

PROJECT SUMMARY:

ADDING A NEW KITCHENETTE ON AND STORAGE CLOSETS MAIN LEVEL IN SUITE A & B BUILDING
ALSO CONVERTING EXISTING MEZZANINE TO OFFICE SPACE.

GENERAL NOTES:

1. CONTRACTOR TO ISOLATE ALL UTILITIES PRIOR TO DEMOLITION TO AVOID FLOOD OR ELECTRICAL SHOCK.

PROJECT DATA

PROJECT: SANTA FE MOUNTAIN CENTER
1160 PARKWAY DRIVE SUITE A&B
SANTA FE, NM 87110

ARCHITECT: ROBERT RAYNER, ARCHITECT
NM REG. #4948
730 SAN MATEO BLVD. SUITE 1
ALBUQUERQUE, NM 87108
505-792-6224

BUILDER: SANTA FE COUNTY - PUBLIC WORKS
C-2

PROPERTY UPC: 1051097001194

LEGAL DESC: LOT 52, RICHARDS AVE. BUSINESS PARK
1160 PARKWAY DRIVE SUITES A&B
SANTA FE, NM

ACRES: 288 AC

BUILDING CODE: INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2009
INTERNATIONAL BUILDING CODE (IBC) 2009
NEW MEXICO BUILDING CODE (COMMERCIAL)

ACCESSIBILITY CODE: ICC/ANSI A 117-1-2006

CONST. TYPE: V/B

BUILDING AREA: 920 SF, EXTERIOR REMODEL

ALLOWABLE AREA: 9000 SF

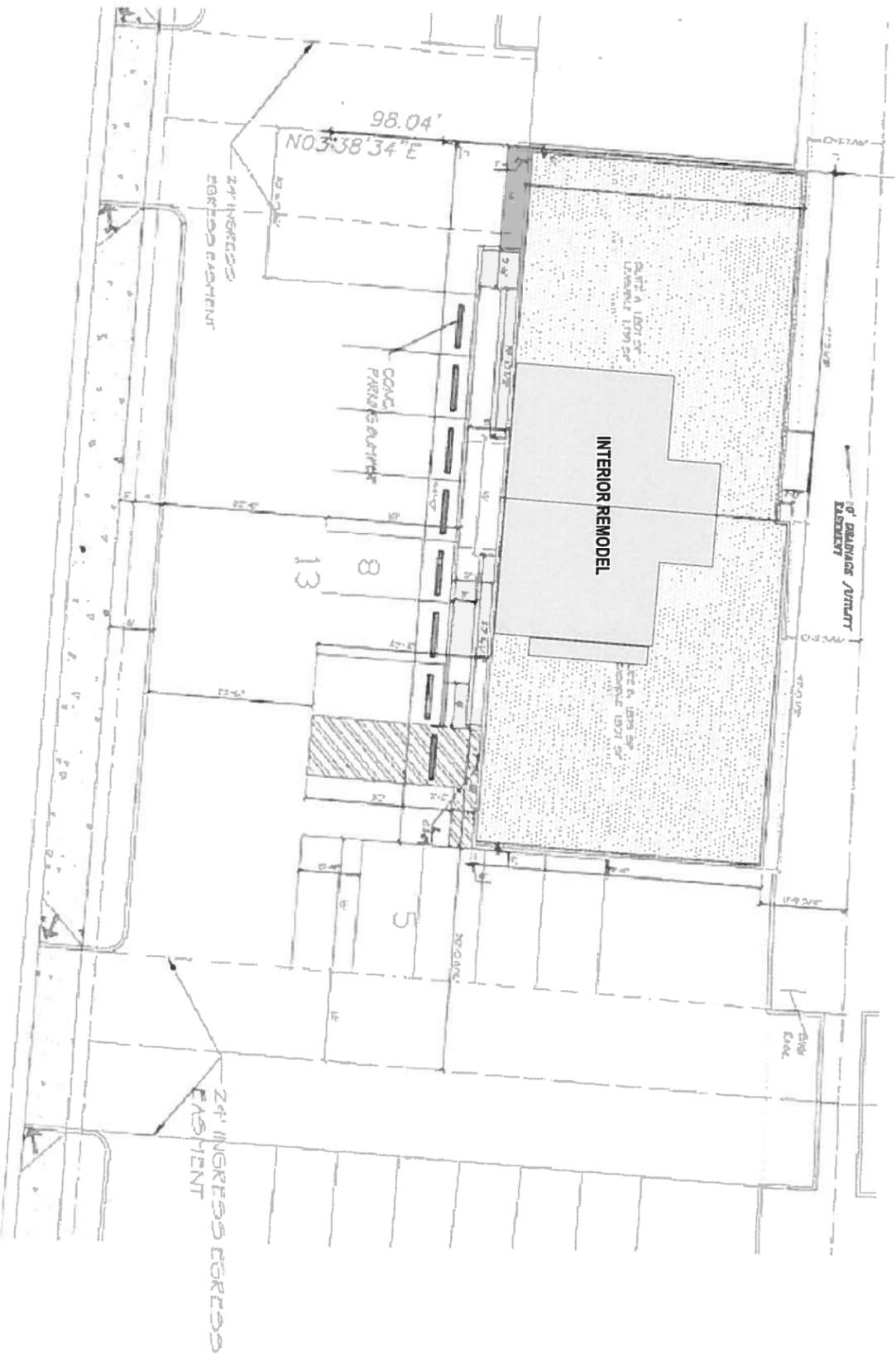
BUILDING HEIGHT: 23'-6"

OCCUPANCY TYPE: B

PARKING: PARKING IS EXISTING AND UNCHANGED

INDEX OF DRAWINGS:

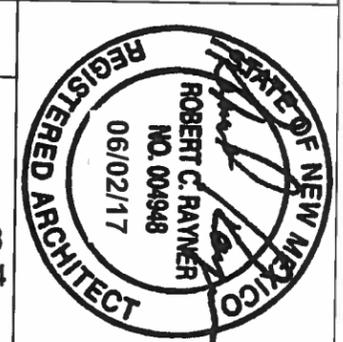
- C100 SITE PLAN, PROJECT DATA, & ROOF PLAN
- A100 MAIN LEVEL FLOOR PLAN & UPPER LEVEL FLOOR PLAN.
- A101 MAIN LEVEL FLOOR PLAN (KITCHENETTE) MAIN LEVEL FLOOR PLAN (STORAGE), CABINET ELEVATIONS AND STORAGE ELEVATIONS.
- A102 UPPER LEVEL FLOOR PLAN & DOOR SCHEDULE & ADDITIVE ALTERNATE (CLOSET & WALL TYPE LEGEND).
- A001 SPEC SHEETS
- A002 SPEC SHEETS
- E001 ELECTRICAL GENERAL INFORMATION.
- E002 ELECTRICAL SPECIFICATIONS
- E003 ELECTRICAL SPECIFICATIONS
- E004 ELECTRICAL SPECIFICATIONS
- E101 ELECTRICAL FLOOR PLAN.
- E601 ELECTRICAL DIAGRAMS.
- M001 MECHANICAL GENERAL INFORMATION.
- M002 MECHANICAL SPECIFICATIONS
- M101 MECHANICAL FLOOR PLAN.
- M601 MECHANICAL DIAGRAMS.



S SITE PLAN
1"=20'



V VICINITY MAP
NTS



R² ARCHITECTURAL DESIGN
730 SAN MATEO BLVD SE, SUITE 1
ALBUQUERQUE, NEW MEXICO 87108
TEL: 505.792.6224 FAX: 888.892.5814

DRAWN BY:	DS
CHECKED BY:	RR
DATE:	06/02/17
SCALE:	AS SHOWN

SANTA FE MOUNTAIN CENTER
1160 PARKWAY DRIVE SUITES A & B
SANTA FE, NM
SITE PLAN, PROJECT DATA, & ROOF PLAN

-SHEET-
C100

DIVISION 1 - GENERAL REQUIREMENTS

1.0 COORDINATION:

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL COORDINATION OF THE ENTIRE PROJECT. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE TO MEET AND COORDINATE THEIR PHASE OF THE WORK THROUGH THE GENERAL CONTRACTOR AND WITH OTHER SUBCONTRACTORS WORKING ON THE PROJECT.

ANYTHING CALLED FOR IN SPECIFICATIONS NOT SHOWN IN THE DRAWINGS OR SHOWN ON THE DRAWINGS AND NOT CALLED FOR IN THE SPECIFICATIONS SHALL BE INCLUDED IN GENERAL CONTRACTORS WORK THE SAME AS IF INCLUDED IN BOTH.

SUPERINTENDENCE: IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO VERIFY ALL DATA, DIMENSIONS AND CONDITIONS OF THESE DRAWINGS AND OF THE SITE BEFORE PROCEEDING WITH ANY WORK. DISCREPANCIES OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE GENERAL CONTRACTORS SUPERINTENDENT SHALL BE CHARGE OF READING AND INTERPRETING THE DRAWINGS AND SPECIFICATIONS AND SHALL BE COMPETENT TO DIRECT THE EXECUTION OF THE WORK.

ALL WORK WILL CONFORM TO THE REGULATIONS AND CRITERIA AS SET FORTH BY THE LATEST ADOPTION OF THE INTERNATIONAL BUILDING CODE AS APPROVED BY THE STATE OF NEW MEXICO CONSTRUCTION INDUSTRIES DIVISION AND THE CITY OF SANTA FE. ALL APPLICABLE CODES, ORDINANCES, REGULATIONS AND GENERAL CONDITIONS AS SET FORTH BY THE STANDARD EDITION OF THE AGREEMENT BETWEEN OWNER AND CONTRACTOR OF THE AMERICAN INSTITUTE OF ARCHITECTS SHALL APPLY.

THESE SPECIFICATIONS ARE PRESENTED IN BRIEF OUTLINE FORM. THE OMISSION OF REPETITIOUS PARAGRAPHS DEALING WITH WORKMANSHIP, SCOPE OF WORK REFERENCE TO DRAWINGS AND TECHNICAL MATERIAL SHALL NOT RELIEVE THE GENERAL CONTRACTOR FROM PERFORMANCE OF THAT WORK TO THE BEST STANDARDS OF THE TRADE. THE GENERAL CONTRACTOR SHALL COMPLY WITH PRODUCT AND/OR INSTALLER SUBMITTAL REQUIREMENTS.

2.0 SUBMITTALS

SHOP DRAWINGS AND/OR MANUFACTURERS PROJECT DATA SUBMITTALS ARE REQUIRED AS NOTED IN THESE SPECIFICATIONS AS FOLLOWS:

- SUBMIT SAMPLE FOR OWNERS SELECTION/ APPROVAL.
 - SUBMIT PRODUCT LITERATURE FOR OWNERS SELECTION/ APPROVAL.
 - GENERAL CONTRACTOR AND ARCHITECT FIELD REVIEW PRIOR TO COVERING UP WORK, IF NEEDED.
 - SUBSTITUTION: EQUAL PRODUCTS ARE PERMITTED UPON PRIOR APPROVAL OF THE OWNER.
- 3.0 PROJECT CLOSEOUT:**
- PREPARE A LIST CONTAINING THE GENERAL CONTRACTORS NAME, ADDRESS, AND TELEPHONE NUMBERS FOR THE PROJECT. GIVE A COPY OF THIS LIST TO THE OWNERS REPRESENTATIVE.

DIVISION 6 - WOOD, PLASTICS AND COMPOSITES

06 10 00 ROUGH CARPENTRY:

- A. General: The various grades and kinds of lumber hereinafter called for shall be furnished in accordance with the grading rules of the Lumber Manufacturers Association, conforming to the American Lumber Standards. All lumber shall be kiln dried. All lumber, unless otherwise specified, shall be:
 - 1. Blocking, Framing, Joists, Planks and Board Lumber, Steels, Grounds:
 - a. Douglas Fir, Hemlock Yellow Pine, standard or better, 2" x 4" unless otherwise called for on the drawings.
 - b. All lumber shall be S4S, dressed and dried to a maximum moisture content of fifteen (15) and stamped "S-D-D-R".
 - c. Concealed blocking for metal studs shall be chemically treated to be fire resistant.
 - d. "b" = 1700 psi, E = 1,700,000
 - e. All wood blocking shall be fire-retardant treated.
- 2. Plywood/OSB
 - a. Plywood shall be pressure treated, exterior grade (ext. D.F.P.A.), Group 1 or 2, Grade A-C where exposed on one side, thickness as required, and shall bear the mark of a recognized association or independent inspection agency that maintains continuing control over the quality of the plywood. The mark shall indicate the grade.
 - b. Unmarked sheathing will not be used.
 - c. Plywood shall have no added formaldehyde.
- 3. Roof Curbs, Scaffolds, and Batters:
 - a. For all roof curbs, scaffolds under roof mounted equipment, and batters under slabs:
 - i) Redwood No. 1, J & P, B & S
 - ii) "b" = 1400 psi
 - iii) S4S, grade marked.

06 20 00 FINISH CARPENTRY:

- A. Lumber for exposed finish work shall be white birch, except as otherwise specified and must be bound, unwarped, free from cross grains or defects that will impair its strength or appearance and shall be kiln dried. Materials shall be custom grade in accordance with AIAA, with grain density sufficient to receive clear finish when required.
- B. Finishing lumber and trim shall not exceed 5% moisture content at time of delivery. Materials shall be delivered labeled and grade identified, and shall conform to the shapes and sizes as shown on the drawings. Finish shall conform to the finishes as shown on the drawings. Finish lumber and trim shall not be brought into the building until the building is dry. Store in weathering, dry, well-ventilated enclosures at all times.
- C. Composite wood and grifer board shall contain no added urea-formaldehyde. Laminating adhesives used to simulate on-site and shop-applied shall contain no added urea-formaldehyde.

