

NORTHSIDE ACE - COFFEE CAFE

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. CONTRACTOR SHALL MAKE NO CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY ADDENDUM FROM THE OWNER/ARCHITECT.
7. 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 MANAGER'S REQUIREMENTS FOR PROTECTION OF PUBLIC SPACES, DAILY CLEANING, CONSTRUCTION, STAGING, MATERIAL, DELIVERIES, LOCATION OF CONSTRUCTION DUMPSTERS, PARKING, ETC. THE COST TO MEET THESE REQUIREMENTS SHALL BE INCLUDED IN BID.
8. 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.
9. ALL WORK SHALL CONFORM TO THE LATEST REQUIREMENTS OF APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
10. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE TO THE ARCHITECT AND OWNER FOR REVIEW PRIOR TO COMMENCING WORK.
11. 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.
12. CONTRACTOR SHALL INCLUDE IN THE BASE BID ALL FEES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO PERMIT FEES.
13. 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.
14. 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.
15. 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."
16. 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.
17. SUBCONTRACTOR SHALL DELIVER TO OWNER PRIOR TO FINAL PAYMENT ALL GUARANTIES, WARRANTIES AND TWO COPIES OF ALL MANUALS AND OPERATING INSTRUCTIONS AND ARRANGE TO GIVE PHYSICAL DEMONSTRATION OF ALL EQUIPMENT TO OWNER OR HIS REPRESENTATIVE.
18. 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.
19. ALL NEW CONSTRUCTION MUST MEET FEDERAL AND STATE BARRIER FREE REQUIREMENTS.
20. MATERIAL OR SYSTEMS SHALL BE INSTALLED ACCORDING TO EXACT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
21. 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.
22. DELIVERY AND STORAGE OF ALL MATERIAL SHALL BE ACCEPTABLE TO MANUFACTURER'S PRODUCT, REVIEW BY THE ARCHITECT AND SHALL PROVIDE COMPLETE PROTECTION OF PRODUCT.
23. GENERAL CONTRACTOR SHALL VERIFY FINAL SELECTION OF ALL FINISHES WITH ARCHITECT AND OWNER, SUBMIT SAMPLES FOR REVIEW.
24. FIRE EXTINGUISHERS SHALL BE PROVIDED BY GENERAL CONTRACTOR AND LOCATED AS REQUIRED BY CODE DURING CONSTRUCTION.
25. CONCRETE SLABS SHALL BE LEVELED AND PREPARED TO RECEIVE FLOOR FINISH PER FINISH SCHEDULE.
26. 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.
27. GENERAL CONTRACTOR SHALL COORDINATE AND INSTALL ALL NECESSARY BACKING SUPPORTS FOR CABINETS, SHELVEING, TOILET ACCESSORIES, PLUMBING/LIGHTING FIXTURES, ETC.
28. ALL GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE UNITED STATES GYPSUM "GYPSUM CONSTRUCTION HANDBOOK".
29. ALL GYPSUM BOARD SHALL RECEIVE A PAINT FINISH.
30. 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.
31. PRIOR TO FINAL COMPLETION, CONTRACTOR SHALL THOROUGHLY CLEAN ALL SURFACES.
32. 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.

VICINITY MAP



PROJECT TEAM

OWNER:
DENNIS COCA

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ARCHITECT:
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CONTACT: GEORGE BRADLEY
T: 505.344.4080

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208 CAMINO DE LA MERCED
TAOS, NM 87571
CONTACT: ALEX ABEYTA
T: 575.737.0377

COVER SHEET
G101

COVER SHEET

SITE
AS101

ARCHITECTURAL SITE PLAN

CIVIL

C-1

CIVIL COVER SHEET

C-2

VICINITY MAP

C-3

NOTES & DETAILS

C-4

SITE PLAN

C-5

GRADING & DRAINAGE SHEET 1

C-6

GRADING & DRAINAGE SHEET 2

C-7

GRADING & DRAINAGE SHEET 3

C-8

GRADING & DRAINAGE SHEET 4

C-9

GRADING & DRAINAGE SHEET 5

C-10

GRADING & DRAINAGE SHEET 6

C-11

UTILITY PLANS

C-12

UTILITY DETAILS

C-13

DECELERATION LANE

ARCHITECTURE - CAFE

A101

FLOOR & ROOF PLANS

A102

FINISH & REFLECTED CEILING

PLANS

A201

ELEVATIONS

A301

SECTIONS

A401

ENLARGED FLOOR PLANS &

INTERIOR ELEVATIONS

A601

DOOR & WINDOW SCHEDULE

A900

INTERIOR DETAILS

ABBREVIATIONS

@	AT
A.F.F.	ARCHITECTURAL FINISH FLOOR
B.O.	BOTTOM OF
C.F.C.I.	CONTRACTOR FURNISHED & INSTALLED
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
OFCI	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

CODE REVIEW

Governing Code: 2015 New Mexico Commercial Building Code (NMCBC)
2015 International Building Code (IBC)

Use & Occupancy - Chapter 3

- Occupancy Group = "Business: Group B"
(309.1)

Building Heights and Areas - Chapter 5

- (table 503)
- If Construction Type V-B (passive protection - no fire sprinkler)
- Limited to 1 Story > 1 Story proposed

- Limited to 9,000 s.f. > 2,142 s.f. Proposed

Construction Type - Chapter 6

- Type V-B = Any material permitted by code. (602.5)
- No Required Fire Rating @ building elements.
(table 601)

Fire Protection Systems - Chapter 9

- Section 903 – Automatic Sprinkler Systems
- Section 903.2.7 - Group "M" – Fire area is under 12,000 S.F. – No Automatic Sprinkler System Required

Egress Requirements - Chapter 10

- Occupant Load = see diagram
(table 1004.1.1)
- Occupant Load of Tenant Space = 22

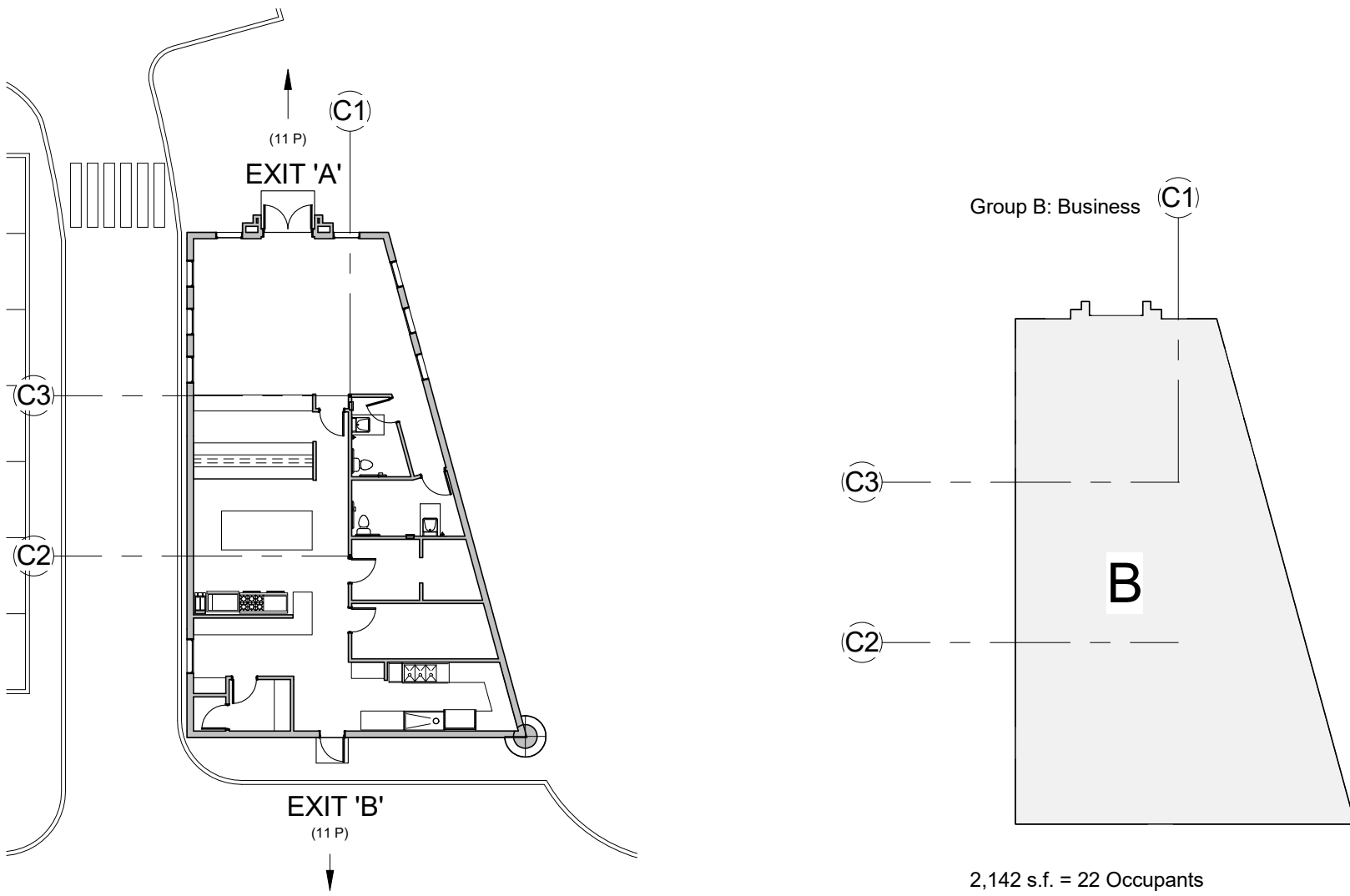
Minimum Plumbing Requirements - Chapter 29

Minimum fixture count: "Business"
(table 2902.1)

Tenant Space

22 Total Occupants (11 Men & 11 Women)

- 1 Water Closet per 25 occupants, 2 provided
- 1 Lavatory per 40 occupants, 2 provided



2 CAFE EGRESS DIAGRAM
1" = 20'-0"

1 Cafe Occupancy Diagram
1" = 20'-0"

- NON- OCCUPIED SPACE
- OCCUPANT LOAD OF SPACE
- EXIT NAME
- REQUIRED EXIT (LOAD)

EGRESS DIAGRAM LEGEND
1" = 30'-0"

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NORTHSIDE ACE HARDWARE

36 NM HIGHWAY 150
TAOS, NM 87571

PROJ. NO.:
2018-120

ISSUE DATE:
1/24/2019

ISSUED FOR:
PERMIT

REVISIONS:

NO. DATE DESCRIPTION

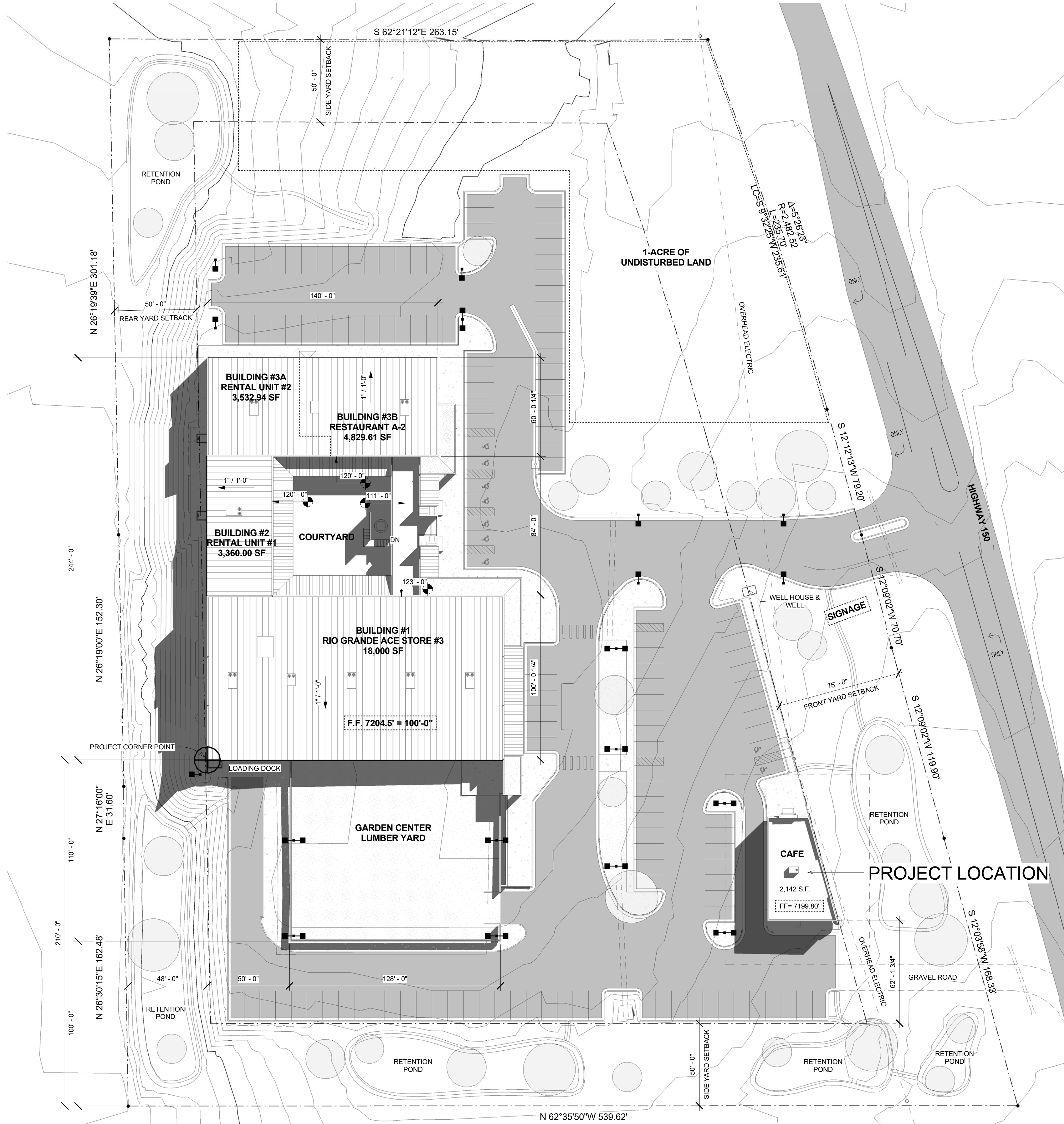
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APPROVED BY: ldg

SCALE: As indicated

COVER
SHEET

G101



GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS FOR SITEWORK ELEVATIONS.
2. LOCATE ALL EXTERIOR LIGHTING FIXTURES PER ELECTRICAL SITE DRAWINGS.
3. LOCATE ALL GUTTERS AND SCUPPERS PER BUILDING ELEVATIONS AND ROOF PLAN.

