

PROJECT SITE

503 Bellemah Ave. NW
Albuquerque, NM 87102

* DTI BINDER ADD W/ SET OF
EXIST' LIT THRU 1:4

Zoning Designation: R-1 RESIDENTIAL SINGLE FAMILY

Front Yard: 10'-0"

Side Yard: 5'-0"

Back Yard: 20'-0"

Height Limit: 20'-0"

Site Area: 0.095 Acres

Zone Map Page: 2-16

FEMA Flood Zone: Zone 1

UPD Code: 101005009/2223005



Bellamah Garage

503 Bellemah Ave NW, Albuquerque, New Mexico 87102

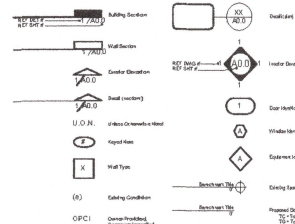
Designer
Carlos Andre Chavez, GB-02, NCARB, AIA

OWNER
Susan Austin

GENERAL CONTRACTOR
Salvador Lozano

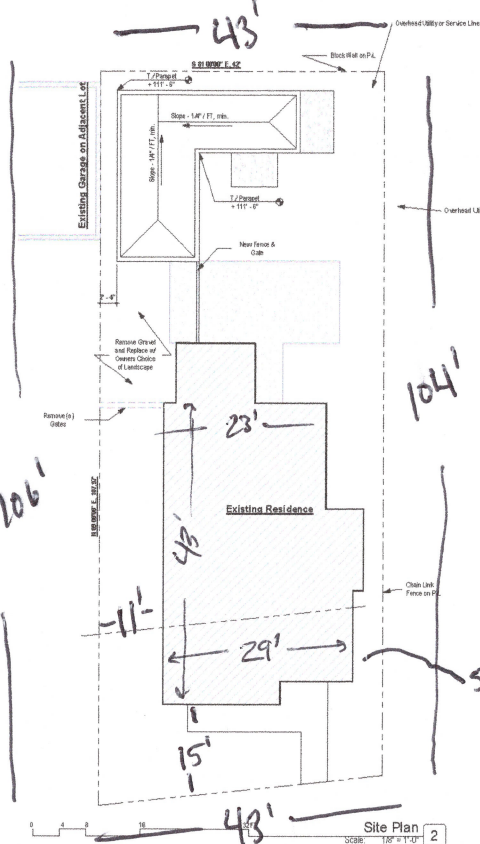
A.C.R.E. Industries
1800 Lomas Blvd NW, Suite #D
Albuquerque, NM 87104
t: 505 545/9946