1.2 ACCESSORIES

- A. Nail: Size and type to suit application.
- B. Bolts, Nuts, Washers, Legs, and Screws: Size and type to suit application; non-corrosive for exterior, high humidity, and treated wood locations; plain finish at other interior locations.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07 21 00 BUILDING INSULATION:

1.1 BOARD INSULATION - EXTRUDED POLYSTYRENE (NOT USED FOR THIS PROJECT)

1.2 ACOUSTICAL INSULATION (Sound attenuation batt where specified on Wall Type Schedule)

- A. Type: Performed glass fiber acoustical batt, friction R: ASTM C665, Type II
 - B. Facing:
 - 1. Insulation in exposed conditions: Scrim reinforced, foil faced, reflective covering on one side. Provide flanges for continuity of vapor barrier, FSK-25
 - 2. All other wall conditions: Kraft paper faced covering.
- C. Maximum vapor permeability rating: 1.0 gpd/100sq ft.
 - D. Width: 16 inches
 - E. Minimum thermal resistance, R value: 3.8
 - F. Thickness: As required for specified thermal resistance / acoustical rating and as indicated on drawings.

1.3 WALL THERMAL BATT INSULATION

- A. Type: Performed glass fiber thermal batt, friction R: ASTM C665, Type II
 - B. Facing:
 - 1. Insulation in exposed conditions: Continuous scrim reinforced, foil faced, reflective covering on one side of batts. Provide flanges for continuity of vapor barrier, FSK-25
 - 2. All other wall conditions: Kraft paper faced covering.
 - C. Maximum vapor permeability rating: 1.0 gpd/100sq ft.
 - D. Minimum thermal resistance, R value: 3.5 / inch
 - E. Thickness: As required for specified thermal resistance and as indicated on drawings.
- 07 92 00 JOINT SEALANTS:**

1.1 SEALANTS

- A. Type A - Polyurethane, FS TT-S-00227, Type I, Class A:
 - 1. Multi-component, self-leveling.
 - 2. Movement: 25 percent.
 - 3. Joint size limitation:
 - a. Minimum: 3/8 by 1/4 inch
 - b. Maximum: No width limitation, 2 inch deep
 - 4. Life expectancy: 10 years
- B. Type B - Silicone sealant, FS TT-S-001543, Class A:
 - 1. Single component, low modulus, ultraviolet resistant.
 - 2. Movement: 100 percent expansion, 50 percent contraction.
 - 3. Service temperature range: -45° to 300° F.
 - 4. Joint size limitation:
 - a. Minimum: 1/8 by 1/8 inch
 - b. Maximum: 1 inch wide by 2 inch deep
 - 5. Life expectancy: 30 years.
- C. Type C - Polysulfide
 - 1. High performance, medium modulus, neutral cure silicone sealant
 - 2. Dynamic movement capability: ±50%
 - 3. Joint size limitation:
 - a. Minimum: 1/4 by 1/4 inch
 - b. Maximum: 2 inch by 3/8 inch thick
 - 4. Life expectancy: 10 years.
- D. Type D - Acrylic latex, ASTM C 824:
 - 1. Single component, fast setting, paintable.
 - 2. Movement: 12 percent.
 - 3. Joint size limitation:
 - a. Minimum: 1/4 by 1/4 inch
 - b. Maximum: 3/4 inch wide by 2 inch deep
 - 4. Life expectancy: 10 years.
- E. Type E - Acoustical sealant, ASTM C 916:
 - 1. Non-hardening.
 - 2. Joint limitation: 2 inch maximum.
 - 3. Life expectancy: 20 years.

DIVISION 8 - OPENINGS

08 11 00 HOLLOW METAL DOORS AND FRAMES:

- A. Field Measurements: Verify actual dimensions of openings by field measurements before fabrication.
- 1.1 STANDARD HOLLOW METAL DOORS
 - General: Provide 1-3/4 inch doors or design indicated, not less than thickness indicated; fabricated with smooth surfaces, without visible joints or seams on exposed faces unless otherwise indicated. Comply with ANSISD1 /A250.8

- A. Exterior Doors: Face sheets fabricated of commercial quality non-dipped zinc coated steel that complies with ASTM A 653/A 653M, Coating Designation A60. Provide doors complying with requirements indicated below by referencing ANSISD1 /A250.8 for level and model and ANSISD1 /A250.4 for physical performance level.
- B. Interior Doors: Face sheets fabricated of commercial quality cold rolled steel that complies with ASTM A 1008/A 1008M. Provide doors complying with requirements indicated below by referencing ANSISD1 /A250.8 for level and model and ANSISD1 /A250.4 for physical performance level.

1.2 STANDARD HOLLOW METAL FRAMES

- A. General: Comply with ANSISD1 /A250.8 and with details indicated for type and profile.
 - B. Interior Frames: Fabricated from cold-rolled steel sheet that complies with ASTM A 1008/A 1008M.
- 1.1 LOUVERS**
- A. Metal Louvers: Door manufacturer's standard metal louvers unless otherwise indicated.
 - 1. Blade Type: Vision proof (vented V or framed V).
 - 2. Metal pre-finished door paint color, unless applicable.

1.1 LIGHT OPENINGS AND GLAZING

- A. Stops and Mouldings: Provide stops and moldings around glazed lites where indicated. Form corners of stops and moldings with beveled or mitered halving joints at fabricator's shop. Fixed and removable stops to allow multiple glazed lites each to be removed independently. Coordinate frame rabbet widths between fixed and removable stops with the type of glazing and installation indicated.
- B. Mouldings for Glazed Lites in Doors and Loose Stops for Glazed Lites in Frames: Minimum 20 gauge thick, fabricated from same material as door face sheet in which they are installed.
- C. Fixed Frame Mouldings: Formed integral with hollow metal frames, a minimum of 5/8 inch (16 mm) high unless otherwise indicated. Provide fixed frame moldings and stops on outside of exterior and on secure side of interior doors and frames.
- D. Performed Metal Frames for Light Openings: Manufacturer's standard frame formed of 0.045-inch-thick, cold rolled steel sheet, with baked enamel or powder coated finish; and approved for use in doors of fire protection rating indicated. Match pre-finished door paint color where applicable.
- E. Glazing: Comply with requirements in Division 08 Section "Glazing" and with the hollow metal door manufacturer's written instructions.
 - 1. Factory Glazing: Factory install glazing in doors as indicated. Doors with factory installed glass to include all of the required glazing material.

08 14 00 FLUSH WOOD DOORS:

- A. Interior Solid Core Doors:
 - 1. Match between Veneer Leaves Back match.
 - 2. Assembly of Veneer Leaves on Door Faces:
 - a. Running Match.
 - 3. Pair and Set Match: Provide for doors hung in same opening or separated only by railings.
- 4. Transom Match: Continuous match.
- 5. Vertical Edges: Matching same species as face. Wood or composite material, one piece, unfinished, or veneered. Minimum requirements per NWMA section P-1, Performance Standards for Architectural Wood Flush Doors.
- 6. Horizontal Edges: Solid wood or structural composite material meeting the minimum requirements per NWMA section P-1.
- 7. Construction: Five plies, stiles and rails are bonded to core, then entire unit sanded before applying face veneers.
- 8. All doors over 40% of the face cut-out for lights and/or louvers, furnish engineered composite lumber core.
- 9. Rabbeted wood joints with dished casting.

08 31 00 ACCESS DOORS AND FRAMES:

- 1.1 MANUFACTURERS
 - A. Access Doors:
 - 1. Babcock-Davis Hatchways, A Clems Products Company
1701 Madison Street NE, Minneapolis, Minnesota 55413
Telephone: (888) 412-3726 or (612) 706-1396
 - 2. Acador Products, Inc.
80 Little Falls Road, Fairfield, New Jersey 07004
Telephone: (800) 722-0501 or (973) 575-6120
 - 3. The Bilo Company
Post Office Box 1203, New Haven, Connecticut 06505-1203
Telephone: (203) 634-6363
- 1.2 ACCESS DOOR UNITS
 - A. Wall and Ceiling Door and Frame Units (Refer to Drawings for specific locations and sizes, and as required to provide access to existing and new mechanical and electrical work):
 - 1. Flush Door - Formed steel, Model UF-5000 by Acador Products
 - 2. Recessed Door - Formed steel, Model UF-5020 by Acador Products
 - B. Insulated Exterior Access Door - Galvanized Steel, Model MX with keyed latch by Kemp Associates, sizes as identified on the drawings.
 - C. Prime coat with white primer. Field painted.



R² ARCHITECTURAL DESIGN
 730 SAN MATEO BLVD SE, SUITE 1
 ALBUQUERQUE, NEW MEXICO 87108
 TEL: 505.792.6224 FAX: 888.892.5814

DRAWN BY:	DS
CHECKED BY:	MC
DATE:	01/26/17
SCALE:	AS SHOWN

SANTA FE MOUNTAIN CENTER
 1160 PARKWAY DRIVE SUITES A & B
 SANTA FE, NM

SPECIFICATIONS

-SHEET-

A001

08 71 00 DOOR HARDWARE:

1. Where indicated to comply with accessibility requirements, comply with Americans with Disabilities Act (ADA), "Accessibility Guidelines for Buildings and Facilities (ADAAG)," ANSI A117.1 as follows:
 - a. Handles, Pulls, Latches, Locks, and other Operating Devices: Shape that is easy to grasp with one hand and does not require light grasping, light pinching, or twisting of the wrist.
 - b. Door Closers: Comply with the following maximum opening-force requirements indicated:
 - 1) Interior Hinged Doors: 5 lb/ft applied perpendicular to door.
 - 2) Fire Doors: Minimum opening force allowable by authorities having jurisdiction.
 - c. Thresholds: Not more than 1/2 inch high. Bevel raised thresholds with a slope of not more than 1:2.
2. NFPA 101 Comply with the following for means of egress doors:
 - a. Latches, Locks, and Exit Devices: Not more than 15 lb/ft to release the latch. Locks shall not require the use of a key, tool, or special knowledge for operation.
 - b. Thresholds: Not more than 1/2 inch high.
3. Fire-Rated Door Assemblies: Provide door hardware for assemblies complying with NFPA 80 that are listed and labeled by a recognized testing agency acceptable to authorities having jurisdiction, for the ratings indicated, based on testing according to NFPA 252 (Positive Pressure at 40' above sill) or UL-10C.
 - a. Test Pressure: Positive pressure labeling.

1.1 DOOR HARDWARE SCHEDULE

A. REFER TO SHEET A-102 FOR DOOR HARDWARE SCHEDULE AND ASSOCIATED REQUIREMENTS

DIVISION 9 - FINISHES

09 22 16 NON-STRUCTURAL METAL FRAMING:

1.1 STRUCTURAL COMPONENTS

A. Channel:

1. Fabrication: Cold-rolled copper, alloy steel, painted
2. Sizes:
 - a. 3/4" weighing 300 pounds/1000 feet
 - b. 1-1/2" weighing 475 pounds/1000 feet
- B. Hanger Wire:
 1. 9 gauge galvanized, annealed steel wire
 2. F5 QCC-461, Class 1
 3. Delivered in bundles
 4. Coiled wire is not acceptable.
- C. Tie Wire: 18 gauge galvanized, annealed steel wire

D. Furring Channel:

1. Fabrication: Cold-formed steel, galvanized
2. Size: 7/8" x 2-1/4" with a 1-3/8" flange

E. Resilient Channel:

1. Fabrication: Cold-formed steel, galvanized
- F. Fastener: As recommended for the purpose intended

1.2 METAL ACCESSORIES

A. Corner Beads:

1. Small with expanded metal flange at 90°, 45°, and 135° corners.
2. Bull nose, 3/4" radius with expanded metal flange.

B. Ceiling Bead: Modified square end with expanded flange

C. Cornerbar: 2.5 pounds per square yard expanded metal mesh, galvanized

D. Expansion Bead: Keene No. 15

E. Metal Base: 18 gauge cold rolled steel, prime coat painted

F. J Stops: 3/4" and 1"

09 29 00 GYPSUM BOARD:

1.1 ACCEPTABLE MANUFACTURERS

- A. Gold Bond Building Products, National Gypsum Company, Charlotte, North Carolina: 704-365-7300
- B. United States Gypsum Company, Chicago, Illinois: 312-696-5756
- C. Temple-Inland, Post Office Drawer N, Ditchel, Texas 75941: (800) 231-6680.
- D. American Gypsum Company, 7650 Jefferson N.E., Albuquerque, New Mexico 87109: 505-823-2022

1.1 GYPSUM BOARD MATERIALS

- A. Gypsum Board: ASTM C36, 5/8 inch 1/2 inch thick (where specified on Drawings), 4 feet wide, maximum permissible length, ends square cut, and beveled edges.
- B. Fire rated gypsum board: ASTM C36, fire resistive type, UL rated (Type "X"), 5/8 inch thick, 4 feet wide, maximum permissible length, ends square cut, and beveled edges. Provide 5/8 inch thick fire rated gypsum board for thin wall construction.
- C. Moisture resistant, fire rated gypsum board: ASTM C830, 5/8 inch thick, 4 feet wide, maximum permissible length, ends square cut, tapered and beveled edges.
- D. Gypsum Sheathing Board: ASTM-A76, 5/8" thick gypsum core sheathing panel with additives to enhance the water resistance of the core, surfaced with water resistant paper on front, back, and long edges, 48 inches wide x 8 feet long, square edges.

