

City of Albuquerque

ADU/ CASITA DRAWING SET



450 SF UNIT

Unit Floorplan Area:

Heated Area: 450 SF
Storage Area: 0 SF
Porch/Patio Area: 29 SF
Total Area: 479 SF

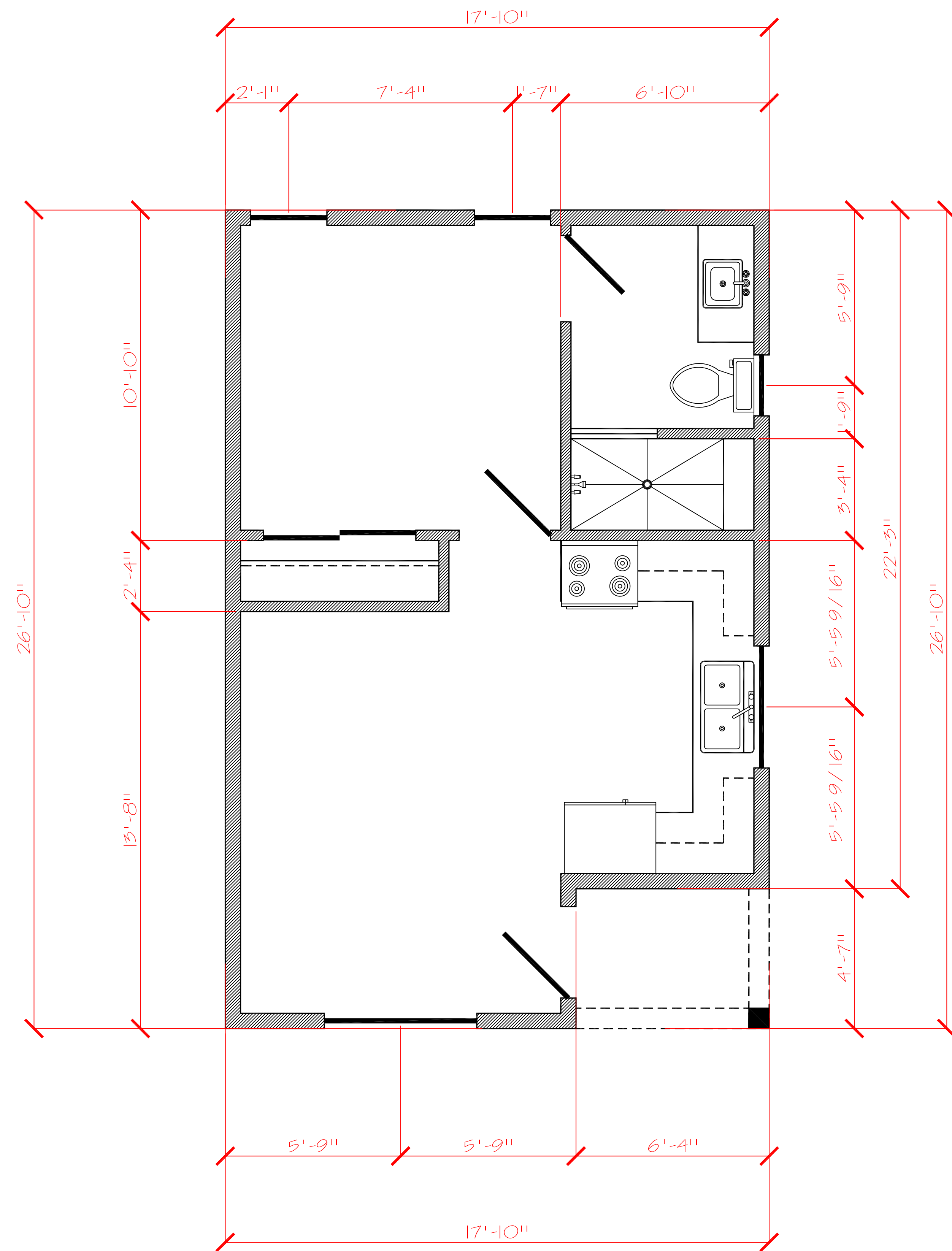
Applicable Code Editions:

2021 NM Residential Building Code
2020 NM Electrical Code
2021 NM Mechanical Code
2021 NM Plumbing Code

IMPORTANT NOTICE: This plan set complies with all applicable technical construction codes in the City of Albuquerque, New Mexico, in effect on December 20, 2023. No warranty or representation of any type is made or intended, implicitly or explicitly, regarding compliance with codes in other jurisdictions.

