

# 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

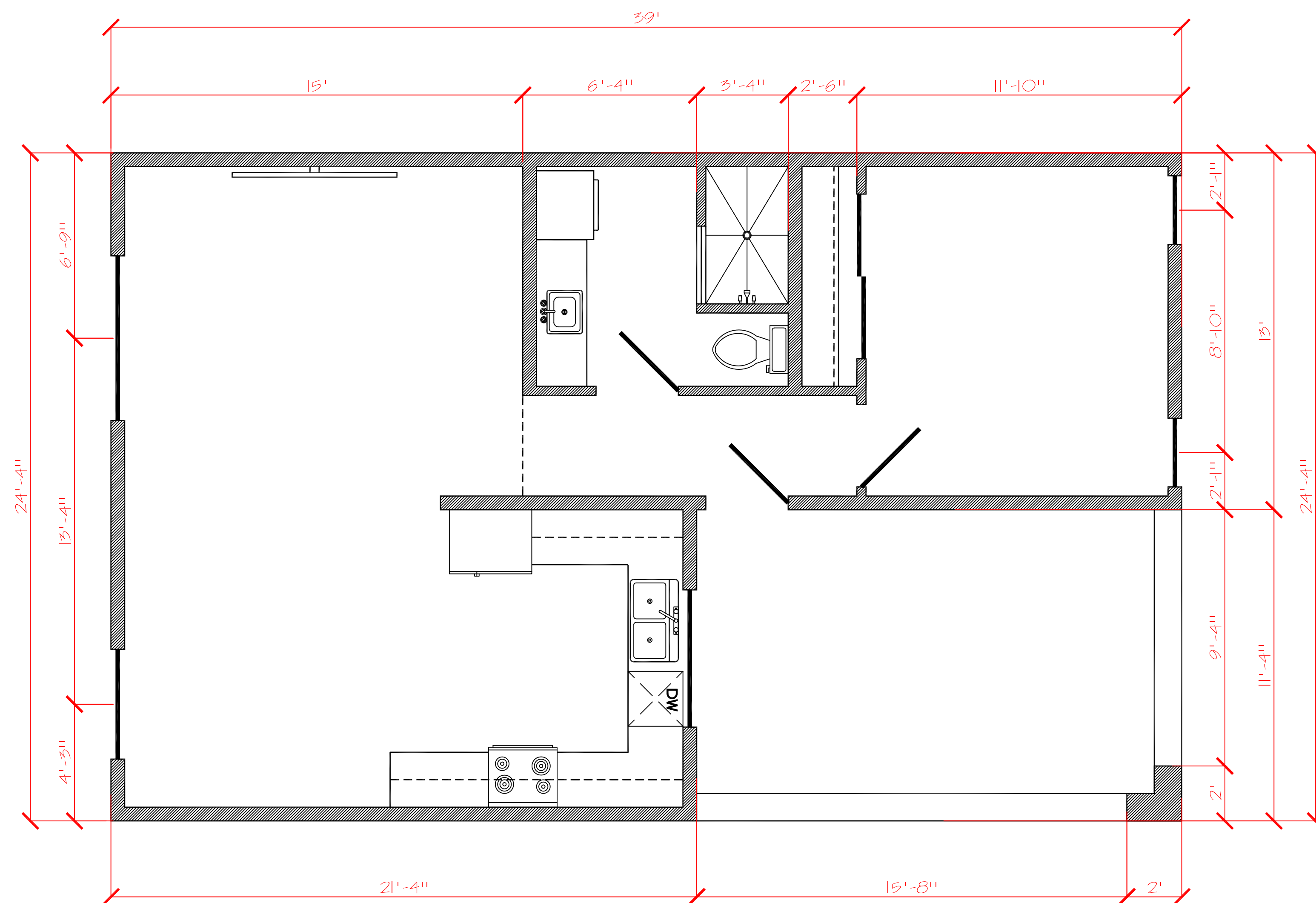
#### **Applicable Code Editions:**

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.

LAST REVISION DATE: 2/14/2024

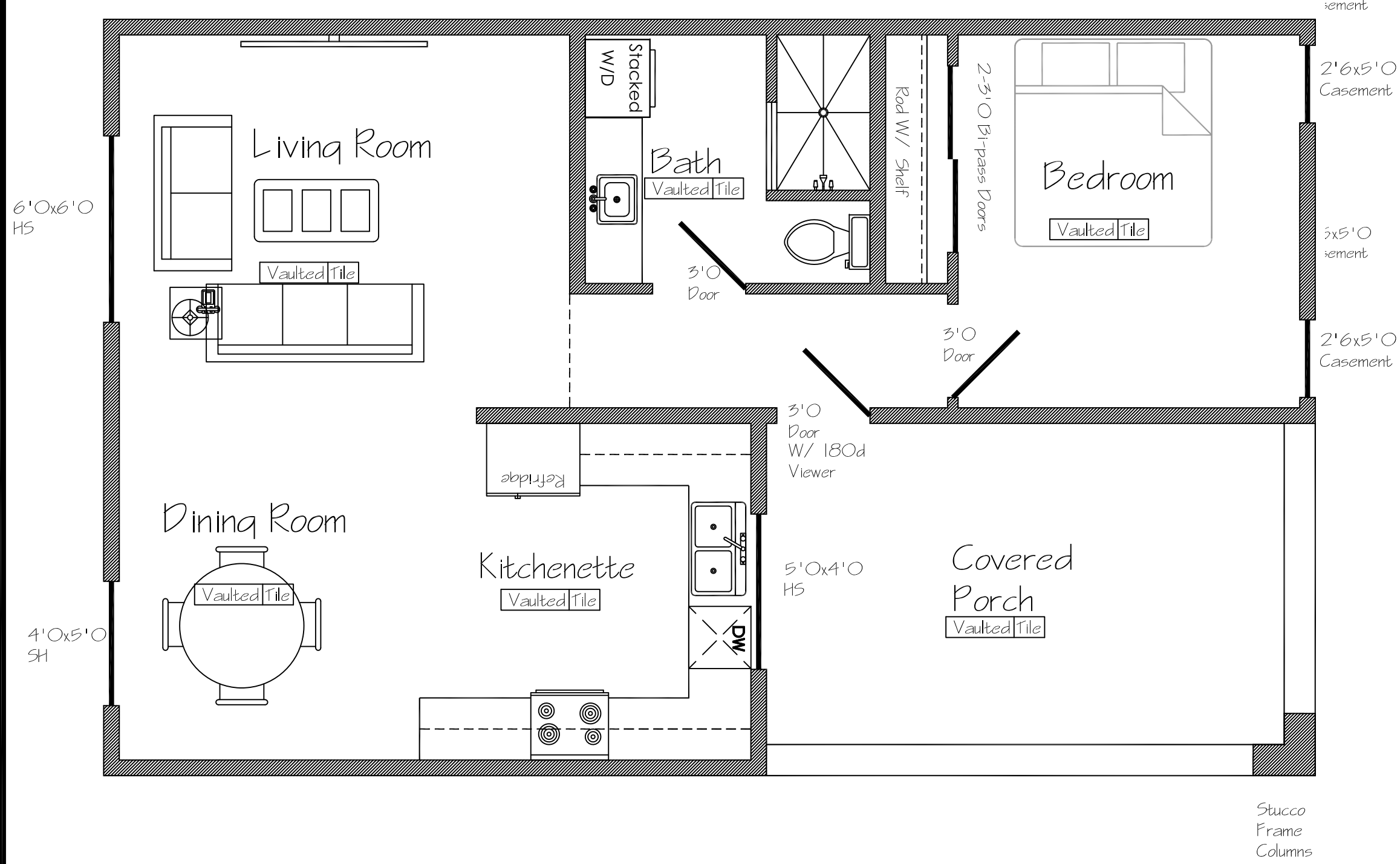
SHEET	CITY OF ALBUQUERQUE
1 OF 6	ABQ ADU Model 750 FLAT ROOF