1.1 ACCESSORIES

- A. Corner Beads: Galvanized steel with 1-1/4 inches knurled flanges.
- B. Ceiling Beads: Galvanized steel, L-shaped, with 1 inch knurled flange and height to match thickness of gypsum board. Where knurled joints are shown at joints or elevators, provide trim with special leg designed for insertion into joint. On all exposed edges of wallboard, provide semi-finishing type ceiling beads with square nose. Semi-finishing type beads shall require joint compound treatment.
- C. Joint Material: ASTM C475; reinforcing tape, 2" wide, perforated; joint compound; sabbaser water; and fasteners.
- D. Joint Compound: Pre-mixed or job-mixed products. Compounds shall be single component compound suitable for both bedding and finishing joints.
- E. Textured Finish Materials: Latex based texturing material. Two (2) textures shall be selected by the Architect.
- F. Control Joints: USG M93
- G. Viscocastic decoupler where specified: pine acoustic PROSPEC Decibel Drip Viscocastic Dampening Compound, applied in accordance with manufacturer's published instructions between two layers of gypsum board (floor to deck). Refer to manufacturer's specifications for required application and coverage data.

09 65 13 RESILIENT BASE AND ACCESSORIES:

1.1 RESILIENT BASE

- A. Manufacturer:
 - a. Johnsonite
 - b. Fluzco, Inc.
 - c. Armstrong World Industries, Inc.
 - d. Roppa Corporation
- B. Resilient Base Standard Type TV Vinyl: ASTM F 1961.
- C. Minimum Thickness: 0.125 inch.
- D. Height: 4 inches, or as indicated on Drawings (if at wall-tichen areas).
- E. Length: Cote in manufacturer's standard length.
- F. Outside Corners: Preformed.
- G. Inside Corners: Preformed.
- H. Finish: As selected by Architect from manufacturer's full range.
- I. Color: As specified on Drawings.

09 90 00 PAINTING:

1.1 GENERAL

1. Materials selected for coating system for each type surface shall be the product of a single manufacturer.
2. Secondary products not specified by name and required for the job shall be "best grade" or "first tier" products of a reputable manufacturer.
3. Unless specifically approved as required under this section, the paints shall be the first quality manufacturer fine, and meet all requirements of the specification, and shall be manufactured by companies specified or by an acceptable substitute. Only oil, alkyds, and others as recommended by the paint products which are intended for use on the project shall be brought to the site.
4. The paint must meet or exceed the following standards as determined by these test methods: Opacity (TSP-141 4121), Reflectance (TSP-141 8121), and Scrubability (ASTM D2469).

1.2 COMPATIBILITY

- A. All paint materials shall be compatible in use; finish coats shall be compatible with prime coats.

- B. Thinners shall be only those recommended for that purpose by manufacturer of materials to be thinned.

2.0 COLORS

- A. As specified on Drawings (or as Selected by Owner if not otherwise indicated), up to 3 accent colors)

DIVISION 10 - SPECIALTIES

10 28 00 WALL AND DOOR PROTECTION:

1.1 MANUFACTURERS

- A. Wall and Corner Guards:
 1. IPC Door and Wall Protection Systems
 2. Adren Architectural Specialties, Inc.
 3. Construction Specialties, Inc.

1.2 COMPONENTS

- A. Corner Guard: Surface Mounted Extruded one-piece unit, installed with screws.
 1. Material: Stainless Steel
 2. Size: 1-1/2 inches x 1-1/2 inches x 18 gauge; 90 degree profile
 3. Length: 6 feet
 4. Finish: 430 Standard Grade, Smooth

1.3 INSTALLATION

1. General Contractor shall provide corner guards at all around outside corners throughout the project area (provide appropriate mounting for each substitution) as part of Base Bid.

10 44 13 FIRE EXTINGUISHERS, CABINETS AND ACCESSORIES:

1.1 FIRE EXTINGUISHERS

- A. UL-rated 2A-10BC, 5 lb. Fire Extinguisher
- B. Wet Chemical Class K Fire Extinguisher

1.2 CABINETS

- A. Recessed/Semi-recessed out.
 1. Stainless Steel Fire Extinguisher Cabinet Model # M3216-PA (Lansen)
 - a. Tub Size (I.D.): 18-1/2" wide x 32" high x 8" deep
 - b. Trim: Surface Mounted
 - c. Trim and Door Material: Stainless Steel
 - d. Door Style: Horizontal Duo
 - e. Door Clearing: Clear Tempered Safety Glass
 - f. Die Cast Latching Style and Color: Type A, Black
 - B. Surface Mount (at any existing wall locations)
 1. Stainless Steel Fire Extinguisher Cabinet Model #1033-S21 (Lansen)
 - a. Tub Size (I.D.): 18-1/2" wide x 35-1/2" high x 8-1/2" deep
 - b. Trim: Surface Mounted
 - c. Trim and Door Material: Stainless Steel
 - d. Door Style: Horizontal Duo
 - e. Door Clearing: Clear Tempered Safety Glass
 - f. Die Cast Latching Style and Color: Type A, Black

DIVISION 12 - FURNISHINGS

12 30 00 CUSTOM PRE MANUFACTURED CASEWORK:

- A. Prior to commencement of work under this section, submit copies of shop drawings
 - B. Submittal plans and elevations indicating materials, profiles, assembly methods, joint details, latching methods, and schedule of finishes. Include hardware cut sheets and door schedules.
 - C. Submit drawings with dimensions in units of feet and inches.
 - D. Where casework is indicated to be field to other construction, check actual dimensions of other construction by accurate field measurements before fabrication, and show recorded measurements on final shop drawings.

1.01 SHEET MATERIALS

- A. Softwood Plywood: Graded in accordance with AWI Grade Custom.

- B. Wood Particleboard and Reinboard: Shall be Industrial Grade, Medium Density, with no added urea-formaldehyde, complying with current ANSI A209.1 (particle board) or ANSI A209.2 (fiberboard), and shall be a 45 lb board.

- C. Thermal Decorative Overlay: Particleboard or medium density board with no added urea-formaldehyde surface or thermally fused melamine-impregnated decorative paper complying with LMA SAT-1, Color: White

1.02 LAMINATE COLORS AND PATTERNS

- A. Unless otherwise indicated on Drawings, colors to be selected by Owner from Manufacturer's standard color selection, in the absence of a specified laminae, pattern and color, (lamini non-premium-price decorative finishes from manufacturer's standard selections, pattern of four different colors and/or patterns per project, limited to one color/pattern for cabinet and one color/pattern for countertop per elevation. When specified, furnish multiple patterns, color and/or specially materials.

1.03 HARDWARE

1. Hinges: Provide hinges from one of the following:
 - a. SALICE - Usa No. C2RF499 165 degree full overlay with self-closing hinge with dowels.
 - b. GRASS - Snap-on Series 3800 series 165 degree No. 3813 with one No. 3803 self-closing hinge per door.
 - c. BLUM - Full concealed 176 degree No. 8056, with one No. 81680 self-closing hinge per door.

2. Pulls

- a. Aluminum wire pull - 5-1/2 inch.
- b. Substitutions for the above product shall be submitted to Owner for approval prior to issuance of Notice to Proceed.

3. Catchers: One magnetic catch for each door on base and wall cabinets. Two magnetic catches for each door on tall cabinets. Minimum of 5 lb. pull.



R² ARCHITECTURAL DESIGN
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TEL: 505.792.6224 FAX: 888.892.5814

DRAWN BY:	DS
CHECKED BY:	MC
DATE:	01/09/17
SCALE:	AS SHOWN

SANTA FE MOUNTAIN CENTER
1160 PARKWAY DRIVE SUITES A & B
SANTA FE, NM

SPECIFICATIONS

-SHEET-

A002

PART 1 - GENERAL

1.01 SUMMARY OF THE WORK. Furnish, deliver to jobsite, unloaded, set in place, leveled and secured, the work of this Section as indicated on the drawings and as specified and required for a complete installation.

A. The following manufacturers are approved for use based upon their being current participants in the Quality Certification Program (QCP) of the Architectural Woodwork Institute (AWI). If other manufacturers are current participants in the QCP, they may submit for Prior Approval as per section 01 63 00 - Product Substitution Procedure.

1. Albuquerque Cabinets, Inc. - 4800 Hawkins NE, Albuquerque, NM 87109.
2. Cabinet Manufacturing Co. Inc. (Crownbond) - Culture, Iowa - Represented by Institutional Products, LLC 230 Cynthia Loop NW, Suite C, Albuquerque, NM 87114.
3. Casework Technologies, Ltd. Co. - 709 Holmes Ave. NW, Albuquerque, NM 87102
4. O.G.B. Architectural Mfg. 3711 Paseo Del Norte, Suite B, Albuquerque, NM 87113.
5. Teftin/USA, Waukesha, Wisconsin. Represented by R&M Caseworks, LLC, 4100 Menard Blvd NE, Albuquerque, NM 87110.
6. TMI Systems Design Corporation, Dickinson, North Dakota. Represented by Institutional Products, LLC, 230 Cynthia Loop NW, Suite C, Albuquerque, NM 87114.
7. Westmark Casework, Tacoma, Washington - Represented by A.C.I.E. - 4800 Hawkins NE, Albuquerque, NM 87109.

1.02 RELATED SECTIONS

- A. Section 06 10 00 - Rough Carpentry - wood blocking, and grounds within finished walls and above finished ceiling
- B. Section 06 20 00 - Finish Carpentry - wood trim
- C. Section 07 82 00 - Joint Sealants
- D. Division 23, Mechanical and Plumbing
- E. Division 26, Electrical

1.04 REFERENCES

- A. Architectural Woodwork Institute, AWI Quality Standards, current edition
- B. ANSI/BHMA A156.8 - Cabinet hardware
- C. NEMA L23 - High pressure decorative laminate
- D. Particelboard - ANSI Z39.1 (American National Standards Institute)
- E. Softwood Plywood - US Product Standards PS1
- F. Hardboard - ANSI A94.1 (American Hardboard Association)
- G. PVA adhesive (polyvinyl acetate) with glue, Type II ASTM-D3110
- H. Aliphatic adhesive (resin-epoxy glue) Type II
- I. Sheet-based contact cement MMA-A-1328

1.06 SUBMITTALS

- A. Submit as required in section 01 33 00

1.08 SHOP DRAWINGS

- A. Prior to commencement of work under this section, submit copies of shop drawings.
- B. Submit plans and elevations indicating materials, profiles, assembly methods, joint details, fastening methods, and schedule of finishes. Include hardware cut sheets and lock schedules.
- C. Submit drawings with dimensions in units of feet and inches.

1.01 SAMPLES

- A. If requested by Architect, submit selected manufacturer's current full range of colors and patterns identifying those colors and patterns with premium costs.
- B. Submit one sample of each type of required hardware in specified finish.
- C. Submit one set of samples showing the current full range of colors for 0.5mm and 3mm PVC edge banding for selection by the Architect.

1.02 QUALITY ASSURANCE

- A. Perform work in accordance with AWI Quality Standards, current edition
- B. Work in this Section shall comply with the specified Grade(s) or Work and Section(s) of the current edition of the Architectural Woodwork Institute Quality Standards.
- C. Woodwork manufacturers shall be certified by the AWI Quality Certification Program as compliant to perform the work specified.
- D. Contractors and their personnel engaged in the work of this section shall be able to demonstrate successful experience with work of comparable extent, complexity and quality to that shown and specified.

1.03 DELIVERY, STORAGE AND HANDLING

- A. Deliver materials to job site in a timely manner to ensure uninterrupted progress. Deliver all products with protective covering to prevent damage. Promptly remove damaged materials from job site and make timely replacements.
- B. Protect units from moisture damage according to AWI Quality Standards, Section 7700, installation.
- C. Environmental Limitations: Do not deliver or install wood work until building is enclosed, wet work is complete, and HVAC is operating and maintaining designed temperature and relative humidity levels for the remainder of the construction period.

1.04 COORDINATION

- A. Coordinate work of this Section with other applicable trades.
- B. Pre-cut roughs for plumbing, electrical and data whenever possible.

1.05 FIELD MEASUREMENTS

- A. Where casework is indicated to be fitted to other construction, check actual dimensions of other construction by accurate field measurements before fabrication, and show recorded measurements on final shop drawings.

1.06 WARRANTY

- A. Provide a written warranty that all casework materials and workmanship will be free from defects for a period of one year from the date of Substantial Completion of the project. Any defective work is to be replaced or replaced at no cost to the Owner.

PART 2 - PRODUCTS

1.01 LAMINATE COLORS AND PATTERNS

- A. Unless otherwise indicated on Drawings, colors to be selected by Architect from Manufacturer's standard color selection. In the absence of a specified finish, provide a premium color, finish non-premium-primed decorative laminates from manufacturer's standard color and material selections for four different colors and/or patterns per project, limited to one color/finish for cabinet and one color/finish for countertop per section. When specified, furnish multiple patterns, colors and/or specialty materials.