LAST REVISION DATE: 2/12/2024

SHEET	CITY OF ALBUQUERQUE
1 OF 6	ABQ ADU Model 450 FLAT ROOF



Dimensions

NTS

2021 NM Residential Energy Conservation Code Table R402.1.3, with Climate Zone 4 except Marine

1. Fenestration U-Factor	0.30
2. Skylight U-factor	0.55
3. Ceiling R-Value	R-49
4. Wood Frame Wall R-Value 2x4 Framed Walls	Per 2021 IECC Table 402.1.3 and NMAC 14.7.6.12, Wood frame wall R-value 30
5. Mass Wall R-Value	R-8 (Exterior), R-13 (Interior)
6. Floor R-Value	R-19
7. Basement Wall R-Value	R-10ci / R-13
8. Slab R-Value & Depth	R-15 / 2ft. Heated Slabs R-10 / 2ft. Unheated Slabs R-5 Under Entire Heated Slab
9. Crawl Spaces R-Value	R-10ci / R-13

2021 NM Residential Building Code

Specifications:

Concrete

2500 PSI For Concrete Slab, Footings, and Retaining Walls Unless Noted.
 3.5" Concrete Slab Minimum W/ Optional 6x6 IO/IO Welded Wire Mesh.
 Broom Finish All Exterior Concrete.
 2-#4 Re-bar Continuous in Footings and Thickened Slabs Min. 40 Diameters Lap, and Wire Tied. All Stem Walls Fully Grouted.
 1/ 2"x10" Anchor Bolts A-36 To Protrude 2-1/2" Embedded 8" As stem Wall.
 2" Urethane Insulation at Perimeter of Building and at heated, Unheated Transition at Garage.

Walls/ Exterior

All Walls To Be Framed with #2 or Better Grade Lumber SPF, 7/16" OSB at Corners For Shear Strength. All Exterior Sheathing to be solid 7/16" O.S.B. Waferwood, Block all edges of panels.
 Exterior Walls To Be Covered With 2 Layers Grade D Building paper or Optional 2 Layers Tyvek House Wrap.
 1/7 Coats Stucco Netting W/ 3 Coats Stucco or Optional 20 Gauge Netting W/ 2 Coat Power Wall or Western 1 Coat Fiberglass Reinforced Stucco System.
 All Exterior Windows Double Glass Low-E Units.
 All Exterior Doors To Have Threshold and Weather stripping Caulked to Concrete or Subfloor.

Walls Interior

2x4 Studs 16" OC on all Non-loadbearing Walls.
 2x4 studs 16" OC at all interior Load bearing walls.
 2x6 16" OC at garage thr. separation wall.
 1/2" Gypsum board at walls and ceiling with texture per Owners Preference. Tape and Bond all Joints.
 Cement, Fiber-cement, and glass mat gypsum backers gypsum backers to be installed in tub and shower behind tile and panels. Green gypsum board not permitted in shower or tub enclosures.
 All Interior doors to be 6'8" high unless otherwise noted.

