



# SITE PLAN

Scale 1" = 40'

## SEQUENCE OF WORK

1. REMOVAL OF 7 PORTABLES (BY OWNER)
  2. CONSTRUCTION OF NEW BUILDING
- BASE BID:**  
Complete Construction of the entire Diag. Wing east of Gridline 12.  
Warm Shell Construction of the Homebound Classrooms, IAES Classrooms and Private School Area. The only rooms north of gridline E to be finished in the Base Bid are M104, M105 and H106.  
Complete Construction of the Administrative Areas, including all rooms and areas south of gridline D, east of gridline 1 and west of gridline 12.  
Construction of CMU walls around rooms M107 and M108.  
Construction of the CMU walls on the north and east side of the Cafeteria Courtyard.  
Construction of Cast-in-Place retaining walls on the east and north side of the school.  
Construction of the North Stairs.  
Include Frame Type 36 on Sheet A-604. Note: Omit with acceptance of Bid Lot 4.
- BID LOT 1:**  
HVAC Warranty Service.  
HVAC Maintenance Agreement.
- BID LOT 2:**  
Turnkey Photovoltaic System.
- BID LOT 3:**  
Construction of the entire west Wing of the Facility west of Grid Line 12, both lower and upper level. Including but not limited to: Autism, Homebound and Administrative Areas.  
The total floor area to be constructed in Bid Lot 3 is - 45,107 Square Feet.  
Total Area to be constructed within the exterior perimeter - 48,397 Square Feet.
- FUTURE SITE WORK IS NOT IN THIS CONTRACT.**  
DEMOLITION OF EXISTING BUILDINGS, CURBS, DRIVES, PARKING AREAS, AND SITE ELEMENTS; REMOVAL OF PORTABLE (BY OWNER) IN PREPARATION FOR NEW SITE WORK.  
CONSTRUCTION OF NEW ACCESS DRIVE, PARKING AREAS, AND PLAYGROUNDS

The Scope of work described by these documents includes a Base Bid and 3 Bid Lots which are:

**BASE BID:**  
Complete Construction of the entire Diag. Wing east of Gridline 12.  
The total floor area to be constructed in the Base Bid is - 14,962 Square Feet.  
Total Area to be constructed within the exterior perimeter - 18,211 Square Feet.

**BID LOT 1:**  
HVAC Warranty Service.  
HVAC Maintenance Agreement.

**BID LOT 2:**  
Turnkey Photovoltaic System.

**BID LOT 3:**  
Construction of the entire west Wing of the Facility west of Grid Line 12, both lower and upper level. Including but not limited to: Autism, Homebound and Administrative Areas.  
The total floor area to be constructed in Bid Lot 3 is - 45,107 Square Feet.  
Total Area to be constructed within the exterior perimeter - 48,397 Square Feet.

**FUTURE SITE WORK IS NOT IN THIS CONTRACT.**  
DEMOLITION OF EXISTING BUILDINGS, CURBS, DRIVES, PARKING AREAS, AND SITE ELEMENTS; REMOVAL OF PORTABLE (BY OWNER) IN PREPARATION FOR NEW SITE WORK.  
CONSTRUCTION OF NEW ACCESS DRIVE, PARKING AREAS, AND PLAYGROUNDS

## KEYED NOTES

1. LINE OF EXISTING CHAIN LINK FENCE TO REMAIN. PROTECT DURING CONSTRUCTION.
2. SEE ELEVATIONS AND SECTIONS FOR DESCRIPTIONS OF GUARDRAILS AND HANDRAILS.
3. APPROXIMATE CONSTRUCTION FENCE LOCATION. VERIFY FINAL LOCATION WITH OWNER.
4. JOB SIGN LOCATION. CONTRACTOR TO PROVIDE AND INSTALL SIGN PER SPECIFICATIONS.
5. SAW CUT CONTROL JOINT. CAULK PER SPECIFICATIONS. SEQUENCE THIS SHEET.
6. EXISTING FIRE HYDRANT. SEE CIVIL DRAWINGS.
7. LIGHT BROOM FINISH CONCRETE. PROVIDE SAMPLE FOR ARCHITECT APPROVAL.
8. NEW ACCESSIBLE CONCRETE RAMP. SEE 5/AS-101. SEE STRUCTURAL SHEETS.
9. CONCRETE BENCH. SEE ELEVATIONS SHEET A-201.
10. CRUSHER FINE WALKING PATH. NIC.
11. ASPHALT DRIVE. SEE CIVIL DRAWINGS.
12. GENERAL CONTRACTOR TO INSTALL NEW CHAINLINK FENCE & GATE. HEIGHT TO MATCH EXISTING ADJACENT FENCING.

