

ADMINISTRATIVE AMENDMENT

FILE # _____ PROJECT # _____

APPROVED BY

DATE

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 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
 ROBERT G. 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

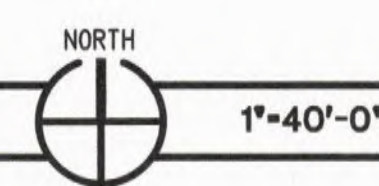
NEW ARCHITECTURAL SITE PLAN

By: JB Sheet of

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SITE 100

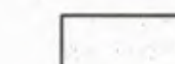

NEW ARCHITECTURAL SITE PLAN



Keyed Notes

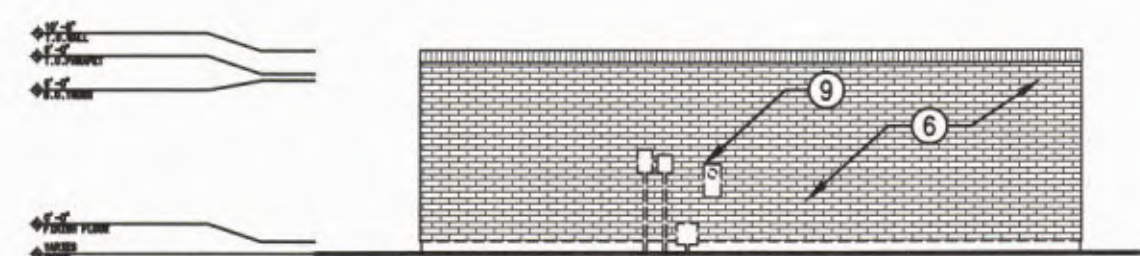
1. NEW CONCRETE TO COMPLY WITH ACCESSIBILITY AT ACCESSIBLE UNIT ENTRIES ONLY, SEE SITE PLAN.
2. NEW ACCESSIBLE UNIT SIGNAGE WITH BRAILLE, MOUNT AT ACCESSIBLE HEIGHT, TYPICAL. SEE DETAIL 1/ARCH024.
3. NEW 18" TALL ACRYLIC BUILDING SIGNAGE, COLOR AND STYLE BY ARCHITECT.
4. NEW 6" TALL ACRYLIC BUILDING 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.

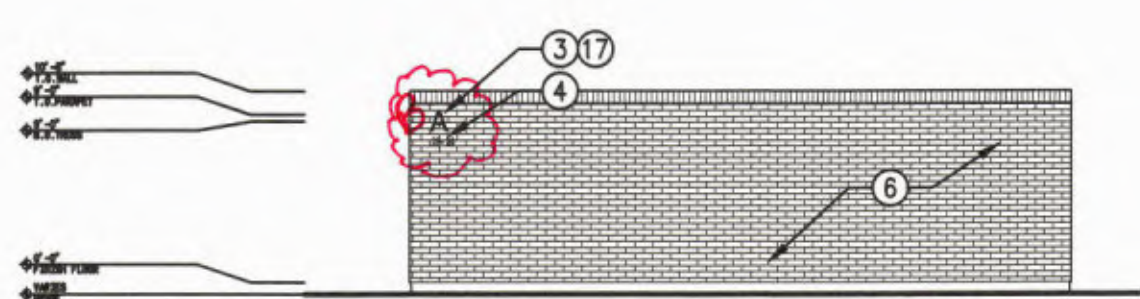
General Notes

- 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



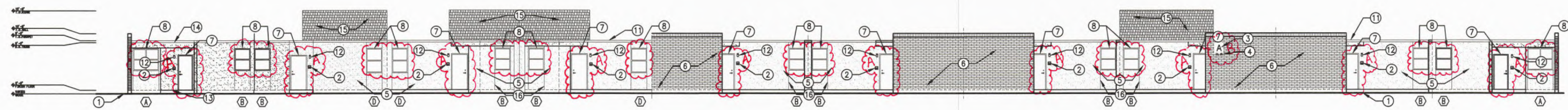
NEW SIDE ELEVATION - BUILDING A

1 3/32"-1'-0"



