SITE WORK INSTRUCTIONS

TAKEN FROM GEOTECHNICAL INVESTIGATION DATED JUNE 2019
FLORENTINO ENGINEERING, LLC

5.0 SITE AND SUBSURFACE CONDITIONS

5.1 SITE DESCRIPTION

The project site consists of an approximately 0.5-acre parcel, with flat graded topography and covered with grassy vegetation. The site is bound by Shoofly Street to the north, by Flagman Way to the east, and by commercial developments elsewhere.

5.2 SUBSURFACE CONDITIONS

The site soils in the upper 10 feet consisted primarily of blends silt and clay with varying amounts of sand, the soils were of low to medium plasticity, low moisture and low density. Cobbles and gravels were encountered underlying the upper soils, becoming very hard at approximately 13 feet below the surface in most of the borings.

5.3 GROUNDWATER

Groundwater was not encountered at the time of our investigation. Numerous factors contribute to fluctuations of groundwater levels, however, the valuation of these factors was beyond the scope of this investigation.

5.4 SEISMICITY AND LIQUEFACTION

Based on the observed soil classification groundwater depth, the potential for liquefaction can be considered negligible. In addition, based on the observed soil profile and SPT counts, the site can be characterized as Seismic Site Class C in accordance with IBC criteria.

6.0 GENERAL EVALUATION

The upper soils may be considered with moderate expansive potential, however, due to its relative low density and classification, the site soils are not suitable for the direct support of building foundations. The site soils, however, may be re-used as structural fill if properly processed and blended with import or on-site material, and made to comply with the structural fill requirements contained herein. Conventional spread shallow foundation systems can be utilized, provided that the recommendations contained herein are adhered to.

7.0 RECOMMENDATIONS

The following sections present a discussion of earthwork, foundations, and geotechnical related requirements for different aspects of the project. Specific design recommendations are presented at the end of each section. Specifications for earthwork acceptance and placement are provided herein.

7.1 GENERAL

Based on the results of the field and laboratory investigations, the proposed structure may be established on conventional spread footings placed upon compacted and properly processed native soils or structural fill.

7.2 SITE GRADING AND EARTHWORK

Within the areas to be graded, existing vegetation and debris should be removed and hauled from the site. Any undocumented fill and loose, soft, and firm native soils should be excavated, processed, and stockpiled for later use as compacted structural fill. Surface preparation should extend a minimum of **5 feet** beyond the exterior footings and a minimum of 2 feet beyond exterior flatwork and pavements. A representative of this office should observe the bottom of the over-excavation prior to the continuance of grading to ascertain whether the recommended removals have been made and whether the exposed soils are suitable for the support of structural fill.

Further requirements for earthwork suitability, placement, and compaction procedures are provided below:

1. All organic material, undocumented fill, debris and soft, firm, loose, or disturbed native soils should be removed from the proposed building and pavement areas.
2. Compacted fill placed for the support of footings, slabs-on-grade, post-tensioned slabs, exterior concrete flatwork, and pavements should be considered structural fill. Structural fill may consist of approved imported soils or processed on-site soils that meet the criteria provided herein.
3. The subgrade in all areas to receive fill, should be scarified to a minimum depth of 12 inches, the soil moisture adjusted to within 3 percent of optimum, and compacted to at least 95 percent of the maximum laboratory dry density as determined by ASTM D-1557.
4. Unless otherwise noted, all earthwork and structural fill should conform to the earthwork specifications outlined, and shall be approved by a Geotechnical Engineer.
5. Fill consisting of excavated on-site soils or imported soils approved by the Geotechnical Engineer shall be placed in controlled horizontal layers compatible with the type of compaction equipment used. Soils used as structural fill shall be clean material, free of deleterious debris and/or organic material, and shall meet the following requirements:

Sieve Size	% Passing
3"	100
No.4	50 -100
No.200	10 – 50

Plasticity Index – 12 Maximum

6. During the earthwork phase, experienced personnel should be present to observe fill materials for suitability and consistency. A documented testing program should be conducted and approved by a Geotechnical Engineer to determine that soil compaction and earthwork procedures are in accordance with these requirements.
7. There will be material losses due to clearing and grubbing operations. Also, there will be shrinkage losses when excavating and compacting the on-site soils. An estimated shrinkage factor of 15 to 25 percent is applicable for the natural soils within 5 feet of the existing ground surface. A subsidence factor of 0.1 feet should be used in all areas where the exposed uncemented native soils are scarified to a depth of six inches and re-compacted.
8. Based on observations made during our field explorations, the upper native soils can be excavated with conventional earthwork equipment. The Contractor should be aware of the potential for vibrational damage to adjacent or nearby structures when using heavy impact equipment during removal of moderately hard to hard cemented materials.
9. Rubble or debris resulting from excavating soils should be considered undocumented fill.
10. Over-excavation and utility trenches should be laid back to safe slopes or properly shored. Trenching and shoring operations should be conducted in accordance with the *OSHA Standards* as currently amended. Safety of construction personnel is the responsibility of the Contractor.
11. Soils in fill areas shall be compacted in horizontal uniform layers, less than 8 inches in loose thickness, and compacted to at least **95 percent** of the maximum dry density as determined by ASTM D1557, and at a moisture content within 3 percent of optimum.

7.4 SLABS-ON-GRADE

Building slabs shall be placed on a minimum of **4 feet** of structural fill. The soil should be compacted to at least 95 percent of the maximum laboratory dry density and within 3 percent of optimum moisture content as determined by ASTM D-1557. A Radon barrier should be properly installed beneath the interior floor slab.

Floor slabs may be designed utilizing a **Modulus of Subgrade Reaction (k) of 100 PCI**. Floor slabs shall be steel reinforced, and be designed by a qualified professional. In addition, to minimize concrete cracking, the design water/cement ratio mix should be not exceeded, and a 4-inch layer of crusher fines or similar granular material, should be placed under the slabs.

Concrete placement, curing operations, and control joint spacing should be in accordance with American Concrete Institute (ACI) guidelines. **The concrete mix for exterior slabs shall be air entrained to prevent freeze-thaw damage.**

7.5 RETAINING WALLS

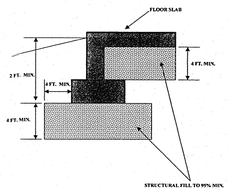
Retaining walls shall be placed on a minimum of 4 feet of structural fill, compacted as previously indicated. The retaining wall footings shall be embedded a minimum of 24 inches below lowest adjacent grade.

The following values for retaining wall design are recommended:

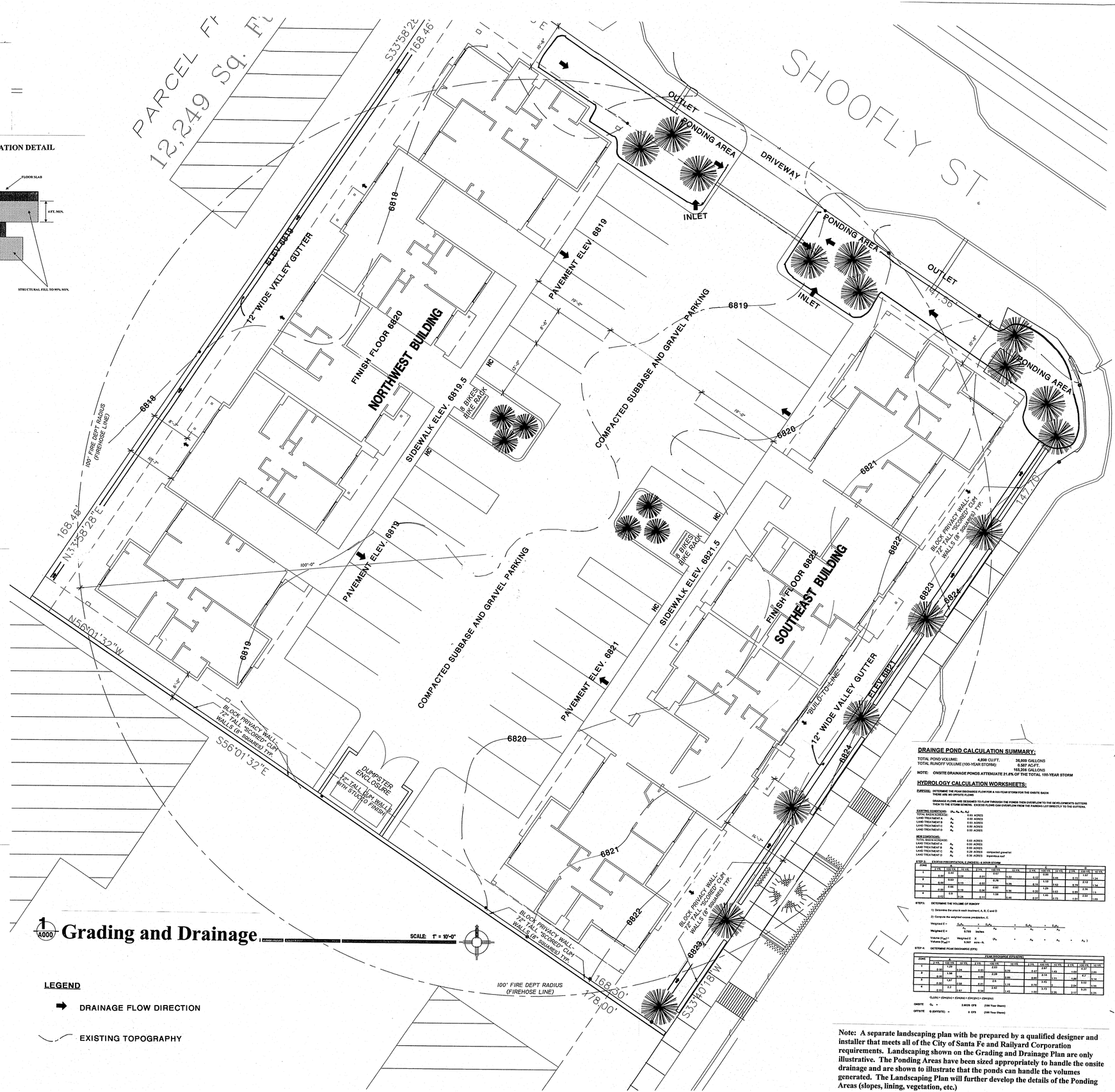
Equivalent Active Soil Pressure:	33 PCF
Equivalent Passive Soil Pressure:	303 PCF
At Rest Soil Pressure:	50 PCF
Coefficient of Friction:	0.32 (at concrete – soil interface)

The retaining wall backfill shall be placed and compacted as previously indicated. The retaining walls shall be provided with an adequate waterproofing, and an internal drainage system to prevent excessive hydrostatic pressures, and moisture seepage.

OVEREXCAVATION DETAIL



N. T. S



1 A000 Grading and Drainage SCALE: 1" = 10'-0"

LEGEND

➡ DRAINAGE FLOW DIRECTION

EXISTING TOPOGRAPHY

DRAINAGE POND CALCULATION SUMMARY:

TOTAL POND VOLUME:	4,800 CU.FT.	35,900 GALLONS
TOTAL RUNOFF VOLUME (100-YEAR STORM):		0.507 AC.FT.
		165,306 GALLONS

NOTE: ONSITE DRAINAGE PONDS ATTENUATE 21.6% OF THE TOTAL 100-YEAR STORM

HYDROLOGY CALCULATION WORKSHEETS:

PURPOSE: DETERMINE THE PEAK DISCHARGE FLOW FOR A 100-YEAR STORM FOR THE ONSITE BASIN THERE ARE NO OFFSITE FLOWS

DRAINAGE FLOWS ARE DESIGNED TO FLOW THROUGH THE POWER THEN OVERFLOW TO THE DEVELOPMENTS GUTTERS THEN TO THE STORM SEWERS. EXCESS FLOWS CAN OVERFLOW FROM THE PARKING LOT DIRECTLY TO THE GUTTERS.

EXISTING CONDITIONS:

TOTAL BASIN AVERAGE:	A_e, A_{e1}, A_{e2}, A_{e3}	0.65 ACRES
LAND TREATMENT A	A_e	0.00 ACRES
LAND TREATMENT B	A_e	0.00 ACRES
LAND TREATMENT C	A_e	0.60 ACRES
LAND TREATMENT D	A_e	0.00 ACRES

NEW CONDITIONS:

TOTAL BASIN AVERAGE:	A_p	0.65 ACRES
LAND TREATMENT A	A_p	0.00 ACRES
LAND TREATMENT B	A_p	0.00 ACRES
LAND TREATMENT C	A_p	0.29 ACRES compacted gravel/st
LAND TREATMENT D	A_p	0.36 ACRES impervious roof

STEP 1: A_e, A_p EXISTING PRECIPITATION, E (INCHES) / 6 HOUR STORM

ZONE	2 YR.	10 YR.	25 YR.	100 YR.	10 YR.	25 YR.	100 YR.	10 YR.	25 YR.	100 YR.	10 YR.
1	0.44			0.62			0.80			1.04	
2	0.00	0.68	0.81	0.62	1.02	1.22	0.80	1.33	1.61	1.04	1.74
3	0.00	0.62	0.81	0.78	1.29	1.22	1.13	1.33	1.61	2.13	1.74
4	0.00	0.62	0.81	0.62	1.29	1.22	0.80	1.33	1.61	1.04	1.74
5	0.00	0.78	0.99	0.78	1.30	1.22	1.13	1.33	1.61	2.13	1.74
6	0.00	0.78	0.99	0.78	1.30	1.22	1.13	1.33	1.61	2.13	1.74
7	0.00	0.78	0.99	1.00	1.30	1.22	1.45	1.33	1.61	2.73	1.74
8	0.00	0.78	0.81	0.62	1.30	1.22	0.91	1.33	1.61	1.69	1.74

STEP 2: DETERMINE THE VOLUME OF RUNOFF

1) Determine the area in each treatment, A, B, C and D

2) Compute the weighted excess precipitation, E

Weighted E = $\frac{A_p A_{p1} + A_p A_{p2} + A_p A_{p3} + A_p A_{p4}}{A_p}$ = 0.783 inches

Volume (V_{ac}) = Weighted E × $(A_e \cdot A_p \cdot A_p \cdot A_p \cdot A_p)$

Volume (V_{cf}) = 0.783 acre-in.

STEP 4: DETERMINE PEAK DISCHARGE (CFS)

ZONE	PEAK DISCHARGE (CFS) INCHES										
	2 YR.	10 YR.	25 YR.	100 YR.	10 YR.	25 YR.	100 YR.	10 YR.	25 YR.	100 YR.	10 YR.
1	1.08			2.03			2.67			4.31	
2	0.00	1.68	2.04	2.03	3.73	2.67	2.67	4.85	4.31	4.31	4.31
3	0.00	1.53	2.04	2.29	3.73	2.67	3.14	4.85	4.31	4.31	4.31
4	0.00	1.53	2.04	2.03	3.73	2.67	2.78	4.85	4.31	4.31	4.31
5	1.27			2.5			3.45			5.32	
6	0.00	1.92	2.49	2.5	4.19	3.45	3.45	5.44	4.47	5.32	5.32
7	0.00	1.92	2.49	3.62	4.19	3.45	4.99	5.44	4.47	5.32	5.32
8	0.00	1.92	2.04	2.03	4.19	3.45	2.78	5.44	4.47	5.32	5.32

$Q_p(CFS) = (CIA)_{A1} + (CIA)_{A2} + (CIA)_{A3} + (CIA)_{A4}$

ONSITE: Q_p = 2.6539 CFS (100 Year Storm)

OFFSITE: Q (OFFSITE) = 0 CFS (100 Year Storm)

Note: A separate landscaping plan with be prepared by a qualified designer and installer that meets all of the City of Santa Fe and Railyard Corporation requirements. Landscaping shown on the Grading and Drainage Plan are only illustrative. The Ponding Areas have been sized appropriately to handle the onsite drainage and are shown to illustrate that the ponds can handle the volumes generated. The Landscaping Plan will further develop the details of the Ponding Areas (slopes, lining, vegetation, etc.)

AGE ENGINEERING CONSTRUCTION
ACG Engineering and Construction Management
1625 Gold Ave SE
Albuquerque, NM 87106
acgengineering@gmail.com
(505) 379-3671

Grading and Drainage

SCALE: AS NOTED

DATE: 8-1-2021

REVISED

SHOOFLY STATION APARTMENTS
3000 SHOOFLY ST
SANTA FE, NEW MEXICO 87505

AUGUSTINE C. GRACE
NEW MEXICO
10861
8-9-2021
PROFESSIONAL ENGINEER

C100

Landscaping Plan



1 A000 **Landscaping Plan**

LEGEND

➡ DRAINAGE FLOW DIRECTION

EXISTING TOPOGRAPHY

PRELIMINARY CONCEPT.
FOR REVIEW

ACG ENGINEERING AND CONSTRUCTION MANAGEMENT
1625 OLD AVE SE
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SCALE
AS NOTED

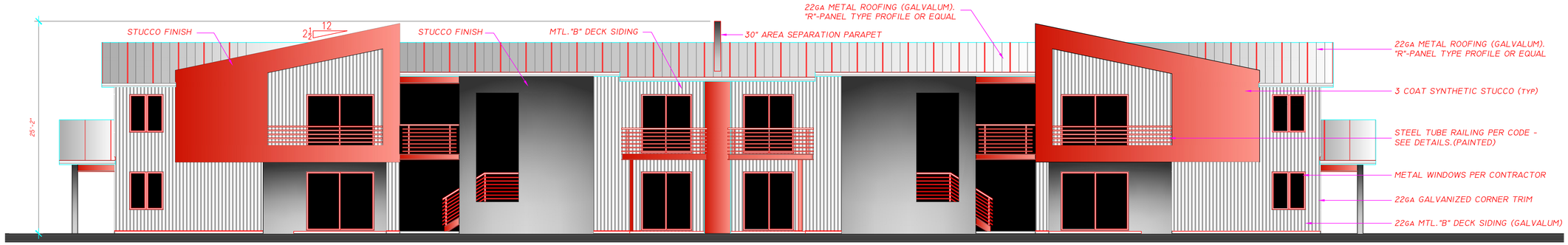
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8-1-2021

REVISED

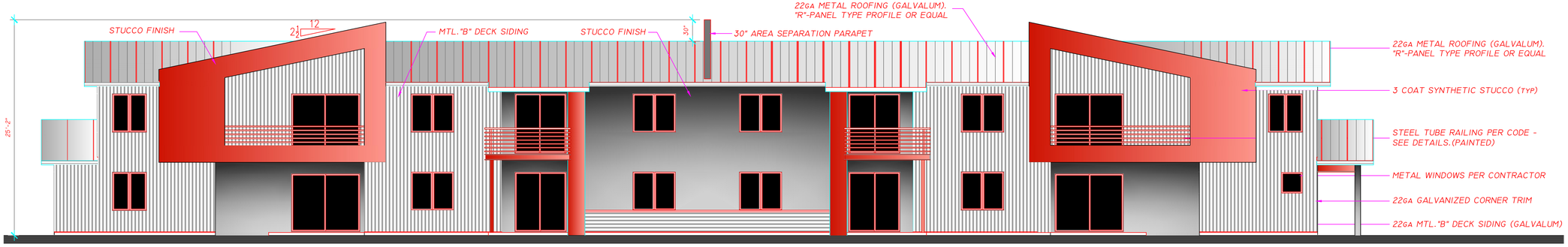
SHOOFLY STATION APARTMENTS
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AUGUSTINE C. GRACE
NEW MEXICO
10861
9-9-2021
PROFESSIONAL ENGINEER

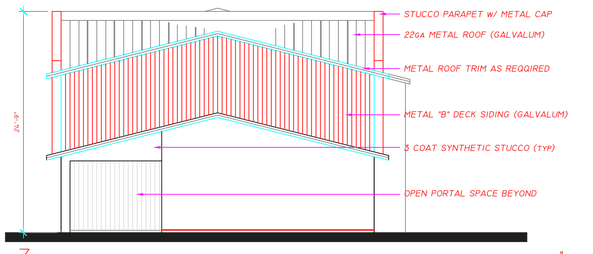
C101



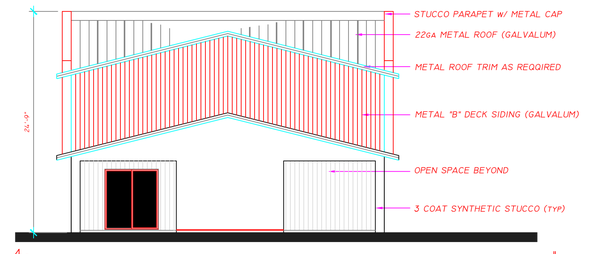
1 A100 ENTRY ELEVATION PARKING LOT/NORTHWEST ELEVATION – EAST BUILDING NOT TO SCALE



