

GENERAL NOTES:

A SURVEY OF THE PROPERTY HAS NOT BEEN CONDUCTED FOR THE PURPOSE OF DETERMINING THE PRESENCE OF HAZARDOUS MATERIALS.
IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED, STOP WORK IN THE AREA IMMEDIATELY AND CONTACT OWNER.

THIS PROJECT HAS BEEN DESIGNED TO BE FULLY ACCESSIBLE TO DISABLED PERSONS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT ("ADA")

EXISTING SHELL IS STEEL FRAME AND IS TO REMAIN.

INTERIOR WALLS HAVE GENERALLY BEEN BUILT WITH WOOD STUD FRAMING
MINOR REMEDIAL WORK INCLUDING NEW HEADERS IN EXISTING INTERIOR WALLS AND SIMILAR MODIFICATIONS TO THE SHELL ARE TO BE CONSTRUCTED OF LIKE MATERIALS

GENERAL NOTES:

THE PLANS SHOWN ARE "AS-BUILT" BASED ON PREVIOUS DRAWINGS DATED 1985 AND AUGMENTED BY SITE REVIEW BY THE ARCHITECT, IN COORDINATION WITH THE OWNER. A COPY OF THE PREVIOUS PLANS CAN BE MADE AVAILABLE UPON REQUEST.

THE OWNER HAD BEGUN TO MAKE CHANGES TO FINISHES AND INSTALLATION OF EQUIPMENT, AND WAS THEN ADVISED TO ENGAGE AN ARCHITECT TO REVIEW THE EXISTING CONDITIONS AND TO MAKE ADJUSTMENTS AS MIGHT BE NEEDED FOR A BUILDING PERMIT.

IT APPEARS THAT THE PREVIOUS USE OF THE BUILDING WAS FOR MANUFACTURING, EXCEPT THE TWO FRONT OFFICES WHICH APPEAR TO BE ORIGINAL.

NOTES ON THE PLAN REFLECT CHANGES PROPOSED AS WELL AS "AS-BUILT" CONDITIONS.

CODE DATA:

ZONE CODE: M-1
2015 INTERNATIONAL BUILDING CODE
2015 NEW MEXICO BUILDING CODE
2015 NEW MEXICO MECHANICAL CODE
2015 NEW MEXICO PLUMBING CODE
2017 NEW MEXICO ELECTRICAL SAFETY CODE
2018 NEW MEXICO ENERGY CONSERVATION CODE
2015 EXISTING BUILDING CODE (LEVEL 3)
ICC / ANSI 117-1 1998
2015 IFC (INTERNATIONAL FIRE CODE)

1 LOT AREA: 69,438 s.f.
BUILDING AREA: 15,061 s.f. gross
(NO ADDITION)

OCCUPANCY: F-1 Growing rooms and process area
B Office areas
no separation required F-1 to B
CONSTRUCTION TYPE: V-B
NO AUTOMATIC FIRE SPRINKLER SYSTEM

BASIC ALLOWABLE AREA: 8,500 sf
Area increases allow: 199,237 sf = OK
ALL SIDES > 30' TO BUILDING

OCCUPANT LOAD:
- F occupancy: 48 14,225 sf @ 300
- B Occupancy: 9 835 sf @ 100
- TOTAL: 57 occupants
sf gross within the building shell

PLUMBING FIXTURE REQUIREMENTS:
1 TOILET
1 LAVATORY
1 HIGH-LOW ADA ACCESSIBLE WATER FOUNTAIN
1 SERVICE (MOP) SINK

PARKING:
Parking area is to remain "as-built" -
1 ADA accessible space delineated near entry door

Dumpster will remain where exists, or can be relocated by request of Solid Waste.

CONSTRUCTION NOTE: The existing shell / exterior envelope which is to remain (no additions, minor modifications including removal of existing overhead doors and installation of new entry and showroom windows) is constructed with steel framing.

