ALBUQUERQUE, NEW MEXICO

CITY OF ALBUQUERQUE

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sheet of 1

ROBERT L. TORRES
 Architect
 ALBUQUERQUE, NEW MEXICO

LULAC Proyecto Bienvenido
 PROGRAM - 75 UNITS
 F.H.A. 236
 2510 MOUNTAIN ROAD, N.W.
 ALBUQUERQUE, NEW MEXICO

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DEC. 2 1975



ROBERT L. TORRES
ARCHITECT
ALBUQUERQUE, NEW MEXICO

PLOT PLAN

Projecto Bienvenido
PROGRAM - 75 UNITS
LULAC F.H.A. 236
MOUNTAIN ROAD, N.W.
ALBUQUERQUE, N.M.
sheet of

NOTE: EXTENT OF WORK TO BE WITHIN PROPERTY LINES EXCEPT ON MOUNTAIN RD.

UNIT DESIGNATION KEY

BUILDING A - NUMBER OF BEDROOMS
UNIT NUMBER WITHIN BUILDING

LEGEND

- ASPHALTIC PAVING
- CONCRETE

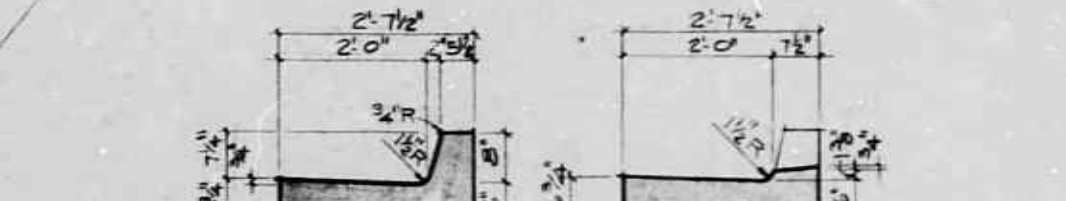
TYPICAL DRIVEWAY CURB CUT & PAD

SCALE 1/2"=1'-0"

GENERAL NOTES

- REFER TO GENERAL FLOOR PLANS, SHEETS A17-A24 FOR DETAILED PLANS OF FENCES, PATIOS, FRONT PORCHES, AND FRONT WALKS.
- All sidewalks are 3' wide unless otherwise noted.
- Benches between buildings and parking are not indicated this sheet. Refer to General Floor Plan sheets A17-A24.

SIDEWALK & GUTTER



CURB & GUTTER LAYDOWN CURB



GLUTTER & DRIVEWAY

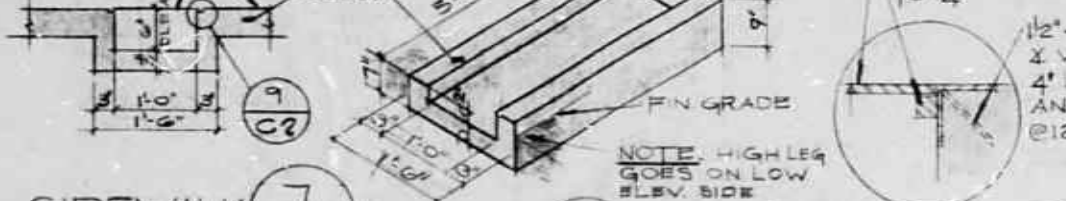


TYPICAL CURB & GUTTER DETAILS

CITY OF ALBUQUERQUE DETAILS

CONC PAD FOR HYDRANT

SCALE 1/2"=1'-0"



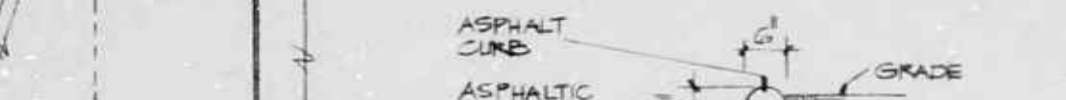
SIDEWALK DRAIN



HEADER CURB



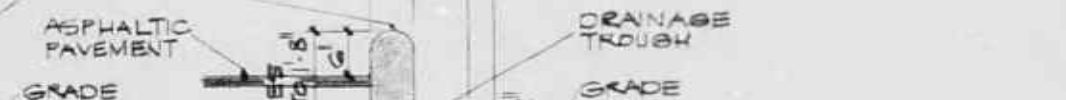
SIDEWALK PLAN



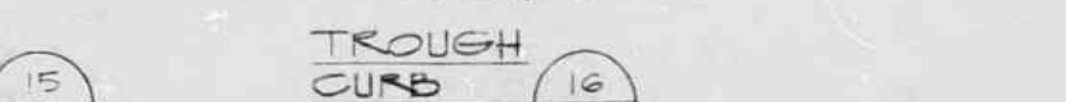
ASPHALT CURB



RETAINER CURB

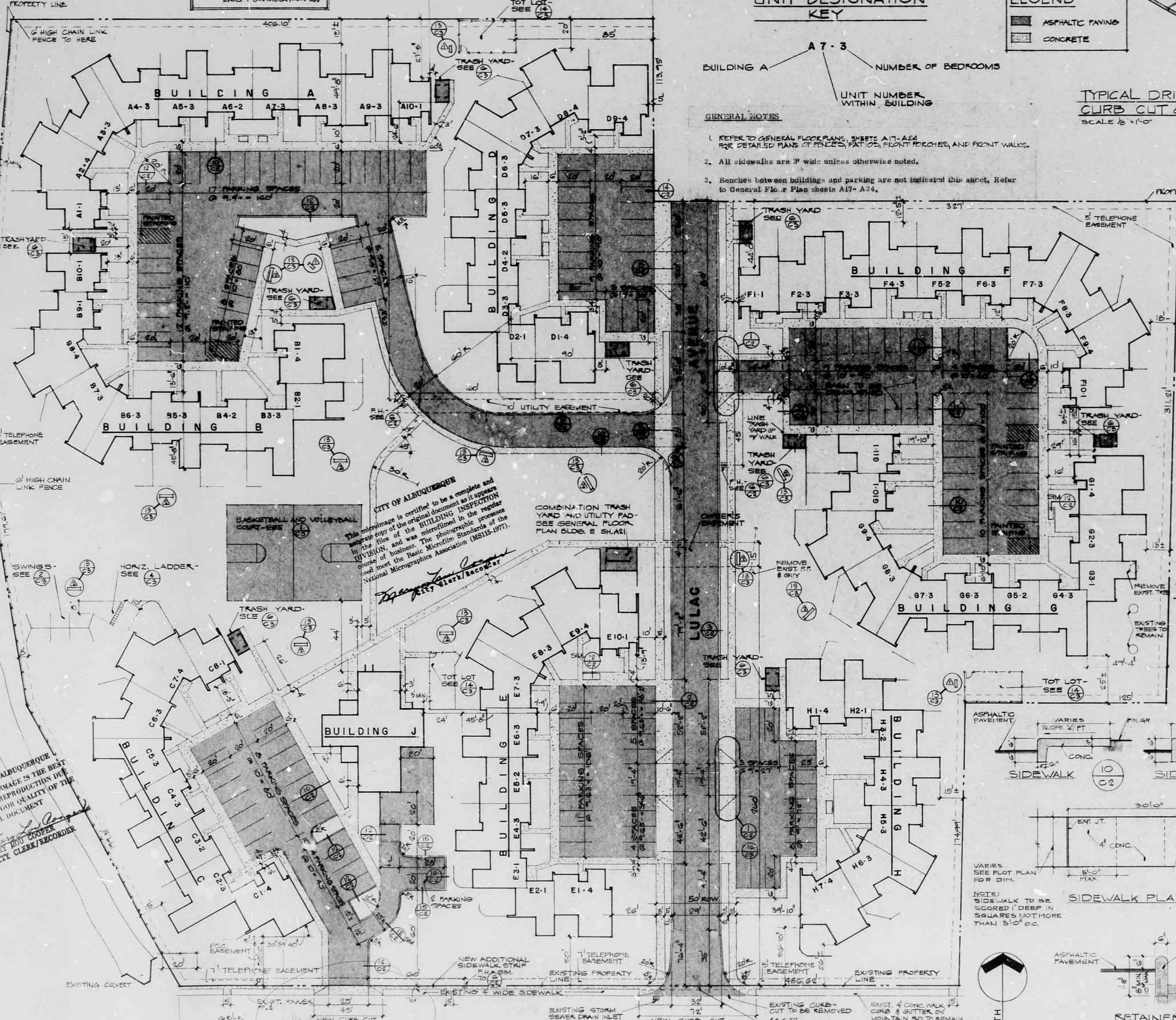


TROUGH CURB



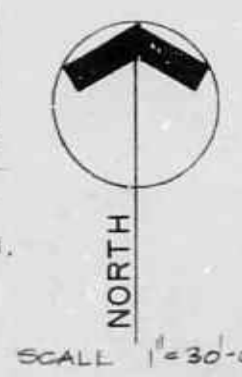
ON-SITE DETAILS

SCALE 1/2"=1'-0"



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KURT ROY ROBERTS
CITY CLERK/RECORDER



CITY OF ALBUQUERQUE

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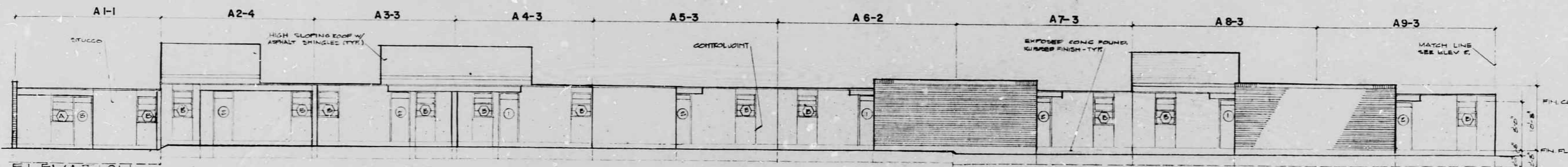
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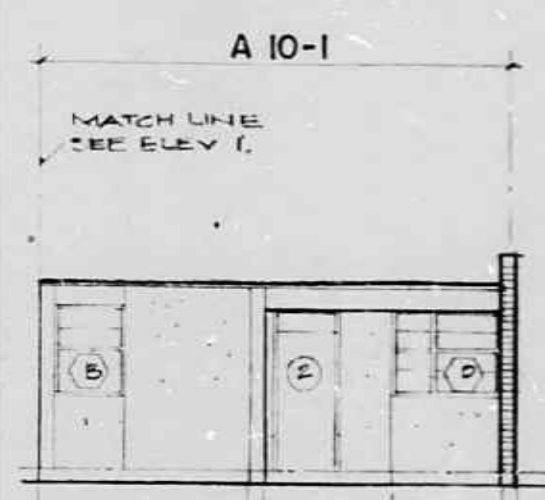
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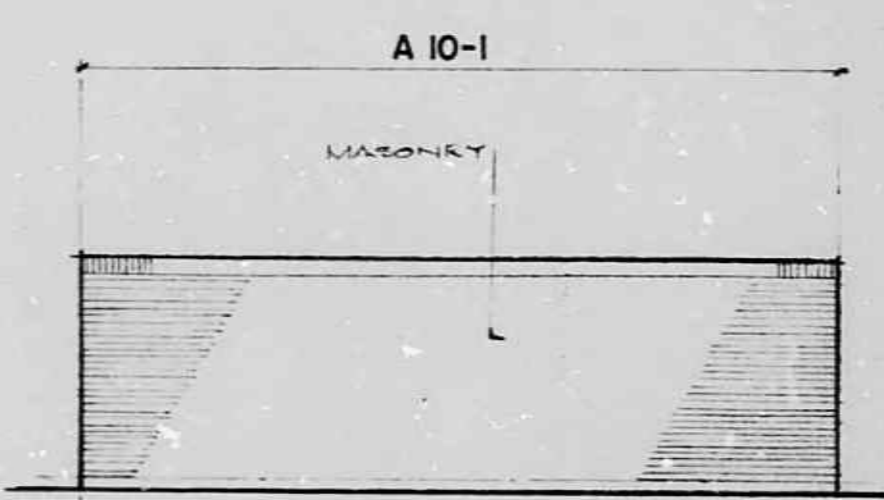
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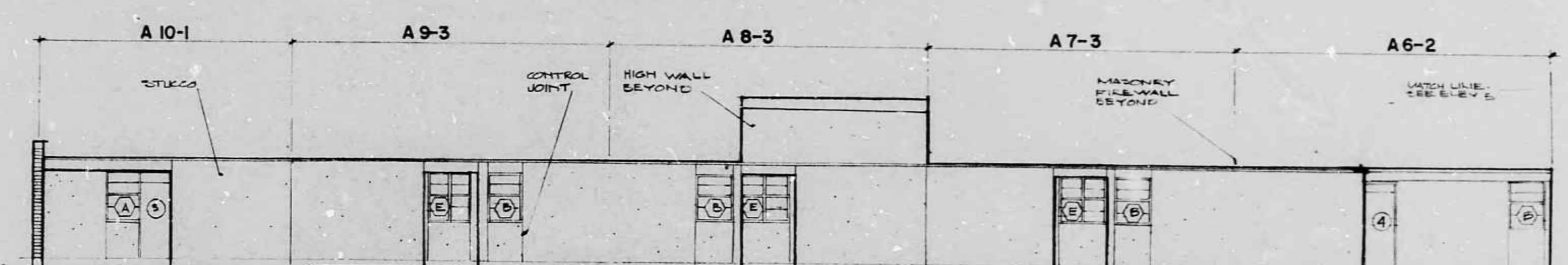
ELEVATION 1



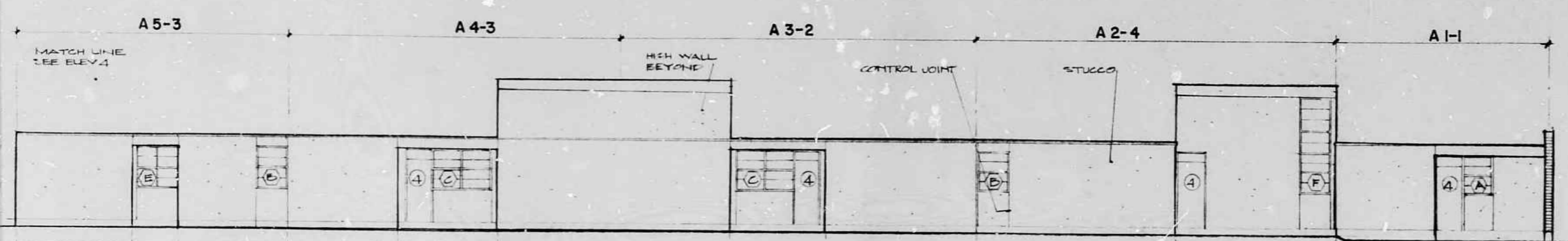
ELEVATION 2



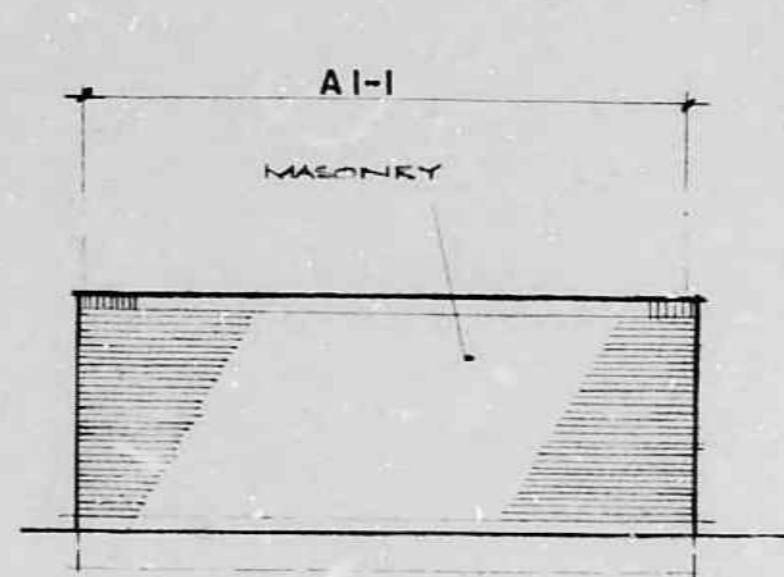
ELEVATION 3



ELEVATION 4



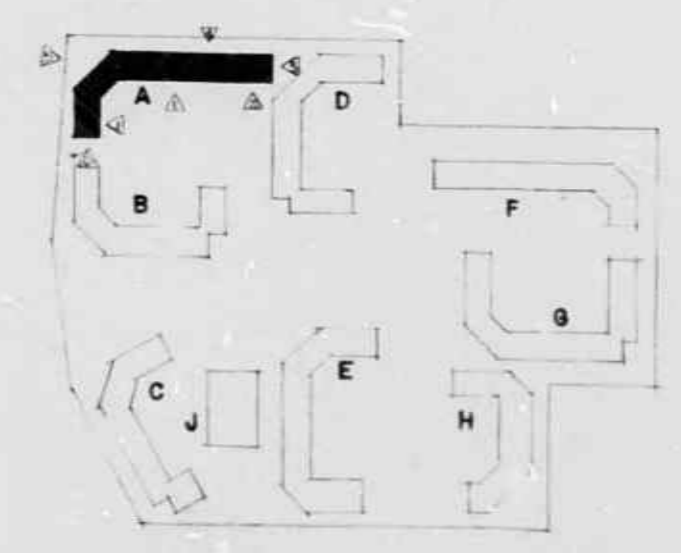
ELEVATION 5



ELEVATION 6

CITY OF ALBUQUERQUE
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 City Clerk/Recorder

CITY OF ALBUQUERQUE
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[Signature]
 MARY JO COOPER
 CITY CLERK/RECORDER



KEY PLAN



ROBERT L. TORRES
 ARCHITECT
 ALBUQUERQUE, NEW MEXICO

EXTERIOR ELEVATIONS
 BUILDING A
 8.5"

11"

Projecto Bienvenido
 LULAC - 288 MOUNTAIN ROAD
 ALBUQUERQUE, NEW MEXICO
 17"

22"

sheet
 of
 30

22

17

11

9

8.5"

11"

17"

22"