SYMBOL LEGEND

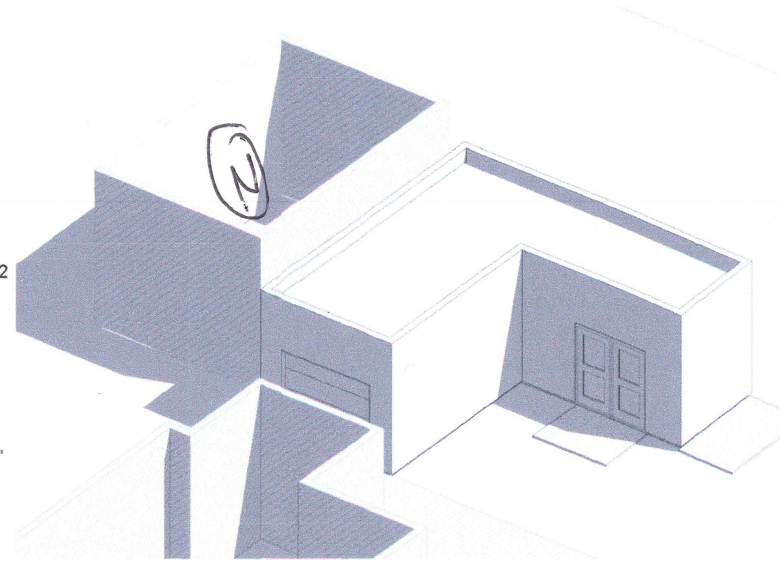


GENERAL NOTES

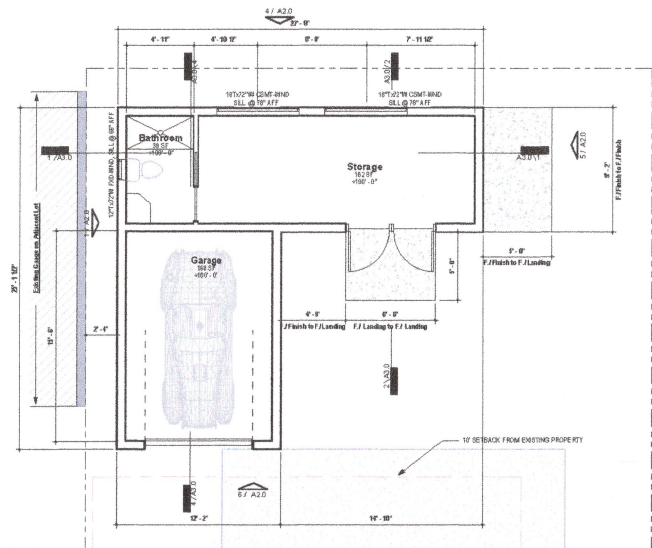
- Work performed shall comply with the following:
 - These General Notes and Construction Documents and Specifications.
 - All applicable local, state and federal codes, ordinances and regulations.
 - All notes related to Specifications and Drawings shall be inclusive of all codes, regulations and requirements applicable to the project.
- Obtain verification of all dimensions and conditions shall be the responsibility of the Contractor. Indicated dimensions take precedence over state, agency and/or local, state and/or federal codes, ordinances and regulations.
- The General Notes and Typical Details apply throughout the job unless otherwise noted or shown on these drawings.
- Discrepancies: The Contractor shall compare and coordinate the information shown on all drawings. Where in the opinion of the Contractor a discrepancy exists, he shall promptly report it to the Architect for prior consultation or approval.
- Consistency: In the event of a conflict between the drawings, their construction or shall be the same as the construction of similar conditions that are shown or noted in the drawings and specifications. Where in any doubt concerning the intention of the condition, the Contractor shall notify the Architect and request clarification through Request for Information.
- The Contractor shall coordinate with the Owner all Owner-installed items and equipment.
- The Contractor shall verify required rough opening size for all doors and windows.
- Temporary Shoring & Bracing: It is the Contractor's responsibility to preserve existing conditions that are to remain and to maintain the structural integrity of the existing building during construction.
- The Contractor shall verify that there are no conflicts between openings in walls or slabs and structural, mechanical, electrical and/or plumbing requirements. In the event that a conflict occurs the Contractor shall notify the Architect immediately.
- The Contractor shall provide all shoring, bracing and additional supporting structure as needed for items called for in the drawings and specifications, including bracing, lashing, and additional supporting structure as specifically shown in the drawings or not.
- It is the Contractor's responsibility to know and comply with the "Occupational Safety and Health Act of 1970."
- All elevations on the drawings are shown relative to the existing finish floor elevation of 102'-0".
- Contract Documents take precedence when they are more stringent than applicable codes, ordinances, standards and statutes. Codes, ordinances, standards and statutes take precedence when they are more stringent or conflict with drawings and specifications.
- The Contractor shall conduct his work within the condition assessed and/or rights of way or provide copies of agreements with adjacent landowners to the City.
- Excavation work to avoid disturbing existing utilities, and coordinate with the utility companies in order to prevent any service disruption.
- The Contractor is responsible for the removal and disposal of all demolition debris. Work materials shall be disposed of in a City/County approved waste area, in accordance with all applicable codes, ordinances, standards and statutes.