LEGEND:

- TOPOGRAPHY
- ASPHALT
- CONCRETE
- GRAVEL
- PROPERTY LINE & SETBACK
- SITE LIGHTING
- TREES

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APPROVED BY: ldg

SCALE: 1/32" = 1'-0"

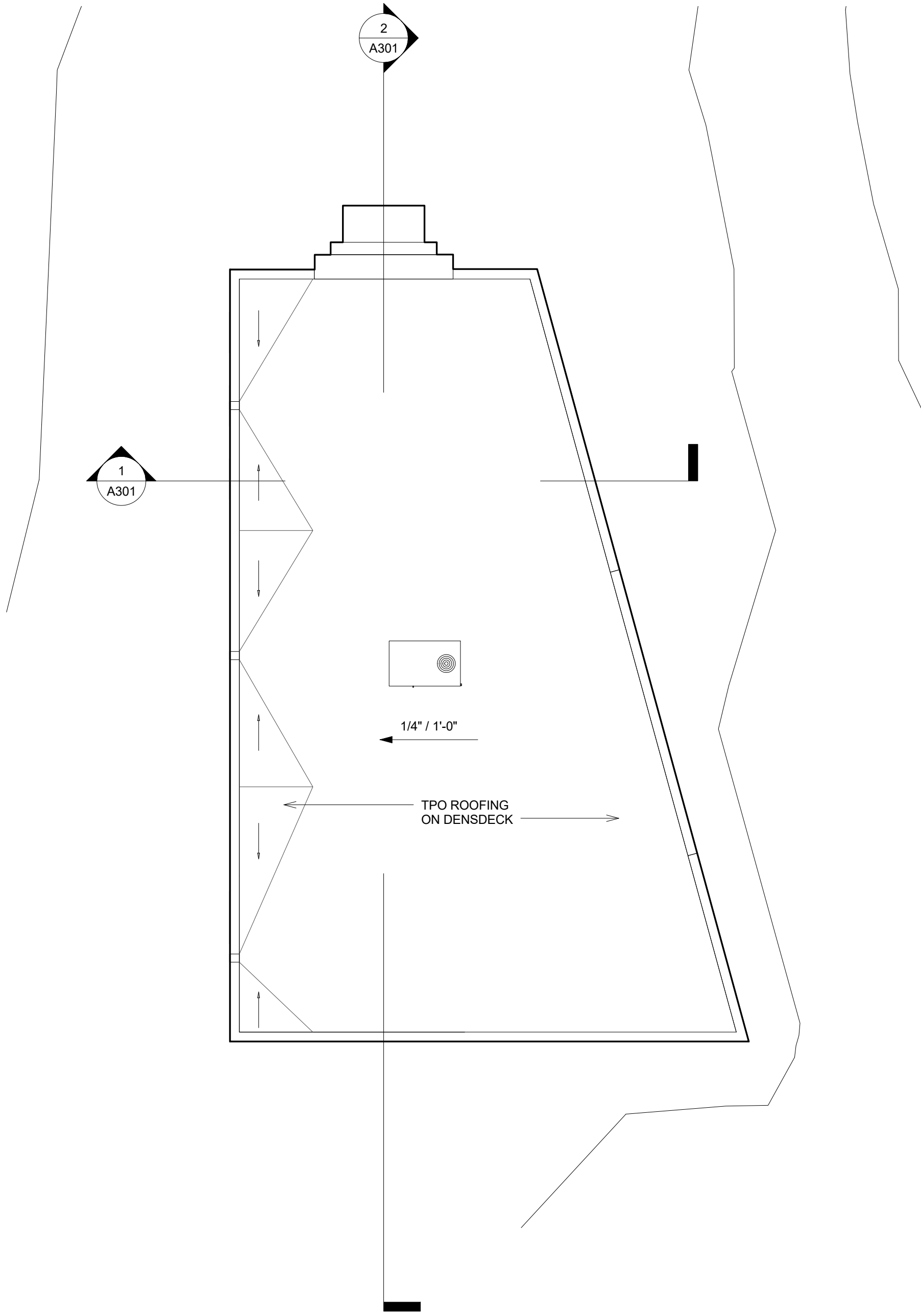
ARCHITECTURAL
SITE PLAN

AS101

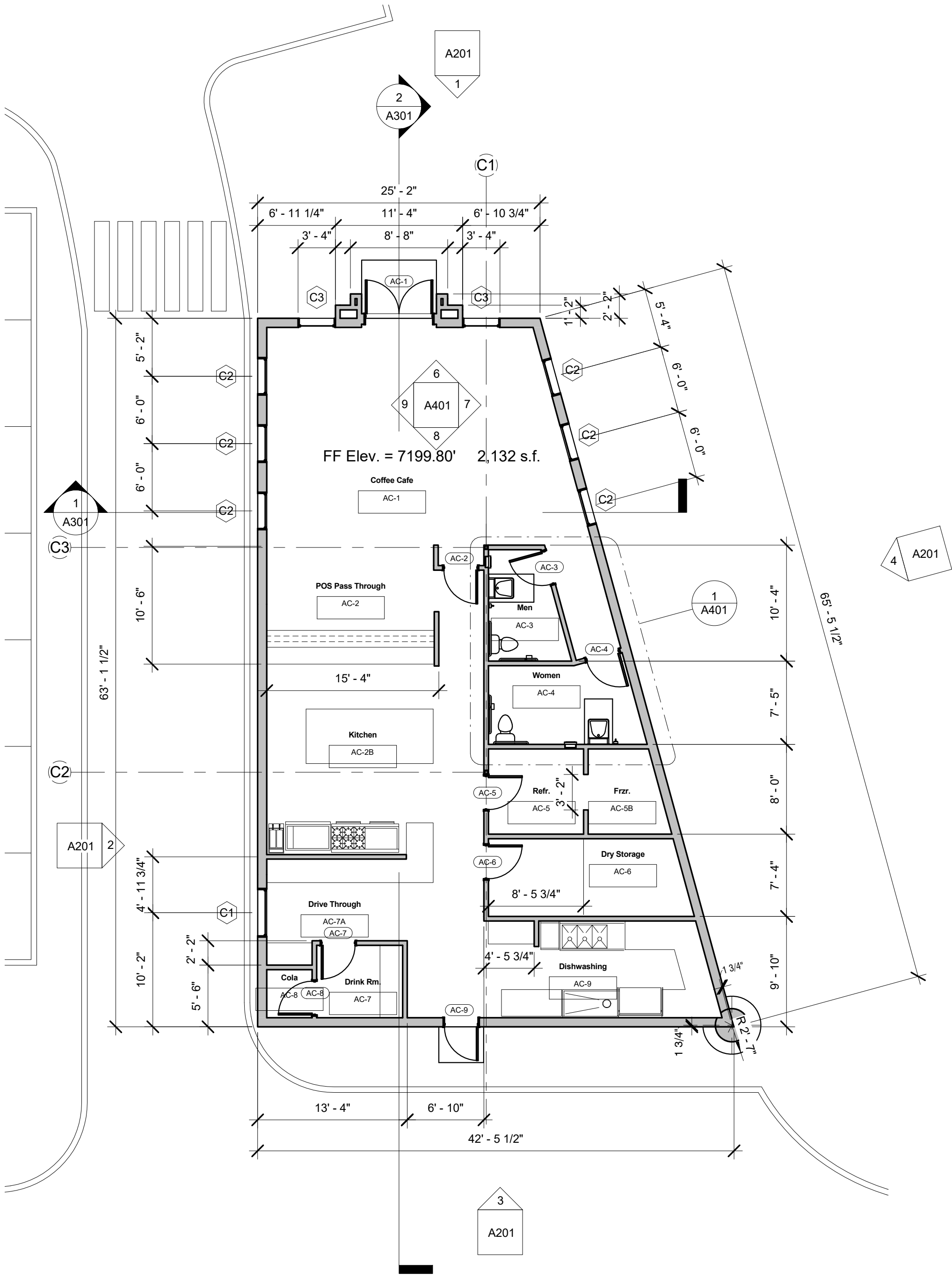
2/10/10 ACTIVE PROJECTS 2018-120 Northside Ace Hardware 36 NM Highway 150, Taos, NM 87571

Finish Schedule Coffee Cafe						
Number	Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
AC-1	Coffee Cafe	Concrete 3	VB	Ptd.Gyp.Bd.		
AC-2	POS Pass Through	Concrete 1	VB	Ptd.Gyp.Bd.		
AC-2B	Kitchen	Concrete 1	VB	Ptd.Gyp.Bd.		epoxy paint on walls
AC-3	Men	Concrete 3	Tile	Ptd.Gyp.Bd./Tile		
AC-4	Women	Concrete 3	Tile	Ptd.Gyp.Bd./Tile		
AC-5	Refr.					finishes by others
AC-5B	Frzr.					finishes by others
AC-6	Dry Storage	Concrete 1	VB	Ptd.Gyp.Bd.		
AC-7	Drink Rm.	Concrete 1	VB	Ptd.Gyp.Bd.		
AC-7A	Drive Through	Concrete 1	VB	Ptd.Gyp.Bd.		
AC-8	Cola	Concrete 1	VB	Ptd.Gyp.Bd.		
AC-9	Dishwashing	Concrete 1	VB	Ptd.Gyp.Bd.		

Door Schedule 2					
Mark	Width	Height	Thickness	Type	Comments
AC-1	6' - 0"	7' - 0"	0' - 1 3/4"	72" x 84"	
AC-2	3' - 0"	7' - 0"	0' - 1 3/4"	36" x 84"	
AC-3	3' - 0"	7' - 0"	0' - 1 3/4"	36" x 84"	
AC-4	3' - 0"	7' - 0"	0' - 1 3/4"	36" x 84"	
AC-5	3' - 0"	7' - 0"	0' - 1 3/4"	36" x 84"	
AC-6	3' - 0"	7' - 0"	0' - 1 3/4"	36" x 84"	
AC-7	3' - 0"	7' - 0"	0' - 1 3/4"	36" x 84"	
AC-8	3' - 0"	7' - 0"	0' - 1 3/4"	36" x 84"	
AC-9	3' - 0"	7' - 0"	0' - 1 3/4"	36" x 84"	



3 ROOF PLAN - CAFE
1/8" = 1'-0"



1 FLOOR PLAN - CAFE
1/8" = 1'-0"

GENERAL NOTES:

- ALL DIMENSIONS AT WALLS ARE TAKEN AT FACE-OF-FRAMING UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AT OFFICEFRONT/STOREFRONT ASSEMBLIES ARE TAKEN AT OUTSIDE FACE-OF-MULLION UNLESS OTHERWISE NOTED.
- ALL DOORS SHALL BE LOCATED PER THE TYPICAL DOOR JAMB PLACEMENT DETAIL; UNLESS OTHERWISE NOTED.
- LOCATE ALL EXTERIOR LIGHTING FIXTURES AND OVERFLOW SCUPPERS PER BUILDING ELEVATIONS AND ROOF PLAN.

FLOOR PLAN LEGEND

- DOOR
- INTERIOR PARTITION PROVIDED & INSTALLED BY CONTRACTOR
- 1 HOUR SEPARATION
- ELEVATION VIEW
- DETAILED DRAWING CALLOUT
- NORTH ARROW
- PARTITION TYPE

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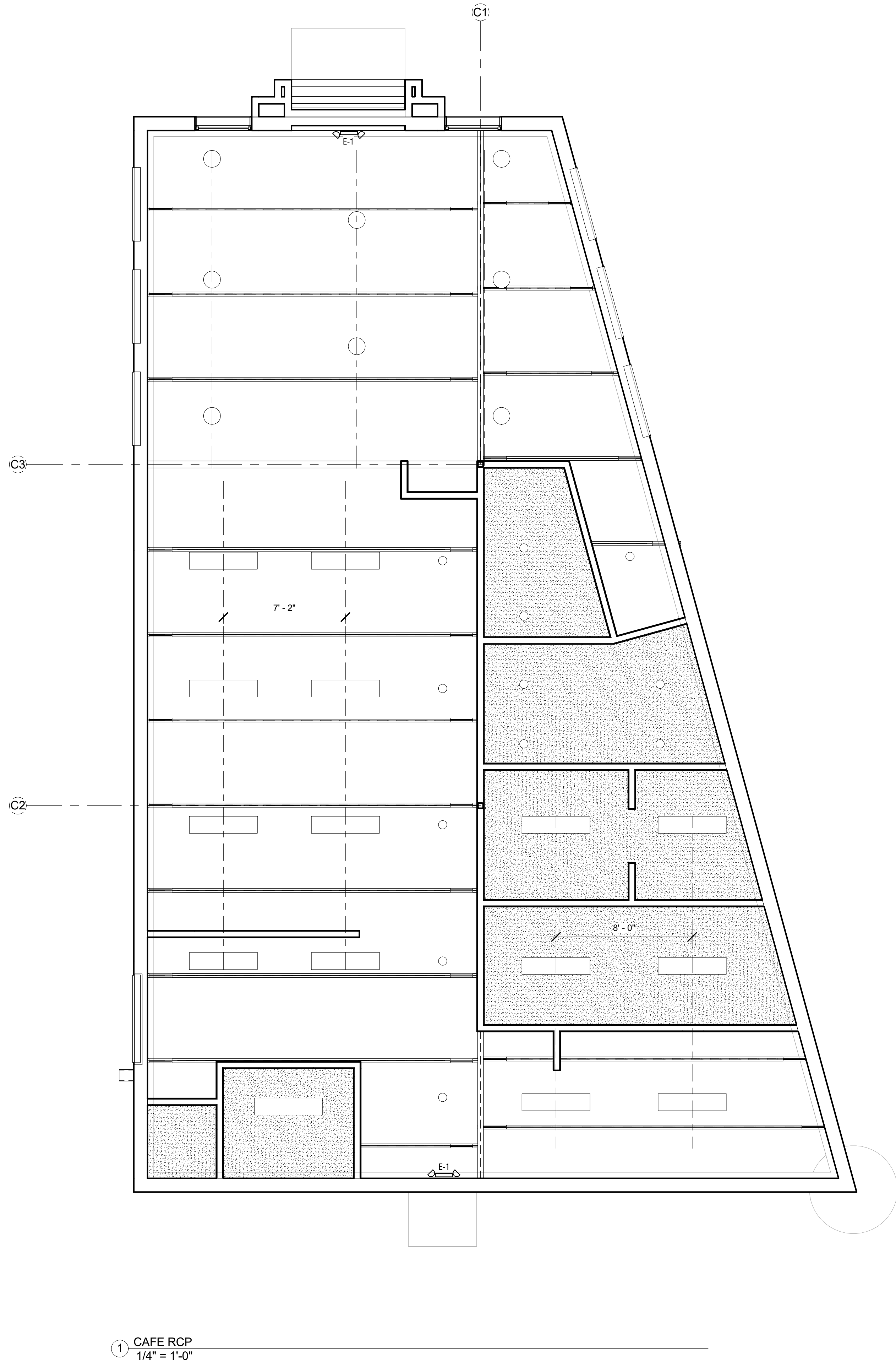
NORTHSIDE ACE HARDWARE

