

VILLAGE OF TAOS SKI VALLEY - ADMINISTRATION BUILDING

GENERAL NOTES:

- THESE CONSTRUCTION DOCUMENTS ARE DIAGRAMMATIC ONLY. IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW EVERY DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR COMPLETION AS INDICATED ON THESE DRAWINGS.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK.
- ALL DIMENSIONS, SPECIFICATIONS AND NOTES PROVIDED HEREIN SHALL BE VERIFIED BY EACH SUBCONTRACTOR PRIOR TO PERFORMANCE OF THE WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- WHEN TWO OR MORE REQUIREMENTS OR STANDARDS ARE SPECIFIED ESTABLISHING DIFFERENT OR CONFLICTING LEVELS OF QUALITY, THE MOST STRINGENT REQUIREMENT IS INTENDED AND WILL BE ENFORCED.
- CONTRACTOR SHALL MAKE NO CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY ADDENDUM FROM THE OWNER/ARCHITECT.
- CONTRACTOR SHALL MEET WITH THE BUILDING OWNER OR MANAGER PRIOR TO THE BID IN ORDER TO OBTAIN A COPY OF THE BUILDING STANDARD GUIDELINES AND TO DISCUSS THE BUILDING MANAGEMENTS REQUIREMENTS FOR PROTECTION OF PUBLIC SPACES, DAILY CLEANING, CONSTRUCTION, STAGING, MATERIAL, DELIVERIES, LOCATION OF CONSTRUCTION CAMPUSERS, PARKING, ETC. THE COST TO MEET THESE REQUIREMENTS SHALL BE INCLUDED IN BID.
- REPLIES TO ALL REQUESTS FOR CLARIFICATION WILL BE ISSUED TO ALL PRIME BIDDERS, AS ADDENDA TO THE DRAWINGS AND SPECIFICATIONS, AND WILL BECOME PART OF THE CONTRACT. THE ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ORAL CLARIFICATION.
- ALL WORK SHALL CONFORM TO THE LATEST REQUIREMENTS OF APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
- CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE TO THE ARCHITECT AND OWNER FOR REVIEW PRIOR TO COMMENCING WORK.
- CONTRACTOR AND ALL SUBCONTRACTORS SHALL COORDINATE AND OBTAIN ALL PERMITS REQUIRED TO COMPLETE THE CONSTRUCTION OF THE WORK AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR SHALL INCLUDE IN THE BASE BID ALL FEES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO PERMIT FEES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY COORDINATING ALL ASPECTS OF THE CONSTRUCTION INCLUDING CROSS REFERENCING ALL OBVIOUSLY RELATED DOCUMENTS AND DRAWINGS. SHOULD PROBLEMS ARISE OUT OF A LACK OF COORDINATION IN AREAS THAT COULD HAVE REASONABLY BEEN FORESEEN, NO ADDITIONAL PAYMENT SHALL BE WARRANTED OR APPROVED BY THE OWNER OR THE ARCHITECT. SHOULD THE SERVICES OF THE ARCHITECT AND/OR ARCHITECT'S CONSULTANTS BE REQUIRED TO REMEDY OR REVISE THE CONSTRUCTION DUE TO ERRORS AND/OR OMISSIONS BY SUBCONTRACTOR, COMPENSATION FOR THESE SERVICES SHALL BE MADE BY THE GENERAL CONTRACTOR THROUGH THE CHANGE ORDER PROCESS OR BY SEPARATE AGREEMENT WITH THE ARCHITECT AND/OR ARCHITECT'S CONSULTANTS.
- ALL WORK DETAILED IN THESE CONSTRUCTION DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO SHALL SUBCONTRACT AND/OR ASSIGN PORTIONS OF THE WORK TO THE MOST QUALIFIED TRADE. FAILURE BY ANY SUBCONTRACTOR TO INCLUDE CERTAIN WORK REQUIRED SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF ITS RESPONSIBILITY AS PART OF THE CONTRACT FOR CONSTRUCTION TO PROVIDE A COMPLETE JOB.
