

# GRANDMA'S COFFEE GARDEN



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CONSULTANTS

Architect Engineer



GRANDMAS COFFEE GARDEN

122 GIRARD BLVD SE  
ALBUQUERQUE, NM 87106

NTS

| No                | Date                  | Description |
|-------------------|-----------------------|-------------|
| Revision Schedule |                       |             |
| ISSUE:            | PERMIT SET            |             |
| PROJECT NUMBER:   | 2524                  |             |
| FILE:             | GrandmasCoffee\25.rte |             |
| DRAWN BY:         | CS                    |             |
| CHECKED BY:       | LA                    |             |
| DATE:             | OCTOBER 10, 2025      |             |

SHEET TITLE

COVER SHEET, FIRE2 PLAN

G-001

## PROJECT DIRECTORY

### OWNER/CLIENT

GRANDMA'S COFFEE GARDEN  
124 GIRARD BLVD SE  
ALBUQUERQUE, NM 87106  
PHONE: (505) 492-8464  
CONTACT: AUSTIN WOLFF  
EMAIL: AUSTIN@THELOVELYHOMECOMPANY.COM

### ARCHITECT

STUDIO SOUTHWEST ARCHITECTS, INC.  
2101 MOUNTAIN ROAD NW SUITE B  
ALBUQUERQUE, NM 87104  
PHONE: (505) 843-9639  
FAX: (505) 843-9683  
CONTACT: LAURA ANDERSON  
EMAIL: LANDERSON@STUDIOSWARCH.COM

### CONTRACTOR

XXXXXXXX XXXXXXXX  
XXXX XXXXXXX XXXXXXX  
XXXXXX XXXX XX  
PHONE: XXX XXX XXX  
FAX: XXX XXX XXX  
CONTACT: XXXXX XXXXXXX  
EMAIL: XXXXXXXXXXXXXXXXXX