1.02 HIGH PRESSURE DECORATIVE LAMINATE

- A. approved manufacturers:

1. Pionite www.pionite.com/html
2. Wilsonart International www.wilsonart.com

1.03 SHEET MATERIALS

- A. Softwood Plywood: Graded in accordance with AWI Grade Custom.
- B. Wood Particelboard and/or fiberboard: Shall be Industrial Grade, Medium Density, with no added urea-formaldehyde, complying with current ANSI A208.1.9 (particle board) or ANSI A208.2 (fiberboard), and shall be a 45 lb board.
- C. Thermofoil Decorative Overlay: Particelboard or medium density fiberboard with no added urea-formaldehyde; surface of thermally-laminated, melamine-impregnated decorative paper complying with LMA SA-11 Color, 7MMA, 7M2, 7M3, 7M4, 7M5, 7M6, 7M7, 7M8, 7M9, 7M10, 7M11, 7M12, 7M13, 7M14, 7M15, 7M16, 7M17, 7M18, 7M19, 7M20, 7M21, 7M22, 7M23, 7M24, 7M25, 7M26, 7M27, 7M28, 7M29, 7M30, 7M31, 7M32, 7M33, 7M34, 7M35, 7M36, 7M37, 7M38, 7M39, 7M40, 7M41, 7M42, 7M43, 7M44, 7M45, 7M46, 7M47, 7M48, 7M49, 7M50, 7M51, 7M52, 7M53, 7M54, 7M55, 7M56, 7M57, 7M58, 7M59, 7M60, 7M61, 7M62, 7M63, 7M64, 7M65, 7M66, 7M67, 7M68, 7M69, 7M70, 7M71, 7M72, 7M73, 7M74, 7M75, 7M76, 7M77, 7M78, 7M79, 7M80, 7M81, 7M82, 7M83, 7M84, 7M85, 7M86, 7M87, 7M88, 7M89, 7M90, 7M91, 7M92, 7M93, 7M94, 7M95, 7M96, 7M97, 7M98, 7M99, 7M100.
7. Westmark Casework, Tacoma, Washington - Represented by A.C.I.E. - 4800 Hawkins NE, Albuquerque, NM 87109.

1.04 OFFICE CABINETRY

- A. Hinges: Provide hinges from one of the following:

1. SALICE - Use No. C2RF89 165 degree full overlay with self-closing hinge with dowel.
2. GRASS - Snap-on Series 3300 series 165 degree No. 3913 with one No. 3300 self-closing hinge per door.
3. BLUM - Full concealed 178 degree No. 9098, with one No. 91660 self-closing hinge per door.

2. Pulls

- a. Aluminum wire pull - 5/16" dia.
- b. Substitutions for the above product shall be submitted to Architect for approval prior to issuance of Notice to Proceed.

3. Catchers: One magnetic catch for each door on base and wall cabinets. Two magnetic catches for each door on tall cabinets. Minimum of 5 lbs. pull.

4. Drawer Slides: Drawer slides for all standard drawers shall be regular extension epoxy coated steel modular system by one of the following:

- a. BLUM METABOX; Drawer System 320 & 330 Series; Color, white.
- b. GRASS ZARGEN; Drawer System 6000 Series; Color, white.
- c. HEPLA INTEGRA; Drawer System "Hinge Top" Clip-on.
- d. Where shown in drawings, the drawers shall have full extension slides and standard tie hangers with option for letter or figure size files.

5. Map Cabinet Drawer Slides: Drawer slides for all map style cabinets shall be regular extension epoxy coated by one of the following:

- a. BLUM 230E; 100 lb. Bottom Mount drawer slide with stop-down detent.
- b. GRASS 5611; 100 lb. Bottom Mount drawer slide with stop-down detent.
- c. METAL-A-FIT AL 1700; Bottom Mount drawer slide.

6. Casework Shelf Supports: Bahnhof Mfg. 5mm dia. pin part #E220 or equal.

7. Horizontal Divider Supports: Halsea 5mm steel wire ("magic wire"), Finish in size appropriate to shelf size.

PART 2 - EXECUTION

2.01 FABRICATION - CABINET COMPONENTS

1. Comply with the AWI Quality Standards (latest edition) Custom Grade.
2. Reference Section 400-G-3, Identification of Parts, for the criteria of exposed and semi-exposed surfaces.
3. Cabinet width dimensions are not to exceed 32" for both wall cabinets and base cabinets. Sink base cabinets and map drawer cabinets will be the only exceptions.
4. Office Cabinetry style shall be constructed per Section 400-G-7, A, Flush Overlay.
5. Classroom cabinetry style shall be constructed per Section 400-G-7, B, Flush Overlay.

2.02 FABRICATION - COUNTER TOPS

1. All panels shall be constructed with 3/4" particelboard as the core material. Upper cabinet bottoms shall be 1" particelboard.
2. All semi-exposed (see AWI standards for definition and locations) ends, tops or bottoms the particelboard shall be overlaid with thermoformed melamine on the exterior face.
3. All exposed (see AWI standards for definition and locations) ends, tops or bottoms, the particelboard shall be overlaid with a high pressure decorative laminate on the exterior face. The laminate shall match the cabinet interior with the face color to match exterior color. The front edges shall be banded with plastic laminate in color as selected by the Architect from the color submitted.
4. In cabinets with doors, the interior surfaces of the particelboard shall be overlaid with other high pressure decorative laminate or thermoformed melamine. The color shall match the melamine exterior and color. The front edges shall be banded with plastic laminate to match exposed face color or as selected by the Architect from the colors submitted.
5. In open cabinets (without doors), the interior surfaces of the particelboard shall be overlaid with high pressure decorative laminate to match exposed exterior color. The front edges shall be banded with plastic laminate to match exposed face color or as selected by the Architect from the color submitted.
6. All panels shall be drilled for adjustable shelf support with 5mm diameter holes on 32mm (1 1/4") centers. For shelves over 30" deep, three vertical sets of holes shall be provided at each end panel.
7. For shelves over 30" deep, three vertical sets of holes shall be provided at each end panel.

2.03 EXAMINATION

- A. Verify adequacy of in wall backing and support framing.
- B. Verify mechanical, electrical, and building items affecting work of this section are placed and ready to receive the work.
- C. Before installing architectural woodwork, examine shop fabricated work for completion and complete work as required, including back priming and removal of packing.
- D. Condition building and woodwork to average prevailing humidity conditions in installation areas before installing.

2.04 INSTALLATION

- A. Install work in accordance with AWI Quality Standards (latest edition) Section 7700, Grade Custom.

2.05 ADJUSTING AND CLEANING

1. Scrub work abutting other components or work. Refinish cut surfaces or repair damaged finish as called.
2. Anchor woodwork to anchors or blocking built in or directly attached to substrates. Secure to grounds, snapping and blocking with countersunk, concealed fasteners with blind rilling where possible for a complete installation.
3. Cabinets: Install without distortion so that doors and drawers fit opening properly and are assembly aligned. Adjust hardware to center doors and drawers in opening and to provide for smooth operation. Complete the installation of hardware and accessory items as indicated.
4. Tops: Anchor securely to base units and other support systems as indicated. Check space between backpanels and wall with specified sealant.

2.06 PROTECTION

- A. Repair damaged and defective woodwork where possible to eliminate functional and visual defects; where not possible to repair, replace woodwork. Adjust delivery for uniform appearance.
- B. Clean, lubricate, and adjust hardware.
- C. Clean woodwork on exposed and semi-exposed surfaces. Touch up shop applied finishes to restore damaged or soiled areas.

END OF SECTION 12.30 00
CUSTOM PRE-MANUFACTURED CASWORK

1. Drawer ends, side front and backs shall be 1/2" thick minimum thermoformed melamine. Edges are banded with 3mm PVC with outer edge 1/8" radius. PVC edge colors shall be chosen from the submitted range to complement or match the base color.

2. Drawer bottoms shall be 1/2" thick minimum thermoformed melamine. Color to match cabinet interior. Edges are banded with 3mm PVC color to match cabinet interior.

3. Built Drawer Bases:

- a. Drawer sides, side front and backs shall be 1/2" thick minimum thermoformed melamine. Color to match cabinet interior. Edges are banded with 3mm PVC color to match cabinet interior.
- b. Drawer bottoms shall be 1/2" thick minimum thermoformed melamine. Color to match cabinet interior. Sides are banded to accept bottom and bottom is to be glued and screwed as well as supported by screws from the bottom mount slides.

4. Doors: Doors shall be 3/4" thick particelboard overlaid with a high-pressure plastic laminate on both faces. Edges shall be banded 3mm PVC with outer edge 1/8" radius. PVC edge colors shall be from the selected range to either match or complement the base color.

Cabinet Ends, Tops and Bottoms:

1. All panels shall be constructed with 3/4" particelboard as the core material. Upper cabinet bottoms shall be 1" particelboard.
2. All semi-exposed (see AWI standards for definition and locations) ends, tops or bottoms the particelboard shall be overlaid with thermoformed melamine on the exterior face.
3. All exposed (see AWI standards for definition and locations) ends, tops or bottoms, the particelboard shall be overlaid with a high pressure decorative laminate on the exterior face. The laminate shall match the cabinet interior with the face color to match exterior color. The front edges shall be banded with plastic laminate in color as selected by the Architect from the color submitted.
4. In cabinets with doors, the interior surfaces of the particelboard shall be overlaid with other high pressure decorative laminate or thermoformed melamine. The color shall match the melamine exterior and color. The front edges shall be banded with plastic laminate to match exposed face color or as selected by the Architect from the colors submitted.
5. In open cabinets (without doors), the interior surfaces of the particelboard shall be overlaid with high pressure decorative laminate to match exposed exterior color. The front edges shall be banded with plastic laminate to match exposed face color or as selected by the Architect from the color submitted.
6. All panels shall be drilled for adjustable shelf support with 5mm diameter holes on 32mm (1 1/4") centers. For shelves over 30" deep, three vertical sets of holes shall be provided at each end panel.
7. For shelves over 30" deep, three vertical sets of holes shall be provided at each end panel.

Fixed and Adjustable Shelves:

1. Semi-exposed Shelves: Regardless of cabinet width, all shelves shall be 1" thick particelboard overlaid with thermoformed melamine on top and bottom faces. Color to match cabinet interior.
2. Exposed Shelves: Regardless of cabinet width, all shelves shall be 1" particelboard overlaid with high pressure decorative laminate. Color to match exterior unless otherwise noted on the drawings.
3. All four edges of adjustable shelves and front edge of fixed shelves shall be banded with plastic laminate or melamine in color to match shelf finish and color or as selected by the Architect from the colors submitted.

Cabinet Backs:

1. All semi-exposed cabinet backs shall be 3/4" thick minimum thermoformed melamine. Color to match cabinet interior.
2. All exposed backs shall be 3/4" thick minimum particelboard overlaid with a high-pressure plastic laminate. Color to match exterior for exposed backs.
3. Provide removable backs for service access where shown on the project drawings.
4. All backs shall be full bound by all sides, tops and bottoms of the cabinet.

Dividers and Partials:

1. Vertical dividers and partials shall be 1" particelboard overlaid with thermoformed melamine on both faces when semi-exposed. High pressure decorative laminate for exposed surfaces. The exposed edges shall be banded with plastic laminate to match the other case edges.
2. Fixed Horizontal Dividers: Where indicated on the drawings, dividers less than 6" apart and less than 12" wide shall be 1/4" tempered hardboard grooved into adjacent cabinet members. The edges shall be sealed and entire shelf clear sealed.
3. Adjustable Horizontal Dividers: Where indicated on the drawings, dividers shall be 3/4" particelboard overlaid with thermoformed melamine on both faces when semi-exposed and high pressure decorative laminate for exposed surfaces. Dividers shall be grooved to accept steel "magic wire" supports. The exposed edges shall be banded with 3mm PVC to match the other case edges.

Shelves:

1. Standard shelves and partials shall be 1" industrial formaldehyde-free particle board, 45-47 lb. density, laminated both sides with 8 to 9 mil white melamine resin saturated overlay. Front and sides shall be edged with plastic laminate or melamine color to match shelf face.
2. Adjustable shelves shall be installed on recessed KV-255 standards and KV-256 brackets or LH heavy-duty nylon or metal shelf supports with drilled holes at 2" o.c.

Cabinet Top Bases:

1. Cabinet bases shall be 4" standard height made in continuous lengths to ensure straight, level and true line of casework. The standard components shall be 3/4" particelboard. In rooms with floor drains, the core material shall be "MDF" board or equal.
2. Bases shall be unfinished and ready for scheduled base finish to be applied.

Map (Flat File) Cabinet:

1. Drawer ends, side front and backs shall be 1/2" thick minimum thermoformed melamine. Edges are banded with 3mm PVC with outer edge 1/8" radius. PVC edge colors shall be chosen from the submitted range to complement or match the base color.

2. Drawer bottoms shall be 1/2" thick minimum thermoformed melamine. Color to match cabinet interior. Edges are banded with 3mm PVC color to match cabinet interior.

3. Map cabinet over 24" wide shall have 2 pulls per drawer face.

4. Provide a paper cut stop on each drawer box located at the top back of the drawer box. Stop shall be 4" wide by 1/4" thick melamine panel and shall be screw attached.

5. Mobile cabinets shall be finished on all exterior sides, back and top. Provide minimum of 4 casters adequate to support fully loaded weight with ease of transport over clean carpet and tiled flooring surfaces.

