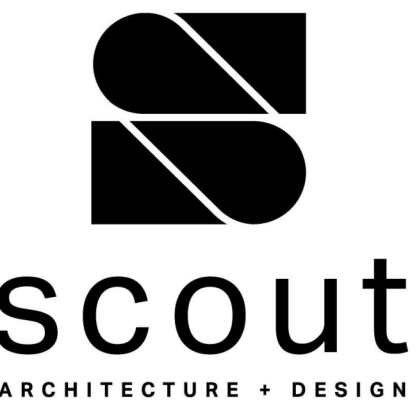
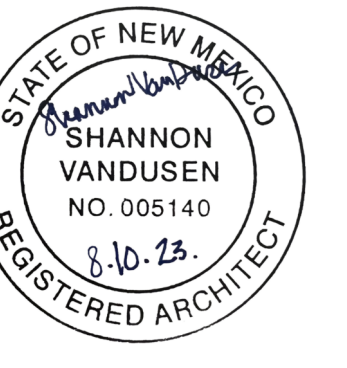


PRESBYTERIAN MEDICAL SERVICES - PROVIDER HOUSING



ARCHITECT/ENGINEER



CONTACTS:

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 PATRICK DYER
 (505) 660-8391

CIVIL
 HIGH MESA CONSULTING
 GRAEME MEANS
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STRUCTURAL
 LUCHINI TRUJILLO
 STRUCTURAL ENGINEERS
 ERIC TRUJILLO
 (505) 920-5659

ARCHITECT
 SCOUT DESIGN LLC
 EMILY BRUDENELL
 505.818.7012

ELECTRICAL CONSULTANTS
 CONTACT: GREG DUDLEY
 (505) 359-9230

MECHANICAL ENGINEER
 KB DESIGN
 CONTACT: KYLE BEST
 (505) 850-6092

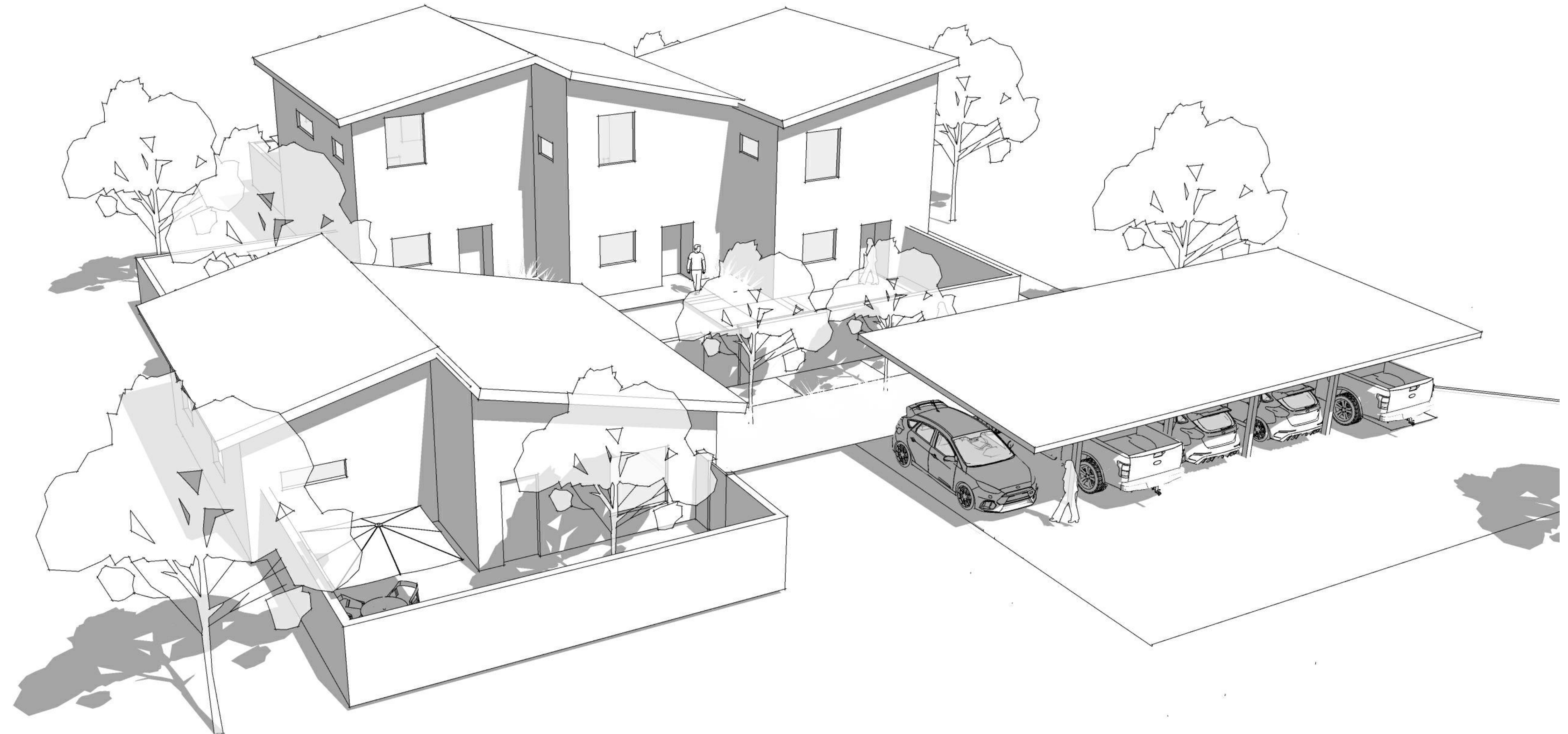
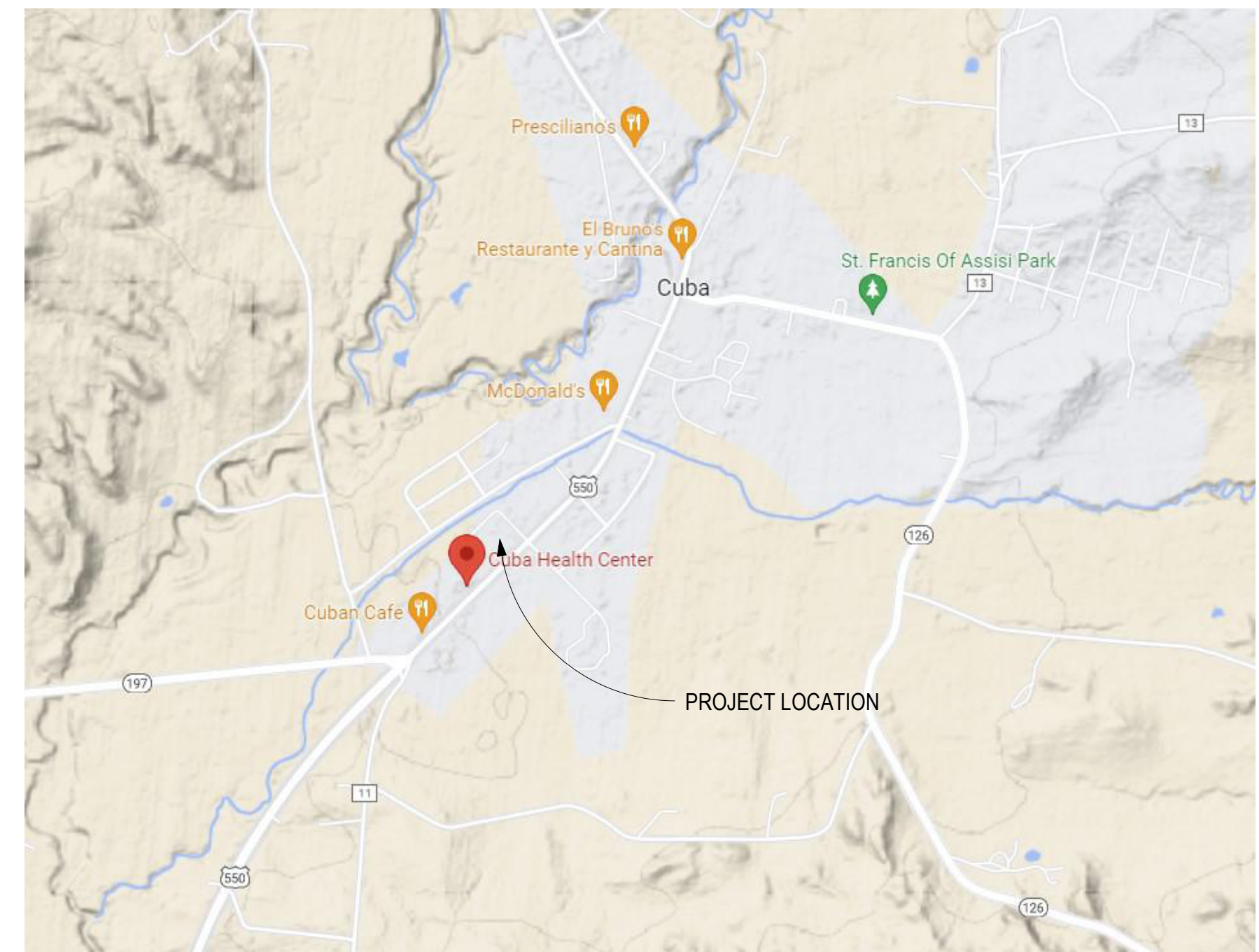
PROJECT DESCRIPTION

THE PROJECT SCOPE INCLUDES 4 HOUSING UNITS - THREE TWO STORY TOWNHOMES (UNITS B, C, D) AND ONE SINGLE STORY STANDALONE ADA COMPLIANT STRUCTURE (UNIT A). AS SUCH, THE 4 UNITS ARE DESIGNED UNDER THE 2021 IRC AND 14.7.3 NMAC. THEY SHALL BE WOOD FRAMED CONSTRUCTION, SEPARATED BY 1 HOUR DEMISING WALLS. UNITS B, C, AND D HAVE 1 BEDROOM AND 1 BATHROOM AND ARE 998 SF EACH. UNIT A HAS TWO BEDROOMS AND TWO BATHROOMS AND IS 1145 SF. EACH UNIT SHALL BE EQUIPPED WITH AN ABC FIRE EXTINGUISHER PROVIDED UNDER THE KITCHEN SINK.

DRAWING INDEX:

G001	DRAWING INDEX, PROJECT DESCRIPTION, ADA CLEARANCES
G002	PARTITION TYPES + RADON VENTING
CG101	GRADING PLAN
CU101	WATER & SANITARY SEWER SITE PLAN
AS101	SITE PLAN - OVERALL
AS102	SITE PLAN - ENLARGED
AS103	SITE DETAILS
LS-101	LANDSCAPE PLAN
S001	ABBREVIATIONS, LEGEND, PLAN INDEX
S002	OUTLINE SPECIFICATIONS
S003	OUTLINE SPECIFICATIONS
S004	TYPICAL DETAILS
S101	FOUNDATION PLAN (UNIT A)
S102	FOUNDATION PLAN (UNITS B,C,D)
S201	ROOF FRAMING PLAN (UNIT A)
S202	FLOOR FRAMING PLAN (UNITS B, C, D)
S203	ROOF FRAMING PLAN (UNITS B, C, D)
S204	CARPORF FOUNDATION AND FRAMING
S301	FOUNDATION DETAILS
S401	FRAMING DETAILS
S402	FRAMING DETAILS
A100	FLOOR PLAN - OVERALL
A101	ENLARGED PLANS
A111	REFLECTED CEILING PLANS
A121	ROOF PLAN + ROOF DETAILS
A201	BUILDING ELEVATIONS
A301	BUILDING SECTIONS
A311	WALL SECTIONS
A401	
A501	OPENING TYPES + DETAILS
A502	DOOR TYPES, DETAILS + SCHEDULES
AF101	FINISH PLANS
PM-001	MECHANICAL COVER AND NOTES
P-101	PLUMBING WASTE AND VENT
P-102	PLUMBING WATER
P-601	PLUMBING SCHEDULES AND ISO
M-101	MECHANICAL FLOOR PLAN
M-601	MECHANICAL SCHEDULES
ES100	ELECTRICAL SITE PLAN
E100	ENLARGED PLANS
E102	RISER AND SCHEDULES

LOCATION:



THE RENDERING IS CONCEPTUAL IN NATURE. THE PROJECT SCOPE IS BASED ON THE DESIGN AS CAPTURED BY THE APPROVED PERMIT DRAWINGS.

PMS CUBA PROVIDER HOUSING

HIGHWAY 550
CUBA, NEW MEXICO

PERMIT DRAWINGS

REVISION _____ DATE _____

DATE 8/11/23

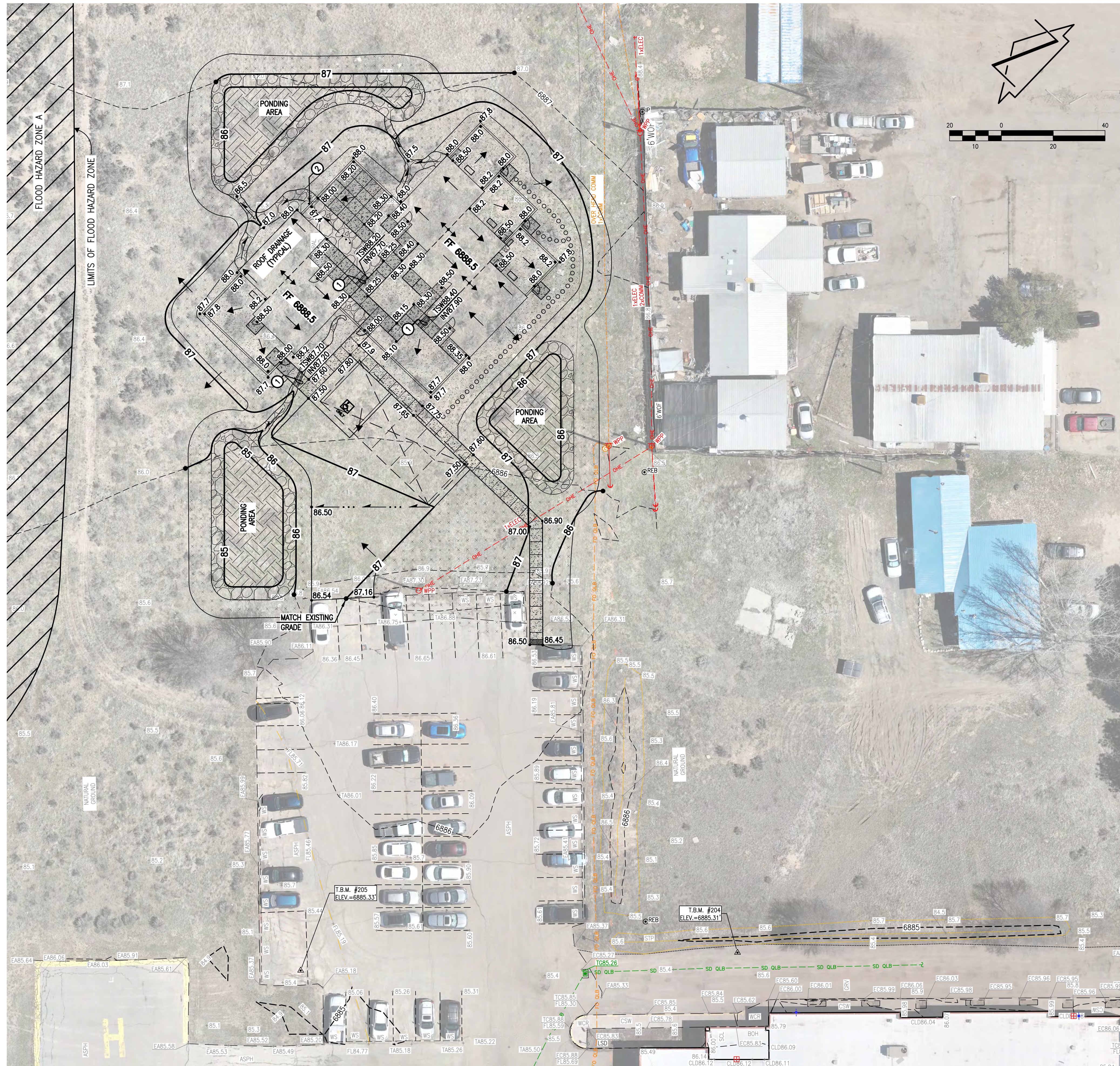
PROJECT NO _____

COVER SHEET, CODE ANALYSIS, LIFE SAFETY PLAN

SHEET NO.

G001

File Name: P:\data\2023\2023.018.3\ENGS\230183_DesignBase.dwg - CG101 Plot Date: 8/10/23 Plot Time: 20:37



(A1) GRADING PLAN
SCALE: 1" = 20'



F.I.R.M.
SCALE: 1" = 500'

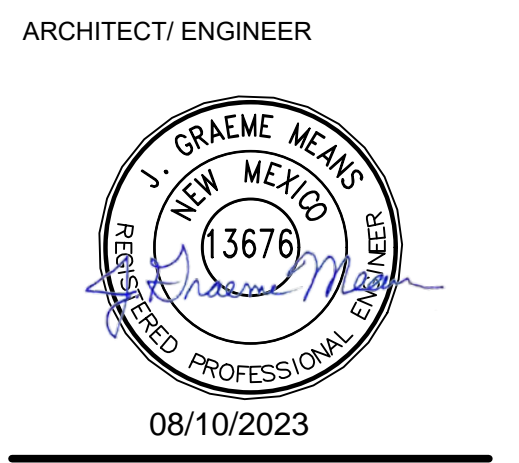
CONSTRUCTION NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1987, PUBLISHED BY THE NEW MEXICO CHAPTER AMERICAN PUBLIC WORKS ASSOCIATION. (REVISED 12/06)
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING PUBLIC UTILITIES AND EXISTING UTILITIES OWNED AND OPERATED BY ALBUQUERQUE PUBLIC SCHOOLS.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
5. UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE PRELIMINARY TOPOGRAPHIC AND UTILITY SURVEY CONDUCTED BY THIS FIRM DATED 04/20/2023. THAT UTILITY SURVEY AND SUBSURFACE UTILITY ENGINEERING EFFORT IS NOT ALL-INCLUSIVE AND MAY NOT REPRESENT UTILITIES/INFRASTRUCTURE THAT HAVE BEEN ABANDONED-IN-PLACE, WERE INACCESSIBLE, OR OTHERWISE UNDETECTABLE DUE TO UNFORESEEN AND UNCONTROLLABLE SITE AND/OR UTILITY CONDITIONS. FURTHER, THAT UTILITY INVESTIGATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, NEW MEXICO EXCAVATION LAWS (NM811), MUNICIPAL AND LOCAL ORDINANCES, SITE SPECIFIC RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE UTILITY LINES AND FACILITIES.
6. ALL UTILITIES WITHIN THE PROJECT LIMITS THAT ARE RENDERED OBSOLETE AND / OR UNUSED AS A RESULT OF THIS PROJECT SHALL NOT BE ABANDONED IN PLACE, BUT SHALL INSTEAD BE COMPLETELY REMOVED WITHIN THE PROJECT AREA AND CAPPED AT THE PROJECT LIMITS, UNLESS OTHERWISE NOTED.
7. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
8. THE GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING SUBGRADE AT ELEVATIONS THAT SHALL ACCOMMODATE PROPOSED IMPROVEMENTS AS INDICATED ON THE PLANS INCLUDING, BUT NOT LIMITED TO, SURFACE DRAINAGE STRUCTURES, PAVING AND LANDSCAPING SURFACING.

KEYED NOTES:

- 1 CONSTRUCT 12" SIDEWALK CULVERT PER TYPICAL SECTION, SHEET C501
- 2 2 FT WIDE X 8 INCH TALL WALL OPENING

NOTE:
THIS IS NOT A BOUNDARY SURVEY. THE TOPOGRAPHIC AND UTILITY INFORMATION SHOWN HEREON IS FROM THE PRELIMINARY TOPOGRAPHIC AND UTILITY SURVEY CONDUCTED BY HIGH MESA CONSULTING GROUP, NMPS NO. 15075, DATED 04/20/2023. (2023.018.2).



PMS CUBA PROVIDER HOUSING
HIGHWAY 550
CUBA, NEW MEXICO

CONSTRUCTION DOCUMENTS

REVISION	DATE

DATE 08/10/23

PROJECT NO.

GRADING PLAN

SHEET NO.

2023.018.3

CG101



CONSTRUCTION DOCUMENTS

REVISION _____ DATE _____

DATE 08/10/23

PROJECT NO _____

WATER & SANITARY SEWER SITE PLAN

SHEET NO _____

WATER LINE CONSTRUCTION NOTES:

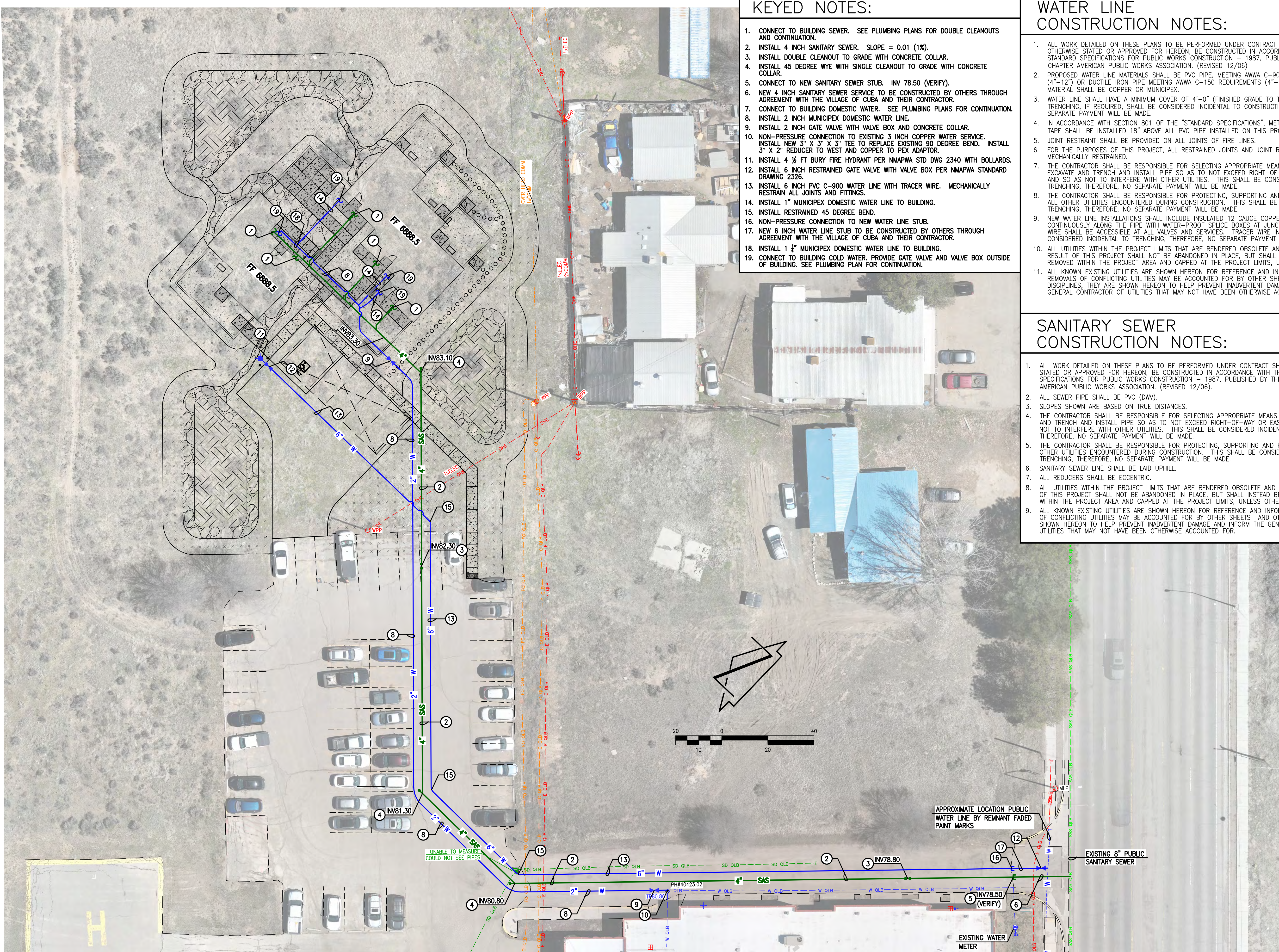
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR APPROVED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1987, PUBLISHED BY THE NEW MEXICO CHAPTER AMERICAN PUBLIC WORKS ASSOCIATION. (REVISED 12/06)
2. PROPOSED WATER LINE MATERIALS SHALL BE PVC PIPE, MEETING AWWA C-900; DR18 REQUIREMENTS (4"-12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (4"-48"). 2" WATER SERVICE PIPE MATERIAL SHALL BE COPPER OR MUNICIPEX.
3. WATER LINE SHALL HAVE A MINIMUM COVER OF 4'-0" (FINISHED GRADE TO TOP OF PIPE). EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
4. IN ACCORDANCE WITH SECTION 801 OF THE "STANDARD SPECIFICATIONS", METALIZED DETECTABLE WARNING TAPE SHALL BE INSTALLED 18" ABOVE ALL PVC PIPE INSTALLED ON THIS PROJECT.
5. JOINT RESTRAINT SHALL BE PROVIDED ON ALL JOINTS OF FIRE LINES.
6. FOR THE PURPOSES OF THIS PROJECT, ALL RESTRAINED JOINTS AND JOINT RESTRAINT SHALL BE MECHANICALLY RESTRAINED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, SUPPORTING AND REPLACING, IF DAMAGED, ALL OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
9. NEW WATER LINE INSTALLATIONS SHALL INCLUDE INSULATED 12 GAUGE COPPER TRACER WIRE INSTALLED CONTINUOUSLY ALONG THE PIPE WITH WATER-PROOF SPLICE BOXES AT JUNCTIONS AND TEES. TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVES AND SERVICES. TRACER WIRE INSTALLATION SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
10. ALL UTILITIES WITHIN THE PROJECT LIMITS THAT ARE RENDERED OBSOLETE AND / OR UNUSED AS A RESULT OF THIS PROJECT SHALL NOT BE ABANDONED IN PLACE, BUT SHALL INSTEAD BE COMPLETELY REMOVED WITHIN THE PROJECT AREA AND CAPPED AT THE PROJECT LIMITS, UNLESS OTHERWISE NOTED.
11. ALL KNOWN EXISTING UTILITIES ARE SHOWN HEREON FOR REFERENCE AND INFORMATION. ALTHOUGH REMOVALS OF CONFLICTING UTILITIES MAY BE ACCOUNTED FOR BY OTHER SHEETS AND OTHER DISCIPLINES, THEY ARE SHOWN HEREON TO HELP PREVENT INADVERTENT DAMAGE AND INFORM THE GENERAL CONTRACTOR OF UTILITIES THAT MAY NOT HAVE BEEN OTHERWISE ACCOUNTED FOR.

SANITARY SEWER CONSTRUCTION NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR APPROVED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1987, PUBLISHED BY THE NEW MEXICO CHAPTER AMERICAN PUBLIC WORKS ASSOCIATION. (REVISED 12/06)
2. ALL SEWER PIPE SHALL BE PVC (DWV).
3. SLOPES SHOWN ARE BASED ON TRUE DISTANCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, SUPPORTING AND REPLACING, IF DAMAGED, ALL OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
6. SANITARY SEWER LINE SHALL BE LAID UPHILL.
7. ALL REDUCERS SHALL BE ECCENTRIC.
8. ALL UTILITIES WITHIN THE PROJECT LIMITS THAT ARE RENDERED OBSOLETE AND / OR UNUSED AS A RESULT OF THIS PROJECT SHALL NOT BE ABANDONED IN PLACE, BUT SHALL INSTEAD BE COMPLETELY REMOVED WITHIN THE PROJECT AREA AND CAPPED AT THE PROJECT LIMITS, UNLESS OTHERWISE NOTED.
9. ALL KNOWN EXISTING UTILITIES ARE SHOWN HEREON FOR REFERENCE AND INFORMATION. ALTHOUGH REMOVALS OF CONFLICTING UTILITIES MAY BE ACCOUNTED FOR BY OTHER SHEETS AND OTHER DISCIPLINES, THEY ARE SHOWN HEREON TO HELP PREVENT INADVERTENT DAMAGE AND INFORM THE GENERAL CONTRACTOR OF UTILITIES THAT MAY NOT HAVE BEEN OTHERWISE ACCOUNTED FOR.

KEYED NOTES:

1. CONNECT TO BUILDING SEWER. SEE PLUMBING PLANS FOR DOUBLE CLEANOUTS AND CONTINUATION.
2. INSTALL 4 INCH SANITARY SEWER. SLOPE = 0.01 (1%).
3. INSTALL DOUBLE CLEANOUT TO GRADE WITH CONCRETE COLLAR.
4. INSTALL 45 DEGREE WYE WITH SINGLE CLEANOUT TO GRADE WITH CONCRETE COLLAR.
5. CONNECT TO NEW SANITARY SEWER STUB. INV 78.50 (VERIFY).
6. NEW 4 INCH SANITARY SEWER SERVICE TO BE CONSTRUCTED BY OTHERS THROUGH AGREEMENT WITH THE VILLAGE OF CUBA AND THEIR CONTRACTOR.
7. CONNECT TO BUILDING DOMESTIC WATER. SEE PLUMBING PLANS FOR CONTINUATION.
8. INSTALL 2 INCH MUNICIPEX DOMESTIC WATER LINE.
9. INSTALL 2 INCH GATE VALVE WITH VALVE BOX AND CONCRETE COLLAR.
10. NON-PRESSURE CONNECTION TO EXISTING 3 INCH COPPER WATER SERVICE. INSTALL NEW 3" X 3" X 3" TEE TO REPLACE EXISTING 90 DEGREE BEND. INSTALL 3" X 2" REDUCER TO WEST AND COPPER TO PEX ADAPTOR.
11. INSTALL 4 1/2 FT BURY FIRE HYDRANT PER NMAPWA STD DWG 2340 WITH BOLLARDS.
12. INSTALL 6 INCH RESTRAINED GATE VALVE WITH VALVE BOX PER NMAPWA STANDARD DRAWING 2326.
13. INSTALL 6 INCH PVC C-900 WATER LINE WITH TRACER WIRE. MECHANICALLY RESTRAIN ALL JOINTS AND FITTINGS.
14. INSTALL 1" MUNICIPEX DOMESTIC WATER LINE TO BUILDING.
15. INSTALL RESTRAINED 45 DEGREE BEND.
16. NON-PRESSURE CONNECTION TO NEW WATER LINE STUB.
17. NEW 6 INCH WATER LINE STUB TO BE CONSTRUCTED BY OTHERS THROUGH AGREEMENT WITH THE VILLAGE OF CUBA AND THEIR CONTRACTOR.
18. INSTALL 1 1/2" MUNICIPEX DOMESTIC WATER LINE TO BUILDING.
19. CONNECT TO BUILDING COLD WATER. PROVIDE GATE VALVE AND VALVE BOX OUTSIDE OF BUILDING. SEE PLUMBING PLAN FOR CONTINUATION.



NOTE:
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(A1) WATER & SANITARY SEWER SITE PLAN

SCALE: 1" = 20'

GENERAL NOTES

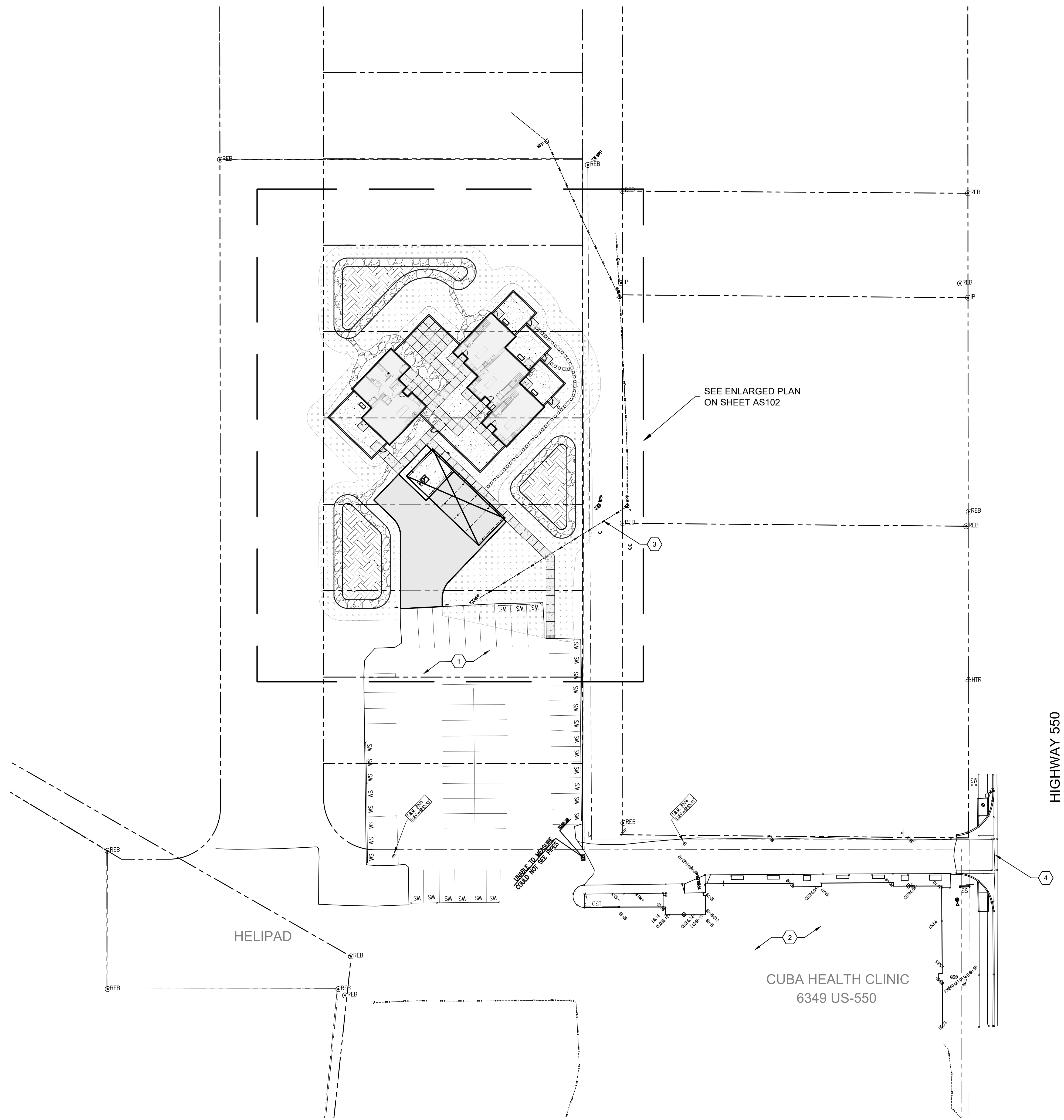
- A. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. FIELD VERIFY ALL DIMENSIONS.
- C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
- D. KEYED NOTES ARE COMMON BETWEEN ARCHITECTURAL SITE PLANS. NOT ALL NOTES WILL APPEAR ON EACH PAGE.

KEYED NOTES

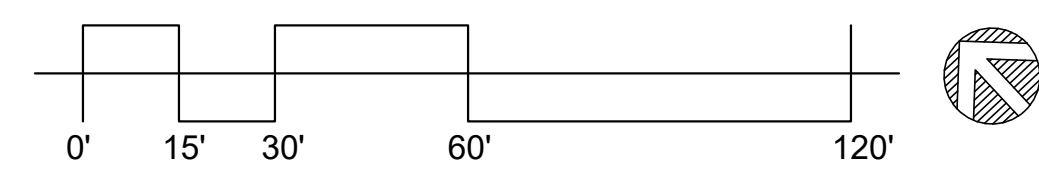
1. EXISTING ASPHALT PARKING LOT.
2. EXISTING BUILDINGS.
3. EXISTING OVERHEAD POWER LINES AND POLES.
4. EXISTING DRIVEWAY.
5. CONCRETE PAVEMENT PER DETAIL D3/AS104.
6. ASPHALT MILLINGS PER DETAIL D1/AS104.
7. CONCRETE CURB ACCESS RAMP WITH DETECTABLE WARNING SURFACE PER DETAIL A4/AS104.
8. CONCRETE SIDEWALK PER DETAIL B3/AS104.
9. TURNDOWN EDGE ON SIDEWALK WHERE SIDEWALK IS ADJACENT TO PAVEMENT PER DETAIL E4/AS104.
10. CONCRETE STOOP PER DETAIL C1/AS104.
11. SIDEWALK CULVERT SEE CIVIL PLANS FOR DETAILS.
12. CONCRETE EQUIPMENT PAD UNDER NEW TRANSFORMER. SEE ELECTRICAL PLANS.
13. 4" WIDE WHITE TRAFFIC PARKING.
14. 3' WIDE X 5'-8" TALL PERSONNEL GATE IN MASONRY WALL PER DETAIL A4/AS104.
15. CONCRETE MASONRY SCREEN WALL, TOP OF WALL TO BE SET AT 6'-0" ABOVE FINISHED FLOOR OF DWELLING UNITS, WITH UP TO 1' OF RETAINING PER STRUCTURAL DETAILS.
16. RESERVED PARKING SYMBOL PER DETAIL C6/AS104, AND 12" TALL WHITE LETTERS "ONLY".
17. PARKING CANOPY. SEE SHEET S-204.
18. VAN ACCESSIBLE RESERVED PARKING SIGN PER DETAIL D6/AS104.
19. SPLASH BLOCK BELOW DOWNSPOUT PER DETAIL 1/AS104.
20. GROUND COVER PER LANDSCAPE PLAN.
21. PONDING AREA. SEE CIVIL PLANS.
22. 2" GRAVEL SURFACE TO LIMIT EROSION IN DRAINAGE PATH. SEE GRADING PLANS AND LANDSCAPING PLANS FOR ADDITIONAL REQUIREMENTS.
23. STALL MARKING NOT TO BE APPLIED TO ASPHALT MILLING DRIVING SURFACE.
24. PRECAST CONCRETE PAVER WALKING PATH. SEE LANDSCAPING PLANS.
25. REMOVE EXISTING PARKING LOT STALL STRIPE.
26. 2" EXPANSION JOINT IN CONCRETE SIDEWALK.
27. CONTRACTION JOINT IN CONCRETE SIDEWALK.
28. 12"x18" WHITE SIGN WITH BLACK LETTERS "PRIVATE DRIVE - NO PUBLIC PARKING" SIGN, INSTALLED PER DETAIL C6/AS104.
29. SEE CIVIL PLANS FOR OPENING IN WALL FOR DRAINAGE.
30. MECHANICAL UNIT, SEE MECHANICAL PLANS FOR PAD REQUIREMENTS.

MATERIAL LEGEND

	ASPHALT MILLINGS PER DETAIL D1/AS103
	4" THICK CONCRETE SIDEWALK PER DETAIL B3/AS103
	6" THICK CONCRETE PAVEMENT PER DETAIL D3/AS103
	GROUND COVER. SEE LANDSCAPE PLANS FOR DESIGN
	EROSION PROTECTION. SEE CIVIL AND LANDSCAPE PLANS
	EARTHEN POND. SEE CIVIL AND LANDSCAPE PLANS



A1 SITE PLAN - OVERALL
SCALE: 1" = 30'-0"



6/1/2023 10:07:53 PM

GENERAL NOTES

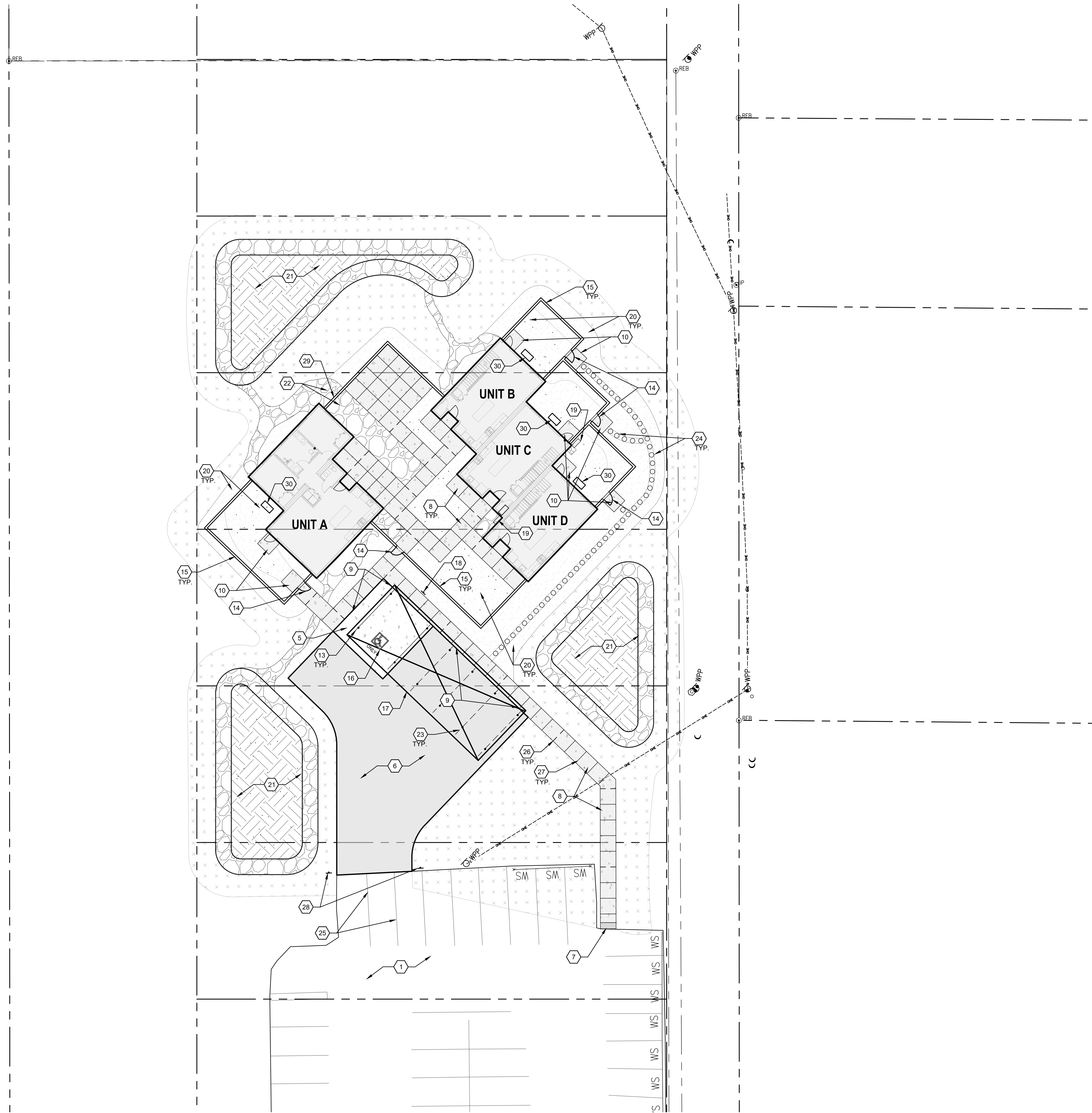
- A. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
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- D. KEYED NOTES ARE COMMON BETWEEN ARCHITECTURAL SITE PLANS. NOT ALL NOTES WILL APPEAR ON EACH PAGE.

KEYED NOTES

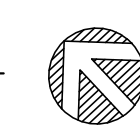
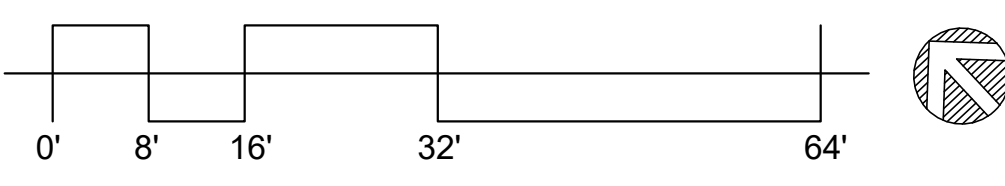
1. EXISTING ASPHALT PARKING LOT.
2. EXISTING BUILDINGS.
3. EXISTING OVERHEAD POWER LINES AND POLES.
4. EXISTING DRIVEWAY.
5. CONCRETE PAVEMENT PER DETAIL D3/AS104.
6. ASPHALT MILLINGS PER DETAIL D1/AS104.
7. CONCRETE CURB ACCESS RAMP WITH DETECTABLE WARNING SURFACE PER DETAIL A4/AS104.
8. CONCRETE SIDEWALK PER DETAIL B3/AS104.
9. TURNDOWN EDGE ON SIDEWALK WHERE SIDEWALK IS ADJACENT TO PAVEMENT PER DETAIL E4/AS104.
10. CONCRETE STOOP PER DETAIL C1/AS104.
11. SIDEWALK CULVERT SEE CIVIL PLANS FOR DETAILS.
12. CONCRETE EQUIPMENT PAD UNDER NEW TRANSFORMER. SEE ELECTRICAL PLANS.
13. 4" WIDE WHITE TRAFFIC PARKING.
14. 3' WIDE X 5'-8" TALL PERSONNEL GATE IN MASONRY WALL PER DETAIL A4/AS104.
15. CONCRETE MASONRY SCREEN WALL. TOP OF WALL TO BE SET AT 6'-0" ABOVE FINISHED FLOOR OF DWELLING UNITS. WITH UP TO 1' OF RETAINING PER STRUCTURAL DETAILS.
16. RESERVED PARKING SYMBOL PER DETAIL C6/AS104, AND 12" TALL WHITE LETTERS "ONLY"
17. PARKING CANOPY. SEE SHEET S-204.
18. VAN ACCESSIBLE RESERVED PARKING SIGN PER DETAIL D6/AS104.
19. SPLASH BLOCK BELOW DOWNSPOUT PER DETAIL 1/AS104.
20. GROUND COVER PER LANDSCAPE PLAN.
21. PONDING AREA, SEE CIVIL PLANS.
22. 2" GRAVEL SURFACE TO LIMIT EROSION IN DRAINAGE PATH, SEE GRADING PLANS AND LANDSCAPING PLANS FOR ADDITIONAL REQUIREMENTS.
23. STALL MARKING NOT TO BE APPLIED TO ASPHALT MILLING DRIVING SURFACE.
24. PRECAST CONCRETE PAVER WALKING PATH, SEE LANDSCAPING PLANS.
25. REMOVE EXISTING PARKING LOT STALL STRIPE.
26. 3" EXPANSION JOINT IN CONCRETE SIDEWALK.
27. CONTRACTION JOINT IN CONCRETE SIDEWALK.
28. 12"x18" WHITE SIGN WITH BLACK LETTERS "PRIVATE DRIVE - NO PUBLIC PARKING" SIGN, INSTALLED PER DETAIL C6/AS104.
29. SEE CIVIL PLANS FOR OPENING IN WALL FOR DRAINAGE.
30. MECHANICAL UNIT, SEE MECHANICAL PLANS FOR PAD REQUIREMENTS.

MATERIAL LEGEND

	ASPHALT MILLINGS PER DETAIL D1/AS103
	4" THICK CONCRETE SIDEWALK PER DETAIL B3/AS103
	6" THICK CONCRETE PAVEMENT PER DETAIL D3/AS103
	GROUND COVER. SEE LANDSCAPE PLANS FOR DESIGN
	EROSION PROTECTION, SEE CIVIL AND LANDSCAPE PLANS
	EARTHEN POND. SEE CIVIL AND LANDSCAPE PLANS



A1 SITE PLAN - ENLARGED
SCALE: 1" = 16'-0"



CONSTRUCTION DOCUMENTS

REVISION _____ DATE _____

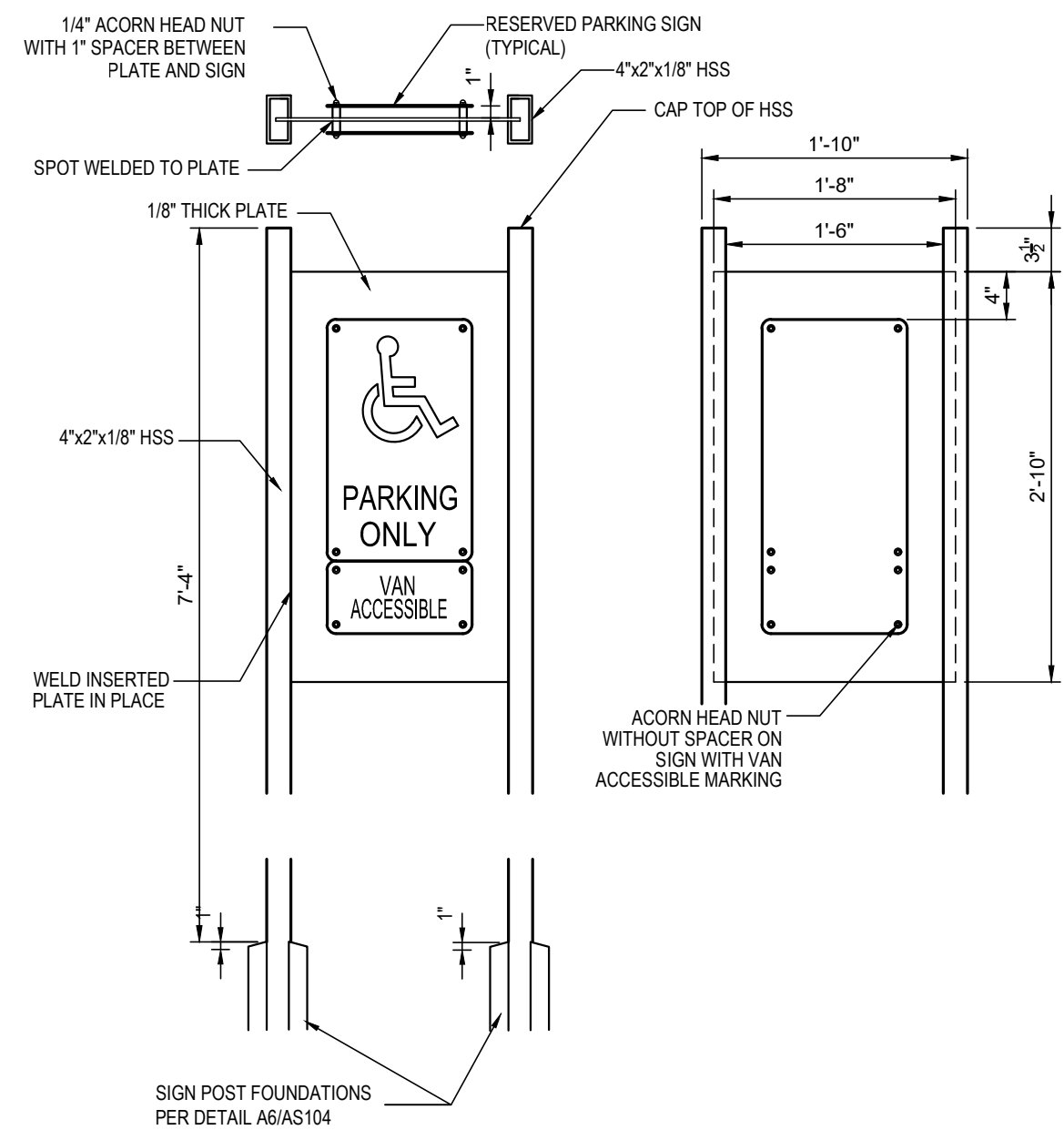
DATE 8/10/23

PROJECT NO _____

SITE PLAN - ENLARGED

SHEET NO.

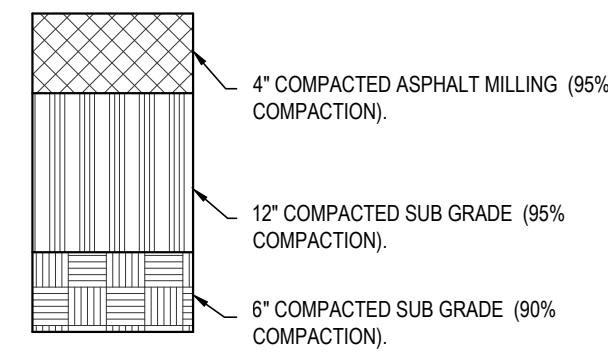
AS102



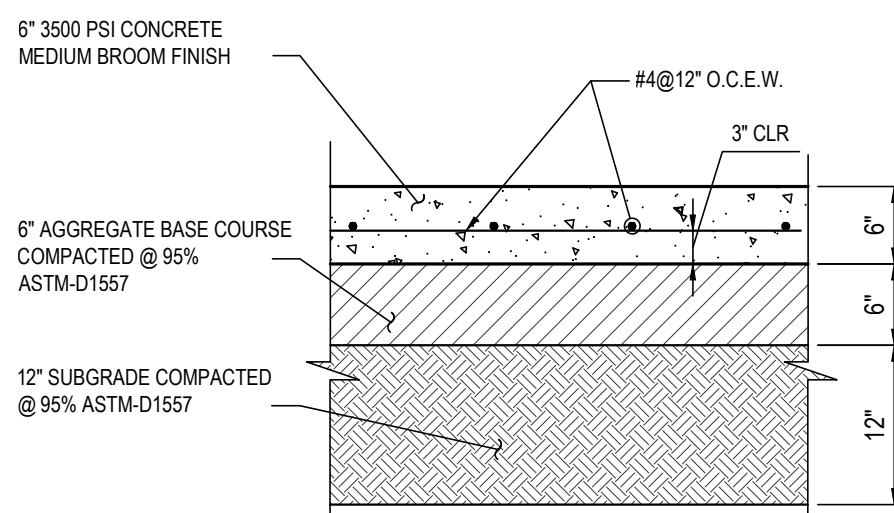
D3 PARKING SIGNS
NOT TO SCALE

NOTE:

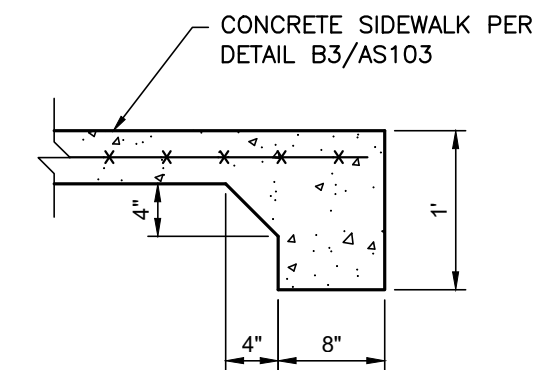
SIGNS SHOWN HERE ARE FOR ILLUSTRATION ONLY. RESERVED PARKING SIGNS PER DETAIL D6/AS104.



D1 ASPHALT MILLINGS
NOT TO SCALE



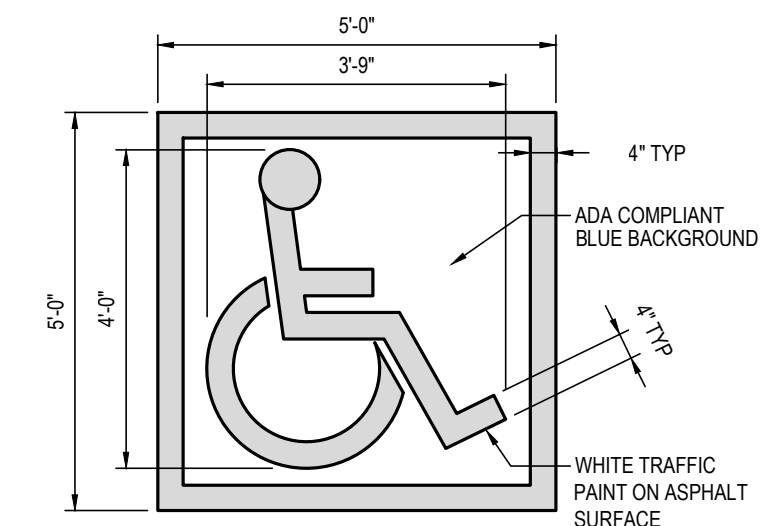
D3 CONCRETE PAVEMENT
NOT TO SCALE



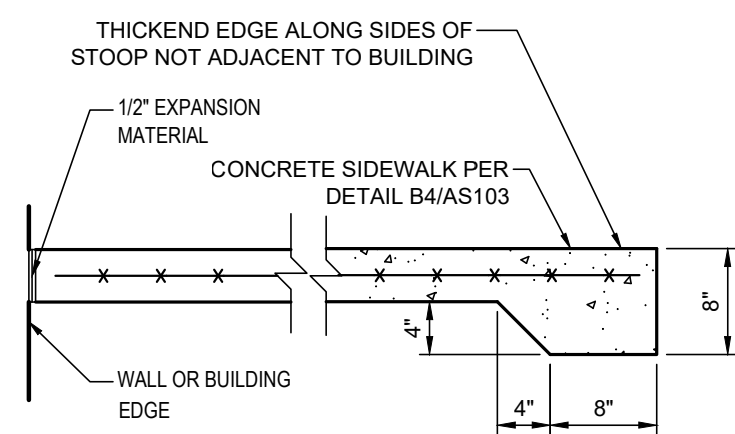
E4 TURNDOWN EDGE
NOT TO SCALE



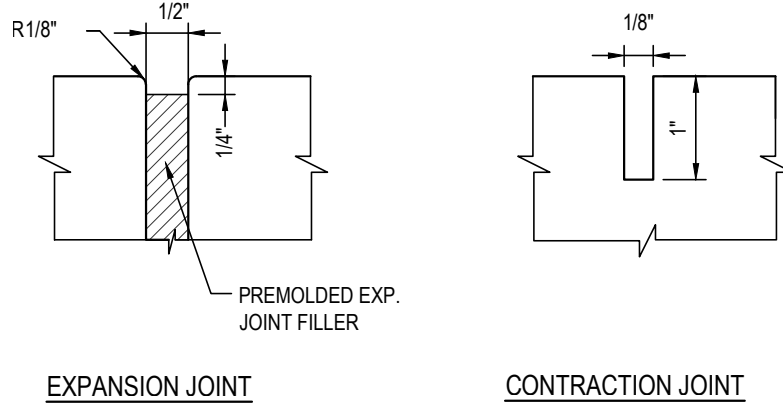
D6 RESERVED PARKING SIGNS
NOT TO SCALE
PROVIDE SIGN POSTS AND MOUNTING PER D3/C502.



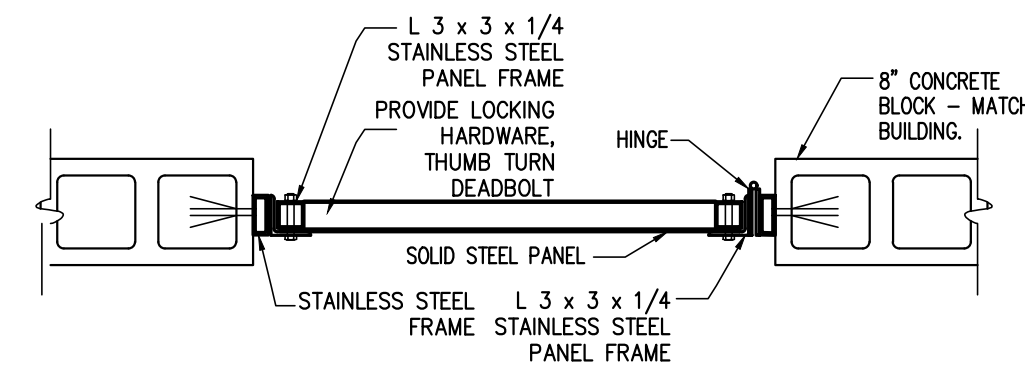
C6 RESERVED SYMBOL
NOT TO SCALE



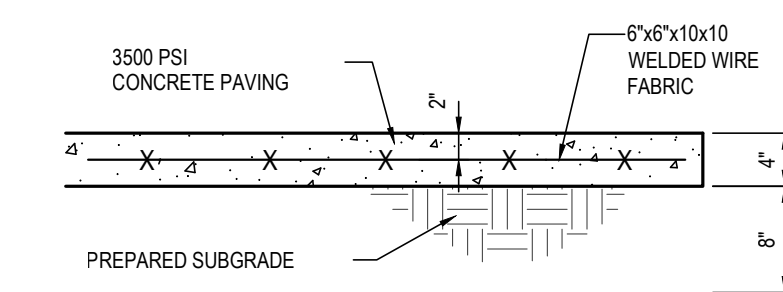
C1 CONCRETE STOOP
NOT TO SCALE



EXPANSION JOINT CONTRACTION JOINT



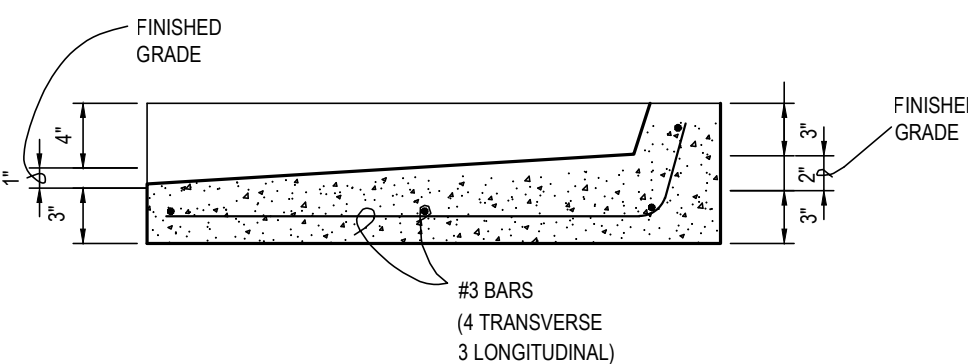
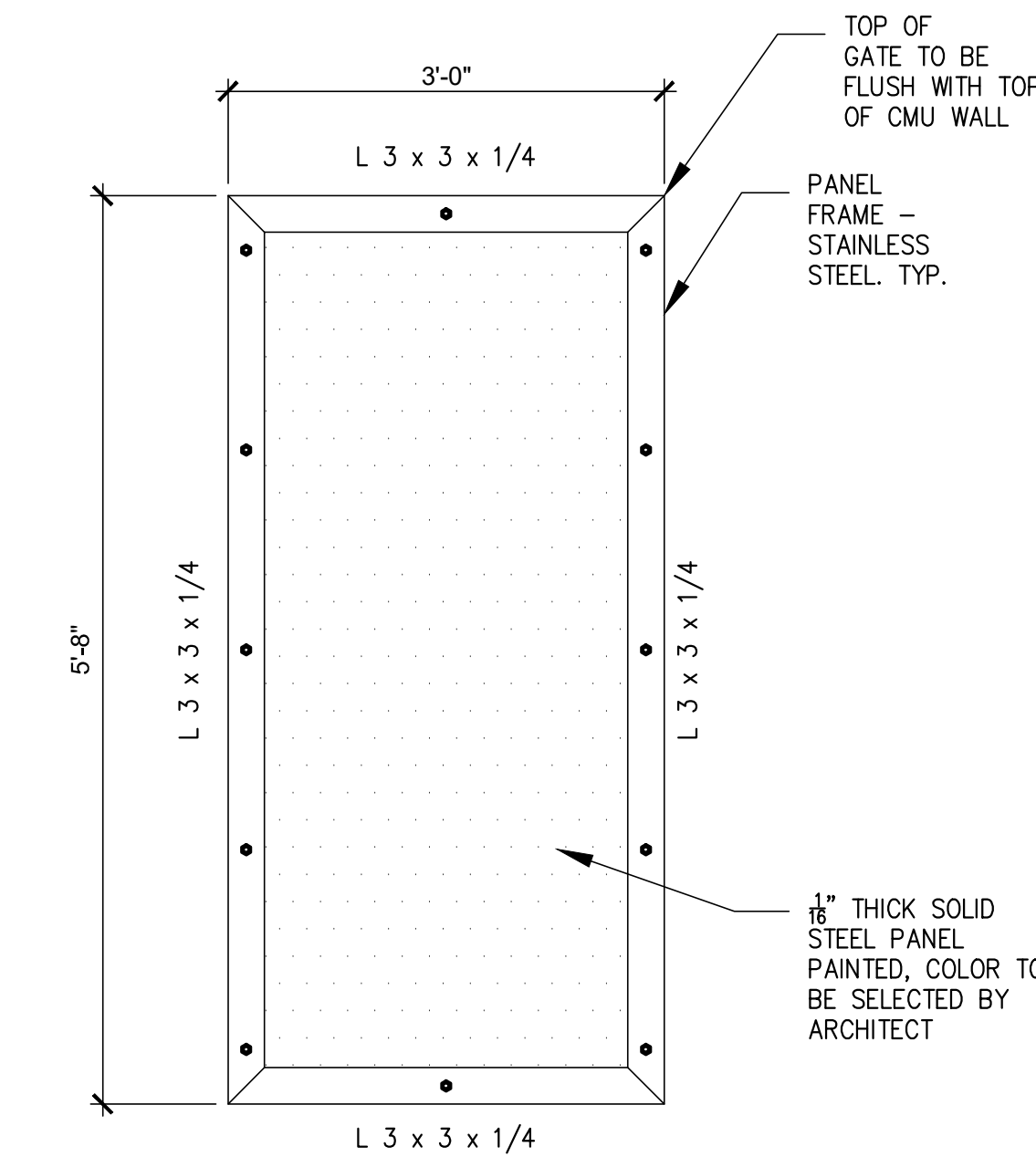
A4 PATIO GATE
NOT TO SCALE



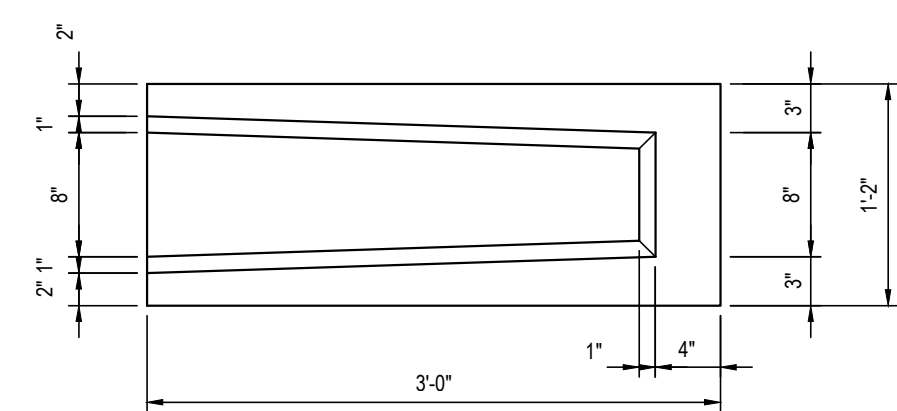
NOTE:
PROVIDE TRANSVERSE CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 6'-0" ON CENTER. PROVIDE CENTERLINE CONTRACTION JOINTS IN SIDEWALKS WIDER THAN 8'-0". SPACING OF CENTERLINE CONTRACTION JOINTS SHALL NOT EXCEED 6'-0".

PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 30'-0" ON CENTER.

B3 CONCRETE SIDEWALK
NOT TO SCALE

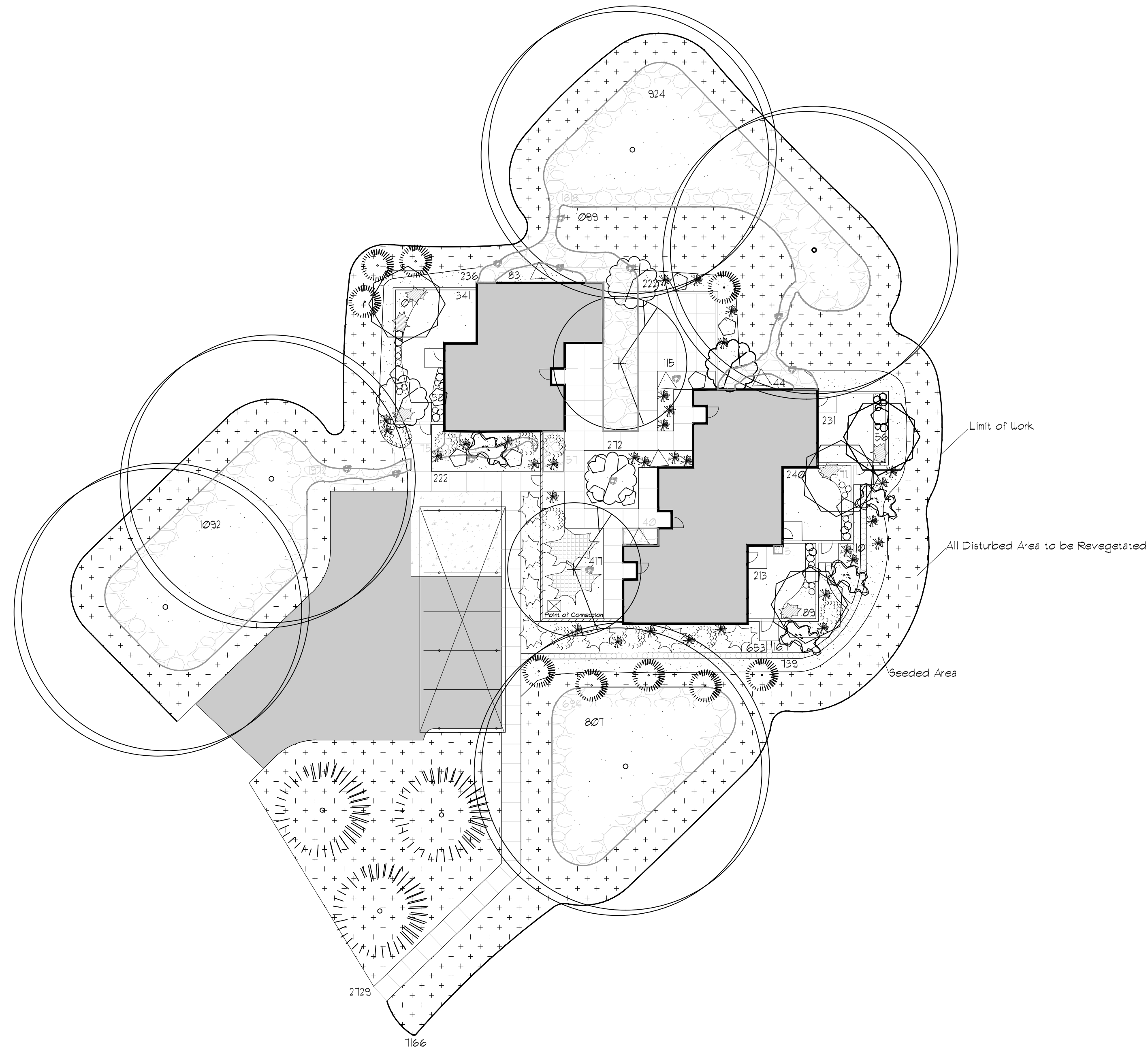


SECTION



PLAN

A1 CONCRETE SPLASH BLOCK
NOT TO SCALE



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
3	6 - 8'	Austrian Pine <i>Pinus nigra</i>	M
9	6 - 8'	Skyrocket Juniper <i>Juniperus scopulorum</i> 'Skyrocket'	M
2	2" cal	Apple Tree <i>Malus domestica</i>	M+
5	2" cal	Cottonwood <i>Populus fremontii</i>	M
4	2" cal	Peach Tree <i>Prunus persica</i>	M
4	2" cal	Cherry <i>Prunus avium</i>	M
4	2" cal	Lilac <i>Syringa reticulata</i>	M
Shrubs & Groundcovers			
9	5 Gal	Abelia <i>Abelia</i>	M
32	5 Gal	Prairie Fire Red Switch Grass <i>Panicum virgatum</i> Switchgrass	M
13	5 Gal	Deep Blue Lavender <i>Lavender angustifolia</i> 'Hidcote'	M
5	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	M
7	5 Gal	Gro-low Sumac <i>Rhus Aromatica</i> 'Gro-low'	M
2	5 Gal	Winter Jasmine <i>Jasminum nudiflorum</i>	M
22	5 Gal	Palmer Penstemon <i>Pentemon parmeri</i>	L
2	5 Gal	Yellow Iceplant <i>Delosperma congestum & nubigenum</i>	L
6	5 Gal	Carpet Juniper <i>Juniperus horizontalis</i>	L
58			
12	2-3cf	Boulders To be placed at contractor discretion	
2837		Landscape Gravel / Filter Fabric 3/4" Crushed Grey	
4632		Landscape Crusher/line/ Filter Fabric Crusher/line/ Adobe Rose	
10994		Revegetated Seeding area Seed Mix	
4661		Oversize Landscape Gravel / Filter Fabric 2-4" Fractured, Adobe Rose	
23144		Total Landscape Area Provided	

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Cuba Zoning Code. In general, water conservatives environmentally sound landscape principles will be followed in design and installation.

Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owners responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with Trees to receive 1 Natatim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Natatim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1/8" GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

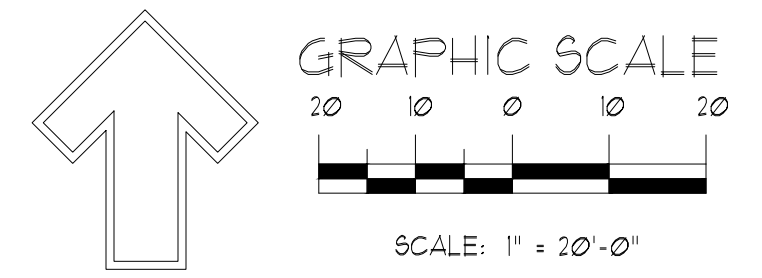
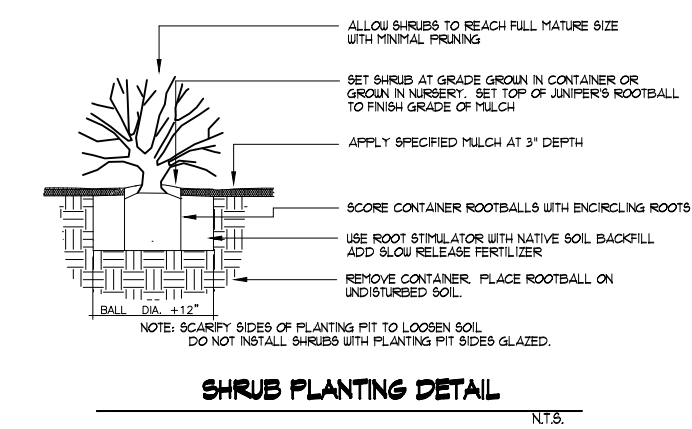
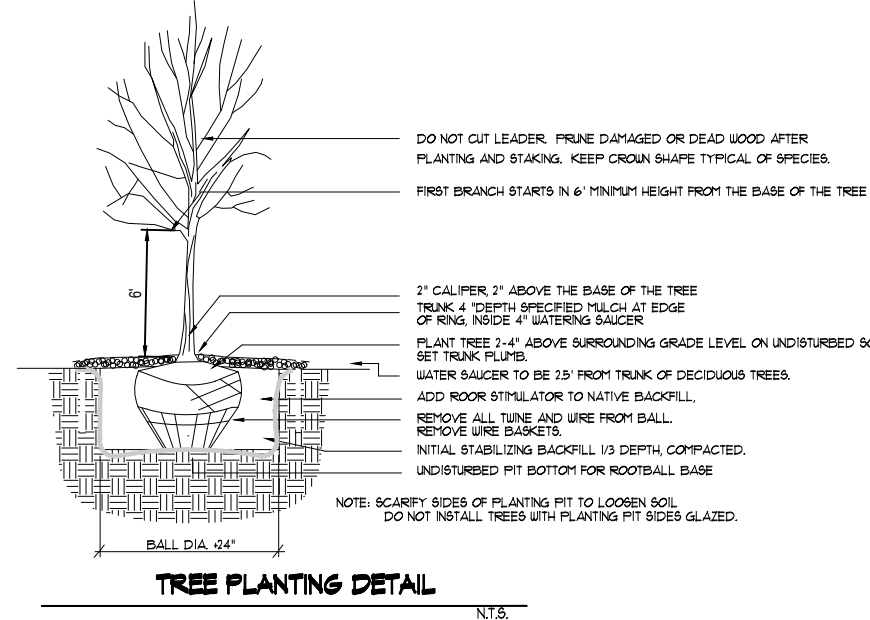
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is shown. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.