2 A100 REAR ELEVATION FLAGMAN WAY/SOUTHEAST ELEVATION – EAST BUILDING NOT TO SCALE



3 A100 SIDE ELEV. S.W. ELEV. – EAST BUILDING SCALE: 1/8" = 1'-0"



4 A100 SIDE ELEV. SHOOFLY/N.E. ELEV. – EAST BUILDING SCALE: 1/8" = 1'-0"

Preliminary Elevations

STRANG DESIGN GROUP
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SCALE

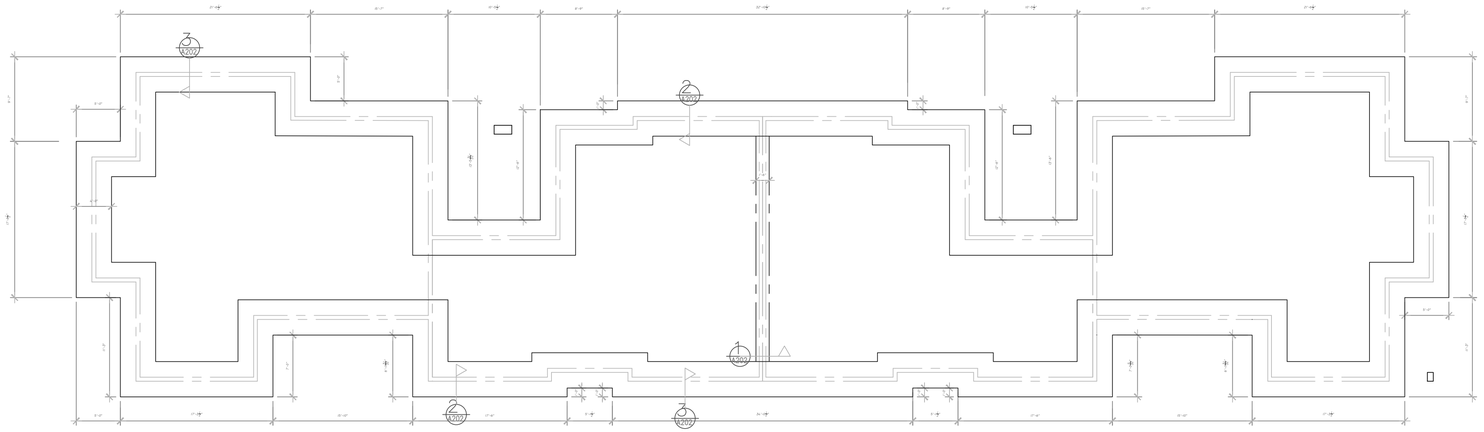
DATE

REVISED

SHOOFLY STATION APARTMENTS
3000 SHOOFLY ST
SANTA FE, NEW MEXICO 87505

STATE OF NEW MEXICO
RICHARD STRANG
NO. 13302
7/15/2019
REGISTERED ARCHITECT

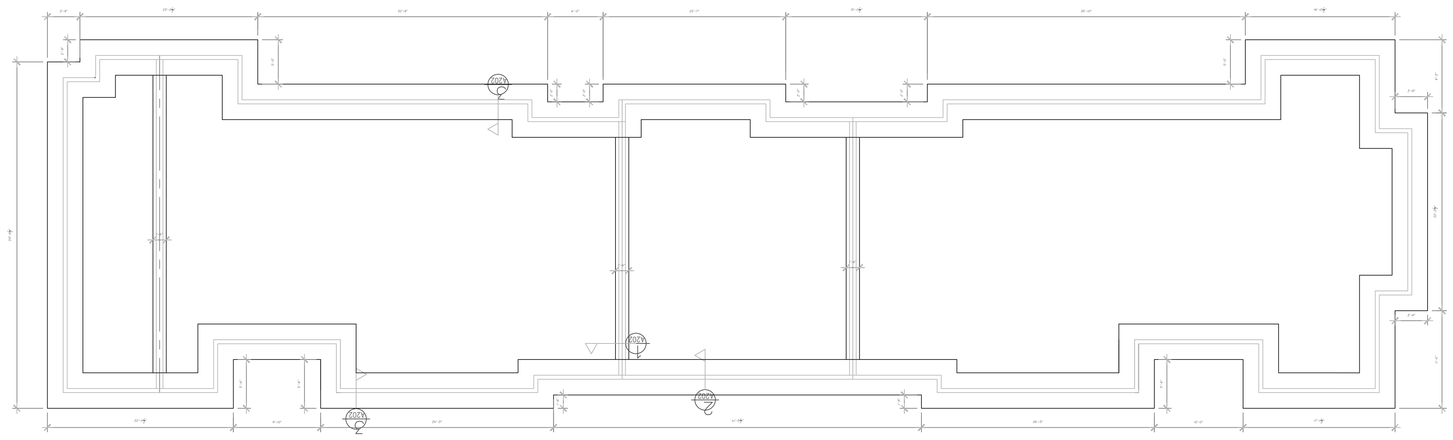
A00.1



1 C101 FOUNDATION PLAN EAST BUILDING

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

NORTH



1 A101 FOUNDATION PLAN WEST BUILDING

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

NORTH

Foundation Plan

ACG ENGINEERING CONSTRUCTION

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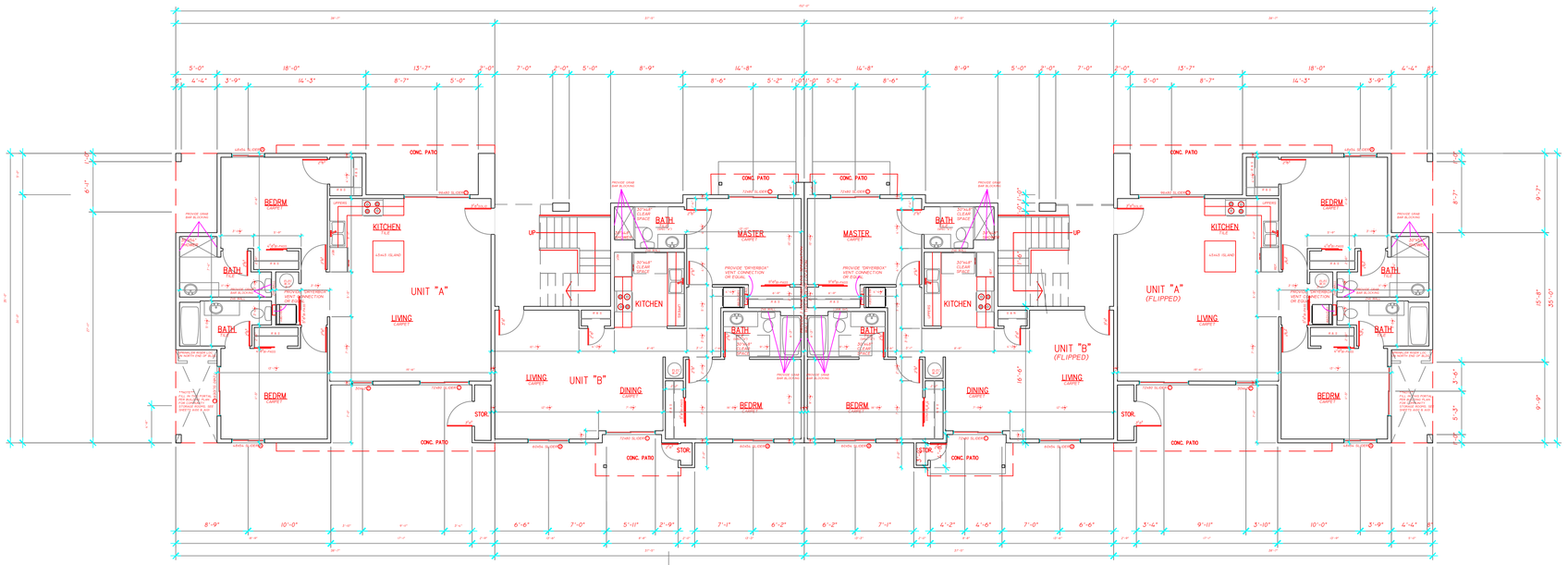
SCALE
AS MARKED

DATE
12/9/2021

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SHOOFLY STATION APARTMENTS
920 SHOOFLY ST
SANTA FE, NEW MEXICO 87505

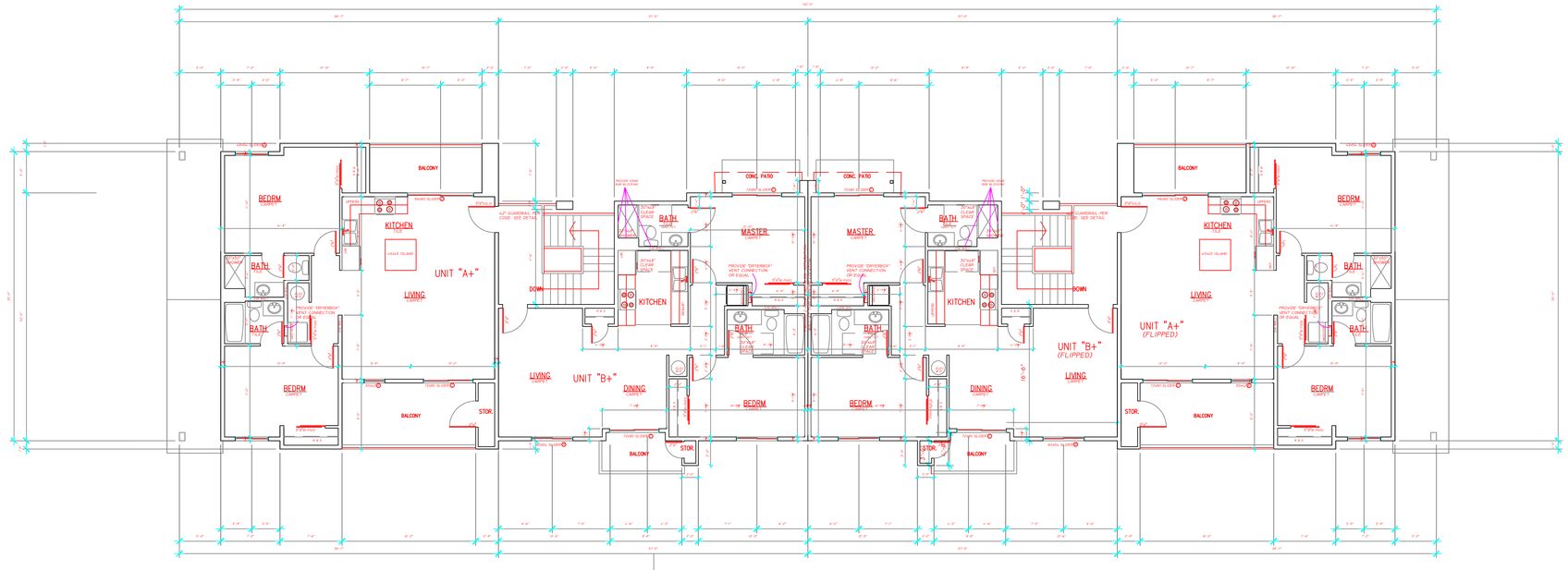
C102R



1 A100 FIRST FLOOR PLAN

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

NORTH



2 A100 SECOND FLOOR PLAN

260 SQ. FEET - NEW

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

NORTH

SHOOFLY ST.

East Building
STRANG DESIGN GROUP
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(505) 795-9912
rsclimb@msn.com

SCALE
AS MARKED

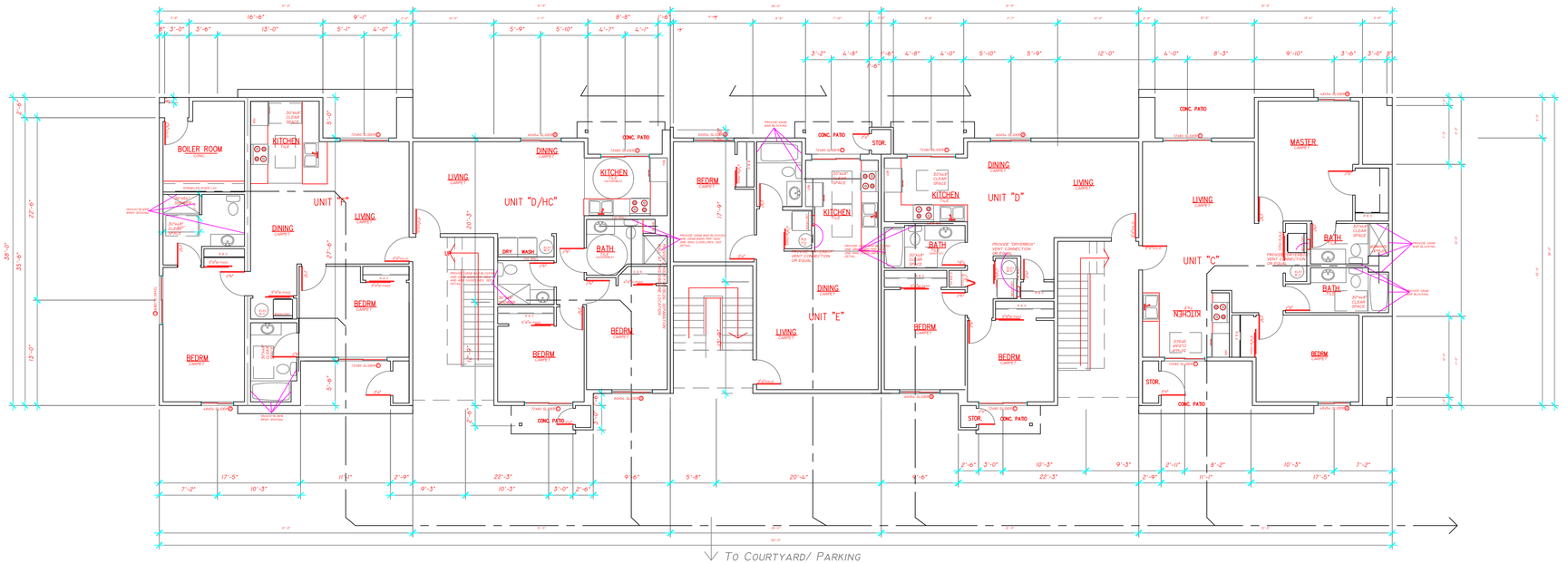
DATE
12/9/2021

REVISED

SHOOFLY STATION APARTMENTS

920 SHOOFLY ST
SANTA FE, NEW MEXICO 87505

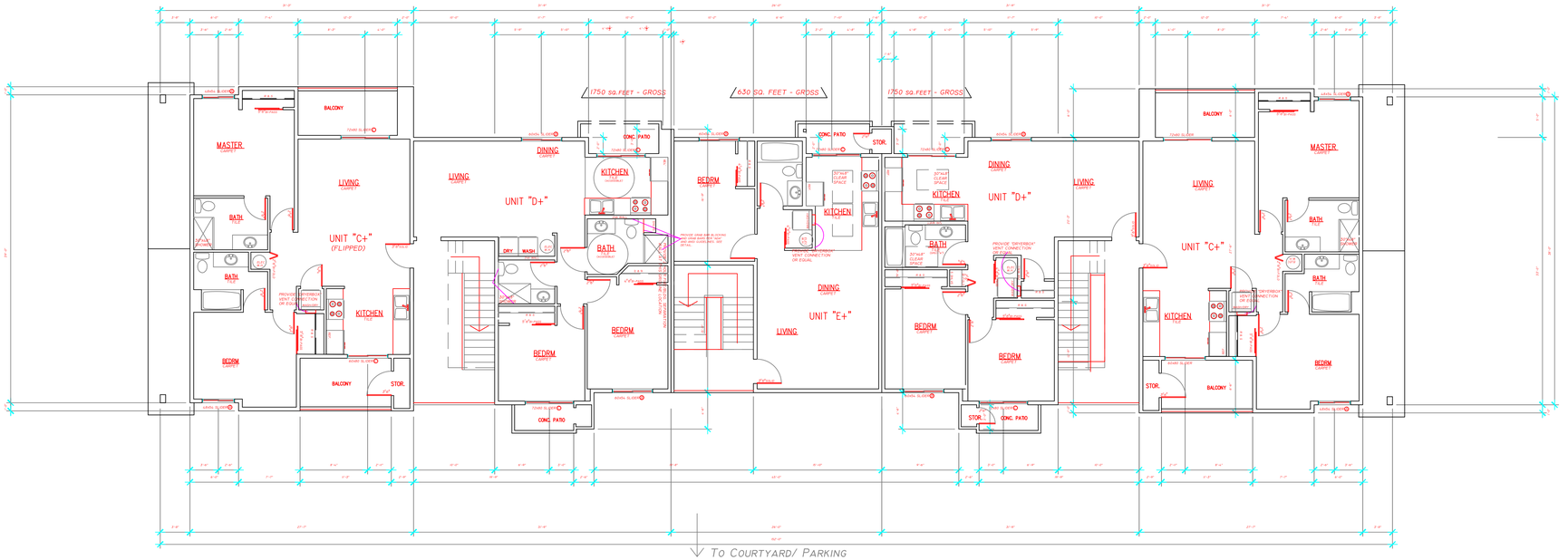
A100R



1 A101 FIRST FLOOR PLAN
260 SQ. FEET - NEW

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

NORTH



2 A101 SECOND FLOOR PLAN
260 SQ. FEET - NEW

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

NORTH

West Building

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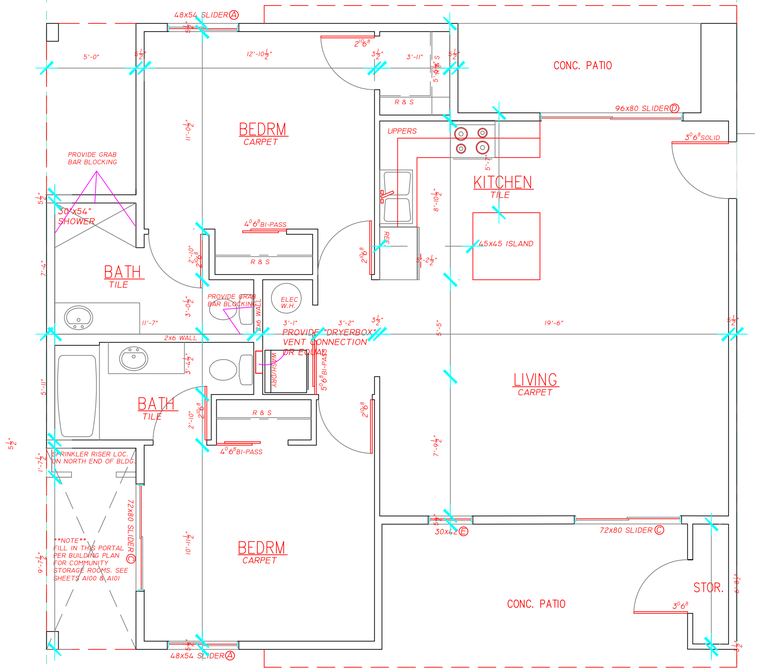
SCALE
AS MARKED

DATE
12/9/2021

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SHOOFLY STATION APARTMENTS
920 SHOOFLY ST
SANTA FE, NEW MEXICO 87505

A101R



(UNIT MODULE DIMENSION)

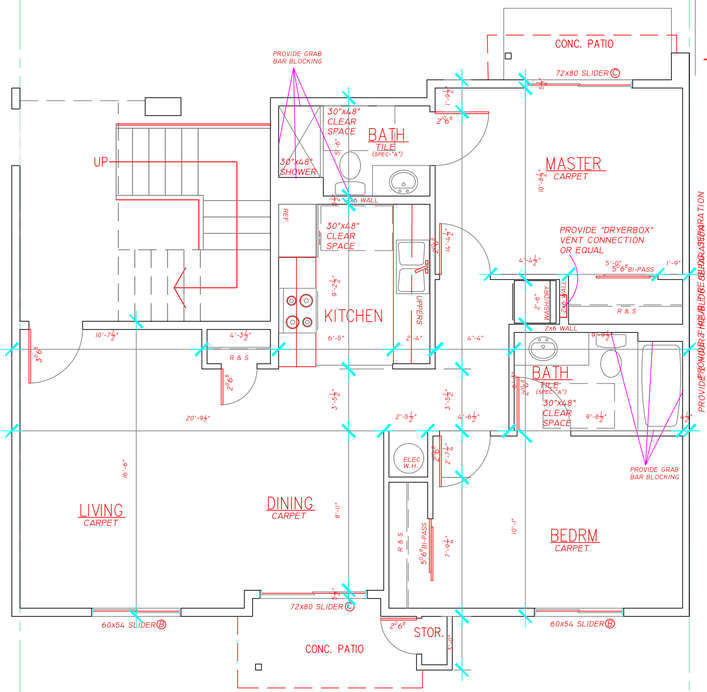
1 A102 UNIT "A" FIRST FLOOR

955 SQ. FEET - NET

SCALE: 1/4" = 1'-0"

NORTH

- ALL APARTMENT UNITS ARE EQUIPTED WITH AN "R-13" RESIDENTIAL SPRINKLER SYSTEM (TYP)
- ALL GROUND FLOOR UNITS ARE DESIGNED AS TYPE "B" ADAPABLE DESIGN. SPECIFIED "HC" UNIT IS DESIGNED AS TYPE "A" ACCESSIBLE DESIGN. CONTRACTOR TO PROVIDE 2x GRAB BAR BLOCKING IN ALL TUB AND SHOWER WALLS AND BEHIND ALL TOILETS PER "ADA" AND ANSI 117.1 GUIDELINES (TYP).



3 A102 UNIT "B" FIRST FLOOR

860 SQ. FEET - NET

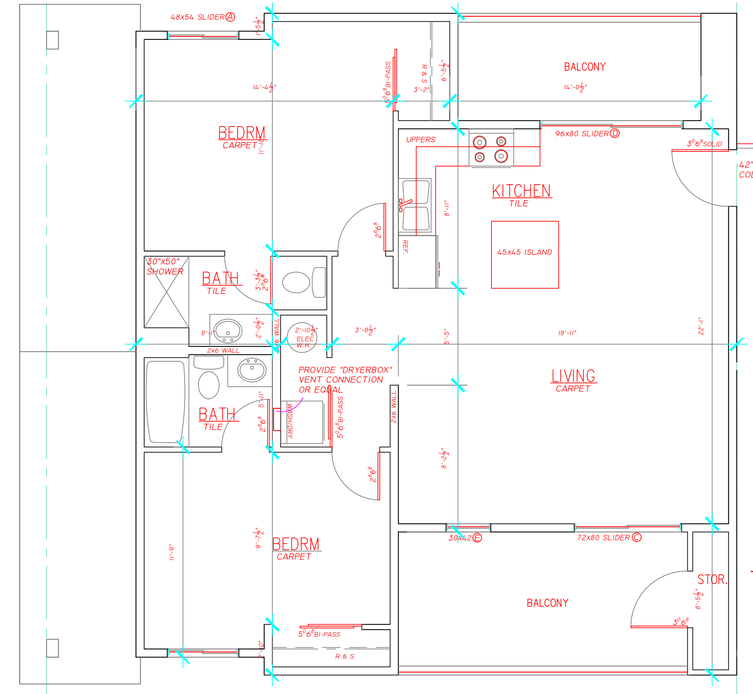
SCALE: 1/4" = 1'-0"

NORTH

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◇ UNIT PLAN GENERAL NOTES ◇

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS AVOID SCALING DRAWINGS.
2. ALL GLASS WINDOWS WITH 9 SQ. FT. OR MORE OF GLASS AREA, AND LESS THAN 18" ABV. FIN. FLOOR, ALL GLASS DOORS AND WINDOW WITHIN 24" OF DOORS, ALL GLASS WINDOWS AT TUBS AND GLASS SHOWER/ TUB ENCLOSURES TO BE TEMPERED GLASS (TYPICAL)
3. ALL SMOKE DETECTORS TO BE 110 VOLT WITH BATTERY BACKUP AND INTERCONNECTED SO THAT IF ONE SOUNDS, ALL SOUND. PROVIDE CARBON MONOXIDE DETECTORS AT ALL SMOKE DETECTOR LOCATIONS NOTED AS CARBON MONOXIDE/SMOKE DET.(TYPICAL)
4. ALL WINDOWS AND DOORS SHOWN ARE PELLA "450" SERIES. WINDOWS TO BE METAL CLAD WOOD WINDOWS, FINAL COLOR SELECTION TO BE ANNODIZED SILVER OR DETERMINED BY OWNER.
5. CEILING HEIGHT THIS FLOOR TO BE 8'-1" (NOMINAL) ABOVE FLOOR SLAB UNLESS OTHERWISE NOTED.
6. ALL INTERIOR DOORS TO BE PRE-HUNG FACTORY SLABS IN STOCK 2x JAMBS. HARDWARE TO BE DETERMINED BY OWNER.
7. ALL INTERIOR WALLS ARE 2x4 FRAME CONSTRUCTION UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS ARE 2x6 FRAME UNLESS OTHERWISE NOTED.
8. ALL WINDOW CALLOUTS ARE IN INCHES PER MANF. SIZES. ALL DOOR CALL-OUTS ARE FEET & INCHES (2668 = 2'-6"x6'-8")



(UNIT MODULE DIMENSION)

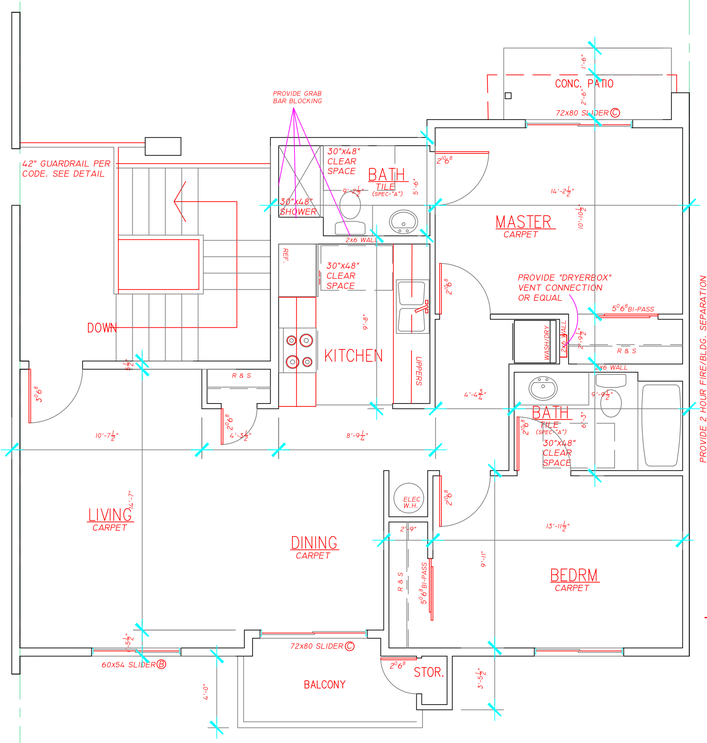
2 A102 UNIT "A+" SECOND FLOOR

920 SQ. FEET - NET

SCALE: 1/4" = 1'-0"

