

LEGAL DESCRIPTION

3291 DEL REY BOULEVARD
SUITE 6
88012 LAS CRUCES
PARCEL ID: 02-26101
MAP CODE: 4-008-132-031-215
LAS CRUCES
DONA ANA COUNTY, NEW MEXICO

INDEX OF DRAWINGS

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2 REFLECTED CEILING PLAN / DETAILS
M1 MECHANICAL PLAN
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- FLOOR PLAN NOTES**
1. WALL TO BE PATCHED, TEXTURED AND PAINTED. TENANT TO SELECT COLORS.
 2. CEILING. SEE REFLECTED CEILING PLAN SHEET #2.
 3. ALL INTERIOR SIGNS TO COMPLY WITH ADA STANDARDS.
 4. NEW DRINKING FOUNTAINS.
 5. EXISTING ADA REST ROOMS TO REMAIN.
 6. EXISTING SPRINKLER SYSTEM TO REMAIN. REQUIRED MODIFICATIONS TO BE MADE UNDER SEPARATE PERMIT.
 7. EXISTING DOOR TO REMAIN.
 8. INSTALL NEW 2X4 WALL WITH 3/8 GYP BD EACH SIDE. SEE DETAIL SHEET 2.
 9. INSTALL NEW 3'-0" X 7'-0" X 1 3/8" SC WOOD DOOR WITH 3 HINGES LEVERS AND KEYED OFFICE LOCKING FUNCTIONS. FRAME TO MATCH EXISTING.
 10. NEW SERVICE SINK WITH FRP PANELS ON WALL TO 4'-0" ABOVE FLOOR.
 11. EXISTING STORE FRONT TO REMAIN.
 12. NEW RECEPTION COUNTER. SEE ELEVATIONS THIS SHEET.
 13. STORE FIXTURES PROVIDED BY TENANT. NOT A PART OF THIS CONTRACT
 14. EXISTING FLOOR TO REMAIN IN TOILETS.
 15. FLOORS TO BE VCT TILE WITH NEW VINYL BASE. COLORS TO BE SELECTED BY TENANTS.

- GENERAL NOTES**
1. VERIFY LOCATION OF ALL UTILITIES ON SITE.
 2. BUILDING DESIGNED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE AND CITY OF LAS CRUCES REQUIREMENTS. ALL WORK TO MEET APPLICABLE STANDARDS.
 3. PLANS ARE PROVIDED FOR THE PURPOSE OF NEGOTIATED CONSTRUCTION WITH A SELECTED GENERAL CONTRACTOR AND MAY CONTAIN OMISSIONS AND INCONSISTENCIES. THE CONTRACTOR IS RESPONSIBLE FOR FINDING AND CORRECTING PROBLEMS.
 4. VERIFY ALL DIMENSIONS OF EXISTING BUILDING ON SITE. THE ARCHITECT SHALL BE NOTIFIED IF THERE ARE LARGE DISCREPANCIES BETWEEN EXISTING DIMENSIONS AND DRAWINGS.
 5. DIMENSIONS SHOWN ARE TO THE FACE OF STUDS NOT FINISH

NOTE:

TENANT FINISH PROJECT.
-EXISTING SHOPPING CENTER
-NO CHANGE IN MECHANICAL EQUIPMENT
-ONLY MINOR PLUMBING CHANGES.