DESIGNED BY:	DATE:	REVISIONS
D. Mitchell		
Drawn By:		Comment
Approved By:		
Date:		

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PMS CUBA PROVIDER HOUSING
LANDSCAPE PLAN

GHWAY 550
CUBA, NEW MEXICO

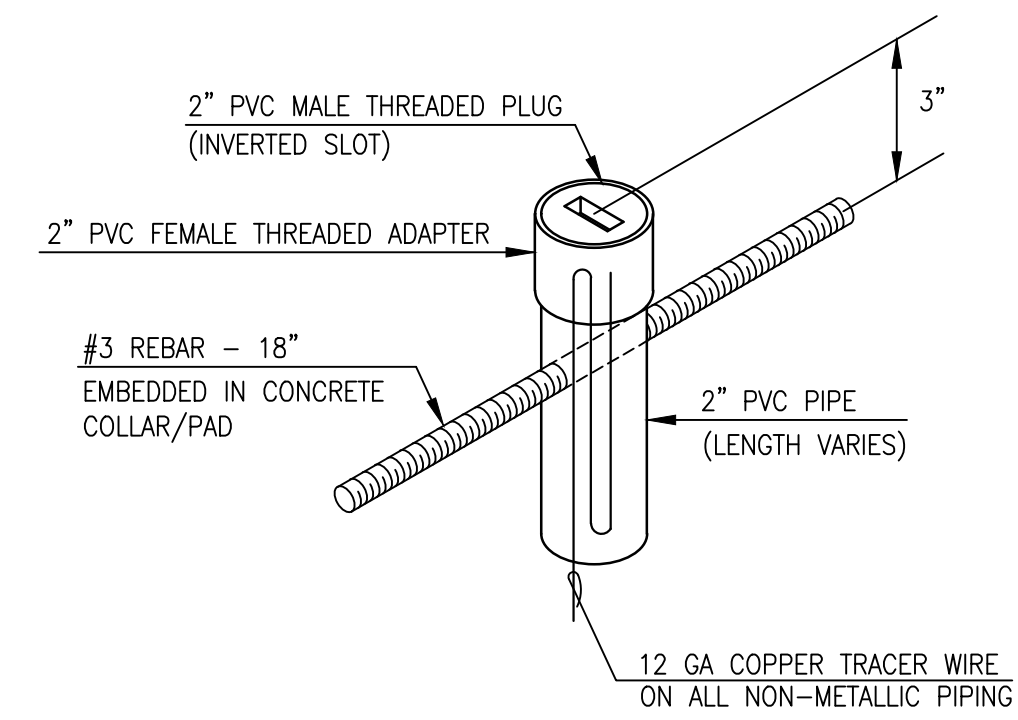
Mitchell Associates, Inc.
Denny Mitchell
505.019.0638
denny@mittellassociates.com

Seal: Landscape Architect

STATE OF NEW MEXICO
DANNY D. MITCHELL
2139
REGISTERED
LANDSCAPE ARCHITECT

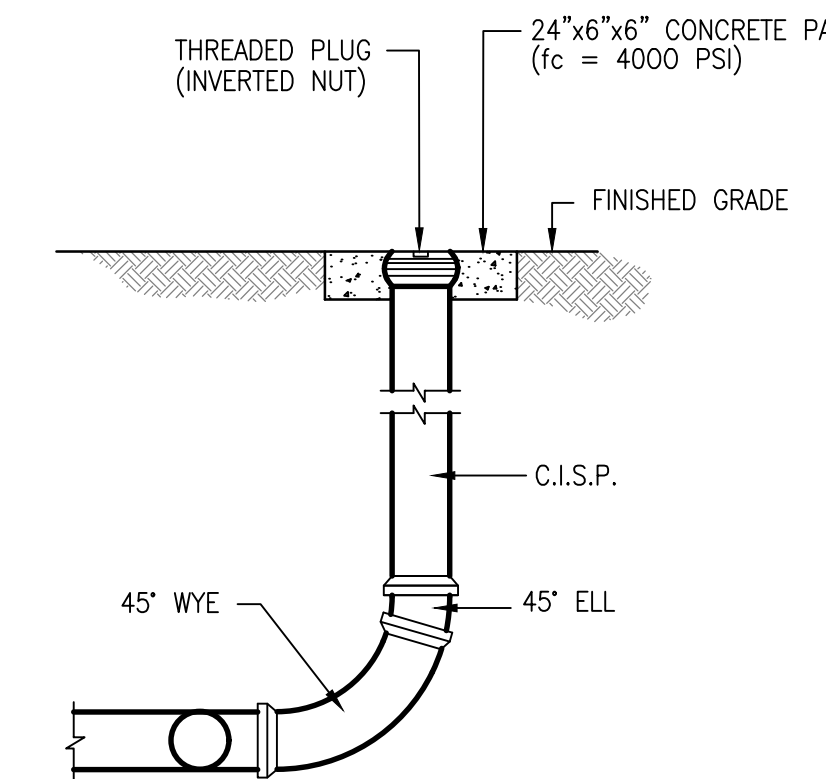
July 26, 2023
August 10, 2023

DRAWING NO:
LS-101



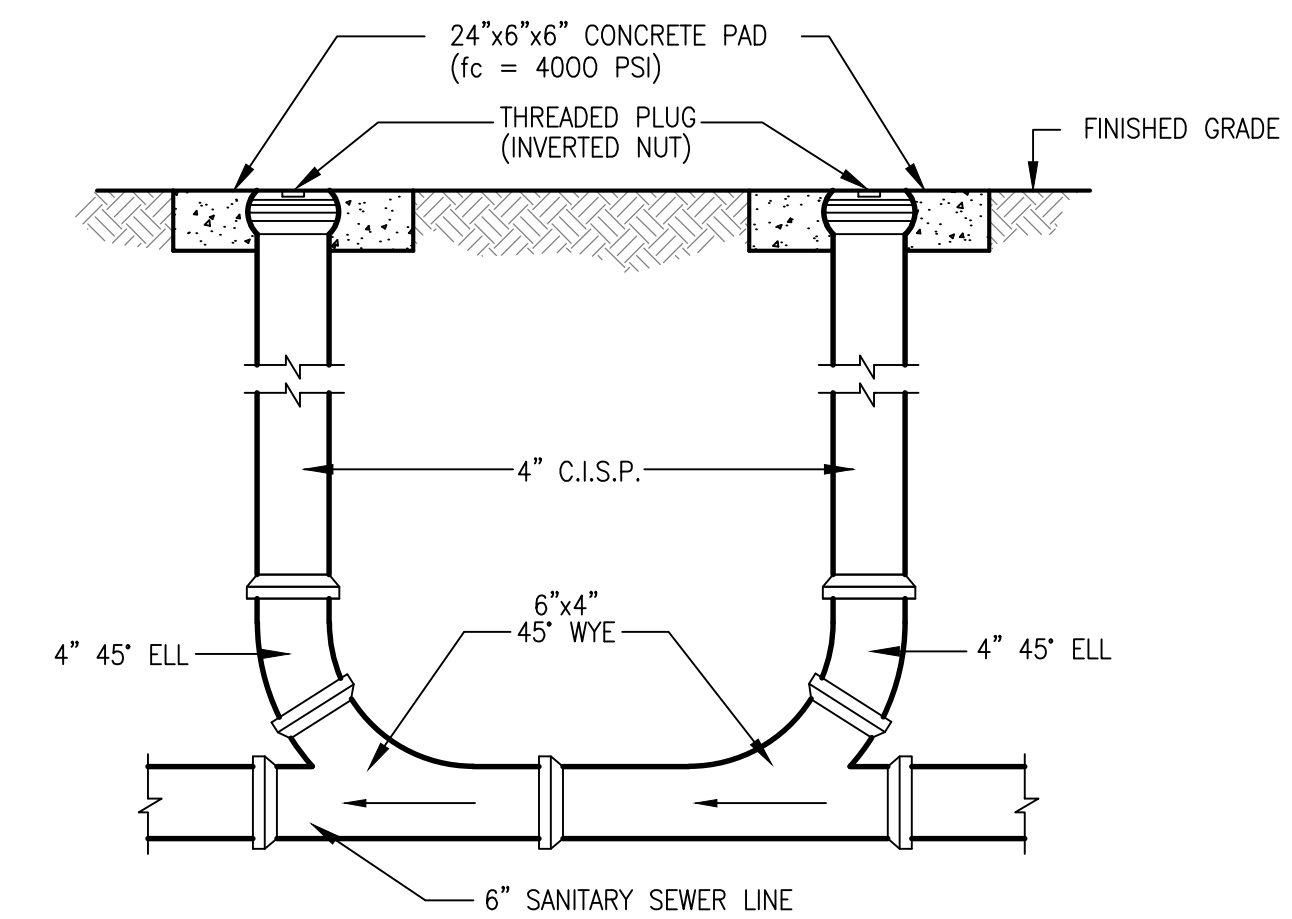
TYPICAL TRACER WIRE ACCESS PORT

NOT TO SCALE



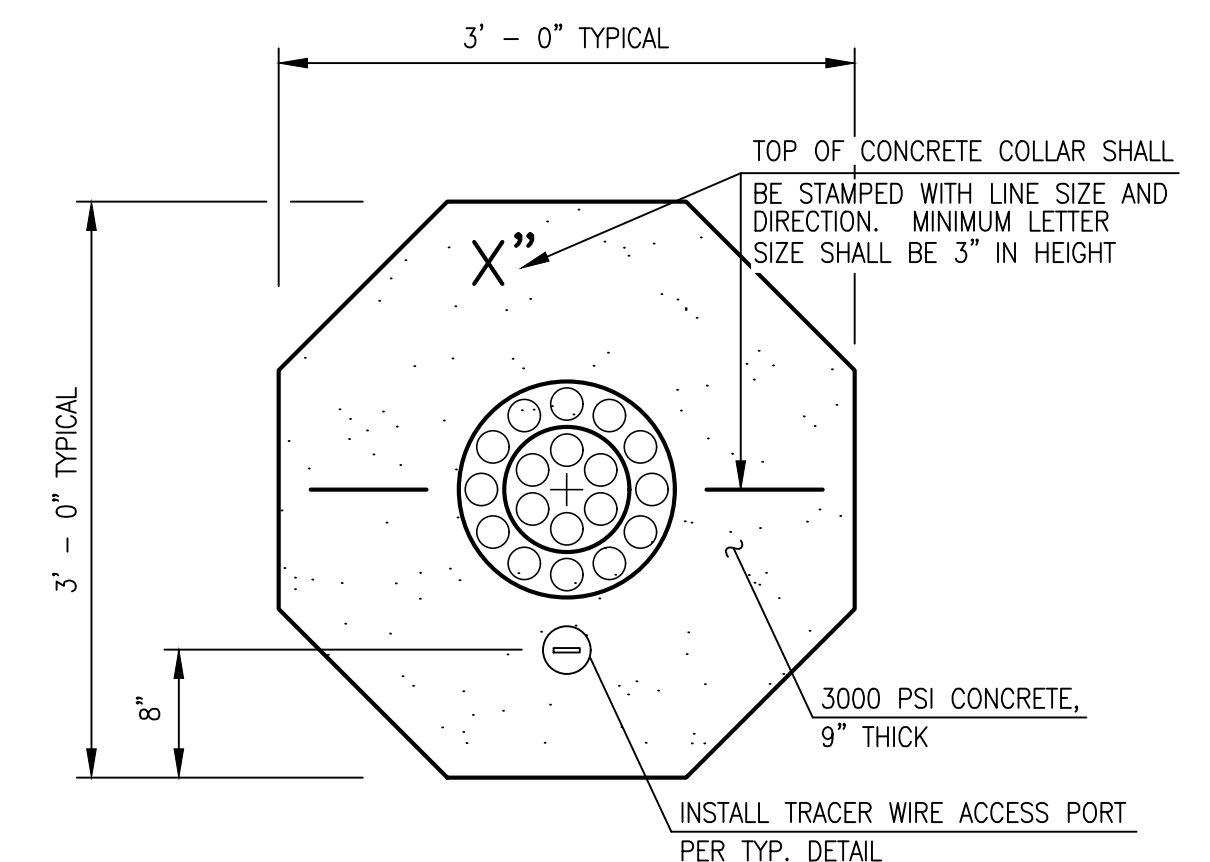
TYPICAL SINGLE CLEANOUT SECTION

NOT TO SCALE



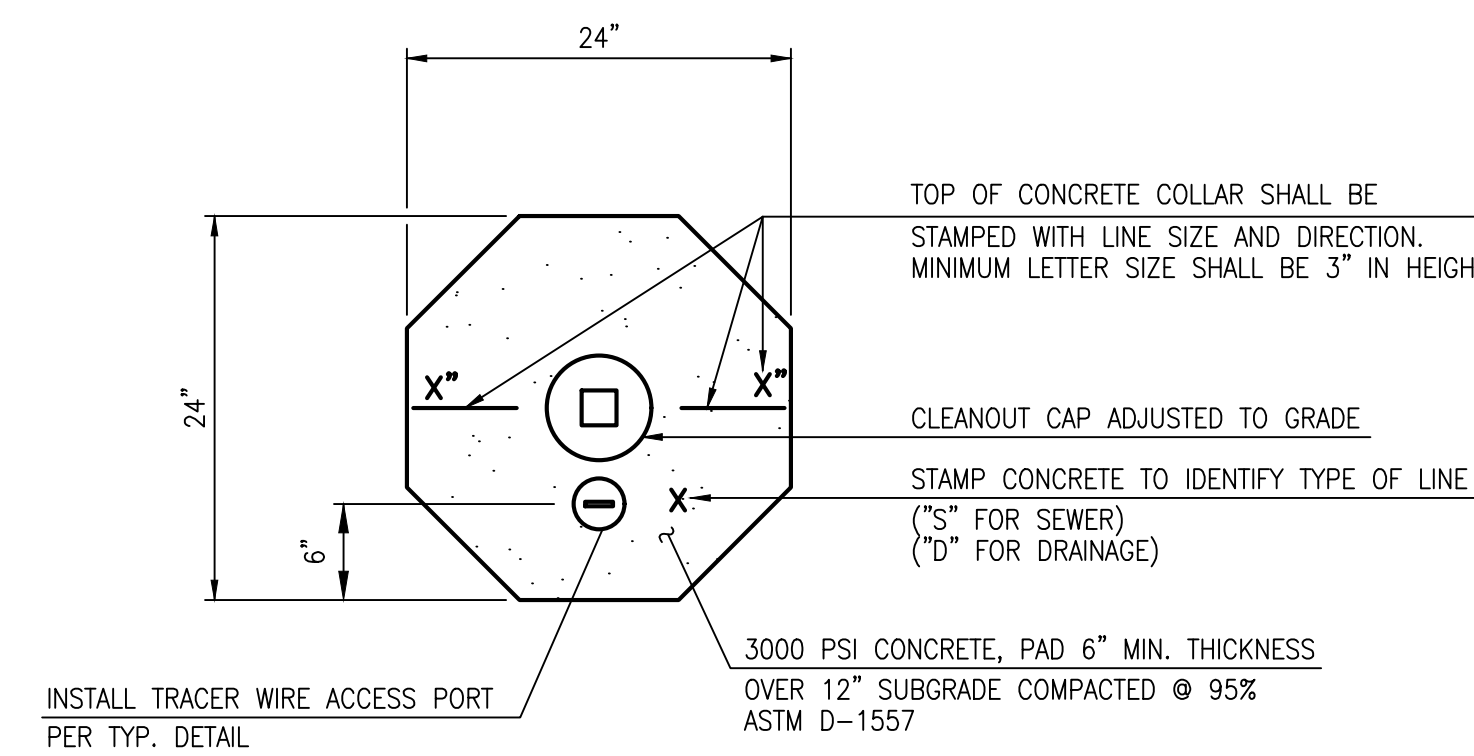
TYPICAL DOUBLE CLEANOUT SECTION

NOT TO SCALE



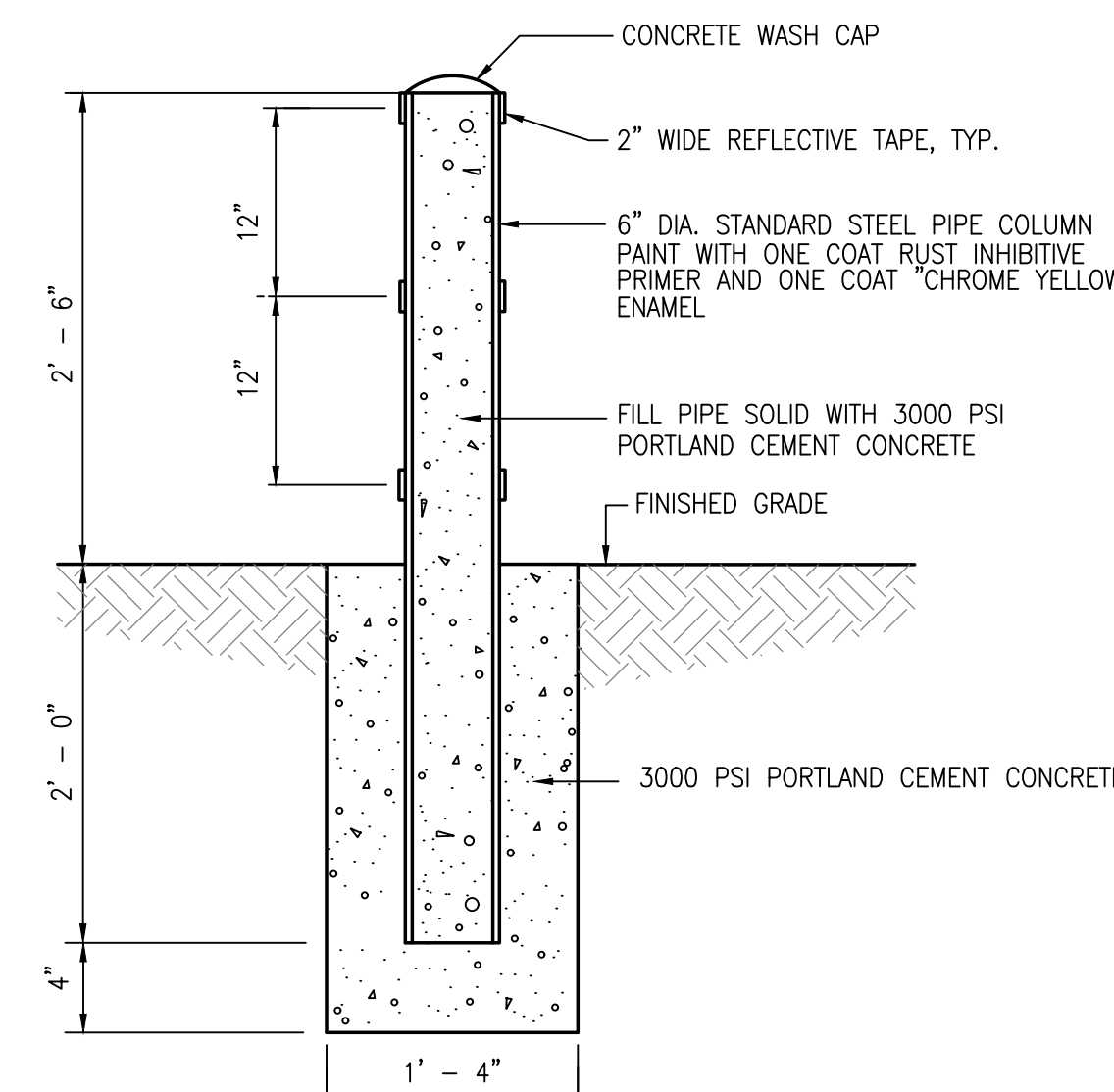
TYPICAL WATER VALVE BOX COLLAR DETAIL

SCALE: 1" = 1'



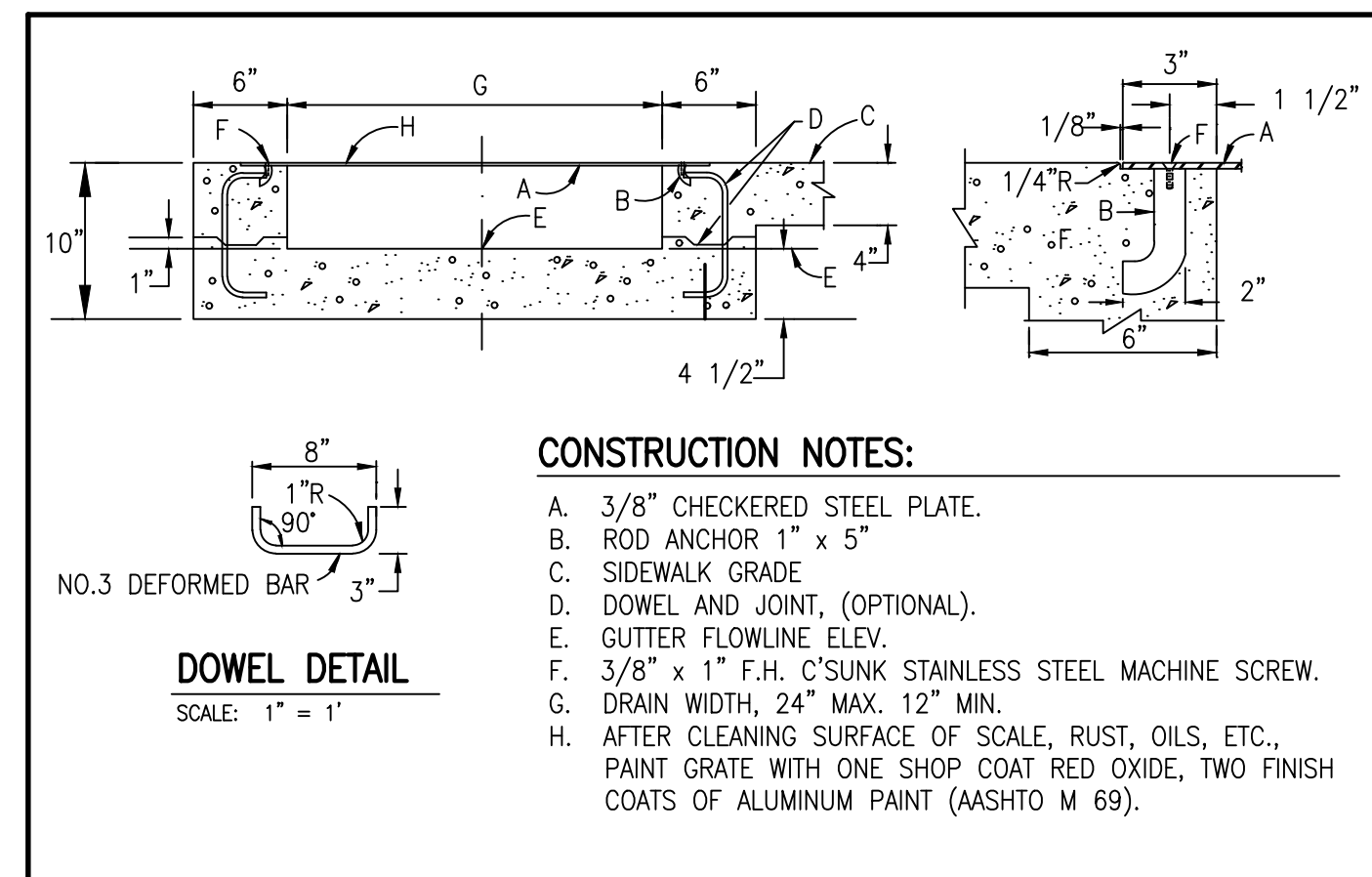
TYPICAL CLEANOUT COLLAR DETAIL

SCALE: 1" = 1'



TYPICAL BOLLARD SECTION

SCALE: 1" = 1'-0"

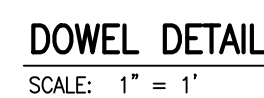


SIDEWALK CULVERT SECTION

SCALE: 1" = 2"

CONSTRUCTION NOTES:

- 3/8" CHECKERED STEEL PLATE.
- ROD ANCHOR 1" x 5"
- SIDEWALK GRADE
- DOWEL AND JOINT, (OPTIONAL).
- GUTTER FLOWLINE ELEV.
- 3/8" x 1" F.H. C'SUNK STAINLESS STEEL MACHINE SCREW.
- DRAIN WIDTH, 24" MAX. 12" MIN.
- AFTER CLEANING SURFACE OF SCALE, RUST, OILS, ETC., PAINT GRATE WITH ONE SHOP COAT RED OXIDE, TWO FINISH COATS OF ALUMINUM PAINT (AASHTO M 69).



DOWEL DETAIL

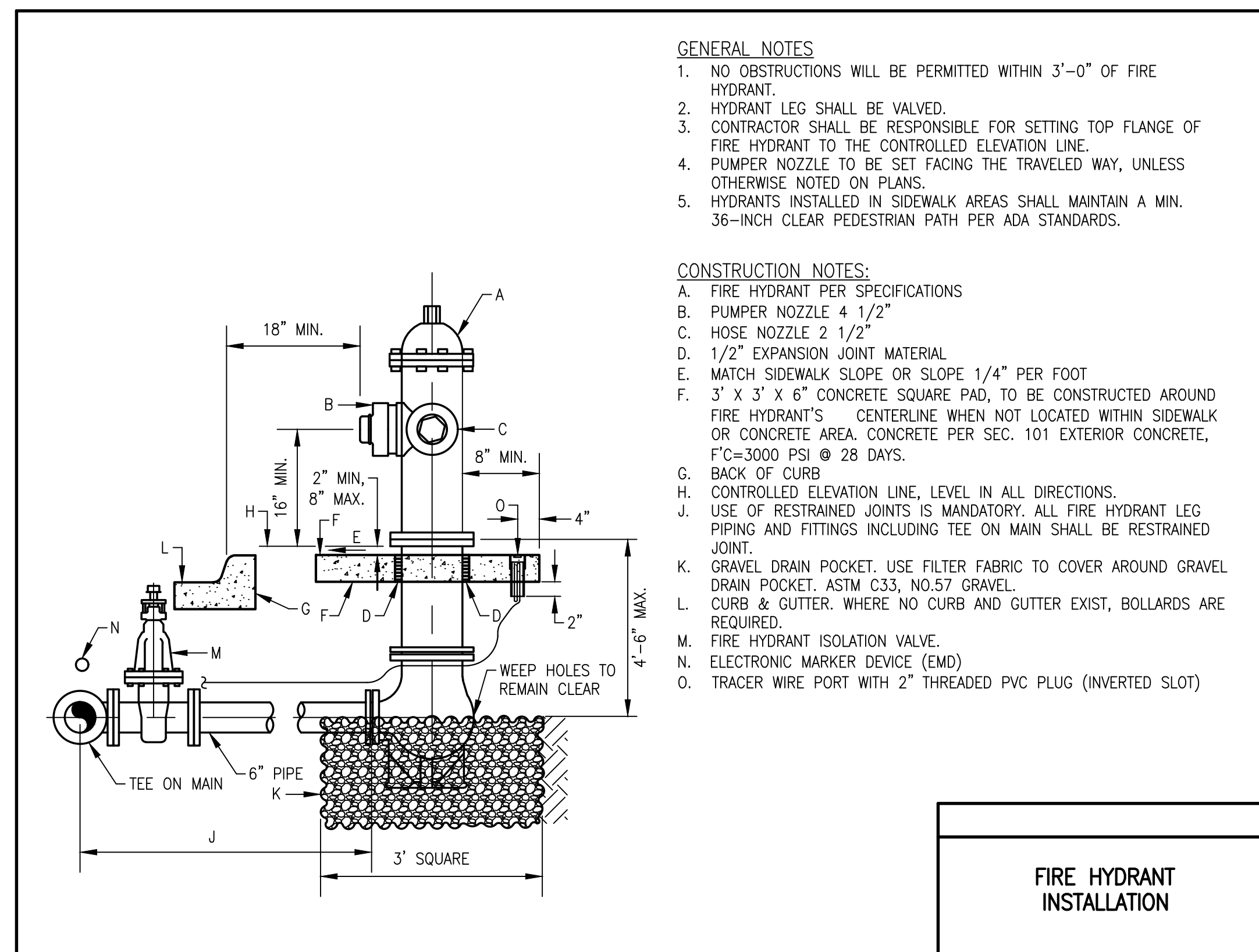
SCALE: 1" = 1'

GENERAL NOTES

- NO OBSTRUCTIONS WILL BE PERMITTED WITHIN 3'-0" OF FIRE HYDRANT.
- HYDRANT LEG SHALL BE VALVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING TOP FLANGE OF FIRE HYDRANT TO THE CONTROLLED ELEVATION LINE.
- PUMPER NOZZLE TO BE SET FACING THE TRAVELED WAY, UNLESS OTHERWISE NOTED ON PLANS.
- HYDRANTS INSTALLED IN SIDEWALK AREAS SHALL MAINTAIN A MIN. 36-INCH CLEAR PEDESTRIAN PATH PER ADA STANDARDS.

CONSTRUCTION NOTES:

- FIRE HYDRANT PER SPECIFICATIONS
- PUMPER NOZZLE 4 1/2"
- HOSE NOZZLE 2 1/2"
- 1/2" EXPANSION JOINT MATERIAL
- MATCH SIDEWALK SLOPE OR SLOPE 1/4" PER FOOT
- 3' x 3' x 6" CONCRETE SQUARE PAD, TO BE CONSTRUCTED AROUND FIRE HYDRANT'S CENTERLINE WHEN NOT LOCATED WITHIN SIDEWALK OR CONCRETE AREA. CONCRETE PER SEC. 101 EXTERIOR CONCRETE, F'C=3000 PSI @ 28 DAYS.
- BACK OF CURB
- CONTROLLED ELEVATION LINE, LEVEL IN ALL DIRECTIONS.
- USE OF RESTRAINED JOINTS IS MANDATORY. ALL FIRE HYDRANT LEG PIPING AND FITTINGS INCLUDING TEE ON MAIN SHALL BE RESTRAINED JOINT.
- GRAVEL DRAIN POCKET. USE FILTER FABRIC TO COVER AROUND GRAVEL DRAIN POCKET. ASTM C33, NO.57 GRAVEL.
- CURB & GUTTER. WHERE NO CURB AND GUTTER EXIST, BOLLARDS ARE REQUIRED.
- FIRE HYDRANT ISOLATION VALVE.
- ELECTRONIC MARKER DEVICE (EMD)
- TRACER WIRE PORT WITH 2" THREADED PVC PLUG (INVERTED SLOT)



FIRE HYDRANT INSTALLATION

FIRE HYDRANT INSTALLATION

N.T.S.

PMS CUBA PROVIDER HOUSING

HIGHWAY 550, CUBA, NEW MEXICO



ABBREVIATIONS

/	Per	FAB	Fabricate	OD	Outside Diameter
@	At	FF	Finished Floor	O.F.	Outside Face
AB	Anchor Bolt	FLG	Flange	OPNG	Opening
ADDNL	Additional	FLR	Floor	OPP	Opposite
ADJ	Adjacent	FDTN	Foundation	PAF	Powder Actuated Fastener
AFF	Above Finish Floor	FO	Face Of	PC	Precast
ALT	Alternative	FP	Full Penetration	PEN	Penetration
APA	American Plywood Association	FRMG	Framing	PERP	Perpendicular
APPROX	Approximate	FS	Far Side	PL	Plate
ARCH	Architect or Architectural	FT	Foot or Feet	PLF	Pounds Per Lineal Foot
		FTG	Footing	PREFAB	Prefabricated
		FV	Field Verify	PRELIM	Preliminary
B/, B.O.	Bottom of	GA	Gage or Gauge	PS	Prestressed
BG	Backgouge	GALV	Galvanized	PSF	Pounds Per Square Foot
BLDG	Building	GL	Glu-lam	PSI	Pounds Per Square Inch
BLKG	Blocking	GR	Grade	PT	Pressure Treated
BM	Beam	GR BM	Grade Beam	QTY	Quantity
BN	Boundary Nail	HAS	Headed Anchor Stud	RAD or R	Radius
BOT or B	Bottom	HD	Hold Down	RC	Reinforced Concrete
BOF	Bottom of Footing	HDG	Hot Dipped Galvanized	RE:	or REF Refer to (Reference)
BOS	Bottom of Steel	HK	Hook	REINF	Reinforce(ing)(d)(ment)
BRG	Bearing	HORIZ	Horizontal	RET	Return
BSMT	Basement	HT	Height	REQD	Required
BTWN	Between	HVAC	Heating-Ventilating and A/C	REQT(S)	Requirement(s)
		ID	Inside Diameter	RO	Rough Opening
CC	Center to Center	I.F.	Inside Face	(S)	Salvaged
CG	Center of Gravity	IN	Inch	SCHED	Schedule
CIP	Cast-In-Place	INT	Interior	SEC	Section
CJ	Control Joint	IT	Precast Inverted Tee Beam	SIM	Similar
CJP	Complete Joint Penetration	JST	Joist	SLH	Short Leg Horizontal
CL	Centerline	JT	Joint	SLV	Short Leg Vertical
CLG	Ceiling	K	Kip	SOG	Slab on Grade
CLR	Clear	KSI	Kips per Square Inch	SP @	Space At
CMU	Concrete Masonry Unit	L or LG	Length	SP	Space(s)
COL	Column	LB (S)	Pound(s)	SPECS	Specifications
CONC	Concrete	LL	Live Load	SPRT	Support
CONN	Connection	LLH	Long Leg Horizontal	SS	Stainless Steel
CONST	Construction	LLV	Long Leg Vertical	STD	Standard
CONT	Continue or Continuous	LOC (S)	Location(s) or Locate	STIFF	Stiffener
CONTR	Contractor	LONG	Longitudinal	STL	Steel
COORD	Coordinate	LSL	Laminated Strand Lumber	STR	Structural
CSJ	Construction Joint	LT	Light	SW	Shearwall
CTR(D)	Center(ed)	LT WT	Light Weight	SYM	Symmetrical
		LVL	Level or Laminated Veneer Lumber	T&B	Top & Bottom
d	Penny	LWC	Light Weight Concrete	T	Top
DBL	Double	MAS	Masonry	T/	Top of
DEG	Degree	MATL	Material	TH	Thick or Thickness
DIA or Ø	Diameter	MAX	Maximum	Th.ROD	Threaded Rod
DIAG	Diagonal	MBS	Metal Building Supplier	TL	Total Load
DIM	Dimension	MCH	Mechanical	T.O.	Top of
DL	Dead Load	MCH	Mechanical	TOC	Top of Concrete
DN	Down	MEP	Mechanical/Electrical/Plumbing	TOF	Top of Footing
DP	Drilled Pier	MIL(S)	Millimeter(s)	TOM	Top of Masonry
DT	Precast Double Tee	MIN	Minimum	TOPG	Topping
DTL (S)	Detail(s)	MISC	Miscellaneous	TOS	Top of Steel
DWL(S)	Dowel(s)	ML	Micro-Lam	TOW	Top of Wall
		MNFR	Manufacturer	TRANS	Transverse
EXIST	Existing	MO	Masonry Opening	TYP	Typical
EA	Each	MTL	Metal	ULT	Ultimate
EC	Epoxy Coated	N	North	UNO	Unless Noted Otherwise
EE	Each End	N	North	VERT	Vertical
EF	Each Face	NS	Non-Shrink or Near Side	VIF	Verify in Field
EJ	Expansion Joint	NIC	Not in Contact		
EL	Elevation	NO or #	Number		
EMBED	Embedded	NOM	Nominal	W/O	Without
EN	Edge Nail	NTS	Not To Scale	W/	With
ENGR	Engineer	NWC	Normal Weight Concrete	WD	Width or Wood
EOR	Engineer-of-Record	OAE	Or Approved Equivalent	WF	Wide Flange
EOS	Edge of Slab	OC	On Center	WT	Weight
EQ	Equal	OCEW	On Center Each Way	WWR	Welded Wire Reinforcement
EQ.SP	Equally Spaced			WxH	Width x Height
EQUIP	Equipment				
ES	Each Side				
EW	Each Way				
EXP ANCH	Expansion Anchor				
EXP	Expansion				
EXT	Exterior				

LEGEND

SYMBOL	DESCRIPTION
	ELEVATION SYMBOL
	HOLD DOWN LOCATION
	HELICAL PILE LOCATION
	KEYED NOTE
	DRAWING REVISION NUMBER
	CURRENT REVISION CLOUD
	SUBGRADE
	RIGID INSULATION
	CAST IN PLACE CONCRETE
	DETAIL CUT SHEET REFERENCE
	BEAM
	FOOTING

PLAN INDEX

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S003	OUTLINE SPECIFICATIONS
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S005	TYPICAL DETAILS
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S102	FOUNDATION PLAN (UNITS B;C;D)
S-201	ROOF FRAMING PLAN (UNIT A)
S-202	ROOF FRAMING PLAN (UNITS B;C;D)
S-203	FLOOR FRAMING PLAN (UNITS B;C;D)
S-204	FOUNDATION AND FRAMING PLAN (CARPORT)
S-301	FOUNDATION DETAILS
S-401	FRAMING DETAILS
S-402	FRAMING DETAILS

PMS CUBA PROVIDER HOUSING
HIGHWAY 550
CUBA, NEW MEXICO

PERMIT
SUBMITTAL

REVISION _____ DATE _____

DATE 8/9/23

PROJECT NO 2350

ABBREVIATIONS;
LEGEND;
PLAN INDEX

SHEET NO.

S001



STRUCTURAL OUTLINE SPECIFICATIONS FOR PMS CUBA PROVIDER HOUSING, CUBA, NM

I. DESIGN CRITERIA & GENERAL NOTES

A. Design Codes and Manuals:

- 2015 International Building Code (IBC)
- ASCE 7-10, Minimum Design Loads for Buildings and Other Structures
- AISC Manual of Steel Construction, Latest Edition
- ACI 318-14, Building Code Requirements for Reinforced Concrete
- ACI 530-13, Building Code Requirements for Masonry Structures
- American Wood Council, National Design Specification for Wood Construction 2015
- American Welding Society (AWS) D1.1, "Structural Welding Code - Steel", Latest Edition.

B. VERTICAL DESIGN LOADS:

- Live Loads
 - Floor.....40 PSF
- Live Roof Loads
 - Roof.....20 PSF
- Snow Loads
 - Roof Snow Load.....30 PSF
 - Ground Snow Load, p_g30 PSF
 - Risk Category.....II
- Dead Loads
 - Roof w/ PV.....30 PSF
 - Floor.....25 PSF

C. HORIZONTAL DESIGN LOADS:

- Wind Loads
 - Risk Category II
 - Exposure "C"
 - Ultimate Design Wind Speed (V) - (3 SECOND GUST) - 115 MPH
 - Design Wind Pressures for Components and Cladding:
 - Roof:
 - Zone 1, $p = -35.8 \text{ psf} / +15.1 \text{ psf}$
 - Zone 2, $p = -46.2 \text{ psf} / +15.1 \text{ psf}$
 - Zone 3, $p = -79.9 \text{ psf} / +15.1 \text{ psf}$
 - Roof Overhang:
 - Zone 2, $p = -52.3 \text{ psf}$
 - Zone 3, $p = -82.3 \text{ psf}$
 - Walls:
 - Zone 4, $p = -33.2 \text{ psf} / +30.6 \text{ psf}$
 - Zone 5, $p = -51.4 \text{ psf} / +30.6 \text{ psf}$
 - Effective Wind Area = 10 sf
- Seismic Loads
 - IBC Site Classification "D"
 - Risk Category II
 - Seismic Importance Factor: 1.0
 - Mapped Spectral Response Accelerations
 - Short period: $S_s = 0.29$
 - 1 Second period: $S_1 = 0.094$
 - Spectral Response Coefficients
 - Short period: $SD_s = 0.303$
 - 1 Second period: $SD_1 = 0.150$
 - Seismic Design Category: "C"
 - Basic Seismic-Force-Resisting System: Light framed walls sheathed with wood structural panels rated for shear resistance.
 - Seismic Response Coefficient: $C_s = 0.0466$
 - Response Modification Factor: $R = 6.5$
 - Analysis Procedure Used = Equivalent Lateral Force Procedure

D. GENERAL NOTES

- Drawings
 - Do not scale drawings.
 - See architectural, mechanical, electrical, and plumbing drawings for exact location and arrangement of any pads, support frames, etc., required for mechanical and electrical equipment and not with other trades concerning plates, anchors, notches, etc., to be placed in concrete.
 - Any conflict between the structural drawings and specifications, and/or other discipline plans and/or specifications shall be brought to the attention of the architect prior to proceeding with the work affected.
 - Contractor shall verify all edge form setting dimensions as well as the location of elevation changes, off-sets, brick ledges, and block-outs with other disciplines and notify this office of any discrepancies that may exist prior to commencing construction.
- OPENINGS
 - Openings, sleeves, etc. to be placed through any structural member shall first be approved by the structural engineer. Sleeves shall be provided for openings prior to placing of concrete. Cutting of hardened concrete shall not be permitted except by special structural approval which will be on an individual basis.
- The contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but not be limited to bracing and shoring for loads due to hydrostatic, earth, wind or seismic forces, construction equipment, etc. Observation visits to the site by the structural engineer shall not include inspection of the above items.
- The cost of additional field and office work necessitated by requests by the contractor for an option, or due to errors or omissions in construction, shall be borne by the contractor. Options are for the contractor's convenience; he shall be responsible for all changes necessary if he chooses an option, and he shall coordinate all details.

E. Foundation Notes

- Geotechnical engineering study and recommendations for foundation subgrade preparation have not been provided. The study shall be completed, and report provided by a licensed Professional Engineer, prior to construction. This office shall be afforded the opportunity to review the recommendations and provide a revised foundation design if required. Foundation design is based on the following assumptions:
 - Allowable soil Bearing Pressure = 2000 psf
 - Frost Depth / Minimum Exterior Footing Embedment = 24"
 - Important additional information concerning specific soil conditions shall be contained in this report and shall be reviewed prior to the start of construction.
 - Requirements for granular base and capillary (vapor) barriers shall be specified in this report. Areas where the capillary barriers are required shall be coordinated with the architect prior to construction. The barrier shall have a minimum thickness of 10 mils and shall conform to the requirements of ACI 302.1R-04.
 - The contractor shall be responsible for providing positive water drainage away from structures, during and after construction.
 - It is important to understand that the performance of the foundation is linked directly to the consistency of the moisture content in the soil. The geotechnical engineering study provides recommendations for natural ground preparation, remedial earthwork, drainage, grading, and landscaping.
- The geotechnical engineering study shall contain specific requirements concerning clearing and grubbing, site, subfloor and bearing surface preparation, structural fill requirements, compaction requirements, and drainage and sloping requirements not necessarily shown on these drawings. Refer any conflicts between these drawings and the report to the architect for direction prior to beginning any work.
 - The contractor shall engage and bear the cost of a geotechnical engineer or designated representative to monitor site preparation, foundation construction and retaining wall construction. The geotechnical engineer shall provide continuous on-site observation by experienced personnel during construction of controlled earthwork. The contractor shall notify the geotechnical engineer at least two working days in advance of any field operations of controlled earthwork or of any resumption of operations after stoppages. Tests of fill materials and embankments shall be made in accordance with the recommendations for observation and testing provided within the geotechnical recommendations, and at the following suggested minimum rates:
 - At least one moisture-density (proctor) test, Atterberg limits test, and percent finer than #200 sieve test should be performed per each subgrade soil type and engineered fill material. The geotechnical engineer must review the test results for conformance with specifications and approve of fill materials and their intended use, prior to construction.
 - A minimum of one field density and moisture test should be performed per 2000 square feet of building pad fill or pavement subgrade per each 1 foot of compacted fill thickness (or at least one test per each 1 foot of compacted fill thickness in each area worked per day if smaller sections).
 - A minimum of one field density and moisture test should be performed per 50 linear feet of foundation excavation bottom prior to placement of reinforcing steel and concrete (or at least one test per area worked per day if smaller sections).
 - A minimum of one field density and moisture test should be performed per 100 linear feet of retaining wall backfill and/or utility trench backfill per each 1 foot of compacted fill thickness (or at least one test per each 1 foot of compacted fill thickness in each area worked per day if smaller sections).

II. QUALITY ASSURANCE & STATEMENT OF SPECIAL INSPECTION

- The contractor shall engage qualified independent inspectors to implement special inspections. Special inspection shall conform to the IBC, chapter 17.
- After each inspection and test, promptly submit a copy of the laboratory report to owner, architect/engineer, and to contractor. Report shall include:
 - Date issued, Project title and number, Name of inspector, Date and time of sampling or inspection, Identification of project specifications section, Location of project, Type of inspection or test, Date of tests, Results of tests, Conformance with contract documents.
- Required inspections:
 - Soils - as outlined in Outline Specifications Section titled "Foundation Notes."
 - Concrete - as outlined in the Outline Specifications Section titled "Structural Concrete."
 - Installation of embedded bolts and plates supporting structure
 - Reinforcing steel placement
 - Field bending of reinforcing steel
 - Reinforcing couplers
 - Anchored rebar or threaded rods into hardened concrete
 - Wood
 - Hold down anchors/strap ties
 - Shear wall/diaphragm fastening
 - Metal connectors
 - Steel - as outlined in Outline Specifications Section titled "Structural Steel."

- Special inspection is to be provided in addition to inspections conducted by the building department and shall not be construed to relieve the owner or his authorized agent from requesting the period and called inspections required by section 1704 of the International Building Code.
 - Periodic inspection is defined as the part-time or intermittent observation of work requiring inspection by an approved inspector who is present in the area where the work has been or is being performed at the completion of work.
 - Special inspection is required for the following:
 - Steel construction
 - High strength bolts.....periodic
 - Welding.....periodic
 - Structural Steel & Cold-Formed Steel Deck.....periodic

- Concrete construction
 - Reinforcing steel.....periodic
 - Bolts installed prior to and during concrete placement.....periodic
 - Mix design(s).....periodic
 - At the time fresh concrete is sampled.....periodic
 - Inspection of concrete placement.....periodic
 - Inspection for maintenance of specified curing techniques.....periodic
- Special case
 - Expansion or adhesive anchor.....periodic

III. SHOP DRAWING SUBMITTAL

A. Contractor to submit to Structural Engineer:

- Concrete Mix Designs
- Structural Steel
- Anchor Bolts
- Reinforced Masonry
- Prefabricated Wood Trusses
- Reinforcing Bars

- All shop drawings and submittals must be reviewed and stamped by the contractor prior to submittal. Shop drawings and submittals shall be accompanied by sealed calculations as required by the specifications. No fabrications shall proceed before shop drawings covering that work have been approved. Allow at least 10 days for shop drawing review.

IV. STRUCTURAL CONCRETE

- All concrete edges shall be chamfered 3/4" on exposed corners unless otherwise noted.

B. Basis for design, strength at 28 days:

- Unless indicated otherwise, all concrete shall be ready- mixed concrete with standard stone aggregate (144 PCF).
- Air entrainment shall conform to the requirements of ACI 318-14 Table 19.3.3.1
- Structural design is based upon ACI 318-14, and construction shall conform to ACI 301 and ACI 302, latest edition(s).
 - $f'c = 4000 \text{ psi}$ (normal weight, air entrained)
 - Exposed concrete flatwork, Footings.
 - $f'c = 4000 \text{ psi}$ (normal weight)
 - All interior slabs-on-ground and associated turndowns.
 - $f'c = 6000 \text{ psi}$ non-shrink grout for placement under column base plates.
 - Grout to comply with ASTM C1107. Non-shrink flowable grout shall be used under base plates with shear lugs.
- Unless otherwise indicated, concrete cover shall be:
 - Foundations.....3"
 - Masonry.....Centered
 - Slabs (Not exposed to weather)3/4"
 - Slabs (Exposed to weather)1 1/2"

C. REINFORCING STEEL

- Deformed Bars.....ASTM A615 / Grade 60
- Welded Wire Fabric.....ASTM A185
- Placing of reinforcing shall conform to CRSI, latest edition.
- All reinforcing steel shall be held securely in position with standard accessories during placing of concrete.
- Slab and beam bolsters and hi-chairs shall have vinyl-tipped turned-up legs where soffits/underside of slab is exposed.
- All field bending of reinforcing shall be done cold. Heating of bars will not be permitted.
- Unless otherwise indicated, splice reinforcing as follows:
 - Reinforcing Bars.....48 Bar Diameters
 - Welded Wire Fabric.....6"

D. WALLS

- Exposed site walls, retaining walls, and stem walls greater than 30 feet in length shall have control joints installed and spaced no greater than 25 feet on center. Install joints within 10 feet of all wall corners.
- Contractor shall submit to architect, final locations of all control joints for approval, prior to construction.

E. SLAB-ON-GROUND CRITERIA

- Strict adherence to the specified water-to-cement ratio of 0.45 is required. Water shall not be added to the mix at the time of placement.
- Shrinkage shall not exceed 0.02% per ASTM C 157 at 28 days. Shrinkage-compensating concrete shall conform to the recommendations of ACI 223.
- Moist curing of slabs-on-ground is required.
- Care shall be taken to prevent water intrusion into the subgrade both prior to and after slab pours.
- Contraction joints (control joints) shall be installed on all concrete slabs on grade. Verify locations of all joints with Architect prior to placing concrete. The joints shall be spaced no further than 36 times the slab thickness or 15 ft. L or T shapes be avoided when placing crack control joints. If the shape of the area contained by the crack control joints is not square, the aspect ratio of this area should not exceed 1.5 to 1. The control joints should be placed such that they are continuous and not staggered or offset. Placement shall be in accordance with ACI 302.1.
 - The timing of early entry slab saw cuts is critical to slab curing performance. Saw cuts for control joints (contraction joints) shall be made at the earliest possible time so that the concrete will support the weight of saw cutting equipment and operations. The timing of early entry saw cuts shall vary between 1 hour in hot weather and 4 hours in cold weather. Early entry dry cut saws shall use a skid plate to prevent

- spalling.
 - Early entry dry cut saw should be 1 inch into the depth of the slab. The slab shall be cut to 1/4 of the slab depth to deepen the 1-inch nominal early entry saw cut within 24 hours.
 - A construction or smooth doveled saw cut contraction joint shall be placed at a maximum of 125 ft.
 - All joints shall be filled to the full joint depth with semi-rigid joint filler in areas exposed to vehicular traffic. Overfill joint and trim joint filler flush with top of joint after hardening.
- Concrete containing air-entraining admixture shall not be trowel finished.

F. CONCRETE PLACEMENT & TESTING

- Unless otherwise indicated, five test cylinders shall be made every fifty cubic yards of concrete or fraction thereof on each day's pour. One cylinder shall be tested at 7 days and three at 28 days. The remaining cylinder shall be held in reserve as a spare. The making and testing of cylinders shall be conducted by an approved testing laboratory; contractor shall bear the cost of testing.
 - Before test sampling and placing concrete, water may be added at Project site, subject to limitations of ACI 301.
 - Do not add water to concrete after adding high-range water-reducing admixtures to mixture.
- Consolidate placed concrete with mechanical vibrating equipment according to ACI 301.
- Do not use vibrators to transport concrete inside forms. Insert and withdraw vibrators vertically at uniformly spaced locations to rapidly penetrate placed layer and at least 6 inches into preceding layer. Do not insert vibrators into lower layers of concrete that have begun to lose plasticity. At each insertion, limit duration of vibration to time necessary to consolidate concrete and complete embedment of reinforcement and other embedded items without causing mixture constituents to segregate.
- Maintain ALL reinforcement in position on chairs during concrete placement.

G. COLD WEATHER CONCRETING

- All cold weather concrete work shall meet the requirements of ACI Committee 306, latest edition for cold weather concreting, if, for 3 consecutive days the average daily temperature drops below 40°F and stays below 50°F for more than one-half of any 24-hour period.
- Do not use frozen materials containing ice or snow.
- Do not place concrete on frozen subgrade or on subgrade containing frozen materials.
- The use of calcium chloride, salt, or other materials containing antifreeze agents or chemical accelerators is not permitted; the contractor shall utilize a high early strength mix design.

H. HOT WEATHER CONCRETING

- All hot weather concrete work shall be in accordance with ACI 301. Maintain concrete temperature below 90°F at time of placement. Chilled mixing water or chopped ice may be used to control temperature, provided water equivalent of ice is calculated to total amount of mixing water.
- Fog-spray forms, steel reinforcement, and subgrade just before placing concrete. Keep subgrade uniformly moist without standing water, soft spots, or dry areas.

I. EMBEDDED CONDUIT

- Embedded conduits and/or pipes shall not be installed in slabs or columns, unless approved by the structural engineer, prior to construction.
- Conduits and/or pipes shall be protected against rusting. Aluminum conduits and/or pipes shall not be embedded in concrete.

V. REINFORCED MASONRY

- Unit design and construction per National Concrete Masonry Association.

- Concrete Masonry Units.....ASTM C90
 - Design Masonry Compressive, f_m1,500 PSI

- Mortar shall be type "M" or "S"

- Type "M" = 2500 PSI at 28 days
- Type "S" = 1800 PSI at 28 days

- Grout for reinforced masonry - $f'c = 3,000 \text{ PSI} @ 28 \text{ days}$. Grout to be an 8-bag mix per cu. yd. with 8" to 9" slump.

- All masonry shall be installed in a running bond pattern unless otherwise noted on structural drawings.

- All cells containing reinforcing steel shall be grouted solid.

- Foundation dowels shall be provided to match all vertical steel locations in masonry walls and shall allow for a splice length of 48 bar diameters.

- All steel shall be braced against movement prior to grouting by bar positioners or an approved alternate.

- Blocks should not be moistened before grouting.

- All masonry head joints, or end joints must be filled solidly with mortar for a distance in from the face of the wall no less than the thickness of the longitudinal face shells.

- To ensure proper placement of grout in vertical cells, cross webs must be fully bedded on mortar thus minimizing leakage.

- The minimum continuous unobstructed cell area must not be less than 2" x 4" = 8 in. sq. and mortar fins must be removed before grouting.

- Mortar droppings must be kept out of cells which are to be grouted.

STRUCTURAL OUTLINE SPECIFICATIONS FOR PMS CUBA PROVIDER HOUSING, CUBA, NM



- N. Clean out holes are not required unless grouting is done in more than 4'-8" lifts.
- O. Bars need not be tied at splices but should be separated by not less than the nominal diameter of the bar, nor less than 1 in.
- P. All vertical reinforcement shall be in place and secured with bar positioners prior to grouting.
- Q. All grout shall be puddled or rodded to ensure cells are completely filled.
- R. Grout placement stopped for one hour or more should be stopped 1 1/2" below the top of the masonry unit to provide key for subsequent grouting.
- S. Reinforcing steel = A615, Grade 60.
- T. High lift grouting, in heights of 4'-8" or more, in hollow masonry units, cleaning holes shall be provided at all cores containing vertical reinforcement.
- U. Single-Wythe walls: provide ladder type horizontal joint reinforcing with 9-gauge, side and cross rods at every course. (Dur-O-Wall Ladur Type or Equal)
- V. Double-Wythe walls: provide ladder type horizontal joint reinforcing with 3/16" double wire eyes spaced at 16" o.c. with 3/16" wire pintels. (Dur-O-Eye Ladur Type or Equal)
- W. Test grout per ASTM 1019.
- X. Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint thicknesses and for accurate location of openings, movement-type joints, returns, and offsets. Avoid using less-than-half-size units, particularly at corners, jams, and, where possible, at other locations.
- Y. Vertical control joints shall be installed at 20' o.c. or within 15' of a corner, UON. Coordinate locations of all control joints with Architect prior to installation.
- Z. All field bending of reinforcing shall be done cold. Heating of bars will not be permitted.
- VI. STRUCTURAL STEEL**
- A. Work shall conform to all applicable codes and specifications and in accordance with the American Institute of Steel Construction Specifications, latest edition, the AWS D1.1 and ASTM A-36, latest edition.
- B. Structural steel shall conform to the American Institute of Steel Construction Specifications:
1. Hot rolled shapes must conform to the requirements of ASTM Specifications A-36, A-572 or A-992, with minimum yield of 36 or 50 ksi, respectively.
 2. Round HSS, must conform to the requirements of ASTM A-500 Grade B with minimum yield strength of 42 ksi.
 3. Rectangular HSS must conform to the requirements of ASTM A-500 Grade B with a minimum yield strength of 46 ksi.
 4. Pipe sections must conform to the requirements of ASTM A53 with a minimum yield strength of 35 ksi.
 5. Steel for Cold-Formed sections must conform to the requirements of ASTM A-1011 or A-1039 Grade 55, or ASTM A-653 Grade 55 with minimum yield strength of 55 ksi.
- C. Paint: steel shall be given primer coat of paint and at a rate to provide dry film thickness of not less than 1.5 mils. Field welds, bolts, nuts, abrasions, scrapes, etc., shall be primed after erection.
- D. Welding electrodes: welding electrodes for manual shielding metal-arc welding shall conform to E60 or E70 series of the "specifications for mild steel arc-welding electrodes, ASTM A233. Bare electrodes and granular flux used in the submerged arc process shall conform to the provisions of the A15C, Section 1.173, or Part5."
- E. Bolts, standard: Shall conform to ASTM A307.
- F. Bolts, high strength: Shall conform to ASTM A490, or A325 as shown.
- G. Grout for base plates shall be Embeco as manufactured by the Master Builders Company or approved equal.
- H. Provide 1/2" pre-molded expansion joint material where slab on grade is poured around columns unless otherwise shown.
- I. Shop drawings shall indicate all structural steel layouts and details showing the type of steel used for each member, sizes of members, connection details, welds, bolts, etc., as required to fabricate and erect all structural steel framing and type of shop paint used conforming to that specified.
1. Coordinate final column locations based on opening size architectural requirements for finishes.
- J. All steel framing shall receive one shop coat of paint.
- K. Responsibility for errors of detailing, fabrication and for the correct fit of all structural steel members in accordance with the contract drawings shall lie entirely with the subcontractor for fabrication.
- L. Splices not shown on the drawings will not be permitted unless approved by the structural engineer.
- M. Structural steel shall be erected in accordance with the AISC specifications and in accordance with the AISC Code of Standard Practice, latest edition.
- N. Bolted field connections, unless otherwise noted, shall be standard framed beam connections, and made in accordance with specifications for structural joints using ASTM A-490 bolts, or A-325 bolts as shown.

- O. Brace and maintain all steel in alignment until other parts of construction necessary for permanent bracing or support are completed. Install temporary guys and bracing to resist wind loading designated in applicable building code. The contractor is responsible for the stability of the steel frame until such time as all structural elements have been completed and the building is enclosed.
- P. The owner shall engage an independent testing and inspection agency to inspect bolted and welded connections. If deemed necessary by the Structural Engineer, radiographic/ultrasonic/magnetic particle testing of structural welds.
- Q. Fabricator and installer qualifications
1. A qualified fabricator or installer that participates in the AISC Quality Certification Program and is designated an AISC-Certified Plant, Category STD.
 - a) In lieu of participation in the AISC Quality Certification Program or AISC-Certified, the fabricator/erector may employ the services of an approved independent qualified inspector for structural steel. Inspector qualifications and special inspections shall conform to the requirements of the International Building Code, Chapter 17, and shall be in accordance with AWS D1.1.

VII. CARPENTRY

- A. Dimensional lumber shall conform to the grading standard of the Western Wood Products Association (WWPA), surface dry, seasoned 90 days, and 19 percent maximum moisture content.
1. Wood-Preservative-Treated Lumber shall be utilized as follows:
 - a) Items in contact with concrete or masonry.
 - b) Framing less than 18" above ground in crawlspaces.
 - c) Floor plates installed over concrete slabs-on-grade.
 2. Preservative Treatment: AWWPA C2 with chemicals containing no arsenic or chromium.
 - a) AWWPA C31 inorganic boron may be used in protected locations.
- B. Wood Design Values
1. Hem Fir #2 (Load bearing walls & Headers)
 - a) Fb = 850 psi, Ft = 525 psi, Fv = 150 psi, Fc = 1,300 psi, E = 1,300,000 psi

C. INSTALLATION

1. Roof sheathing shall be 19/32" O.S.B., Structural 1, unblocked. Nailing pattern = 10d common nails @ 6" o.c. edges and 12" o.c. field w/ edge supporting clips, UON. Fire rated O.S.B. shall be provided to 4'-0" on each side of party walls at the roof level.
2. Floor sheathing shall be 3/4" O.S.B. T & G, Structural 1, unblocked. Fasten pattern = #10 screws @ 6" o.c. edges and 12" o.c. field, UON. OSB shall be glued to framing joists.
3. Wall sheathing shall be 7/16" O.S.B., Structural 1, blocked. Nailing pattern = 8d common nails @ 6" o.c. edges and 12" o.c. field, UON.
4. All prefab connectors (Simpson, etc.) shall be fully fastened using type, size and quantity specified by the manufacturer. All exterior connectors shall be galvanized. General contractor to submit connection schedule to architect/engineer prior to installation.

D. FASTENING

1. All fastening to be in accordance with IBC Fastening Schedule Table 2304.10.1, UON.

VIII. PREFABRICATED WOOD TRUSSES

- A. Engineering design drawings bearing the seal of the Registered Engineer preparing the design shall be provided to the Engineer for approval.
- B. Truss designs shall be in accordance with the latest version of ANSI/TPI1 National Design Standard for Metal Plates Converted Wood Construction, a publication of Truss Plate Institute and generally accepted engineering practice.
- C. Design for loads shown. Limit total deflection to L/240. Limit total deflection to L/480 for brittle finishes.
- D. Delivery, handling, and erection of trusses shall be in accordance with the "TPI Quality Standard for Metal Plate Connected Wood Trusses," published by Truss Plate Institute.
- E. It is the responsibility of the installer to select the most suitable method and sequence of installation available to him which is consistent with the plans and specifications and such other information which may be furnished to him prior to installation. Trusses may be installed either by hand or by mechanical means. The method generally depends upon the span of the trusses, their installed height above grade, and/or the accessibility or availability of mechanical installation equipment (such as a crane or forklift). The installer should be knowledgeable about the truss design drawings, truss placement plans, and all notes and cautions thereon.
- F. Temporary or installation bracing is the responsibility of the installer. Temporary bracing should remain in place as long as necessary for the safe and acceptable completion of the roof or floor and may remain in place after permanent bracing is installed.
- G. Trusses shall not be modified on-site. Do not cut truss chords or webs or modify trusses in any way during construction.

IX. ENGINEERED WOOD PRODUCTS

- A. Structural Composite Lumber
1. Structural composite lumber shall have a current product evaluation report from the International Code Council (ICC) Evaluation Services. Structural glued laminated timber (glulam) shall be manufactured per standard ANSI 190.1.
 2. Structural composite lumber grades shall be as follows.
 - a) Boise Cascade
 - (1) LVL, PSL (ESR 1040):
 - (a) VERSA-LAM 2.1 3100

B. Engineered Wood Provisions

1. Contractor shall submit a complete set of design calculations and layout drawings prepared by the manufacturer for review and approval by the architect and project engineer.
 2. The contractor shall be responsible for proper installation per detailed installation suggestions and guidelines of the manufacturer.
 3. Contractor shall notify the project engineer prior to enclosing the beams and joists to provide opportunity for observation of the installation.
 4. The manufacturer shall warrant all products specified to be free from manufacturing error or defects in workmanship and materials.
 5. Temporary construction loads which cause stresses beyond the product's design limits are not permitted.
 6. All framing hardware must be the type specified by the engineered wood products manufacturer for the product and approved by the hardware manufacturer for installation.
 7. Joists and beams shall be erected and installed in accordance with the following:
 - a) No building, structure, or part thereof, or any temporary support or scaffolding in connection therewith shall be loaded more than its designed capacity.
 - b) Bracing.
 - (1) Joists and beams shall be braced laterally and progressively during construction to prevent buckling or overturning.
 - (2) The first member shall be plumbed, connected, braced and/or guyed against shifting before succeeding members are erected and secured to it.
 - (3) The total system shall be adequately braced and stabilized to the foundation, to suitable anchors buried in the ground, or by other equivalent method(s).
 - (4) Beams and other material being lifted and placed by cranes or other hoisting apparatus shall not be released from the crane or hoisting apparatus until the person detaching the load has verified that the load has been secured or supported to prevent inadvertent movement.
 - c) Wood Floor Construction.
 - (1) In the erection of a building having double wood floor construction, the rough flooring shall be completed as the building progresses, including the tier below the one on which floor joists are being installed.
 - (2) For single wood floor or other flooring systems, the floor immediately below the story where the floor joists are being installed shall be kept planked or decked over.
 8. All engineered wood products shall be protected from the weather during construction. Wood I-joists shall be stored in a vertical orientation.
 9. Wood I-joist flanges may NOT be notched or cut. All holes in engineered wood products are only as detailed by the manufacturer or as approved by the project engineer.
 10. Minimum bearing lengths shall be as specified per the design calculations. Bearing across the full width of the beam or joist is required.
- X. POST-INSTALLED ANCHORS (Simpson Strong-Tie or approved equal)**
- A. Except where indicated on the drawings, post-installed anchors shall consist of the following anchor types as provided by Simpson Strong-Tie Company, Inc. or approved equal.
1. Anchorage to concrete
 - a) Adhesive anchors for cracked and uncracked concrete with Set-3G™ technology:
 - (1) Simpson Set-3G/Set-XP/Set-X adhesive anchoring system installed using the Simpson carbide-drill bit meeting the diameter requirements of ANSI B212.15.
 - b) Adhesive anchors for cracked and uncracked concrete with standard cleaning procedures use:
 - (1) Simpson Set-XP Adhesive anchoring system with HAS-E threaded rod or deformed rebar per ICC-ES ESR-2508 for fast cure applications.
 - (2) Simpson Set-XP Adhesive anchoring system with HAS-E threaded rod or deformed rebar per ICC-ES ESR-2508 for slow cure applications.
 2. Anchorage to solid grouted masonry
 - a) Adhesive anchors use:
 - (1) Simpson Set-3G/Set-XP/Set-X adhesive anchoring system installed using the Simpson carbide-drill bit meeting the diameter requirements of ANSI B212.15.
 - (2) Steel anchor element shall be Simpson HAS-E continuously threaded rod or continuously deformed steel rebar.
 - (3) Mechanical anchors use:
 - (a) Simpson Titen HD® per ICC-ES ESR 1056
 - (b) Simpson Wedge-All® per ICC-ES ESR 1396

- B. Anchor capacity used in design shall be based on the technical data published by Simpson Strong-Tie or such other method as approved by the structural engineer of record. Substitution requests for alternate products must be approved in writing by the structural engineer of record prior to use. The contractor shall provide calculations demonstrating that the substituted product can achieve the performance values of the specified product. Substitutions will be evaluated by their having an ICC ESR showing compliance with the relevant building code for seismic uses, load resistance, installation category, and availability of comprehensive installation instructions. Adhesive anchor evaluation will also consider creep, in-service temperature, and installation temperature.

- C. Install anchors per the manufacturer instructions, as included in the anchor packaging.

- D. Anchor capacity is dependent upon spacing between adjacent anchors and proximity of anchors to edge of concrete. Install anchors in accordance with spacing and edge clearances indicated on the drawings.

- E. Existing reinforcing bars in the concrete structure may conflict with specific anchor locations. Unless noted on the drawings that the bars can be cut, the contractor shall review the existing structural drawings and shall undertake to locate the position of the reinforcing bars at the locations of the concrete anchors, GPR, X-ray, chipping, or other means.

PERMIT SUBMITTAL

REVISION DATE

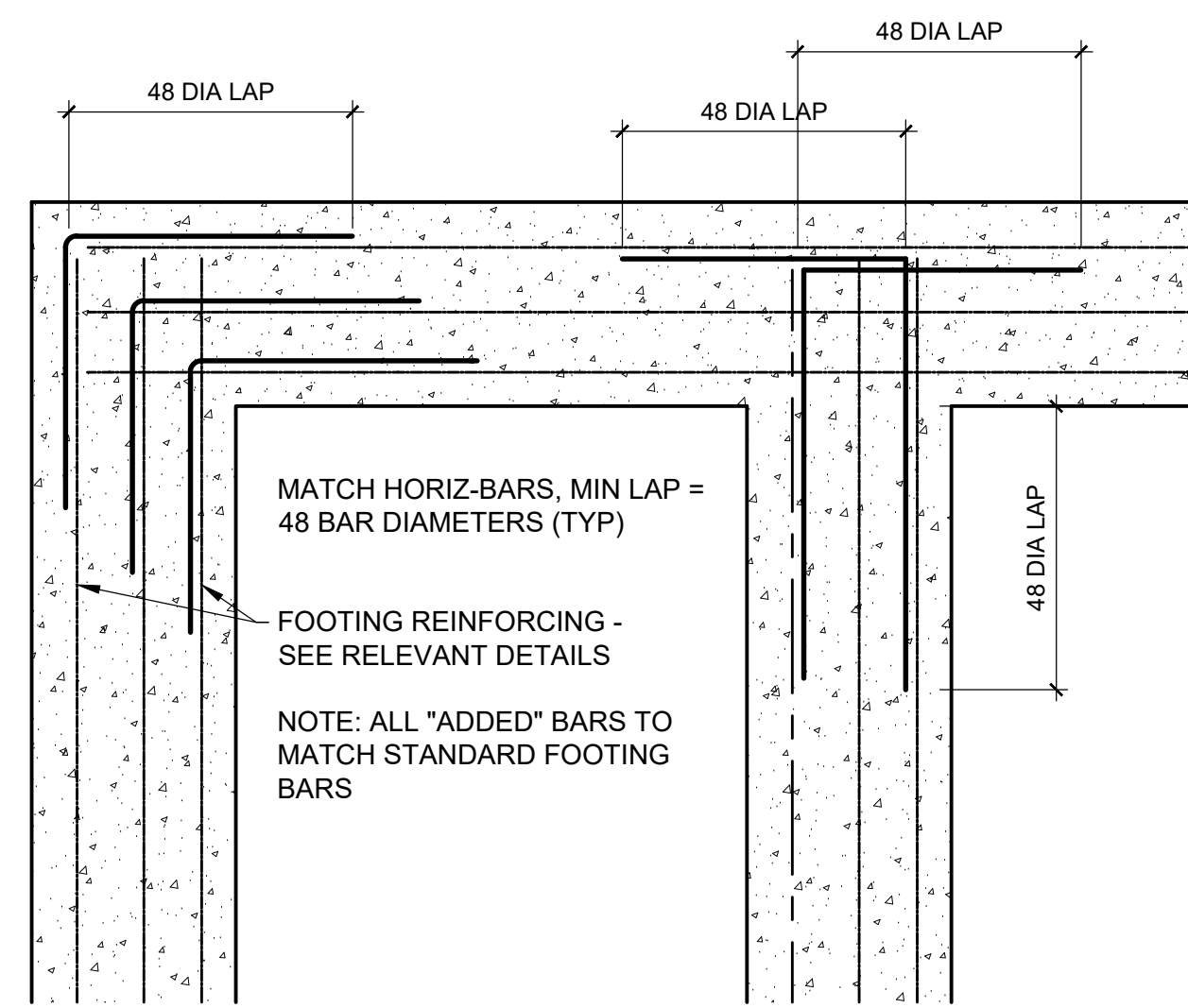
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PROJECT NO 2350

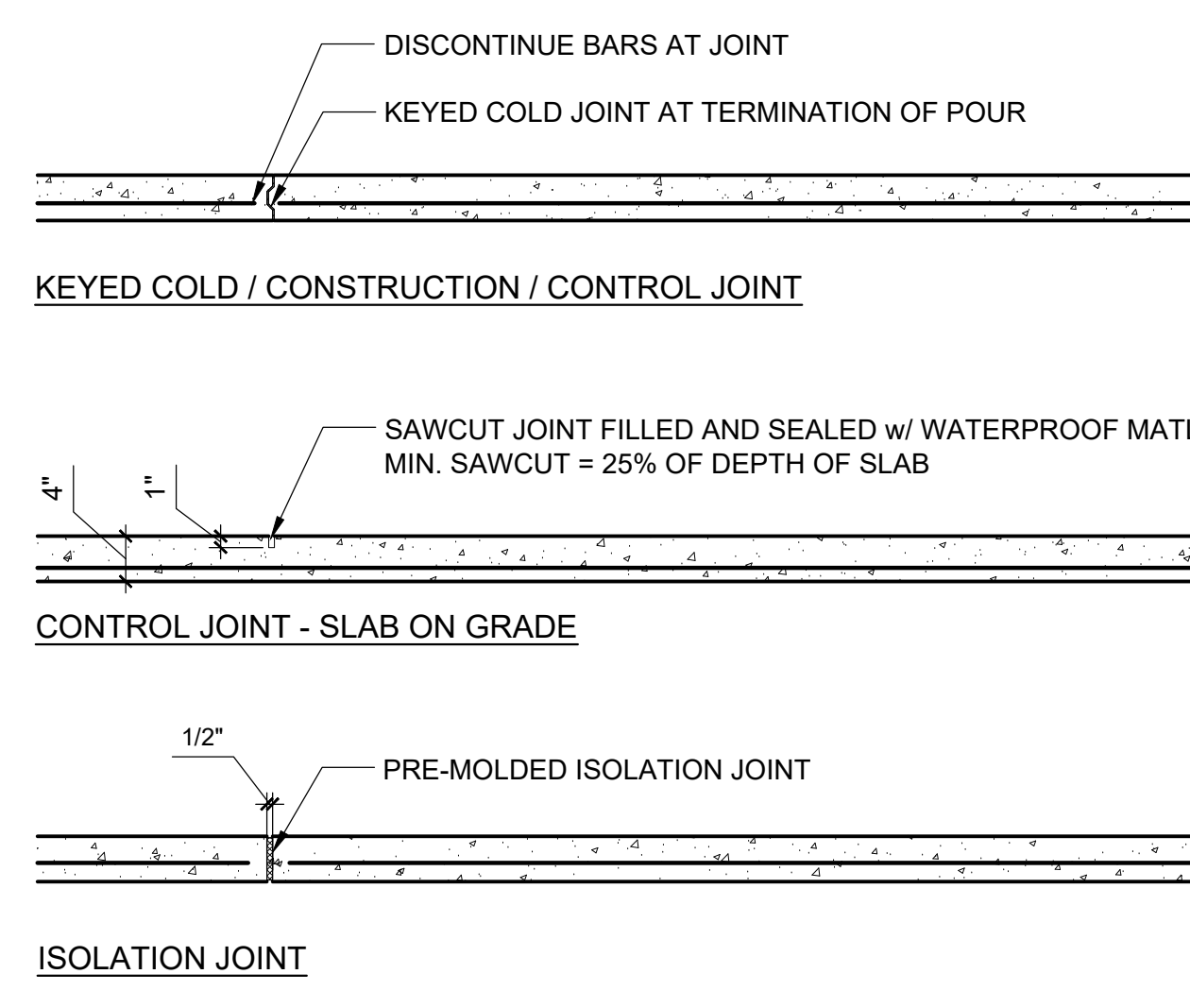
OUTLINE SPECIFICATIONS

SHEET NO.

