



CITY OF RIO RANCHO DEPARTMENT OF
FINANCIAL SERVICES
PURCHASING DIVISION
3200 Civic Center Circle NE – Suite 300
Rio Rancho, New Mexico 87144
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**ADDENDUM TWO (2)
IFB 20-PR-029
CONSTRUCTION OF A NEW SENIOR CENTER**

May 7, 2020

Addendum Number Two (2) forms part of the contract documents and modifies them in the manner set forth below.

ATTENTION CONTRACTORS

- Revisions to Project Manual and Drawings
- Clarifications
- Questions and Answers
- Prior Approvals
- Attachments
 - Sheets L101, L201, L501, A301, A501 and E001

Revisions to Project Manual and Drawings

1. **PROJECT MANUAL
TECHNICAL SPECIFICATIONS**

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

A. Section 07 54 00 - Thermoplastic Membrane Roofing

1. Revise Section as follows:
 - 2.4 MEMBRANE
 - A.4. Color: White (not Tan)

2. **DRAWINGS
LANDSCAPE DRAWINGS**

A. **L101, L201, L501**

1. Reflect changes along the north side with regard to grading, planting and irrigation.

ARCHITECTURAL DRAWINGS

A. **A301**

1. Left out of first printing

B. **A501**

1. Reflects corrections to wall types

ELECTRICAL DRAWINGS

A. E001

1. Reflects clarifications with regard to low voltage/special systems/fire alarm

Clarifications

1. Drawing M101

1. In Keyed Note #4, delete the reference to "bid alternate". All work associated with RH-1 is base bid work.
2. Add transfer air from Vestibule 107 to Electrical 101. Provide side wall transfer air grill similar to exhaust register E1, 12x12. Install 6" above floor.
3. Provide exhaust fan in Electrical 101 similar to CEF-1 installation shown for Restroom 102. Install fan in ceiling area and discharge out through south wall. Install line voltage thermostat. Connect 120V power to spare breaker in panel room. Basis of design Greenheck SP-B110, 100cfm, with backdraft damper.

2. Drawing M601

1. Clarification: in the title of the Residential Range Hood Schedule, delete the reference to "add alternative". All work associated with RH-1 is base bid work

3. Drawing EP101

1. Provide power connection to added exhaust fan in Electrical 101
2. Room 109: Add data jack on north wall, between door to 111 and 112.
3. Room 105: Add data jack; coordinate final location in field
4. Room 116: Add data jack on east wall adjacent to power outlet.
5. Room 120: Add data jack on east, west and south walls adjacent to power outlet.
[This is part of Add Alternate #1 for Multipurpose room]

Questions and Answers

Question: I am having a hard time finding document 00100. Where is this located?

Answer: In the pdf document, INSTRUCTIONS TO BIDDERS starts on page 4A-10. The page count in the pdf is page 16/566.

Question: I have a question regarding UEC's for the water and sewer? Who is responsible for these costs?

Answer: No UEC's or Impact Fees are required for this project. However the contractor will need to pay standard meter, connection, installation and deposit fees will be paid to the City Utilities Department.

Question: Also, the plan check and building permit fees, will they be assessed at the State of NM rates? Or will they require City of Rio Rancho's rates for building permit and plan check fees?

Answer: The project has been submitted to the State CID for plan review. Plan review fees have been paid. The Contractor will pick up and pay for the building permit through CID. As called out in the 'Notice To Contractors' section, section 7 "Permitting, Inspections and Quality Control" of the Bid Document, additional fees, permits or reviews by the City may be required as described. At this time, no other building permits and related plan review fees have been identified.

Question: Page S-301/3 calls out for 8" 18g studs 16" on center. Page S-401/10 calls for 8" 18g studs 24" on center. Please clarify.

Answer: For load bearing wall framing at Lounge 109, 8", 18 ga. studs at 24" on center is acceptable so that there is a single stud under each joist.

Question: Specification 07 54 00 call out polyiso roof insulation 1 1/2" min thickness and 1/2" Polyiso HD recovery board. Plans show TPO roofing over 1/2" DensDeck (gypsum) recovery board over metal deck. Details show Polyiso insulation at wall sections. No elevations shown on framing plan to confirm slope. Please clarify roof assembly and areas requiring tapered insulation.

Answer: Roof cover board is 1/2" Polyiso HD per specs. (1 1/2" min thickness in spec's refers to flat sheets spanning the flutes of metal roof decking). Specifications for 1/2" Polyiso HD recovery board are correct. Bearing elevations are called out in building sections at 1/4"/ft. structural slope in the east-west direction to roof areas. Roof plan shows areas of tapered insulation crickets to develop slope in the north-south direction. Roof assembly is 80 mil (white) TPO over 1/2" cover board over sloped structure. Polyiso tapered insulation and crickets are placed on top of the cover board and the TPO roofing is installed directly to the top surface of the crickets.

Question: I downloaded the documents for the Rio Rancho Senior Center bid off the rrrm website but seem to be missing page A301 from the drawings.

Answer: Please see the attached drawings

Question: The documents do not specifically state that the virtual pre-bid meeting was mandatory. Was the virtual pre-bid meeting mandatory?

Answer: The pre-bid meeting was not mandatory.

Question: Due to the technological issues we experience with attending the virtual pre-bid meeting, is Epic Mountain Construction precluded from bidding on this project?

Answer: As stated above the pre-bid was not mandatory.

Question: KN 22 on C101 doesn't match what is called for in these same areas on L201. Please clarify.

Answer: Drawing L201 has been revised to address KN 22 on C101. Replacement sheet L201 is included as part of this addendum. Revise KN 22 on C101 to read "GRAVEL MULCH SLOPE PROTECTION. SEE LANDSCAPE FOR DEPTH AND SPECIFICATION". L201 now calls for "2-4 INCHES AMARETTO COBBLE MULCH. (6 INCH DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL OR EQUAL)."

Question: Please confirm that all utilities on C102 are to be done as part of this contract with the exception of the Gas Service Line called out as "by others".

Answer: Yes. The gas line up to the meter is provided by others outside of this contract. See plumbing drawings for location of meter and gas routing at building. Also note that other site related utility work includes but is not limited to: 1) all water and sewer work outlined on Sheet C102 is to be performed by the selected contractor; 2) Power will be run to the site transformer by PNM; It is the GC's responsibility to provide and install the concrete pad and rough-in for the transformer (per PNM standards); 3) provide communication conduits as shown on electrical drawing.

Question: If the new Broadmoor Boulevard roadwork is done before the utility work, we will need to cut and patch the newly paved road to make the sanitary sewer tie-in. Will the contractor doing the roadwork stub out the sanitary sewer line to the site so that the new road will not need to be cut/patched?

Answer: If the road project is completed before the senior center project can construct and connect to the sewer line, the road project will make the tap and provide a stub out. If the senior center project is able to connect to the sewer line before the road project construction gets to the connection location, the senior center project will construct the connection. Proper coordination between the Senior Center GC and Road Construction Contractor will be required to avoid cutting and patching of any new roadwork. GC shall submit a separate line item on the Schedule of Values to account for labor and materials to run the sanitary from the property line to the main tie-in in Broadmoor.

Question: There are two scales shown for the Site Utility Plan on sheet C-102. Please confirm that the 1"=30' scale under the North Arrow is the correct scale.

Answer: Yes. 1"=30' scale under the North Arrow is the correct scale. Please disregard the scale under the drawing title.

Question: Please clarify if the offsite work is to be included in this pricing.

Answer: The offsite work to be completed by the General Contractor includes water and wastewater improvements included and designed within the project plan set. The new driveway (indicated "By Others") on the plan set will be completed by the Road Construction Contractor. Coordination between the Senior Center GC and Road Construction Contractor will be required.

Question: There are plans for Landscape, but there is no landscape spec. Will there be a

landscape spec provided?

