## PROJECT SCOPE OF WORK:

THE SCOPE OF WORK REPRESENTED BY THE ARCHITECTURAL SET OF DOCUMENTS INCLUDES THE CONSTRUCTION OF PRE ENGINEERED METAL BUILDING. EARTH X INC ASSEMBLIES ELECTRONICS AND FINAL ASSEMBLY OF LITHIUM BATTERIES. ALL PARTS ARE FABRICATED OFF SITE AND SHIPPED TO SITE FOR FINAL ASSEMBLY. TOTAL FLAMMABLE CONTENT IN PRODUCTION OR STORAGE IS LESS THAN 100 lbs. LESS THAN 10% IF THE BUILDING IS USED FOR STORAGE.

## CODE ANALYSIS:

#### Applicable Codes:

- 2018 International Building Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2017 National Electrical Code
- 2009 International Energy Conservation Code
- ANSI AII7.I 2009
- Building Area: Total Building Area = 4,220 S.F.
- Dullding Alea:
- Type V-B, Without Fire Suppression
- Construction Type: Type V-B, With (Section 602)
- Occupancy Classification:
- Business F-I Factory Moderate Hazard
- (Electronics, Chapter 3 and Section 306)
- Exterior Wall Separation Distance:
- Distance is greater than 30 feet No Fire-Resistance Rating Required
- Allowable Stories: One (Table 504.4)
- Allowable Area:
- F-I @ 8,500 S.F. (Table 506.2)
- Mezzanine Area: 99
  - 999 sq.ft.
  - 999  $\langle \frac{1}{3}$  the floor area below (Section 505)
- Separation of Occupancies:
  - No separation is required between adjacent (Table 508.4)
- Occupant Loads:
  - Table 1004.5, Manufacturing @One occu
    - Manufacturing @One occupant per 100 gross sq.ft. = 21.1 Storage @ One occupant per 300 gross sq.ft.=3.3
    - 25 Total Allowable Occupants
- Means of Egress:
  - ns of Egress: Occupancy F-I:
    - Exit Access Travel Distance: 200 feet
    - Table 1017.2 and Section 1017
- -Accessible means of egress shall meet the requirements of Section 1007.
- Egress illumination Section 1008. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.
- Accessibility Requirements (Chapter II):
- -Per section 1101.2, the building and facilities shall be designed and constructed to be accessible in accordance with ICC/ANSI A117.1

## SHEET INDEX:

- A-0.01 COVER SHEET
  A-0.02 GENERAL NOTES
- A-I.OO MAIN FLOOR PLAN
  A-I.OI MEZZANINE PLAN
- A-1.02 ROOF PLAN / ENLARGED PLANS A-2.00 BUILDING EXTERIOR ELEVATIONS
- A-3.00 BUILDING SECTION (S)
  A-3.01 SECTION DETAIL(S)
- EXIT DOORS AND EXIT SIGNS:
- 1. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT EXCEPT THAT EXTERIOR DOORS MAY BE LOCKED IF THE FOLLOWING IS PROVIDED:
- A. A LOCKING DEVICE THAT WILL BE READILY DISTINGUISHED AS LOCKED.
  B. ON EXIT DOORS PROVIDE A DURABLE SIGN POSTED ON OR ADJACENT TO
  THE DOOR STATING THAT 'THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS
  OCCUPIED' IN LETTERS NOT LESS THAN 1" HIGH ON A CONTRASTING
  BACKGROUND.
- 2. EXIT SIGNS- PROVIDE AN EXIT SIGN WITH LETTERS HAVING PRINCIPAL STROKE NOT LESS THAN FI WIDE AND AT LEAST 6" HIGH AT ALL FLOORS MARKED 'EXIT'.
- 3. EXIT SIGNS AND EMERGENCY LIGHTING SHALL BE INSTALLED PER 2015 IBC SECTION 1006
- 4. ELECTRICAL WIRING SHALL BE PER 2017 NEC SECTION 700.12(F) \$ 700.16
- 5. INSTALL EMERGENCY LIGHTING IN RESTROOMS

## FIRE AREAS:

The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls.

MAIN FLOOR = 3,999 SQ.FT. MEZZANINE = 999 SQ.FT. TOTAL ENCLOSED= 4,998 SQ.FT.

## DESIGN CRITERIA:

30# ground snow load 30# roof snow load Seismic design category B Frost Depth 30 inches Wind speed -Ultimate Design Wind Speed Per ASCE 7 is 115 MPH

## GENERAL NOTES:

- 1. ALL WORK SHALL CONFORM TO THE 2012 (IBC) INTERNATIONAL BUILDING CODE AND LOCAL JURISDICTION REQUIREMENTS AND OTHER CODES APPLICABLE TO THE PROJECT.
- 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT- ENGINEER FOR INTERPRETATION AND/ OR CORRECTION.
- 3. VENTILATION OF THE SUBJECT BUILDING SHALL COMPLY WITH THE PREVISIONS OF THE INTERNATIONAL BUILDING CODE.
- 4. DIMENSIONS ARE TO FACE OF THE STUD OR CONCRETE UNLESS OTHERWISE NOTED.
- 5. ELEVATIONS ARE TO TOP OF CONCRETE FLOOR OR SUB FLOOR UNLESS NOTES OTHERWISE (IF SHOWN).
- 6. UNLESS OBVIOUSLY SHOWN. DOOR LOCATIONS NOT LOCATED BY DIMENSIONS SHALL BE CENTERED IN WALL OR SHALL BE LOCATED FIVE (5)INCHES FROM FINISH WALL TO EDGE OF DOOR BUCK.
- 7. PROVIDE APPROVED GALV. SEPARATION BETWEEN ALL DISSIMILAR MATERIALS AND ALUMINUM CONTACT. ACCEPTABLE MATERIALS ARE THICK BODIED BITUMINOUS PAINT AND NEOPRENE SHEET GASKETS.
- 8. LEVER TYPE HARDWARE IS REQUIRED ON ALL DOORS.
- 9. IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE. ANY GLASS SUBJECT TO HUMAN IMPACT SHALL BE SAFETY GLASS.
- 10. ANY STRUCTURAL ELEMENTS SHOWN ARE CONCEPTUAL IN NATURE. ALL STRUCTURE SHALL BE SEALED BY AN ENGINEER LICENSED IN THE STATE OF COLORADO.
- 11. ALL SIGNS REQUIRED TO OBTAIN THE CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. SIGNS INCLUDE BUT ARE NOT LIMITED TO; EXITS SIGNS, RESTROOM SIGNS, ETC.
- 12. ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SOILS CONDITIONS OF THE SITE.
- 13. DO NOT SCALE FROM DRAWINGS.
- 14. GENERAL CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- 15. PROVIDE FIREBLOCKING AS REQUIRED AT TENANT SPACE TO MEET CURRENT BUILDING CODE.