NORTH

- ALL APARTMENT UNITS ARE EQUIPTED WITH AN "R-13" RESIDENTIAL SPRINKLER SYSTEM (TYP)



WINDOW SCHEDULE			
	HEADER HT.	WINDOW	REMARKS
A	HDR.@ 6'-11"	48x54 SLIDER	SLIDING GLASS WINDOW - PROVIDE EGRESS
B	HDR.@ 6'-11"	60x54 SLIDER	SLIDING GLASS WINDOW - PROVIDE EGRESS
C	PER MANF.	72x80 SLIDER	SLIDING GLASS DOOR - PROVIDE HARDWARE
D	PER MANF.	96x80 SLIDER	SLIDING GLASS DOOR - PROVIDE HARDWARE
E	HDR.@ 6'-11"	30X42 CASMT	OPPERABLE CASEMENT WINDOW UNIT
F	HDR.@ 6'-11"	30x30 CASMT	OPPERABLE CASEMENT WINDOW UNIT

4 A102 UNIT "B+" SECOND FLOOR

860 SQ. FEET - NET

SCALE: 1/4" = 1'-0"

NORTH

- ALL APARTMENT UNITS ARE EQUIPTED WITH AN "R-13" RESIDENTIAL SPRINKLER SYSTEM (TYP)

unit plans

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(505) 795-9912
rsclimb@msn.com

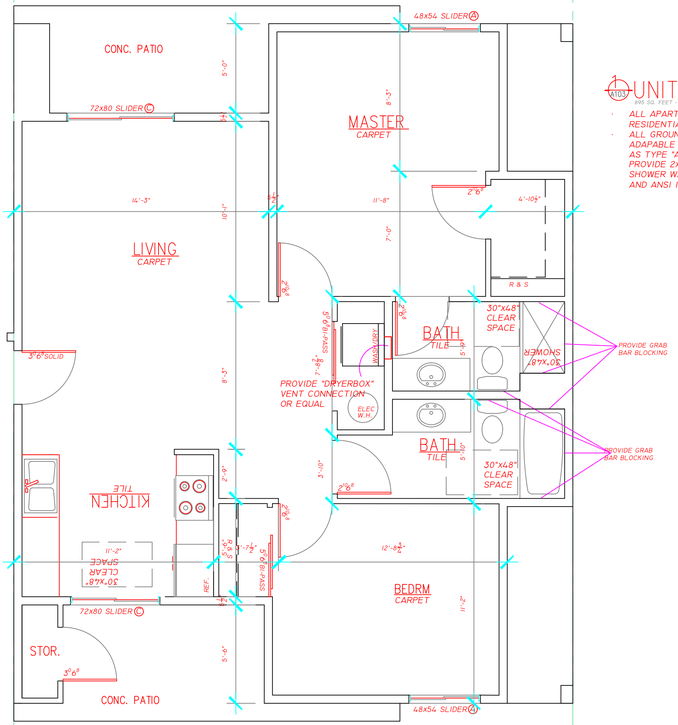
SCALE
AS MARKED

DATE
12/9/2021

REVISED

SHOOFLY STATION APARTMENTS
920 SHOOFLY ST
SANTA FE, NEW MEXICO 87505

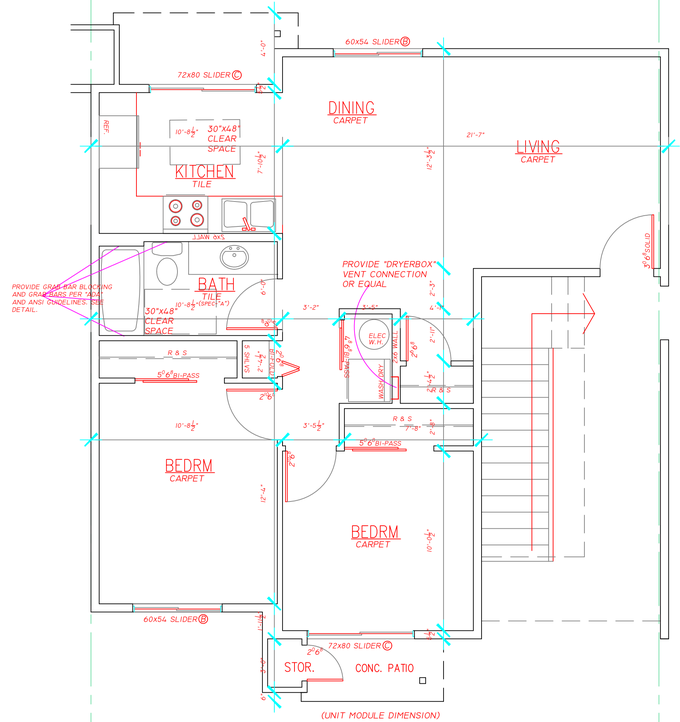
A102R



1 A103 UNIT "C" FIRST FLOOR 995 SQ. FEET - NET SCALE: 1/4" = 1'-0"

NORTH

- ALL APARTMENT UNITS ARE EQUIPTED WITH AN "R-13" RESIDENTIAL SPRINKLER SYSTEM (TYP).
- ALL GROUND FLOOR UNITS ARE DESIGNED AS TYPE "B" ADAPABLE DESIGN. SPECIFIED "HC" UNIT IS DESIGNED AS TYPE "A" ACCESSIBLE DESIGN. CONTRACTOR TO PROVIDE 2x GRAB BAR BLOCKING IN ALL TUB AND SHOWER WALLS AND BEHIND ALL TOILETS PER "ADA" AND ANSI 117.1 GUIDELINES (TYP).



(UNIT MODULE DIMENSION)

3 A103 UNIT "D" FIRST FLOOR 755 SQ. FEET - NET SCALE: 1/4" = 1'-0"

NORTH

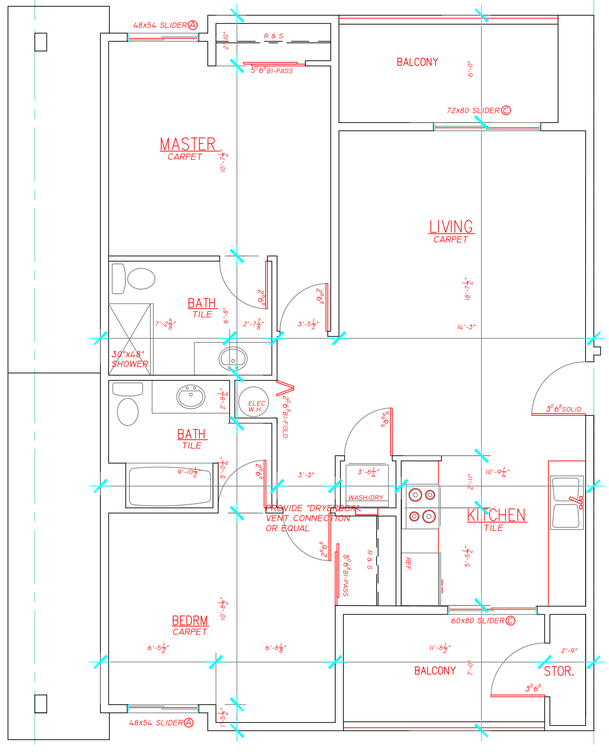
- ALL APARTMENT UNITS ARE EQUIPTED WITH AN "R-13" RESIDENTIAL SPRINKLER SYSTEM (TYP).
- ALL GROUND FLOOR UNITS ARE DESIGNED AS TYPE "B" ADAPABLE DESIGN. SPECIFIED "HC" UNIT IS DESIGNED AS TYPE "A" ACCESSIBLE DESIGN. CONTRACTOR TO PROVIDE 2x GRAB BAR BLOCKING IN ALL TUB AND SHOWER WALLS AND BEHIND ALL TOILETS PER "ADA" AND ANSI 117.1 GUIDELINES (TYP).

◇ UNIT PLAN GENERAL NOTES ◇

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS AVOID SCALING DRAWINGS.
2. ALL GLASS WINDOWS WITH 9 SQ. FT. OR MORE OF GLASS AREA, AND LESS THAN 18" ABV. FIN. FLOOR, ALL GLASS DOORS AND WINDOW WITHIN 24" OF DOORS, ALL GLASS WINDOWS AT TUBS AND GLASS SHOWER/ TUB ENCLOSURES TO BE TEMPERED GLASS (TYPICAL)
3. ALL SMOKE DETECTORS TO BE 110 VOLT WITH BATTERY BACKUP AND INTERCONNECTED SO THAT IF ONE SOUNDS, ALL SOUND. PROVIDE CARBON MONOXIDE DETECTORS AT ALL SMOKE DETECTOR LOCATIONS NOTED AS CARBON MONOXIDE/SMOKE DET.(TYPICAL)
4. ALL WINDOWS AND DOORS SHOWN ARE PELLA "450" SERIES. WINDOWS TO BE METAL CLAD WOOD WINDOWS. FINAL COLOR SELECTION TO BE ANNODIZED SILVER OR DETERMINED BY OWNER.
5. CEILING HEIGHT THIS FLOOR TO BE 8'-1" (NOMINAL) ABOVE FLOOR SLAB UNLESS OTHERWISE NOTED.
6. ALL INTERIOR DOORS TO BE PRE-HUNG FACTORY SLABS IN STOCK 2x JAMBS. HARDWARE TO BE DETERMINED BY OWNER.
7. ALL INTERIOR WALLS ARE 2x4 FRAME CONSTRUCTION UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS ARE 2x6 FRAME UNLESS OTHERWISE NOTED.
8. ALL WINDOW CALLOUTS ARE IN INCHES PER MANF. SIZES. ALL DOOR CALL-OUTS ARE FEET & INCHES (2668 = 2'-6"x6'-8")

WINDOW SCHEDULE

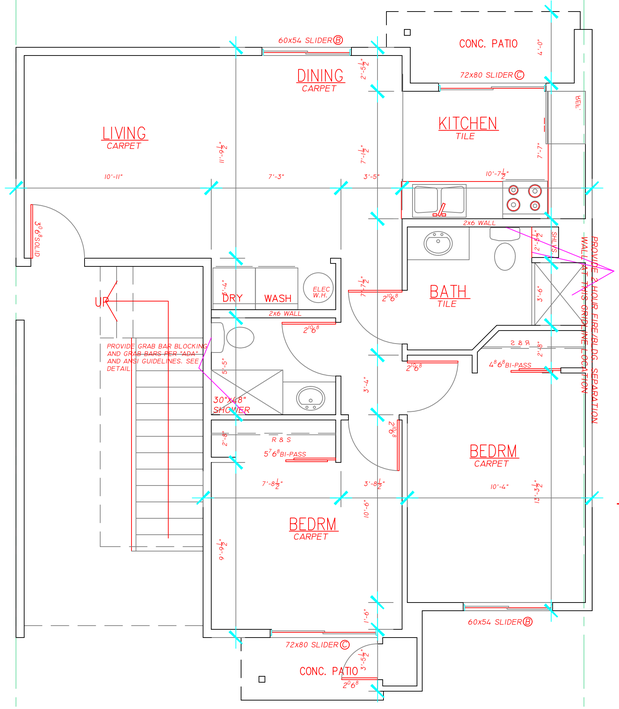
	HEADER HT.	WINDOW	REMARKS
A	HDR.@ 6'-11"	48x54 SLIDER	SLIDING GLASS WINDOW - PROVIDE EGRESS
B	HDR.@ 6'-11"	60x54 SLIDER	SLIDING GLASS WINDOW - PROVIDE EGRESS
C	PER MANF.	72x80 SLIDER	SLIDING GLASS DOOR - PROVIDE HARDWARE
D	PER MANF.	96x80 SLIDER	SLIDING GLASS DOOR - PROVIDE HARDWARE
E	HDR.@ 6'-11"	30x42 CASMT	OPPERABLE CASEMENT WINDOW UNIT
F	HDR.@ 6'-11"	30x30 CASMT	OPPERABLE CASEMENT WINDOW UNIT



2 A103 UNIT "C+" SECOND FLOOR 860 SQ. FEET - NET SCALE: 1/4" = 1'-0"

NORTH

- ALL APARTMENT UNITS ARE EQUIPTED WITH AN "R-13" RESIDENTIAL SPRINKLER SYSTEM (TYP)



4 A103 UNIT "D/HC+" SECOND FLOOR 755 SQ. FEET - NET SCALE: 1/4" = 1'-0"

NORTH

- ALL APARTMENT UNITS ARE EQUIPTED WITH AN "R-13" RESIDENTIAL SPRINKLER SYSTEM (TYP)

unit plans

STRANG DESIGN GROUP
ARCHITECTS & PLANNERS
13-B FIRST LIGHT
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(505) 795-9912
rsclimb@msn.com

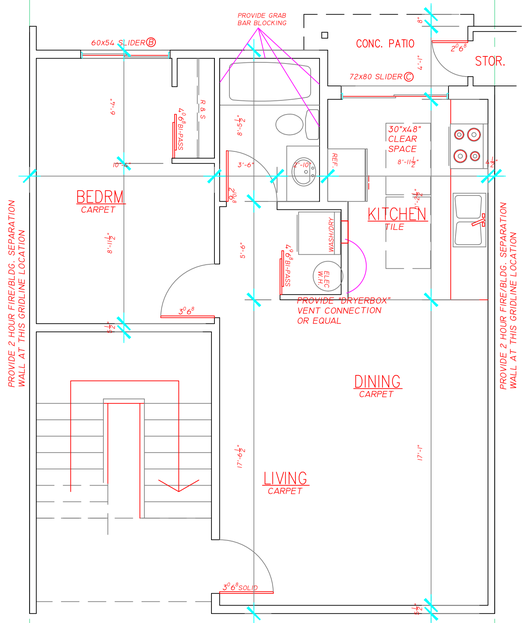
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DATE
12/9/2021

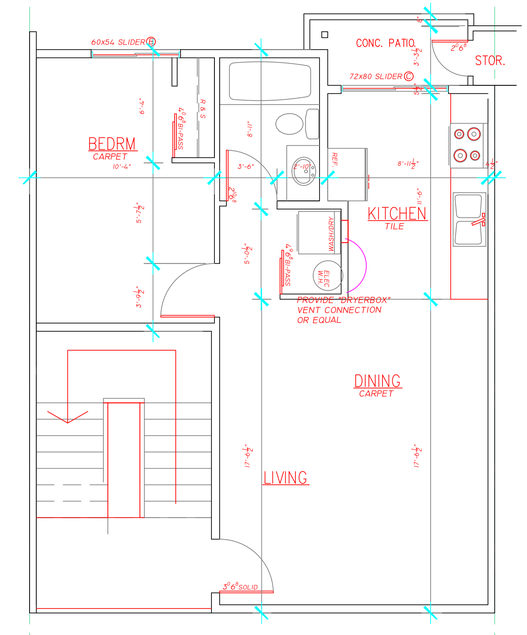
REVISED

SHOOFLY STATION APARTMENTS
920 SHOOFLY ST
SANTA FE, NEW MEXICO 87505

A103R



(UNIT MODULE DIMENSION)



1 A104 UNIT "E" FIRST FLOOR — NORTH

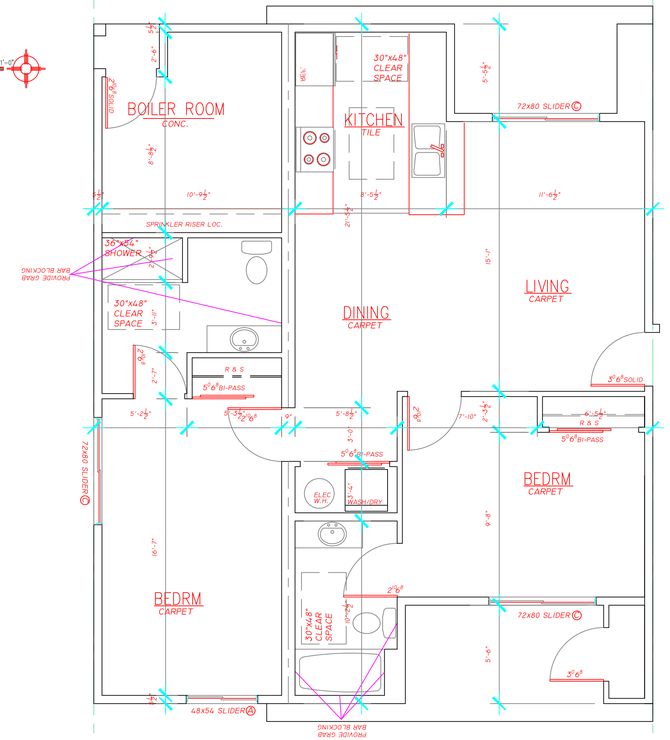
575 SQ. FEET - NET — SCALE: 1/4" = 1'-0"

- ALL APARTMENT UNITS ARE EQUIPTED WITH AN "R-13" RESIDENTIAL SPRINKLER SYSTEM (TYP)
- ALL GROUND FLOOR UNITS ARE DESIGNED AS TYPE "B" ADAPABLE DESIGN. SPECIFIED "HC" UNIT IS DESIGNED AS TYPE "A" ACCESSIBLE DESIGN. CONTRACTOR TO PROVIDE 2x GRAB BAR BLOCKING IN ALL TUB AND SHOWER WALLS AND BEHIND ALL TOILETS PER "ADA" AND ANSI 117.1 GUIDELINES (TYP).

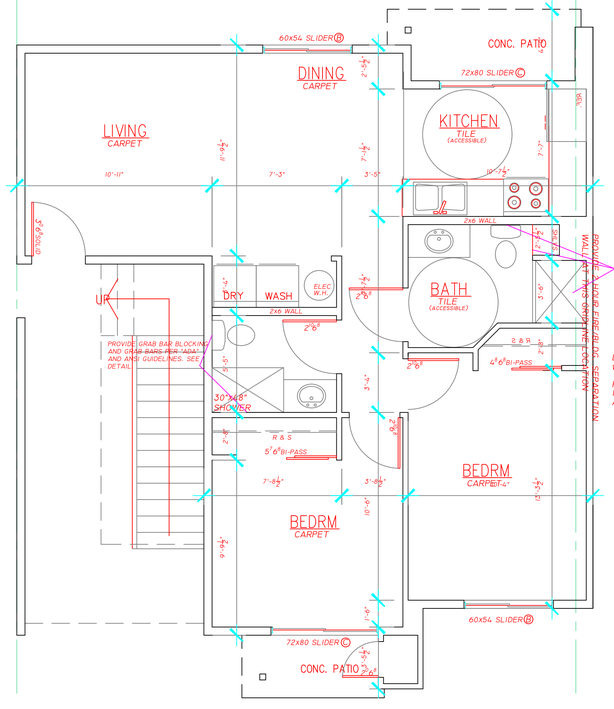
2 A104 UNIT "E+" SECOND FLOOR — NORTH

575 SQ. FEET - NET — SCALE: 1/4" = 1'-0"

- ALL APARTMENT UNITS ARE EQUIPTED WITH AN "R-13" RESIDENTIAL SPRINKLER SYSTEM (TYP)



(UNIT MODULE DIMENSION)



1 A104 UNIT "F" FIRST FLOOR — NORTH

575 SQ. FEET - NET — SCALE: 1/4" = 1'-0"

- ALL APARTMENT UNITS ARE EQUIPTED WITH AN "R-13" RESIDENTIAL SPRINKLER SYSTEM (TYP)
- ALL GROUND FLOOR UNITS ARE DESIGNED AS TYPE "B" ADAPABLE DESIGN. SPECIFIED "HC" UNIT IS DESIGNED AS TYPE "A" ACCESSIBLE DESIGN. CONTRACTOR TO PROVIDE 2x GRAB BAR BLOCKING IN ALL TUB AND SHOWER WALLS AND BEHIND ALL TOILETS PER "ADA" AND ANSI 117.1 GUIDELINES (TYP).

◇ UNIT PLAN GENERAL NOTES ◇

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS AVOID SCALING DRAWINGS.
2. ALL GLASS WINDOWS WITH 9 SQ. FT. OR MORE OF GLASS AREA, AND LESS THAN 18" ABV. FIN. FLOOR, ALL GLASS DOORS AND WINDOW WITHIN 24" OF DOORS, ALL GLASS WINDOWS AT TUBS AND GLASS SHOWER/ TUB ENCLOSURES TO BE TEMPERED GLASS (TYPICAL)
3. ALL SMOKE DETECTORS TO BE 110 VOLT WITH BATTERY BACKUP AND INTERCONNECTED SO THAT IF ONE SOUNDS, ALL SOUND. PROVIDE CARBON MONOXIDE DETECTORS AT ALL SMOKE DETECTOR LOCATIONS NOTED AS CARBON MONOXIDE/SMOKE DET.(TYPICAL)
4. ALL WINDOWS AND DOORS SHOWN ARE PELLA 7.50" SERIES. WINDOWS TO BE METAL CLAD WOOD WINDOWS, FINAL COLOR SELECTION TO BE ANNODIZED SILVER OR DETERMINED BY OWNER.
5. CEILING HEIGHT THIS FLOOR TO BE 8'-1" (NOMINAL) ABOVE FLOOR SLAB UNLESS OTHERWISE NOTED.
6. ALL INTERIOR DOORS TO BE PRE-HUNG FACTORY SLABS IN STOCK 2x JAMBS. HARDWARE TO BE DETERMINED BY OWNER.
7. ALL INTERIOR WALLS ARE 2x4 FRAME CONSTRUCTION UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS ARE 2x6 FRAME UNLESS OTHERWISE NOTED.
8. ALL WINDOW CALLOUTS ARE IN INCHES PER MANF. SIZES. ALL DOOR CALL-OUTS ARE FEET & INCHES (2668 = 2'-6"x6'-8")

WINDOW SCHEDULE

	HEADER HT.	WINDOW	REMARKS
A	HDR.@ 6'-11"	48x54 SLIDER	SLIDING GLASS WINDOW - PROVIDE EGRESS
B	HDR.@ 6'-11"	60x54 SLIDER	SLIDING GLASS WINDOW - PROVIDE EGRESS
C	PER MANF.	72x80 SLIDER	SLIDING GLASS DOOR - PROVIDE HARDWARE
D	PER MANF.	96x80 SLIDER	SLIDING GLASS DOOR - PROVIDE HARDWARE
E	HDR.@ 6'-11"	30x42 CASMT	OPPERABLE CASEMENT WINDOW UNIT
F	HDR.@ 6'-11"	30x30 CASMT	OPPERABLE CASEMENT WINDOW UNIT

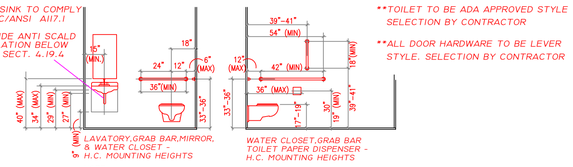
3 A104 UNIT "D/HC" FIRST FLOOR — NORTH

360 SQ. FEET - NEW — SCALE: 1/4" = 1'-0"

- ALL APARTMENT UNITS ARE EQUIPTED WITH AN "R-13" RESIDENTIAL SPRINKLER SYSTEM (TYP)
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PROVIDE GRAB BAR BLOCKING AND GRAB BARS PER "ADA" AND ANSI GUIDELINES. SEE DETAIL.

HANDICAPPED TOILET ROOM STANDARDS (N.T.S.)



