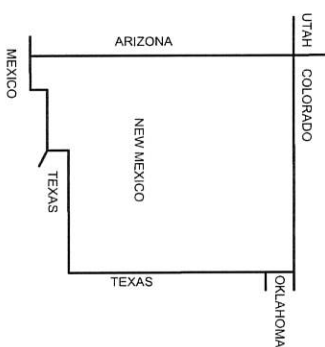


## LOS ALAMOS COUNTY - NEW MEXICO



NOT TO SCALE



# SHEET INDEX

# TITLE SHEET

- |    |                               |
|----|-------------------------------|
| 1  | GENERAL NOTES                 |
| 2  | EXISTING REFLECTED FLOOR PLAN |
| 3  | PROPOSED REFLECTED FLOOR PLAN |
| 4  | ROOFING PLAN                  |
| 5  | ELEVATIONS                    |
| 6  | CONCRETE PAD                  |
| 7  | MECHANICAL & PLUMBING PLAN    |
| 8  | ELECTRICAL PLAN               |
| 9  | DETAILS - 1                   |
| 10 | DETAILS - 2                   |
| 11 | DETAILS - 3                   |

APPROVED BY:

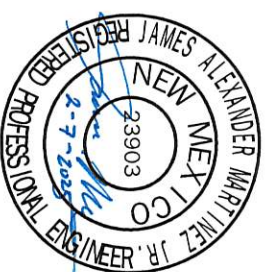
*San Francisco*  
DEPARTMENT OF PUBLIC UTILITIES  
ENGINEERING ASSOCIATE

DATE 2/7/2025

DEPARTMENT OF PUBLIC UTILITIES  
ENGINEERING ASSOCIATE

DATE 2-7-2025

DEPARTMENT OF PUBLIC UTILITIES  
SENIOR ENGINEER





DEPARTMENT OF PUBLIC UTILITIES CONSTRUCTION NOTES

CONCRETE CLASS "AA" 4000 PSI FIBER REINFORCED CONCRETE TO BE USED ON ALL PADS. AIR CONTENT FOR CONCRETE SHALL BE FOR "HIGH RISK FREEZE/THAWZONE".

VIBRATION CONTRACTOR SHALL TAKE PROPER PRECAUTIONS WHEN USING VIBRATORY EQUIPMENT AND EXERTING LOAD(S) OVER EXISTING/FRAGILE UTILITIES. CONTRACTOR MAY CHOOSE TO USE STATIC PRECAUTION PRACTICES OR USE ALTERNATIVE EQUIPMENT TO ACHIEVE REQUIRED DENSITY.

DAMAGES ANY CONCRETE CURB & GUTTER, SIDEWALK, DRIVEWAYS, MARKED UTILITIES, ETC. (OTHER THEN WHAT IS INTENDED FOR REMOVALS) DAMAGED BY THE CONTRACTOR WILL BE REPAIRED/REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S SOLE EXPENSE.

RIGHT-OF-WAY THE CONTRACTOR SHALL CONFINE OPERATIONS AND MATERIALS TO LOS ALAMOS COUNTY RIGHT-OF-WAY OR SPECIFIED CONSTRUCTION LIMITS OF THE PROJECT AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS/HER OPERATION TO PUBLIC OR PRIVATE PROPERTY, INCLUDING UTILITIES. WORK SITE CONTRACTOR SHALL KEEP WORK SITE CLEAN IN AN ORDERLY CONDITION. DURING CONSTRUCTION, THE WORK SITE SHALL BE KEPT FREE DRAINING. AT COMPLETION OF WORK, CONTRACTOR SHALL REMOVE ALL DEBRIS AND LEAVE WORK SITE IN A CONDITION ACCEPTABLE TO THE PROJECT MANAGER.

CONCRETE CURING CONTRACTOR SHALL USE AN NMDOT APPROVED PRODUCT IN ALL FLAT WORK FINISHING. THE USE OF WATER SHALL NOT BE ALLOWED IN ANY CONCRETE FINISHING OPERATIONS. USE OF WATER SHALL BE SUBJECT TO CONCRETE REJECTION AT THE DISCRETION OF THE PROJECT MANAGER OR ENGINEER.

THE CONTRACTOR IS RESPONSIBLE TO FIX, BACK TO THE ORIGINAL STATE, ANY STRUCTURE DAMAGED THROUGHOUT THE DURATION OF CONSTRUCTION.

LOS ALAMOS COUNTY NOISE ORDINANCE PROVISIONS THE CONTRACTOR SHALL COMPLY WITH ALL LOS ALAMOS COUNTY ORDINANCES.

CONTRACTOR SHALL PROVIDE ALL APPLICABLE SUBMITTALS PRIOR TO BEGINNING WORK

CONTRACTOR SHALL STUDY THE DRAWINGS AND THE AREAS WHERE DEMOLITION WORK WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO THE COMPLETION OF THE WORK. DO NOT PROCEED UNTIL ALL UNSATISFACTORY CONDITIONS ARE CORRECTED.

COORDINATE SCHEDULING AND EXACT LOCATIONS OF TEMPORARY ENCLOSURES PRIOR TO THEIR INSTALLATION WITH THE OWNER. MAINTAIN EXISTING FIRE EXITS DURING CONSTRUCTION OR PROVIDE TEMPORARY EXITS AS REQUIRED.

PRIOR TO START OF DEMOLITION, THE CONTRACTOR SHALL ENSURE THAT NO AIRBORNE PARTICLES WILL INFILTRATE THE EXISTING MECHANICAL SUPPLY AND RETURN DUCTS.

CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS.

CONTRACTOR TO COORDINATE WITH THE OWNER FOR THE SALVAGE, REMOVAL, AND RE-INSTALLATION OF EQUIPMENT.

CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND ASSOCIATED FEES, AS REQUIRED BY THE GOVERNING AUTHORITIES AND SHALL PAY ALL APPLICABLE TAXES.

CONTRACTOR/ SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF LABOR REGULATION AND LAWS AS WELL AS ALL SAFETY AND HEALTH REQUIREMENTS.

CONTRACTOR/ SUBCONTRACTORS SHALL VISIT THE PROJECT SITE AND CAREFULLY REVIEW THE DRAWINGS PRIOR TO SUBMITTING BIDS AND SHALL BECOME FAMILIAR WITH THE DRAWINGS AND CONDITIONS AFFECTING THE WORK THROUGH NORMAL VISUAL INSPECTION. IN THE EVENT OF DISCREPANCIES OR QUESTIONS, SUBMIT WRITTEN REQUEST FOR INFORMATION DIRECTLY TO THE OWNER FOR CLARIFICATION PRIOR TO BID. CONTRACTOR/ SUBCONTRACTORS SHALL CALL FOR AND RECEIVE ALL NECESSARY INSPECTIONS BY THE GOVERNING AUTHORITIES DURING THE ENTIRE CONSTRUCTION PERIOD AND SHALL COMPLY WITH ALL APPLICABLE CODE FOR THE SCOPE OF WORK OF THIS PROJECT AS INDICATED IN THE CONTRACT DOCUMENTS.

CONTRACTOR/ SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OF THE DRAWINGS WITH THE ACTUAL PROJECT SITE CONDITIONS PRIOR TO CONSTRUCTION. IN THE EVENT OF DIMENSIONAL DISCREPANCIES, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY FOR FURTHER DIRECTIONS. ANY CHANGES TO THE DRAWINGS OR SPECIFICATIONS MUST HAVE THE APPROVAL OF THE OWNER.

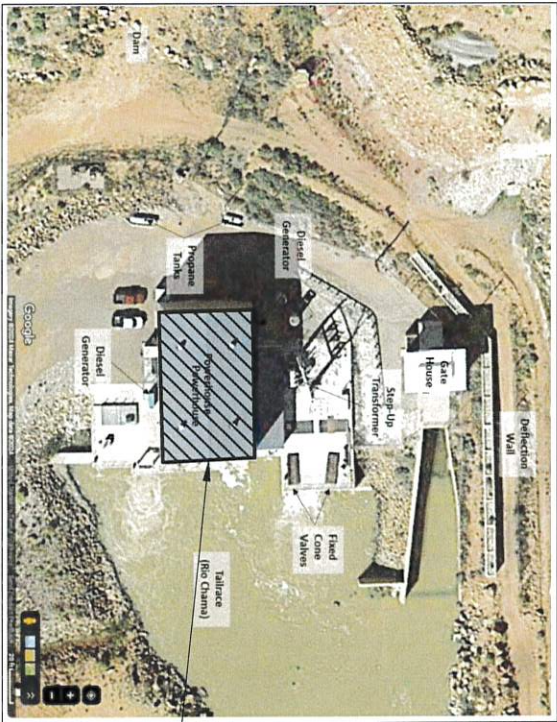
ALL CLOSURES ARE ASSUMED AT ALL PARTITIONS, WALL, CEILINGS, ROOFS AND JUNCTIONS. IF SPECIFIC CLOSURE DETAILS ARE NOT INDICATED, CONTRACTOR SHALL CONSTRUCT CLOSURE IN KEEPING WITH THE ADJACENT CONSTRUCTION OR IN KEEPING WITH THE INDUSTRY STANDARD FOR MAKING SUCH CLOSURE. ALL FINISH MATERIALS TO BE COPED IN AND AROUND STRUCTURAL ELEMENTS AND OTHER PENETRATING ITEMS IN ORDER TO MAKE A COMPLETE CLOSURE.