1. Comply with the AWI Quality Standards (latest edition) Custom Grade, Reference Section 400C

2. Decorative laminate counter tops shall be PR-42 NEMA grade laminate with 1207" backing sheet bonded to 3/4" particelboard substrate. Adhesives shall be either Type II PVA or contact cement depending on the size of the materials and job conditions. Overall countertop thickness to be 1-1/2" minimum.

3. Decorative laminate color selections shall be as selected from manufacturer's non-premium-primed patterns and colors. Reference Part 2, Section 2.2 and 2.3 for manufacturer brands and color quality requirements.

4. Where tops and back splashes in which sinks occur, utilize an industrial grade particle board or fiberboard with 24" hour moisture seal with edge of 5% or less and a 24 hour water absorption factor of 10% or less.

5. Countertop tops shall be finished in the longest lengths possible. When joints are required, they shall be factory prepared with a minimum of three 1/4" joint beads. Joints shall be field assembled with waterproof sealant to ensure stable and rigid construction. Avoid joints within 24" of sinks or knee spaces.

1. Comply with the AWI Quality Standards (latest edition) Custom Grade, Reference Section 400C

2. Repair damaged and defective woodwork where possible to eliminate functional and visual defects; where not possible to repair, replace woodwork. Adjust delivery for uniform appearance.

3. Clean, lubricate, and adjust hardware.

4. Clean woodwork on exposed and semi-exposed surfaces. Touch up shop applied finishes to restore damaged or soiled areas.

END OF SECTION 12.30 00
CUSTOM PRE-MANUFACTURED CASWORK

1. Drawer ends, side front and backs shall be 1/2" thick minimum thermoformed melamine. Edges are banded with 3mm PVC with outer edge 1/8" radius. PVC edge colors shall be chosen from the submitted range to complement or match the base color.

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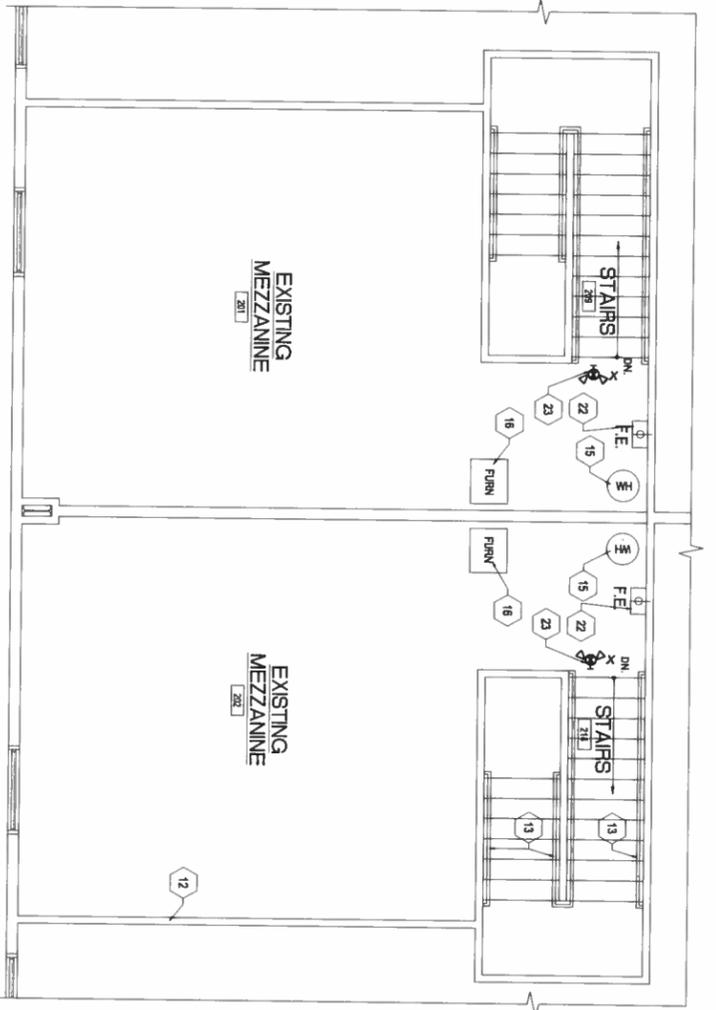
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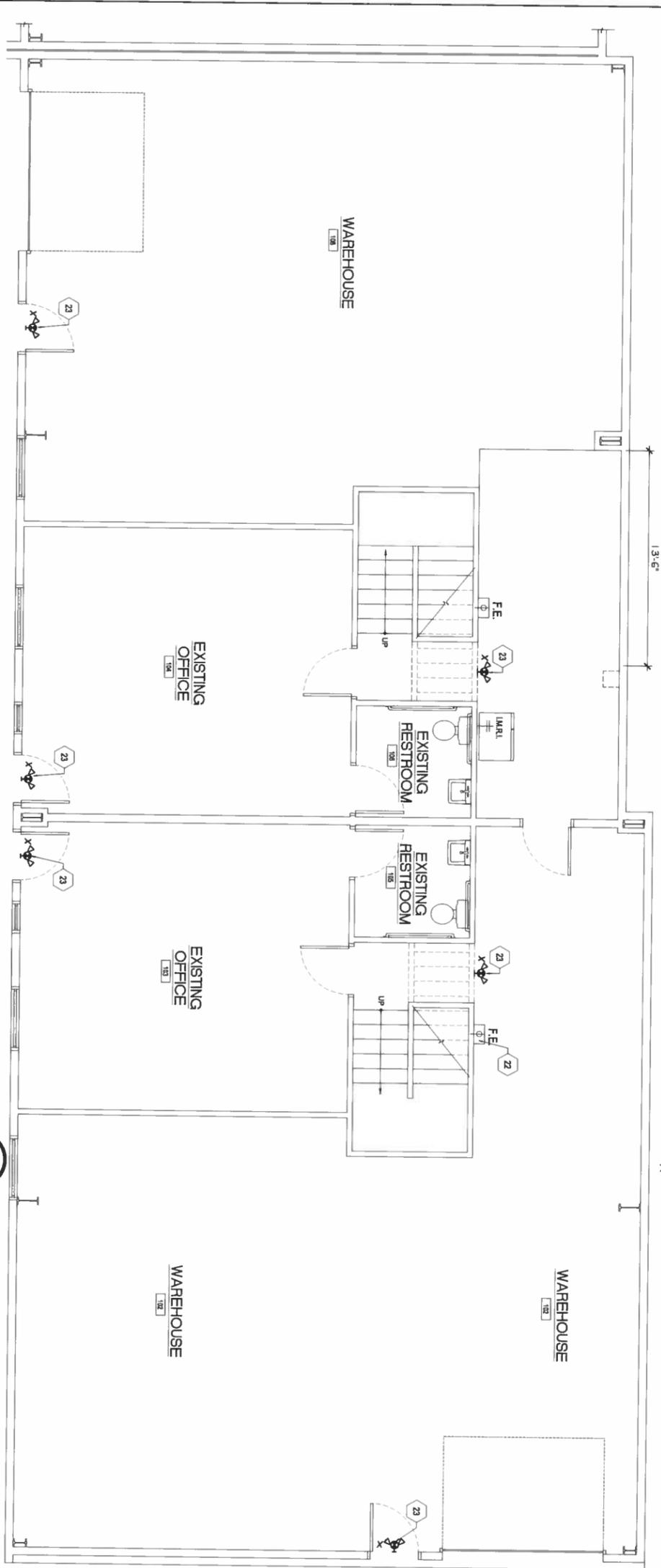
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A2
1/8"=1'-0"
EXISTING UPPER LEVEL FLOOR PLAN



A1
1/8"=1'-0"
EXISTING MAIN LEVEL FLOOR PLAN

- KEY NOTES (EXISTING FLOOR PLAN)**
1. NEW FLOOR SINK.
 2. NEW WALL. SEE WALL TYPE & FINISH SCHEDULES.
 3. MOVE EXISTING REFRIGERATOR AND ICE MAKER WATER LINE.
 4. EXISTING WALL MOUNTED COMPUTER SERVER BOX.
 5. NEW DISHWASHER.
 6. NEW SINK WITH DISPOSAL.
 7. NEW STOVE WITH MICROWAVE / HOOD.
 8. NEW BASE CABINETS WITH COUNTER TOP.
 9. NEW UPPER CABINETS.
 10. NEW CERAMIC TILE FLOOR.
 11. NEW DOORS.
 12. EXISTING W/LL WALL TO BE REMOVED REPLACE WITH NEW WALL.
 13. NOT USED.
 14. NEW 3'-0" SHELVES.
 15. EXISTING ELECTRIC WATER HEATER.
 16. EXISTING ELBANCE.
 17. TILE WANSKOT TO 4F.
 18. NEW 3" X 2" SHELVES.
 19. UPPER CABINET.
 20. BASE CABINET WITH 3" LAMINATED TOP AS SELECTED.
 21. UNDERSINK PIPE COVER (REMOVABLE PANEL).
 22. TYPE 2A-10-BC FIRE EXTINGUISHER IN SEMI-RECESSED CABINET.
 23. WALL MOUNT LED EXIT LIGHTING / SIGNAGE W/ LED EMERGENCY LIGHTING.



R² ARCHITECTURAL DESIGN
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ALBUQUERQUE, NEW MEXICO 87108
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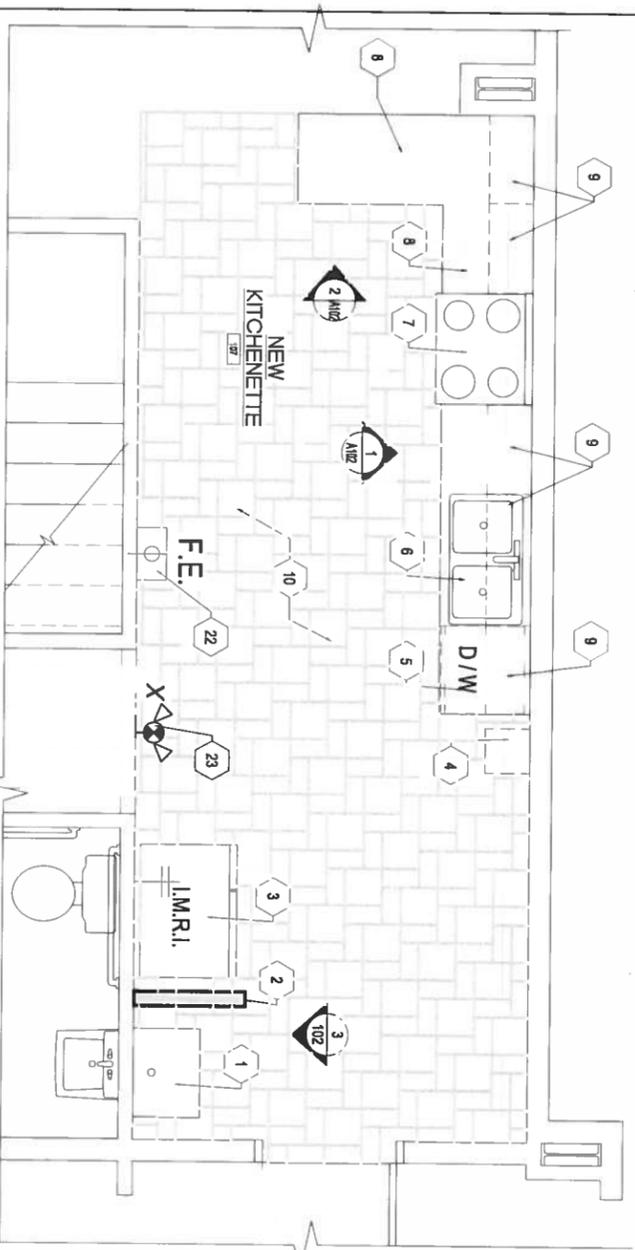
DRAWN BY:	DS
CHECKED BY:	RR
DATE:	06/02/17
SCALE:	AS SHOWN

SANTA FE MOUNTAIN CENTER
1160 PARKWAY DRIVE SUITES A & B
SANTA FE, NM

MAIN LEVEL FLOOR PLAN & UPPER LEVEL FLOOR PLAN

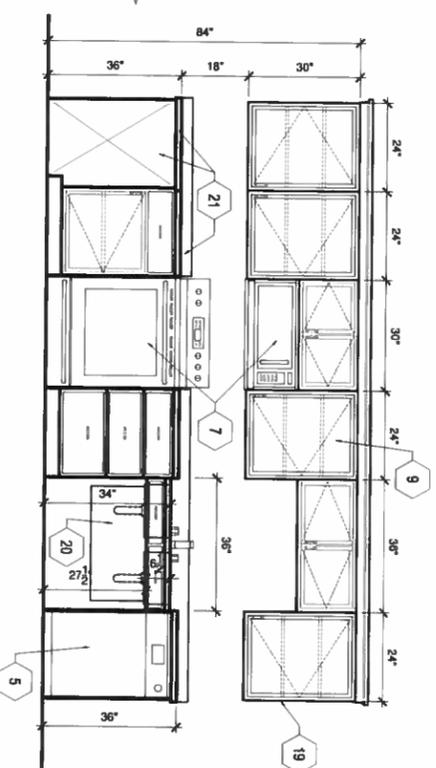
-SHEET-

A100

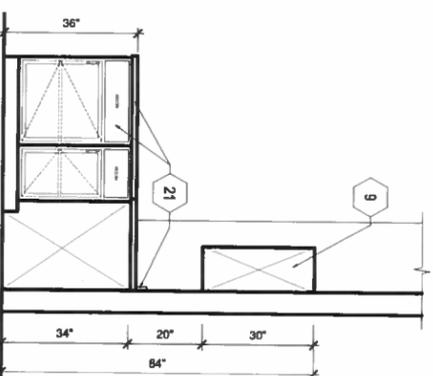


A3 MAIN LEVEL FLOOR PLAN (NEW KITCHENETTE) ROOM 107
1/4"=1'-0"