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



Floor Plan  
NTS

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 10/10 Wadded Wire Mesh.  
Broom Finish All Exterior Concrete.  
2" #4 Re-bar Continuous in Footings and Thickened Slabs. Min. 40 Diameters Lap, and Wire Tight. All Stem Walls Fully Grouted.  
1/2" 2" Anchor Bolts A-36 To Protrude 2-1/2" Embedded 8" At stem Wall.  
2" Urethane Insulation at Perimeter of Building and at heated 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" OSB. Weatherwood Block all edges of panels. Exterior Walls To be Covered With 2 Layers Grade D Building paper or Optional 2 Layers Tyvek House Wrap. 17 Gauge Stucco Netting W/ 3 Coat 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 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 Lb. 7/16" OSB with H clips at Roof sheathing Sinker 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. 3/12 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

SHEET	CITY OF ALBUQUERQUE
2 OF 6	ABQ ADU Model 750 FLAT ROOF

LAST REVISION DATE: 2/14/2024







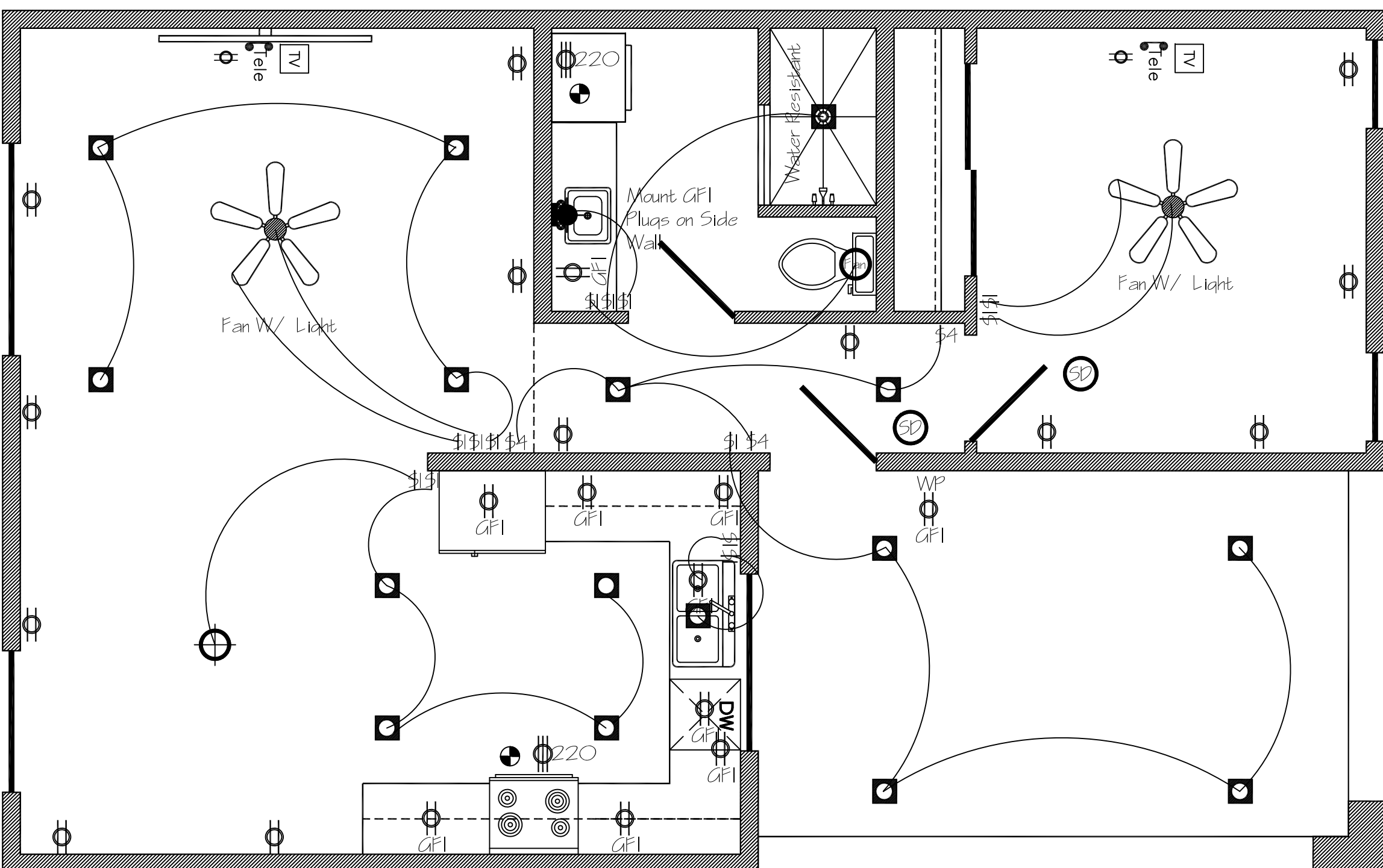
Lighting Legend 2021 NMRBC	
	Mini Recess Light Caulk and seal to ceiling Energy Star Rated, Energy Star Bulb
	Bullseye Recess Caulk and seal to ceiling Energy Star Rated, Energy Star Bulb
	Full Recess Light Caulk and seal to ceiling Energy Star Rated, Energy Star Bulb
	Wall Sconce or Light Bar Energy 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 Throughout House and all Exterior light fixtures, outlets, and switches to be Weatherproof, and Ground Fault Interrupt Protected.  
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 Whirlpod 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.