Answer: The City of Rio Rancho Parks, Recreation and Community Services Department has standard specifications for landscaping that can be found in the "City of Rio Rancho Development Process Manual Volume II.5 Parks and Trails Design" Under sections 3.7 Landscape Planting and 3.10 Irrigation Systems. The Development Process Manual can be found on the City's website: <https://www.rnm.gov/DocumentCenter/View/5895/Vol-II-5-0?bidId=>

Question: Please clarify what offsite work is to be included by the GC in this pricing.

Answer: The offsite work to be completed by the General Contractor includes water and wastewater improvements included and designed within the project plan set. The driveway indicated by others on the plan set will be completed with the Road Construction project and work between the Senior Center and Road Construction project General Contractors will be required.

Question: If the new Broadmoor Boulevard roadwork is done before the utility work, will the GC need to cut and patch the newly paved road to make the sanitary sewer tie-in? Or- will the contractor doing the roadwork stub out the sanitary sewer line to the site so that the new road will not need to be cut/patched?

Answer: If the road project is completed before the senior center project can construct and connect to the sewer line, the road project will make the tap and provide a stub out. If the senior center project is able to connect to the sewer line before the road project construction gets to the connection location, the senior center project will construct the connection.

Question: Is the Communication, Data, and Fire Alarm rough in only for contractors? The plans state such, however there is spec provided for each system.

Answer: Communication, Data, and Fire Alarm is GC responsibility for complete and operational system. The Owner will hire a separate contractor to rough-in and install Security and Intrusion.

- 1) Fire Alarm
 - a. Provide a complete and functions system.
 - b. See proposed layout on drawings
 - c. See specification 28 3111 Digital Addressable Fire Alarm System
- 2) Data system: The system includes but is not limited to the following:
 - a. See revised E001
 - b. Provide data rack with patch panel shown on EP101
 - c. Provide outlet locations as shown on plan
 - d. Provide CAT6 data cables between outlets and patch panel
 - e. See Division 27 specification

Question: The building sections for these walls are only shown on Page A303, which is for Add Alternate #1. Are these sections the same as the base bid, which is not shown anywhere, or are they different in some way?

Answer: Drawing Sheet A301 was left out of the original bid set and is now included as part of this addendum. Please refer to A301 to see that it shows the same building sections as Sheet A303, but without the multi-purpose room.

Question: Page A501 Wall Types, Wall Type D, is shown as 4" 18g. Structural drawings show them as 8" 18g. It also shows tile on one side. Is this applicable for all walls labeled Wall Type D?

Answer: Sheet A501 has been revised to clarify wall types. Replacement sheet is included as part of this addendum.

Question: In reference to document – 27 00 10 page 8: "Provide all applicable portions of the following information for sections listed in paragraph 1.2 above, in addition to the standard requirements with the Bid:"

"Documentation establishing qualifications to perform installation functions as required in 1.8 above:

- a. List of similar projects, of comparable complexity, type, and scope as detailed in the Contract Documents, and successfully completed by the bidder within the last 3 years.
 - b. Provide at least three references associated with these similar projects that the A/E or Contractor might contact and/or visit. For each, provide a description of the work performed, duration, customer contact name, title, and phone number.
 - c. Summary of experience installing pathways or copper and fiber optic communications systems as appropriate.
 - d. Resumes and backgrounds for all key personnel that will be involved in this specific project including those responsible for field supervision, quality assurance, and safety. Resumes shall include professional histories, references, training, licenses, and any certifications held. Owner shall approve subsequent personnel changes.
2. Statement demonstrating an understanding of project scope and schedule which includes the following information:
- a. Where (city, office) the project will be staffed.
 - b. Project organizational chart with team names; e.g., project manager, A/E's, principal skilled technicians, and subcontractors.
3. Provide the following information for materials, components, and equipment to be furnished by the Contractor:
- a. Descriptive literature, manufacturer's specification data sheets, and manuals.
 - b. Individual price and delivery schedules.
 - c. Manufacturer's product test data.
 - d. Final Performance testing criteria and data for communications distribution system cabling systems."

Are we required to send qualifications stated in this section at the time of bid?

Answer: This is not required at the time of bid. The documentation establishing qualifications in Specification 270010 is intended to be provided by the communication system subcontractor in the submittal phase of shop drawings prior to any materials. The Owner reserves the right to determine the firm as qualified.

Prior Approvals

Substitutions:

The following manufacturers have been **approved** for use on the project. Approval is for manufacturers only. The supplier / manufacturer shall be responsible for compliance with specified product performance criteria and compatibility with specific project design requirements. Architect will have sole discretion on determination of equivalency.

- 1) Door Hardware - Section 08 71 00
 - a) Sargent - 351 Series Closer: Not Approved. Closers specified and approved equals are cast iron. The 351 Closer is aluminum. Sargent 281 Cast Iron Closer is already approved.
 - b) McKinney - Mck-12HD Cont. Hinge: **Approved**
 - c) McKinney - MPB99 Hinge: Not Approved. The specified Ives Hinge is a true Steel ball bearing hinge where the MPB99 is an oil impregnated plastic bearing. Not Equal.
 - d) McKinney - MPB79 NRP Hinge: Not Approved. The specified Ives Hinge is a true Steel ball bearing hinge where the MPB79 is an oil impregnated plastic bearing. Not Equal.
 - e) Sargent - 10 Line Lockset: Not approved. Sargent 11-Line already approved as equal to the Schlage ND because of the 3,100 in-lb. abusive lever torque. The 10-Line does not meet this. Not equal.

- 2) Johns Manville TPO 80 mil – White (not Tan): **Approved**

- 3) Bradley Accessory Schedule

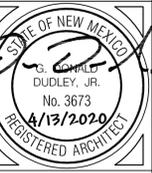
Paragraph	Item	Model	
2.4A.1	18" Grab Bar	812-001-18" -2	Approved
2.4A.2	24" Grab Bar	812-001-24" -2	Approved
2.4 A.3	36" Grab Bar	812-001-36" -2	Approved
2.4A.4	42" Grab Bar	812-001-42" -2	Approved
2.4 C	Toilet Tissue Dispenser	5224	Approved
2.4 E	Feminine Napkin Disposal		4722-15
	Approved		
2.4 F	Waste Receptacle	377-36-37	Approved
2.4G	Mirror	781-18362	Approved

- 4) Kwik-Wall Model 2030 Moveable Wall System: **Approved**

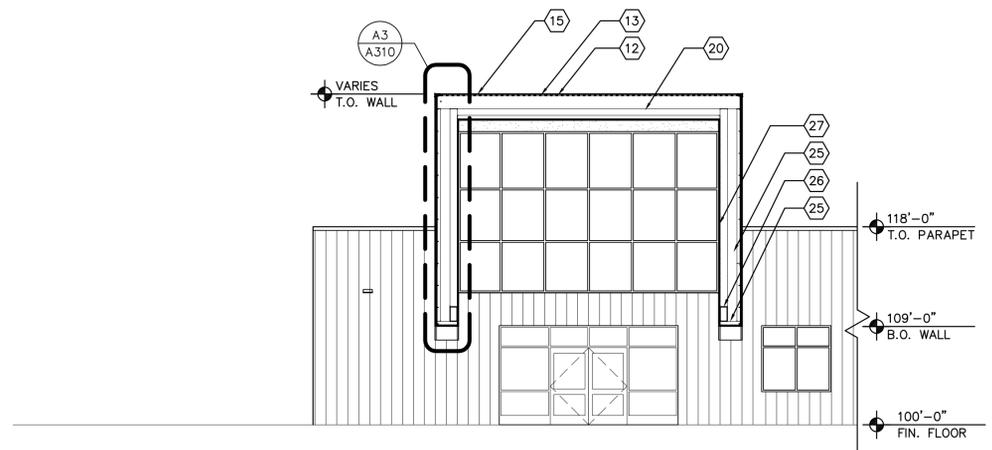
As provided on page 38 of the Bid Documents, Bidders shall acknowledge receipt of Addendum Two (2). All other provisions of the Contract Documents shall remain unchanged.