**TOILET TO BE ADA APPROVED STYLE SELECTION BY CONTRACTOR

**ALL DOOR HARDWARE TO BE LEVER STYLE. SELECTION BY CONTRACTOR

NOTE:
PROVIDE SOLID BLOCKING IN WALLS FOR ALL GRAB BARS & HARDWARE PER DIMENSION AS SHOWN IN ABOVE DETAILS.

4 A104 H.C. TOILET DETAILS — SCALE: 1/4" = 1'-0"

NOTE:
PROVIDE SOLID BLOCKING IN WALLS FOR ALL GRAB BARS & HARDWARE PER DIMENSION AS SHOWN IN ABOVE DETAILS.

Unit Plans

STRANG DESIGN GROUP
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rsclimb@msn.com

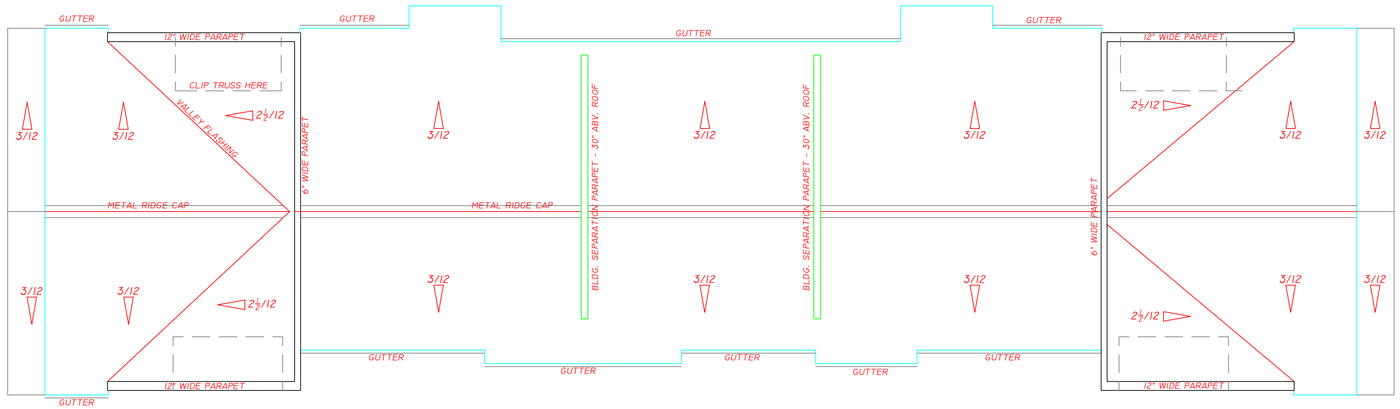
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12/9/2021

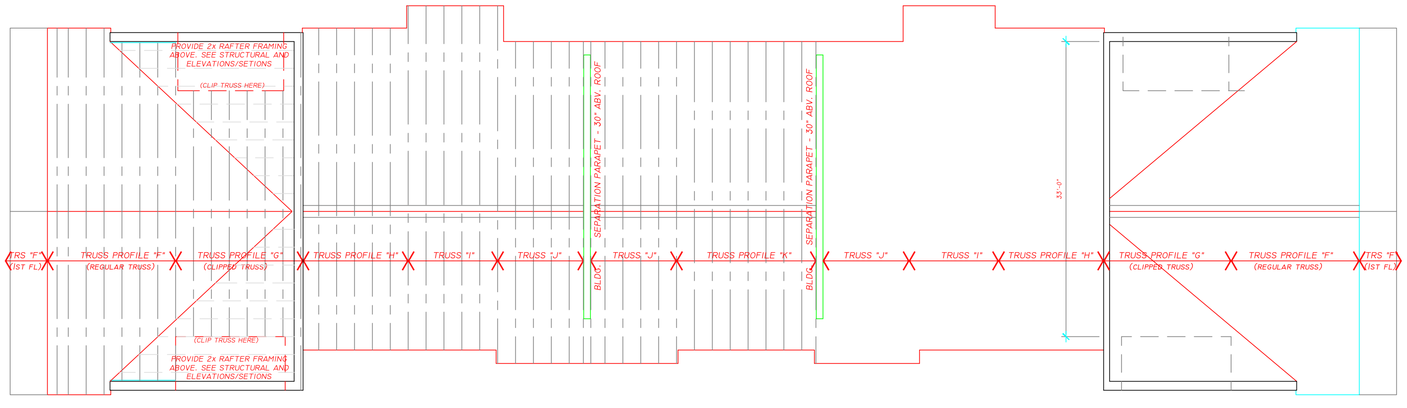
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SHOOFLY STATION APARTMENTS
920 SHOOFLY ST
SANTA FE, NEW MEXICO 87505

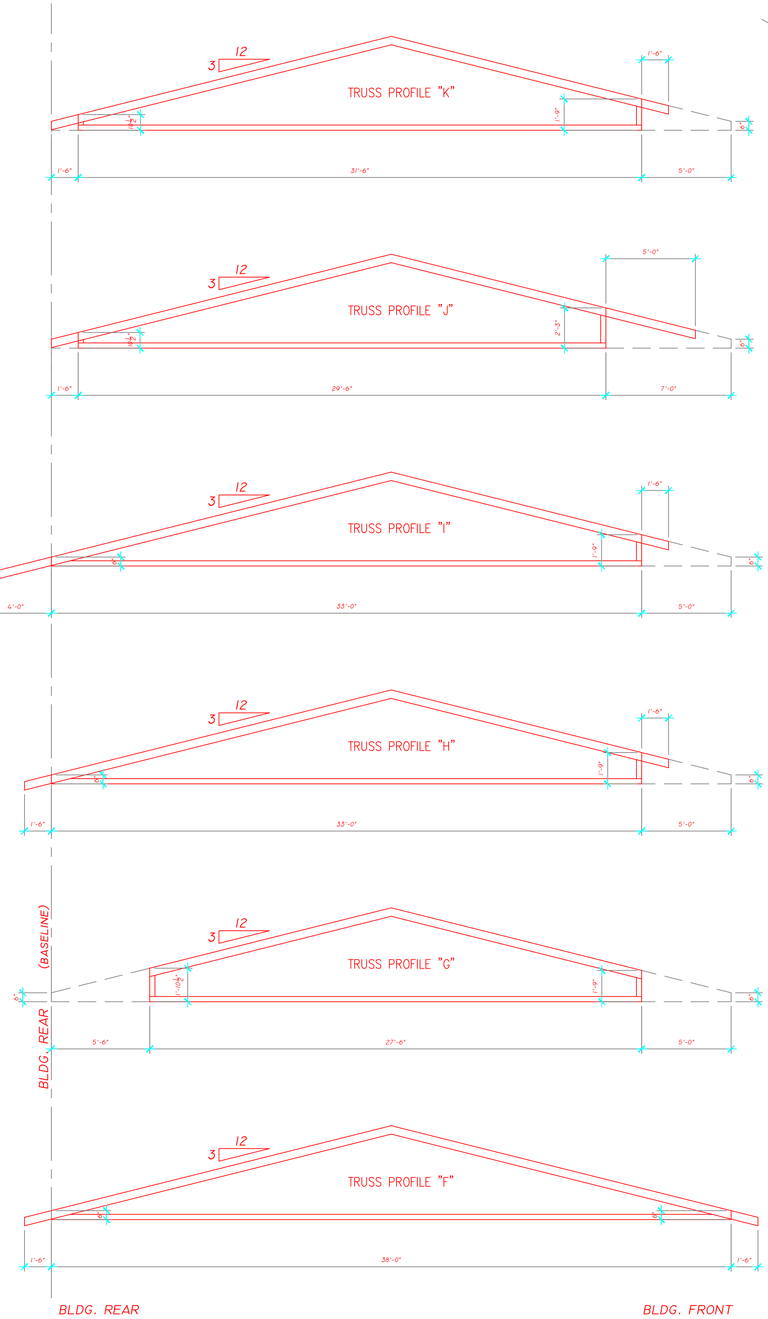
A104R



1 A106 WEST BLDG. ROOF PLAN SCALE: 1/8" = 1'-0"



2 A106 WEST BLDG. ROOF TRUSS LAYOUT SCALE: 1/8" = 1'-0"



3 A201 TRUSS PROFILES WEST BUILDING SCALE: 1/4" = 1'-0"

STRANG DESIGN GROUP
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SANTA FE, N.M. 87506
(505) 795-9912
rsclimb@msn.com

SCALE
1/8" = 1'-0"

DATE
8-1-2021

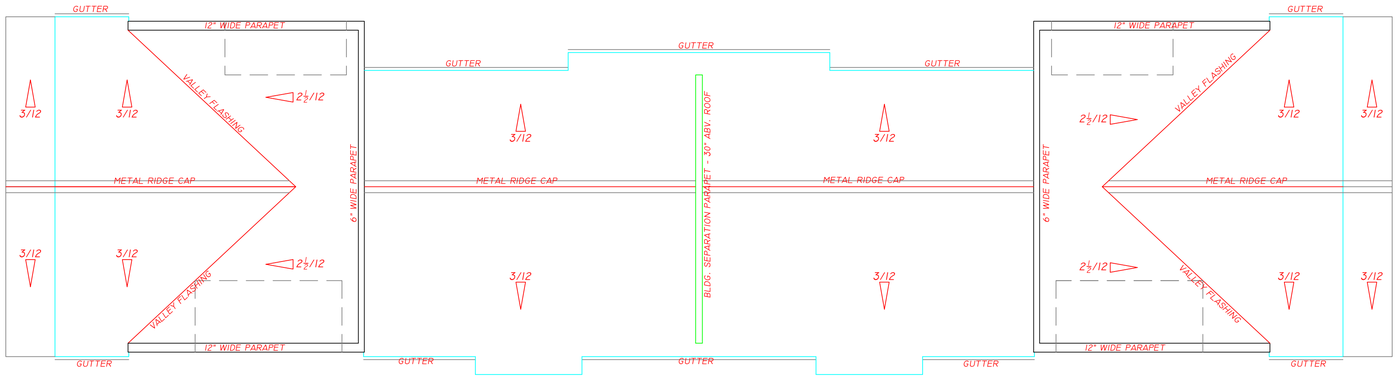
REVISED

Roof Plans/Details

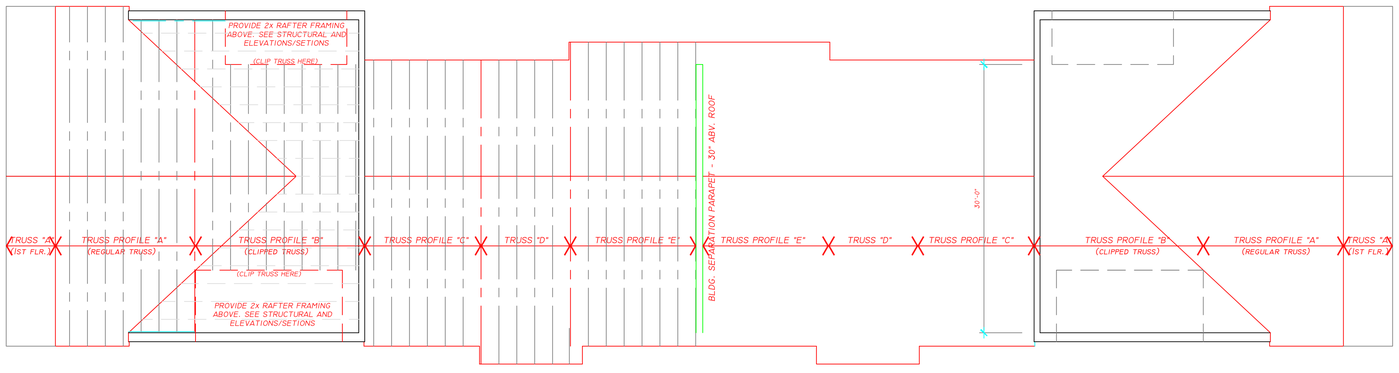
SHOOFLY STATION APARTMENTS
3000 SHOOFLY ST
SANTA FE, NEW MEXICO 87505

STATE OF NEW MEXICO
RICHARD STRANG
NO. 5778
7/15/2019
REGISTERED ARCHITECT

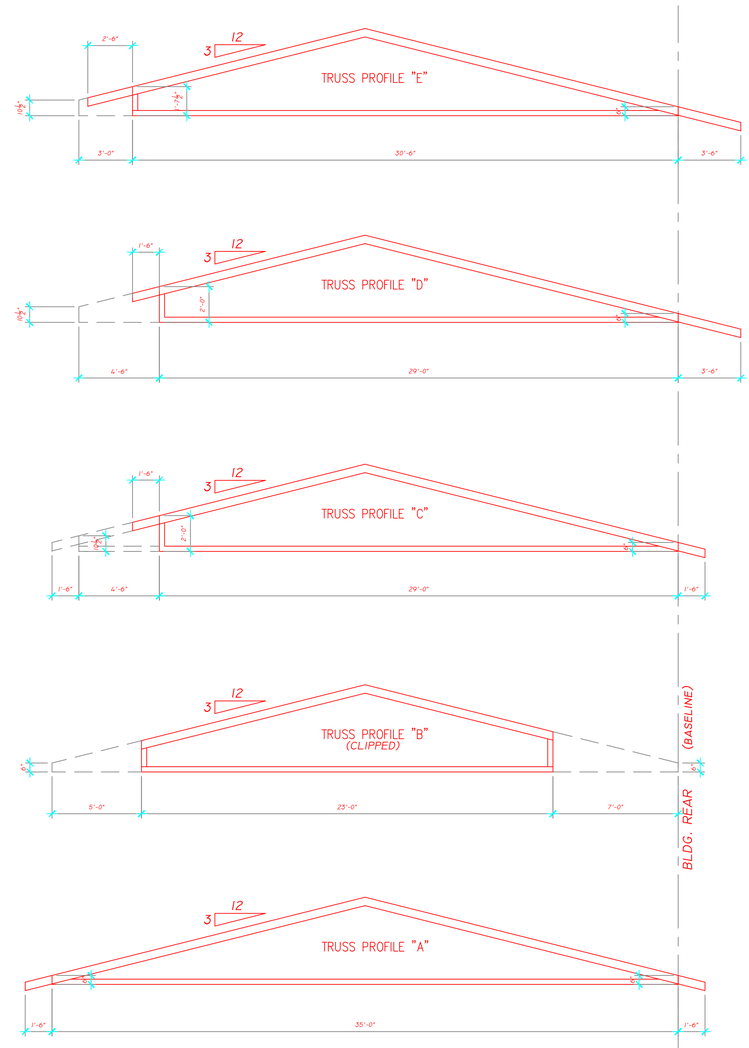
A106



1 A105 EAST BLDG. ROOF PLAN SCALE: 1/8" = 1'-0"



2 A105 EAST BLDG. ROOF TRUSS LAYOUT SCALE: 1/8" = 1'-0"



3 A201 TRUSS PROFILES EAST BUILDING SCALE: 1/4" = 1'-0"

Roof Plans/Details

STRANG DESIGN GROUP
ARCHITECTS & PLANNERS
13-B FIRST LIGHT
SANTA FE, N.M. 87506
(505) 795-9912
rsclimb@msn.com

SCALE
1/8" = 1'-0"

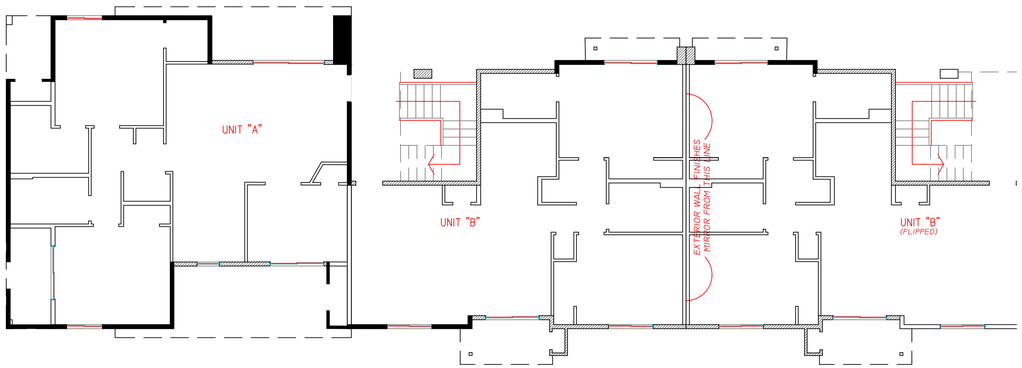
DATE
8-1-2021

REVISED

SHOOFLY STATION APARTMENTS
3000 SHOOFLY ST
SANTA FE, NEW MEXICO 87505

STATE OF NEW MEXICO
RICHARD STRANG JR.
NO. 9708
7/15/2019
REGISTERED ARCHITECT

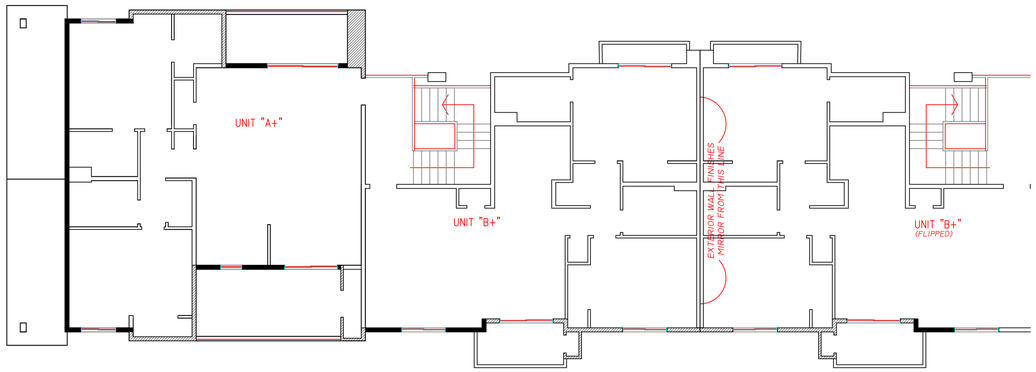
A105



1 A107 FIRST FLOOR PLAN EAST BUILDING SCALE: 1/8" = 1'-0"

GALVALUM METAL EXTERIOR WALL FINISH - SEE ELEVATIONS

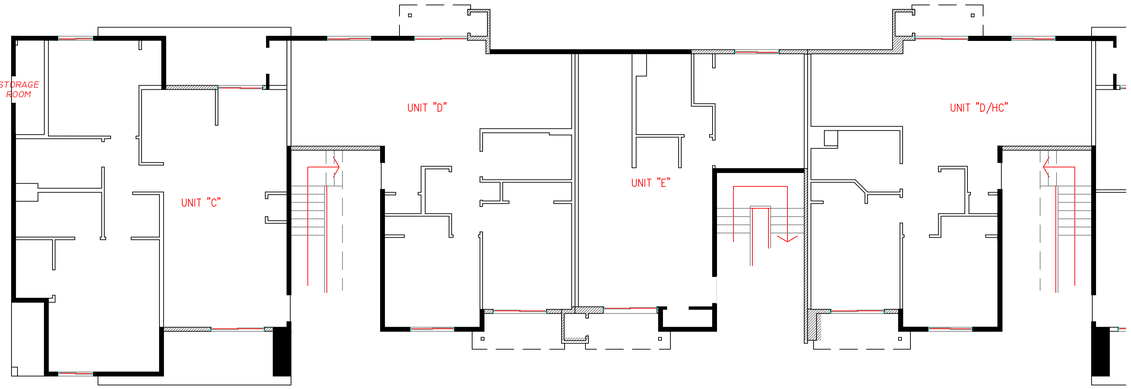
3 COST STUCCO EXTERIOR WALL FINISH - SEE ELEVATIONS



2 A107 SECOND FLOOR PLAN EAST BUILDING SCALE: 1/8" = 1'-0"

GALVALUM METAL EXTERIOR WALL FINISH - SEE ELEVATIONS

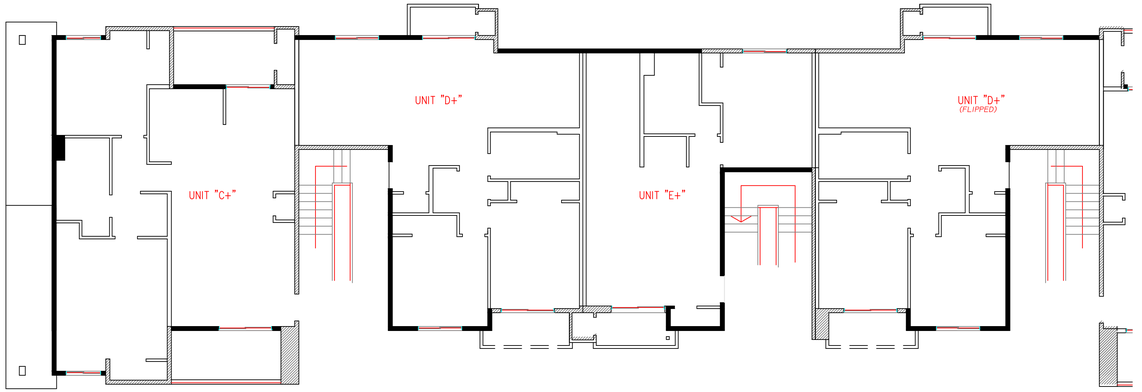
3 COST STUCCO EXTERIOR WALL FINISH - SEE ELEVATIONS



3 A107 FIRST FLOOR PLAN WEST BUILDING SCALE: 1/8" = 1'-0"
260 SQ. FEET - NEW

GALVALUM METAL EXTERIOR WALL FINISH - SEE ELEVATIONS

3 COST STUCCO EXTERIOR WALL FINISH - SEE ELEVATIONS



4 A107 SECOND FLOOR PLAN WEST BUILDING SCALE: 1/8" = 1'-0"
260 SQ. FEET - NEW

GALVALUM METAL EXTERIOR WALL FINISH - SEE ELEVATIONS

3 COST STUCCO EXTERIOR WALL FINISH - SEE ELEVATIONS

Exterior Finish Plan Detail

STRANG DESIGN GROUP
ARCHITECTS & PLANNERS
13-B FIRST LIGHT
SANTA FE, N.M. 87506
(505) 795-9912
rsclimb@msn.com

SCALE
1/8" = 1'-0"

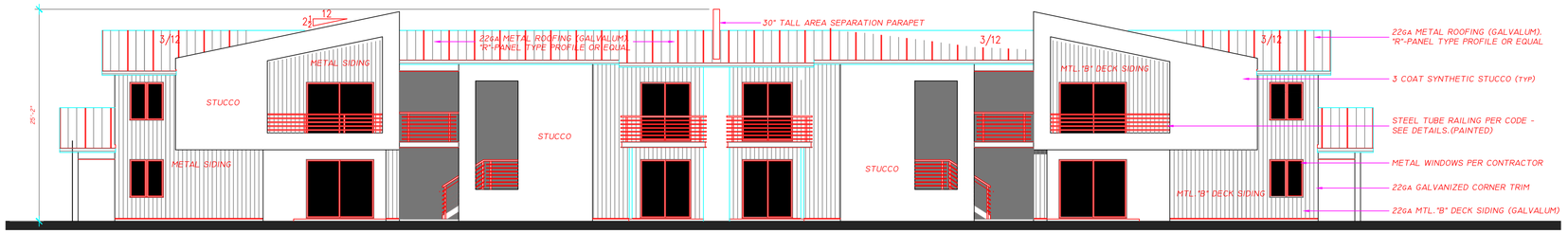
DATE
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REVISED