Plug Switch Legend NM 2015 IRC	
	Wall Plug
	Ground Fault Interrupt Counter Plug
	Waterproof Ground Fault Interrupt Exterior Plug
	220 Volt 30 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

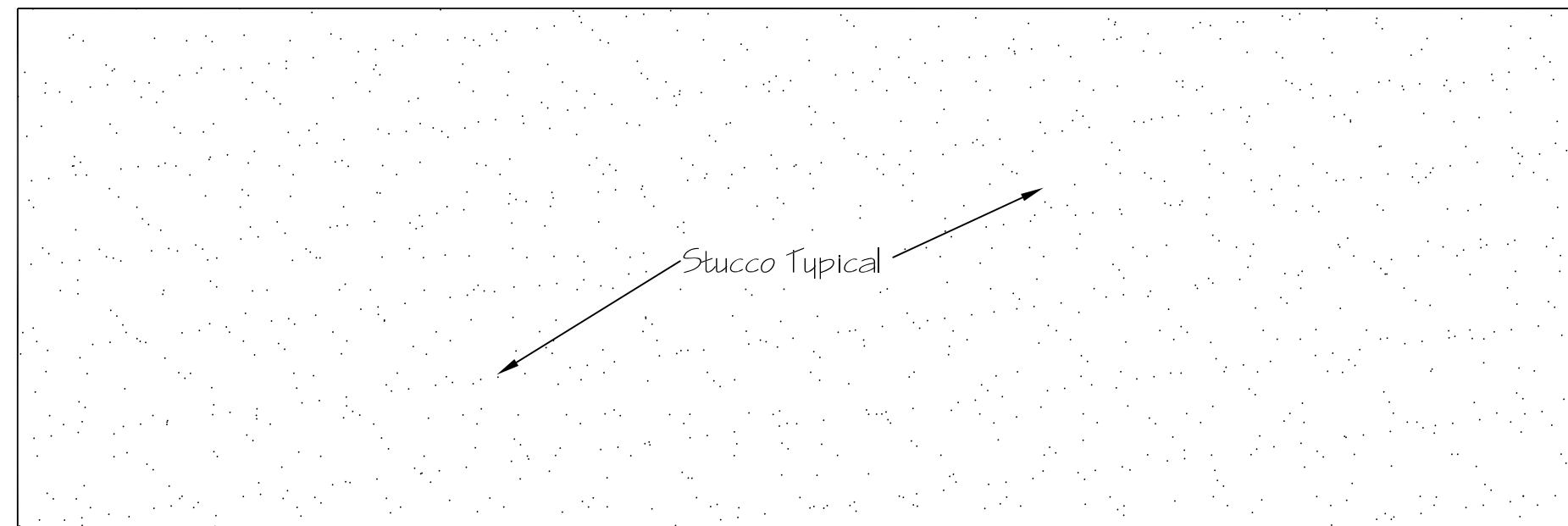
**Note:**  
Provide WP/ GFI Protected Receptacle within 25' of Exterior Mechanical Equipment

**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.

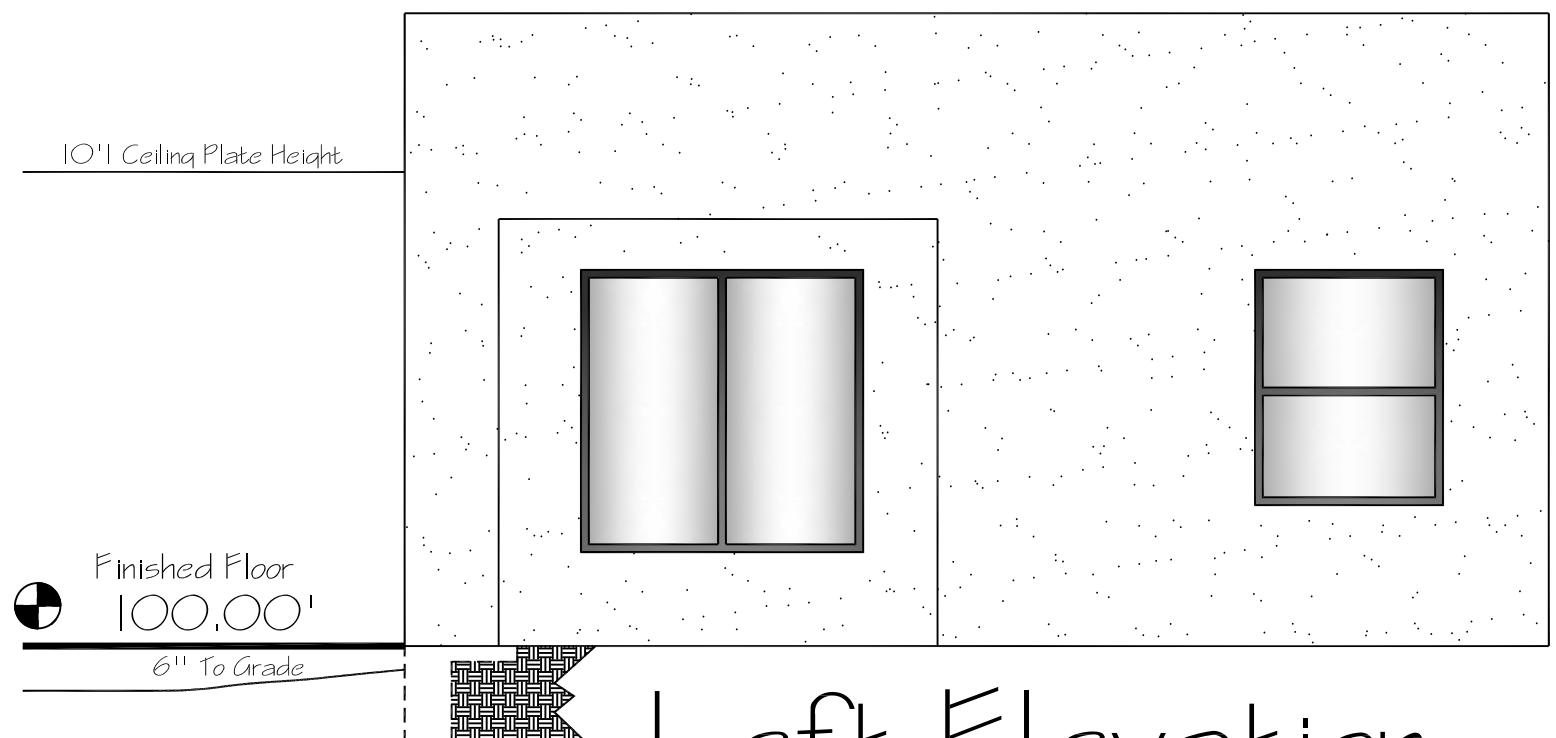
All electrical work must be accordance with the 2020 NM Electrical Code