- CONTRACTOR IS TO COORDINATE AND ORGANIZE THE CONSTRUCTION PROCESS AND COMPLETE SAME IN A MANNER WHICH LEAST IMPACTS THE OWNER. SEE PROJECT MANUAL DIVISION 01, SECTION 1000.17 - "COORDINATION WITH OCCUPANTS."
- A PUNCH LIST SHALL BE PREPARED BY THE CONTRACTOR LISTING ALL ITEMS WHICH NEED TO BE COMPLETED, MODIFIED, CORRECTED OR REPLACED AND SUBMITTED TO ARCHITECT/OWNER. THE ARCHITECT SHALL THEN VISIT THE SITE TO REVIEW AND, IF THE LIST IS NOT REASONABLY COMPLETE, SHALL DIRECT THE CONTRACTOR TO COMPLETE THE LIST. THE FINAL PUNCH LIST SUBMITTED BY THE CONTRACTOR SHALL BE REVIEWED AND SUPPLEMENTED BY THE ARCHITECT/OWNER.
- SUBCONTRACTOR SHALL DELIVER TO OWNER PRIOR TO FINAL PAYMENT ALL WARRANTIES, WARRANTIES AND TWO COPIES OF ALL MANUALS AND OPERATING INSTRUCTIONS AND ARRANGE TO GIVE PHYSICAL DEMONSTRATION OF ALL EQUIPMENT TO OWNER OR HIS REPRESENTATIVE.
- ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION, EXCEPT LONGER AS REQUIRED IN THE DRAWINGS AND/OR SPECIFICATIONS.
- ALL NEW CONSTRUCTION MUST MEET FEDERAL AND STATE BARRIER FREE REQUIREMENTS.
- MATERIAL OR SYSTEMS SHALL BE INSTALLED ACCORDING TO EXACT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL MATERIALS USED DURING CONSTRUCTION SHALL BE NEW AND FREE FROM BLEMISHES. NO USED MATERIALS WILL BE ALLOWED, EXCEPT AS NOTED HEREIN. COORDINATE WITH ARCHITECT AND OWNER REPRESENTATIVE IN ADVANCE.
- DELIVERY AND STORAGE OF ALL MATERIAL SHALL BE ACCEPTABLE TO MANUFACTURER'S PRODUCT. REVIEW BY THE ARCHITECT AND SHALL PROVIDE COMPLETE PROTECTION OF PRODUCT.
- GENERAL CONTRACTOR SHALL VERIFY FINAL SELECTION OF ALL FINISHES WITH ARCHITECT AND OWNER. SUBMIT SAMPLES FOR REVIEW.
- FIRE EXTINGUISHERS SHALL BE PROVIDED BY GENERAL CONTRACTOR AND LOCATED AS REQUIRED BY CODE DURING CONSTRUCTION.
- CONCRETE SLABS SHALL BE LEVELED AND PREPARED TO RECEIVE FLOOR FINISH PER FINISH SCHEDULE.
- WHEREVER DISSIMILAR METALS CONTACT EACH OTHER, AND ARE SEPARATED FURTHER ON THE BELOW SCALE THAN BY A SINGLE INTERMEDIATE METAL, THE CONTACTING SURFACES SHALL BE INSULATED FROM EACH OTHER BY A BITUMINOUS COATING, 15# ASPHALT SATURATED FELT OR OTHER ARCHITECT APPROVED MEANS. METALS ARRANGED IN ORDER OF GALVANIC ACTIVITY: ALUMINUM, ZINC, GALVANIZED IRON, TIN ON STEEL, LEAD (HARD), STAINLESS STEEL, COPPER, MONEL.
- GENERAL CONTRACTOR SHALL COORDINATE AND INSTALL ALL NECESSARY BACKING SUPPORTS FOR CABINETRY, SHELVING, TOILET ACCESSORIES, PLUMBING/LIGHTING FIXTURES, ETC.
- ALL GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE UNITED STATES GYPSUM "GYPSUM CONSTRUCTION HANDBOOK".
- CONTRACTOR WITH APPROPRIATE SUBCONTRACTORS SHALL COORDINATE THE LOCATION OF OUTLETS, SWITCHES, THERMOSTATS, ETC. WITH THE FURNITURE LAYOUT AND WITH CONSIDERATION GIVEN TO THE PLACEMENT OF ART, PICTURES, PLAQUES, ETC. THIS SHALL BE REVIEWED WITH THE ARCHITECT AND TENANT PRIOR TO WORK.
- PRIOR TO FINAL COMPLETION, CONTRACTOR SHALL THOROUGHLY CLEAN ALL SURFACES.
- PRIOR TO FINAL COMPLETION, CONTRACTOR TO ASSEMBLE AND DISTRIBUTE PUNCHLIST OF ITEMS TO COMPLETE. LIST SHALL BE REVIEWED AT CONTRACTOR'S SCHEDULED WALKTHROUGH WITH OWNER AND ARCHITECT. LIST SHALL BE REVISED AS REQUIRED TO COMPLETE WORK.