## PROPERTY INFORMATION

PROPERTY ADDRESS: 122 GIRARD BLVD SE, ALBUQUERQUE, NM 87106  
IDO ZONE: MX-T  
ZONE ATLAS PAGE: K-16-Z

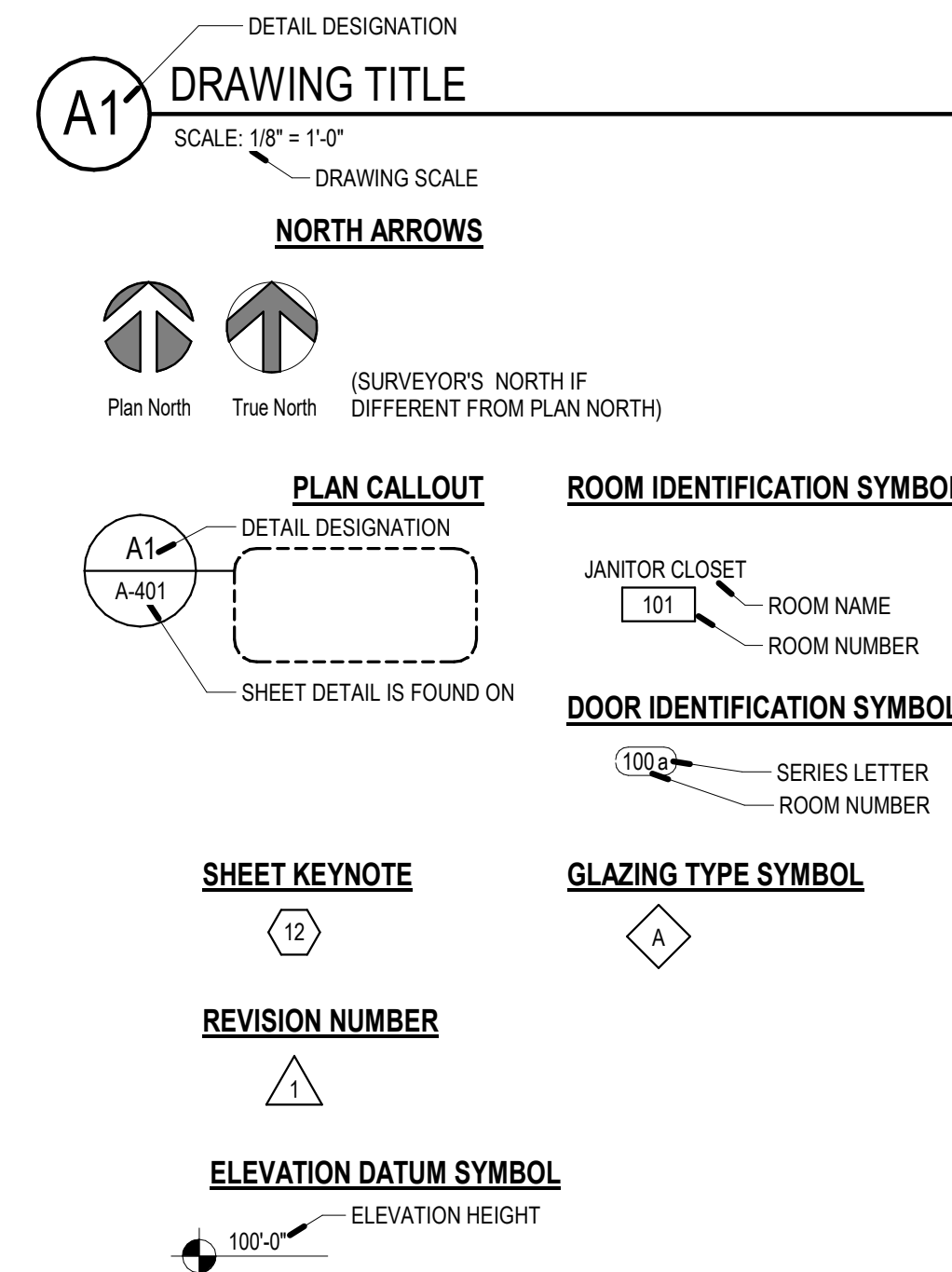
## LEGAL INFORMATION

\* 006 032 UNIVERSITY HTS ADDN

## DRAWING INDEX

G-001 - COVER SHEET, FIRE2 PLAN  
A-101 - FLOOR PLANS

## SYMBOLS LEGEND



## CODE ANALYSIS

**CURRENT STATEWIDE ADOPTED CODES:**  
2021 NEW MEXICO COMMERCIAL BUILDING CODE (based on the 2021 International Building Code, IBC) - NMAC 14.7.2  
2021 NEW MEXICO EXISTING BUILDING CODE (based on the 2021 International Existing Building Code, IEBC) - NMAC14.7.7  
2021 NEW MEXICO COMMERCIAL ENERGY CONSERVATION CODE (2021 IECC) - NMAC 14.7.9  
2021 NEW MEXICO PLUMBING CODE - NMAC 14.8.2  
2021 INTERNATIONAL FIRE CODE

**STANDARDS INCORPORATED BY REFERENCE IN NM CODES:**  
ANSI A117.1: Accessibility standard for buildings and facilities (referenced in the IBC)  
NFPA 101: Life Safety Code (portions referenced in the IBC)

**ACCESSIBILITY**  
2021 IEBC - 306.7 ALTERATIONS: A facility that is altered shall comply with the applicable provisions in Chapter 11 of the International Building Code, ICC A117.1 and the provisions of Sections 306.7 through 306.7.16, unless technically infeasible, the alteration shall provide access to the maximum extent technically feasible.