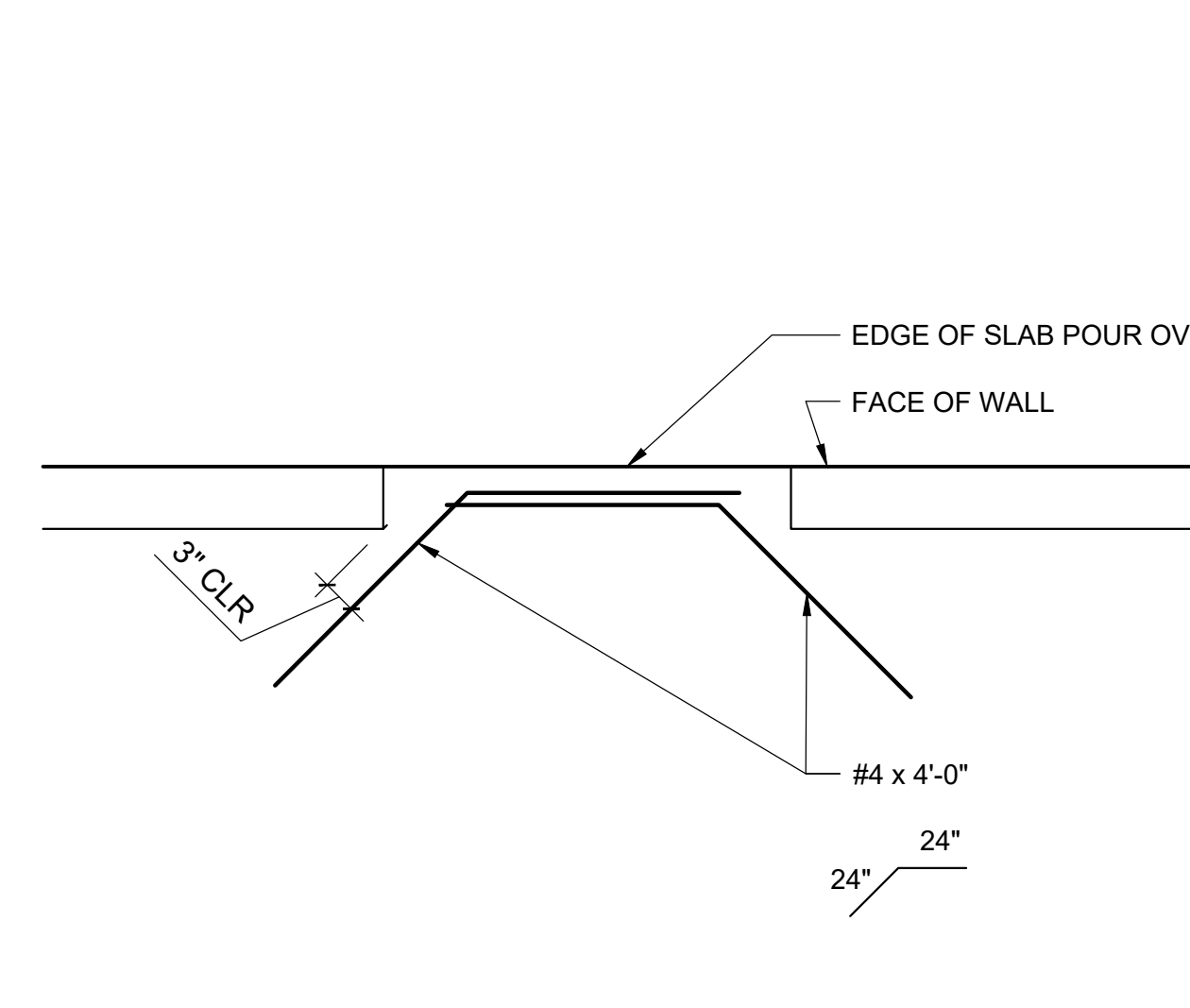
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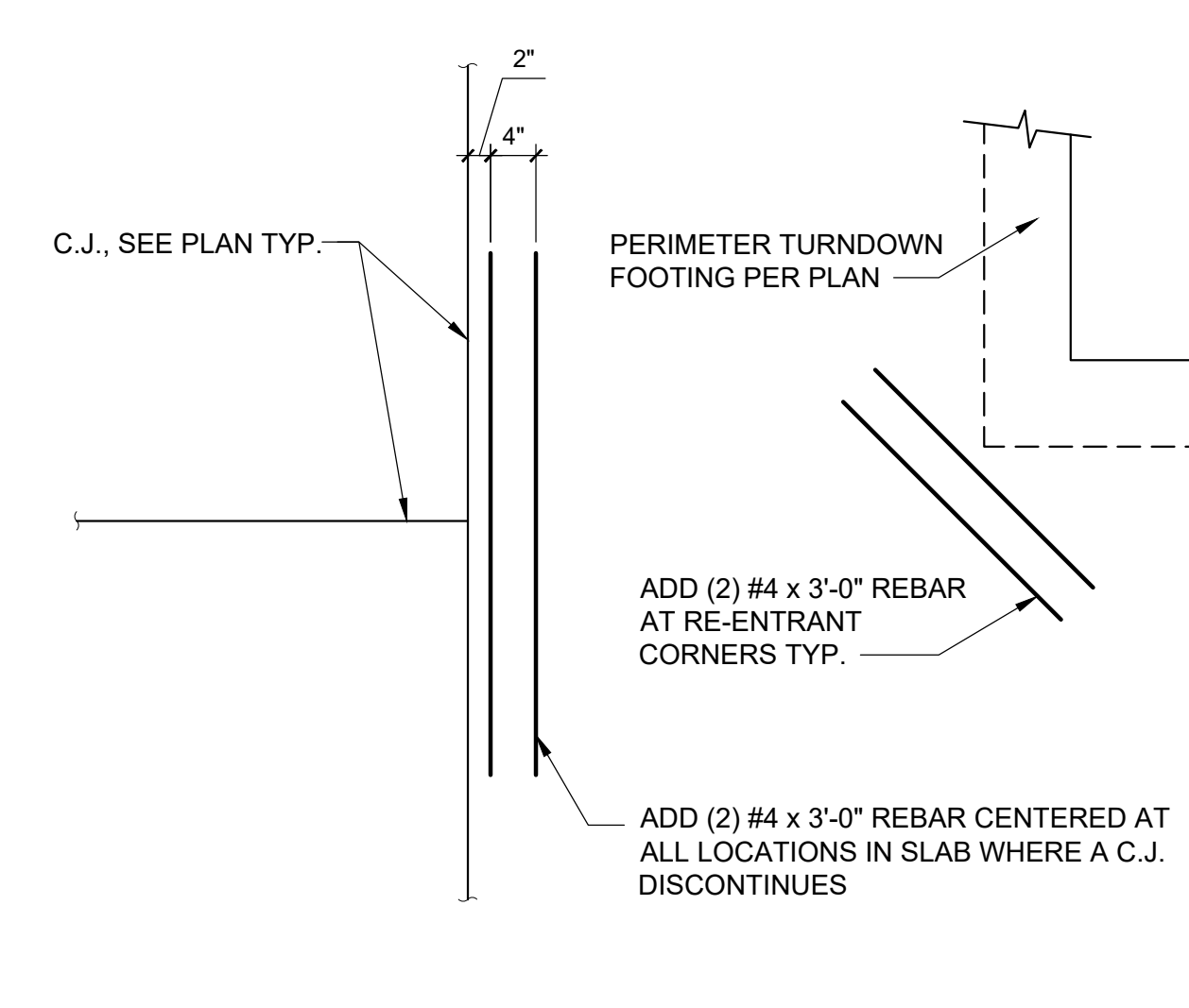
1 FOOTING CORNER AND INTERSECTION REINF.
S004 3/4" = 1'-0"



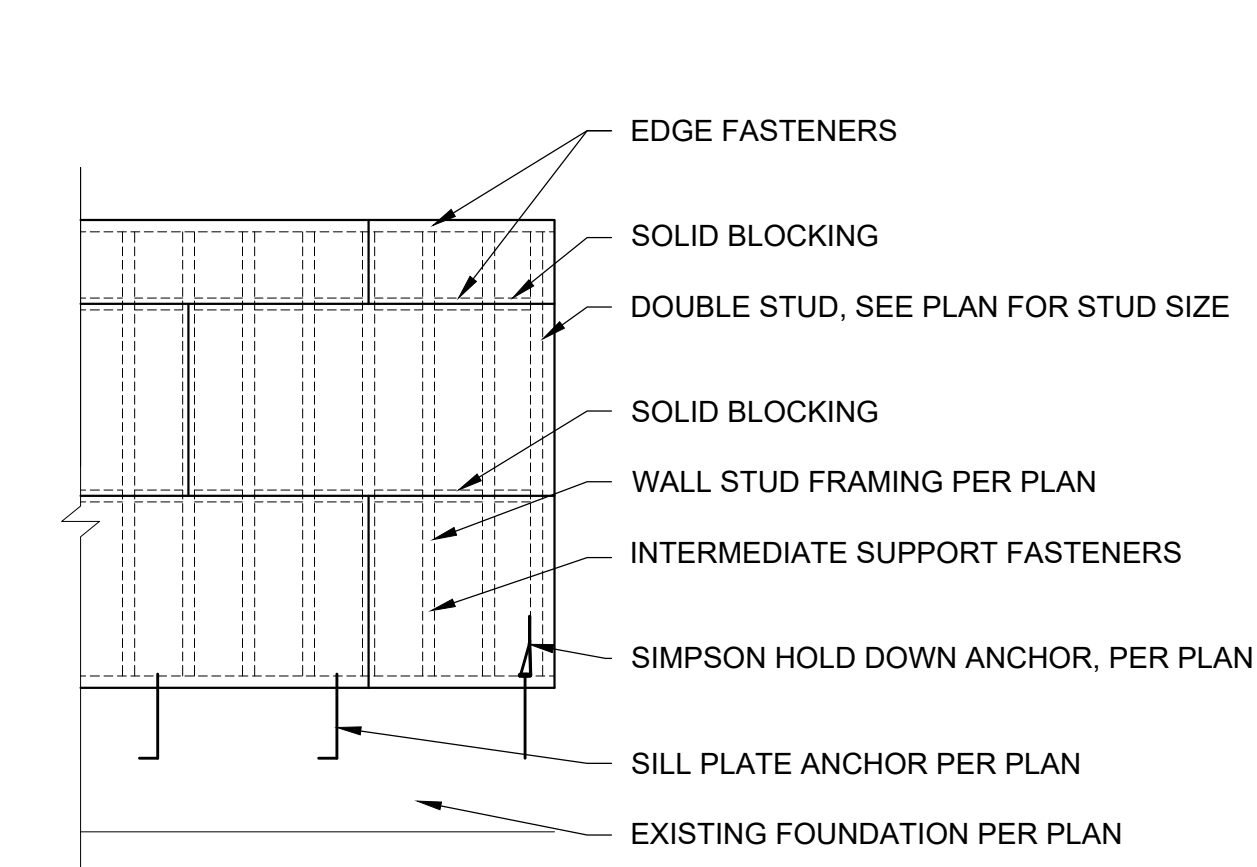
2 SLAB ON GROUND CONTROL JOINTS
S004 3/4" = 1'-0"



3 SLAB REINFORCING AT DOOR OPENING
S004 3/4" = 1'-0"

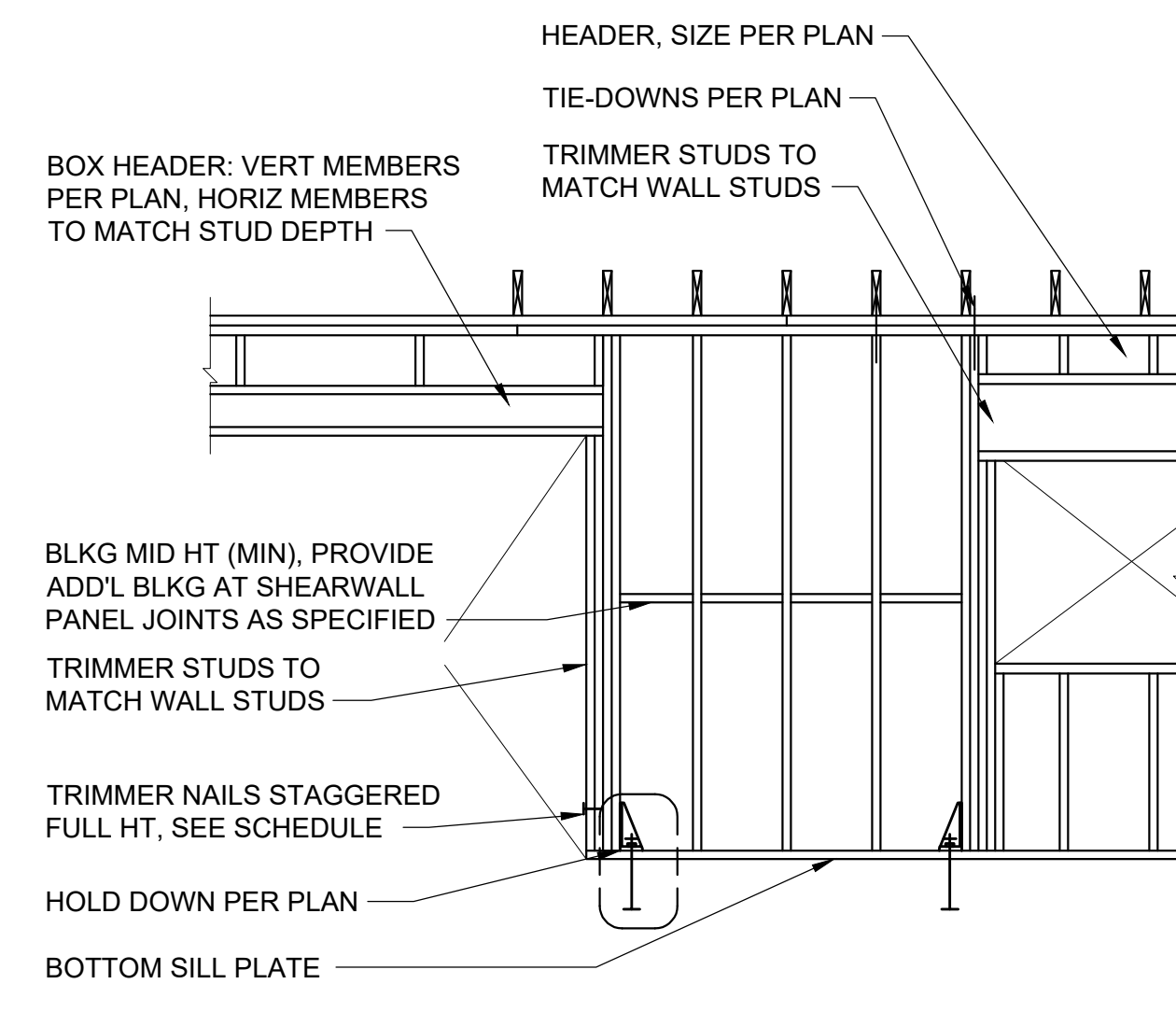


4 CRACK WIDTH CONTROL REINFORCING PLACEMENT
S004 3/4" = 1'-0"

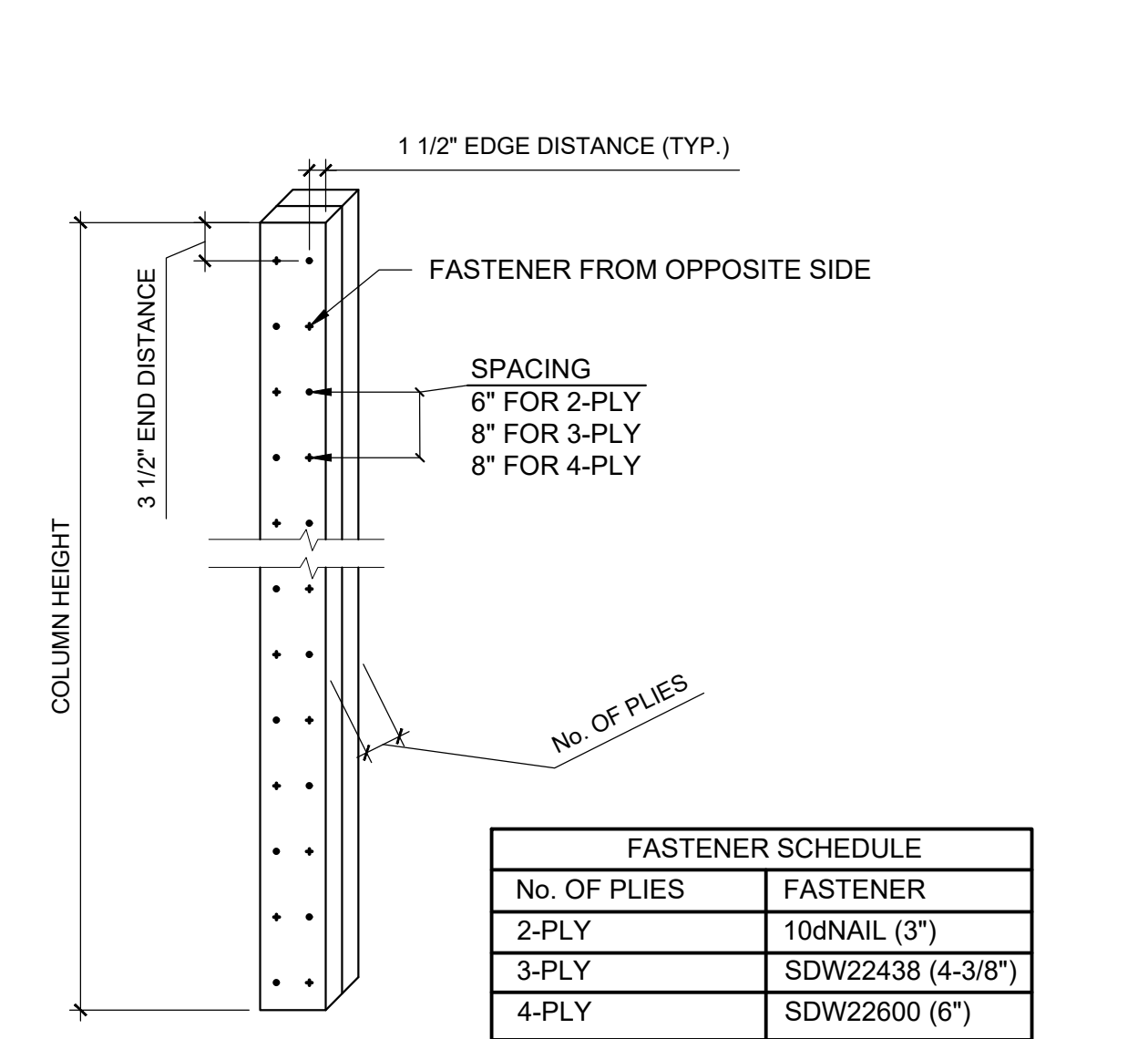


NOTE
1. SHEATHING SHALL BE 7/16" OSB
2. OSB SHEATHING FACE GRAIN MAY BE HORIZ OR VERT
3. REFER TO PLANS AND DETAILS FOR FASTENER SIZE AND SPACING

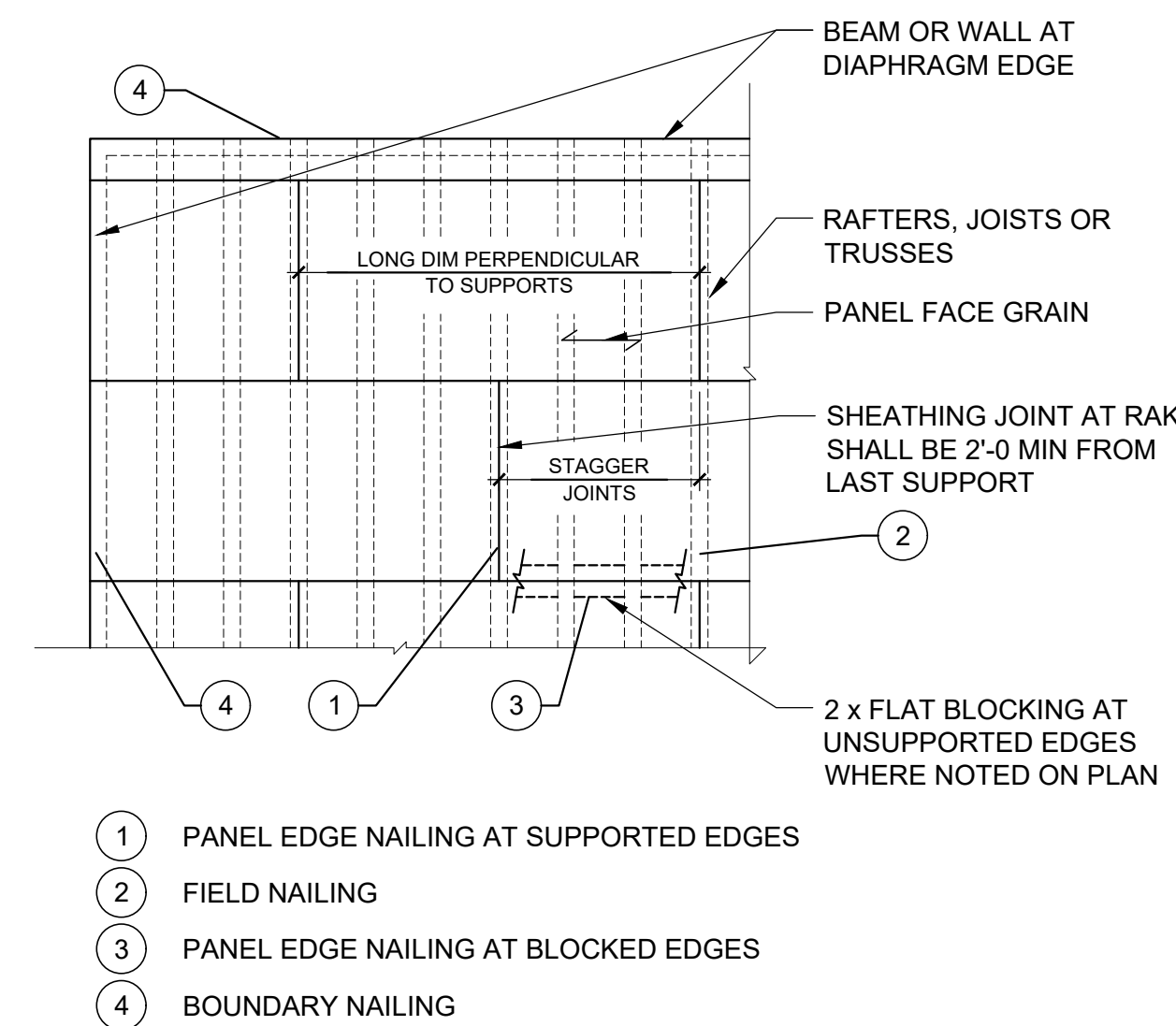
5 TYPICAL WOOD FRAMED SHEAR WALL
S004 N.T.S.



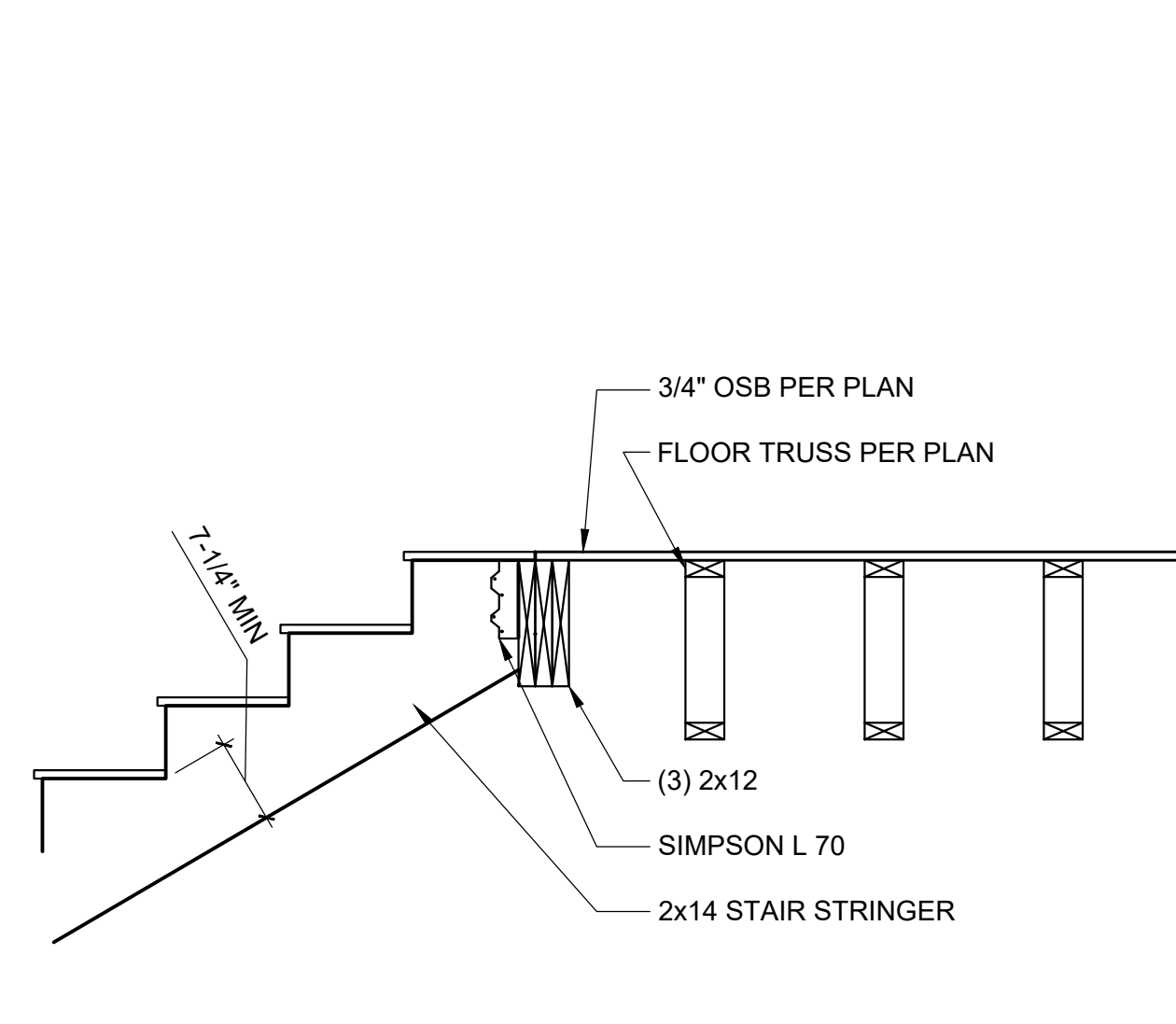
6 TYPICAL WOOD WALL CONSTRUCTION
S004 3/4" = 1'-0"



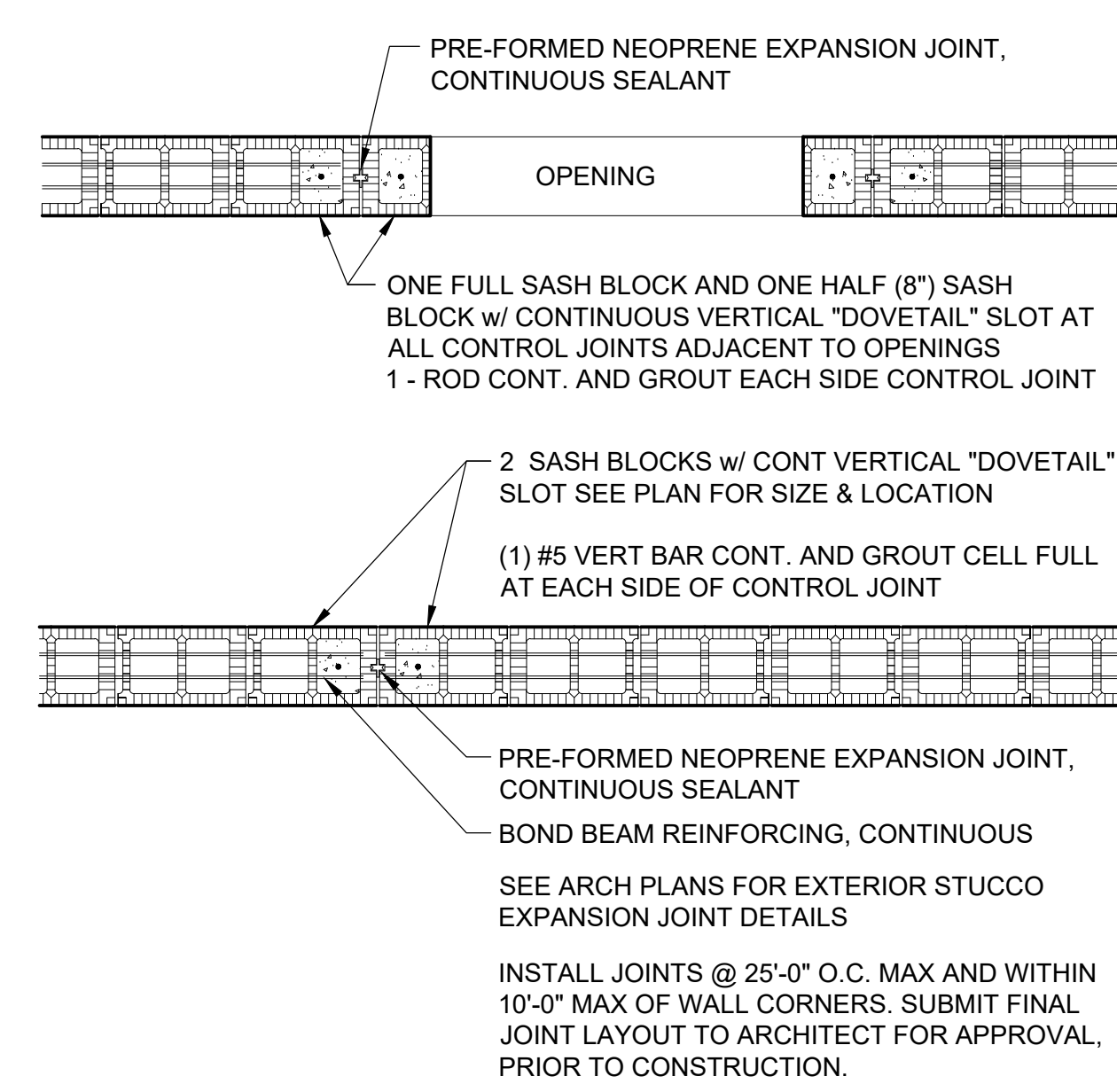
7 TYPICAL BUILT-UP 2x COLUMN - 2x6 AND LARGER
S004 3/4" = 1'-0"



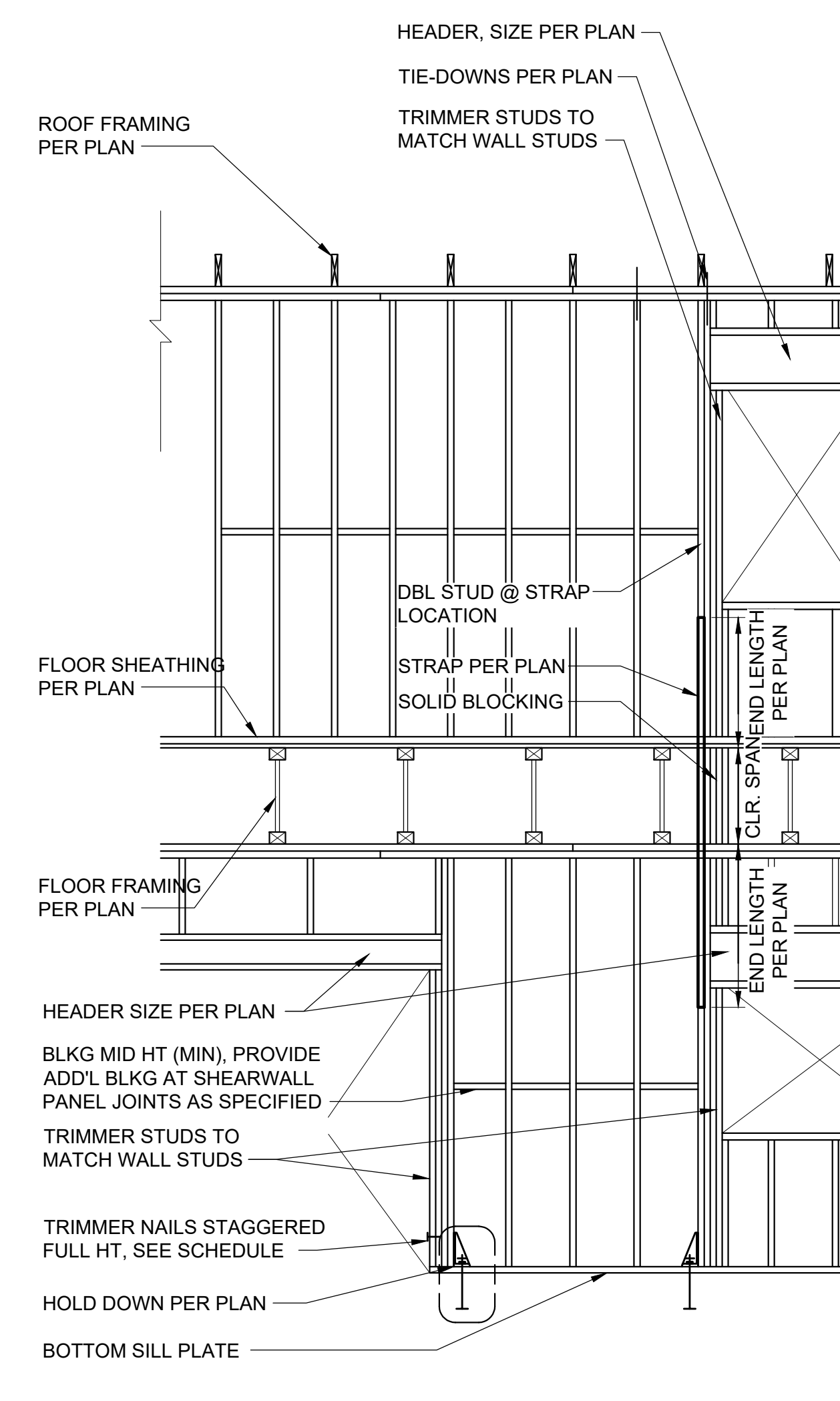
8 TYP WOOD ROOF DIAPHRAGM
S004 N.T.S.



9 STAIR LANDING
S004 3/4" = 1'-0"

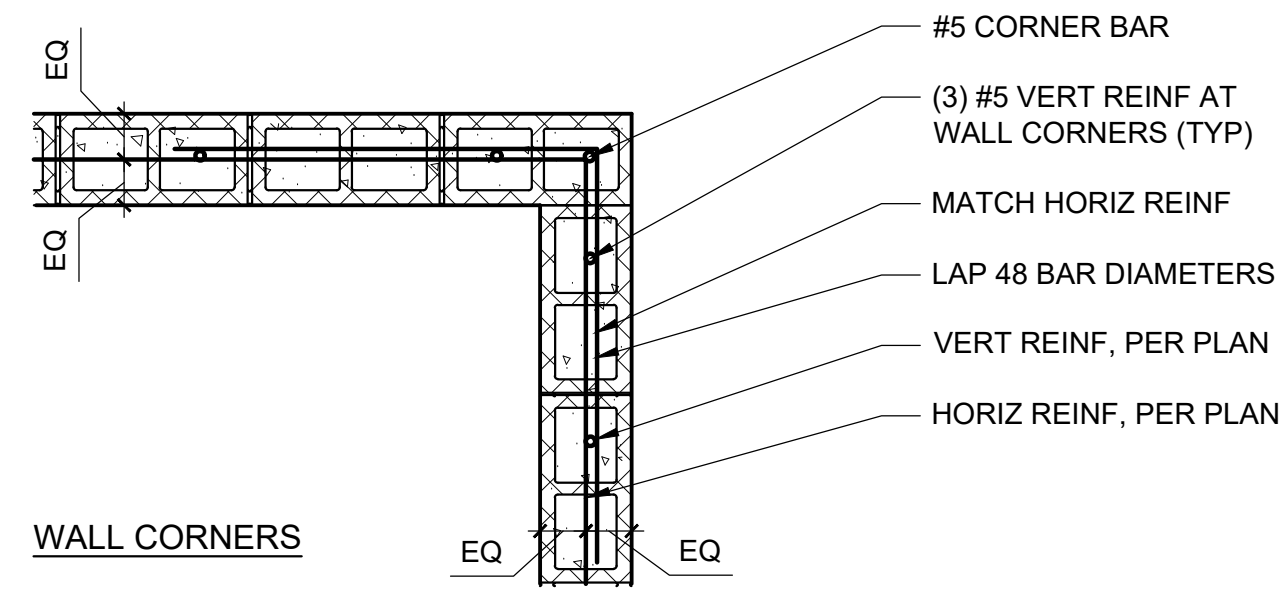
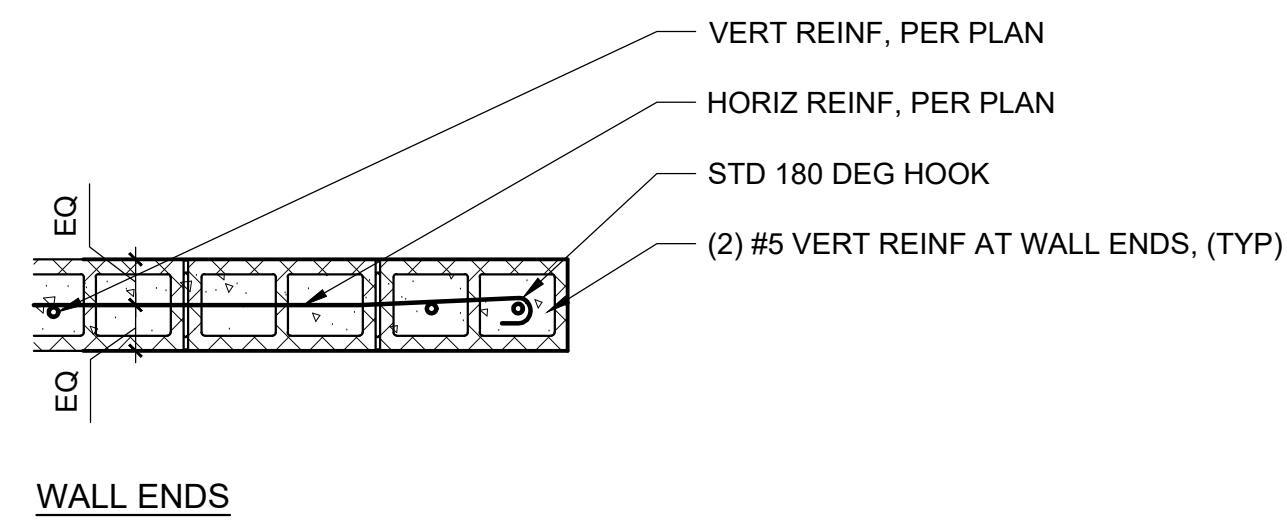


10 MASONRY CONTROL JOINTS
S004 3/4" = 1'-0"

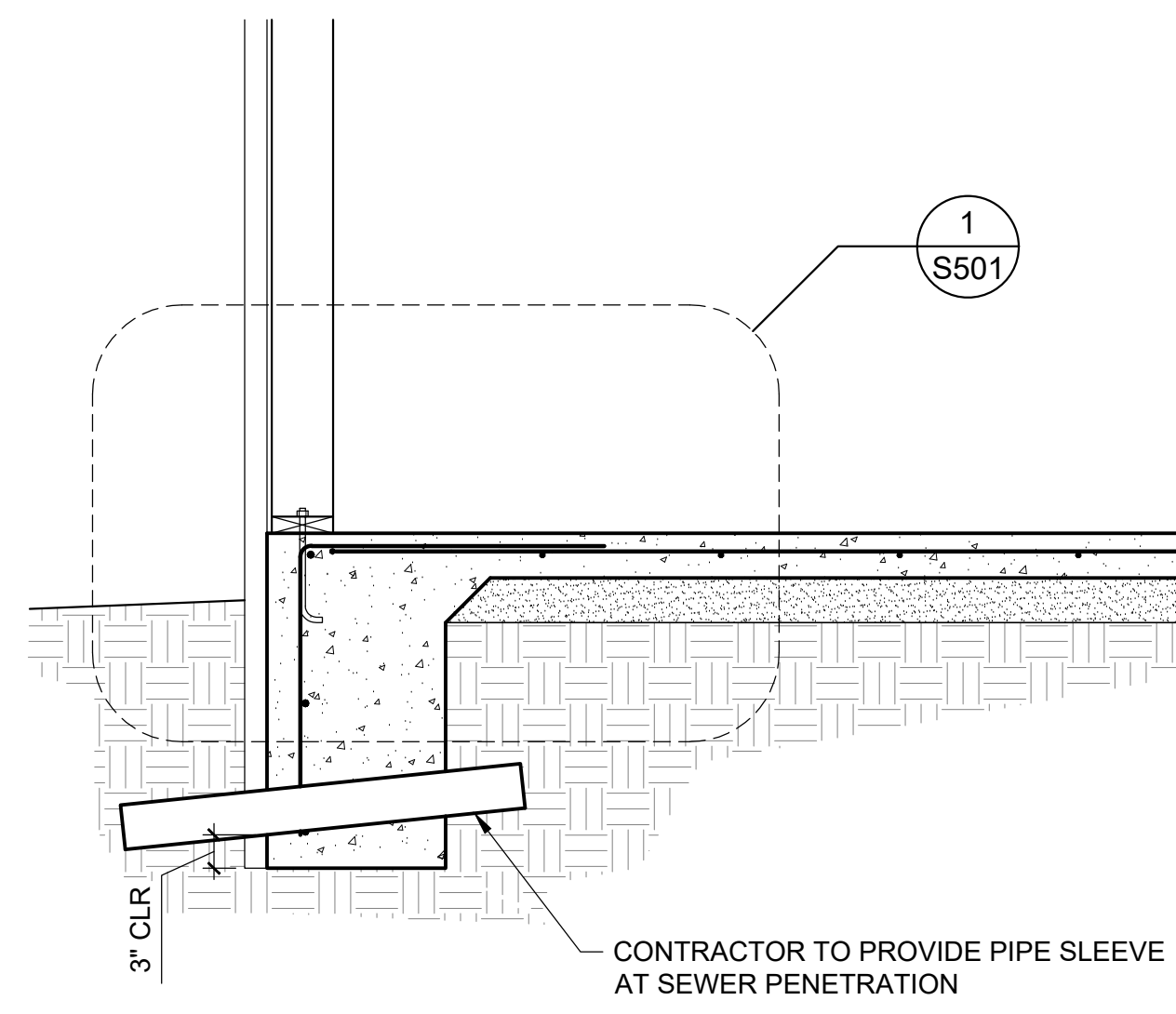


11 TYPICAL WOOD WALL CONSTRUCTION
S004 N.T.S.

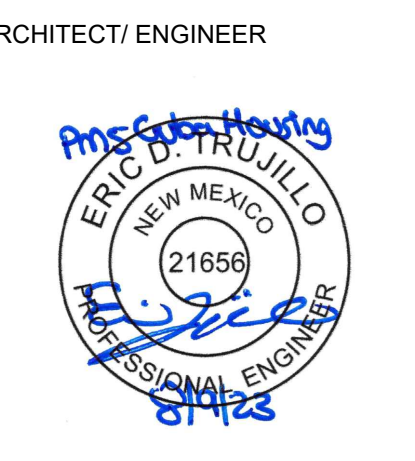




1 TYPICAL CMU CORNER AND END WALL REINFORCING
S005 / 3/4" = 1'-0"



2 MONOLITHIC TURN DOWN SLAB AT SEWER LINE
S005 / 3/4" = 1'-0"



PMS CUBA PROVIDER HOUSING
HIGHWAY 550
CUBA, NEW MEXICO

PERMIT
SUBMITTAL

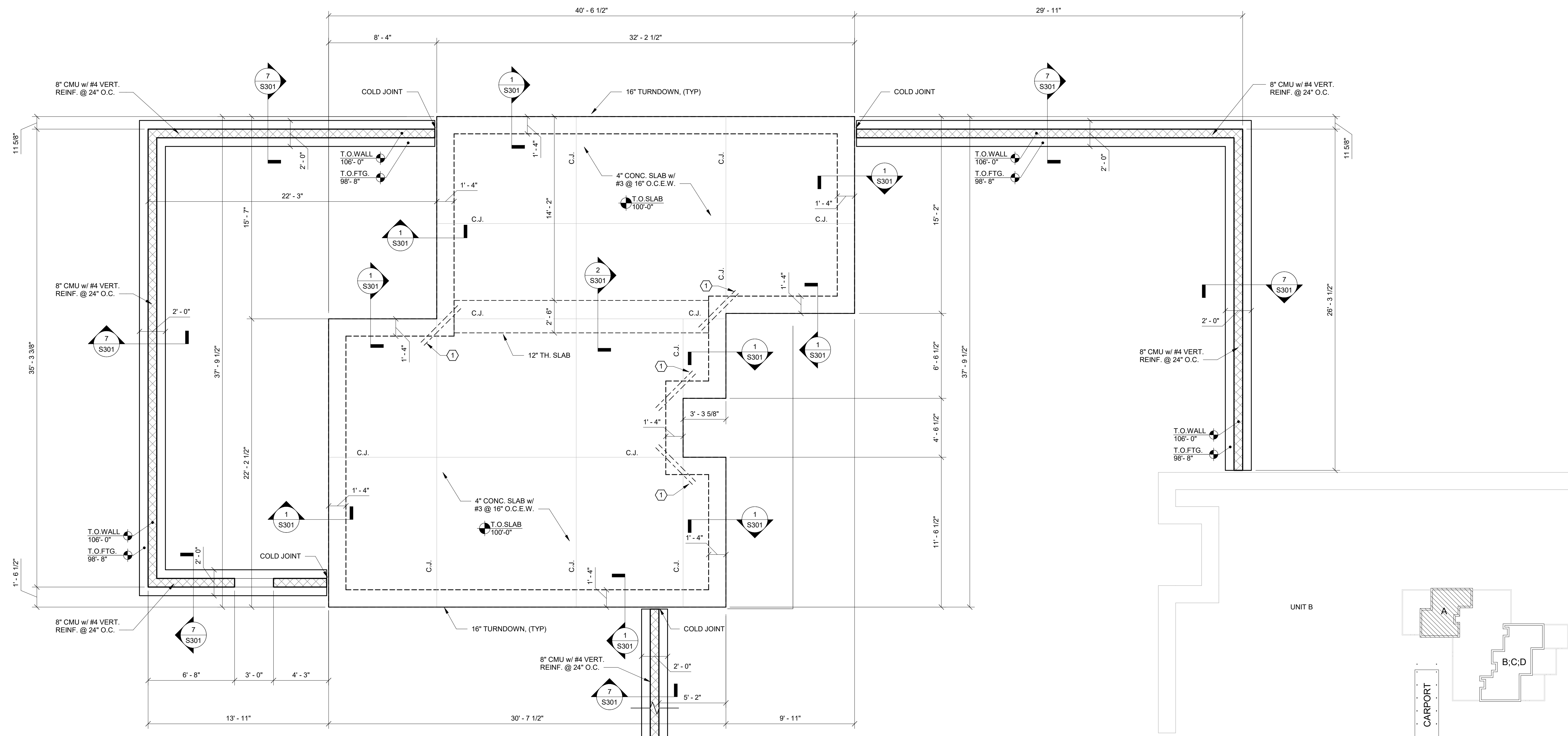
REVISION	DATE

DATE 8/9/23
PROJECT NO 2350

TYPICAL DETAILS



GENERAL NOTES	
REFER TO CIVIL AND ARCHITECTURAL PLANS FOR SITE ELEVATION BENCH MARK	
CONTRACTOR TO COORDINATE ALL CONTROL JOINT LOCATIONS W/ ARCHITECT	
DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE	
KEYED NOTES	
①	(2) #3 x 4'-0" AT RE-ENTRANT CORNERS



① FOUNDATION (UNIT A)
1/4" = 1'-0"

② KEY PLAN - FDTN PLAN - UNIT A
1" = 40'-0"

8/10/2023 10:33:02 AM

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DATE	8/9/23
PROJECT NO	2350

**FOUNDATION
PLAN (UNIT A)**

SHEET NO.

S101

GENERAL NOTES

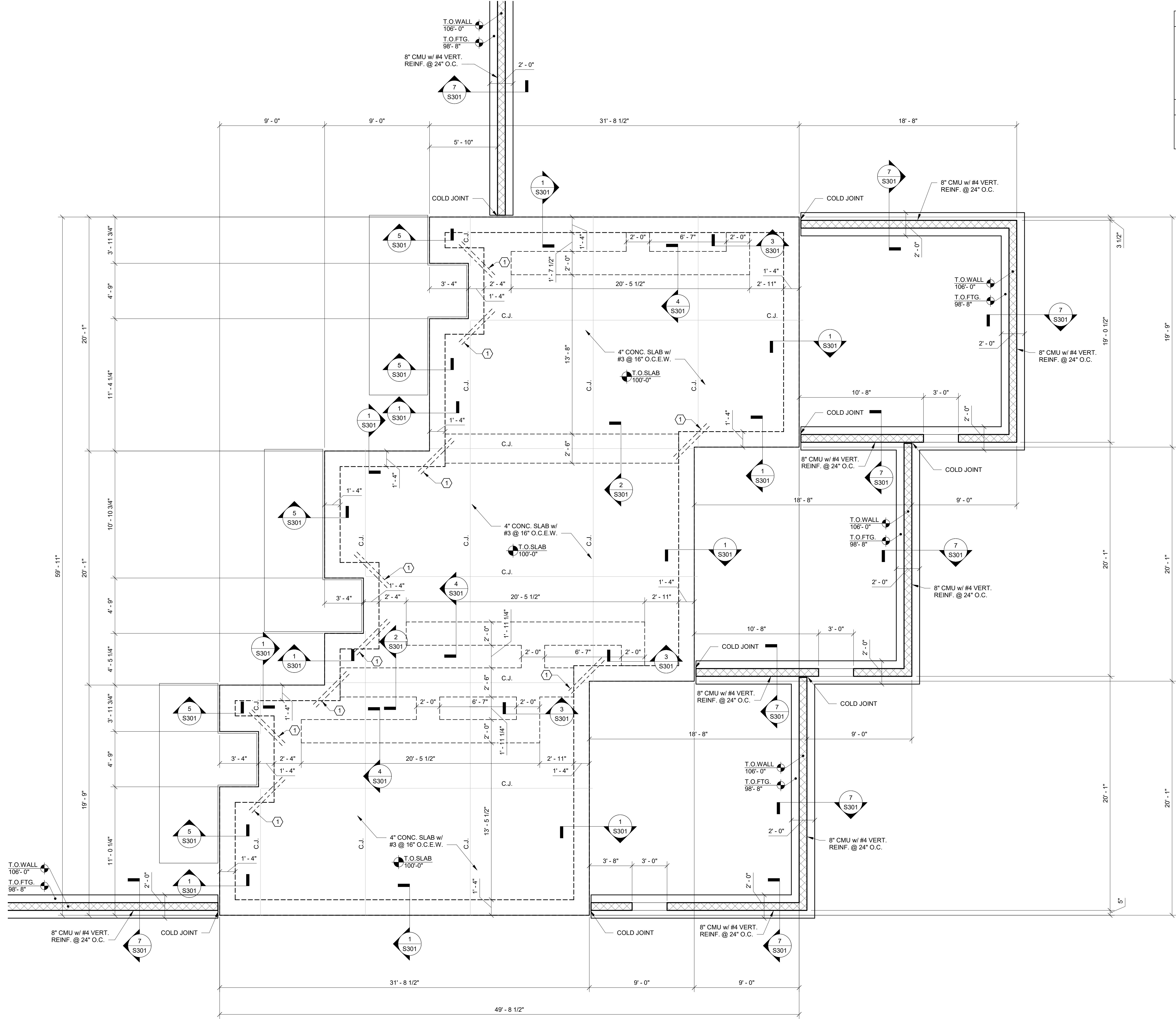
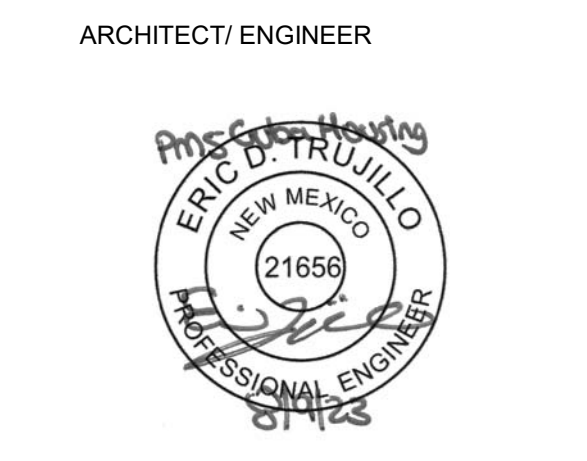
REFER TO CIVIL AND ARCHITECTURAL PLANS FOR SITE ELEVATION BENCH MARK

CONTRACTOR TO COORDINATE ALL CONTROL JOINT LOCATIONS w/ ARCHITECT

DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE

KEYED NOTES

① (2) #3 x 4'-0" AT RE-ENTRANT CORNERS



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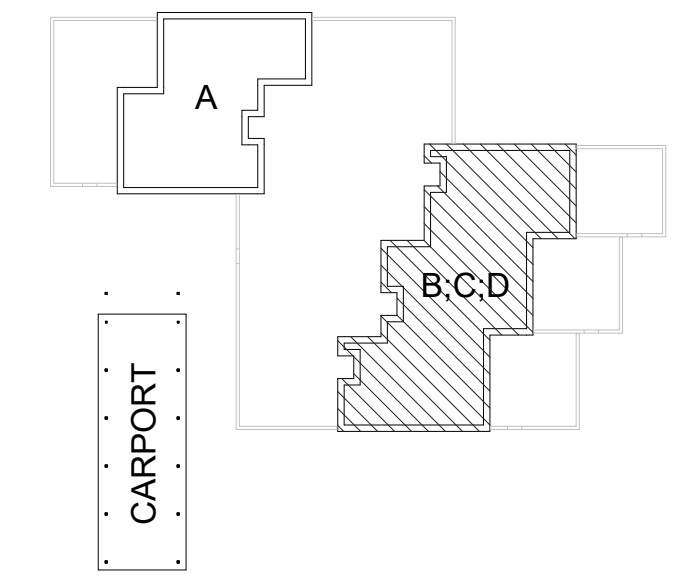
REVISION	DATE

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PROJECT NO 2390

FOUNDATION PLAN (UNITS B,C,&D)

SHEET NO.

S102



② KEY PLAN - FDTN PLAN - UNITS B C D
1" = 40'-0"

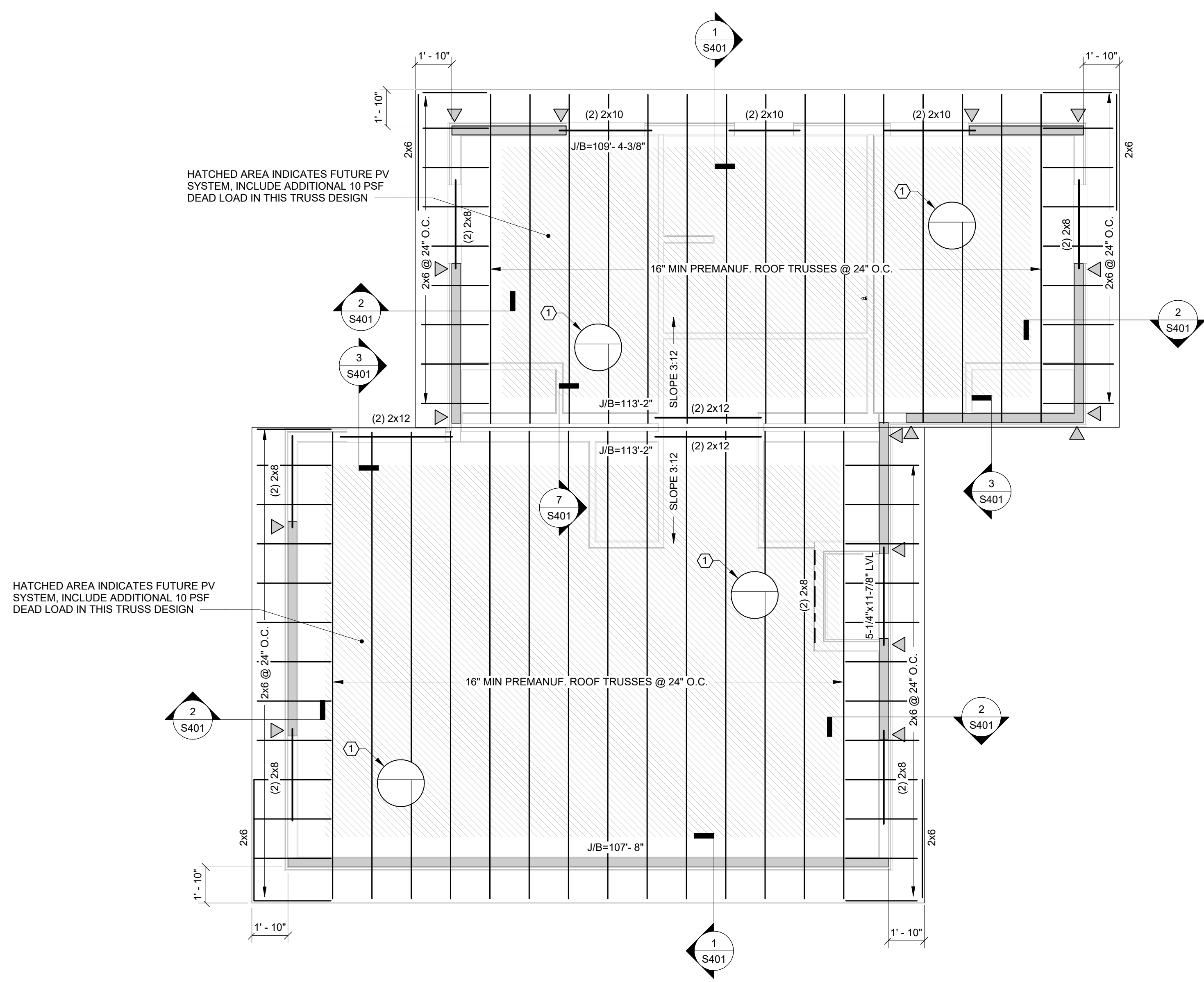
① FOUNDATION (UNITS B,C,D)
1/4" = 1'-0"

GENERAL NOTES	
TYPICAL EXTERIOR SHEATHING: 7/16" OSB SHEATHING ON EXTERIOR FACE w/ 8d COMMON NAILS @ 6" O.C. EDGES / 12" O.C. FIELD. ALL SHEATHING EDGES BLOCKED. SILL PLATE ANCHORAGE: 5/8" DIA x 10" AB @ 48" O.C.	
KEYED NOTES	
①	5/8" OSB SHEATHING w/ 10d COMMON NAILS @ 6" O.C. EDGES / 12" O.C. FIELD w/ EDGE CLIPS
LEGEND	
▲	SIMPSON DTT22 w/ 1/2" DIA. TH. ROD w/ SIMPSON SET-XP EPOXY GROUT, 9" MINIMUM EMBED
■	7/16" OSB SHEATHING ON EXTERIOR FACE w/ 8d COMMON NAILS @ 6" O.C. EDGES / 12" O.C. FIELD. ALL SHEATHING EDGES BLOCKED. SILL PLATE ANCHORAGE: 1/2" DIA. AB @ 32" O.C. w/ 3x3x1/4" WASHERS

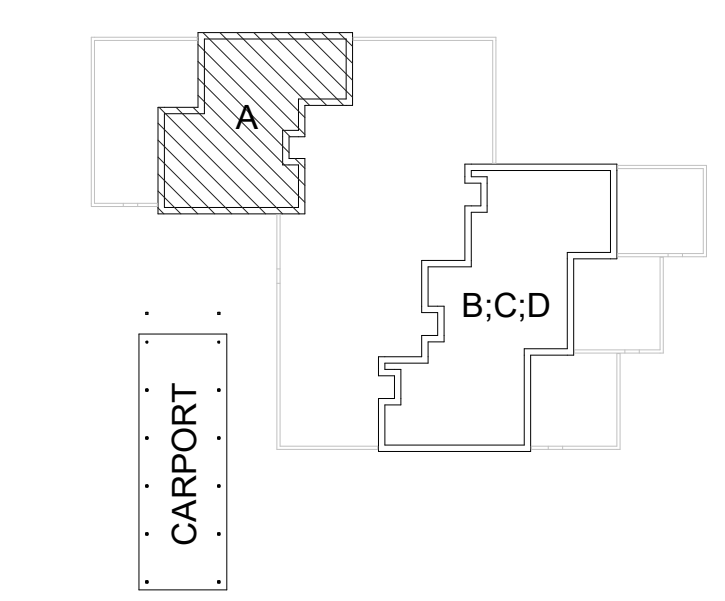
LT Luchini Trujillo
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2019 Galisteo St. D2, Santa Fe, NM 87505
4110 Wolcott Ave NE Ste. C, Albuquerque, NM 87109
505.424.3232 www.LTSENG.com info@ltseng.com

ARCHITECT/ENGINEER



HATCHED AREA INDICATES FUTURE PV SYSTEM, INCLUDE ADDITIONAL 10 PSF DEAD LOAD IN THIS TRUSS DESIGN



① ROOF FRAMING (UNIT A)
1/4" = 1'-0"

② KEY PLAN - ROOF FRMG PLAN - UNIT A
1" = 40'-0"

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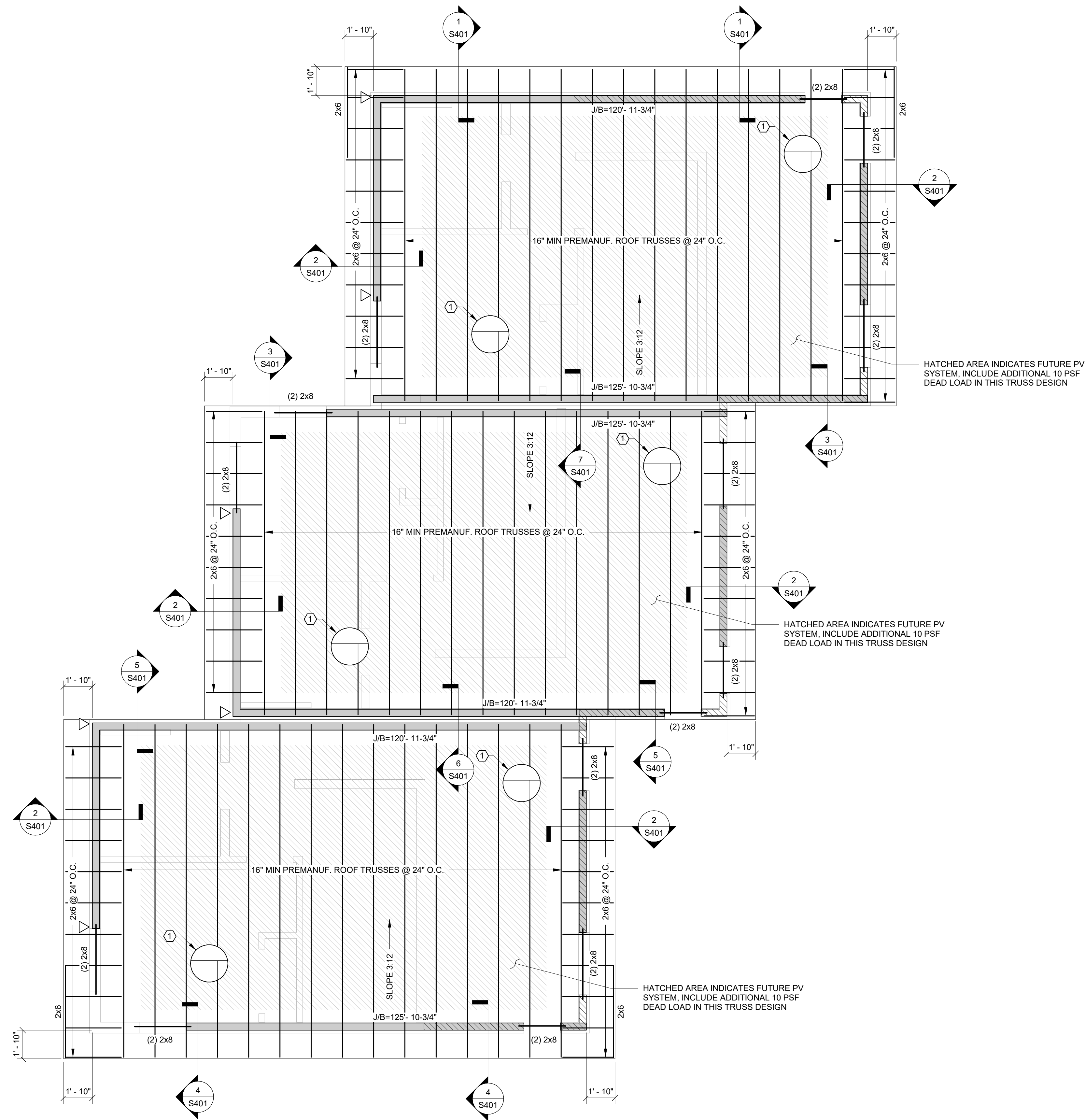
PROJECT NO 2350

ROOF FRAMING
PLAN (UNIT A)

SHEET NO.

S201

8/10/2023 10:34:01 AM



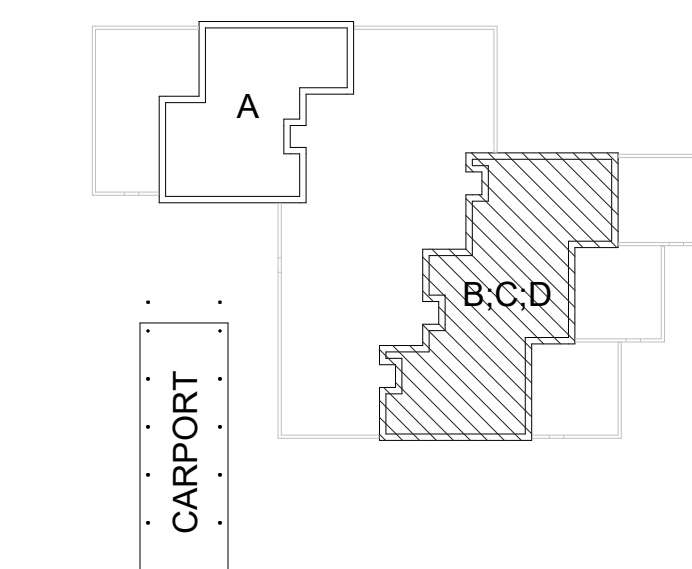
1 ROOF FRAMING (UNITS B,C,D)
1/4" = 1'-0"

GENERAL NOTES	
TYPICAL EXTERIOR SHEATHING: 7/16" OSB SHEATHING ON EXTERIOR FACE w/ 8d COMMON NAILS @ 6" O.C. EDGES / 12" O.C. FIELD. ALL SHEATHING EDGES BLOCKED. SILL PLATE ANCHORAGE: (2) 16d COMMON NAILS @ 16" O.C.	
KEYED NOTES	
1	5/8" OSB SHEATHING w/ 10d COMMON NAILS @ 6" O.C. EDGES / 12" O.C. FIELD w/ EDGE CLIPS
LEGEND	
	SIMPSON CS16
	7/16" OSB SHEATHING ON EXTERIOR FACE w/ 8d COMMON NAILS @ 6" O.C. EDGES / 12" O.C. FIELD. ALL SHEATHING EDGES BLOCKED. SILL PLATE ANCHORAGE: (2) 16d COMMON NAILS @ 8" O.C.
	1-3/4" x 5-1/2" LVL STUDS @ 8" O.C.

HATCHED AREA INDICATES FUTURE PV SYSTEM, INCLUDE ADDITIONAL 10 PSF DEAD LOAD IN THIS TRUSS DESIGN

HATCHED AREA INDICATES FUTURE PV SYSTEM, INCLUDE ADDITIONAL 10 PSF DEAD LOAD IN THIS TRUSS DESIGN

HATCHED AREA INDICATES FUTURE PV SYSTEM, INCLUDE ADDITIONAL 10 PSF DEAD LOAD IN THIS TRUSS DESIGN



2 KEY PLAN - ROOF FRMG PLAN - UNITS B,C,D
1" = 40'-0"

ARCHITECT/ENGINEER



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REVISION DATE

DATE 8/9/23

PROJECT NO 2390

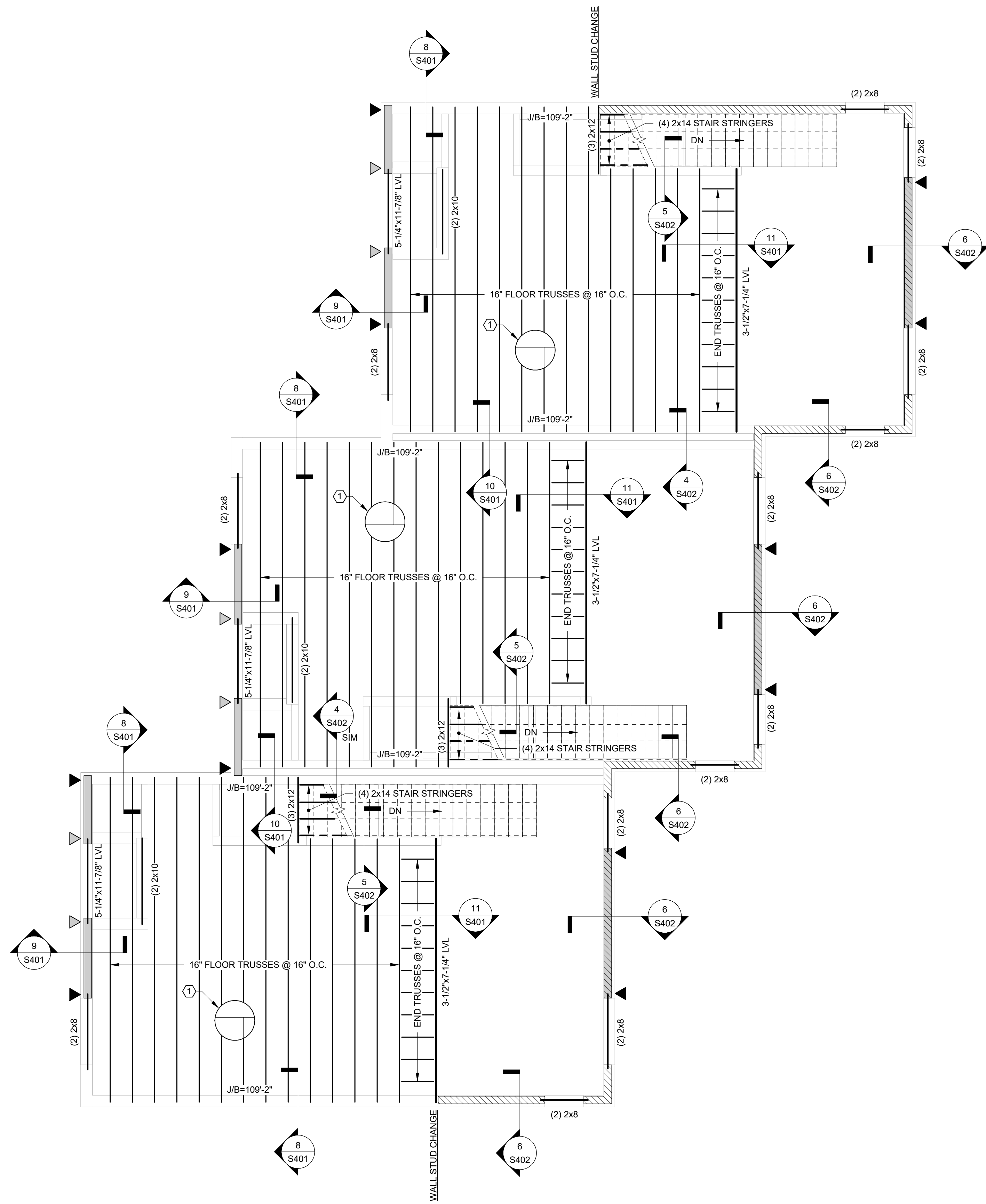
ROOF FRAMING
PLAN (UNITS
B,C,&D)

SHEET NO.

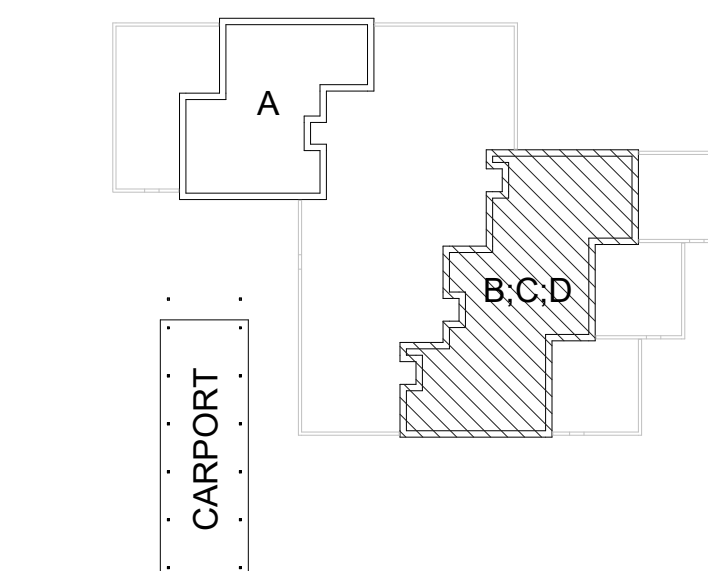
S202

8/10/2023 10:34:10 AM

① FLOOR FRAMING (UNITS B,C,D)
1/4" = 1'-0"



GENERAL NOTES	
TYPICAL EXTERIOR SHEATHING: 7/16\"/>	
KEYED NOTES	
①	3/4\"/>
LEGEND	
	SIMPSON DTT2Z-SDS2.5 w/ 1/2\"/>
	SIMPSON HDU4-SDS2.5 w/ 5/8\"/>
	7/16\"/>
	1-3/4\"/>



② KEY PLAN - FLR FRMG PLAN - UNITS B,C,D
1\"/>

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Structural Engineers

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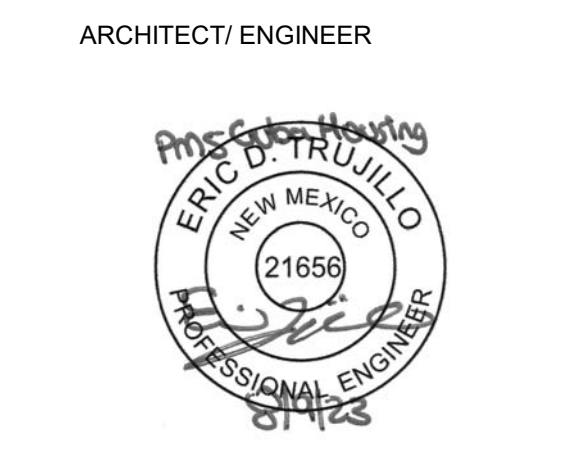
DATE 8/9/23
PROJECT NO 2350

**FLOOR FRAMING
PLAN (UNITS
B,C,&D)**

SHEET NO.

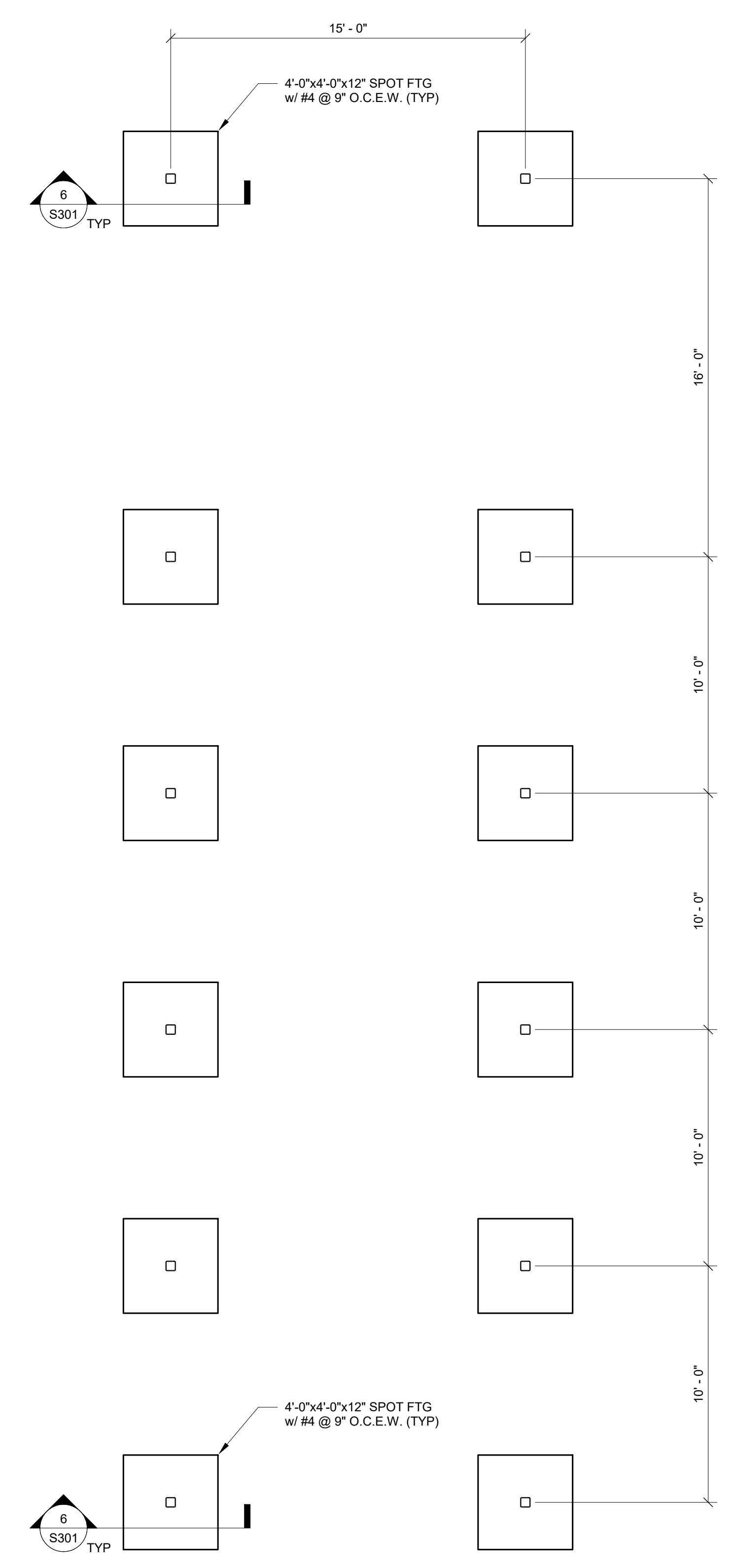
S203

KEYED NOTES
 ① 24 GA R-PANEL METAL ROOF DECK w/ #12 TEK SCREWS @ 6" O.C. EDGES / 12" O.C. FIELD

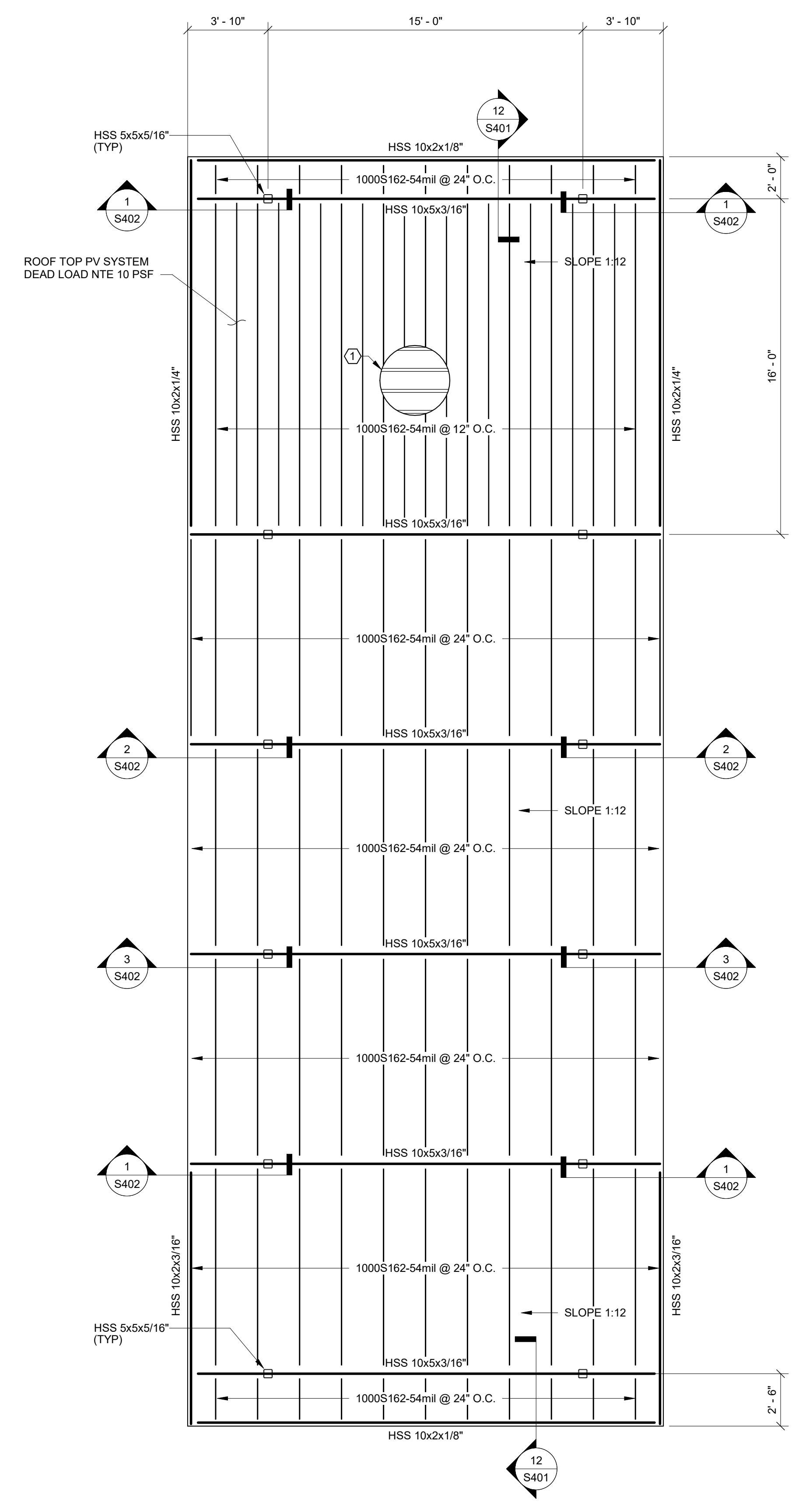


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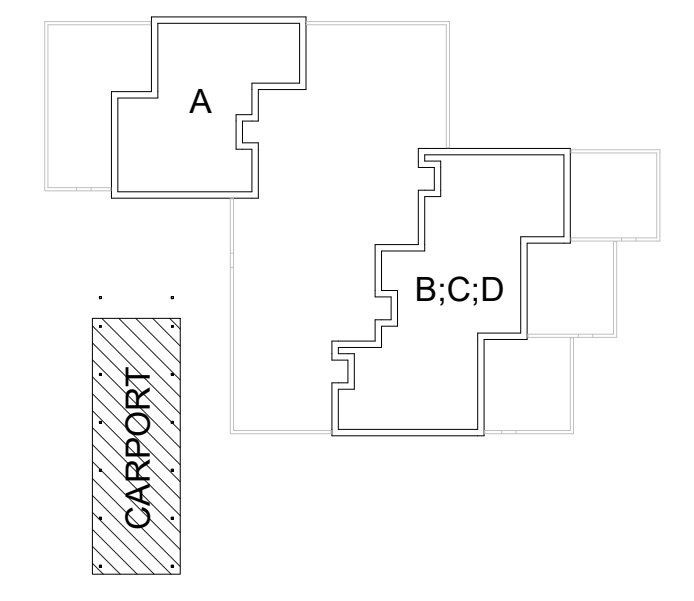
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① FOUNDATION PLAN (CARPORT)
 1/4" = 1'-0"



② FRAMING PLAN (CARPORT)
 1/4" = 1'-0"



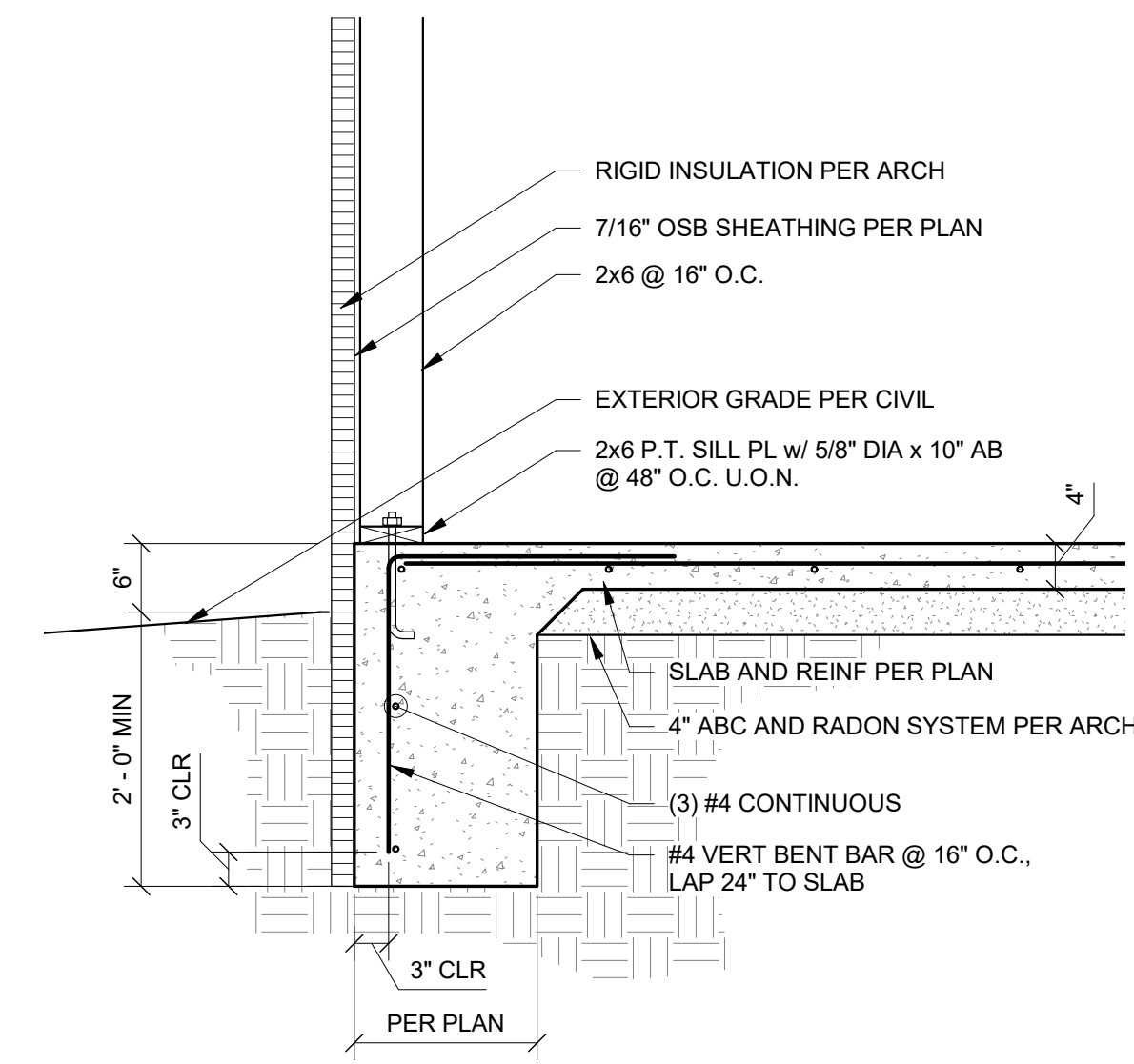
③ KEY PLAN - CARPORT
 1" = 40'-0"