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FLOOR & ROOF PLANS

A101



1 CAFE RCP
1/4" = 1'-0"

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LIGHTING LEGEND

	TROFFER LIGHT
	DECORATIVE PENDANT LIGHT
	LED LIGHTING 8' STRIPS
	HANGING LED BAY LIGHT
	CEILING MOUNTED LED BAY LIGHT
	12" X 48" LED TROFFER ULTRA THIN
	WALL SCONCE
	BOLLARD LAMP
	HANGING LIGHT
NL	ALWAYS-ON NIGHT LIGHT
	EMERGENCY /EXIT LIGHT
	RTU#1
	ROOF TOP UNITS
	CORRUGATED METAL CEILING

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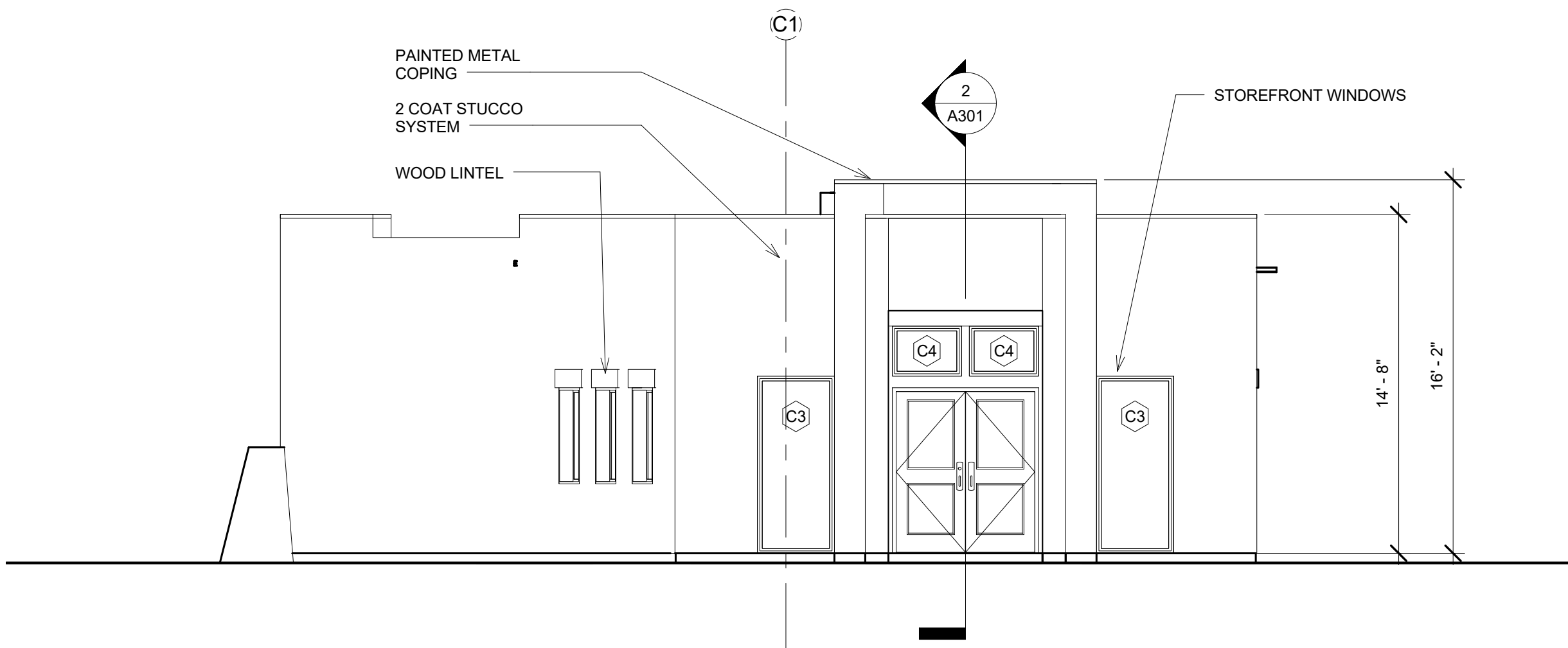
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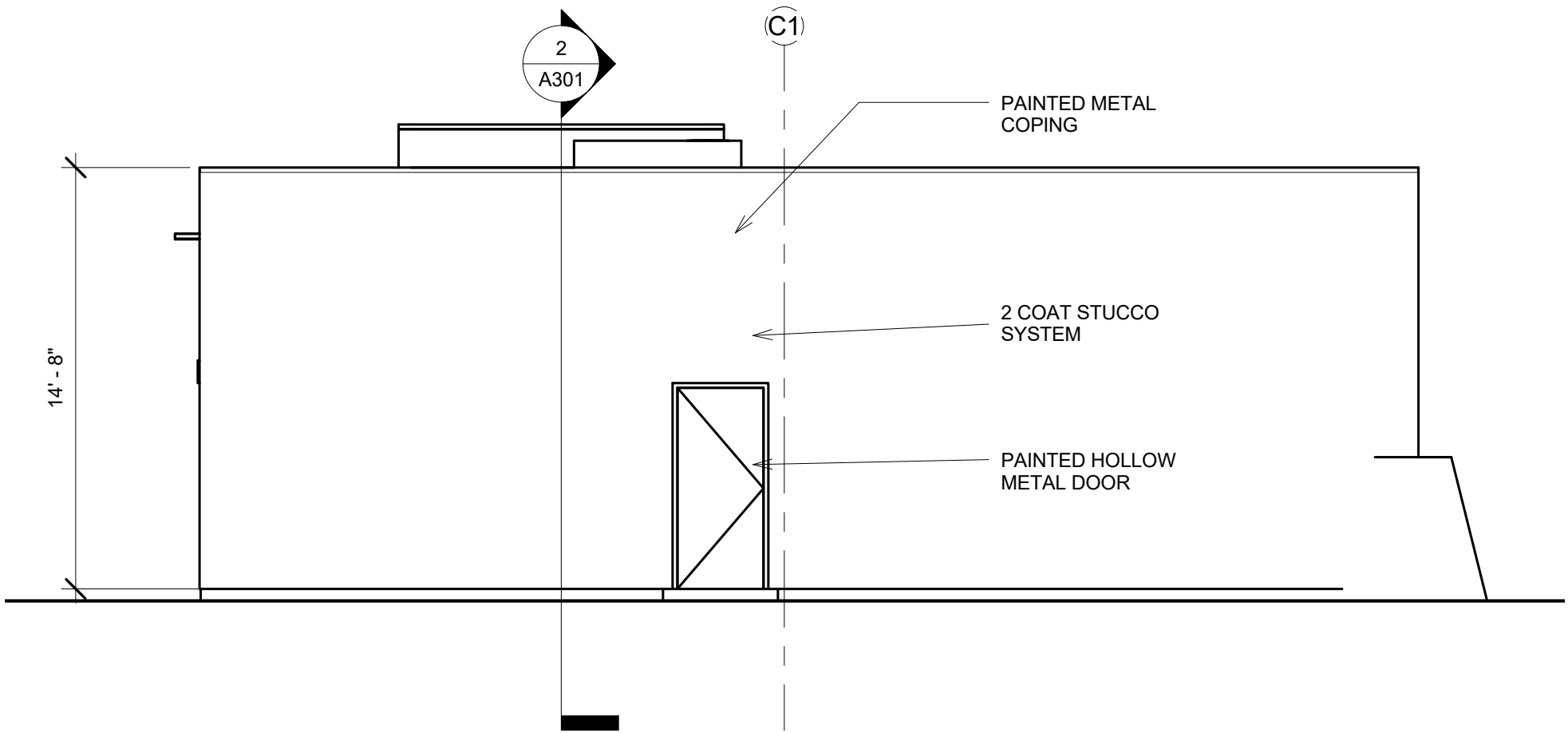
FINISH &
REFLECTED
CEILING
PLANS

A102

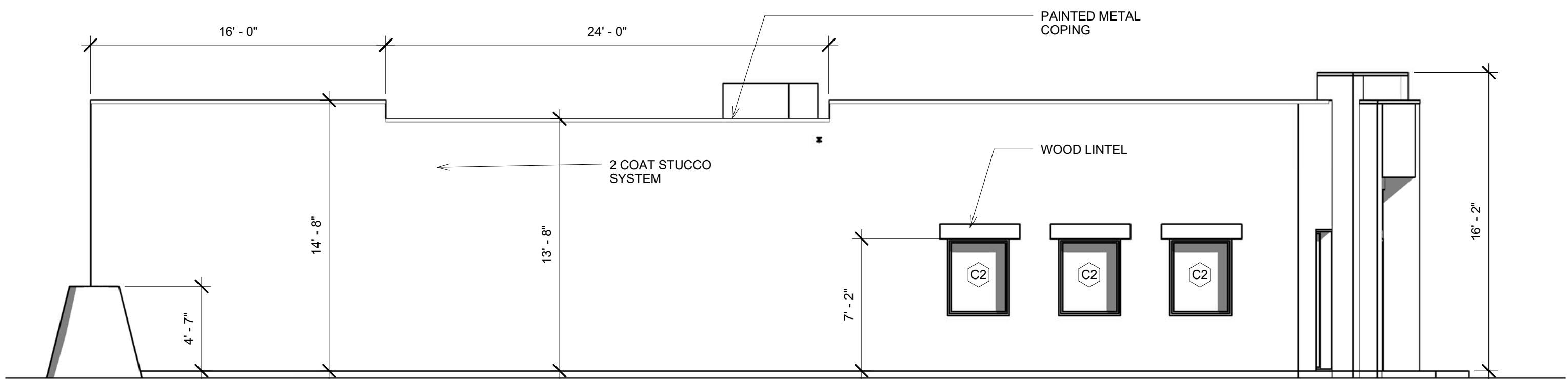
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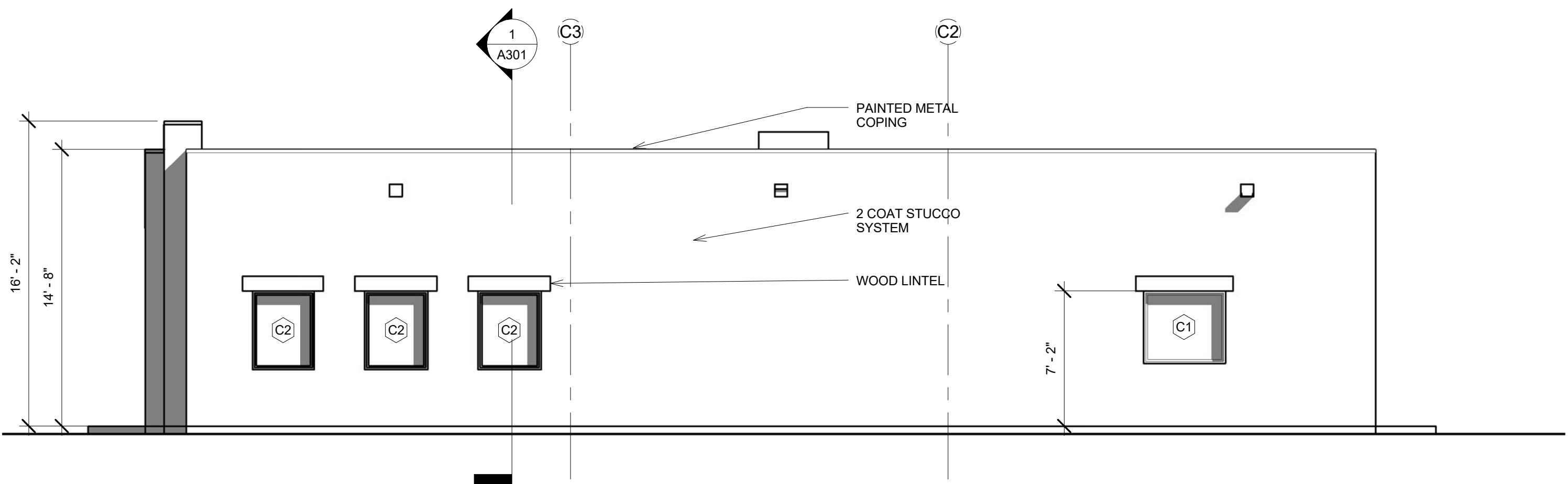
① CAFE NORTH
3/16" = 1'-0"



③ CAFE SOUTH ELEVATION
3/16" = 1'-0"