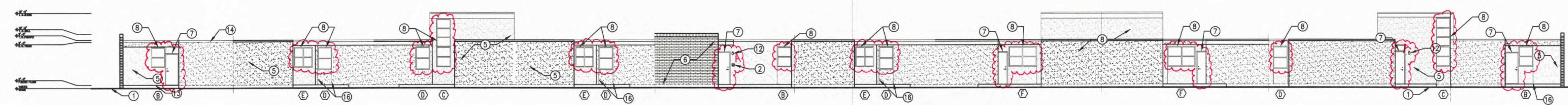
NEW SIDE ELEVATION - BUILDING A

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
2/25/20
EXPIRES: 12/31/2020

PLAZA DAVID CHAVEZ APARTMENTS

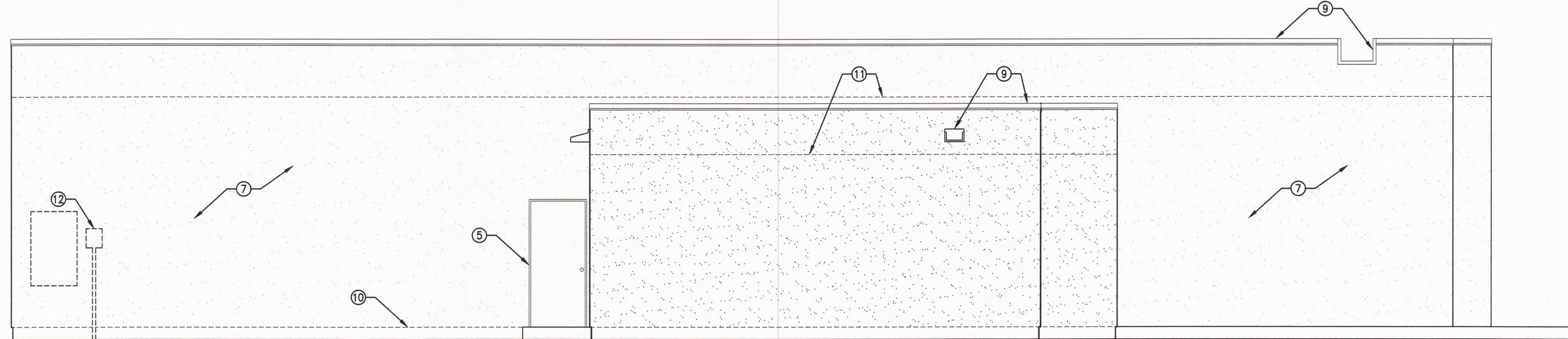
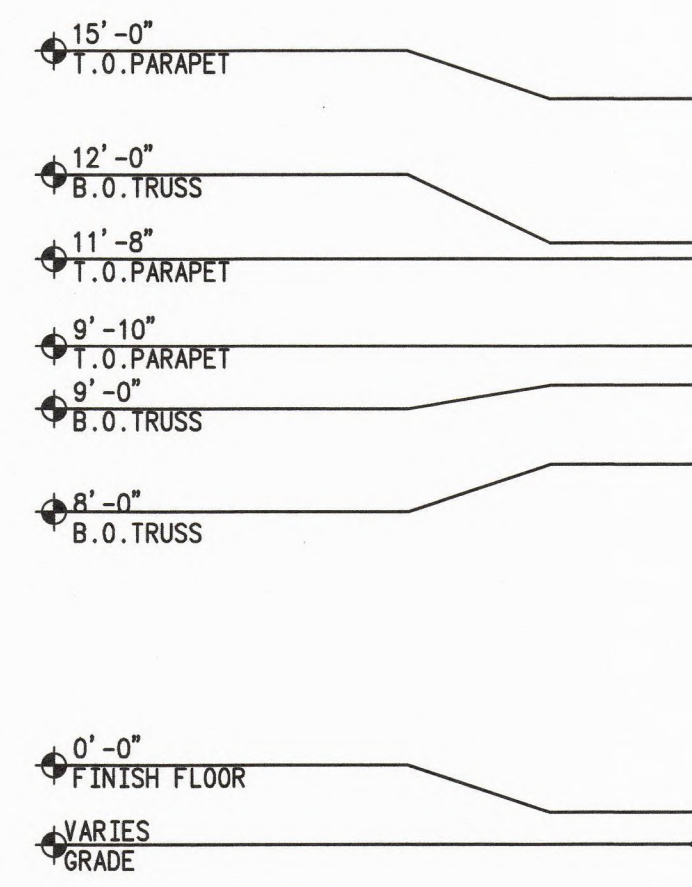
Albuquerque, New Mexico