APPLICABLE CODES

- 2021 NEW MEXICO COMMERCIAL BUILDING CODE
- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2021 NEW MEXICO EXISTING BUILDING CODE
- 2021 NEW MEXICO ENERGY CONSERVATION CODE
- ICC/ANSI A117.1-2017
- 2021 NEW MEXICO PLUMBING AND MECHANICAL CODE
- 2021 UNIFORM MECHANICAL CODE (UPMCO)
- 2017 NEW MEXICO ELECTRICAL CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2012 NATIONAL ELECTRICAL SAFETY CODE

SUMMARY OF QUANTITIES			
DESCRIPTION	REF. SHT.	BID UNIT	ESTIMATE
MOBILIZATION		LS	1
FLOWABLE FILL	3	SQ.FT	400
DEMOLITION OF WALLS, DOORS, AND WINDOWS	2,3	LS	1
CONCRETE PAD, CIP	6	C.Y.	26
SEWER SYSTEM	7	LS	1
WATER SYSTEM	7	LS	1
ELECTRICAL SYSTEM	8	LS	1
BATHROOM INSTALLATION, CIP	3	LS	1
OFFICE EXPANSION, CIP	3	LS	1
FIREWALL	2	LF	45
2-HOUR FIRE RATED DOOR, CIP	2	EACH	1
HEAT PUMP	8	EACH	1
GUARDRAIL, FURNISHED BY OWNER	2	LF	35
MOVE HEAVY EQUIPMENT TO STAGING AREA		LS	1

VICINITY MAP



PROJECT SITE  
POWERHOUSE  
BUILDING

CODE INFORMATION

OCCUPANCY TYPE:.....GROUP U

TOTAL BUILDING SQUARE FOOTAGE:.....12,300 SQUARE FEET

OFFICE RENOVATION SQUARE FOOTAGE:.....400 SQUARE FEET

**BUILDING FLOOR AREA**  
NO CHANGE IN BUILDING FLOOR AREA

**NUMBER OF STORIES**  
THREE

**EXISTING USE AND OCCUPANCY**  
GROUP U

NO CHANGE TO OCCUPANCY USE

**CLASSIFICATION OF WORK**  
PER IBCG ALTERATIONS - LEVEL 2

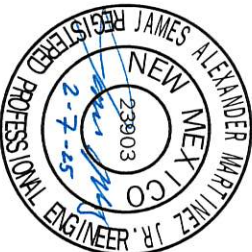
RENOVATED AREAS ARE LESS THAN 50% OF THE BUILDING AREA

ALTERATIONS INCLUDE THE REMOVAL AND CONSTRUCTION OF NEW INTERIOR WALLS, A FIRST FLOOR BATHROOM ADDITION, FIREWALL CONSTRUCTION AND DOOR REPLACEMENT, ALONG WITH A NEW HVAC SYSTEM AND CONCRETE PAD. MISCELLANEOUS WORK INCLUDES THE RELOCATION OF ~10,000 LBS OF MATERIAL AND THE INSTALLATION OF 35' OF OWNER FURNISHED GUARDRAILS.

NO CHANGE TO EGRESS ROUTE. NO CHANGE TO EGRESS DISTANCE

**FIRE ALARM SYSTEM**  
SMOKE DETECTORS, NO FIXED FIRE SUPPRESSION SYSTEM.

**PLUMBING INFORMATION**  
TWO NEW FIXTURES. SEE SHEET 7



ABIQUIU OFFICE EXPANSION

GENERAL NOTES

DESIGNED BY: SH

DRAWN BY: SH

APPROVED BY: JAM

DATE: 2/7/2025

SCALE:

NO.	REVISION DESCRIPTION
1	
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INCORPORATED COUNTY OF LOS ALAMOS

DEPARTMENT OF PUBLIC UTILITIES  
1000 CENTRAL AVE., SUITE 130  
LOS ALAMOS, NEW MEXICO 87544

(505) 662-8150 FAX: (505) 662-8109

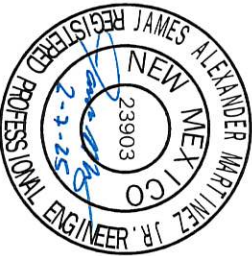
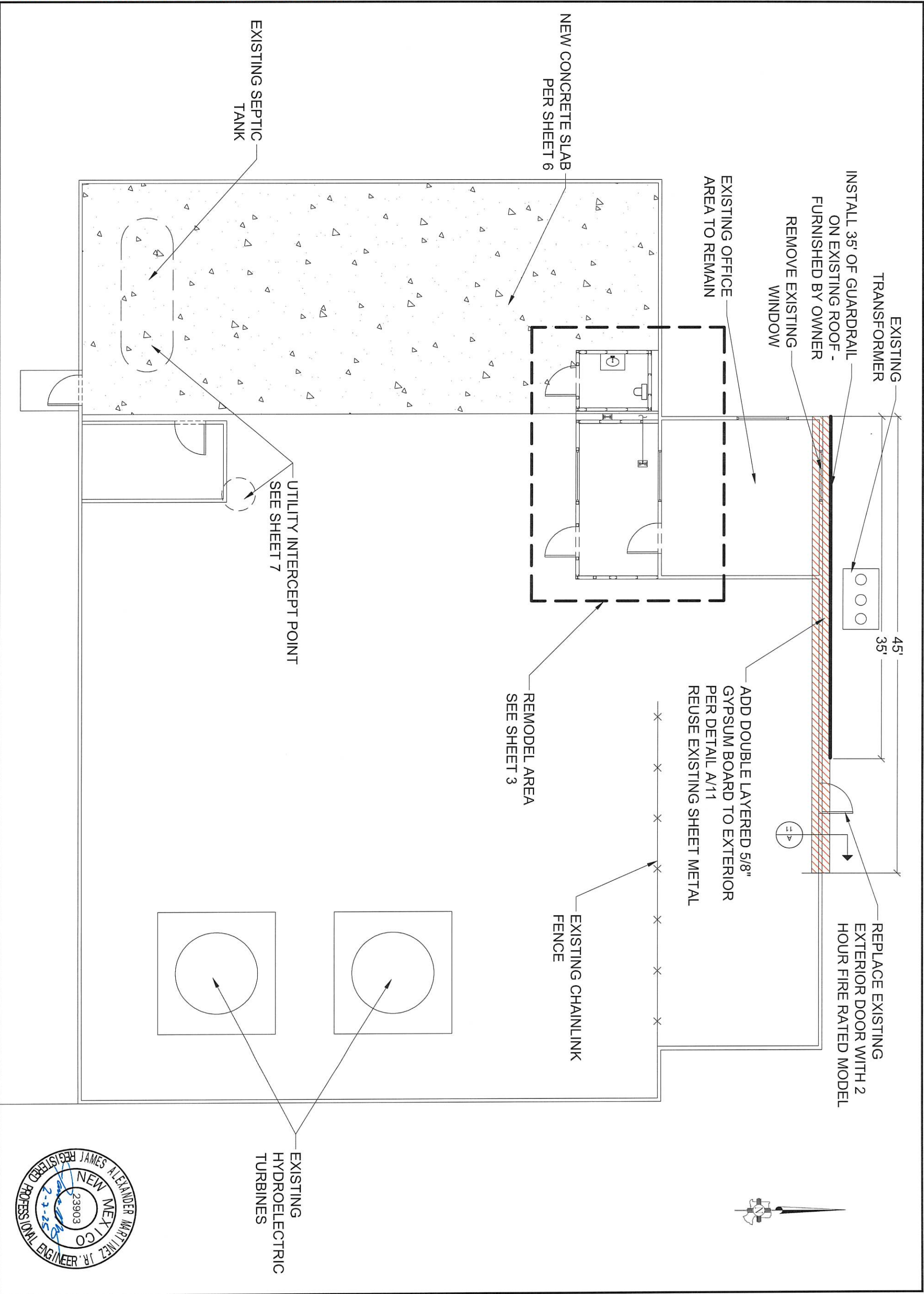


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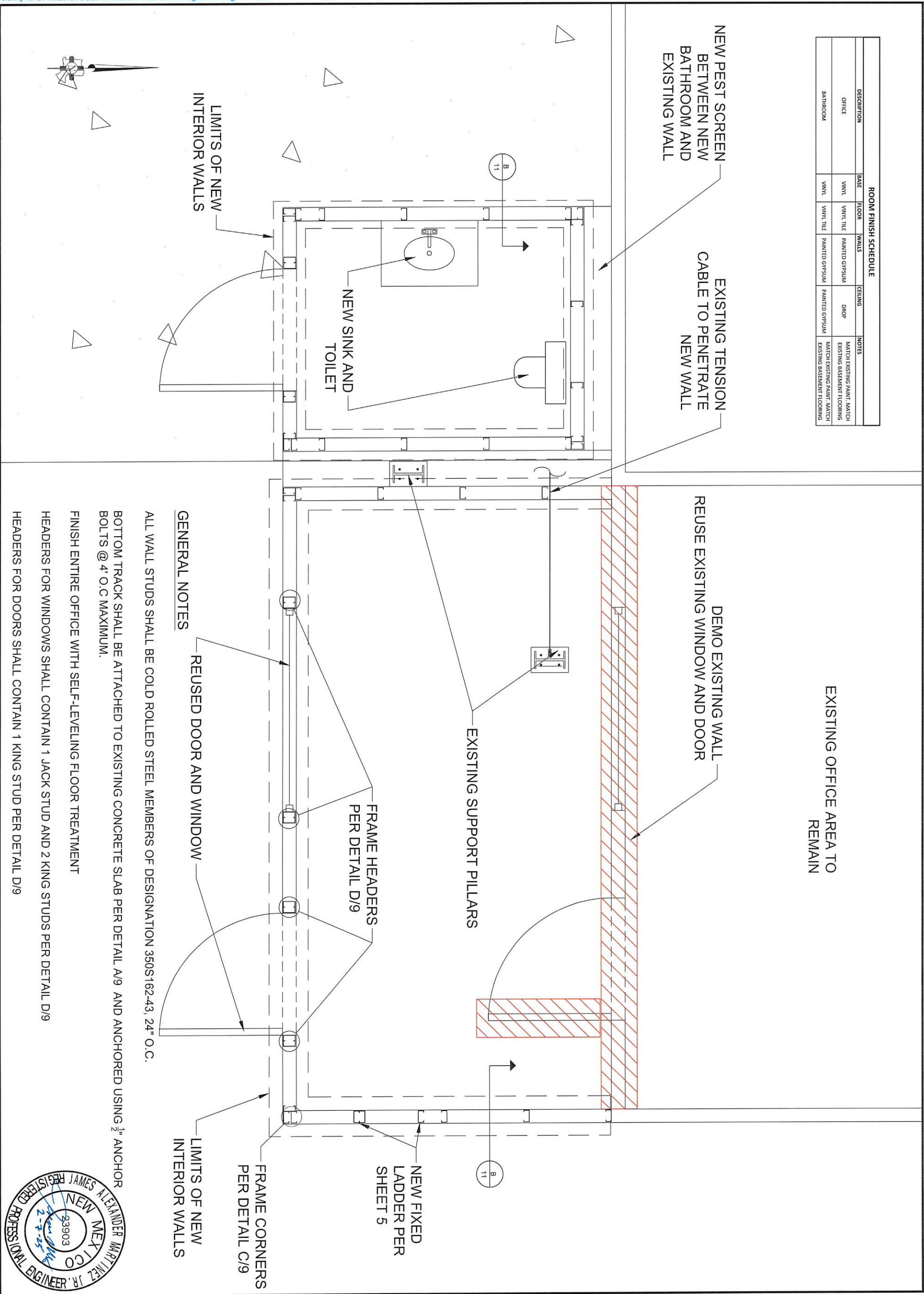