SHEET KEYNOTES (#)

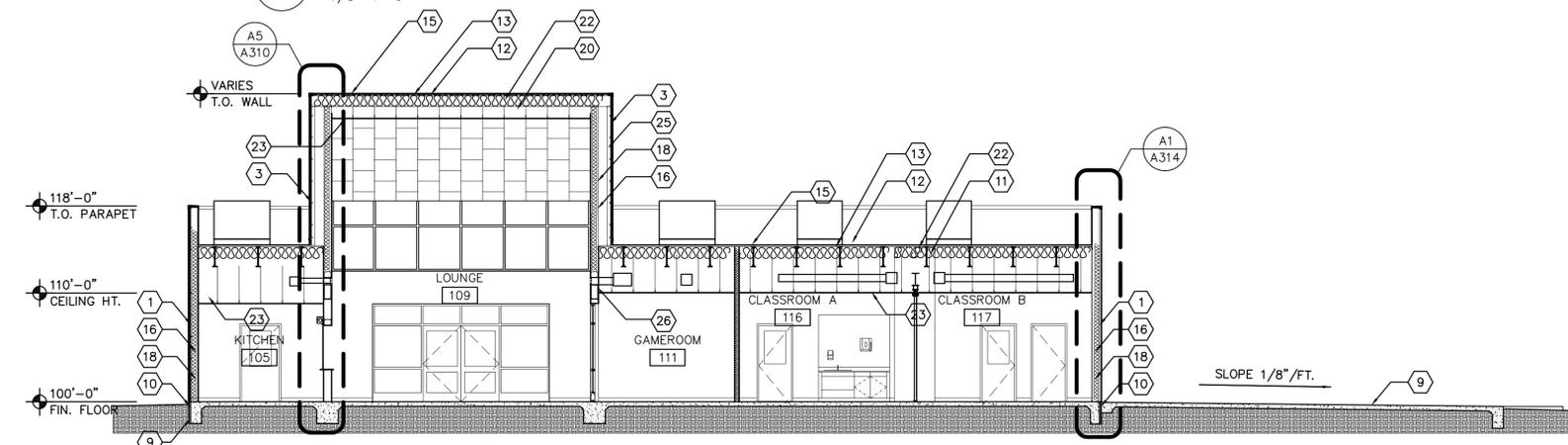
1. PRE-FINISHED 12" FLUSH 22 GA. METAL WALL PANEL, OR EQUAL, OVER 1.5" RIGID INSULATION
2. ROOF JOIST, SEE STRUCTURAL
3. THREE-COAT CEMENTITIOUS STUCCO FINISH, OVER 17 GA. REINFORCEMENT MESH, OVER WRB MEMBRANE, OVER 1.5" RIGID INSULATION
4. ROOF SCUPPER AND DOWNSPOUT
5. ALUMINUM STOREFRONT ENTRY DOOR UNIT (ADD ALTERNATE #6: SENSOR-OPERATED SLIDING DOOR UNIT)
6. ALUMINUM STOREFRONT WINDOW UNIT
7. PRE-FINISHED METAL CAP FLASHING
8. TENSILE FABRIC SHADE STRUCTURE
9. CONCRETE SLAB, SEE STRUCTURAL
10. 2" EPS RIGID INSULATION BOARD
11. OPEN-WEB BAR JOIST, SEE STRUCTURAL
12. 1.5" STEEL B-DECK, SEE STRUCTURAL
13. 1/2" GYPSUM-BASED ROOF COVER BOARD
14. 1.5" RIGID INSULATION BOARD
15. 80 MIL THICKNESS TPO ROOF MEMBRANE, WHITE COLOR
16. R-19 FIBERGLASS BATT INSULATION
17. 4"x4" TUBE STEEL SUPPORT FOR TENSILE FABRIC
18. 8" METAL WALL FRAMING, SEE STRUCTURAL
19. 6" METAL WALL FRAMING, SEE STRUCTURAL
20. 14" STEEL C-JOIST ROOF FRAMING, SEE STRUCTURAL
21. 5/8" GYPSUM BOARD, PAINT FINISH
22. R-38 FIBERGLASS BATT INSULATION, WITH WHITE VINYL FACING IN EXPOSED AREAS
23. SUSPENDED ACOUSTICAL TILE CEILING, SEE REFLECTED CEILING PLAN SHEET A111
24. 80 MIL THICKNESS TPO MEMBRANE LINED INTERNAL GUTTER, SLOPE 1/4" FT MIN TO DOWNSPOUT
25. 4" METAL WALL FRAMING
26. STEEL BEAM, SEE STRUCTURAL
27. THREE-COAT CEMENTITIOUS STUCCO FINISH, OVER 17 GA. REINFORCEMENT MESH, OVER WRB MEMBRANE, OVER 5/8" EXTERIOR RATED GYPSUM BOARD
28. ALUMINUM CURTAIN WALL SYSTEM
29. CORNER GUARD, TYP. ON OUTSIDE CORNERS



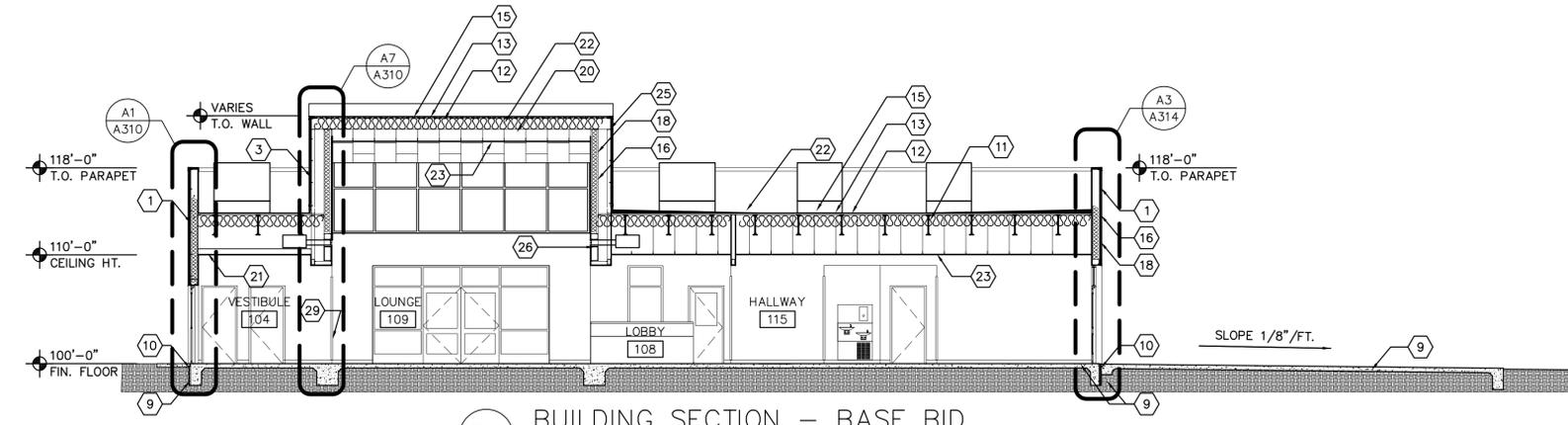
G. DONALD DUDLEY AIA
 SIMMS TOWER STUDIO 850
 400 GOLD AVENUE SW
 ALBUQUERQUE, NEW MEXICO
 8771002
 TEL 505.243.8100
ARCHITECT
 ARCHITECTURE • INTERIORS • PLANNING
 AIA • NCARB • LEED AP



F3 BUILDING SECTION - BASE BID
 1/8"=1'-0"



C4 BUILDING SECTION - BASE BID
 1/8"=1'-0"