## KEYED NOTES CONT'D

13. GENERAL CONTRACTOR TO INSTALL NEW CHAINLINK FENCE & GATE. HEIGHT TO MATCH EXISTING ADJACENT FENCING.
14. CAFETERIA DELIVERY AREA. SEE SHEET 1/AS-101.
15. LOCATION OF NEW BUILDING. SEE FLOOR PLAN ON SHEET A-100.
16. NEW EXTERIOR CONCRETE: 4" THICK CONCRETE. SEE FLOOR PLAN SHEET A-101, CIVIL AND STRUCTURAL DRAWINGS. SEE SPECIFICATIONS.
17. NEW ASPHALT PAVING AT PARENT PICK UP/ DROP OFF AND ACCESS DRIVE. CONSTRUCT NEW CURB, GUTTER AND SIDEWALK. SEE ENLARGED PLAN. SEE CIVIL FOR THICKNESS AND DETAILS.
18. EXISTING CONCRETE SIDEWALK TO REMAIN. PROTECT DURING CONSTRUCTION.
19. NEW ACCESS ROAD AND PARKING AREA. SEE ENLARGED PLAN FOR CURBS, GUTTERS AND PAVING. STRIPE AS SHOWN, INCLUDING ALL ADA GRAPHICS, ETC. SEE CIVIL.
20. AFTER REMOVAL OF PORTABLES BY OWNER'S SUBCONTRACTOR, CONTRACTOR TO CONSTRUCT SIDEWALK, HARD-SCAPE AND PLAYGROUND CURBS IN AREA OF PLAYGROUNDS. SEE ENLARGED PLAYGROUND PLANS.
21. AFTER REMOVAL OF EXISTING CURB CUT, NEW CURB, GUTTER, AND SIDEWALK TO BE INSTALLED TO MEET ADJACENT. SEE DETAILS ON CIVIL.
22. CONCRETE SIDEWALK. SWALE SIDEWALK TO CENTERLINE OF WALKWAY. SEE CIVIL DRAWINGS.
23. GRASS PLAY FIELD, GRASS NIC AND TO BE DESCRIBED BY OTHERS.
24. BURNISHED CMU. TYP. SEE STRUCTURAL DRAWINGS FOR SIZE. COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF PREMIUM COLORS. ALL EXPOSED EXTERIOR JOINTS SHALL BE CONCAVE STRUCK. ALL INTERIOR JOINTS SHALL BE RAKED. CMU WALL AREAS INCLUDING BUT NOT LIMITED TO THOSE AREAS BELOW GRADE OR IN INTERSTITIAL SPACES (WHICH INCLUDE ALL AREA FROM THE NEAREST MASONRY JOINT ABOVE CEILING CLOUDS AND ABOVE, UNLESS OTHERWISE SPECIFIED) MAY BE CONSTRUCTED WITH GREY CMU AND MORTAR. SEAL ALL EXPOSED EXTERIOR CMU WITH ECOWARE TROJAN MASONRY & CONCRETE SEALER (15 YEAR WARRANTY), OR EQUAL.
25. NOT USED.
26. REMOVE EXISTING TREE OR SHRUB.
27. INSTALL DRAIN AND TRAP. SEE MECHANICAL AND CIVIL SHEETS.
28. OVERFLOW ROOF DRAIN DISCHARGE. SEE MECHANICAL SHEETS. MAIN ROOF DRAIN LINE TO BE CONNECTED DIRECTLY TO DISCHARGE AT PONDING AREA. SEE CIVIL SHEETS.
29. ROOF DRAIN AND OVERFLOW ROOF DRAIN DISCHARGE. SEE MECHANICAL AND CIVIL SHEETS.
30. BID LOT 2 - PHOTOVOLTAIC SOLAR COLLECTORS. SEE SHEET PV-100. NOTE PRICING FOR COLLECTORS ON ROOF OF BID LOT SHOULD BE INCLUDED AS A SEPARATE LINE ITEM IN BID LOT 2.
31. ROOF DRAIN AND OVERFLOW ROOF DRAIN. SEE ROOF PLAN SHEET A-106.
32. NEW COMMERCIAL WELDED WIRE FENCE SYSTEM. SEE SPECIFICATIONS. PROVIDE OPENINGS AS SHOWN. PROVIDE MOCK-UP FOR ARCHITECT APPROVAL.
33. DUMPSTER ENCLOSURE. SEE DETAIL 6/AS-101.
34. REMOVE EXISTING FENCE THIS AREA TO ALLOW FOR NEW CONSTRUCTION.
35. CONSTRUCT NEW SIDEWALK AND ADA RAMP. SLOPE TO BE 1:20. REMOVE EXISTING CURB AND GUTTER TO ALLOW FOR ADA SIDEWALK AND RAMP.
36. UNASSIGNED.
37. RE-STRIPE EXISTING PARKING SPACES @ WEST PARKING AREA ONLY. COLOR: TRAFFIC WHITE. TYPICAL: BLUE @ ADA SPACES.
38. EXISTING CURB CUT LOCATION. REPLACE CURB, APRON, GUTTER AND PEDESTRIAN RAMPS PER C.O.A. STANDARDS. SEE CIVIL.