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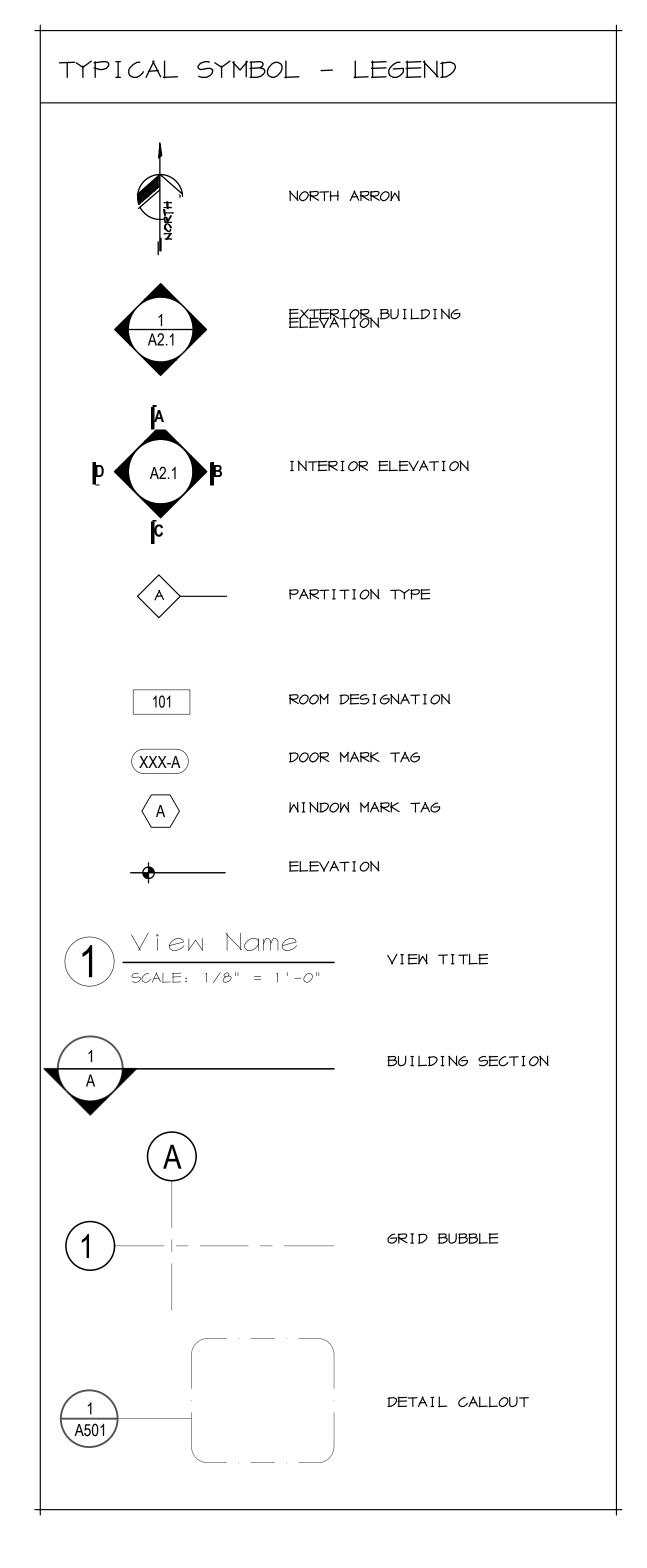
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## TENANT FINISH NOTES:

#### I. INTERIOR AND DEMISING PARTITIONS

A. All typical partitions to be constructed using 2X4 studs at 16" O.C. with 5/8" gypsum board each side, taped, sanded, primed, and painted. Sound insulate wall with 3-1/2" sound batt insulation and seal bottom of wall to floor slab using an acoustical caulking with a continuous bead on both sides.

#### B. New Drywall finishes to be "smooth finish" level 4.

C. Provide solid blocking behind all new cabinetry locations, restroom grab bar locations, behind cabinetry and entry lobby display wall. Verify locations with owner prior to construction.

#### D. ACOUSTICAL CONSIDERATION

1. ELECTRICAL OUTLETS ON OPPOSITE SIDES OF ALL INTERIOR PARTITIONS TO BE SPACED TO PROVIDE A MINIMUM OF ONE STUD BETWEEN THE BOXES.

#### II. DOORS & WINDOWS

A. All new interior doors, except as otherwise noted in this section, shall be  $3'-0" \times 7'-0" \times 1-3/4"$ , H.M.

#### B. Provide rubber sound bumpers at door jambs, typical throughout all areas.

C. Door Frames shall be  $3'-0" \times 7'-0"$  fully welded hollow metal with painted finish.

#### III. HARDWARE

A. Per Owner's Specifications

#### IV. PAINT / WALLS/ FLOORS

A. All walls, unless noted otherwise, to receive one 1 coat primer and two coats of latex paint, as notes below, or per owner.(Verify paint colors and locations with owner) A. Verify all paint/finish selections with Owner

#### B. Office Bathrooms:

Floor-Berke Flooring, LVT Microceramic LVT-116W 14.04.08 #32 Wall Tile- Flordia Tile Craftsman, Rye 12x12 Brick layout Grout-Sable Color, Brick Pattern 48" height A.F.F. Shop Bathroom:

Floor- Sealed Concrete

Walls- FRP to 48" A.F.F. color White

#### C. Exposed concrete flooring to be sealed and polished

D. Base at all finished areas to be 4" rubber base Mannington Bark 904, TP- Rubber

### V. CEILINGS

A. All enclosed rooms below the mezzanine to receive 🐉 qup bd ceiling. Finishes to be "smooth finish" level 4.

Interior signage and marketing graphics will be furnished and installed by Tenant. All exterior signange is under a separate permit.