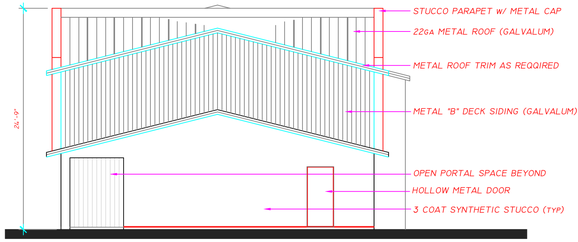
SHOOFLY STATION APARTMENTS
3000 SHOOFLY ST
SANTA FE, NEW MEXICO 87505

STATE OF NEW MEXICO
RICHARD STRANG
NO. 3
9/15/2019
REGISTERED ARCHITECT

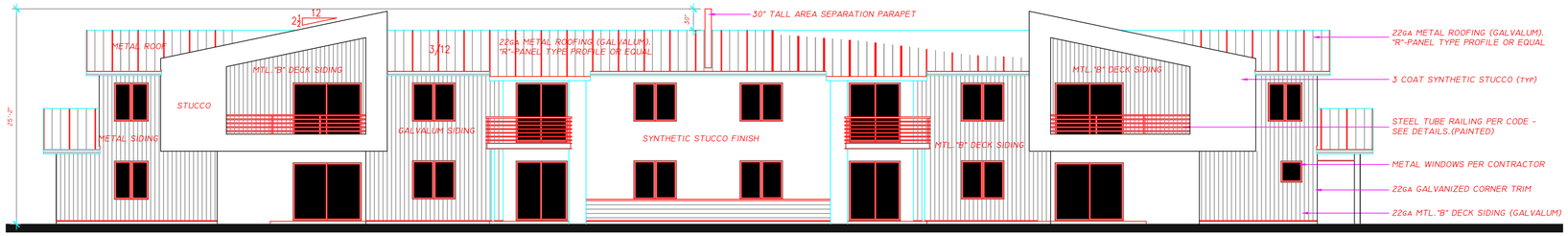
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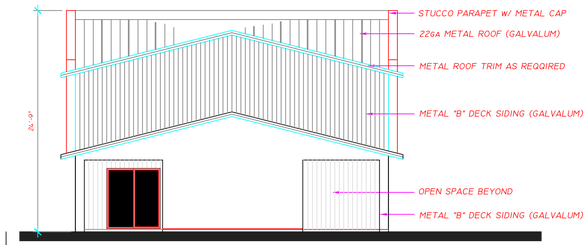
3 A200 ENTRY ELEVATION PARKING LOT/NORTHWEST ELEVATION – EAST BUILDING SCALE: 1/8" = 1'-0"



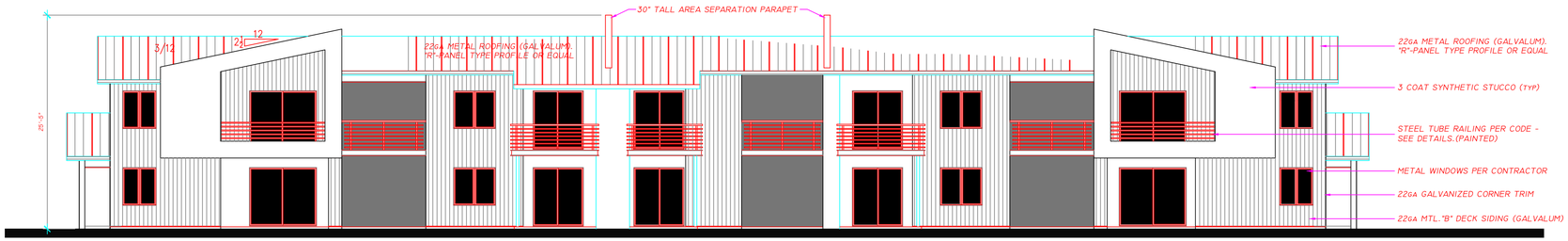
2 A200 SIDE ELEV. S.W. ELEV. – EAST BUILDING SCALE: 1/8" = 1'-0"



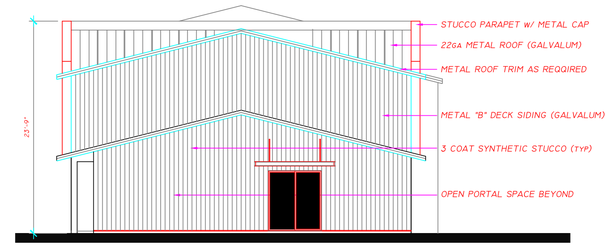
1 A200 REAR ELEVATION FLAGMAN WAY/SOUTHEAST ELEVATION – EAST BUILDING SCALE: 1/8" = 1'-0"



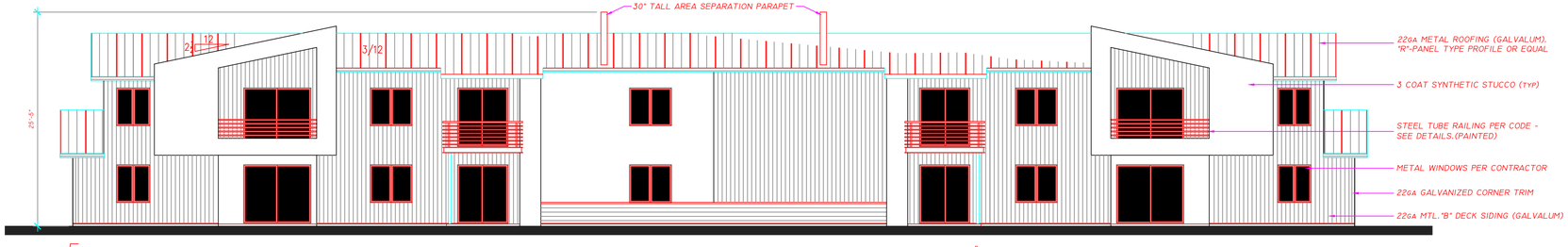
4 A200 SIDE ELEV. SHOOFLY/N.E. ELEV. – EAST BUILDING SCALE: 1/8" = 1'-0"



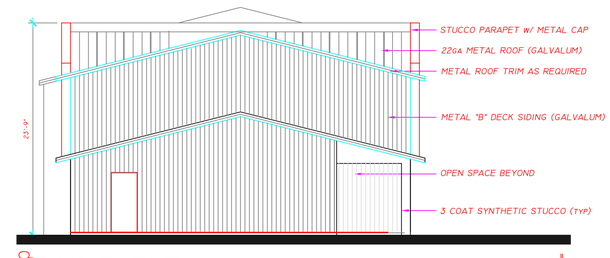
7 A200 ENTRY ELEVATION PARKING LOT/SOUTHEAST ELEVATION – WEST BUILDING SCALE: 1/8" = 1'-0"



6 A200 SIDE ELEV. SHOOFLY/N.E. ELEV. – WEST BUILDING SCALE: 1/8" = 1'-0"



5 A200 REAR ELEVATION NORTHWEST ELEVATION – WEST BUILDING SCALE: 1/8" = 1'-0"



8 A200 SIDE ELEV. S.W. ELEV. – WEST BUILDING SCALE: 1/8" = 1'-0"

Building Elevations

STRANG DESIGN GROUP
ARCHITECTS & PLANNERS
13-B FIRST LIGHT
SANTA FE, N.M. 87506
(505) 795-9912
rsclimb@msn.com

SCALE 1/8" = 1'-0"

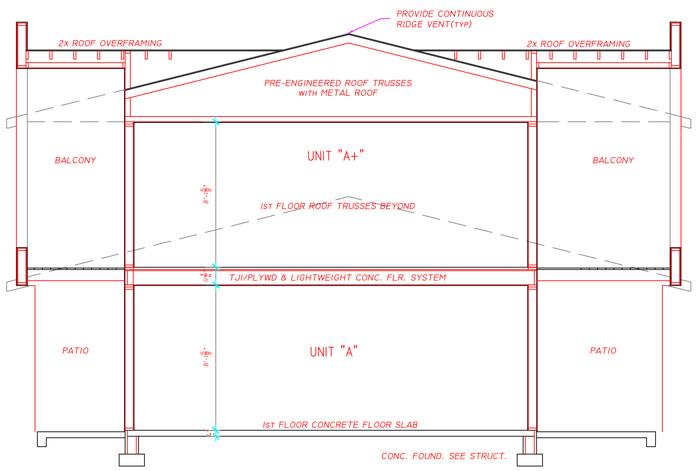
DATE 8-1-2021

REVISED

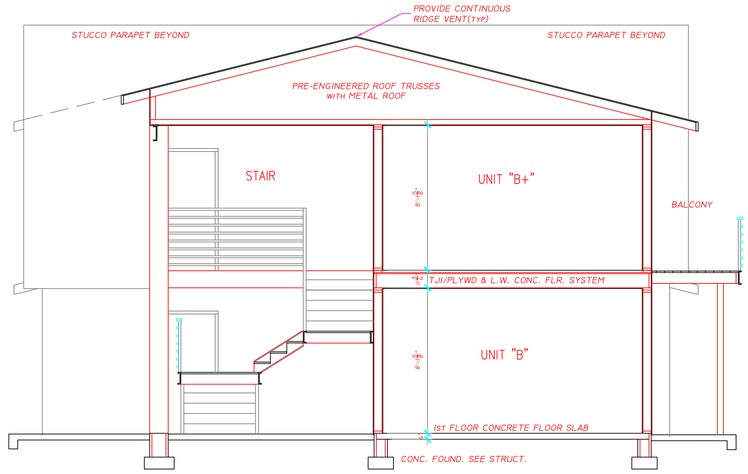
SHOOFLY STATION APARTMENTS
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SANTA FE, NEW MEXICO 87505

STATE OF NEW MEXICO
RICHARD STRANG JR.
NO. 14302
7/15/2019
REGISTERED ARCHITECT

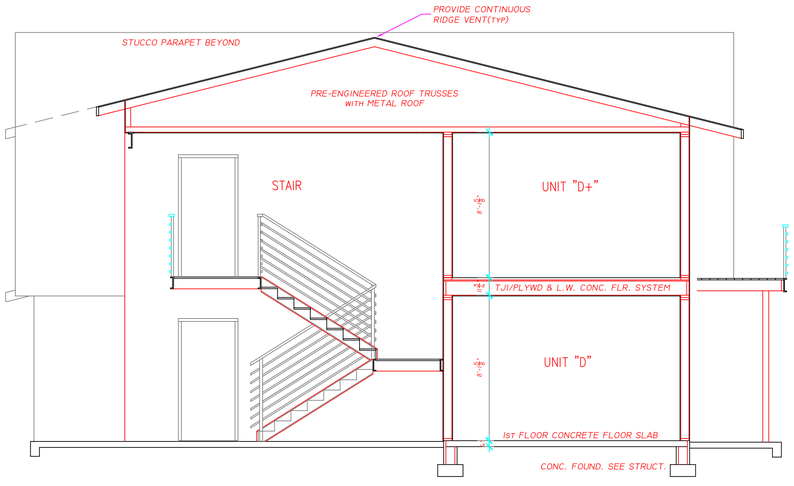
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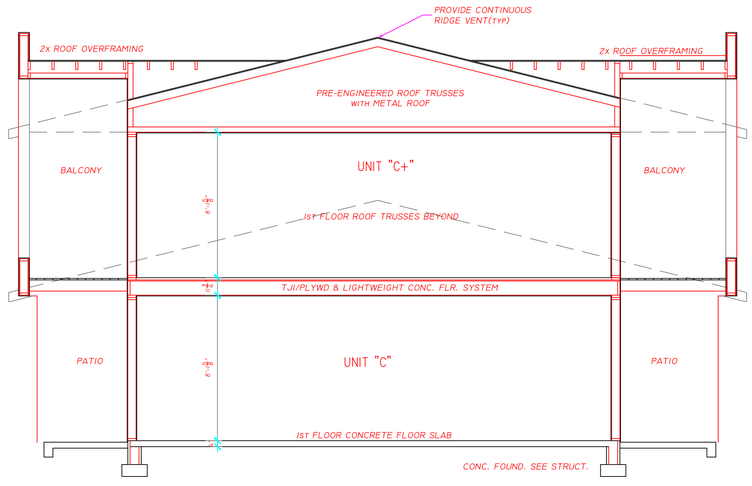
1 A201 BUILDING SECTION EAST BUILDING 1/4" = 1'-0"



2 A201 BUILDING SECTION EAST BUILDING 1/4" = 1'-0"



3 A201 BUILDING SECTION WEST BUILDING 1/4" = 1'-0"

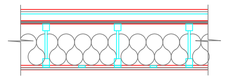


4 A201 BUILDING SECTION WEST BUILDING 1/4" = 1'-0"

5 A201 FLOOR #1 SCALE: 3/4" = 1'-0"

1 HOUR FLOOR - UL# L502(ICC-63)

- FINISHED FLOOR IS CARPET & PAD
- ½" LIGHTWEIGHT CONCRETE ON
- ¾" T&G PLYWOOD-GLUED & NAILED
- 9½" TJI FLOOR JOIST SYSTEM
- PROVIDE 6" BATT INSULATION
- ⅝" TYPE "X" DRYWALL CLG. ON RC-1

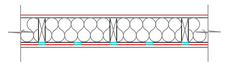


BETWEEN ALL INT. 1ST & 2ND FLOORS

6 A201 WALL #1 SCALE: 3/4" = 1'-0"

1 HOUR WALL - UL# U327(STC-57)

- ⅝" TYPE "X" DRYWALL (TYP)
- 2x6 WOOD STUDS @ 16" o.c.
- PROVIDE 5½" SOUND BATT INSUL.
- ⅝" TYPE "X" DRYWALL ON RC-1

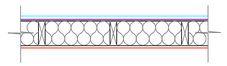


ALL COMMON WALLS BETWEEN UNITS

7 A201 WALL #2 SCALE: 3/4" = 1'-0"

1 HOUR WALL - UL# U305(STC-38)

- STUCCO OR MTL EXTERIOR FINISH
- ⅝" TYPE "X" EXT. GYP. SHEATHING
- 2x6 WOOD STUDS @ 16" o.c.
- PROVIDE 5½" BATT INSULATION
- ⅝" TYPE "X" INTERIOR DRYWALL

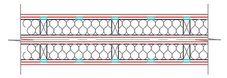


ALL EXTERIOR WALLS

8 A201 WALL #3 SCALE: 3/4" = 1'-0"

(2) 1 HOUR WALLS -UL# U327(STC-60)

- (4) LAYERS ⅝" TYPE "X" DRYWALL
- (2) 2x6 WOOD STUDS @ 16" o.c.
- PROVIDE 1" AIR SPACE (TYPICAL)
- PROVIDE (2) 3½" SOUND BATT INSUL.
- ⅝" TYPE "X" GYP. ON RC-1 (ONE SIDE)

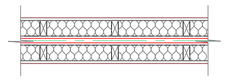


ALL FIRE/BLDG. SEPARATION WALLS

9 A201 WALL #4 SCALE: 3/4" = 1'-0"

(2) 1 HOUR WALLS -UL# U305(STC-57)

- (4) LAYERS ⅝" TYPE "X" DRYWALL
- (2) 2x6 WOOD STUDS @ 16" o.c.
- PROVIDE 1" AIR SPACE (TYPICAL)
- PROVIDE (2) 3½" SOUND BATT INSUL.



BLDG. SEPARATION WALL OPTION

10 A201 WALL TYPES SCALE: 3/4" = 1'-0"

Building Sections

STRANG DESIGN GROUP
ARCHITECTS & PLANNERS
13-B FIRST LIGHT
SANTA FE, N.M. 87506
(505) 795-9912
rsclimb@msn.com

SCALE
AS NOTED

DATE
8-1-2021

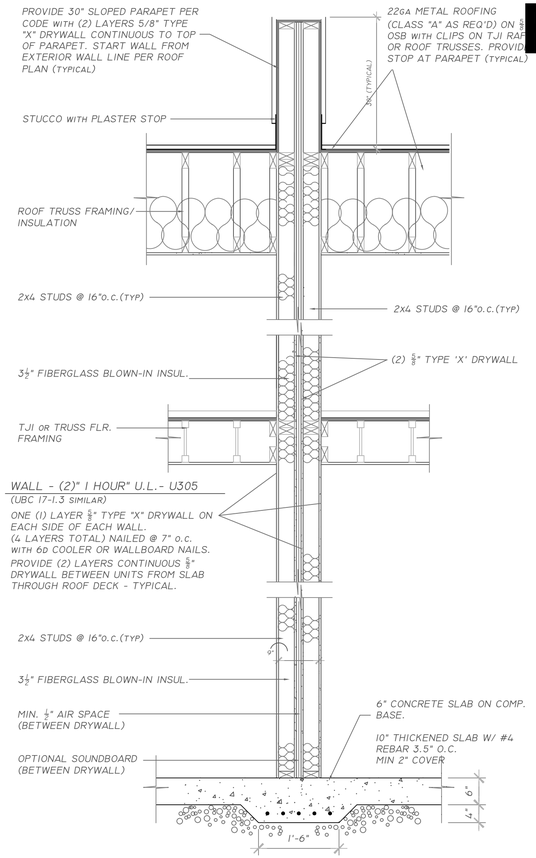
REVISED

SHOOFLY STATION APARTMENTS
3000 SHOOFLY ST
SANTA FE, NEW MEXICO 87505

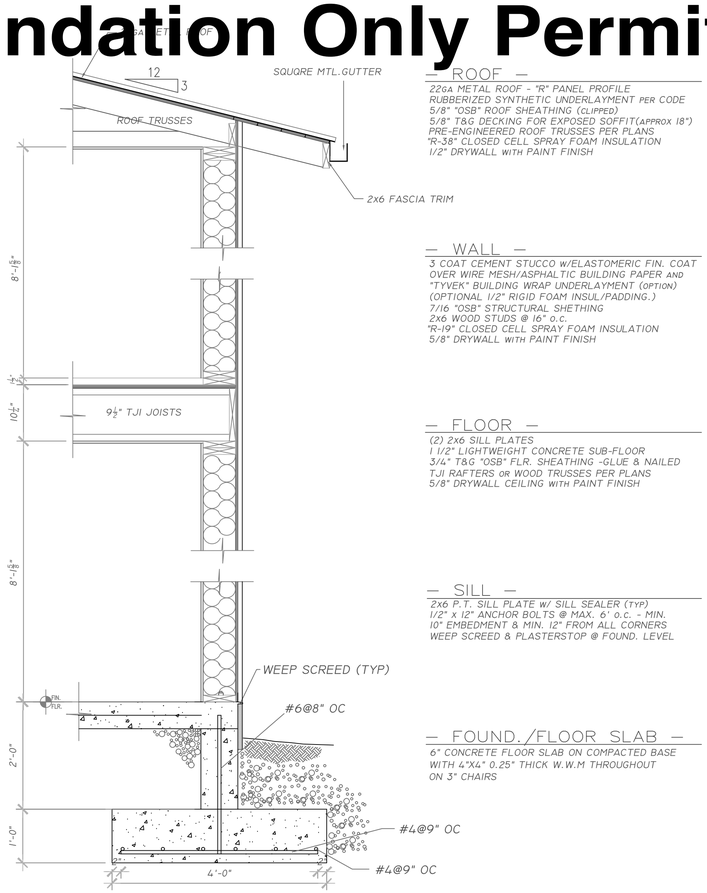
STATE OF NEW MEXICO
RICHARD STRANG JR.
NO. 14302
7/15/2019
REGISTERED ARCHITECT

A201

Foundation Only Permit # GENC_2021028715



1 A202 WALL SECTION — 2 HOUR FIRE/BUILDING SEPARATION WALL — SCALE: 3/4" = 1'-0"



— ROOF —
22GA METAL ROOF - "R" PANEL PROFILE
RUBBERIZED SYNTHETIC UNDERLAYMENT PER CODE
5/8" "OSB" ROOF SHEATHING (CLIPPED)
5/8" T&G DECKING FOR EXPOSED SOFFIT(APPROX 18")
PRE-ENGINEERED ROOF TRUSSES PER PLANS
"R-38" CLOSED CELL SPRAY FOAM INSULATION
1/2" DRYWALL WITH PAINT FINISH

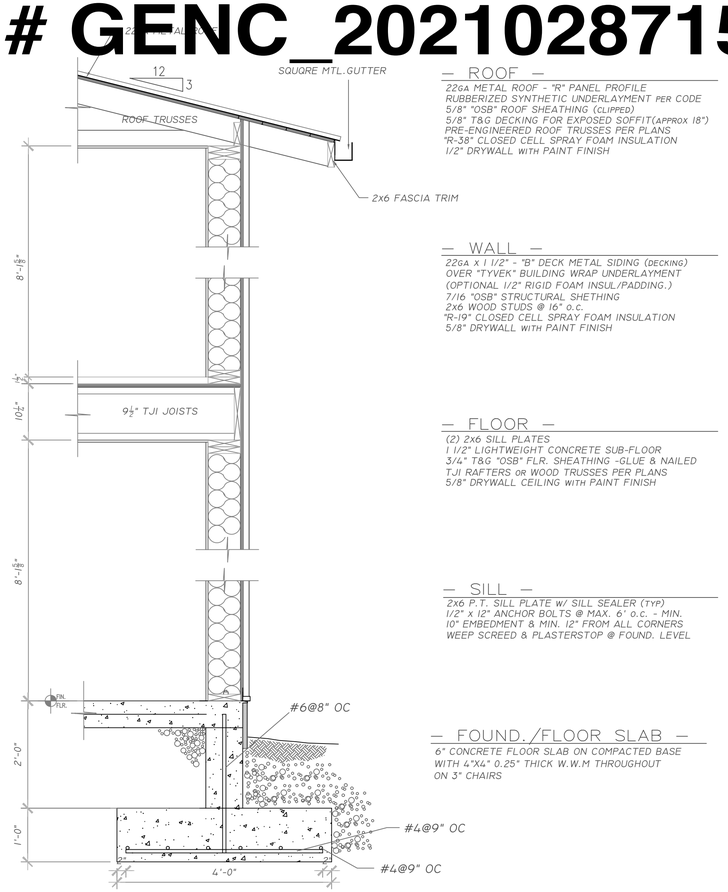
— WALL —
3 COAT CEMENT STUCCO w/ELASTOMERIC FIN. COAT OVER WIRE MESH/ASPHALTIC BUILDING PAPER AND "TYVEK" BUILDING WRAP UNDERLAYMENT (OPTION) (OPTIONAL 1/2" RIGID FOAM INSUL/PADDING.)
7/16 "OSB" STRUCTURAL SHETHING
2x6 WOOD STUDS @ 16" o.c.
"R-19" CLOSED CELL SPRAY FOAM INSULATION
5/8" DRYWALL WITH PAINT FINISH

— FLOOR —
(2) 2x6 SILL PLATES
1 1/2" LIGHTWEIGHT CONCRETE SUB-FLOOR
3/4" T&G "OSB" FLR. SHEATHING -GLUE & NAILED
TJI RAFTERS OR WOOD TRUSSES PER PLANS
5/8" DRYWALL CEILING WITH PAINT FINISH

— SILL —
2x6 P.T. SILL PLATE W/ SILL SEALER (TYP)
1/2" x 12" ANCHOR BOLTS @ MAX. 6' o.c. - MIN. 10" EMBEDMENT & MIN. 12" FROM ALL CORNERS
WEEP SCREED & PLASTERSTOP @ FOUND. LEVEL

— FOUND./FLOOR SLAB —
6" CONCRETE FLOOR SLAB ON COMPACTED BASE WITH 4'X4" 0.25" THICK W.W.M THROUGHOUT ON 3" CHAIRS

2 A202 WALL SECTION — 2 STORY STUCCO WALL — SCALE: 3/4" = 1'-0"



— ROOF —
22GA METAL ROOF - "R" PANEL PROFILE
RUBBERIZED SYNTHETIC UNDERLAYMENT PER CODE
5/8" "OSB" ROOF SHEATHING (CLIPPED)
5/8" T&G DECKING FOR EXPOSED SOFFIT(APPROX 18")
PRE-ENGINEERED ROOF TRUSSES PER PLANS
"R-38" CLOSED CELL SPRAY FOAM INSULATION
1/2" DRYWALL WITH PAINT FINISH