B4 BUILDING SECTION - BASE BID
 1/8"=1'-0"

NEW BUILDING FOR:

MARK	DATE	DESCRIPTION
5/1/2020	ADDENDUM 002	

GDDA PROJECT NO: 18-137

DATE: 4/13/2020

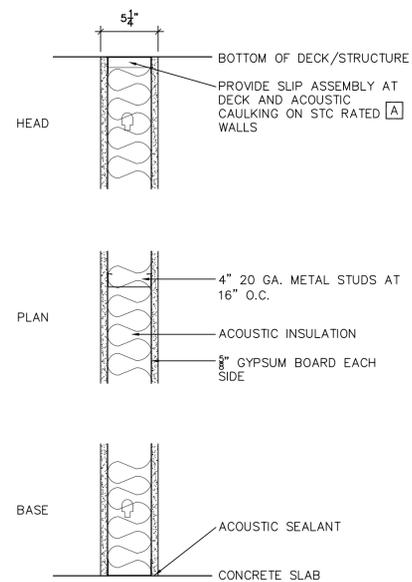
DRAWN BY: gdd/pb

CHECKED BY: gdd/pb

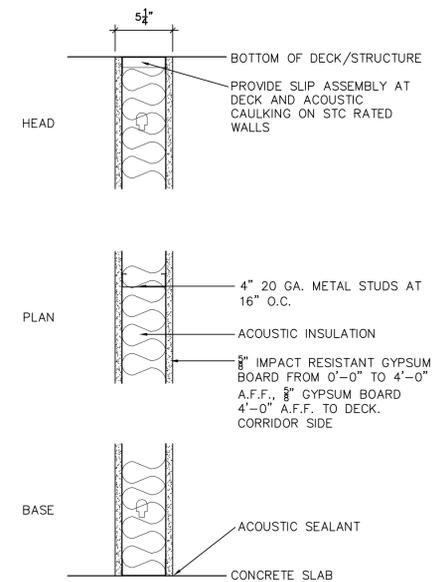
SET NO:
 SHEET TITLE:
 BUILDING SECTIONS
 BASE BID

A301

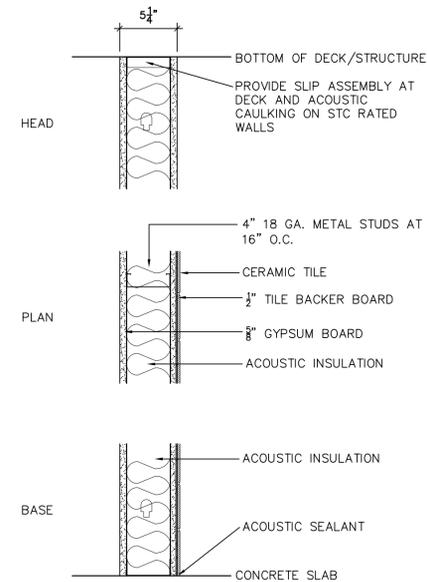
RIO RANCHO
 SENIOR CENTER
 CITY OF RIO RANCHO
 NEW MEXICO



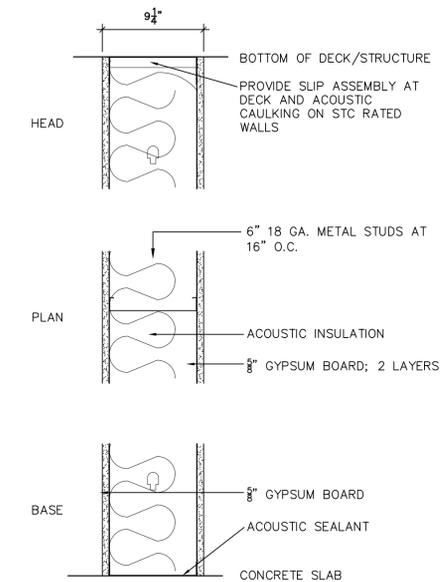
A 4" WALL TYPE STC 45
1 1/2" = 1'-0"



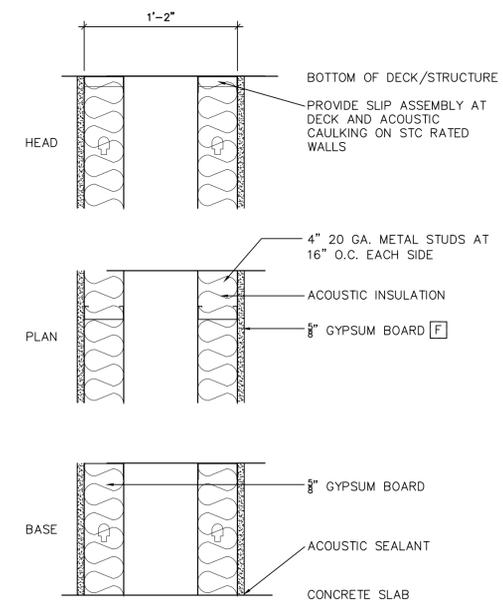
B 4" WALL TYPE IMPACT RESISTANT STC 45
1 1/2" = 1'-0"



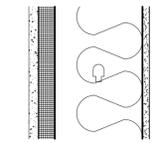
C 4" WALL TYPE TILE SURFACE
1 1/2" = 1'-0"



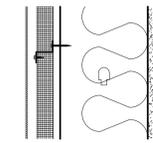
D 8" WALL TYPE (BEARING) STC 45
1 1/2" = 1'-0"



E WALL TYPE
1 1/2" = 1'-0"



1 EXTERIOR WALL; 8" 18 GA. METAL STUDS AT 16" O.C. W/ 3 COAT PORTLAND CEMENT PLASTER SYSTEM OVER BUILDING WRAP, 1.5" INSULATED SHEATHING (CONTINUOUS INSULATION R-7.5), FIBERGLASS BATT INSULATION (R-13), 5/8" GYPSUM BOARD PAINTED INTERIOR.



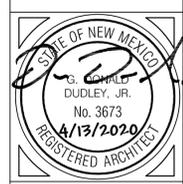
2 EXTERIOR WALL; 8" 18 GA. METAL STUDS AT 16" O.C. W/ METAL SIDING PANELS, FASTENED TO 18 GA. 2" FORMED METAL AT 24" O.C. HORIZONTAL, 1.5" INSULATED SHEATHING AND BUILDING WRAP, FIBERGLASS BATT INSULATION (R-13) AND 5/8" GYPSUM BOARD PAINTED INTERIOR.

EXTERIOR WALL TYPE LEGEND

NOT TO SCALE

NOTE: SILL SEALER TO BE INSTALLED BETWEEN ALL EXTERIOR METAL FRAMING AND CONCRETE FOUNDATION. SEE SPECIFICATIONS.