77



ROBERT H. TORRES
ARCHITECT
ALBUQUERQUE, NEW MEXICO

EXTERIOR ELEVATIONS
BUILDING B

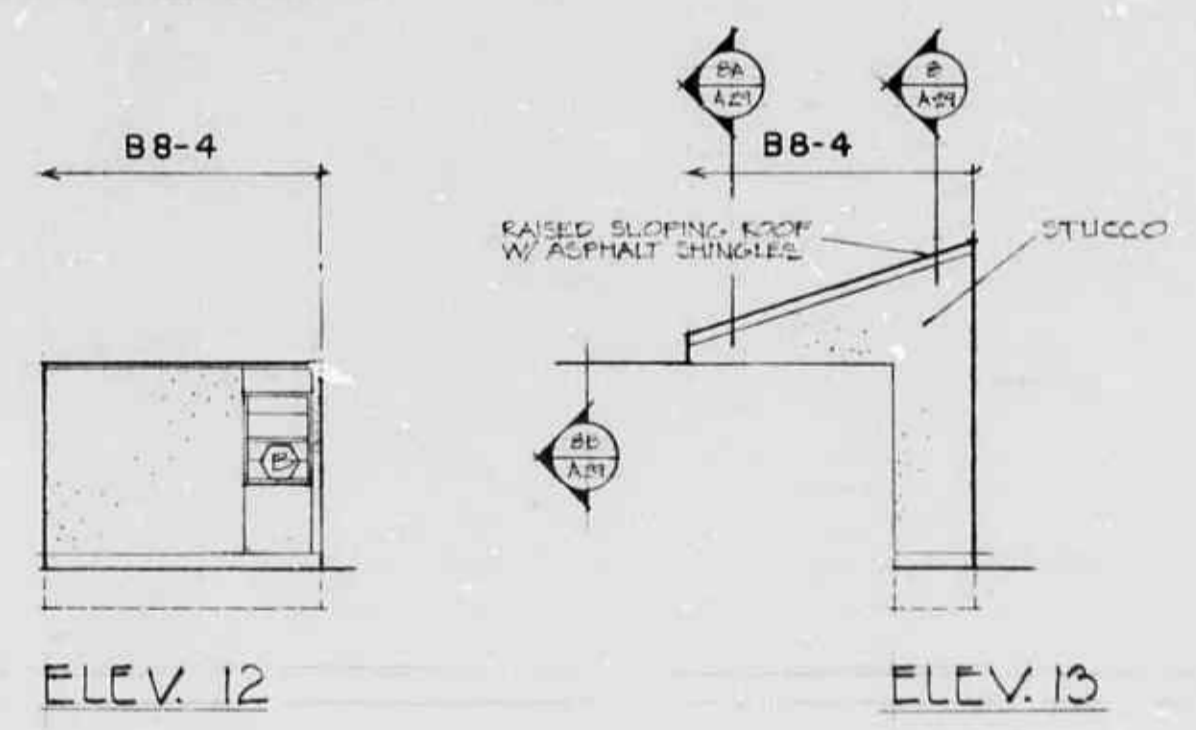
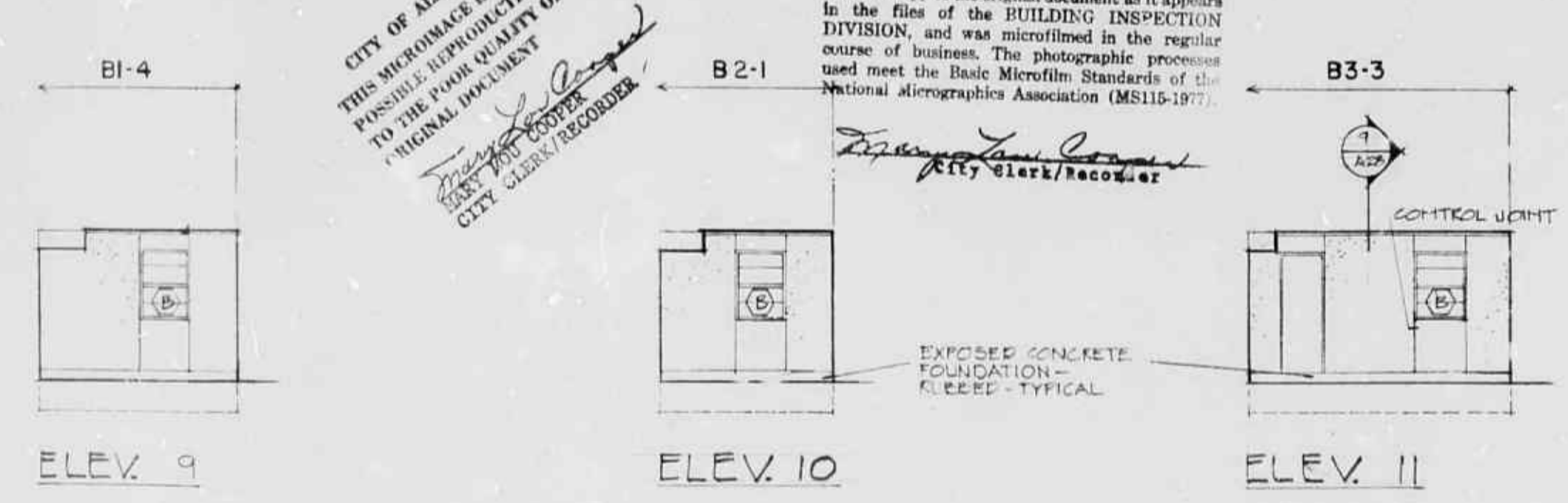
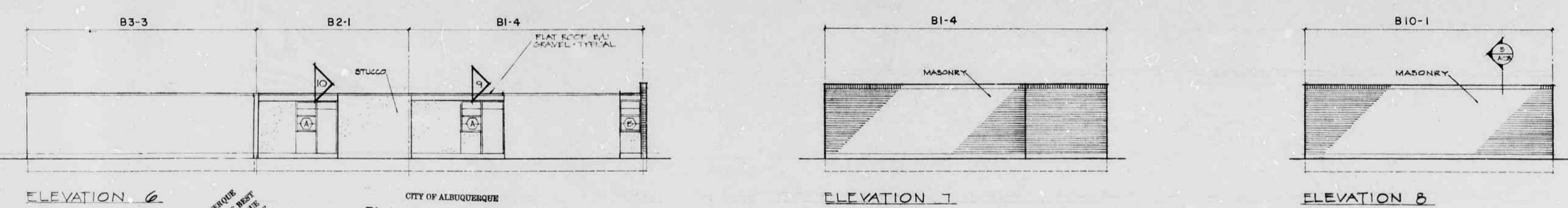
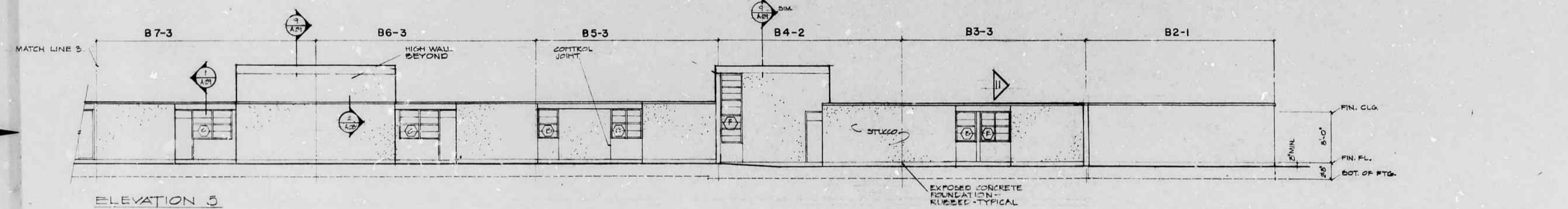
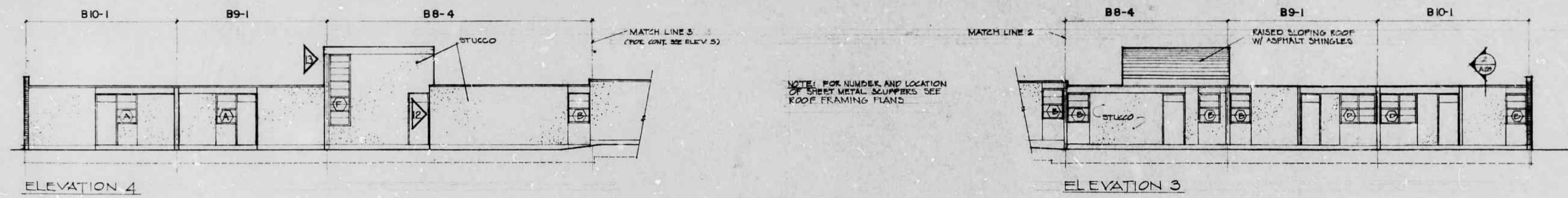
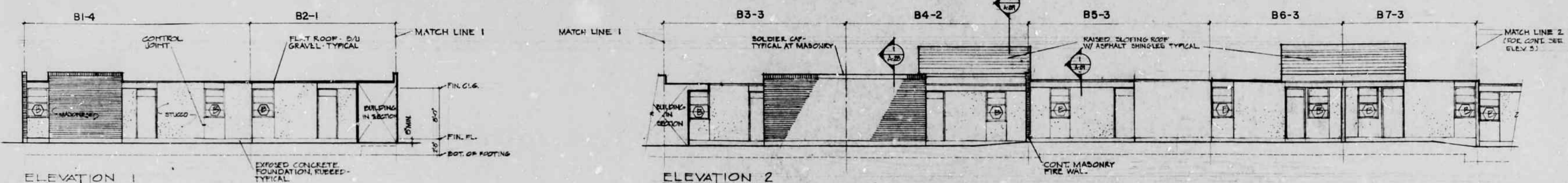
8.5"

11"

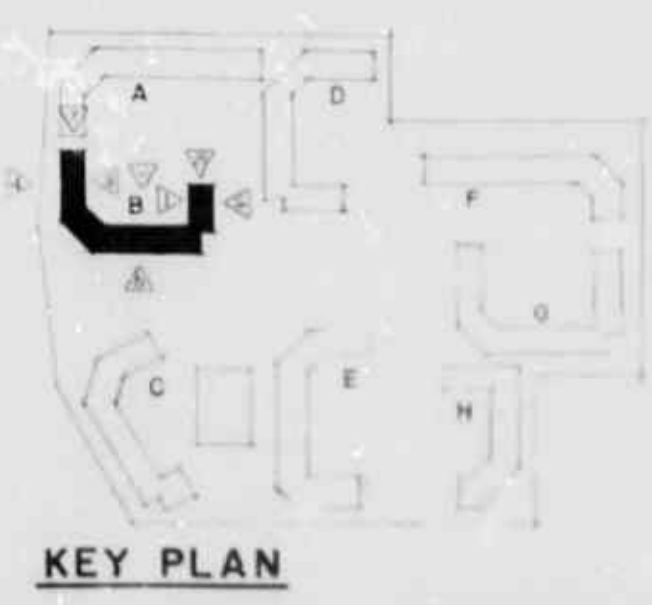
17"

22"

Projecto Bienvenido
LULAC
15 UNITS
MOUNTAIN VIEW
ALBUQUERQUE, N.M.
sheet
of
31



NOTE: FOR LOCATION OF ELEVATIONS SEE ELEVATIONS THIS SHEET



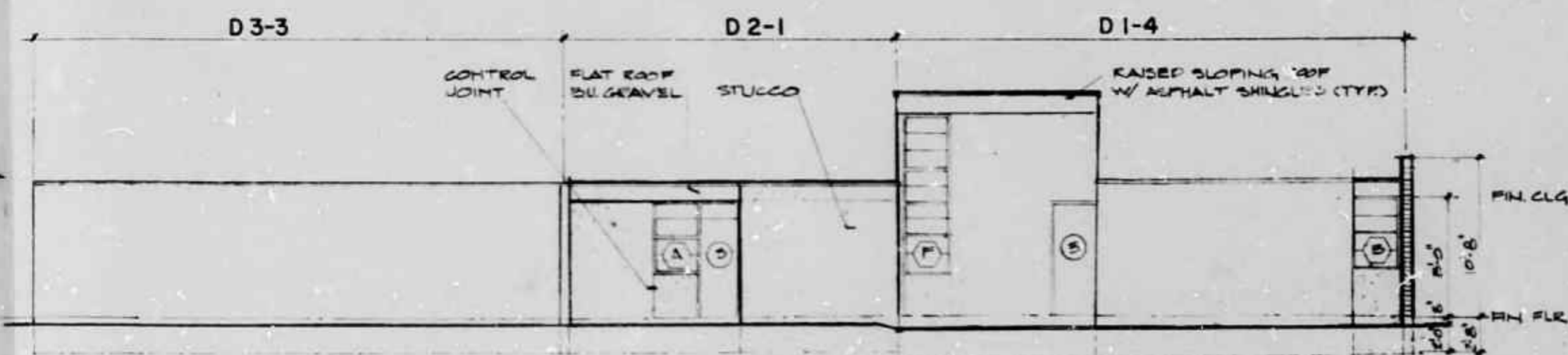
CITY OF ALBUQUERQUE

27

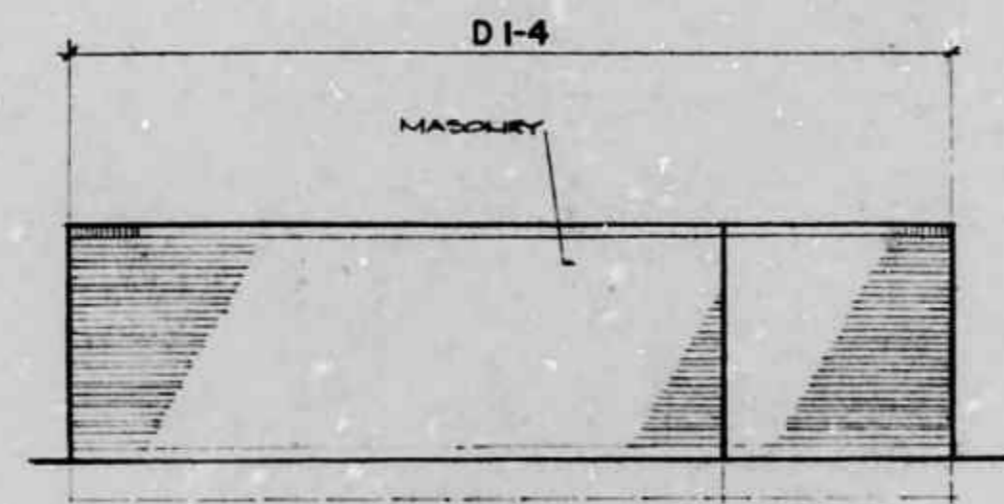
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11

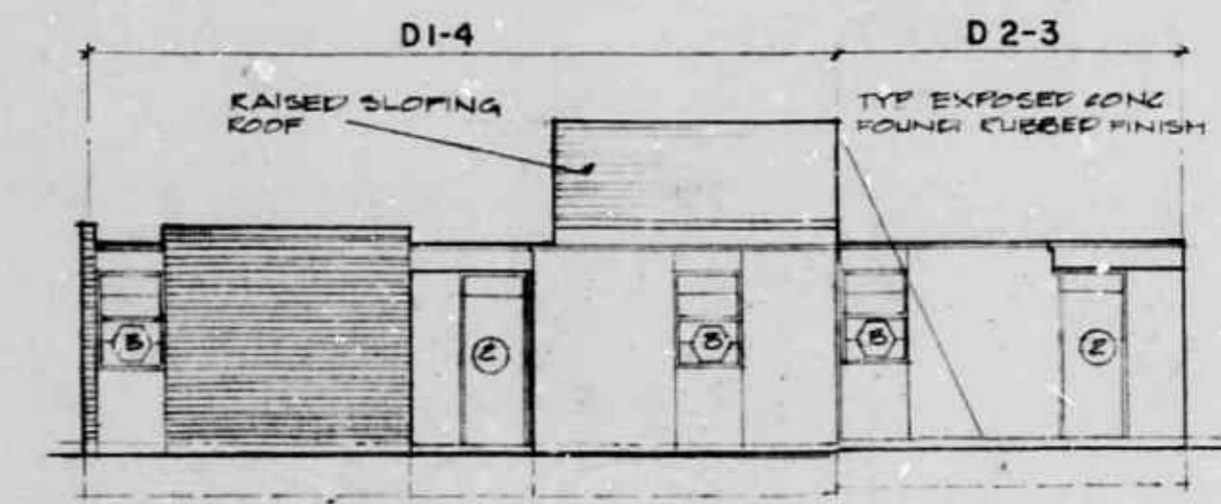
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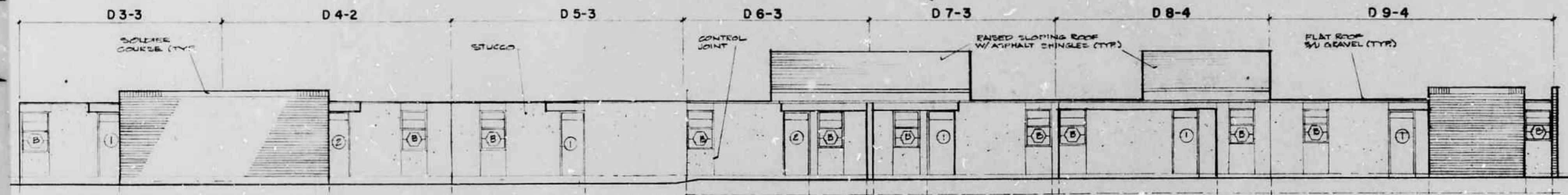
ELEVATION 1



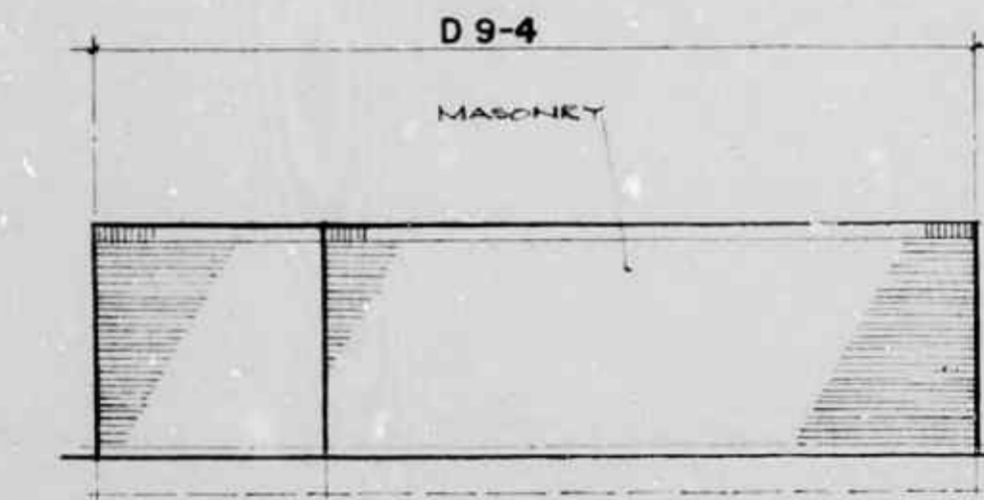
ELEVATION 2



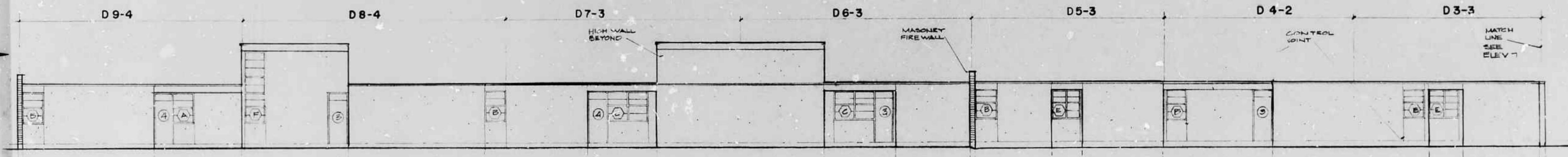
ELEVATION 3



ELEVATION 4

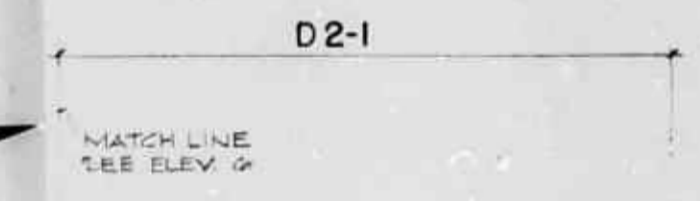


ELEVATION 5



ELEVATION 6

8.5"



ELEVATION 7

11"

17"

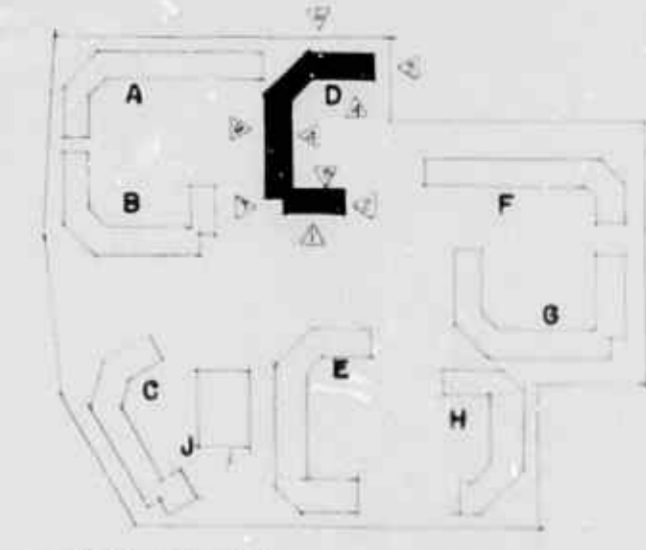
22"

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Mary Ann Cooper
 MARY ANN COOPER
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Elizabeth Lark
 Elizabeth Lark/Recorder



KEY PLAN



ROBERT V. TORRES
 ARCHITECT
 ALBUQUERQUE, NEW MEXICO

ELEVATION
 EXTERIOR
 BUILDING D

8.5"

11"

Proyecto Bienvenido
 75 UNITS
 5500 MOUNTAIN ROAD
 ALBUQUERQUE, NEW MEXICO

17"

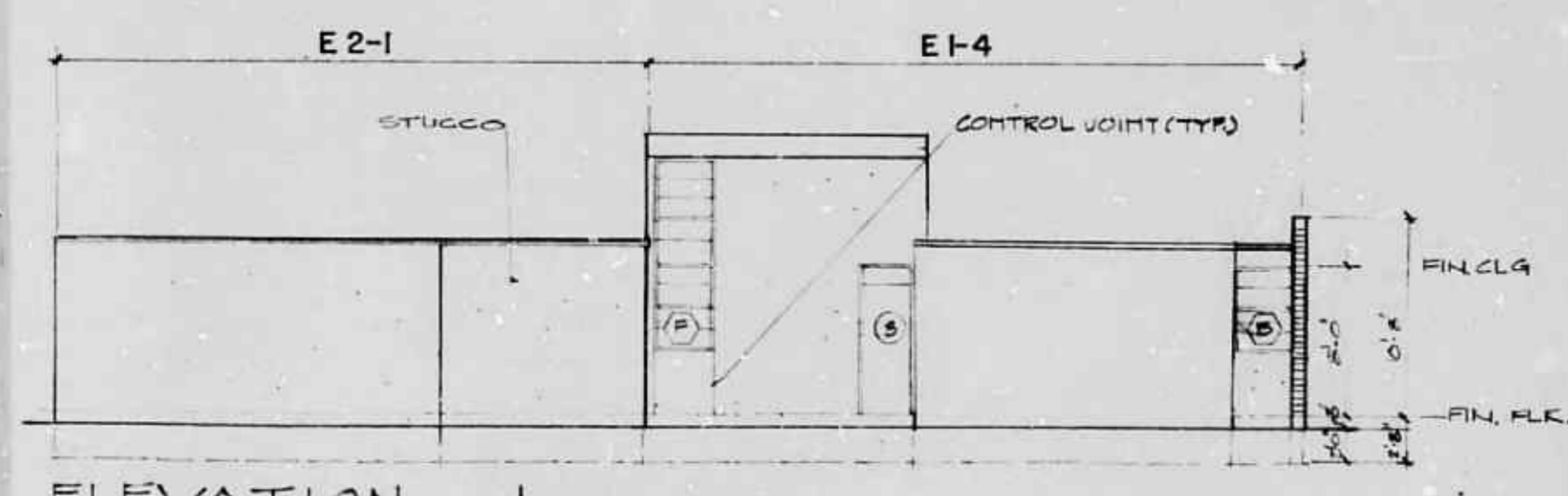
LULAC
 FILE NO. 236
 2370 ALBUQUERQUE, N.M.