# Electrical

NTS

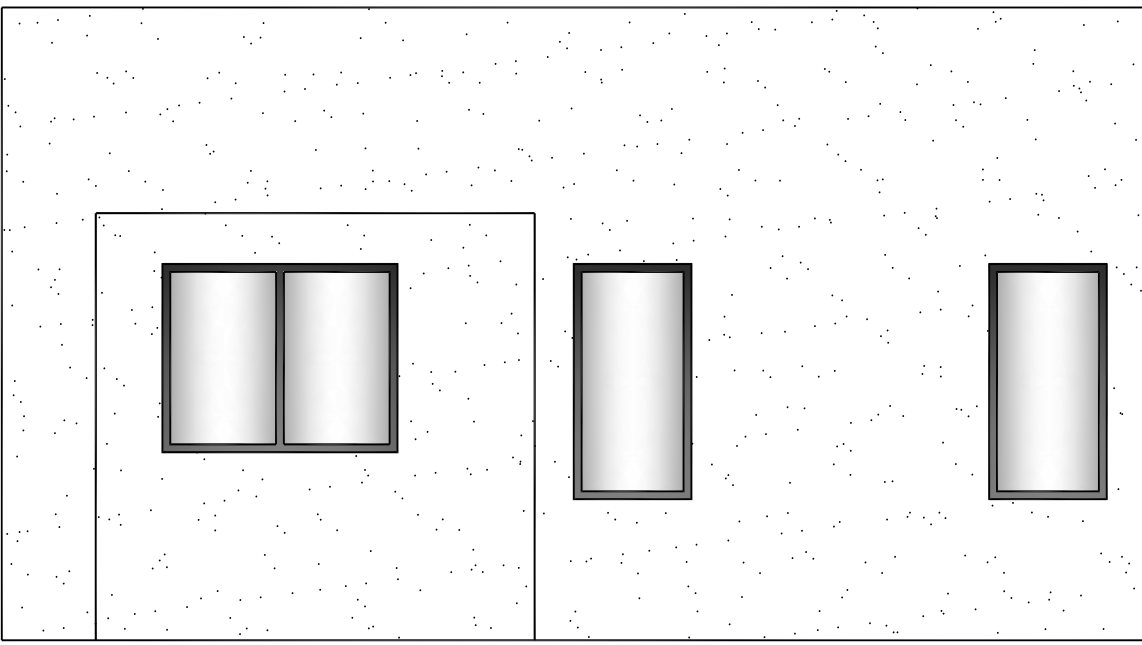


Back Elevation



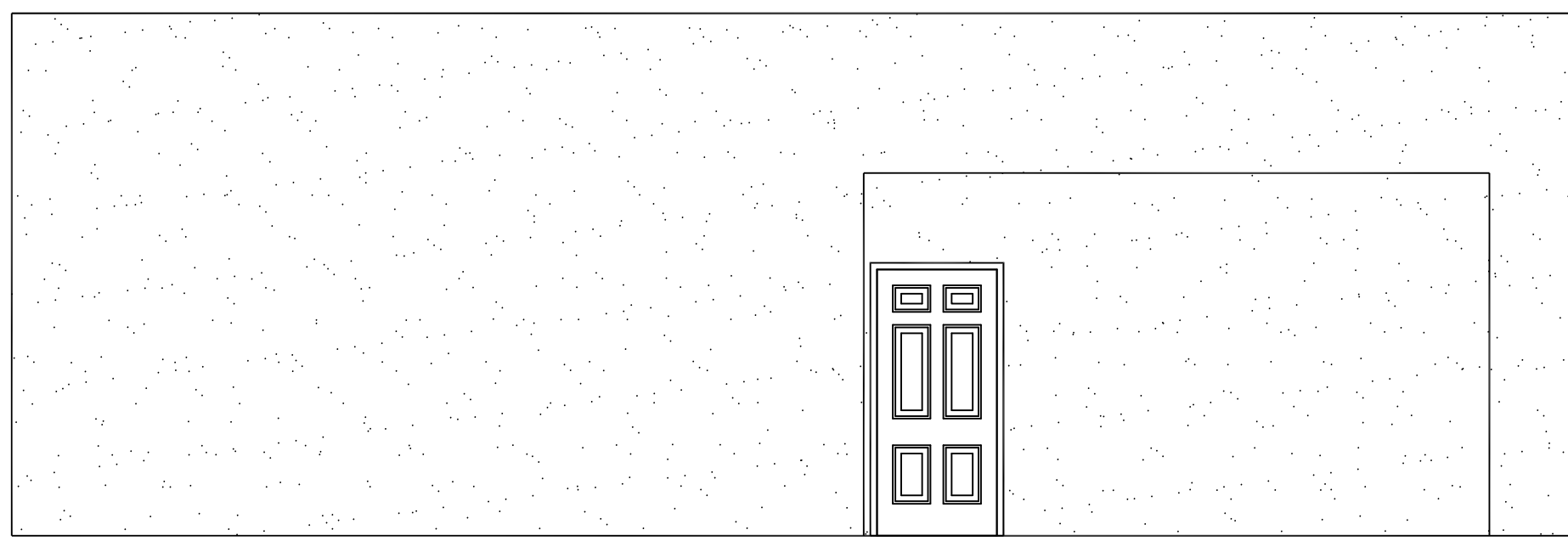
Left Elevation