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ARCHITECTURE • INTERIORS • PLANNING
AIA • NCARB • LEED AP



RIO RANCHO
SENIOR CENTER
CITY OF RIO RANCHO
NEW MEXICO

NEW BUILDING FOR:

DATE	MARK	DATE	DESCRIPTION
5/1/2020	ADDENDUM.002		

GDDA PROJECT NO: 18-137

DATE: 5/1/2020

DRAWN BY: gdd/pb

CHECKED BY: gdd/pb

SET NO:

SHEET TITLE:
WALL TYPES

A501

ELECTRICAL SPECIFICATIONS

GENERAL NOTES (APPLY TO ENTIRE PROJECT)

- COORDINATE FINAL LOCATION OF ALL DEVICES WITH OWNER AND ARCHITECT WITH RESPECT TO MOUNTING HEIGHTS AND LOCATION OF EQUIPMENT, FURNITURE AND WALL FURNISHINGS. COORDINATE FINAL LOCATION SO AS NOT TO INTERFERE WITH EXHIBIT BOARDS, DRY MARKER BOARDS AND OTHER EXISTING OR NEW SURFACE MOUNTED ITEMS. COORDINATE FINAL LOCATION OF ALL POWER, DATA AND COMMUNICATION OUTLETS WITH OWNER PRIOR TO INSTALLATION.
- COORDINATE LOCATION OF ALL MECHANICAL, PLUMBING AND FIRE PROTECTION EQUIPMENT WITH THE RESPECTIVE TRADE CONTRACTORS.
- ALL NEW ELECTRICAL WIRING DEVICES ARE TO BE RECESSED (FLUSH MOUNTED) IN NEW CONCRETE MASONRY UNIT (CMU) AND STUD WALL CONSTRUCTION UNLESS NOTED OTHERWISE OR OTHERWISE DIRECTED BY OWNER.
- PROVIDE FIRE PROOFING AT RATED WALL PENETRATIONS.
- NOTE THAT THE IDENTIFICATION LABELS TO BE USED/MADE FOR ALL SYSTEMS MUST USE THE OWNER'S ROOM NUMBERS AND ROOM NAMES, NOT THE NUMBERS OR NAMES ON THE CONSTRUCTION DOCUMENTS. MEET WITH OWNER TO REVIEW AND CONFIRM ROOM NUMBERS AND NAMES PRIOR TO LABELING SYSTEMS.
- (NOT USED)
- PROVIDE 2#10AWG+1#12AWG BRANCH WIRING FOR ALL 20A BRANCH CIRCUITS LONGER THAN 100 FEET (MEASURE LENGTH OF WIRE FROM BREAKER TO FIRST CONNECTION).
- THE USE OF METAL CLAD WIRING (MC) IS LIMITED, REFER TO SPECIFICATION DIVISION 26.
- COORDINATE ALL ROOF PENETRATIONS WITH MECHANICAL AND ARCHITECTURAL DETAILS.
- COORDINATE ALL WIRING, CONNECTION AND CONTROLS FOR MECHANICAL EQUIPMENT WITH MECHANICAL AND ATC CONTRACTORS. COORDINATE LOCATION AND INSTALLATION OF CONTROL DEVICES.
- EACH PRIME TRADE CONTRACTOR BID TO INCLUDE ALL WORK REQUIRED BY ALL OTHER TRADE DOCUMENTS ISSUED FOR THIS PROJECT, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, CIVIL, ROOFING, MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL DRAWINGS/SPECIFICATIONS/DOCUMENTS. CAREFULLY REVIEW, INCLUDE AND COORDINATE ALL WORK DIRECTED/REQUIRED BY OTHER DOCUMENTS.

LOW VOLTAGE SYSTEMS WIRING GENERAL NOTES:

- SEE DRAWING E001 FOR ELECTRICAL LEGEND, GENERAL NOTES AND ELECTRICAL COMMON NOTES. SEE EP FLOOR PLANS FOR SPECIFIC LAYOUT NOTES AND LOCATIONS.
- DATA SYSTEM TO CONSIST OF THE FOLLOWING:
 - WALL MOUNTED RACK WITH PATCH PANEL IN ELECTRIC ROOM 101
 - OUTLETS AS SHOWN ON PLAN, WITH PLENUM CAT6 CABLES EXTENDED BACK TO PATCH PANEL IN STORAGE ROOM.
- PROVIDE CONDUIT SLEEVE(S) FOR ALL WALL PENETRATIONS FOR COMMUNICATION, DATA, AND LOW VOLTAGE SYSTEMS.
- PROVIDE J-HOOKS TO SUPPORT DATA CABLE ON 5FT SPACING.
- WHERE PROVIDING CONDUIT FOR SYSTEMS WIRING, PROVIDE INSULATING BUSHING ON EACH END AND SEAL/CAULK AROUND CONDUIT PENETRATIONS. PROVIDE FIRE SEALANT AT ALL RATED WALL PENETRATIONS AND FIRE SEAL INSIDE CONDUIT AFTER INSTALLING CABLES.

FIRE ALARM GENERAL NOTES:

- SEE DRAWING E001 FOR ELECTRICAL LEGEND, GENERAL NOTES AND ELECTRICAL COMMON NOTES. SEE EP FLOOR PLANS FOR SPECIFIC LAYOUT NOTES AND LOCATIONS.
- PROVIDE A COMPLETE LOCAL ADDRESSABLE FIRE ALARM SYSTEM IN BUILDING.
- SYSTEM TO INCLUDE
 - AUDIBLE AND VISUAL NOTIFICATION DEVICES
 - MANUAL PULL STATIONS
 - SELECT LOCAL DETECTORS
 - AUTOMATIC DIALER
- INSTALL ALL WIRING IN EMT CONDUIT WHERE EXPOSED; FIRE MC-CABLE ALLOWED WHERE CONCEALED. SEE SPECIFICATIONS.

SHEET LIST

- E-001: ELECTRICAL LEGEND & SPECIFICATIONS
- ES101: ELECTRICAL SITE PLAN
- EL111: ELECTRICAL LIGHTING PLAN
- EP101: ELECTRICAL POWER PLAN
- E102: ELECTRICAL ROOF PLAN
- E-601: ELECTRICAL DIAGRAMS
- E-701: ELECTRICAL SCHEDULES
- E-702: ELECTRICAL SCHEDULES