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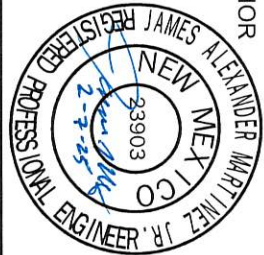


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ROOM FINISH SCHEDULE					
DESCRIPTION	BASE	FLOOR	WALLS	CEILING	NOTES
OFFICE	VINYL	VINYL TILE	PAINTED GYPSUM	DROP	MATCH EXISTING PAINT MATCH EXISTING BASEMENT FLOORING
BATHROOM	VINYL	VINYL TILE	PAINTED GYPSUM	PAINTED GYPSUM	MATCH EXISTING PAINT MATCH EXISTING BASEMENT FLOORING



3  
SHEET

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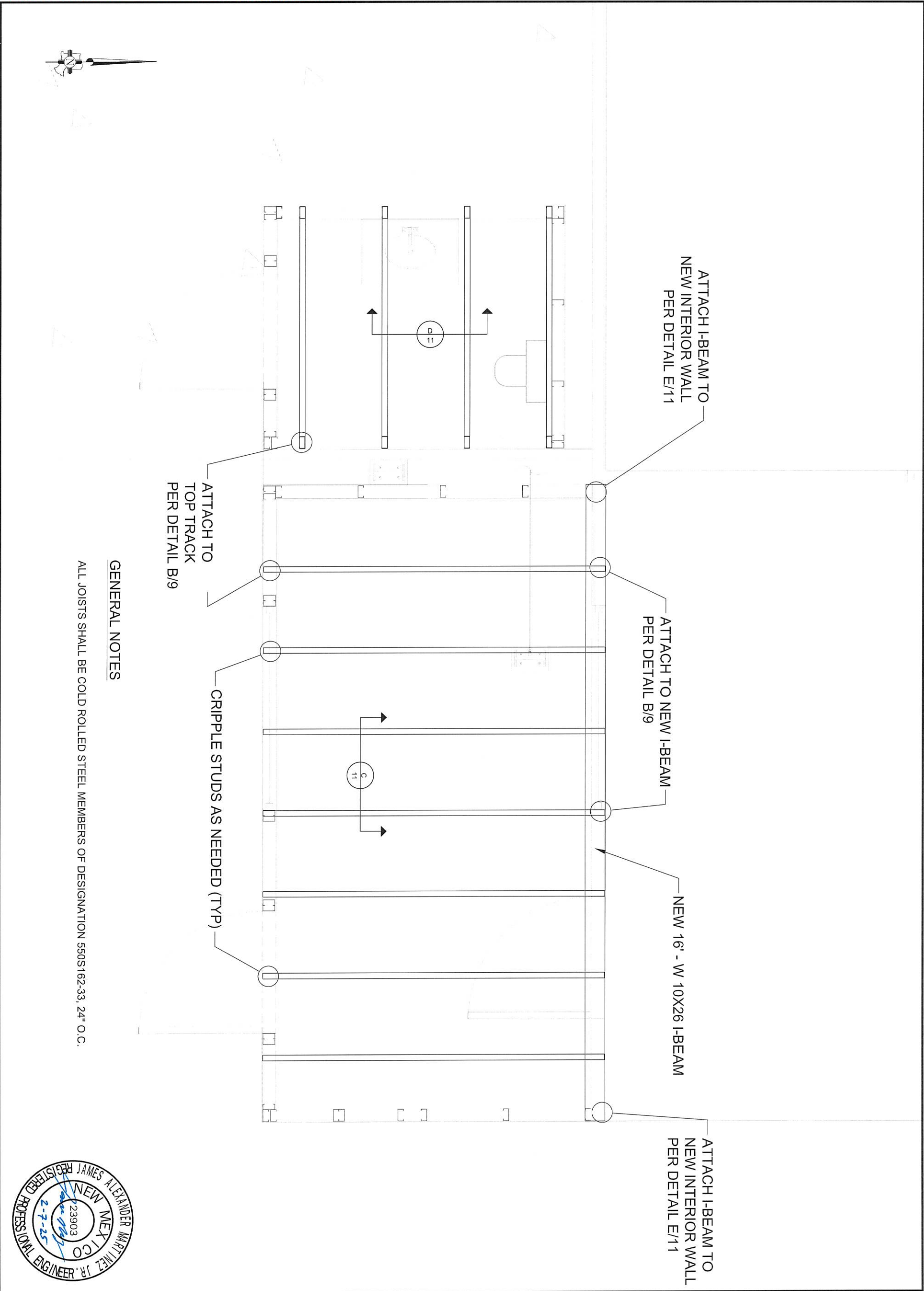
PROPOSED FLOOR PLAN

DESIGNED BY:	SH
DRAWN BY:	SH
APPROVED BY:	JAM
DATE:	2/7/2025
SCALE:	1" = 1'-0"

NO.	REVISION DESCRIPTION
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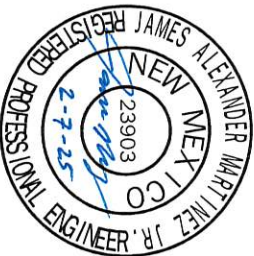


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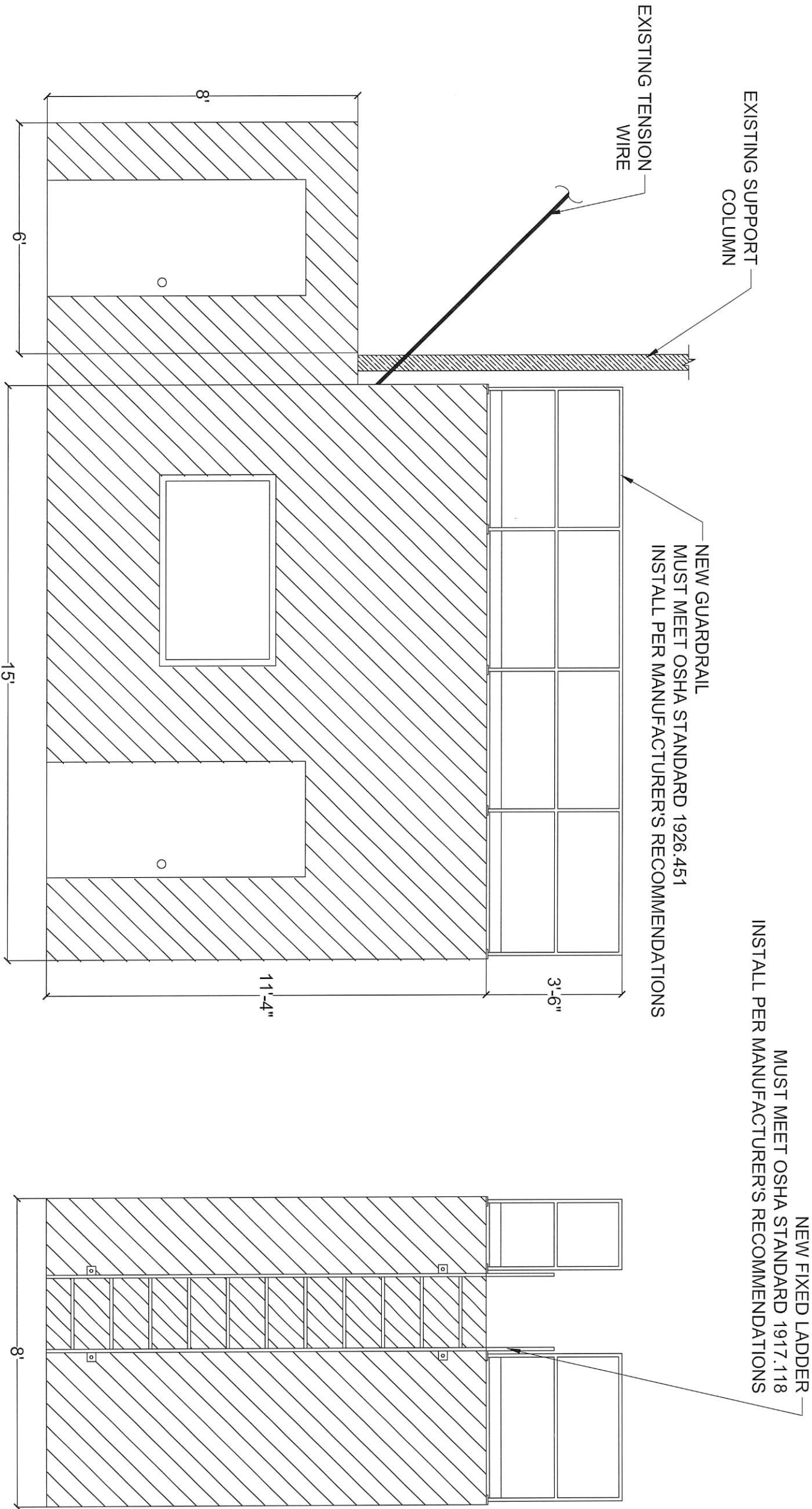
GENERAL NOTES

ALL JOISTS SHALL BE COLD ROLLED STEEL MEMBERS OF DESIGNATION 550S162-33, 24" O.C.