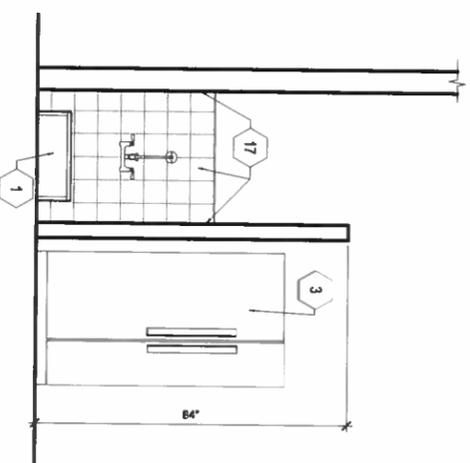
NEW WALL
EXISTING WALL
WALL TO BE REMOVED
AND BUILD NEW



1 (KITCHENETTE) ROOM 107
SCALE: 1/4"= 1'-0"



2 (KITCHENETTE) ROOM 107
SCALE: 1/4"= 1'-0"



3 (KITCHENETTE) ROOM 107
SCALE: 1/4"= 1'-0"

KEY NOTES (EXISTING FLOOR PLAN)

1. NEW FLOOR SINK.
2. NEW WALL. SEE WALL TYPE & FINISH SCHEDULES.
3. MOVE EXISTING REFRIGERATOR AND ICE MAKER WATER LINE.
4. EXISTING WALL MOUNTED COMPUTER SERVER BOX.
5. NEW DISHWASHER.
6. NEW SINK WITH DISPOSAL.
7. NEW STOVE WITH MICROWAVE / HOOD.
8. NEW BASE CABINETS WITH COUNTER TOP.
9. NEW UPPER CABINETS.
10. NEW CERAMIC TILE FLOOR.
11. NEW DOORS.
12. EXISTING HALF WALL TO BE REMOVED REPLACE WITH NEW WALL.
13. NOT USED.
14. NEW 3 - 16" SHELVES.
15. EXISTING ELECTRIC WATER HEATER.
16. EXISTING FURNACE
17. TILE WAINSCOTT TO 48".
18. NEW 3 - 12" SHELVES.
19. UPPER CABINET
20. UNDERSINK PIPE COVER (REMOVABLE PANEL)
21. BASE CABINET WITH 36" LAMINATED TOP AS SELECTED
22. TYPE 2A-10-BC FIRE EXTINGUISHER IN SEMI-RECESSED CABINET
23. WALL MOUNT LED EXIT LIGHTING / SIGNAGE W/ LED EMERGENCY LIGHTING.



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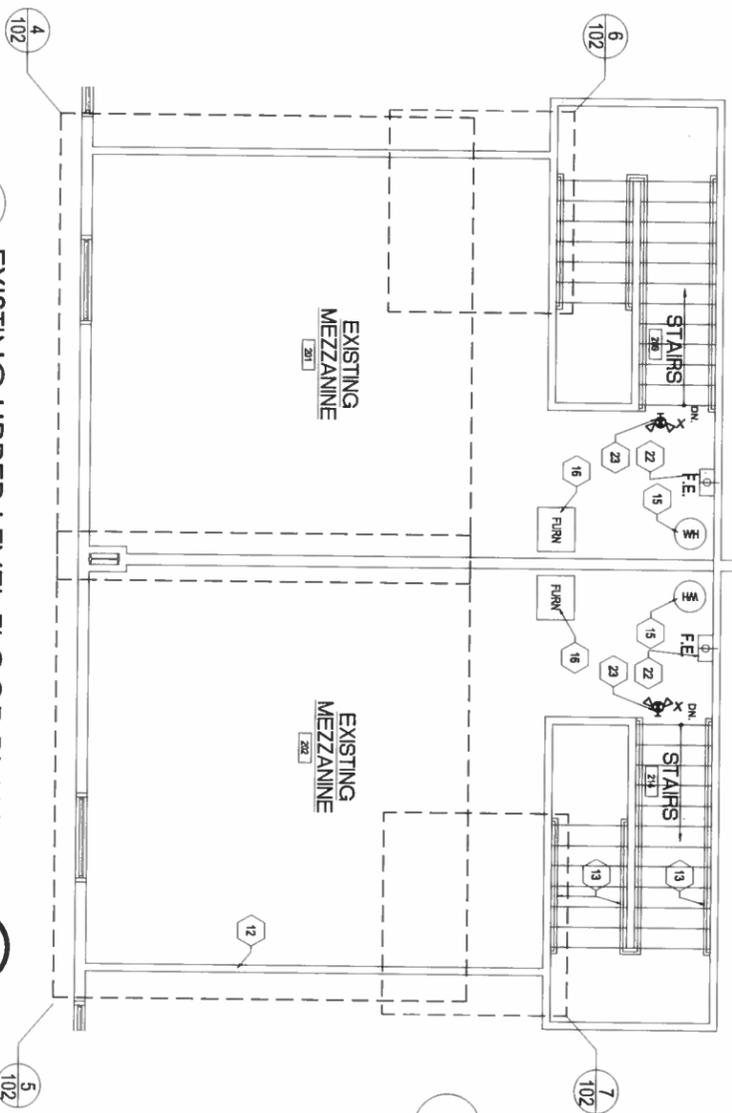
DRAWN BY:	DS
CHECKED BY:	RR
DATE:	06/02/17
SCALE:	AS SHOWN

SANTA FE MOUNTAIN CENTER
1160 PARKWAY DRIVE SUITES A & B
SANTA FE, NM

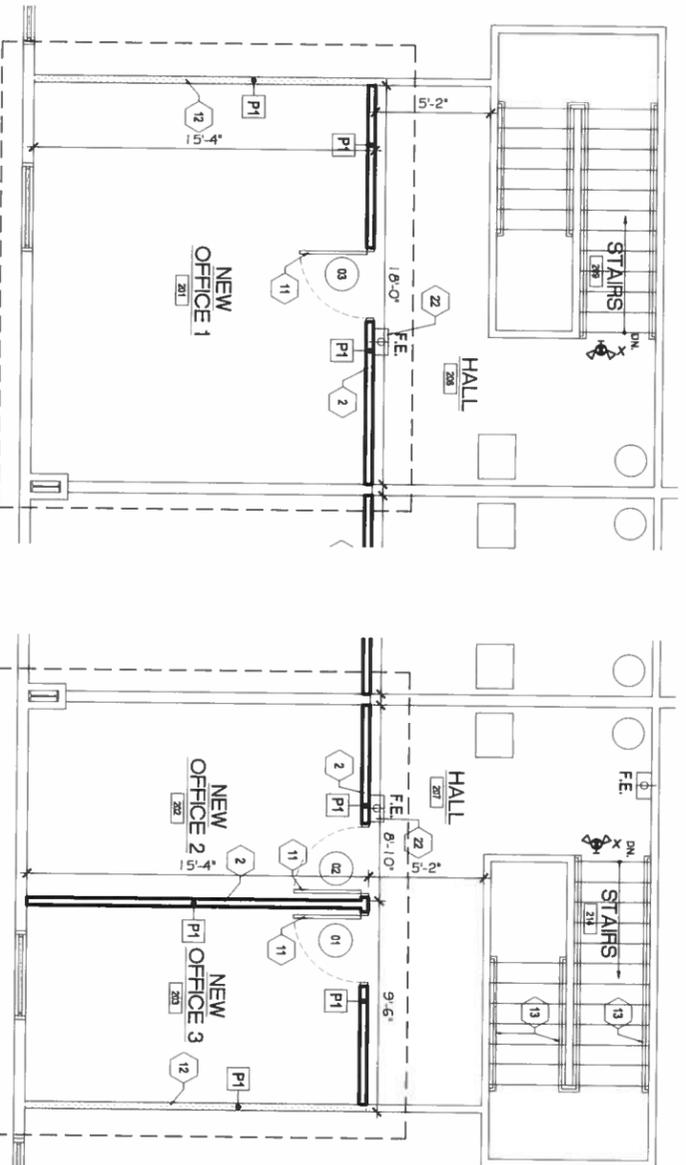
MAIN LEVEL KITCHENETTE FLOOR PLAN
AND CABINET ELEVATIONS

-SHEET-

A101

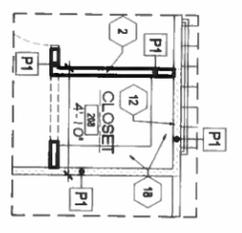


A4
EXISTING UPPER LEVEL FLOOR PLAN
1/8"=1'-0"

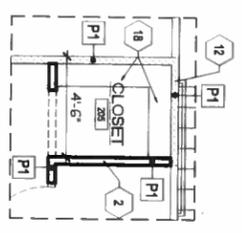


4
ADDITIVE ALTERNATE #1
1/8"=1'-0"

5
ADDITIVE ALTERNATE #2
1/8"=1'-0"



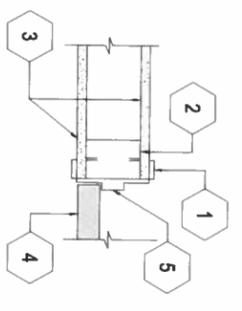
6
ADDITIVE ALTERNATE #4
1/8"=1'-0"



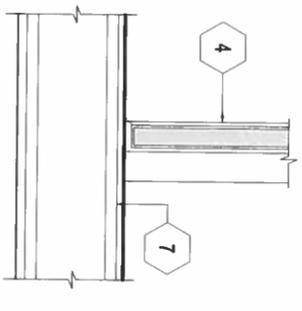
7
ADDITIVE ALTERNATE #3
1/8"=1'-0"



B4
HEAD TYPICAL INTERIOR RED-FRAME DOOR FRAME
SCALE = 1" = 1'-0"



B5
JAMB TYPICAL INTERIOR RED-FRAME DOOR FRAME
SCALE = 1" = 1'-0"



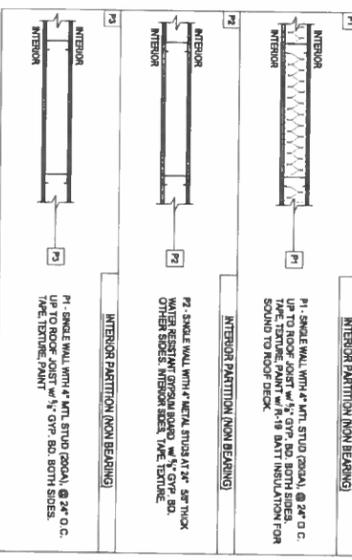
B6
THRESHOLD
SCALE = 1" = 1'-0"

KEY NOTES (EXISTING FLOOR PLAN)

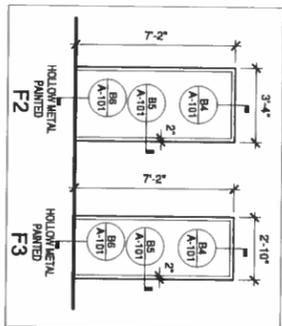
- NEW FLOOR SINK
- NEW WALL SEE WALL TYPE & FINISH SCHEDULES.
- MOVE EXISTING REFRIGERATOR AND ICE MAKER WATER LINE.
- EXISTING WALL MOUNTED COMPUTER SERVER BOX.
- NEW DISHWASHER.
- NEW SINK WITH DISPOSAL.
- NEW STOVE WITH MICROWAVE / HOOD.
- NEW BASE CABINETS WITH COUNTER TOP.
- NEW UPPER CABINETS.
- NEW CERAMIC TILE FLOOR.
- NEW DOORS.
- EXISTING HALF WALL TO BE REMOVED REPLACE WITH NEW WALL
- NOT USED.
- NEW 3 - 16" SHELVES.
- EXISTING ELECTRIC WATER HEATER.
- EXISTING FURNACE
- TILE WAINSCOT TO 48"
- NEW 3-12" SHELVES.
- UPPER CABINET
- UNDERSINK PIPE COVER (REMOVABLE PANEL)
- BASE CABINET WITH 36" LAMINATED TOP AS SELECTED
- TYPE 2A-10-9C FIRE EXTINGUISHER IN SEMI-RECESSED CABINET
- WALL MOUNT LED EXIT LIGHTING / SIGNAGE W/ LED EMERGENCY LIGHTING

- KEY NOTES (DOOR DETAILS)**
- SWAY LOCK TRIM
 - (2) 20 GA METAL STUDS @ JAMB. REFER TO PARTITION TYPES FOR STUD DEPTH.
 - 1/2" TYPE "X" GYPSUM BOARD. TAPE, TEXTURE, AND PAINT AS PER FINISH PLAN
 - DOOR AS SCHEDULED
 - RED-FRAME DOOR FRAME
 - 20 GA METAL TRACK REFER TO PARTITION TYPES FOR STUD DEPTH
 - FLOOR SYSTEM
 - BACKER ROD AND SEALANT BOTH SIDES, TYPICAL

