City of Albuquerque ADU/CASITA DRAWING SET



750 SF UNIT

Unit Floorplan Area:

Heated Area: 750 SF

Storage Area: 0 SF

Porch/Patio Area: 200 SF

Total Area: 950 SF

Applicable Code Editions:

2021 NM Residential Building Code

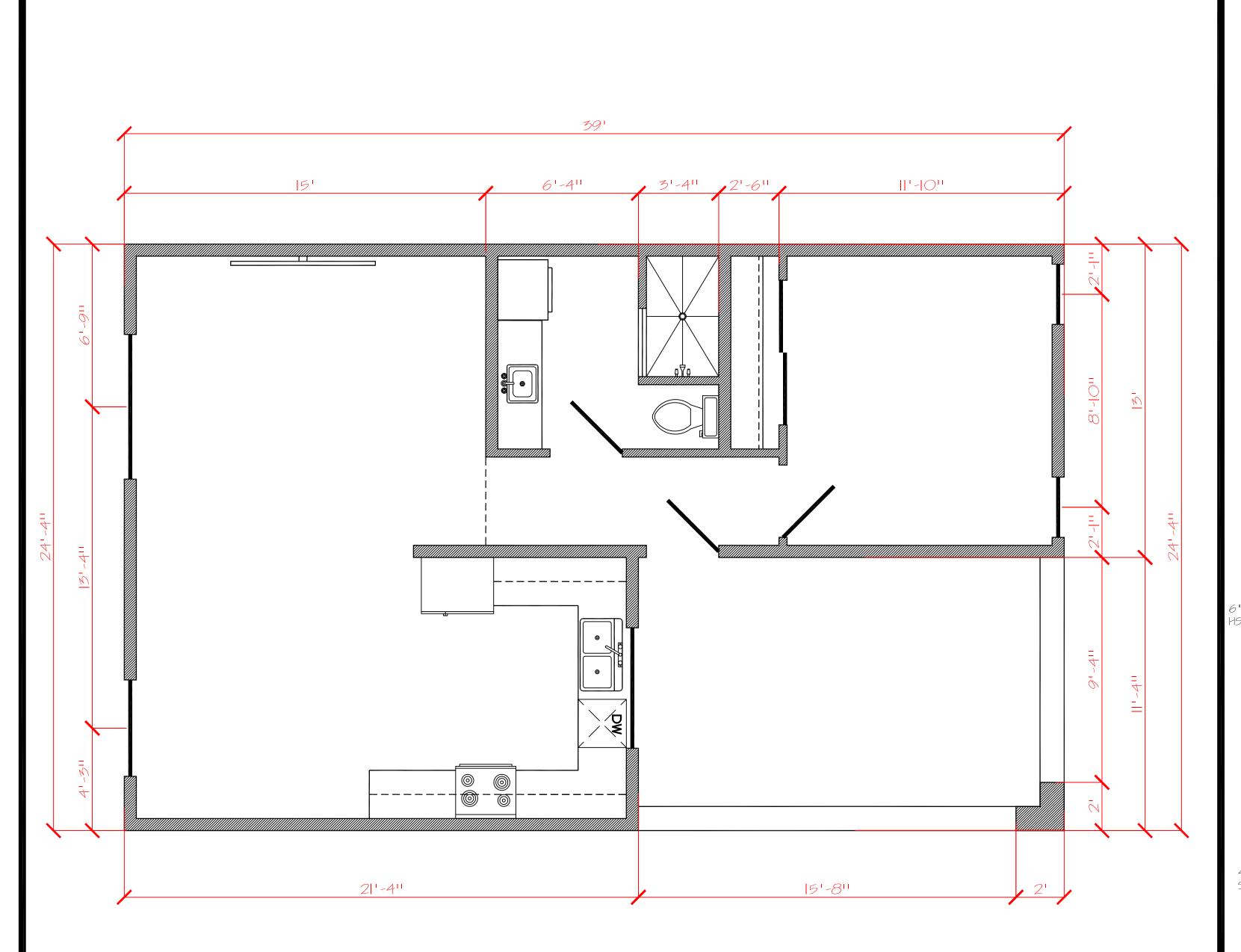
2020 NM Electrical Code

2021 NM Mechanical Code

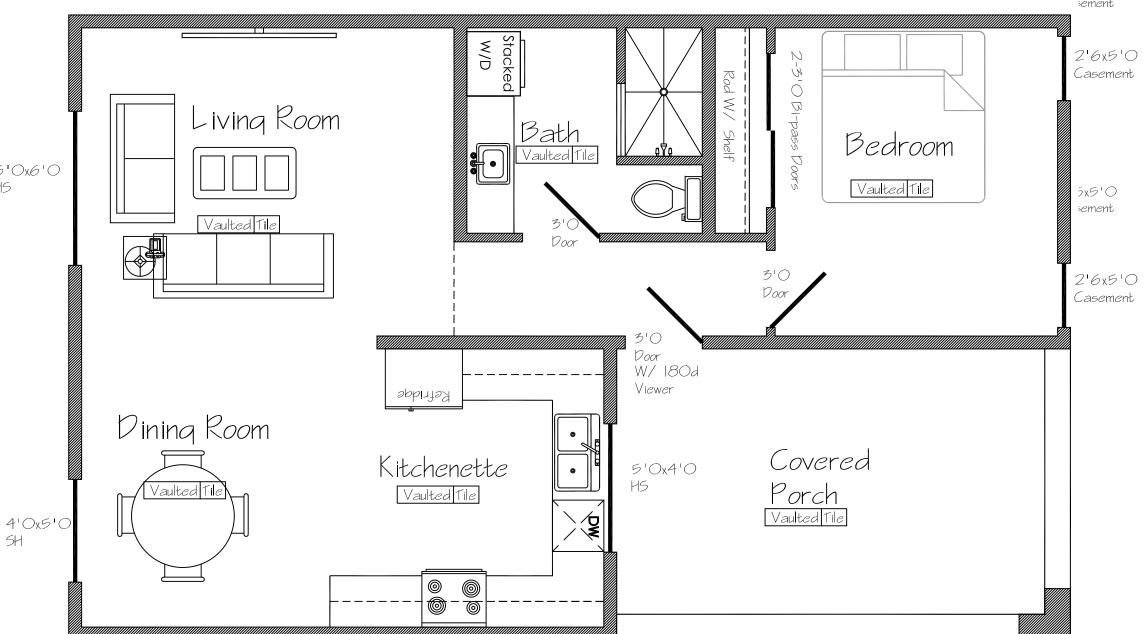
2021 NM Plumbing Code

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.

