HYDROLOGY K14/D13 301 BROADWAY N.E.

K14/D13

301 Broadway

n.e.

1 Plan

NOTES

GENERAL

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.
2. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. TYPICAL DETAILS AND GENERAL NOTES ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON PROJECT.
4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 1979 EDITION OF THE UNIFORM BUILDING CODE, AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.
5. SEE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR PITS, TRENCHES, ROOF OPENINGS, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS.
6. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
7. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.
8. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
9. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

FOUNDATION

1. THE FOUNDATION DESIGN IS BASED ON A SOILS REPORT BY BENCHT, HAMBRIGHT & BECKWITH , REPORT NO. E-76-1003, MARCH 14, 1976.
2. THE CHARACTER OF THE FOUNDATION SOIL IS SILTY AMND AND CLAYEY SAND.
3. THE ALLOWABLE SOIL BEARING VALUE IS 1500 PSF FOR CONTINUOUS FOOTINGS AND 1500 PSF FOR SPREAD FOOTINGS.
4. ALL FOOTINGS SHALL EXTEND A MIN. OF 24" BELOW ADJACENT FINISH GRADE OR 18" INTO UNDISTURBED NATURAL SOIL, WHICHEVER IS GREATER.
5. PRIOR TO POURING CONCRETE, FOUNDATION EXCAVATIONS AND REINFORCING STEEL SHALL BE INSPECTED BY THE BUILDING DEPARTMENT. NO STAKES SHALL BE PERMITTED IN FOUNDATIONS.
6. ALL REQUIRED FILL AND BACKFILL SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY OBTAINABLE BY THE A.S.T.M. DESIGNATION (D-1557-70-T) METHOD OF COMPACTION.
7. ALL SLABS ON GRADE SHALL BE 4" THICK WITH REINFORCING AS SHOWN ON THE FOUNDATION PLAN.

CONCRETE

1. ALL CONCRETE SHALL CONFORM TO THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
2. CONCRETE SHALL BE DESIGNED AND TESTED AS OUTLINED IN THE SPECS.
3. ALL CEMENT SHALL CONFORM TO A.S.T.M. (C-150),TYPE I OR II.
4. FINE AND COARSE AGGREGATE SHALL CONFORM TO A.S.T.M. (C-33) FOR STANDARD WEIGHT CONCRETE AND A.S.T.M. (C-330) FOR LIGHT WEIGHT CONCRETE.
5. THE AGGREGATE SHRINKAGE SHALL BE AS PER A.S.T.M. (C-157) WITH THE AVERAGE DRYING SHRINKAGE AT(28-DAYS) OF DRYING NOT EXCEEDING (0.04%).
6. DRYPACK SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT TO NOT MORE THAN THREE PARTS SAND.
7. ANCHOR BOLTS, DOWELS, INSERTS,ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
8. CONCRETE SHALL BE CURED BY KEEPING CONTINUOUSLY WET FOR (10-DAYS) OR BY AN APPROVED CURING COMPOUND.
9. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR MISCELLANEOUS ITEMS TO BE CAST INTO CONCRETE AND FLOOR DEPRESSIONS. PITS, ETC.
10. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF EX. PANSION JOINTS, SCORING, ETC. FOR CONCRETE WALKS AND SLABS.
11. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF (2000 PSI) AT 28-DAYS, UNLESS NOTED OTHERWISE.