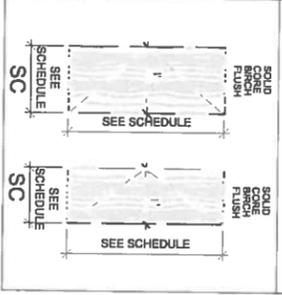
WALL TYPES LEGEND



DOOR FRAME ELEVATIONS



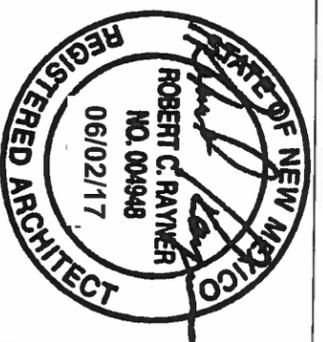
DOOR ELEVATIONS



DOOR DATA		FINISH		FRAME DATA		NOTES						
#	RM	LOCATION	SIZE	MATERIAL	TYPE	GLASS	INT/EXT	MATERIAL	TYPE	FINISH	HW	SET #
1	203	OFFICE #3	3'-0" x 7'-0" x 1'-3/4"	S.C. WOOD	SC		WOOD	WOOD	PAINT	1		SET #3
2	202	OFFICE #2	3'-0" x 7'-0" x 1'-3/4"	S.C. WOOD	SC		WOOD	WOOD	PAINT	1		SET #3
3	201	OFFICE #1	3'-0" x 7'-0" x 1'-3/4"	S.C. WOOD	SC		WOOD	WOOD	PAINT	1		SET #3
4												
5												

DOOR DATA		FINISH		FRAME DATA		NOTES						
#	RM	LOCATION	SIZE	MATERIAL	TYPE	GLASS	INT/EXT	MATERIAL	TYPE	FINISH	HW	SET #
1	203	OFFICE #3	3'-0" x 7'-0" x 1'-3/4"	S.C. WOOD	SC		WOOD	WOOD	PAINT	1		SET #3
2	202	OFFICE #2	3'-0" x 7'-0" x 1'-3/4"	S.C. WOOD	SC		WOOD	WOOD	PAINT	1		SET #3
3	201	OFFICE #1	3'-0" x 7'-0" x 1'-3/4"	S.C. WOOD	SC		WOOD	WOOD	PAINT	1		SET #3
4												
5												

NOTES: - DOOR HARDWARE SHALL BE EASILY GRASPABLE WITH ONE HAND.
- ALL DOORS SHALL HAVE MAX 5 LB PUSH/PULL
- DOOR THRESHOLDS TO BE MAX. 1/2" HIGH W/ 45 DEG. BEVELED EDGE



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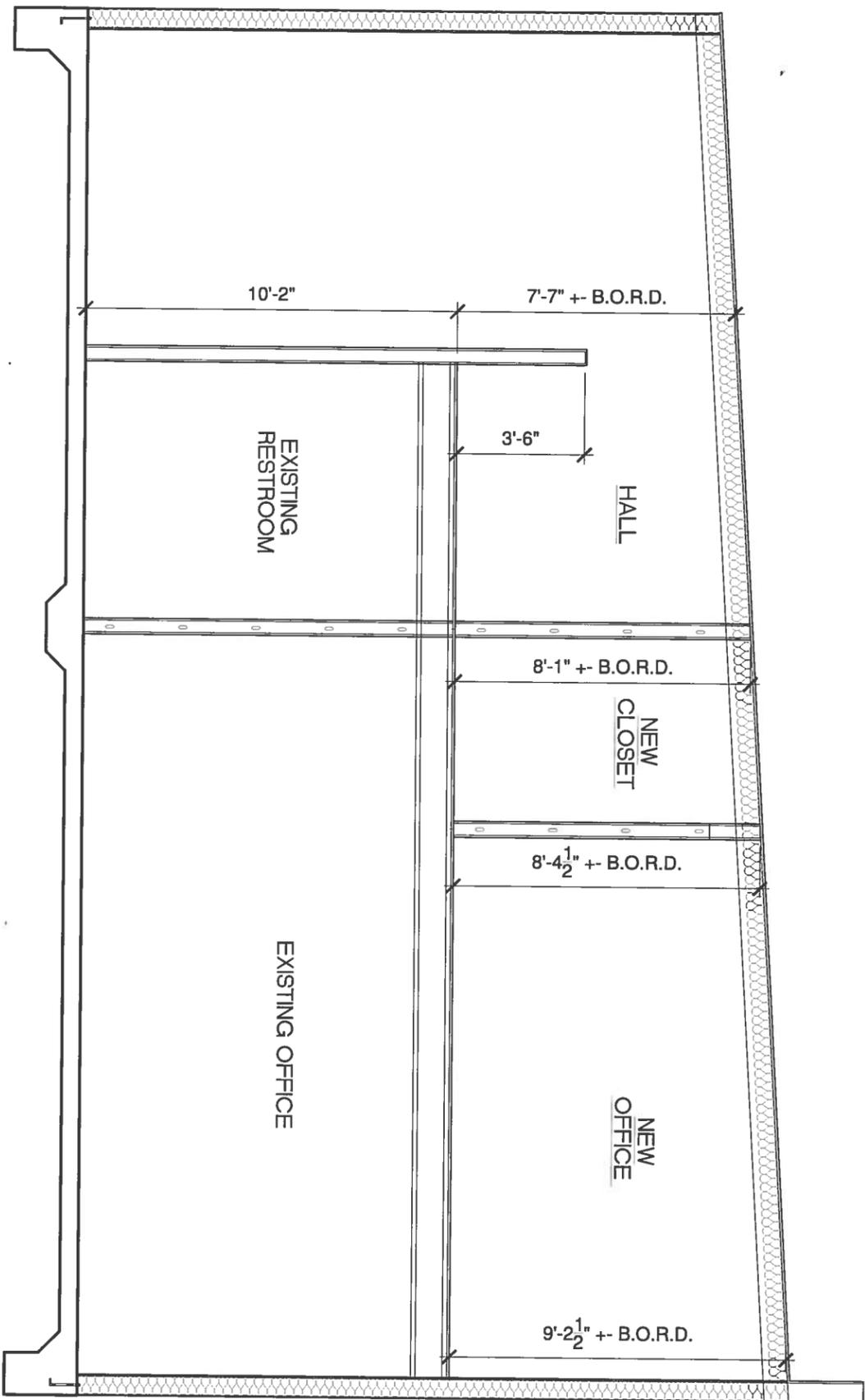
DRAWN BY:	DS
CHECKED BY:	MC
DATE:	06/02/17
SCALE:	AS SHOWN

SANTA FE MOUNTAIN CENTER
1160 PARKWAY DRIVE SUITES A & B
SANTA FE, NM

UPPER LEVEL FLOOR PLAN & DOOR SCHEDULE
ADDITIVE ALTERNATE #1 OFFICE & ADDITIVE ALTERNATE #2 OFFICE 2 & 3
ADDITIVE ALTERNATE #3 & #4 CLOSET, WALL TYPE LEGEND

-SHEET-

A102



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

G
N

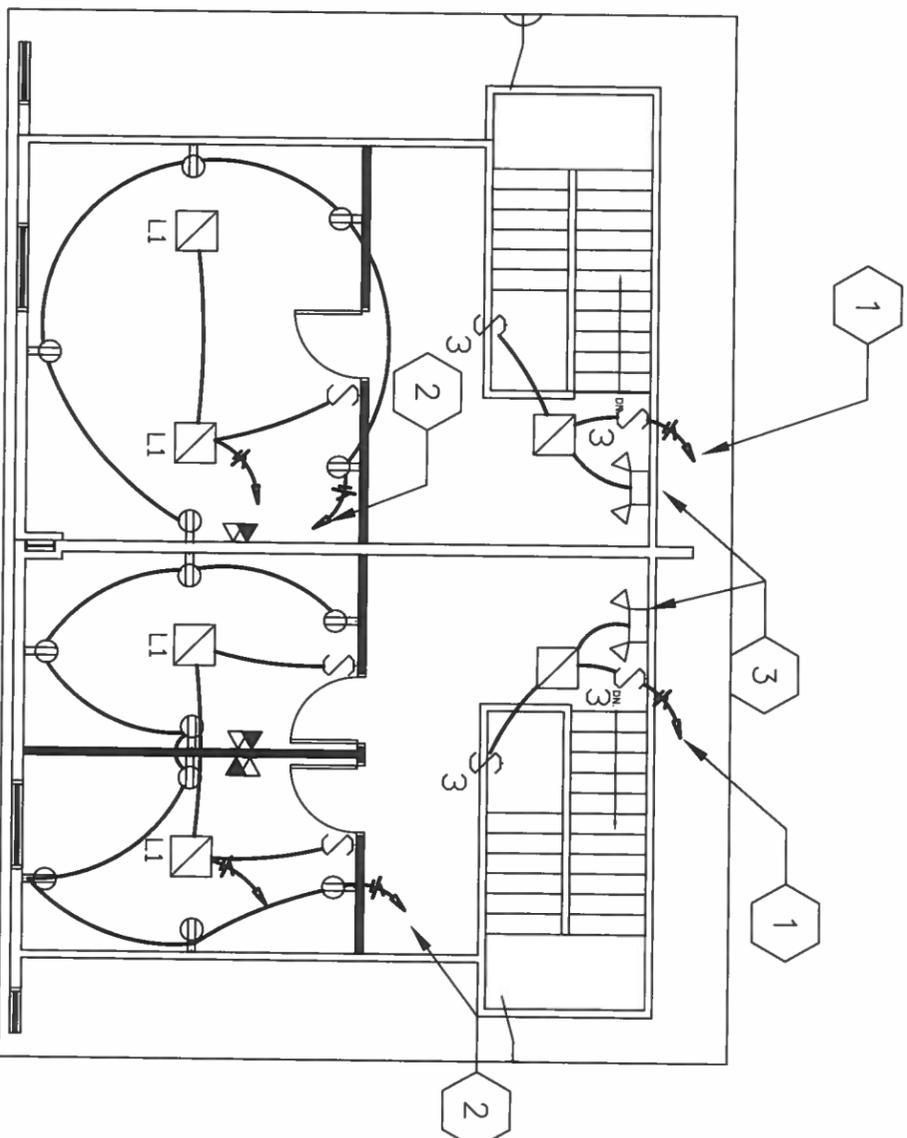
<p>A103</p> <p>-SHEET-</p>	<p>SANTA FE MOUNTAIN CENTER 1160 PARKWAY DRIVE SUITES A & B SANTA FE, NM</p>		<p>DRAWN BY: DS</p>	<p>R² ARCHITECTURAL DESIGN 730 SAN MATEO BLVD SE, SUITE 1 ALBUQUERQUE, NEW MEXICO 87108 TEL: 505.792.6224 FAX: 888.892.5814</p>	
	<p>SECTION</p>		<p>CHECKED BY: RR</p>		
	<p>DATE: 06/02/17</p>		<p>SCALE: AS SHOWN</p>		
	<p>SCALE: AS SHOWN</p>		<p>SCALE: AS SHOWN</p>		

GENERAL SHEET NOTES

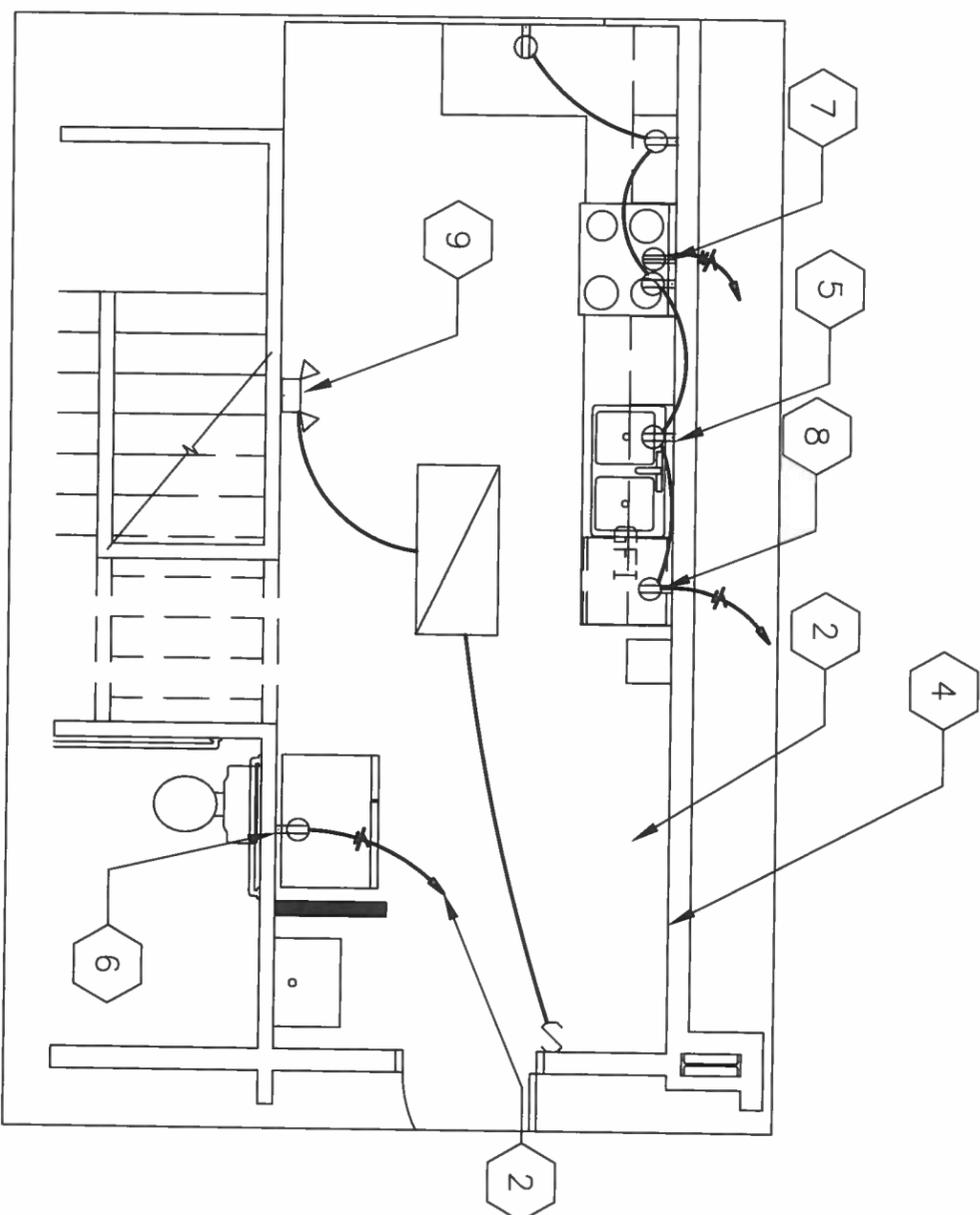
1. REFER TO GENERAL NOTES ON E001.
2. REFER TO REFLECTED CEILING PLAN DRAWINGS FOR LOCATIONS OF CEILING MOUNTED DEVICES.
3. ALL BRANCH CIRCUITS SHALL BE #12 CONDUCTORS AND 34°C UNLESS OTHERWISE NOTED.
4. PANEL BOARDS, CABINETS, AND ELECTRICAL EQUIPMENT ARE SHOWN ON THE DRAWINGS WITH THE IDENTIFYING TEXT ON THE FRONT SIDE. THE EQUIPMENT FRONT IS TOWARD THE IDENTIFYING TEXT.
5. REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS FOR CONTROL DIAGRAMS AND SEQUENCE OF OPERATION DESCRIPTIONS.
6. ALL RECEPTACLES SERVING FOOD SERVICE EQUIPMENT TO BE GFCI PROTECTED.