SHEET	CITY OF ALBUQUERQU
	ABQ ADU Model 750
10F6	FLATROOF



2021 NM Residential Energy Conservation Code Table R402.1.3, with Climate Zone 4 except Marine I. Fenestration U-Factor 2. Skylight U-factor 0.55 3. Ceiling R-Value Per 2021 IECC Table 402.1.3 4. Wood Frame Wall R-Value and NMAC 14.7.6.12, Wood 2x4 Framed Walls frame wall R-value 30 5. Mass Wall R- Value R-8 (Exterior), R-13 (interior) 6. Floor R-Value R-10c1 / R-13 7. Basement Wall R-Value R-15/2ft, Heated Slabs R-10/2ft, Unheated Slabs 8. Slab R-Value & Depth R-5 Under Enitre Heated Slab R-10ci / R-13 9. Crawl Spaces R-Value



6x6 10/10 Welded Wire Mesh. Broom Finish All Exterior Concrete.

Specifications:

2500 PSI For Concrete Slab, Footings, and Retaining Walls Unless Noted. 3.5" Concrete Slab Minimum W/ Optional 2-#4 Re-bar Continuous in Footings and

2021 NM Residential Building Code

Thickened Slabs Min. 40 Diameters Lap. and Wire Tight, All Stem Walls Fully Grouted, 1/2"x10" Anchor Bolts A-36 To Protrude 2-1/2" Embedded 8" At 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 Tyveck House Wrap. 17 Gauge Stucco Netting W/ 3 Coat Stucco or Optional 20 Gauge Netting W/ 2 Coat Power Wall or Western | Coat Fiberglass Reinforced Stucco System.

All Exterior Windows Double Glass Low-E Units. All Exterior Doors To Have Thresh-hold 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 | 6" OC at garage | hr. separation wall. 1/2" Gypsum board at walls and ceiling with texture per Owners Preference, Tape and Bed 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 fb. 7/16" OSB with H clips at Roof sheathing Stagger all Joints, 6 mil, Poly vapor Barrier Optional w/ R49 Batt Insulation at Cellings. 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. 3/12 Pitch. See attached Engineering for Exact truss Construction and Installation Specs.