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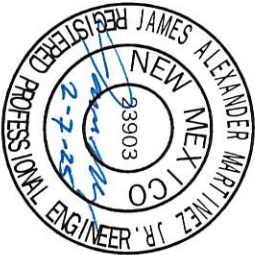
## NORTH ELEVATION

SCALE:  $\frac{3}{4}" = 1'-0"$

B  
5

## WEST ELEVATION

SCALE:  $\frac{3}{4}" = 1'-0"$



## ABIQUIU OFFICE EXPANSION ELEVATIONS

DESIGNED BY: SH  
DRAWN BY: SH  
APPROVED BY: JAM  
DATE: 2/7/2025  
SCALE:

NO.	REVISION DESCRIPTION
1	
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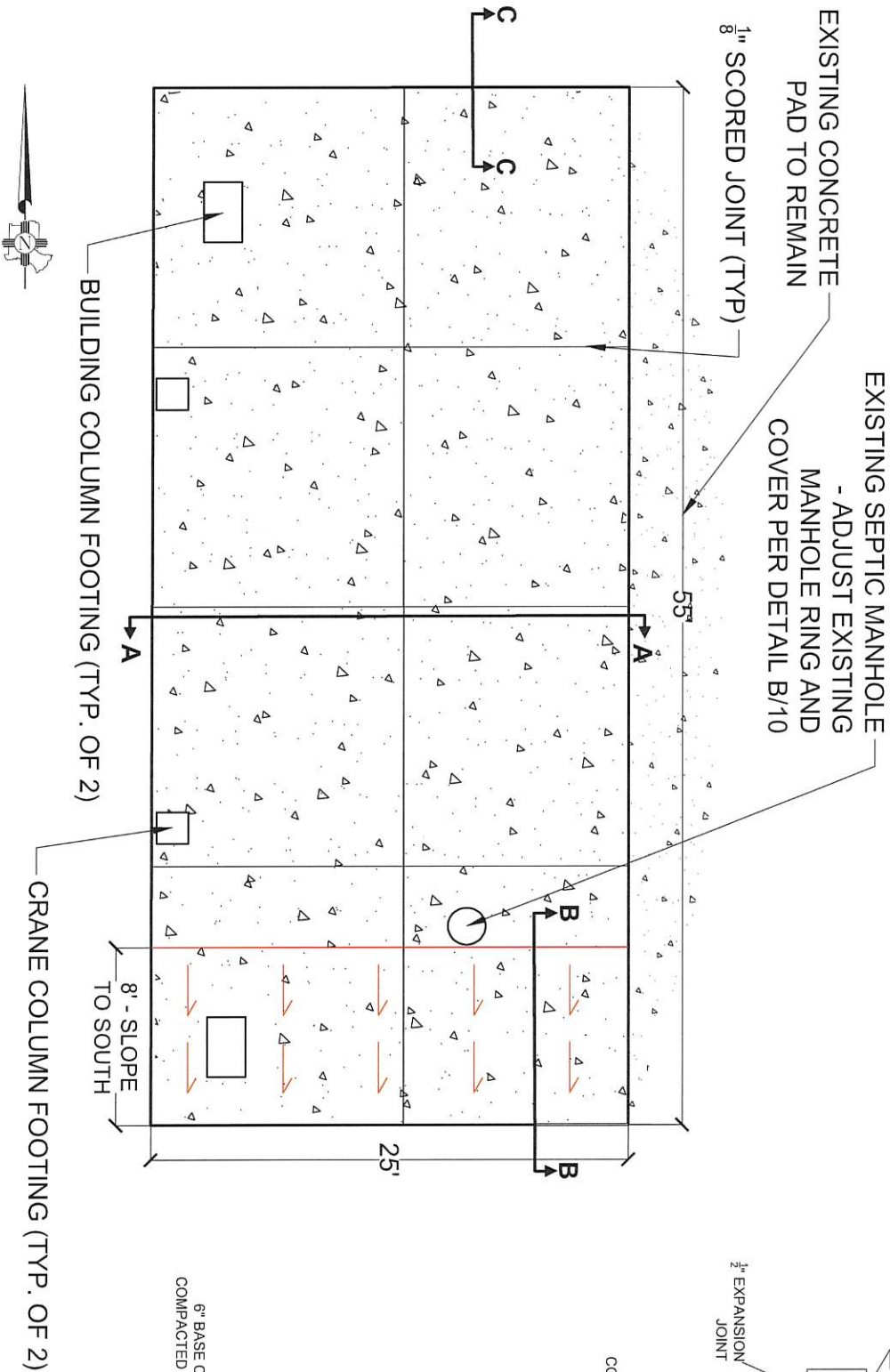


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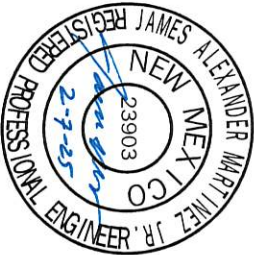
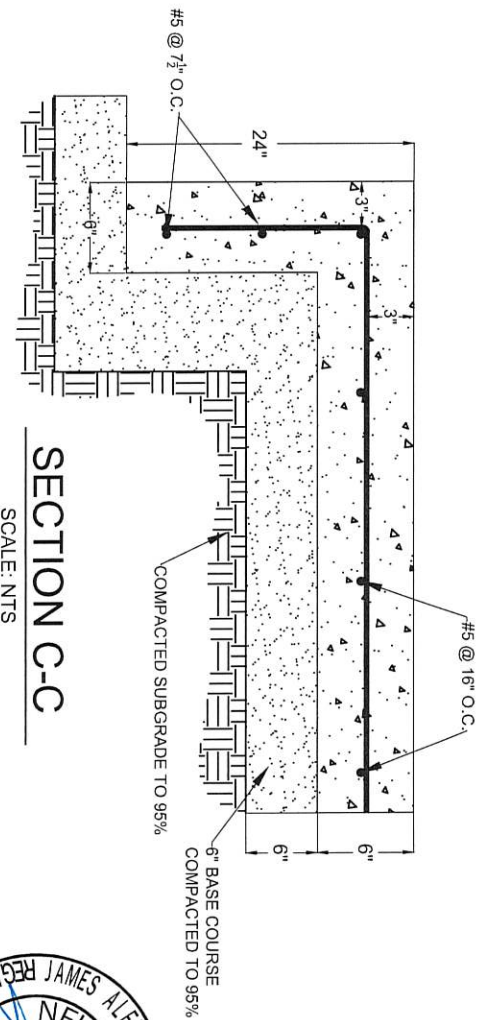
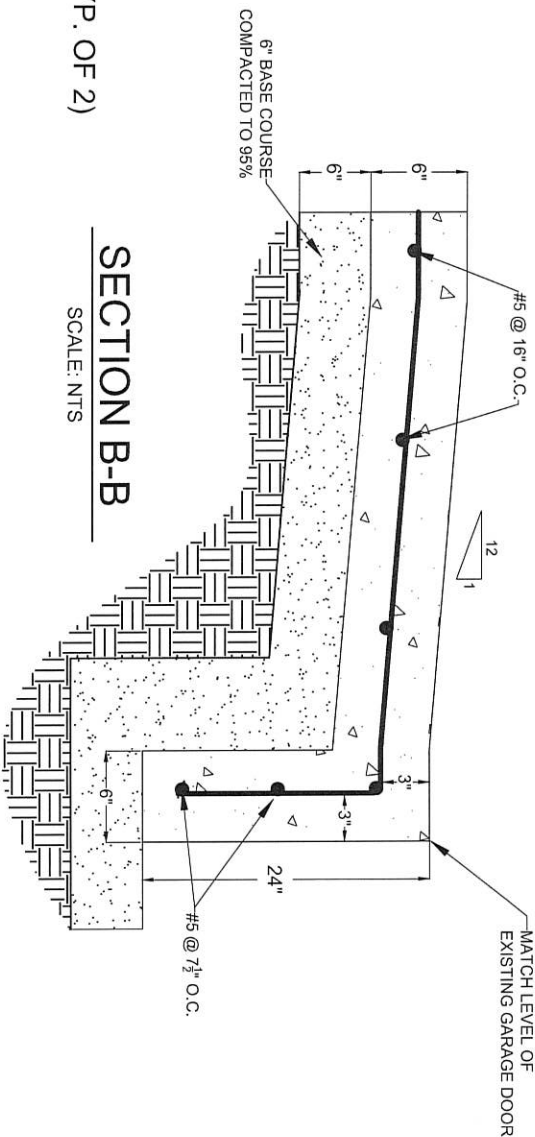
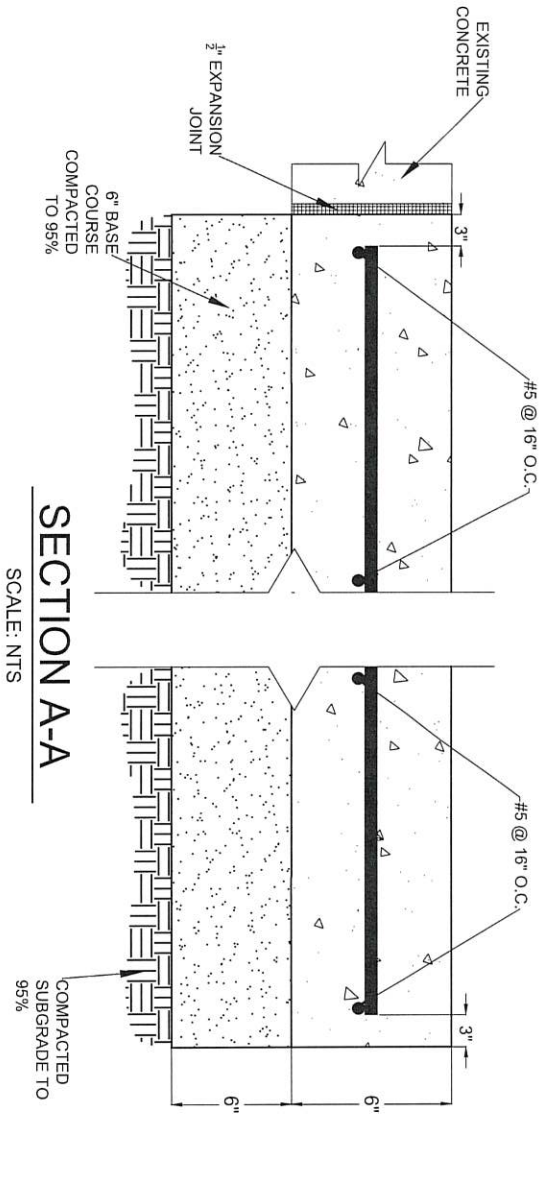