Roof

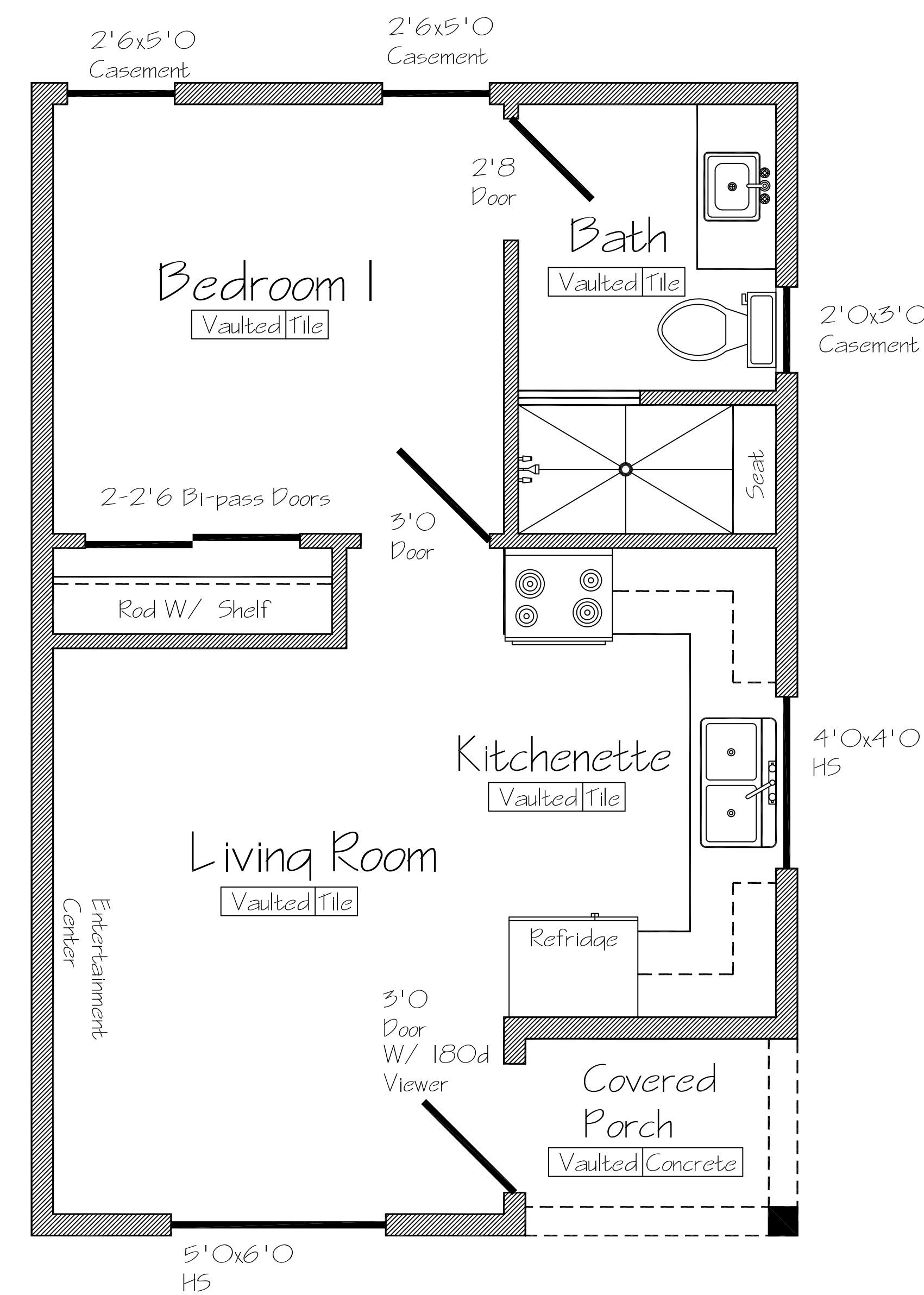
All Membranes to meet or exceed 900 ft. 7/16" OSB with H clips at Roof sheathing Stagger all Joints. 6 mil. Poly vapor Barrier Optional w/ R49 Batt Insulation at Ceilings.
 R-21 At Floor Between 1st Floor unheated and 2nd floor Heated.
 All Sloping Flat Roofs to have Min. 1/4" PLF Slope with 3-ply Built-up Roofing.
 All Trusses To Be Installed per Manufacturers Specifications and all Lateral Bracing per Truss Engineering Locations.
 Sloping Roof Trusses Min. 5/12 Pitch.
 See attached Engineering for Exact truss Construction and Installation Specs.

Mechanical * Plumbing * Electrical

All Mechanical, Electrical, and Plumbing Contractors To Permit all Work on Project and install Per UPC, and all applicable Codes and Code Books. When Reviewing Notify Builder Of All Conflicts for Chase Locations and Chase Sizes See Electrical Mechanical Plan For Further Notes.

Heated Area

1st Floor 550 Total Heated 550



Floor Plan

NTS

SHEET	CITY OF ALBUQUERQUE
2 OF 6	ABQ ADU Model 450 FLAT ROOF

Lighting Legend 2021 NMRBC	
	Mini Recess Light Caulk and seal to ceiling Energy Star Rated, Energy Star Bulb
	Bullseye Recess Caulk and seal to ceiling Energy Star Rated, Energy Star Bulb
	Full Recess Light Caulk and seal to ceiling Energy Star Rated, Energy Star Bulb
	Wall Sconce or Light Bar Energy Star Rated, Energy Star Bulb
	Track Light Caulk and seal to ceiling Energy Star Bulb
	Exhaust Fan Energy Star Rated, to have Occupancy Sensor or automatic timer switch 20 cfm cont.
	Ceiling Fan w/ Reverse Switch separate light switch, Energy Star rated W/ energy star Rated Bulbs.
	Pendant Lighting Energy star Rated w/ energy star bulbs
	Motion Light W/ Motion Sensor and Photo light cell Detector

Note:
An Electrode Encased By at Least 2" of Concrete Located Within and Near The Bottom of a Concrete Foundation or Footing That is in Direct Contact with the Earth, Consisting of at Least 20' of one or more electrically conductive Steel Reinforcing Re-bar of Not less than 1/2" Diam.

Electrical Notes:

All Outlets Shall Be 12" From Finish Floor unless Otherwise Noted.
All Outlets in Kitchen, Utility Room, and Garage to Be 44" above Floor and To Be Ground Fault Interrupt Protected.

Copper Wire To Be Used Through-out House and all Exterior light fixtures, outlets, and switches to be Weatherproof and Ground Fault Interrupt.

All Bathroom Outlets To Be Ground Fault Interrupt device Equipped.

Swamp Coolers To have High-Low Switch Settings and To be Located per Owner, Mech. Contractor Locations.