Mechanical * Plumbing * Electrical

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

Frame Columns

2 OF 6

550 Total Heated 550

Dimensions

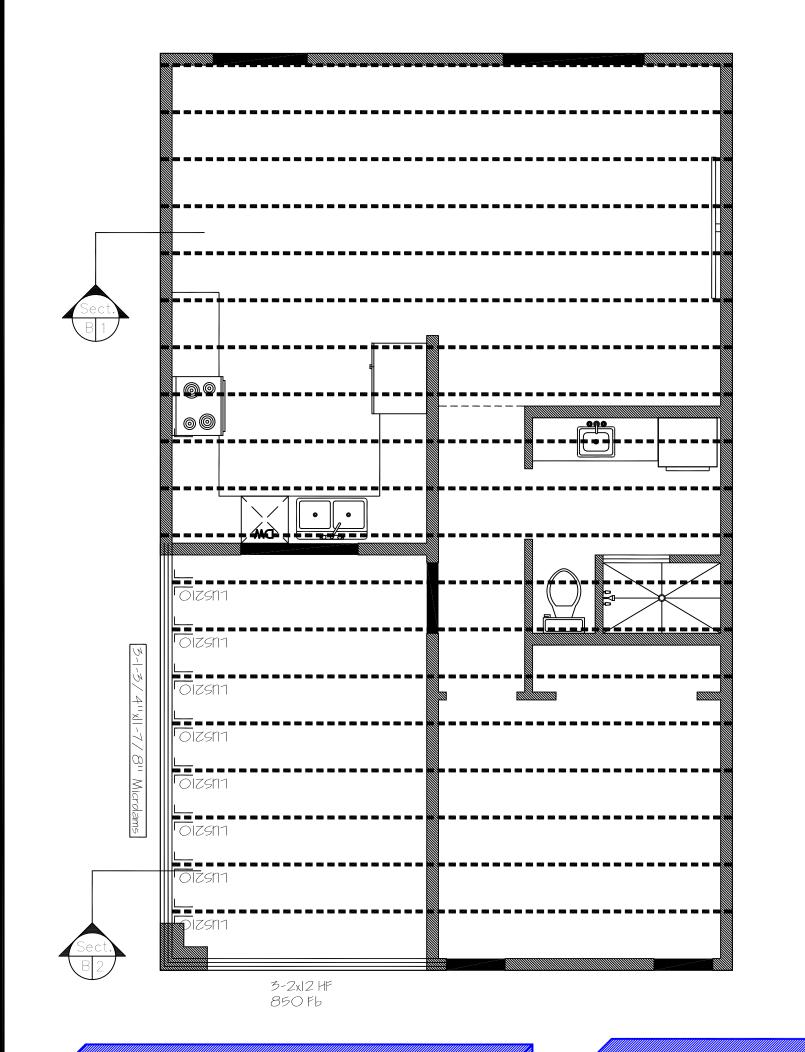
Floor Plan

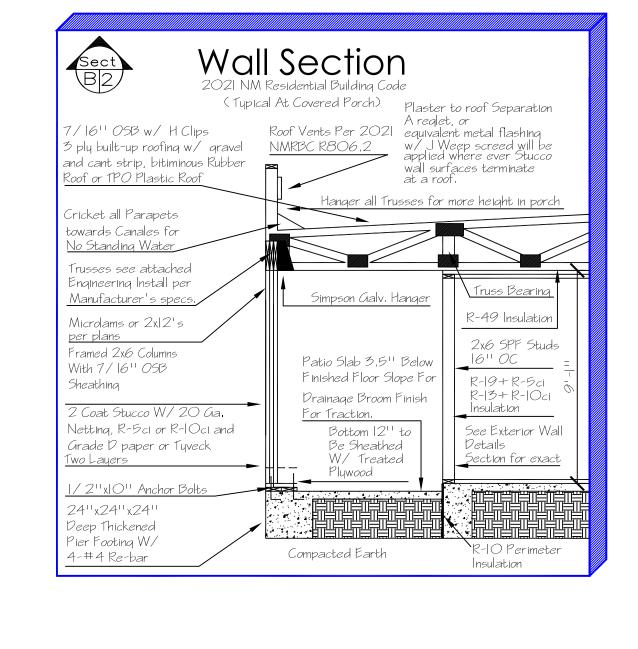
NTS

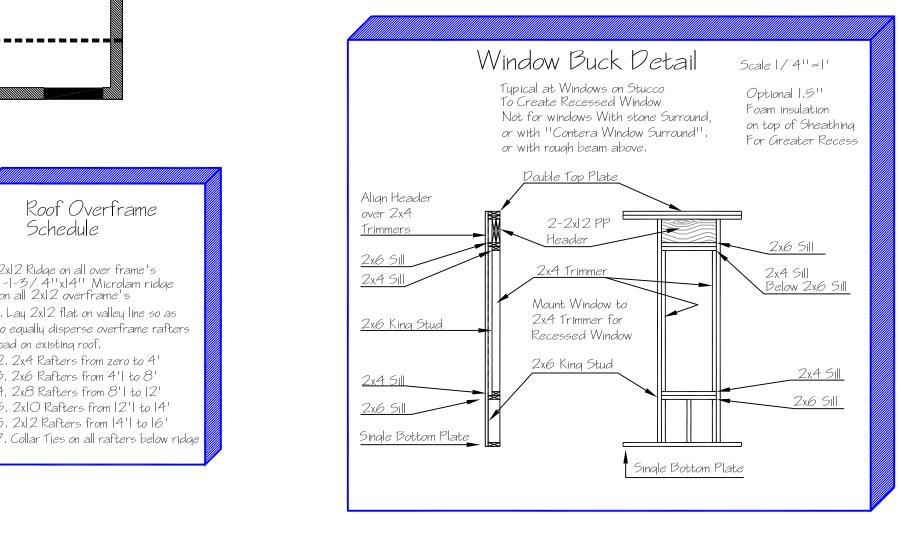
CITY OF ALBUQUERQUE SHEET ABQ ADU Model 750

LAST REVISION DATE: 2/14/2024

All Structural steel rebar and re-mesh to be spaced in bottom 1/3 of slab/footing w/ plastic highchairs







Critical Note;

All Trusses to have Uplift Huricane Strap, To be installed on Exterior Walls and Load Bearing Walls only.

Roof Sheathing Note Attach Roof Sheathing w/ 8d Nails @ 6'' O.C. on Max. Blockout opening width is 16". Edges, & 12" o.c. Field-Actual R.O. Width is 14.5". Typical unless Noted Otherwise.

Wall Section

2021 NM Residential Building Code

Plaster to roof Separation

A reglet, plaster stop, or

equivalent metal flashing

shall be applied where all

Latex Paint Color per Owner

1/2"x10" Anchor Bolts

4' OC and 12" From all

Corners Ramset Load Bearing

5" Concrete Slab 2500 PSI

w/40 Diam. Lap At Joints

<u>Walls 32" OC 2-1/2" Pin</u>

2-#4 Re-bar Continuous

|-#4 re-bar top |/3 of footing

R-49 Insulation

1/2" Gyp Board

stucco wall surfaces terminate

7/16" OSB w/ H Clips

Roof or TPO Plastic Roof

Trusses see attached

Enaineerina Install ber

Manufacturer's spec

Cricket all Parapets

towards Canales for

No Standing Water "Square Parapets

Roof Vents Per 202

Insulation 2 Coat Stucco W/20 Ga.

15 # Felt or Tyveck

Netting, R-5ci or R-10ci and

Two Layers see weep screed

7/16" OSB At all Corners

Solid 7/16" OSB Thru-out

All Sill plates in direct contact

w/ concrete are to be treate

or to be of a natural durable

See Detail A3 on this pac

wood per R317.

NMRBC R806.2

Double Top Plate

R-13+R-10ci