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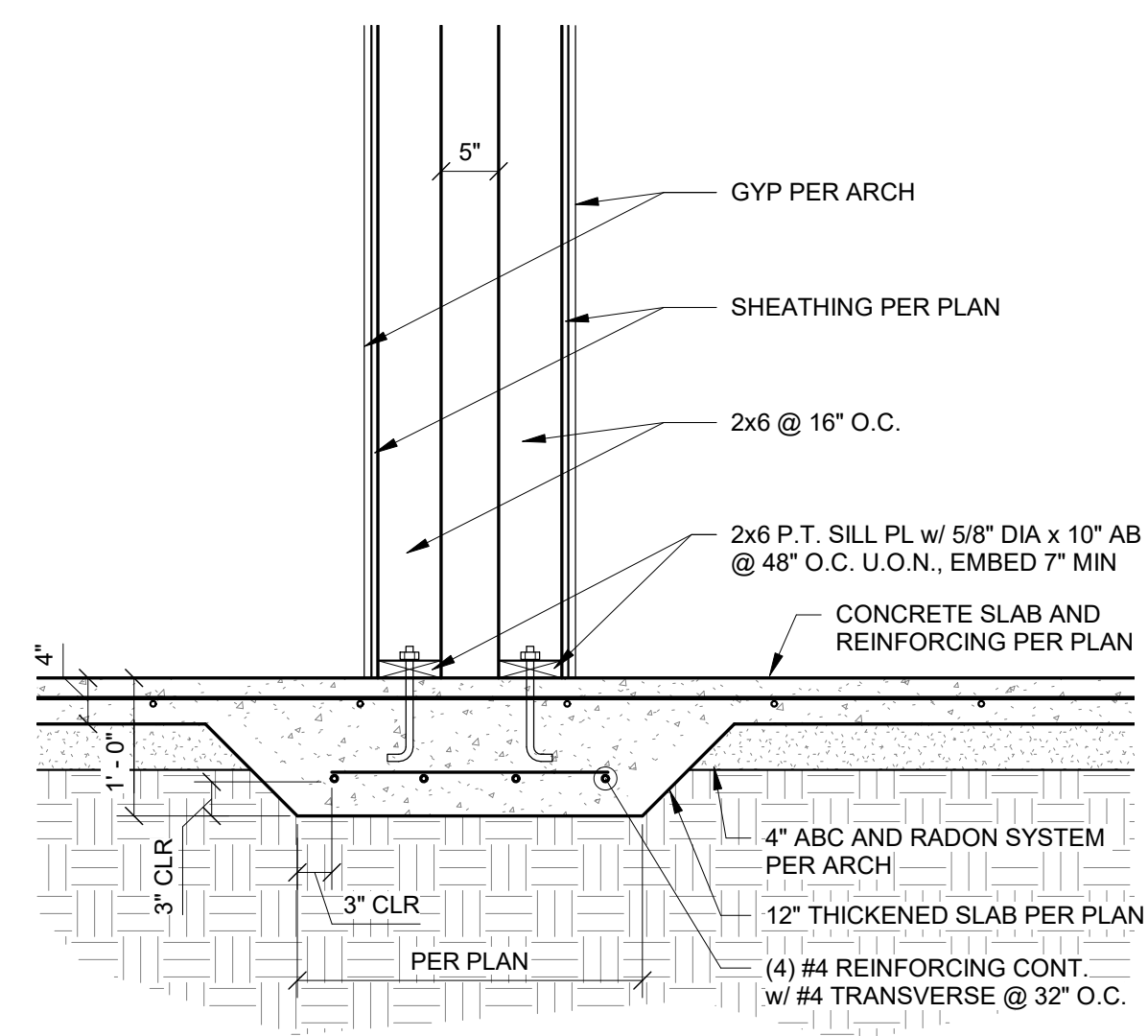
REVISION	DATE

DATE 8/9/23
 PROJECT NO 2350

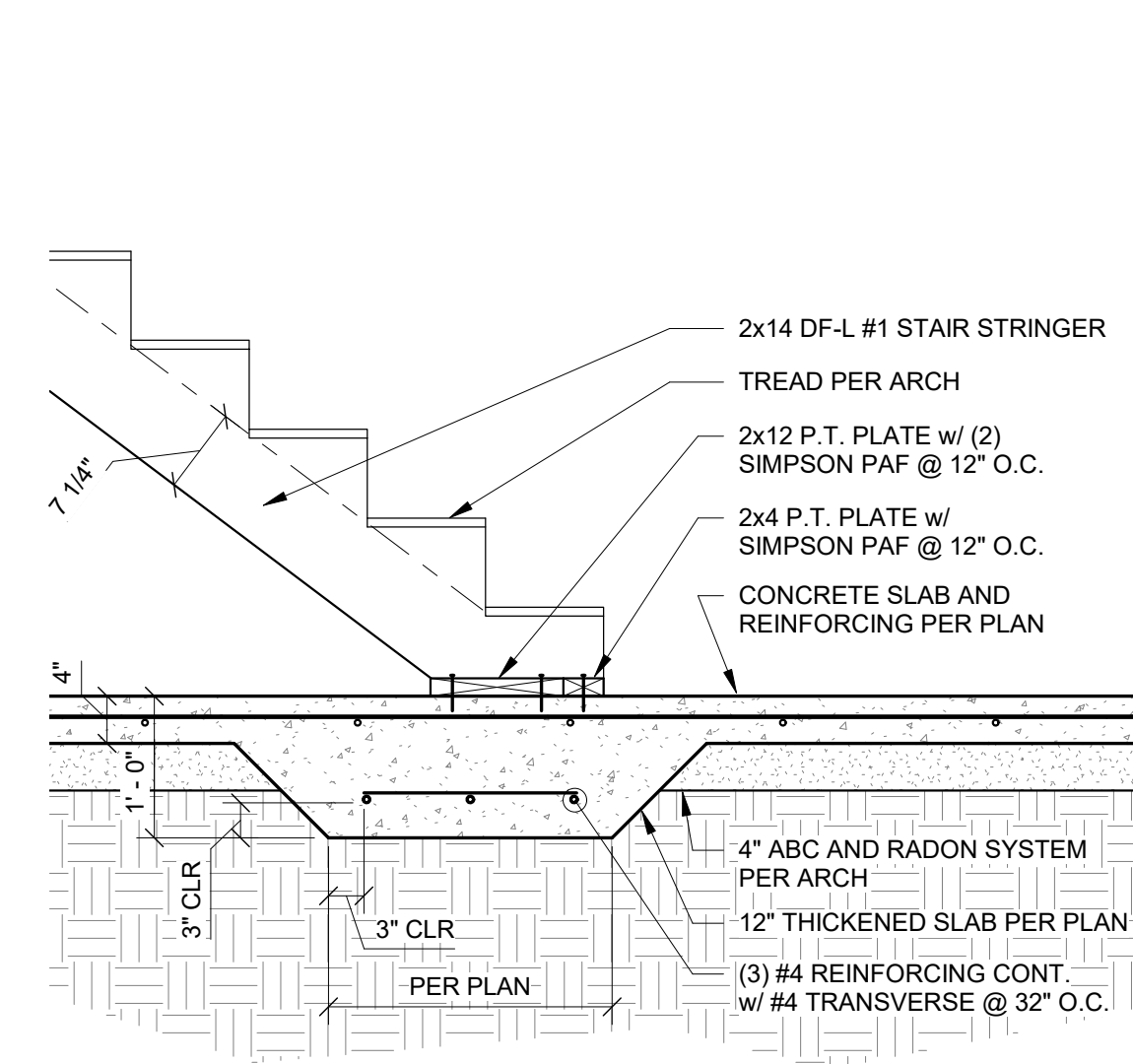
CARPORT
 FOUNDATION AND
 FRAMING



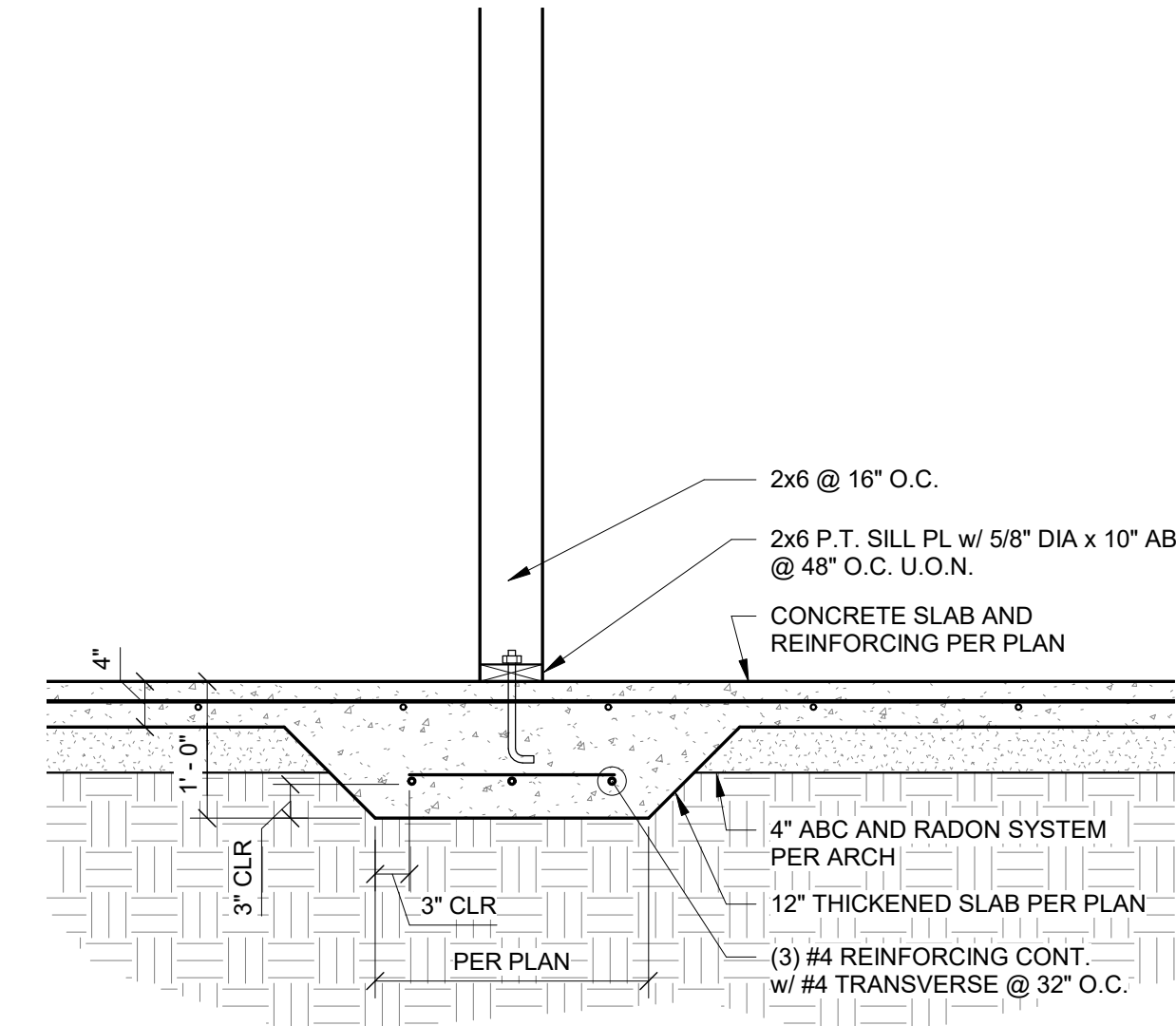
1 MONOLITHIC TURN DOWN SLAB
3/4" = 1'-0"



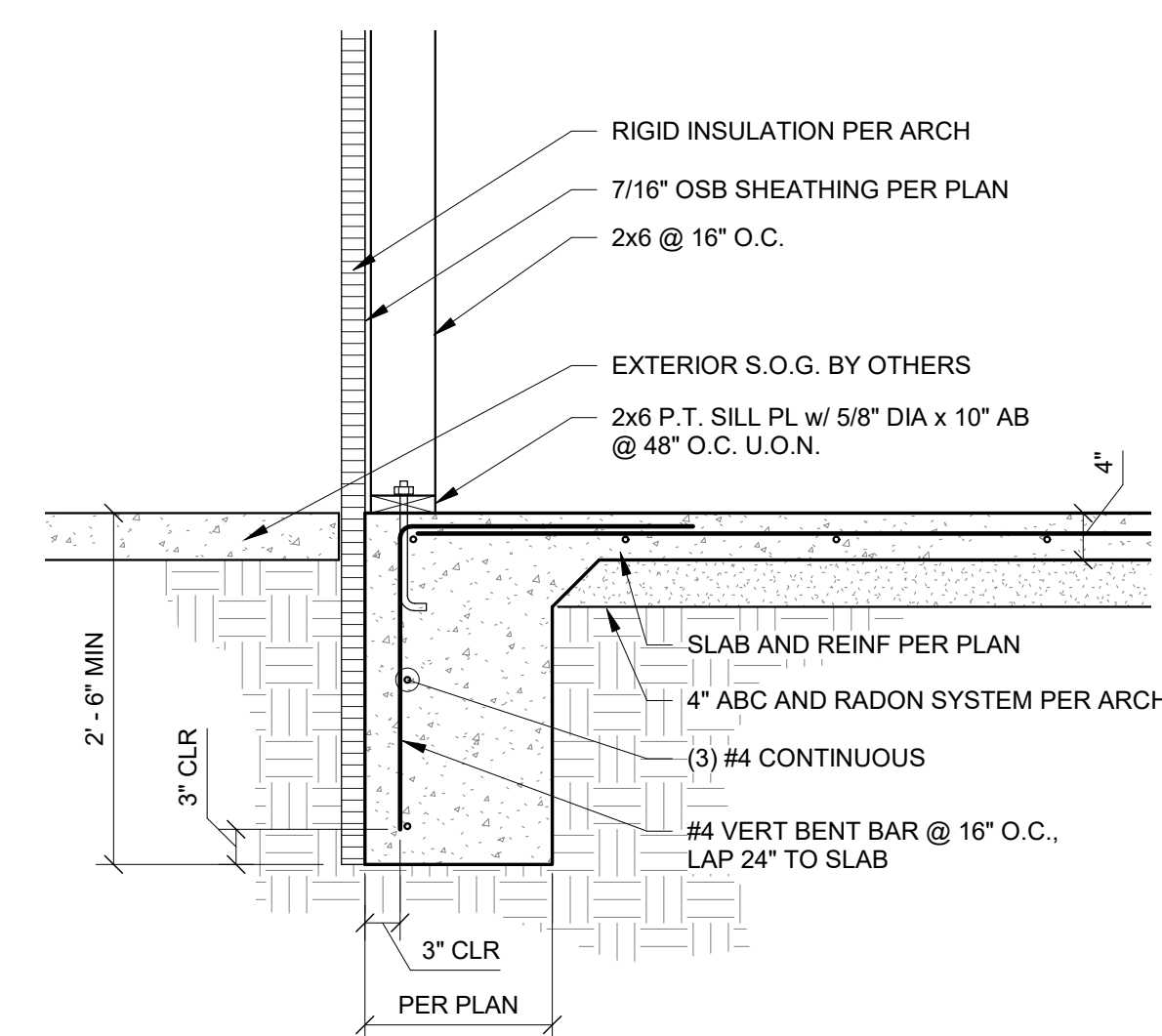
2 INTERIOR THICKENED SLAB AT DOUBLE WALL
3/4" = 1'-0"



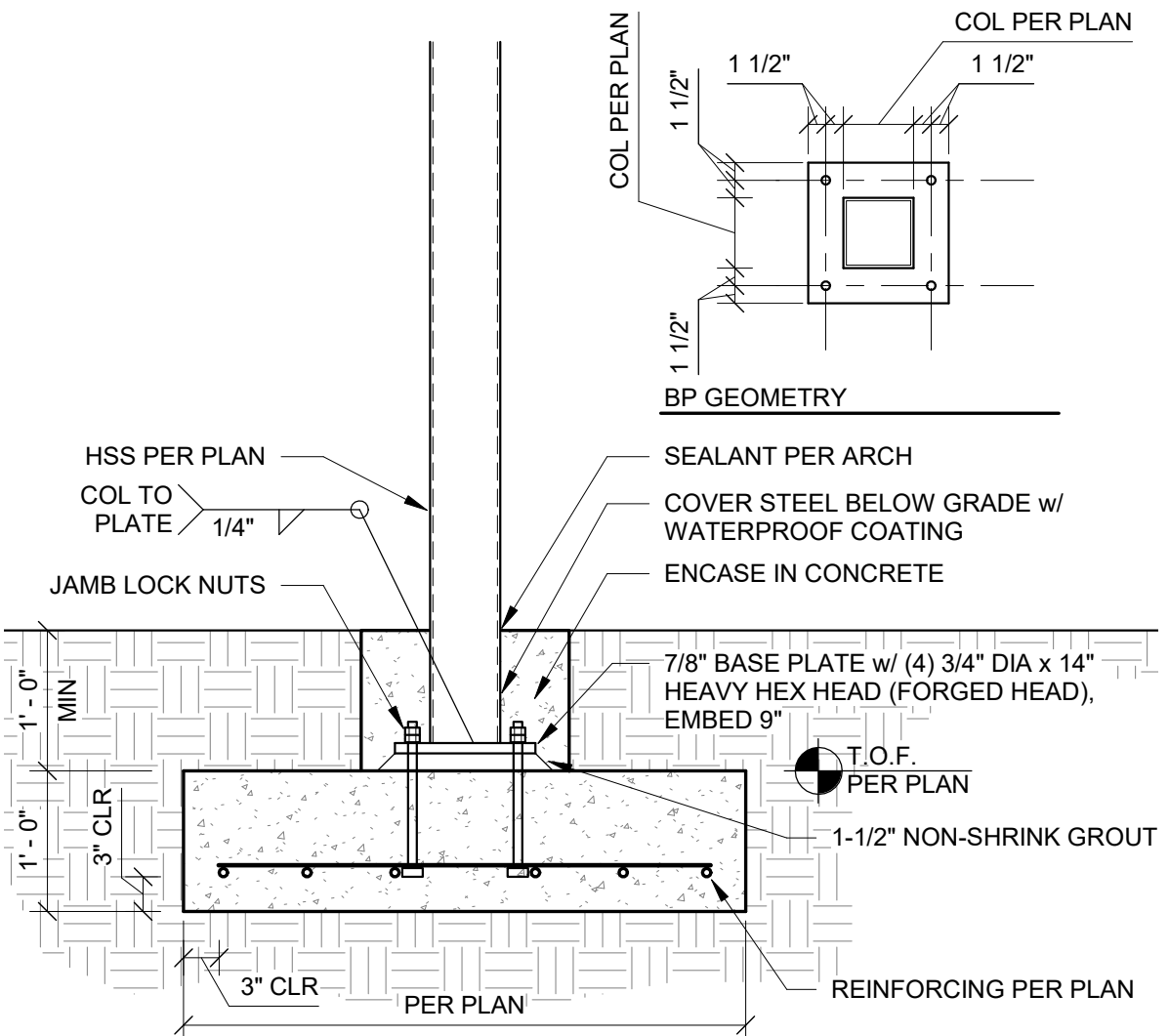
3 INTERIOR THICKENED SLAB AT STAIR STRINGERS
3/4" = 1'-0"



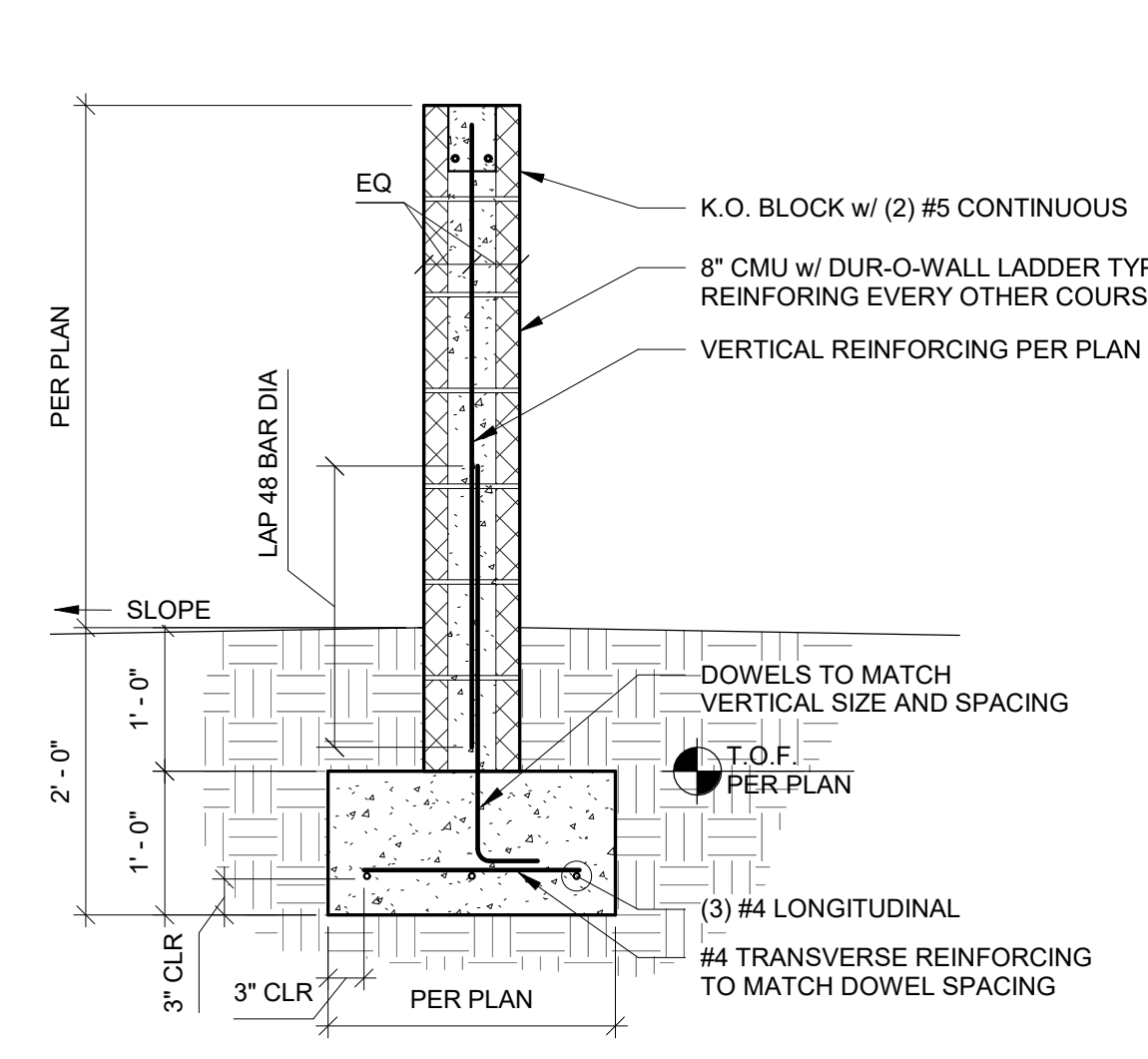
4 INTERIOR THICKENED SLAB
3/4" = 1'-0"



5 MONOLITHIC TURN DOWN SLAB AT EXTERIOR SLAB
3/4" = 1'-0"



6 HSS COLUMN AT SPOT FOOTING
3/4" = 1'-0"



7 CMU FREESTANDING WALL
3/4" = 1'-0"

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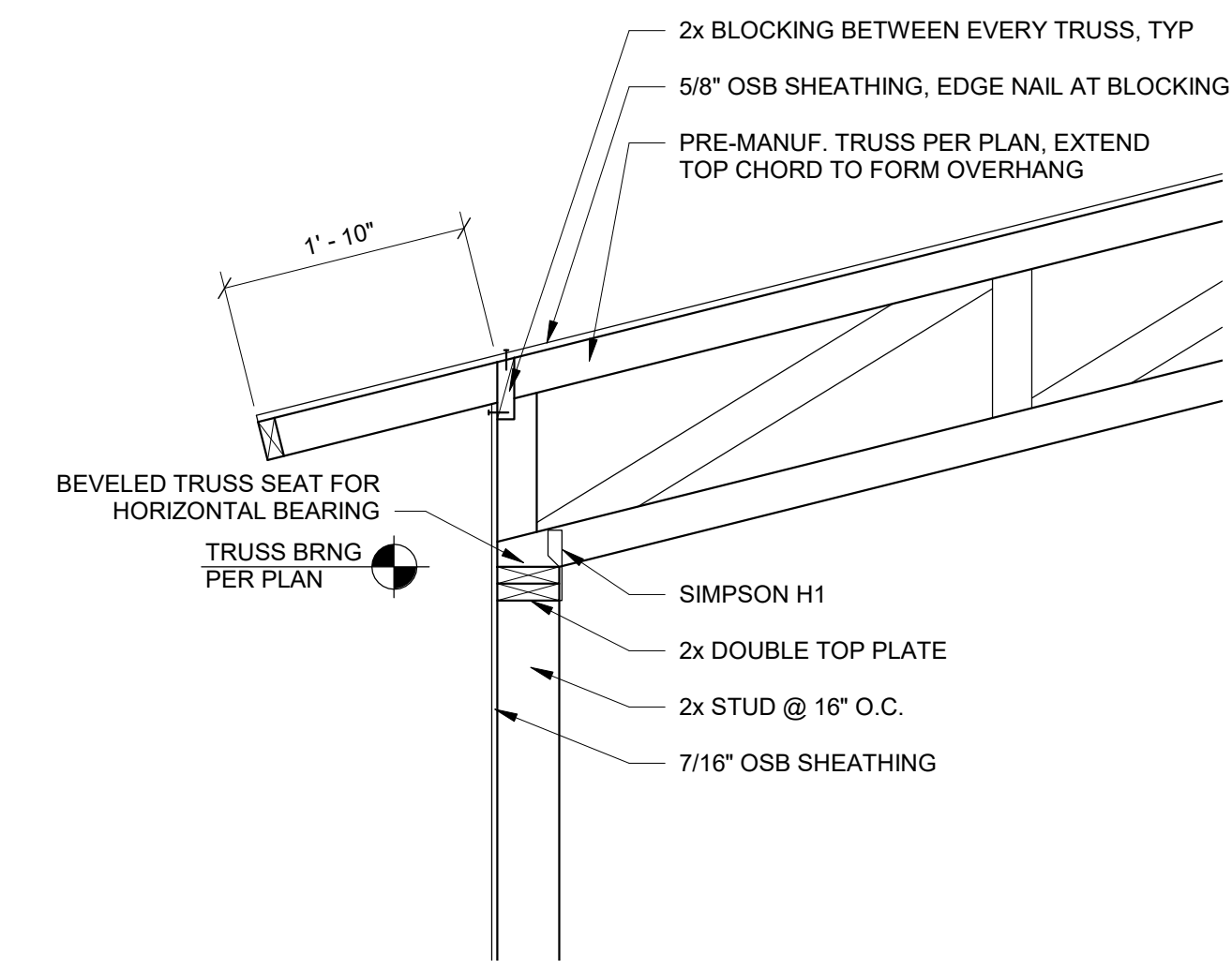
DATE 8/9/23

PROJECT NO 2350

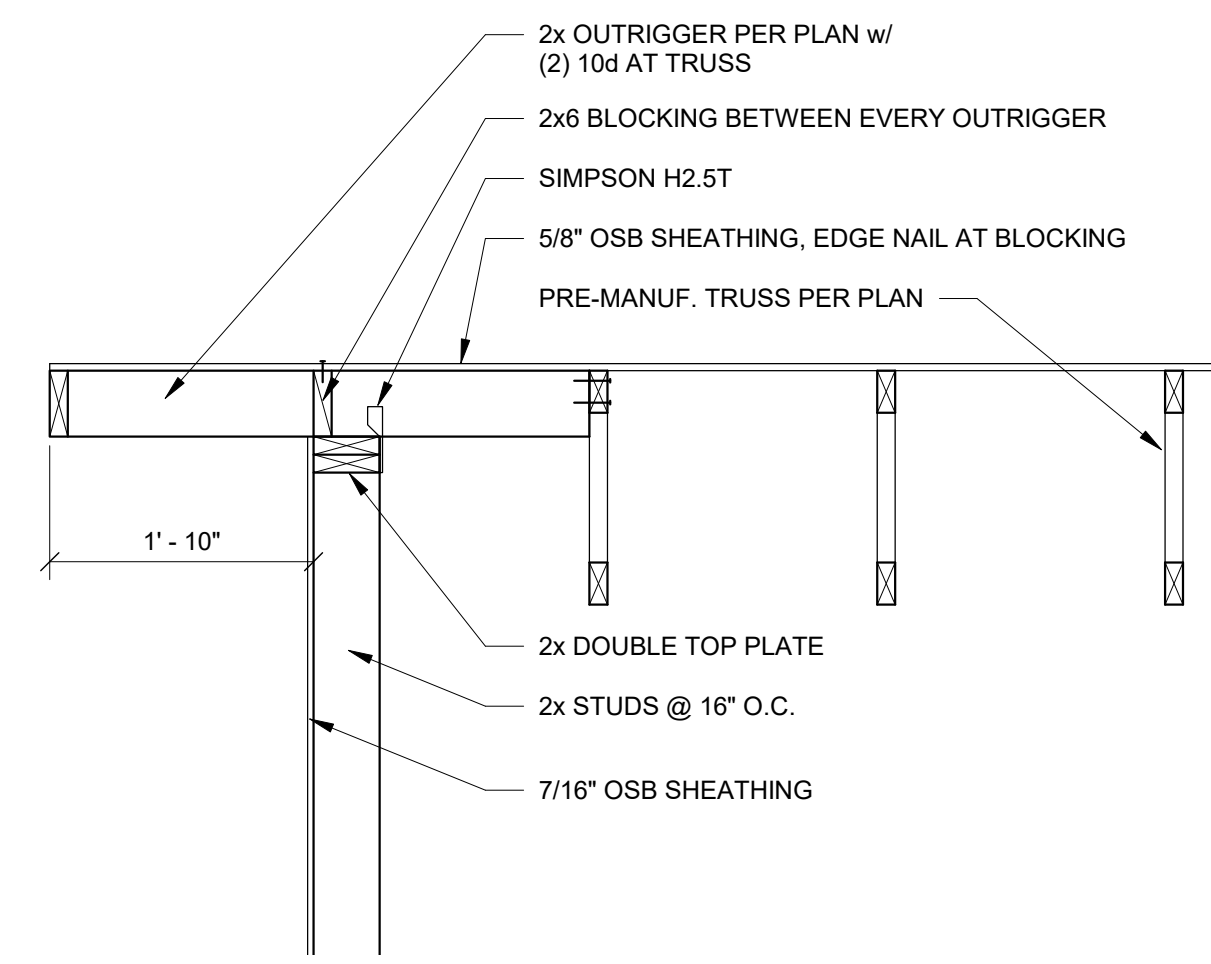
FOUNDATION
DETAILS

SHEET NO.

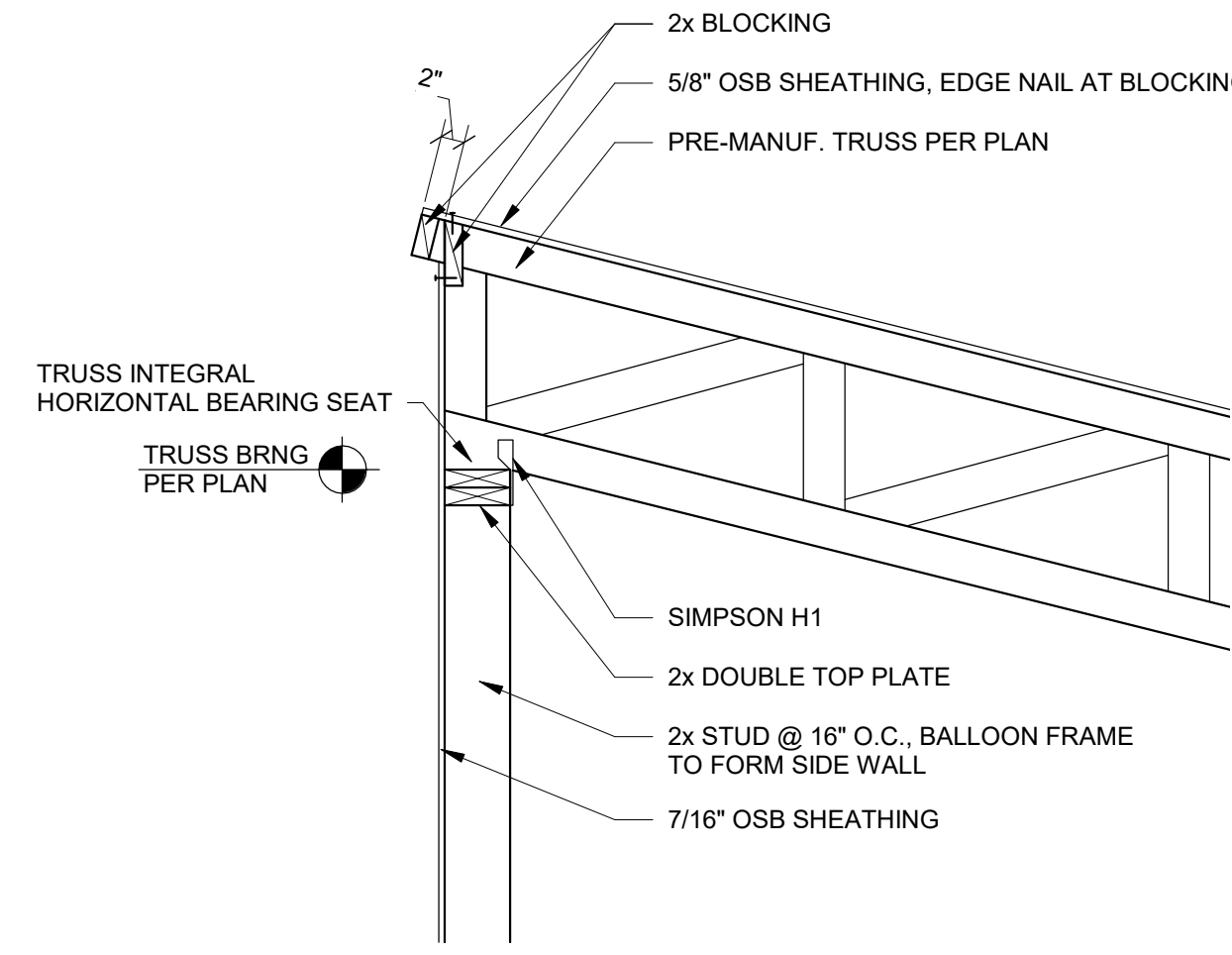
S301



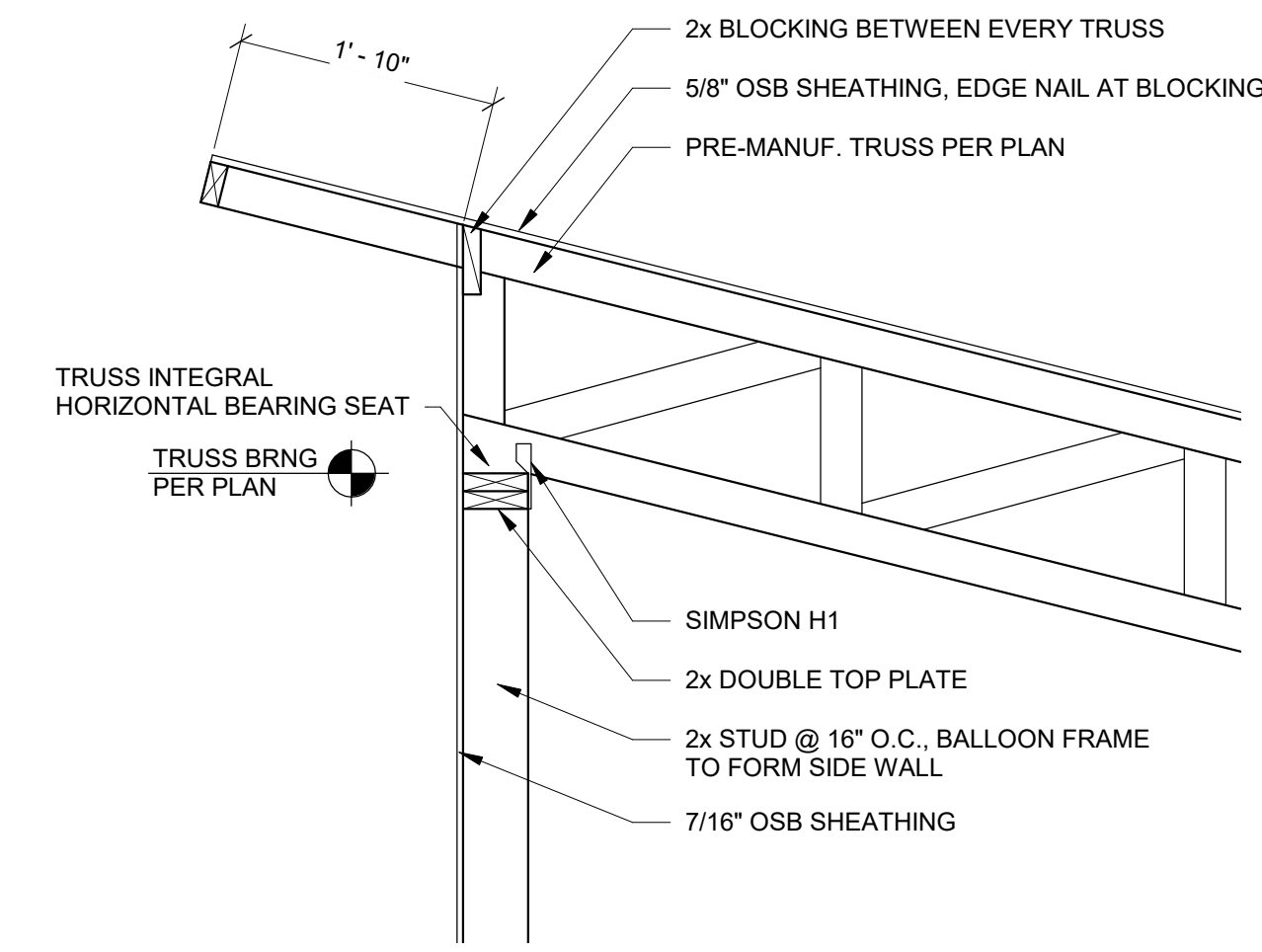
1 TRUSS BEARING (LOW END) - WITH TOP CHORD EXTENSION
3/4" = 1'-0"



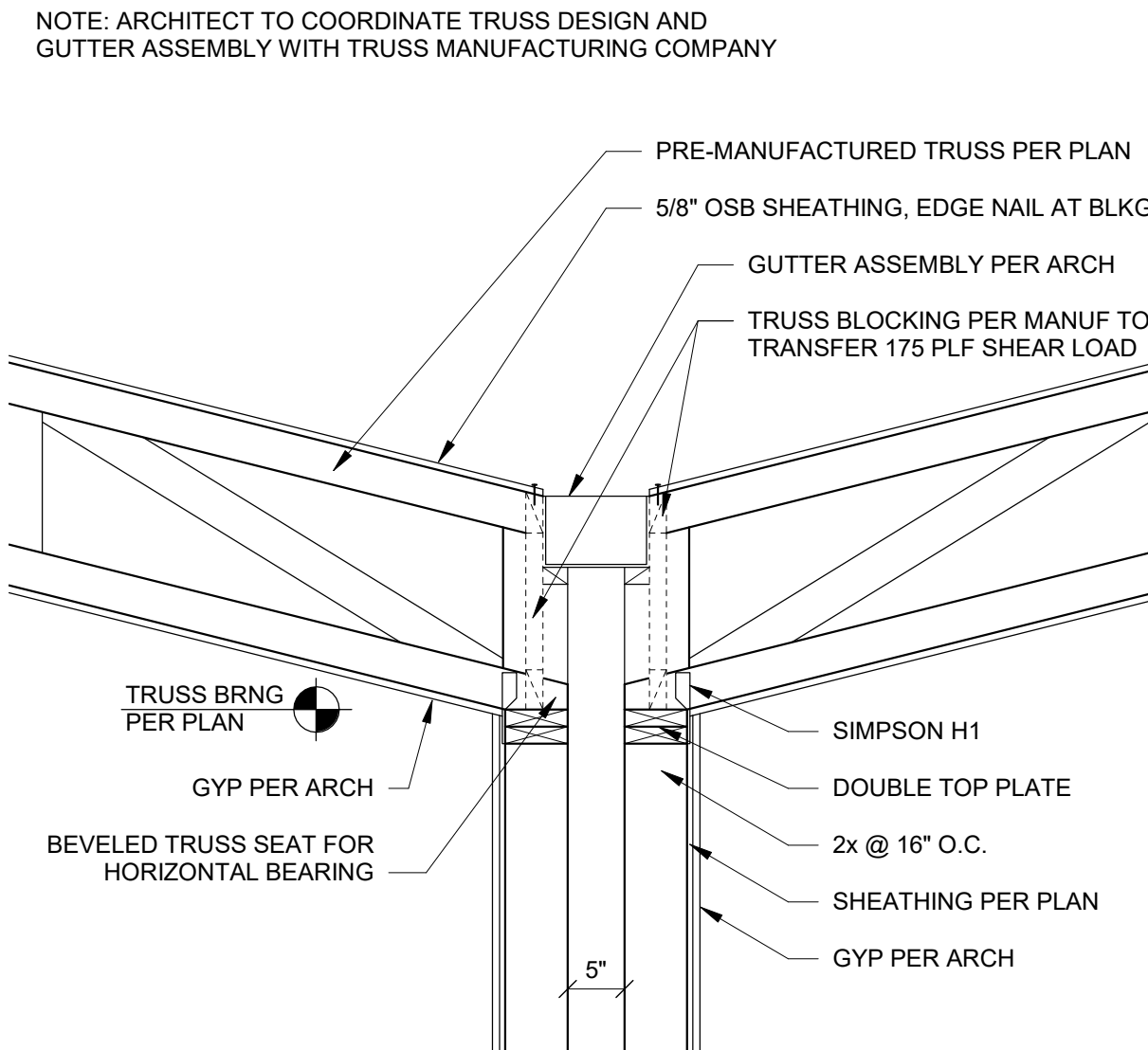
2 OUTRIGGER AT SIDE WALL
3/4" = 1'-0"



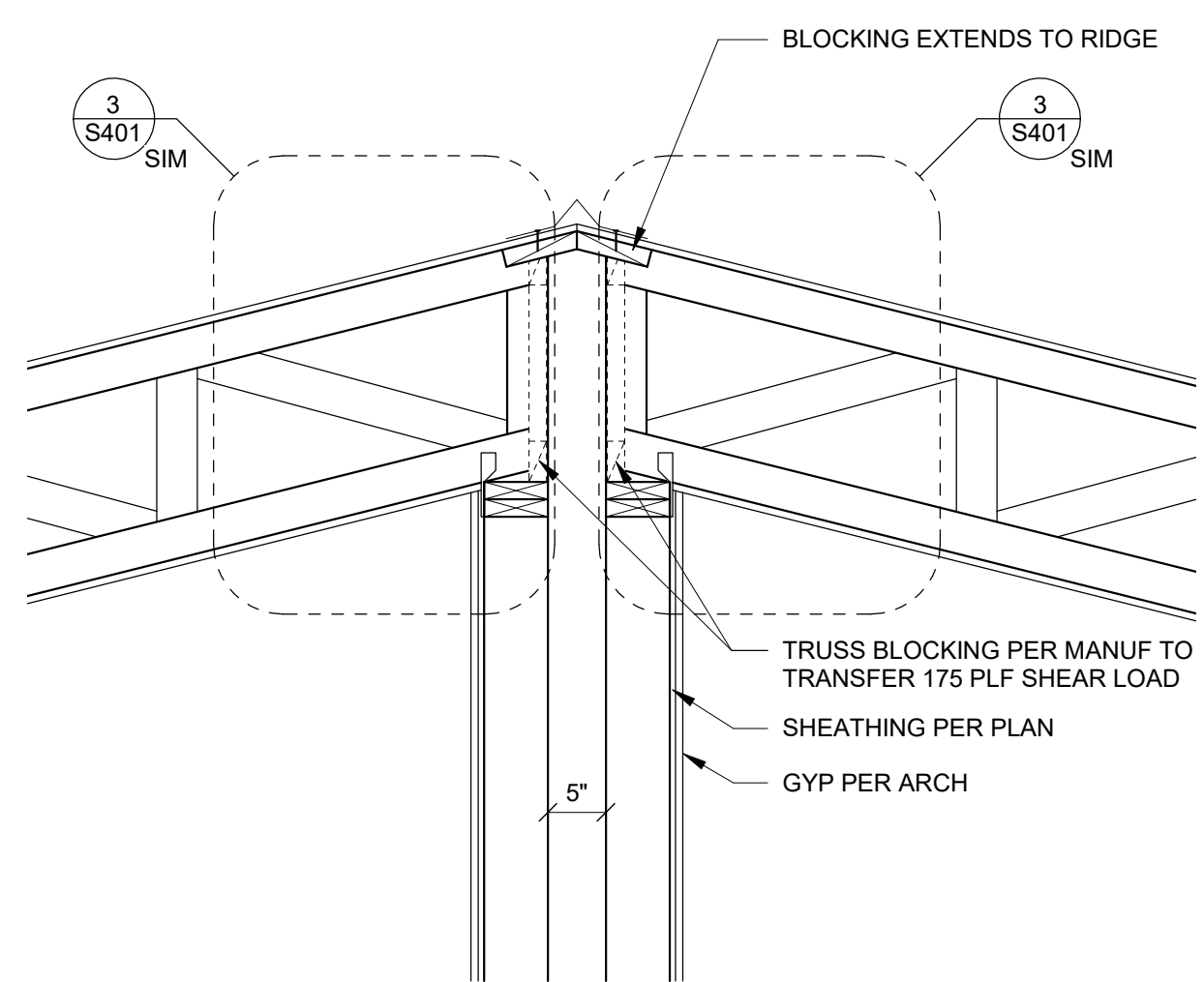
3 TRUSS BEARING (HIGH END) - NO TOP CHORD EXTENSION
3/4" = 1'-0"



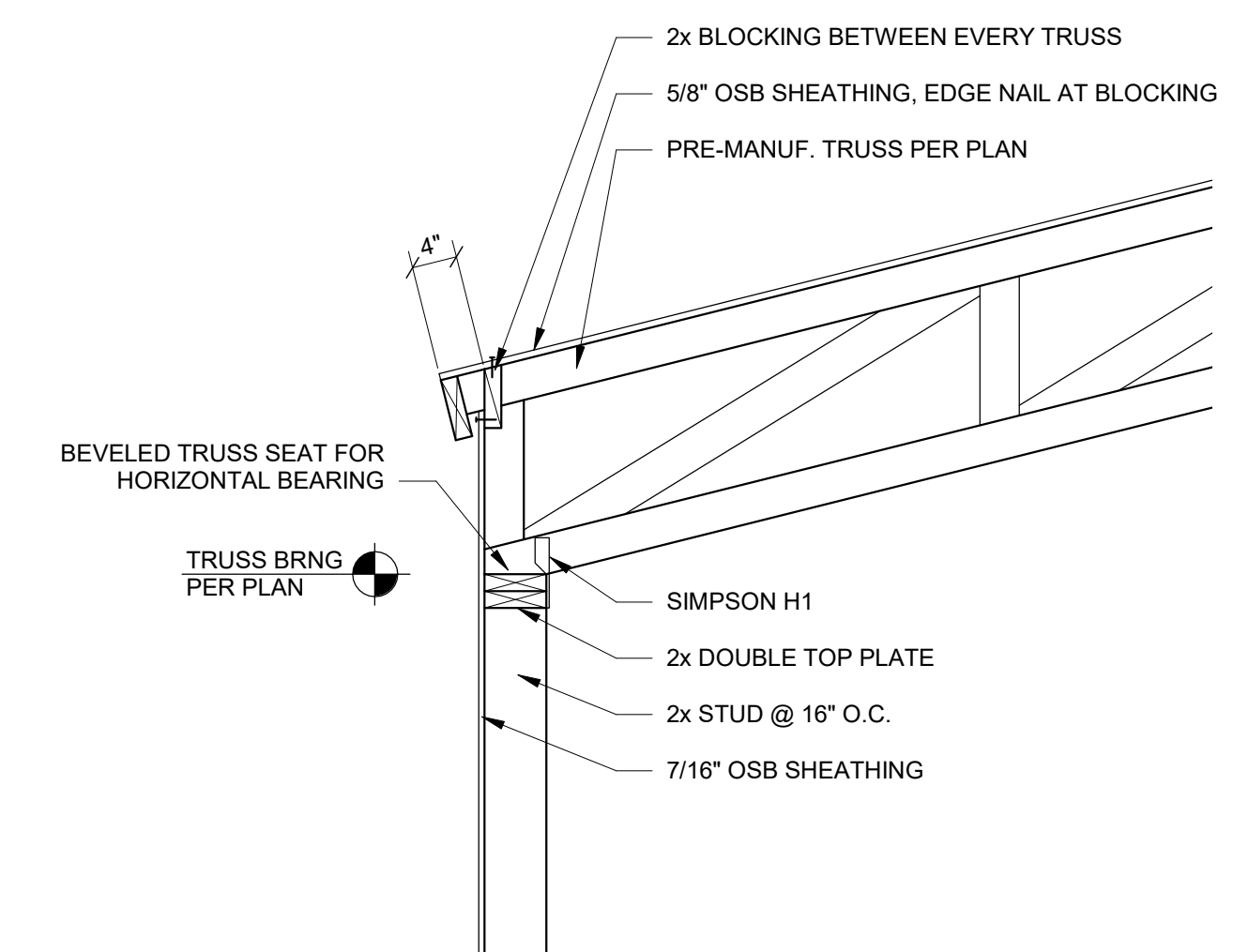
4 TRUSS BEARING (HIGH END) - WITH TOP CHORD EXTENSION
3/4" = 1'-0"



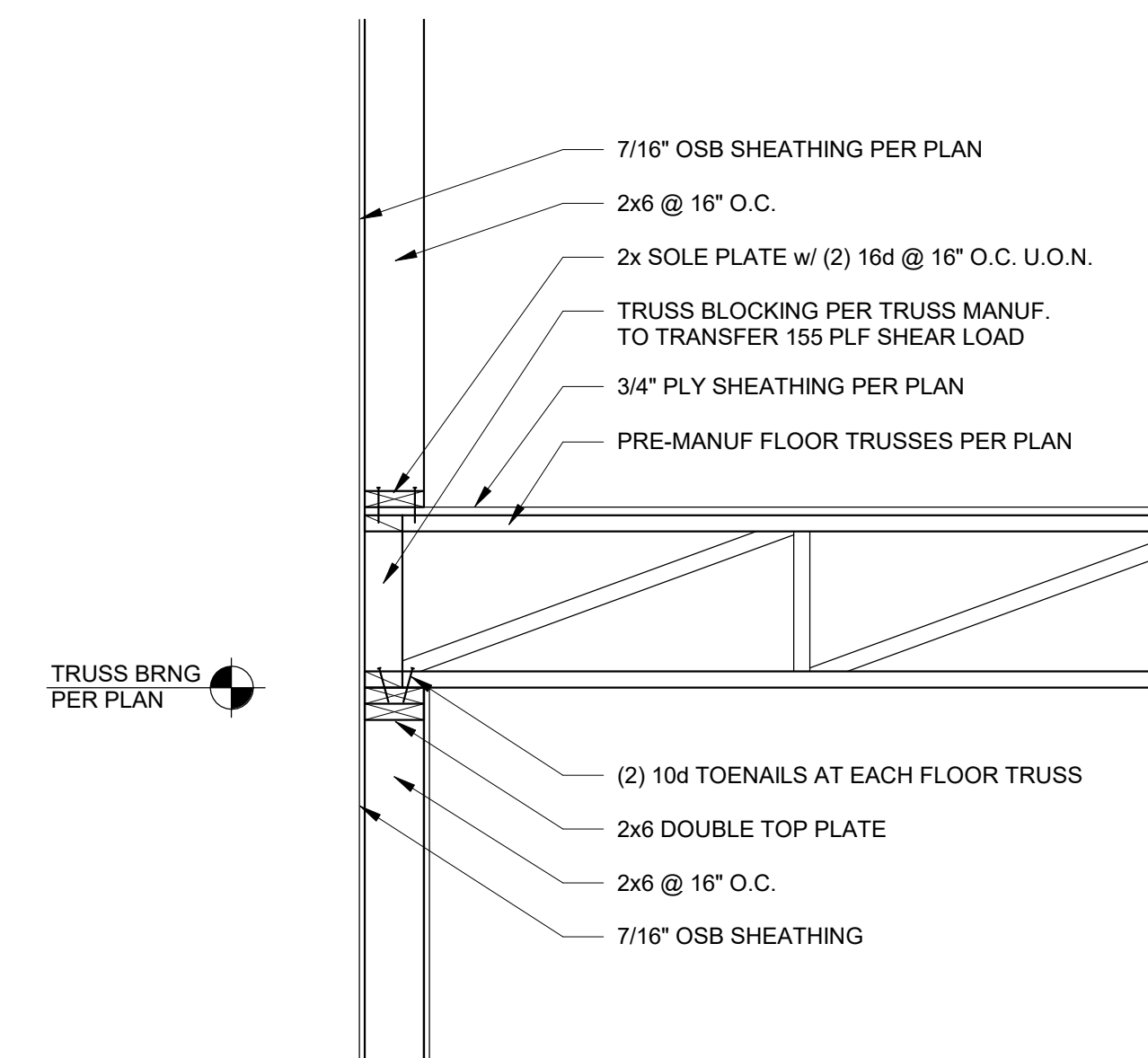
6 TRUSS BEARING - PARTY WALL AT VALLEY
3/4" = 1'-0"



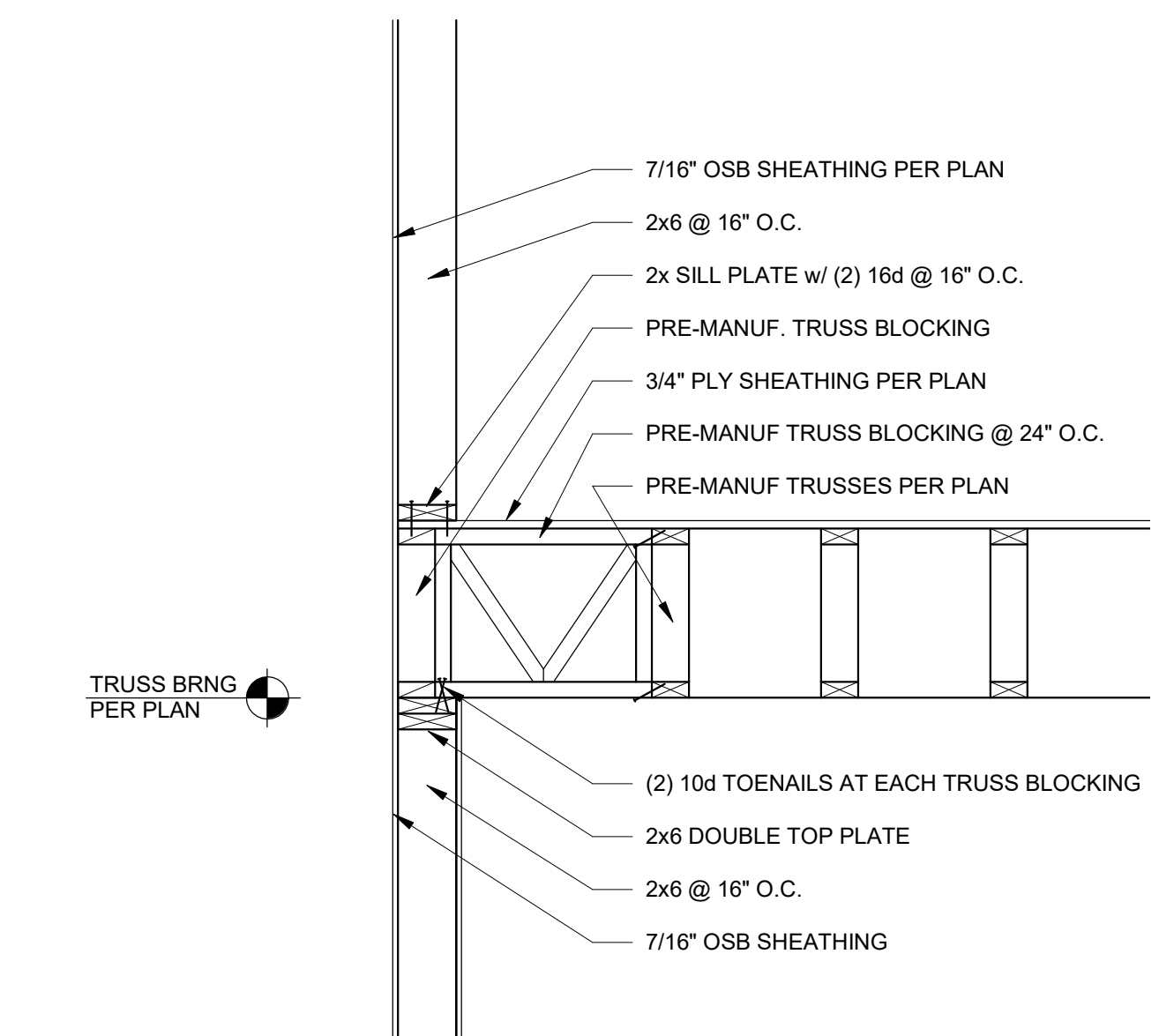
7 TRUSS BEARING - PARTY WALL AT RIDGE
3/4" = 1'-0"



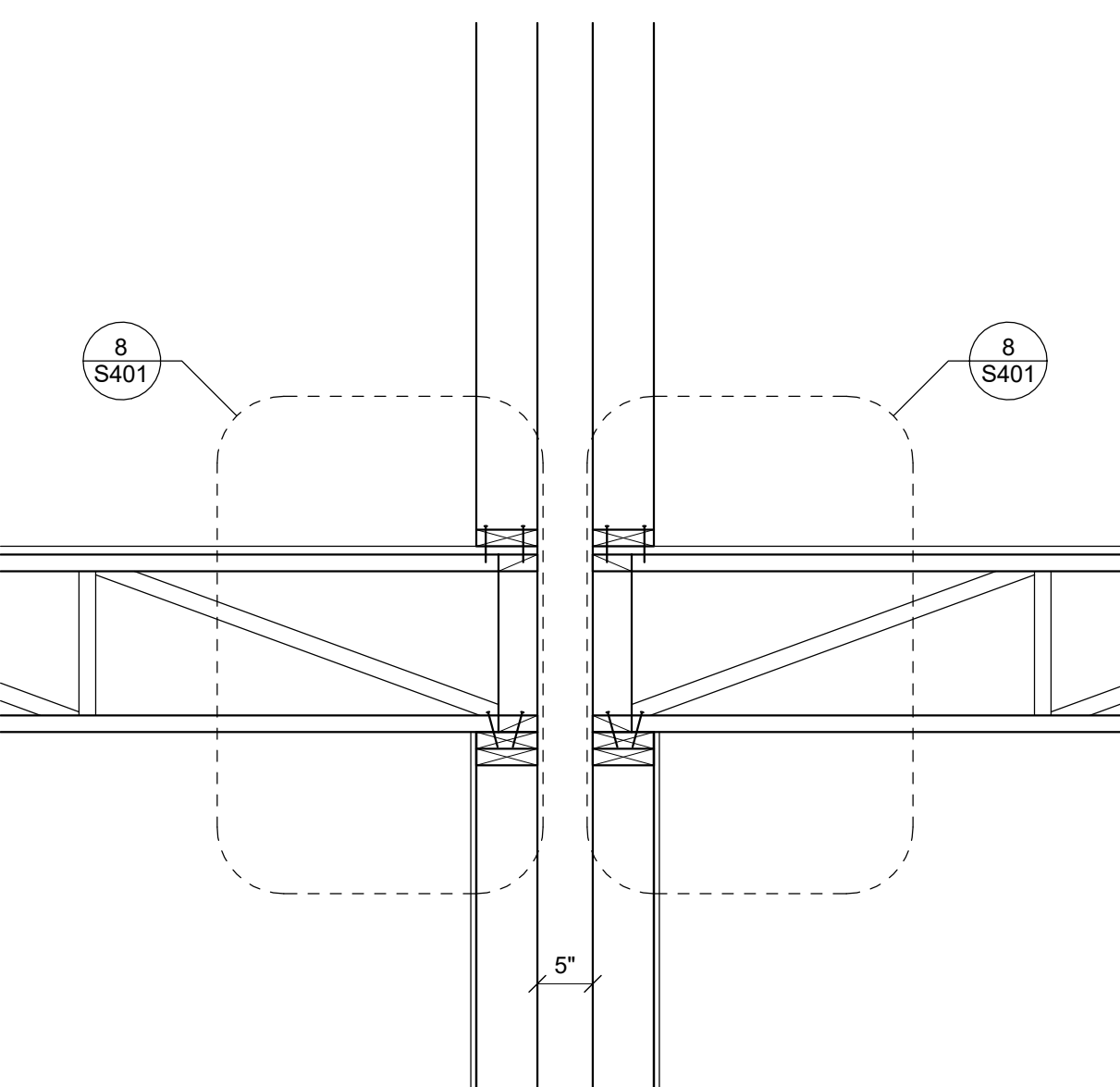
5 TRUSS BEARING (LOW END) - NO TOP CHORD EXTENSION
3/4" = 1'-0"



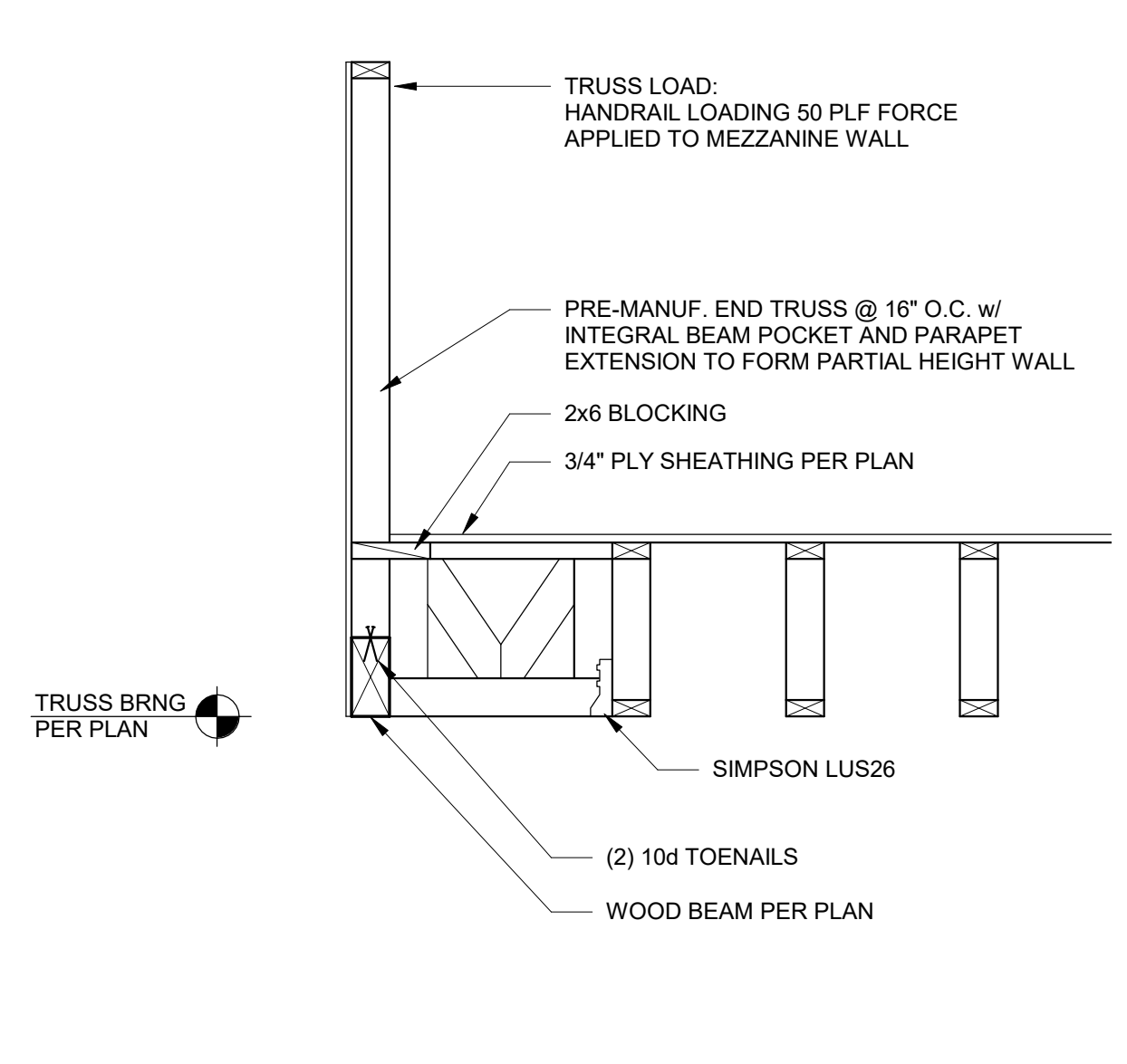
8 FLOOR TRUSS BEARING
3/4" = 1'-0"



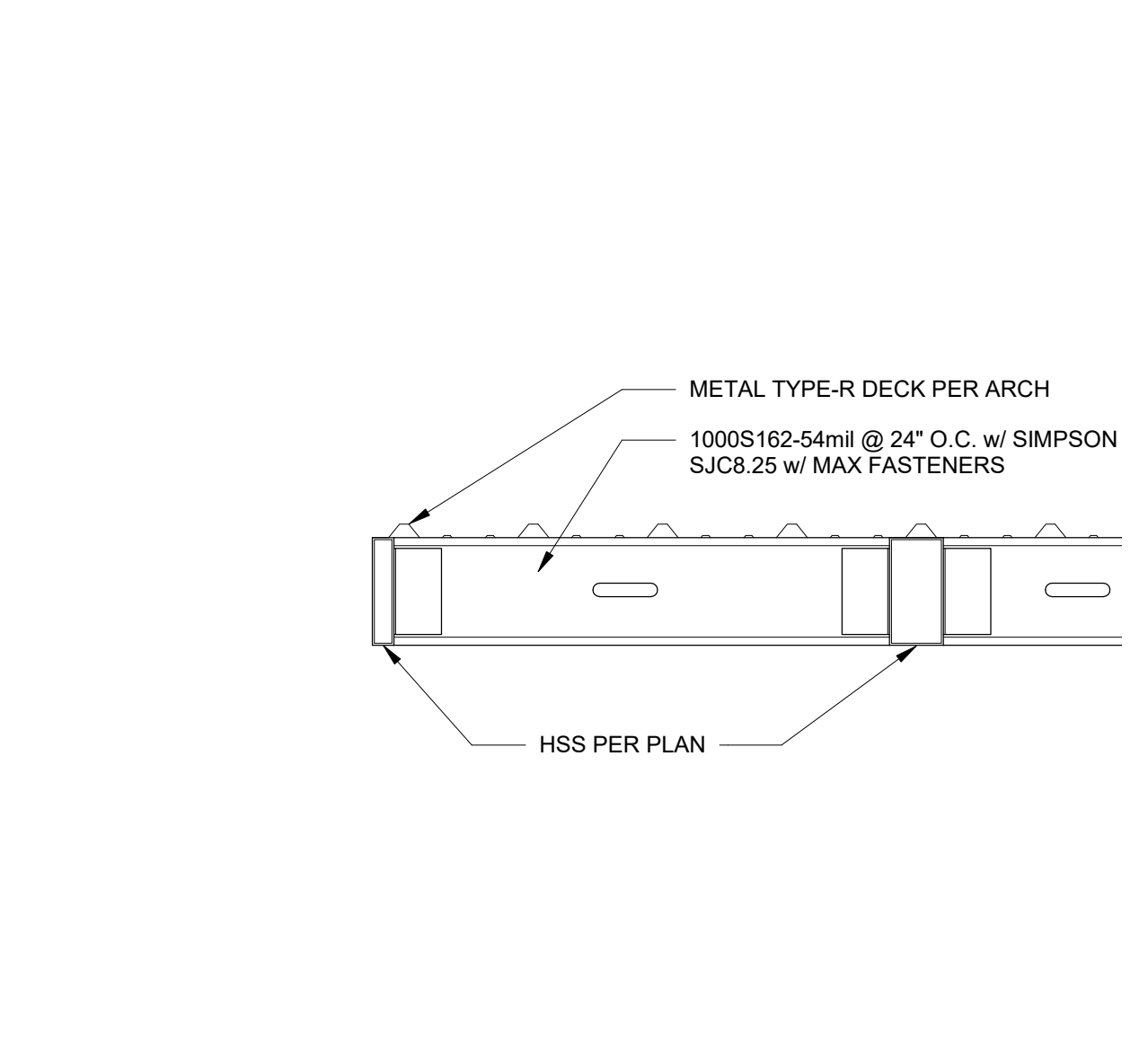
9 FLOOR TRUSS PARALLEL TO END WALL
3/4" = 1'-0"



10 FLOOR TRUSSES TO PARTY WALLS
3/4" = 1'-0"



11 END FLOOR TRUSSES AT UPPER LEVEL WALL
3/4" = 1'-0"



12 LIGHT GAUGE JOISTS AT EAVE EXTENSION
3/4" = 1'-0"

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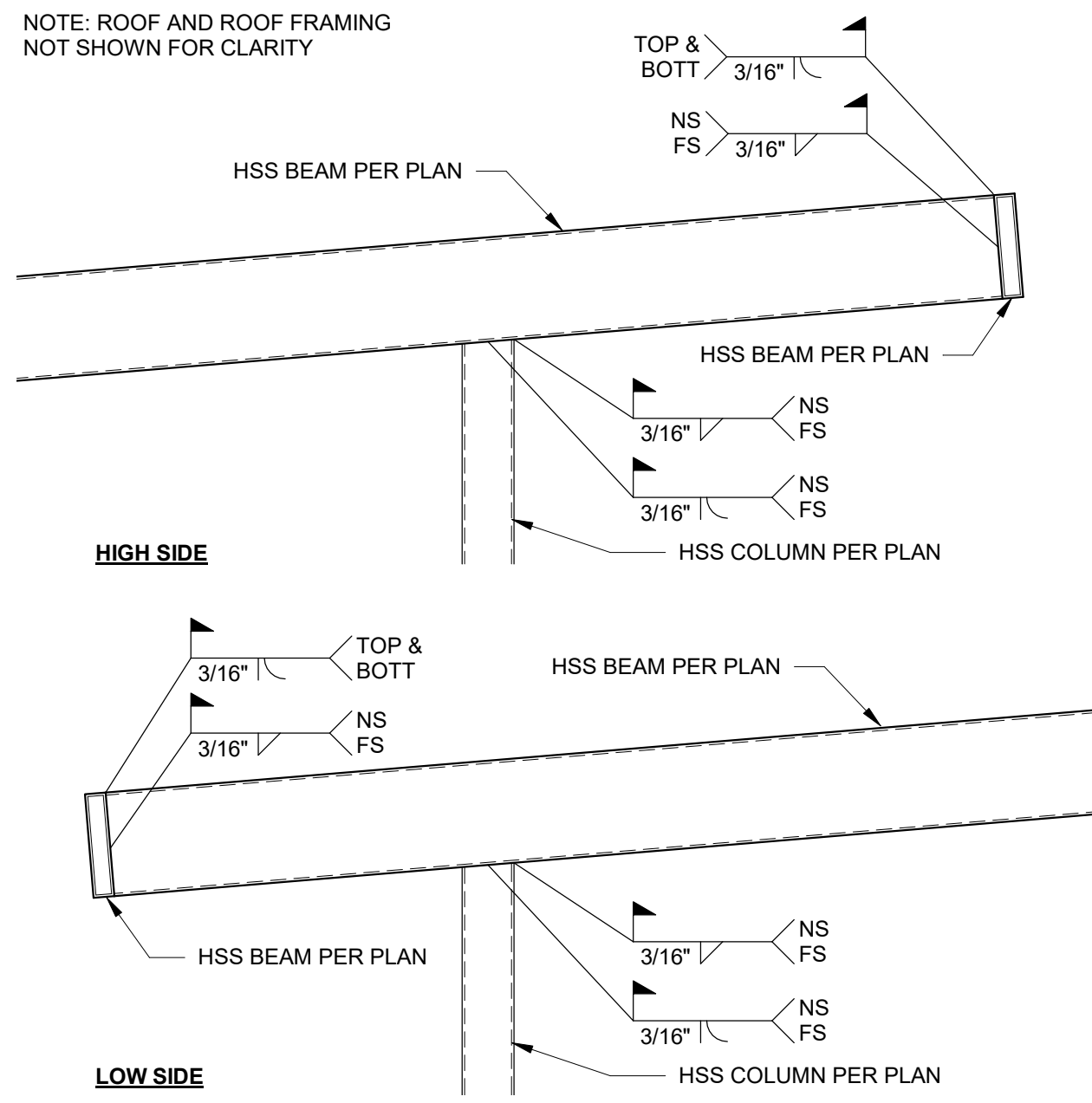
PROJECT NO 2350

FRAMING DETAILS

SHEET NO.