- If any utility lines, pipelines, or underground utilities are shown on these drawings, they are shown to an approximate location only, and such lines may exist where none are shown. If any such existing lines are shown, the location is based on information provided by the owner or local utility, and the Contractor is to locate, locate, or be located to the true condition of the lines. The Contractor and Engineer have conducted a preliminary investigation of the location, depth, size, or type of the existing utility lines, pipelines, or underground utilities. This investigation is not conclusive, and the Contractor shall verify the location of any utility lines, pipelines, or underground utilities in the field prior to any excavation, trenching, or drilling work. The Contractor shall be responsible for any and all damage caused to the above or below ground utilities and shall be responsible for the cost of any damage caused to the above or below ground utilities. The Contractor shall comply with all state, municipal and local codes, ordinances, rules and regulations, if any, pertaining to the location of utility lines and facilities.
- The Contractor agrees to take necessary safety precautions as required by federal, state and local authorities to protect pedestrian and vehicular traffic in the construction area, which includes but are not limited to: maintaining adequate warning signs, barriers, lights, and cones, safety and safety. The Contractor shall coordinate with the owner to ensure the safety procedures manage appropriate access to ensure the building during construction. Construction shoring and other parts and materials shall not be used for any other purpose.
- Subgrade preparation under parking and drive parts, and subgrade and subsoil preparation under parking and drive parts shall be completed in accordance to the condition of the soil and to the extent that it is required to be made for the use of the work. Similarly, no separate payment shall be made for the use of the existing ground or subsoil, but that no condition is intended to be the project.
- Caution: These drawings do not include necessary components for construction safety which shall remain the responsibility of the contractor. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning safety and health. All excavation, trenching, and drilling activities shall be carried out in accordance with 29 CFR 1910.26, 1910.269, 1910.272, 1910.279, 1910.280, 1910.281, 1910.282, 1910.283, 1910.284, 1910.285, 1910.286, 1910.287, 1910.288, 1910.289, 1910.290, 1910.291, 1910.292, 1910.293, 1910.294, 1910.295, 1910.296, 1910.297, 1910.298, 1910.299, 1910.300, 1910.301, 1910.302, 1910.303, 1910.304, 1910.305, 1910.306, 1910.307, 1910.308, 1910.309, 1910.310, 1910.311, 1910.312, 1910.313, 1910.314, 1910.315, 1910.316, 1910.317, 1910.318, 1910.319, 1910.320, 1910.321, 1910.322, 1910.323, 1910.324, 1910.325, 1910.326, 1910.327, 1910.328, 1910.329, 1910.330, 1910.331, 1910.332, 1910.333, 1910.334, 1910.335, 1910.336, 1910.337, 1910.338, 1910.339, 1910.340, 1910.341, 1910.342, 1910.343, 1910.344, 1910.345, 1910.346, 1910.347, 1910.348, 1910.349, 1910.350, 1910.351, 1910.352, 1910.353, 1910.354, 1910.355, 1910.356, 1910.357, 1910.358, 1910.359, 1910.360, 1910.361, 1910.362, 1910.363, 1910.364, 1910.365, 1910.366, 1910.367, 1910.368, 1910.369, 1910.370, 1910.371, 1910.372, 1910.373, 1910.374, 1910.375, 1910.376, 1910.377, 1910.378, 1910.379, 1910.380, 1910.381, 1910.382, 1910.383, 1910.384, 1910.385, 1910.386, 1910.387, 1910.388, 