ELECTRICAL LEGEND

SYMB.	DESCRIPTION	SYMB.	DESCRIPTION
	LED 1'x4' LIGHT FIXTURE LOWER CASE LETTERS INDICATE SWITCHING GROUP		FIRE ALARM HORN W/STROBE LIGHT, MOUNT 80" AFF OR 6" BELOW CEILING, WHICHEVER IS LOWER
	LED 2'x4' LIGHT FIXTURE LOWER CASE LETTERS INDICATE SWITCHING GROUP		FIRE ALARM MANUAL PULL STATION, MOUNT 44" AFF.
	LED 2'x2' LIGHT FIXTURE LOWER CASE LETTERS INDICATE SWITCHING GROUP		FIRE ALARM STROBE LIGHT, MOUNT 80" AFF OR 6" BELOW CEILING, WHICHEVER IS LOWER
	LED HANGING LINEAR LIGHT FIXTURE, LOWER CASE LETTERS INDICATE SWITCHING GROUP; PROVIDE LENGTH AS SHOWN ON PLANS.		FIRE ALARM SMOKE DETECTOR
	WALL SCONCE LIGHT FIXTURE SEE ARCHITECTURAL DRAWINGS/ELEVATIONS FOR MOUNTING HEIGHTS.		FIRE ALARM HEAT DETECTOR
	EXTERIOR WALL LIGHT FIXTURE MOUNTING HEIGHT AS NOTED ON PLAN. COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS/ELEVATIONS.		FIRE ALARM DUCT DETECTOR W/REMOTE TEST AND INDICATING STATION
	EXIT LIGHT TYPE X1 UNO; PROVIDE NUMBER OF FACES AND DIRECTION OF CHEVRONS SHOWN ON ELECTRICAL AND ARCHITECTURAL DRAWINGS AND AS REQUIRED FOR PATH OF EGRESS. CONNECT TO UNSWITCHED LEG OF LOCAL LIGHT CIRCUIT.		MAGNETIC DOOR HOLDER
	LIGHT FIXTURE, TYPE AS NOTED		FIRE ALARM REMOTE ANNUNCIATOR
	LIGHT FIXTURE - BATTERY EMERGENCY LIGHTING UNIT, TYPE EB		VOLUME CONTROL
	SINGLE POLE, THREE WAY SWITCH AND FOUR WAY SWITCH, 20A RATED MOUNT 44" AFF; LOWER CASE LETTER INDICATES SWITCHING GROUP. LETTER "K" INDICATES KEY OPERATED SWITCH		AUDIO VISUAL OUTLET - PROVIDE BACK BOX AND EMPTY 1" CONDUIT STUBBED INTO ACCESSIBLE CEILING SPACE. MOUNT 18" AFF UNO.
	WALL SWITCH - DIMMER		WALL/SURFACE MOUNTED SPEAKER FOR PA SYSTEM
	WALL SWITCH WITH INTEGRAL MOTION/OCCUPANCY SENSOR		CEILING MOUNTED SPEAKER FOR PA SYSTEM
	LIGHTING CONTROL OCCUPANCY SENSOR - CEILING MOUNTED		SYNCHRONOUS CLOCK FOR CENTRAL CLOCK SYSTEM
	LIGHTING CONTROL OCCUPANCY SENSOR - WALL MOUNTED		KEY PAD FOR INTRUSION DETECTION SYSTEM
	LIGHTING CONTROL DAYLIGHT SENSOR - CEILING MOUNTED		AUDIO TYPE INTRUSION DETECTION SYSTEM DEVICE
	EMERGENCY LIGHTING RELAY, SEE DETAIL		DOOR SWITCH/CONTACT FOR INTRUSION DETECTION SYSTEM
	DUPLEX CONVENIENCE OUTLET, MOUNTED 18" AFF U.N.O. "T" INDICATES TAMPER RESISTANT RECEPTACLE		DATA JACK OUTLET - PROVIDE 2-GANG BACK BOX AND 1" CONDUIT STUBBED INTO ACCESSIBLE CEILING SPACE. PROVIDE TWO CAT6 CABLES AND WIRED JACKS; MOUNT 18" AFF UNO. "W" INDICATES WALL OUTLET MOUNTED 44" AFF.
	GFI TYPE DUPLEX OR QUADRAPLEX CONVENIENCE OUTLET, MOUNT 18" AFF U.N.O.		QUADRAPLEX CONVENIENCE OUTLET AND DATA OUTLETS IN FLOOR, WIREMOLD MODEL RFB4-CI UNO. COORDINATE COVER WITH FLOOR FINISH. PROVIDE TWO TVSS TYPE DUPLEX RECEPTACLES. PROVIDE 1-1/4" CONDUIT FROM EACH DATA COMPARTMENT AND STUBBED INTO ACCESSIBLE CEILING SPACE. PROVIDE TWO CAT6 CABLES AND WIRED JACKS
	QUADRAPLEX CONVENIENCE OUTLET MOUNT 18" AFF U.N.O. "T" INDICATES TAMPER RESISTANT RECEPTACLE		WIRELESS ACCESS POINT - PROVIDE 2-GANG BACK BOX RECESSED IN CEILING AND 1" CONDUIT STUBBED INTO ACCESSIBLE CEILING SPACE. PROVIDE TWO CAT6 CABLES AND WIRED JACKS; MOUNT 18" AFF UNO.
	SPECIAL RECEPTACLE, TYPE AS NOTED		ELECTRIC POWER PANEL
	DISCONNECT SWITCH, NUMBERS INDICATE AMPERAGE/# OF POLES: 30A/3P UNO		JUNCTION BOX
	COMBINATION MAGNETIC STARTER		TRANSFORMER
	EMERGENCY POWER OFF BUTTON, SEE CODETAL		CIRCUIT BREAKER
			HOME RUN - 2#12+1#12G IN 3/4" UNO.
			BRANCH CIRCUIT RUN CONCEALED IN CEILING AND WALLS - 2#12+1#12G IN 3/4" UNO.
			SEE SHEET NOTE #

ABBREVIATIONS	
ABBR.	DESCRIPTION
AC	AIR CONDITIONER
AFU	AMP FUSE
CU	CONDENSING UNIT
(E)	EXISTING
EC	PRIME ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
ERU	ENERGY RECOVERY UNIT
FC	FAN COIL UNIT
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HP	HEAT PUMP
HV	HEATING AND VENTILATING UNIT
SF	SUPPLY FAN
T	TAMPER RESISTANT TYPE RECEPTACLE
UV	UNIT VENTILATOR
UNO	UNLESS NOTED OTHERWISE
WP	WEATHER PROOF

"+" MOUNT 6" ABOVE COUNTER/EQUIP
 "++" MOUNT HIGH ON WALL

NUMBER PLAN OR DETAIL
 SHEET NUMBER SCALE: 1/4" = 1'-0"

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 PROFESSIONAL ENGINEER
 05/05/2020

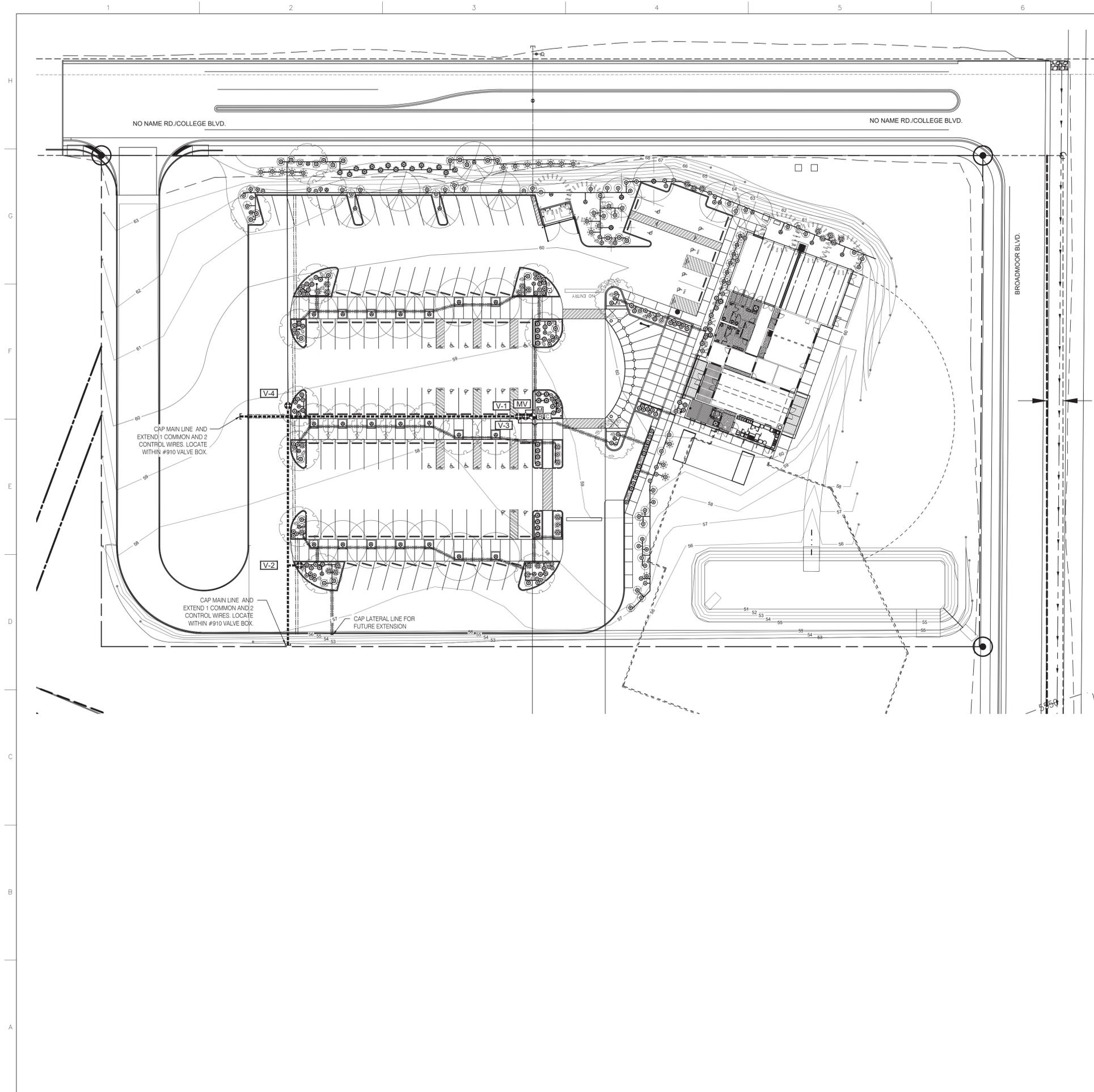
NEW BUILDING FOR:
 RIO RANCHO
 SENIOR CENTER
 CITY OF RIO RANCHO
 NEW MEXICO

MARK	DATE	ADDITION #2	DESCRIPTION

GDDA PROJECT NO: 18-137
 DATE: 04/13/2020
 DRAWN BY: CA
 CHECKED BY: MG
 SET NO:
 SHEET TITLE:
 ELECTRICAL LEGENDS & SPECS