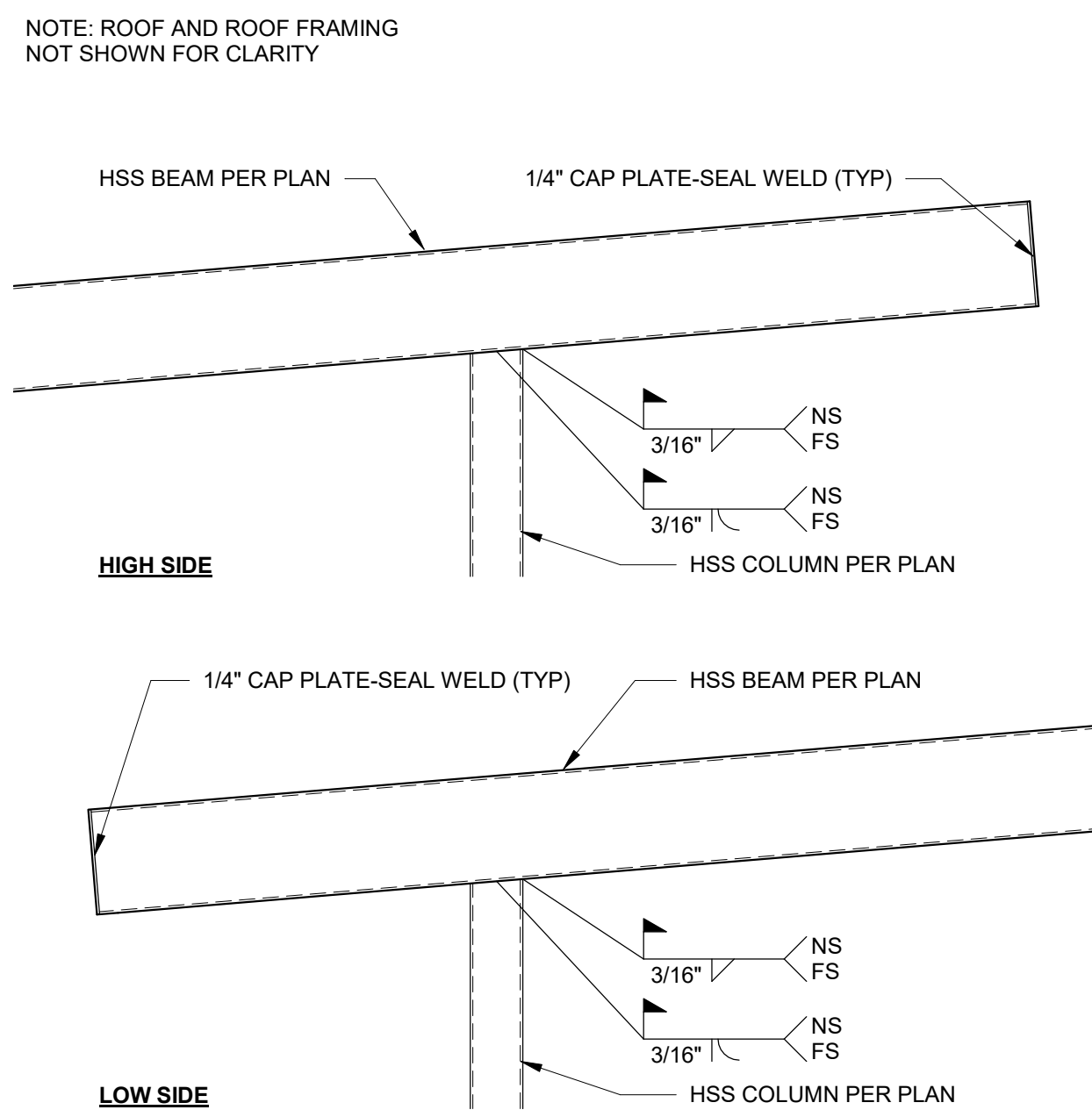
S401

NOTE: ROOF AND ROOF FRAMING NOT SHOWN FOR CLARITY

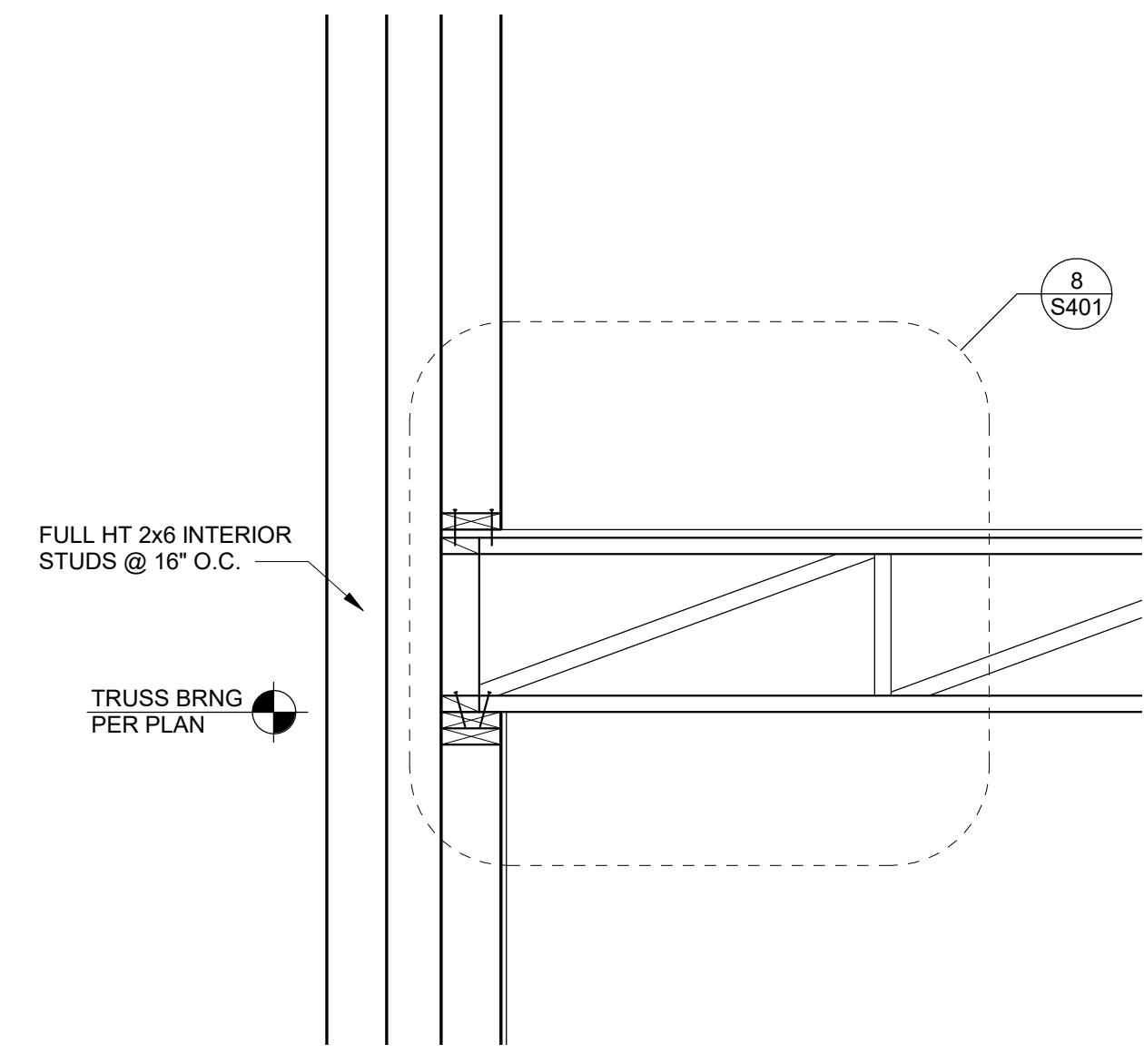


1 HSS AT FASCIA
3/4" = 1'-0"

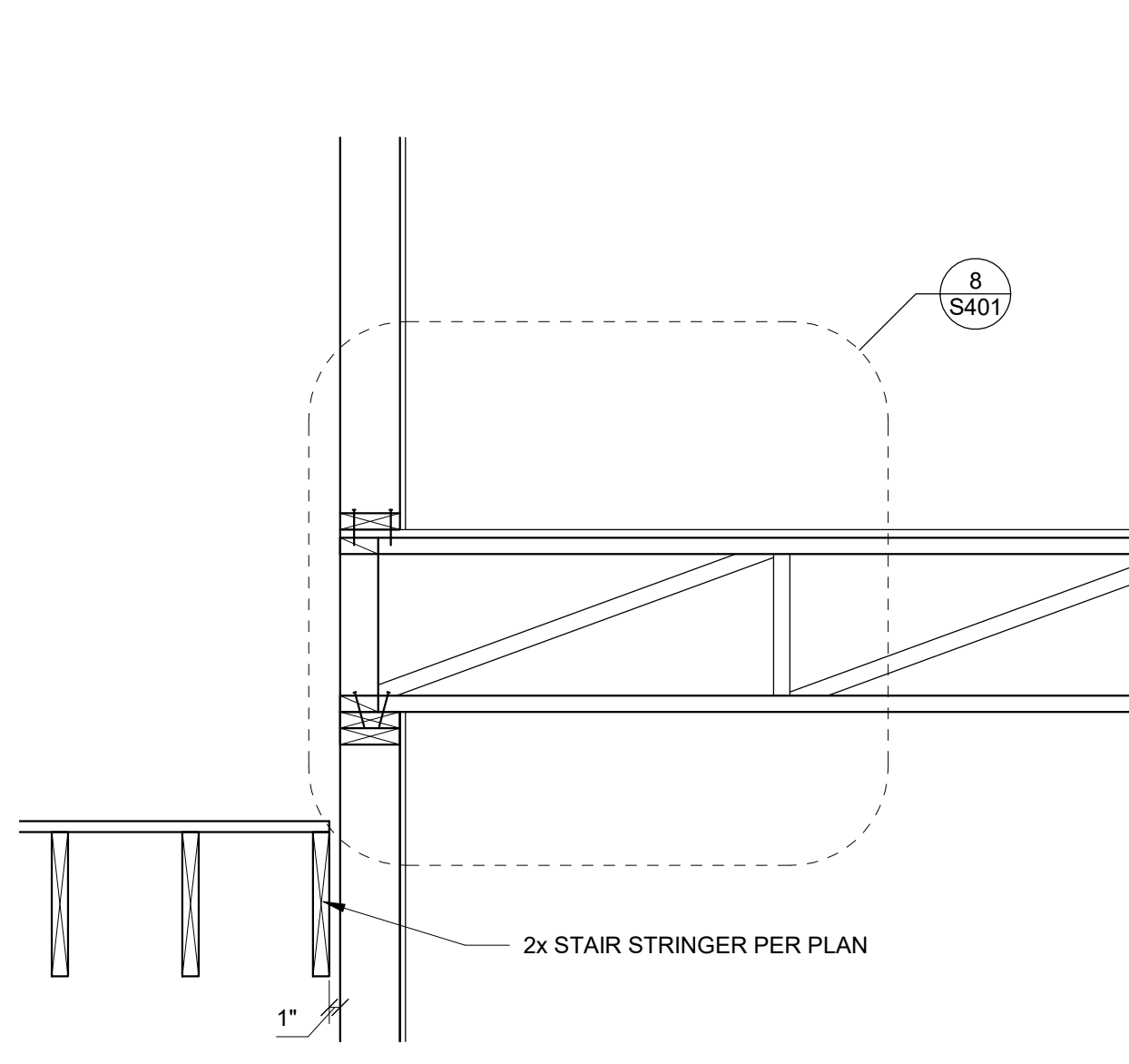
NOTE: ROOF AND ROOF FRAMING NOT SHOWN FOR CLARITY



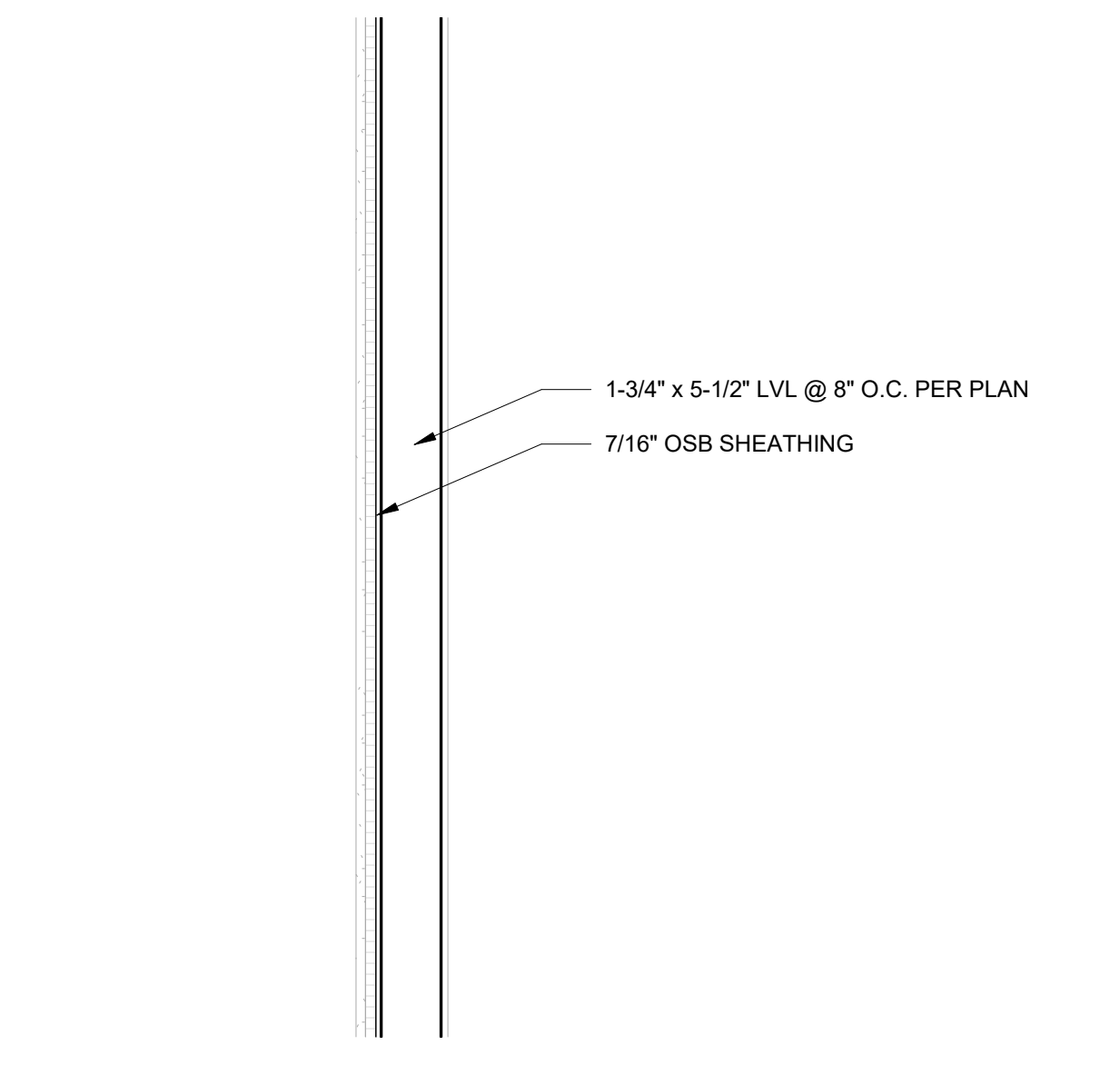
3 JOIST TO HSS BEAM
3/4" = 1'-0"



4 FLOOR TRUSS AT FULL HEIGHT PARTY WALL
3/4" = 1'-0"



5 FLOOR TRUSS AT INTERIOR BEARING
3/4" = 1'-0"



6 FULL HEIGHT LVL STUD WALL
3/4" = 1'-0"



GENERAL NOTES

- A. ALL DIMENSIONS ARE FACE OF STUD UNLESS OTHERWISE NOTED.
- B. FIELD VERIFY ALL DIMENSIONS.
- C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
- D. ALL WALL TO HAVE 4" STRAIGHT MDF BASE, PAINTED TO MATCH WALL.
- E. ALL EXPOSED STEEL TO BE PAINTED.
- F. ALL GYPSUM BOARD WALLS AND CEILINGS TO BE PAINTED.

KEYED NOTES

- 1. XX.

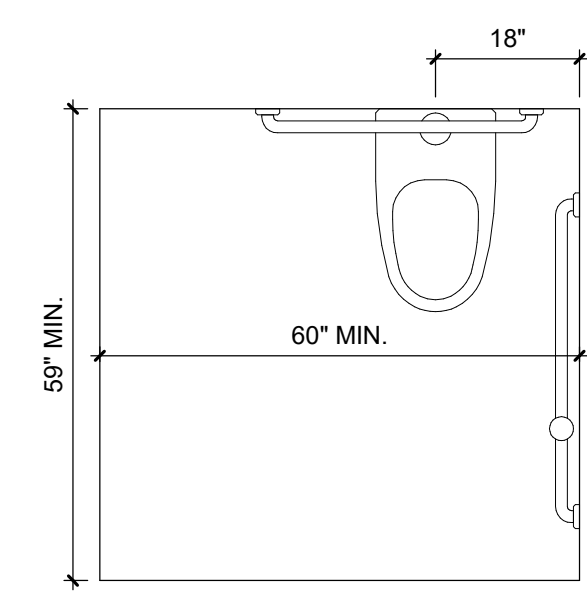


FIGURE 604.8.1.1
SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT

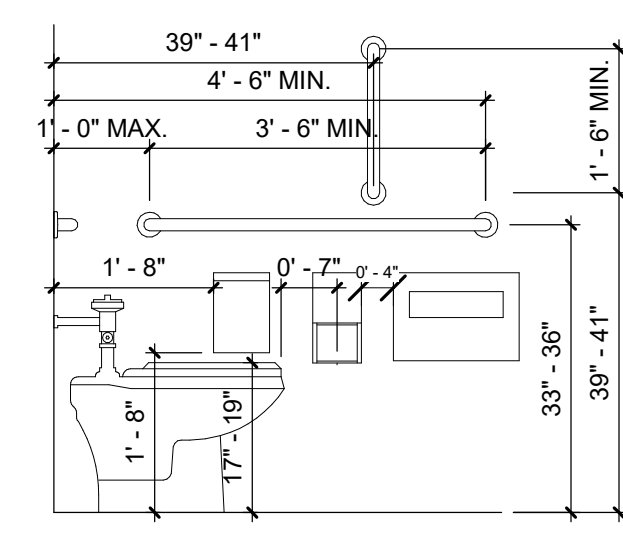


FIGURE 604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

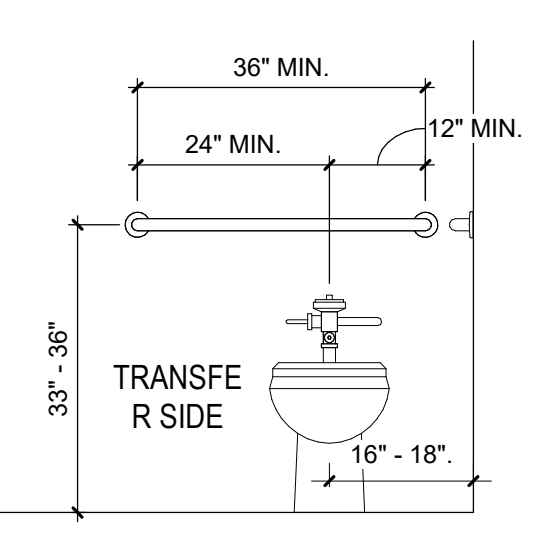


FIGURE 604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS

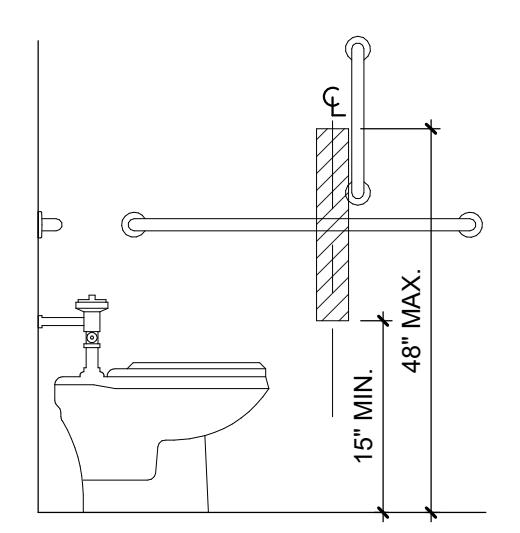


FIGURE 604.7
DISPENSER OUTLET LOCATION

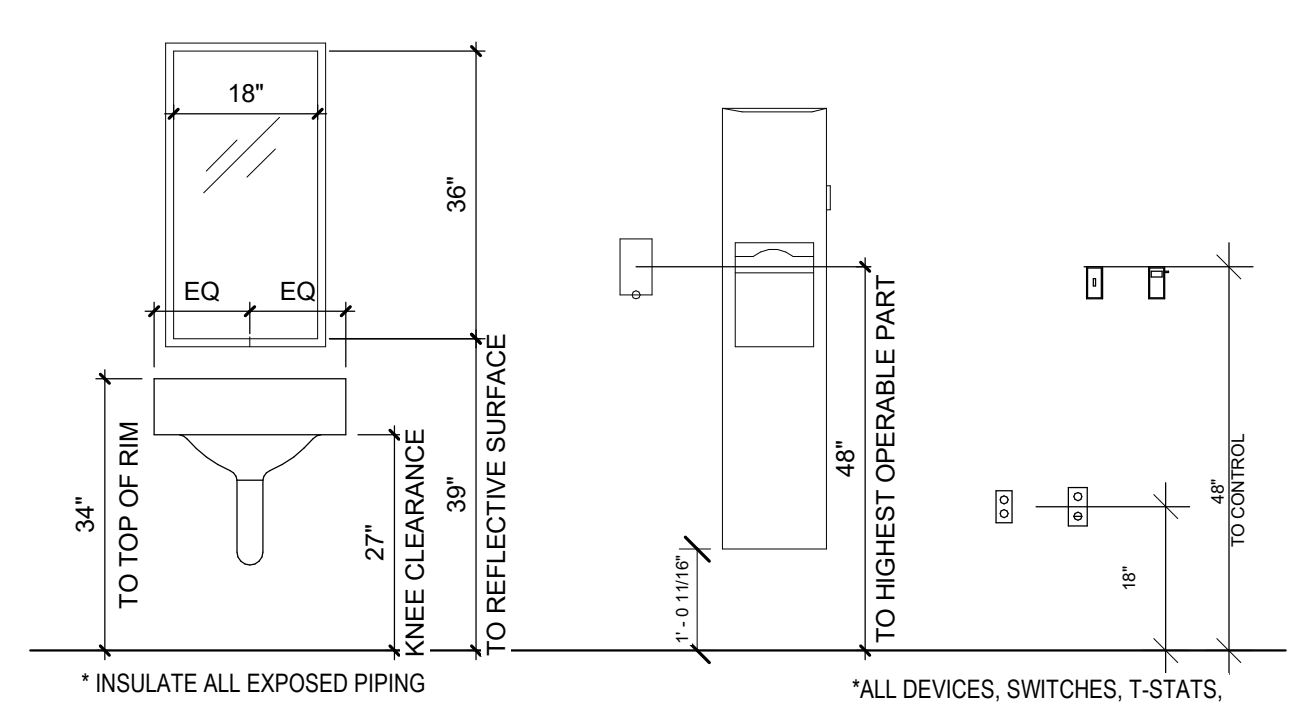
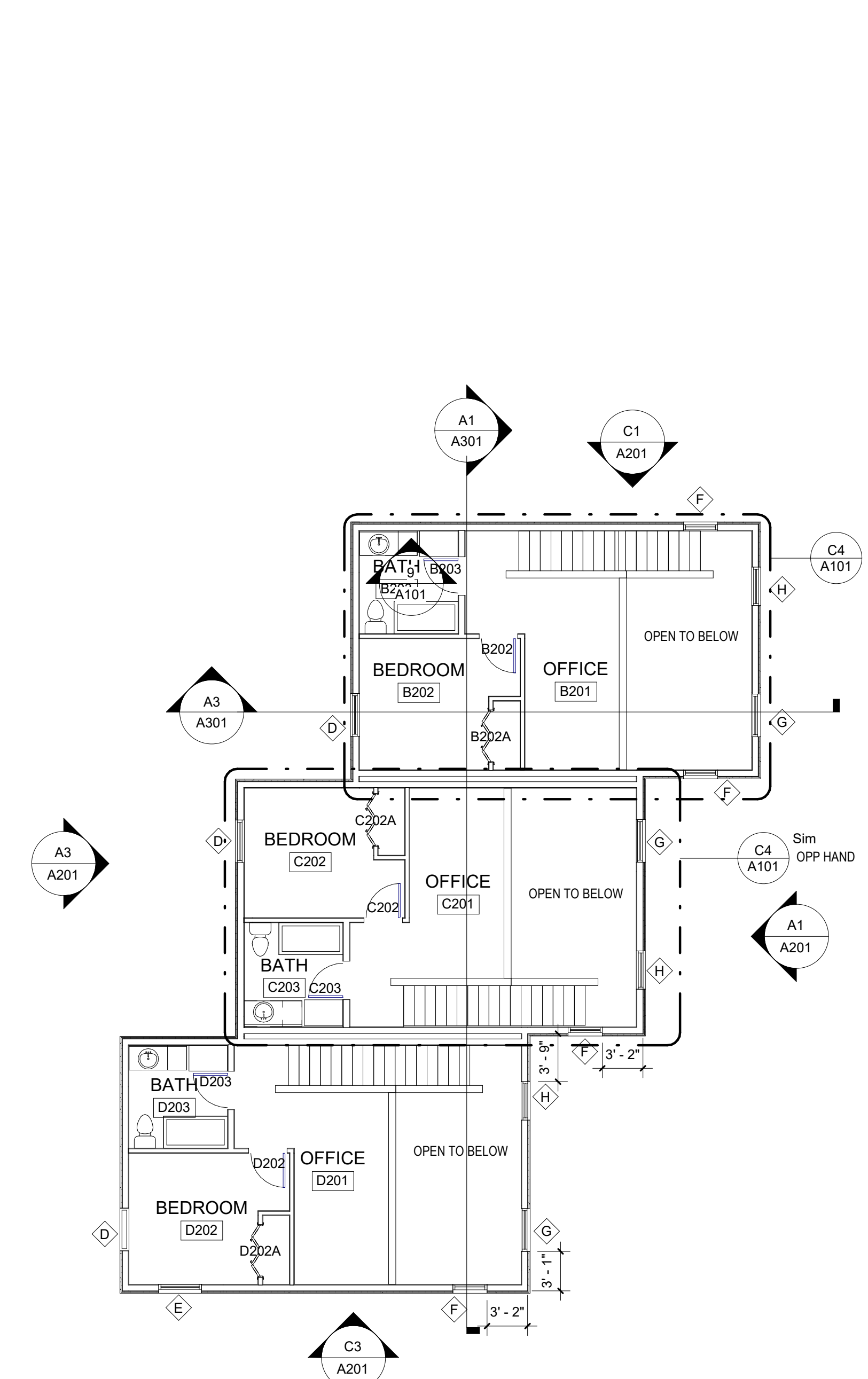
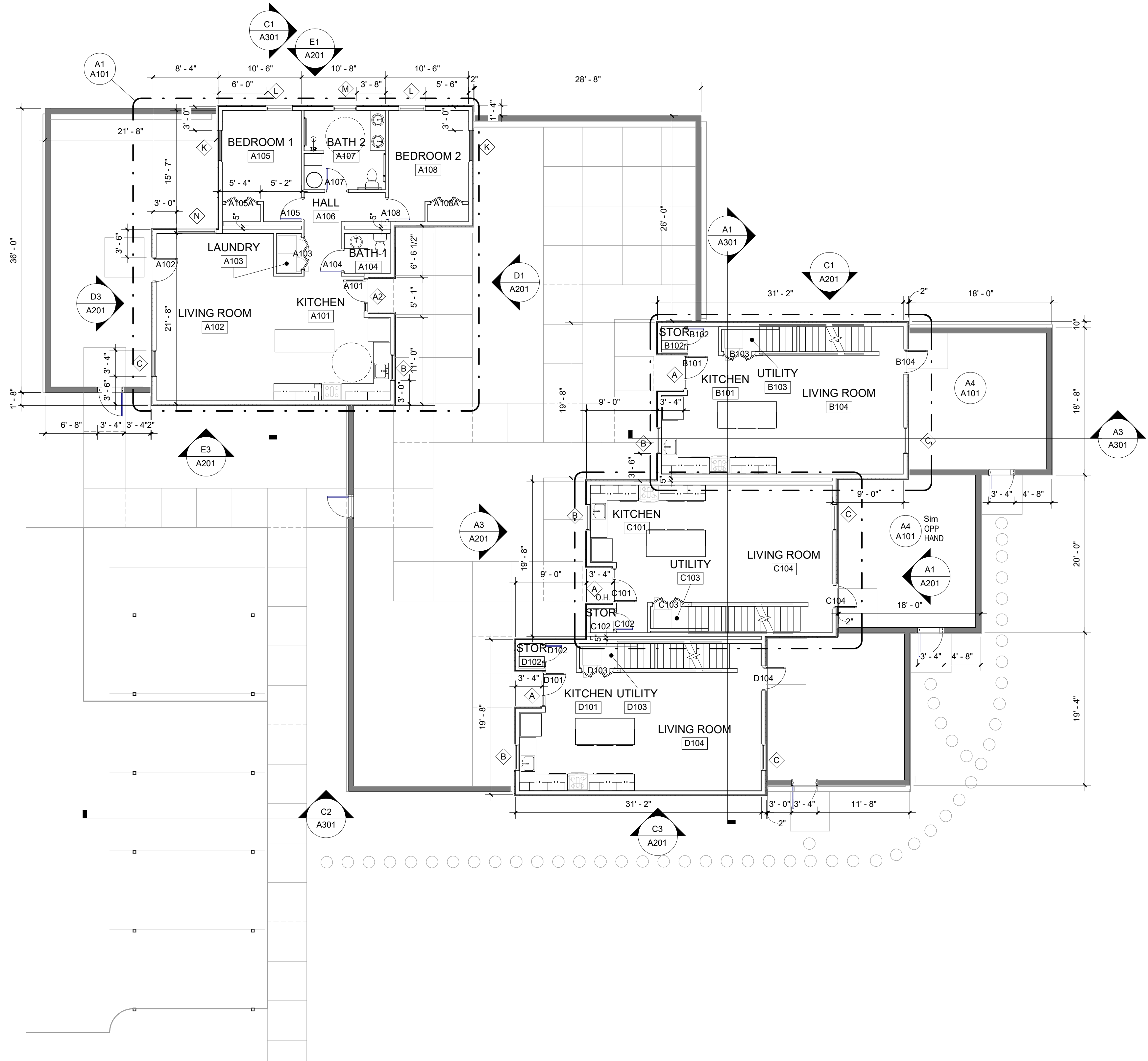


FIGURE 604.5.2
HEIGHT OF LAVATORIES

E1 ADA CLEARANCES AND MOUNTING HEIGHTS - UNIT A
1/2" = 1'-0"



B1 LEVEL 2 - UNITS B, C, D
1/8" = 1'-0"



A2 LEVEL 1 - UNITS A, B, C, D
1/8" = 1'-0"

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PROJECT NO _____

FLOOR PLAN - OVERALL

SHEET NO.

A100



FINISH LEGEND

LUXURY VINYL TILE (LVT-X)

LVT-1 MFG SHAW
COLOR -
LINE -
NOTE -

TILE (T-X)

T-1 MFG DAL TILE
COLOR WHITE
SIZE 2 X 8
NOTE INSTALLED IN A VERTICAL STACKED BOND

T-2 MFG DAL TILE
COLOR TBD
SIZE 12 X 24
NOTE -

T-3 MFG DAL TILE
COLOR TBD
SIZE 2 X 2
NOTE -

T-4 MFG DAL TILE
COLOR WHITE
SIZE 2 X 8
NOTE INSTALLED IN A RUNNING BOND

FLOOR BASE (FB-X)

FB-1 MATERIAL MDF
COLOR PAINT TO MATCH WALL
HEIGHT 4"
NOTE TYPICAL BASE THROUGHOUT UNLESS NOTED OTHERWISE

PLASTIC LAMINATE (PL-X)

PL-1 MFG WILSONART
COLOR -
LINE -
NOTE -

PL-2 MFG WILSONART
COLOR -
LINE -
NOTE -

PL-3 MFG WILSONART
COLOR -
LINE -
NOTE -

SOLID SURFACE

SS-1 MFG DELLA TERRA
COLOR WHITE SAND - N
NOTES 2CM

PAINT (P-X)

P-1 MFG TBD
COLOR TBD
NOTE NOTE

P-2 MFG TBD
COLOR TBD
NOTE CEILING

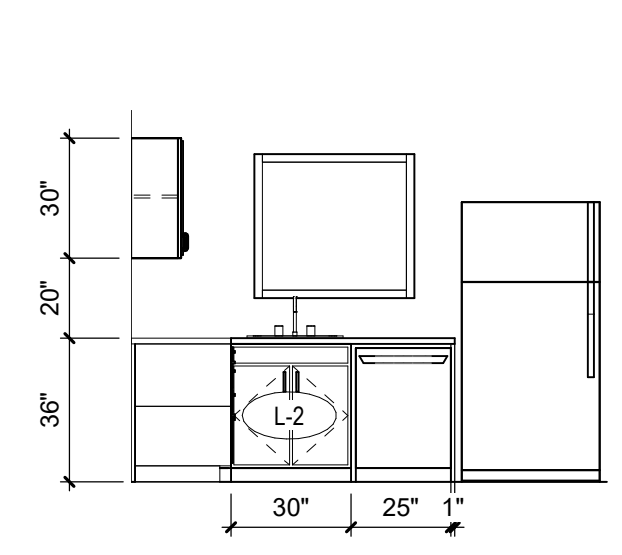
FLOOR TRANSITION (FT-X)

FT-1 MFG SCHLUTER
PRODUCT SCHIENE
HEIGHT 3/4"
MATERIAL ANNOIDIZED ALUMINUM

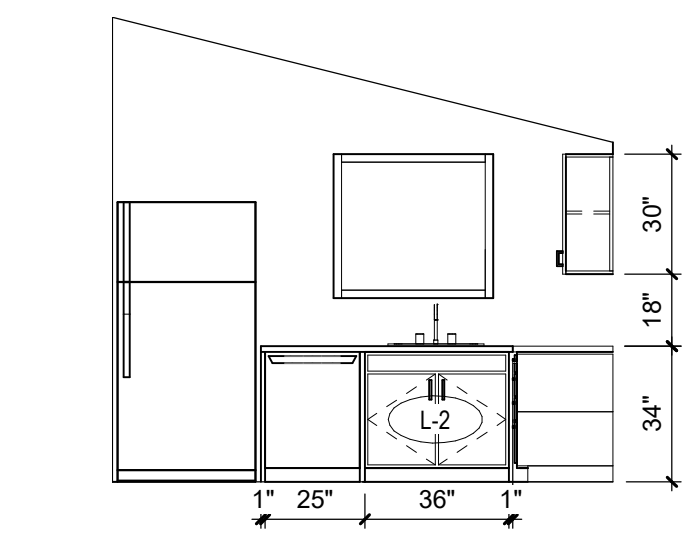
FT-1 MFG SCHLUTER
PRODUCT RENO-U
HEIGHT 1/2"
MATERIAL ANNOIDIZED ALUMINUM

WOOD (WD-X)

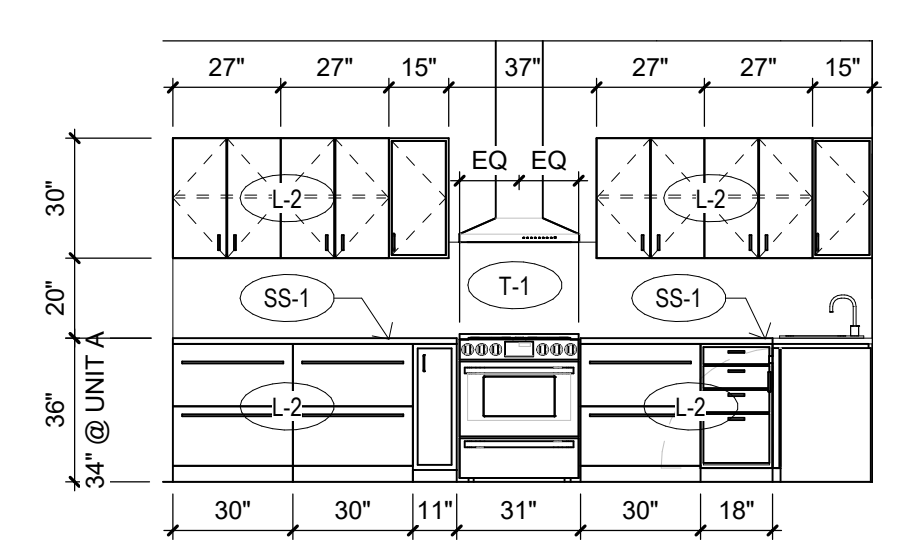
WD-1 MFG -
COLOR -
LINE -
NOTE -



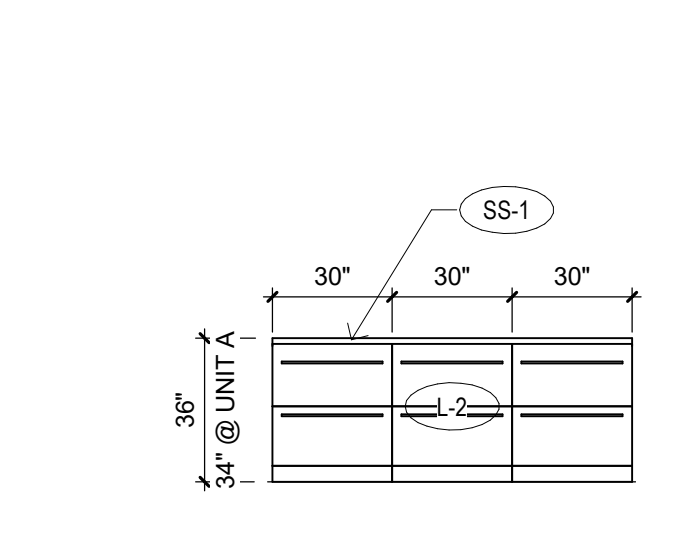
1 INT ELEV B. C. D SINK
1/4" = 1'-0"



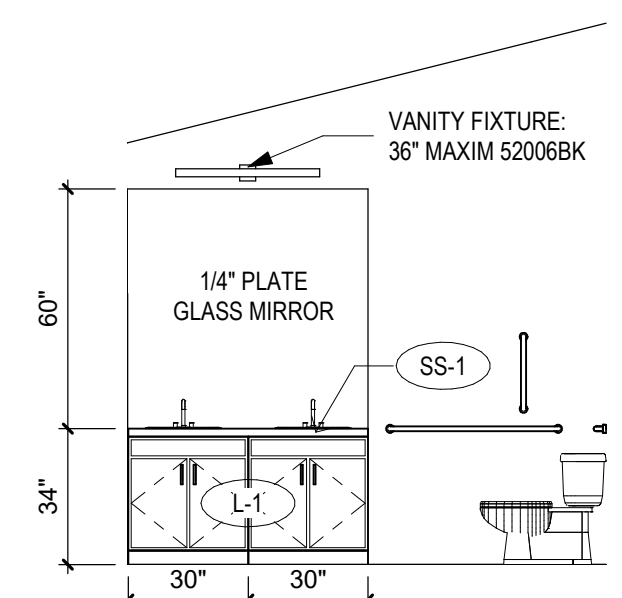
2 INT ELEV UNIT A KITCH
1/4" = 1'-0"



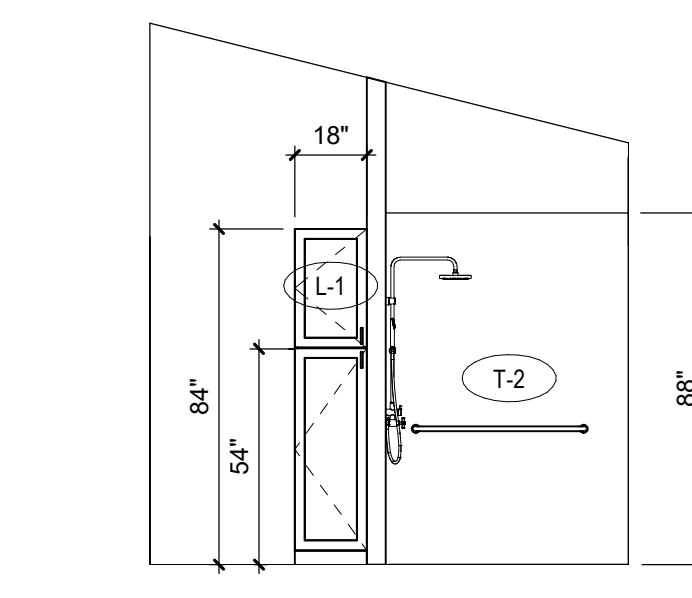
3 INT ELEV B. C. D HOOD
1/4" = 1'-0"



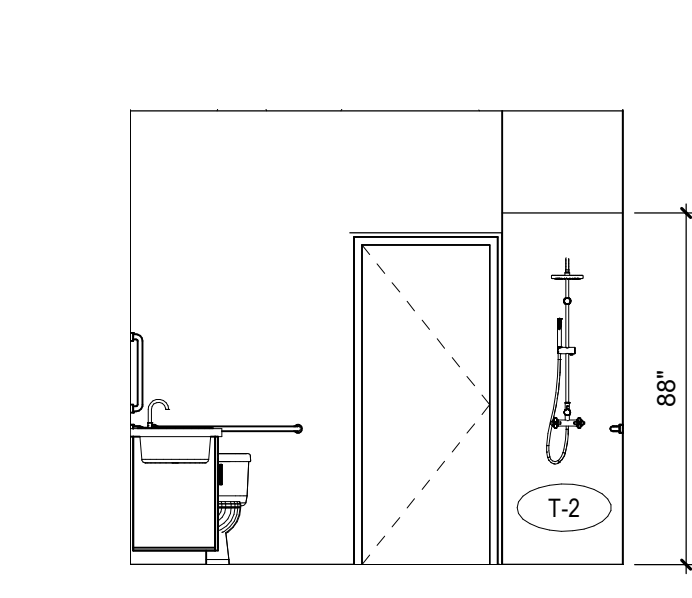
4 INT ELEV B. C. D - ISLAND STOR
1/4" = 1'-0"



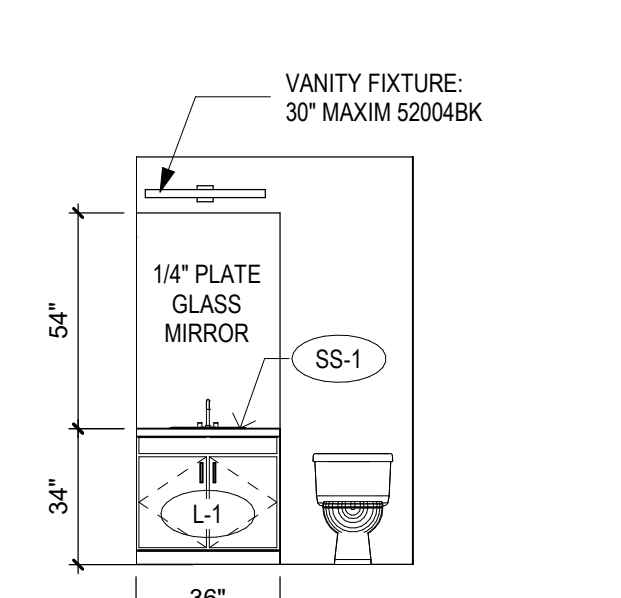
5 UNIT A - BATH RM
1/4" = 1'-0"



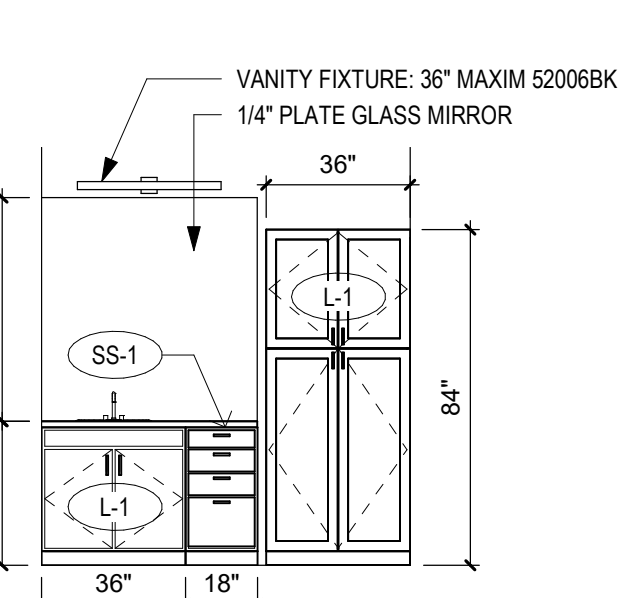
6 UNIT A - BATH RM
1/4" = 1'-0"



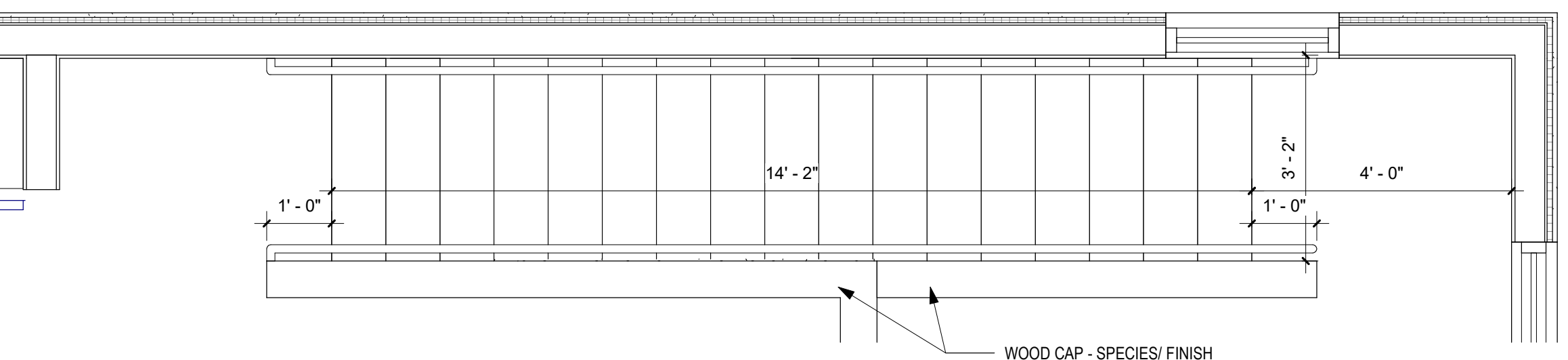
7 UNIT A - BATH RM
1/4" = 1'-0"



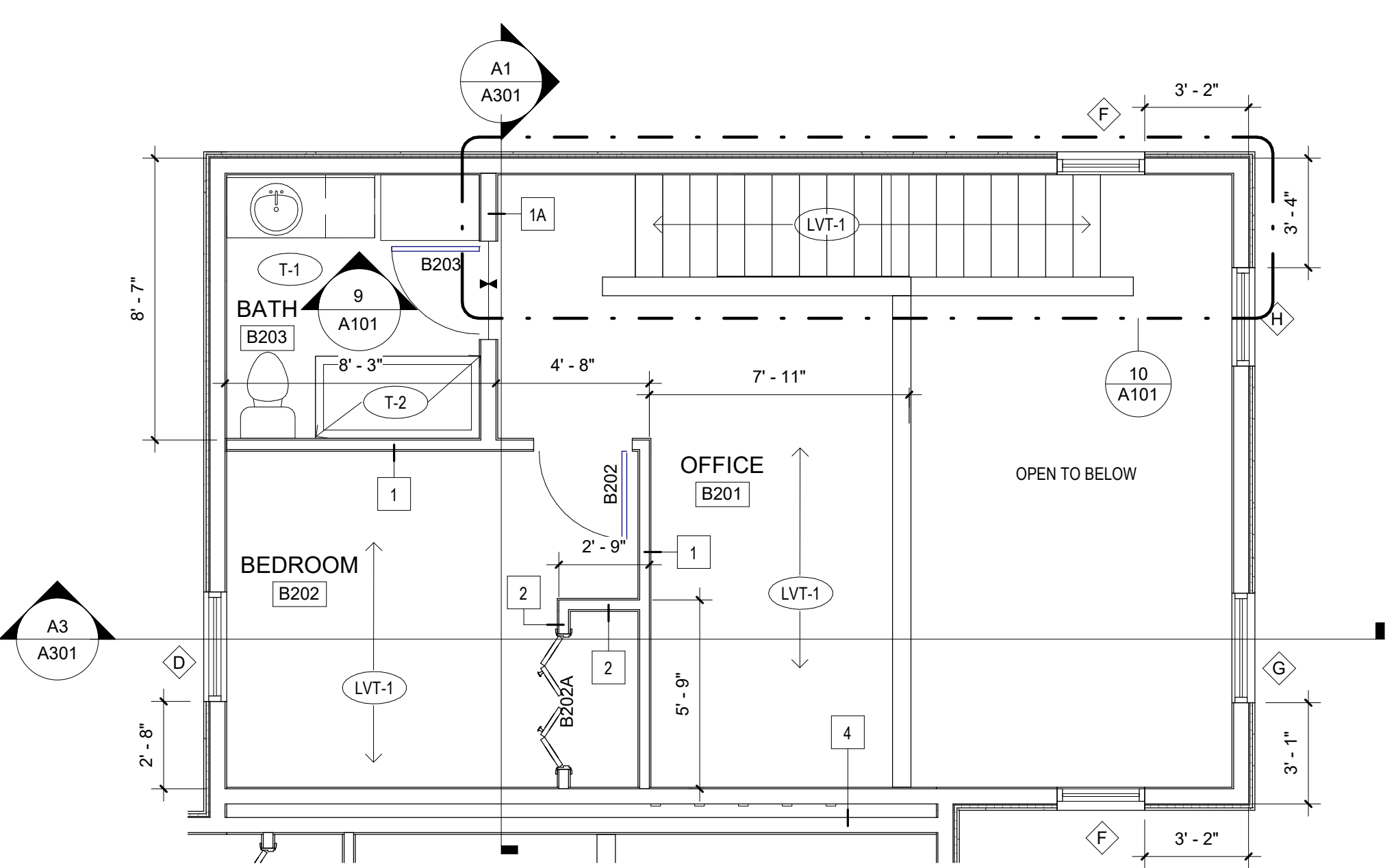
8 UNIT A - BATH A104
1/4" = 1'-0"



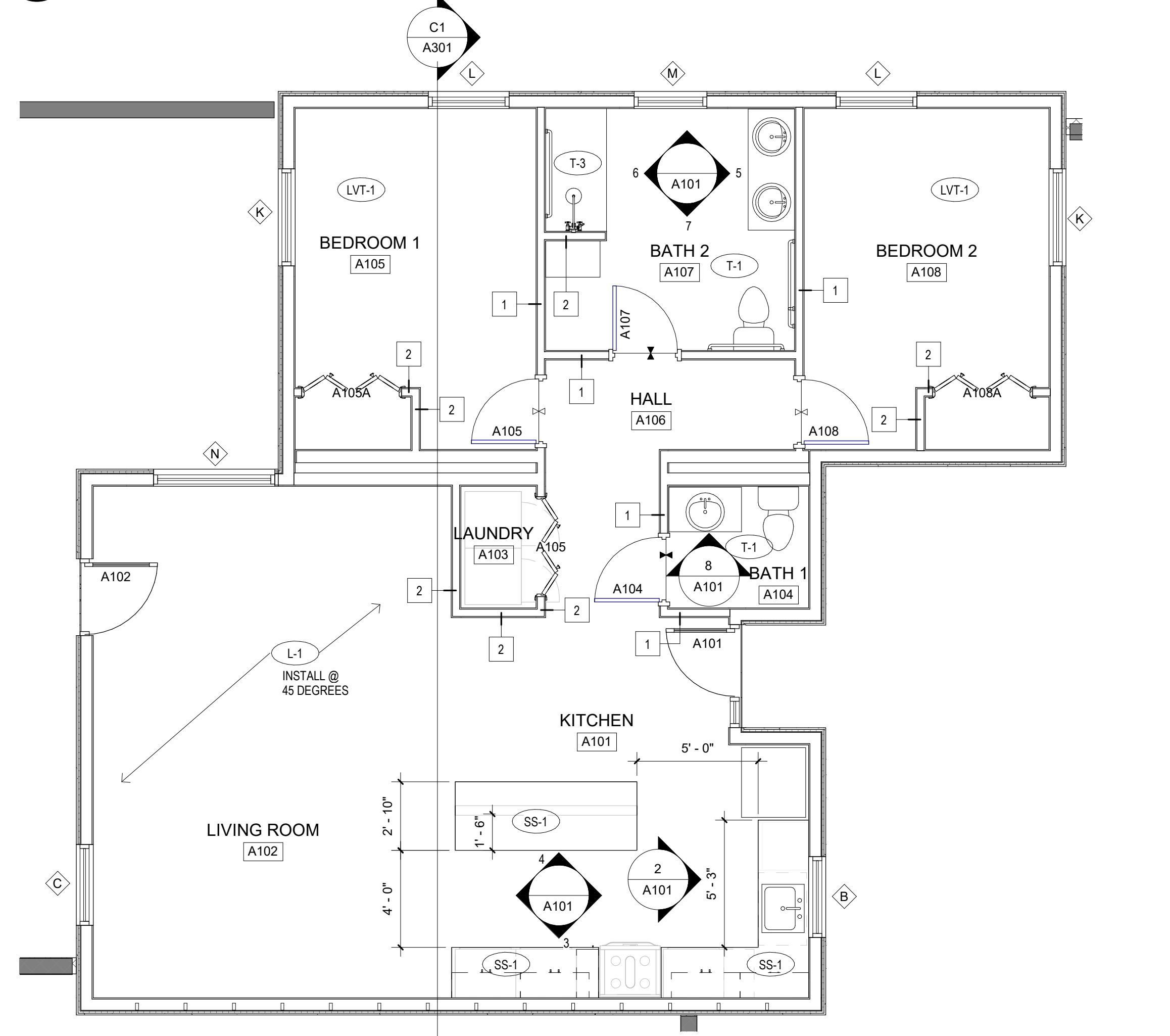
9 UNIT B. C. D BATH
1/4" = 1'-0"



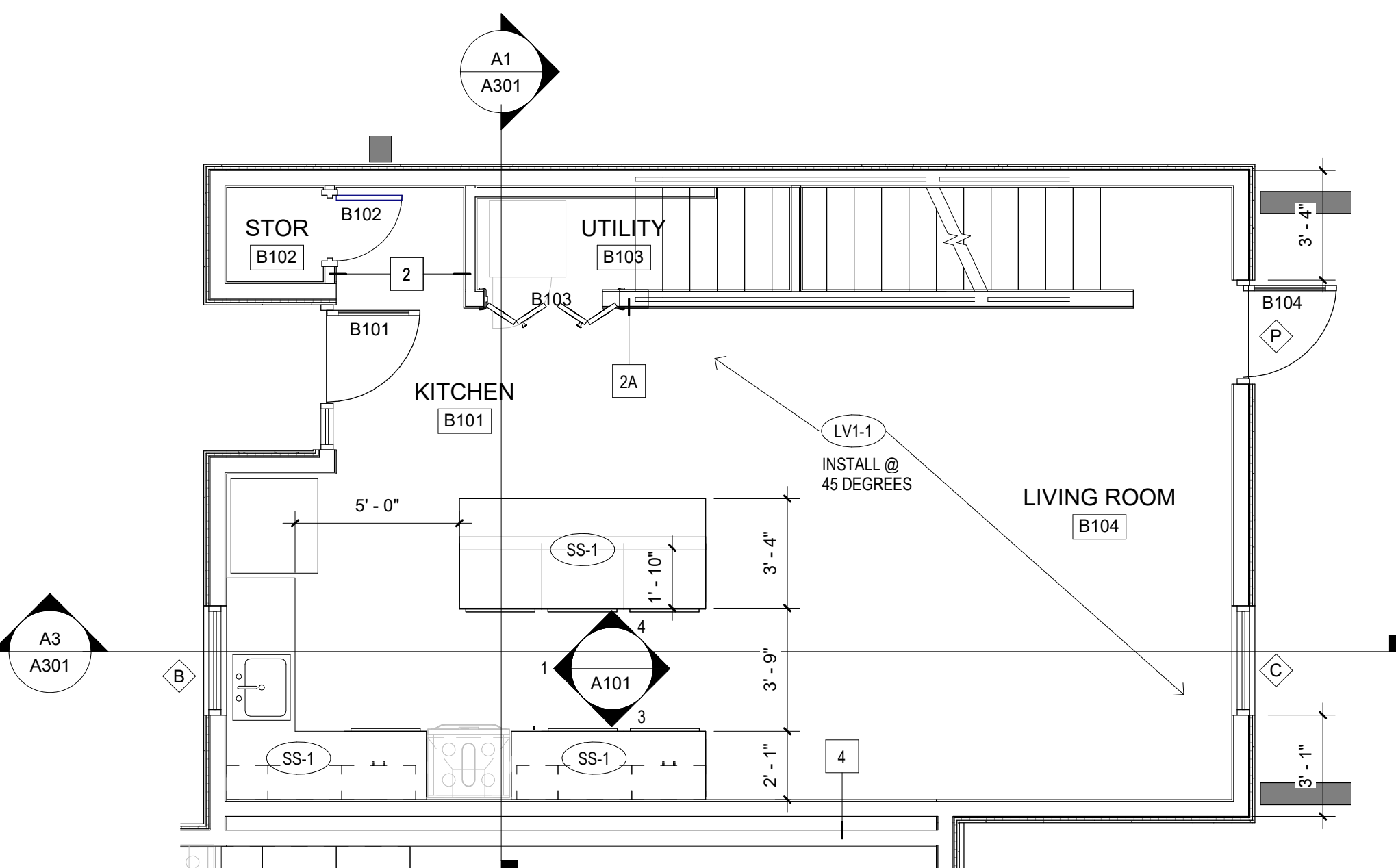
10 ENLARGED STAIR
1/2" = 1'-0"



C4 UNIT B. C. D - LEVEL 2
1/4" = 1'-0"

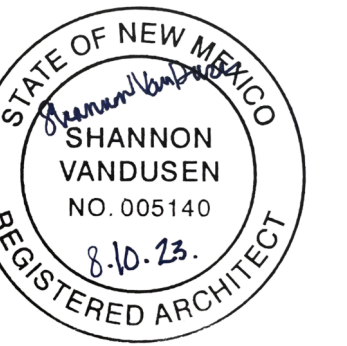


A1 UNIT A - LEVEL 1
1/4" = 1'-0"



A4 UNIT B. C. D - LEVEL 1
1/4" = 1'-0"

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GENERAL NOTES

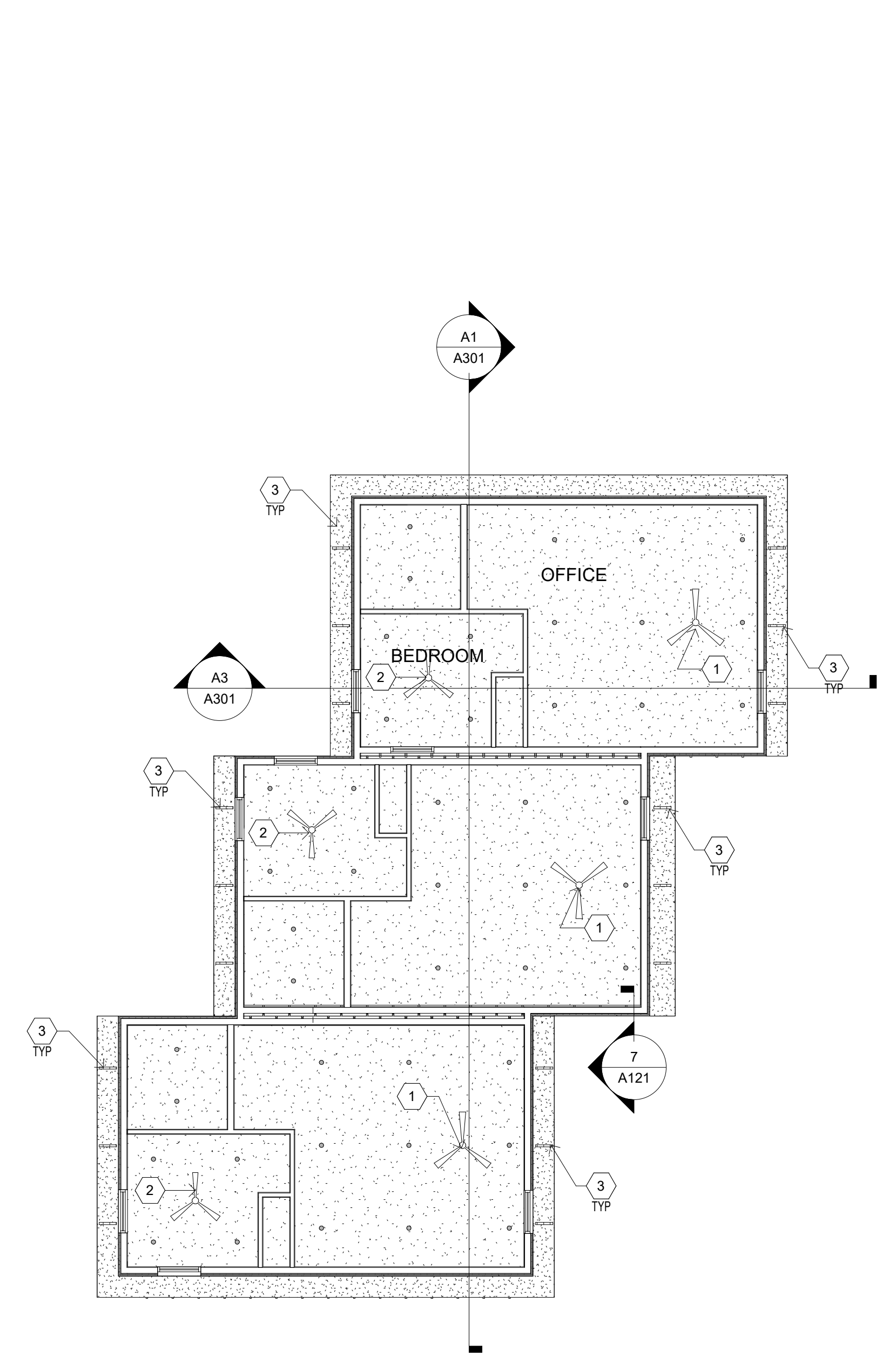
- A. ALL DIMENSIONS ARE FACE OF STUD UNLESS OTHERWISE NOTED.
- B. FIELD VERIFY ALL DIMENSIONS.
- C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
- D. ALL EXPOSED STRUCTURE TO BE PAINTED, UNLESS NOTED OTHERWISE.
- E. GYPSUM BOARD CEILINGS TO BE ATTACHED DIRECTLY TO UNDERSIDE OF ROOF/FLOOR FRAMING UNLESS NOTED OTHERWISE.

KEYED NOTES

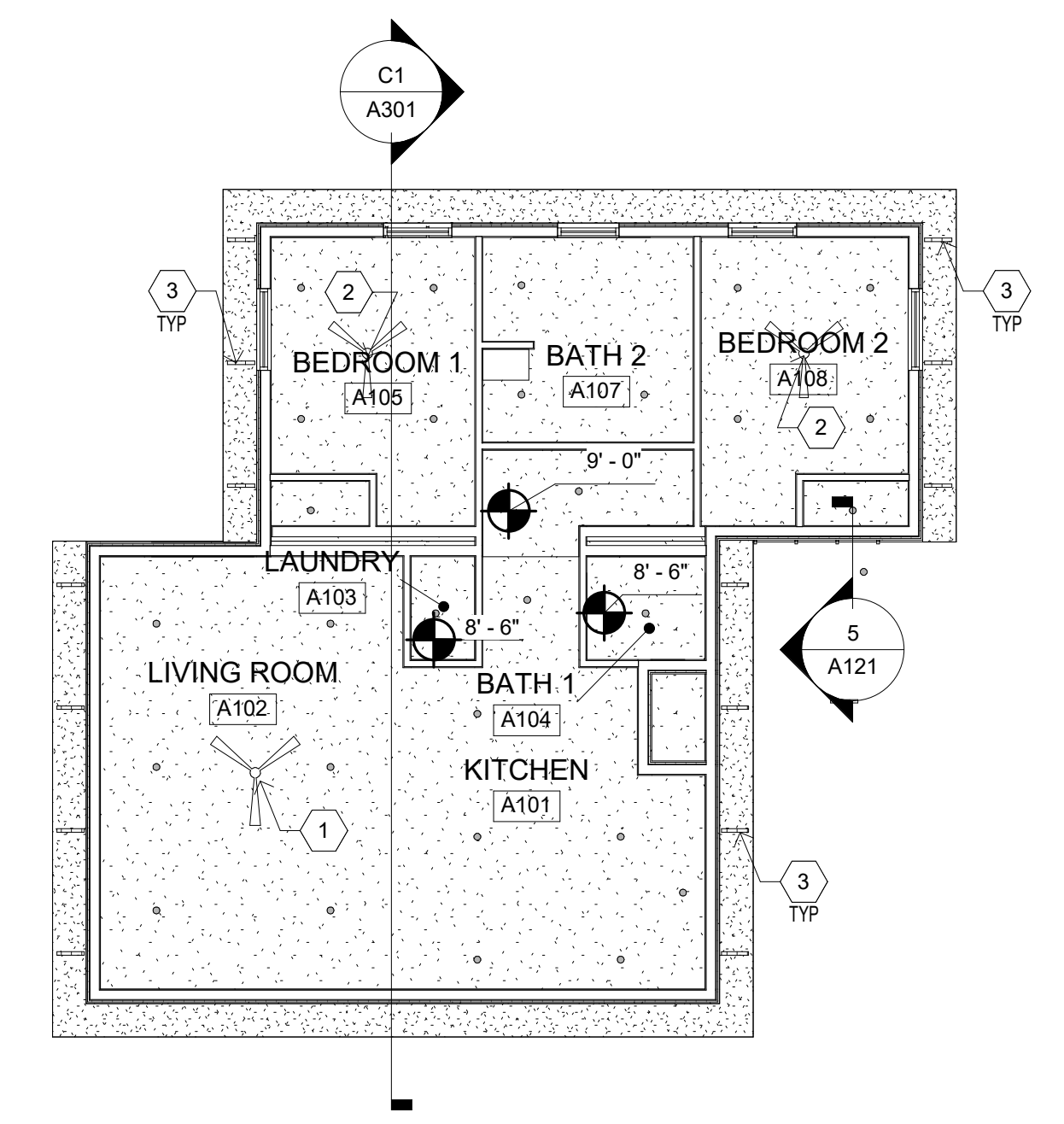
- 1. CEILING FAN: MinkaAire Roto 52" 3 Blade Indoor Ceiling Fan with Wall Control Included, Model: F524-CL IN BLACK
- 2. CEILING FAN: Monte Carlo Rozzen 44 44" 3 Blade Indoor Ceiling Fan with Remote Control; Model: 3RZR44MBK IN BLACK
- 3. 2" X 16" ATTIC VENT

LEGEND

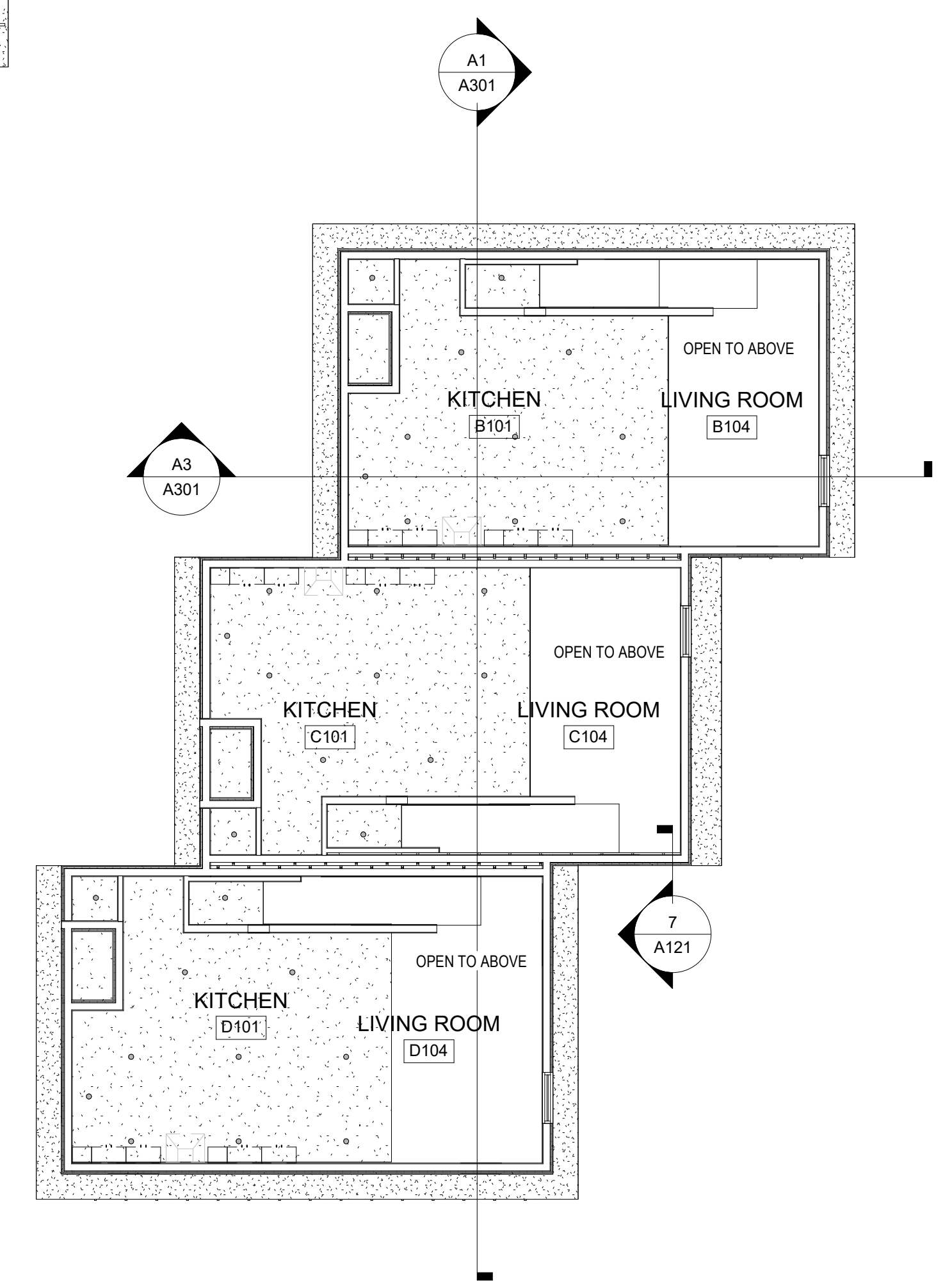
- GYPSUM BOARD CEILING TO BE PAINTED
- RECESSED CAN LIGHT; RE: FIXTURE SCHEDULE



A1 LEVEL 2 - RCP
1/8" = 1'-0"



A3 LEVEL 1 RCP
1/8" = 1'-0"



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PMS CUBA PROVIDER HOUSING
HIGHWAY 550
CUBA, NEW MEXICO

PERMIT DRAWINGS

REVISION	DATE

DATE 8/11/23
PROJECT NO -

REFLECTED CEILING PLANS

SHEET NO.

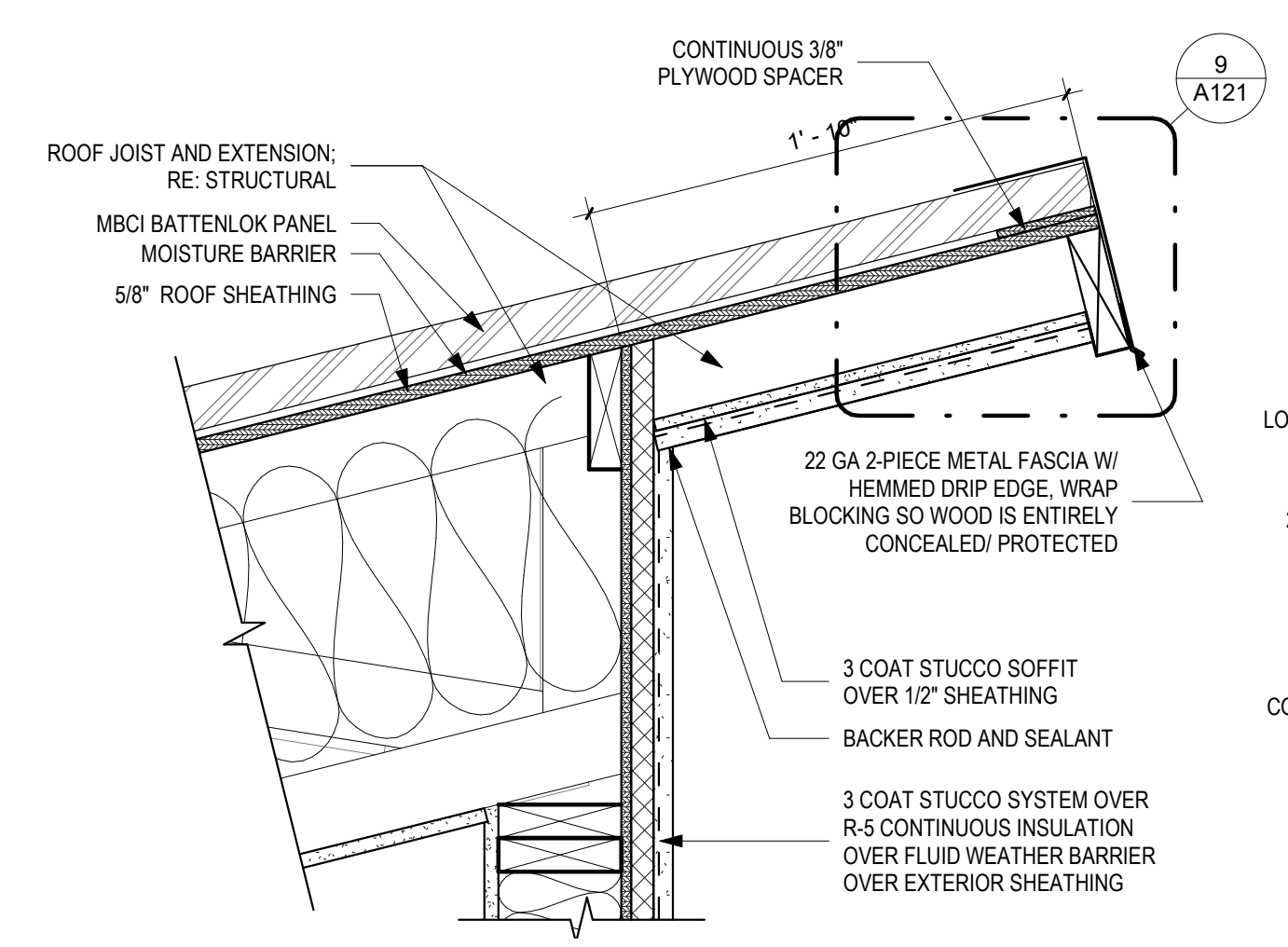
A111

GENERAL NOTES

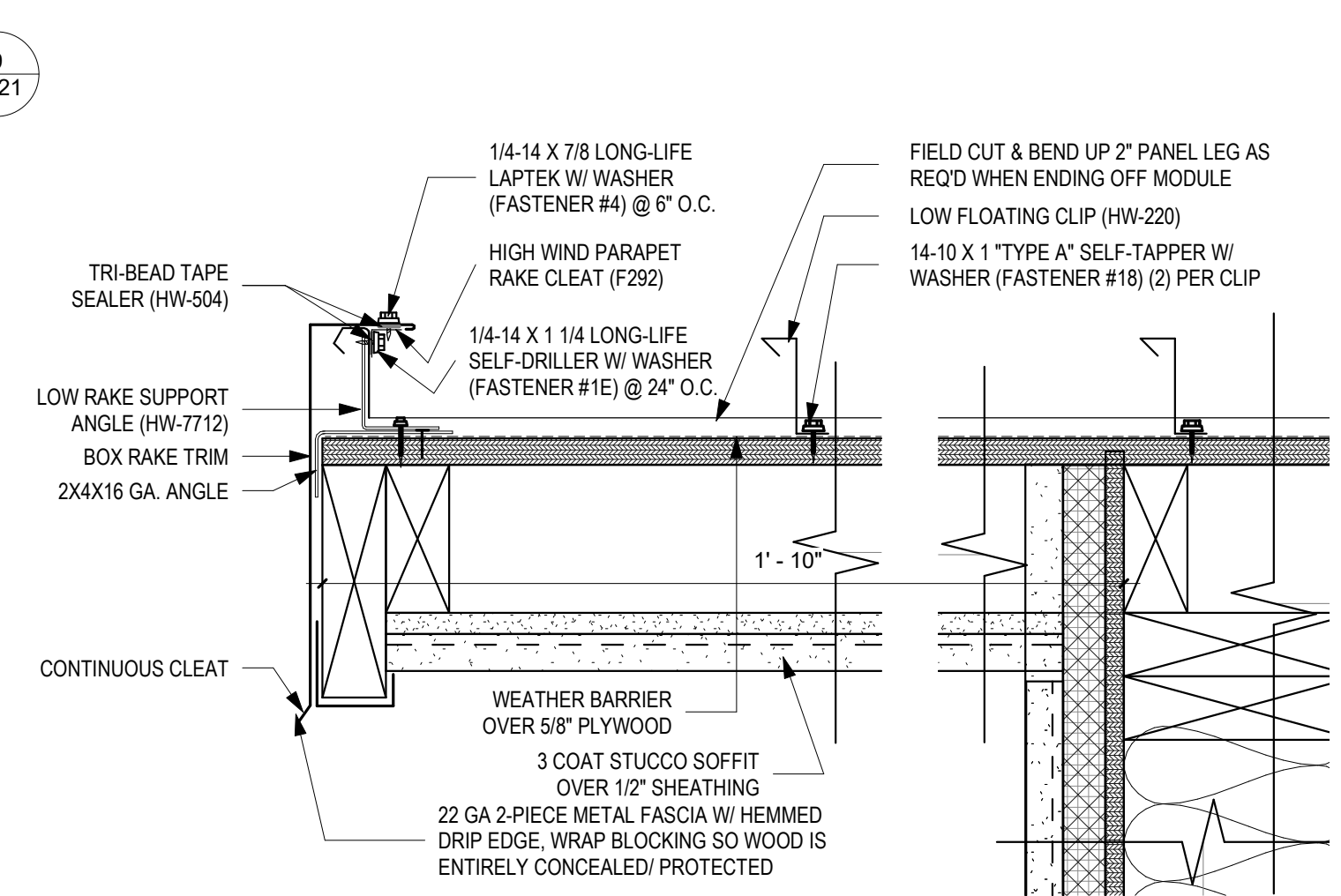
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED
- REFER TO ELEVATIONS AND SECTIONS FOR PARAPET HEIGHTS
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL APPURTENANT FLASHING, TRIM, SEALANTS, MATERIALS, ETC. REQUIRED TO PROVIDE A COMPLETE WATERPROOF AND WARRANTED ROOF SYSTEM
- FLASH AND SEAL ALL ROOF PENETRATION
- MAINTAIN 18" (MIN) BETWEEN ALL FLASHED ITEMS
- POSITIVE DRAINAGE REQUIRED AT ALL LOCATIONS ON THE ROOF

SHEET NOTES

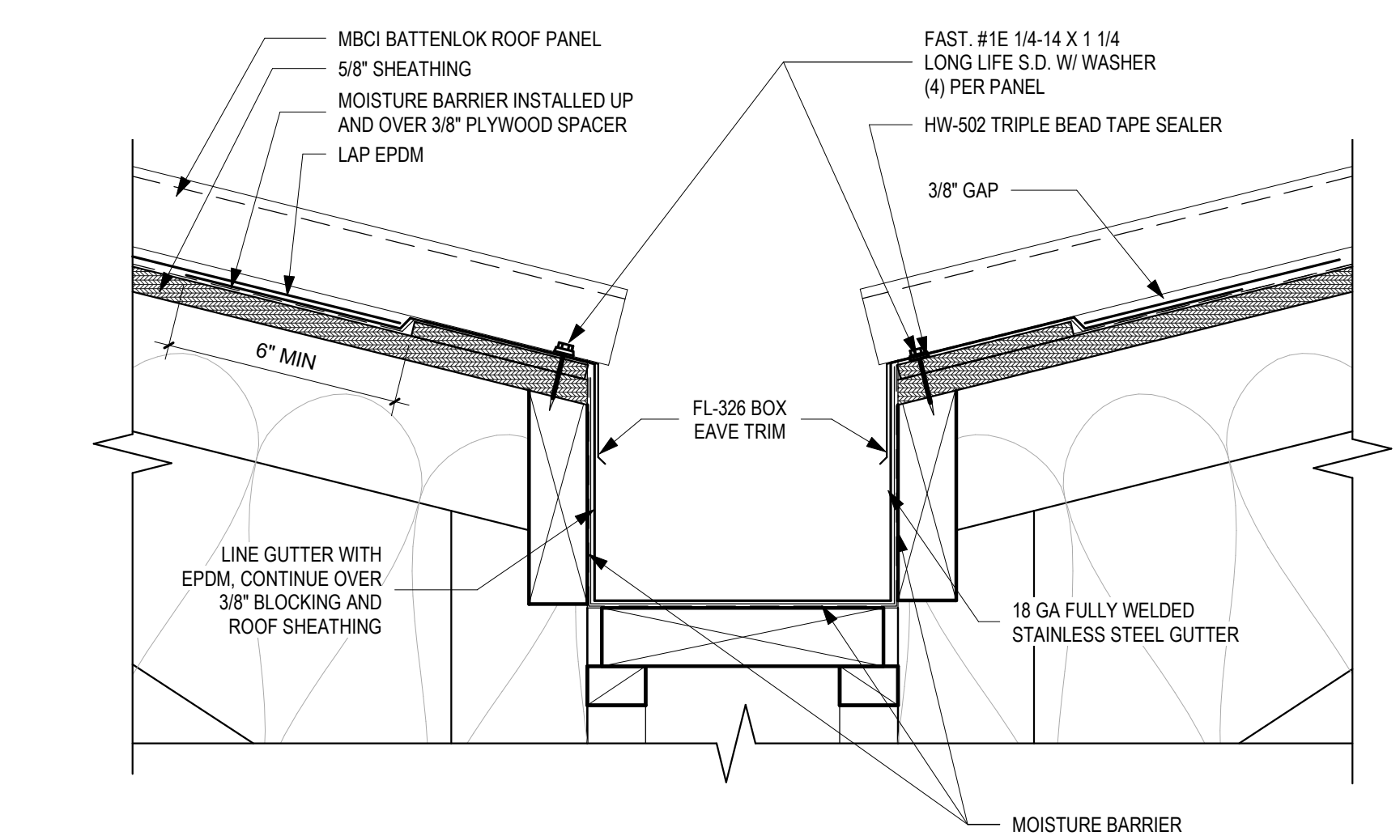
- RADON VENT, RE: G-002
- STANDING SEAM METAL ROOF PANELS, BASIS OF DESIGN: BATTENLOK BY MBCI 12" WIDTH, 3:12 ROOF PITCH UNLESS NOTED OTHERWISE. COLOR SELECTED BY ARCHITECT
- SNOW GUTTER PER DETAILS, LINE WITH HEAT TRACE, RE: ELECTRICAL
- INTERNAL ROOF GUTTER PER DETAIL; SLOPE TO LEADER BOX AS REQUIRED; LINE WITH HEAT TRACE, RE: ELECTRICAL
- LOCATION OF COLLECTION BOX AND DOWNSPOUT; LINE WITH HEAT TRACE, RE: ELECTRICAL



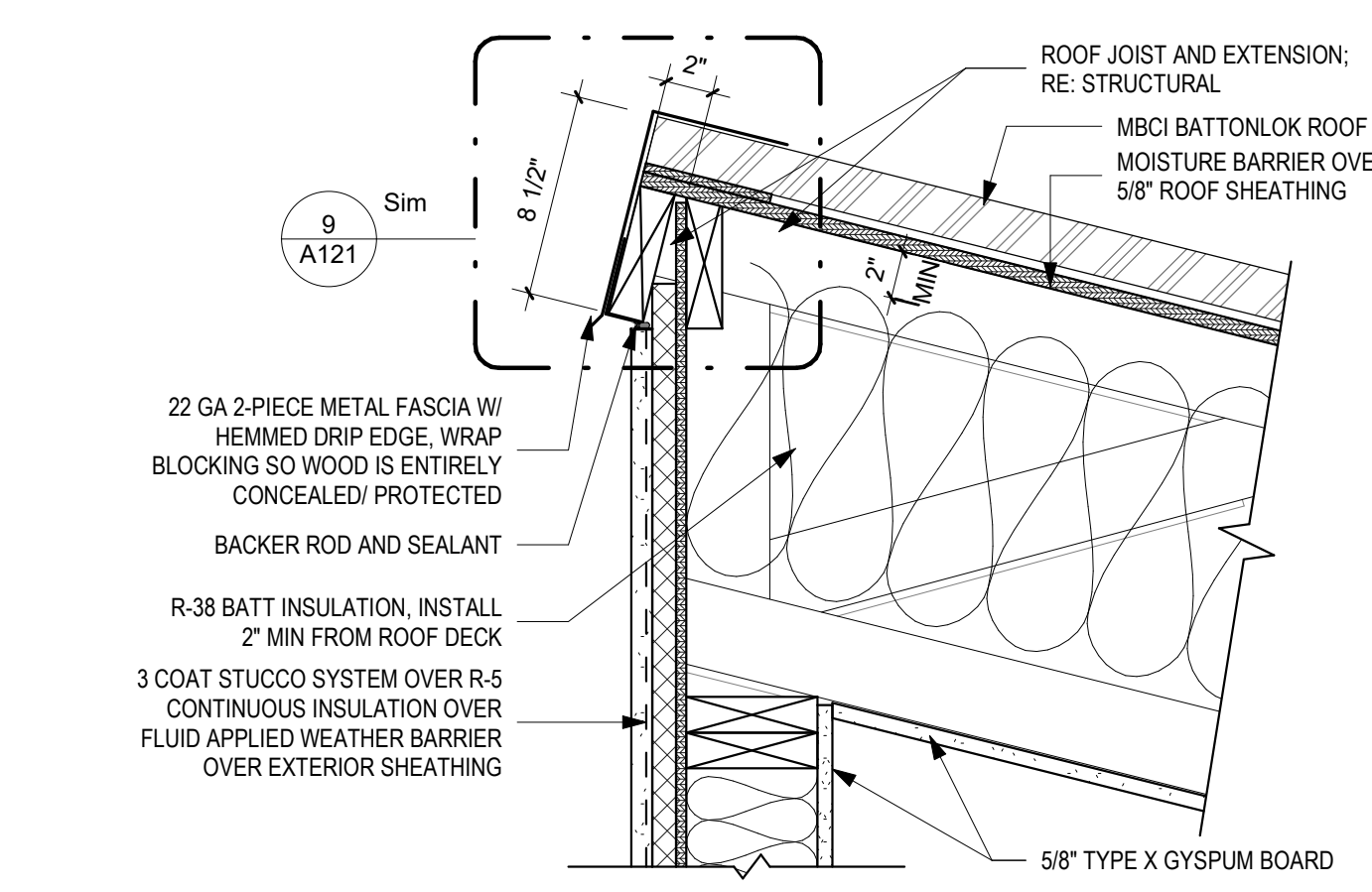
3 HIGH EAVE
1 1/2" = 1'-0"