Provide 2" Recessed Windows



Right Elevation

Provide 2" Recessed Windows

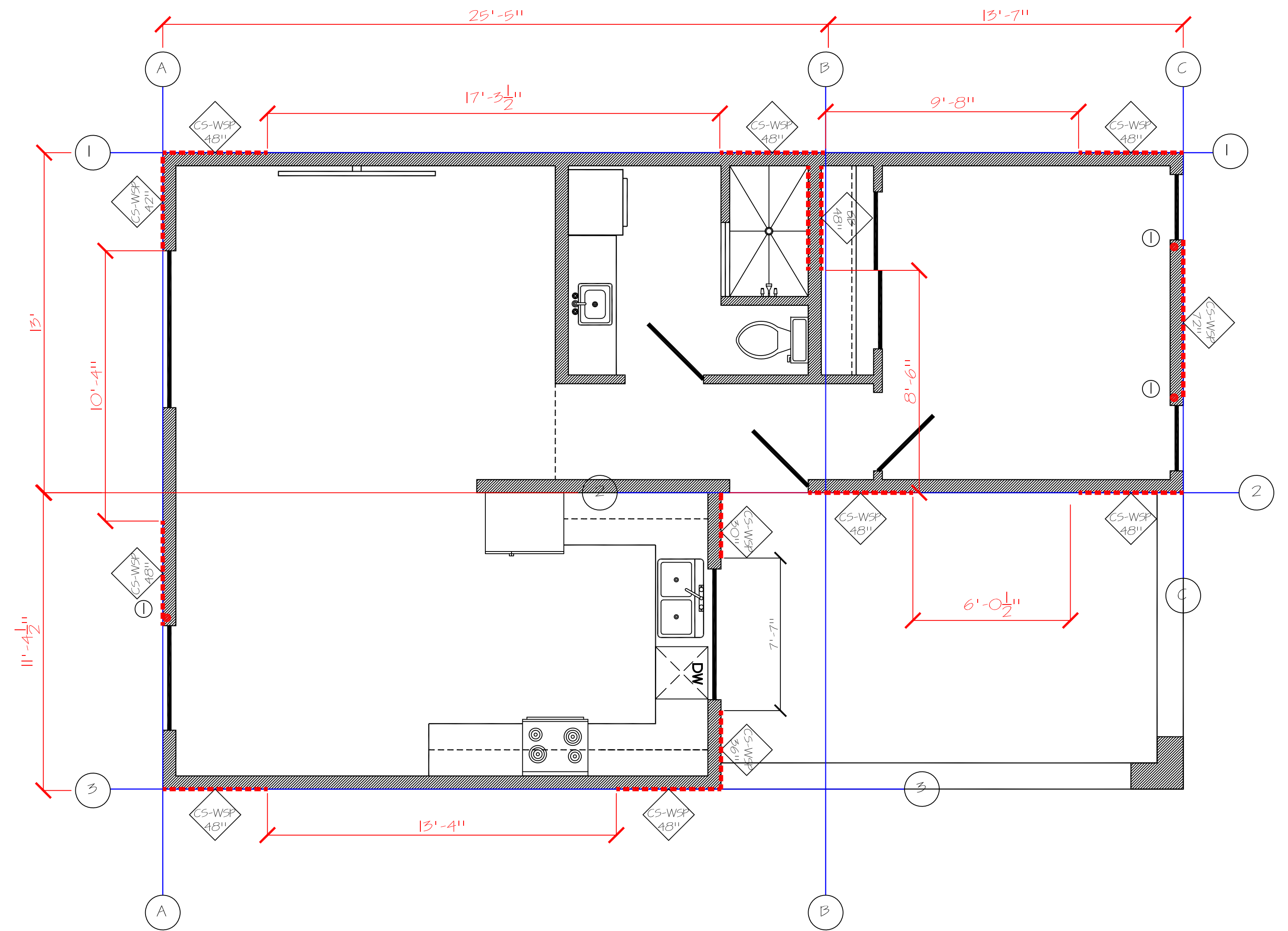
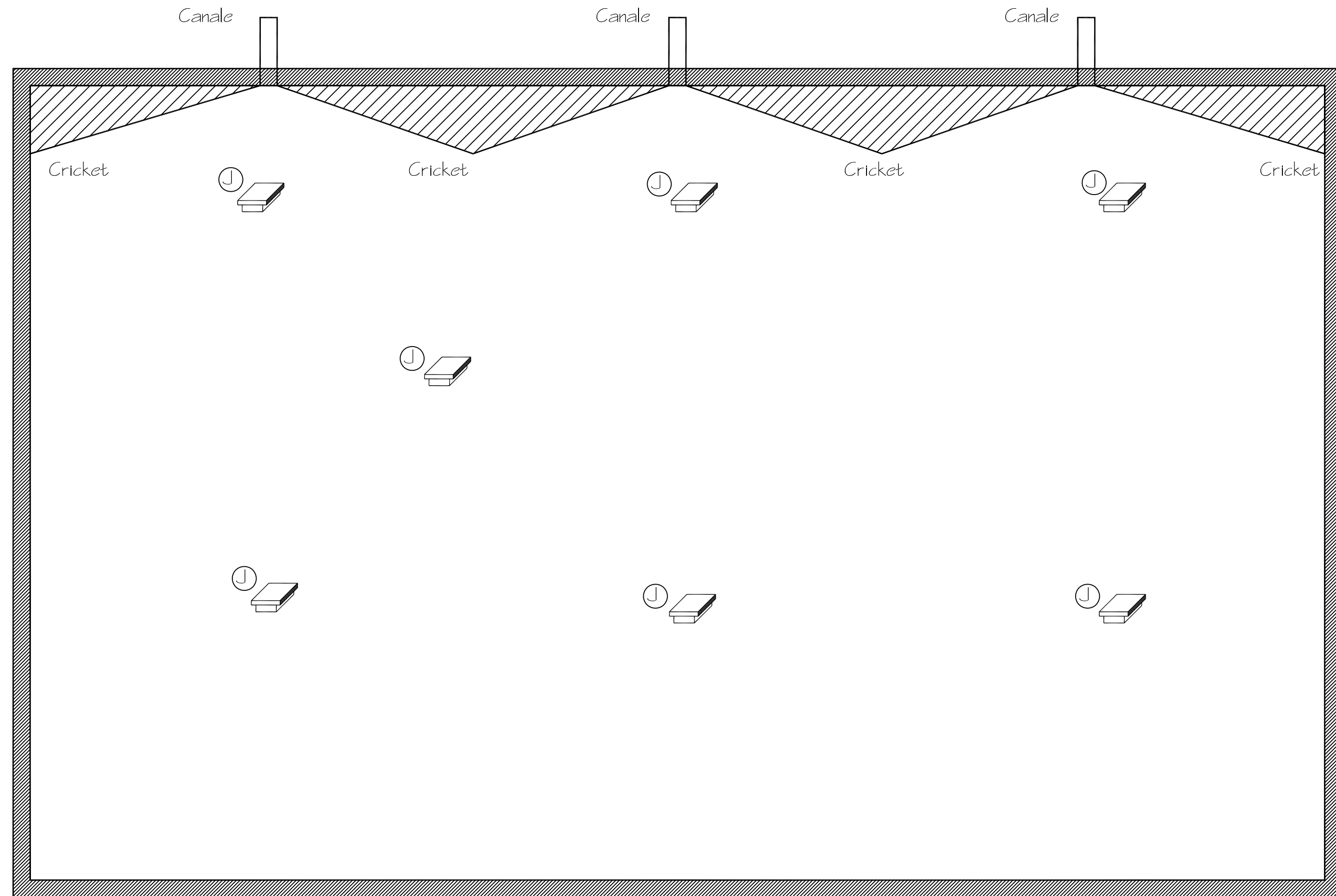