MASONRY

1. ALL MASONRY WORK SHALL CONFORM TO THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
2. CONCRETE BLOCK SHALL BE OF SIZE SHOWN ON ARCHITECTURAL DRAWINGS AND/OR CALLED FOR IN SPECS. AND CONFORM TO A.S.T.M. (C-90), GRADE "N" LIGHTWEIGHT UNITS WITH MAX. LINEAR SHRINKAGE OF (0.065).
3. MORTAR MIX SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT AND FOUR PARTS SAND AND NOT LESS THAN (1/4) PART NOR MORE THAN (1/2)PART LIME PUTTY FOR TYPE "S" MORTAR WITH "RED-LABEL" SUCOMA ADDED.
4. GROUT MIX SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT TO NOT MORE THAN THREE PARTS SAND AND NOT LESS THAN TWO PARTS PEA GRAVEL.
5. PROVIDE CLEANOUT OPENINGS AT BOTTOM OF ALL VERTICALLY GROUTED CELLS IF GROUT LIFT EXCEEDS (4'0").
6. ALL REINFORCING SHALL HAVE A MINIMUM COVERAGE OF (1/2") GROUT.
7. BOLTS SHALL BE GROUTED WITH (1") OF GROUT BETWEEN BOLT AND MASONRY.
8. NO PIPES OR DUCTS SHALL BE PLACED IN MASONRY WALLS UNLESS SPECIFICALLY NOTED OR DETAILED.
9. DOWELS IN CONCRETE FOR MASONRY WALLS SHALL BE THE SAME SIZE AND SPACING AS MASONRY WALL REINFORCING.
10. ALL VERTICAL REINFROCING IN MASONRY WALLS NOT RETAINING EARTH SHALL BE LOCATED IN THE CENTER OF THE WALL.
11. REINFORCING SHALL BE SECURELY HELD AND BRACED IN PLACE TO PREVENT MOVEMENT WHILE PLACING MASONRY.
12. PRIOR TO GROUTING, THE BUILDING INSPECTOR SHALL INSPECT THE PLACEMENT OF ALL REINFORCING. ALL CELLS SHALL BE EMPTIED OF ALL DEBRIS BEFORE GROUTING.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, CONFORMING TO A.S.T.M. (A-615-40), UNLESS NOTED OTHERWISE.
2. USE LOW HYDROGEN ELECTRODES, GRADE (E-70),FOR WELDING REINFORCING BARS.
3. REINFORCING BARS MARKED CONT. SHALL BE SPLICED WITH A MINIMUM LAP OF (40) BAR DIAMETERS IN MASONRY AND (30) DIAMETERS IN CONCRETE.
4. ALL REINFORCING SHALL BE SECURELY TIED AND BRACED IN PLACE PRIOR TO POURING CONCRETE OR PLACING MASONRY.
5. PROVIDE THE FOLLOWING MINIMUM PROTECTIVE COVERING OF CONCRETE:

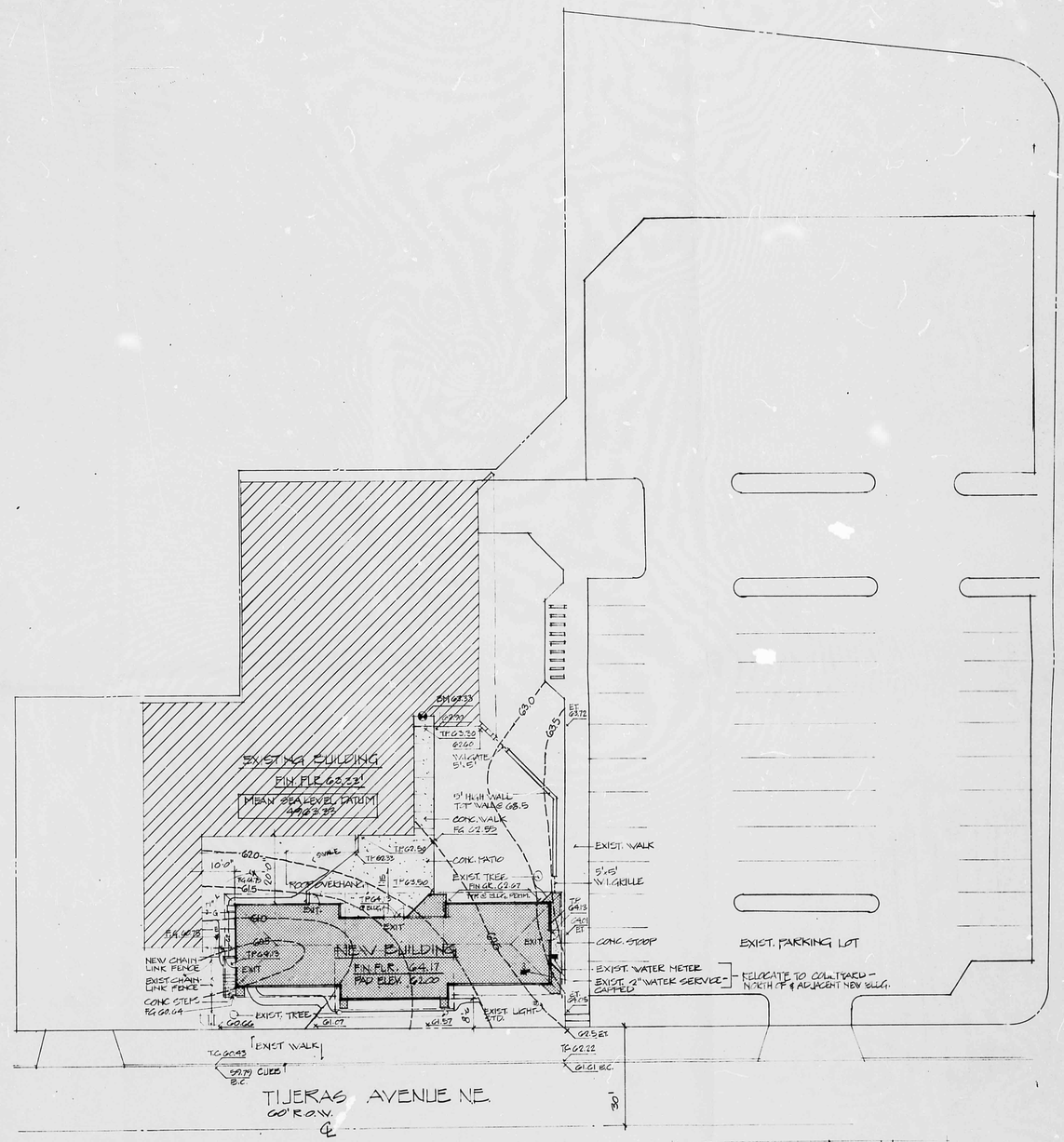
   BELOW GRADE (UNFORMED)----3" CLR.
   BELOW GRADE (FORMED)-----2" CLR.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. (A-36) SPECIFICATIONS AND TO THE A.I.S.C. SPECIFICATIONS FOR FABRICATION AND ERECTION.
2. ALL BOLTS SHALL CONFORM TO A.S.T.M. (A-307) FOR UNFINISHED BOLTS.
3. ALL WELDING SHALL BE DONE BY A CERTIFIED WELDER AND CONFORM TO A.W.S. SPECIFICATIONS.
4. ALL STEEL EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.