④ CAFE EAST ELEVATION
3/16" = 1'-0"



② CAFE WEST ELEVATION
3/16" = 1'-0"

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FLOOR PLAN LEGEND

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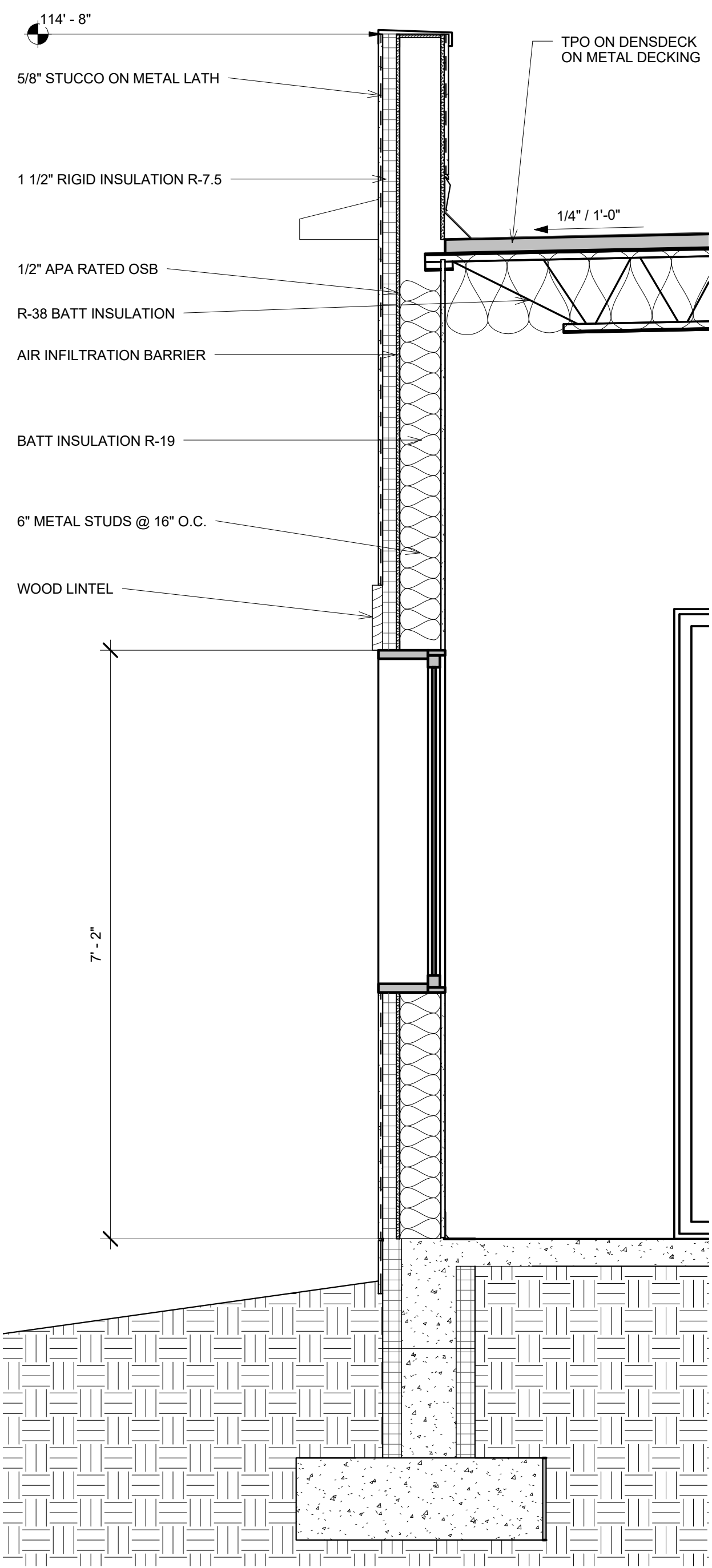
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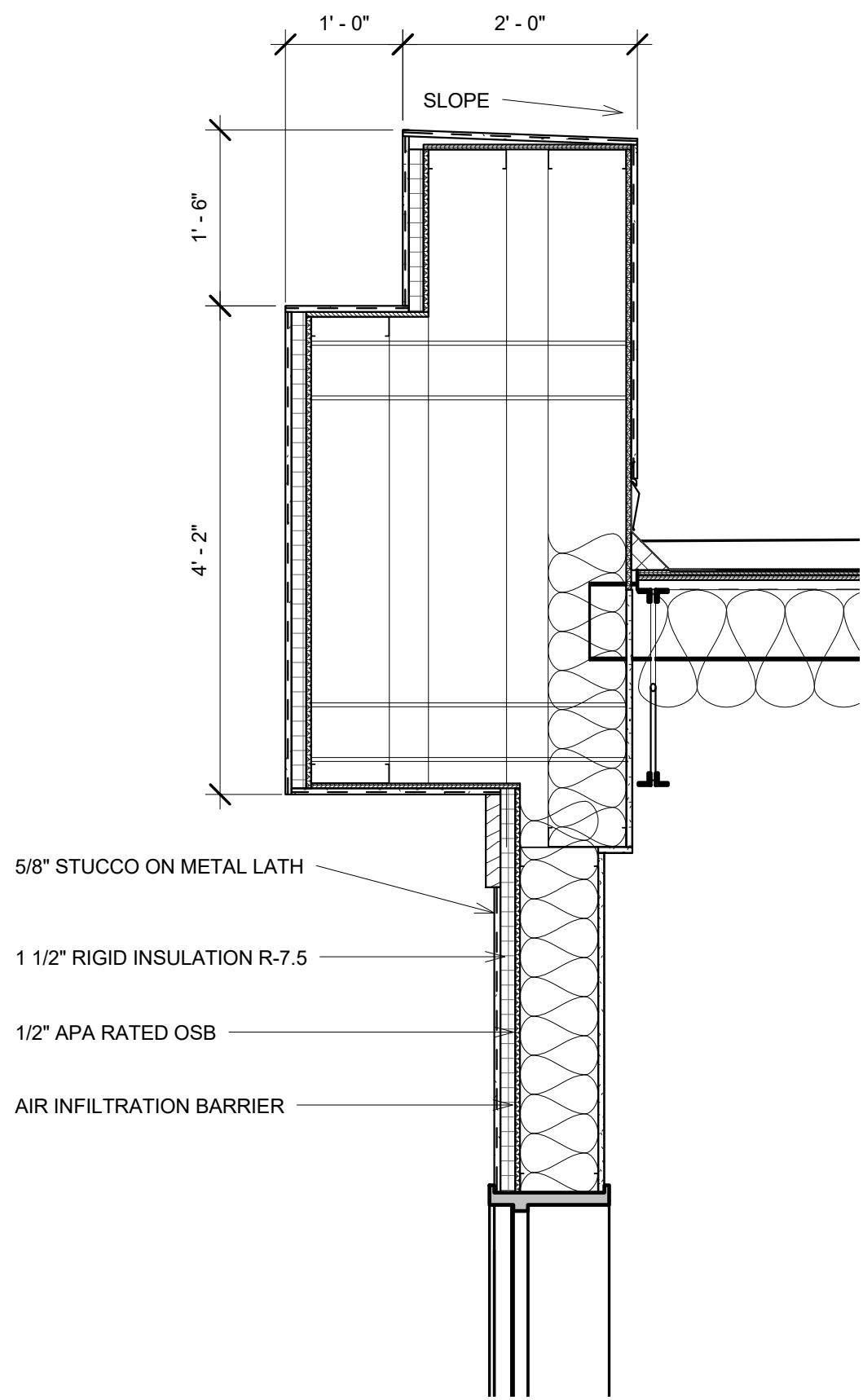
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ELEVATIONS

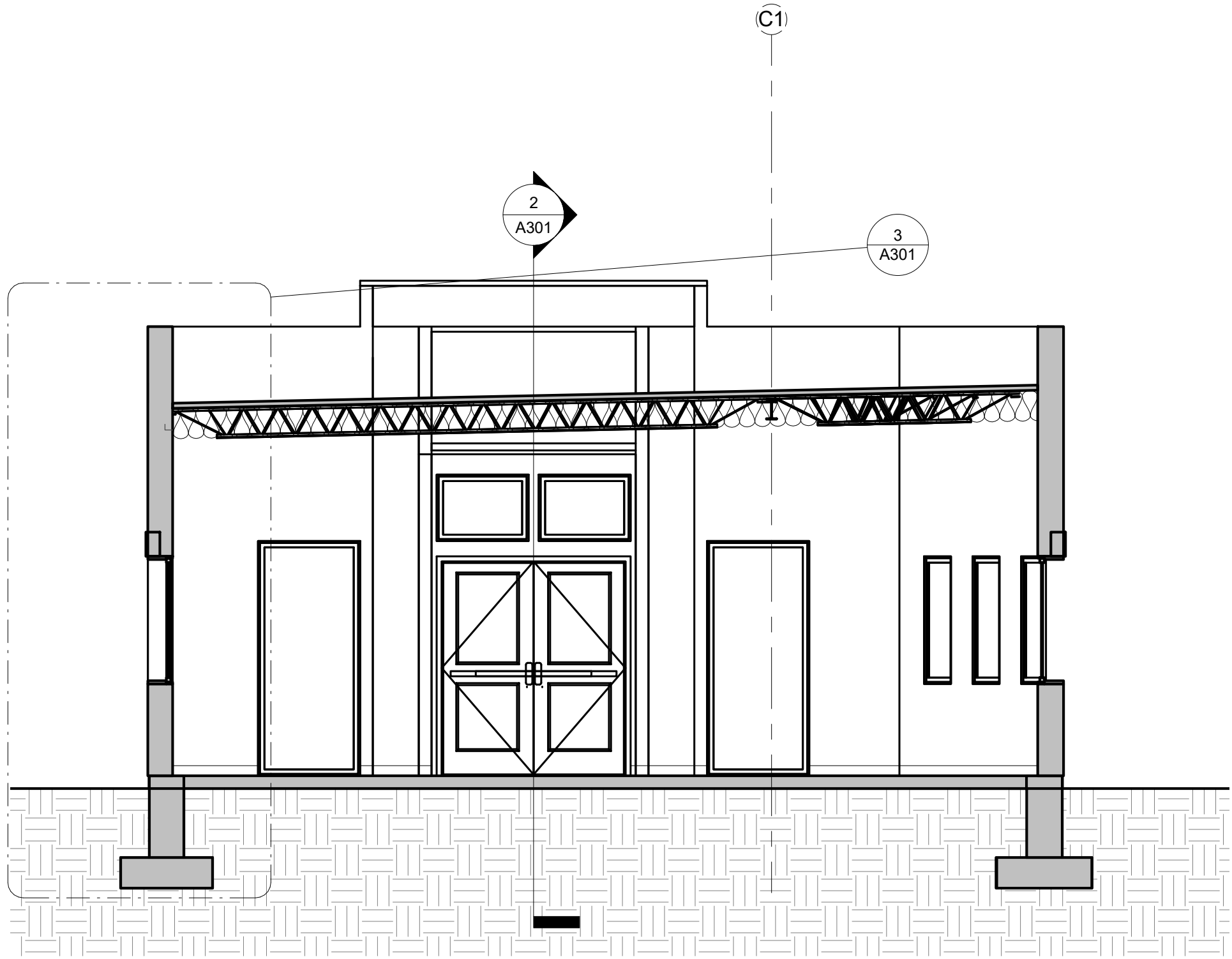
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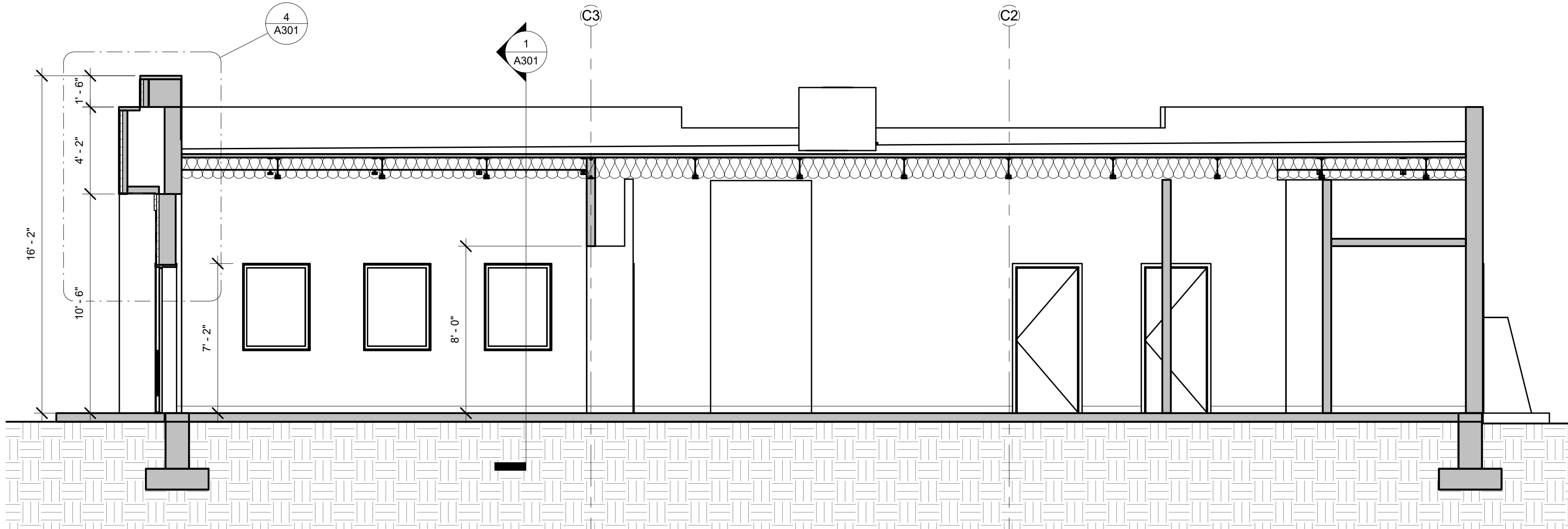
3 Wall Section @ Cafe
3/4" = 1'-0"