All Smoke Detectors To Have Battery Back-up and To be Hardwired Together in a loop with an Audible Alarm. Smoke Det. to have Carbon Monoxide Warning as well.

If Required Whirlpool Switch to be located not less than 5' from tub or to have an air activated Switch.

All Ceiling Fans to have variable speed control.

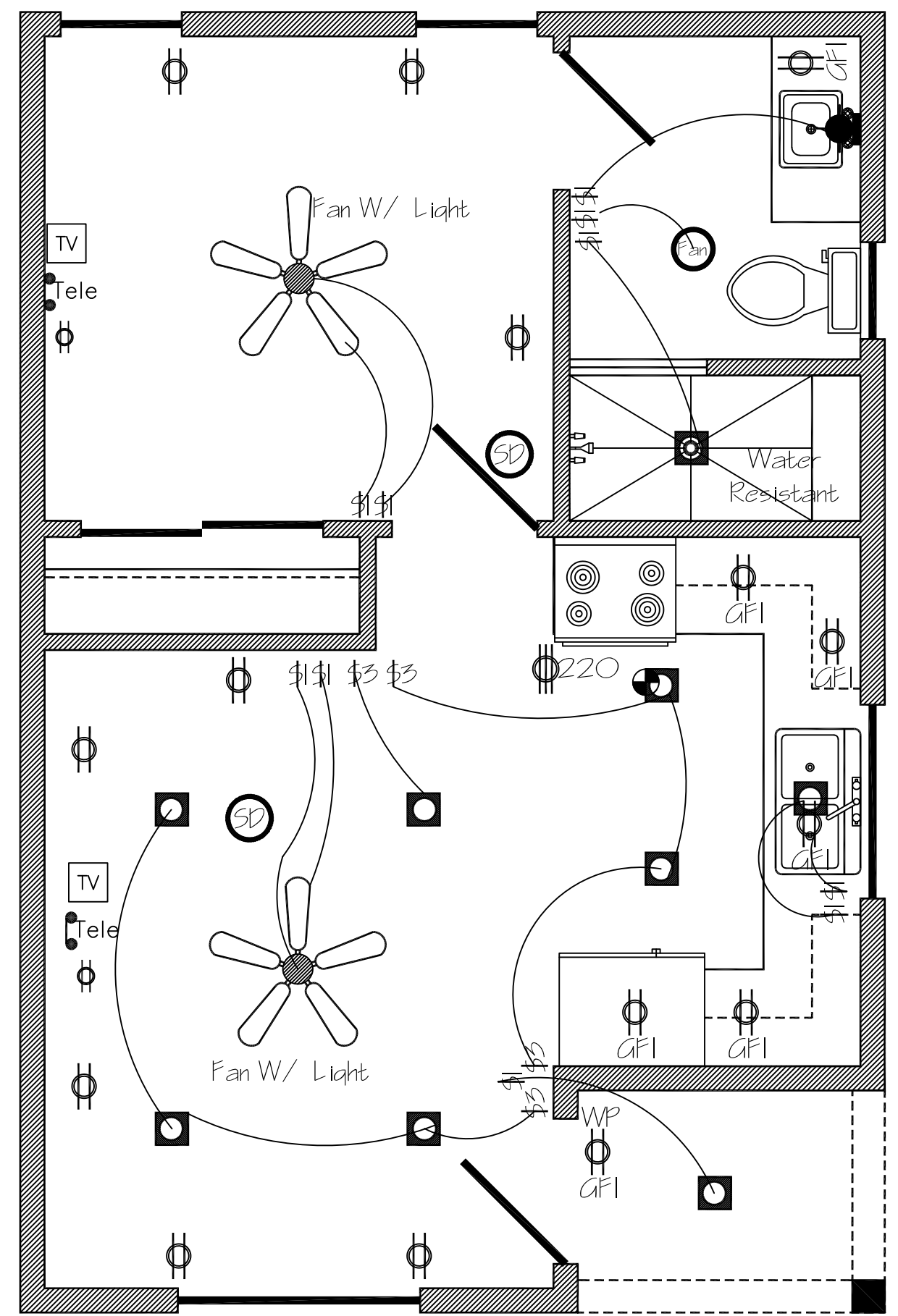
Plumbing Notes:

1" Lead-in pipe from well or public water supply. Minimum 100' from well to septic system.
Hose Bib to be Located at front, back, sides per Owners Locations.
All Plumbing to be permitted and Executed as per Uniform Plumbing Code. Ice Maker Rough-in to be located behind Refrigerator.