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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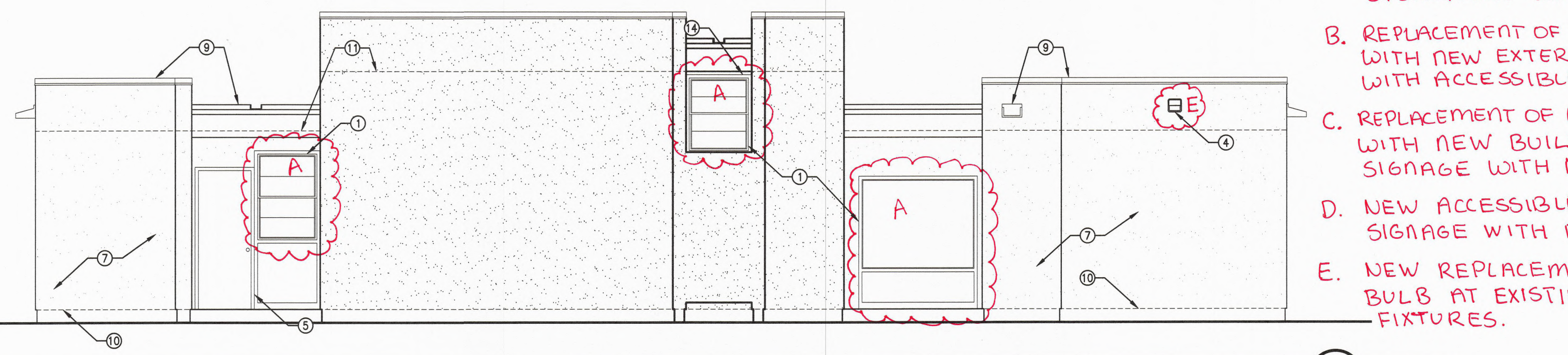
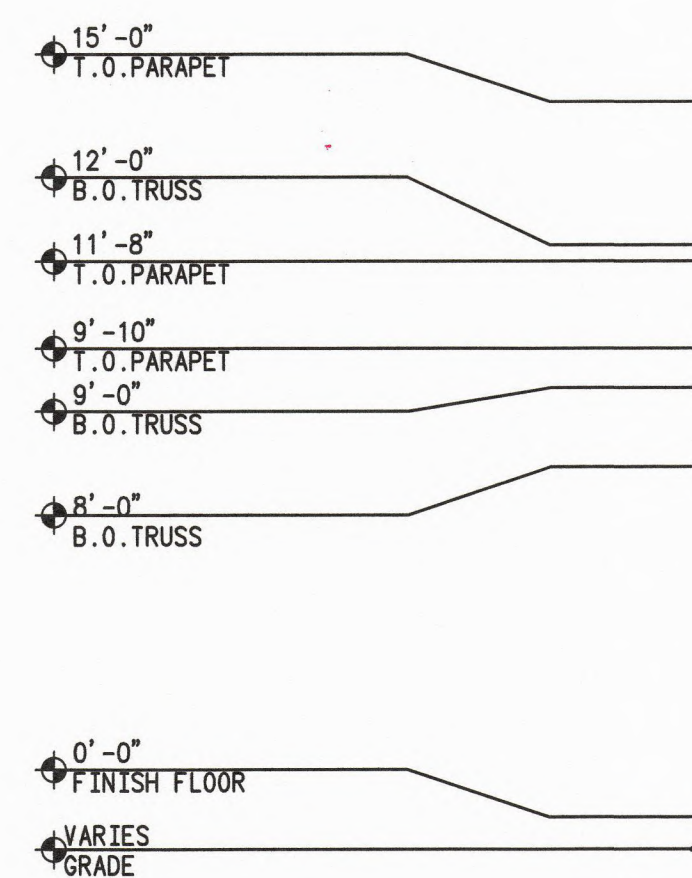
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NEW EAST ELEVATION