Front Elevation

# Elevations

NTS

SHEET	CITY OF ALBUQUERQUE
4 OF 6	ABQ ADU Model 750 FLAT ROOF



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
	600	600/150 = 4.0	4.0	4.0

# Ventilation

NTS

Attic Venting Chart			
Key	Vent Type	Brand	Net Free Area
⊙	8" x 16" Soffit Vent	Lomanco	65 Square Inches
⊙	Soffit vent strip	Familyn	12 Square Inches per foot
⊙	18" x 24" Gable vent	Lomanco	180 Square Inches
⊙	18" Round Gable vent	Mtd America Inc.	26 Square Inches
⊙	22" Round Gable vent	Mtd America Inc.	64 Square Inches
⊙	14" x 22" Architect Gable vent	Mtd America Inc.	60 Square Inches
⊙	8" x 16" Stucco Vent	CM Inc.	81 Square Inches
⊙	14" x 18" Gable vent	Lomanco	56 Square Inches
⊙	12" x 22" Gable Vent	Lomanco	106 Square Inches
⊙	195 20" x 29" x 7.75"	Lomanco	144 Square Inches
⊙	VN 5050 21" x 21" W/ Blind Screen	C.J. Metal Products	420 Square Inches
⊙	Tile Ridge Vent TRV-4	Lomanco	15 Square Inches Per Linear Ft.
⊙	Soffit vent strip	Familyn	12 Square Inches per foot
⊙	O'Hagan	O'Hagan's, Inc.	72 Square Inches
⊙	Shingle and Metal Ridge Lo-Omnifall	Lomanco	11 Square Inches Per Linear Ft.
⊙	TV-9 Tile Vent	Lomanco	56 Square Inches
⊙	DA-4 Edge Vent	Lomanco	56 Square Inches
⊙	140 Continuous Soffit Vent	Lomanco	88 Square Inches