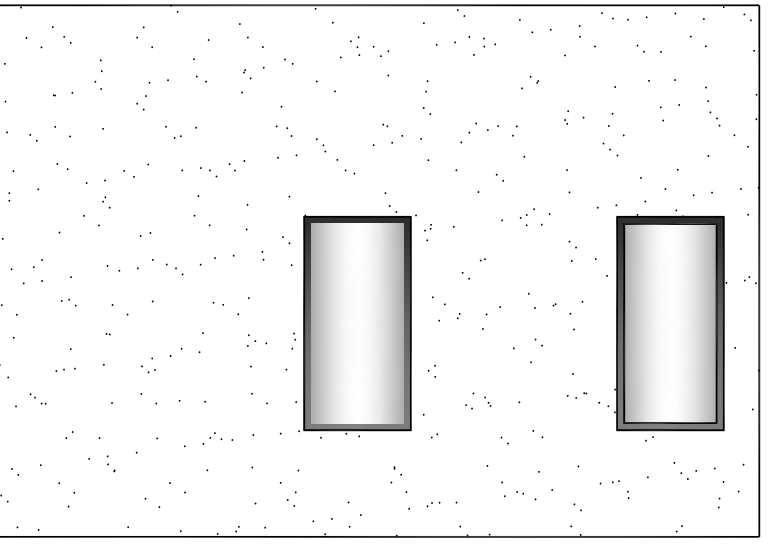
Electrical to be Grounded to Copper water Lines as Well as with a grounding rod. See Attached note For Grounding specs to Foundation Re-bar.

Note:
Provide WP / GFI Protected Receptacle within 25' of Exterior Mechanical Equipment.

Note:
Arc-Fault Circuit-Interrupter Protection Shall Be Provided in All Rooms, 15 and 20 Amp Receptacles and all Branch Circuits to be Protected by Arc-Fault Circuit-Interrupter's. All Receptacles to be tamper resistant.

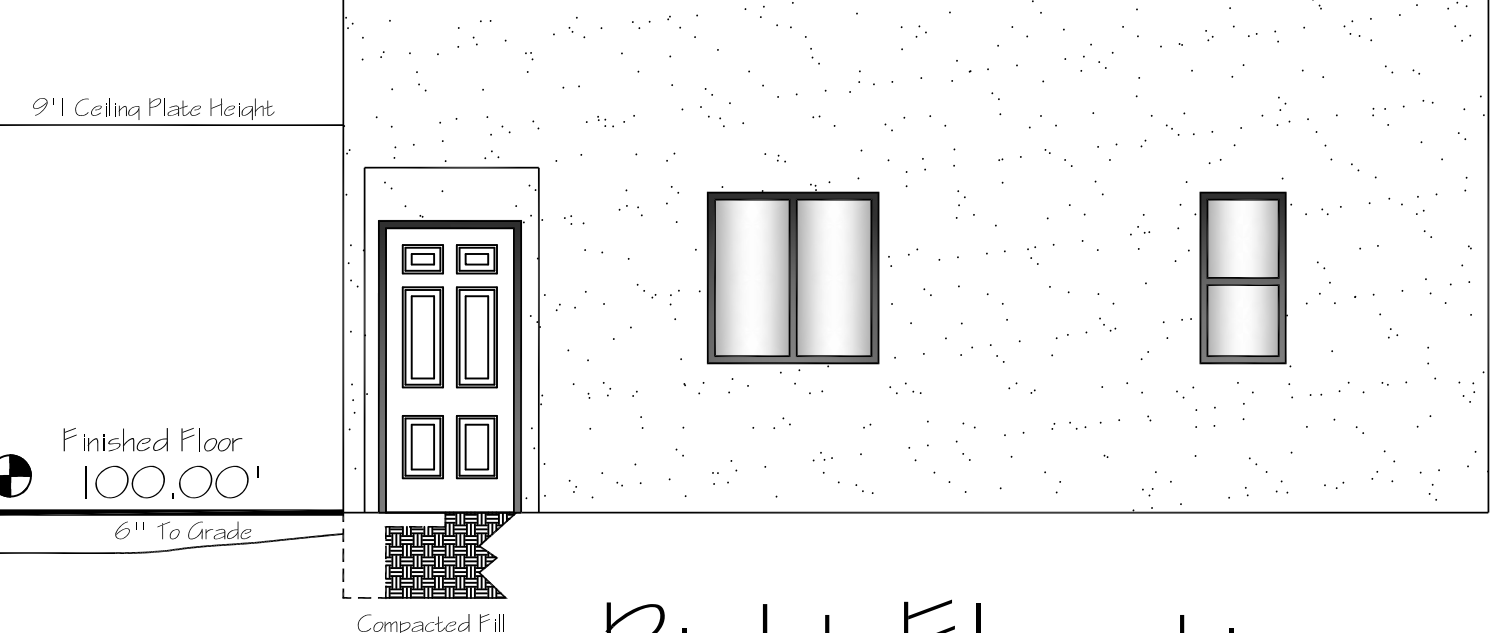


Plug Switch Legend NM 2015 IRC	
	Wall Plug
	Ground Fault Interrupt Counter Plug
	Waterproof Ground Fault Interrupt Exterior Plug
	220 Volt 50 amp plug
	Natural Gas or Propane
	Telephone Connection plug
	Cable TV or Satellite Outlet
	Programmable Thermostat one for Each Heating Unit
	One Way Operated Switch
	Two Way Operated Switch
	Three Way Operated Switch
	Timer Operated Switch
	Motion Sensor Switch
	Floor Plug
	SD / CO Detector