22"

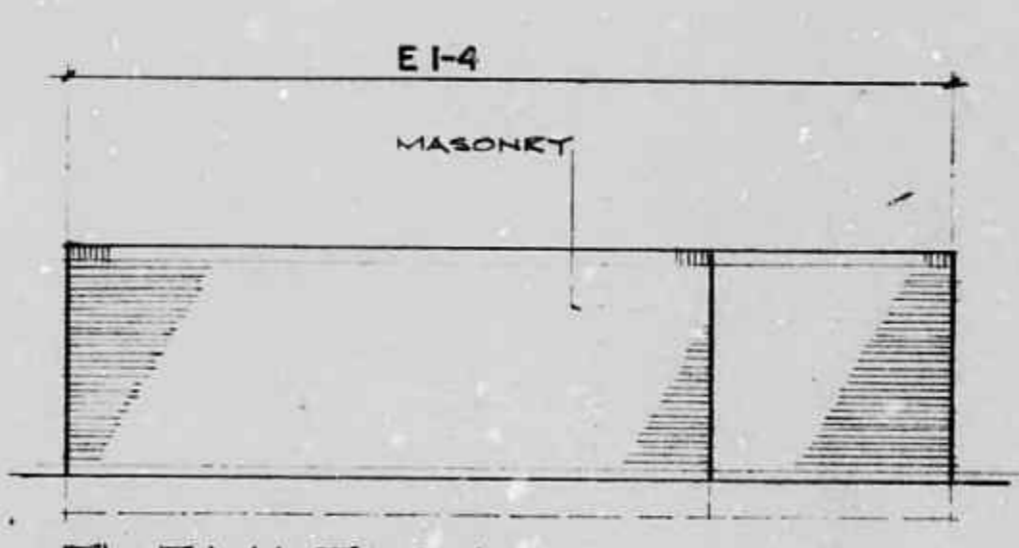
sheet of 33

CITY OF ALBUQUERQUE

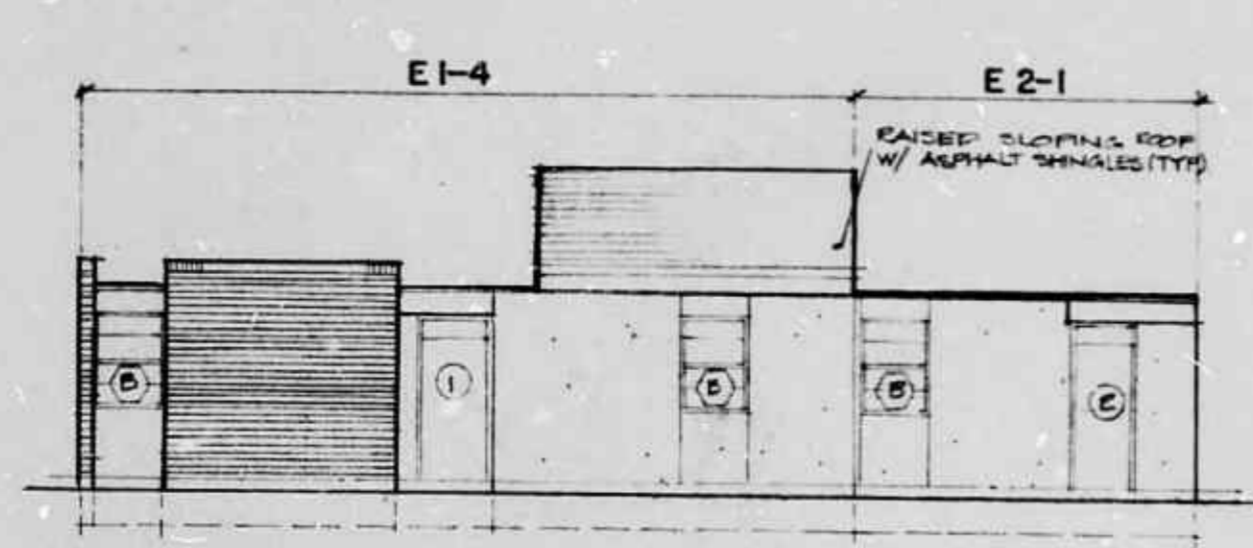
22"
17"
11"
8.5"
11"
17"
22"



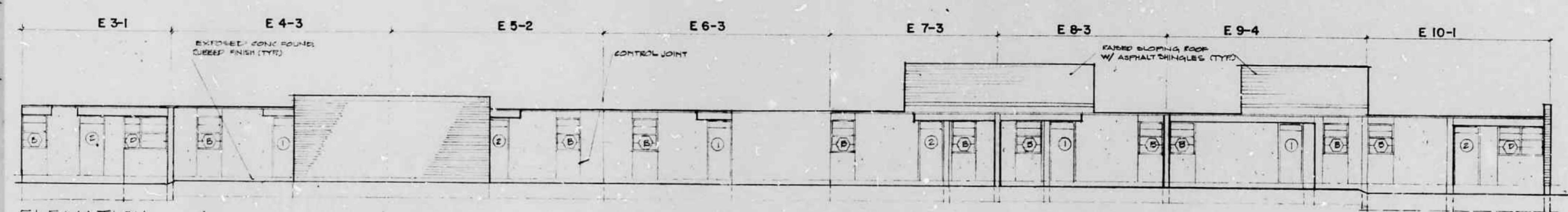
ELEVATION 1



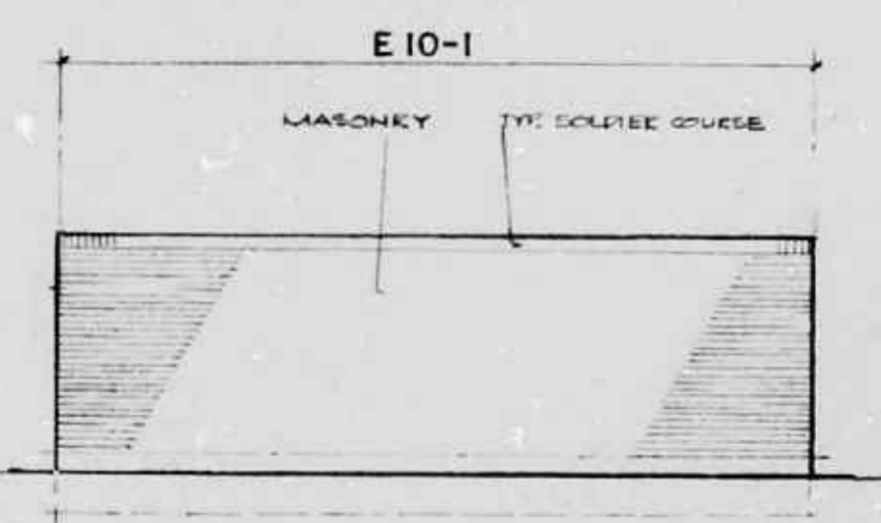
ELEVATION 2



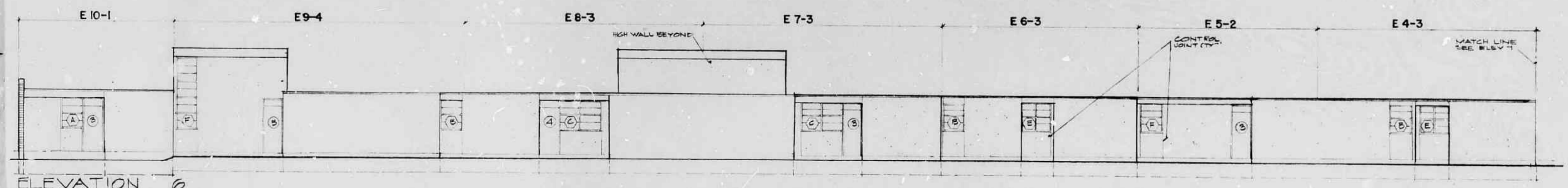
ELEVATION 3



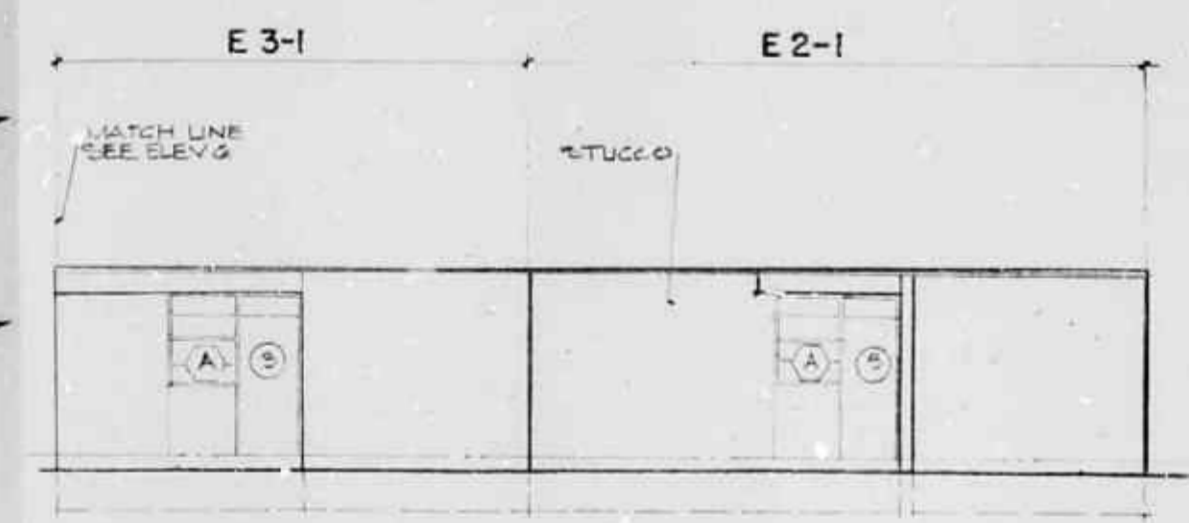
ELEVATION 4



ELEVATION 5



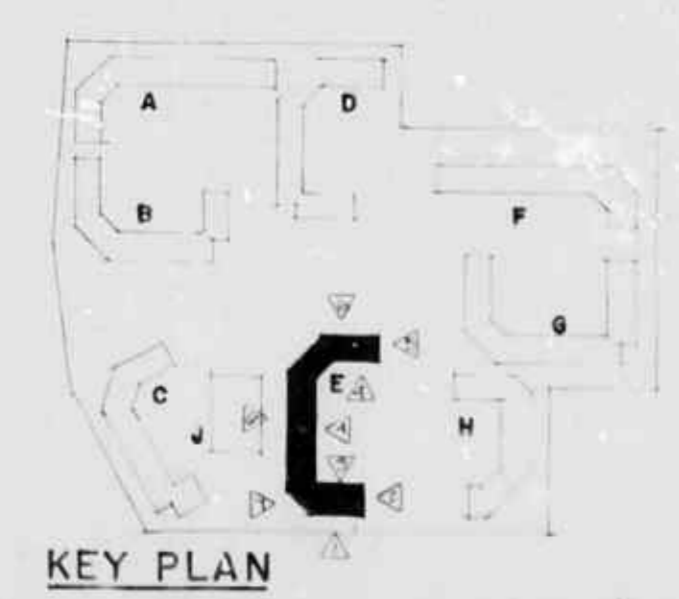
ELEVATION 6



ELEVATION 7

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KEY PLAN



77
 ROBERT H. TORRES
 Architect
 ALBUQUERQUE, NEW MEXICO

EXTERIOR ELEVATIONS
 BUILDING E

8.5"

1"

17"

22"

U.L.A.C. Proyecto Bienvenido
 PROGRAM 75 UNITS
 MOUNTAIN ROAD
 ALBUQUERQUE, NEW MEXICO

sheet
 of
 4

22"

17"

11"

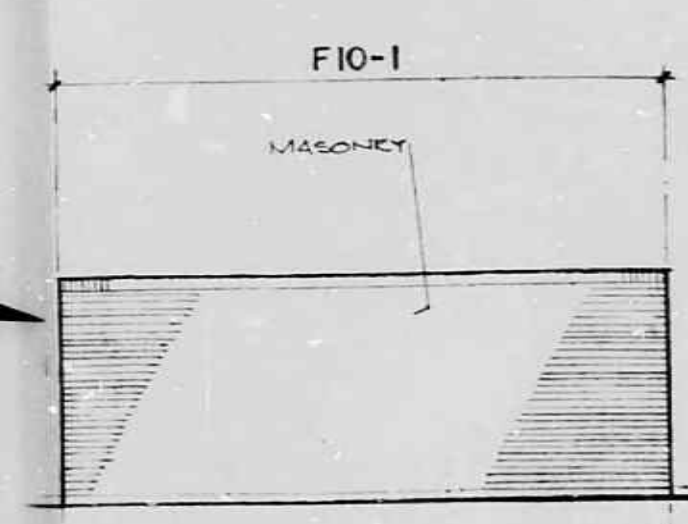
5'8"

8.5"

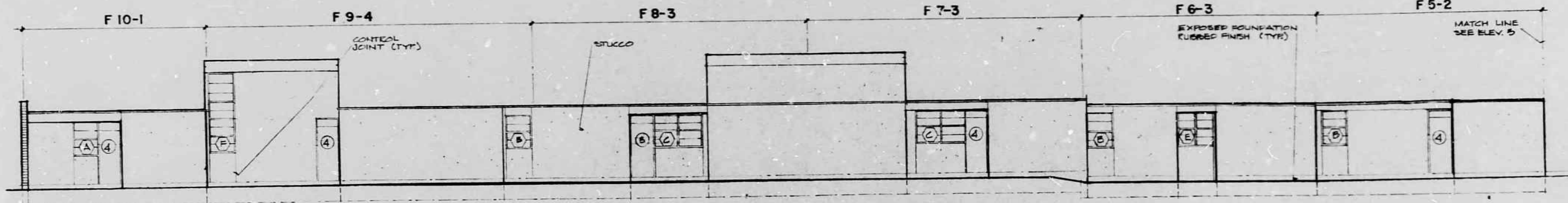
11"

17"

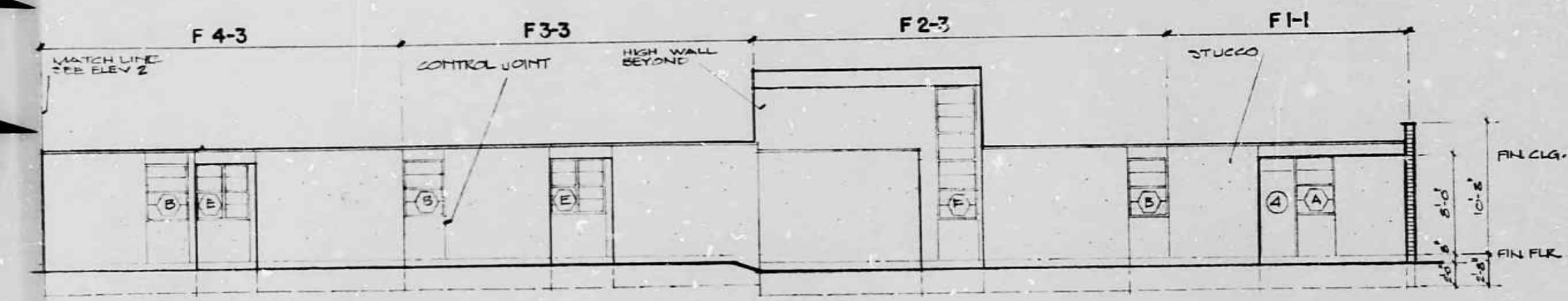
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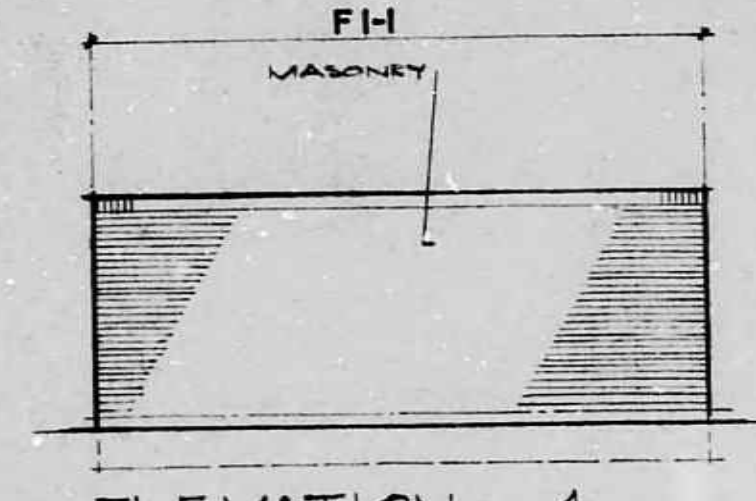
ELEVATION 1



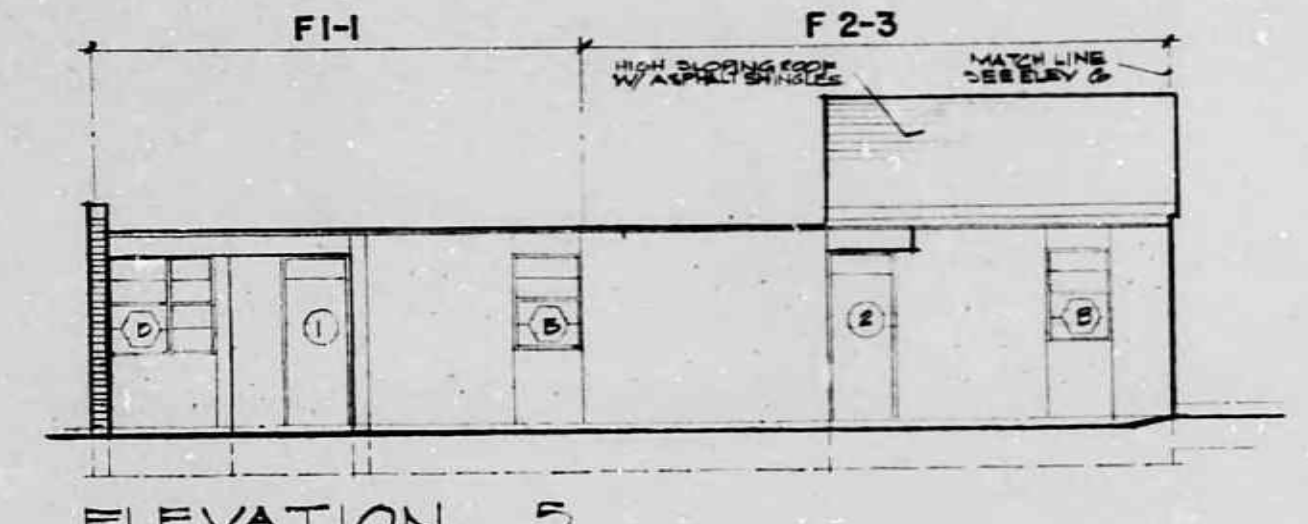
ELEVATION 2



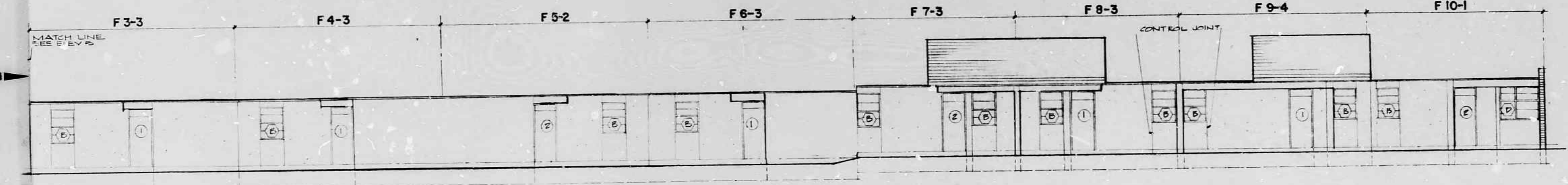
ELEVATION 3



ELEVATION 4



ELEVATION 5



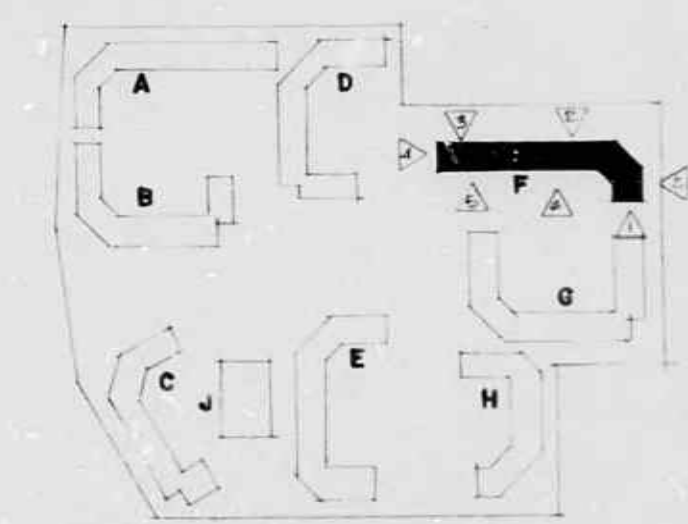
ELEVATION 6

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 MARY ANN COOPER
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Mary Ann Cooper
 City Clerk/Recorder



KEY PLAN



ROBERT L. TORRES
 ARCHITECT
 10000
 STATE OF NEW MEXICO

EXTERIOR ELEVATIONS
 BUILDING

8.5"

Projecto Bighvenido
 PHASE 2 UNIT 3
 MOUNTAIN ROAD
 ALBUQUERQUE, NEW MEXICO

LULAC
 PHA 288
 2811
 ALBUQUERQUE, NEW MEXICO

sheet
 of 3

22"

CITY OF ALBUQUERQUE

22"

17"

11"

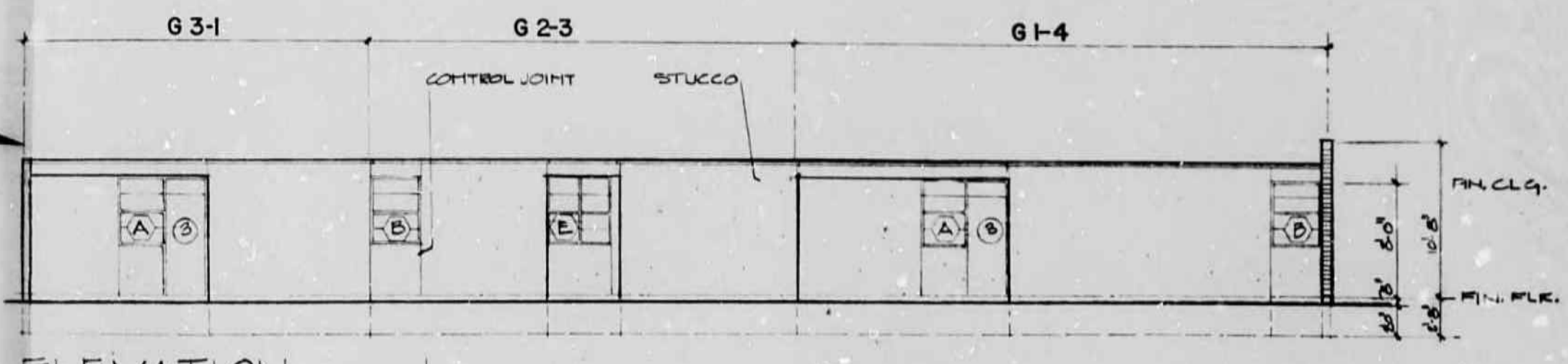
8.5"

8.5"

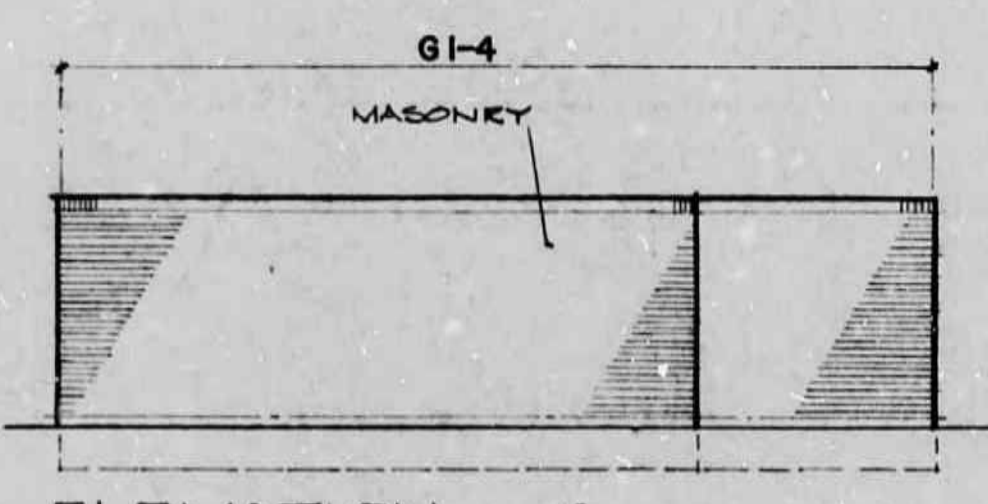
11"

17"