**IEBC WORK AREA COMPLIANCE METHOD (CHAPTER 6 CLASSIFICATION OF WORK)**  
EXISTING BUILDING AREA: 1,365 SF  
ALTERATION LEVEL 2 AREA = 96 SF = 7% < 50% OF THE EXISTING BUILDING AREA  
NO ADDITION

**BUILDING CLASSIFICATION**  
CONSTRUCTION TYPE: V-B  
CURRENT OCCUPANCY GROUP AND USE: GROUP B (LAW OFFICE)  
NEW OCCUPANCY GROUP AND USE: GROUP B (COFFEE SHOP UNDER 50 OCCUPANT LOAD)

### OCCUPANT LOAD SCHEDULE

| FUNCTION OF SPACE | AREA   | OCCUPANT LOAD FACTOR | Gross or Net | OCCUPANTS |
|-------------------|--------|----------------------|--------------|-----------|
| BUSINESS          | 111 SF | 150                  | Gross        | 1         |
| KITCHEN           | 141 SF | 200                  | Gross        | 1         |
| UNCONCENTRATED    | 301 SF | 15                   | Net          | 21        |

### PATH OF EGRESS

IBC TABLE 1006.2.1: spaces with one exit or exit access doorway

| OCCUPANCY | MAX OCCUPANT LOAD OF SPACE | MAX PATH OF EGRESS (OL>30, unsprinklered) |
|-----------|----------------------------|-------------------------------------------|
| B         | 25                         | 75 FT                                     |

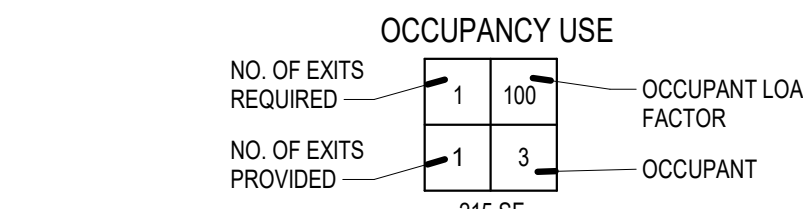
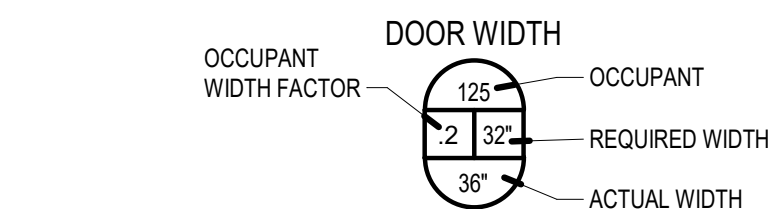
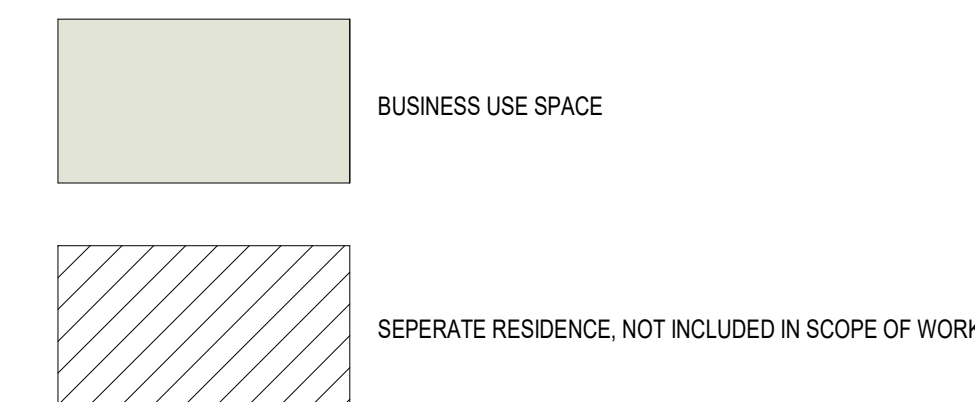
LONGEST PATH OF EGRESS: 61 FT

### PLUMBING FIXTURE CALCULATIONS

| SPACE           | USE | LOAD                      | WATER CLOSETS | RATIO                     | COUNT  | LAVATORIES | RATIO | COUNT | BATHTUBS/SHOWERS | DRINKING FOUNTAIN | SERVICE SINK |
|-----------------|-----|---------------------------|---------------|---------------------------|--------|------------|-------|-------|------------------|-------------------|--------------|
| Business        | 25  | 1 per 25 for the first 50 | 1,000         | 1 per 40 for the first 80 | 0.3125 | -          | -     | -     | 1 per 100        | -                 | -            |
| Subtotals       |     |                           | 1,000         |                           | 0.313  | -          | -     | 0.25  |                  |                   |              |
| Required totals |     |                           | 1             |                           | 1      |            |       | 1     |                  |                   |              |
| Provided totals |     |                           | 1             |                           | 1      |            |       | 1     |                  |                   |              |

a. 2021 IPC 410.4 Substitution: Where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants.