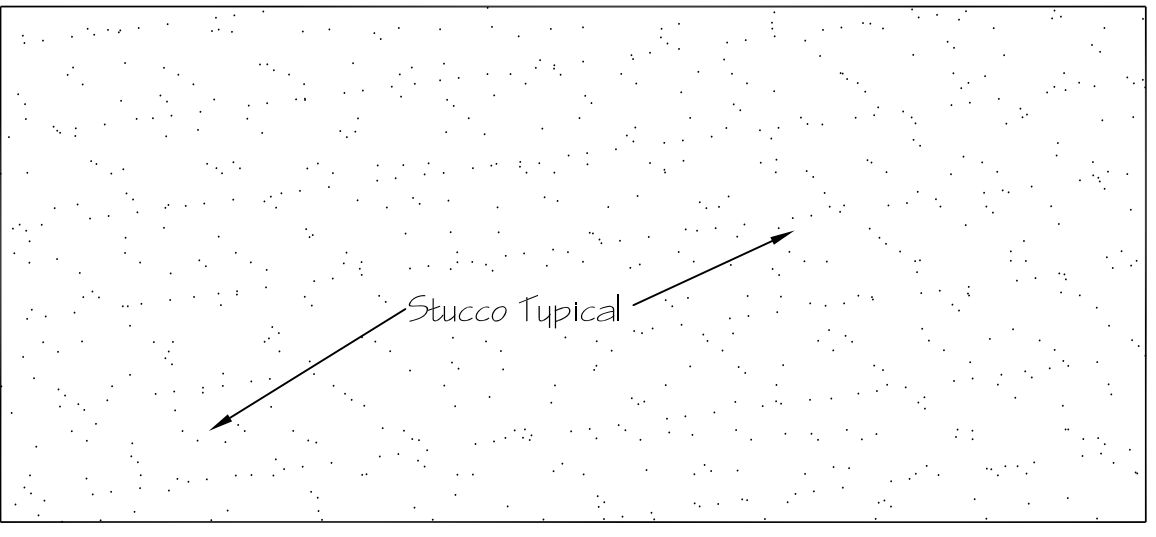
Provide 2" Recessed Windows

Back Elevation



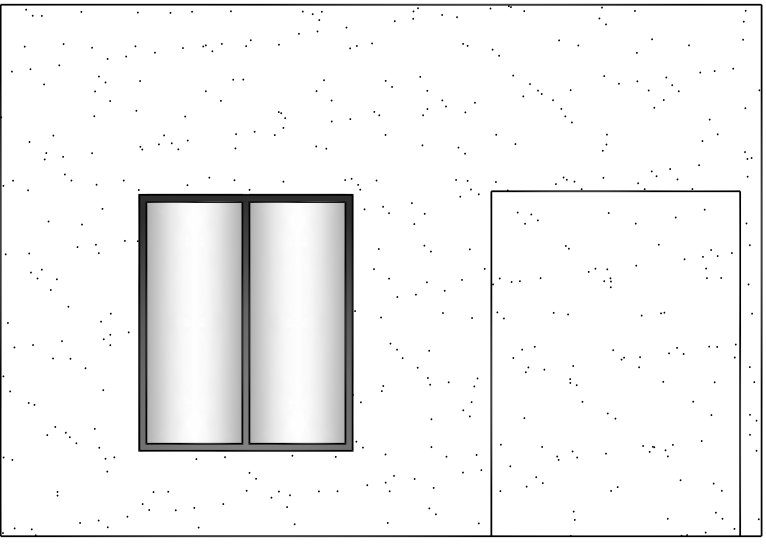
Provide 2" Recessed Windows

Right Elevation



Left Elevation