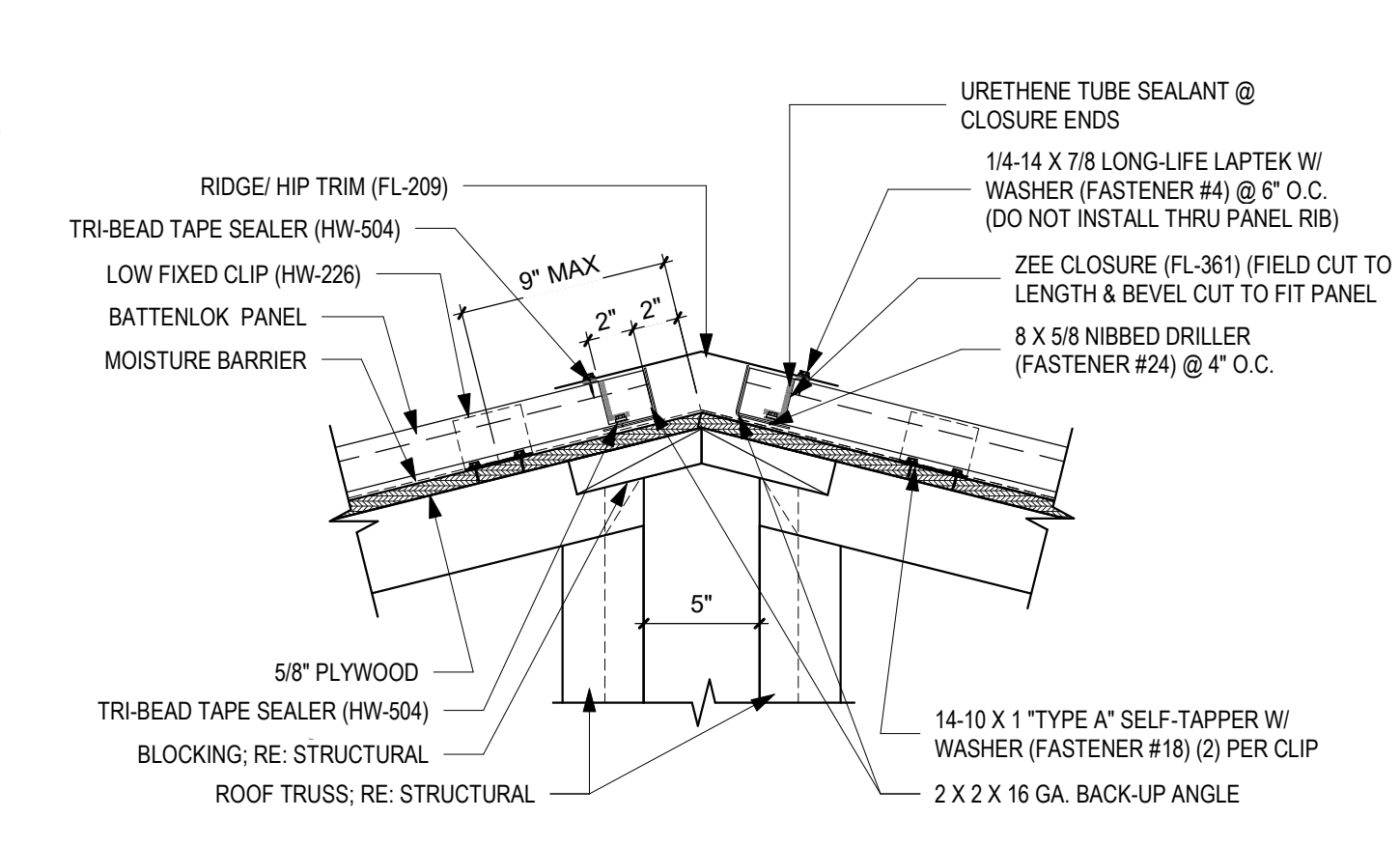
2 RAKE DETAIL
3" = 1'-0"



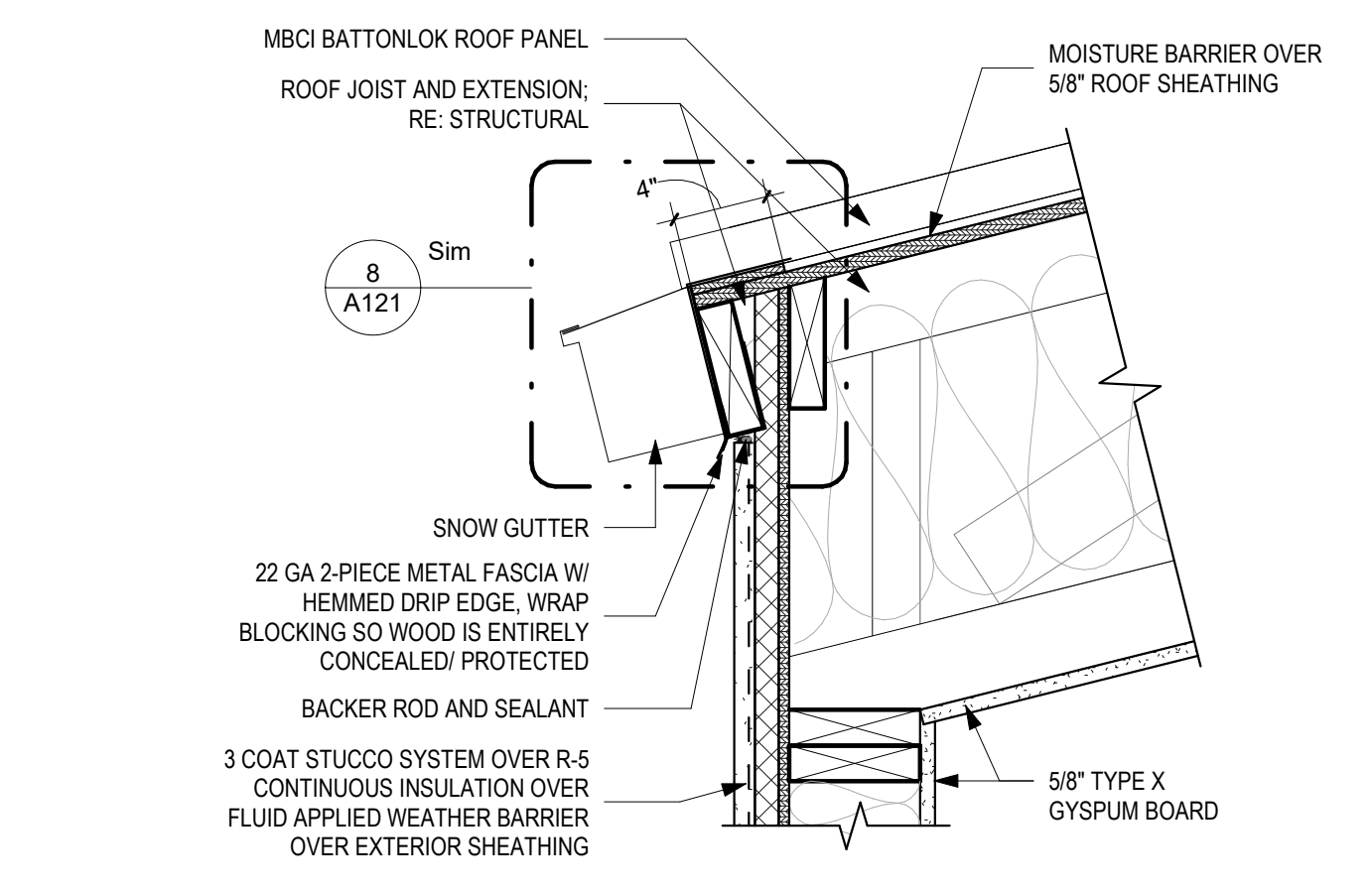
1 INTERNAL VALLEY GUTTER
3" = 1'-0"



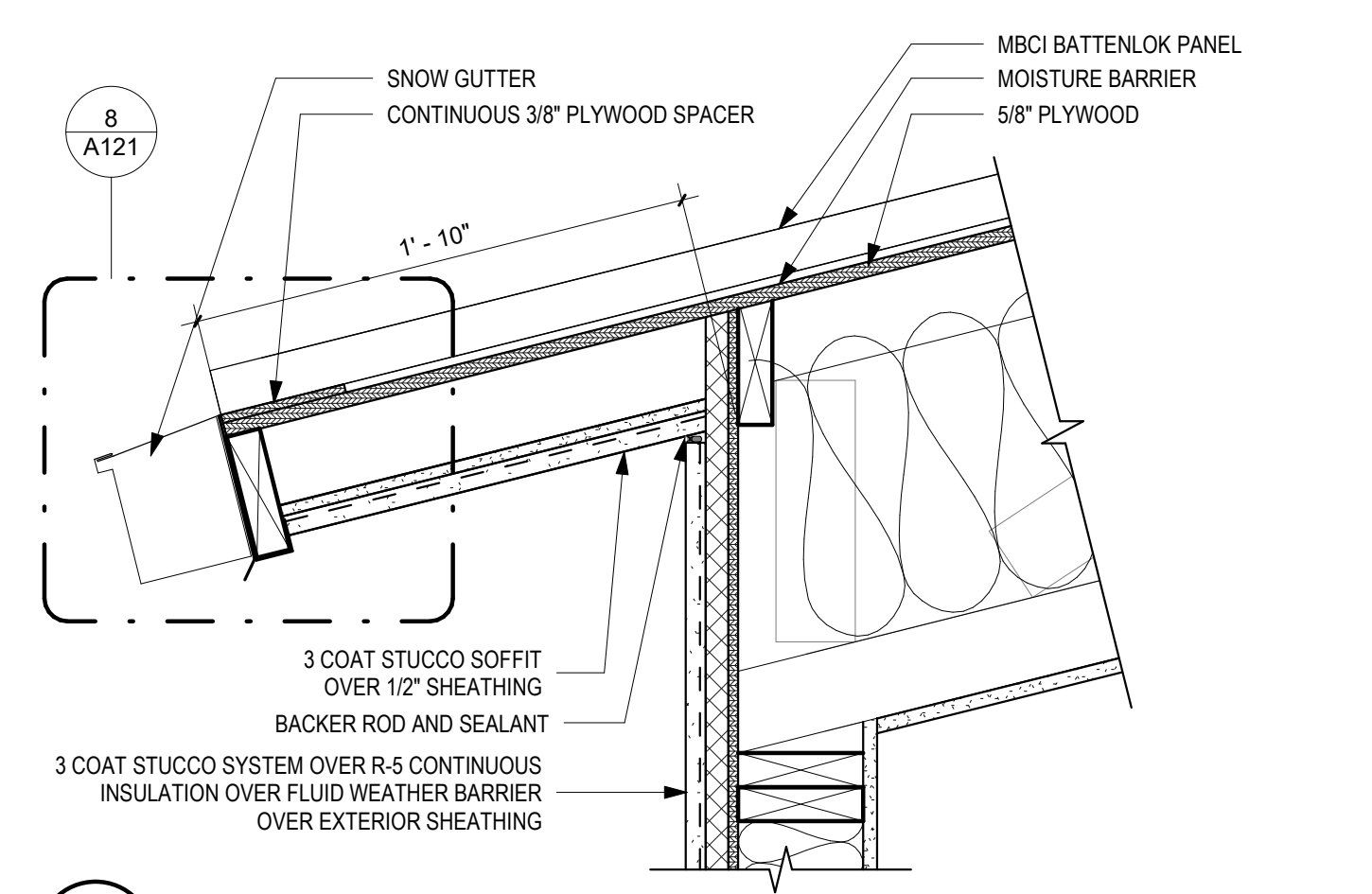
5 HIGH EAVE - NO OVERHANG
1 1/2" = 1'-0"



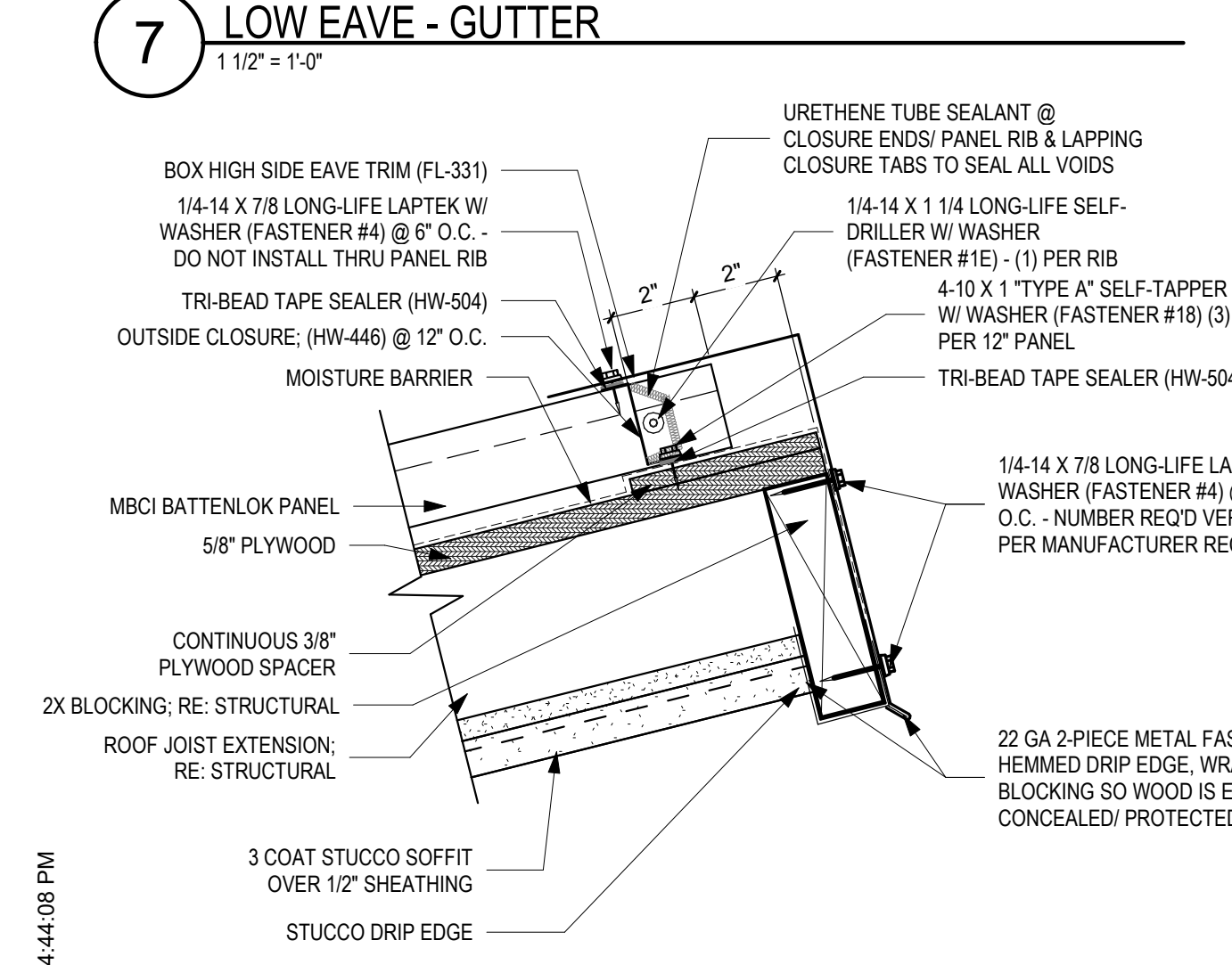
4 RIDGE
1 1/2" = 1'-0"



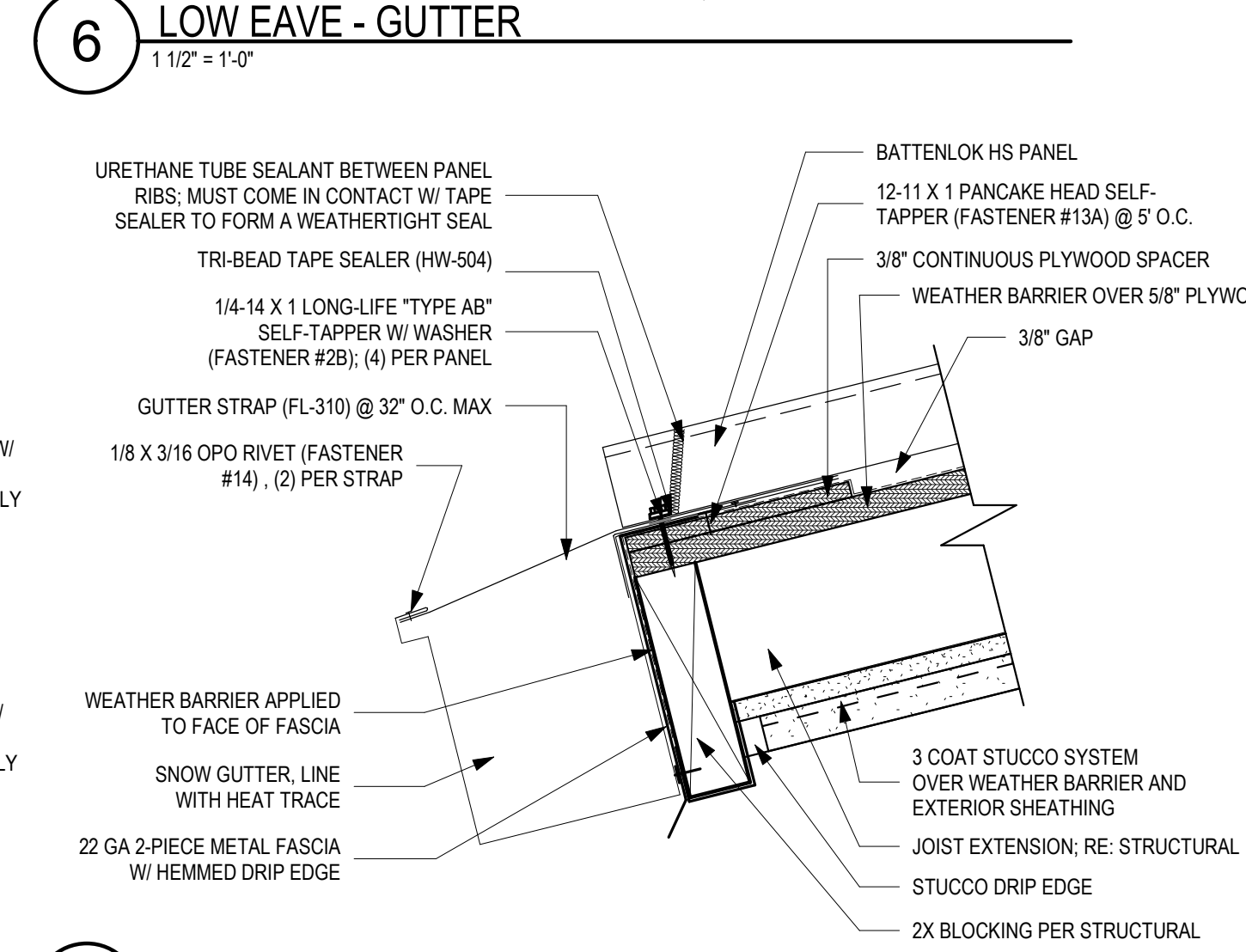
7 LOW EAVE - GUTTER
1 1/2" = 1'-0"



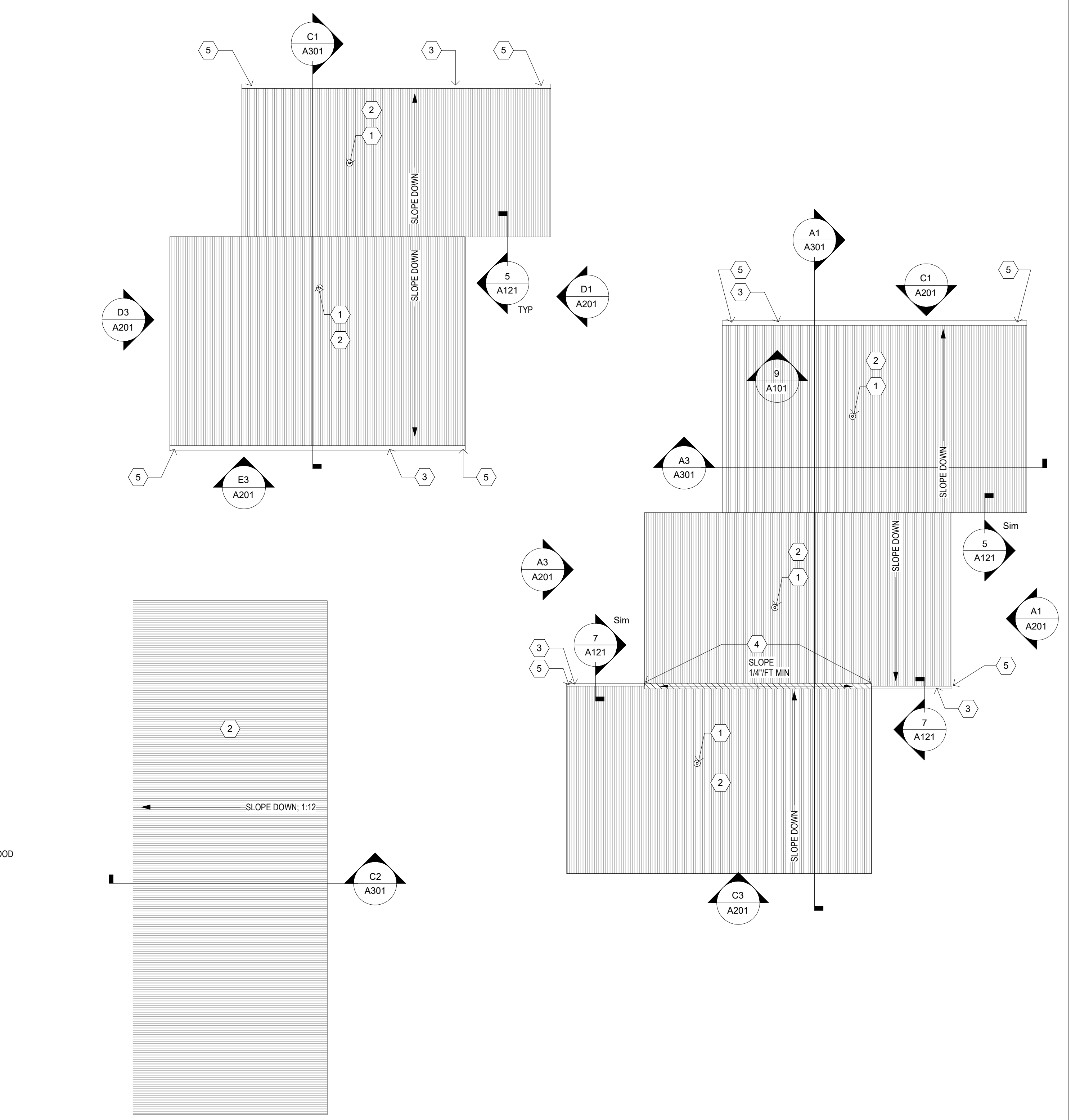
6 LOW EAVE - GUTTER
1 1/2" = 1'-0"



9 HIGH EAVE SEALANT DETAIL
3" = 1'-0"



8 LOW EAVE - GUTTER
1 1/2" = 1'-0"



A3 ROOF PLAN
1/8" = 1'-0"

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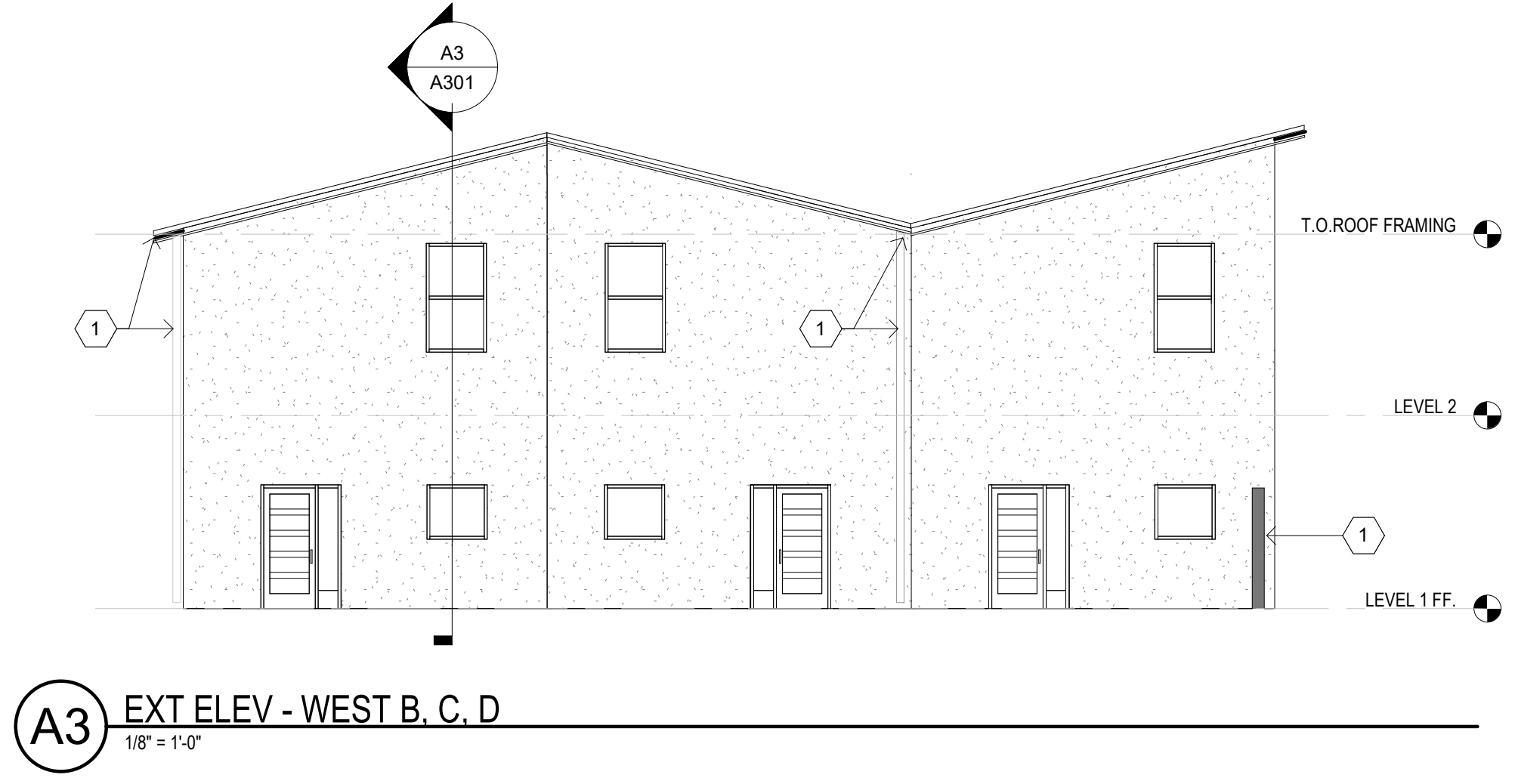
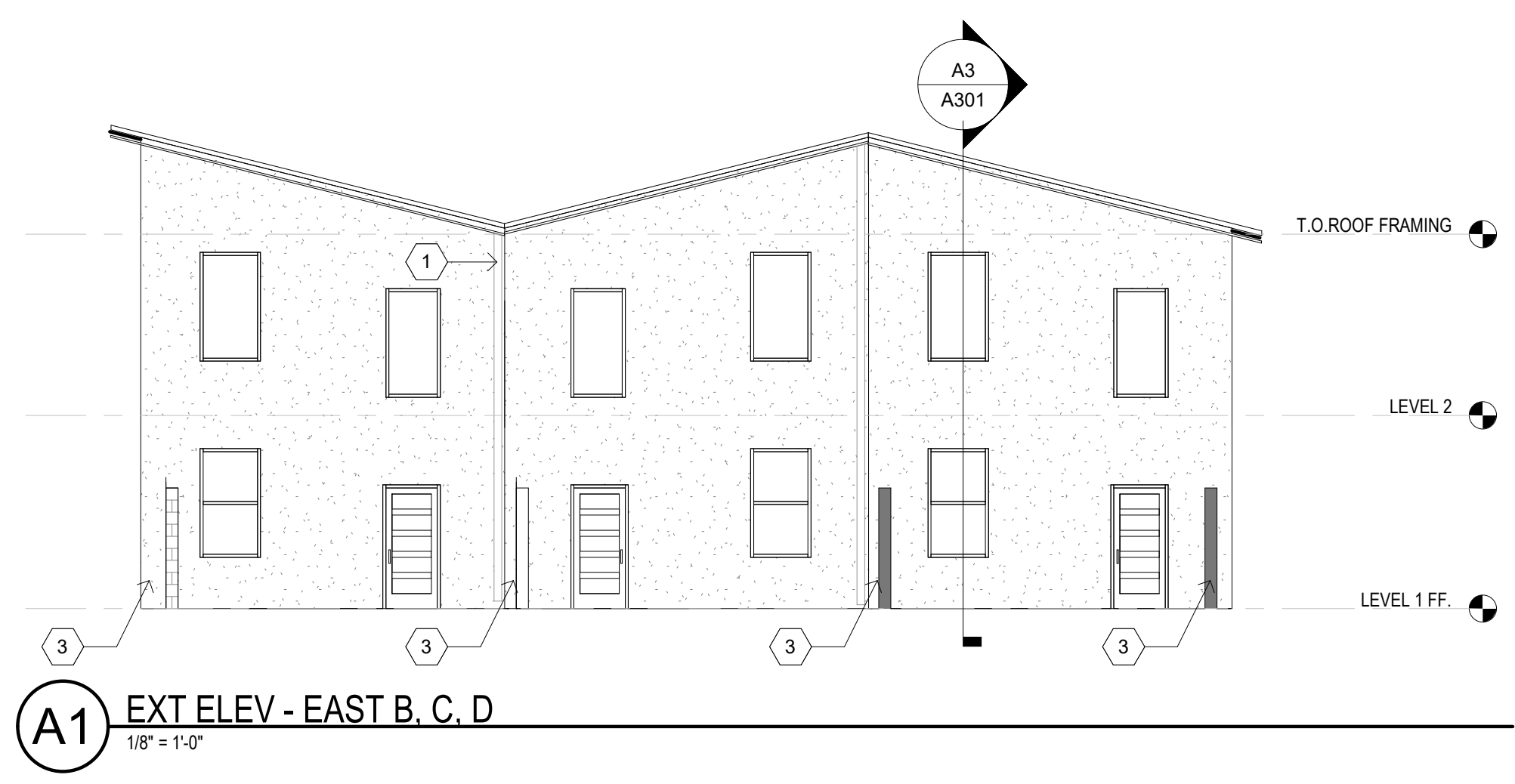
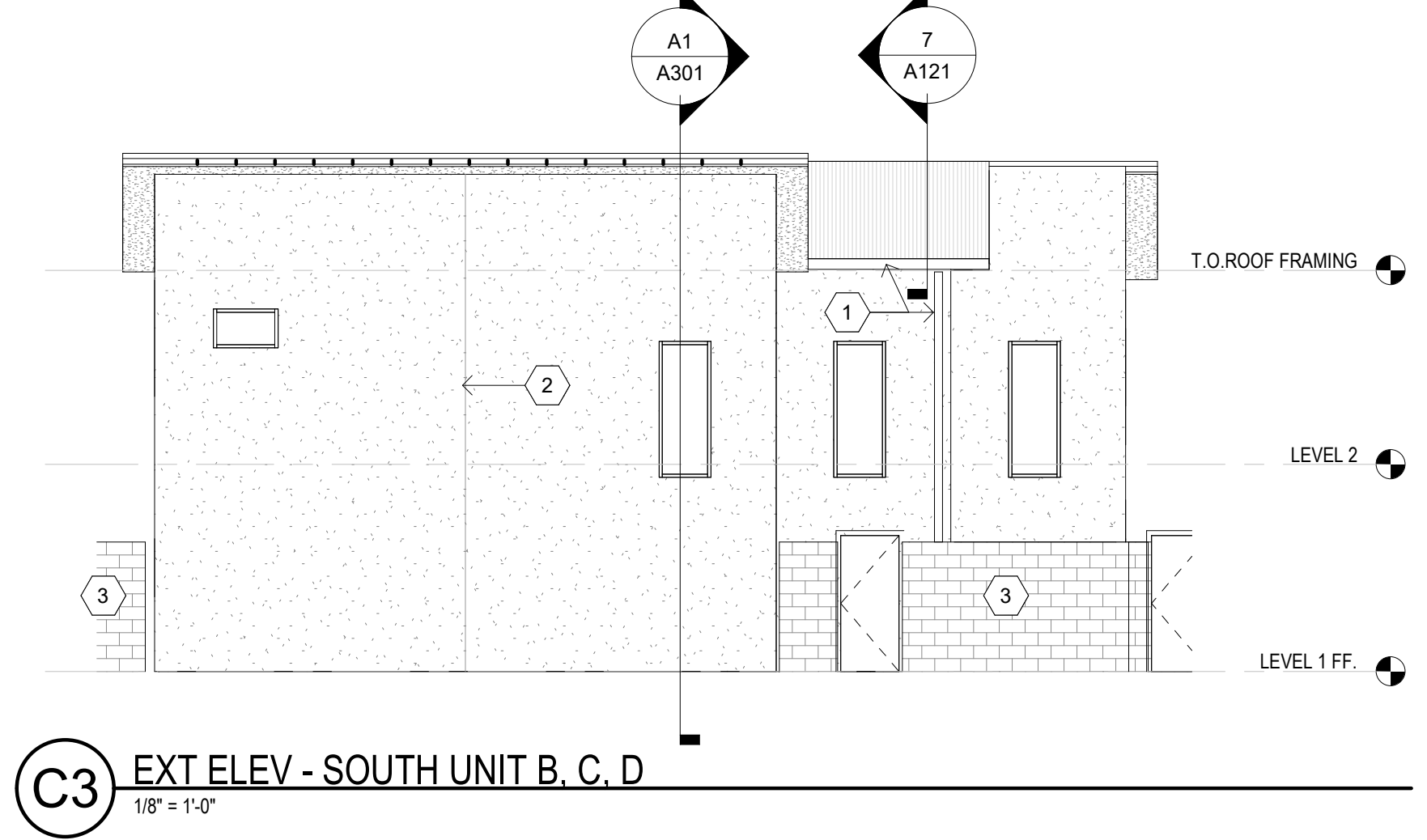
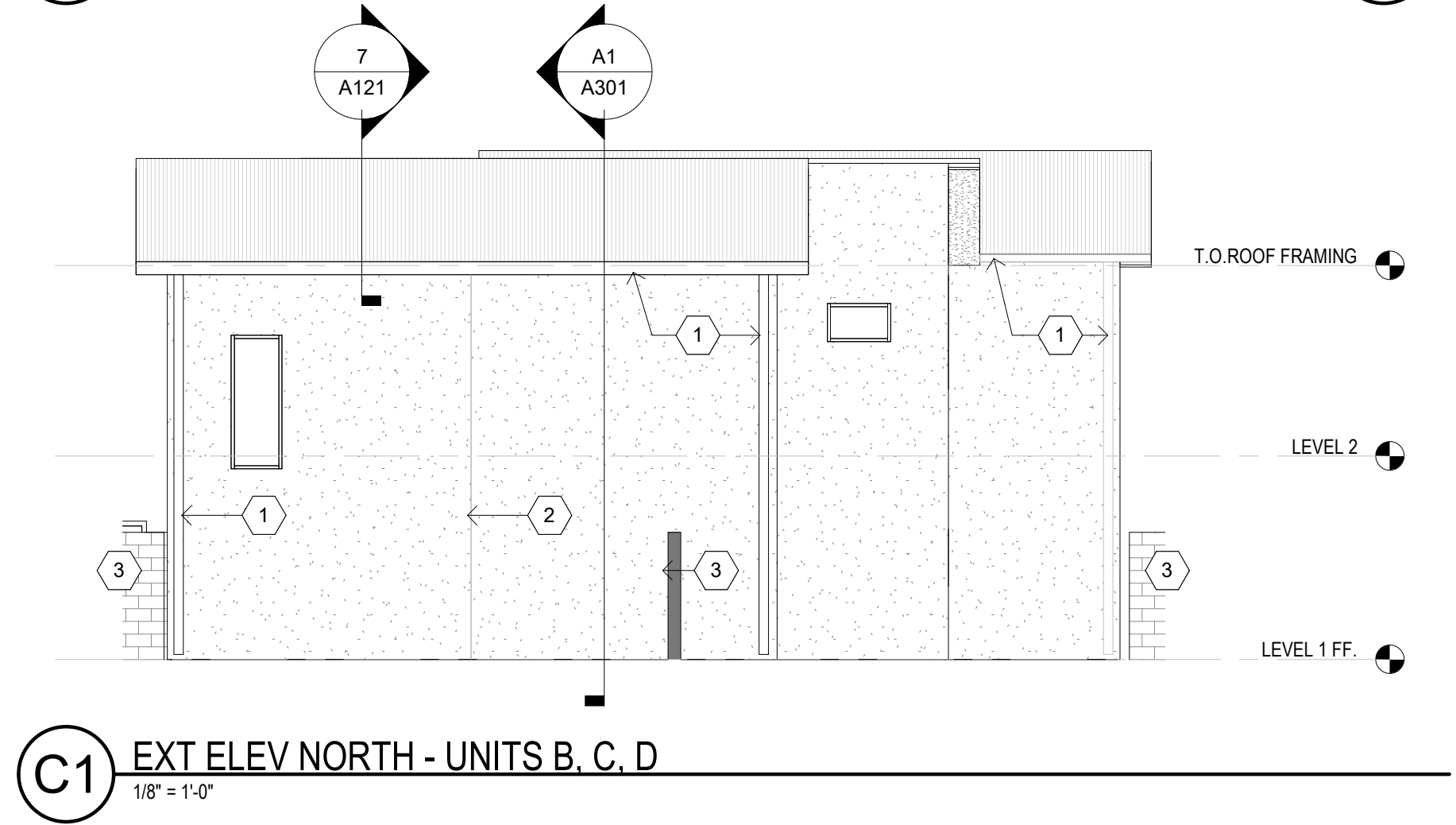
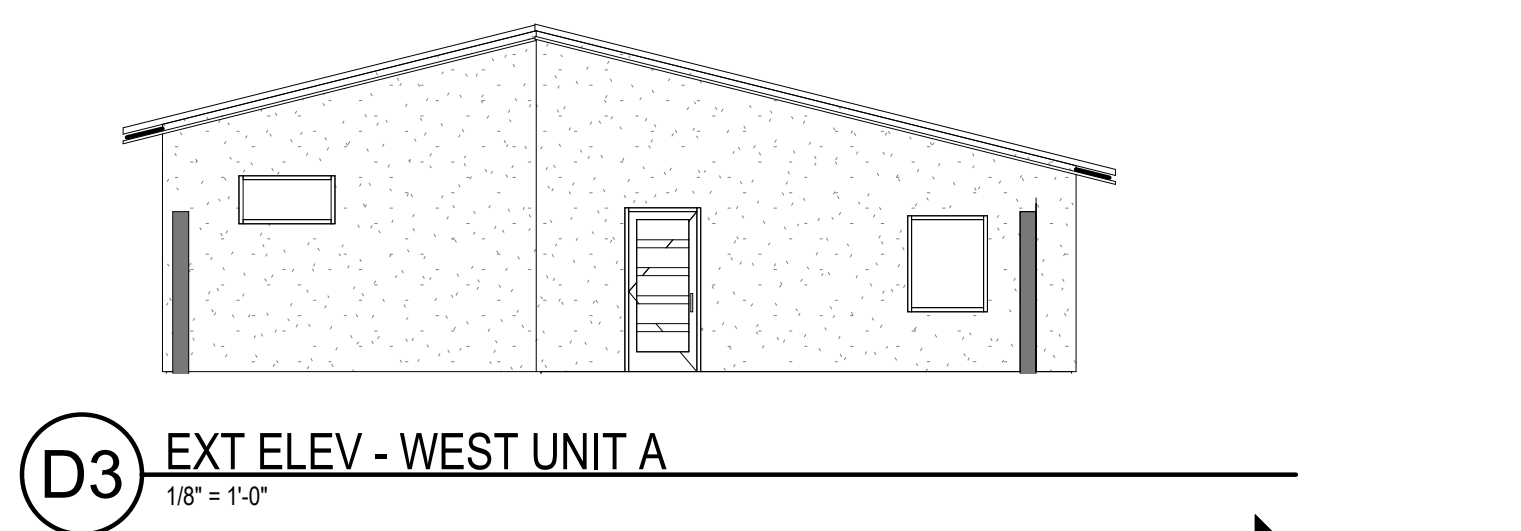
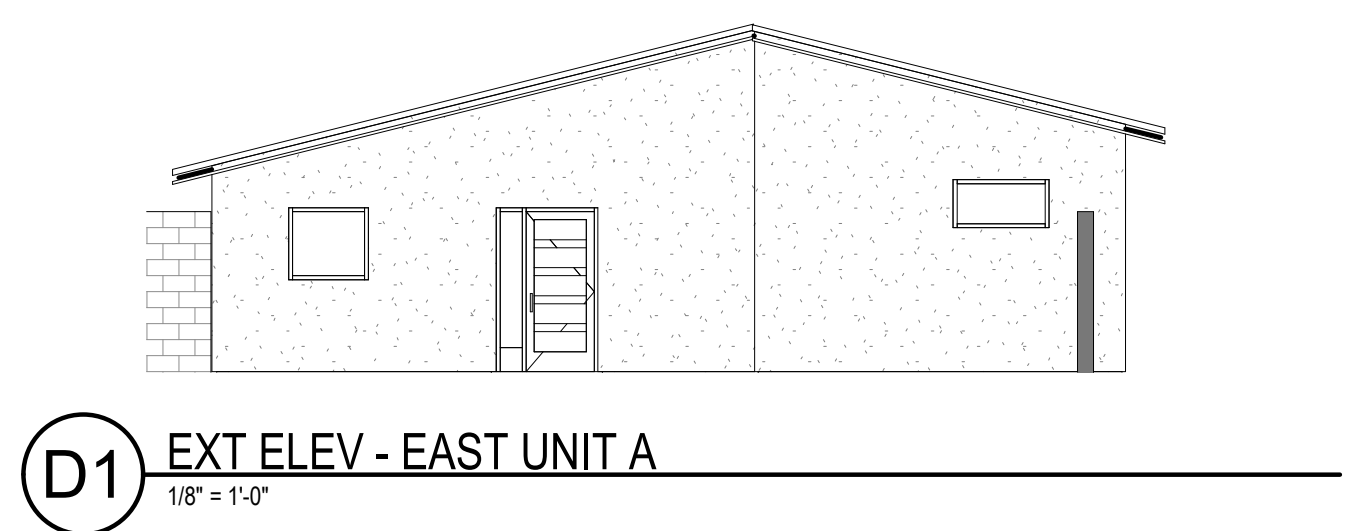
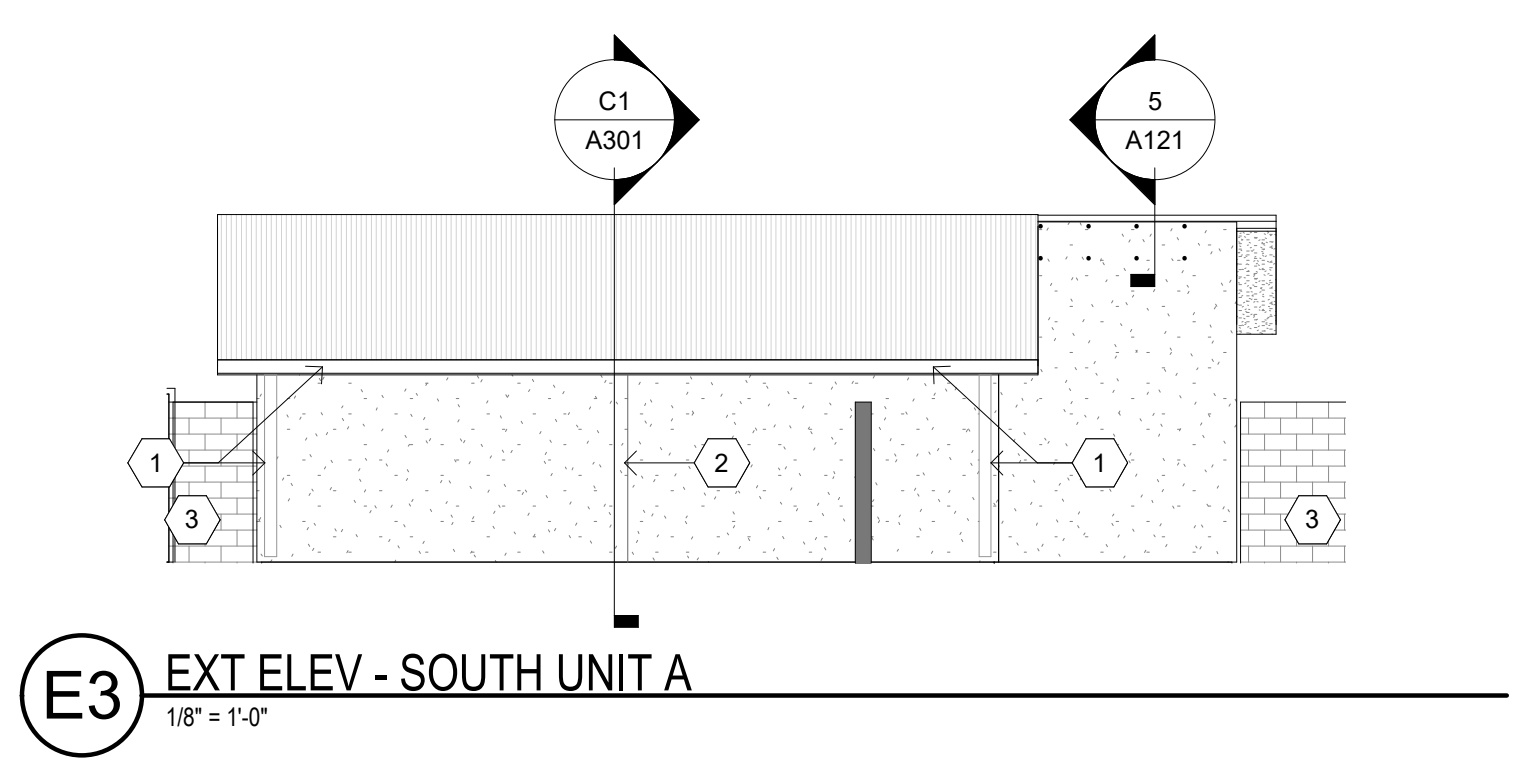
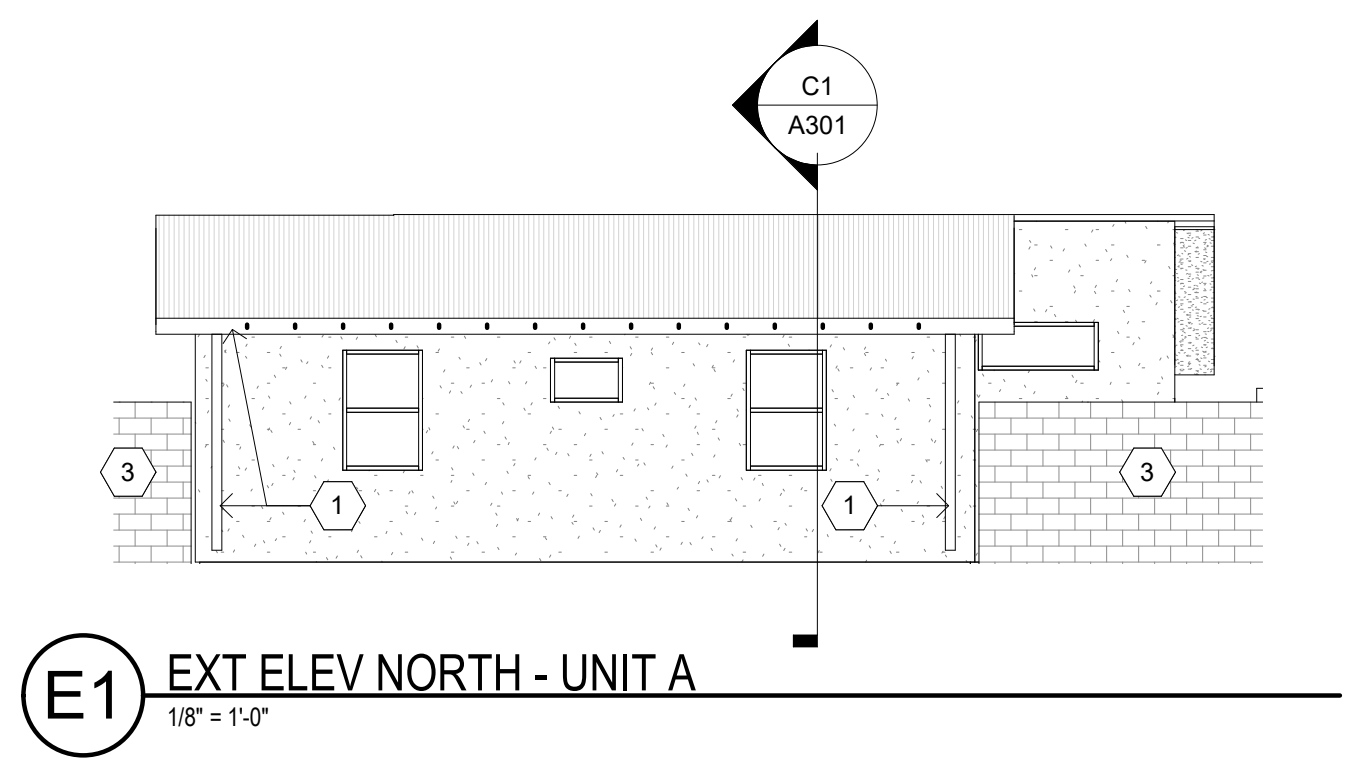


KEYED NOTES

1. METAL SNOW GUTTER AND DOWNSPOUT
2. STUCCO CONTROL JOINT
3. CMU SITE WALL, RE: STRUCTURAL

LEGEND

- 3 COAT STUCCO SYSTEM, SAND FINISH, COLOR SELECTED BY ARCHITECT
- STANDING SEAM METAL ROOF PANELS, COLOR SELECTED BY ARCHITECT

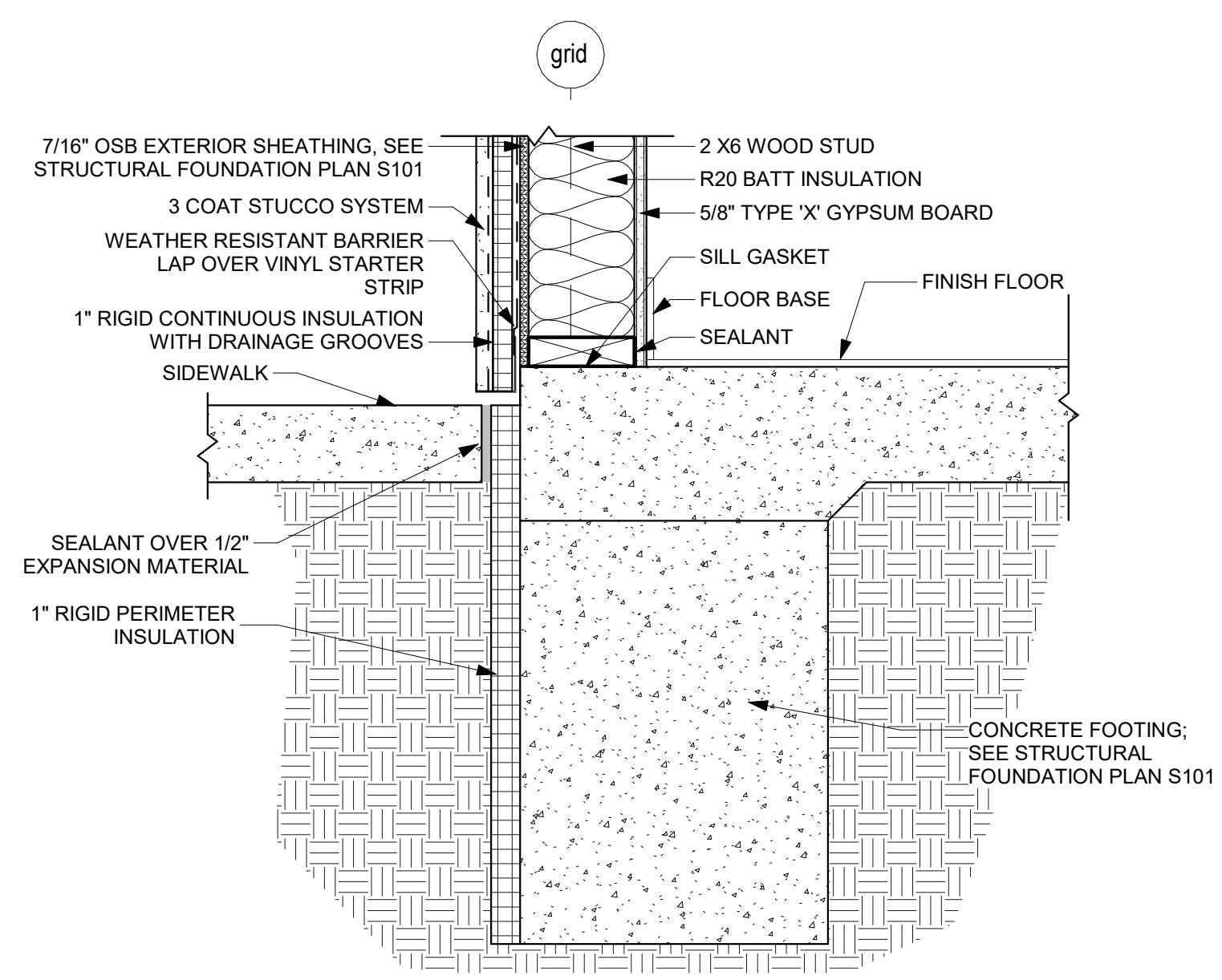


PMS CUBA PROVIDER HOUSING
HIGHWAY 550
CUBA, NEW MEXICO

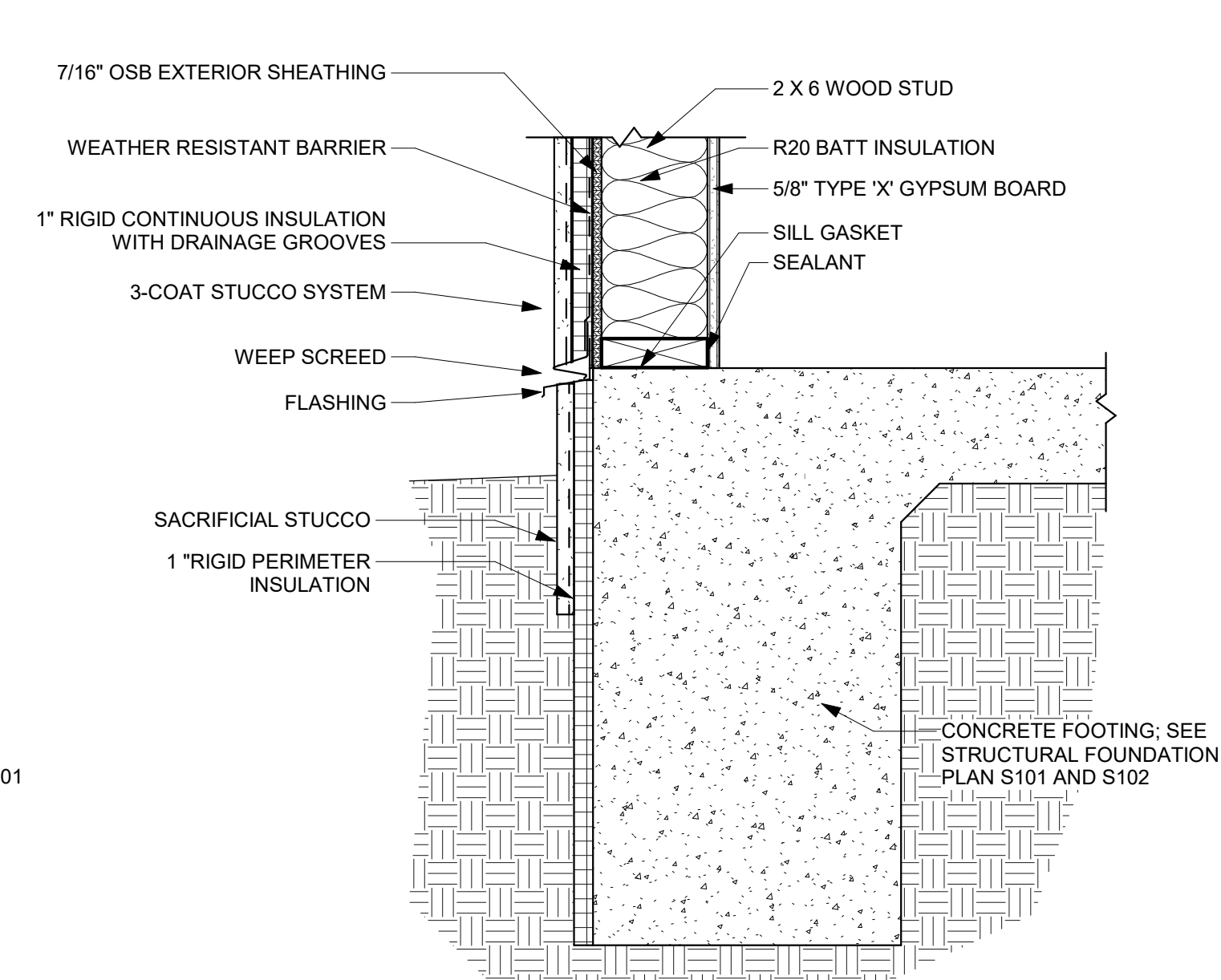
PERMIT DRAWINGS

REVISION	DATE
DATE	8/11/23
PROJECT NO.	-

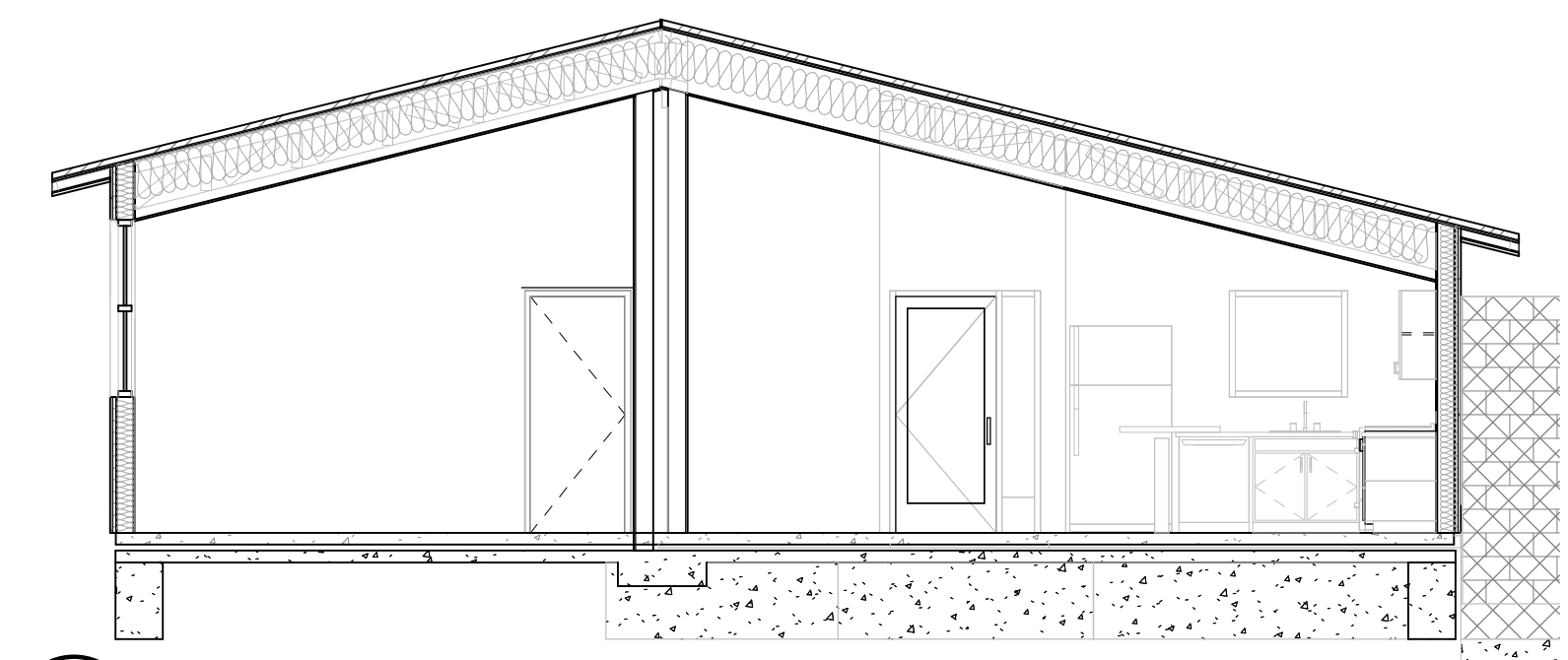
BUILDING ELEVATIONS



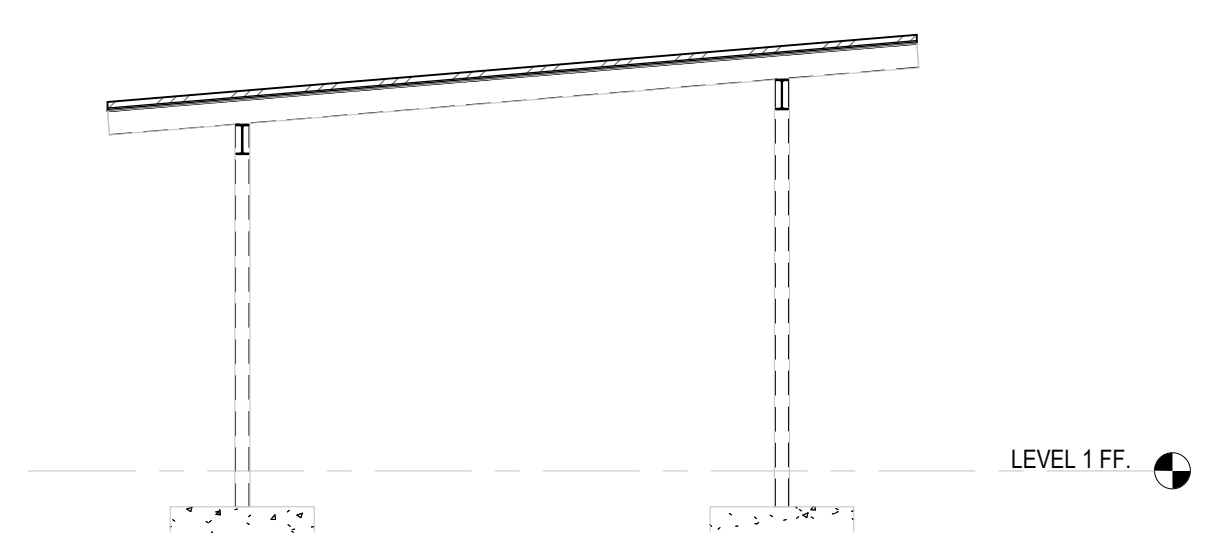
D1 WALL DETAIL @ FOUNDATION SIDEWALK
1 1/2" = 1'-0"



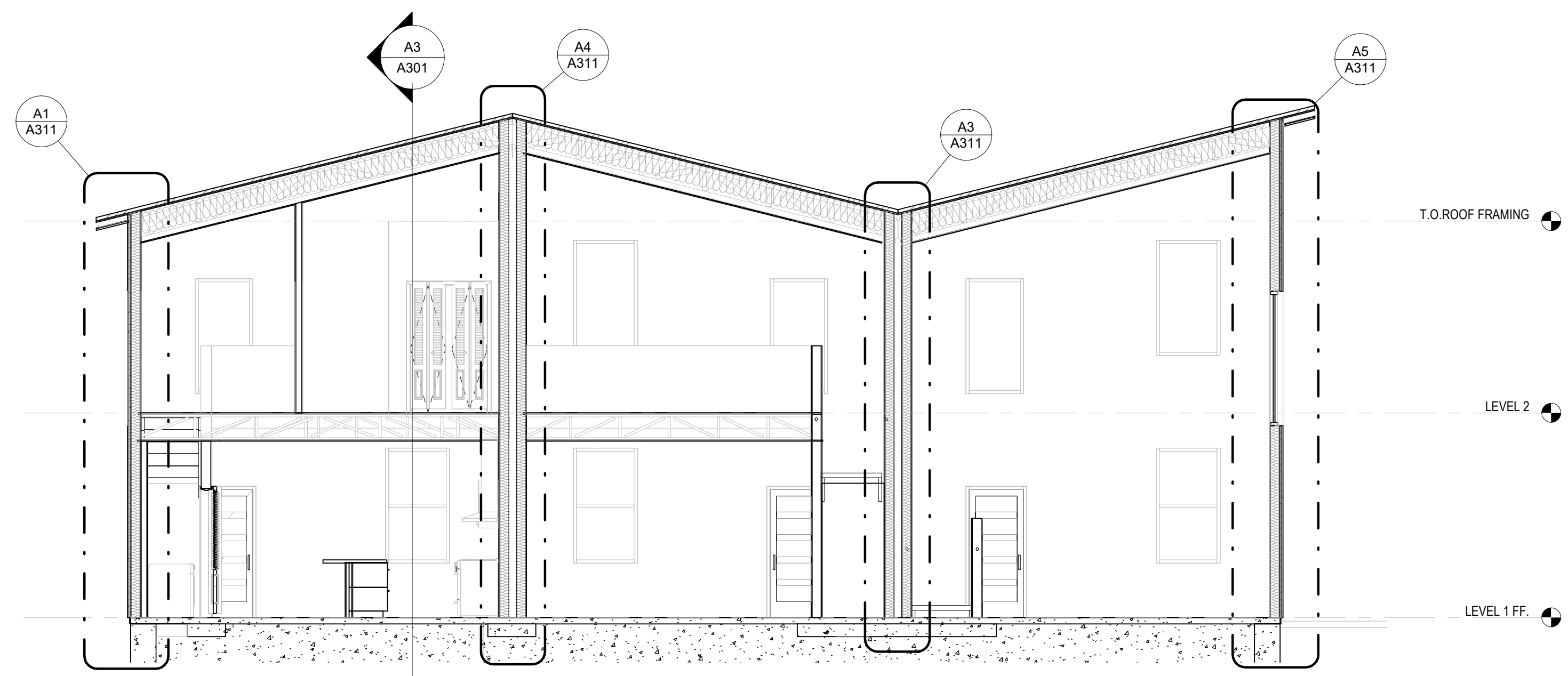
D2 WALL DETAIL @ FOUNDATION
1 1/2" = 1'-0"



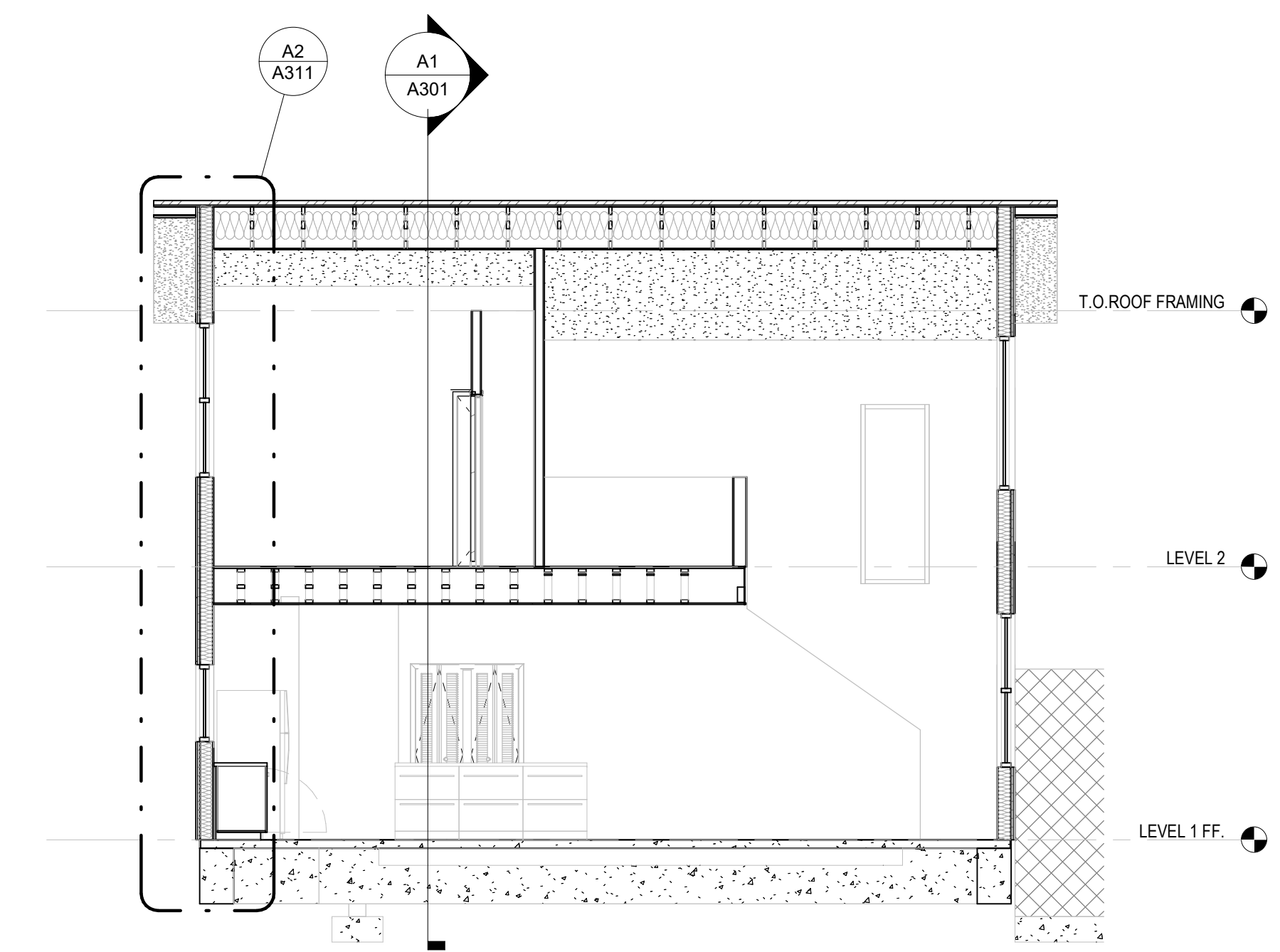
C1 BUILDING SECTION
3/16" = 1'-0"



C2 CARPORT SECTION
3/16" = 1'-0"



A1 BUILDING SECTION
3/16" = 1'-0"



A3 BUILDING SECTION
3/16" = 1'-0"

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PERMIT DRAWINGS

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BUILDING SECTIONS

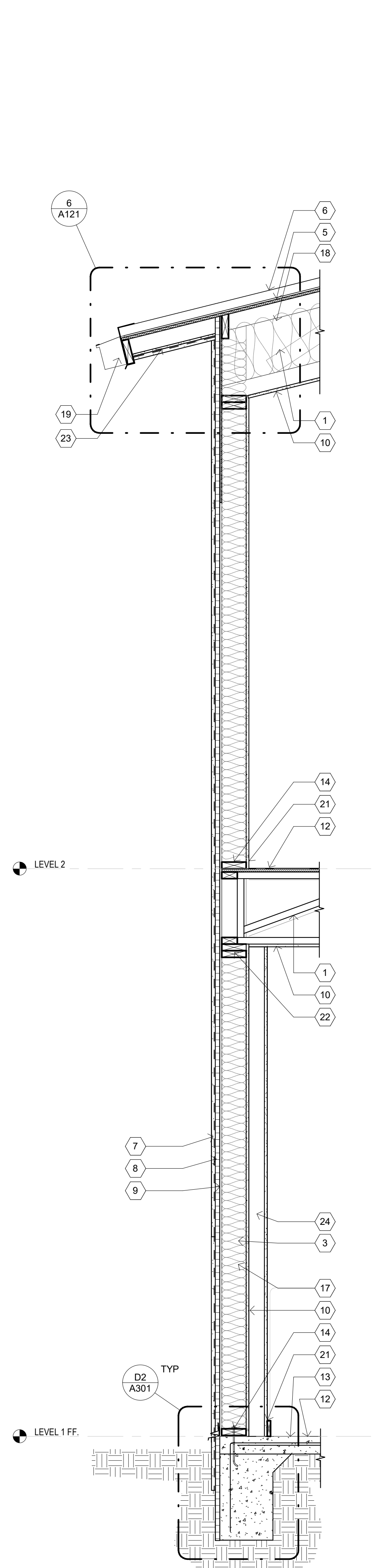
SHEET NO.
A301

GENERAL SHEET NOTES

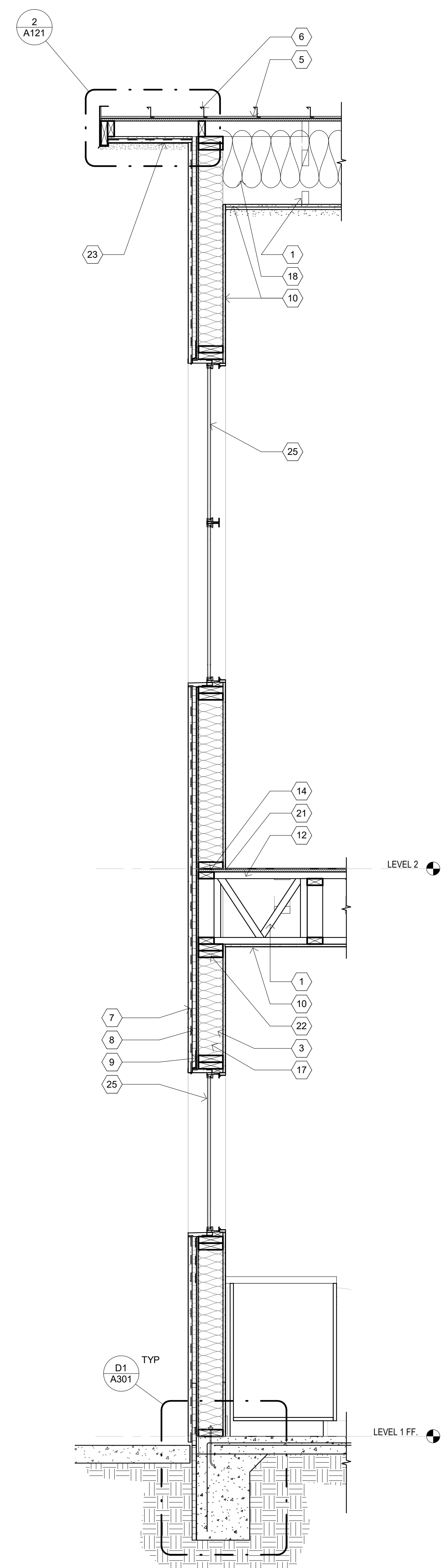
- A. ALL STUCCO SYSTEMS TO BE LIGHT SAND FINISH. ARCHITECT TO APPROVE COLORS.
- B. ALL DIMENSIONS TO FACE OF STUD, UNLESS OTHERWISE NOTED.