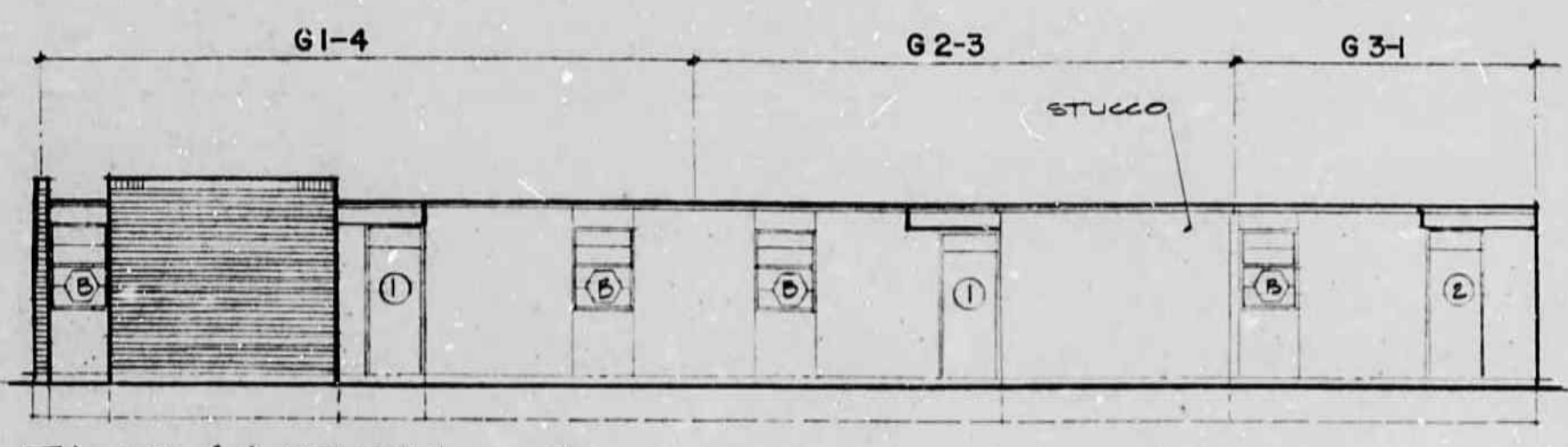
22"



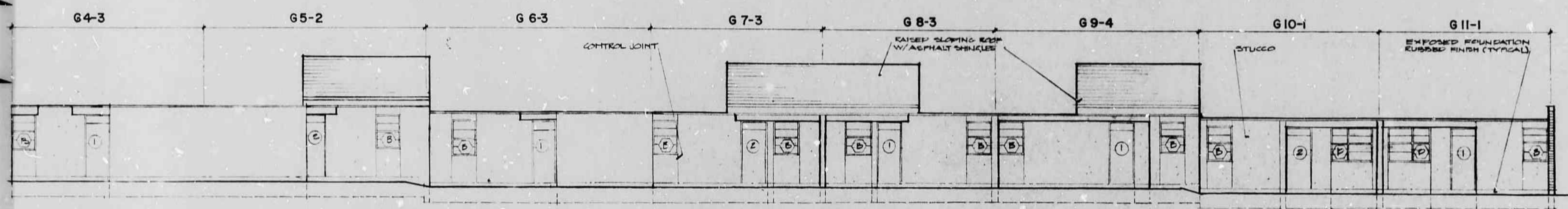
ELEVATION 1



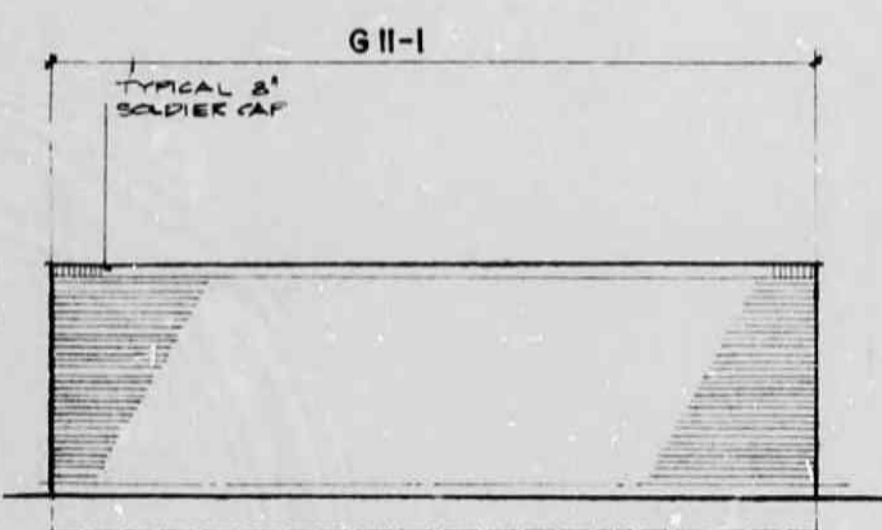
ELEVATION 2



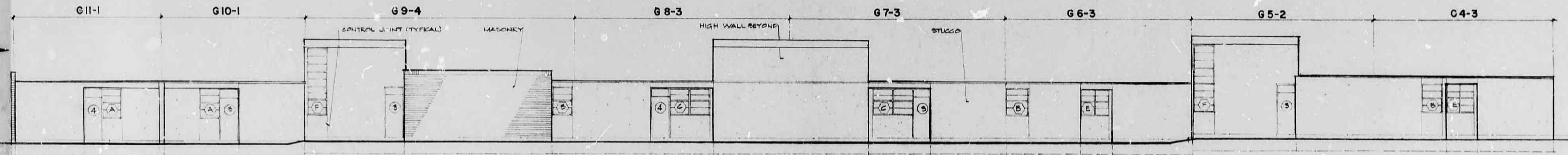
ELEVATION 3



ELEVATION 4



ELEVATION 5



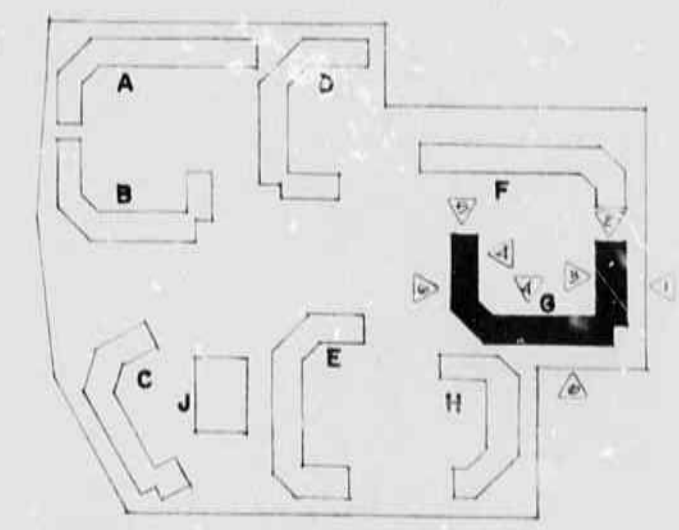
ELEVATION 6

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Elizabeth Clark
 CITY CLERK/RECORDER

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Mary Ann Cooper
 MARY ANN COOPER
 CITY CLERK/RECORDER



KEY PLAN



ROBERT L. TORRES
 ARCHITECT
 ALBUQUERQUE, NEW MEXICO

8.5"

EXTERIOR ELEVATIONS
 BUILDING 6

8.5"

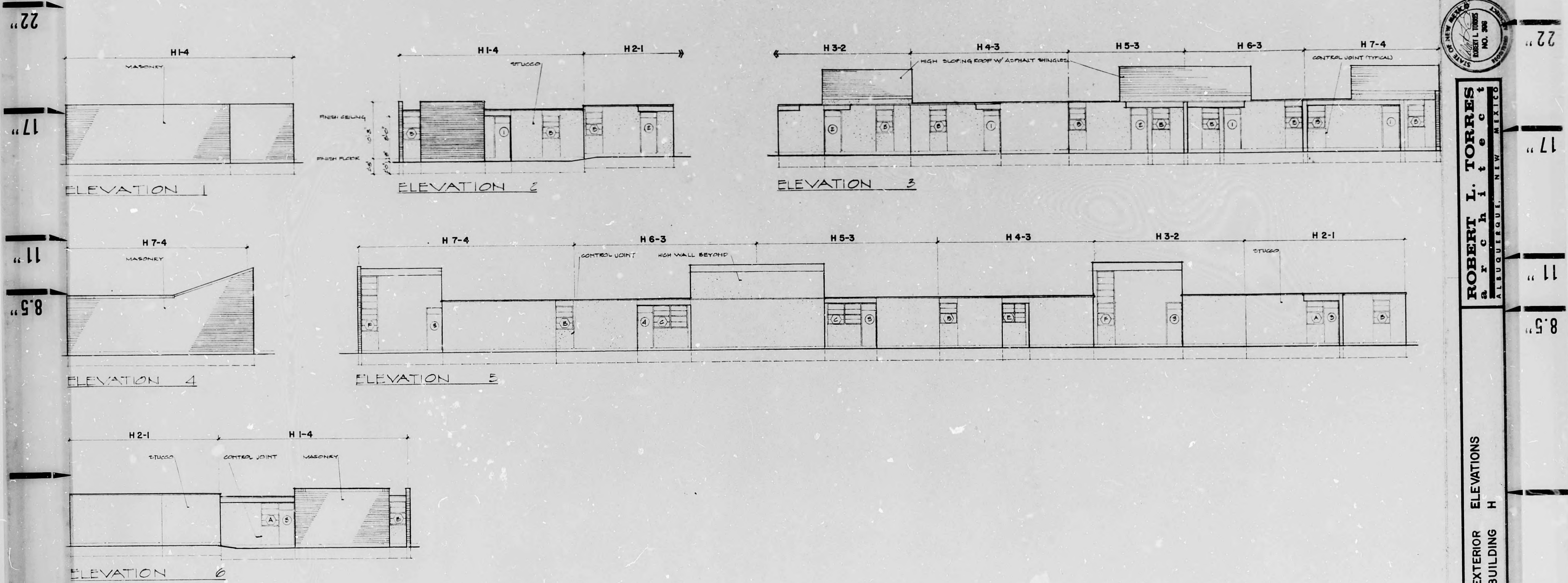
11"

Projecto Bienvenida
 LULAC
 2810 MOUNTAIN ROAD
 ALBUQUERQUE, NEW MEXICO

sheet
 of 32

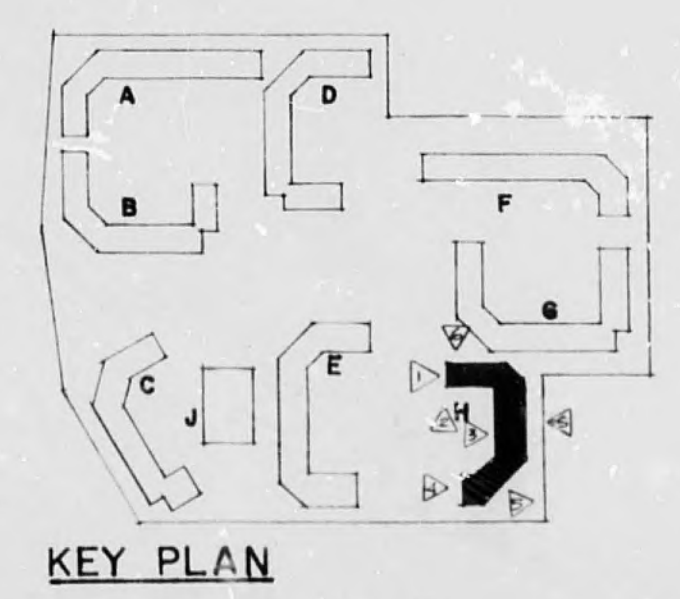
CITY OF ALBUQUERQUE

DEC. 2 1970



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 City Clerk/Recorder

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Mary Ann Cooper
 CITY CLERK/RECORDER



ROBERT L. TORRES
 ARCHITECT
 ALBUQUERQUE, NEW MEXICO

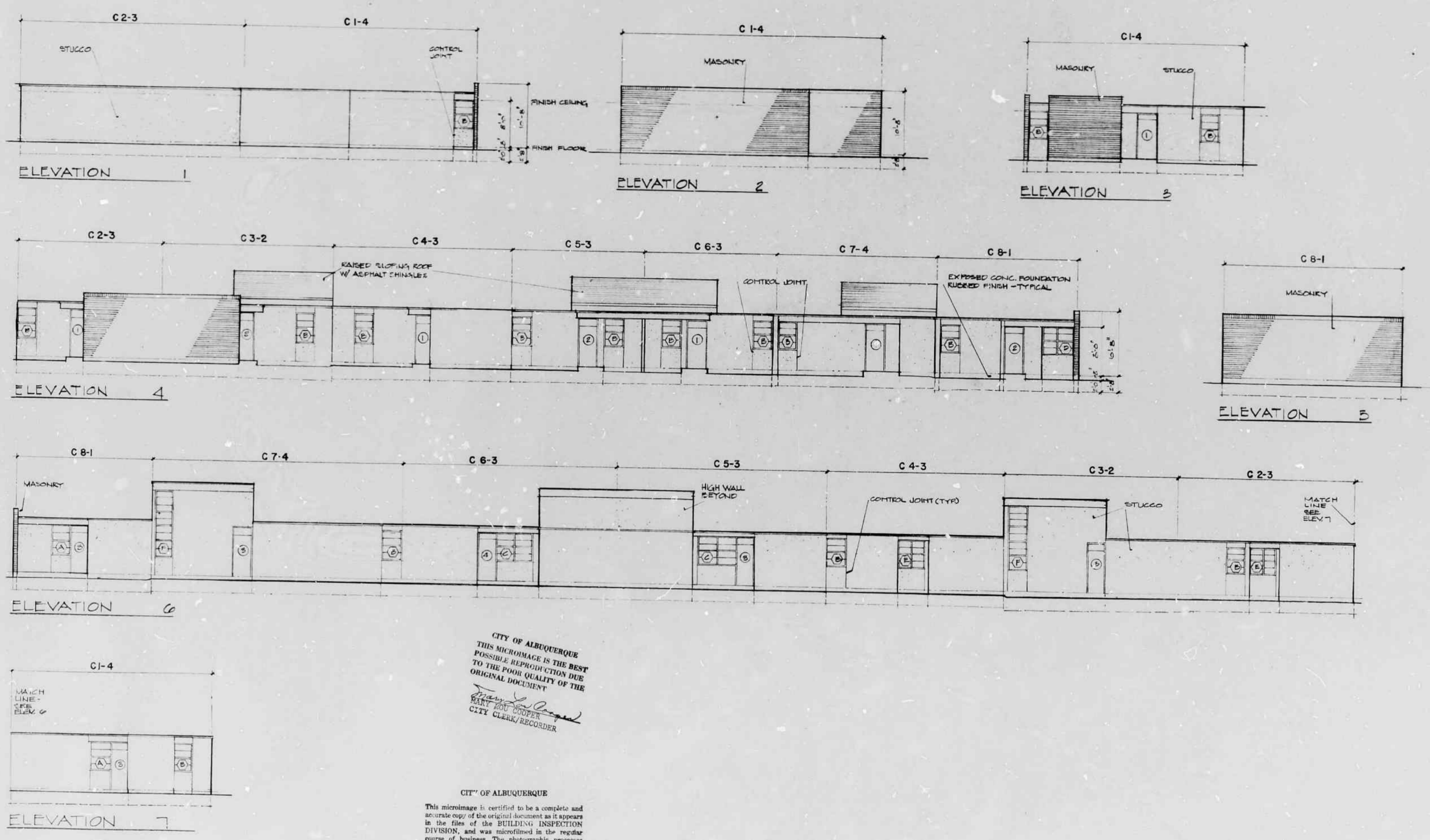
ELEVATIONS
 EXTERIOR BUILDING H

LULAC Proyecto Bienvenido
 75 UNITS
 PROGRAM -
 2810 MOUNTAIN ROAD
 ALBUQUERQUE, NEW MEXICO

sheet
 of
 37

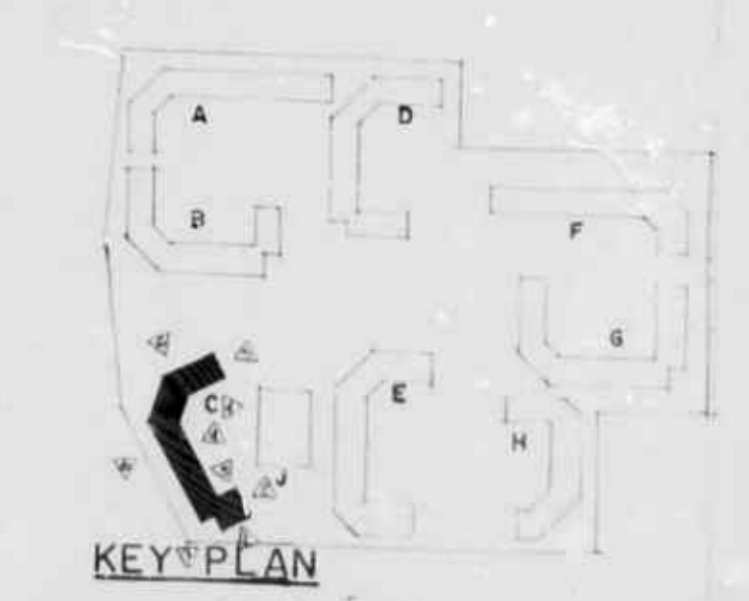
CITY OF ALBUQUERQUE

22"
17"
11"
8.5"
11"
17"
22"



CITY OF ALBUQUERQUE
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Mary Lou Cooper
MARY LOU COOPER
CITY CLERK/RECORDER

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Mary Lou Cooper
City Clerk/Recorder



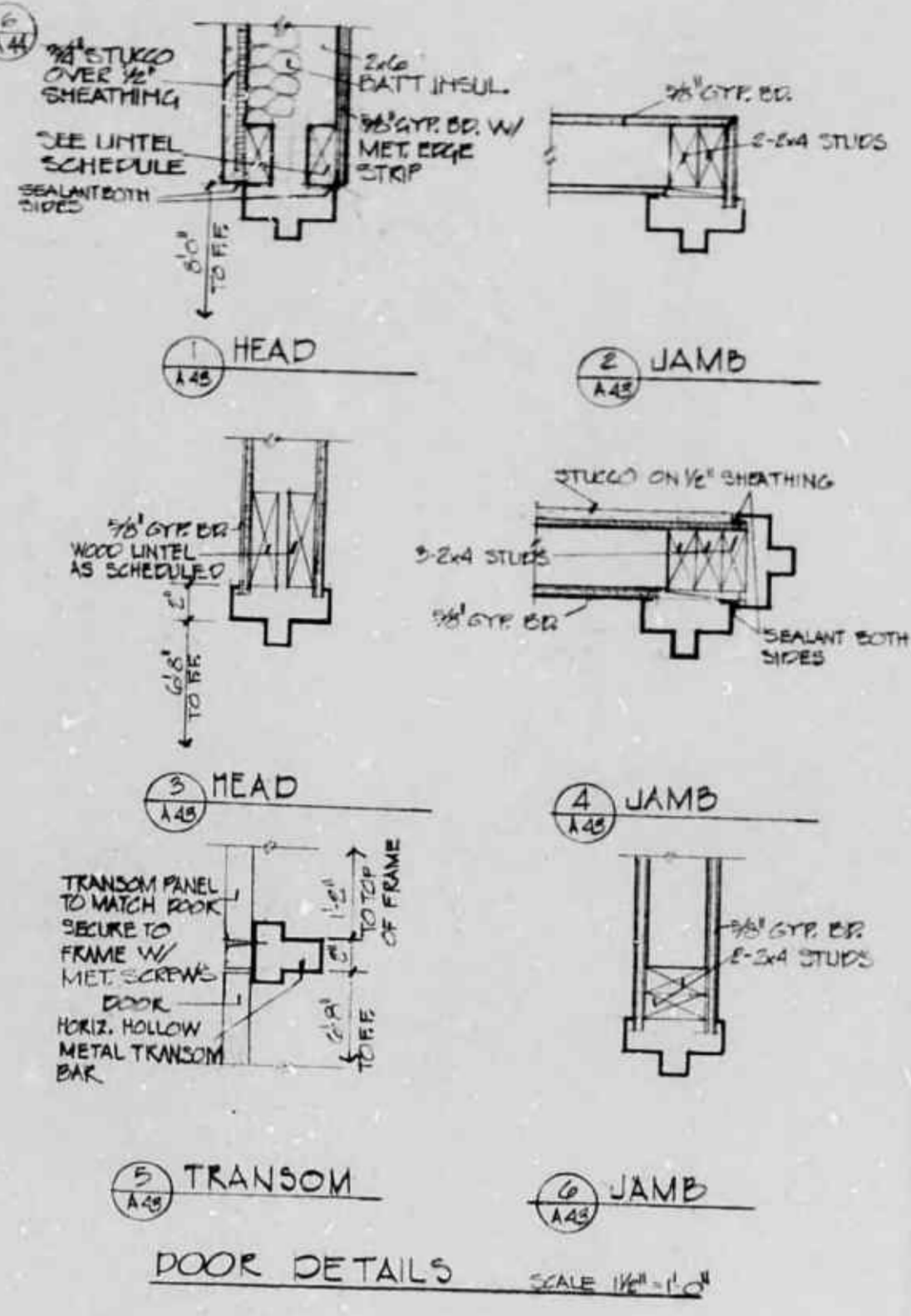
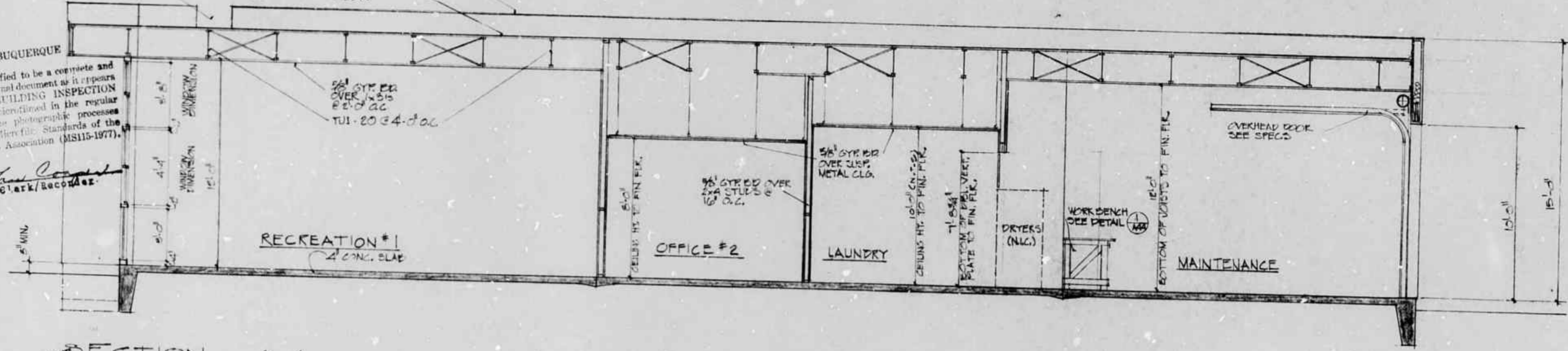
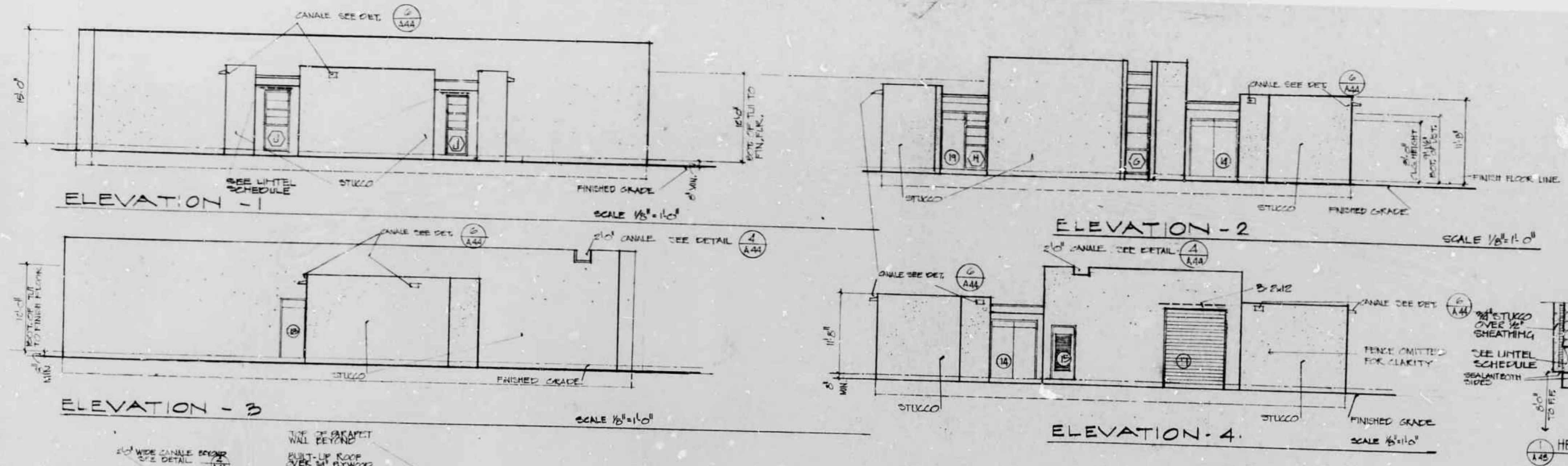
ROBERT L. TORRES
Architect
ALBUQUERQUE, NEW MEXICO