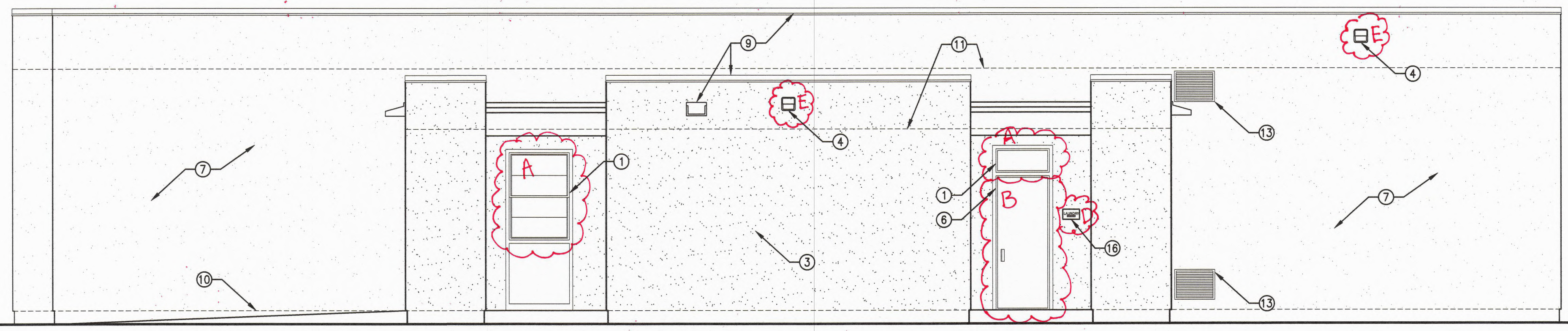
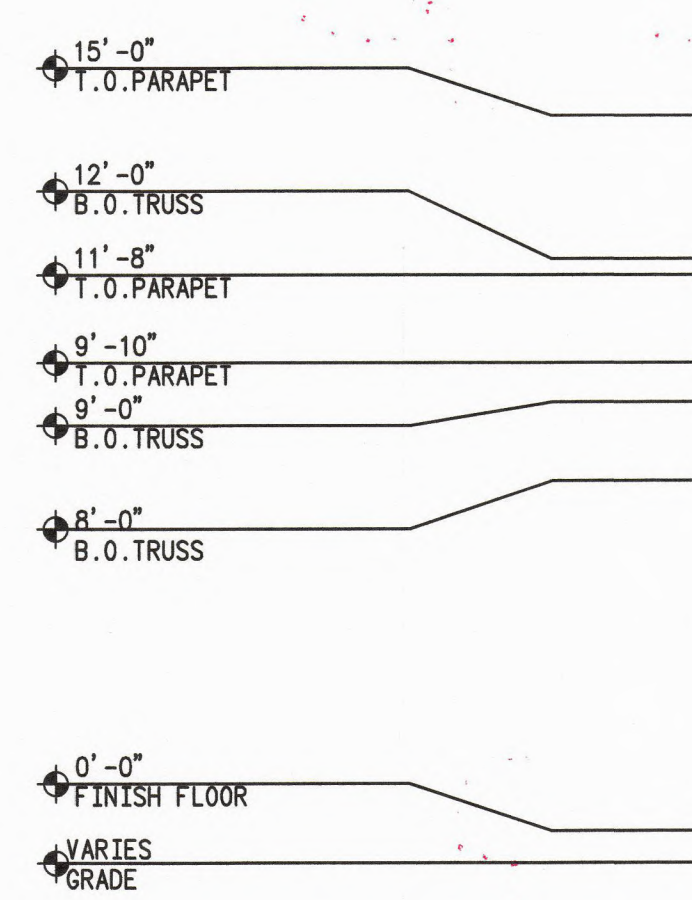
1 1/4"=1'-0"