## LEGEND

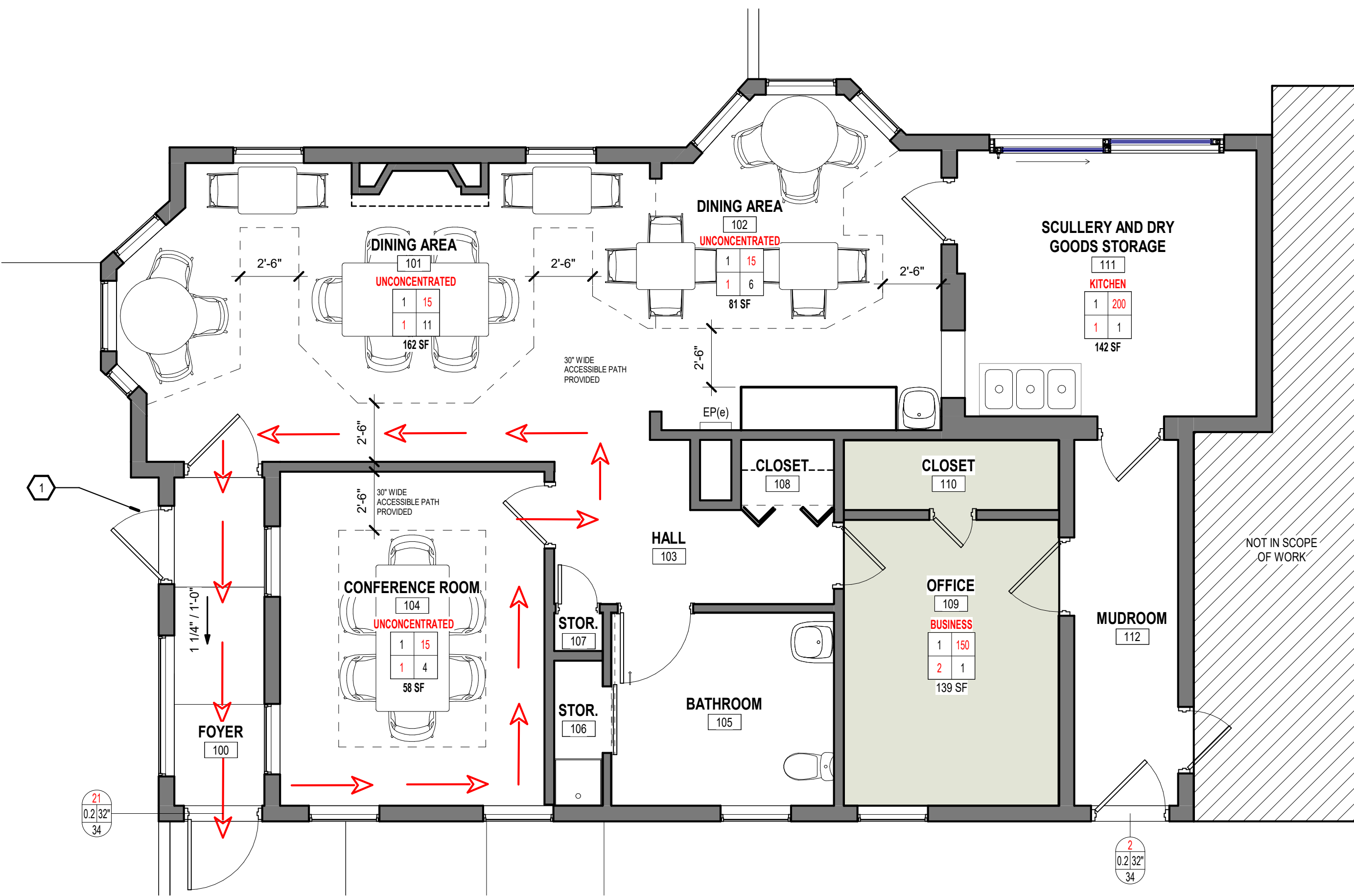