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**CONSTRUCTION NOTES**

1. ALL CONCRETE SHALL BE 4000 PSI. BROOM FINISH.
2. CONTRACTOR SHALL COORDINATE LOCATIONS OF SCORED JOINTS WITH ENGINEER.
3. INSTALL  $\frac{1}{2}$ " EXPANSION JOINT ALONG EXISTING POWERHOUSE PAD, BUILDING STEM WALLS AND COLUMN FOOTINGS.
4. CAST IN PLACE CONCRETE SHALL CONFORM TO DPU SPECIFICATION 701. SEE DPU SPEC SHEET.
5. UNKNOWN CONDITIONS MAY BE ENCOUNTERED DURING EXCAVATION. CONTRACTOR TO REPAIR ALL DAMAGED INFRASTRUCTURE AT NO COST TO OWNER



ABIQUIU OFFICE EXPANSION

CONCRETE PAD

DESIGNED BY: SH  
DRAWN BY: SH  
APPROVED BY: JAM  
DATE: 2/7/2025  
SCALE: NTS

NO.	REVISION DESCRIPTION
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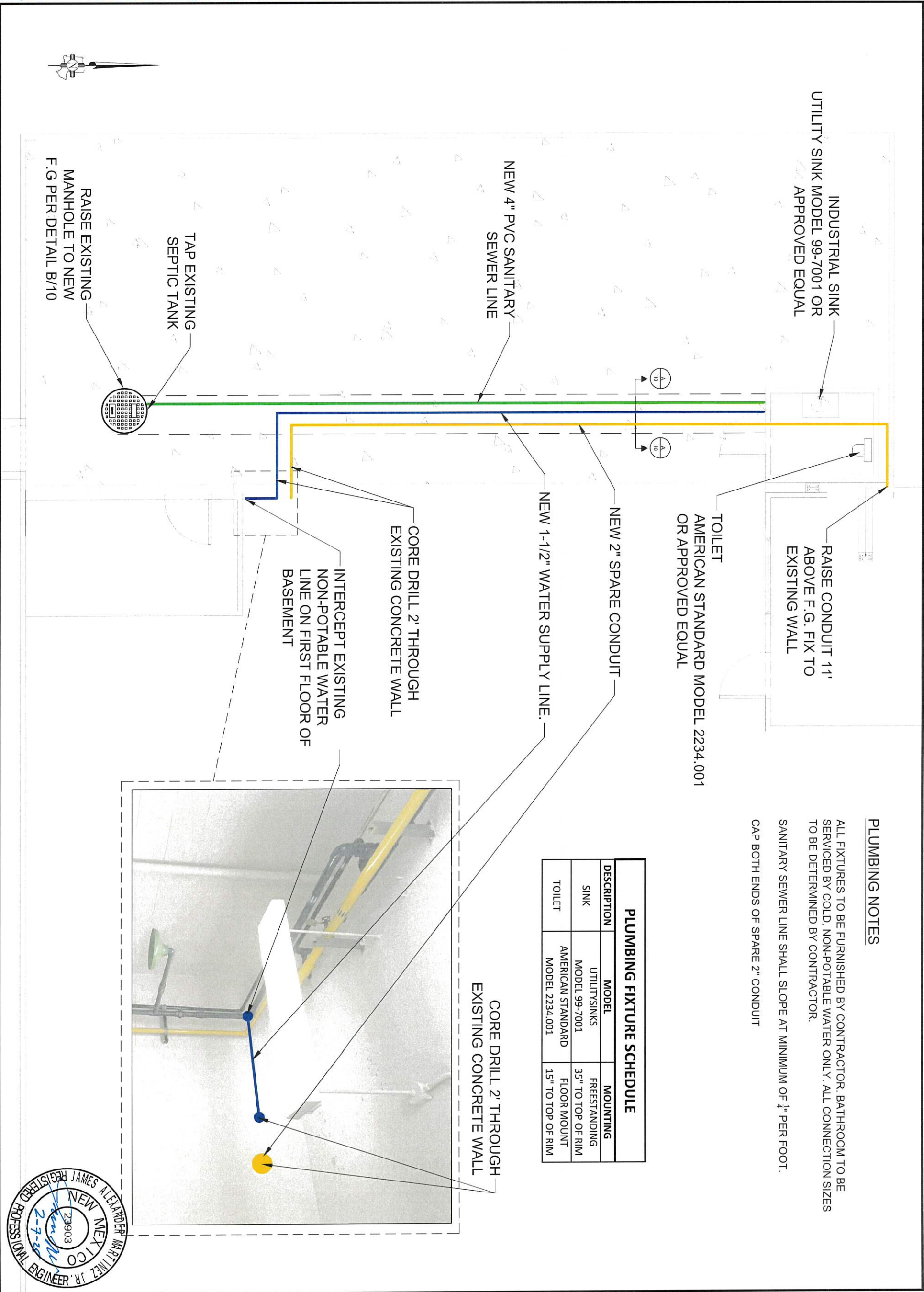
INCORPORATED COUNTY  
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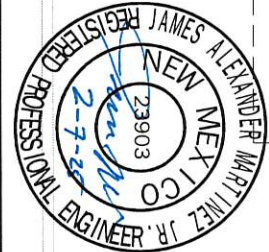
PLUMBING NOTES

ALL FIXTURES TO BE FURNISHED BY CONTRACTOR. BATHROOM TO BE SERVICED BY COLD, NON-POTABLE WATER ONLY. ALL CONNECTION SIZES TO BE DETERMINED BY CONTRACTOR.

SANITARY SEWER LINE SHALL SLOPE AT MINIMUM OF 1/4" PER FOOT.

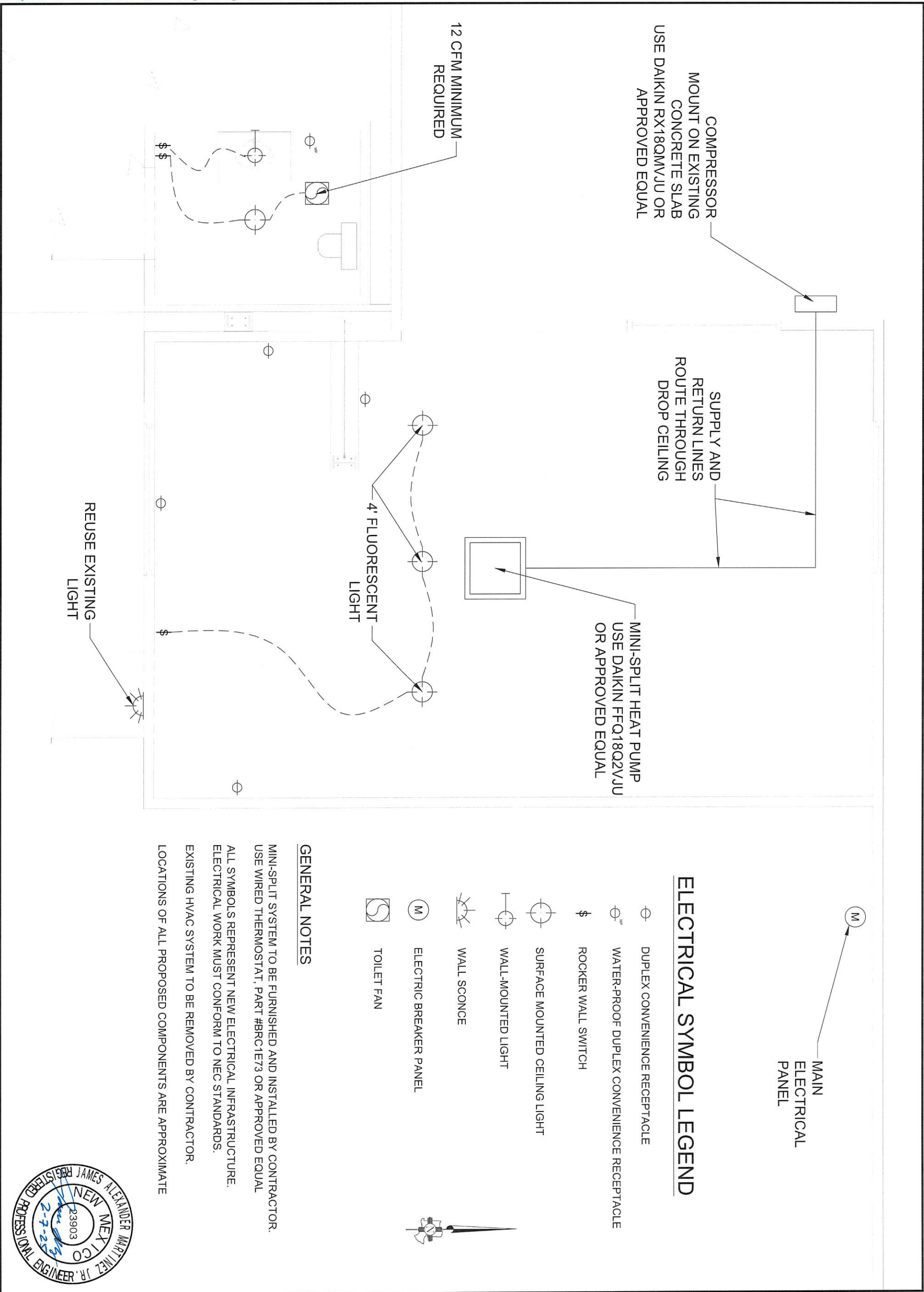
CAP BOTH ENDS OF SPARE 2" CONDUIT

PLUMBING FIXTURE SCHEDULE			
DESCRIPTION	MODEL	MOUNTING	
SINK	UTILITY SINKS MODEL 99-7001	FREESTANDING 35" TO TOP OF RIM	
TOILET	AMERICAN STANDARD MODEL 2234.001	FLOOR MOUNT 15" TO TOP OF RIM	