- 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

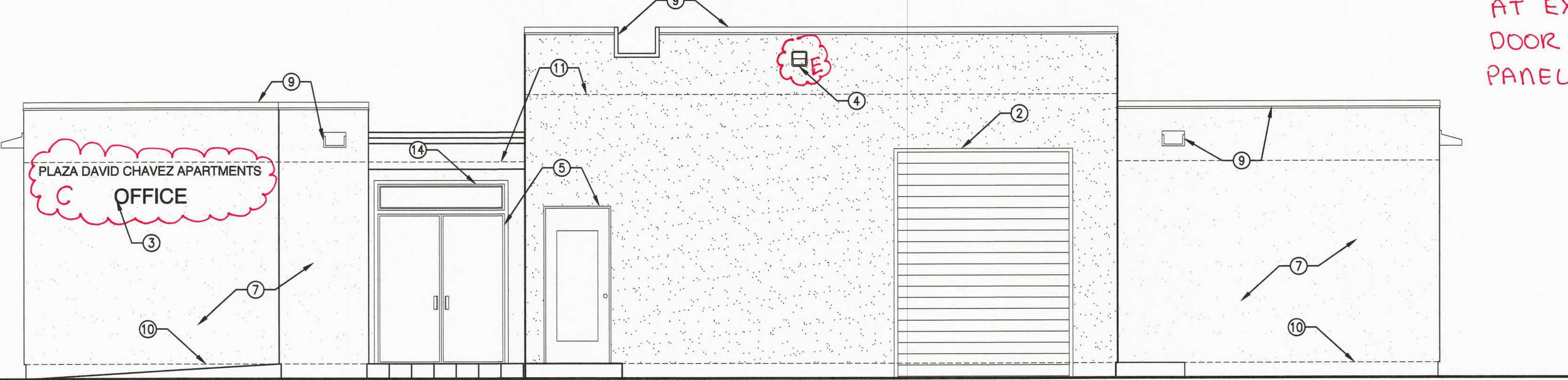
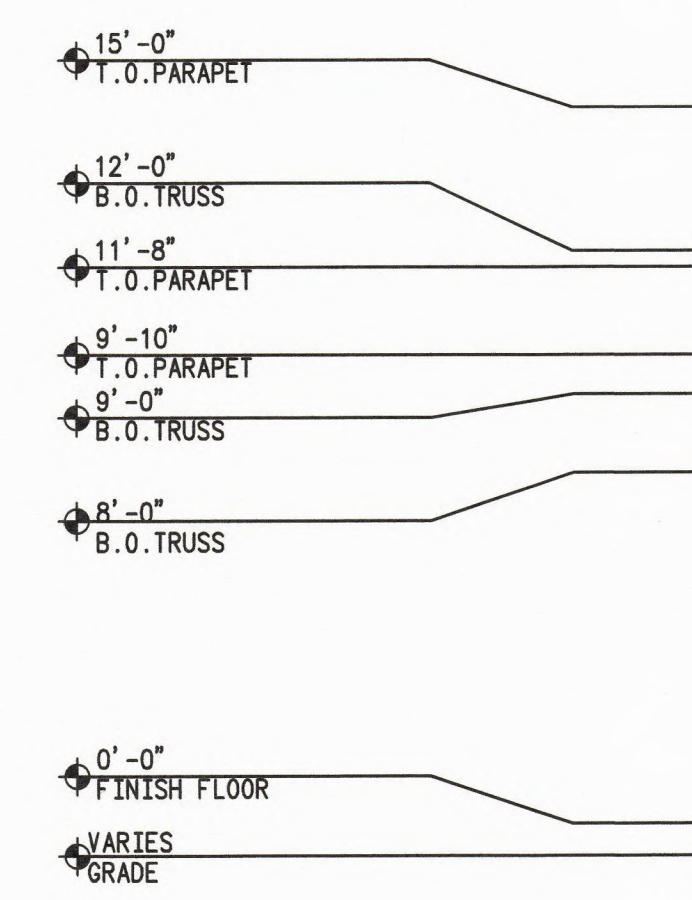
2 1/4"=1'-0"



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"

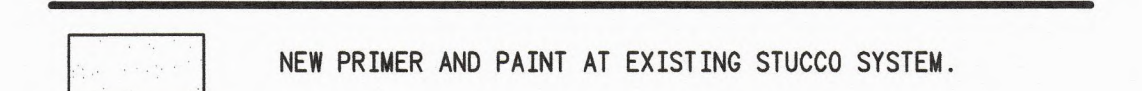
General Notes

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- 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



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STATE OF NEW MEXICO

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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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Plot Date:

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