EXTERIOR ELEVATIONS
BUILDING C

8.5"
11"
17"
22"

Projecto Bienvenido
LULAC
PHASE 2
2810 MOUNTAIN ROAD
ALBUQUERQUE, NEW MEXICO

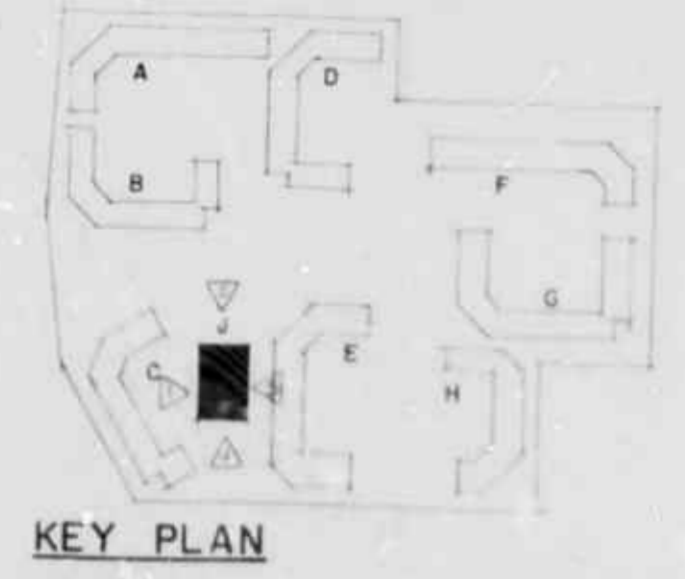
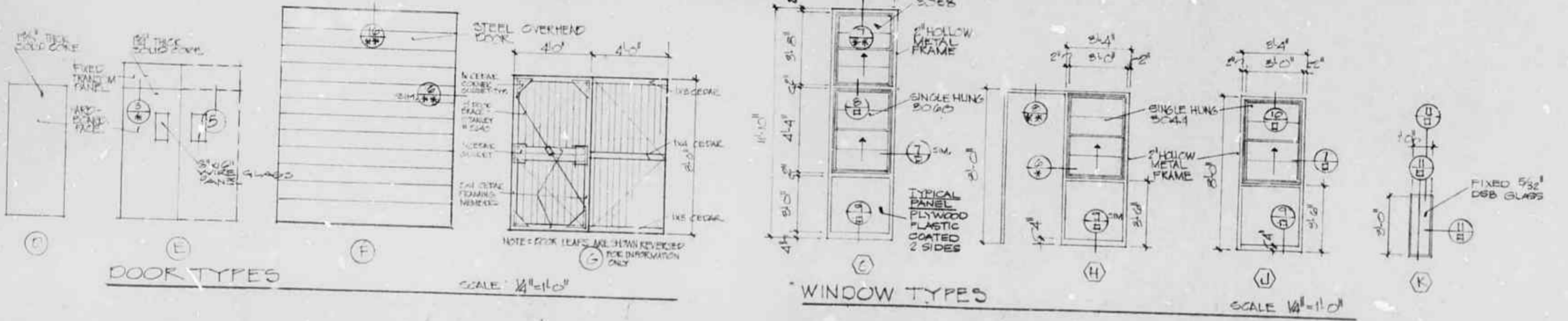
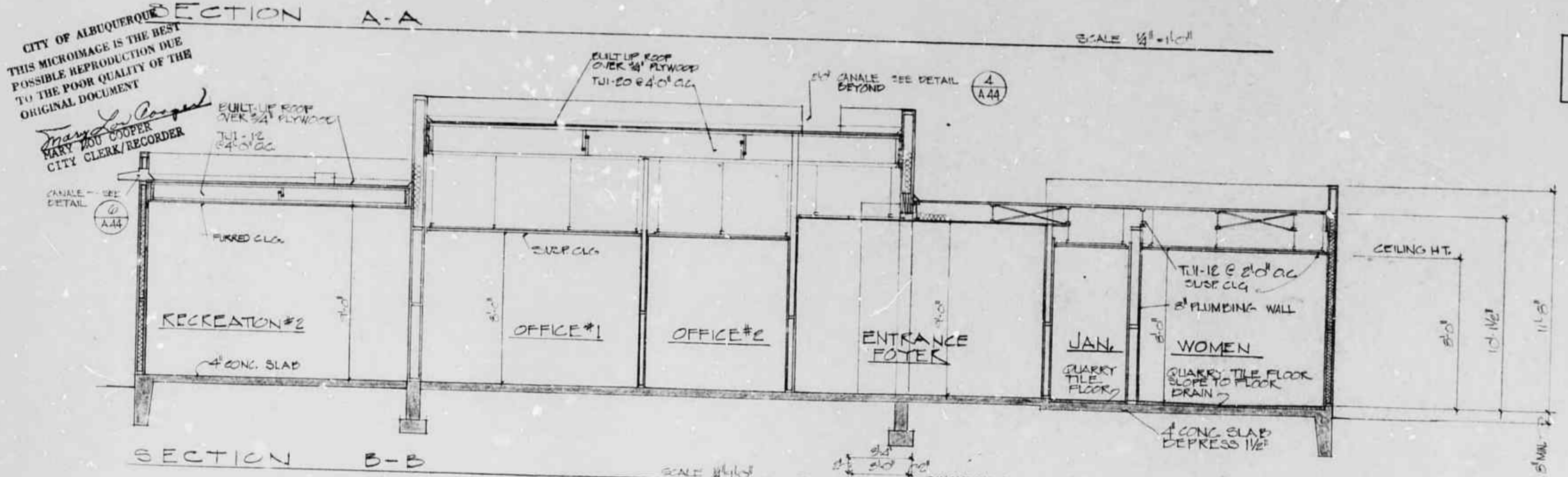
22"
17"
11"
8.5"
11"
17"
22"



NOTE:
ALL HOLLOW METAL DOOR AND WINDOW FRAMES SHALL BE 5/8"

DOOR SCHEDULE

DOOR	SIZE	TYPE	FRAME	THICK	HTW	DETAIL	REMARKS
14	PAIR 2'-0" x 6'-0"	H.M.	ALUM.	6	7'-4.5	1	W/DRINKING WATER TAP AND W/4" x 4" x 1/2" STEEL WELDED TO TRANSOM AT DOOR NO. 15
15	PAIR 4'-0" x 6'-0"	H.M.	ALUM.	7	11	1	
16	PAIR 4'-0" x 6'-0"	H.M.	ALUM.	8	11	1	
17	PAIR 4'-0" x 6'-0"	H.M.	ALUM.	9	11	1	
18	2'-0" x 6'-0"	H.M.	ALUM.	9	11	1	
19	2'-0" x 6'-0"	H.M.	ALUM.	10	11	1	
20	2'-0" x 6'-0"	H.M.	ALUM.	11	11	1	
21	2'-0" x 6'-0"	H.M.	ALUM.	12	11	1	
22	2'-0" x 6'-0"	H.M.	ALUM.	13	11	1	
23	2'-0" x 6'-0"	H.M.	ALUM.	14	11	1	
24	2'-0" x 6'-0"	H.M.	ALUM.	15	11	1	
25	2'-0" x 6'-0"	H.M.	ALUM.	16	11	1	
26	2'-0" x 6'-0"	H.M.	ALUM.	17	11	1	
27	2'-0" x 6'-0"	H.M.	ALUM.	18	11	1	



CITY OF ALBUQUERQUE

22"
17"
11"
8.5"
11"
17"
22"

PROJECT: LULAC Proyecto Bienvenido
PROGRAM: 75 UNITS
NO. 236 MOUNTAIN ROAD, N.W. ALBUQUERQUE, NEW MEXICO

DESIGNER: ROBERT I. TORRES ARCHITECTS
ALBUQUERQUE, NEW MEXICO

EXTERIOR ELEVATIONS & BLD'G SECTIONS
COMMUNITY CENTER (BLD'G. J)

sheet of 43

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CITY CLERK/RECORDER

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Mary Ann Cooper
CITY CLERK/RECORDER

New Site Legend

- ACCESSIBLE PARKING / FULLY ACCESSIBLE UNIT
- VISUAL/HEARING IMPAIRED UNIT
- PROPERTY LINE
- EXISTING EASEMENT / SETBACK
- EXISTING CHAINLINK/STEEL TUBE FENCE
- EXISTING RETAINING WALL
- NEW STONE YARD WALL
- NEW CHAINLINK FENCE
- EXISTING BUILDING
- EXISTING CONCRETE TO REMAIN
- NEW CONCRETE
- NEW ASPHALT
- SIGN
- FIRE HYDRANT
- SITE LIGHT FIXTURE
- ELECTRICAL EQUIPMENT VARIES, SEE ELECTRICAL

New Parking Provided

BICYCLE
 .25 BICYCLE PARKING SPACES PER UNIT (MFA REQUIREMENT)
 .25 PER UNIT x 75 UNITS = 18.75 BICYCLE PARKING SPACES REQUIRED
 = 20 PROVIDED (5 NEW RACKS AT 4 BIKES EACH)

NUMBER OF PARKING SPACES
 EXISTING PARKING 132 SPACES. NO UNITS AND NO BUILDINGS ADDED TO THE EXISTING PROJECT.

NEW PARKING COUNT
 TYPICAL = 141 SPACES
 ACCESSIBLE = 4 SPACES
 VAN ACCESSIBLE = 2 SPACE (LOCATED AT LMO BUILDING PER MFA)

TOTAL PARKING
 147 SPACES PROVIDED

General Notes

- A. PROVIDE CONSTRUCTION FENCING. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO PLACEMENT.
- B. VISIT SITE & FIELD VERIFY EXTENT OF REMOVALS IN AREA OF NEW CONSTRUCTION PRIOR TO BID. IF EXISTING CONDITIONS DO NOT MATCH DRAWINGS NOTIFY ARCHITECT/ENGINEER IMMEDIATELY.
- C. ALL PARKING AREAS OTHER THAN ACCESSIBLE PARKING AREAS SHALL SLOPE NO LESS THAN 1% AND NO GREATER THAN 5%.
- D. SLOPED SIDEWALKS SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- E. WHERE RAMP ARE REQUIRED SLOPE SHALL NOT EXCEED 1:12 WITH A CROSS SLOPE NOT TO EXCEED 2%.
- F. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.
- G. SEE SURVEY AND CIVIL PLANS FOR LOCATION OF UTILITIES.
- H. SEE CIVIL PLANS FOR ALL GRADES AND FINISH FLOOR ELEVATIONS.
- I. SEAL JOINTS BETWEEN DISSIMILAR MATERIALS TO ALLOW FOR DIFFERENTIAL EXPANSION & CONTRACTION. EXTERIOR OPENINGS IN BUILDING ENVELOPE MUST BE SEALED, GASKETED, WEATHERSTRIPPED, TIGHTLY PACKED WITH FIBERGLASS INSULATION, OR OTHERWISE SEALED WITH A FLEXIBLE MATERIAL TO LIMIT AIR LEAKAGE. SEAL EXTERIOR JOINTS, SEAMS, AND PENETRATIONS IN BUILDING ENVELOPE FOR AIR LEAKAGE WITH DURABLE SEALANT OR CLOSED CELL FOAM MATERIALS CLOSED WITH GASKET SYSTEMS, TAPED OR COVERED WITH MOISTURE & VAPOR BARRIER.

Keyed Notes

1. PROPERTY LINE. SEE CIVIL / SURVEY.
2. EXISTING CHAINLINK/WOODEN FENCE TO REMAIN, REPAIR AS NEEDED.
3. EXISTING APARTMENT BUILDING TO REMAIN, PREP FOR NEW WORK. SEE BUILDING & UNIT NEW PLANS AND ELEVATIONS FOR ADDITIONAL NEW WORK.
4. EXISTING LMO BUILDING WITH LAUNDRY, OFFICES, MAINTENANCE, AND MAILBOXES. SEE FLOOR PLAN AND ELEVATIONS FOR ADDITIONAL NEW WORK.
5. LINE SEPARATING UNITS, TYPICAL.
6. EXISTING MONUMENT SIGN WITH NEW ENERGY STAR LIGHTING, SEE ELECTRICAL.
7. NEW ACCESSIBLE PARKING SIGN, SEE 4/SITE200. MINIMUM 1 VAN ACCESSIBLE PARKING SPACE AT THE LMO BUILDING.
8. NEW PLAY AREA WARNING SIGN, SEE 5/SITE200.
9. ALL EXISTING UTILITIES & UNDERGROUND UTILITIES TO REMAIN. SEE SURVEY FOR LOCATION OF ALL EXISTING UTILITIES. LOCATE PRIOR TO EXCAVATION, PROTECT FROM DAMAGE FROM NEW WORK, EXPLORATORY EXCAVATION TO FIND EXACT LOCATION IF NEEDED. SEE PLUMBING, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL WORK.
10. EXISTING FIRE HYDRANT TO REMAIN, PROTECT FROM DAMAGE FROM NEW WORK.
11. EXISTING PARKING LOT WITH NEW CRACK SEAL COAT AND NEW STRIPING SCHEME, TYPICAL. SEE CIVIL.
12. EXISTING CURB OR CURB AND GUTTER TO REMAIN, TYPICAL U.N.O.
13. NEW CONCRETE CURB OR CURB AND GUTTER, SEE CIVIL.
14. EXISTING SIDEWALK TO REMAIN.
15. NEW 4" THICK CONCRETE SIDEWALK, MEDIUM BROOM FINISH PERPENDICULAR TO SLOPE. 1" DEEP CONTROL JOINT @ 6'-0" O.C. MAX. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND 2% PERPENDICULAR TO DIRECTION OF TRAVEL. FOR GRADES AND ELEVATIONS OF SIDEWALKS, SEE CIVIL DRAWINGS. 4'-0" WIDE, U.N.O.
16. NEW PAINTED 4" WIDE PARKING STRIPING SCHEME PAINTED YELLOW TYPICAL FOR ALL PARKING STALLS EXCEPT PAINTED BLUE AT ALL ACCESSIBLE PARKING STALLS AND AISLES.
17. TYPICAL PARKING SPACE, 9'-0" x 19'-0" MINIMUM.
18. ACCESSIBLE PARKING SPACE, SEE DETAIL 1/SITE200.
19. NEW TRUNCATED DOME DETECTABLE WARNING, 24" MIN. IN DIRECTION OF TRAVEL.
20. NEW 4" THICK CONCRETE ACCESSIBLE CURB RAMP, WITH SCORES RUNNING PERPENDICULAR TO RAMP @ 6" O.C., WITH MEDIUM BROOM FINISH PERPENDICULAR TO SLOPE. SLOPE NOT TO EXCEED 1:12 IN THE DIRECTION OF TRAVEL AND 2% PERPENDICULAR TO DIRECTION OF TRAVEL, WITH 6"X6" H EDGE PROTECTION CURB EXTENDING TO LANDING. FOR GRADES & ELEVATIONS OF SIDEWALKS SEE CIVIL.
21. EXISTING CONCRETE RAMP WITH HANDRAILS.
22. NEW ACCESSIBLE REFUSE ENCLOSURE WITH NEW ENERGY STAR LIGHTING, SEE DETAIL 3 & 4/SITE201.
23. NEW BICYCLE RACK, SEE 1/SITE201.
24. EXISTING BENCH TO REMAIN.
25. NEW PERMANENTLY MOUNTED BENCH WITH ARMS, SEE 4/SITE025.
26. EXISTING BASKETBALL COURT.
27. EXISTING LANDSCAPE AND TREES TO REMAIN.
28. EXISTING PLAYGROUND EQUIPMENT FOR CHILDREN 5-12 AND UNDER 5 WITH NEW ACCESSIBLE PATH, SEE SHEET SITE151.
29. EXISTING LIGHT POLE TO REMAIN, TYPICAL. SEE ELECTRICAL.
30. NEW PRE-CAST CONCRETE WHEEL STOP AT ALL ACCESSIBLE PARKING SPACES, SEE 3/SITE200.
31. NEW ACCESSIBLE BARBEQUE GRILL.
32. NEW ACCESSIBLE PICNIC TABLE.
33. NEW CONCRETE RAMP WITH HANDRAILS, SEE 5/SITE201.

- A. CONCRETE FOR ACCESSIBLE PATH.
- B. NEW ACCESSIBLE PARKING, CURB RAMP, & SIGNAGE.
- C. NEW BICYCLE PARKING PAD & RACK.
- D. NEW PLAYGROUND SIGNAGE & TWO NEW BENCHES AT EXISTING PLAYGROUND.
- E. ONE NEW ACCESSIBLE BARBEQUE GRILL, PICNIC TABLE, & CONCRETE PAD.

CIRCLED KEYED NOTES:

- ② → REPAIR EXISTING DAMAGED FENCING.
- ⑪ & ⑬ → NEW PARKING LOT STRIPING / EXISTING ACCESSIBLE SPACES RELOCATED.
- ⑮ → REPLACEMENT OF EXISTING SIDEWALK FOR ACCESSIBILITY.

DATE	REVISIONS	DATE	REVISIONS
1		3	
2		4	

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STATE OF NEW MEXICO
 BOB HALL
 No. 1789
 REGISTERED ARCHITECT
 2/25/20
 EXPIRES: 12/31/2020

PLAZA DAVID CHAVEZ APARTMENTS

Albuquerque, New Mexico

PROJECT ARCHITECT:
 BOB HALL, AIA

PROJECT #:
 IDA-19-08-P

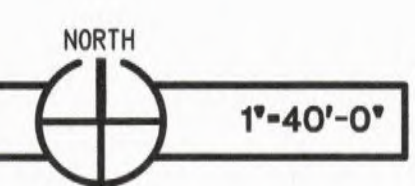
DATE:
 FEBRUARY 28, 2020

NEW ARCHITECTURAL SITE PLAN

By: JB Sheet of

File: Plot Date: © **SITE100**



NEW ARCHITECTURAL SITE PLAN



Keyed Notes

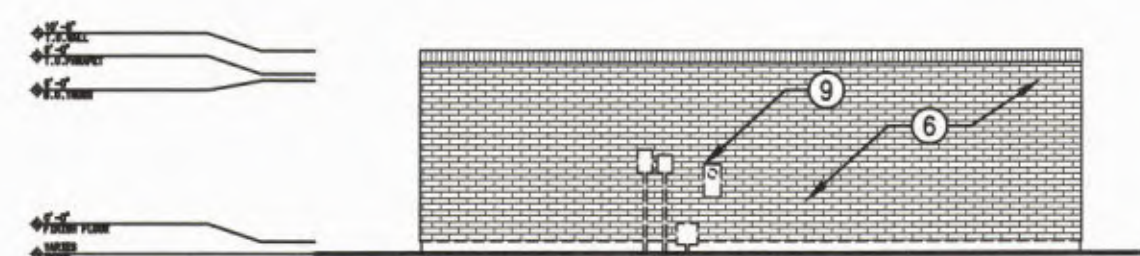
1. NEW CONCRETE TO COMPLY WITH ACCESSIBILITY AT ACCESSIBLE UNIT ENTRIES ONLY, SEE SITE PLAN.
2. NEW ACCESSIBLE UNIT SIGNAGE WITH BRAILLE, MOUNT AT ACCESSIBLE HEIGHT, TYPICAL. SEE DETAIL 1/ARCH024.
3. NEW 18" TALL ACRYLIC BUILDING SIGNAGE, COLOR AND STYLE BY ARCHITECT.
4. NEW 6" TALL ACRYLIC BUILDING SIGNAGE, COLOR AND STYLE BY ARCHITECT.
5. NEW PRIMER AND PAINT AT EXISTING STUCCO SYSTEM, TYPICAL.
6. NEW PRIMER AND PAINT AT EXISTING SLUMP BLOCK, TYPICAL.
7. NEW DOOR AND ACCESSIBLE HARDWARE, SEE DOOR SCHEDULE.
8. NEW ENERGY STAR DOUBLE PANE VINYL WINDOW WITH LOW-E INSULATED GLASS, SEE WINDOW SCHEDULE.
9. NEW PAINT TO MATCH SURROUNDING AT EXISTING ELECTRICAL METERS/GEAR.
10. NEW PAINT AT EXISTING METAL DOWNSPOUTS AND EXPOSED METAL.
11. NEW PAINT AT EXISTING METAL PARAPET CAP FLASHING.
12. NEW ENERGY STAR LIGHT BULBS AT EXISTING FIXTURES, TYPICAL. SEE ELECTRICAL.
13. LINE OF FINISH FLOOR BEYOND.
14. LINE OF TRUSS BEARING BEYOND.
15. NEW INSULATION TO ACHIEVE R-38 AT ATTIC. EXISTING ASPHALT SHINGLES TO REMAIN.
16. EXISTING CONTROL JOINT TO REMAIN, TYPICAL.
17. NEW ENERGY STAR COMPLIANT LIGHT FIXTURES TO ILLUMINATE BUILDING SIGNAGE.