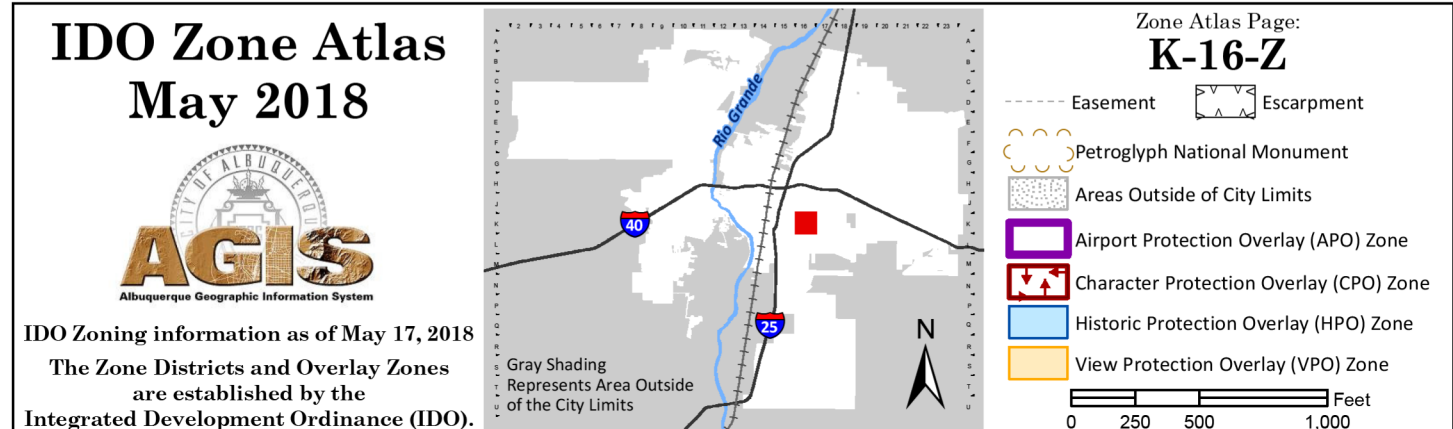