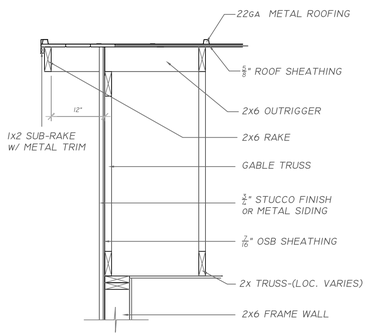
— WALL —
22GA x 1 1/2" - "B" DECK METAL SIDING (DECKING) OVER "TYVEK" BUILDING WRAP UNDERLAYMENT (OPTIONAL 1/2" RIGID FOAM INSUL/PADDING.)
7/16 "OSB" STRUCTURAL SHETHING
2x6 WOOD STUDS @ 16" o.c.
"R-19" CLOSED CELL SPRAY FOAM INSULATION
5/8" DRYWALL WITH PAINT FINISH

— FLOOR —
(2) 2x6 SILL PLATES
1 1/2" LIGHTWEIGHT CONCRETE SUB-FLOOR
3/4" T&G "OSB" FLR. SHEATHING -GLUE & NAILED
TJI RAFTERS OR WOOD TRUSSES PER PLANS
5/8" DRYWALL CEILING WITH PAINT FINISH

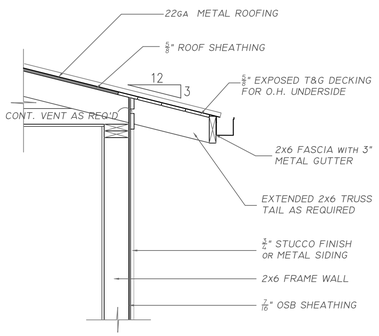
— SILL —
2x6 P.T. SILL PLATE W/ SILL SEALER (TYP)
1/2" x 12" ANCHOR BOLTS @ MAX. 6' o.c. - MIN. 10" EMBEDMENT & MIN. 12" FROM ALL CORNERS
WEEP SCREED & PLASTERSTOP @ FOUND. LEVEL

— FOUND./FLOOR SLAB —
6" CONCRETE FLOOR SLAB ON COMPACTED BASE WITH 4'X4" 0.25" THICK W.W.M THROUGHOUT ON 3" CHAIRS

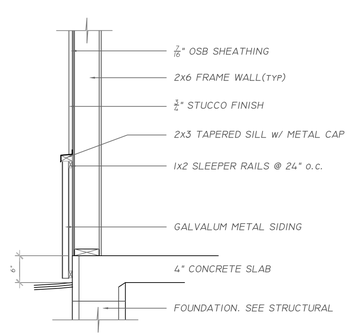
3 A202 WALL SECTION — 2 STORY METAL WALL — SCALE: 3/4" = 1'-0"



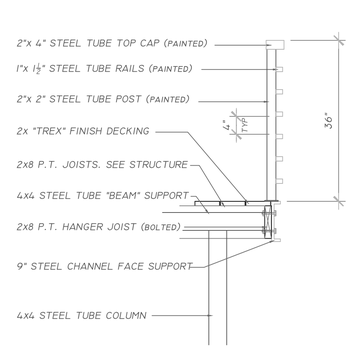
4 A202 RAKE DET. — SCALE: 3/4" = 1'-0"



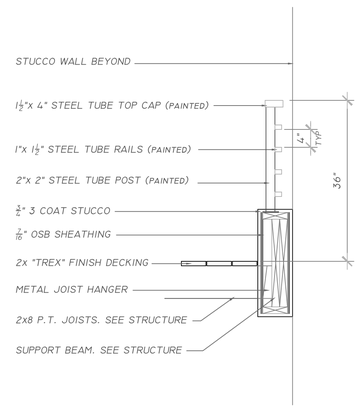
5 A202 EAVE DET. 18" O.H. — SCALE: 3/4" = 1'-0"



6 A202 SIDING DET. — SCALE: 3/4" = 1'-0"



8 A202 RAILING DET. PRIVATE DECK — SCALE: 3/4" = 1'-0"



9 A202 RAILING DET. PRIVATE DECK — SCALE: 3/4" = 1'-0"

ACG ENGINEERING AND CONSTRUCTION MANAGEMENT
1625 GOLD AVE SE
ALBUQUERQUE, NM 87106
ACGENGINEERING@GMAIL.COM
(505) 379-3671

SCALE: AS NOTED

DATE: 8-1-2021

REVISED

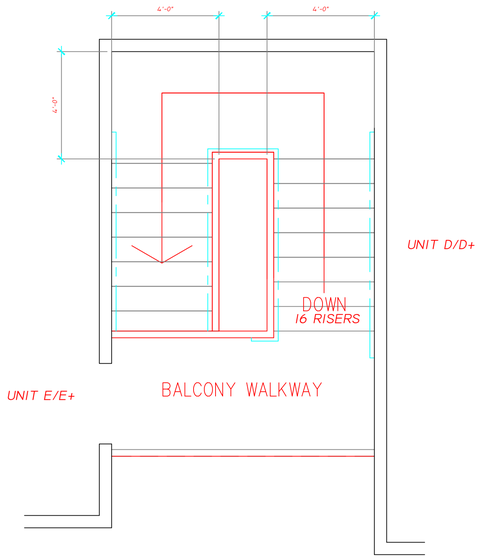
Wall Sections and Foundation Details

SHOOFLY STATION APARTMENTS
3000 SHOOFLY ST
SANTA FE, NEW MEXICO 87505

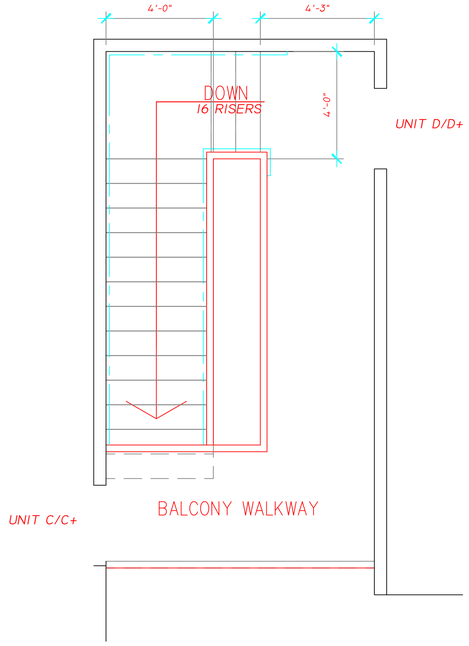
AUGUSTINE C. GRACE
NEW MEXICO
0861
9-9-2021
PROFESSIONAL ENGINEER

A202

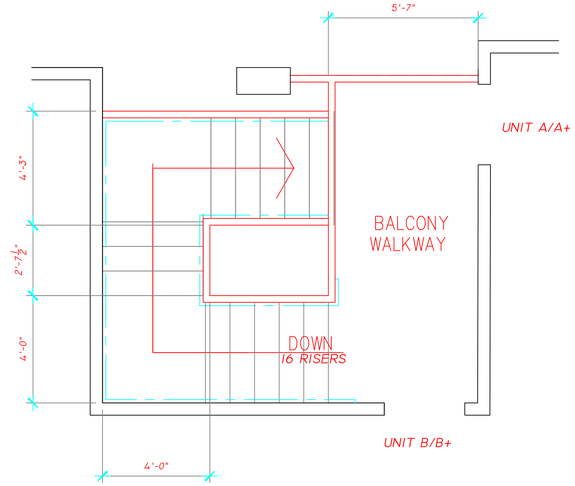
UNIT "E" STAIR



UNIT "C/D" STAIR



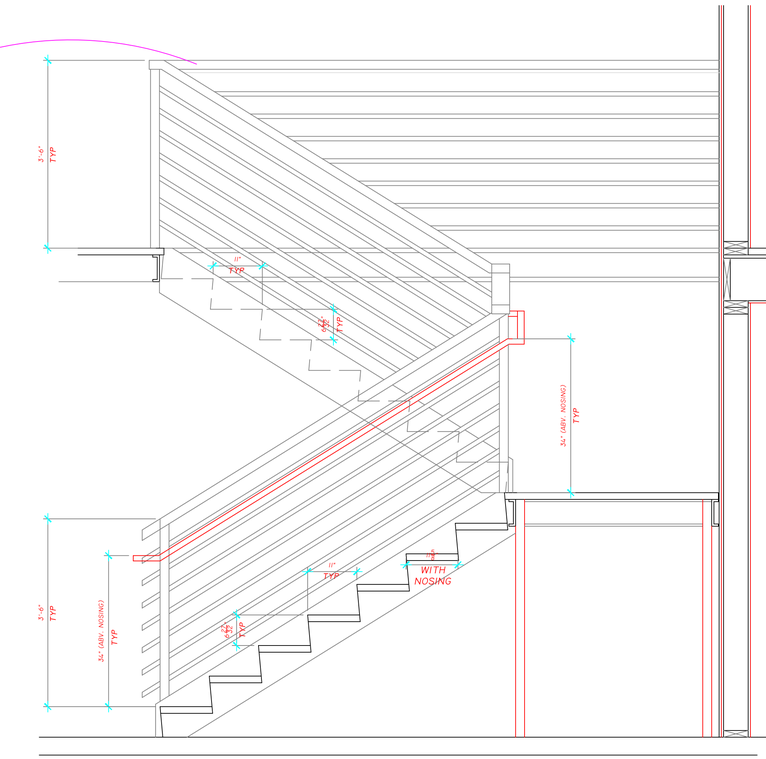
UNIT "A/B" STAIR

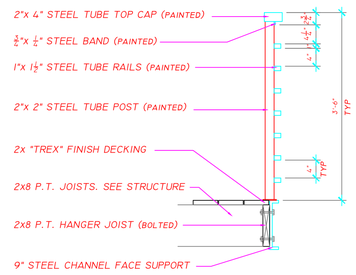


1 A203 BUILDING STAIR PLANS

SCALE: 3/8" = 1'-0"

PUBLIC STAIR SCALE: 1/4" = 1'-0"





2 A203 RAILING DET.

SCALE: 3/4" = 1'-0"

PUBLIC STAIR

3 A203 TYPICAL STAIR SECTION

SCALE: 3/4" = 1'-0"

PUBLIC STAIR

Wall Sections / Details

STRANG DESIGN GROUP
ARCHITECTS & PLANNERS
13-B FIRST LIGHT
SANTA FE, N.M.
87506
(505) 795-9912
rsclimb@msn.com

SCALE
AS NOTED

DATE
8-1-2021

REVISED

SHOOFLY STATION APARTMENTS

3000 SHOOFLY ST
SANTA FE, NEW MEXICO 87505

STATE OF NEW MEXICO
RICHARD STRANG
NO. STRANG 13
4/15/2019
REGISTERED ARCHITECT

A203

SPECIFICATIONS :

THE FOLLOWING SPECIFICATIONS MAY CONTAIN SUB-SECTIONS THAT ARE NOT APPLICABLE TO THE PROJECT. SEE ARCHITECTURAL AND OTHER DRAWINGS FOR CATEGORIES PERTINENT TO THE SPECIFIC PROJECT.

SECTION 1 GENERAL REQUIREMENTS

1. APPLICABLE CODES :
   - ALL WORK SHALL COMPLY WITH THE MOST RECENTLY ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE, THE NEW MEXICO BUILDING CODE, THE INTERNATIONAL ENERGY CODE, APPLICABLE ARCHITECTURAL GUIDELINES AND OTHER PERTINENT REGULATIONS. SEE STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING AND LANDSCAPE DRAWINGS FOR APPLICABLE NOTES AND SPECIFICATIONS FOR THOSE DISCIPLINES.
2. PERMITS :
   - THE GENERAL BUILDING PERMIT AND PLAN CHECK FEE SHALL BE SECURED AND PAID FOR BY THE OWNER. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE FOR THE WORK BEING PERFORMED.
3. SUBSTITUTIONS :
   - NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNERS PRIOR WRITTEN APPROVAL.
4. CHANGES :
   - THE OWNER MAY ORDER EXTRA WORK, OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK - THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY
5. INTENTION :
   - THE INTENTION OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR COMPLETE AND PROPER EXECUTION OF THE WORK AS SHOW IN THE DRAWINGS
6. SCOPE OF WORK :
   - ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLE INFERRED OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
7. CUTTING AND PATCHING :
   - ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE VARIOUS PART COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF THE OTHER TRADES.
8. CLEAN-UP :
   - ALL TRADES SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. AT THE COMPLETION OF THEIR WORK, ALL TRADES SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS FROM THEIR WORK AND SHALL LEAVE THE JOB IN A BROOM -CLEAN CONDITION.
9. IT SHALL BE THE SUBCONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE DRAWINGS. IN ALL CASES WHERE A CONFLICT OCCURS AS BETWEEN ITEMS ON THE DRAWINGS, SPECIFICATIONS OR NOTES AND SPECIFIC DETAILS, THE ARCHITECT SHALL BE NOTIFIED TO INTERPRET THE INTENT PRIOR TO COMMENCING THE WORK.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE DURATION OF THE WORK.

SECTION 2 SITEWORK

(SEE STRUCTURAL-EARTHWORK FOR ADDITIONAL NOTES)

1. SCOPE :
   - THE SUBCONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO FULLY PROTECT ALL EXISTING NATURAL OR MAN MADE FEATURES OF THE SITE NOT REMOVED FOR CONSTRUCTION AND ALL PROPERTIES ADJACENT TO THE SITE
   - THE WORK CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND PERFORMING ALL OPERATIONS NECESSARY FOR ALL EARTHWORK, INCLUDING BUT NOT LIMITED TO, EXCAVATIONS, BACKFILLING, ROUGH GRADING AND FINE GRADING.
   - THE GEOTECHNICAL REPORT, WHERE PROVIDED, SHALL BE CONSIDERED PART OF THESE PLANS AND SPECIFICATIONS.
2. EXCAVATIONS :
   - EXCAVATIONS FOR FOOTINGS SHALL BE MADE TO THE WIDTH, LENGTH AND DEPTH REQUIRED. ALL FOOTINGS EXCAVATIONS SHALL BE FINISHED WITH LEVEL BOTTOMS
   - REMOVE SOFT OR SPONGY AREAS AND FILL WITH WELL-COMPACTED SOLID MATERIALS
   - EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATERS.
   - WHERE EXCAVATIONS ARE MADE TO A DEPTH GREATER THAN INDICATED, SUCH ADDITIONAL DEPTH SHALL BE FILLED WITH CONCRETE AS SPECIFIED FOR FOOTINGS.
   - ALL PORTIONS OF THE SITE SHALL BE PROPERLY GRADED SO THAT WATER DRAINS AWAY FROM THE BUILDING AT A MINIMUM ¼" PER FOOT FOR A DISTANCE OF 5'-0" MINIMUM.
3. FILL AND BACKFILL :
   - FILL MATERIALS SHALL BE FREE FROM DEBRIS, VEGETATION AND OTHER FOREIGN SUBSTANCES.
   - BACKFILLING FOR TRENCHES SHALL BE COMPACTED TO 90% DENSITY
   - BACKFILL FOR TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN 6 INCH LAYERS
   - ALL TRADES SHALL BACKFILL THEIR OWN TRENCHES UNLESS OTHERWISE DIRECTED.

SECTION 3 CONCRETE

(SEE STRUCTURAL-CONCRETE FOR ADDITIONAL NOTES)

1. SCOPE :
   - FURNISH, INSTALL AND FINISH CONCRETE WORK COMPLETE, INCLUDING GRADING UNDER SLABS, SAND OR GRAVEL UNDER SLABS, PLASTIC MEMBRANE WHERE SHOWN, FORM WORK, REINFORCING (INCLUDING REINFORCING MESH), ANCHOR BOLTS, ROUGH HARDWARE, INSERTS, ETC.
2. MATERIALS :
   - CEMENT - ASTM C150 TYPE I
   - AGGREGATES - ASTM C33
   - WATER - CLEAN, FRESH, SUITABLE FOR DOMESTIC PURPOSES
   - REINFORCING STEEL - ASTM A615-40
   - REINFORCING MESH - ASTM SIB5, 6 x 6 - 10 x 10
   - TIE WIRE - ASTM A82, 16GA. BLACK ANNEALED
   - FOUNDATION BOLTS - PER STRUCTURAL DETAILS AND NOTES
   - COLOR - INTEGRAL COLOR ADDITIVE/ STAINS PER OWNER SELECTION
3. REINFORCING STEEL :
   - ALL BENDS SHALL BE MADE COLD
   - ALL BARS SHALL BE CLEAN OF RUST, GREASE OR ANY OTHER MATERIALS LIKELY TO IMPAIR BOND
   - SPLICING OF BARS SHALL HAVE LAPPING OF 32 BAR DIAMETERS OR 18 INCHES MINIMUM IN ALL CONTINUOUS REINFORCEMENT OF FOOTINGS AND 40 BAR DIAMETERS OR 24 INCHES MINIMUM IN ALL MASONRY WALLS.
   - ALL REINFORCING BARS SHALL BE ACCURATELY AND SECURELY PLACED BEFORE POURING CONCRETE OR APPLYING MORTAR OR GROUT.
4. DESIGN MIX :
   - CONCRETE USED IN THIS WORK SHALL HAVE AN ULTIMATE 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI (SEE STRUCTURAL NOTES FOR ANY EXCEPTIONS)
5. WORKMANSHIP :
   - CONCRETE SHALL BE WORKED IN ALL FORMS, AROUND REINFORCEMENT AND EMBEDDED ITEMS AND INTO ALL CORNERS.
   - BOLTS, ANCHORS AND ALL INSERTS SHALL BE ACCURATELY LOCATED AND SECURELY HELD IN PLACE UNTIL CONCRETE HAS HARDENED.
   - CONCRETE FLATWORK SHALL BE TRUE TO WITHIN ¼" IN 10 FEET IN ALL DIRECTIONS, OR SLOPED TO DRAIN AS INDICATED ON THE DRAWINGS, ALLOWING NO PUDDLES TO OCCUR IN THE DIRECTION OF FLOW.
   - CONCRETE COVER OVER REINFORCING STEEL SHALL BE 3" CLEAR TYPICALLY UNLESS NOTED DIFFERENTLY ON THE DRAWINGS.
   - BEFORE CONCRETE IS POURED, CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, PLUMBING, ETC. RELATING TO THE WORK.
   - ALL SLEEVES NOT SPECIFICALLY SHOWN ON THESE DRAWINGS SHALL BE LOCATED BY THE TRADES INVOLVED.

SECTION 4 MASONRY

(SEE STRUCTURAL- MASONRY FOR ADDITIONAL NOTES)

1. SCOPE :
   - FURNISH AND INSTALL ALL MASONRY WORK, INCLUDING MASONRY REINFORCING
2. MATERIALS :
   - 8"x8"x16", STANDARD STRUCTURAL UNITS, SINGLE SCORE UNITS, ORNAMENTAL UNITS OR AS SPECIFIED ON DRAWINGS
   - REINFORCING (SEE SECTION 3)
   - MORTAR MIX SHALL BE 1 PART PORTLAND CEMENT, 3 PARTS SAND, ½ PART LIME PUTTY BY VOLUME OF CEMENT AND SHALL CONFORM TO ASTM C-270. WATER CONTENT SHALL BE THE MINIMUM REQUIRED FOR WORKING CONSISTENCY - THE 28-DAY ULTIMATE STRENGTH SHALL BE 2000 PSI
   - GROUT MIX SHALL BE 1 PART PORTLAND CEMENT, 3 PARTS SAND AND AS AN OPTION, ⅛ PART LIME PUTTY. ADD LIP TO 2 PARTS PEA GRAVEL WHERE SPACE EXCEEDS 2 INCHES - THE 28-DAY ULTIMATE STRENGTH SHALL BE 2000 PSI
3. WORKMANSHIP :
   - CONCRETE MASONRY LOCATED BENEATH OTHER MATERIALS, SUCH AS EXTERIOR PLASTER, SIDING, INSULATION, ETC., AND NOT EXPOSED MAY HAVE TYPICAL JOINTS
   - CONCRETE MASONRY EXPOSED TO VIEW SHALL HAVE RAKED JOINTS FINISHED WITH A SQUARE ENDED TOOL... THESE AREAS MAY RECEIVE A LIGHT SANDBLAST FINISH AND STAIN OR PAINT AS REQUIRED.

SECTION 5A ORNAMENTAL & MISCELLANEOUS IRON WORK

(SEE STRUCTURAL-STEEL FOR ADDITIONAL NOTES)

1. SCOPE :
   - FURNISH ALL METAL SUPPORTS, ANGLES, PLATES, ATTACHMENTS, BOLTS, LAG BOLTS, LADDER RAILINGS, STAIRS, WELDING, SHOP PRIMING AND INCLUDE INSTALLATION AS REQUIRED TO COMPLETE WORK, WHERE STEEL BEAMS AND/OR CONNECTORS, ETC. ARE LEFT IN AN EXPOSED STATE, THEY WILL RECEIVE FINISHES AS DESCRIBED BELOW.
2. MATERIALS :
   - SEE DRAWINGS FOR SIZES, MATERIALS AND ATTACHMENTS.
3. WORK BY OTHERS :
   - ALL BLOCKING TO RECEIVE ATTACHMENTS SHALL BE PROVIDED UNDER "ROUGH CARPENTRY"
4. WELDING :
   - WELDS SHALL BE GROUND SMOOTH, ALL WELD SPLATTER REMOVED, PRIMED AND PREPARED FOR FINISH PAINT AT ALL EXPOSED OR EXTERIOR LOCATIONS. WELDS SHALL COMPLY WITH THE SPECIFICATIONS OF THE "AMERICAN WELDING SOCIETY"
5. EXPOSED STEEL FINISHES :
   - EXTERIOR LOCATIONS SHALL RECEIVE A MEDIUM TO LIGHT SANDBLAST AND BE LEFT TO WEATHER. STEEL MAY BE SEALED AFTER FINAL, COMPLETE WEATHERING PER OWNER.
   - INTERIOR LOCATIONS SHALL RECEIVE A LIGHT SANDBLAST AND BE FINISHED WITH AN OIL RUBBED SEALER COAT.

SECTION 5B METAL STUDS

(SEE STRUCTURAL-LIGHT GAGE STEEL FRAMING FOR ADDITIONAL NOTES)

1. SCOPE :
   - FURNISH AND INSTALL ALL FRAMING FOR METAL STUD PARTITIONS.
2. MATERIALS :
   - 3½", 5½", ETC. 20GA PUNCHED, CORROSION RESISTANT METAL STUDS AT ALL NEW PARTITIONS AND DOUBLE FRAMED DIVIDING WALL, UNLESS OTHERWISE NOTED ON THE PLANS. SPACING SHALL BE 16" O.C. MAXIMUM AT ALL ONE HOUR PARTITIONS - 24" O.C. MAXIMUM AT OTHER NON-BEARING PARTITIONS.
3. INSTALLATION :
   - INSTALL ALL STUDS, BRIDGING AND RUNNERS PER INTERNATIONAL BUILDING CODE AND STUD MANUFACTURERS RECOMMENDATIONS, INCLUDING SILL PLATE RUNNER FASTENING AND TOP OF UNSUPPORTED WALL BRACING.