Legend

-  NEW PRIMER AND PAINT AT EXISTING STUCCO SYSTEM, TYPICAL.
-  NEW PRIMER AND PAINT AT EXISTING SLUMP BLOCK, TYPICAL.

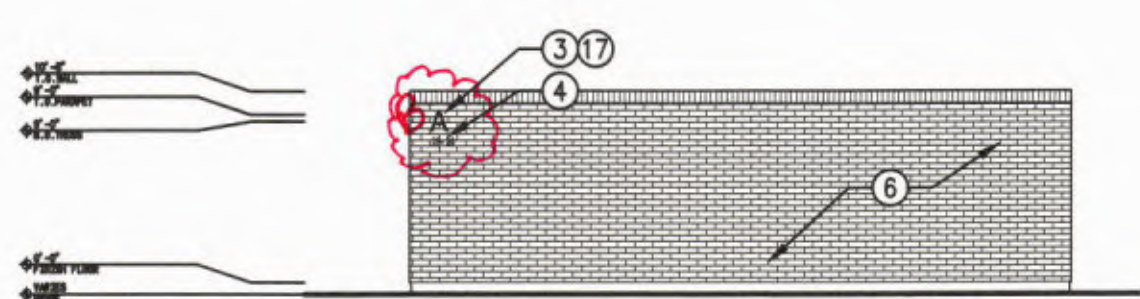
General Notes

- A. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID, INCLUDE IN BID. REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.
- B. EXISTING CONDITIONS ARE DERIVED FROM AS-BUILT MEASUREMENTS CONDUCTED IN THE FIELD FOR GENERAL INFORMATION. CONTRACTOR TO CONDUCT FIELD EXPLORATORY DEMOLITION & OBSERVATION PRIOR TO BEGINNING WORK. IF EXISTING FIELD CONDITIONS DO NOT MATCH RECORD DRAWINGS CONTRACTOR MUST NOTIFY ARCHITECT / ENGINEER IMMEDIATELY.
- C. WHERE REMOVAL OCCURS, MODIFY PER PLANS, IF NO MODIFICATIONS ARE INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL.
- D. SEE MECHANICAL, ARCHITECTURAL, AND ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.
- E. IF DEMOLITION/REMOVAL CAUSES DAMAGE, REPAIR/PATCH TO MATCH EXISTING ADJACENT FINISH. RE-TEXTURE WALL FROM CORNER TO CORNER & FLOOR TO CEILING. IF EXACT MATCH IS UNACHIEVABLE, ARCHITECT IS SOLE JUDGE OF THE QUALITY.
- F. CONTRACTOR TO PROVIDE ALL SHORING, SCAFFOLDING, ETC. AND IS NOT LIMITED TO TEMPORARY FRAMING AS NECESSARY TO PROVIDE STRUCTURAL SUPPORT DURING THE CONSTRUCTION OF NEW WORK.
- G. PLEASE REVIEW ASBESTOS REPORT PRIOR TO ANY WORK. ALL ASBESTOS CONTAINING MATERIALS THAT NEED TO BE ABATED MUST FOLLOW STRICT COMPLIANCE REMOVAL REQUIREMENTS PRIOR TO CONSTRUCTION.
- H. SEE UNIT & BUILDING MATRIX G-3.0+ FOR EXTENT OF WORK.
- I. SEE ELECTRICAL AND UNIT REFLECTED CEILING PLANS FOR EXTENT OF ELECTRICAL PANEL WORK.
- J. SEAL ALL REACHABLE JOINTS IN DUCTS WITHIN ARMS REACH. MAKE SURE THAT ALL DUCTS, BOOTS, AND JOINTS ARE POOKIED. REACH INTO THE DUCT OPEN THE LENGTH OF AN ARM TO GAIN ACCESS TO THE JOINTS.
- K. CAULK AT ALL MECHANICAL REGISTERS; (1) REMOVE REGISTER AND CAULK BETWEEN THE DUCT BOOT AND THE DRYWALL. ALL GAPS NEED TO BE SEALED SHUT. (2) INSTALL REGISTER.
- L. MECHANICAL, ELECTRICAL, PLUMBING, AND DRYWALL SUBCONTRACTORS NEED TO HAVE KNOWLEDGE OF BLOWER DOOR TEST AND THEIR REQUIREMENTS TO MEET AND PASS THE TEST. SEAL ALL GAPS BETWEEN DRYWALL AND ALL PENETRATIONS INCLUDING, BUT NOT LIMITED TO, ELECTRICAL AND LOW VOLTAGE J BOX, PIPE PENETRATIONS, DUCT PENETRATIONS, ETC



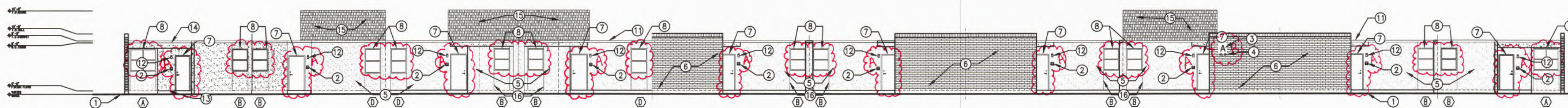
NEW SIDE ELEVATION - BUILDING A

1 3/32"-1'-0"



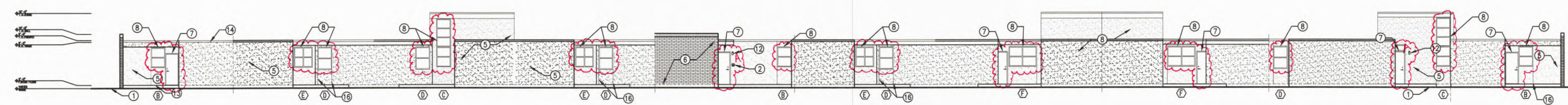
NEW SIDE ELEVATION - BUILDING A

2 3/32"-1'-0"



NEW FRONT ELEVATION - BUILDING A

3 3/32"-1'-0"



NEW REAR ELEVATION - BUILDING A

4 3/32"-1'-0"

PLEASE NOTE WE ARE REPLACING ALL EXTERIOR DOORS & WINDOWS IN EACH ONE OF THE APARTMENTS. THIS IS TYPICAL OF ALL APARTMENTS. TWENTY-FIVE (25) PERCENT OF ALL WINDOWS WILL BE 6" TALLER THAN EXISTING WINDOWS FOR EGRESS PURPOSES.

PLEASE NOTE NEW PAINT AT EXISTING STUCCO, SLUMP BLOCK, & METALS.

A. NEW ACCESSIBLE UNIT SIGNAGE WITH BRAILLE & REPLACEMENT LIGHT BULBS AT EXISTING FIXTURES.

B. NEW STANDALONE LETTERS/NUMBERS & NEW LIGHTING.

DATE	REVISIONS	DATE	REVISIONS
1		3	
2		4	

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STATE OF NEW MEXICO
ROBERT G. HALL
NO. 1769
REGISTERED ARCHITECT
2/25/20
EXPIRES: 12/31/2020

PLAZA DAVID CHAVEZ APARTMENTS

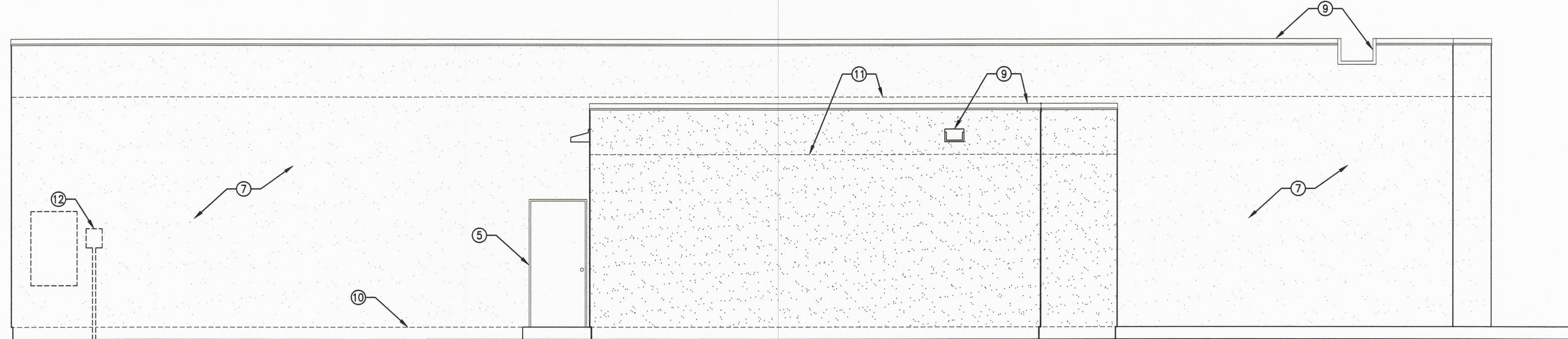
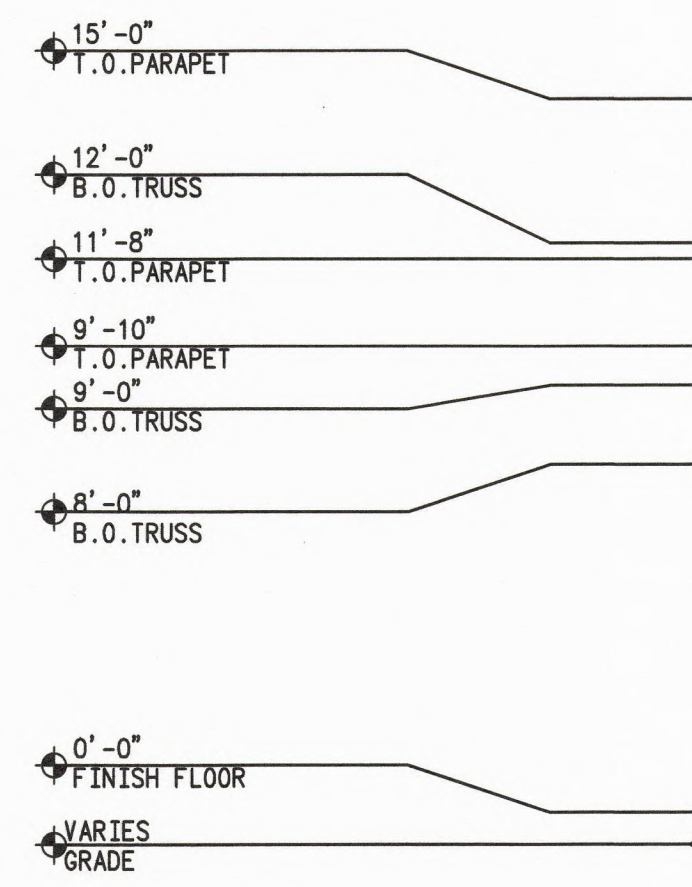
Albuquerque, New Mexico

PROJECT ARCHITECT: BOB HALL, AIA	Project #: IDA-19-08-P Date: FEBRUARY 28, 2020
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NEW EXT. ELEVATIONS - BLDG.A

By: RAH, JV
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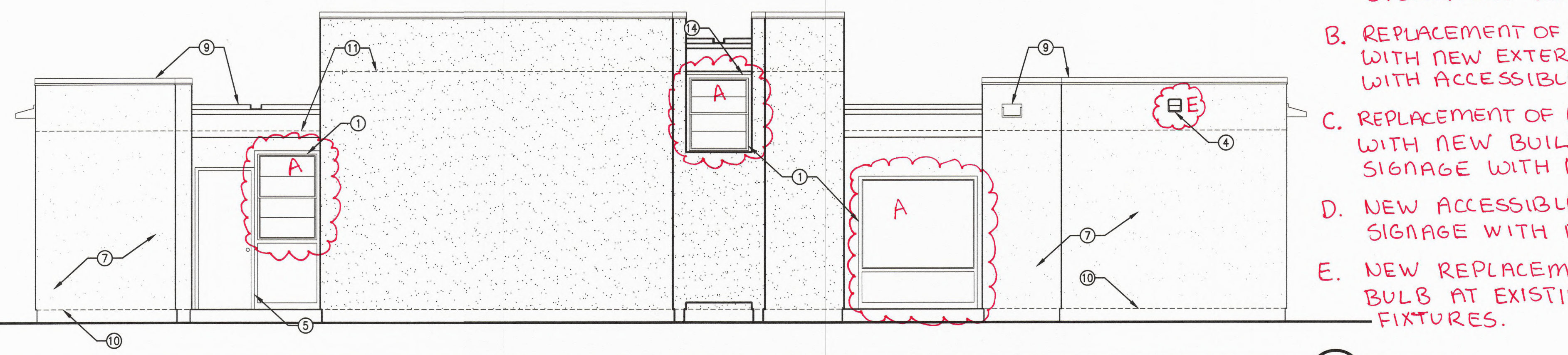
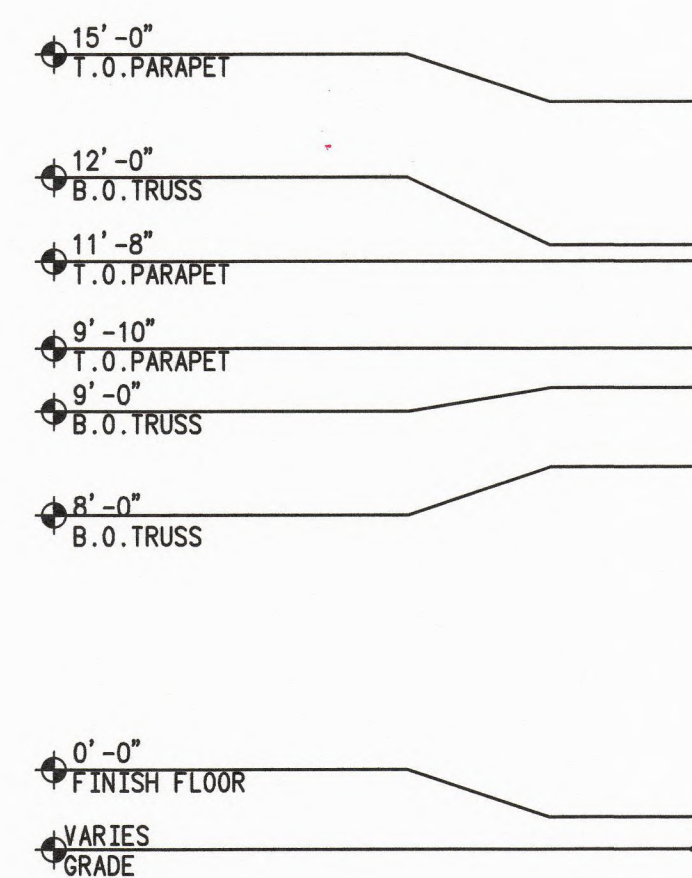
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NEW EAST ELEVATION

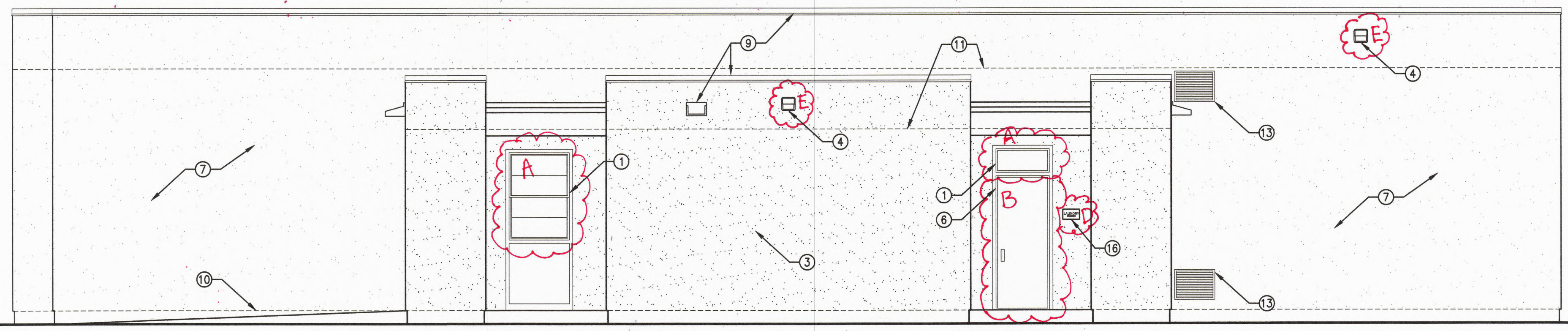
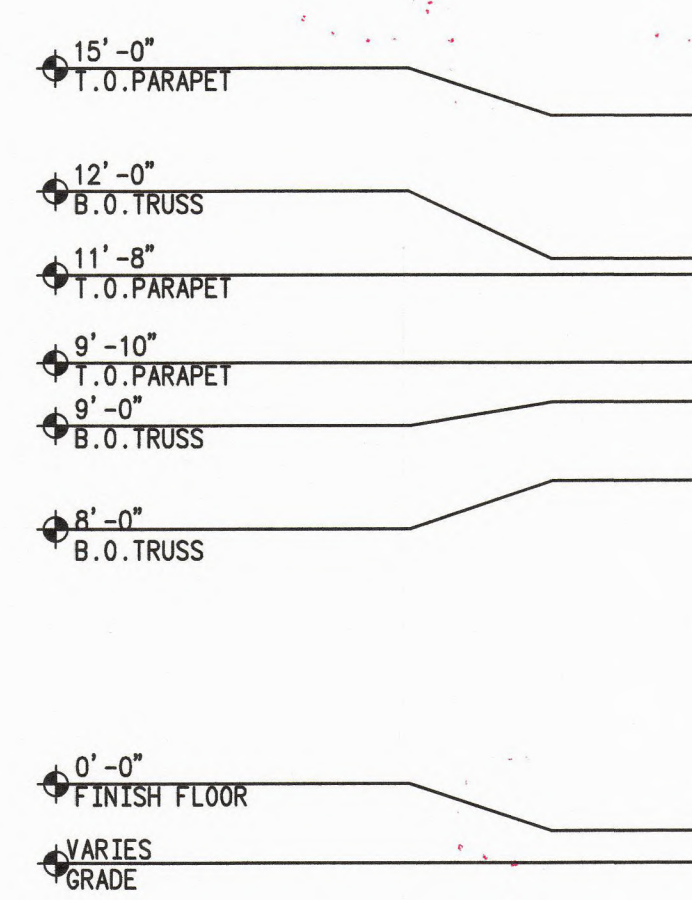
1 1/4"=1'-0"

- A. REPLACEMENT OF EXISTING WITH NEW ALUMINUM STOREFRONT WINDOWS.
- B. REPLACEMENT OF EXISTING WITH NEW EXTERIOR DOOR WITH ACCESSIBLE HARDWARE.
- C. REPLACEMENT OF EXISTING WITH NEW BUILDING SIGNAGE WITH NEW LIGHT.
- D. NEW ACCESSIBLE BUILDING SIGNAGE WITH BRAILLE.
- E. NEW REPLACEMENT LIGHT BULB AT EXISTING LIGHT FIXTURES.



NEW NORTH ELEVATION

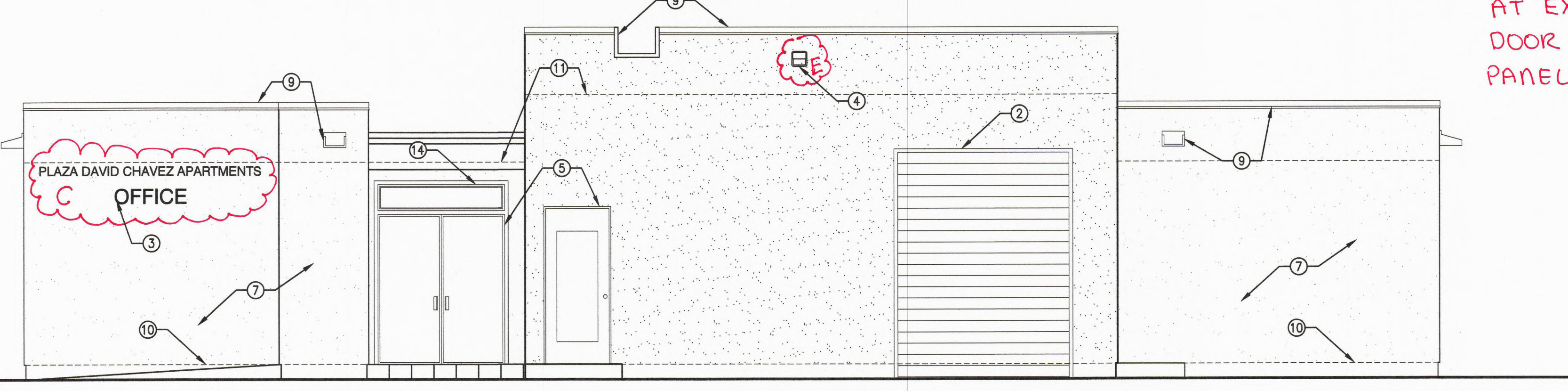
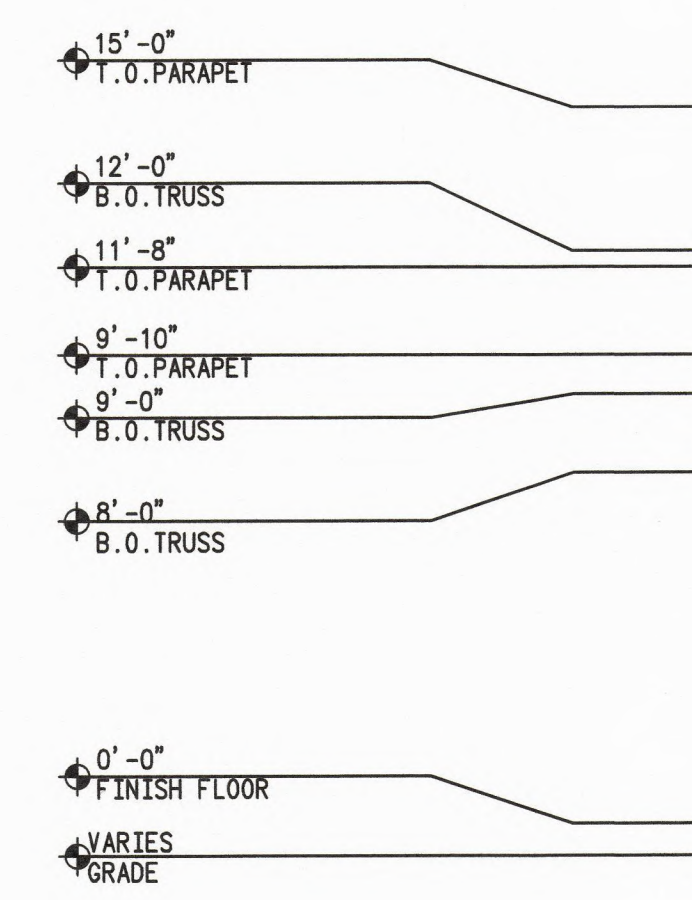
2 1/4"=1'-0"



NEW WEST ELEVATION

3 1/4"=1'-0"

PLEASE NOTE NEW PAINT AT EXISTING GARAGE DOOR, STUCCO, WINDOW PANELING, & METALS.