Provide 2" Recessed Windows



Front Elevation

Elevations

NTS

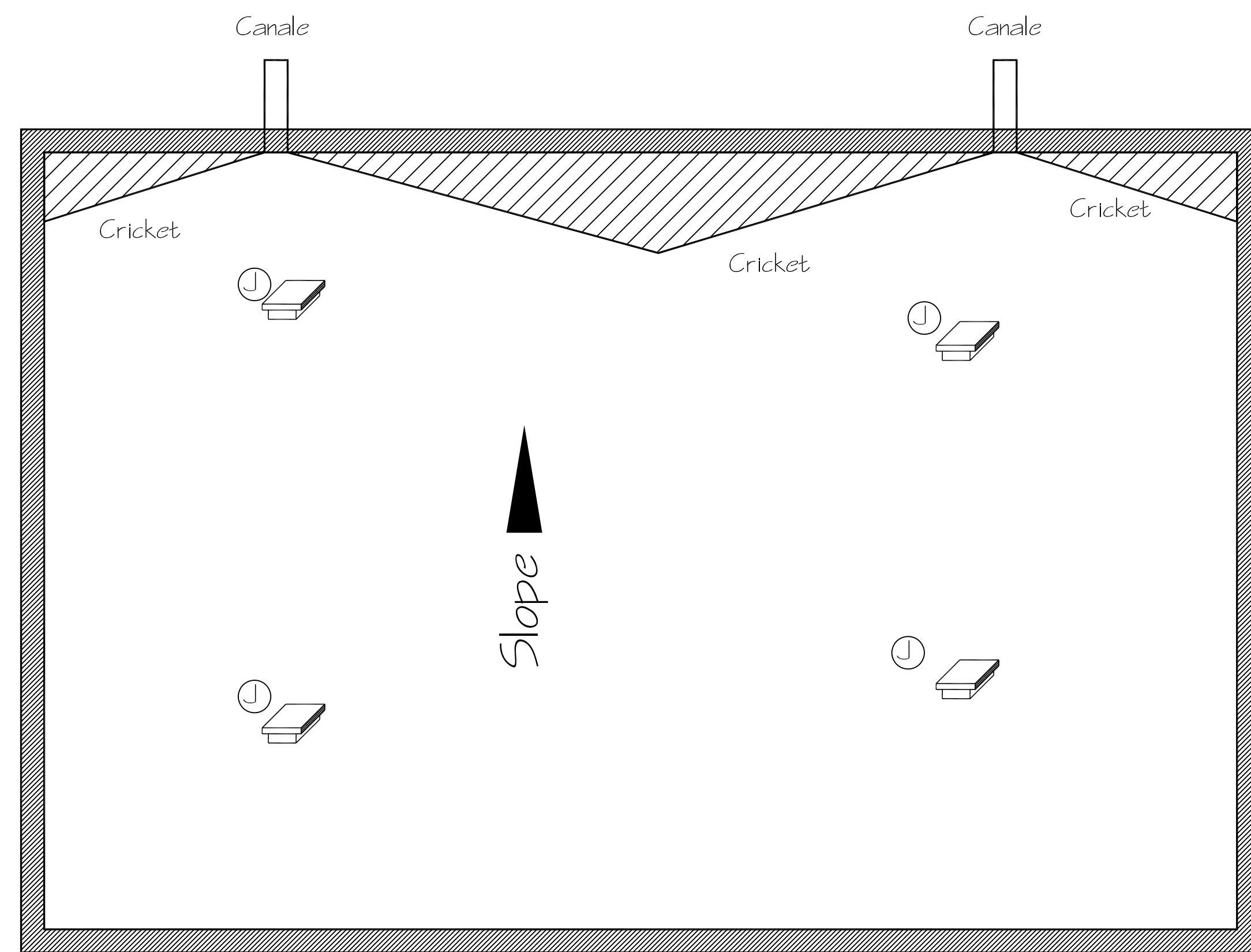
All electrical work must be accordance with the 2020 NM Electrical Code