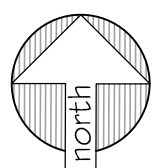
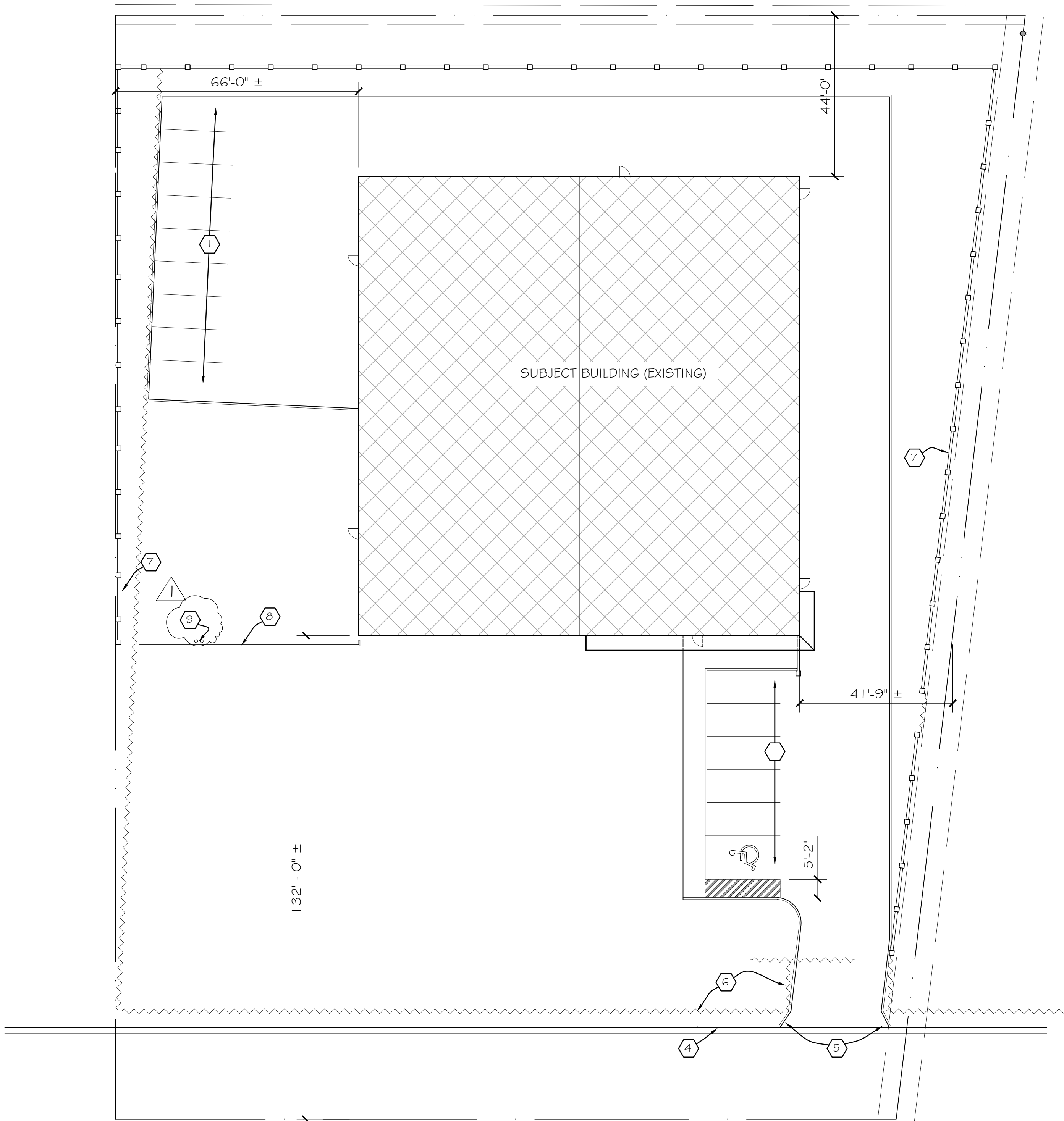
KEYED NOTES:

1. EXISTING H.C. PARKING SPACES TO REMAIN
2. U.L. LISTED FUME HOOD ASSEMBLY, FULLY CONTAINED
3. U.L. LISTED EXTRACTION UNIT, FULLY CONTAINED
4. EXISTING CURB AND GUTTER
5. EXISTING CURB CUT TO REMAIN
6. EXISTING FENCE TO REMAIN; DRIVEWAY IS GATED
7. EXISTING CMU WALL TO REMAIN
8. EXISTING STEEL FENCE TO REMAIN
9. EXTERIOR GAS CYLINDER STORAGE AREA; CYLINDERS RESTRAINED / SECURED TO FENCE
10. NEW 3-HOUR FIRE SEPARATION WALL TO BE ADDED WITH 3-HOUR RATED DOORS AND FRAMES (2 OPENINGS) SEE ALSO SHEET A-301

INDEX TO SHEETS:

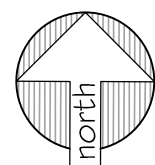
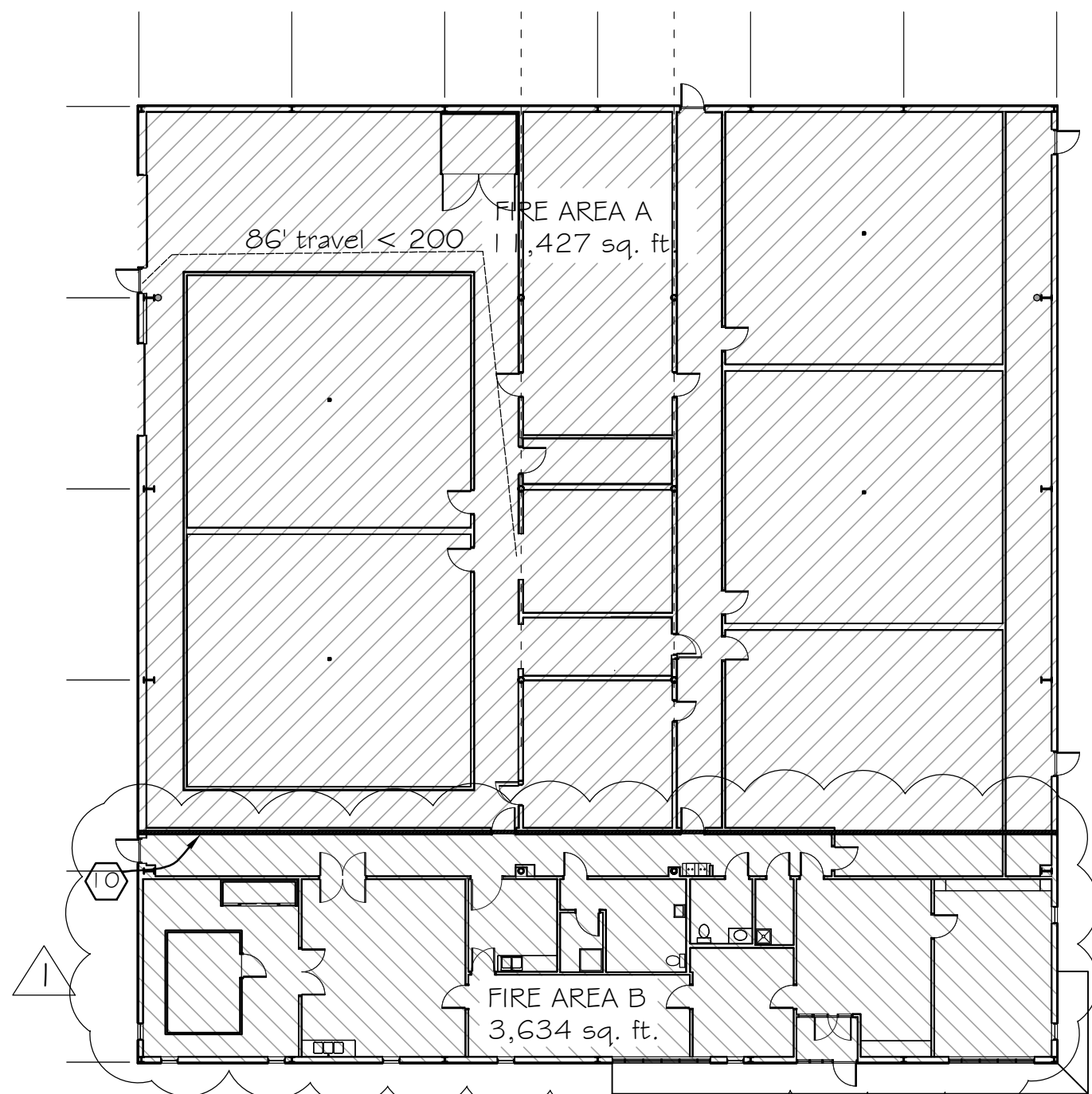
T-101 CODE DATA, SITE PLAN
A-101 FLOOR PLAN, TOILET ELEVATIONS, DOOR SCHEDULE
1 A-301 SECTIONS