NEW SOUTH ELEVATION

4 1/4"=1'-0"

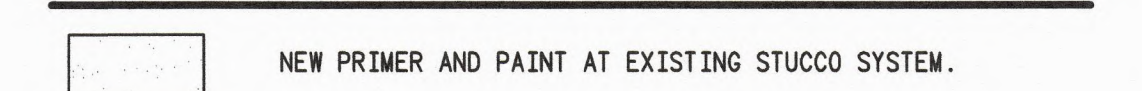
General Notes

- A. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID. INCLUDE IN BID, REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.
- B. EXISTING CONDITIONS ARE DERIVED FROM AS-BUILT MEASUREMENTS CONDUCTED IN THE FIELD FOR GENERAL INFORMATION. CONTRACTOR TO CONDUCT FIELD EXPLORATORY DEMOLITION & OBSERVATION PRIOR TO BEGINNING WORK. IF EXISTING FIELD CONDITIONS DO NOT MATCH RECORD DRAWINGS CONTRACTOR MUST NOTIFY ARCHITECT / ENGINEER IMMEDIATELY.
- C. WHERE REMOVAL OCCURS, MODIFY PER PLANS. IF NO MODIFICATIONS ARE INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL.
- D. SEE MECHANICAL, ARCHITECTURAL, AND ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.
- E. IF DEMOLITION/REMOVAL CAUSES DAMAGE, REPAIR/PATCH TO MATCH EXISTING ADJACENT FINISH. RE-TEXTURE WALL FROM CORNER TO CORNER & FLOOR TO CEILING. IF EXACT MATCH IS UNACHIEVABLE, ARCHITECT IS SOLE JUDGE OF THE QUALITY.
- F. CONTRACTOR TO PROVIDE ALL SHORING, SCAFFOLDING, ETC. AND IS NOT LIMITED TO TEMPORARY FRAMING AS NECESSARY TO PROVIDE STRUCTURAL SUPPORT DURING THE CONSTRUCTION OF NEW WORK.
- G. PLEASE REVIEW ASBESTOS REPORT PRIOR TO ANY WORK. ALL ASBESTOS CONTAINING MATERIALS THAT NEED TO BE ABATED MUST FOLLOW STRICT COMPLIANCE REMOVAL REQUIREMENTS PRIOR TO CONSTRUCTION.
- H. SEE UNIT & BUILDING MATRIX G-3.0+ FOR EXTENT OF WORK.
- I. SEE ELECTRICAL AND UNIT REFLECTED CEILING PLANS AU-6.0 THROUGH AU-6.1 FOR EXTENT OF ELECTRICAL PANEL WORK.
- J. SEAL ALL REACHABLE JOINTS IN DUCTS WITHIN ARMS REACH.
- K. MAKE SURE THAT ALL DUCTS, BOOTS, AND JOINTS ARE POKKED. REACH INTO THE DUCT OPEN THE LENGTH OF AN ARM TO GAIN ACCESS TO THE JOINTS.
- L. CAULK AT ALL MECHANICAL REGISTERS; (1) REMOVE REGISTER AND CAULK BETWEEN THE DUCT BOOT AND THE DRYWALL. ALL GAPS NEED TO BE SEALED SHUT. (2) INSTALL REGISTER.
- M. MECHANICAL, ELECTRICAL, PLUMBING, AND DRYWALL SUBCONTRACTORS NEED TO HAVE KNOWLEDGE OF BLOWER DOOR TEST AND THEIR REQUIREMENTS TO MEET AND PASS THE TEST. SEAL ALL GAPS BETWEEN DRYWALL AND ALL PENETRATIONS INCLUDING, BUT NOT LIMITED TO, ELECTRICAL AND LOW VOLTAGE J BOX, PIPE PENETRATIONS, DUCT PENETRATIONS, ETC.

Keyed Notes

1. NEW DOUBLE-PANE ALUMINUM STOREFRONT WINDOWS WITH LOW-E INSULATED GLASS, TINTED ON SOUTH AND WEST ELEVATIONS.
2. NEW PAINT AT EXISTING GARAGE DOOR.
3. NEW BUILDING SIGNAGE, COLOR AND STYLE BY ARCHITECT.
4. NEW ENERGY STAR LIGHT BULBS AT EXISTING LIGHT FIXTURES, TYPICAL.
5. EXISTING DOOR TO REMAIN, REPLACE AS NEEDED, REPLACE ALL NON-ACCESSIBLE HARDWARE, WEATHERSTRIPPING, AND THRESHOLDS. SEE DOOR SCHEDULE.
6. NEW DOOR WITH ACCESSIBLE HARDWARE, SEE DOOR SCHEDULE.
7. NEW PRIMER AND PAINT AT EXISTING STUCCO SYSTEM, TYPICAL.
8. EXISTING CONTROL JOINT TO REMAIN, TYPICAL.
9. NEW PAINT AT EXISTING PARAPET CAP FLASHING, CANALES, AND EXPOSED METAL ACCESSORIES, TYPICAL.
10. LINE OF FINISH FLOOR BEYOND.
11. LINE OF TRUSS BEARING BEYOND.
12. NEW PAINT AT EXISTING ELECTRICAL METERS/GEAR.
13. EXISTING MECHANICAL GRILLES TO REMAIN.
14. NEW PAINT AT EXISTING WINDOW PANELING.
15. NEW ENERGY STAR COMPLIANT LIGHT FIXTURE TO ILLUMINATE SIGNAGE.
16. NEW ACCESSIBLE BUILDING SIGNAGE WITH BRAILLE, COLOR AND STYLE BY ARCHITECT.

Legend



DATE	REVISIONS	DATE	REVISIONS
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STATE OF NEW MEXICO
ROBERT G. HALL
NO. 1789
REGISTERED ARCHITECT
EXPIRES:12/31/2020

PLAZA DAVID CHAVEZ APARTMENTS

Albuquerque, New Mexico

PROJECT ARCHITECT: BOB HALL, AIA

Project #: IDA-19-08-P
Date: FEBRUARY 28, 2020

NEW EXTERIOR ELEVATIONS - LMO

By: CLK/WB
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New Site Legend

- ACCESSIBLE PARKING / FULLY ACCESSIBLE UNIT
- VISUAL/HEARING IMPAIRED UNIT
- PROPERTY LINE
- EXISTING EASEMENT / SETBACK
- EXISTING CHAINLINK/STEEL TUBE FENCE
- EXISTING RETAINING WALL
- NEW STONE YARD WALL
- NEW CHAINLINK FENCE
- EXISTING BUILDING
- EXISTING CONCRETE TO REMAIN
- NEW CONCRETE
- NEW ASPHALT
- SIGN
- FIRE HYDRANT
- SITE LIGHT FIXTURE
- ELECTRICAL EQUIPMENT VARIES, SEE ELECTRICAL

New Parking Provided

BICYCLE
 .25 BICYCLE PARKING SPACES PER UNIT (MFA REQUIREMENT)
 .25 PER UNIT x 75 UNITS = 18.75 BICYCLE PARKING SPACES REQUIRED
 = 20 PROVIDED (5 NEW RACKS AT 4 BIKES EACH)

NUMBER OF PARKING SPACES
 EXISTING PARKING 132 SPACES. NO UNITS AND NO BUILDINGS ADDED TO THE EXISTING PROJECT.

NEW PARKING COUNT
 TYPICAL = 141 SPACES
 ACCESSIBLE = 4 SPACES
 VAN ACCESSIBLE = 2 SPACE (LOCATED AT LMO BUILDING PER MFA)

TOTAL PARKING
 147 SPACES PROVIDED

General Notes

- A. PROVIDE CONSTRUCTION FENCING. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO PLACEMENT.
- B. VISIT SITE & FIELD VERIFY EXTENT OF REMOVALS IN AREA OF NEW CONSTRUCTION PRIOR TO BID. IF EXISTING CONDITIONS DO NOT MATCH DRAWINGS NOTIFY ARCHITECT/ENGINEER IMMEDIATELY.
- C. ALL PARKING AREAS OTHER THAN ACCESSIBLE PARKING AREAS SHALL SLOPE NO LESS THAN 1% AND NO GREATER THAN 5%.
- D. SLOPED SIDEWALKS SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- E. WHERE RAMP ARE REQUIRED SLOPE SHALL NOT EXCEED 1:12 WITH A CROSS SLOPE NOT TO EXCEED 2%.
- F. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.
- G. SEE SURVEY AND CIVIL PLANS FOR LOCATION OF UTILITIES.
- H. SEE CIVIL PLANS FOR ALL GRADES AND FINISH FLOOR ELEVATIONS.
- I. SEAL JOINTS BETWEEN DISSIMILAR MATERIALS TO ALLOW FOR DIFFERENTIAL EXPANSION & CONTRACTION. EXTERIOR OPENINGS IN BUILDING ENVELOPE MUST BE SEALED, GASKETED, WEATHERSTRIPPED, TIGHTLY PACKED WITH FIBERGLASS INSULATION, OR OTHERWISE SEALED WITH A FLEXIBLE MATERIAL TO LIMIT AIR LEAKAGE. SEAL EXTERIOR JOINTS, SEAMS, AND PENETRATIONS IN BUILDING ENVELOPE FOR AIR LEAKAGE WITH DURABLE SEALANT OR CLOSED CELL FOAM MATERIALS CLOSED WITH GASKET SYSTEMS, TAPED OR COVERED WITH MOISTURE & VAPOR BARRIER.

Keyed Notes

1. PROPERTY LINE. SEE CIVIL / SURVEY.
2. EXISTING CHAINLINK/WOODEN FENCE TO REMAIN, REPAIR AS NEEDED.
3. EXISTING APARTMENT BUILDING TO REMAIN, PREP FOR NEW WORK. SEE BUILDING & UNIT NEW PLANS AND ELEVATIONS FOR ADDITIONAL NEW WORK.
4. EXISTING LMO BUILDING WITH LAUNDRY, OFFICES, MAINTENANCE, AND MAILBOXES. SEE FLOOR PLAN AND ELEVATIONS FOR ADDITIONAL NEW WORK.
5. LINE SEPARATING UNITS, TYPICAL.
6. EXISTING MONUMENT SIGN WITH NEW ENERGY STAR LIGHTING, SEE ELECTRICAL.
7. NEW ACCESSIBLE PARKING SIGN, SEE 4/SITE200. MINIMUM 1 VAN ACCESSIBLE PARKING SPACE AT THE LMO BUILDING.
8. NEW PLAY AREA WARNING SIGN, SEE 5/SITE200.
9. ALL EXISTING UTILITIES & UNDERGROUND UTILITIES TO REMAIN. SEE SURVEY FOR LOCATION OF ALL EXISTING UTILITIES. LOCATE PRIOR TO EXCAVATION, PROTECT FROM DAMAGE FROM NEW WORK, EXPLORATORY EXCAVATION TO FIND EXACT LOCATION IF NEEDED. SEE PLUMBING, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL WORK.
10. EXISTING FIRE HYDRANT TO REMAIN, PROTECT FROM DAMAGE FROM NEW WORK.
11. EXISTING PARKING LOT WITH NEW CRACK SEAL COAT AND NEW STRIPING SCHEME, TYPICAL. SEE CIVIL.
12. EXISTING CURB OR CURB AND GUTTER TO REMAIN, TYPICAL U.N.O.
13. NEW CONCRETE CURB OR CURB AND GUTTER, SEE CIVIL.
14. EXISTING SIDEWALK TO REMAIN.
15. NEW 4" THICK CONCRETE SIDEWALK, MEDIUM BROOM FINISH PERPENDICULAR TO SLOPE. 1" DEEP CONTROL JOINT @ 6'-0" O.C. MAX. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND 2% PERPENDICULAR TO DIRECTION OF TRAVEL. FOR GRADES AND ELEVATIONS OF SIDEWALKS, SEE CIVIL DRAWINGS. 4'-0" WIDE, U.N.O.
16. NEW PAINTED 4" WIDE PARKING STRIPING SCHEME PAINTED YELLOW TYPICAL FOR ALL PARKING STALLS EXCEPT PAINTED BLUE AT ALL ACCESSIBLE PARKING STALLS AND AISLES.
17. TYPICAL PARKING SPACE, 9'-0" x 19'-0" MINIMUM.
18. ACCESSIBLE PARKING SPACE, SEE DETAIL 1/SITE200.
19. NEW TRUNCATED DOME DETECTABLE WARNING, 24" MIN. IN DIRECTION OF TRAVEL.
20. NEW 4" THICK CONCRETE ACCESSIBLE CURB RAMP, WITH SCORES RUNNING PERPENDICULAR TO RAMP @ 6" O.C., WITH MEDIUM BROOM FINISH PERPENDICULAR TO SLOPE. SLOPE NOT TO EXCEED 1:12 IN THE DIRECTION OF TRAVEL AND 2% PERPENDICULAR TO DIRECTION OF TRAVEL, WITH 6"X6" H EDGE PROTECTION CURB EXTENDING TO LANDING. FOR GRADES & ELEVATIONS OF SIDEWALKS SEE CIVIL.
21. EXISTING CONCRETE RAMP WITH HANDRAILS.
22. NEW ACCESSIBLE REFUSE ENCLOSURE WITH NEW ENERGY STAR LIGHTING, SEE DETAIL 3 & 4/SITE201.
23. NEW BICYCLE RACK, SEE 1/SITE201.
24. EXISTING BENCH TO REMAIN.
25. NEW PERMANENTLY MOUNTED BENCH WITH ARMS, SEE 4/SITE025.
26. EXISTING BASKETBALL COURT.
27. EXISTING LANDSCAPE AND TREES TO REMAIN.
28. EXISTING PLAYGROUND EQUIPMENT FOR CHILDREN 5-12 AND UNDER 5 WITH NEW ACCESSIBLE PATH, SEE SHEET SITE151.
29. EXISTING LIGHT POLE TO REMAIN, TYPICAL. SEE ELECTRICAL.
30. NEW PRE-CAST CONCRETE WHEEL STOP AT ALL ACCESSIBLE PARKING SPACES, SEE 3/SITE200.
31. NEW ACCESSIBLE BARBEQUE GRILL.
32. NEW ACCESSIBLE PICNIC TABLE.
33. NEW CONCRETE RAMP WITH HANDRAILS, SEE 5/SITE201.

- A. CONCRETE FOR ACCESSIBLE PATH.
- B. NEW ACCESSIBLE PARKING, CURB RAMP, & SIGNAGE.
- C. NEW BICYCLE PARKING PAD & RACK.
- D. NEW PLAYGROUND SIGNAGE & TWO NEW BENCHES AT EXISTING PLAYGROUND.
- E. ONE NEW ACCESSIBLE BARBEQUE GRILL, PICNIC TABLE, & CONCRETE PAD.

CIRCLED KEYED NOTES:

- ② → REPAIR EXISTING DAMAGED FENCING.
- ⑪ & ⑫ → NEW PARKING LOT STRIPING / EXISTING ACCESSIBLE SPACES RELOCATED.
- ⑮ → REPLACEMENT OF EXISTING SIDEWALK FOR ACCESSIBILITY.

DATE	REVISIONS	DATE	REVISIONS
1		3	
2		4	

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STATE OF NEW MEXICO
 BOB HALL
 No. 1789
 REGISTERED ARCHITECT
 2/25/20
 EXPIRES: 12/31/2020

PLAZA DAVID CHAVEZ APARTMENTS

Albuquerque, New Mexico

PROJECT ARCHITECT:
 BOB HALL, AIA

PROJECT #:
 IDA-19-08-P

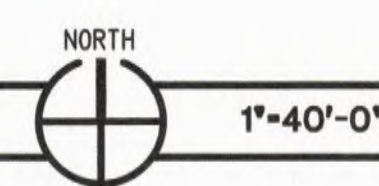
DATE:
 FEBRUARY 28, 2020

NEW ARCHITECTURAL SITE PLAN

By: JB Sheet of

File: Plot Date: © **SITE100**



NEW ARCHITECTURAL SITE PLAN



Keyed Notes

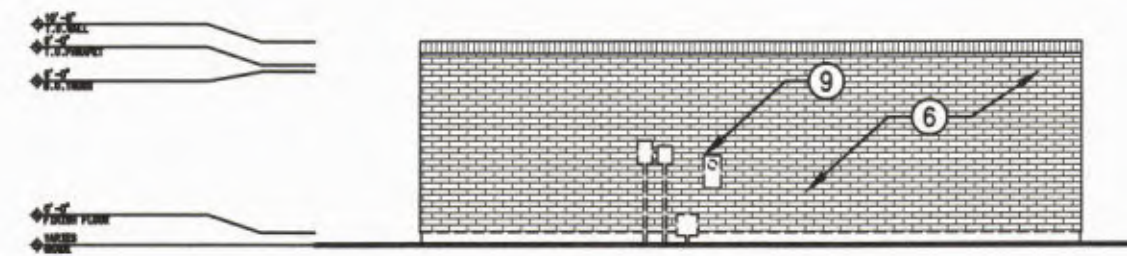
1. NEW CONCRETE TO COMPLY WITH ACCESSIBILITY AT ACCESSIBLE UNIT ENTRIES ONLY, SEE SITE PLAN.
2. NEW ACCESSIBLE UNIT SIGNAGE WITH BRAILLE, MOUNT AT ACCESSIBLE HEIGHT, TYPICAL. SEE DETAIL 1/ARCH024.
3. NEW 18" TALL ACRYLIC BUILDING SIGNAGE, COLOR AND STYLE BY ARCHITECT.
4. NEW 6" TALL ACRYLIC BUILDING SIGNAGE, COLOR AND STYLE BY ARCHITECT.
5. NEW PRIMER AND PAINT AT EXISTING STUCCO SYSTEM, TYPICAL.
6. NEW PRIMER AND PAINT AT EXISTING SLUMP BLOCK, TYPICAL.
7. NEW DOOR AND ACCESSIBLE HARDWARE, SEE DOOR SCHEDULE.
8. NEW ENERGY STAR DOUBLE PANE VINYL WINDOW WITH LOW-E INSULATED GLASS, SEE WINDOW SCHEDULE.
9. NEW PAINT TO MATCH SURROUNDING AT EXISTING ELECTRICAL METERS/GEAR.
10. NEW PAINT AT EXISTING METAL DOWNSPOUTS AND EXPOSED METAL.
11. NEW PAINT AT EXISTING METAL PARAPET CAP FLASHING.
12. NEW ENERGY STAR LIGHT BULBS AT EXISTING FIXTURES, TYPICAL. SEE ELECTRICAL.
13. LINE OF FINISH FLOOR BEYOND.
14. LINE OF TRUSS BEARING BEYOND.
15. NEW INSULATION TO ACHIEVE R-38 AT ATTIC. EXISTING ASPHALT SHINGLES TO REMAIN.
16. EXISTING CONTROL JOINT TO REMAIN, TYPICAL.
17. NEW ENERGY STAR COMPLIANT LIGHT FIXTURES TO ILLUMINATE BUILDING SIGNAGE.

Legend

-  NEW PRIMER AND PAINT AT EXISTING STUCCO SYSTEM, TYPICAL.
-  NEW PRIMER AND PAINT AT EXISTING SLUMP BLOCK, TYPICAL.

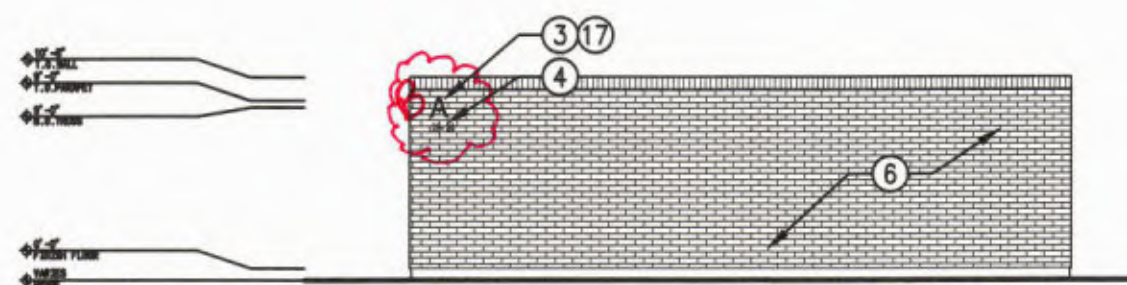
General Notes

- A. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID, INCLUDE IN BID. REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.
- B. EXISTING CONDITIONS ARE DERIVED FROM AS-BUILT MEASUREMENTS CONDUCTED IN THE FIELD FOR GENERAL INFORMATION. CONTRACTOR TO CONDUCT FIELD EXPLORATORY DEMOLITION & OBSERVATION PRIOR TO BEGINNING WORK. IF EXISTING FIELD CONDITIONS DO NOT MATCH RECORD DRAWINGS CONTRACTOR MUST NOTIFY ARCHITECT / ENGINEER IMMEDIATELY.
- C. WHERE REMOVAL OCCURS, MODIFY PER PLANS, IF NO MODIFICATIONS ARE INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL.
- D. SEE MECHANICAL, ARCHITECTURAL, AND ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.
- E. IF DEMOLITION/REMOVAL CAUSES DAMAGE, REPAIR/PATCH TO MATCH EXISTING ADJACENT FINISH. RE-TEXTURE WALL FROM CORNER TO CORNER & FLOOR TO CEILING. IF EXACT MATCH IS UNACHIEVABLE, ARCHITECT IS SOLE JUDGE OF THE QUALITY.
- F. CONTRACTOR TO PROVIDE ALL SHORING, SCAFFOLDING, ETC. AND IS NOT LIMITED TO TEMPORARY FRAMING AS NECESSARY TO PROVIDE STRUCTURAL SUPPORT DURING THE CONSTRUCTION OF NEW WORK.
- G. PLEASE REVIEW ASBESTOS REPORT PRIOR TO ANY WORK. ALL ASBESTOS CONTAINING MATERIALS THAT NEED TO BE ABATED MUST FOLLOW STRICT COMPLIANCE REMOVAL REQUIREMENTS PRIOR TO CONSTRUCTION.
- H. SEE UNIT & BUILDING MATRIX G-3.0+ FOR EXTENT OF WORK.
- I. SEE ELECTRICAL AND UNIT REFLECTED CEILING PLANS FOR EXTENT OF ELECTRICAL PANEL WORK.
- J. SEAL ALL REACHABLE JOINTS IN DUCTS WITHIN ARMS REACH. MAKE SURE THAT ALL DUCTS, BOOTS, AND JOINTS ARE POOKIED. REACH INTO THE DUCT OPEN THE LENGTH OF AN ARM TO GAIN ACCESS TO THE JOINTS.
- K. CAULK AT ALL MECHANICAL REGISTERS; (1) REMOVE REGISTER AND CAULK BETWEEN THE DUCT BOOT AND THE DRYWALL. ALL GAPS NEED TO BE SEALED SHUT. (2) INSTALL REGISTER.
- L. MECHANICAL, ELECTRICAL, PLUMBING, AND DRYWALL SUBCONTRACTORS NEED TO HAVE KNOWLEDGE OF BLOWER DOOR TEST AND THEIR REQUIREMENTS TO MEET AND PASS THE TEST. SEAL ALL GAPS BETWEEN DRYWALL AND ALL PENETRATIONS INCLUDING, BUT NOT LIMITED TO, ELECTRICAL AND LOW VOLTAGE J BOX, PIPE PENETRATIONS, DUCT PENETRATIONS, ETC



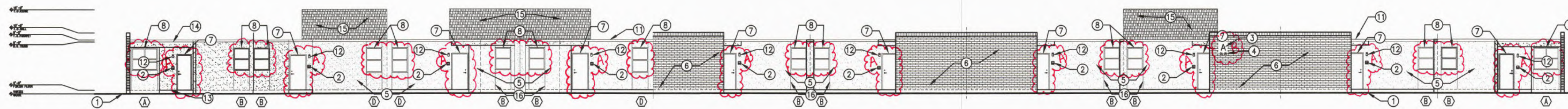
NEW SIDE ELEVATION - BUILDING A

1 3/32"-1'-0"



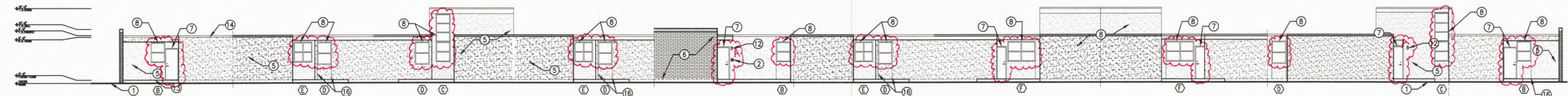
NEW SIDE ELEVATION - BUILDING A

2 3/32"-1'-0"



NEW FRONT ELEVATION - BUILDING A

3 3/32"-1'-0"



NEW REAR ELEVATION - BUILDING A

4 3/32"-1'-0"

PLEASE NOTE WE ARE REPLACING ALL EXTERIOR DOORS & WINDOWS IN EACH ONE OF THE APARTMENTS. THIS IS TYPICAL OF ALL APARTMENTS. TWENTY-FIVE (25) PERCENT OF ALL WINDOWS WILL BE 6" TALLER THAN EXISTING WINDOWS FOR EGRESS PURPOSES.