3 ply built-up roofing w/ gravel

and cant strip, bitiminous Rubber

Electrical Panel Note; t Electrical Panel, Place (2) Full Height Studs on Either side of Blockout. Wall Top plates to be continuous over box Blockout and support studs.

Frame Plan

Fire Blockina Fireblocking. In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal conceled draft openings and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood-frame construction in the following locations: . In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows: I.I. Vertically at the ceiling and floor levels. 1,2, Horizontally intervals not exceeding 10 feet.

Roof Overframe

2x12 Ridge on all over frame's 1-1-3/4"x14" Microlam ridge on all 2x12 overframe's

Lay 2xl2 flat on valley line so as

2. 2x4 Rafters from zero to 4'

3, 2x6 Rafters from 4'1 to 8'

4, 2x8 Rafters from 8'1 to 12'

5, 2x10 Rafters from 12'1 to 14'

6, 2x12 Rafters from 14'1 to 16'

Per 2021 NMRBC

to equally disperse overframe rafters

Schedule

load on existing roof.

Framing Notes: 2021 NM Residential Building Code

All Headers at Exterior Walls o be Doubled 2x12 or a Single 4x12 P.P.-975 E-1.1 Unless Otherwise

Minimum 1.5" Bearing at All Headers and Beams to 6' Width, All Headers 6'l and Bigger to Have Doubled rimmers at Both Bearing Points

N Trusses 24" OC Unless Noted on Plans. All ''Flat'' Roof's and 'Flat Trusses'' To have Positive Prainage Min. 1/4" PLF Slope. All Interior Load Bearing Walls to

be Spaced 16" OC to 10" Plate Height. Solid Bearing Points under all Beams if Beam is on Second Floor Continue Bearing Between Trusses and First

Floor To Solid Concrete Footing.

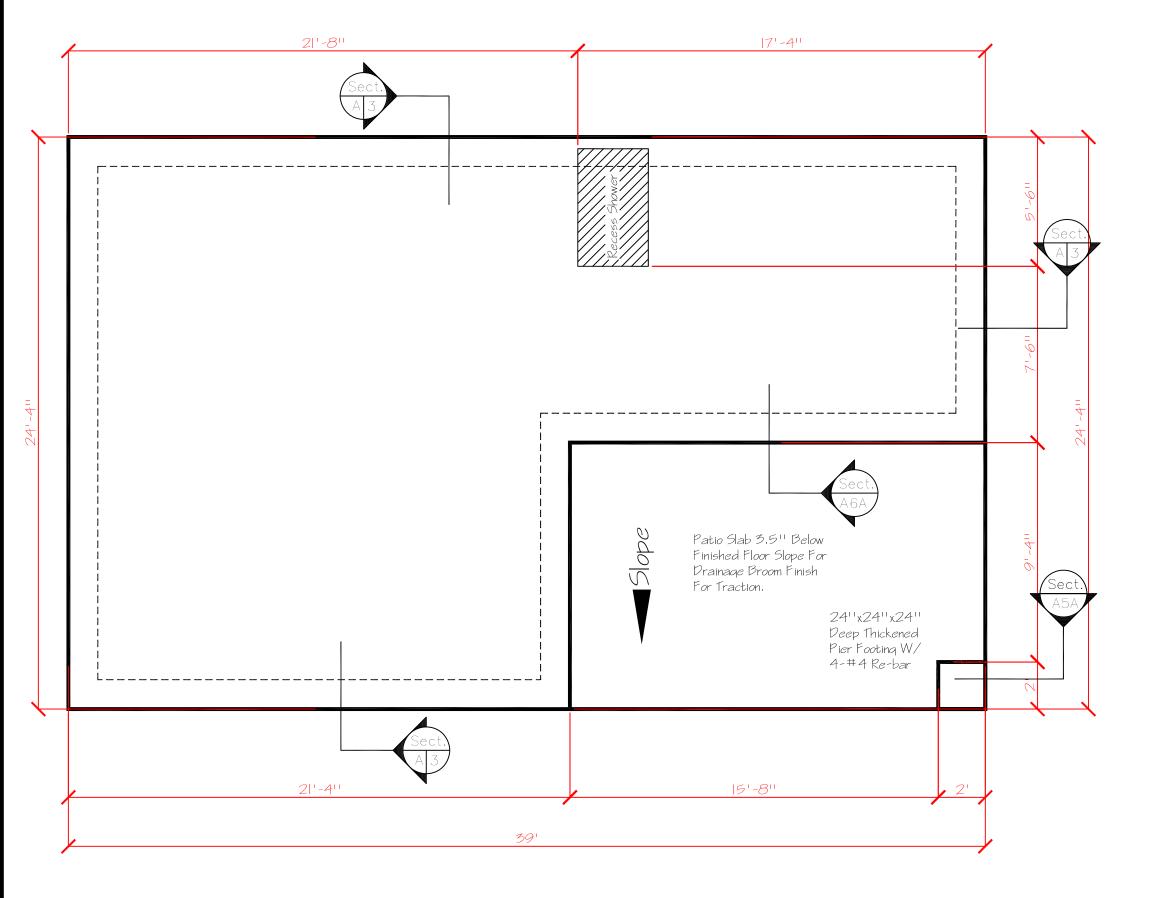
All Micro lams to be Nailed 12" O.C. With 4- #10 Nails All 4 Member Micro lams and 4 Member Trusses to be Bolted 16" O.C. with 1/2" x 8" Bolts w/ I-1/4" Washers.