1910.389, 1910.390, 1910.391, 1910.392, 1910.393, 1910.394, 1910.395, 1910.396, 1910.397, 1910.398, 1910.399, 1910.400, 1910.401, 1910.402, 1910.403, 1910.404, 1910.405, 1910.406, 1910.407, 1910.408, 1910.409, 1910.410, 1910.411, 1910.412, 1910.413, 1910.414, 1910.415, 1910.416, 1910.417, 1910.418, 1910.419, 1910.420, 1910.421, 1910.422, 1910.423, 1910.424, 1910.425, 1910.426, 1910.427, 1910.428, 1910.429, 1910.430, 1910.431, 1910.432, 1910.433, 1910.434, 1910.435, 1910.436, 1910.437, 1910.438, 1910.439, 1910.440, 1910.441, 1910.442, 1910.443, 1910.444, 1910.445, 1910.446, 1910.447, 1910.448, 1910.449, 1910.450, 1910.451, 1910.452, 1910.453, 1910.454, 1910.455, 1910.456, 1910.457, 1910.458, 1910.459, 1910.460, 1910.461, 1910.462, 1910.463, 1910.464, 1910.465, 1910.466, 1910.467, 1910.468, 1910.469, 1910.470, 1910.471, 1910.472, 1910.473, 1910.474, 1910.475, 1910.476, 1910.477, 1910.478, 1910.479, 1910.480, 1910.481, 1910.482, 1910.483, 1910.484, 1910.485, 1910.486, 1910.487, 1910.488, 1910.489, 1910.490, 1910.491, 1910.492, 1910.493, 1910.494, 1910.495, 1910.496, 1910.497, 1910.498, 1910.499, 1910.500, 1910.501, 1910.502, 1910.503, 1910.504, 1910.505, 1910.506, 1910.507, 1910.508, 1910.509, 1910.510, 1910.511, 1910.512, 1910.513, 1910.514, 1910.515, 1910.516, 1910.517, 1910.518, 1910.519, 1910.520, 1910.521, 1910.522, 1910.523, 1910.524, 1910.525, 1910.526, 1910.527, 1910.528, 1910.529, 1910.530, 1910.531, 1910.532, 1910.533, 1910.534, 1910.535, 1910.536, 1910.537, 1910.538, 1910.539, 1910.540, 1910.541, 1910.542, 1910.543, 1910.544, 1910.545, 1910.546, 1910.547, 1910.548, 1910.549, 1910.550, 1910.551, 1910.552, 1910.553, 1910.554, 1910.555, 1910.556, 1910.557, 1910.558, 1910.559, 1910.560, 1910.561, 1910.562, 1910.563, 1910.564, 1910.565, 1910.566, 1910.567, 1910.568, 1910.569, 1910.570, 1910.571, 1910.572, 1910.573, 1910.574, 1910.575, 1910.576, 1910.577, 1910.578, 1910.579, 1910.580, 1910.581, 1910.582, 1910.583, 1910.584, 1910.585, 1910.586, 1910.587, 1910.588, 1910.589, 1910.590, 1910.591, 1910.592, 1910.593, 1910.594, 1910.595, 1910.596, 1910.597, 1910.598, 1910.599, 1910.600, 1910.601, 1910.602, 1910.603, 1910.604, 1910.605, 1910.606, 1910.607, 1910.608, 1910.609, 1910.610, 1910.611, 1910.612, 1910.613, 1910.614, 1910.615, 1910.616, 1910.617, 1910.618, 1910.619, 1910.620, 1910.621, 1910.622, 1910.623, 1910.624, 1910.625, 1910.626, 1910.627, 1910.628, 1910.629, 1910.630, 1910.631, 1910.632, 1910.633, 1910.634, 1910.635, 1910.636, 1910.637, 1910.638, 1910.639, 1910.640, 1910.641, 1910.642, 1910.643, 1910.644, 1910.645, 1910.646, 1910.647, 1910.648, 1910.649, 1910.650, 1910.651, 1910.652, 1910.653, 1910.654, 1910.655, 1910.656, 1910.657, 1910.658, 1910.659, 1910.660, 1910.661, 1910.662, 1910.663, 1910.664, 1910.665, 1910.666, 1910.667, 1910.668, 1910.669, 1910.670, 1910.671, 1910.672, 1910.673, 1910.674, 1910.675, 1910.676, 1910.677, 1910.678, 1910.679, 1910.680, 1910.681, 1910.682, 1910.683, 1910.684, 1910.685, 1910.686, 1910.687, 1910.688, 1910.689, 1910.690, 1910.691, 1910.692, 1910.693, 1910.694, 1910.695, 1910.696, 1910.697, 1910.698, 1910.699, 1910.700, 1910.701, 1910.702, 1910.703, 1910.704, 1910.705, 1910.706, 1910.707, 1910.708, 1910.709, 1910.710, 1910.711, 1910.712, 1910.713, 1910.714, 1910.715, 1910.716, 1910.717, 1910.718, 1910.719, 1910.720, 1910.721, 1910.722, 1910.723, 1910.724, 1910.725, 1910.726, 1910.727, 1910.728, 1910.729, 1910.730, 1910.731, 1910.732, 