Electrical

NTS

SHEET	CITY OF ALBUQUERQUE
4 OF 6	ABQ ADU Model 450 FLAT ROOF

LAST REVISION DATE: 2/14/2024



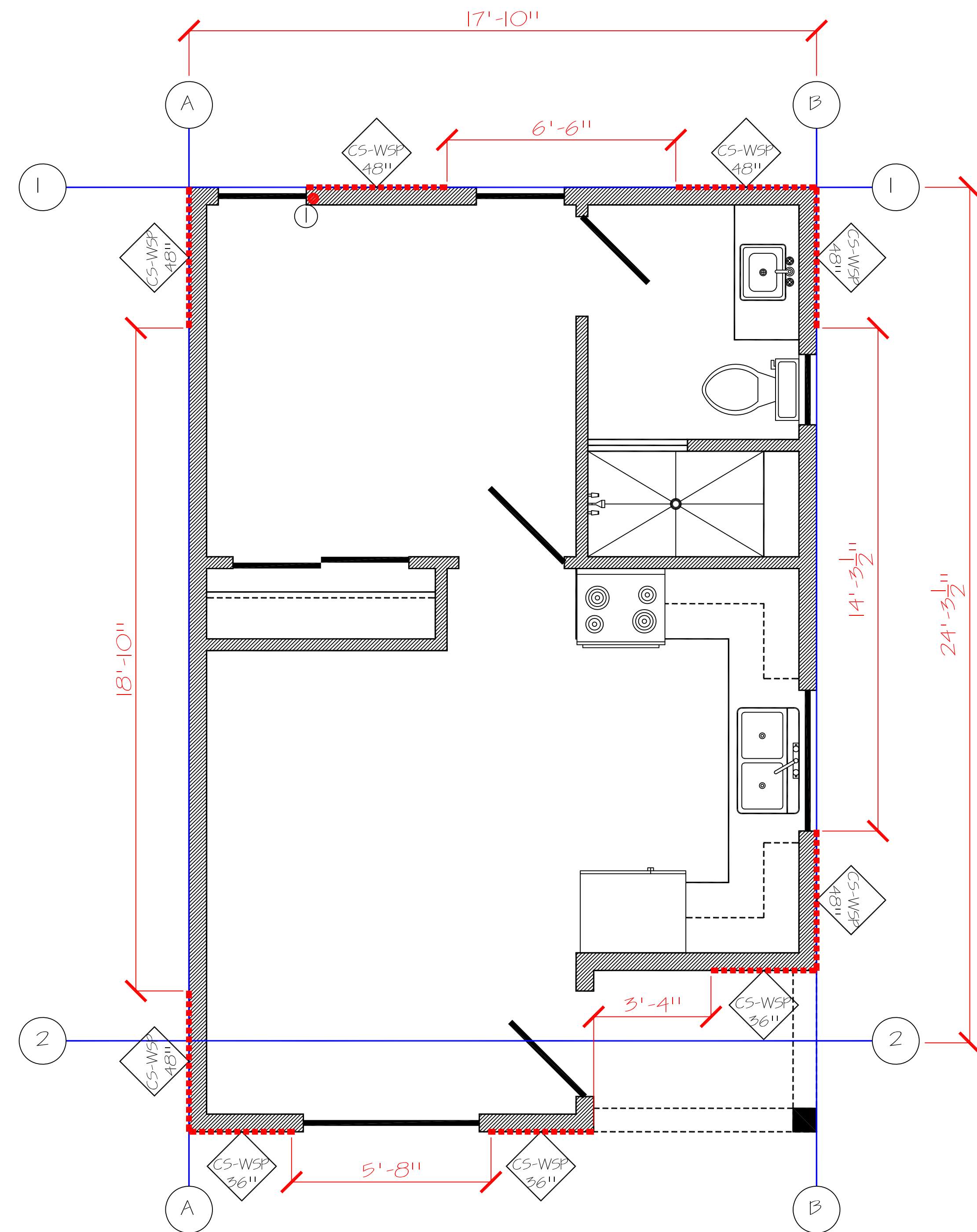
Mass # 1				
Vent	Quantity	Net Free Area	Total Square Inches	
○	4	144	576	
Grand Total		576 / 144 =	4.0	

Venting Required/ Provided				
Mass # 1	Total Area	Pitched or Flat	Venting Required	Venting Provided
1	600	600/150 =	4.0	4.0

Ventilation

NTS

Attic Venting Chart			
Key	Vent Type	Brand	Net Free Area
○	8" x 46" Soffit Vent	Lonsano	68 Square Inches
○	Soffit vent strip	Famlyn	12 Square Inches per Foot
○	18" x 24" Gable vent	Lonsano	190 Square Inches
○	18" Round Gable vent	Mid America Inc.	26 Square Inches
○	22" Round Gable vent	Mid America Inc.	64 Square Inches
○	14" x 22" Archtop Gable vent	Mid America Inc.	60 Square Inches
○	8" x 46" Stucco Vent	CMI Inc.	91 Square Inches
○	14" x 48" Gable vent	Lonsano	96 Square Inches
○	12" x 42" Gable Vent	Lonsano	108 Square Inches
○	156 20" x 25" x 7.75"	Lonsano	144 Square Inches
○	VN 2050 21" x 21" W/ Bred Screen	C.J. Metal Products	420 Square Inches
○	T6e Ridge Vent RV-4	Lonsano	18 Square Inches Per Linear Ft.
○	Soffit vent strip	Famlyn	12 Square Inches per Foot
○	O'Hagan	O'Hagan's Inc.	72 Square Inches
○	Staircase and Metal Ridge Lip-Overfill	Lonsano	11 Square Inches Per Linear Ft.
○	IV-9 18" Vent	Lonsano	36 Square Inches
○	DA-4 Edge Vent	Lonsano	36 Square Inches
○	140 Continuous Soffit Vent	Lonsano	88 Square Inches



Wall Brace

NTS

○	Hold downs Schedule
①	01122 1829 Ins.

SHEET	CITY OF ALBUQUERQUE
5 OF 6	ABQ ADU Model 450
	FLAT ROOF