KEYNOTES

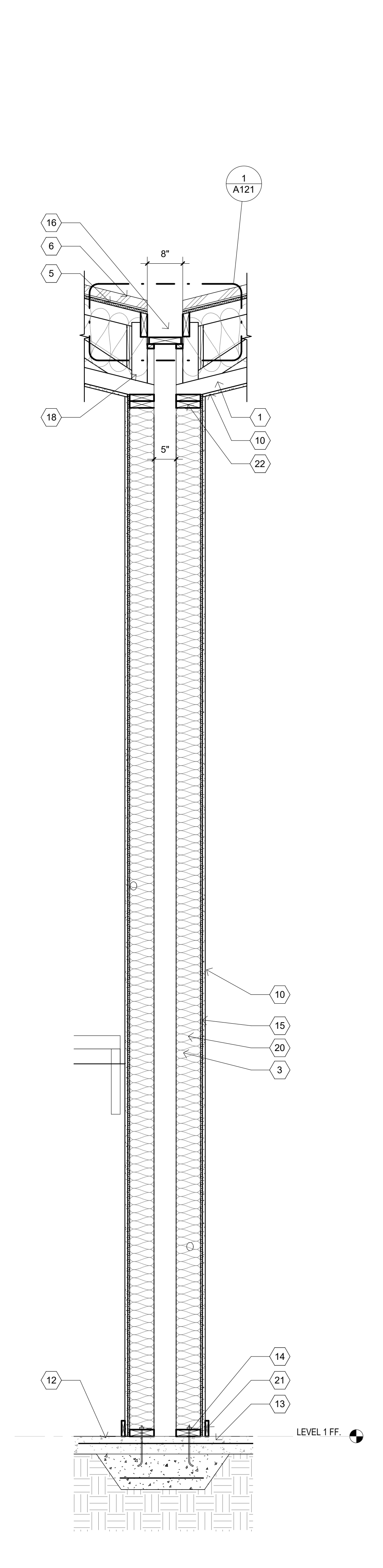
1. PRE-MANUFACTURED TRUSSES PER STRUCTURAL
2. 3/4" PLYWOOD SHEATHING PER PLAN
3. 2X6 WOOD FRAMING @ 16" O.C. PER STRUCTURAL
4. INTEGRAL BEARING SEAT PER STRUCTURAL
5. 5/8" PLYWOOD ROOF SHEATHING
6. STANDING SEAM METAL ROOF PANELS: BASIS OF DESIGN BATTENLOK BY MBCI
7. 3-COAT STUCCO SYSTEM OVER
8. 1" POLYISO R-5 MINIMUM CONTINUOUS INSULATION, TAPE AND SEAL JOINTS
9. FLUID APPLIED WRB (WEATHER RESISTANT BARRIER) OVER OSB EXTERIOR SHEATHING PER STRUCTURAL
10. 5/8" TYPE X GYPSUM BOARD
11. 2X BLOCKING
12. LVT FLOORING AS SPECIFIED
13. CONCRETE SLAB PER STRUCTURAL
14. SILL PLATE PER STRUCTURAL
15. SHEATHING PER STRUCTURAL
16. INTEGRAL 18 GA FULLY WELDED STAINLESS STEEL VALLEY GUTTER LINED WITH EPDM, SLOPED TO DOWNSPOUTS; RE: DETAIL
17. R-20 BATT INSULATION
18. R-38 BATT INSULATION, CONTRACTOR TO INSTALL WITH 2" CLEAR AIR SPACE UNDER ROOF SHEATHING
19. SNOW GUTTER PER DETAIL
20. ACOUSTIC INSULATION FULL DEPTH OF WALL CAVITY
21. 1X4 WOOD BASE, PAINTED
22. 2X DOUBLE TOP PLATE PER STRUCTURAL
23. SOFFIT SYSTEM: 3-COAT STUCCO OVER OSB SHEATHING PER DETAIL
24. FURR OUT FOR PLUMBING, SEE PARTITION TYPES
25. INSULATED VINYL WINDOW



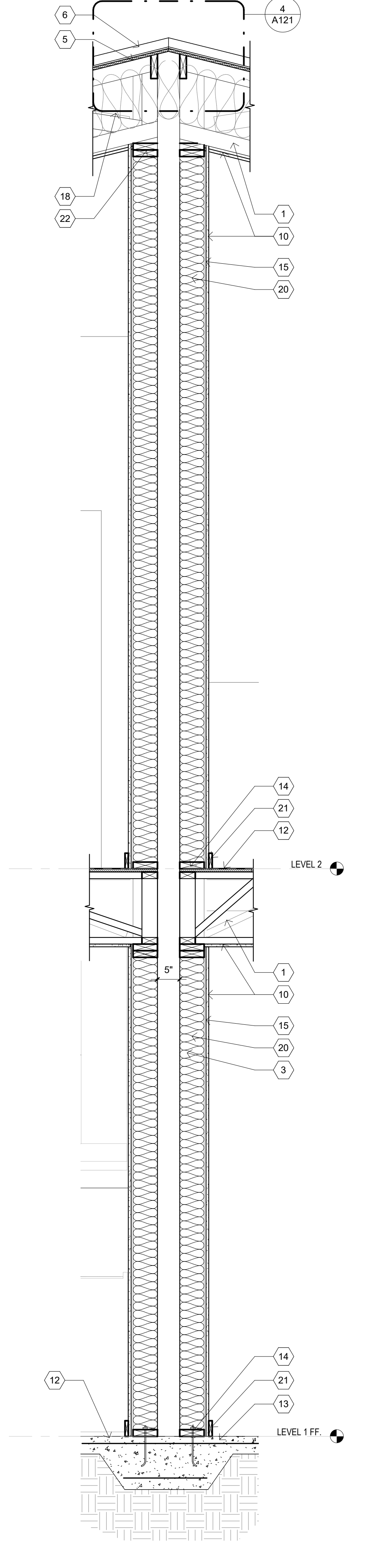
A1 TYP EXT WALL AT LOW EAVE
3/4" = 1'-0"



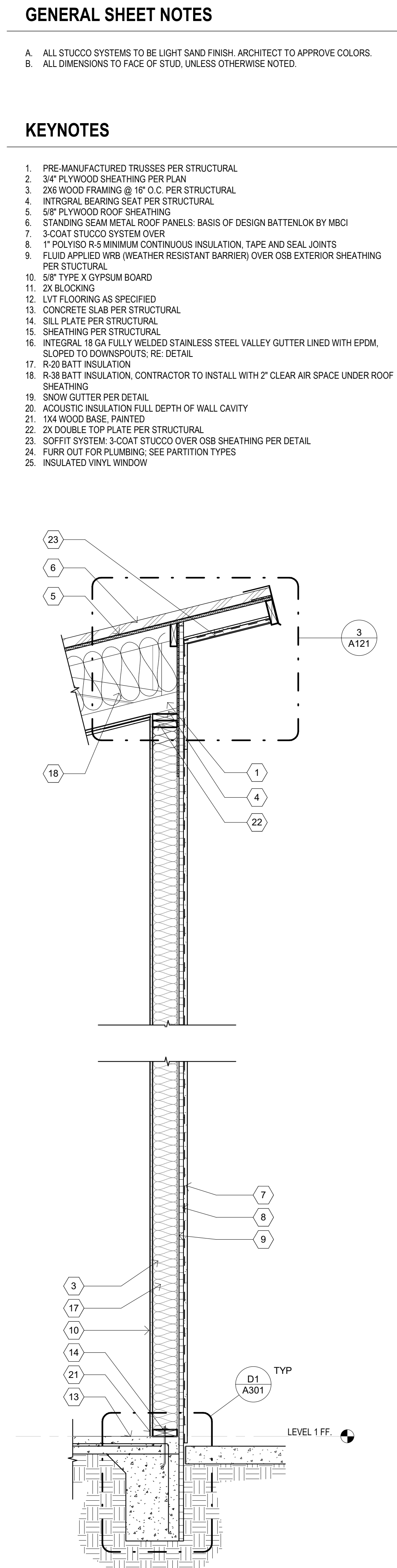
A2 WALL SECTION
3/4" = 1'-0"



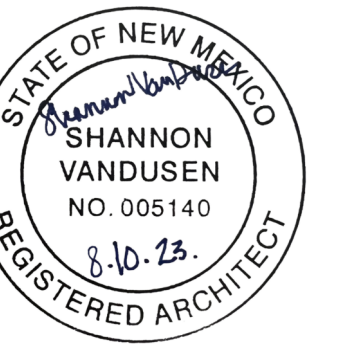
A3 WALL SECTION
3/4" = 1'-0"



A4 WALL SECTION
3/4" = 1'-0"



A5 WALL SECTION
3/4" = 1'-0"



GENERAL SHEET NOTES

- A. ALL EXTERIOR GLAZING TO BE INSULATED GLAZING, UNLESS OTHERWISE NOTED.
- B. FIELD VERIFY ALL DOOR, GLAZING FRAME DIMENSIONS BEFORE FABRICATION.
- C. ALL GLAZING TO BE TEMPERED.
- D. BASIS OF DESIGN FOR VINYL WINDOWS TO BE PELLA 250 SERIES IN DUAL FRAME COLOR TO BE SELECTED BY ARCHITECT.
- E. FIELD VERIFY ALL DOOR, GLAZING FRAME DIMENSIONS BEFORE FABRICATION
- F. CONTRACTOR TO SUPPLY ALL DOOR HARDWARE
- G. ALL DOOR FRAMES TO BE TYPE AA UNLESS NOTED OTHERWISE

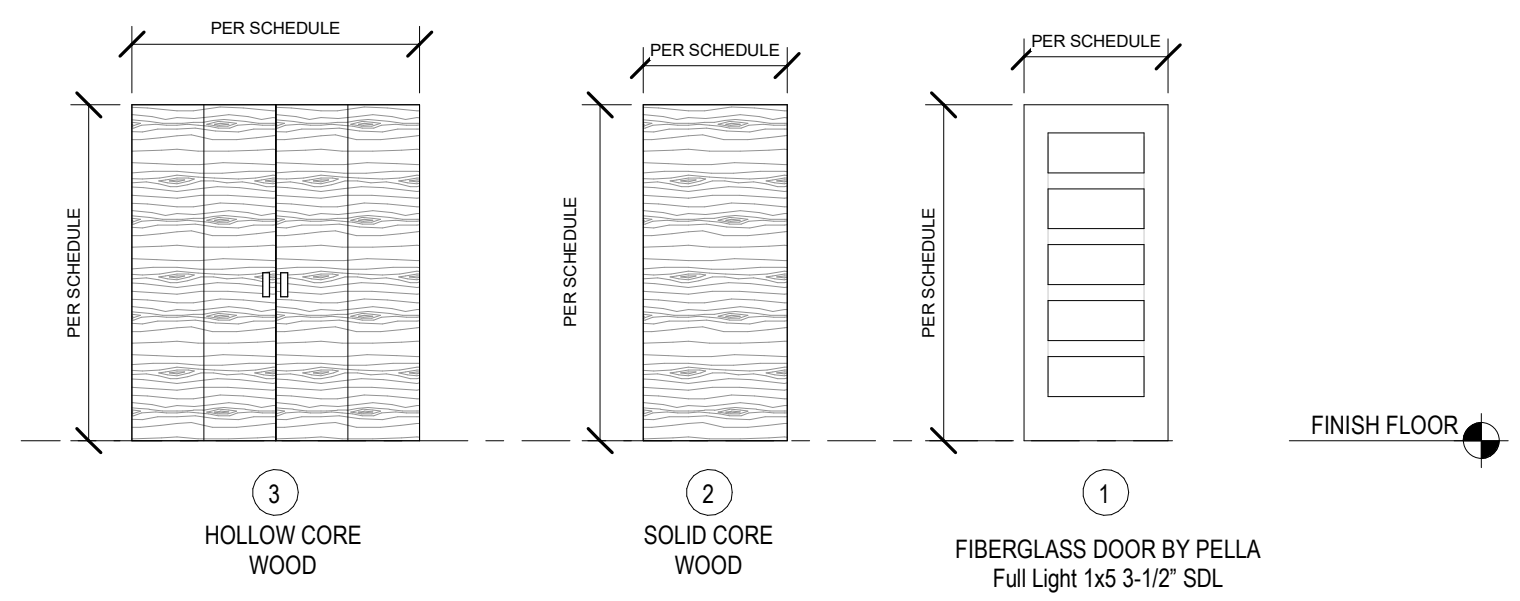
DOOR SCHEDULE				
DOOR NUMBER	DOOR TYPE	HEIGHT	WIDTH	COMMENTS
A101	1	6' - 8"	2' - 10"	SKEWED GLASS
A102	1	6' - 8"	2' - 10"	
A103	3	6' - 8"	4' - 0"	
A104	2	6' - 8"	2' - 8"	
A105	2	6' - 8"	2' - 8"	
A105A	3	6' - 8"	4' - 0"	
A107	2	6' - 8"	2' - 8"	
A108	2	6' - 8"	2' - 8"	
A108A	3	6' - 8"	4' - 0"	
B101	1	6' - 8"	2' - 10"	SKEWED GLASS
B102	3	6' - 8"	2' - 0"	
B103	3	6' - 8"	4' - 0"	
B104	1	6' - 8"	2' - 10"	
B202	2	6' - 8"	2' - 8"	
B202A	3	6' - 8"	4' - 0"	
B203	2	6' - 8"	2' - 8"	
C101	1	6' - 8"	2' - 10"	SKEWED GLASS
C102	3	6' - 8"	2' - 0"	
C103	3	6' - 8"	4' - 0"	
C104	1	6' - 8"	2' - 10"	
C202	2	6' - 8"	2' - 8"	
C202A	3	6' - 8"	4' - 0"	
C203	2	6' - 8"	2' - 8"	
D101	1	6' - 8"	2' - 10"	SKEWED GLASS
D102	3	6' - 8"	2' - 0"	
D103	3	6' - 8"	4' - 0"	
D104	1	6' - 8"	2' - 10"	
D202	2	6' - 8"	2' - 8"	
D202A	3	6' - 8"	4' - 0"	
D203	2	6' - 8"	2' - 8"	

ALL BEDROOM AND BATHROOM DOOR HARDWARE:
 Kwikset Halifax Privacy Door Lever Set with Square Rose
 Model:730HFLSQT-514 IN BLACK

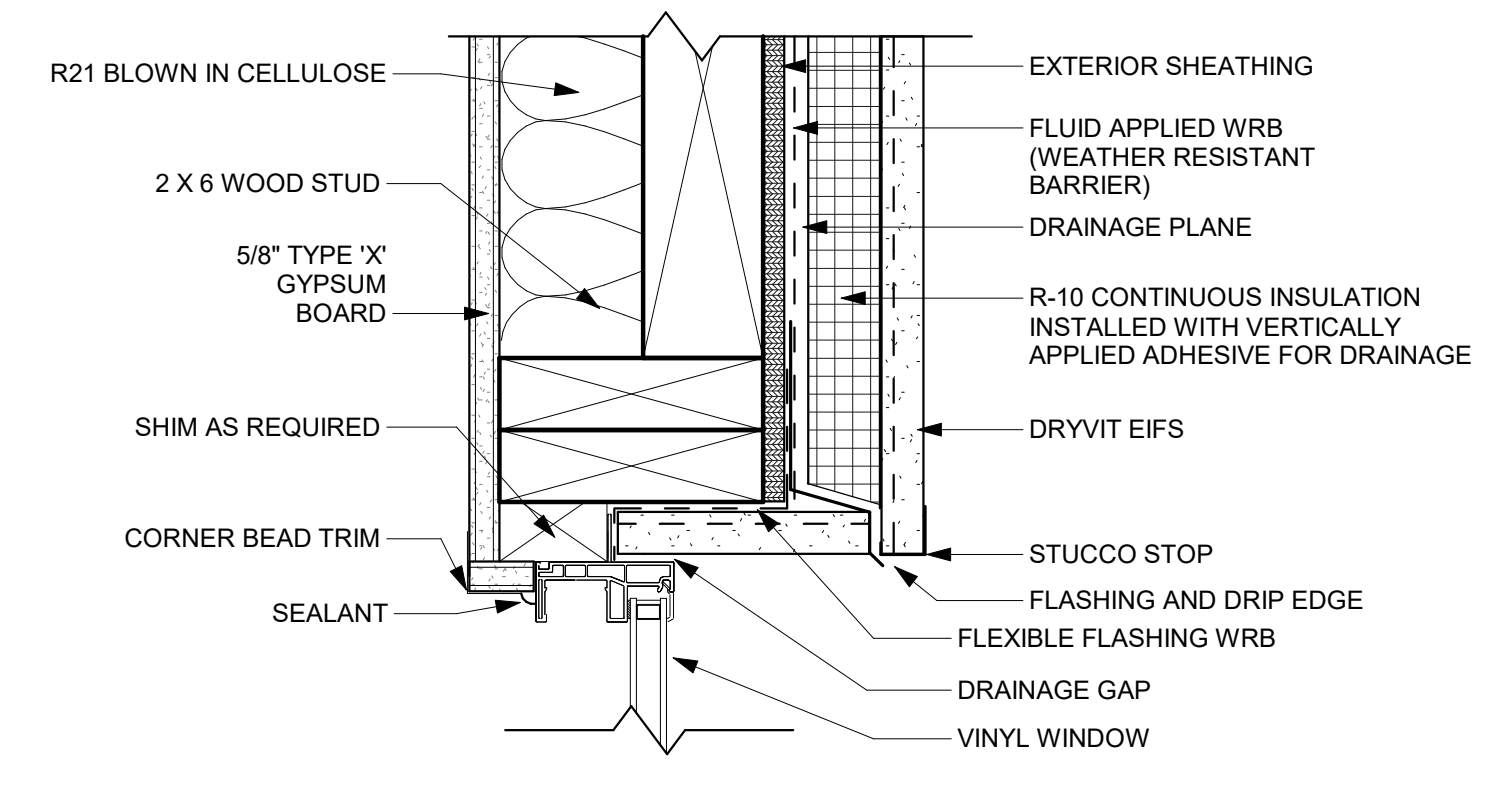
ALL NON-FOLDING CLOSET DOORS:
 Kwikset Halifax Passage Door Lever Set with Square Rose
 Model:720HFLSQT-514 IN BLACK

ALL FRONT AND BACK DOOR HARDWARE:
 Kwikset Halifax (Square Rosette) Lever and 258 Deadbolt Combo Pack with SmartKey
 Model:740HFLSQT-258SQT-514S IN BLACK

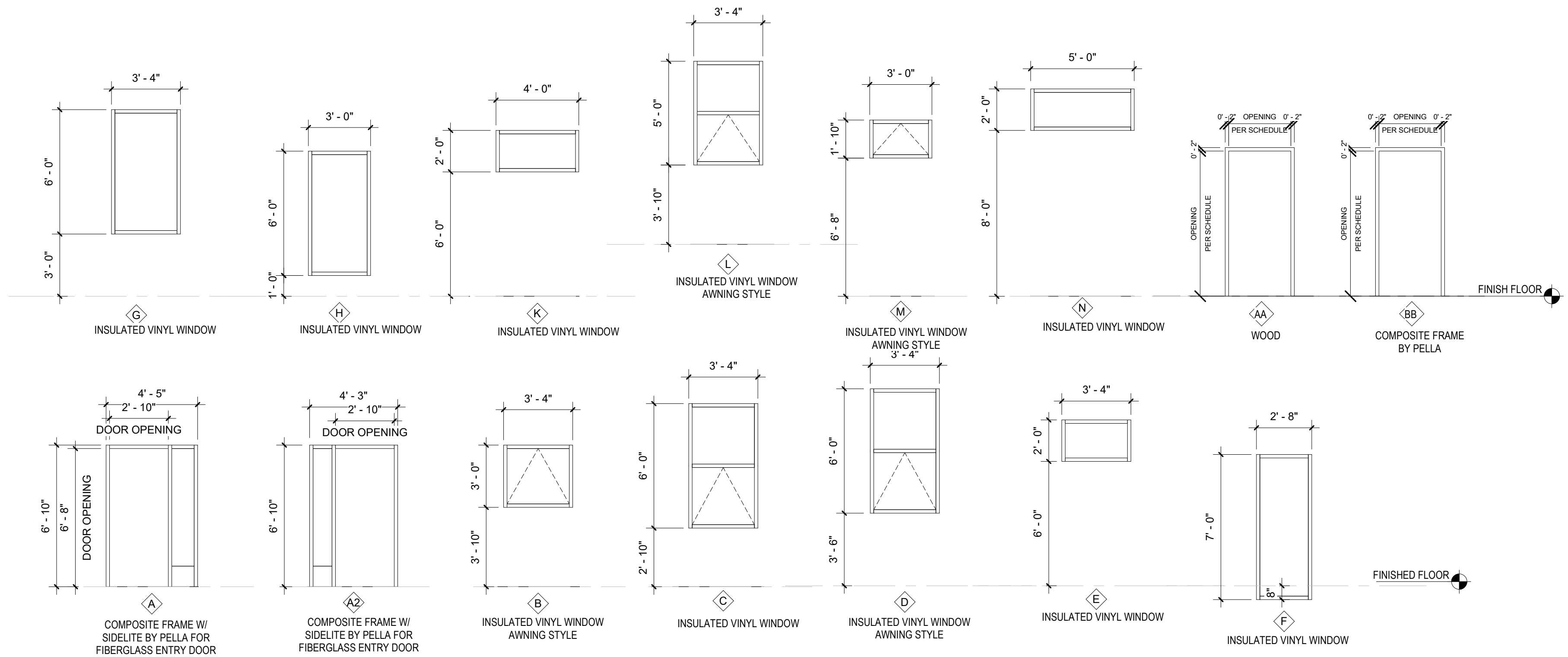
ALL FOLDING CLOSET DOORS:
 Kwikset Halifax Non-Turning One-Sided Dummy Door Lever with Square Rose
 Model:788HFLSQT-514 IN BLACK



C3 DOOR TYPES
 1/4" = 1'-0"



A1 VINYL HEAD @ EIFS
 3" = 1'-0"



A3 OPENING TYPES
 1/4" = 1'-0"

PERMIT DRAWINGS

REVISION _____ DATE _____

DATE 8/11/23

PROJECT NO _____

OPENING TYPES + DETAILS

SHEET NO.

MECHANICAL/PLUMBING LEGEND		
SYMBOL	DESCRIPTION	PIPING SYMBOLS
DUCTWORK SYMBOLS		
	SECTION THROUGH RECTANGULAR SUPPLY DUCT	FLOW IN DIRECTION OF ARROW
	SECTION THROUGH RECTANGULAR EXHAUST OR RETURN DUCT	PITCH DOWN IN DIRECTION OF ARROW
	SECTION THROUGH ROUND DUCT, SUPPLY OR EXHAUST AS NOTED	VALVE IN RISE OF PIPE (TYPE AS SPECIFIED OR NOTED)
	CEILING SUPPLY AIR DIFFUSER	RISER DOWN (ELBOW)
	RETURN AIR GRILLE OR EXHAUST REGISTER	RISER UP (ELBOW)
	SIDEWALL SUPPLY REGISTER	RISE OR DROP
	FLEXIBLE DUCT, SIZE AS SHOWN	BRANCH - TOP CONNECTION
	HAND (VOLUME) DAMPER IN DUCT	BRANCH - BOTTOM CONNECTION
	RECTANGULAR-TO-ROUND TRANSITION	VALVE IN RISE
	VERTICAL FIRE DAMPER IN DUCT AT FIRE PARTITION	GATE VALVE
	HORIZONTAL FIRE DAMPER AT FLOOR PENETRATION	BUTTERFLY VALVE
	ACCESS DOOR	BALL VALVE
	KEYED NOTE	CHECK VALVE
CONTROLS SYMBOLS		
	THERMOSTAT	2-WAY CONTROL VALVE
	DAMPER MOTOR	3-WAY CONTROL VALVE
	IONIZATION SMOKE DETECTOR	CONCENTRIC REDUCER
	FREEZE STAT	FLEXIBLE CONNECTION
	TEMPERATURE SENSOR	FLEXIBLE CONNECTION
	HUMIDITY SENSOR	FLANGE CONNECTION
	DEW POINT SENSOR	PRESSURE REDUCING VALVE (PRV)
	STATIC PRESSURE SENSOR	SOLENOID VALVE
	FLOW SWITCH	BALANCING VALVE
PIPING SYMBOLS		
	EXISTING PIPING	UNION
	DOMESTIC COLD WATER	STRAINER
	DOMESTIC HOT WATER	PRESSURE GAUGE
	DOMESTIC HOT WATER RECIRCULATION	AIR VENT
	SANITARY WASTE	T&P RELIEF VALVE
	SANITARY VENT	THERMOMETER
	GREASE WASTE	HOSE BIB
	DRAIN (CONDENSATE OR RELIEF)	DEMOLITION
	STORM DRAIN	BALANCING VALVE WITH PRESSURE PORTS (CIRCUIT SETTER)
	STORM DRAIN OVERFLOW	POINT OF DISCONNECTION
	NATURAL GAS	POINT OF RECONNECTION
	MEDIUM PRESSURE NATURAL GAS	WASTE CLEAN-OUT
	FIRE PROTECTION	

MECHANICAL/PLUMBING ABBREVIATIONS			
ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
AFF	ABOVE FINISHED FLOOR	LAT	LEAVING AIR TEMPERATURE
AFG	ABOVE FINISHED GRADE	LDBT	LEAVING DRY BULB TEMPERATURE
AHJ	AUTHORITY HAVING JURISDICTION	LWBT	LEAVING WET BULB TEMPERATURE
ARCH	ARCHITECT	LWT	LEAVING WATER TEMPERATURE
CFH	CUBIC FEET PER HOUR	MAT	MIXED AIR TEMPERATURE
CFM	CUBIC FEET PER MINUTE	MBH	THOUSAND BTU PER HOUR
CLG	CEILING	MCA	MINIMUM CIRCUIT AMPACITY
CO	CARBON MONOXIDE	MISC	MISCELLANEOUS
CO	CLEANOUT	MOCPP	MAXIMUM OVERCURRENT PROTECTION
COTG	CLEANOUT TO GRADE	NC	NOISE CRITERIA
CO2	CARBON DIOXIDE	NEC	NATIONAL ELECTRICAL CODE
CU	CONDENSING UNIT	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CW	COLD WATER	NTS	NOT TO SCALE
DB	DRY BULB	OA	OUTSIDE AIR
DDC	DIRECT DIGITAL CONTROLS	OFD	OVERFLOW DRAIN
DEG F	DEGREES FAHRENHEIT	PPM	PARTS PER MILLION
DWH	DOMESTIC WATER HEATER	PRV	PRESSURE REDUCING VALVE
EDBT	ENTERING DRY BULB TEMPERATURE	PSI	POUNDS PER SQUARE INCH
EF	EXHAUST FAN	RA	RETURN AIR
EL	ELEVATION	RAT	RETURN AIR TEMPERATURE
ETC	ET CETERA	RD	ROOF DRAIN
EWBT	ENTERING WET BULB TEMPERATURE	RH	RELATIVE HUMIDITY
EWT	ENTERING WATER TEMPERATURE	RM	ROOM
FCO	FLOOR CLEAN-OUT	RPM	REVOLUTIONS PER MINUTE
FD	FLOOR DRAIN	RTU	ROOF TOP UNIT
FDC	FIRE DEPARTMENT CONNECTION	SA	SUPPLY AIR
FH	FIRE HYDRANT	SD	STORM DRAIN
FPM	FEET PER MINUTE	SF	SQUARE FOOT
FS	FLOOR SINK	SS	SANITARY SEWER
GAS	NATURAL GAS	SUB	SUBSTITUTE
GC	GENERAL CONTRACTOR	TSTAT	THERMOSTAT
GPM	GALLONS PER MINUTE	TYP	TYPICAL
GT	GREASE TRAP	UNO	UNLESS NOTED OTHERWISE
HB	HOSE BIB	UR	URINAL
HD	HEAVY DUTY	V	VENT
HT	HEIGHT	W/	WITH
HW	HOT WATER	W/O	WITHOUT
HWR	HOT WATER RETURN	WB	WET BULB
HWS	HOT WATER SUPPLY	WC	WATER CLOSET
IBC	INTERNATIONAL BUILDING CODE	WCO	WALL CLEAN-OUT
J-BOX	JUNCTION BOX	WHA	WATER HAMMER ARRESTOR

PIPING MATERIALS	DUCT MATERIAL
DOMESTIC HOT AND COLD WATER PIPING: TYPE K HARD COPPER TUBE, WROUGHT COPPER FITTINGS, NO LEAD SOLDER, BRONZE BALL VALVES	ALL DUCTWORK DIMENSIONS ARE INSIDE FREE AREA DIMENSIONS.
PEX TUBING, METAL INSERT AND COPPER CLAMP RING OR ASSE 1061 PUSH-FIT FITTINGS, BRONZE BALL VALVES.	DUCTWORK: G60 GALVANIZED SHEET STEEL: LOCK FORMING QUALITY; CONSTRUCTED TO THE LATEST EDITION OF SMACNA "HVAC DUCT CONSTRUCTION STANDARDS"; "-1" W.C. PRESSURE CLASSIFICATION, SEAL CLASS "C"; WITH GALVANIZED STEEL FASTENERS, ANCHORS, ANGLES, STRAPS, ETC.
SOIL, WASTE, AND VENT PIPING: BELOW GRADE -- STANDARD WEIGHT C.I. NO HUB WITH HEAVY DUTY CLAMPS OR SCH 40 PVC WITH SOCKET TYPE FITTINGS ABOVE GRADE -- STANDARD WEIGHT C.I., NO HUB WITH STANDARD CLAMPS	ROUND DUCT: SPIRAL SEAM, GALVANIZED STEEL. DIE STAMPED OR 5 GORE ELBOWS.
NATURAL GAS PIPING: SCH 40 BLACK STEEL PIPE, MALLEABLE IRON FITTINGS, NON-LUBRICATED BALL VALVES WITH RESILIENT SEATS. AGA AND UL LISTED FOR GAS SERVICE	SEAL ALL SEAMS (LONGITUDINAL AND TRANSVERSE) AIRTIGHT WITH UNITED MCGILL "UNI-GRIP" UL LISTED, WATER BASED, NON-HARDENING, ELASTIC SEALANT OR EQUIVALENT. TAPE NOT ALLOWED.
WATER HAMMER ARRESTORS: INSTALL WATER HAMMER ARRESTORS AT ALL QUICK-CLOSING VALVES. REFER TO PDI-200 FOR INSTALLATION SIZING AND LOCATIONS. PISTON TYPE ARRESTOR ONLY. SOUX CHIEF 'HYDRARESTER' OR EQUAL. NO BELLOW TYPE. PROVIDE WITH ISOLATION VALVE	FLEXIBLE DUCTWORK: UL LISTED AND LABELED, CLASS 1 AIR DUCT. WORKING PRESSURE RATING: POS. 6", NEG. 4". FLEXMASTER TYPE 5 OR EQUIVALENT. 5 FEET MAX LENGTH.

GENERAL MECHANICAL AND PLUMBING NOTES:

- ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS TO PREVENT VOIDING OF WARRANTY. REFER TO EXISTING ROOF WARRANTY WHEN PERFORMING WORK ON ROOF AND FOLLOW WARRANTY REQUIREMENTS.
- SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR ALL CEILING PENETRATIONS AND AIR DEVICE LOCATIONS. VERIFY CEILING TYPES BEFORE ORDERING AIR DEVICES. IN HARD CEILINGS AND WALLS, PROVIDE ACCESS PANELS TO FULLY ACCESS AND SERVICE ALL ISOLATION VALVES, FIRE/SMOKE DAMPERS, BALANCING DAMPERS, CONTROL DEVICES, AND ALL OTHER DEVICES THAT REQUIRE MAINTENANCE.
- PROVIDE SOUND ELBOW FOR ALL CEILING RETURN/TRANSFER AIR GRILLES AS SHOWN IN DETAIL SHEET, UNLESS SHOWN WITH A DIFFERENT DUCT CONFIGURATION. USE NO MORE THAN 5 FT OF FLEXIBLE DUCT LENGTHS. ALL OTHER DUCTWORK SHALL BE RIGID METAL, PER SPECIFICATIONS. SEE DUCT CONSTRUCTION SCHEDULE AND SPECIFICATIONS FOR SPECIFIC AND GENERAL MATERIALS AND REQUIREMENTS. ALL RECTANGULAR SQUARE ELBOWS SHALL BE PROVIDED WITH INTERNAL TURNING VANES. INSTALL FLEXIBLE DUCT CONNECTIONS BETWEEN DUCTWORK AND ANY EQUIPMENT CONTAINING A MOTOR (NO EXCEPTIONS). DUCT DIMENSIONS ARE INSIDE DIMENSIONS. INCREASE SIZE OF DUCTS IF ACOUSTIC LINING IS SCHEDULED OR SPECIFIED. DO NOT INSTALL THERMOSTATS ON EXTERIOR WALLS.
- ALL MATERIALS ON PLANS ARE NEW, UNLESS INDICATED OTHERWISE. OWNER HAS FIRST RIGHT OF REFUSAL OF ANY AND ALL EQUIPMENT AND MATERIALS. ANY EQUIPMENT OR MATERIAL REQUIRING SERVICE SHALL BE INSTALLED 10FT FROM EDGE OF ROOF OR PARAPETS.
- SUPPORT ALL PIPING, DUCTS, EQUIPMENT ON ROOF USING FLASHED AND COUNTER FLASHED CURB. LENGTH OF CURB SHALL REACH ALL STRUCTURAL MEMBERS UNDER UNIT PLUS ONE ON EACH SIDE. REPAIR DISTURBED AREAS TO A LIKE CONDITION.
- DRAWINGS ARE CONSIDERED SCHEMATIC IN NATURE. PROVIDE REQUIRED FITTINGS AND OFFSETS FOR A COMPLETELY OPERATIONAL INSTALLATION. EQUIVALENT DUCT MAY BE SUBSTITUTED IN ACCORDANCE TO SMACNA, PRIOR APPROVAL IS REQUIRED FROM OWNER INSTALLATION. ALL DUCTWORK SHALL BE CONSTRUCTED TO MEET SMACNA STANDARDS.
- ALL BACKDRAFT DAMPERS SHALL BE COUNTERBALANCED TYPE WITH ADJUSTABLE WEIGHTS AND VINYL SEALS, UNLESS NOTED, SIMILAR TO NAILOR 1370CB. MINIMUM DAMPER PERFORMANCE SHALL INCLUDE A BLADE REACTION AT 0.01" W.G. AND A MAXIMUM LEAKAGE OF 15 CFM/SF AT 1" W.G. MOTORIZED OUTDOOR AIR DAMPERS SHALL BE RATED AT 4 CFM/SF AT 1.0" W.G. WHEN TESTED IN ACCORDANCE TO AMCA. MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE AVAILABLE AT THE JOB SITE FOR ALL FIRE AND SMOKE DAMPERS AT THE TIME OF ROUGH-IN INSPECTION.
- ALL MATERIAL ABOVE THE CEILING WHERE THIS SPACE IS USED AS A RETURN AIR PLENUM MUST BE NON-COMBUSTIBLE, ALL LOW VOLTAGE/ COMMUNICATIONS CABLE MUST BE PLENUM RATED AND ALL ELECTRICAL WIRING MUST BE IN A PLENUM RATED SHEATH OR CONDUIT.
- ALL PIPING SHALL BE ADEQUATELY SUPPORTED FROM THE BUILDING STRUCTURE TO PREVENT SAGGING, POCKETING, SWAYING OR DISPLACEMENT BY MEANS OF HANGERS AND SUPPORTS. PIPING IS NOT TO BE SUPPORTED BY EQUIPMENT. PROVIDE DIELECTRIC UNIONS BETWEEN DISSIMILAR MATERIALS. PROVIDE MANUAL AIR VENTS AND CAPPED HOSE-END DRAINS WITH ISOLATION VALVE AT PIPING HIGH AND LOW POINTS. WELD PIPE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS. WELDERS SHALL BE CERTIFIED FOR TYPE OF WELD BEING PERFORMED. FLUSH OUT PIPING AND REMOVE CONTROL DEVICES BEFORE PERFORMING PRESSURE TEST. DO NOT USE PIPING SYSTEM VALVES TO ISOLATE SECTIONS WHERE TEST PRESSURE EXCEEDS VALVE PRESSURE RATING. PRESSURIZE PIPING AT 100 PSIG. IF LEAKAGE IS OBSERVED OR IF TEMPERATURE COMPENSATED PRESSURE DROP EXCEEDS 1% OF TEST PRESSURE, REPAIR LEAKS AND RETEST. DO NOT USE AIR PRESSURE TO TEST PLASTIC PIPE, PROVIDE SUPPORT UNDER ELBOWS ON PUMP SUCTION AND DISCHARGE LINES.
- AFTER INSTALLATION OF SYSTEM, PERFORM AN OPERATIONAL TEST IN THE PRESENCE OF THE OWNER, ARCHITECT, OR ENGINEER. THIS TEST WILL CONSIST OF SUCCESSFULLY DEMONSTRATING APPEARANCE OF INSTALLATION, FUNCTION OF ALL CONTROLS, THE CONTROLS SHALL BE OPERATED IN THE FOLLOWING MODES IN EACH ZONE: OCCUPIED/UNOCCUPIED. IF THE TEST IS NOT SUCCESSFUL IN THE OPINION OF THE ARCHITECT OR ENGINEER, DEFICIENCIES WILL BE REMEDIATED AND THE SYSTEM WILL BE RE-TESTED UNTIL THE TEST IS SUCCESSFUL.
- WHERE NEW MECHANICAL SYSTEMS ARE USED FOR TEMPORARY VENTILATION OR CLIMATE CONTROL, MECHANICAL EQUIPMENT INSTALLER SHALL BE PROVIDE CONSTRUCTION FILTERS, MAINTAIN EQUIPMENT, AND CLEAN, ADJUST AND PUT IN NEW CONDITION BEFORE BUILDING OCCUPANCY. PARTS AND LABOR WARRANTY SHALL NOT BE CONSIDERED TO START UNTIL ACCEPTANCE OF THE SYSTEM BY OWNER.

SUBMITAL REQUIREMENTS
SUBMIT ALL MECHANICAL AND PLUMBING SHOP DRAWING AND PRODUCT DATA AT ONE TIME. SUBMITTAL SHALL BE BOUND AND INDEXED IN A NEAT AND ORDERLY MANNER. PARTIAL SUBMITTALS WILL BE REJECTED.
SUBMITTALS SHALL INCLUDE, BUT NOT BE LIMITED TO: EQUIPMENT, FIXTURES, INSULATION, DIFFUSERS, PIPING, VALVES, CONTROLS, AND FIRE PROTECTION.

PROJECT SCOPE:
New residential homes. Installation of new HVAC and plumbing.
PROJECT CODES:
<ul style="list-style-type: none"> 2021 UNIFORM PLUMBING CODE 2021 UNIFORM MECHANICAL CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE

MINIMUM PIPE INSULATION		
BASED ON: INTERNATIONAL ENERGY CONSERVATION CODE 2018, SECTIONS C404.4 AND C404.5		
PIPING FROM A WATER HEATER TO THE TERMINATION OF THE HEATED WASTER SUPPLY PIPE SHALL BE INSULATED AS PER TEH TABLE BELOW. INSULATION SHALL HAVE A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER INCH/HRxFT 2x°F (R-3 min.). THE FIRST 8" OF BOTH INLET AND OUTLET PIPING OF A WATER HEATER SHALL BE INSULATED WITH 1" OF MATERIAL HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER INCH/HRxFT 2x°F.		
ALL INSULATION TO HAVE FACTORY APPLIED ASJ COMPLYING WITH ASTM C 1136, TYPE I.		
MINIMUM PIPE INSULATION ^a		
BASED ON: INTERNATIONAL ENERGY CONSERVATION CODE 2018, SECTION C403.11.3 AND UPC 609.12		
	NOMINAL PIPE DIAMETER	
FLUID	<1.5"	>1.5"
HEATING WATER	1.5"	2.0"
DOMESTIC HOT WATER	EQUAL TO PIPE DIAMETER	EQUAL TO PIPE DIAMETER
DOMESTIC COLD WATER ^b	0.5"	1.0"
CHILLED WATER, BRINE OR REFRIGERANT	1.0"	1.5"

SEISMIC RESTRAINT FOR WATER HEATERS.	
BASED ON: UNIFORM PLUMBING CODE SECTION 507.2	
IN SEISMIC DESIGN CATEGORIES C,D,E, AND F, WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A DISTANCE OF NOT LESS THAN 4" SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.	
TEMPERATURE AND HOT WATER SYSTEM CONTROLS	
BASED ON: IECC 2018 CODE SECTION C404.7	
AUTOMATIC-CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP. SYSTEM RETURN PIPING SHALL BE DEDICATED. CONTROLS SHALL AUTOMATICALLY TURN OFF THE PUMP WHEN WATER IN THE CIRCULATION LOOP IS AT THE DESIRED TEMPERATURE AND WHEN THERE IS NOT A DEMAND FOR HOT WATER.	
ALL PIPE DISTANCES BETWEEN HOT WATER SUPPLY PIPING AND FIXTURES SHALL COMPLY WITH C404.5.	

MINIMUM DUCT INSULATION	
BASED ON: INTERNATIONAL ENERGY CONSERVATION CODE 2018, SECTION C403.11	
DUCT AND PLENUM INSULATION AND SEALING:	
ALL SUPPLY AND RETURN DUCTS AND PLENUMS SHALL BE INSULATED WITH A MINIMUM OF R-6 INSULATION WHEN LOCATED IN UNCONDITIONED SPACES AND A MINIMUM OF R-8 INSULATION WHEN LOCATED OUTSIDE THE BUILDING. WHEN LOCATED WITHIN A BUILDING ENVELOPE ASSEMBLY, THE DUCT OR PLENUM SHALL BE SEPARATED FROM THE BUILDING EXTERIOR OR UNCONDITIONED OR EXEMPTED SPACES BY A MINIMUM OF R-8 INSULATION.	
INSULATION WITHIN DUCTS AND PLENUMS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE DEVELOPMENT INDEX NOT TO EXCEED 50 PER 2015 IMC 602.2 AND 604.1	
EXCEPTIONS:	
<ol style="list-style-type: none"> WHEN LOCATED WITHIN EQUIPMENT. WHEN THE DESIGN TEMPERATURE DIFFERENCE BETWEEN THE INTERIOR AND EXTERIOR OF THE DUCT OR PLENUM DOES NOT EXCEED 15°F (8°C). 	

a. BASED ON INSULATION HAVING A CONDUCTIVITY (k) NOT EXCEEDING 0.27 BTU PER INCH /HRxFT 2x°F (R-3 MIN.)
b. DOMESTIC COLD WATER INSULATION BASED ON CONDENSATION CONTROL, NOT IECC REQUIREMENTS.

PERMIT DRAWINGS

REVISION DATE

DATE 8/10/2023

PROJECT NO

MECHANICAL COVER AND NOTES

SHEET NO.

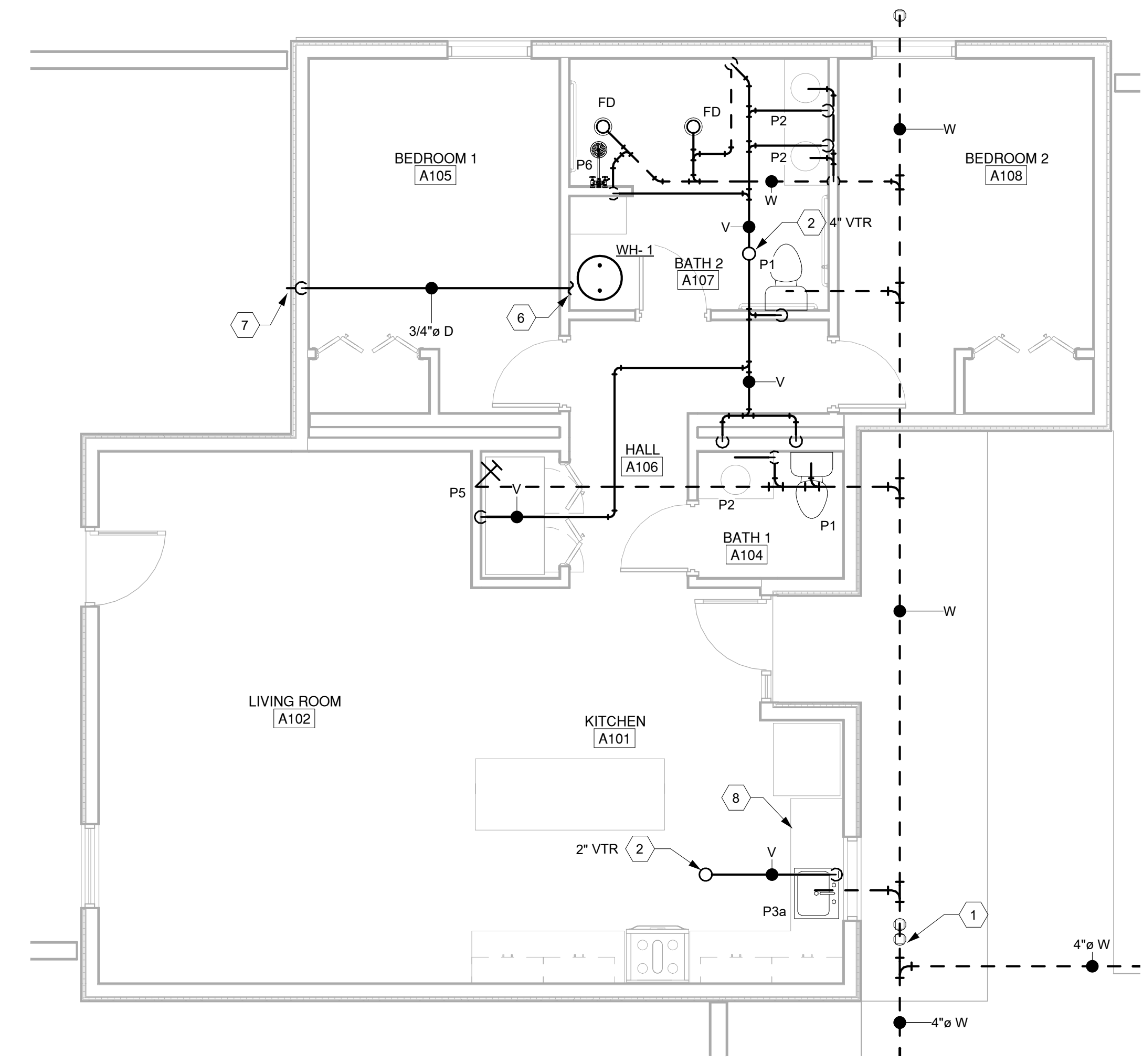
PM-001

GENERAL NOTES:

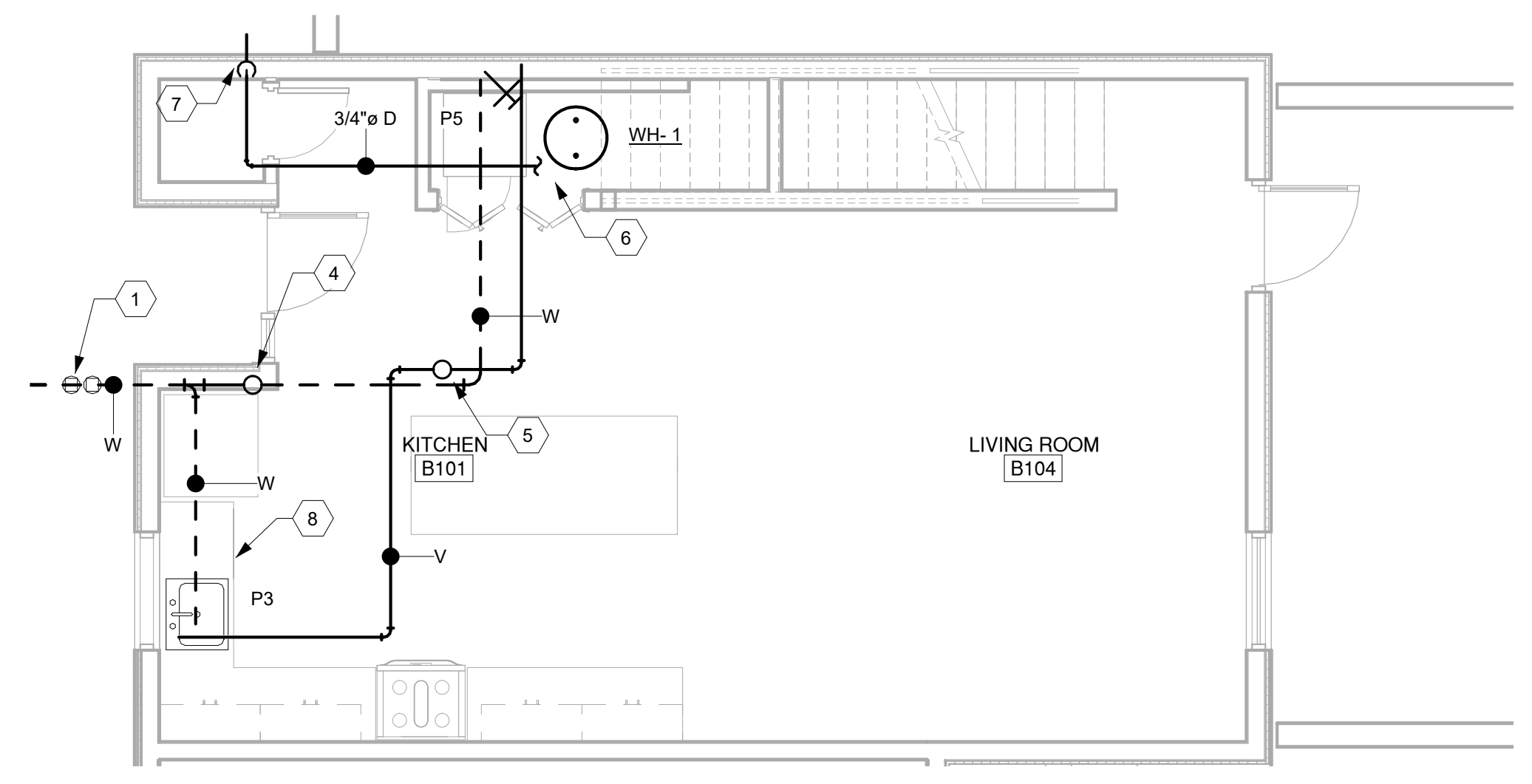
1. REFER TO PM-001 FOR GENERAL NOTES AND SYMBOLS.
2. REFER TO P-601 FOR SCHEDULES AND DIAGRAMS.
3. SUPPORT ALL PIPES WITH MSS SP-58 COMPONENTS. PROVIDE SADDLES AT ALL INSULATED PIPES.

KEYED NOTES:

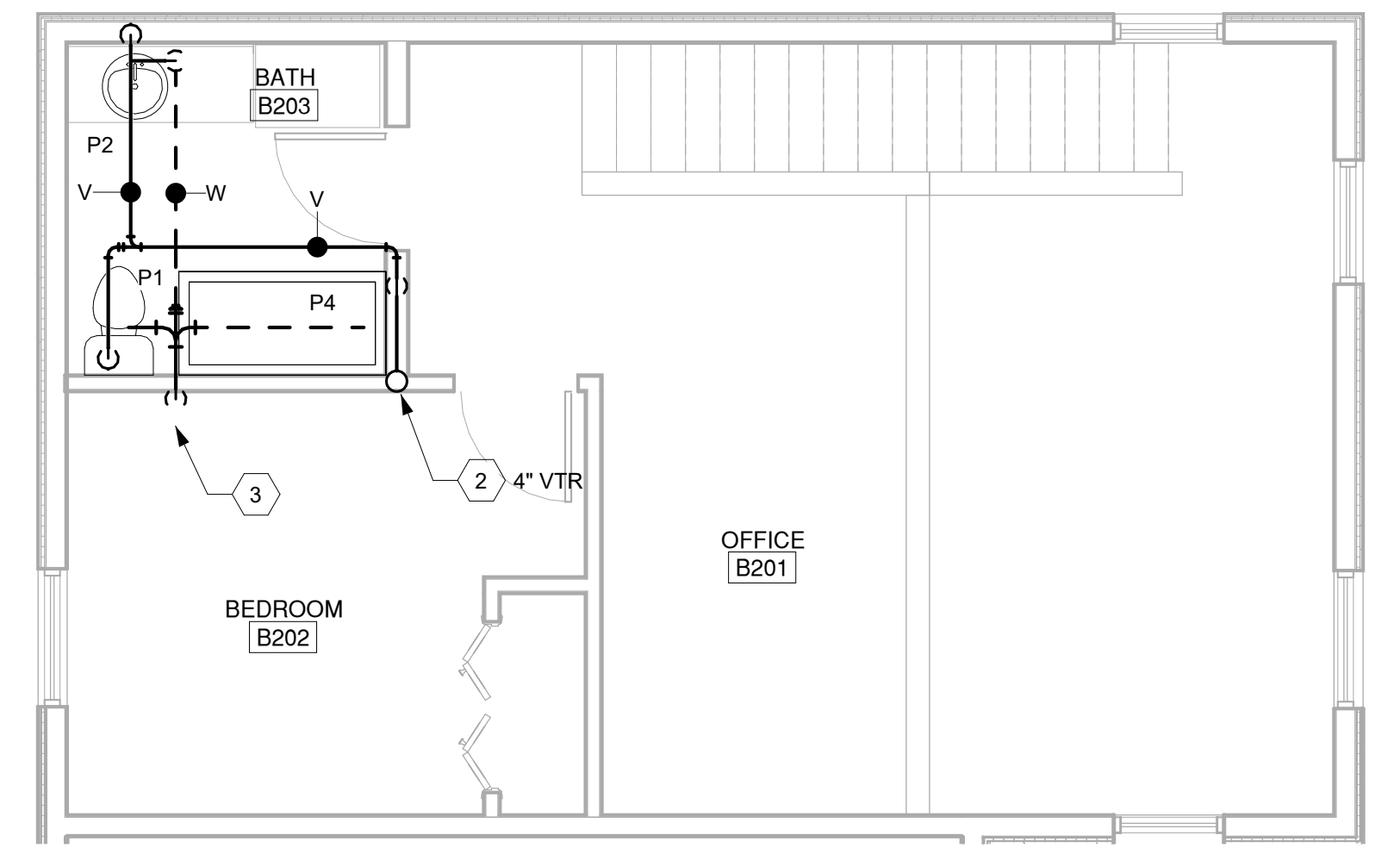
- 1 WASTE TO CONNECTION ON SITE.
- 2 VENT TO ROOF
- 3 WASTE DOWN TO FLOOR BELOW
- 4 WASTE DOWN FROM FIXTURES ON 2ND FLOOR
- 5 VENT UP TO SECOND FLOOR
- 6 ROUTE T&P DRAIN FROM WATER HEATER TO EXTERIOR
- 7 TERMINATE T&P DRAIN 18" AFG WITH DOWNTURNED ELBOW
- 8 ROUTE WASTE FROM DISH WASHER TO GARBAGE DISPOSER INLET. PROVIDE AIR INTAKE ON SINK.



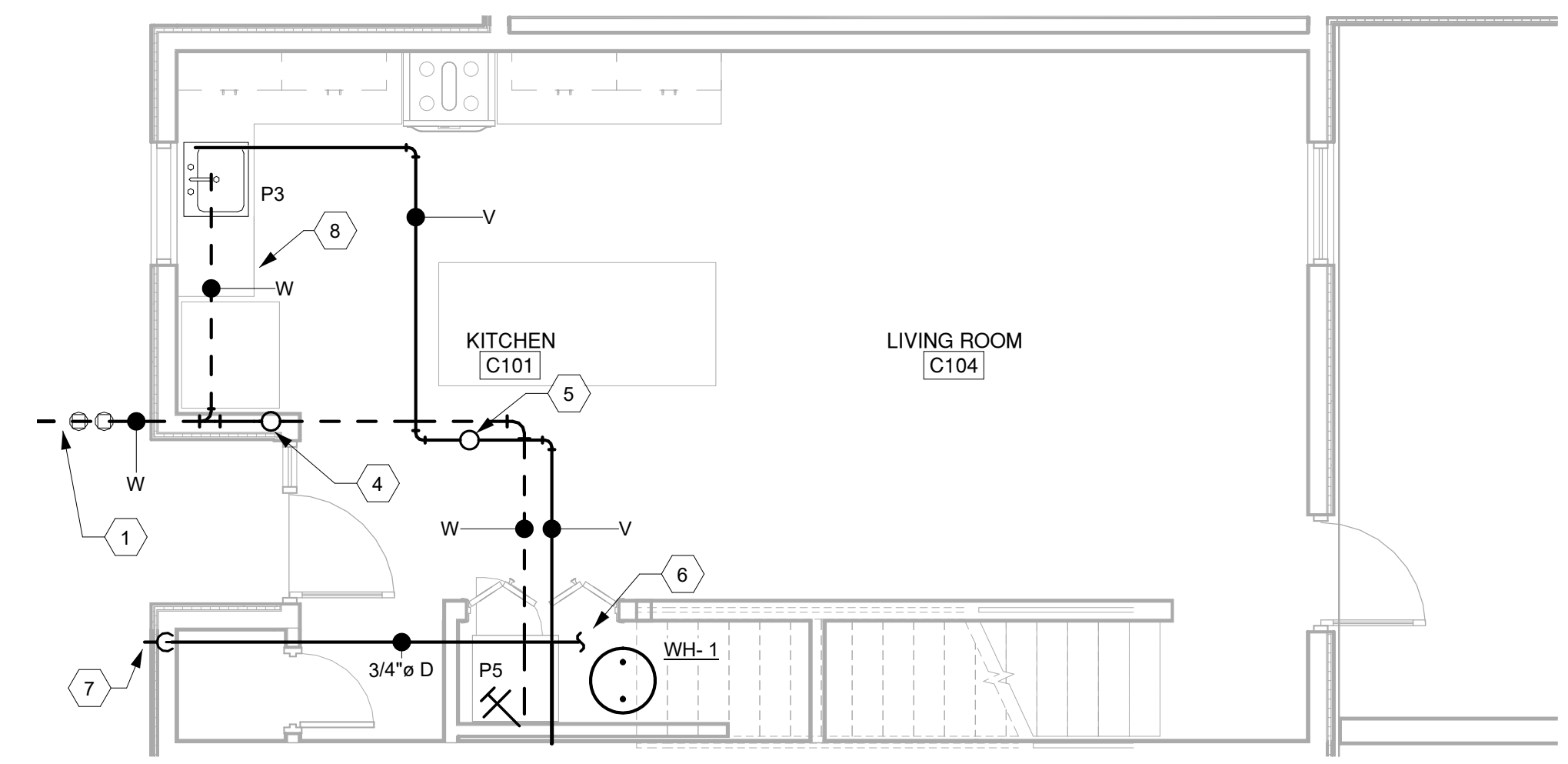
① WASTE AND VENT PLAN - UNIT A
1/4" = 1'-0"



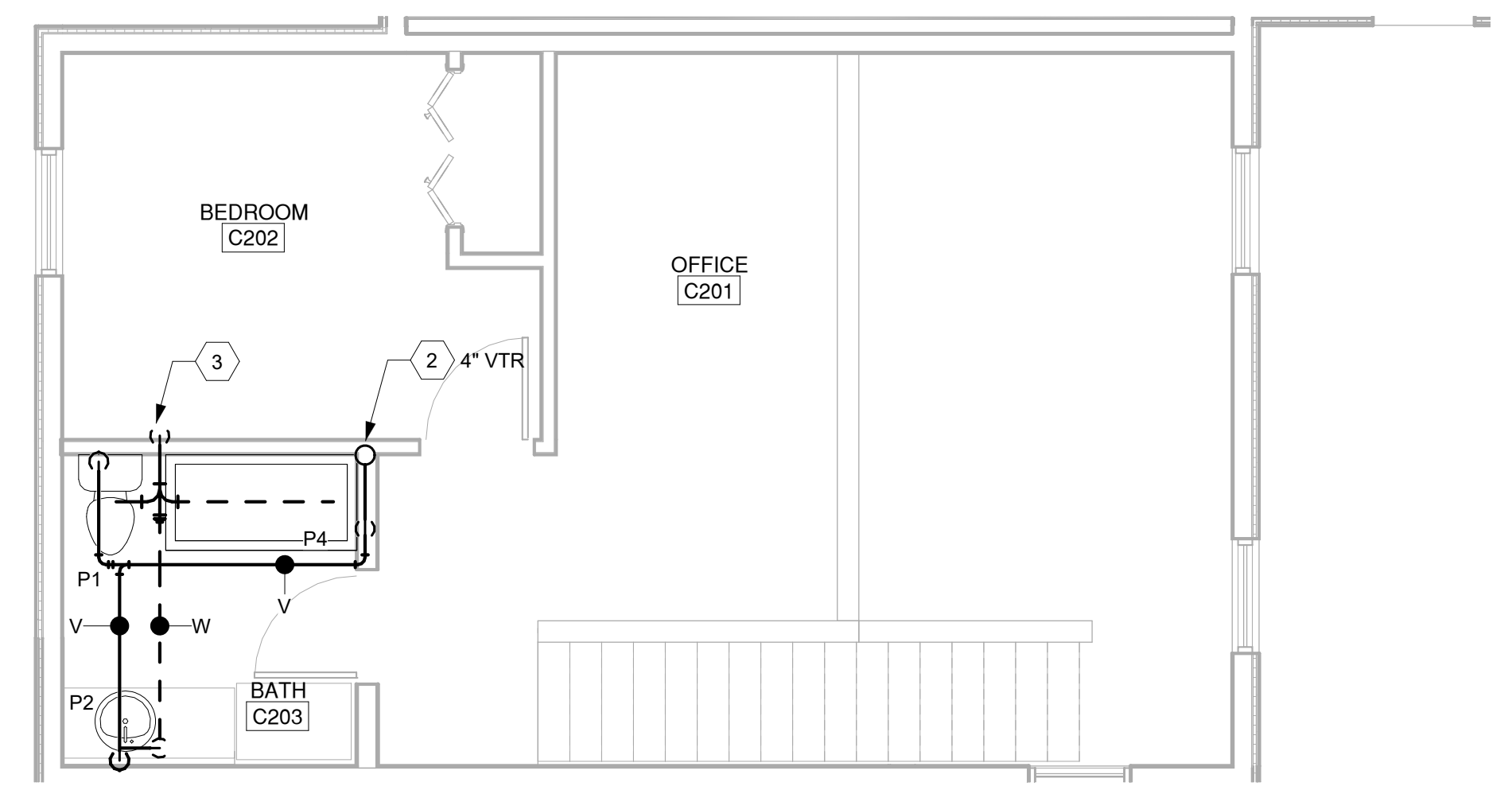
② 1st FLOOR WASTE AND VENT - UNITS B & D
1/4" = 1'-0"



③ 2nd FLOOR WASTE AND VENT - UNITS B & D
1/4" = 1'-0"



④ 1st FLOOR WASTE AND VENT - UNIT C
1/4" = 1'-0"



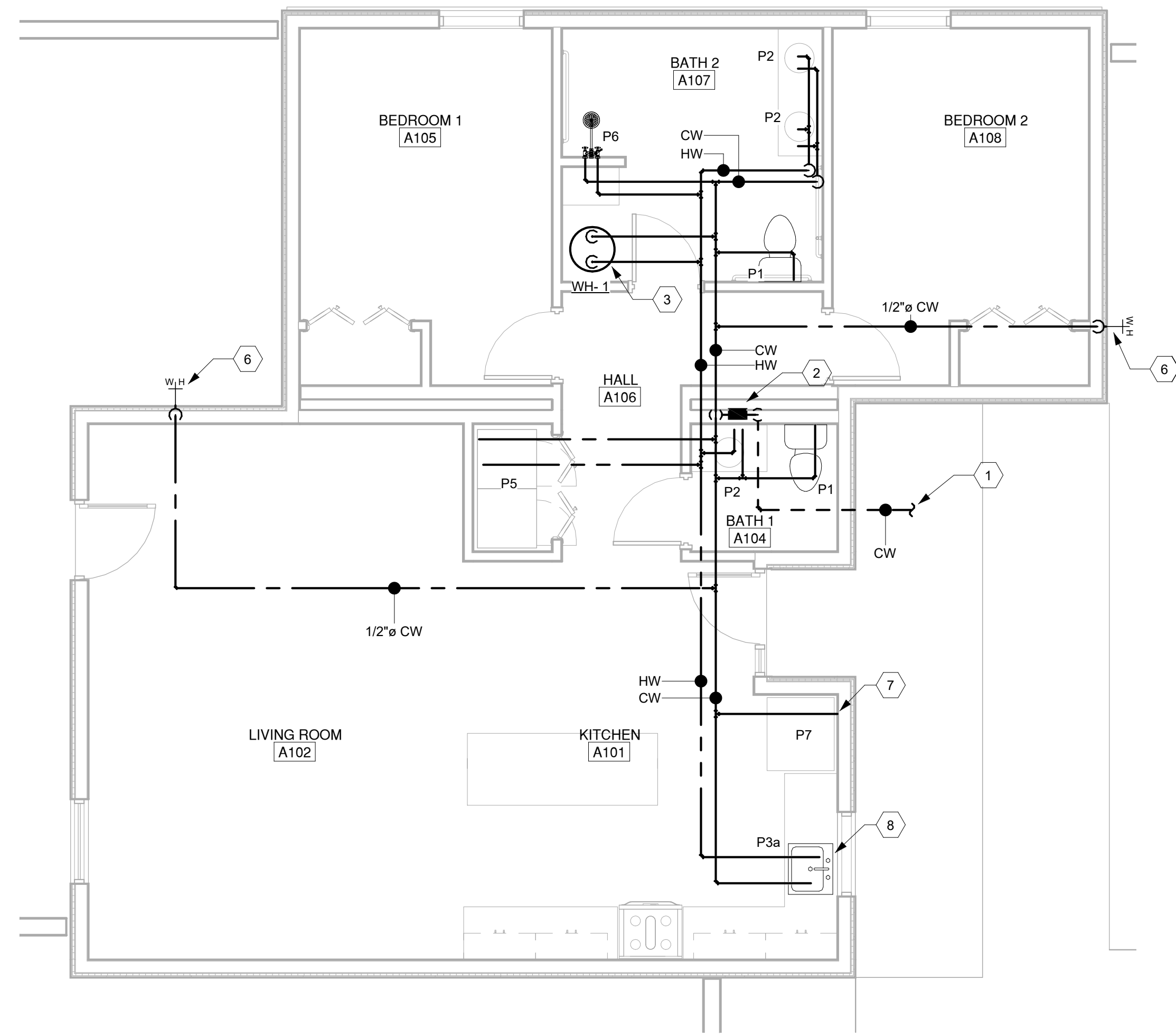
⑤ 2nd FLOOR WASTE AND VENT - UNIT C
1/4" = 1'-0"

GENERAL NOTES:

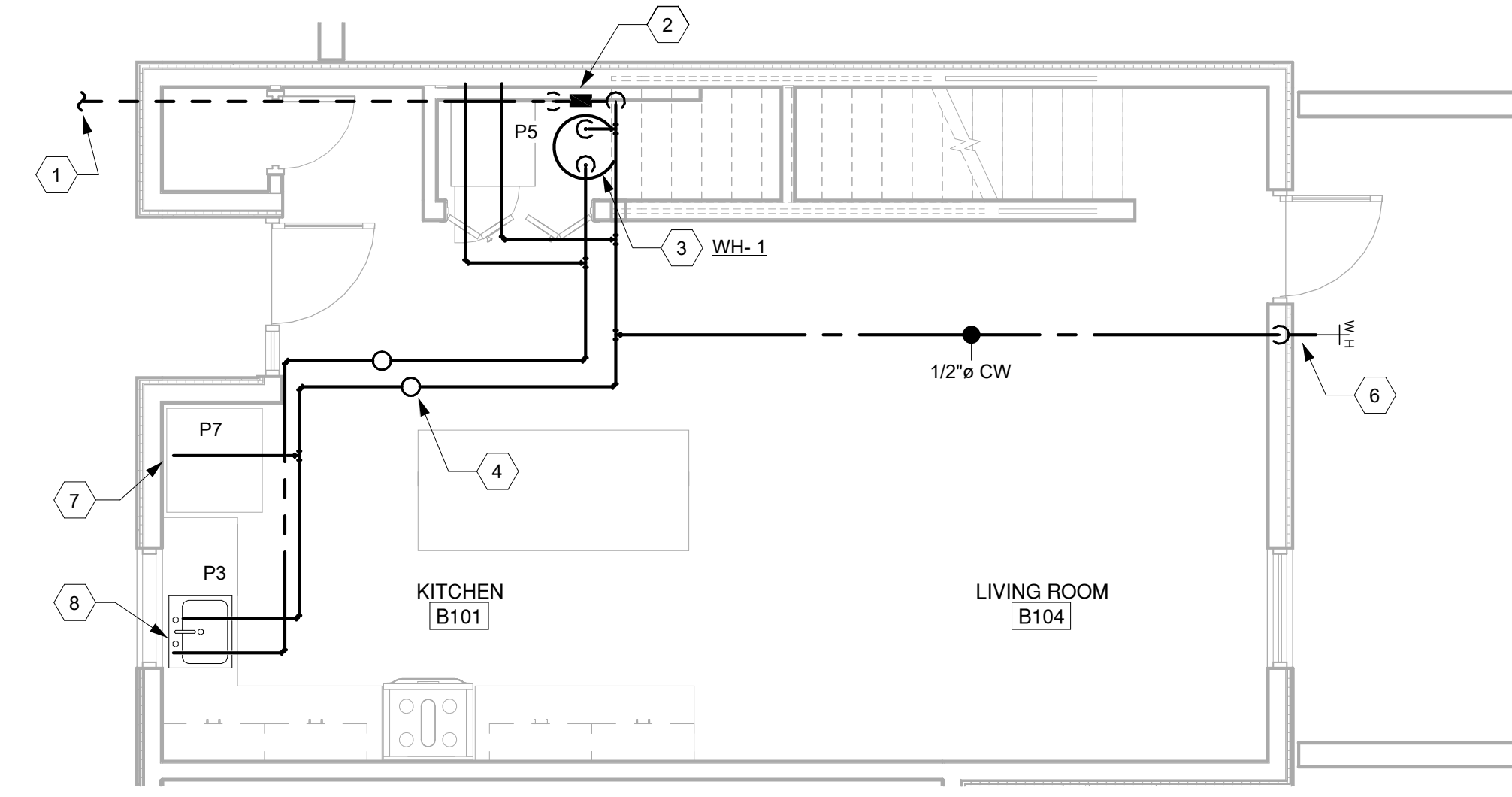
1. REFER TO PM-001 FOR GENERAL NOTES AND SYMBOLS.
2. REFER TO P-601 FOR SCHEDULES AND DIAGRAMS.
3. SUPPORT ALL PIPES WITH MSS SP-58 COMPONENTS. PROVIDE SADDLES AT ALL INSULATED PIPES.

KEYED NOTES:

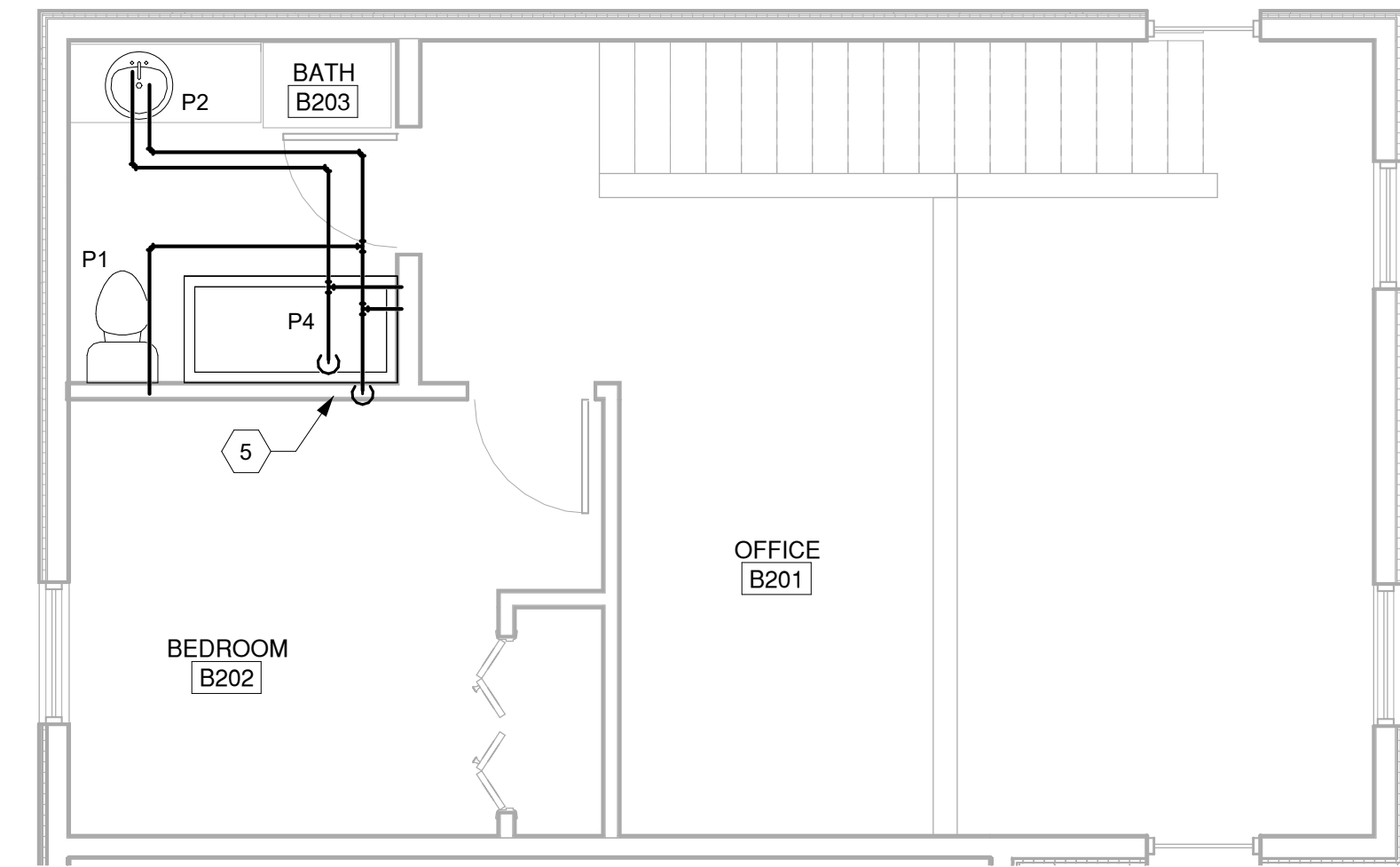
- 1 CW FROM SITE
- 2 RISE CW UP TO NEW SHUT-OFF VALVE IN WALL
- 3 ROUTE HW AND CW TO WATER HEATER
- 4 ROUTE HW AND CW UP TO SECOND FLOOR. FIELD COORDINATE EXACT LOCATION WITH WALL ABOVE. SHOWN OFFSET FOR CLARITY
- 5 HW AND CW UP FROM BELOW. ROUTE PIPES IN WALL. SHOWN OFFSET FOR CLARITY
- 6 ROUTE CW TO FREEZE-PROOF HOSE BIB ON EXTERIOR WALL. FIELD COORDINATE EXACT LOCATION
- 7 ROUTE 1/2" CW LINE DOWN IN WALL TO ICE MAKER WALL BOX.
- 8 CONNECT HW FROM ANGLE-STOP UNDER SINK TO DISH WASHER



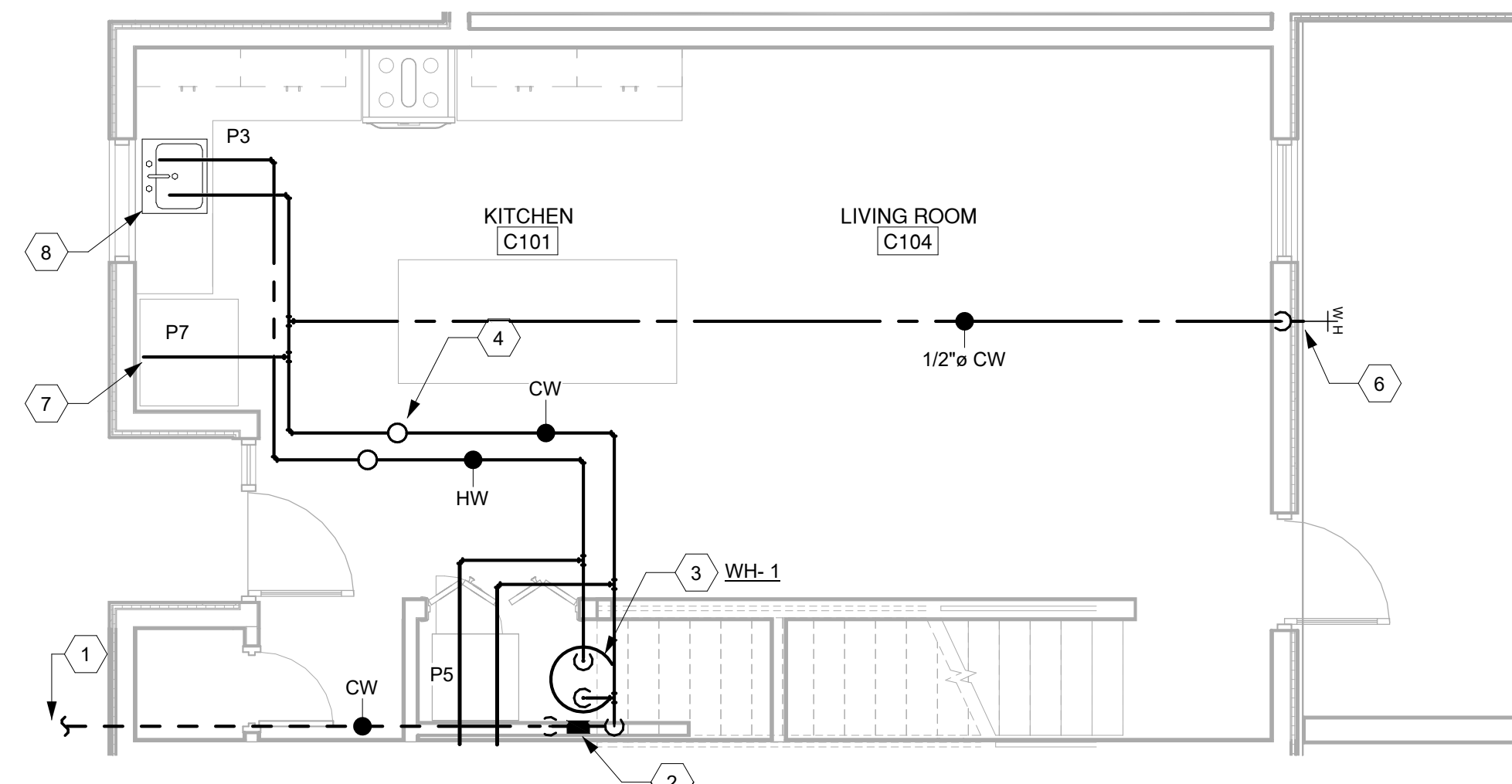
1 WATER PLAN - UNIT A
1/4" = 1'-0"



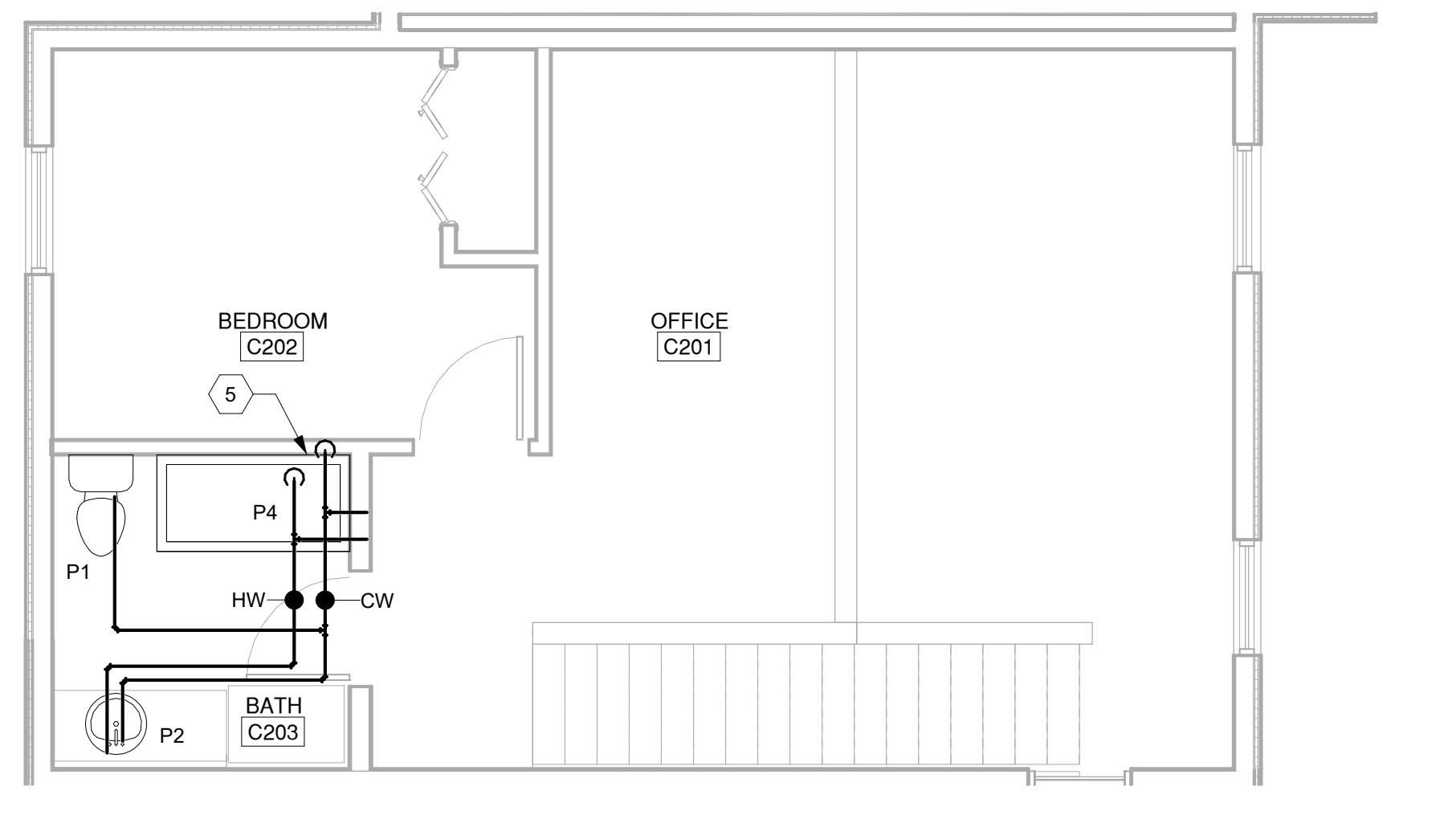
2 1ST FLOOR WATER - UNITS B & D
1/4" = 1'-0"



3 2ND FLOOR WATER - UNITS B & D
1/4" = 1'-0"



4 1ST FLOOR WATER - UNIT C
1/4" = 1'-0"



5 2ND FLOOR WATER - UNIT C
1/4" = 1'-0"

PERMIT DRAWINGS

REVISION DATE

DATE 8/10/2023

PROJECT NO

PLUMBING WATER

SHEET NO.