1910.733, 1910.734, 1910.735, 1910.736, 1910.737, 1910.738, 1910.739, 1910.740, 1910.741, 1910.742, 1910.743, 1910.744, 1910.745, 1910.746, 1910.747, 1910.748, 1910.749, 1910.750, 1910.751, 1910.752, 1910.753, 1910.754, 1910.755, 1910.756, 1910.757, 1910.758, 1910.759, 1910.760, 1910.761, 1910.762, 1910.763, 1910.764, 1910.765, 1910.766, 1910.767, 1910.768, 1910.769, 1910.770, 1910.771, 1910.772, 1910.773, 1910.774, 1910.775, 1910.776, 1910.777, 1910.778, 1910.779, 1910.780, 1910.781, 1910.782, 1910.783, 1910.784, 1910.785, 1910.786, 1910.787, 1910.788, 1910.789, 1910.790, 1910.791, 1910.792, 1910.793, 1910.794, 1910.795, 1910.796, 1910.797, 1910.798, 1910.799, 1910.800, 1910.801, 1910.802, 1910.803, 1910.804, 1910.805, 1910.806, 1910.807, 1910.808, 1910.809, 1910.810, 1910.811, 1910.812, 1910.813, 1910.814, 1910.815, 1910.816, 1910.817, 1910.818, 1910.819, 1910.820, 1910.821, 1910.822, 1910.823, 1910.824, 1910.825, 1910.826, 1910.827, 1910.828, 1910.829, 1910.830, 1910.831, 1910.832, 1910.833, 1910.834, 1910.835, 1910.836, 1910.837, 1910.838, 1910.839, 1910.840, 1910.841, 1910.842, 1910.843, 1910.844, 1910.845, 1910.846, 1910.847, 1910.848, 1910.849, 1910.850, 1910.851, 1910.852, 1910.853, 1910.854, 1910.855, 1910.856, 1910.857, 1910.858, 1910.859, 1910.860, 1910.861, 1910.862, 1910.863, 1910.864, 1910.865, 1910.866, 1910.867, 1910.868, 1910.869, 1910.870, 1910.871, 1910.872, 1910.873, 1910.874, 1910.875, 1910.876, 1910.877, 1910.878, 1910.879, 1910.880, 1910.881, 1910.882, 1910.883, 1910.884, 1910.885, 1910.886, 1910.887, 1910.888, 1910.889, 1910.890, 1910.891, 1910.892, 1910.893, 1910.894, 1910.895, 1910.896, 1910.897, 1910.898, 1910.899, 1910.900, 1910.901, 1910.902, 1910.903, 1910.904, 1910.905, 1910.906, 1910.907, 1910.908, 1910.909, 1910.910, 1910.911, 1910.912, 1910.913, 1910.914, 1910.915, 1910.916, 1910.917, 1910.918, 1910.919, 1910.920, 1910.921, 1910.922, 1910.923, 1910.924, 1910.925, 1910.926, 1910.927, 1910.928, 1910.929, 1910.930, 1910.931, 1910.932, 1910.933, 1910.934, 1910.935, 1910.936, 1910.937, 1910.938, 1910.939, 1910.940, 1910.941, 1910.942, 1910.943, 1910.944, 1910.945, 1910.946, 1910.947, 1910.948, 1910.949, 1910.950, 1910.951, 1910.952, 1910.953, 1910.954, 1910.955, 1910.956, 1910.957, 1910.958, 1910.959, 1910.960, 1910.961, 1910.962, 1910.963, 1910.964, 1910.965, 1910.966, 1910.967, 1910.968, 1910.969, 1910.970, 1910.971, 1910.972, 1910.973, 1910.974, 1910.975, 1910.976, 1910.977, 1910.978, 1910.979, 1910.980, 1910.981, 1910.982, 1910.983, 1910.984, 1910.985, 1910.986, 1910.987, 1910.988, 1910.989, 1910.990, 1910.991, 1910.992, 1910.993, 1910.994, 1910.995, 1910.996, 1910.997, 1910.998, 1910.999, 2000.000.



Site Plan
SCALE: 1/8" = 1'-0"



Axonometric View
SCALE



Floor Plan
SCALE: 1/8" = 1'-0"

Gen. Notes

- Refer to Scheduling Schedule for holding patterns, or other notes to be shown, or see R/C Code notes.
- All GRS outside of Garage to be Level 4 (Floor, LVL4).
- GRS to be changed to be clearly indicated & noted.
- All Planning to be noted. Construction, L/C, Refer to Scheduling Schedule for other hold down information.

Susan Austin & Salvador Lozano

100% Construction Documents

Architectural Floor Plans

Drawn by: 21 JUN 2023

Checked by: CAC

503 Bellemah Ave NW, Albuquerque, NM 87102

503 Bellemah

503 Bellemah

503 Bellemah

503 Bellemah

503 Bellemah

503 Bellemah

503 Bellemah

503 Bellemah

503 Bellemah

503 Bellemah

503 Bellemah