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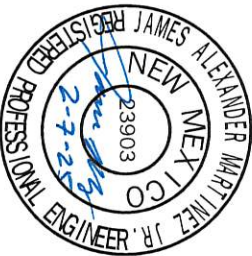
M  
MAIN  
ELECTRICAL  
PANEL

ELECTRICAL SYMBOL LEGEND

- ⊕ DUPLEX CONVENIENCE RECEPTACLE
- ⊕ WATER-PROOF DUPLEX CONVENIENCE RECEPTACLE
- \$ ROCKER WALL SWITCH
- ⊕ SURFACE MOUNTED CEILING LIGHT
- ⊕ WALL-MOUNTED LIGHT
- ⌞ WALL SCONCE
- (M) ELECTRIC BREAKER PANEL
- S TOILET FAN

GENERAL NOTES

MINI-SPLIT SYSTEM TO BE FURNISHED AND INSTALLED BY CONTRACTOR.  
USE WIRED THERMOSTAT, PART #BRC1E73 OR APPROVED EQUAL  
ALL SYMBOLS REPRESENT NEW ELECTRICAL INFRASTRUCTURE.  
ELECTRICAL WORK MUST CONFORM TO NEC STANDARDS.  
EXISTING HVAC SYSTEM TO BE REMOVED BY CONTRACTOR.  
LOCATIONS OF ALL PROPOSED COMPONENTS ARE APPROXIMATE



NO.	REVISION DESCRIPTION
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DESIGNED BY:	SH
DRAWN BY:	SH
APPROVED BY:	JAM
DATE:	2/7/2025
SCALE:	3/4" = 1'-0"

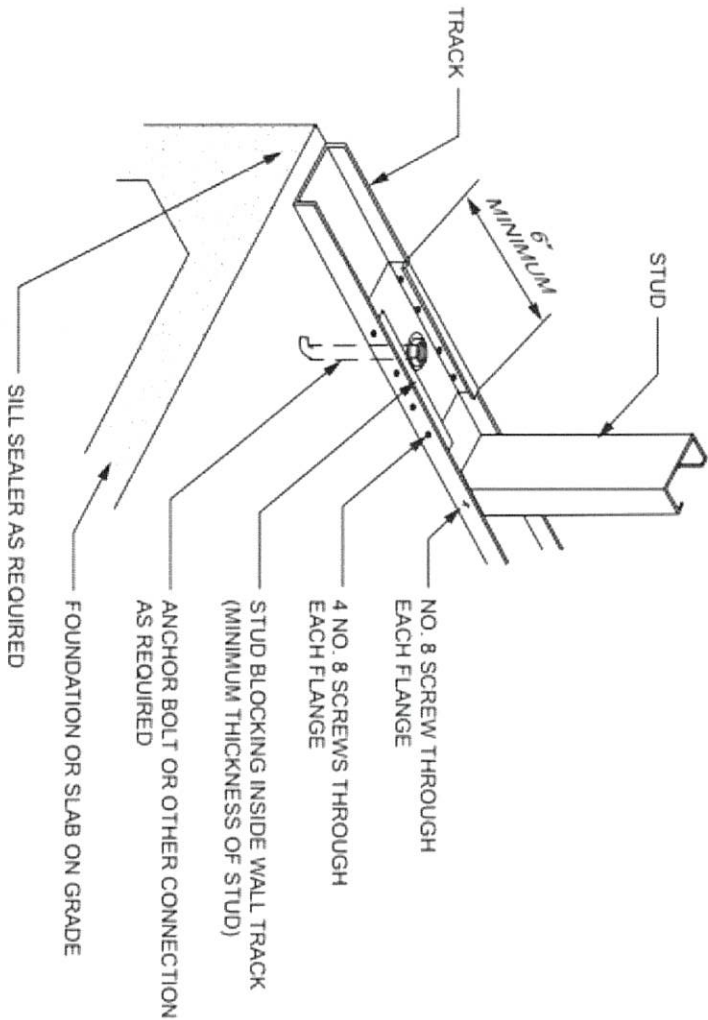
ABIQUIU OFFICE EXPANSION

ELECTRICAL PLAN

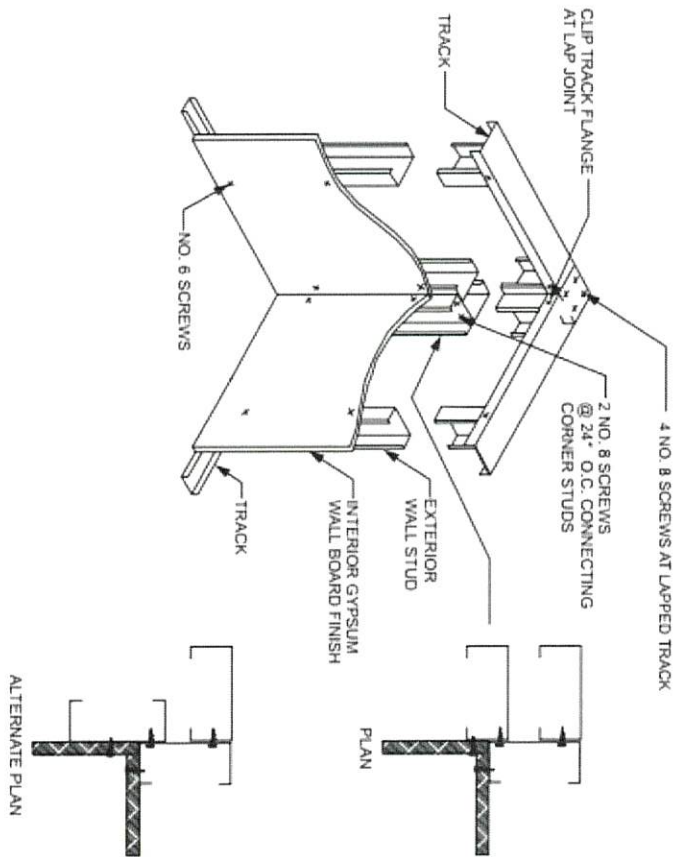


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(505) 662-8150 FAX: (505) 662-8109

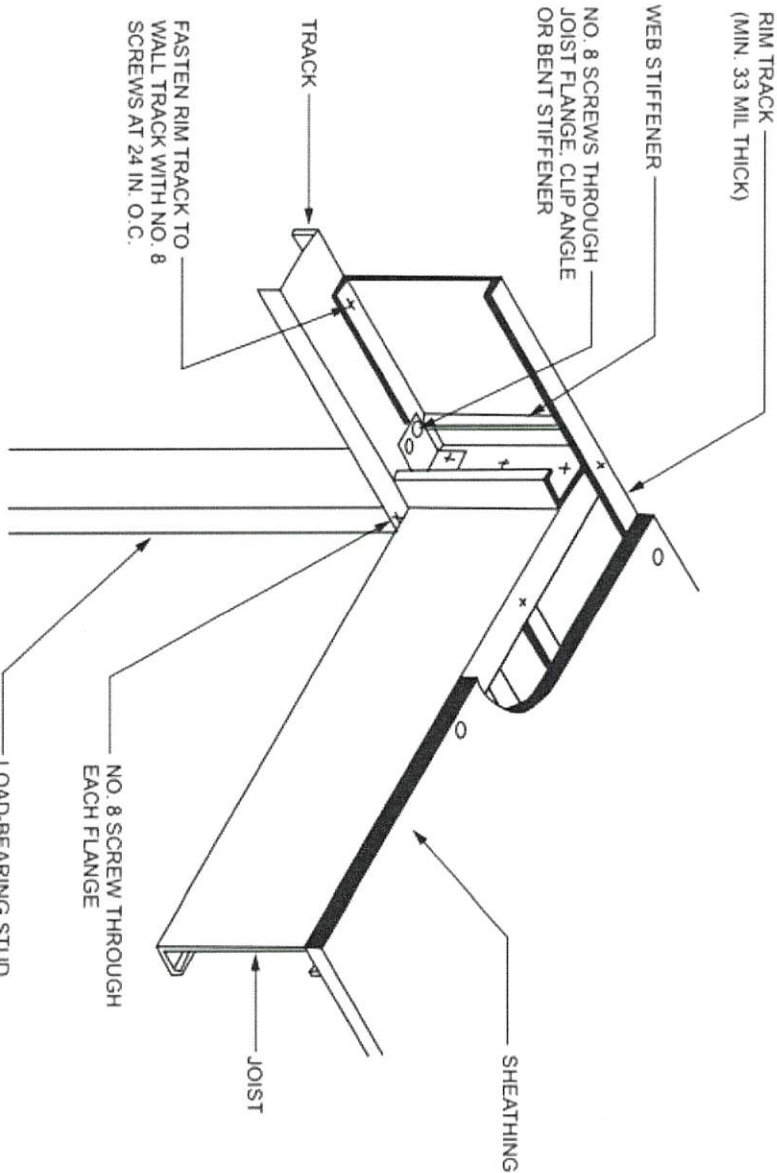
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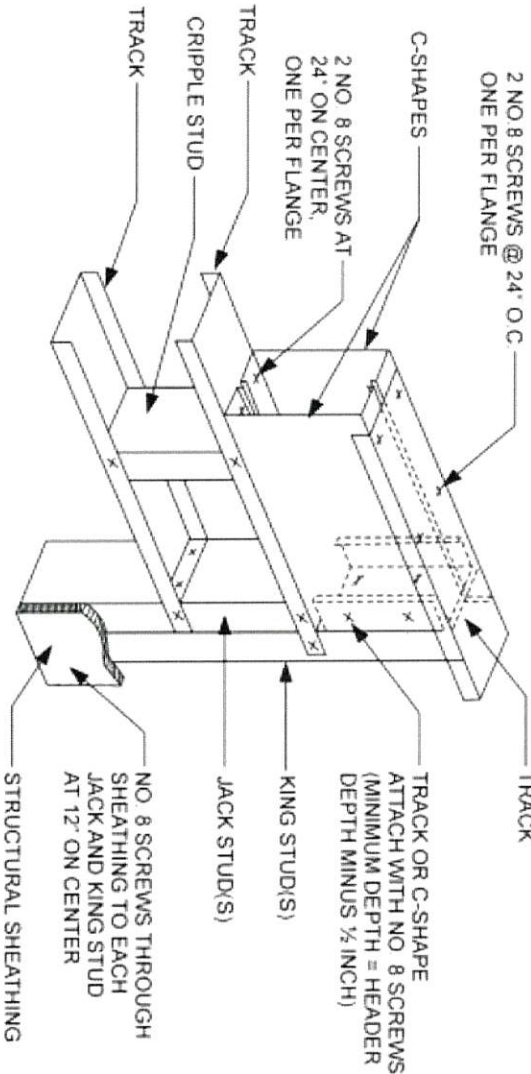
A  
9  
FLOOR ANCHOR  
SCALE: NTS