## GENERAL NOTES

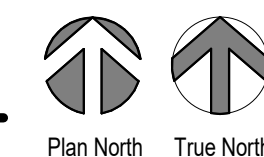
- A. COORDINATE FINAL LOCATION OF FIRE EXTINGUISHERS WITH FIRE MARSHAL.  
B. SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL OF ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, OR ANY OTHER FIRE RELATED SYSTEM.  
C. THE FIRE SPRINKLER SYSTEM WILL BE SUPERVISED WHEN REQUIRED BY THE IFC.

## KEYED NOTES

- 1 EXISTING DOOR IS NONACCESSIBLE AND SHALL HAVE A SIGN INDICATING THE LOCATION OF THE NEW ACCESSIBLE DOOR.



A2 FIRE 2  
1/4" = 1'-0"



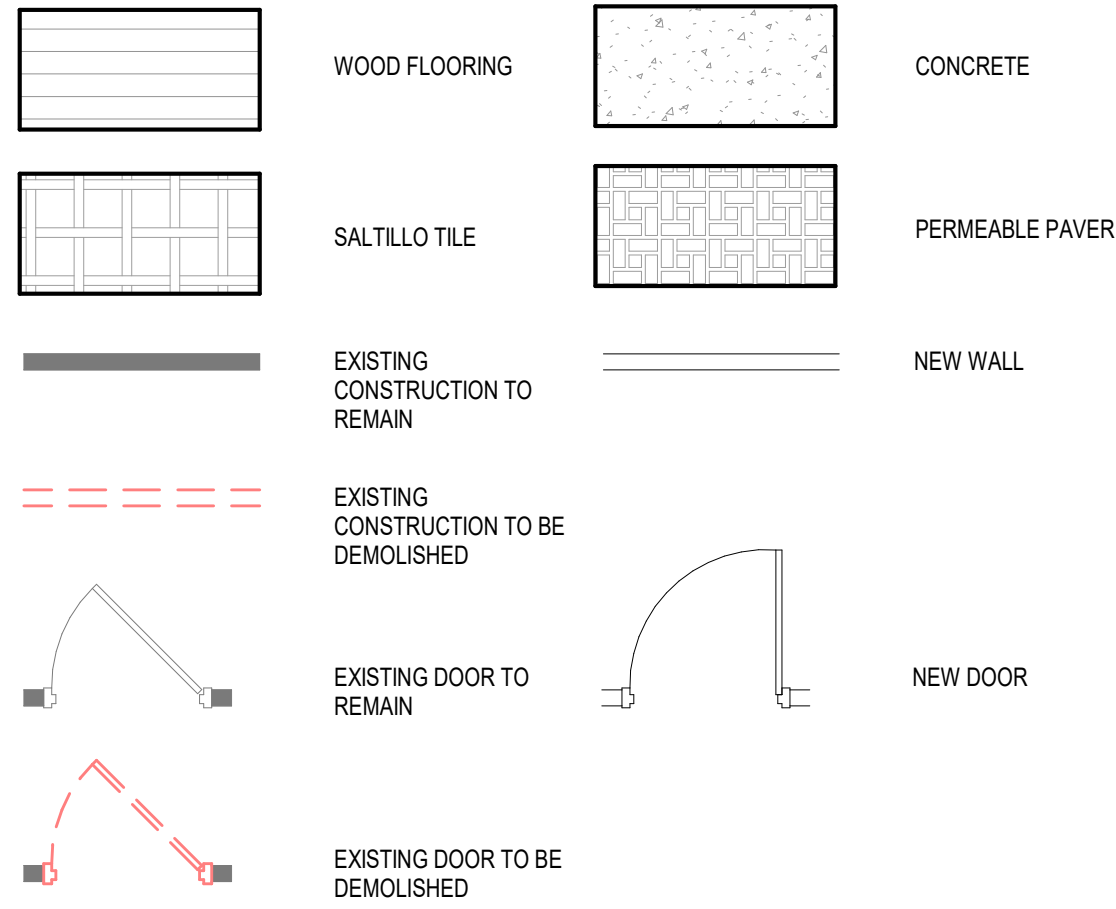


GENERAL NOTES

- A) UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF STUD.
- B) ALL WALLS FOR NEW CONSTRUCTION TO BE 2x4" WOOD STUD @ 12" OC WITH 1/2" GYP BD FINISH, TEXTURED TO MATCH EXISTING ADJACENT WALLS, UNLESS NOTED OTHERWISE.
- C) EXISTING MECHANICAL SYSTEM WITH PACKAGE UNIT CARRIER CORPORATION MODEL 48VL-E38090307P TO REMAIN UNCHANGED.
- D) ALL EXISTING ELECTRICAL SYSTEMS SHALL REMAIN UNCHANGED, UNLESS OTHERWISE NOTED.