4 Detail 8
3/4" = 1'-0"



1 EAST / WEST SECTION - CAFE
1/4" = 1'-0"



2 NORTH / SOUTH SECTION - CAFE
1/4" = 1'-0"

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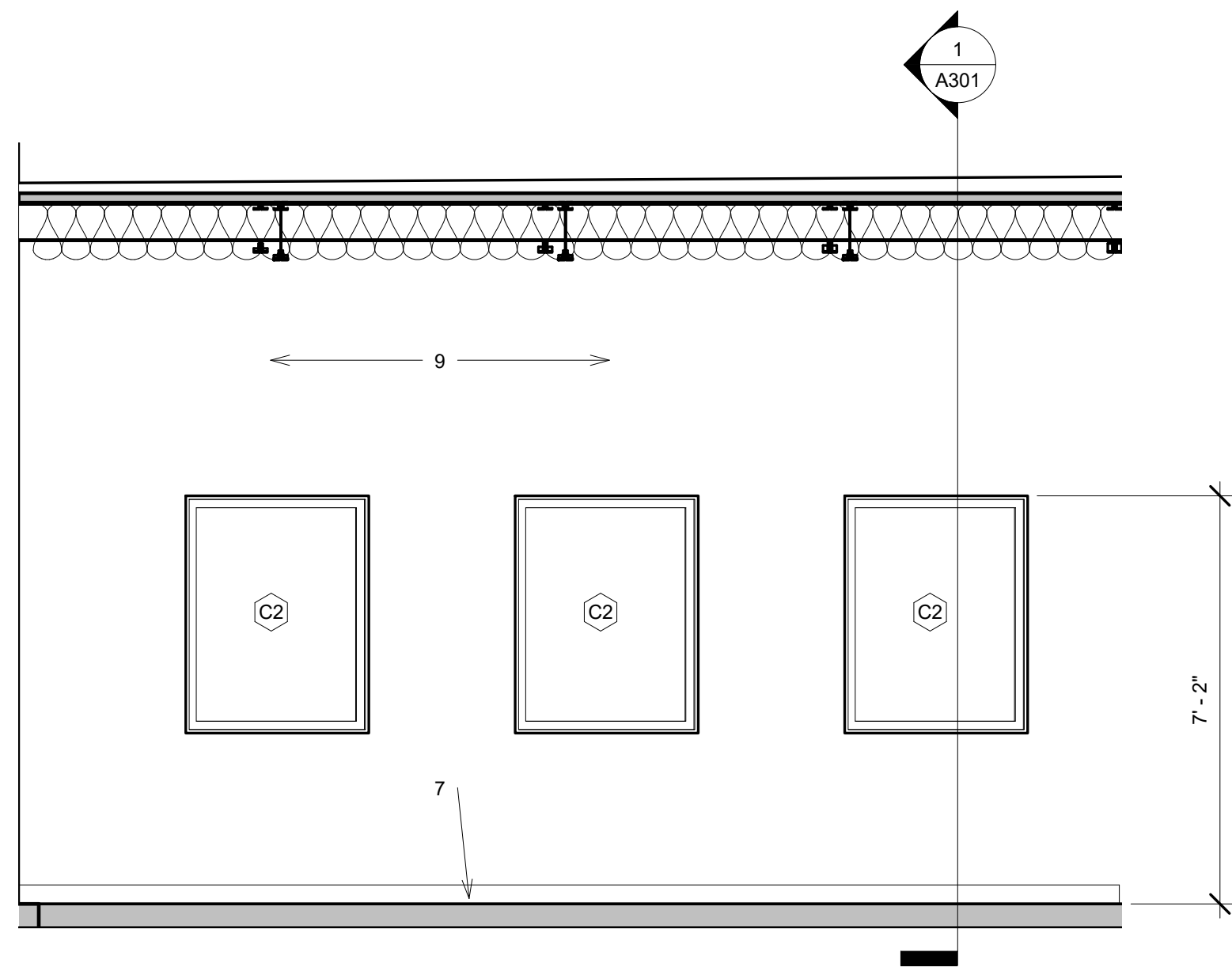
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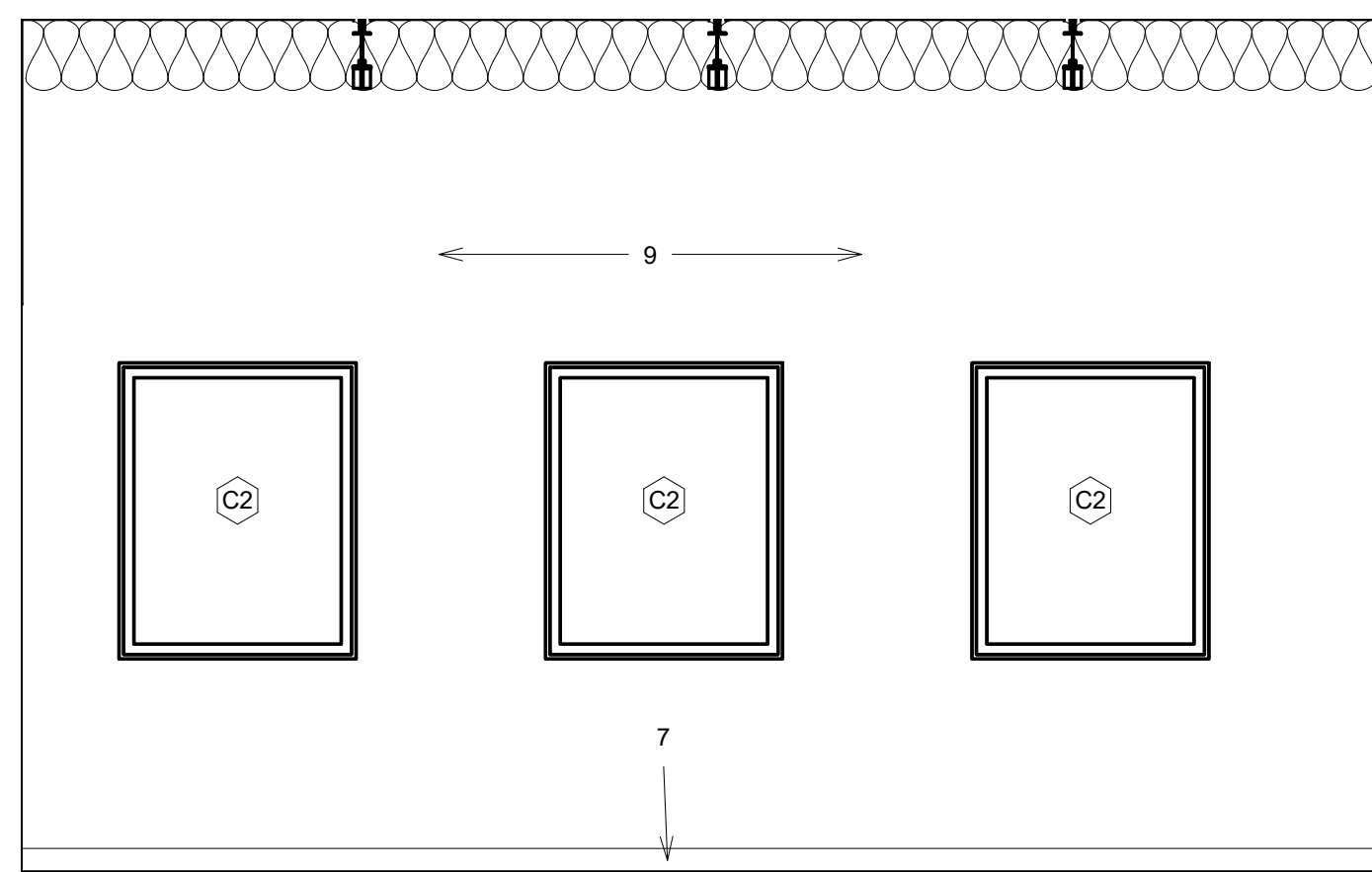
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SECTIONS

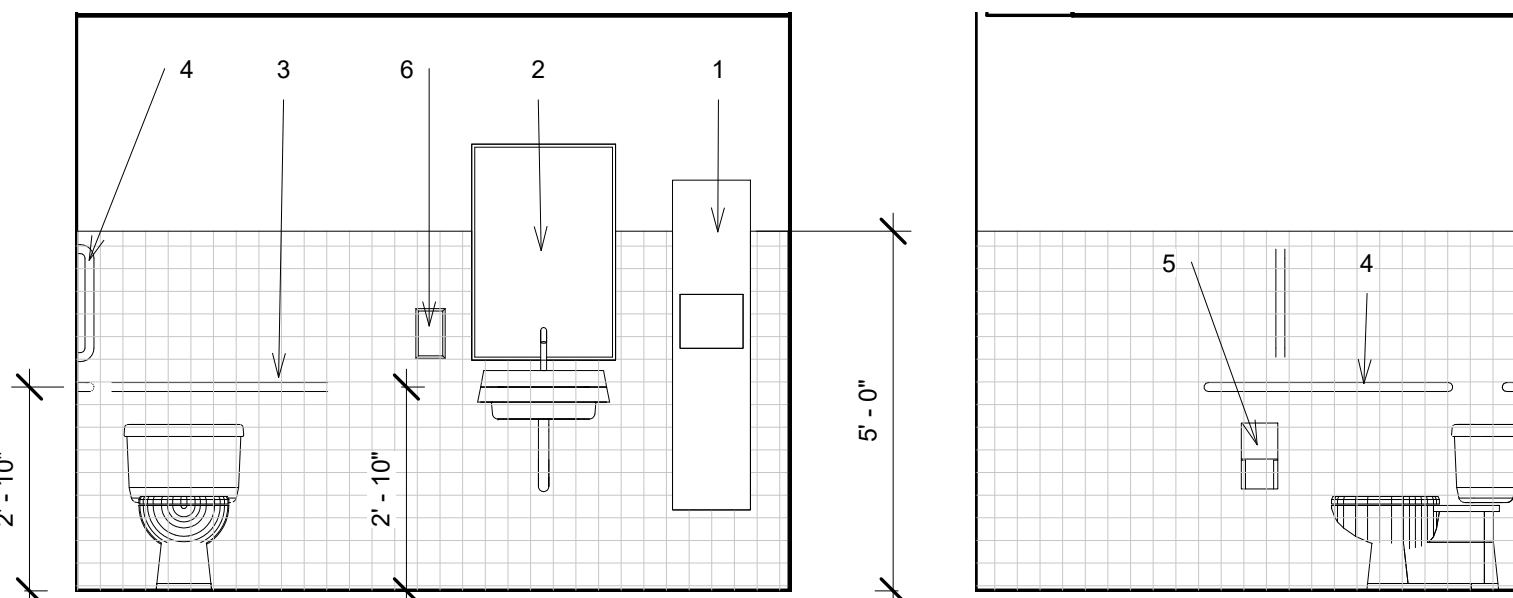
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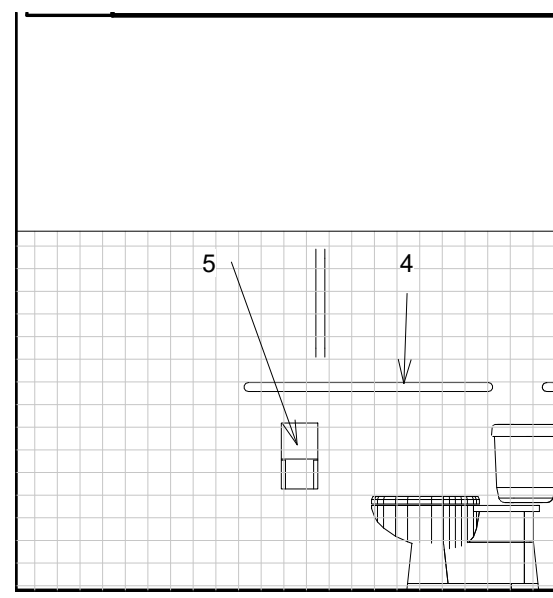
7 1 - b
3/8" = 1'-0"



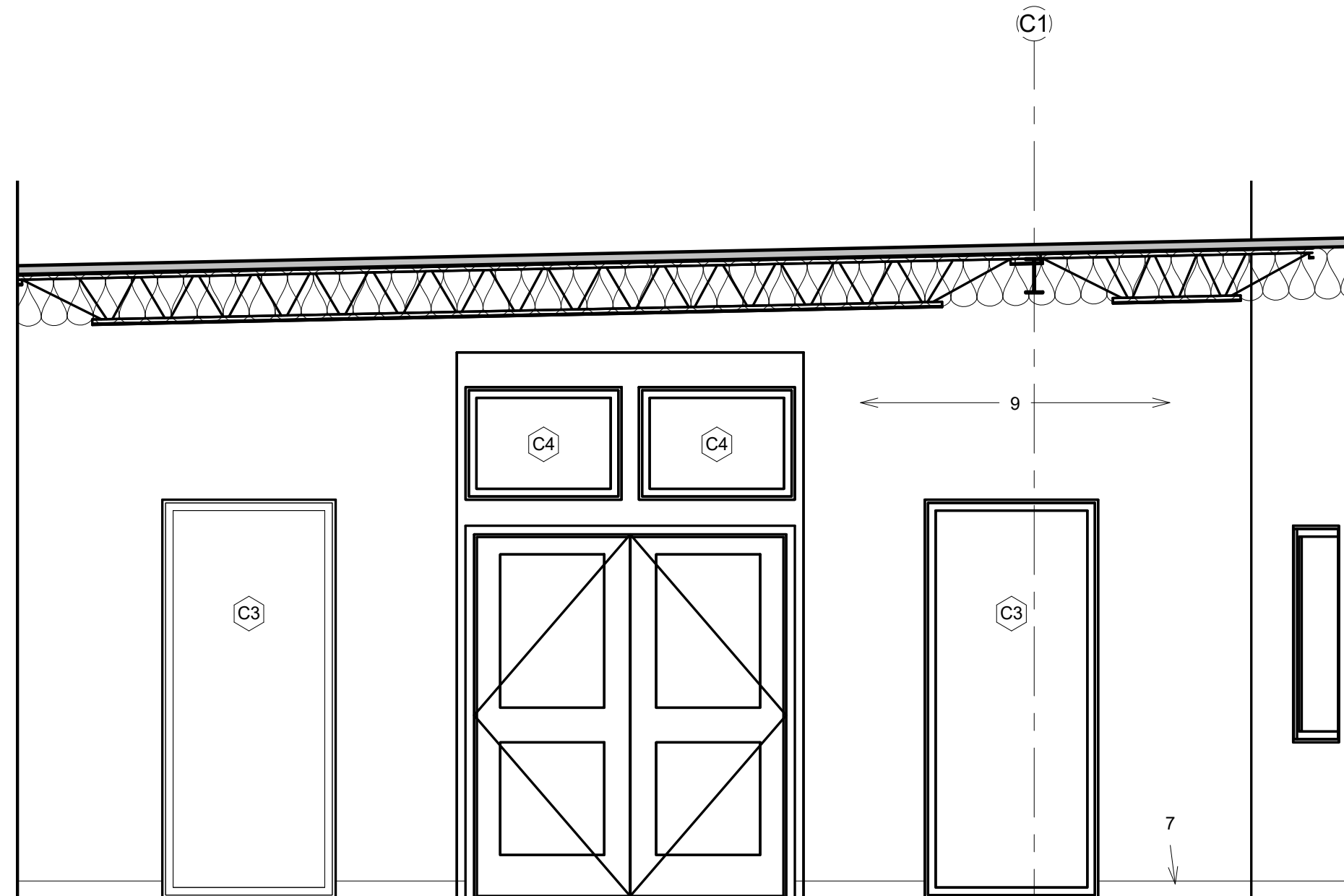
9 1 - d
3/8" = 1'-0"