P-102

PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	ADA	MANUFACTURER AND MODEL	FAUCET MANUFACTURER AND MODEL NUMBER	ACCESSORIES	CONNECTIONS				REMARKS	FLOW RATE
						CW	HW	WASTE	VENT		
P1	WATER CLOSET	YES	AMERICAN STANDARD CADET PRO 215AA	-	CLOSED FRONT SEAT WITH LID, ANGLE STOP, FLEX CONNECTION	1/2"	-	3"	2"	FLOOR MOUNTED FLUSH TANK WATER CLOSET	1.28 GPF
P4	BATHROOM SINK	YES	AMERICAN STANDARD AQUALYN, 0476.028	MOEN 8216	ANGLE STOPS, P-TRAP, POP-UP DRAIN	1/2"	1/2"	2"	1-1/2"	DROP-IN LAVATORY WITH FAUCET AND POP-UP DRAIN	2.2 GPM
P3	KITCHEN SINK	NO	DELTA 95J132-T33S-SS	DELTA 9179-DST	1.5 GPM AERATOR, P-TRAP, ANGLE STOPS, DRAIN BASKET, GARBAGE DISPOSAL	1/2"	1/2"	2"	1-1/2"	32" x 22" x 8" DEEP STAINLESS STEEL, ONE BASIN FARM-HOUSE SINK, GOOSE-NECK FAUCET WITH SINGLE LEVER, RETRACTABLE SPRAY NOZZLE, BADGER 5 DISPOSER, 120v, 6.3A	1.5 GPM
P3a	KITCHEN SINK	YES	KOHLER K-3996-4	DELTA 9179-DST	1.5 GPM AERATOR, P-TRAP, ANGLE STOPS, DRAIN BASKET, GARBAGE DISPOSAL	1/2"	1/2"	2"	1-1/2"	33" x 22" x 6" DEEP STAINLESS STEEL, TWO COMPARTMENT SINK, GOOSE-NECK FAUCET WITH SINGLE LEVER, RETRACTABLE SPRAY NOZZLE, BADGER 5 DISPOSER, 120v, 6.3A	1.5 GPM
P4	SHOWER	NO	KOHLER K-26109-RA	DELTA T17467	PRESSURE BALANCING MIXING VALVE, TUB SPOUT, SHOWER HEAD	1/2"	1/2"	2"	1-1/2"	60" LONG, 2-SIDED BATH TUB FOR ALCOVE MOUNTING, WALL MOUNTED FAUCET, TUB SPOUT, WALL-MOUNT SHOWER HEAD	2.0 GPM
P5	WASHER BOX	-	GUY GRAY WB200HA	-	-	1/2"	1/2"	2"	1-1/2"	WASHING MACHINE WALL BOX, SINGLE LEVER VALVE WITH HAMMER ARRESTERS, 2" DRAIN	-
P6	ADA SHOWER	YES	BUILT-UP ENCLOSURE ZURN 415B FLOOR DRAIN	MISENO MS-850425E-S-SBHS-BN	PRESSURE BALANCING MIXING VALVE, HAND SHOWER WITH SLIDE BAR, DIVERTER TRIM, WALL SHOWER HEAD	1/2"	1/2"	2"	1-1/2"	BUILT-UP SHOWER WITH TILE WALLS. SHOWER TRIM WITH WALL HEAD, DIVERTER, HAND SHOWER WITH SLIDE BAR AND 60" HOSE	2.0 GPM
P7	ICE MAKER WALL BOX	-	GUY GRAY MIB1AB	-	-	1/2"	-	-	-	WALL BOX FOR ICE MAKER. QUARTER TURN BALL VALVE ON OUTLET	-
WH	WALL HYDRANT	-	WOODFORD MODEL 17	-	FEEZELESS FAUCET WITH ANTI-SYPHON	1/2"	-	-	-	FREEZE-PROOF WALL HYDRANT WITH ANTI-SIPHON.	-
FD	FLOOR DRAIN	-	ZURN 415B	-	TRAP-SEAL (JR SMITH 2692), GRID STRAINER	-	-	2"	1-1/2"	FLOOR DRAIN WITH STRAINER AND ELASTOMERIC TRAP SEAL. SQUARE 6"x 6" INLET STRAINER	-
FS	FLOOR SINK	-	ZURN Z1902	-	TRAP-SEAL (JR SMITH 2692), INTERIOR DOME STRAINER, 1/2 GRATE	-	-	2"	1-1/2"	FLOOR SINK WITH DOME STRAINER AND ELASTOMERIC TRAP SEAL. COORDINATE GRATE WITH CONDENSATE AND BLOW-DOWN PIPES.	-

WATER HEATER SCHEDULE

SYMBOL	MANUFACTURER AND MODEL	TYPE	SERVICE	EFFICIENCY	TEMPERATURE RISE (°F)	OUTLET TEMP (°F)	TANK VOLUME (GALLON)	VOLT/PH	HEAT INPUT	RECOVERY @80°F	APPROX. WEIGHT (LBS.)
WH-1	RHEEM EGSP-30	ELECTRIC STORAGE	APARTMENT	98% Ef	110	120	30	208v-1Ø	4.5KW	23 GPH	100

NOTES:
1. PROVIDE SEISMIC BRACING PER UPC 507.2

EXPANSION TANK SCHEDULE

SYMBOL	MANUFACTURER AND MODEL	TYPE	SERVICE	TANK VOLUME (GAL)	FILL PRESSURE (PSI)	APPROX. WEIGHT (LBS.)
XT-1	WESSLES T-25	DIAPHRAGM	WH-1	9	50	5

NOTES:
1. DIAPHRAGM TYPE EXPANSION TANK, PRE-CHARGED. WORKING TEMPERATURE 140°F.
2. SUPPORT TANK INDEPENDENTLY FROM STRUCTURE. DO NOT SUPPORT FROM PIPE ALONE.

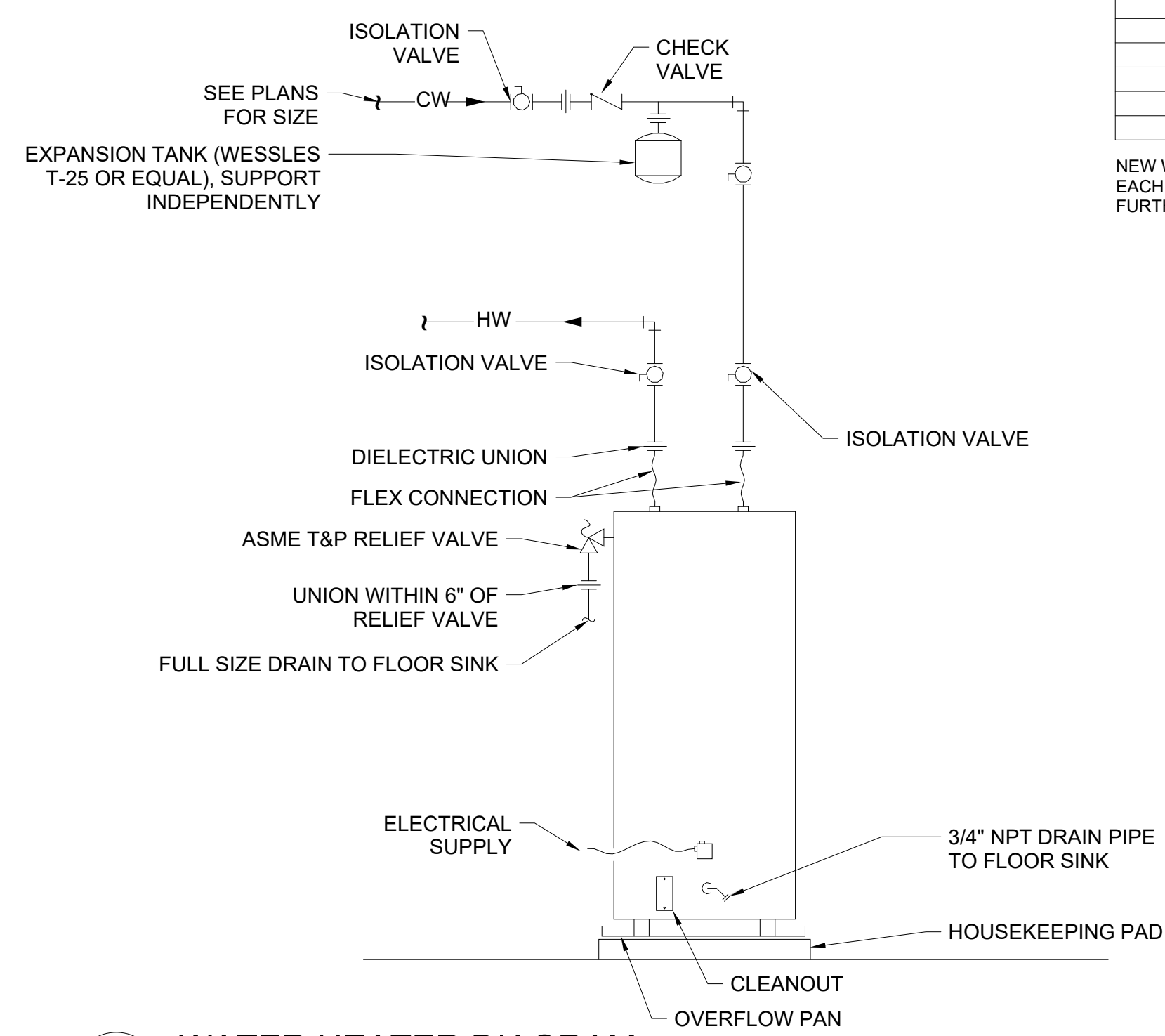
WASTE DEMAND SCHEDULE

NEW LOADS	DRAIN F.U.	QUANTITY	TOTAL
HAND SINK	1	5	5
SHOWER	2	4	8
LAUNDRY	3	4	12
WATER CLOSET	3	5	15
NEW F.U. TOTAL			40

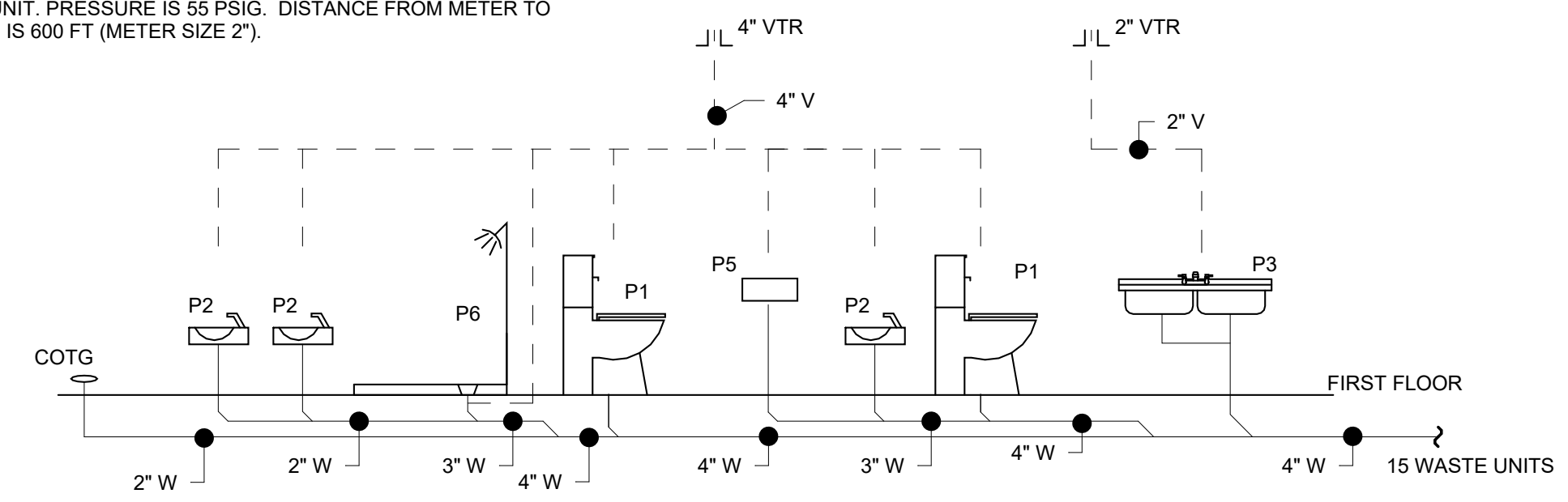
WATER DEMAND SCHEDULE

NEW LOADS ON LINE	CW F.U.	QUANTITY	TOTAL
HAND SINK	1	5	5
SHOWER	4	4	16
LAUNDRY	4	4	16
WATER CLOSET	3	5	15
NEW F.U. TOTAL			52

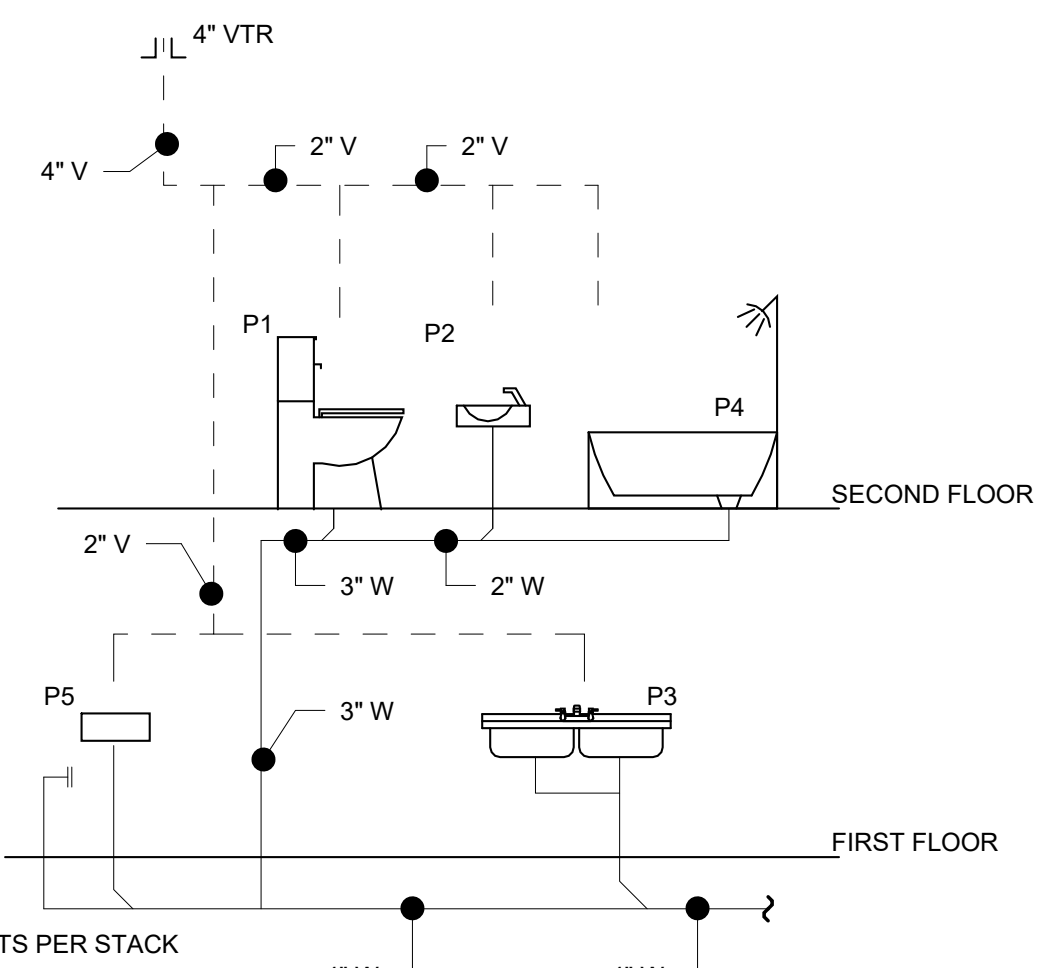
NEW WATER LINE IS 2" FROM NEW CONNECTION TO BRANCHES. 1" FOR EACH BRANCH TO UNIT. PRESSURE IS 55 PSIG. DISTANCE FROM METER TO FURTHEST FIXTURE IS 600 FT. (METER SIZE 2").



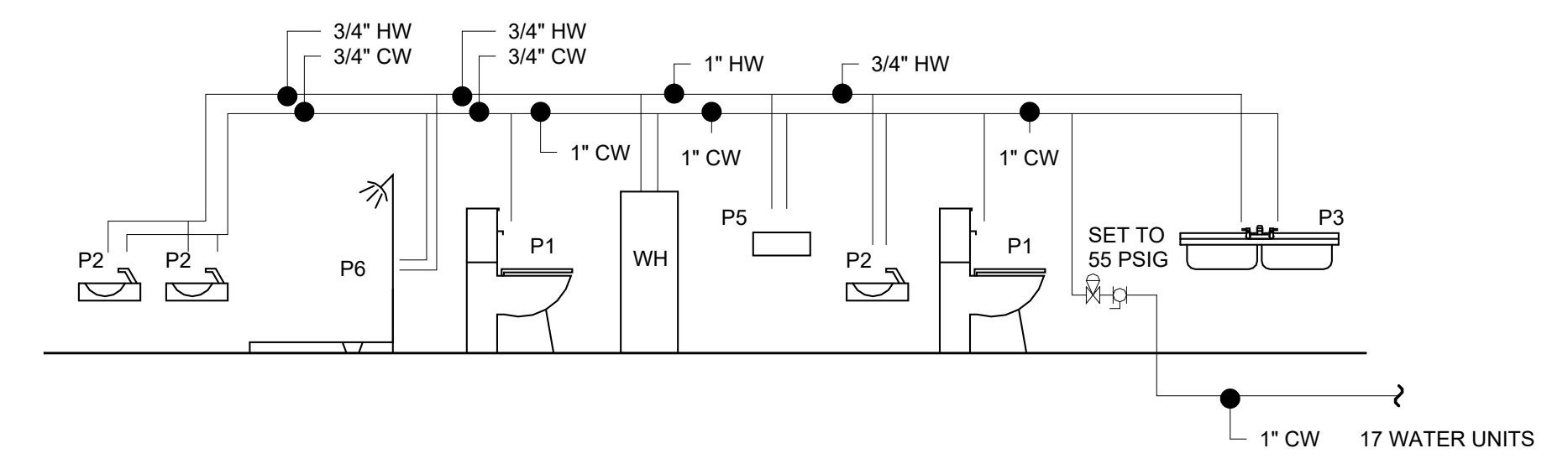
1 WATER HEATER DIAGRAM
P-601 SCALE: NONE



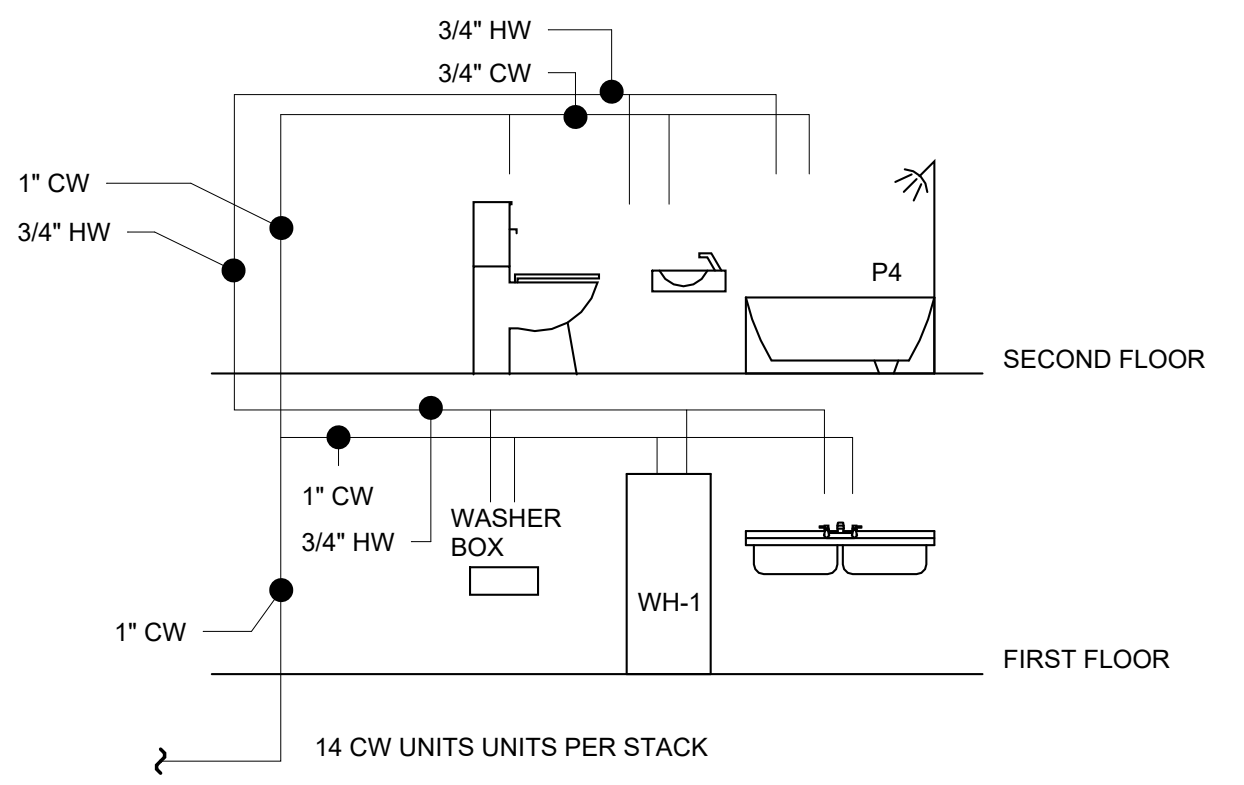
2 WASTE RISER DIAGRAM - ADA (TYP OF 1)
P-601 SCALE: NONE



4 WASTE RISER DIAGRAM (TYP OF 3)
P-601 SCALE: NONE



3 WATER RISER DIAGRAM - ADA (TYP OF 1)
P-601 SCALE: NONE



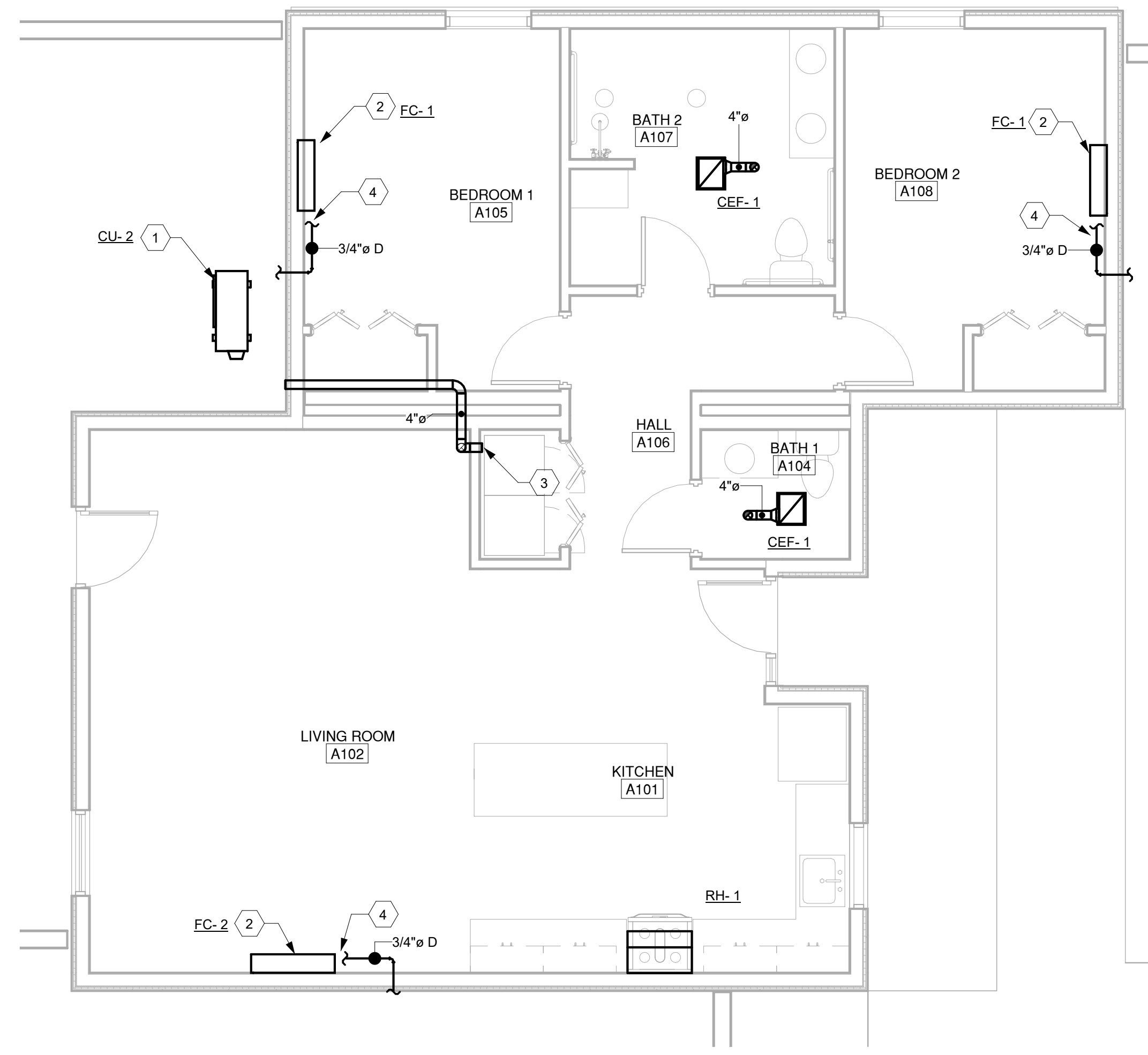
5 WATER RISER DIAGRAM (TYP OF 3)
P-601 SCALE: NONE

GENERAL NOTES:

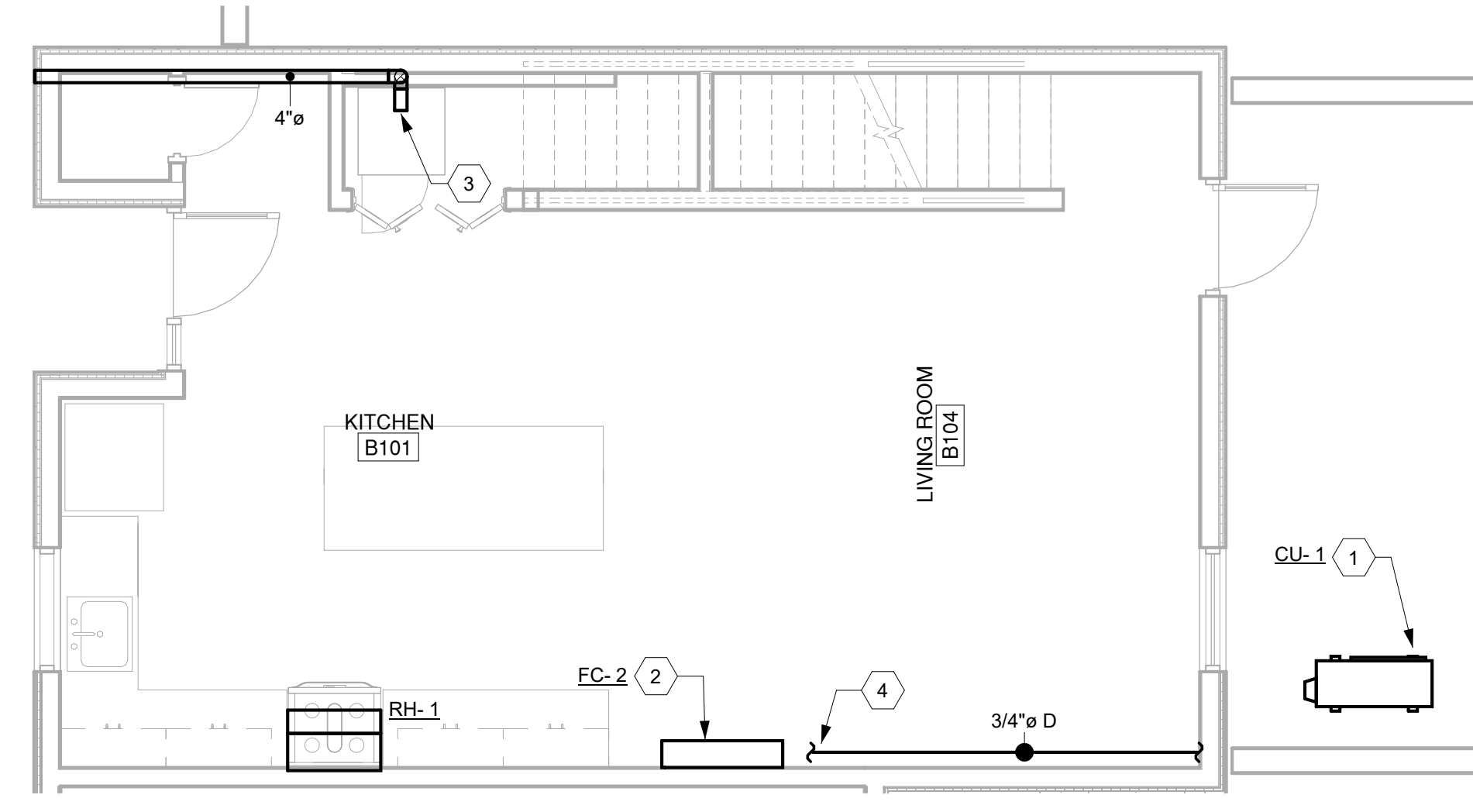
1. REFER TO PM-001 FOR GENERAL NOTES AND SYMBOLS.
2. REFER TO M-601 FOR EQUIPMENT SCHEDULES AND DIAGRAMS.

KEYED NOTES:

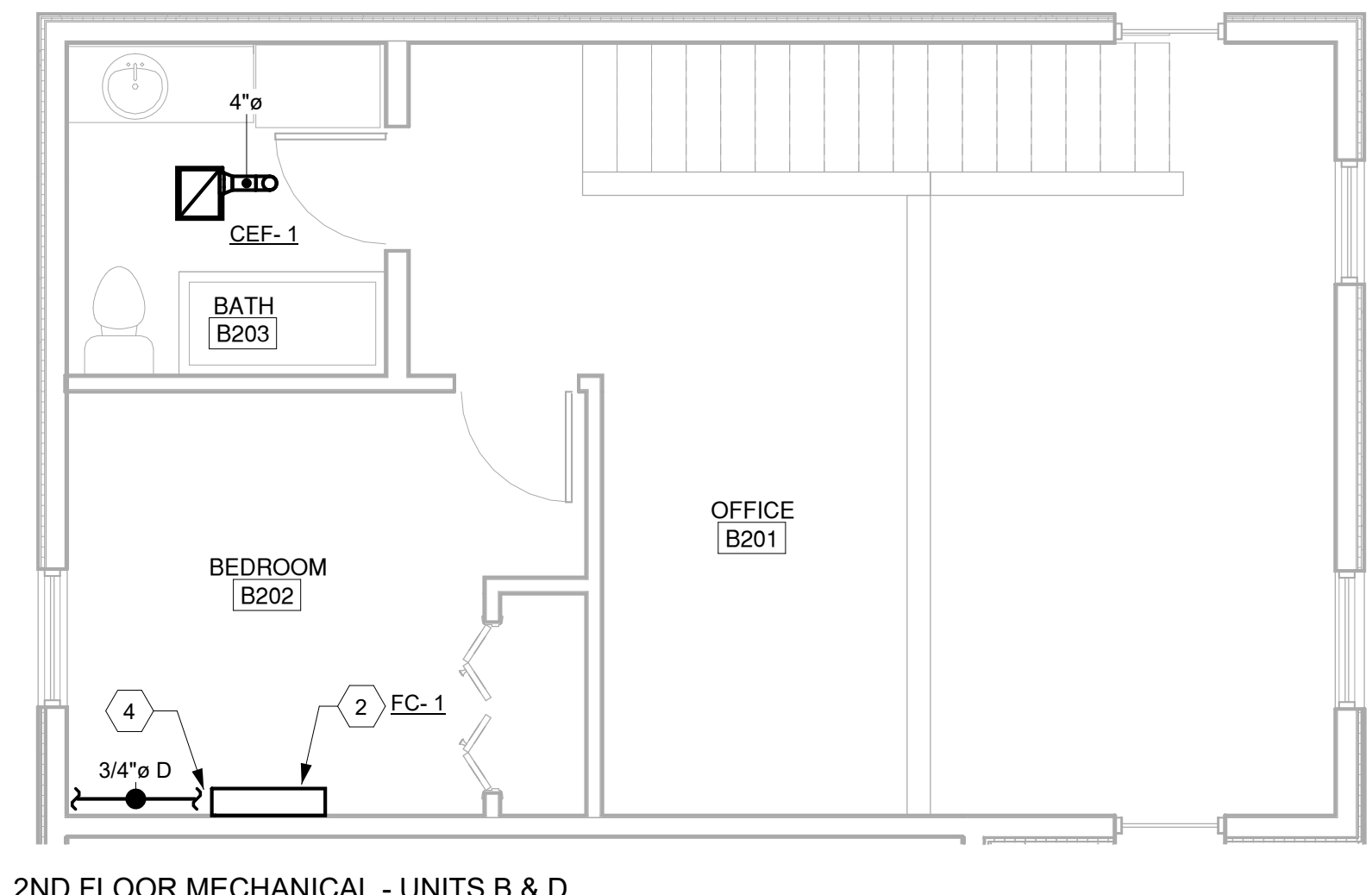
- #
- 1 HEAT-PUMP CONDENSING UNIT
- 2 INDOOR FAN COIL UNIT. ROUTE REFRIGERANT TO OUTDOOR UNIT PER MFG.
- 3 DRYER EXHAUST DUCT ON WALL. ROUTE TO EXTERIOR. TERMINATE WITH WALL CAP PER CODE
- 4 ROUTE CONDENSATE FROM FAN COIL TO EXTERIOR. FIELD COORDINATE EXACT ROUTING. SHOWN OFFSET FOR CLARITY



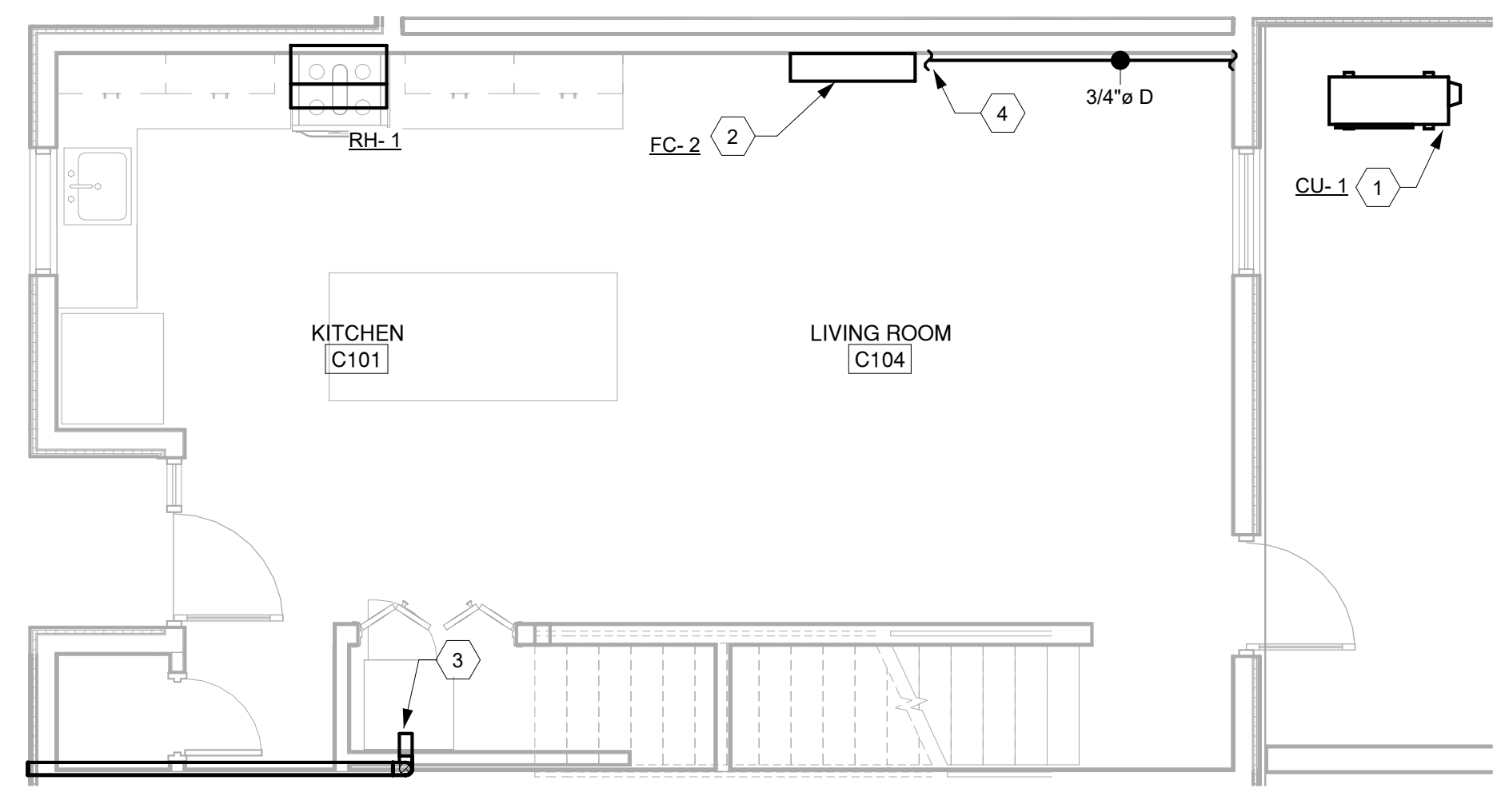
① MECHANICAL FLOOR PLAN - UNIT A
1/4" = 1'-0"



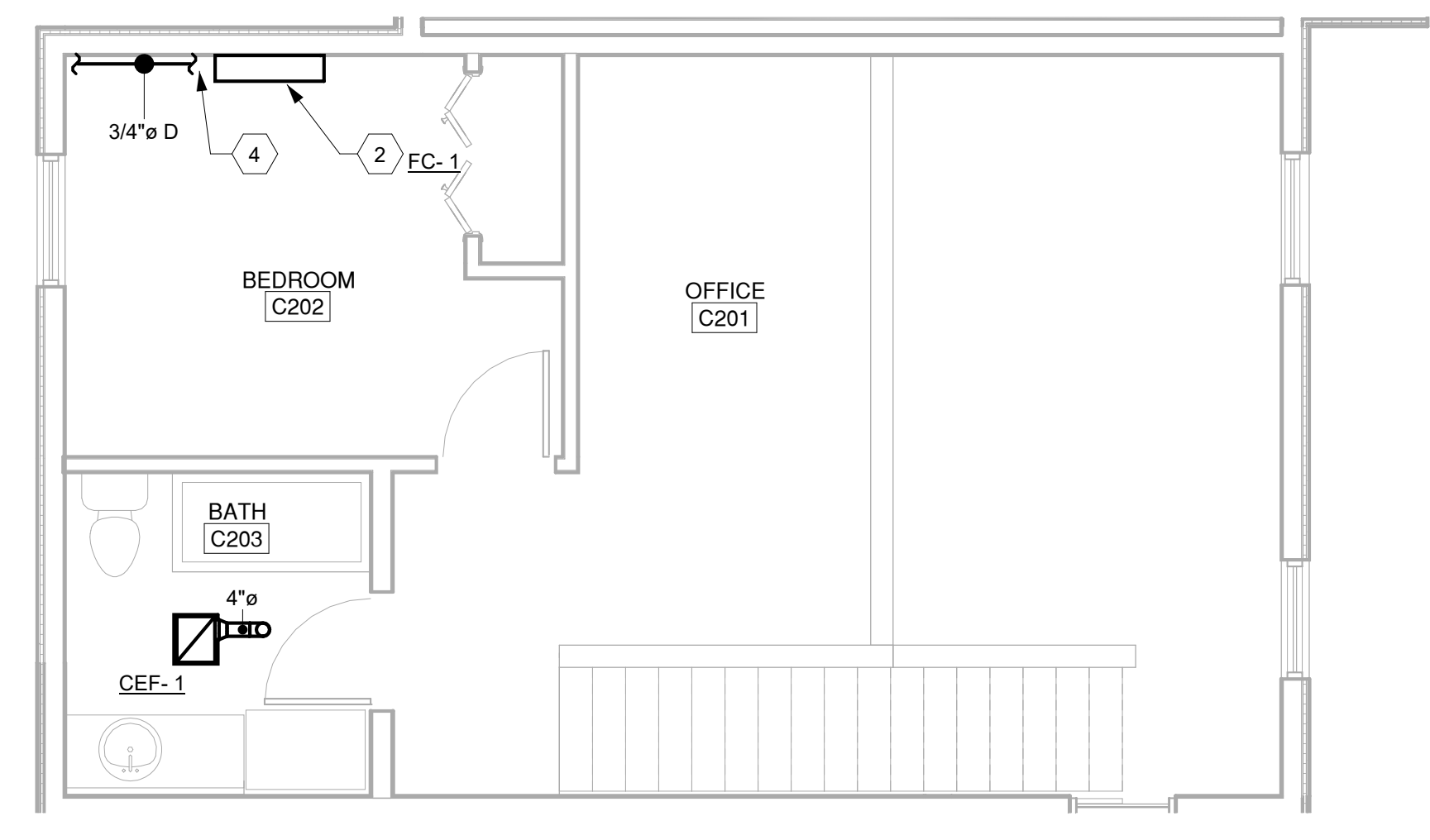
② 1ST FLOOR MECHANICAL - UNITS B & D
1/4" = 1'-0"



③ 2ND FLOOR MECHANICAL - UNITS B & D
1/4" = 1'-0"



④ 1ST FLOOR MECHANICAL - UNIT C
1/4" = 1'-0"



⑤ 2ND FLOOR MECHANICAL - UNIT C
1/4" = 1'-0"



kyleb@swcp.com
505-850-8092

ARCHITECT/ ENGINEER



10 August 2023

PMS CUBA PROVIDER HOUSING
 HIGHWAY 550
 CUBA, NEW MEXICO

PERMIT
DRAWINGS

REVISION _____ DATE _____

DATE 8/10/2023

PROJECT NO _____

MECHANICAL
SCHEDULES

SHEET NO.

M-601

8/9/2023 1:57:23 PM

HEAT PUMP FAN COIL SCHEDULE

MARK	LOCATION	CFM	COOLING CAPACITY		HEATING CAPACITY		ELECTRICAL			FILTER	WEIGHT (LBS.)	MANUFACTURER AND MODEL	NOTES
			ENT. AIR DB/WB	TOTAL MBH	ENT. AIR DB	MBH OUT @ ALT.	VOLT / PH	MCA	MOCP				
FC-1	BEDROOM	260	80/62	9	64	9	BY OUTDOOR UNIT			1" T.A.	50	LENNOX MWMA009	SEE NOTE 1-3
FC-2	MAIN LIVING AREA	340	80/62	18	64	18	BY OUTDOOR UNIT			1" T.A.	50	LENNOX MWMA018	SEE NOTE 1-3

- NOTES:
- FURNISH UNIT WITH HARD-WIRED MANUFACTURER'S 7-DAY PROGRAMMABLE CONTROLLER.
 - PROVIDE CONDENSATE PUMP, RECTOR-SEAL ASPEN OR EQUAL; REFRIGERANT CONCEALMENT CHANNEL.
 - ELECTRICAL FOR INDOOR UNITS SUPPLIED BY OUTDOOR UNIT.

OUTDOOR CONDENSING UNIT SCHEDULE

MARK	O/A SUMMER TEMP °F	INDOOR UNITS	TOTAL COOLING CAPACITY (MBH)	COOLING EFF.	TOTAL HEATING CAPACITY (MBH) @10°F	HEATING EFF. (HSPF)	ELECTRICAL			WEIGHT (LBS.)	MANUFACTURER AND MODEL	NOTES
							VOLT/PH	MCA	MOCP			
CU-1	95	FC-1 FC-2	28	23 SEER	28	10.5	208/1φ	24.5	30	150	LENNOX MPC030	SEE NOTE 1-2
CU-2	95	FC-1 FC-1 FC-2	36	23 SEER	36	10.5	208/1φ	30	45	150	LENNOX MPC036	SEE NOTE 1-2

- NOTES:
- SIZE AND INSTALL REFRIGERANT PIPING BETWEEN OUTDOOR UNIT AND ASSOCIATED INDOOR UNITS FOLLOWING MANUFACTURER'S REQUIREMENTS.
 - MOUNT UNIT LEVEL ON CONCRETE PAD.

EXHAUST FAN SCHEDULE

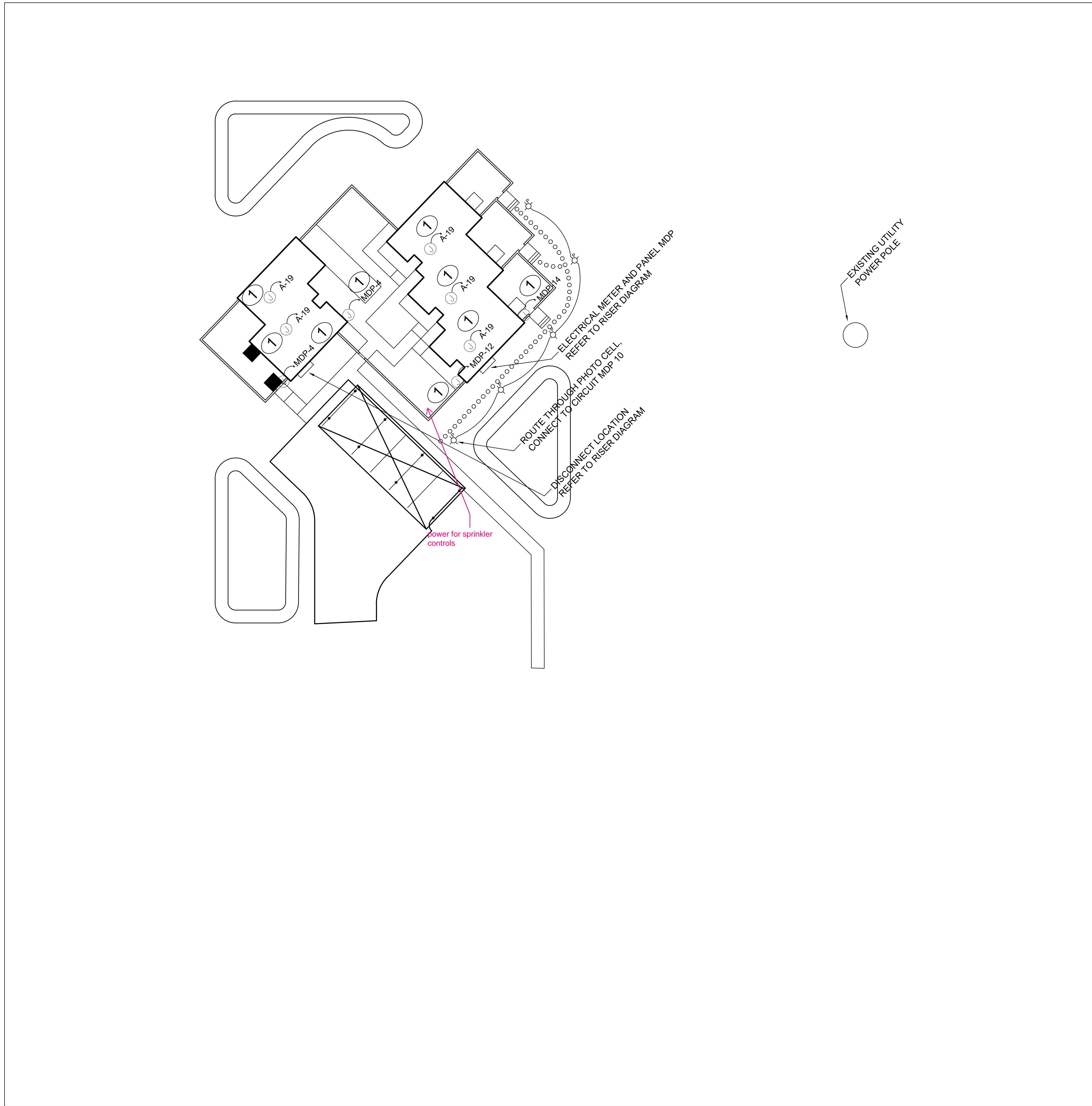
SYMBOL	MANUFACTURER AND MODEL	TYPE	SERVICE	INTERLOCK WITH	CFM	FAN STATIC (IN. W.C)	VOLT / PH	MOTOR SIZE	WEIGHT (LBS)	NOTES
CEF-1	DELTA BREEZE ITG-80	CEILING EXHAUST FAN	RESTROOM	WALL SWITCH	68	0.2	120/1φ	11 WATTS	10	SEE NOTE 1

- NOTES:
- CEILING MOUNT EXHAUST FAN. PROVIDE THERMAL OVERLOAD PROTECTION, BACKDRAFT DAMPER, DISCONNECT SWITCH, PLASTIC GRILLE, MANUFACTURER'S ROOF CAP WITH INTEGRAL BIRDSCREEN.

RANGE HOOD SCHEDULE

SYMBOL	MANUFACTURER AND MODEL	TYPE	SERVICE	CFM	FAN STATIC (IN. W.C)	VOLT / PH	MOTOR SIZE (WATTS)	SOUND (SONE)	APPROX. WEIGHT (LBS.)	NOTES
RH-1	BROAN BUEZ-130WW	RESIDENTIAL RECIRC HOOD	RANGE	-	-	115/1φ	360	1	45	1

- NOTES:
- RESIDENTIAL RECIRCULATING HOOD WITH INTEGRAL LIGHT AND CARBON FILTER. REFER TO MFG FOR INSTALLATION.



KEYED NOTES

1. VERIFY LOCATIONS FOR HEAT TAPE AND RADON FAN POWER SUPPLY PRIOR TO ROUGH-IN.

APPROVED WIRING METHODS	
DESIG.	METHOD TYPE
CONCEALED	M/C, EMT,
EXPOSED DRY	EMT, PVC PER NMEC ART. 352
EXPOSED WET	EMT, IMC, RMC, LFMC, LFNC
UNDER GROUND	SCHED 40 PVC, SCHED 80 PVC, RMC
TRANSFORMER/MOTORS	FMC, LFNC, LFMC
PATIENT CARE AREAS	RMC, IMC, H.C.F.C.
AGRICULTURAL FACILITIES	PER N.E.C. ART. 547
COMMERCIAL GARAGES	PER N.E.C. ART. 511
NOTES	RMC USED UNDERGROUND MUST BE WRAPPED WITH APPROVED METHOD.

GENERAL NOTES

1. ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE, N.F.P.A. 70, AND THE REQUIREMENTS OF THE 2020 EDITION OF THE N.M.E.C. 14.10.4.5.
2. ALL ELECTRICAL EQUIPMENT AND WIRING METHODS WITHIN THE PERMITTED AREA TO BE BROUGHT TO CURRENT CODE REQUIREMENTS.
3. ALL ABANDONED ELECTRICAL EQUIPMENT IS TO BE REMOVED.
4. ALL EMERGENCY AND EXIT LIGHTING IS TO BE CONNECTED TO THE LOCAL LIGHTING CIRCUIT AHEAD OF THE SWITCH.
5. IT IS THE SOLE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO OBTAIN ELECTRICAL PERMITS AND ANY SPECIAL A.H.J. PERMISSIONS THAT MAY BE REQUIRED.

ARCHITECT/ENGINEER



PMS CUBA PROVIDER HOUSING
HIGHWAY 550
CUBA, NEW MEXICO

DESIGN DEVELOPMENT

REVISION DATE

DATE 7/15/23

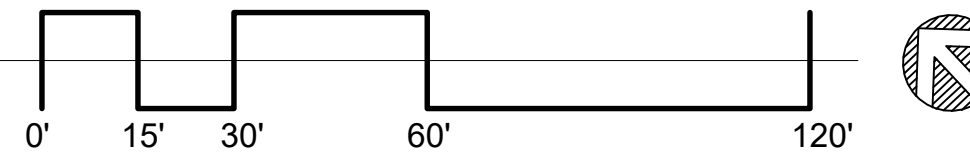
PROJECT NO. -

ELECTRICAL SITE PLAN

SHEET NO.

ES100

A1 SITE PLAN - OVERALL
SCALE: 1" = 20'-0"



C.L.

KEYED NOTES

1. LOCATE SWITCH FOR HOOD IN CASEWORK FOR A.D.A. REQUIREMENTS.
2. MOUNT ALL GENERAL PURPOSE RECEPTACLES TO 18" AFF TO BOTTOM OF COVER PLATE, MOUNT ALL SWITCHES AT 48" AFF TO CENTER.
3. VERIFY LOCATION OF RADON VENT FANS WITH INSTALLER PRIOR TO ROUGH-IN.
4. VERIFY LOCATION OF OUTDOOR UNITS PRIOR TO ROUGH-IN.
5. LIGHTING IN CLOSET MUST COMPLY WITH N.E.C. ARTICLE 410.

SHEET NOTES

1. ALL OUTLETS ARE TO BE PROTECTED WITH A LISTED COMBINATION TYPE ARC-FAULT BREAKER.
2. ALL BATHROOM, KITCHEN, DISHWASHER AND EXTERIOR OUTLETS ARE TO BE G.F.C.I. PROTECTED.
3. ALL LIGHT FIXTURE LAMPS TO BE 90% EFFICACY. SMOKE AND C/O DETECTORS ARE TO BE HARD WIRED AND INTERCONNECTED.

ARCHITECT/ENGINEER



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 CUBA, NEW MEXICO

DESIGN DEVELOPMENT

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DATE 7/15/23

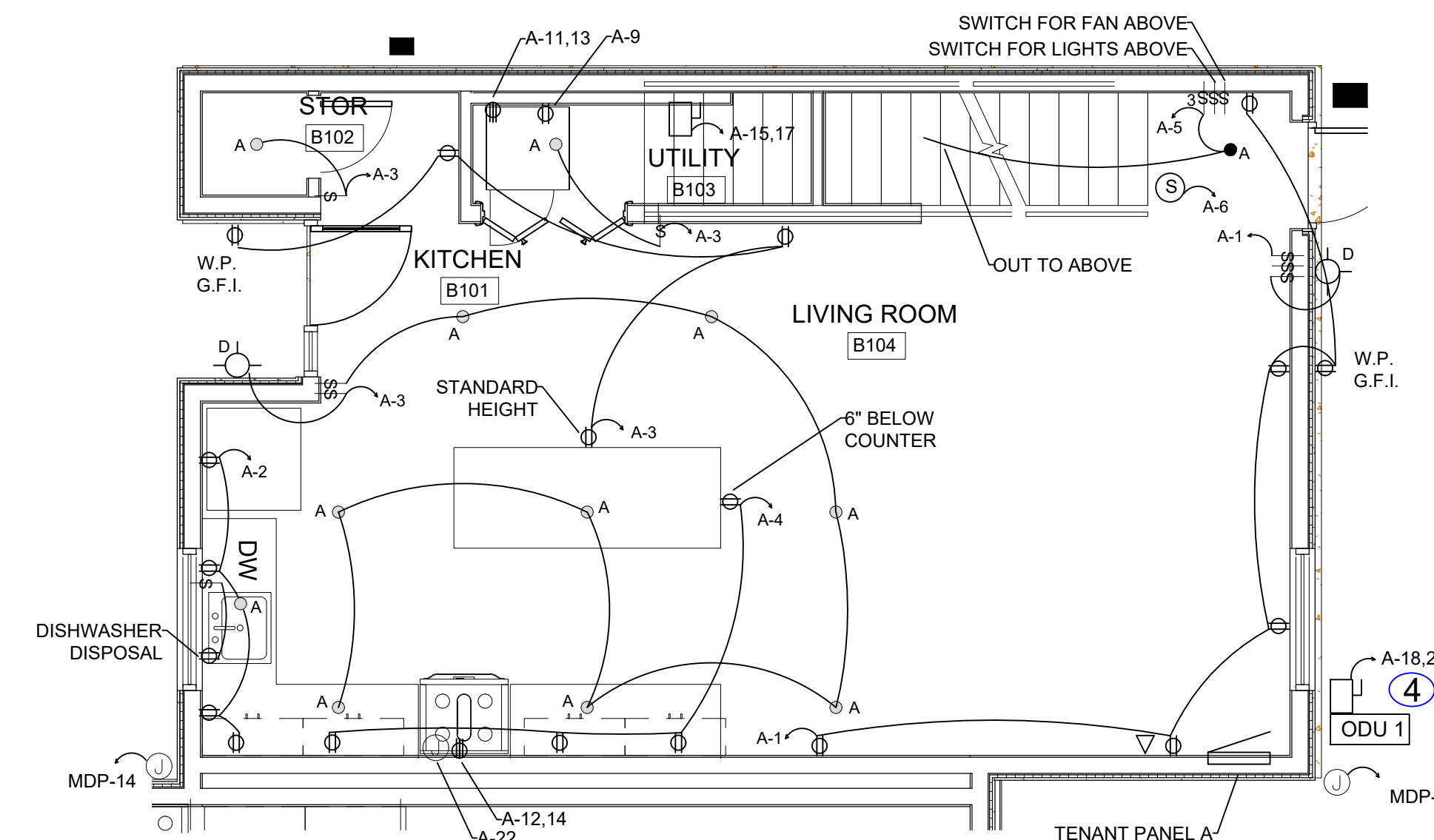
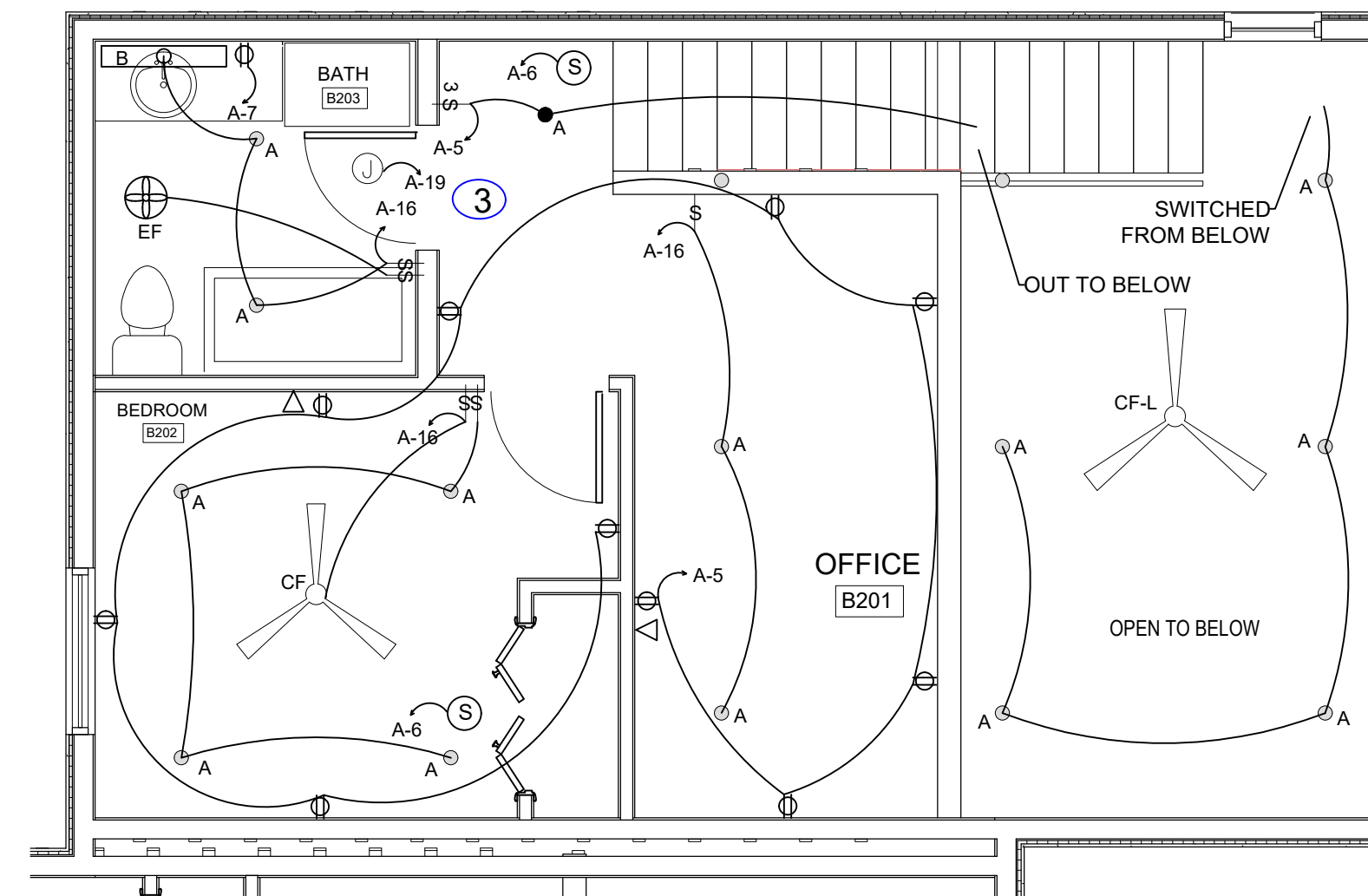
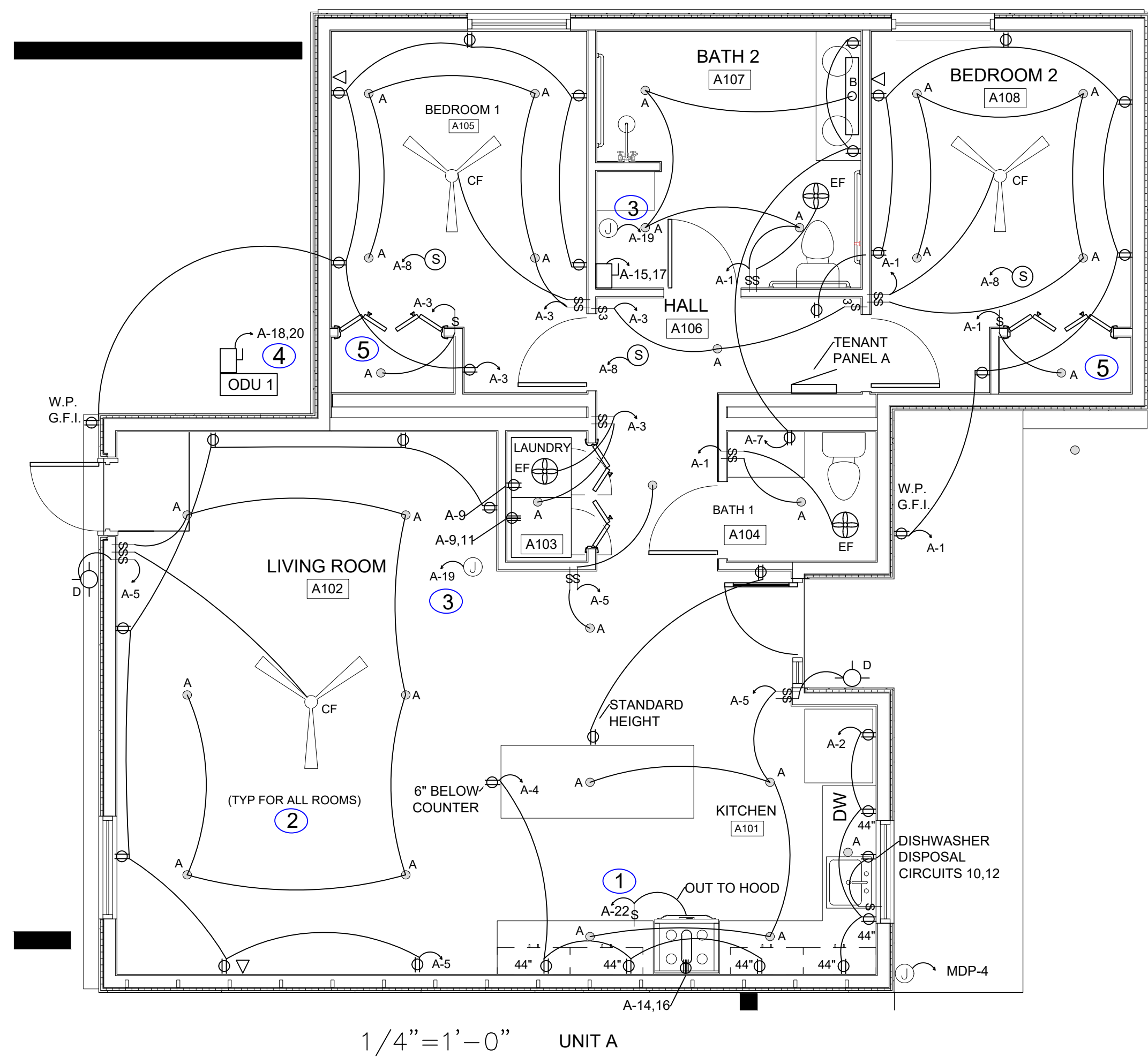
PROJECT NO -

ENLARGED PLANS

SHEET NO.

E100

C.L.



ELECTRICAL LEGEND

- 110-V OUTLET
- DOUBLE OUTLET
- 220-V OUTLET
- GROUND FAULT INTERRUPTER OUTLET
- 110-V WATERPROOF OUTLET
- 1/2 SWITCHED OUTLET
- 110-V RECESSED FLOOR OUTLET
- TELEPHONE
- SWITCH
- 3-WAY SWITCH
- WALL MOUNT
- CEILING MOUNT
- RECESSED LIGHT
- WATERPROOF RECESSED LIGHT
- CHIME
- DOORBELL / GARAGE DOOR OPENER
- CEILING EXHAUST FAN

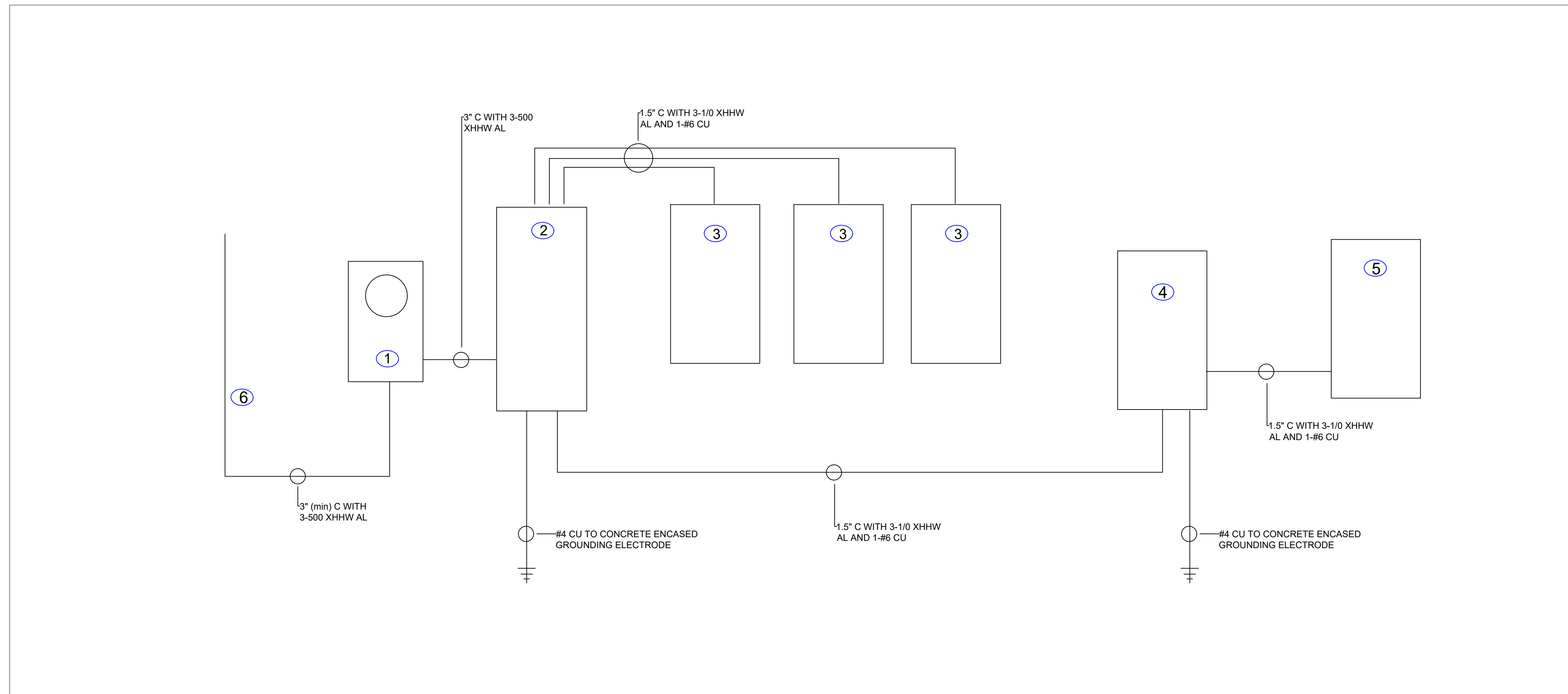
LIGHTING SCHEDULE

DESIG.	TYPE	VOLTS	LAMPS	WATTS	MODEL
A	4" DOWNLIGHT	120	L.E.D.	14	HALO OR EQUAL
B	VANITY	120	L.E.D.	24	BUILD.COM MAXIM 52002/S 151139
CF	CEILING FAN	120	NO LIGHT KIT	120	MINKA AIR ROTO DISTRESSED 52"
CF-L	LARGE CEILING FAN	120	NO LIGHT KIT	120	MINKA AIR ROTO XL 62 INCH
D	EXTERIOR SCNCE	120	L.E.D.	9	PROGRESS LIGHTING P5675/S
P	WALK WAY BOLLARD	120	L.E.D.	38	LSI LED BOLLARD XBVR 5000K

DESIG.	METHOD TYPE
CONCEALED	MIC, EMT,
EXPOSED DRY	EMT, PVC PER NMEC ART. 302
EXPOSED WET	EMT, IMC, RMC, LFMC, LFNC SCHED 40 PVC, SCHED 80 PVC, RMC
UNDER GROUND	PVC, RMC
TRANSFORMER / MOTORS	FMC, LFNC, LFMC
PATIENT CARE AREAS	RMC, IMC, H.C.F.C.
AGRICULTURAL FACILITIES	PER N.E.C. ART. 547
COMMERCIAL GARAGES	PER N.E.C. ART. 511
NOTES	RMC USED UNDERGROUND MUST BE WRAPPED WITH APPROVED METHOD

GENERAL NOTES

1. ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE, N.F.P.A. 70, AND THE REQUIREMENTS OF THE 2020 EDITION OF THE N.E.C. 14.10.4.5.
2. ALL ELECTRICAL EQUIPMENT AND WIRING METHODS WITHIN THE PERMITTED AREA TO BE BROUGHT TO CURRENT CODE REQUIREMENTS.
3. ALL ABANDONED ELECTRICAL EQUIPMENT IS TO BE REMOVED.
4. ALL EMERGENCY AND EXIT LIGHTING IS TO BE CONNECTED TO THE LOCAL LIGHTING CIRCUIT AHEAD OF THE SWITCH.
5. IT IS THE SOLE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO OBTAIN ELECTRICAL PERMITS AND ANY SPECIAL A.H.J. PERMISSIONS THAT MAY BE REQUIRED.



KEYED NOTES

- 320A METER ENCLOSURE PER JEMEZ ELECTRICAL CO-OP SPECIFICATIONS.
- 300A M.C.B. NEMA 3/R PANEL M.D.P. 22K AIC.
- 125A M.L.O. NEMA 1 UNIT PANEL 10K AIC. TYPICAL FOR UNITS B,C AND D.
- 125A M.C.B. NEMA 3/R UNIT PANEL M.D.P. 10K AIC.
- 125A M.L.O. UNIT A PANEL 10K AIC.
- SERVICE ENTRANCE AND RISER PER JEMEZ ELECTRICAL CO-OP SPECIFICATIONS.

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Available Fault Current Calculation	
Utility Fault Current	10,000 amperes
$I = \frac{kVA \times 1000}{E} = \text{trans. FLA}$	trans. FLA = 0
$I_{ca} = \frac{\text{trans. FLA} \times 100 \times PF}{Z}$	PF = 0.85
$I_{ca} = \text{amperes short-circuit current RMS symmetrical}$	$I_{ca} = 0$ amperes
Point to Point Method	Single Phase 240/120
Length (distance)	FEET = 50
$I_{ca} = \frac{2 \times L \times I}{N \times C \times E \times L-N}$	$I_{ca} = 10,000$
Phase conductor constant	C = 21,391
Neutral conductor constant	C = 21,391
Multiplier	M = 1
Fault Current at Service Equipment	8,370 amperes
$I_{ca} \times M = \text{fault current at terminals of main disconnect L-L}$	8,370 amperes
$I_{ca} \times M = \text{fault current at terminals of main disconnect L-N}$	9,468 amperes

SMALL APPLIANCE	3000	4	12000
LAUNDRY	1500	4	6000
NET GENERAL LOAD	33000		3000
FIRST 3000 VA	30000		0.35
REMAINING NET	10665		3000
MULTIPLY REMAINDER	10665		3000
ADJUSTED VA	13665		13665
FIRST 3000 VA	0		0
TOTAL NET GENERAL LOAD	13665		13665

SM. APPLIANCE CIRCUITS	2	3000	6000
TOTAL GENERAL LOAD	8100		8100
LESS FIRST 3000 VA	3000		5100
ADJUSTED REMAINDER	5100		1785
PLUS FIRST 3000 VA	3000		3000
NET GENERAL LOAD	4785		4785
NUM OF			
HOOD	1	900	900
DISH WASHER	1	1200	1200
DISPOSAL	1	940	940
WATER HEATER	1	4500	4500
A/C	1	2200	5880
RANGE	1	8000	22400
TOTAL LOAD VA	27525		14000
SINGLE PHASE 120/240 SERVICE	240		26310
TOTAL SERVICE LOAD (AMPS)	114.69		109.63

SM. APPLIANCE CIRCUITS	2	3000	6000
TOTAL GENERAL LOAD	8400		8400
LESS FIRST 3000 VA	3000		5400
ADJUSTED REMAINDER	5400		1890
PLUS FIRST 3000 VA	3000		3000
NET GENERAL LOAD	4890		4890
NUM OF			
HOOD	1	900	900
DISH WASHER	1	1200	1200
DISPOSAL	1	940	940
WATER HEATER	1	4500	4500
A/C	1	2200	5880
RANGE	1	8000	22400
TOTAL LOAD VA	26310		14000
SINGLE PHASE 120/240 SERVICE	240		26310
TOTAL SERVICE LOAD (AMPS)	109.63		109.63

LRG UNIT PANEL	125 A	MLO	NEMA 1	10000 A.I.C.
BKR DESCRIPTION WIRE # CKTW CKTF WIRE # DESCRIPTION BKR				
1P 20 LGTS/RECPTS 12 CU 1 2 12 CU KITCHEN 1P 20				
1P 20 LGTS/RECPTS 12 CU 3 4 12 CU KITCHEN 1P 20				
1P 20 LGTS/RECPTS 12 CU 5 6 12 CU SPARE 1P 20				
1P 20 BATH GFI 12 CU 7 8 12 CU SMOKE ALARMS 1P 20				
1P 20 WASHER 12 CU 9 10 12 CU DISHWASHER 1P 20				
2P 30 DRYER 10 CU 11 12 12 CU DISPOSAL 1P 20				
2P 30 DRYER 10 CU 13 14 8 CU RANGE 2P 50				
2P 30 WATER HEATER 10 CU 15 16 8 CU RANGE -				
2P 30 WATER HEATER 10 CU 17 18 8 CU A/C 2P 45				
1P 20 RADON VENT FAN 12 CU 19 20 12 CU A/C -				
SPACE 21 22 12 CU HOOD 1P 20				
SPACE 23 24 12 CU HOOD 1P 20				

UNITS B,C AND D	125 A	MLO	NEMA 1
BKR DESCRIPTION WIRE # CKTW CKTF WIRE # DESCRIPTION BKR			
1P 20 LGTS/RECPTS 12 CU 1 2 12 CU KITCHEN 1P 20			
1P 20 LGTS/RECPTS 12 CU 3 4 12 CU KITCHEN 1P 20			
1P 20 LGTS/RECPTS 12 CU 5 6 12 CU SMOKE ALARMS 1P 20			
1P 20 BATH GFI 12 CU 7 8 12 CU DISHWASHER 1P 20			
1P 20 WASHER 12 CU 9 10 12 CU DISPOSAL 1P 20			
2P 30 DRYER 10 CU 11 12 8 CU RANGE 2P 50			
2P 30 DRYER 10 CU 13 14 8 CU RANGE 2P 50			
2P 30 WATER HEATER 10 CU 15 16 12 CU LOFT LIGHTING 1P 20			
2P 30 WATER HEATER 10 CU 17 18 10 CU A/C 2P 30			
1P 20 RADON VENT FAN 12 CU 19 20 12 CU A/C 1P 20			
SPACE 21 22 12 CU HOOD 1P 20			
SPACE 23 24 12 CU HOOD 1P 20			

UNIT A MDP	125A	MCB	NEMA 3R	10K AIC
BKR DESCRIPTION WIRE # CKTW CKTF WIRE # DESCRIPTION BKR				
2P 125 UNIT PANEL 1/0 AL 1 2 12 CU HEAT TAPE 1P 20				
UNIT PANEL 1/0 AL 3 4 12 CU SPACE				
SPACE 5 6 12 CU SPACE				
SPACE 7 8 12 CU SPACE				
SPACE 9 10 12 CU SPACE				
SPACE 11 12 12 CU SPACE				
SPACE 13 14 12 CU SPACE				
SPACE 15 16 12 CU SPACE				
SPACE 17 18 12 CU SPACE				
SPACE 19 20 12 CU SPACE				
SPACE 21 22 12 CU SPACE				
SPACE 23 24 12 CU SPACE				

PANEL MDP	120/240	300A	MCB	NEMA 3R	1 PHASE	22K AIC
BKR DESCRIPTION VA WIRE # CKTW CKTF WIRE # VA DESCRIPTION BKR						
2P 125 UNIT A 13763 1/0 AL 1 2 1/0 AL 13155 UNIT C 2P 125						
UNIT A 13763 1/0 AL 3 4 1/0 AL 13155 UNIT C 4						
2P 125 UNIT B 13155 1/0 AL 5 6 1/0 AL 13155 UNIT D 1P 125						
UNIT B 13155 1/0 AL 7 8 1/0 AL 13155 UNIT D -						
SPACE 9 9 10 12 CU 190 SITE LIGHTING 1P 20						
SPACE 11 12 12 CU 1000 HEAT TAPE 1P 20						
SPACE 13 14 12 CU 1000 HEAT TAPE 1P 20						
SPACE 15 16 12 CU SPACE						
SPACE 17 18 12 CU SPACE						
SPACE 19 20 12 CU SPACE						
SPACE 21 22 12 CU SPACE						
SPACE 23 24 12 CU SPACE						
SPACE 25 26 12 CU SPACE						
SPACE 27 28 12 CU SPACE						
SPACE 29 30 12 CU SPACE						
SPACE 31 32 12 CU SPACE						
SPACE 33 34 12 CU SPACE						
SPACE 35 36 12 CU SPACE						
SPACE 37 38 12 CU SPACE						
SPACE 39 40 12 CU SPACE						
SPACE 41 42 12 CU SPACE						

DESIG.	METHOD TYPE
CONCEALED	MIC, EMT,
EXPOSED DRY	EMT, PVC PER NMEC ART. 352
EXPOSED WET	EMT, IMC, RMC, LFMC, LFNC PVC, RMC
UNDER GROUND	SCHED 40 PVC, SCHED 80 PVC, RMC
TRANSFORMER / PATIENT CARE AREAS	FMC, LFNC, LFMC
AGRICULTURAL FACILITIES	PER N.E.C. ART. 547
COMMERCIAL GARAGES	PER N.E.C. ART. 511
NOTES	RMC USED UNDERGROUND MUST BE WRAPPED WITH APPROVED METHOD

GENERAL NOTES

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DESIGN DEVELOPMENT

REVISION DATE

DATE 7/15/23

PROJECT NO.

RISER AND SCHEDULES

SHEET NO.

E102

C.L.