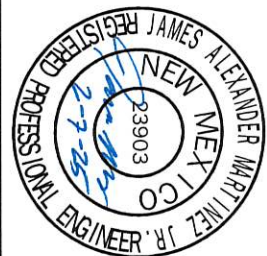
C  
9  
CORNERS  
SCALE: NTS



B  
9  
TOP TRACK  
SCALE: NTS



D  
9  
HEADERS  
SCALE: NTS



9  
SHEET

INCORPORATED COUNTY OF LOS ALAMOS  
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LOS ALAMOS, NEW MEXICO 87544  
(505) 662-8150 FAX: (505) 662-8109



ABIQUIU OFFICE EXPANSION

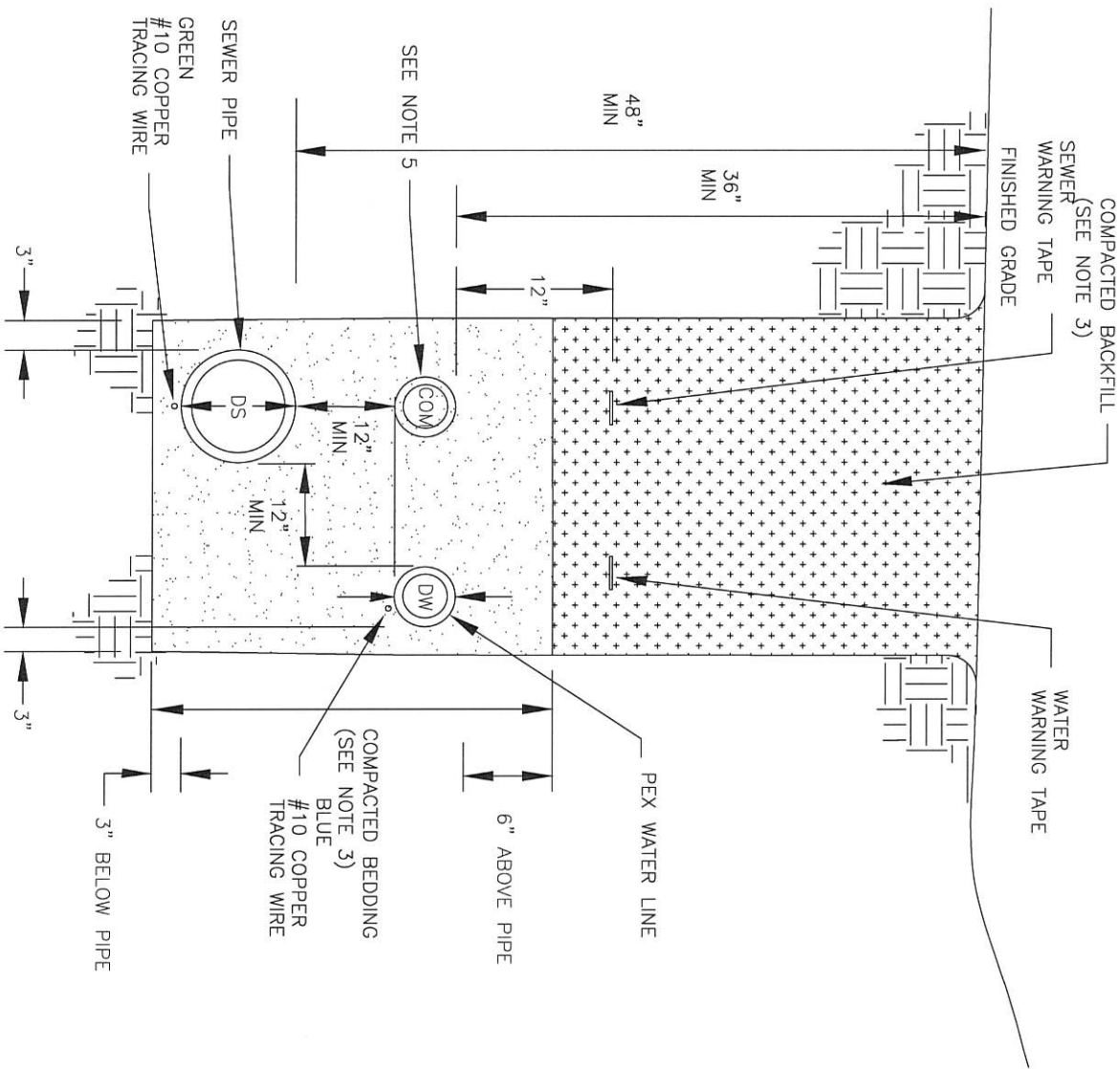
DETAILS - 1

DESIGNED BY: SH  
DRAWN BY: SH  
APPROVED BY: JAM  
DATE: 2/7/2025  
SCALE:

NO.	REVISION DESCRIPTION
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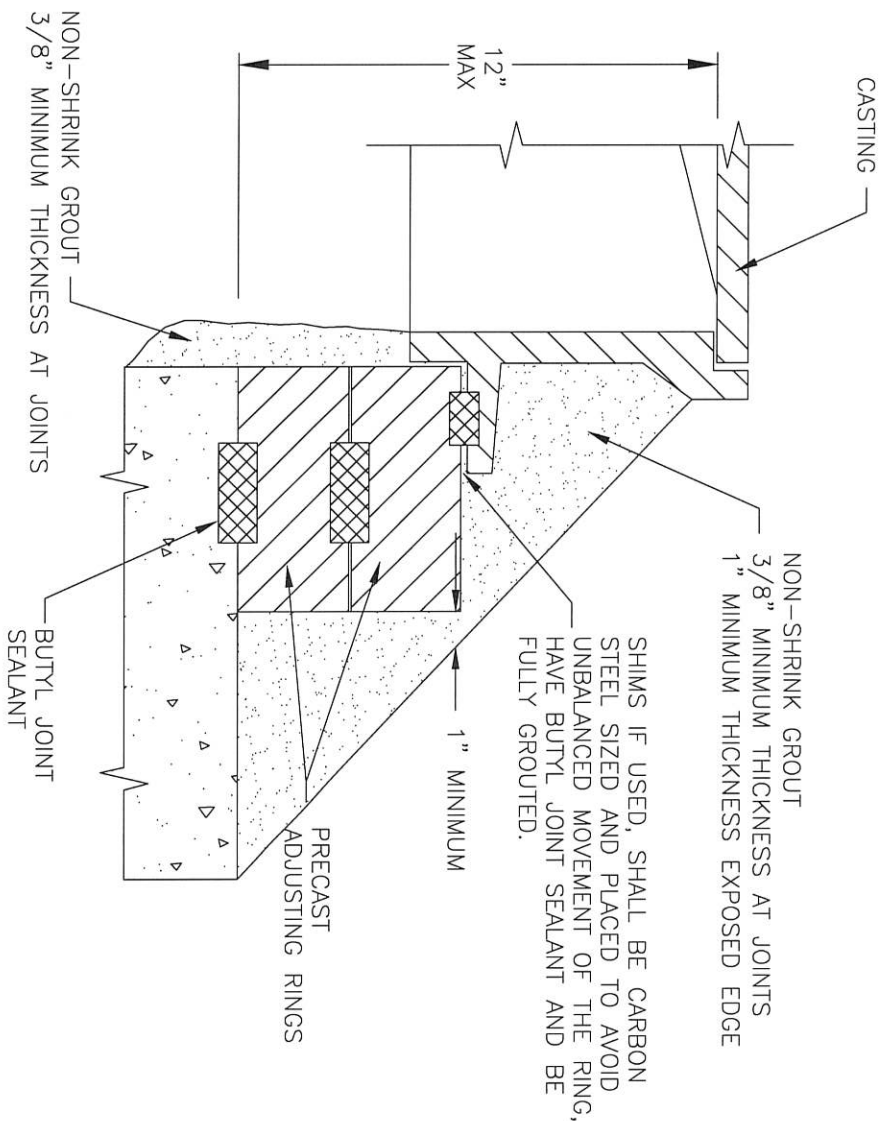
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- NOTES:
- 1.) DW IS THE OUTSIDE WATER PIPE DIAMETER IN INCHES.
  - 2.) DS IS THE OUTSIDE SEWER PIPE DIAMETER IN INCHES.
  - 3.) SEE COMPACTION SPECIFICATIONS (SECTION 202) FOR ALL REQUIREMENTS.
  - 4.) TRENCH WIDTH SHALL BE DISTANCE FROM OUTSIDE FACE OF OUTER MOST PIPES PLUS 6 INCHES.
  - 5.) 2" SPARE RIDGED CONDUIT. MUST MAINTAIN 12" SEPARATION FROM OTHER LINES.