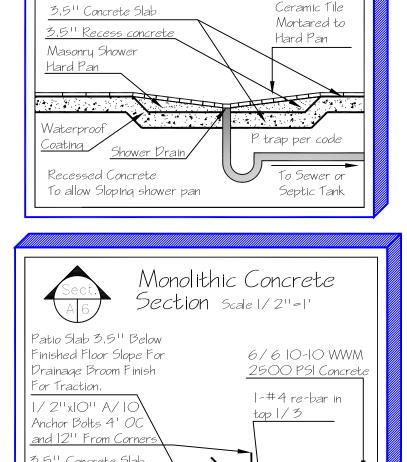
w/ concrete are to be treated or to be of a natural durable wood per R317. All Post's in Direct Contact with Concrete to have Post Base with Min. I'' Air Gap or I-1/2" Treated Plate Ramset to Concrete with

Post Nailed on Top.

All Sill plates in direct contact

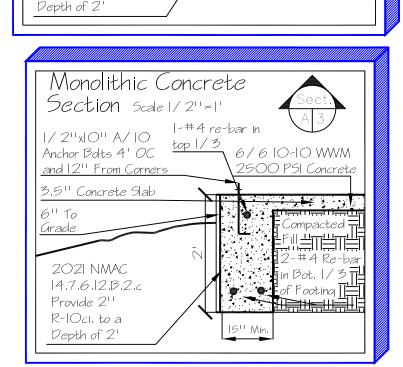
All Splices in Bottom Plates at All oad Bearina Walls to be Shot w/ 2-1/2" Ramset Powder Actuated pins. Also 12'' From All Corners Unless an Anchor Bolt is Present. Ramset all Interior Load Bearing Walls 32" O.C. With 2-1/2" Pins w/ Washers.



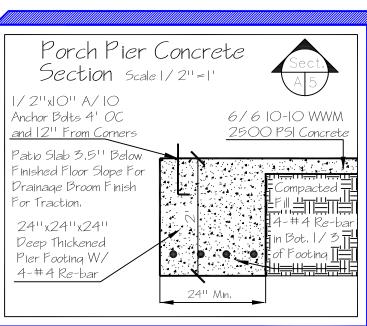


Recess Shower

Section Scale 1/2"=1



An Electrode Encased By at Least 2" Of Concrete, Located Within and Near The Bottom of a Concreted 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'



147612Bc

Provide 2''

R-10ci, to a

Concrete Notes 2021 NM Residential Building Code

, Concrete Strength; 2500 PSI Min. 3 1/2" Minimum Thick Slab

2. All Footings Min. 15" Wide, 22" Thick with a Excavation Depth of 18" West of Sandia Mountains, 21" East Of Mountains at All Exterior Walls. 3. All CMU Walls For Foundation To Be 8"x8"x16" Min. With Joint Reinforcement 16" OC Vertical, 48" OC Max.

4. Anchoring; Min. 1/2"x10" Anchor Bolts @ 4' OC Max, and Within 12" From End Of Plate, Powder Actuated Fasteners @ 24" OC Max. and Within 12" From End Plate For Interior Bearing Sole Plates Not Permitted For CMU Stem Walls.

5. Re-bar; 2-#4 Re-bar Continuous at All Footings with Min. 40 Diam. ap At Joints, Reinforcement Steel Secured in Place, Min. 3'' Coverage. 6. Interior Load Bearing Footings; 12" Min Width x 12" Min. Depth at All

7. All Adobe Wall Footings To Be 2" Wider Than Wall, 4" Above Floor Stabilized Bond Beam Min. 6"x10" With 2#4 Re-bar. (Radiant Heated Slabs R15) 8. Foundation Insulation; 2"x24" R 10.0 At Exterior Perimeter Of Heated Space and at Garage/House Wall. Wood Floors Require a Minimum Of R-21 Insulation. Insulation Shall Extend From Top Of Slab 24" Down, or continue Horizontally Under Slab For a Total Of 24".

9. Under Floor Clearance; 18" To the Bottom Of Wood Joists and 12" To The Bottom of Wood Girders. Provide a Min. Under Floor Access of 18"x24" Provide cross Ventilation of Minimum I Sq. Ft. Per 150 Sq. Ft. of Under Floor Area Excavations and Foundations; To Conform To Chapter 18 and 33; Ascending and Descending Slopes, Cuts, Cut/fills, All Footings Must Extend a Minimum of 12' into Undisturbed Soil or a Soil Investigation Report and a Report of Satisfactory Placement Of Fill Shall Be Provided To Permit Office For Review and Approval

Concrete

Typical at All Exterior Footings

2021 NMRBC R311.3

Landings at Doors Leading to outside.

Note: Min., 3' Landing Outside Of all

See Concrete Plan For Exact Locations.