E001

4343 Pan American Freeway NE, Suite 239
 Albuquerque, NM 87107
 Main: 505.877.4499 - www.eeace.com
 Project #: 2019MEP-25



IRRIGATION EQUIPMENT SCHEDULE

- SYMBOL DESCRIPTION
- M** METER: 1-1/2", SEE UTILITY PLAN
 - B** BACKFLOW PREVENTER: FEBCO 825Y (1-1/2") REDUCED PRESSURE BACKFLOW PREVENTER IN SAFE-T-COVER 200S-AL ALUMINUM ENCLOSURE (COLOR: BRUSHED ALUMINUM). CONTRACTOR TO PROVIDE ELECTRICAL POWER TO ENCLOSURE.
 - SLEEVING: CLASS 200 PVC (2 SIZES LARGER THAN PIPE TO BE SLEEVED).
 - IRRIGATION MAINLINE: SCHEDULE 40 PVC SOLVENT WELD (2").
 - - - LATERAL PIPING: SCHEDULE 40 PVC SOLVENT WELD, 3/4" MIN. - SIZE PER CHART BELOW.
 - △ AIR RELEASE VALVE ASSEMBLY: CRISPIN A-20, OR EQUAL.
 - ⊕ FLOW METER/MASTER VALVE: ARAD HYDROMETER BM (1.5").
 - ⊕ VALVE ASSEMBLY: RAINBIRD PEB SERIES PLASTIC ELECTRIC VALVE WITH FLOW CONTROL.
 - ⊗ MANUAL ISOLATION VALVE ASSEMBLY: SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, (SIZE PER LINE).
 - ⊕ BUBBLER ASSEMBLY: RAIN BIRD 1401 PRESSURE COMPENSATING, TRICKLE PATTERN BUBBLER (25 GPM @ 30 PSI).
 - ⊕ TREE BUBBLER (3 BUBBLERS PER TREE).
- NOTE: BUBBLERS ON SLOPES GREATER THAN 6:1 SHALL BE PROVIDED WITH A CHECK VALVE (RAINBIRD OR EQUAL).
- C** CONTROLLER: RAIN BIRD ESP12LXME (12 STATION). CONTROLLER SHALL BE INSTALLED IN RAIN BIRD LXMMSS HEAVY DUTY STAINLESS STEEL ENCLOSURE WITH RAIN BIRD LXMMSSPED PEDestal (POWDER COATED, COLOR: DESERT TAN). CONTRACTOR TO PROVIDE ELECTRICAL POWER TO CONTROLLER.
 - V-X** INDICATES VALVE NUMBER.

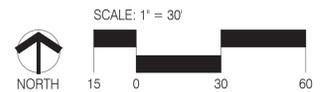
VALVE LEGEND & SCHEDULE

ID	SIZE	SPK TYPE	FLOW	PRECIP. RATE	RUNTIME
V-1	1.5"	BUBBLER	33.25 GPM	.25/.75 GPM	12 MIN
V-2	1.5"	BUBBLER	17.50+ GPM	.25/.50 GPM	12 MIN
V-3	1.5"	BUBBLER	26.00+ GPM	.25/.75 GPM	12 MIN
V-4	1.5"	BUBBLER	39.75 GPM	.25/.75 GPM	12 MIN
V-5	X	FUTURE	X GPM	X	X
V-6	X	FUTURE	X GPM	X	X
MV	1.5"	MASTER VALVE	33.00 GPM	N/A	N/A
TOTAL RUNTIME:					0 HR 48 MIN

STATION RUNTIMES ARE CALCULATED TO APPLY 3 GALLONS OF WATER PER SHRUB AND 9 GALLONS OF WATER PER TREE PER IRRIGATION CYCLE.

GENERAL IRRIGATION NOTES

- THE SYSTEM DESIGN ASSUMES A MINIMUM STATIC PRESSURE OF 60 PSI AT THE 1-1/2-INCH POINT-OF-CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
- THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- THE IRRIGATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL WIRING PRIOR TO CONSTRUCTION.
- THE IRRIGATION CONTRACTOR SHALL NOT INSTALL THE SPRINKLER SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. OR IF THE DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, ALL SUCH OBSTRUCTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- THE DRAWINGS ARE DIAGRAMMATIC. IN SOME CASES, IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY. THE IRRIGATION CONTRACTOR SHALL AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ABOVE GROUND UTILITIES. IRRIGATION PIPE AND WIRING SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SLEEVES AS INDICATED ON THE DRAWING. EXTEND SLEEVES 2' BEYOND BACK OF CURB AND CAP UNTIL CONTRACTOR IS READY TO BEGIN THE INSTALLATION OF SPRINKLER SYSTEM. STAKE LOCATION OF SLEEVE WITH T-POSTS AND FLAGS.
- CONTRACTOR SHALL CLOSELY FOLLOW THESE CONTRACT DRAWINGS, THE IRRIGATION SPECIFICATIONS, AND THE SPECIFIED RECOMMENDATIONS OF THE EQUIPMENT MANUFACTURERS TO INSURE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. CONTRACTOR SHALL IMMEDIATELY CONSULT WITH THE OWNER WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN ANY OF THE ABOVE STATED DOCUMENTS.



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NEW BUILDING FOR:
RIO RANCHO SENIOR CENTER
 CITY OF RIO RANCHO
 NEW MEXICO