MECHANICAL, PLUMBING AND ELECTRICAL AS NEEDED UNDER SEPARATE PERMIT



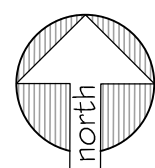
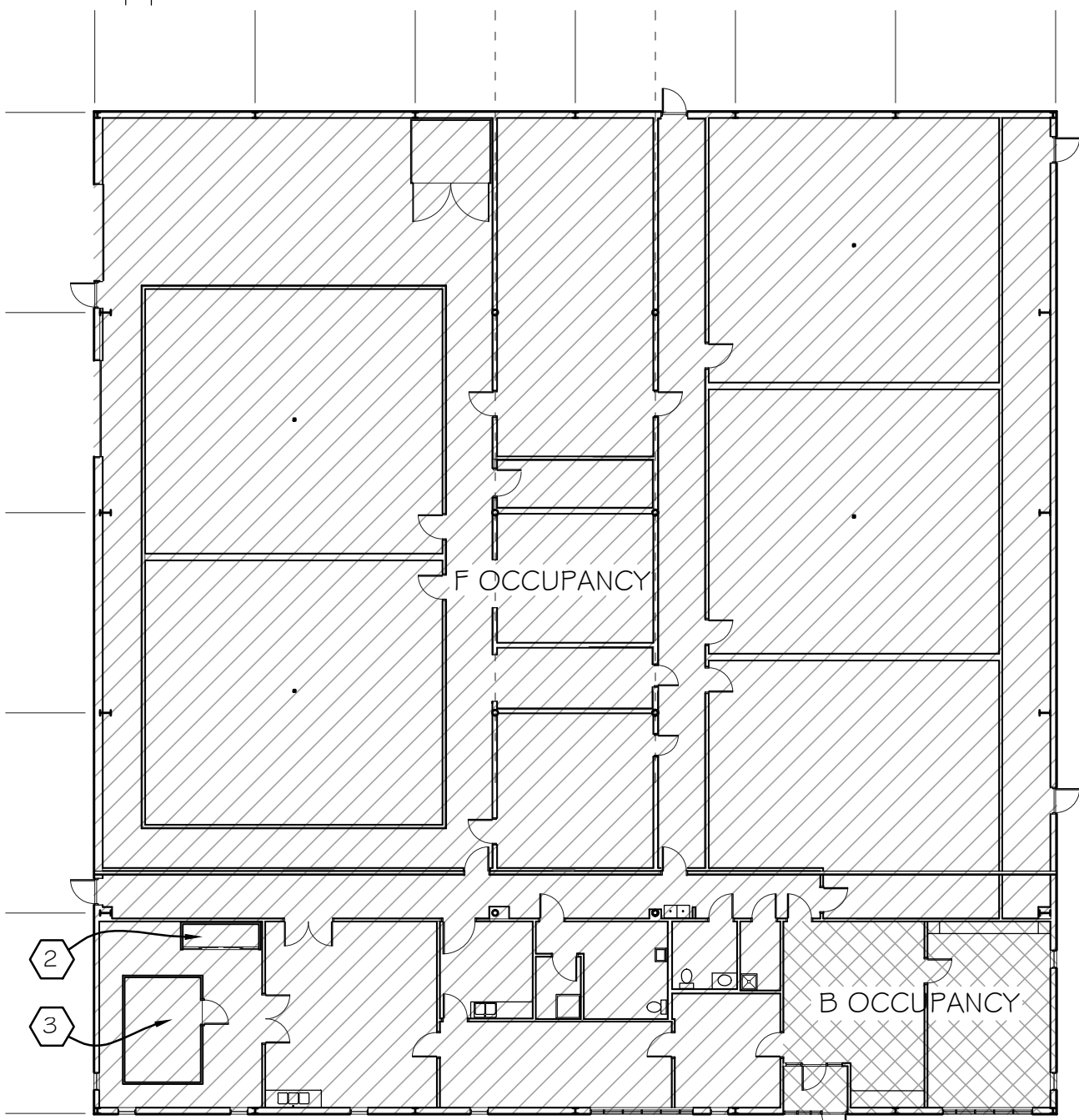
SITE PLAN

1" = 20'



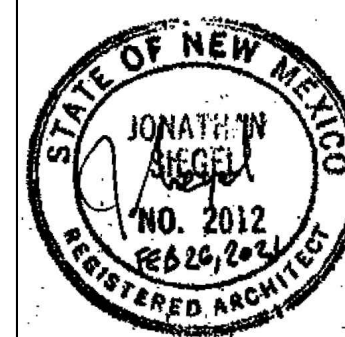
FIRE AREAS

1" = 20'



OCCUPANCY PLAN

1" = 20'



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RENOVATIONS for GH LABS

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PROJECT
2115

DATE REV
Feb 26, 2021
1 Mar 25, 2021

T-101