LUMBER

1. ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE WITH THE "GRADING AND DRESSING RULES (#18) OF THE WEST COAST LUMBERMAN'S ASSOCIATION.
2. ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR OR FOUND REDWOOD.
3. HOLES FOR BOLTS SHALL BE BORED WITH A BIT (1/32" TO 1/16") LARGER THAN THE NOMINAL BOLT DIAMETER.
4. ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION OF PLYWOOD, PLASTER, ETC.
5. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY NOTED OR DETAILED.
6. 2 X SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.
7. CROSS-BRIDGING SHALL BE PROVIDED AT (8'-0"O/C) MAX. FOR ALL JOISTS OVER (4") IN DEPTH AND ALL ROOF JOISTS OVER (8") IN DEPTH. USE 2x3 OR SOLID BLOCKING OR AN APPROVED TYPE METAL BRIDGING.
8. ALL BOLTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS UNDER HEAD AND NUT, UNLESS NOTED OTHERWISE.
9. ALL JOIST HANGERS SHALL BE "SIMPSON","ARCH-RIB" OR AN APPROVED EQUAL.
10. PROVIDE 2 X FIRE STOPS AT ALL INTERSECTIONS OF STUD WALLS AND/OR STUD PARTITIONS AT FLOOR, CEILING AND ROOF. FIRE STOPS SHALL BE FULL WIDTH OF THE ENCLOSED SPACE. PLACE FIRE STOPS AT A MAXIMUM SPACING OF (8'-0" O/C) IN THE VERTICAL DIRECTION, PROVIDE 2 X FIRE STOPS IN ALL FURRED SPACES, VERTICAL AND HORIZONTAL. AT A MAXIMUM SPACING OF (8'-0" O/C) IN EACH DIRECTION AND AT THE SAME LINE AS FIRE STOPS IN ADJACENT STUD PARTITIONS AND WALLS.



LEGAL DESCRIPTION

EASTERLY PORTION OF UBIQUITOUS BLOCK 19, COMPRISING PARTS OF BLOCK 3, COMMERCIAL ADDITION TO ALBUQUERQUE, AND TRACTS 113, 114, 115, 116, AND 117 OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT, BERNALILLO COUNTY.

ZONE: SU 3

MAP K-14Z

LOT AREA 1.553 AC.

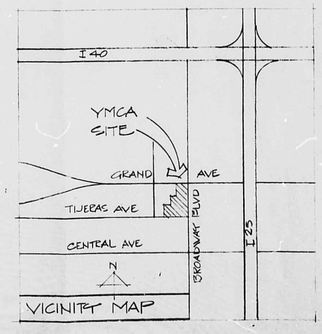
BUILDING AREA

EXISTING	9,145 SQ FT.
NEW	2,365 SQ. FT.
	11,510 SQ. FT.

LEGEND

EXISTING GRADE	0.00
FINISH GRADE	FG 0.00
TOP OF PAVING	T.P. 0.00
TOP OF CURB	T.C. 0.00
BOTTOM OF CURB	B.C. 0.00
EXISTG TOP OF PAVING	E.T. 0.00

1:20



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