SECTION 6A ROUGH CARPENTRY

(SEE STRUCTURAL-WOOD FOR ADDITIONAL NOTES)

1. SCOPE :
   - FURNISH AND INSTALL ROUGH CARPENTRY COMPLETE, INCLUDING BUT NOT LIMITED TO, LUMBER, ROUGH HARDWARE, BOLTS, SCREWS, FRAMING CLIPS, HANGERS, STRAPS, POST ANCHORS, ETC.
2. MATERIALS :
   - (SEE STRUCTURAL NOTES)
3. FRAMING AND WORKMANSHIP :
   - ALL NAILING OF FRAMING AND SHEATHING SHALL BE APPROVED BY THE BUILDING INSPECTOR BEFORE COVERING
   - ALL NAILING SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE AND AS NOTED ON THE DRAWINGS.
   - PROVIDE 2x SOLID BLOCKING OR 2x3 CROSS BRIDGING AT 10'-0" MAXIMUM AT ALL CONCEALED 2x RAFTERS.
   - ALL WOOD SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR OTHER DURABLE WOOD AND SHALL BE BOLTED WITH ⅝" DIA. BOLTS AT 4'-0" O.C. BEGINNING 12" MAX. FROM ENDS OF PLATES. BOLTS SHALL EXTEND A MINIMUM OF 8" INTO CONCRETE OR 5" INTO MASONRY. ¼" POWER DRIVEN PINS AT 32" O.C. MAX. MAY BE SUBSTITUTED FOR ANCHOR BOLTS AT INTERIOR NON-BEARING WALLS ONLY. PINS ARE NOT PERMITTED IN CONCRETE CURBS.
   - ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH METAL WASHERS.
   - PROVIDE DOUBLE STUD AT EACH END OF HEADERS AND BEAMS EXCEPT WHERE POSTS ARE CALLED OUT ON PLANS. CARRY ALL STUDS AND POSTS DOWN TO FOUNDATIONS.
   - TOP PLATE SPLICE SHALL HAVE A MINIMUM 4'-0" OVERLAP WITH 6 - 16D NAILS. WHERE DOUBLE TOP PLATE IS CUT, BRIDGE WITH 1½" x ⅛" METAL STRAP WITH 4 - 16D NAILS EACH SIDE OF CUT.
   - ALL HORIZONTAL ELEMENTS SHALL BE PLACED WITH NATURAL CROWN UPWARD.
   - ROOF AND SHEAR PANEL PLYWOOD SHEETS SHALL BE NOT LESS THAN 2'-0" X 4'-0" IN SIZE.
   - NOTCHING IN EXTERIOR AND BEARING WALLS SHALL NOT EXCEED 25% - BORED HOLES SHALL NOT EXCEED 40%
   - NOTCHING IN INTERIOR NON-BEARING WALLS SHALL NOT EXCEED 40% - BORED HOLES SHALL NOT EXCEED 60%.

SECTION 6B FINISH CARPENTRY

1. SCOPE :
   - FURNISH AND INSTALL ALL FINISH CARPENTRY COMPLETE, INCLUDING TRIM, DOOR FRAMES, SHELVING, FINISH HARDWARE, BATH ACCESSORIES, CABINET PULLS, ETC. SUBCONTRACTOR SHALL FURNISH ALL NAILS AND ADHESIVES.
2. MATERIALS :
   - DOOR FRAMES TO BE KILN DRIED VERTICAL GRAIN DOUGLAS FIR OR PAINTED PINE AS A DEDUCTIVE ALTERNATE
3. FITTING AND HANGING DOORS :
   - EACH DOOR SHALL BE ACCURATELY CUT, TRIMMED AND FITTED TO ITS RESPECTIVE FRAME AND HARDWARE WITH DUE ALLOWANCE FOR PAINTERS FINISHES.
   - CLEARANCE AT THE LOCK AND HANGING STILES, AND AT THE TOP SHALL NOT EXCEED ⅛" - CLEARANCE AT THE BOTTOM SHALL BE ADJUSTED FOR FINISH FLOOR COVERING SPECIFIED, INCLUDING CARPETING.
   - LOCK STILE EDGES SHALL BE BEVELED.
   - DOORS SHALL OPERATE FREELY, BUT NOT LOOSELY, WITHOUT STICKING OR BINDING, WITHOUT HINGE BIND CONDITIONS AND WITH ALL HARDWARE PROPERLY ADJUSTED AND FUNCTIONING.
4. WORKMANSHIP :
   - ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY MITERED, BUTTED OR COPED, WITH NAILS SET AND SURFACES FREE OF TOOL MARKS
   - WOOD WORK SHALL BE ACCURATELY SCRIBED TO FIT ADJOINING SURFACES.
   - ALL WORK, EXCEPT RESAWN OR ROUGH WOOD, SHALL BE MACHINED OR HAND-SANDED, SHARP EDGES AND SPLINTERS REMOVED AND COMPLETELY PREPARED FOR FINISH. FULL LENGTH, CONTINUOUS BOARDS SHALL BE USED WHEREVER APPLICABLE OR SPECIFICALLY NOTED.

SECTION 6C CABINETS

1. SCOPE :
   - FURNISH AND INSTALL ALL CABINET WORK COMPLETE.
2. MATERIALS :
   - LAVATORY AND OTHER CABINETS -
   - HARDWOOD - CUSTOM GRADE, EUROSTYLE, FLUSH OVERLAY CABINETRY WITH ¾" THICK FIR OR HARDWOOD SOLID STOCK OR PLYWOOD FRONTS, EXPOSED SIDES AND ENDS. PROVIDE SOLID STOCK EDGE BANDING AT ALL RAW PLYWOOD EXPOSED EDGES. DRAWER BOTTOMS AND SHELVES SHALL BE ¾" THICK WHITE POLYLAMINATED PARTICLE BOARD WITH MACHINE LAMINATED EDGES WHERE EXPOSED OR HARDWOOD TO MATCH CABINETWORK WITH SOLID STOCK BANDING ON EXPOSED EDGES.
   - PLASTIC LAMINATE - VERTICAL GRADE FORMICA, WILSONART, OR APPROVED EQUAL. ALL EDGES FINISHED WITH SELF EDGE DETAIL
   - EXPOSED PLYWOOD - EXPOSED PLYWOOD SHALL BE OAK, MAPLE OR BIRCH VENEER, MULTI PLY SHEETS WITH EXPOSED PLY EDGES FINISHED WITH SOLID STOCK BANDING.
3. WORKMANSHIP :
   - ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE MITERED, BUTTED OR COPED, NAILS SET AND SURFACES FREE OF TOOL MARKS.
   - USE CONCEALED FASTENINGS WHEREVER POSSIBLE.
   - ALL WORK SHALL BE SMOOTHLY DRESSED AND SANDED.
   - INSTALL ALL WORK LEVEL AND TRUE. SCRIBE MEMBERS ACCURATELY IN PLACE TO FIT ADJOINING SURFACES.

SECTION 6D COUNTERTOPS & SPLASHES

1. SCOPE :
   - FURNISH AND INSTALL ALL CABINET COUNTERTOPS WHERE SHOWN ON DRAWINGS.
2. MATERIALS :
   - PLASTIC LAMINATE COUNTER TOPS TO BE HORIZONTAL GRADE FORMICA, WILSONART, OR APPROVED EQUAL. EDGE FINISHED WITH SELF-EDGE DETAIL.
   - CERAMIC TILE COUNTER TOPS - SEE SECTION 9D
3. WORKMANSHIP :
   - SCRIBE EDGES TO ADJUST EXISTING SURFACES TO MAXIMUM ½" TOLERANCE.

SECTION 7A ROOFING & WATERPROOFING

1. SCOPE :
   - FURNISH AND INSTALL ALL ROOFING AND WATERPROOFING WORK COMPLETE, INCLUDING CANT STRIPS AND FLASHINGS, SLEEVES, JACKS, ETC. OF OTHER TRADES.
2. MATERIALS :
   - FLAT ROOFS (½ "/FT) TO BE - SINGLE PLY, BRAI, FIRESTONE, OR APPROVED EQUAL. WELDED SEAMLESS ROOFING SYSTEM APPLIED OVER SLOPING PLYWOOD FRAMING STRUCTURE OR "BUILT-UP" TAR & GRAVEL ROOF SYSTEM (AT OWNERS OPTION, INTEGRAL ROOFING AND CLOSED CELL FOAM INSULATION MAY BE SUBSTITUTED FOR BUILT-UP OR BRAI ROOF
   - METAL ROOFS (GREATER THAN 1 IN 12) TO BE - EXPOSED FASTENER, METAL ROOFING SYSTEM APPLIED OVER SLOPING STEEL FRAME ROOF STRUCTURE. (AT OWNERS OPTION, STANDING SEAM - CONCEALED FASTENER METAL ROOFING MAY BE SUBSTITUTED FOR SPECIFIED ROOF FINISH)
   - FLASHING TO BE - 26GA. GALVANIZED SHEET METAL UNLESS NOTED OTHERWISE ON THE DRAWINGS.
   - WATERPROOFING AND PERIMETER INSULATION AT FOUNDATION WALLS - ALL WALLS BELOW GRADE SHALL BE PROTECTED ON THEIR EXTERIOR SIDE FROM FOUNDATION PAD TO 6" ABOVE GRADE WITH BITUTHANE SUBSURFACE WATERPROOFING SYSTEM. LAP TOP 12" OF WATERPROOFING WITH EXTERIOR FINISH. PERIMETER INSULATION. PLACED OVER THE WATERPROOFING TO SUPPORT & PROTECT IT DURING BACKFILLING.
   - SKYLIGHTS TO BE - DOUBLE PANE GLASS, SOLAR GRAY OR BRONZE, CONFIGURATION PER DRAWINGS, SELF-FLASHED WITH THERMAL BREAK. ALL SKYLIGHTS ARE MOUNTED ON BUILT-UP CURBS. ATTACH WITH TAMER-PROOF WOOD SCREWS AT 16" O.C. AND SEAL TO CURB WITH EXTERIOR GRADE SILICONE CAULK OR APPROVED WEATHERSTRIPPING.
3. INSTALLATION :
   - ALL ROOFING, WATERPROOFING, SKYLIGHTS AND OTHER ELEMENTS SPECIFIED IN THIS SECTION ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THEIR MANUFACTURERS RECOMMENDATIONS, CAREFULLY INCORPORATING FLASHINGS, JACKS, SLEEVES, ETC. THE JOB SITE SHALL BE LEFT FREE OF DEBRIS AND ALL SPOTS ON OTHER FINISHES SHALL BE REMOVED AND THE FINISHES RESTORED TO "NEW" CONDITION.

SECTION 7B SHEET METAL

1. SCOPE :
   - FURNISH AND INSTALL ALL SHEET METAL WORK COMPLETE, INCLUDING FLASHINGS, GRAVEL STOPS, DUCTWORK FOR EXHAUST AND COMBUSTION AIR VENTS, AND OTHER SHEET METAL WORK SPECIFIED IN THESE DRAWINGS. PROVIDE SCREENS AND FRAMES AS NECESSARY FOR COMPLIANCE WITH INTERNATIONAL BUILDING CODE REQUIREMENTS REGARDING ATTIC OR ROOF/CEILING VENTILATION, GARAGE VENTILATION, ETC.
2. MATERIALS :
   - ALL SHEET METAL SPECIFIED ABOVE SHALL BE 26GA. THICKNESS AND GALVANIZED UNLESS NOTED OTHERWISE ON THE PLANS. ALL WIRE USED IN PREFABRICATED SCREENS SHALL BE GALVANIZED.
3. INSTALLATION :
   - WORK SHALL BE ACCURATELY FABRICATED AND FITTED TO JOB CONDITIONS.
   - MOLDED AND BREAK-FORMED MEMBERS SHALL BE FINISHED TRUE AND STRAIGHT, WITH SHARP LINES AND ANGLES.
   - LOCK SEAMS FLAT AND TRUE TO LINE, ¼" WIDE, SWEATED FULL WITH SOLDER.
   - SHEET METAL WORK SHALL BE DESIGNED TO PROVIDE COMPLETE WEATHER-TIGHT AND WATERPROOF CONNECTIONS.

SECTION 7C INSULATION

1. SCOPE :
   - FURNISH AND INSTALL ALL THERMAL INSULATION COMPLETE, INCLUDING ROOF INSULATION BATTS (OR RIGID AND TAPERED RIGID INSULATION OR CELLULOSE), WALL INSULATION BATTS (OR CELLULOSE), ½" INSULATING SHEATHING BETWEEN SHEAR PANELS AT EXTERIOR WALLS AND RIGID PERIMETER FOOTING/SLAB INSULATION.
2. MATERIALS :
   - ("R" VALUES INDICATED ARE MINIMUMS FOR THE PROJECT)
   - ROOF INSULATION -
   - R-19 MINIMUM AT ALL ROOFS INCLUDING METAL BLDG. (BATTS, CELLULOSE AND/OR CLOSED CELL FOAM - BLANKET INSULATION SYSTEM) SEE DRAWINGS
   - WALL INSULATION -
   - R-19 AT EXTERIOR 2x6 - 2x8 FRAME WALLS (BATTS OR CELLULOSE)WITH OPTIONAL R-8 2" FOAM ON EXTERIOR SHEATHING
   - INSULATION SHEATHING BETWEEN SHEAR PANELS - R-13 BLANKET SYSTEM FOR METAL BLDG. PER MANUFACTURER
   - ½" THICK CELOTEX ASPHALT IMPREGNATED SHEATHING (UNLESS WOOD SHEATHING)
   - PERIMETER FOUNDATION INSULATION -
   - R-10 2" THICK EXTRUDED POLYSTYRENE OVER WATERPROOF MEMBRANE FROM TOP OF CONCRETE PAD TO WITHIN 6" OF FINISHED GRADE AND AS DETAILED ON PLANS. IF INSULATED CONCRETE FORM WALLS ARE UTILIZED, INSULATION IS PROVIDED IN THE STEM STRUCTURE.

SECTION 7D WEATHERSTRIPPING

1. SCOPE :
   - FURNISH AND INSTALL ALL WEATHERSTRIPPING AND THRESHOLDS UNLESS SUPPLIED BY DOOR AND WINDOW MANUFACTURER
2. MATERIALS :
   - EXTERIOR DOORS SHALL BE COMPLETELY WEATHERSTRIPPED WITH MORTISE-TYPE WEATHERSTRIP OR ALUMINUM AND NEOPRENE TYPE WIPING WEATHERSTRIP AT BOTTOM OF DOOR. THRESHOLDS MAY BE ANODIZED ALUMINUM OR OAK, PER OWNERS SELECTION
3. BUILDING PAPER TO HAVE A VERTICAL LAP AT ALL CORNERS A MINIMUM OF ONE STUD SPACE (PROVIDE UNDER ALL EXTERIOR FINISHES)

SECTION 8A DOORS

1. SCOPE :
   - FURNISH AND DELIVER TO JOB SITE, ALL DOORS INDICATED ON THE DRAWINGS. INSTALLATION AND FINISHES BY OTHERS.
2. MATERIALS :
   - EXTERIOR WOOD DOORS - 1¾" HOLLOW METAL DOORS, CUSTOM OR MANUFACTURED PER OWNERS SELECTION. SEE SCHEDULE FOR TYPE.
   - INTERIOR WOOD DOORS - 1⅜" THICK WOOD, CUSTOM OR MANUFACTURED PER OWNERS SELECTION. SEE SCHEDULE
   - OVERHEAD DOORS - METAL ROLL-UP O.H. DOOR, CUSTOM OR MANUFACTURED PER OWNERS SELECTION. SEE SCHEDULE
3. INSTALLATION :
   - INSTALL ALL DOORS/ FRAMES PLUMB AND LEVEL AND PER MANUFACTURERS RECOMMENDATIONS WHERE APPLICABLE

SECTION 8B WINDOWS AND GLAZING

1. SCOPE :
   - FURNISH AND INSTALL ALL WINDOWS, GLASS AND GLASS BLOCK, COMPLETE INCLUDING MIRRORS.
2. MATERIALS :
   - WINDOWS - CASEMENTS, AWNINGS OR FIXED UNITS TO BE BY "STOREFRONT WINDOW" GLAZING CONTRACTOR. SEE SCHEDULE
   - GLASS BLOCK - FPG OR APPROVED EQUAL GLASS BLOCK, SIZE AND TYPE PER DETAILS ON DRAWINGS.
   - MIRRORS - ¼" POLISHED PLATE GLASS MIRRORS, WITH ALL EDGES GROUND AND POLISHED. LOCATION & SIZE PER OWNER
   - CAULKING & COMPOUND - GUN APPLIED, CLEAR NON-HARDENING SILICONE.
3. INSTALLATION :
   - INSTALL ALL WINDOWS PLUMB AND LEVEL AND PER MANUFACTURERS RECOMMENDATIONS. GLASS BLOCK INSTALLATIONS SHALL BE WITH ¼" TOLERANCE, OTHERWISE PLUMB, LEVEL AND TRUE. MORTAR AND GROUT PER MANUFACTURERS RECOMMENDATIONS. MIRRORS SHALL BE FIELD MEASURED AFTER OTHER FINISHES ARE IN PLACE, TOLERANCE AT TOP, SIDES AND BOTTOM SHALL BE WITHIN ⅛".

SECTION 8C FINISH HARDWARE

1. SCOPE :
   - FURNISH AND INSTALL ALL HARDWARE COMPLETE INCLUDING BUT NOT LIMITED TO LOCKSETS, HINGES, DOOR STOPS, GRAB BARS, TOILET TISSUE HOLDERS, ETC. PER LOCATIONS SHOWN ON THE DRAWINGS OR PER LOCATIONS BY THE OWNER
2. MATERIALS :
   - ALL HARDWARE SHALL BE SELECTED BY THE OWNER AND THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR WILL THEN SECURE A HARDWARE LIST FROM THE SUPPLIER. IF THE SCHEDULE DICTATES, AN ALLOWANCE MAY BE DETERMINED AND SUBSTITUTED FOR AN ACTUAL BID PRICE.
3. INSTALLATION :
   - ALL HARDWARE SHALL BE INSTALLED BY THE FINISH CARPENTER UNLESS PRE-INSTALLED BY THE DOOR MANUFACTURER. ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND LEFT IN A FULLY OPERATIONAL, NEW CONDITION.

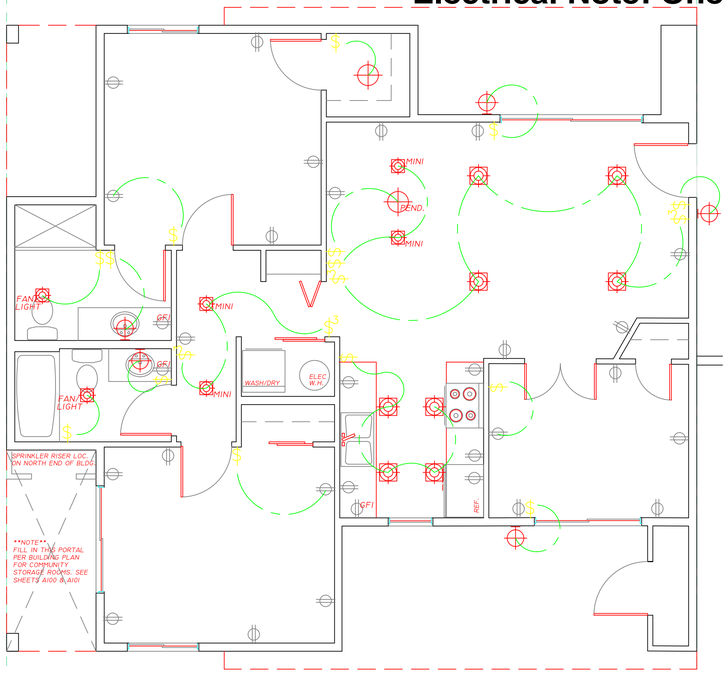
SECTION 9A LATH AND PLASTER

1. SCOPE :
   - FURNISH AND INSTALL ALL PLASTERING WORK COMPLETE, INCLUDING BUT NOT LIMITED TO, SCREENS, GROUNDS AND CASINGS. WATERPROOF PAPER AND LATH.
2. STANDARDS :
   - ALL LATHING AND PLASTERING SHALL CONFORM WITH SECTIONS 2510-2512 OF THE INTERNATIONAL BUILDING CODE AND APPLICABLE REQUIREMENTS OF THE LATHING AND PLASTERING REFERENCE SPECIFICATIONS.
3. EXTERIOR PLASTER SYSTEMS :
   - WALLS - TWO COAT SYSTEM OVER 1½" GALVANIZED WIRE MESH AND 15# FELT WITH 1½" LONG, #11 GALVANIZED NAILS WITH ⅞" DIA HEADS NAILED AT 6" O.C. MAXIMUM. PROVIDE ADDITIONAL EXPANDED METAL AROUND ALL DOORS, WINDOWS, OPENINGS AND CORNERS. (OPTIONAL 3 COAT SYSTEM PER OWNER)
   - FINISH COAT - INTEGRAL COLOR SYNTHETIC, AS APPROVED BY THE ARCHITECT, APPLIED OVER SURFACE CONDITIONER AND PRIMER BY FINISH COAT MANUFACTURER.
   - METAL LATH - ¾" HIGH RIB EXPANDED METAL LATH AT EAVES, SOFFITS, CORNERS AND OPENINGS PLASTER EDGES AND OUTSIDE CORNERS SHALL BE FINISHED WITH A RADIUS AS DETERMINED BY THE ARCHITECT.
   - ALL STUCCO SHALL BE BACKED WITH WATERPROOF BUILDING PAPER, LAPPED 6" IN ALL DIRECTIONS. ALL HORIZONTAL OR SLOPED SURFACES SHALL BE BACK WITH ADDITIONAL 90# CAP SHEET, LAPPED 6" IN ALL DIRECTIONS.
   - APPLY PLASTER SYSTEM TO ALL EXPOSED CONCRETE FOOTINGS, SLABS, STEMS AND RETAINING WALLS TO AT LEAST 6" BELOW FINISHED GRADE TO PROVIDE A SEAMLESS FINISH TOP TO BOTTOM. LINE BETWEEN WOOD WALL AND CONCRETE FOUNDATIONS TO HAVE METAL WEEP SCREED PER INTERNATIONAL BUILDING CODE AND DRAWINGS. PAD FOUNDATION WITH RIGID FOAM AS REQUIRED TO KEEP PLASTER ON FOUNDATION IN SAME PLAIN AS WALL ABOVE.
4. INTERIOR PLASTER SYSTEMS :
   - TWO COATS PLUS HARD TROWEL FINISH COAT OVER ⅞" GYPSUM BOARD/ LATH, "RED TOP" OR "STRUCTOLITE" FINISH PER OWNER OR ARCHITECT. OTHER SYSTEMS MAY BE SUBSTITUTED.
   - SEAL ALL PLASTER WITH TWO COATS OF "OKON" WATER BASE SEALER, ROLLER OR SPRAY APPLIED. OTHER SEALERS MAY BE SUBSTITUTED IF APPROVED.