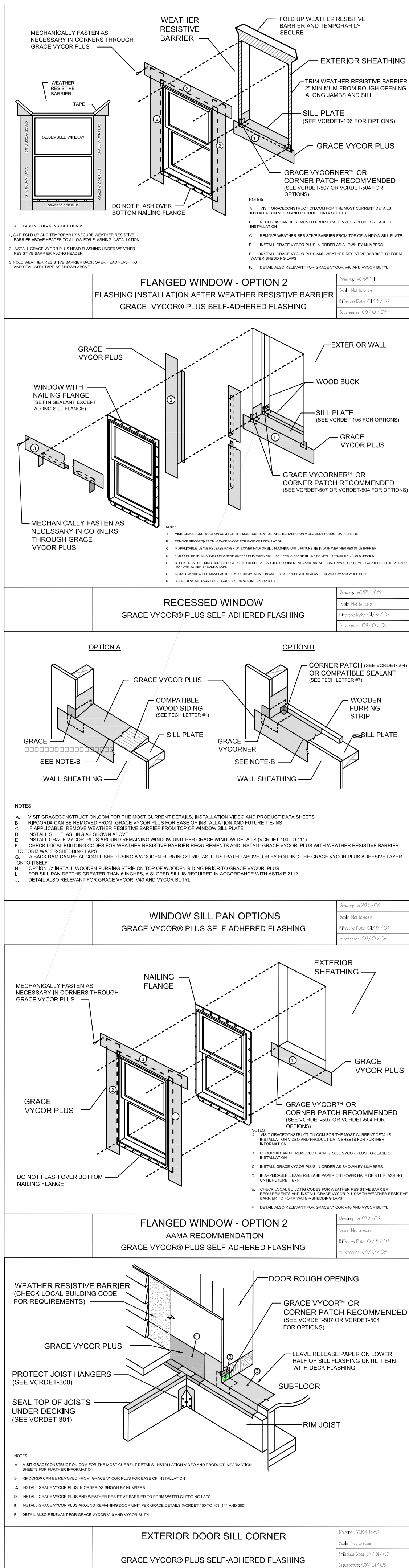
Hold downs Schedule		
⊙	D112Z	1825 lb

# Wall Brace

NTS

SHEET	CITY OF ALBUQUERQUE
5 OF 6	ABQ ADU Model 750 FLAT ROOF

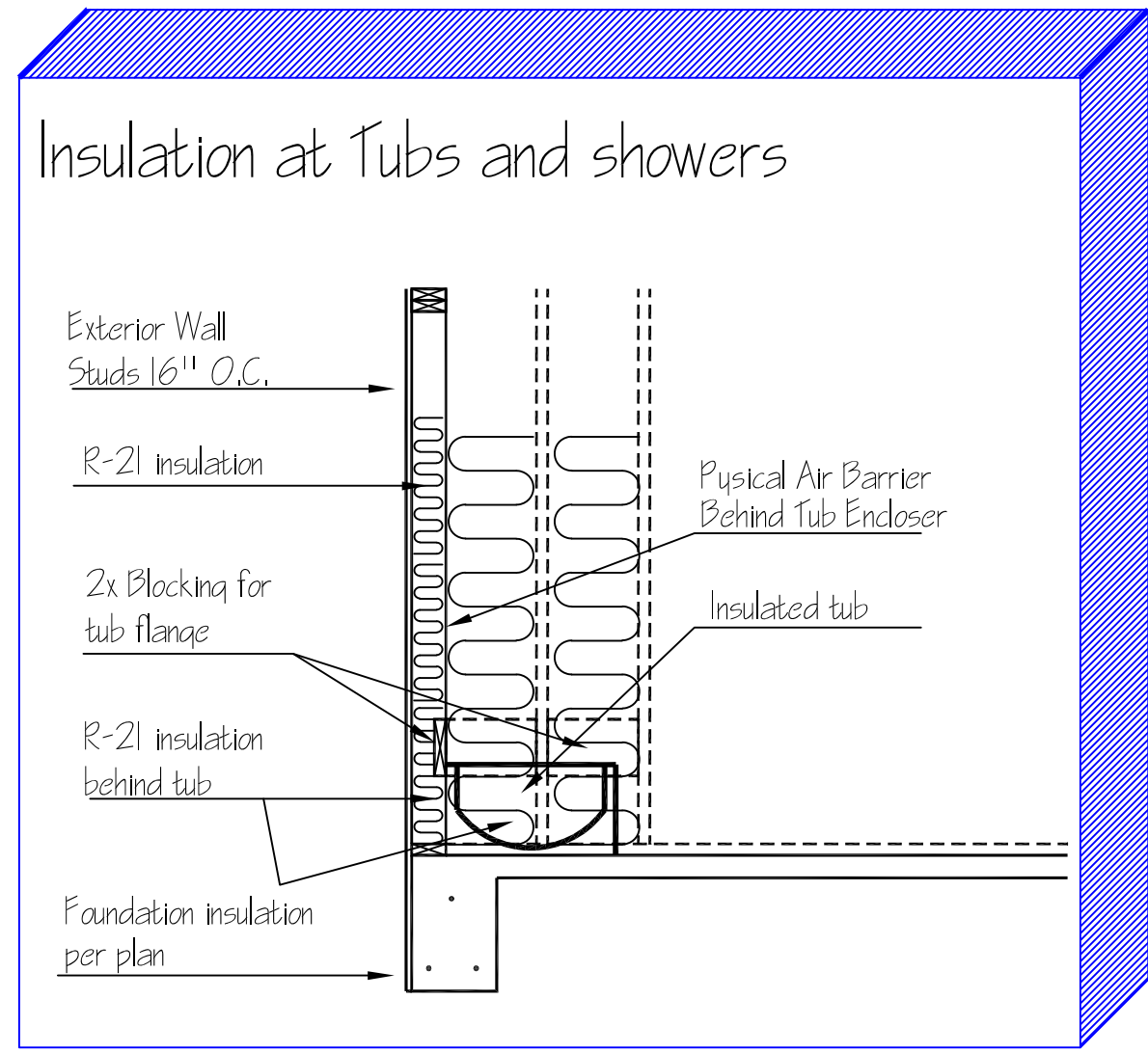
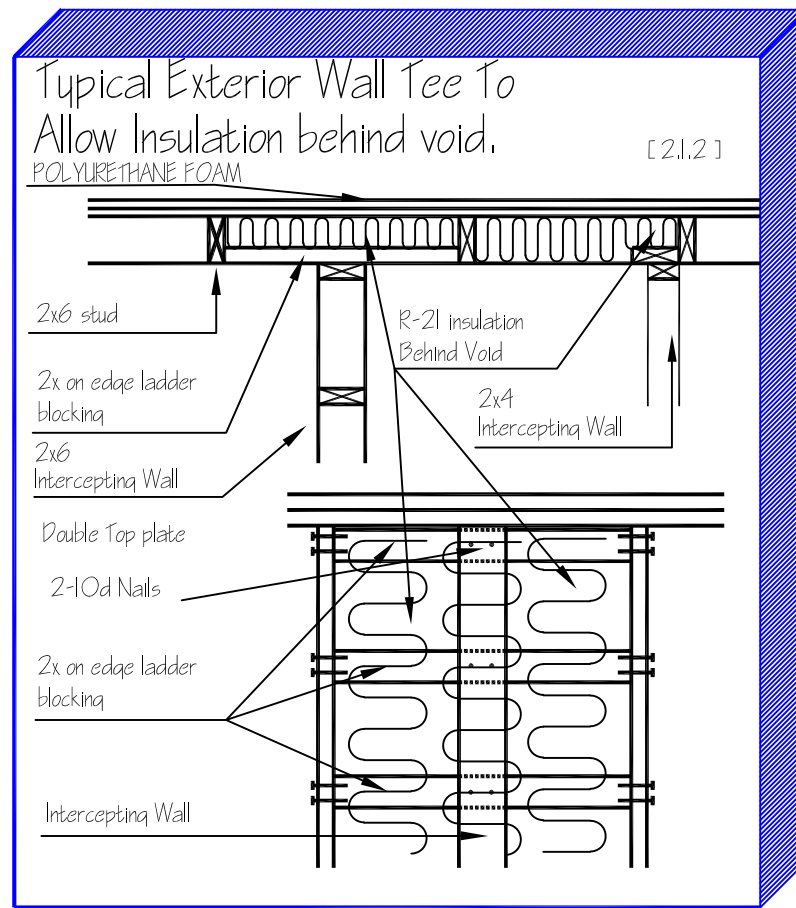
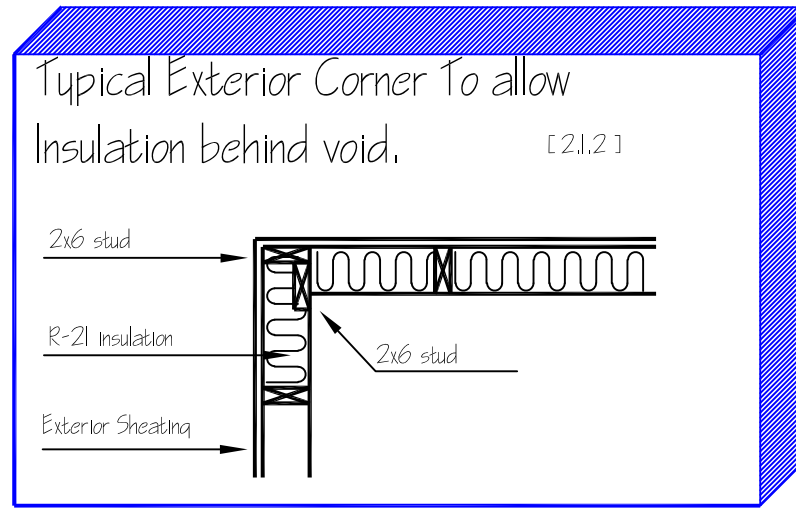