#### VII. MISCELLANEOUS REQUIREMENTS

All interior signage required to obtain a Certificate of Occupancy, including the restroom identification signs are by the General Contractor. Additional room signs and miscellaneous signs are by Owner.

#### IX. GENERAL NOTES

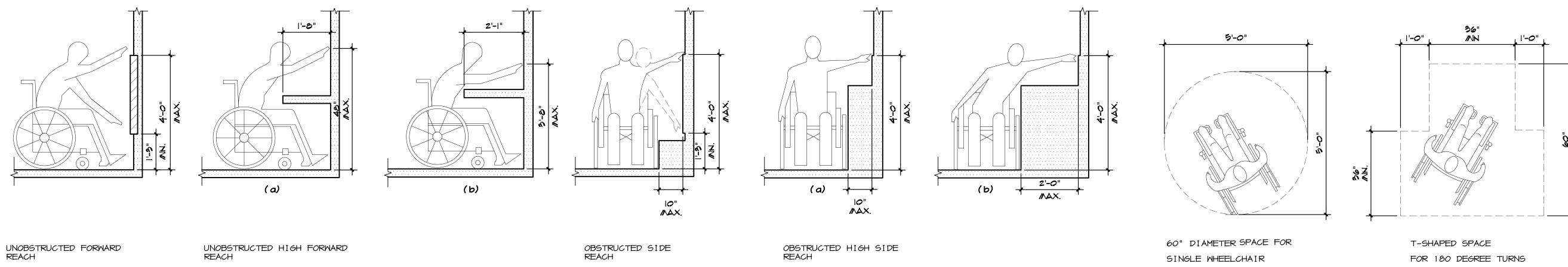
A. Owner shall specify to general contractor any special requirements of electrical, mechanical, computer, or telephone

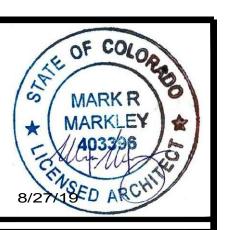
## B. Provide 10# ABC Fire Extinguishers and locate per Fire Marshal.

C. Any reference to bearing walls, beams, or joists are generic in nature. Verify all dimensions prior to construction.

D. Mechanical or electronic access system (keypads or card reader systems) will be provided by Owner. Verify and coordinate with Contractor.

E. Provide power to tenant's exterior building mounted signs. RE; Electrical engineer's drawings for location and details.