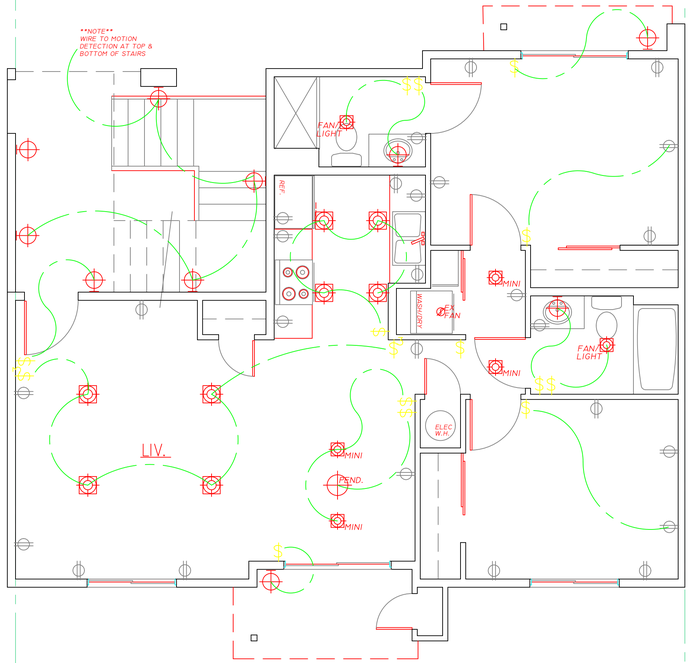
SECTION 9B GYPSUM WALLBOARD

1. SCOPE :
   - FURNISH AND INSTALL ALL GYPSUM WALLBOARD COMPLETE AND READY FOR PAINT.
2. STANDARDS :
   - ALL WORK SHALL COMPLY WITH CHAPTER 2500 OF THE INTERNATIONAL BUILDING CODE AND CONFORM TO ALL APPLICABLE STANDARDS OF "THE SPECIFICATION FOR GYPSUM WALLBOARD FINISHES".
3. MATERIALS :
   - GYPSUM WALLBOARD - ½" THICK OR ⅝" THICK TYPE "X" BOARD WHERE SPECIFIED ON DRAWINGS AT ALL WALLS AND CEILINGS EXCEPT WHERE NOTED OTHERWISE.
   - CORNER BEAD - 26 GA. GALVANIZED, NAIL-ON, SQUARE EDGE TYPE OR ROUND EDGE BULLNOSE TYPE PER OWNERS DECISION.
   - TAPE & COMPOUND - AS RECOMMENDED BY THE GYPSUM WALLBOARD MANUFACTURER
   - NAILING PER INTERNATIONAL BUILDING CODE STANDARDS.
4. WORKMANSHIP :
   - ALL JOINTS IN FINISHED SURFACES SHALL BE TAPER AND FINISHED WITH COMPOUND. REINFORCE ALL CORNERS WITH TAPE AND COMPOUND.
   - PROVIDE METAL CORNER BEAD AT ALL OUTSIDE CORNERS AND EXPOSED EDGES. PROVIDE METAL CORNER BEAD OR

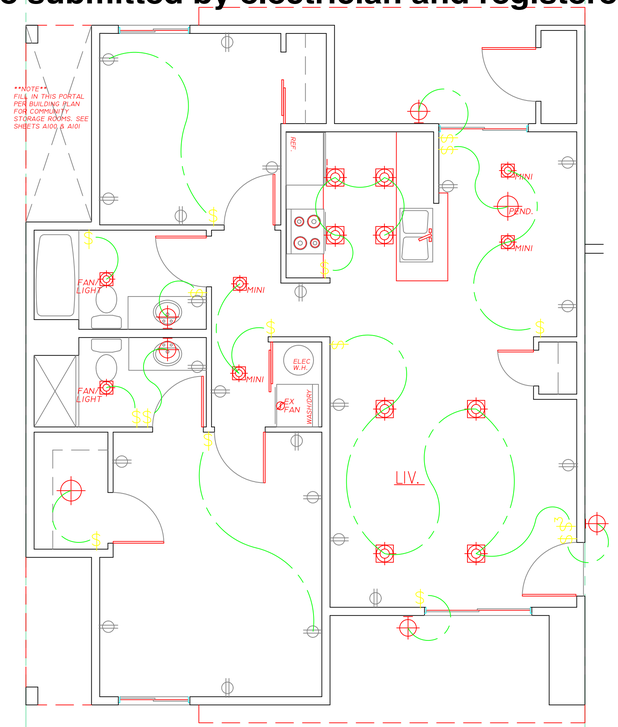
Electrical Note: One-line, panel schedule, meter, and electrical service will be submitted by electrician and registered



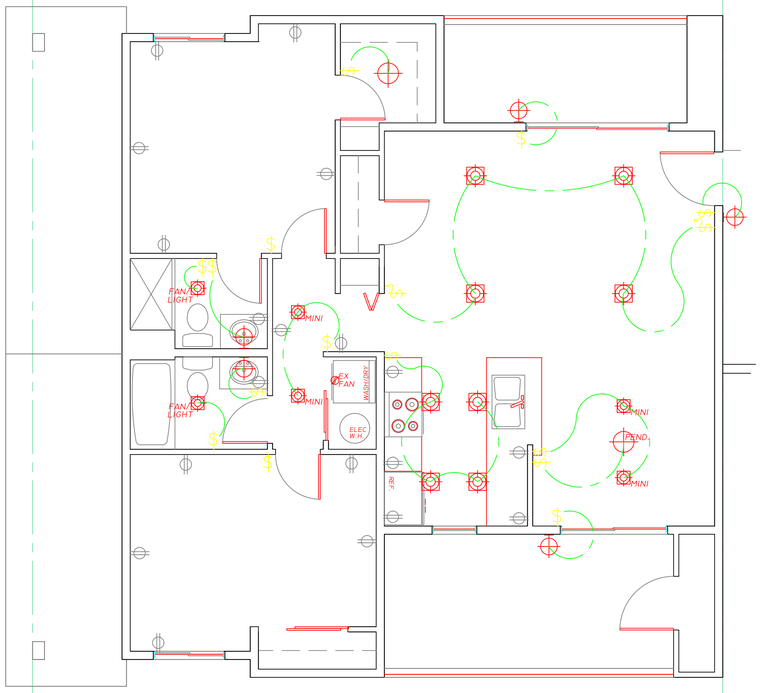
1 A100 UNIT "A" ELECTRIC-FIRST FLOOR SCALE: 1/4" = 1'-0"



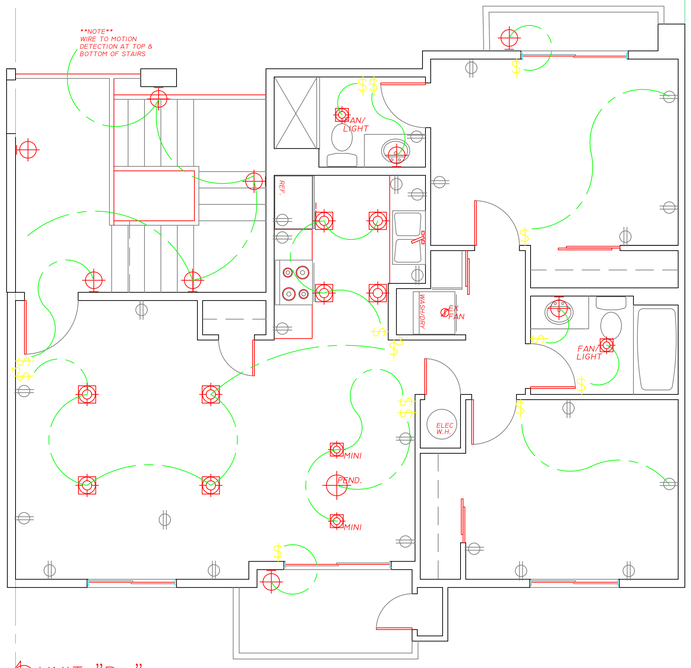
3 A100 UNIT "B" ELECTRIC-FIRST FLOOR SCALE: 1/4" = 1'-0"



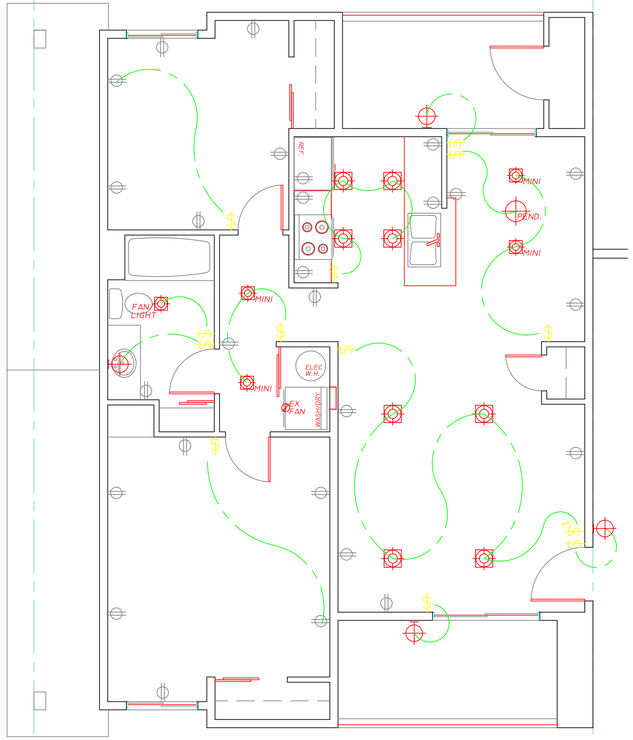
5 A100 UNIT "C" ELECTRIC-FIRST FLOOR SCALE: 1/4" = 1'-0"



2 A100 UNIT "A+" ELECTRIC-SECOND FLOOR SCALE: 1/4" = 1'-0"



4 A100 UNIT "B+" ELECTRIC-SECOND FLOOR SCALE: 1/4" = 1'-0"



6 A100 UNIT "C+" ELECTRIC-SECOND FLOOR SCALE: 1/4" = 1'-0"

Unit Electrical Plan

SHOOFLY STATION APARTMENTS
3000 SHOOFLY ST
SANTA FE, NEW MEXICO 87505

STRANG DESIGN GROUP
ARCHITECTS & PLANNERS
13-B FIRST LIGHT
SANTA FE, N.M. 87506
(505) 795-9912
rsclimb@msn.com

SCALE
1/4" = 1'-0"

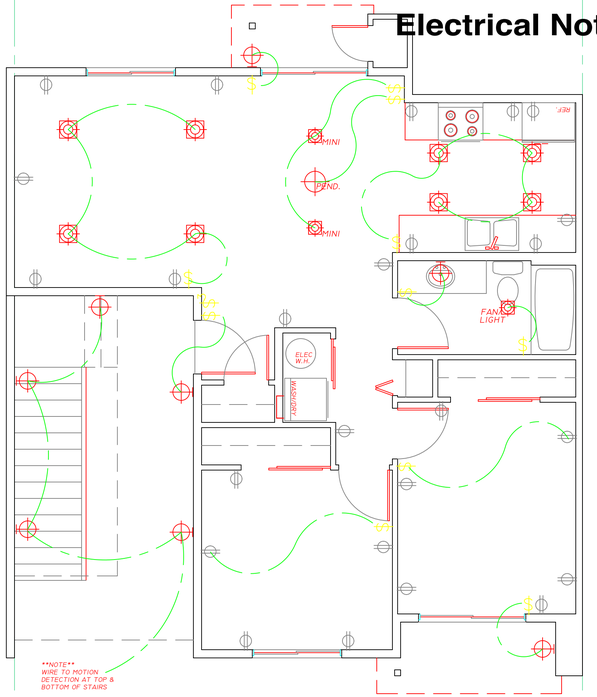
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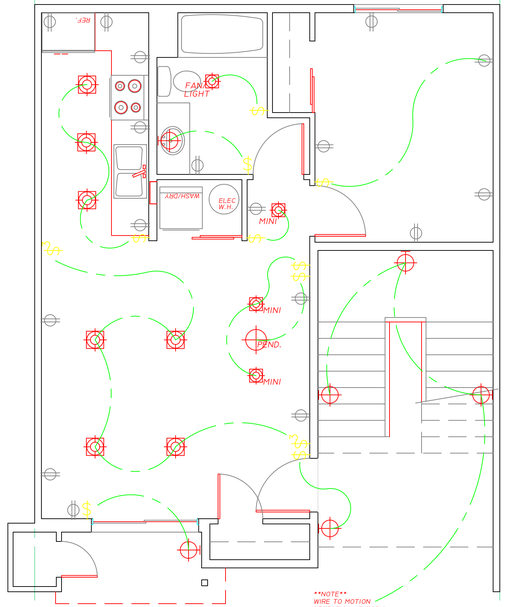
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PROFESSIONAL ENGINEER

E100

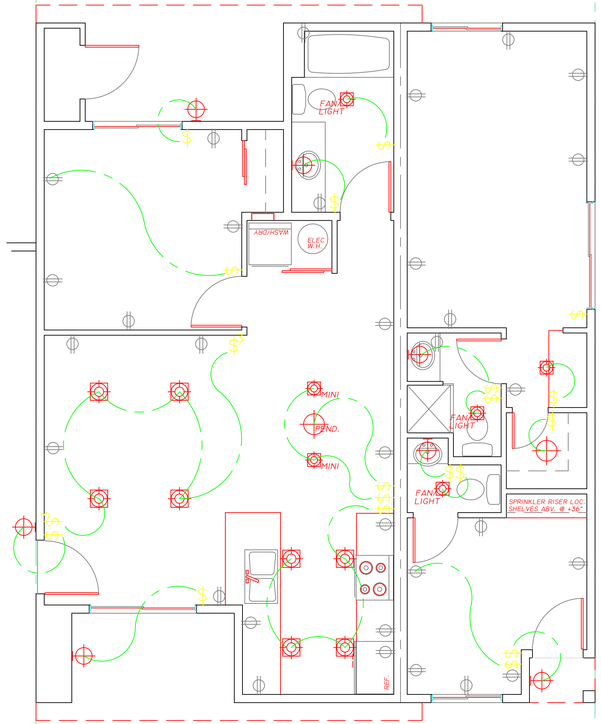
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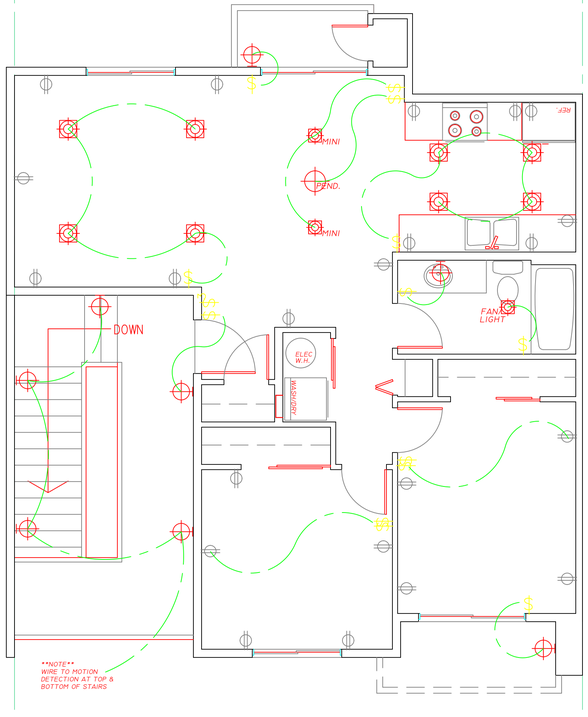
1 E101 UNIT "D" ELECTRIC–FIRST FLOOR SCALE: 1/4" = 1'-0"



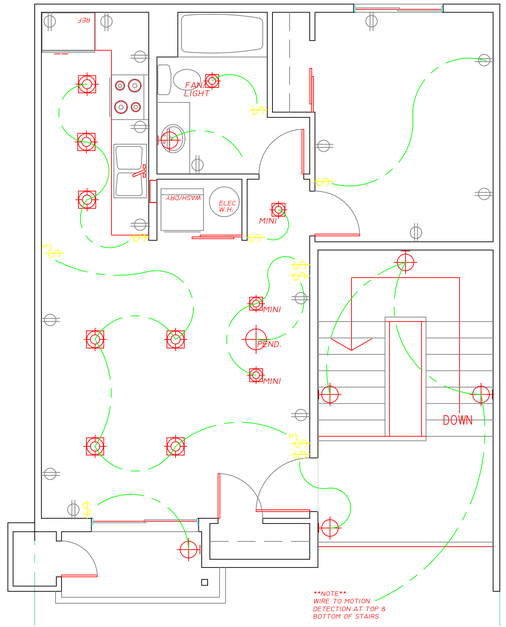
3 E101 UNIT "E" ELECTRIC–FIRST FLOOR SCALE: 1/4" = 1'-0"



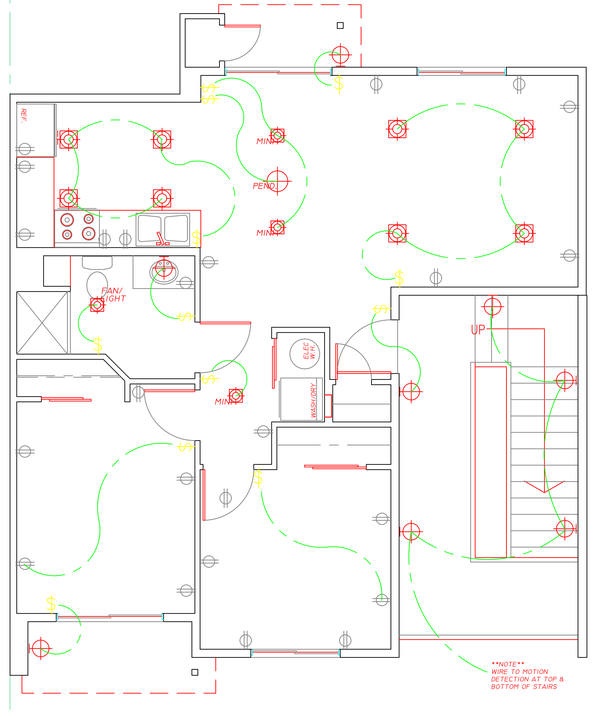
5 E101 UNIT "F" ELECTRIC–FIRST FLOOR SCALE: 1/4" = 1'-0"



2 E101 UNIT "D+" ELECTRIC–SECOND FLOOR SCALE: 1/4" = 1'-0"



4 E101 UNIT "E+" ELECTRIC–SECOND FLOOR SCALE: 1/4" = 1'-0"



6 E101 UNIT "D–HC" ELECTRIC–FIRST FLOOR SCALE: 1/4" = 1'-0"

Unit Electrical Plans

STRANG DESIGN GROUP
ARCHITECTS & PLANNERS
13–B FIRST LIGHT
SANTA FE, N.M. 87506
(505) 795–9912
rsclimb@msn.com

SCALE
1/4" = 1'-0"

DATE
8-1-2021

REVISED

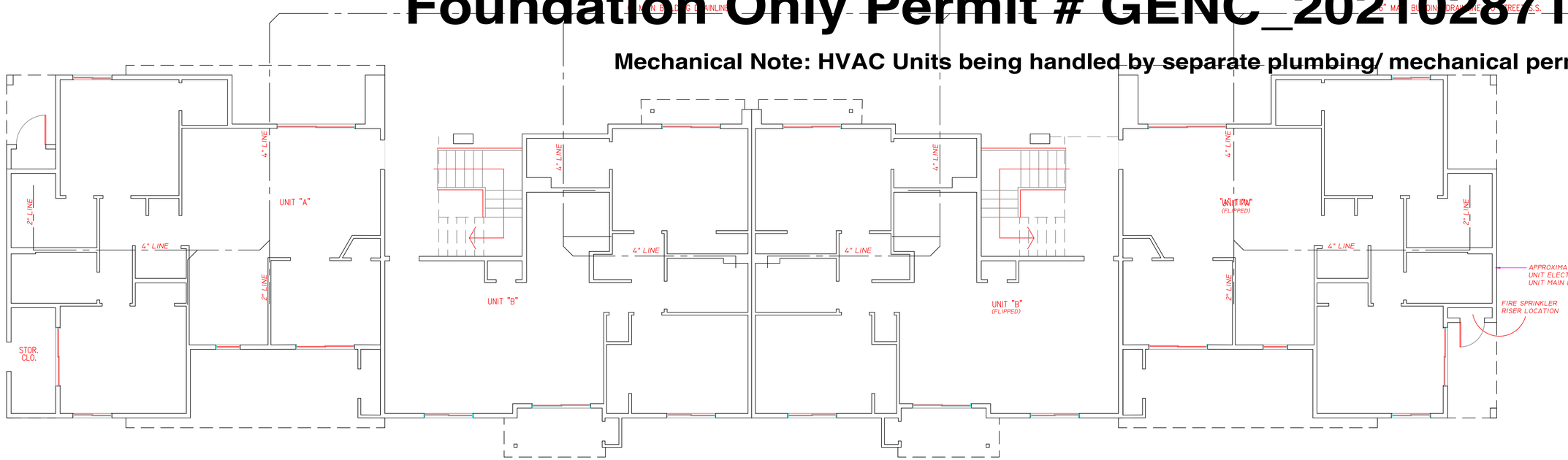
SHOOFLY STATION APARTMENTS
3000 SHOOFLY ST
SANTA FE, NEW MEXICO 87505

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NEW MEXICO
0861
9-9-2021
PROFESSIONAL ENGINEER

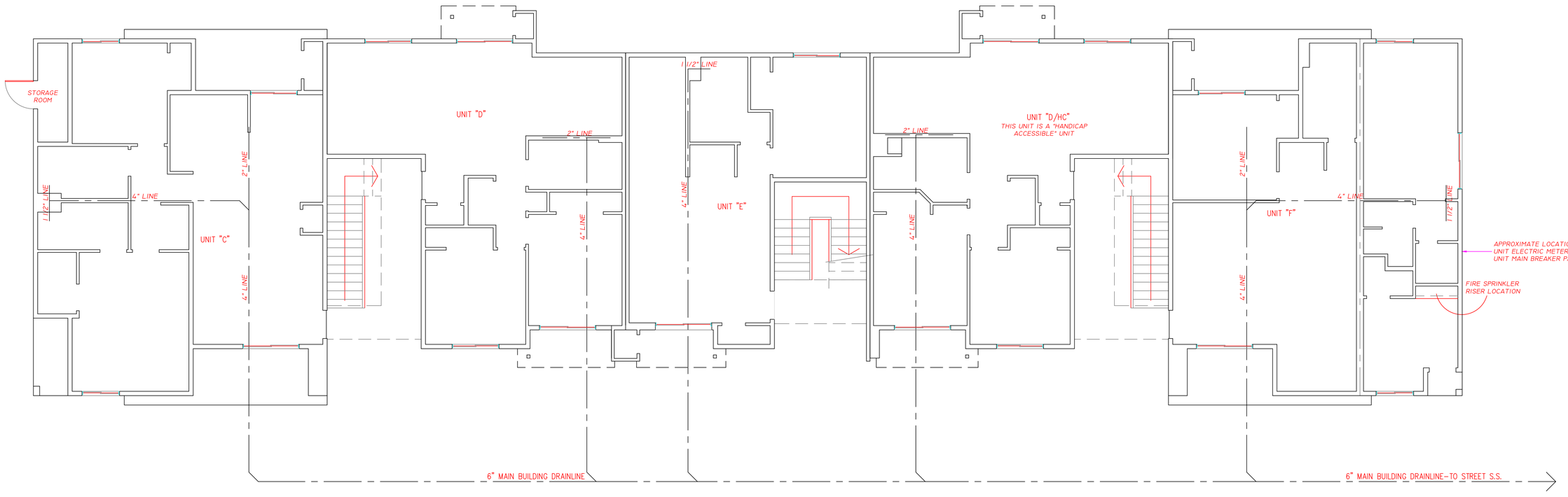
E101

Foundation Only Permit # GENC_2021028715

Mechanical Note: HVAC Units being handled by separate plumbing/ mechanical permit



A100 FIRST FLOOR PLUMBING — EAST BUILDING – PLUMBING DRAINLINES — SCALE: 3/16" = 1'-0"



A100 FIRST FLOOR PLUMBING — WEST BUILDING – PLUMBING DRAINLINES — SCALE: 3/16" = 1'-0"

Plumbing and Mechanical Plans

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SCALE
1/8" = 1'-0"

DATE
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REVISED

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