Doors Leading Outside Of Building

18" Depth below grade, 6" Above

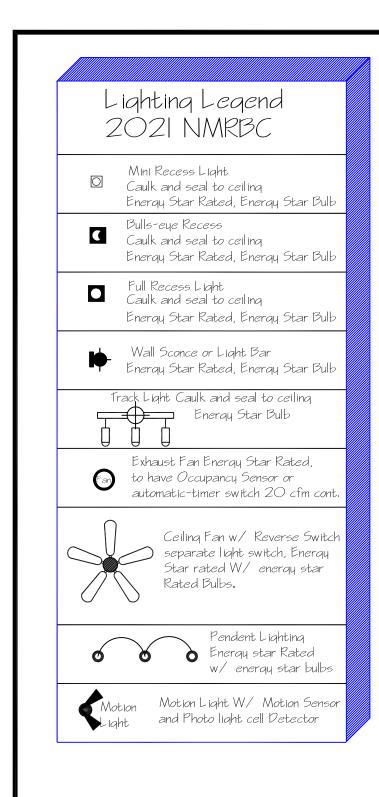
Grade. 24" Total footing from top

of slab to bottom of footing.

CITY OF ALBUQUERQUE

ABQ ADU Model 750

LAST REVISION DATE: 2/14/2024



Note:

An Electrode Encased By at Least 2" Of Concrete, Located Within and Near The Bottom of a Concreted 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"

All Outlets Shall Be 12" Fromm

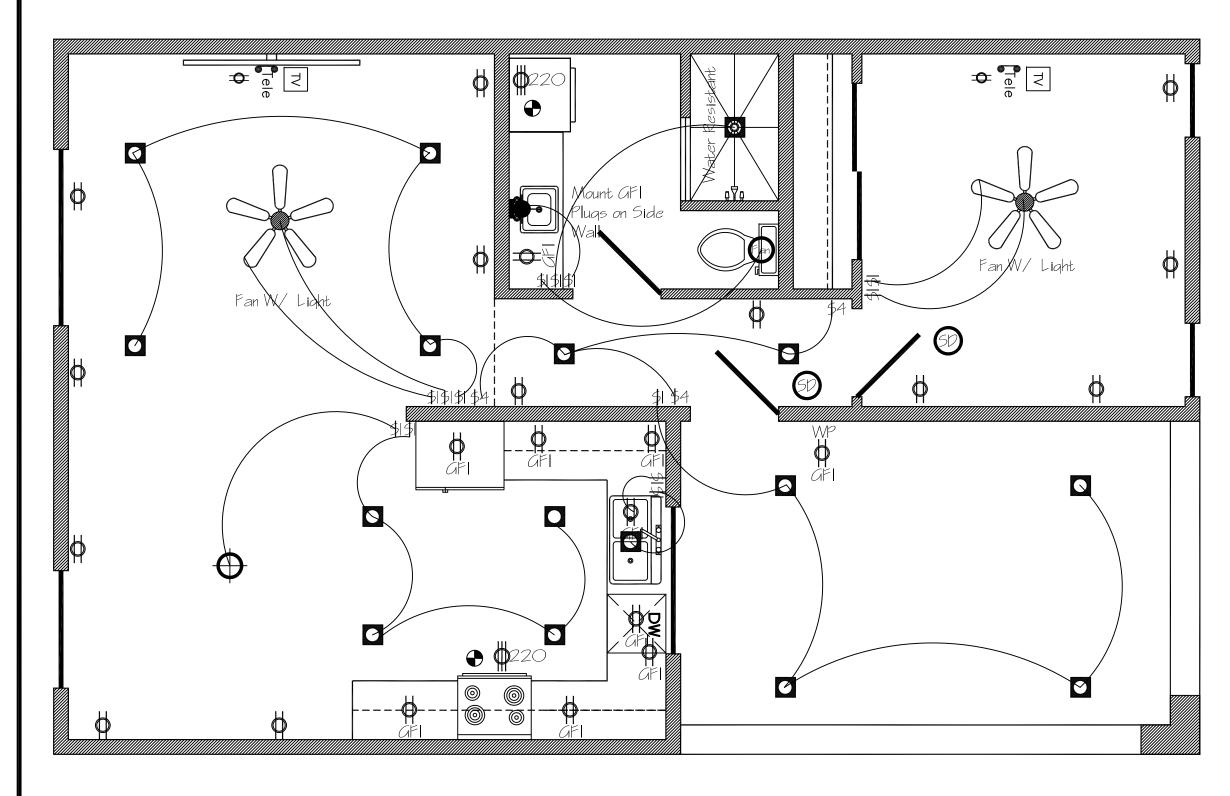
Electrical Notes;

- Finish Floor unless Otherwise
- All Outlets in Kitchen, Utility Room, and Garage to Be 44" above Floor and To Be Ground Fault Interupt Protected.
- Copper Wire To Be Used Throughout House and all Exterior light fixtures, outlets, and Switches to be Weatherproof, and Ground Fault Interupt.
- All Bathroom Outlets To Be Ground Fault interrupt device Egulpped.
- 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;

- I'' 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 permited and Executed as per Uniform Plumbing Code. Ice Maker Rough-in to be located behind Refridgerater.
- 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.



Plug Switch Legend NM 2015 IRC

- Wall Plua
- Ground Fault Interrupt Counter Plug
- Ground Fault Interrupt Exterior Plug
- **©**220 220 Volt 30 amp plug
- Natural Gas or Propane
- Cable TV or Satellite Outlet
- Tstat) Programmable Thermostat one for Each Heating Unit
- \$1 One Way Operated Switch
- \$3 Two Way Operated Switch
- \$4 Three Way Operated Switch
- \$17. Timer Operated Switch
- \$1P. Motion Sensor Switch
- Floor Floor Plug
- SD/CO Detector

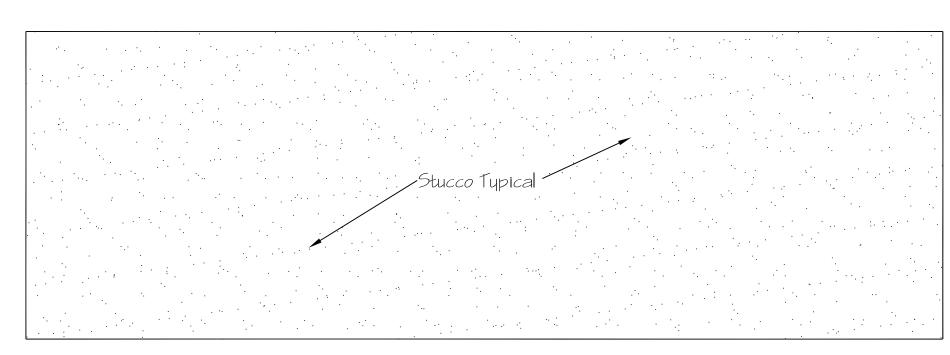
Note:

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

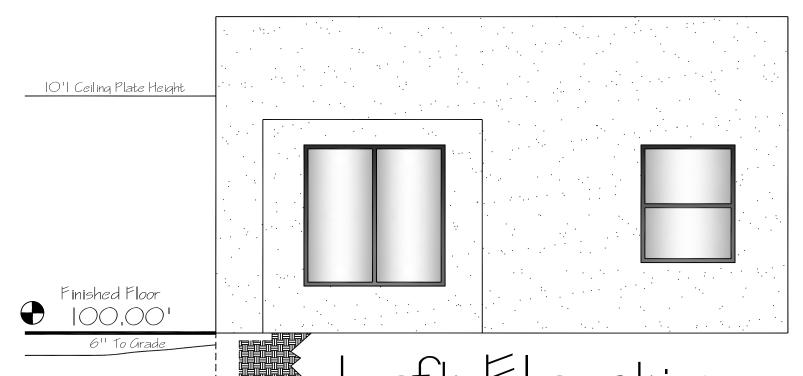
All electrical work must be accordance with the 2020 NM Electrical Code



Note: Arc-Fault Circuit-Interupter 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.