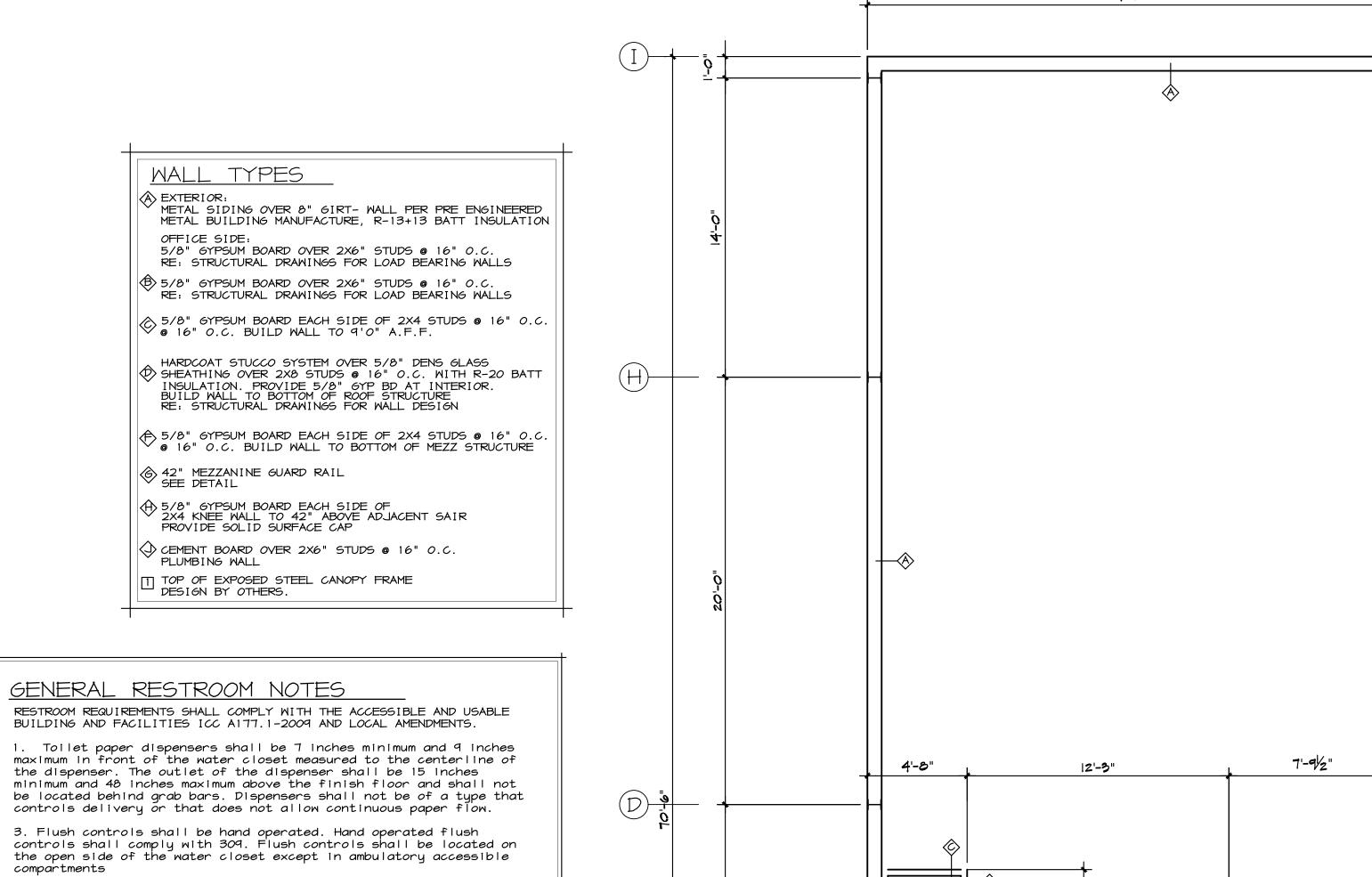


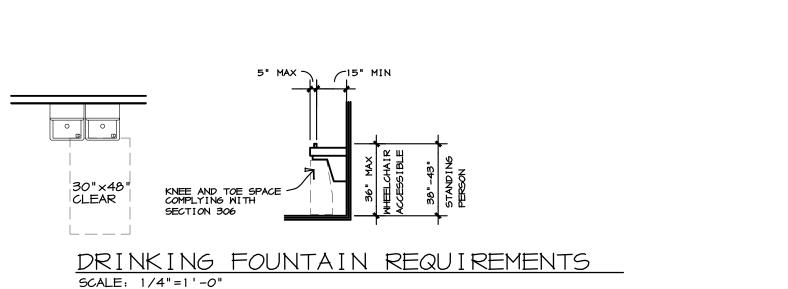
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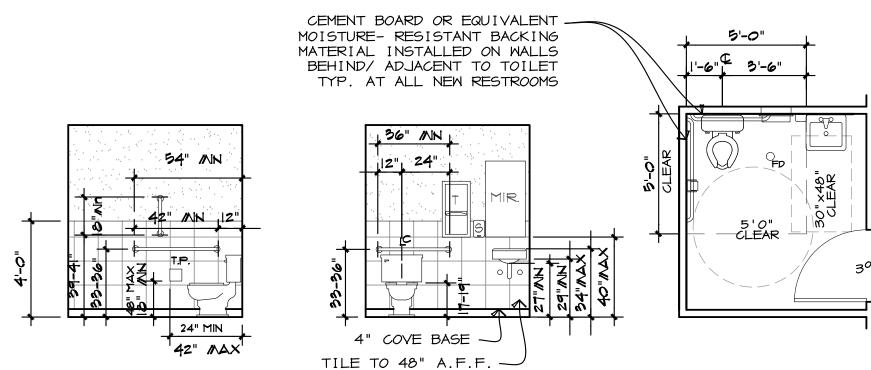
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4. Restroom