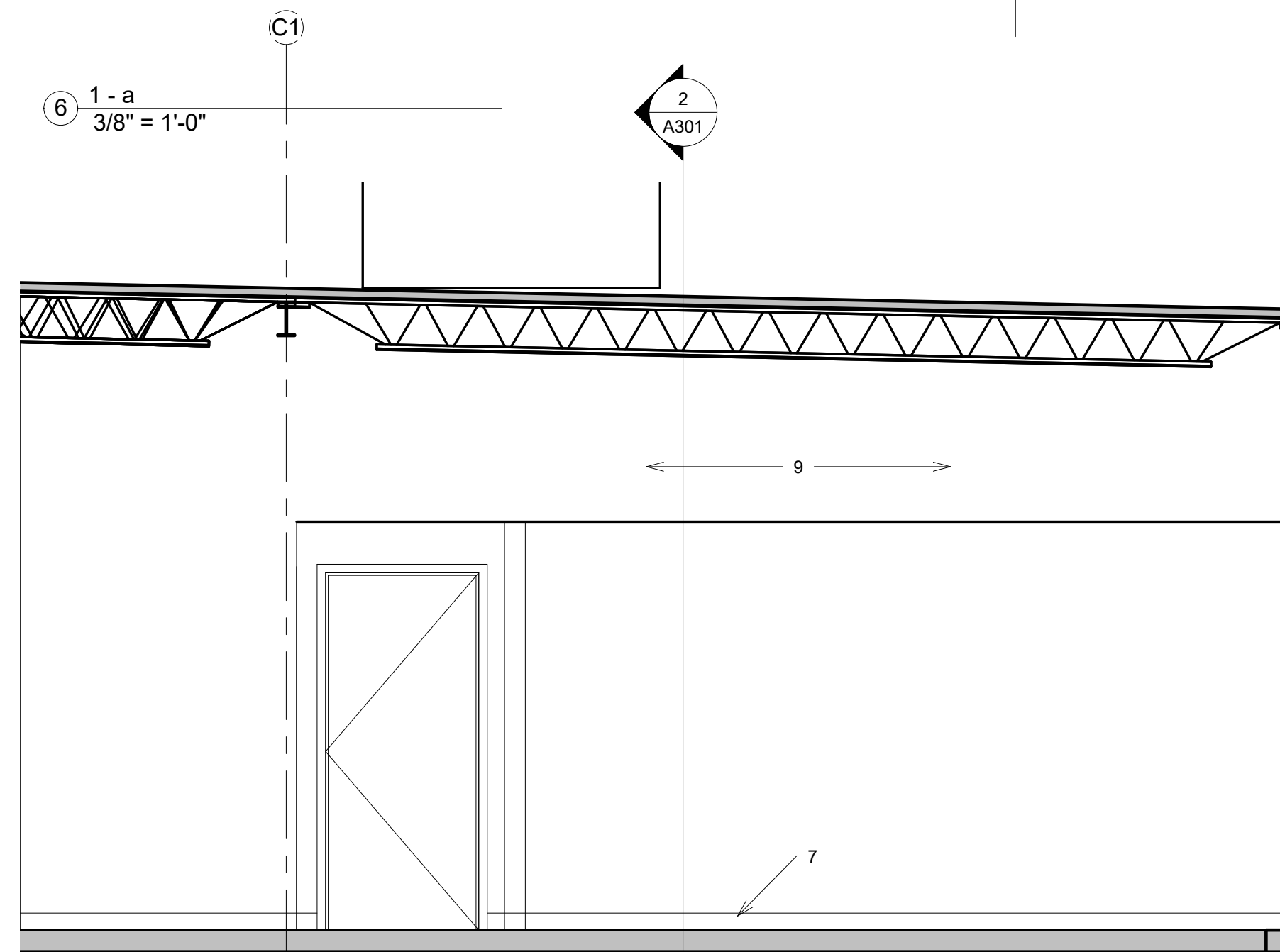
2 CAFE - MEN'S RR WEST
3/8" = 1'-0"



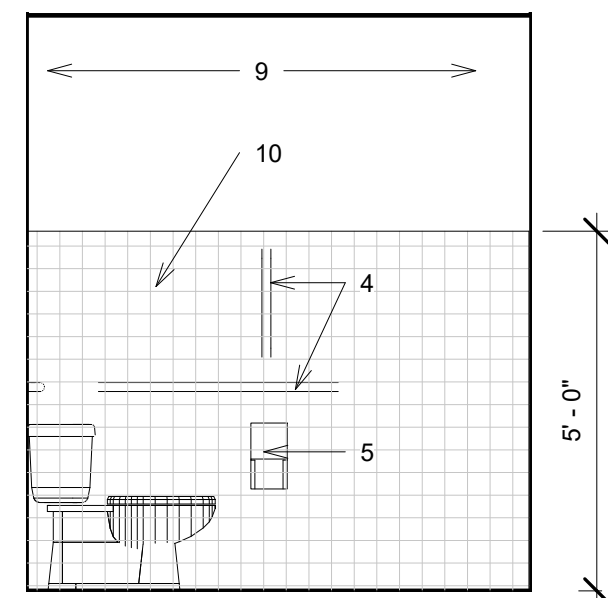
3 CAFE - MEN'S RR SOUTH
3/8" = 1'-0"



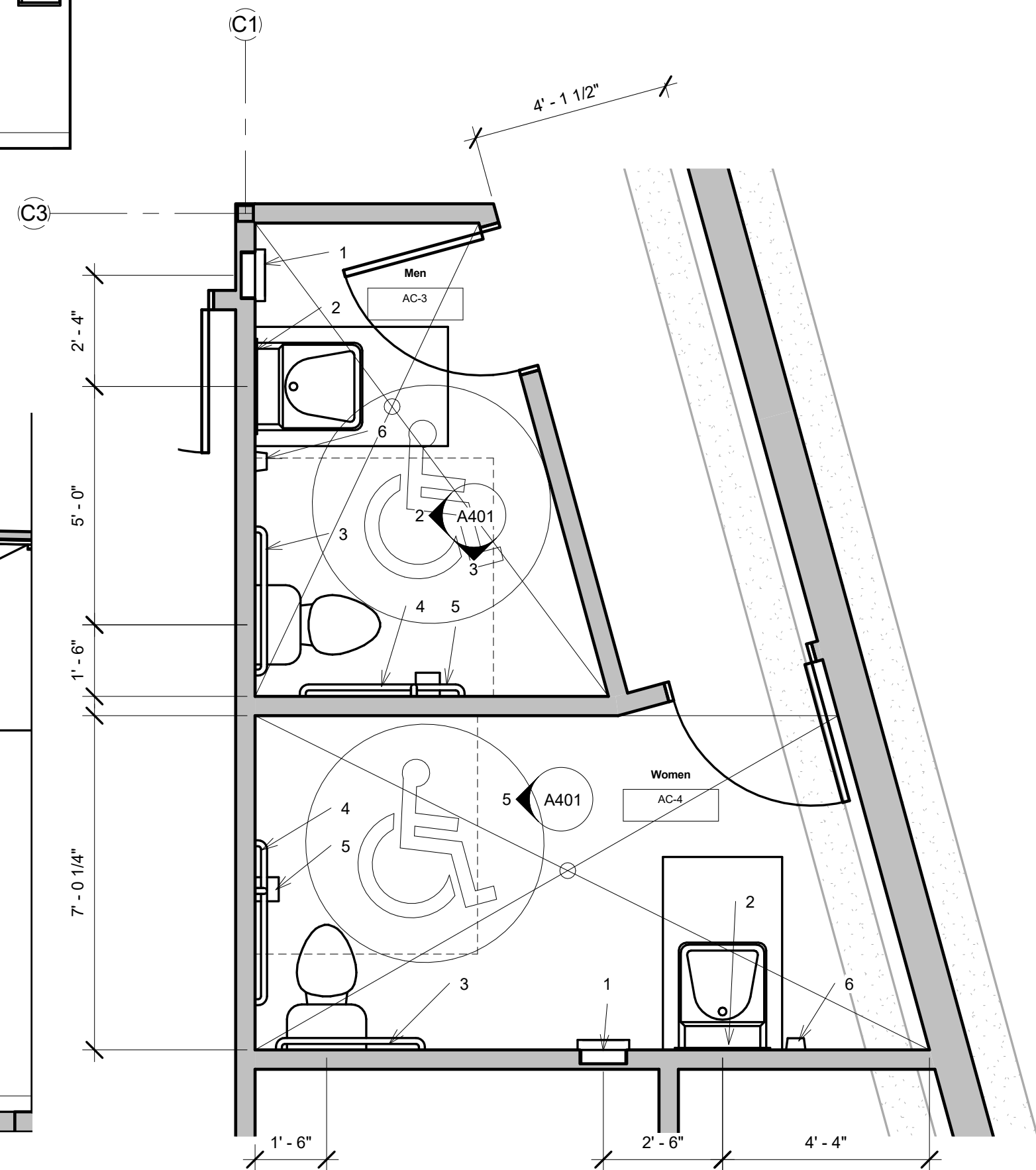
6 1 - a
3/8" = 1'-0"



8 1 - c
3/8" = 1'-0"