MARK	DATE	DESCRIPTION

GDDA PROJECT NO:
18-137

DATE: **4/1/2020**

DRAWN BY: **AM**

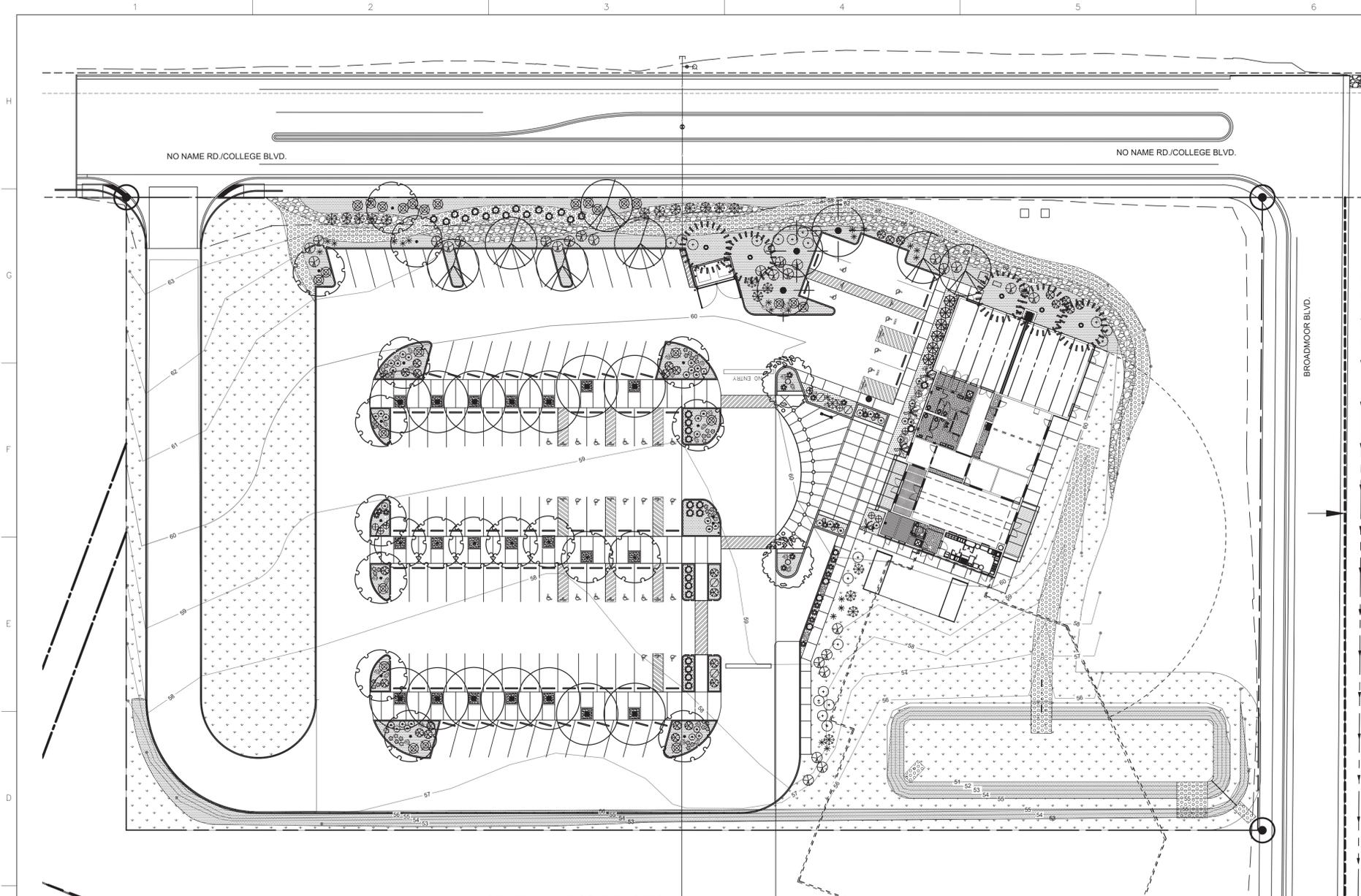
CHECKED BY: **CG**

SET NO:
SHEET TITLE:
IRRIGATION PLAN

100% CONSTRUCTION DOCUMENTS

L-101

CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495



PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
TREES					
3		ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER	2.5' B&B	30' HT. X 25' SPR.	MED
7		CELTIS RETICULATA NETLEAF HACKBERRY	2.5' B&B	30' HT. X 25' SPR.	LOW+
2		CERCIS RENIFORMIS 'OKLAHOMA' OKLAHOMA REDBUD	2.5' B&B	20' HT. X 25' SPR.	MED
5		PINUS NIGRA AUSTRIAN PINE	8' HT. B&B	35' HT. X 25' SPR.	MED+
14		PISTACHIA ATLANTICA X 'RED PUSH' RED PUSH PISTACHE	2.5' B&B	40' HT. X 40' SPR.	MED
6		THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	15 GAL	15' HT. X 4' SPR.	LOW+
19		ULMUS PARVIFOLIA 'EMER II' LACEBARK ELM	2.5' B&B	40' HT. X 40' SPR.	MED
SHRUBS AND GROUNDCOVERS					
47		SEDUM TELEPHIUM AUTUMN JOY SEDUM	1-GAL	2' HT. X 2' SPR.	LOW+
4		BUDDLEIA DAVIDII 'NAN-HOENSIS' DWARF BUTTERFLY BUSH	5-GAL	4' HT. X 4' SPR.	MED
26		CARYOPTERIS CLAN 'DARK KNIGHT' DARK KNIGHT SPIREA	5-GAL	4' HT. X 4' SPR.	LOW
21		ARTEMISIA FILIFOLIA SAND SAGE	5-GAL	4' HT. X 4' SPR.	RW
29		CYTISUS SCOPARIUS 'MOONLIGHT' MOONLIGHT SCOTCH BROOM	5-GAL	5' HT. X 6' SPR.	LOW+
4		JUNIPERUS HORIZ 'BLUE CHIP' BLUE CHIP JUNIPER (FEMALES ONLY)	5-GAL	1' HT. X 7' SPR.	MED
26		RHUS AROMATICA 'GRO-LOW' PROSTRATE SUMAC	5-GAL	2' HT. X 8' SPR.	LOW+
40		SALVIA DORRIL PURPLE SAGE	5-GAL	3' HT. X 3' SPR.	MED
9		SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE	3-GAL	30" HT. X 3' SPR.	MED
DESERT ACCENTS					
21		HESPERALOE PARVIFOLIA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	3-GAL	3' HT. X 3' SPR.	LOW
20		DASYLIRION WHEELERI BLUE SOTOL	5-GAL	5' HT. X 5' SPR.	RW
ORNAMENTAL GRASSES					
37		CALAMAGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5-GAL	30" HT. X 3' SPR.	MED
20		MUHLENBERGIA C. 'REGAL MIST' MUHLY GRASS	5-GAL	3' HT. X 4' SPR.	MED
VINES					
3		POLYGONUM AUBERTII SILVER LACE VINE	5-GAL	25' HT./SPR.	MED

GENERAL LANDSCAPE NOTES

- PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
- IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
- ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
- ALL EXISTING PLANT MATERIALS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.
- THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.

REVEGETATIVE SEEDING

AREAS SHALL BE REVEGETATED BY HYDROMULCH APPLICATION. LIMITS OF REVEGETATED SEEDING SHOWN ON PLANS IS SCHEMATIC. CONTRACTOR SHALL APPLY REVEGETATION SEEDING TO LIMITS OF DISTURBANCE.

SCIENTIFIC NAME - COMMON NAME	#PLS./AC
HILARIA JAMESII 'VIVA' - GALLETA	7.0
ORYZOPSIS HYMENOIDES 'NESPAP' - INDIAN RICE GRASS	5.0
BOUTELOUA GRACILIS 'HACHITA' - BLUE GRAMA	2.0
BOUTELOUA CURTIPENDULA 'VAUGHN' - SIDEOATS GRAMA	1.0
AGROPYRON SMITHII - WESTERN WHEAT	1.0
SPOROBOLUS CRYPTANDRUS - SAND DROPSEED	1.0
SPOROBOLUS AIROIDES 'SALADO' - ALKALI SACATON	1.0
EPHEDRA VIRIDIS - GREEN MORMON TEA	.25
ARTIPLEX CANESCENS - FOURWING SALTBRUSH	.25
ARTEMISIA FILIFOLIA - SAND SAGE	.5
SPHAERALCEA AMBIGUA - DESERT GLOBEMALLOW	.25
OENOTHERA PALLID - WHITE EVENING PRIMROSE	.25
BAILEYA MULTIRADIATA - DESERT MARIGOLD	.25
PENSTEMON AMBIOIDES - SAND PENSTEMON	.25

MULCHES AND BOULDERS

- SHREDDED BARK MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
- 1" AMARETTO ROCK MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL OR EQUAL)
- 2"-4" BLUE SAIS COBBLE MULCH (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
- 2"-4" AMARETTO COBBLE MULCH (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
- LANDSCAPE BOULDERS - BLUE SAIS (27 C.F. TYP. SIZE)

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RIO RANCHO
SENIOR CENTER
CITY OF RIO RANCHO
NEW MEXICO

NEW BUILDING FOR:

MARK	DATE	DESCRIPTION

GDDA PROJECT NO: 18-137

DATE: 4/1/2020

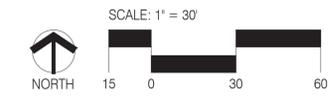
DRAWN BY: AM

CHECKED BY: CG

SET NO:
SHEET TITLE:
PLANTING PLAN

100% CONSTRUCTION DOCUMENTS

L-201



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