hardware finishes to be 'Brushed Nickel'

the urinal rim to the back of the fixture.

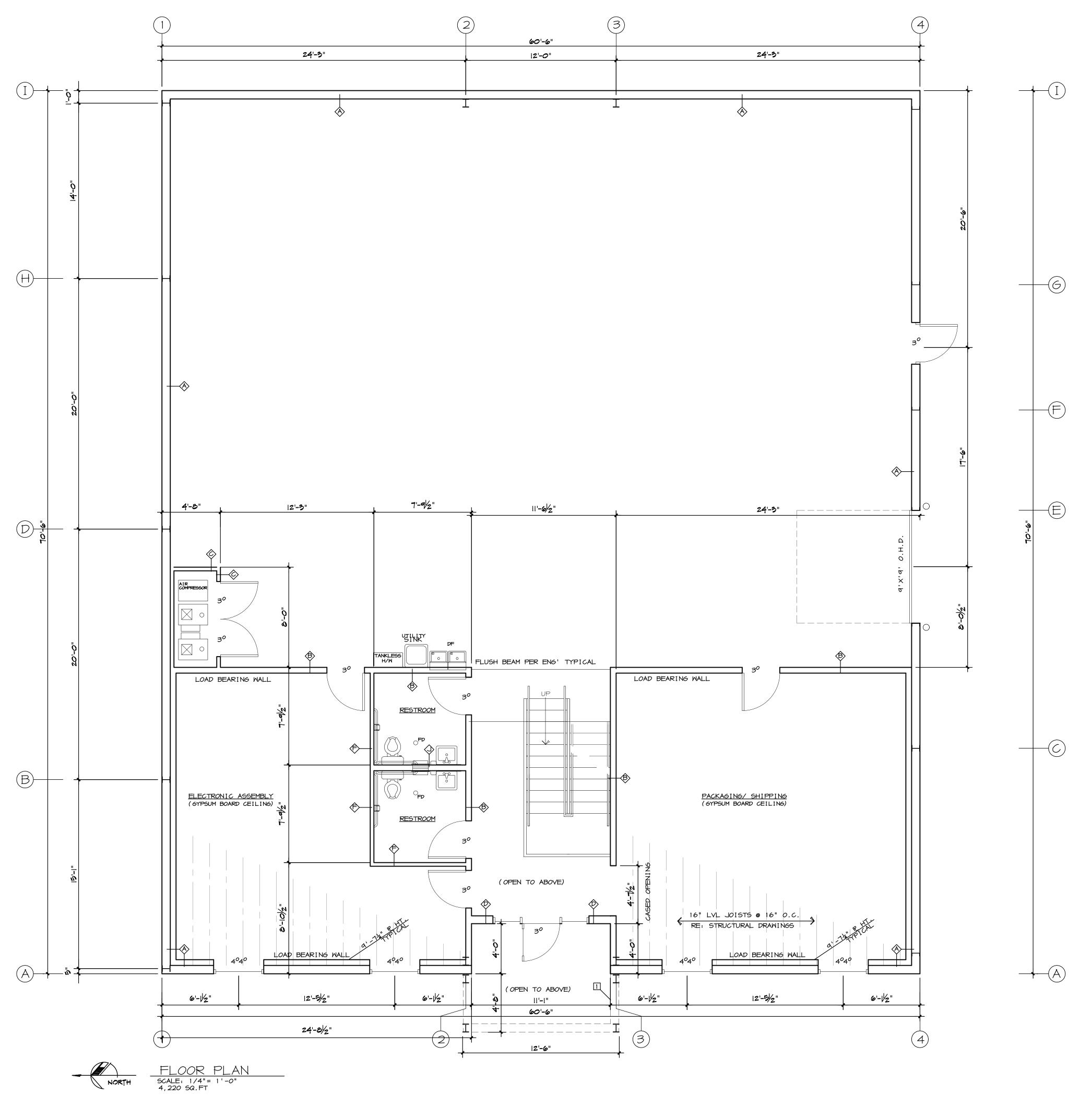
5. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 13½ inches deep minimum measured from the outer face of

6. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

7. Mirror to have mitered corners, One-piece  $\frac{1}{2}$ " stainless steel channel- frame with bright polished finish.

HANDICAP TOILET REQUIREMENTS

SCALE: \$ "=1'-0"
- BOTH RESTROOM ARE SIMILAR



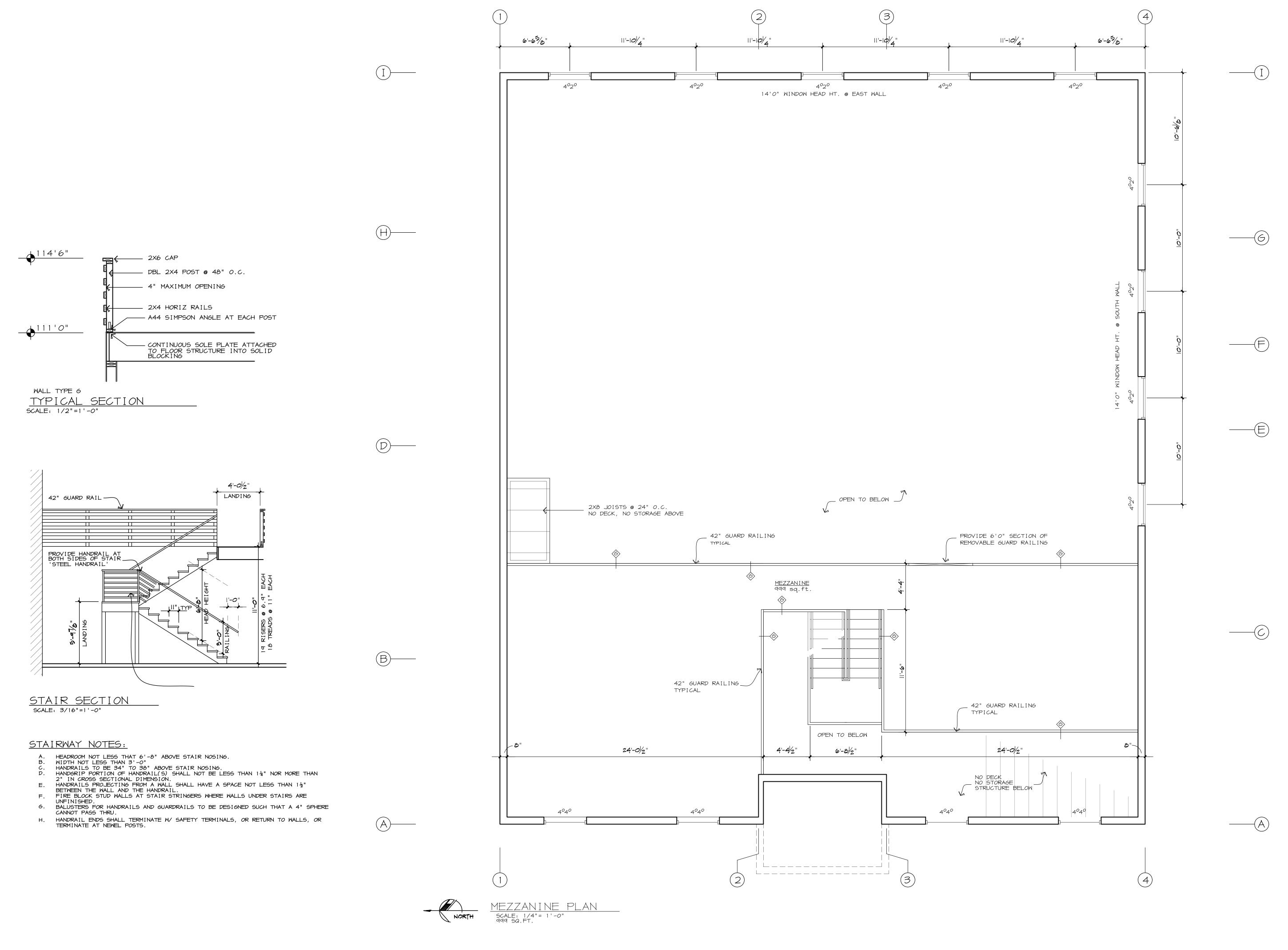
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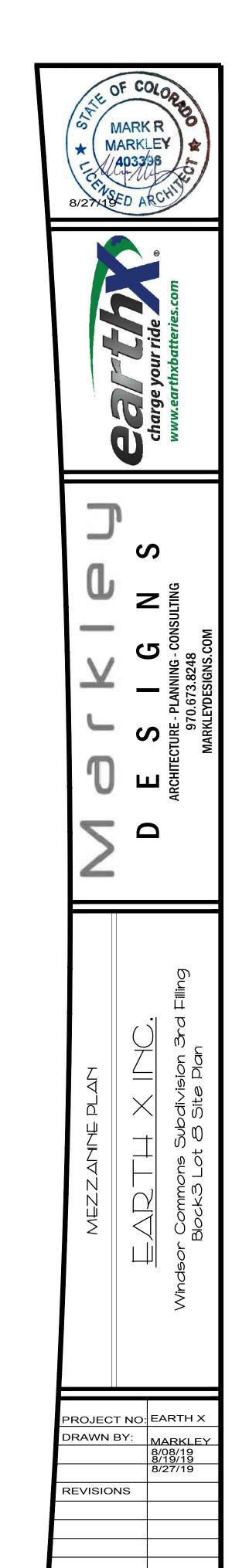
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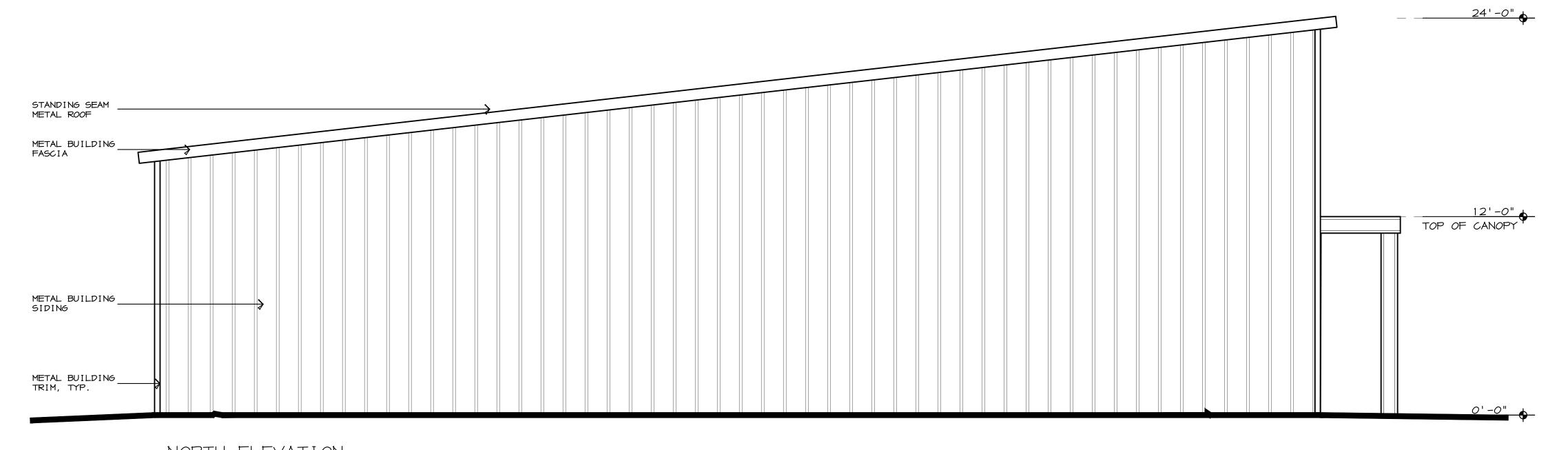
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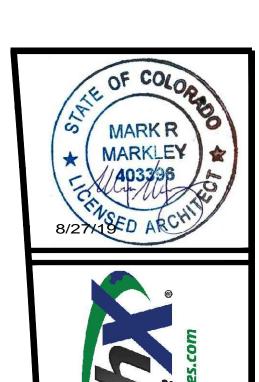