KEYED NOTES

1. REUSE EXISTING LIGHTING CIRCUITS. TYPICAL OF ALL LIGHTING.
2. CONNECT TO SPARE IN EXISTING PANEL P1. (2) #12 AWG AND (1) #12 AWG GROUND WITH 20 AMP CIRCUIT BREAKER.
3. NEW COMBO EXTREMELY LIGHT. LED WITH BATTERY BACKUP.
4. REPLACE EXISTING RECEPTACLE SERVING DATA RACK WITH GFCI RECEPTACLE.
5. GARBAGE DISPOSAL RECEPTACLE UNDER SINK.
6. REFRIGERATOR RECEPTACLE.
7. 208V/1PH RECEPTACLE FOR RANGE AND 120V RECEPTACLE FOR MICROWAVEHOOD HIGH ON WALL. COORDINATE HEIGHT WITH RANGE HOOD.
8. DISHWASHER RECEPTACLE.
9. EMERGENCY LIGHT.



A2 UPPER LEVEL FLOOR PLAN
1/4"=1'-0"



T2 KITCHENETTE
SCALE: 1/2"=1'-0"



16 Feb 2017

R² ARCHITECTURAL DESIGN
730 SAN MATEO BLVD SE, SUITE 1
ALBUQUERQUE, NEW MEXICO 87108
TEL: 505.792.6224 FAX: 888.892.5814

DRAWN BY:	JH
CHECKED BY:	SA
DATE:	2/13/17
SCALE:	AS SHOWN

SANTA FE MOUNTAIN CENTER
1160 PARKWAY DRIVE SUITES A & B
SANTA FE, NM

ELECTRICAL FLOOR PLAN

-SHEET-

E101

SERVICE SIZING CALCULATIONS - LOAD RECAP

SERVICE CHARACTERISTICS: 208/120V, 3-PHASE, 4-WIRE
 EXISTING PANEL TP1 33.3 KVA
 ADDED LOAD PANEL TP1 1 KVA
 TOTAL LOAD PANEL TP1 33.3 KVA (101.1%)
 EXISTING 200A FEEDING PANEL TP1 IS ADEQUATE
 EXISTING PANEL TP2 30.2 KVA
 ADDED LOAD PANEL TP2 12.4 KVA
 TOTAL LOAD PANEL TP2 42.6 KVA (136.3%)
 EXISTING 200A FEEDING PANEL TP2 IS ADEQUATE
 EXISTING MAIN LOAD 62.3 KVA
 LOAD ADDED 13.4 KVA
 TOTAL LOAD MAIN 75.9 KVA (234%)
 EXISTING 400A SERVICE IS ADEQUATE

IECC LIGHTING COMPLIANCE

THE LIGHTING DESIGN SHOWN ON THESE PLANS IS IN COMPLIANCE WITH THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) SECTION 505 - ELECTRICAL POWER AND LIGHTING SYSTEMS AS FOLLOWS:

1. 505.2.2 - LIGHTING CONTROLS.
 - A. THIS PROJECT DOES NOT INCLUDE AREAS LARGER THAN 5,000 SQUARE FEET.
2. TABLE 505.5.2 - INTERIOR LIGHTING POWER ALLOWANCES. THIS TABLE LIMITS THE ALLOWABLE LIGHTING POWER DENSITY (LPD) WITHIN AN OFFICE BUILDING TO 1.0 W/SF.
 - BUILDING REMODEL AREA IS 1316 SQ FT. TOTAL ALLOWABLE WATTAGE IS 1842W. INTERIOR LIGHTING LOAD = 990W. THIS BUILDING HAS A LPD OF 0.75 W/SF AND COMPLIES WITH MAXIMUM ALLOWABLE LPD.
3. TABLE 505.6.2(2) - INDIVIDUAL LIGHTING POWER ALLOWANCES FOR BUILDING EXTERIORS. THIS TABLE LIMITS EXTERIOR LIGHTING BASED ON ZONE CLASSIFICATION AND LOCATION OF LIGHTING. THIS BUILDING IS CLASSIFIED AS ZONE 2, RESIDENTIAL ZONING. THE EXTERIOR LIGHTING POWER ALLOWANCES ARE:
 - NO CHANGES TO EXTERIOR

ROOM

NAME	SHAPE	L	W	CLG HT	PERM AREA	CG	DESIGN	LUMINAIRE 1	LUMINAIRE 2	TOTAL
							LF	BRND	TYPE	FC
101 RECEPTION	IRREGULAR	20	18	9	78	285	20	08	T8U	56.9
103 ADMIN	RECTANGULAR	10	12	9	48	204	20	08	T8U	31.1
104 ADMIN	RECTANGULAR	10	12	9	48	130	20	08	T8U	28.2
105 ADMIN	RECTANGULAR	10	12	9	48	130	20	08	T8U	28.2
106 CORRIDOR	RECTANGULAR	40	4	9	88	180	20	08	T8U	42.3
107 OFFICE	RECTANGULAR	10	12	9	48	120	20	08	T8U	28.2
108 OFFICE	RECTANGULAR	12	12	9	54	180	20	08	T8U	28.2
109 OFFICE	RECTANGULAR	12	12	9	54	180	20	08	T8U	28.2
110 THERAPY	RECTANGULAR	9	12	9	42	144	20	08	T8U	20.5
111 THERAPY	RECTANGULAR	9	12	9	42	108	20	08	T8U	31.3
112 LIBRARY	RECTANGULAR	6	9	9	30	54	20	08	T8U	28.9
113 TESTING	RECTANGULAR	6	9	9	30	54	20	08	T8U	28.9
114 TESTING	RECTANGULAR	6	9	9	30	54	20	08	T8U	28.9

LUMINAIRE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	CATALOG NO.	LAMP DATA	VOLTS	INPUT WATTS	MOUNTING	NOTES
1	2X2 T8 TROFFER	LITHONIA	GTJLW MV	LUMEN / FT2 2800	120	64	LAVN	

PANEL SCHEDULE

LOCATION: EXTERIOR	ENCLOSURE: EXISTING	PROJECT: SANTA FE MOUNTAIN CENTER							
FED FROM METER		VOLTAGE (V): 208 / 120							
MOUNTING TYPE: SURFACE		A/C RATING (A): 18000							
DESCRIPTION	LOAD TYPE	VA	PHASE	C/B	TRIP	POLE	C/B	TRIP	DESCRIPTION
WATER HEATER	L	1920	A	20	1	2	20	20	EXTERIOR AND OFFICE LIGHTS
BATH AND WAREHOUSE LIGHTS	L	1920	B	20	3	4	20	20	OFFICE PLUGS
FURNACE	H	1920	C	20	5	6	20	20	FRAME WALL WAREHOUSE PLUGS
AC UNIT	M	4800		50	7	8	20	20	UPSTAIRS PLUGS
NEW OFFICE RECEPTACLES	R	4800		50	9	10	20	20	SMOKE DETECTOR
KITCHEN RECEPTACLES	R	540		20	11	12	20	20	WAREHOUSE UNIT HEATER
REFRIGERATOR RECEPTACLE	A	180		15	13	14	15	15	CONDENSER
RANGE RECEPTACLE	A	4300		40	17	18	20	20	CONDENSER
	A	4300		40	19	20	20	20	WAREHOUSE SOUTH PLUGS
					21	22			PHONE EQUIPMENT
					23	24			
					25	26			
					27	28			
					29	30			
					31	32			
					33	34			
					35	36			
					37	38			
					39	40			
					41	42			

PANEL SCHEDULE

LOCATION: EXTERIOR	ENCLOSURE: EXISTING	PROJECT: SANTA FE MOUNTAIN CENTER							
FED FROM METER		VOLTAGE (V): 208 / 120							
MOUNTING TYPE: SURFACE		A/C RATING (A): 18000							
DESCRIPTION	LOAD TYPE	VA	PHASE	C/B	TRIP	POLE	C/B	TRIP	DESCRIPTION
WAREHOUSE S. WALL PLUGS	R	180	B	20	1	2	20	20	UPSTAIRS PLUGS
WAREHOUSE SW. GFI	R	180		20	3	4	20	20	SMOKE DETECTORS
CONDENSER MOUNT PLUG	R	180		20	5	6	20	20	WAREHOUSE UNIT HR
CONDENSER	M	1440		15	7	8	20	20	OFFICE AND EXTERIOR LIGHTS
CONDENSER	M	1440		15	9	10	20	20	NORTH WALL PLUGS
NEW OFFICE RECEPTACLES	R	900		11	11	12	20	20	OFFICE PLUGS
					13	14	20	20	WATER HEATER
					15	16	20	20	BATHROOM WAREHOUSE LIGHTS
					17	18	20	20	FURNACE
					19	20	50	50	AC UNIT
					21	22			AC UNIT
					23	24			
					25	26			
					27	28			
					29	30			
					31	32			
					33	34			
					35	36			
					37	38			
					39	40			
					41	42			

LOAD SUMMARY

LOAD SUMMARY

DESCRIPTION	CONN ECTED (VA)	POWER FACTOR	DEMAND FACTOR	DEMAND (VA)	NEC CODE DESIGN FACTOR (VA)	PHASE	VA	AMPERES	PHASE BALANCE
P-PANELS	0.90	1.00	1.00	5780	1.00	A	18780	156.3	A-B 56%
L-LIGHTING	0.96	1.00	1.00	11640	1.25	B	10440	87.0	B-C 78%
R-RECEPTACLE	0.85	50% IF > 10K	1.00	8780	1.25	C	13420	111.8	C-A 72%
A-APPLIANCES	0.80	1.00	1.00	12480	1.00				
M-MOTORS	0.80	1.00	1.00	12480	1.00				
3M-3PH MOTORS	0.90	1.00	1.00	1920	1.00				
H-HEATERS	1.00	1.00	1.00	1920	1.25				
O-OTHER	0.90	1.00	1.00	4490	1.25				
SP-S-PARE	10%	0.85	1.00	4490	1.00				
TOTALS				45142				49088.0	

DESCRIPTION	CONN ECTED (VA)	POWER FACTOR	DEMAND FACTOR	DEMAND (VA)	NEC CODE DESIGN FACTOR (VA)	PHASE	VA	AMPERES	PHASE BALANCE
P-PANELS	0.90	1.00	1.00	3840	1.00	A	13320	116.0	A-B 75%
L-LIGHTING	0.96	1.00	1.00	10520	1.00	B	10440	87.0	B-C 66%
R-RECEPTACLE	0.85	50% IF > 10K	1.00	1920	1.25	C	8840	57.0	C-A 49%
A-APPLIANCES	0.80	1.00	1.00	12480	1.00				
M-MOTORS	0.80	1.00	1.00	12480	1.00				
3M-3PH MOTORS	0.90	1.00	1.00	1920	1.00				
H-HEATERS	1.00	1.00	1.00	1920	1.25				
O-OTHER	0.90	1.00	1.00	3260	1.25				
SP-S-PARE	10%	0.85	1.00	3260	1.00				
TOTALS				31200				33276	



16 Feb 2017

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DRAWN BY:	JH
CHECKED BY:	SA
DATE:	2/13/17
SCALE:	AS SHOWN

SANTA FE MOUNTAIN CENTER
 1160 PARKWAY DRIVE SUITES A & B
 SANTA FE, NM

ELECTRICAL DIAGRAMS

-SHEET-

E601