## GENERAL SHEET NOTES

1. CONTRACTOR, SUBCONTRACTOR, AND ALL OTHERS PROVIDING SERVICES WITHIN THIS SCOPE OF WORK SHALL PROTECT ALL BUILDING COMPONENTS WHICH ARE TO REMAIN OR ARE TO BE SALVAGED TO OWNER FROM ANY DAMAGE DURING DEMOLITION.
2. CONTRACTOR, SUBCONTRACTORS AND ALL OTHERS PROVIDING SERVICES WITHIN THIS SCOPE OF WORK SHALL PROTECT STUDENTS, STAFF, FACULTY, WORKERS, AND ALL OTHER GROUPS OF PEOPLE AND INDIVIDUALS FROM HARM DURING THE DEMOLITION PHASE AND ALL OTHER PHASES OF THE CONSTRUCTION PROCESS.
3. CONSTRUCT TEMPORARY BARRIER BETWEEN CONSTRUCTION ZONE AND REMAINING SCHOOL AREA. SAID BARRIERS SHALL MEET THE REQUIREMENTS OF ALL JURISDICTIONAL CODES, ZONING LAWS, ETC. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL GIVE OWNER FIRST RIGHT OF REFUSAL TO ALL SALVAGEABLE MATERIAL. CONTRACTOR SHALL COORDINATE CAREFUL AND TIMELY TRANSFER OF ALL MATERIALS REQUESTED BY OWNER TO BE SALVAGED TO OWNER.
5. CONTRACTOR SHALL DISPOSE OF ALL MATERIAL REMOVED FROM SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES OR OTHER APPLICABLE GOVERNANCES.
6. SITE DEMOLITION OUTSIDE THE DOMAIN OF THE ADMINISTRATIVE ALTERATION AND ADDITION IS DESCRIBED ON SHEET ASP1.0.
7. CONTRACTOR SHALL PROTECT EXISTING TREES WHICH ARE TO REMAIN FROM DAMAGE DURING THE CONSTRUCTION PROCESS.
8. SEE ELECTRICAL, PLUMBING AND MECHANICAL SHEETS FOR ADDITIONAL REMOVALS. DEMOLITION OF FLOORS, WALLS, CEILING AND ROOFS IMPLIES REMOVAL OF ALL ASSOCIATED ELECTRICAL, MECHANICAL AND PLUMBING FIXTURES, EQUIPMENT ETC. UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL REMOVE ALL FIXTURES ASSOCIATED WITH REMOVAL OF SUSPENDED CEILING AS DESCRIBED HEREIN.
10. CONTRACTOR SHALL IMMEDIATELY CONTACT ARCHITECT WITH ANY QUESTIONS CONCERNS OR CLARIFICATION.
11. EXISTING BUILDING TO BE DEMOLISHED AFTER COMPLETION OF NEW BUILDING.



**Westwork ARCHITECTS**  
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**CONSULTANTS**

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**STRUCTURAL:** Chavez-Grievies Consulting Engineers, Inc.  
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**MECHANICAL/PLUMBING/ELECTRICAL:**  
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**AZTEC SPECIAL EDUCATION FACILITY**  
Albuquerque Public Schools  
2611 Eubank Blvd. Albuquerque, New Mexico 87112

**ADDENDUM COMPILATION SET**

DRAWING SUBMITTAL:	
01	06/21/14 TRANSITION PLAN
02	09/04/14 50% Construction Documents Review Set
03	02/23/15 95% Construction Documents Review Set
04	04/20/15 100% C.O.A. Permit Documents
05	05/05/15 ADDENDUM I
06	06/02/15 ADDENDUM II
07	06/18/15 ADDENDUM III
08	06/22/15 ADDENDUM IV
09	07/27/15 ADDENDUM V Supercedes, replaces, & voids all previous addendum drawings and sketches.

PROJECT NO: 150713  
CAD DWG FILE:  
DRAWN BY: Mark De Pree & Leonard Perez  
CHK'D BY: Cindy Terry  
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SHEET TITLE

**OVERALL ARCHITECTURAL SITE PLAN**

AS-100