## A SHARED TRENCH

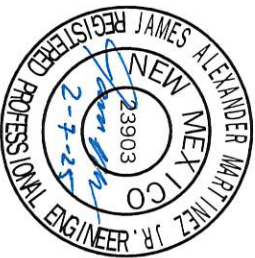
10 SCALE: NTS



- NOTES:
- 1.) ALL SHIMS REQUIRE DPU APPROVAL. SHIMS IF USED ARE REQUIRED TO BE METAL AND NEED TO BE GROUTED AND SEALED WITH BUTYL JOINT SEALER.

## B MANHOLE COVER ADJUSTMENT

10 SCALE: NTS



ABIQUIU OFFICE EXPANSION

DETAILS - 2

DESIGNED BY: SH  
DRAWN BY: SH  
APPROVED BY: JAM  
DATE: 2/7/2025  
SCALE:

NO.	REVISION DESCRIPTION
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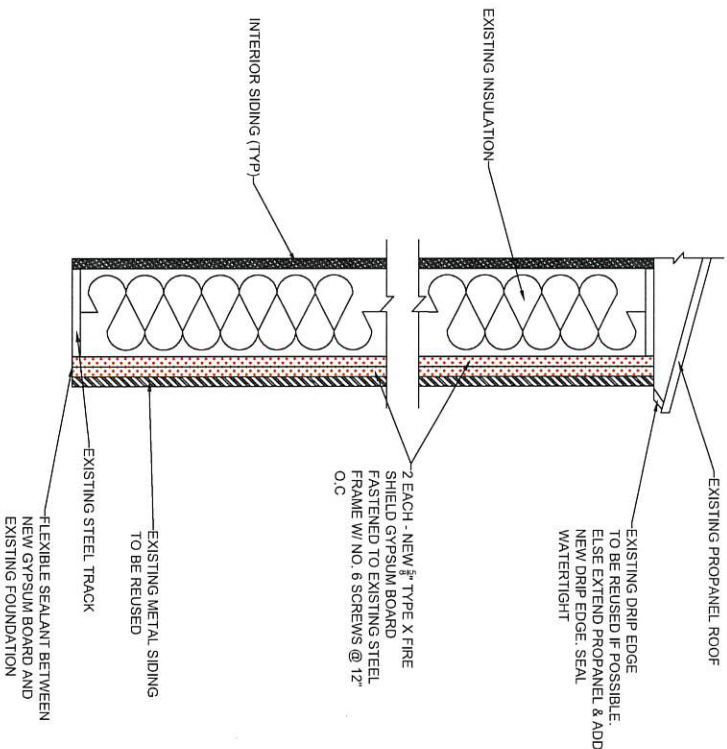
INCORPORATED COUNTY  
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DEPARTMENT OF PUBLIC UTILITIES  
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LOS ALAMOS, NEW MEXICO 87544  
(505) 662-8150 FAX: (505) 662-8109



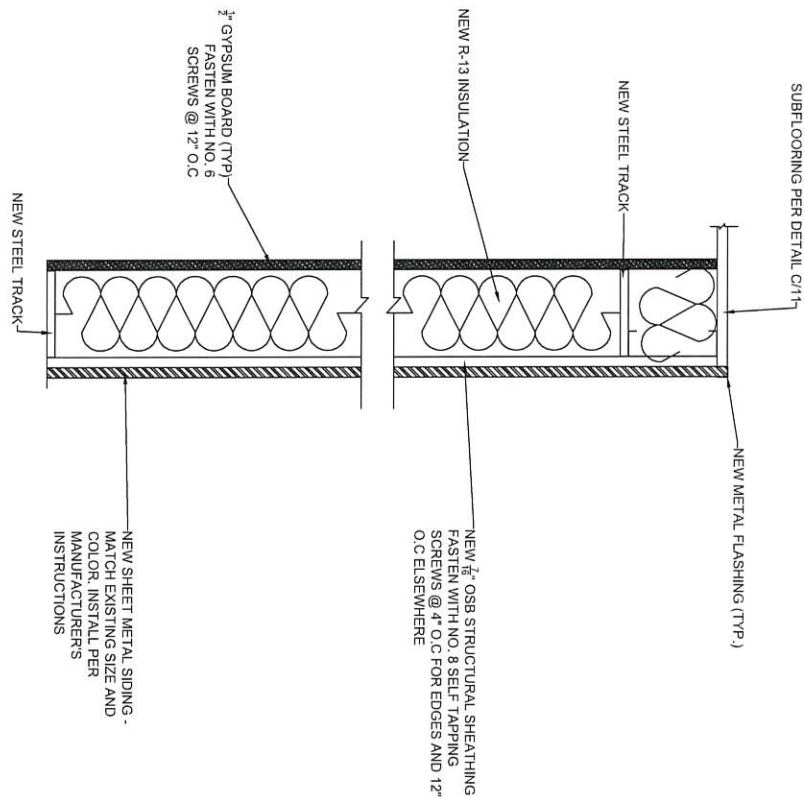
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SHEET

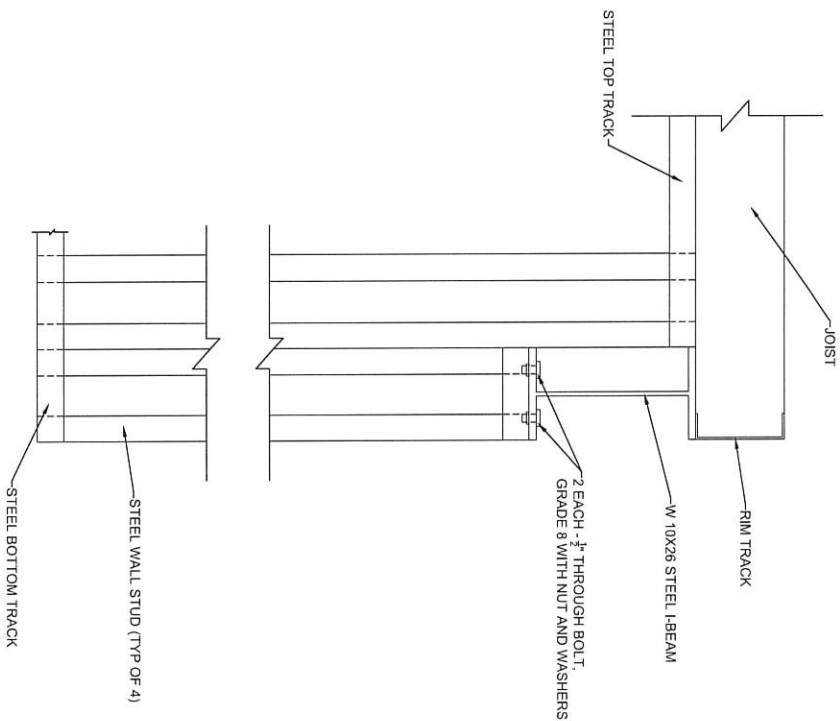
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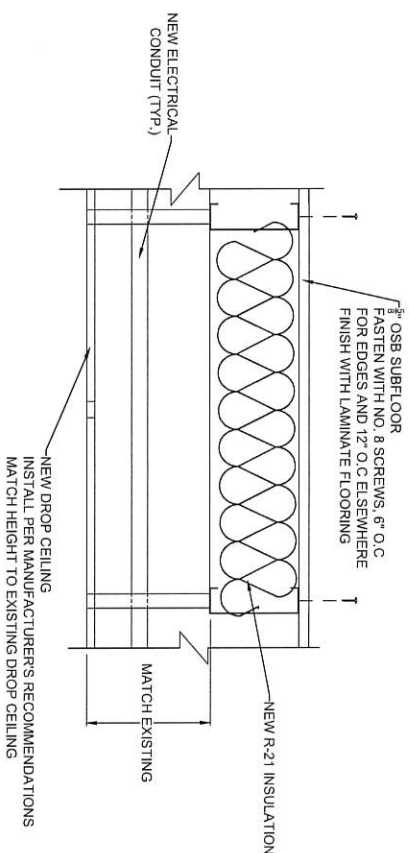
A  
11  
2-HOUR FIRE WALL  
SCALE: NTS



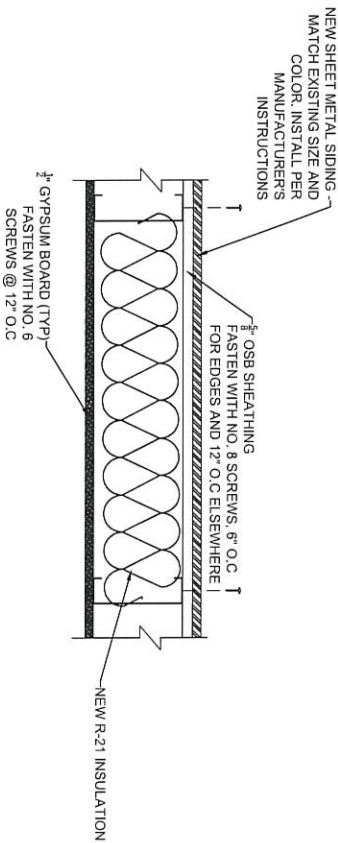
B  
11  
INTERIOR WALL  
SCALE: NTS



E  
11  
I-BEAM CONNECTION  
SCALE: NTS



C  
11  
OFFICE CEILING  
SCALE: NTS



D  
11  
BATHROOM CEILING  
SCALE: NTS