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# NORTH ELEVATION SCALE: 1/4"= 1'-0" \* GUTTERS AND DOWNSPOUTS NOT SHOW FOR CLARITY \* NO ROOF TOP MECHANICAL UNITS ARE PROPOSED





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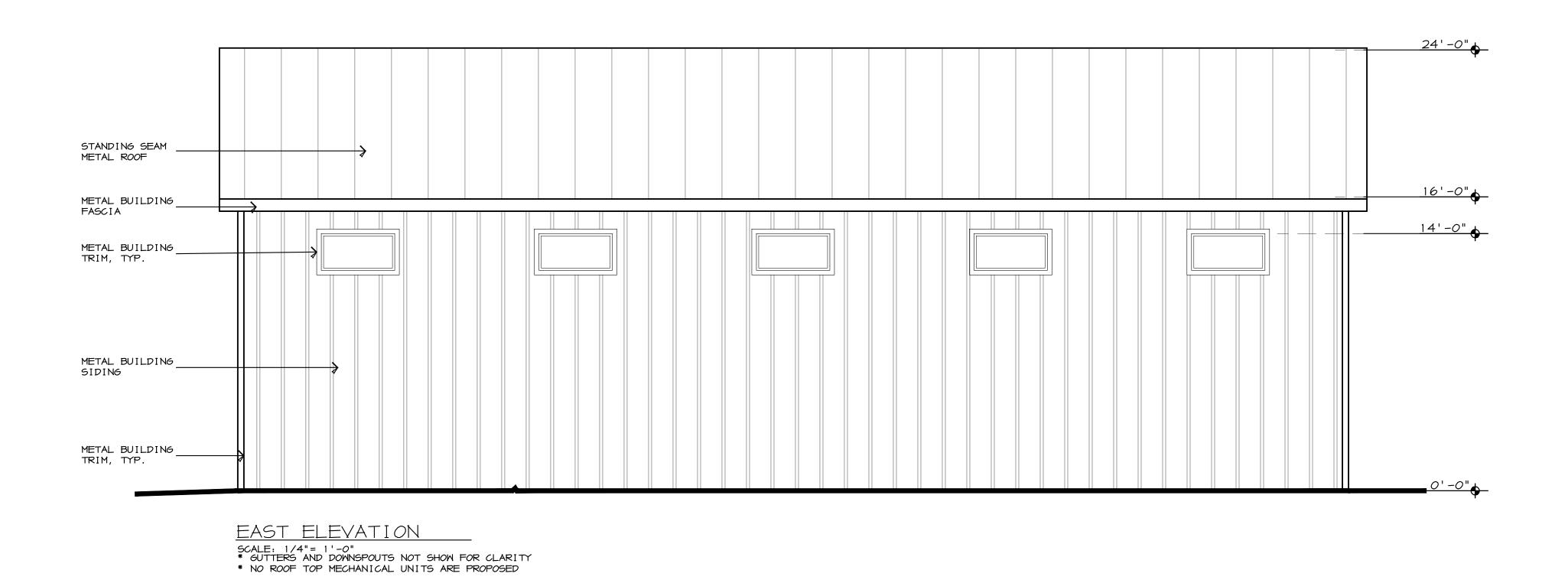
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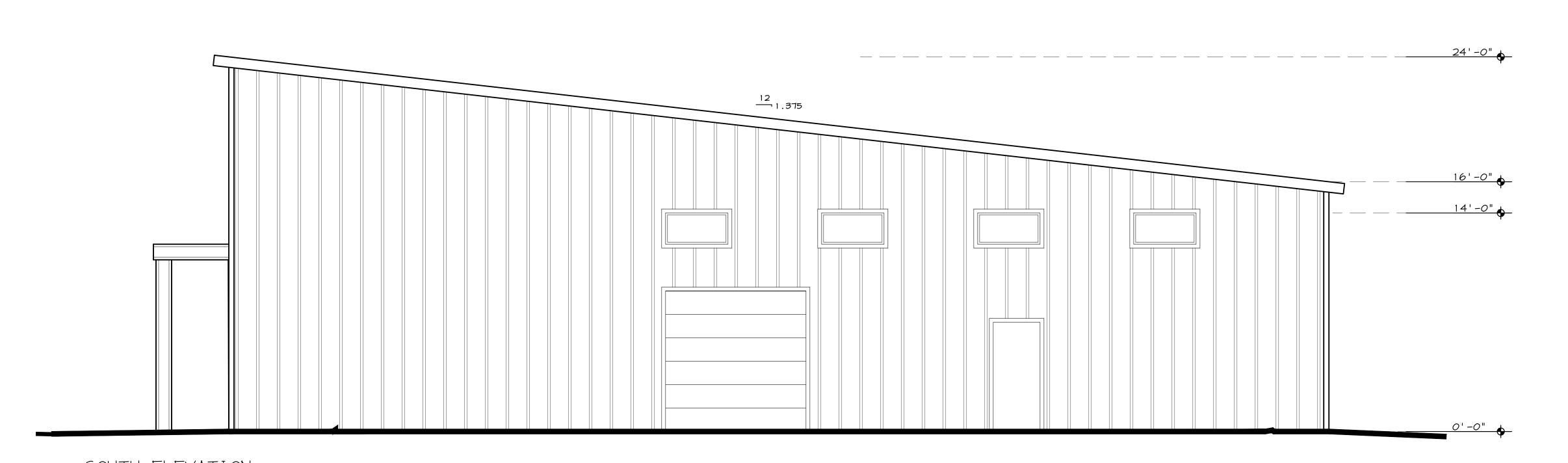
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8/19/19
8/27/19

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SOUTH ELEVATION

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

\* GUTTERS AND DOWNSPOUTS NOT SHOW FOR CLARITY

\* NO ROOF TOP MECHANICAL UNITS ARE PROPOSED

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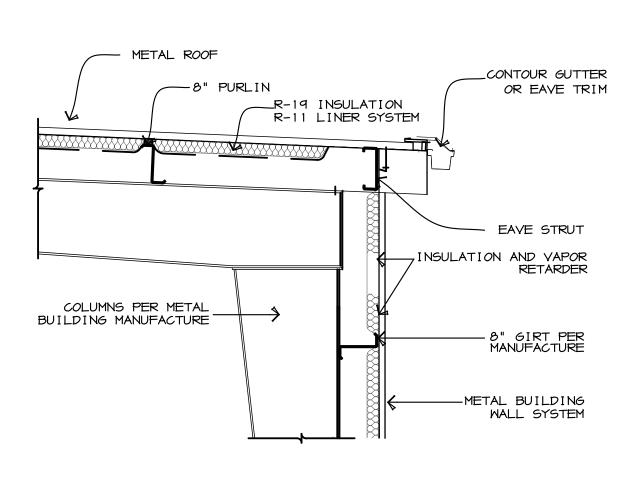
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Block3 Lot 8 Site Plan