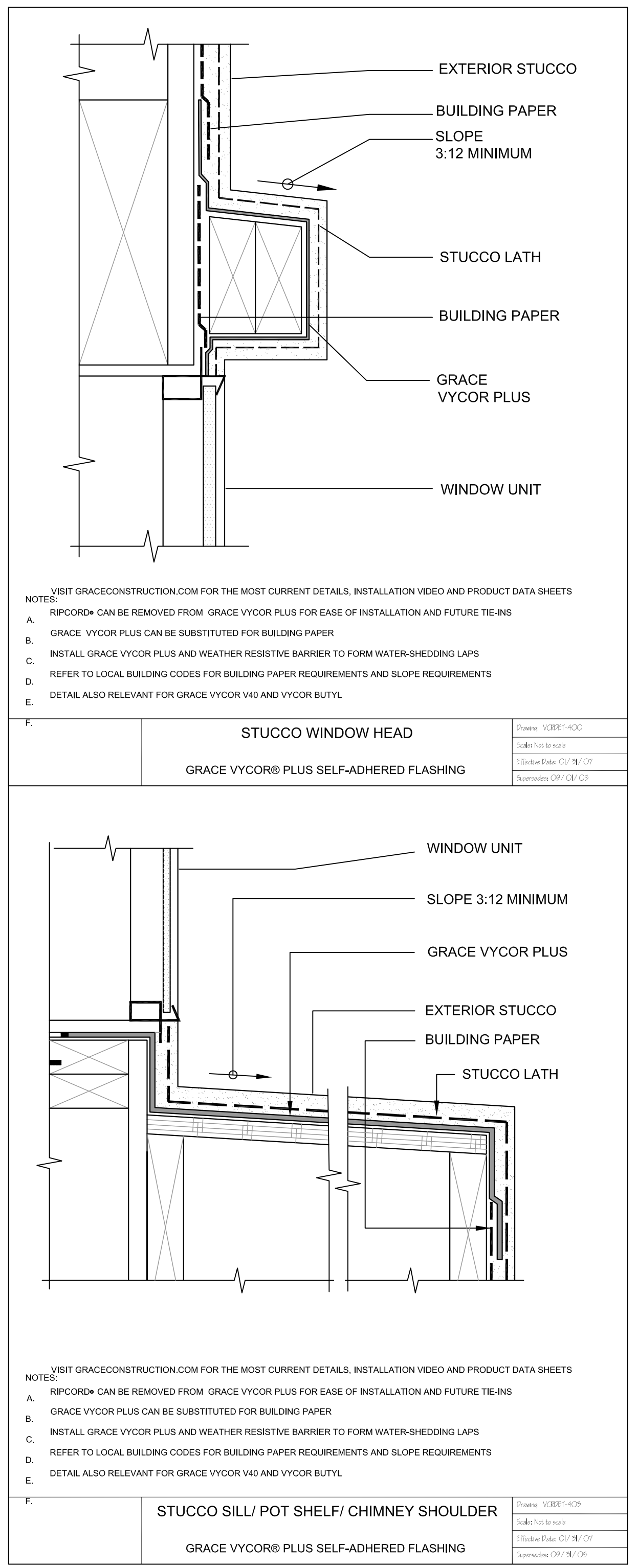
**Air Leakage**  
Building Thermal Envelope.  
The Building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The Following shall be caulked, gasketed, weather stripped or otherwise sealed with an air barrier material, suitable film or solid material.

**Solar Reflectivity:**  
All Flat Roof Area's to be coated with "Solar Mastic"™ Ultra premium cool roof coating or Equivalent in White or Desert Tan, per energy code.

**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.



**FLASHING:**  
Provide Flashing per 2021 NMRBC R703.4



# Insulation Details

NTS

LAST REVISION DATE: 2/14/2024

SHEET	CITY OF ALBUQUERQUE
6 OF 6	ABQ ADU Model 750
	FLAT ROOF