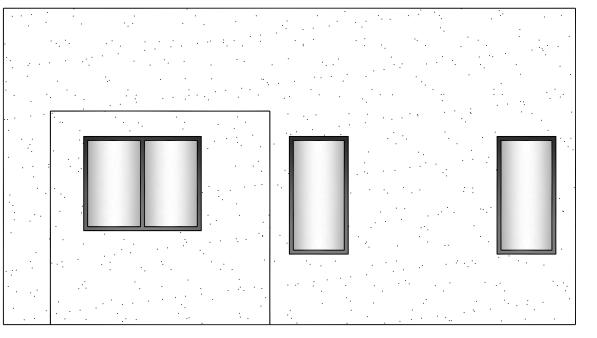


Back Elevation



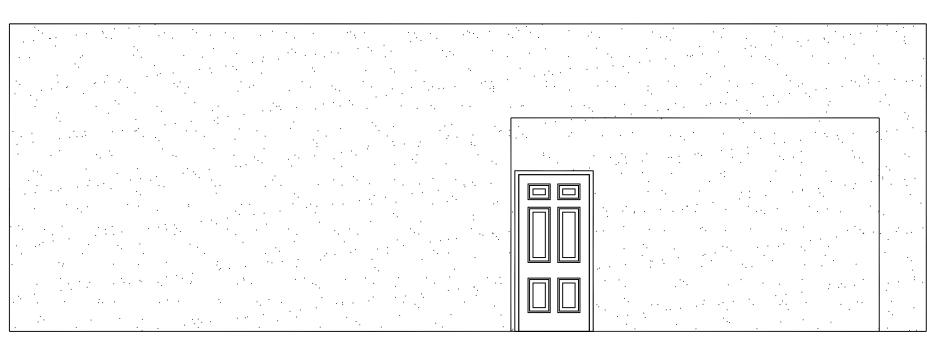
Provide 211 Recessed Windows

Left Elevation



Provide 21 Recessed Windows

Right Elevation



Front Elevation

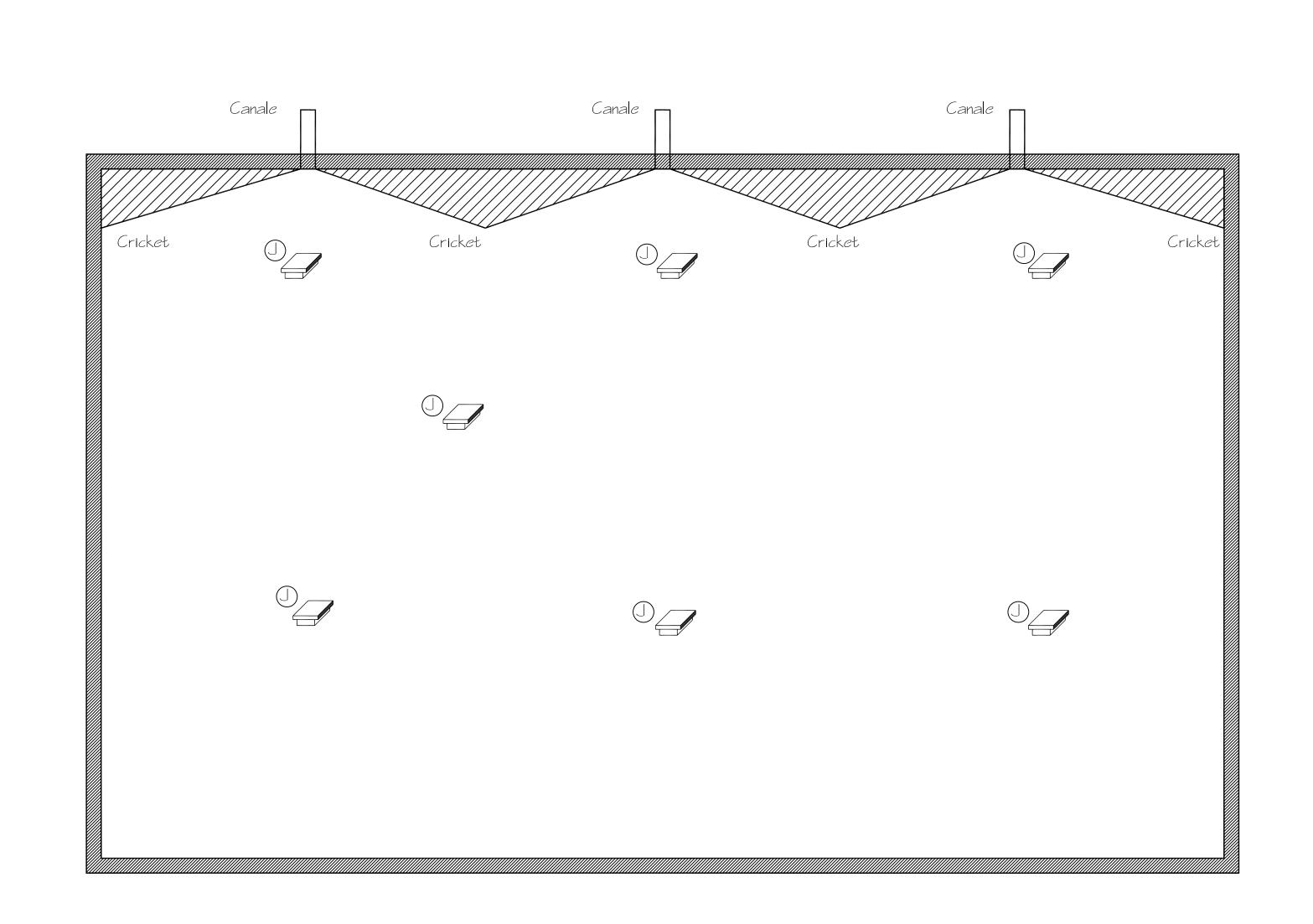
NTS

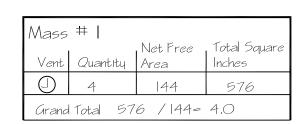


SHEET CITY OF ALBUQUERQUE

4 OF 6

ABQ ADU Model 750 FLATROOF

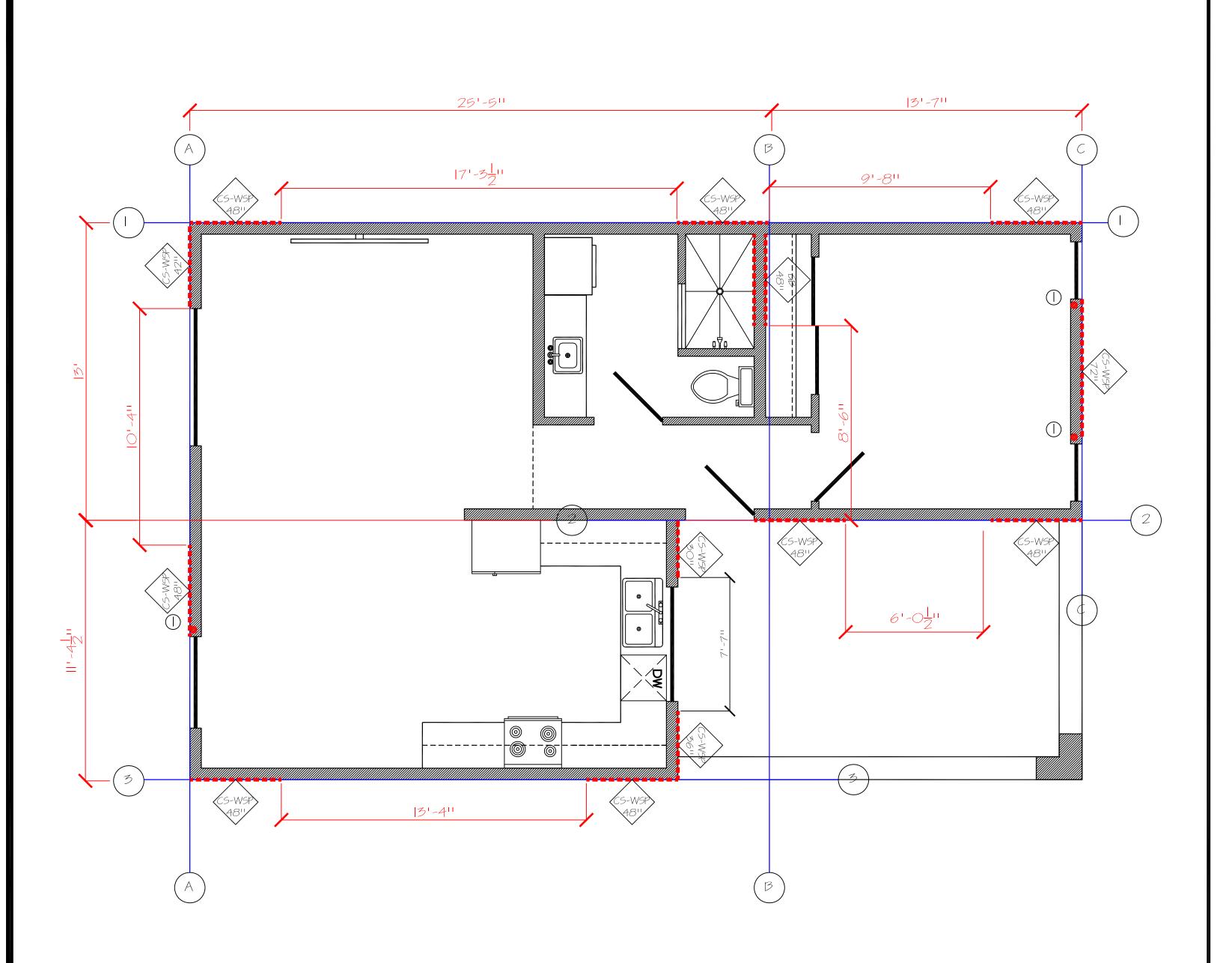




Venting Required/Provided Total Area Pitched or Flat Venting Required Venting Provided
Flat
600 600/150= 4.0 4.0 4.0

Ventilation

	Attic Venting C	hart	
Кеч	Vent Type	Brand	Net Free Area
\bigcirc	8"x16" Soffit Vent	Lomanco	65 Square inches
Ø	Sofflit vent strip	Tamilyn	12 Square Inches per fo
0	18"x24" Gable vent	Lomanco	190 Square inches
Ø	18" Round Gable vent	Mid America Inc.	26 Square inches
(22" Round Gable vent 00	Mid America Inc.	54 Square Inches
(14"x22" Archtop Gable vent	Mid America Inc.	50 Square Inches
a	8"x16" Stucco Vent	CMI Inc.	51 Square inches
(14"x18" Gable vent	Lomanco	56 Square Inches
0	12"x12" Gable Vent	Lomanco	106 Square Inches
0		Lomanco	144 Square inches
\bigcirc	VN 3030 21"x21" W/ Bird Screen	CJ Metal Products	420 Square inches
0	Tile Ridge Vent TRV-4	Lomanco	18 Square Inches Per Liner Ft.
()	Soffit vent strip	Tamilyn	12 Square inches per fo
\bigcirc	O'Haqin	O'Haqin's,Inc.	72 Square inches
0	Shingle and Metal Ridge Lo-OmniRoll	Lomanco	II Square inches Per Liner Ft.
0	IV-9 Tile Vent	Lomanco	36 Square Inches
©	DA-4 Edge Vent	Lomanco	36 Square Inches
\mathbb{C}	140 Continuous Soffit Vent	Lomanco	88 Square inches