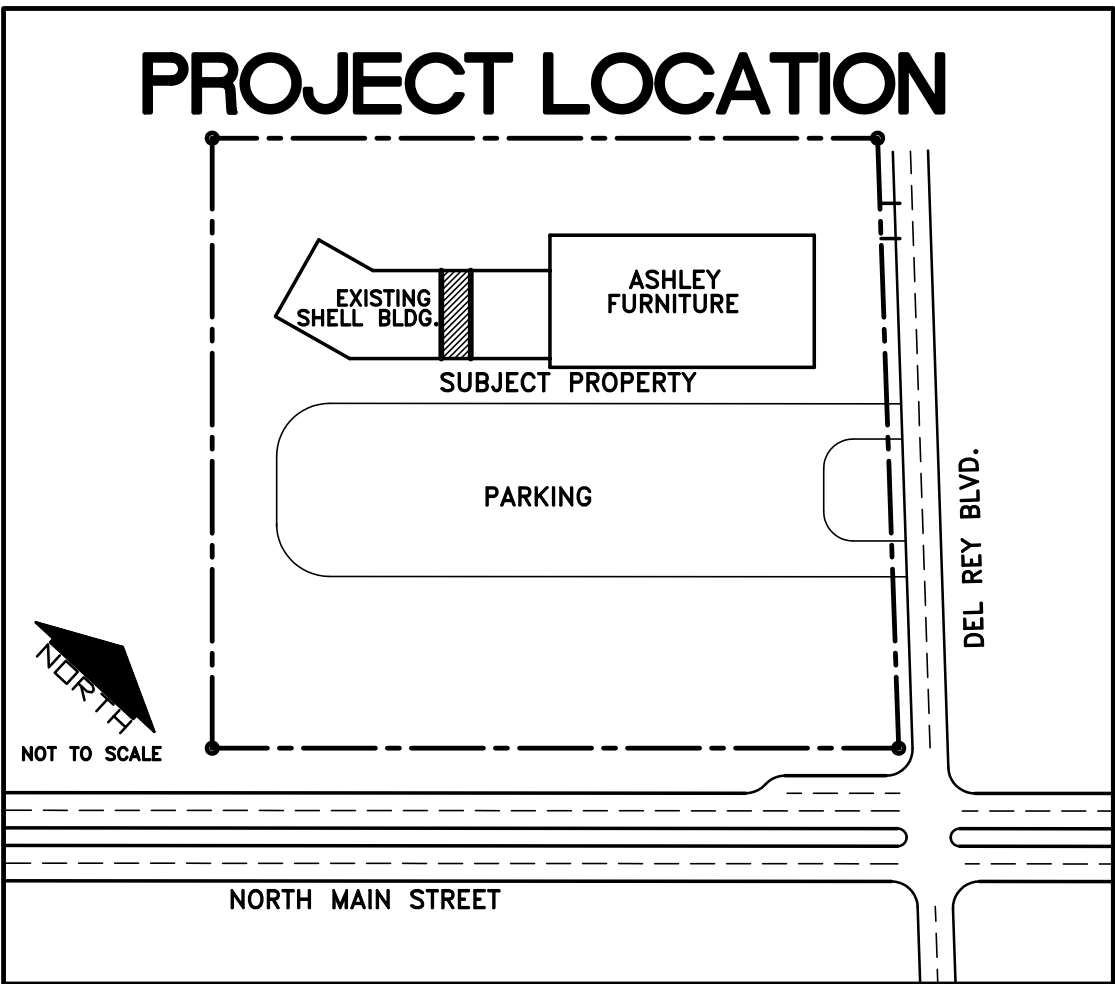
WALL LEGEND

EXISTING SEPARATION AND INTERIOR WALLS TO REMAIN. CLEAN, PATCH DRYWALL AND PAINT WHERE NECESSARY. COLORS TO BE SELECTED BY TENANT.

NEW 2x4 STUD WALL. (SEE WALL DETAIL.) 5/8" GYP. BD. TAPE, MATCH EXISTING TEXTURE. PAINT BOTH SIDES OF WALL, COLORS TO BE SELECTED BY TENANT.

FLOOR PLAN
SCALE: 1/4" = 1'-0"

BUILDING CODE ANALYSIS			
1. Code Year/Type (Building, Plumbing, Mechanical, Electrical, Fire) New Mexico Building Code (NMBIC) 2009 Edition International Residential Building Code (IRBC) 2009 Edition International Fire Code (IFC) 2009 Edition International Mechanical Code (IMC) 2009 Edition International Plumbing Code (IPC) 2009 Edition International Electric Code (IEC) 2009 Edition Other Federal, State, Codes & Regulations		2009 International Building Codes	
2. Occupancy Classification	M	IBC Chapter 3	
3. Type of Construction	II-B	IBC Chapter 6	
4. Fire Sprinklers Yes	No <u>X</u> EXISTING	IBC 903, 903.3	
5. Fire Alarm Yes	No <u>X</u> EXISTING	IBC 907	
6. Height Allowable	55' Actual 20' +/-	IBC 503/504 and Table 503	
7. Stories Allowable	Actual 4 1	IBC 503 and Table 503	
8. Area Allowable	Actual 51,500 1153	IBC 503 through 507 and Table 503	
(Include allowable area calculations per IBC 506) (Include mixed occupancy calculations if applicable) $A = (A_1 + [A_2 \times 1] + [A_3 \times 1])$ $(12,500 + [12,500 \times .12] + [12,500 \times 3.0])$ $1 \quad S$ $A_a = 51,500 \text{ square feet}$			
9. Occupant Load	1153 / 30 = 39 OCCUPANTS	IBC 1004, 1004.9 and Table 1004.1.1	
10. Number of Exits Required	Provided 2	IBC 1015 and Tables 1015.1, 1019.1, 1019.2	
11. Required Fire Resistance of Exterior Walls	EXISTING	IBC 704, 711.4 and Table 601, 602	
12. Protection of Openings Due to Location on Property and Maximum Area of Exterior Wall Openings	EXISTING	IBC 704.8 and Table 704.8	
13. Fire Resistance Rating Requirements for Building Elements (Specify areas receiving spray applied fire protection)	EXISTING	IBC 508, Chapter 7, 1020, 1022, 3006.4 and Tables 601, 1017.1	
14. Spaces Requiring Fire-Resistance-Rated Separation (Specify spaces requiring separation and hourly rating)	EXISTING	IBC 508 and Table 508.3.3	
15. Roof Covering Material: Allowable	Actual C EXISTING	IBC Table 1505.1	
16. Required Plumbing Fixtures - (Provide calculations for the Number of Water Closets, Urinals, and Lavatories for all Restrooms)	IBC 2902 and Table 2902.1		
	Required	Provided	
Water Closet 105 / 500 =	1	1	
Lavatory 105 / 750 =	1	1	
Shower & Tub 105 / 0 =	0	0	
Drinking =	1	2(ONE ACCESSIBLE)	
Service Sink =	1	1	
17. Special Inspection(s) Required (Provide table specific to project)	NONE	Chapter 17	
18. I.E.C.C. compliance reports (Copy of actual report)	SEE ELECTRICAL	IBC 1301 2009 I.E.C.C.	
19. Non-separated or Separated Uses with Required Calculations	NONE	IBC 508.3.2 or IBC 508.3.3	
20. Handicap Parking Required	SHOPPING CENTER Provided EXISTING	City of Las Cruces 2001 Zoning Code	



INTERIOR FINISH
NEW MOMMY'S
MATERNITY
PREPARED FOR
CHISHOLM'S L.L.C.
LAS CRUCES
NEW MEXICO

DATE	PHASE
6/24/13	PROGRESS
7/10/13	PERMIT

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