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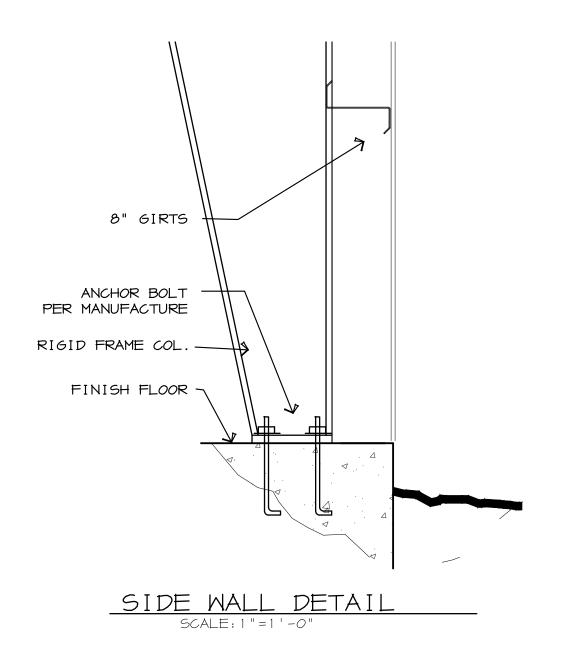
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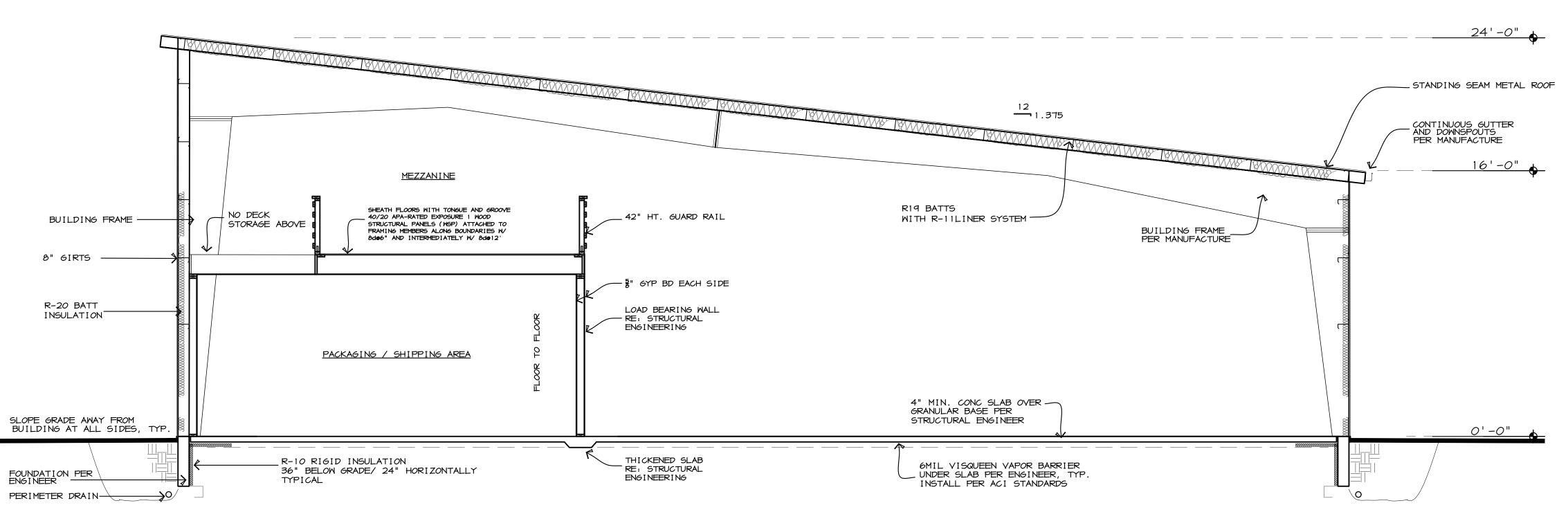
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SECTION AT EAVE
TYPICAL WALL SECTION

SCALE: ½"= 1'-0"





BUILDING SECTION

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

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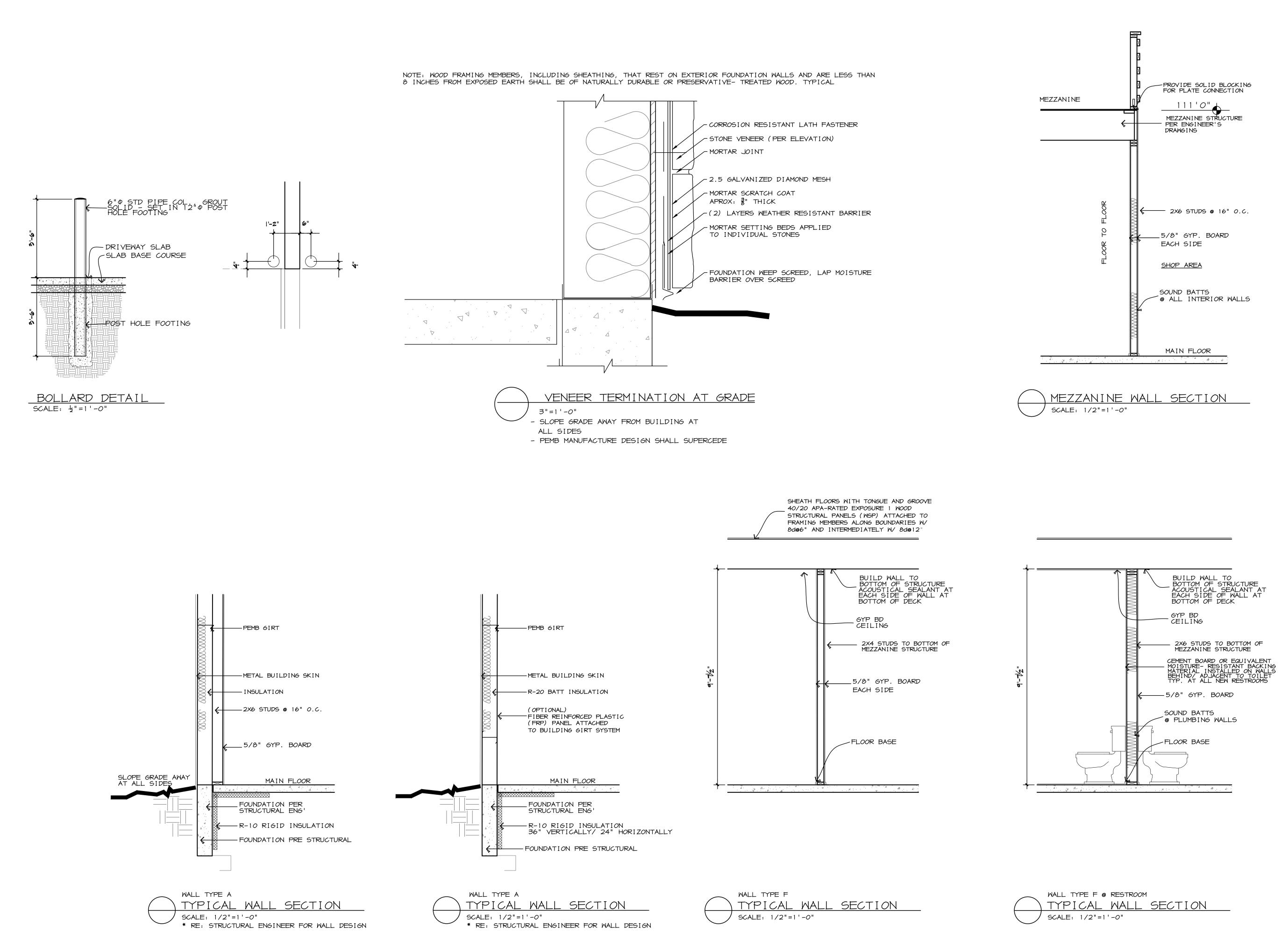
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