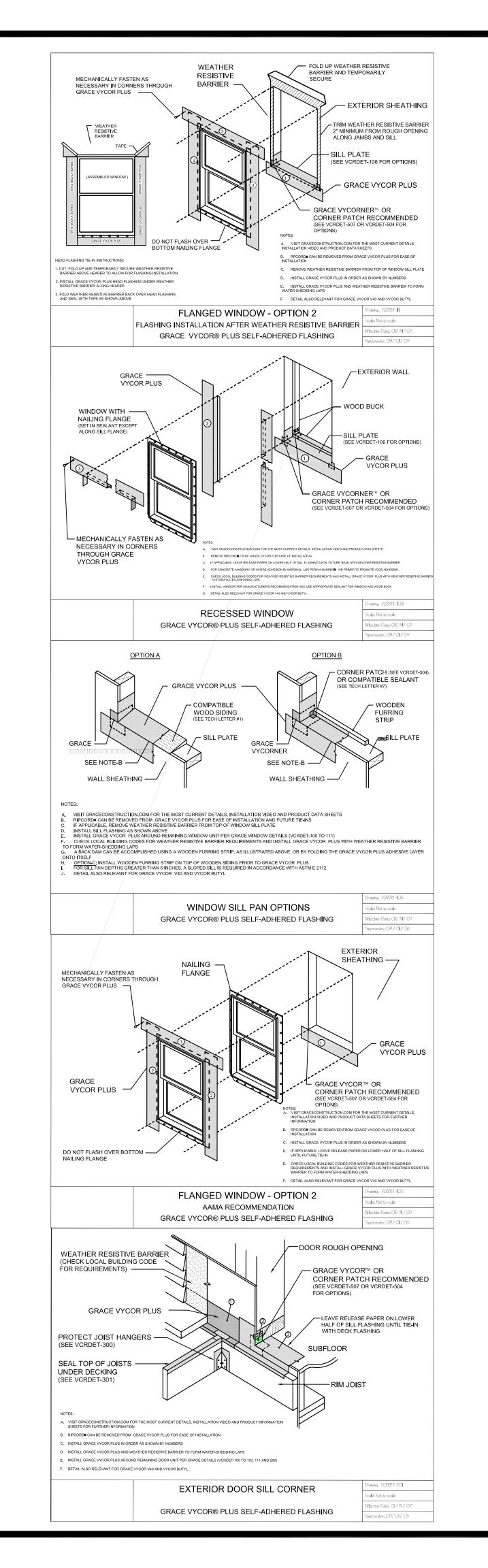
LAST REVISION DATE: 2/14/2024

Wall Brace

◯ Hold downs Schedule ♠ DTT2Z
1825 lbs

CITY OF ALBUQUERQUE SHEET 5 OF 6

ABQ ADU Model 750 FLATROOF



Air Leak age

Building Thermal Envelope.

The Building thermal envelope shall be durably sealed to

limit infiltration. The sealing methods between dissimilar

Typical Exterior Corner To allow

Typical Exterior Wall Tee To

Allow Insulation behind void.

[21.2]

Insulation behind void.

R-21 Insulation

2x6 stud

2x on edge ladder

Double Top plate

2x on edge ladder

Intercepting Wall

2-10d Nalls

materials shall allow for differential expansion and con-traction. The Following shall be caulked, gasketed, weather stripped or otherwise sealed with an air barrier material.

Solar Reflectivity:

All Flat Roof Area's to be coated with "Solar Mastic" TM Ultra premium cool roof coating or Equivalent in White or Desert Tan,

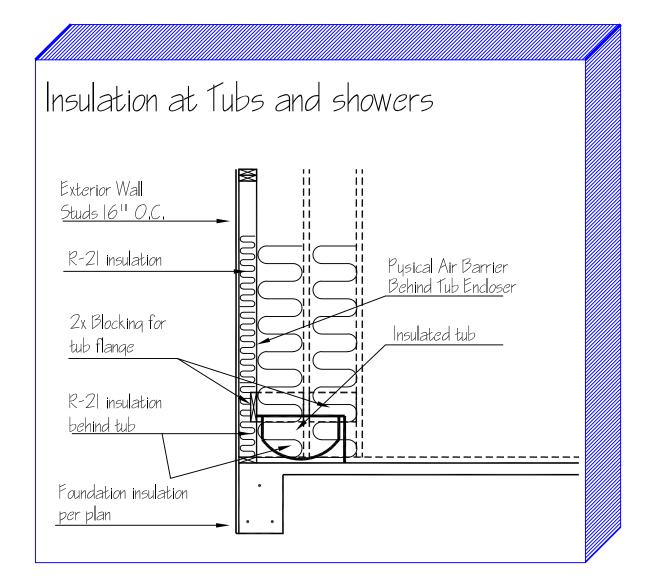
Critical Note;
All Windows, doors and skylights to
be caulked, gasketed, weatherstripped
or otherwise sealed with an air barrier
material, suitable film or solid material.

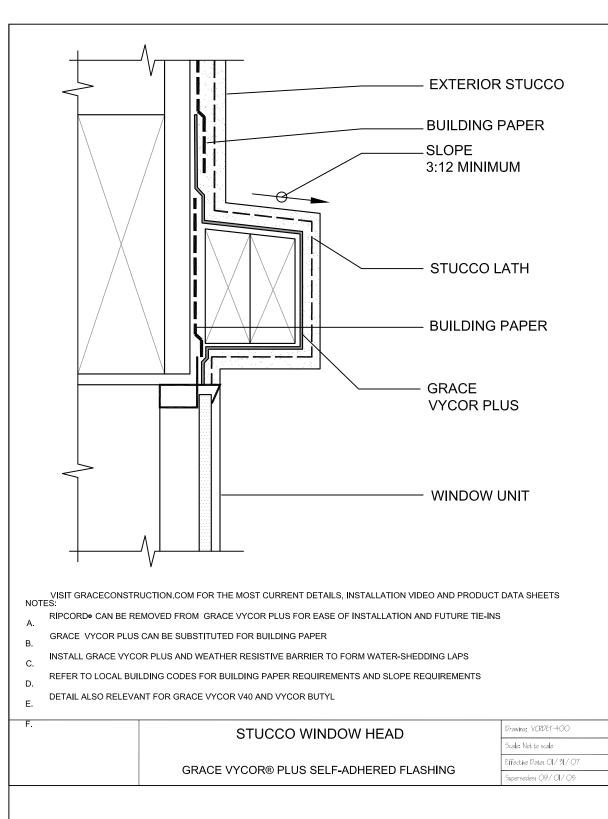
per energy code.

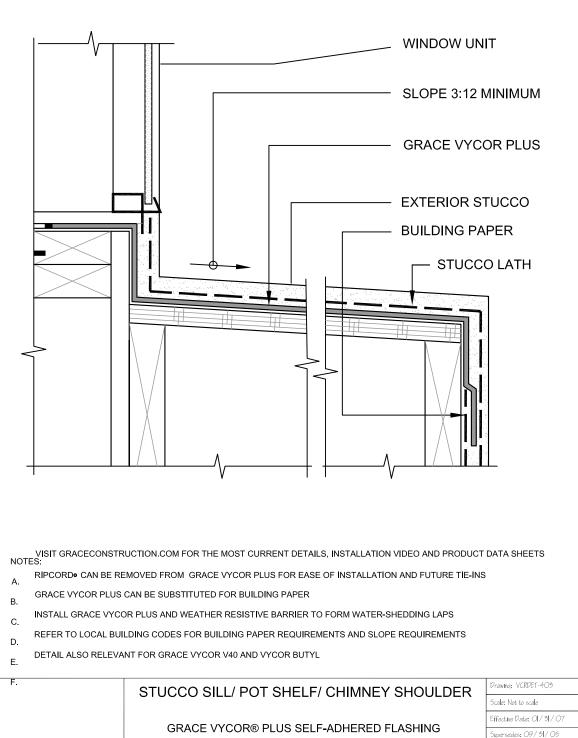
FLASHING:

NMRBC R703,4

Provide Flashing per 2021







Insulation Details

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CITY OF ALBUQUERQUE

ABQ ADU Model 750

FLAT DOOF