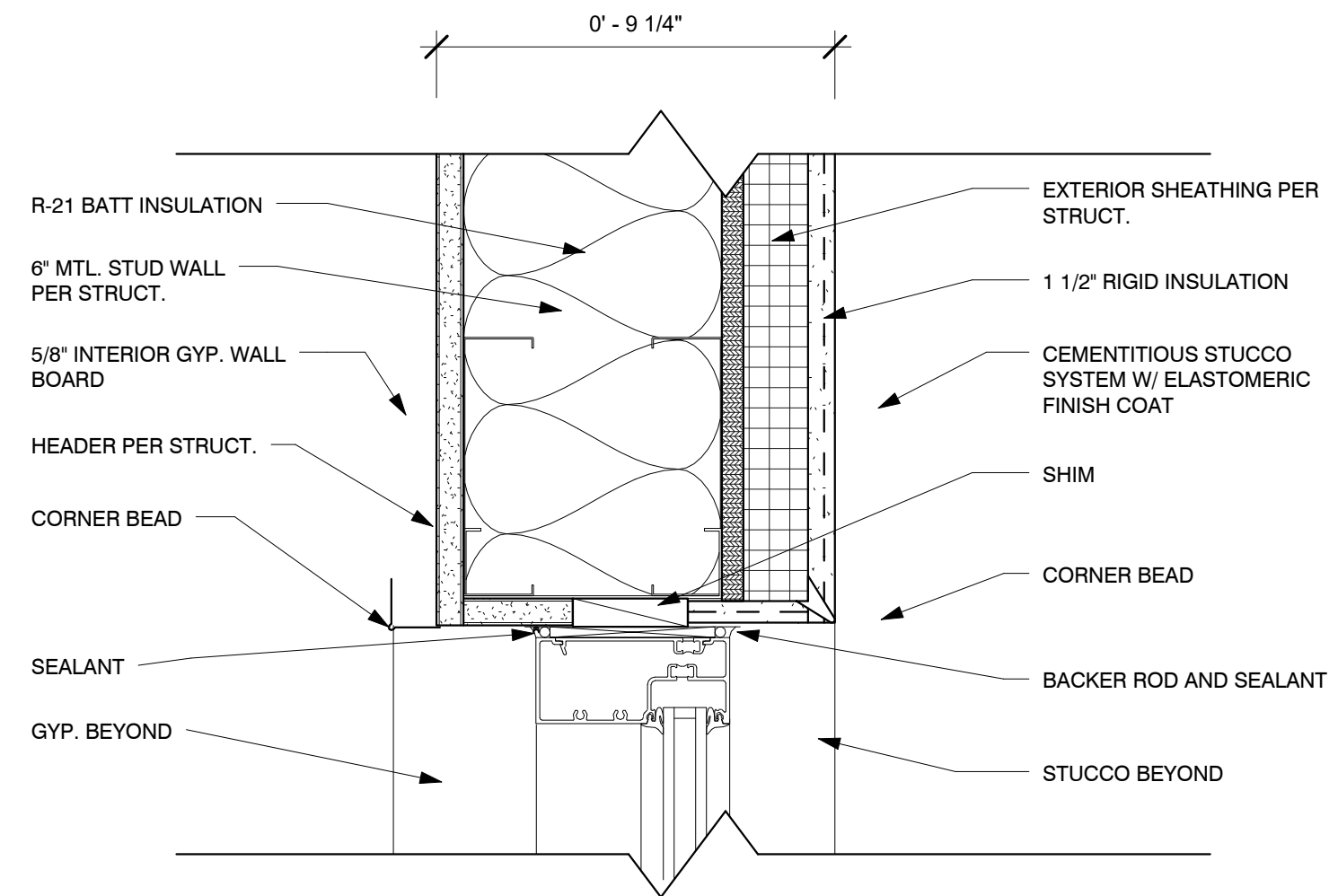
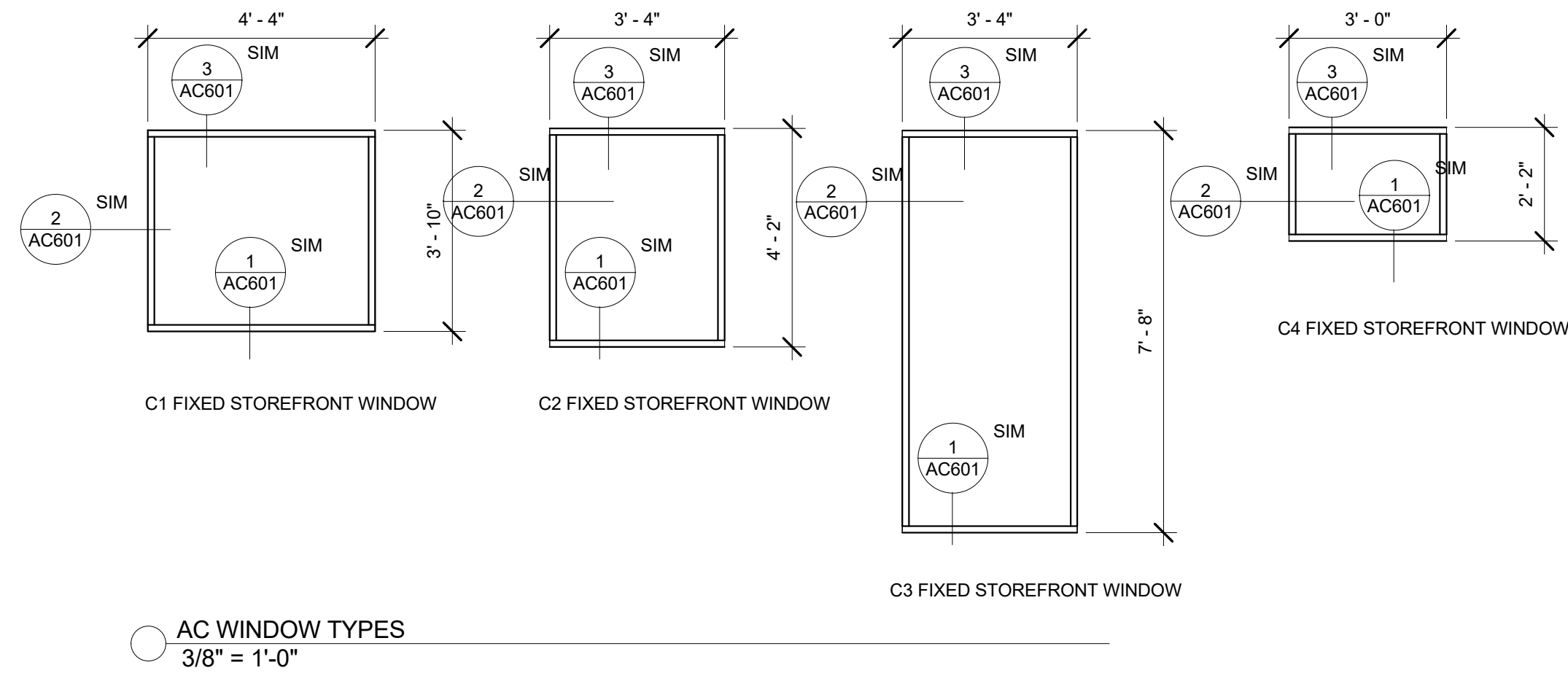
5 CAFE - WOMEN'S RR WEST
3/8" = 1'-0"



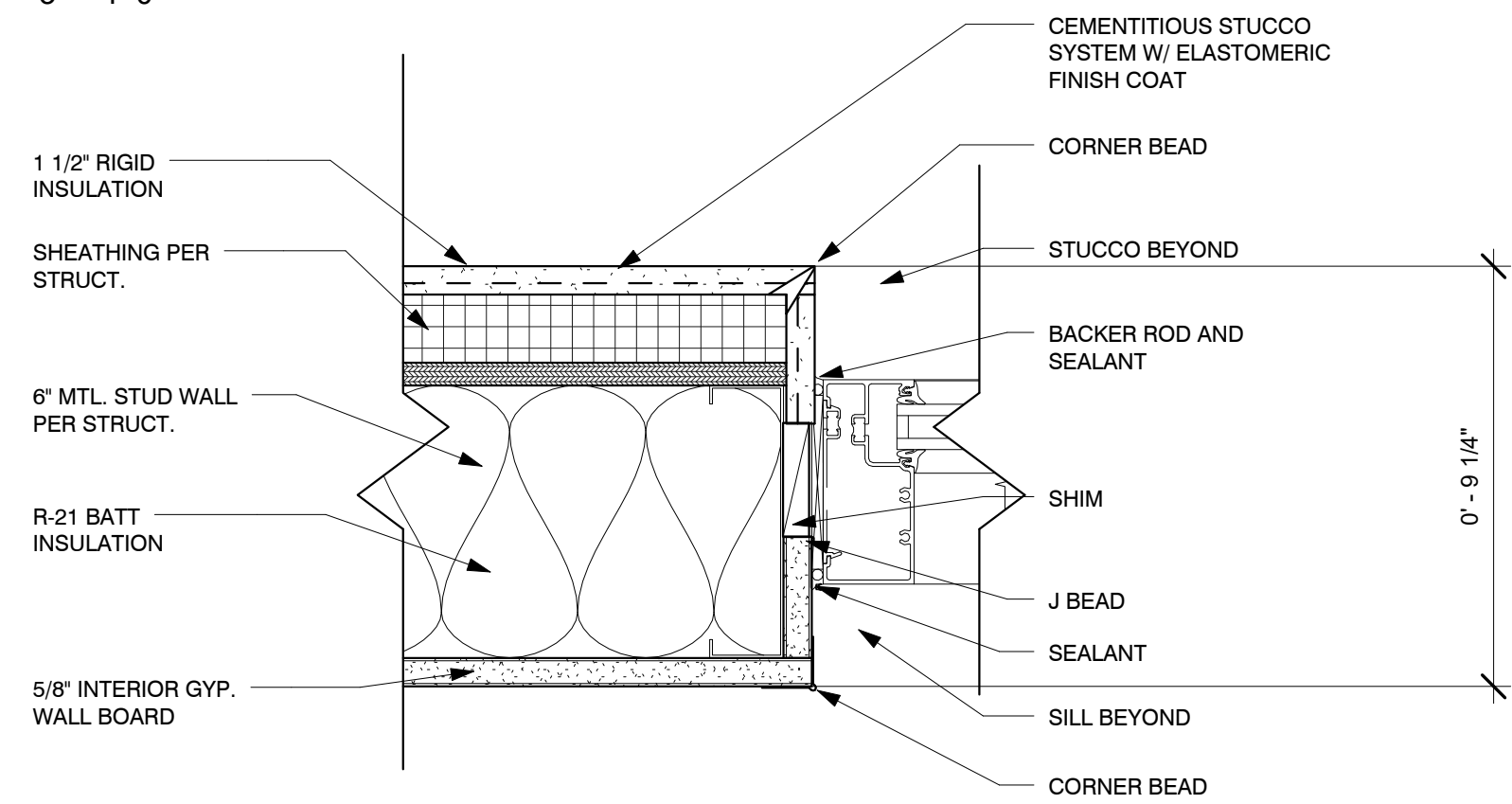
1 FLOOR PLAN - CAFE - RR'S
3/8" = 1'-0"

INTERIOR KEY NOTES:

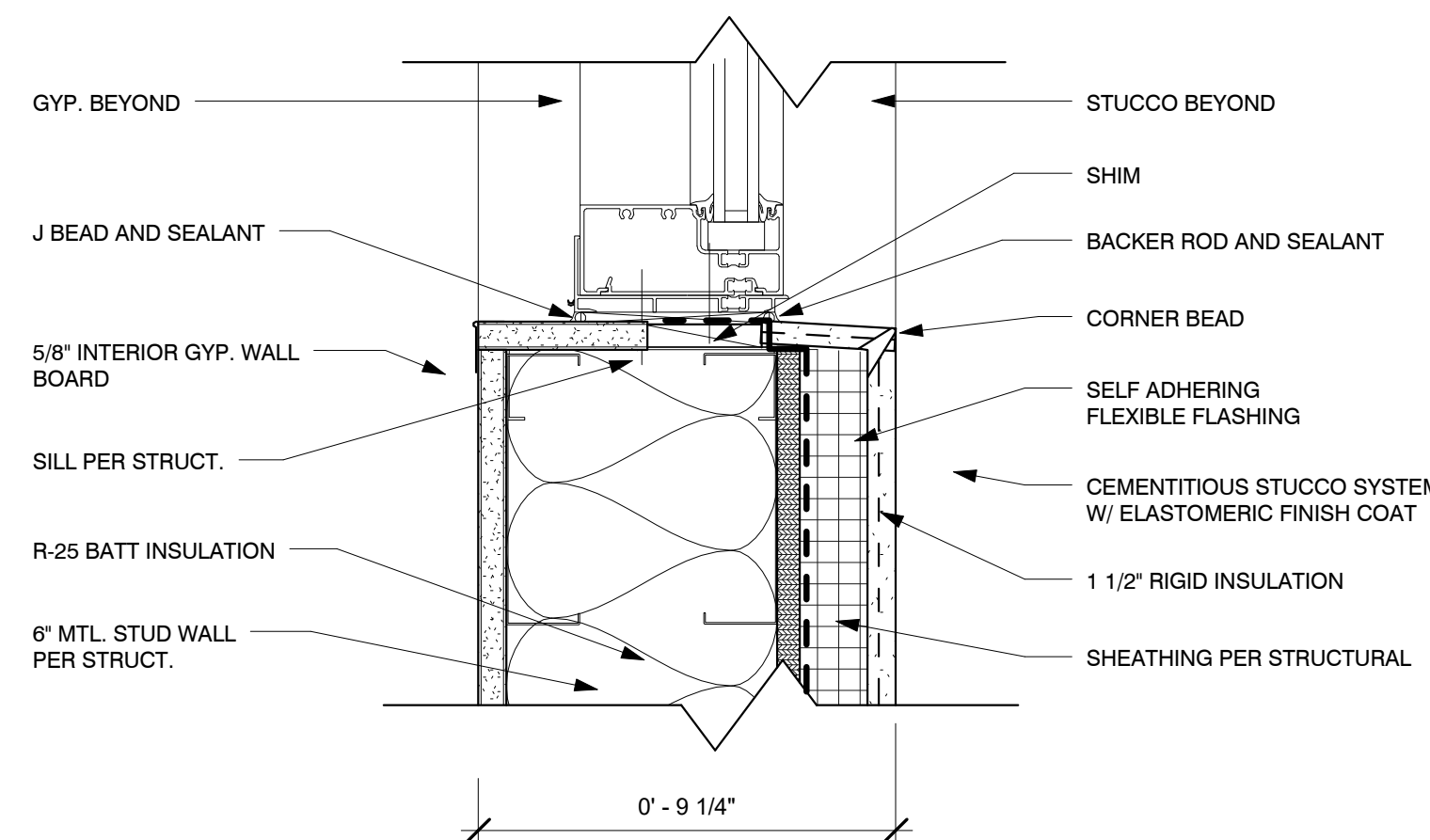
- 1 Wall Mounted Paper Towel Dispenser
- 2 24" x 36" Mirror
- 3 1 1/2" dia. x 36" Grab Bar 34" AFF
- 4 1 1/2" dia. x 42" Grab Bar 34" AFF, 18" Vertical Bar
- 5 Wall Mounted Toilet Paper Dispenser 20" AFF
- 6 Wall Mounted Soap Dispenser
- 7 4" Rubber Base, Roppe Color TBD
- 8 Insulate Piping Below Sinks, Typ.
- 9 5/8" Gypsum Bd., Typ.
- 10 Ceramic Tile
- 11 Diaper Changing Station