CODE REVIEW

Governing Codes: 2015 International Existing Building Code (IEBC)
2015 International Building Code (IBC)

EXISTING BUILDING (IEBC)
Chapter 3: Provisions For All Compliance Methods
Section 301.1.2-Work Area Compliance Method

Chapter 4: Prescriptive Compliance Method
Section 402-Additions
Section 404-Repairs
Section 407-Change of Occupancy

Chapter 5: Classification of Work
Section 506-Change Of Occupancy
Section 507-Additions

Chapter 10: Change of Occupancy
2.315f - 'R' occupancy CHANGE to 5.798f - Mixed Use 'B' occupancy & A-3 occupancy. Existing building complies with heights and areas allowed. Change of Occupancy results in equal hazard rating for Means of Egress and Exposure of Exterior walls.

NEW CONSTRUCTION (IBC)
Chapter 3: Use And Occupancy Classification
Mixed Use: Business-Group B & Assembly - Group A-3

Chapter 5: General Building Height and Areas
Type V-B - Unrated Materials
Max Height = 40' Existing & Proposed Building Complies
B - 2 stories max. Existing & Proposed Building complies
Max area = 6000sf for A-3 Proposed 'B' & A-3 area = 6,041sf, reference Section 508.4.2

Section 508.4.2-Allowed Building Area
In each story, the building area shall be such that the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed 1.
B = 4,497/9,000 = .499
A-3 = 1,349/9,000 = .149
.499 + .149 = .648 < 1 - Existing & Proposed Allowable Building area