PLEASE NOTE NEW PAINT AT EXISTING STUCCO, SLUMP BLOCK, & METALS.

A. NEW ACCESSIBLE UNIT SIGNAGE WITH BRAILLE & REPLACEMENT LIGHT BULBS AT EXISTING FIXTURES.

B. NEW STANDALONE LETTERS/NUMBERS & NEW LIGHTING.

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STATE OF NEW MEXICO
ROBERT G. HALL
NO. 1769
REGISTERED ARCHITECT
2/28/20
EXPIRES: 12/31/2020

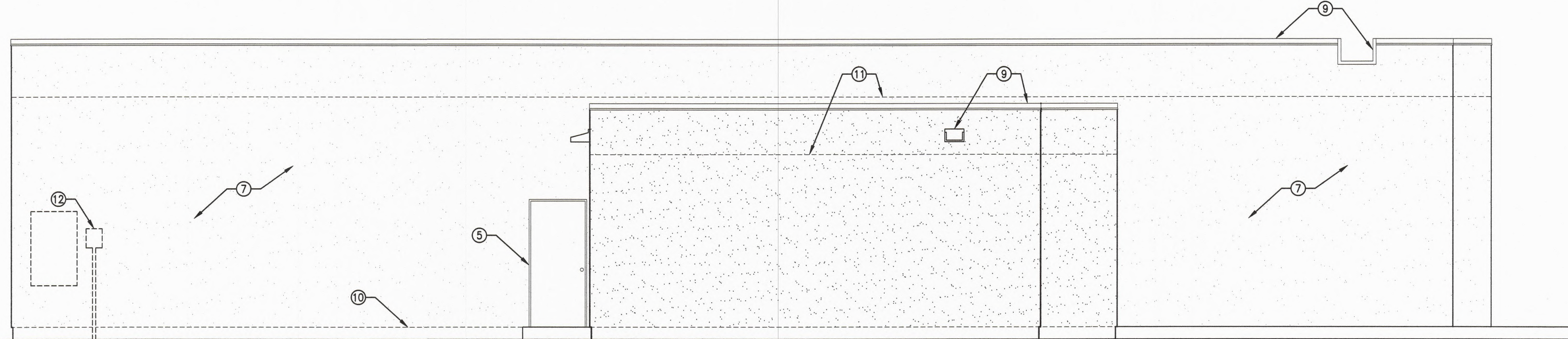
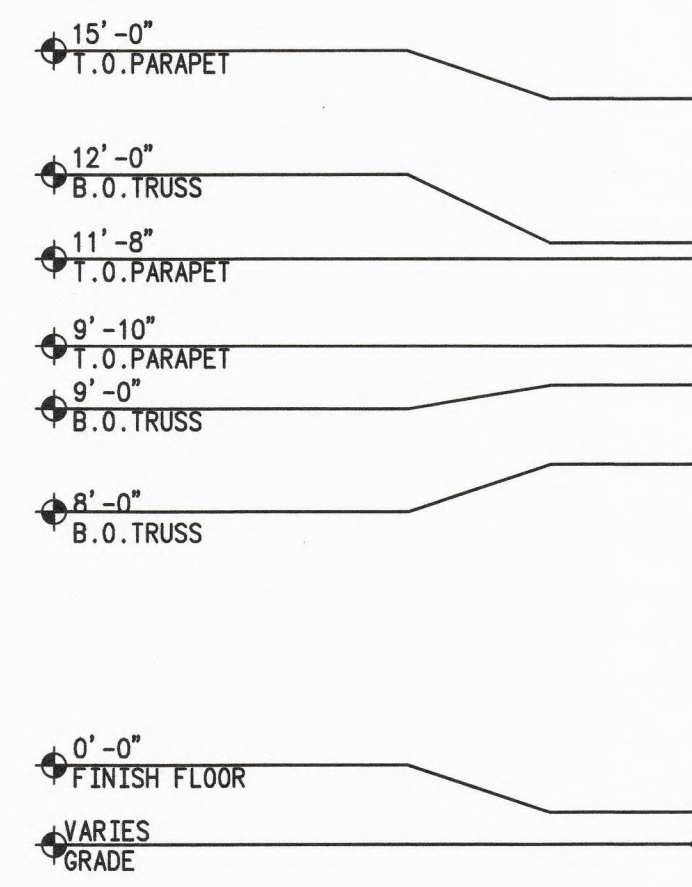
PLAZA DAVID CHAVEZ APARTMENTS

Albuquerque, New Mexico

PROJECT ARCHITECT: BOB HALL, AIA
Project #: IDA-19-08-P
Date: FEBRUARY 28, 2020

NEW EXT. ELEVATIONS - BLDG.A

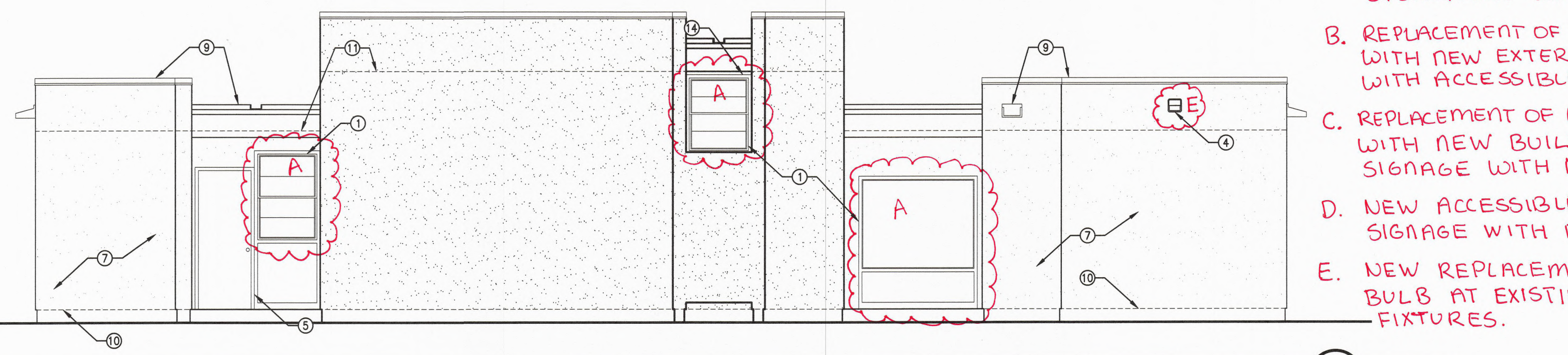
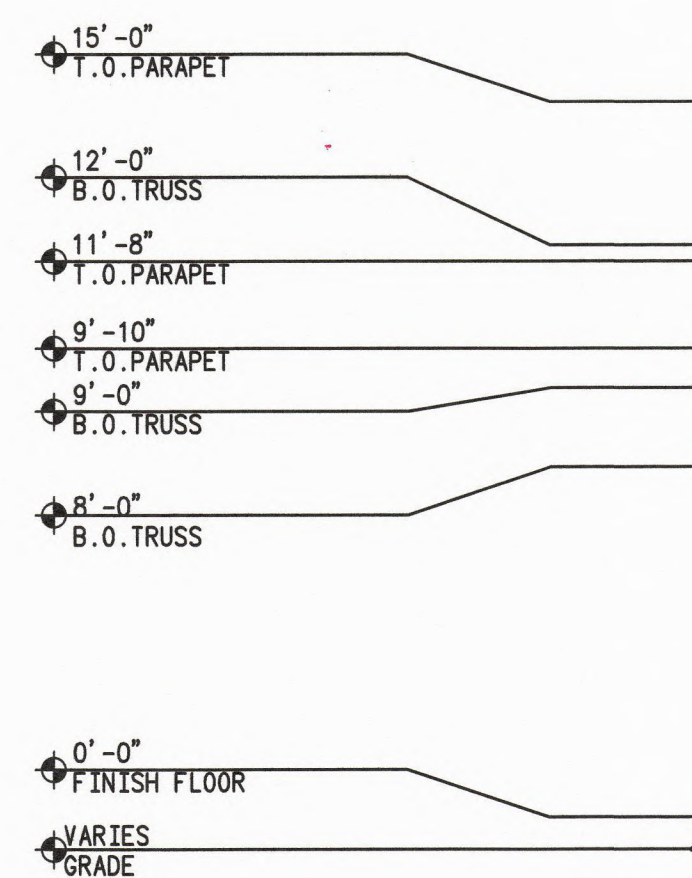
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NEW EAST ELEVATION

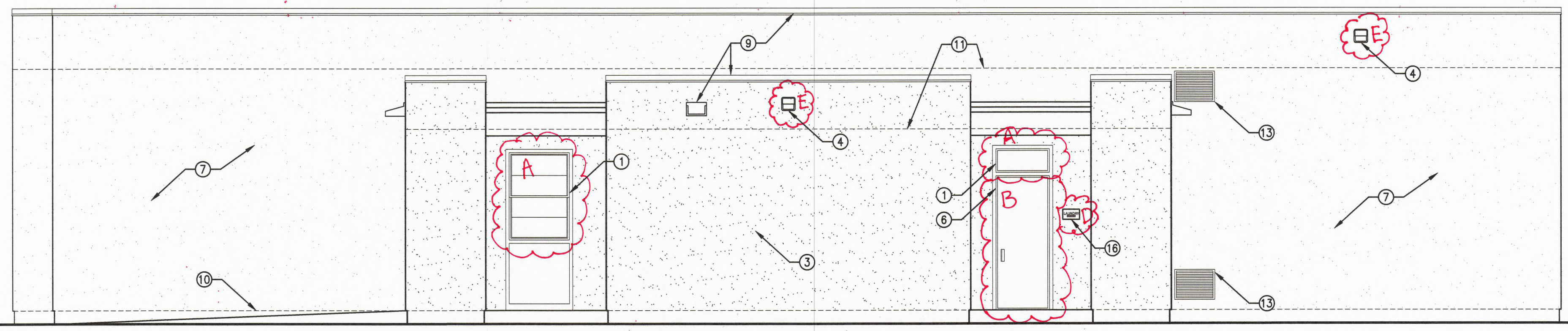
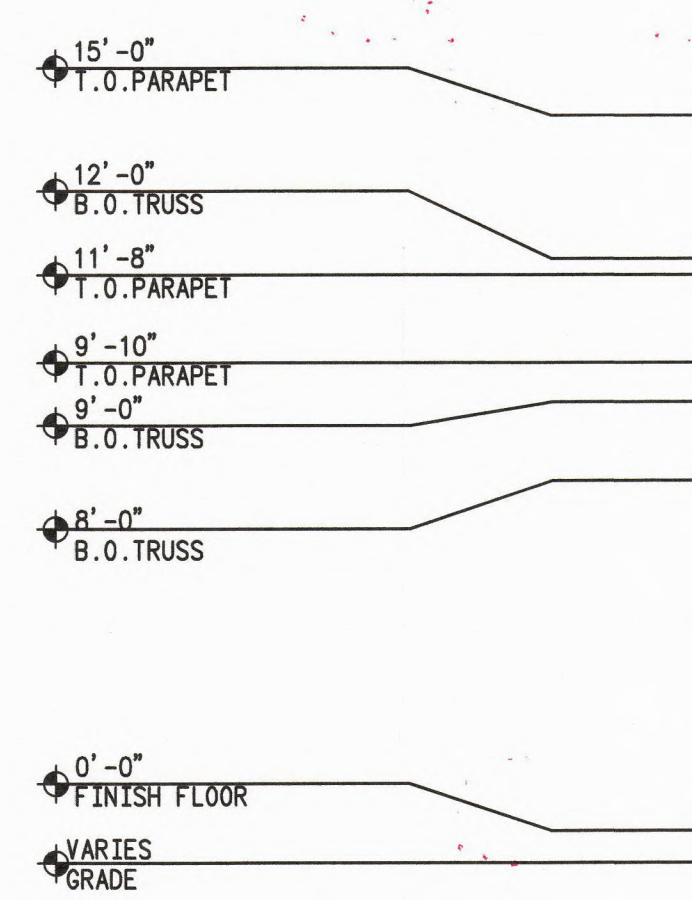
1 1/4"=1'-0"

- A. REPLACEMENT OF EXISTING WITH NEW ALUMINUM STOREFRONT WINDOWS.
- B. REPLACEMENT OF EXISTING WITH NEW EXTERIOR DOOR WITH ACCESSIBLE HARDWARE.
- C. REPLACEMENT OF EXISTING WITH NEW BUILDING SIGNAGE WITH NEW LIGHT.
- D. NEW ACCESSIBLE BUILDING SIGNAGE WITH BRAILLE.
- E. NEW REPLACEMENT LIGHT BULB AT EXISTING LIGHT FIXTURES.



NEW NORTH ELEVATION

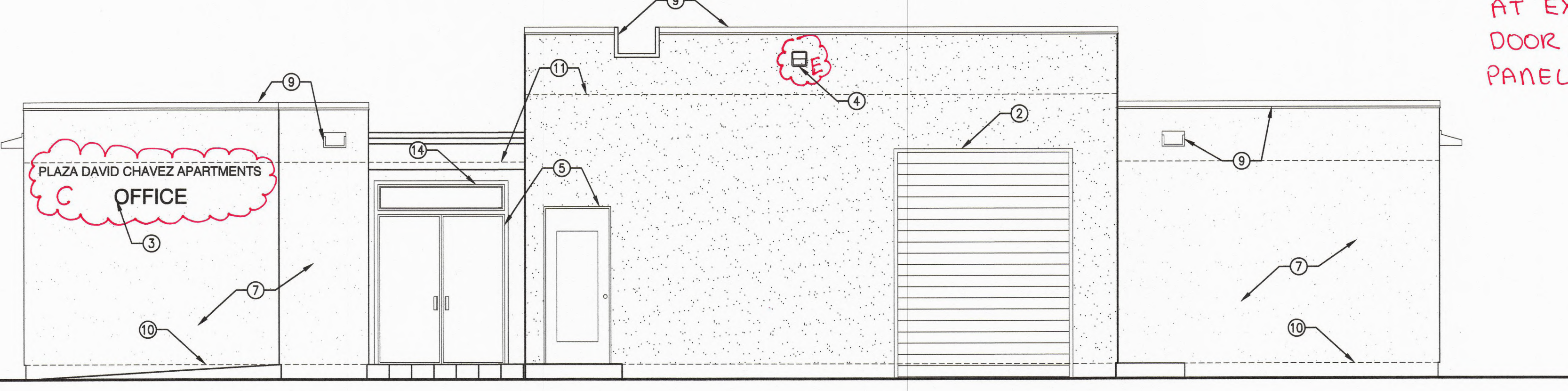
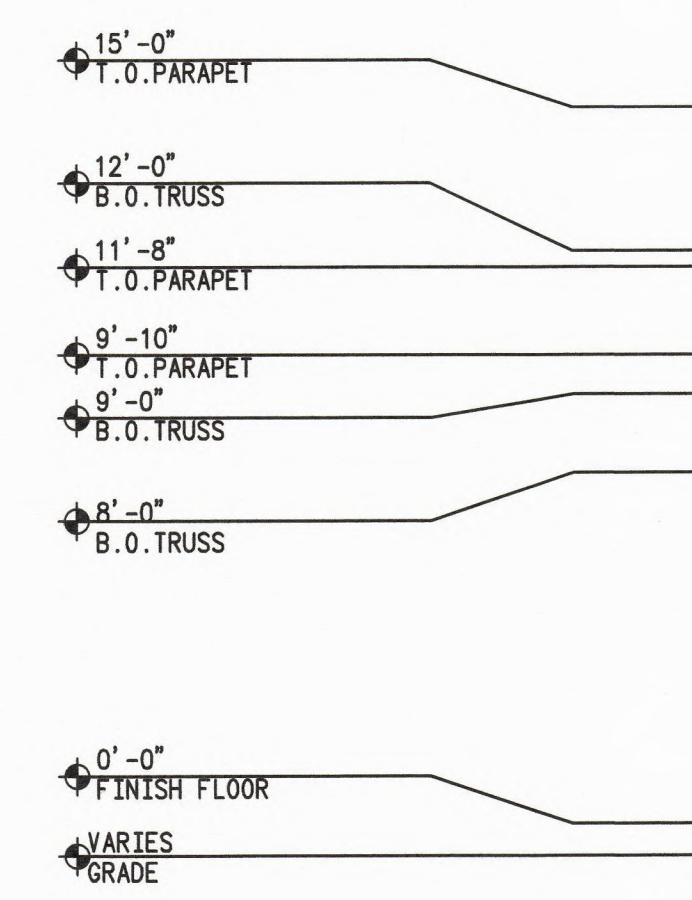
2 1/4"=1'-0"



NEW WEST ELEVATION

3 1/4"=1'-0"

PLEASE NOTE NEW PAINT AT EXISTING GARAGE DOOR, STUCCO, WINDOW PANELING, & METALS.



NEW SOUTH ELEVATION

4 1/4"=1'-0"

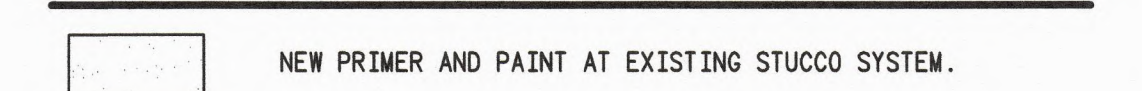
General Notes

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- H. SEE UNIT & BUILDING MATRIX G-3.0+ FOR EXTENT OF WORK.
- I. SEE ELECTRICAL AND UNIT REFLECTED CEILING PLANS AU-6.0 THROUGH AU-6.1 FOR EXTENT OF ELECTRICAL PANEL WORK.
- J. SEAL ALL REACHABLE JOINTS IN DUCTS WITHIN ARMS REACH.
- K. MAKE SURE THAT ALL DUCTS, BOOTS, AND JOINTS ARE POKKED. REACH INTO THE DUCT OPEN THE LENGTH OF AN ARM TO GAIN ACCESS TO THE JOINTS.
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Keyed Notes

1. NEW DOUBLE-PANE ALUMINUM STOREFRONT WINDOWS WITH LOW-E INSULATED GLASS, TINTED ON SOUTH AND WEST ELEVATIONS.
2. NEW PAINT AT EXISTING GARAGE DOOR.
3. NEW BUILDING SIGNAGE, COLOR AND STYLE BY ARCHITECT.
4. NEW ENERGY STAR LIGHT BULBS AT EXISTING LIGHT FIXTURES, TYPICAL.
5. EXISTING DOOR TO REMAIN, REPLACE AS NEEDED, REPLACE ALL NON-ACCESSIBLE HARDWARE, WEATHERSTRIPPING, AND THRESHOLDS. SEE DOOR SCHEDULE.
6. NEW DOOR WITH ACCESSIBLE HARDWARE, SEE DOOR SCHEDULE.
7. NEW PRIMER AND PAINT AT EXISTING STUCCO SYSTEM, TYPICAL.
8. EXISTING CONTROL JOINT TO REMAIN, TYPICAL.
9. NEW PAINT AT EXISTING PARAPET CAP FLASHING, CANALES, AND EXPOSED METAL ACCESSORIES, TYPICAL.
10. LINE OF FINISH FLOOR BEYOND.
11. LINE OF TRUSS BEARING BEYOND.
12. NEW PAINT AT EXISTING ELECTRICAL METERS/GEAR.
13. EXISTING MECHANICAL GRILLES TO REMAIN.
14. NEW PAINT AT EXISTING WINDOW PANELING.
15. NEW ENERGY STAR COMPLIANT LIGHT FIXTURE TO ILLUMINATE SIGNAGE.
16. NEW ACCESSIBLE BUILDING SIGNAGE WITH BRAILLE, COLOR AND STYLE BY ARCHITECT.

Legend



DATE	REVISIONS	DATE	REVISIONS
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STATE OF NEW MEXICO

ROBERT G. HALL
NO. 1789
REGISTERED ARCHITECT

EXPIRES:12/31/2020

PLAZA DAVID CHAVEZ APARTMENTS

Albuquerque, New Mexico

PROJECT ARCHITECT: BOB HALL, AIA

Project #: IDA-19-08-P
Date: FEBRUARY 28, 2020

NEW EXTERIOR ELEVATIONS - LMO

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REFERENCE

PROJECT# - 2020-003634

CASE# - SI-2020-00153

FOR ALL DOCUMENTATION

(FINAL SIGN OFF IS STAMPED INCORRECTLY - SI-2020-000153)

G. Delgado UD&D