3 TYP. ALUM. S.F. HEAD AC
3" = 1'-0"



2 TYP. ALUM. S.F. JAMB AC
3" = 1'-0"



1 TYP. ALUM. S.F. SILL AC
3" = 1'-0"

NORTHSIDE ACE HARDWARE

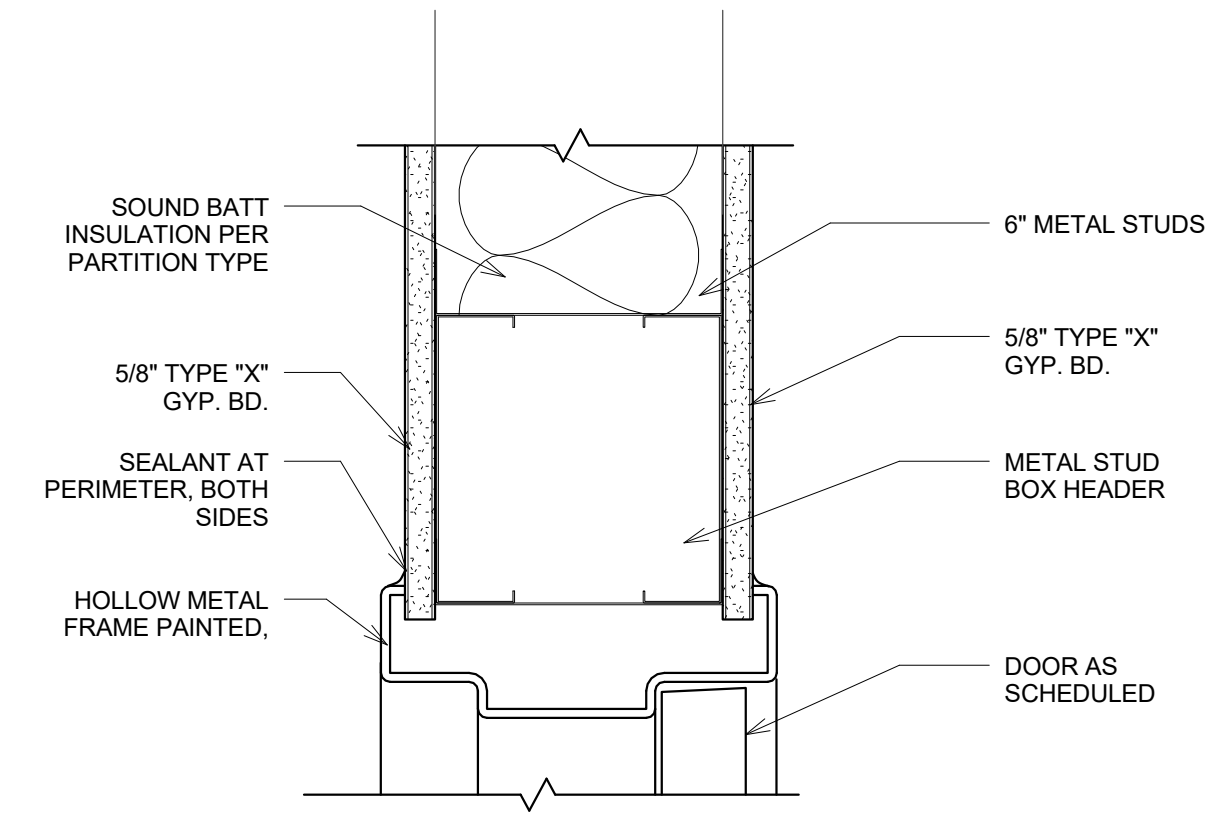
36 NM HIGHWAY 150
TAOS, NM 87571

PROJ. NO: 2018-120		
ISSUE DATE: 1/24/2019		
ISSUED FOR:		
REVISIONS:		
NO	DATE	DESCRIPTION
DRAFTED BY:		wlm
APPROVED BY:		ldg
SCALE: As indicated		

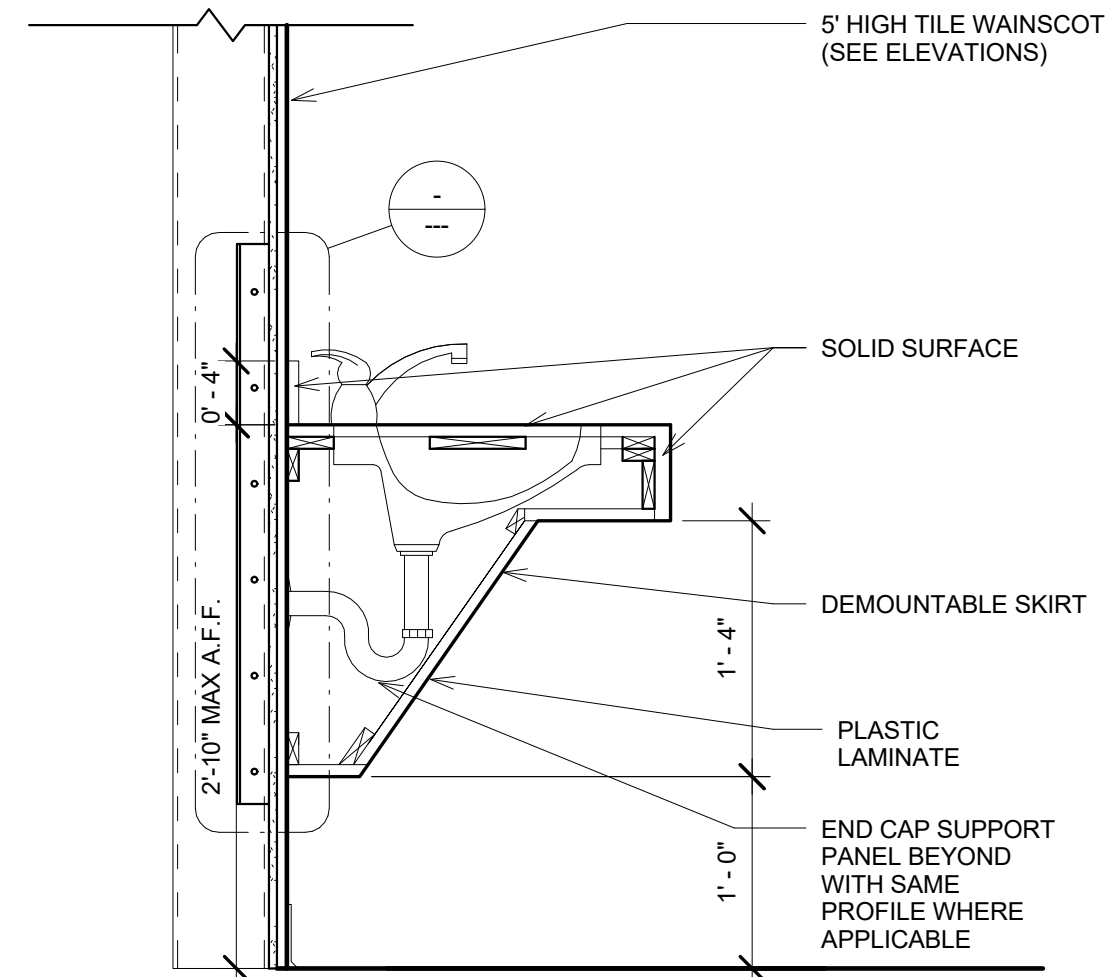
DOOR &
WINDOW
SCHEDULE

A601

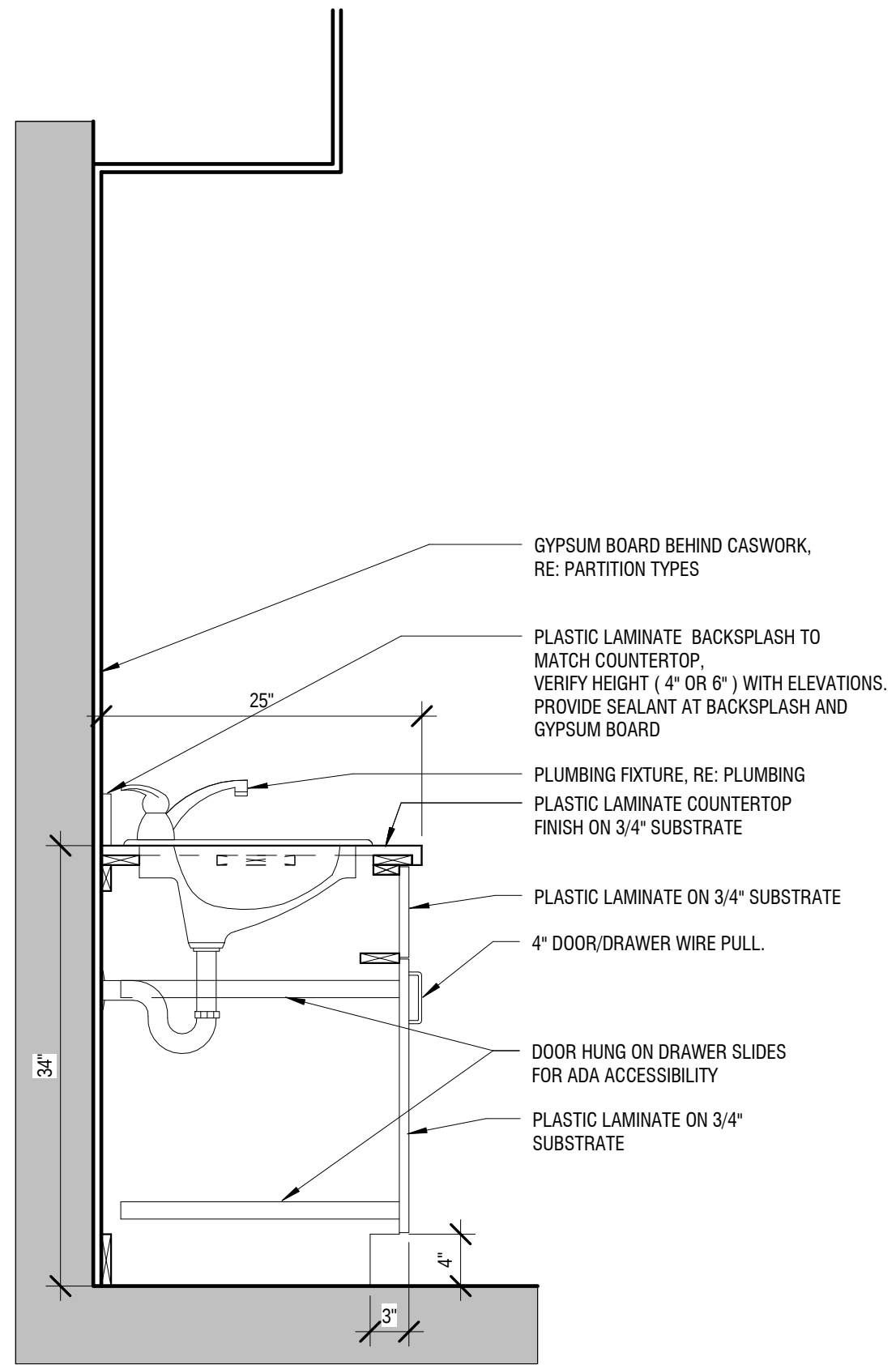
PROJ. NO: 2018-120		
ISSUE DATE: 1/24/2019		
ISSUED FOR:		
REVISIONS:		
NO	DATE	DESCRIPTION
DRAFTED BY:		wlm
APPROVED BY:		ldg
SCALE: As indicated		



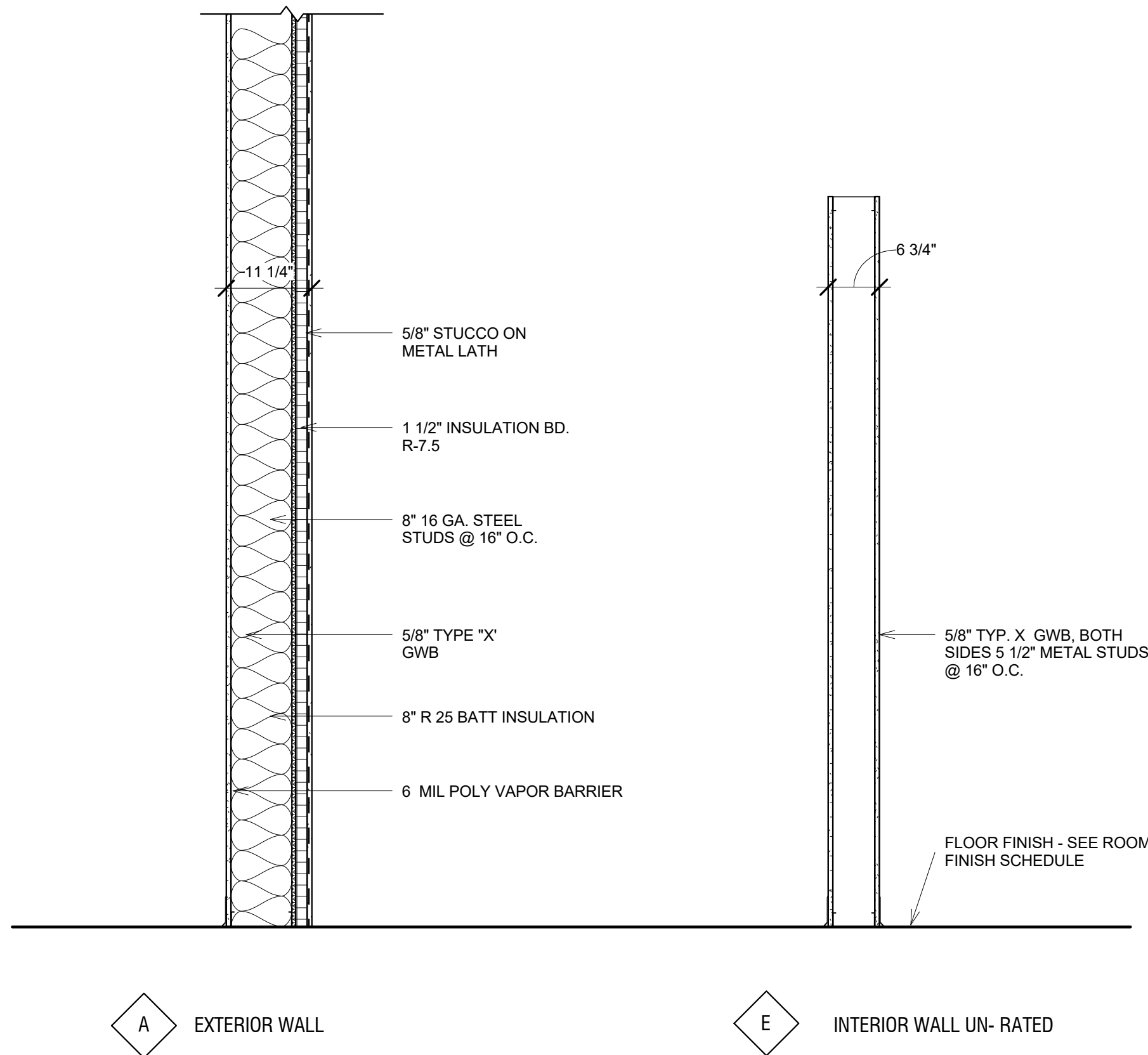
5 TYP. INTERIOR H.M. DOOR HEAD DETAIL
3" = 1'-0"



2 RESTROOM COUNTERTOP
1" = 1'-0"



3 LOWER WITH SINK
1" = 1'-0"



A EXTERIOR WALL

E INTERIOR WALL UN- RATED