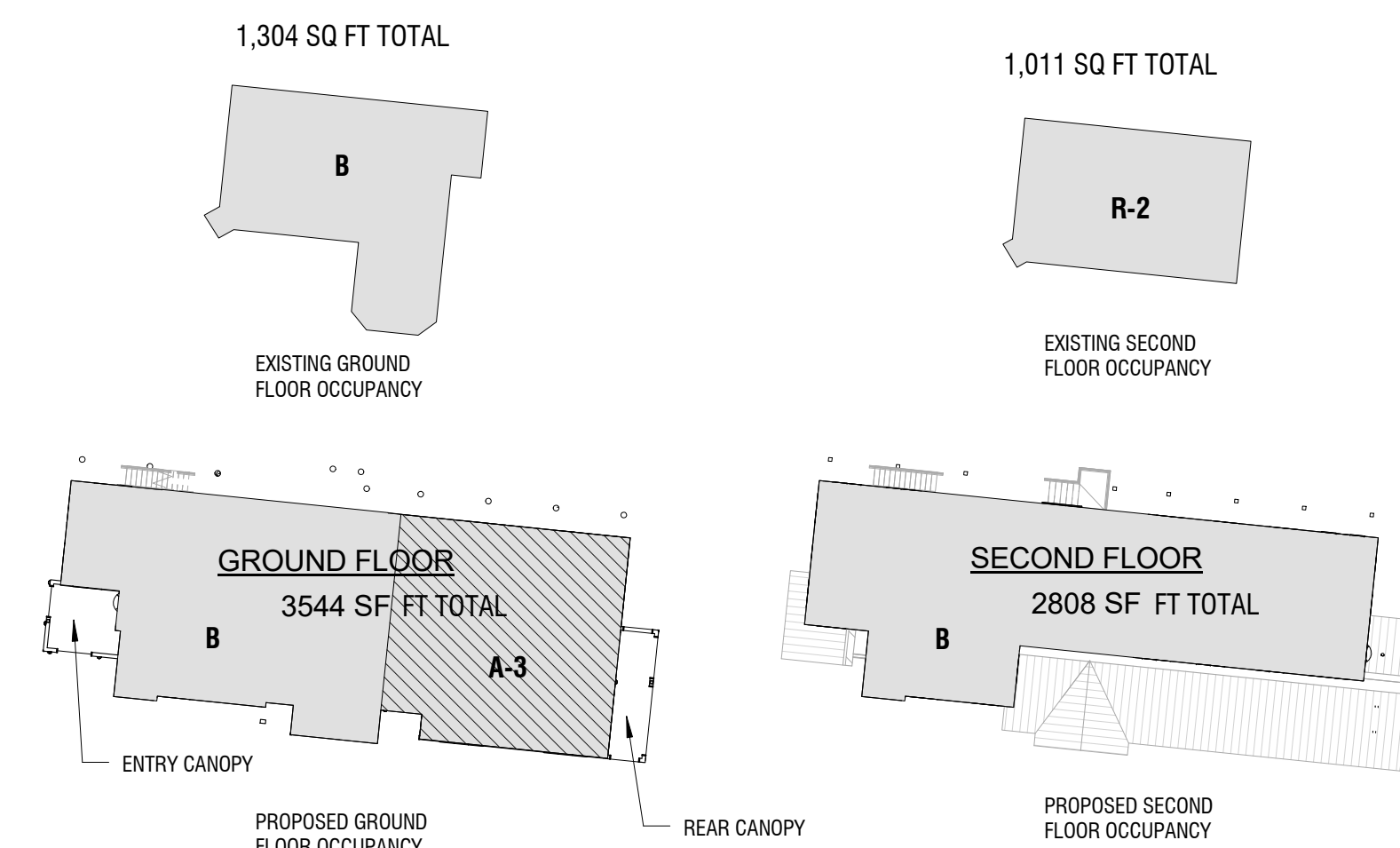
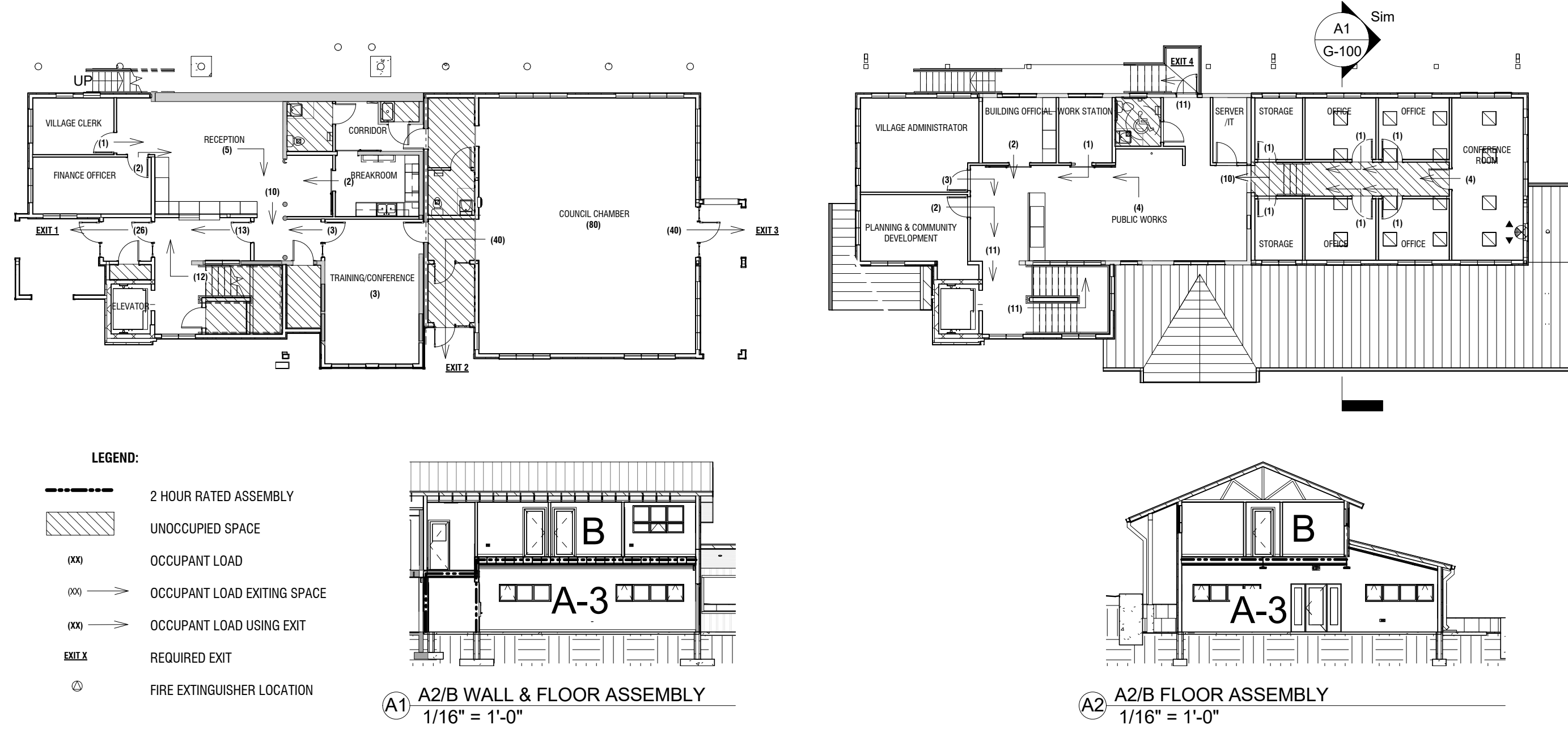
Types of Construction- Chapter 6 IBC
Type V-B - Unrated Materials
Fire resistance rating requirements for building elements:
structure, bearing walls, floors: NONE

Fire Protection Systems- Chapter 9 IBC
Automatic Sprinkler Systems not required

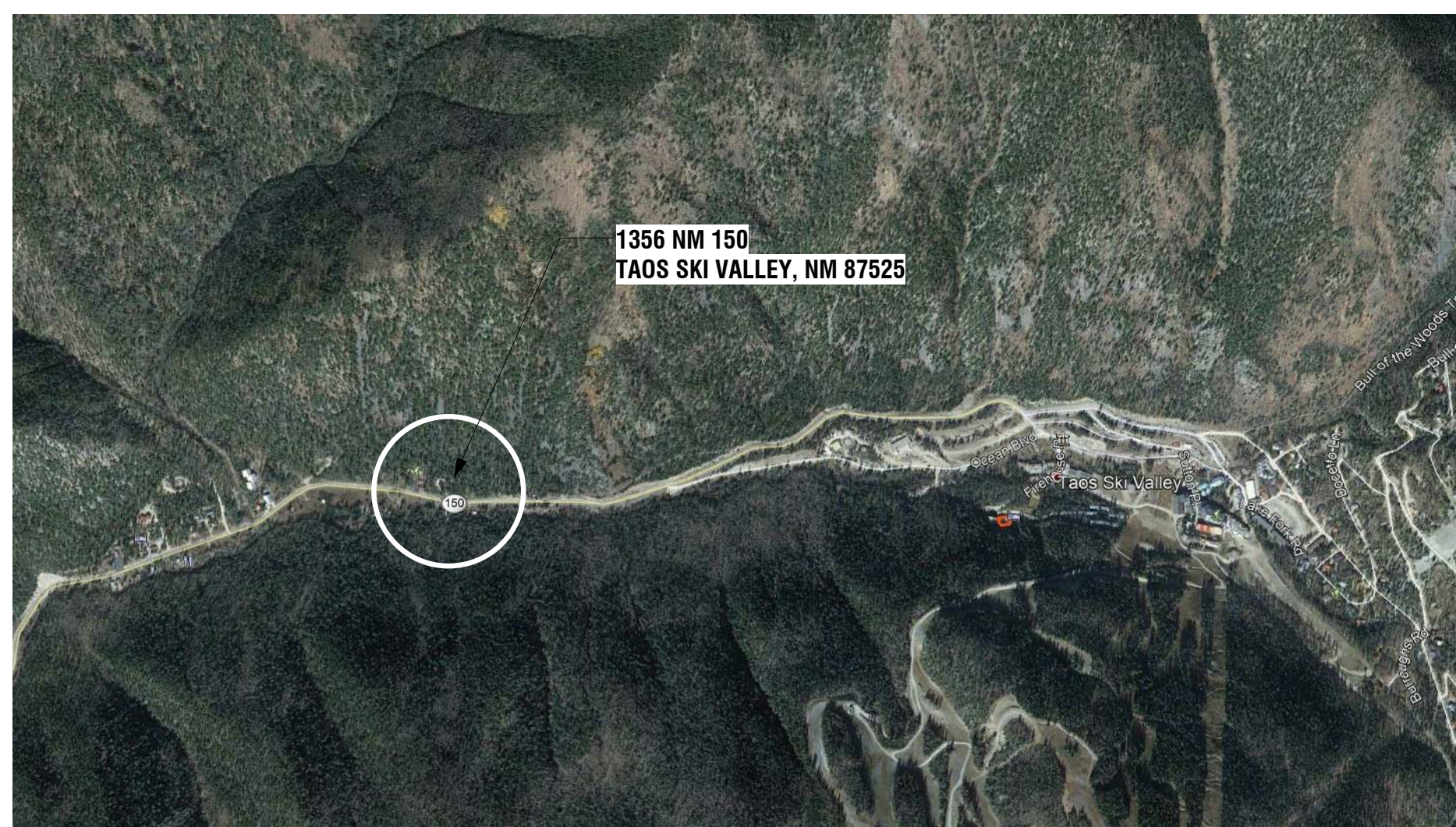
Means of Egress- Chapter 10 IBC
Occupant Load = 89
Egress width: 83 x 2 = 17.8'
Max. load per door less than 50. 50 x 2 = 100'. All doors will be 3'-0" minimum.
All egress doors in existing building comply

Plumbing Systems- Chapter 29 IBC
Group B: 89 Total Occupants (46 Men & 44 Women)
Water Closets @ 1/25 for first 50. 3 Required. 3 Provided
Lavatories @ 1/40 for the first 80. 3 Required. 3 Provided
Water Fountain @ 1/100. 1 Required. Water Cooler Provided
Service Sink. 1 Required. 1 Provided

EGRESS & OCCUPANCY DIAGRAM



VICINITY MAP



ABBREVIATIONS

@	ARCHITECTURAL FINISH FLOOR
A.F.F.	ARCHITECTURAL FINISH FLOOR
B.O.	BOTTOM OF
CFCI	CONTRACTOR FURNISHED & INSTALLED CONCRETE MASONRY UNIT
CMU	CONCRETE MASONRY UNIT
(E)	EXISTING
EXT.	EXTERIOR
FDN	FOUNDATION
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
INT	INTERIOR
MTL	METAL
(N)	NEW
NTS	NOT TO SCALE
N.I.C.	NOT IN CONTRACT
NA	NOT APPLICABLE
O.C.	ON CENTER
OSB	ORIENTED STRAND BOARD
OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OFDI	OWNER FURNISHED/ OWNER INSTALLED
P.T.	PRESSURE TREATED
SIM.	SIMILAR
SPEC.	SPECIFICATION; SEE PROJECT MANUAL
STRUCT.	STRUCTURAL; SEE STRUCTURAL
T.O.	TOP OF
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
W/	WITH
WD	WOOD

PROJECT TEAM

OWNER:
VILLAGE OF TAOS SKI VALLEY
PO BOX 90
TAOS SKI VALLEY, NM 87525
T: 575.776.2291

ARCHITECT:
LIVING DESIGNS GROUP ARCHITECTS
DOUGLAS PATTERSON, AIA
122A DONA LUZ ST.
TAOS, NM 87571
T: 575.751.9481

MECHANICAL/ELECTRICAL ENGINEER:
M&E ENGINEERING, INC.
KARL TIPTON, P.E.
8417 WASHINGTON PL. NE
ALBUQUERQUE, NM 87113
T: 505.856.1699

SHEET INDEX

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AS-100 ARCHITECTURAL SITE PLAN

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AD-102 SECOND FLOOR DEMOLITION PLAN
AD-103 EXISTING / DEMOLITION RCP PLAN
AD-104 EXISTING / DEMOLITION RCP PLANS
AD-201 EXISTING / DEMO EXTERIOR ELEVATIONS

ARCHITECTURAL
A-101 PROPOSED GROUND FLOOR PLAN
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A-103 PROPOSED GROUND FLOOR RCP PLAN
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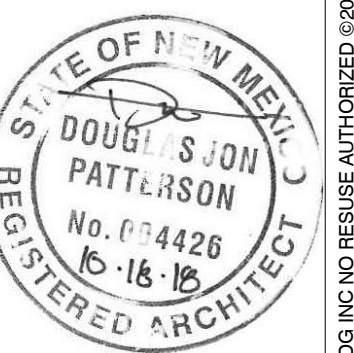
MECHANICAL
M-001 GENERAL NOTES, LEGEND, & SCHEDULES
M-101 MECHANICAL DEMOLITION PLAN
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LIVING
DESIGNS
GROUP
ARCHITECTS

122A Dona Luz St.
Taos, NM 87571
t: 575.751.9481
www.lidgtaos.com



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VTSV ADMINISTRATION BUILDING
CONSTRUCTION DOCUMENTS

1346 NM 150, VILLAGE OF TAOS SKI VALLEY, NM 87525

Z:\010 ACTIVE PROJECTS\2018\600 VTSV Admin\09 CAD\09\2018-600 - VTSV ADMIN BID SET - JB LOCAL 10.12.18.rvt

PROJ. NO.: 2018-600
ISSUE DATE: 10/18/18
ISSUED FOR:

REVISIONS:
NO DATE DESCRIPTION

DRAFTED BY: LDG
APPROVED BY: LDG

SCALE: As indicated

COVER SHEET

G-100