| DOOR SCHEDULE |                                |        |        |                |
|---------------|--------------------------------|--------|--------|----------------|
| DOOR NUMBER   | ROOM NAME                      | WIDTH  | HEIGHT | DOOR THICKNESS |
| 101           | FOYER                          | 2'-6"  | 6'-8"  | 1 3/4"         |
| 101a          | FOYER                          | 3'-0"  | 6'-8"  | 1 3/4"         |
| 102           | FOYER                          | 3'-0"  | 6'-8"  | 1 3/4"         |
| 103           | FOYER                          | 3'-0"  | 6'-8"  | 1 3/4"         |
| 104           | MUDROOM                        | 3'-0"  | 6'-8"  | 1 3/4"         |
| 105           | MUDROOM                        | 2'-6"  | 6'-8"  | 1 3/4"         |
| 106           | HALL                           | 2'-6"  | 6'-8"  | 1 3/4"         |
| 107           | HALL                           | 2'-6"  | 6'-8"  | 1 3/4"         |
| 107a          | HALL                           | 1'-8"  | 6'-8"  | 1 3/4"         |
| 108           | HALL                           | 3'-0"  | 6'-8"  | 1 3/4"         |
| 108a          | HALL                           | 3'-0"  | 6'-8"  | 1 3/4"         |
| 109           | OFFICE                         | 2'-6"  | 6'-8"  | 1 3/4"         |
| 110           | OFFICE                         | 3'-0"  | 6'-8"  | 1 3/4"         |
| 111           | SCULLERY AND DRY GOODS STORAGE | 2'-6"  | 6'-8"  | 1 3/4"         |
| 112           | MUDROOM                        | 2'-6"  | 6'-8"  | 1 3/4"         |
| 113a          | STOR.                          | 3'-0"  | 6'-11" | 1 3/4"         |
| 114           | CLOSET                         | 1'-8"  | 6'-8"  | 1 3/4"         |
| 115           | SCULLERY AND DRY GOODS STORAGE | 10'-0" | 7'-0"  | 3 1/4"         |

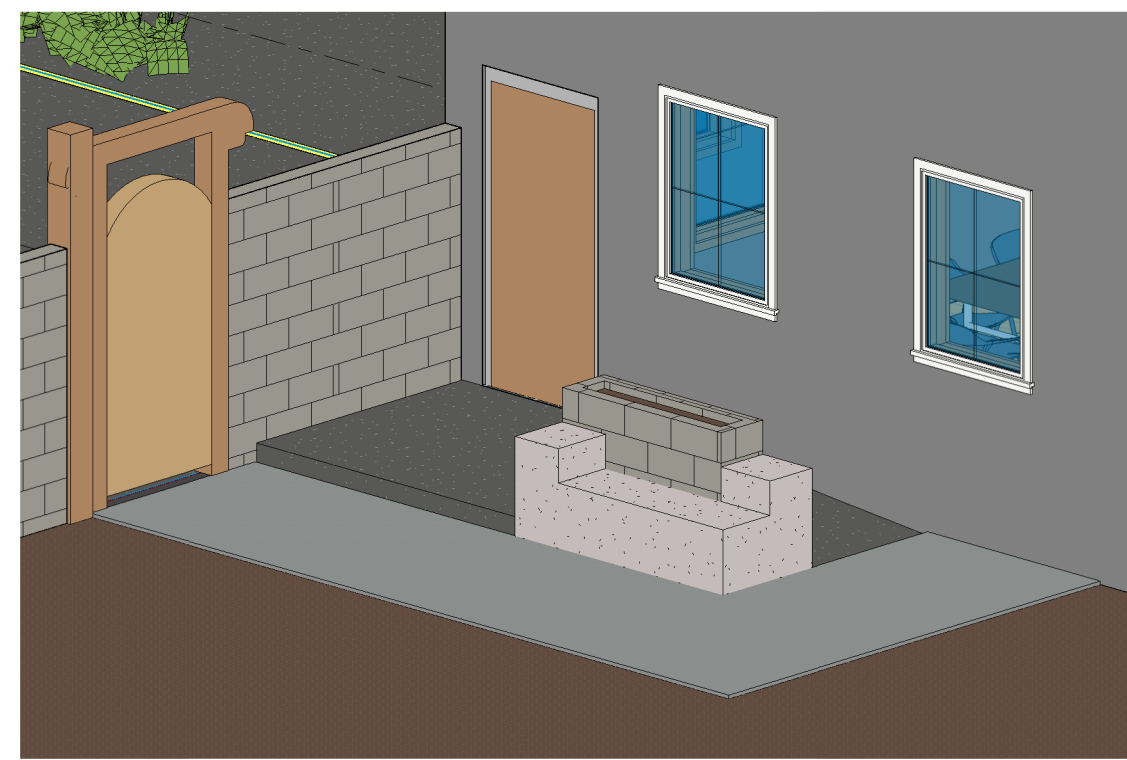
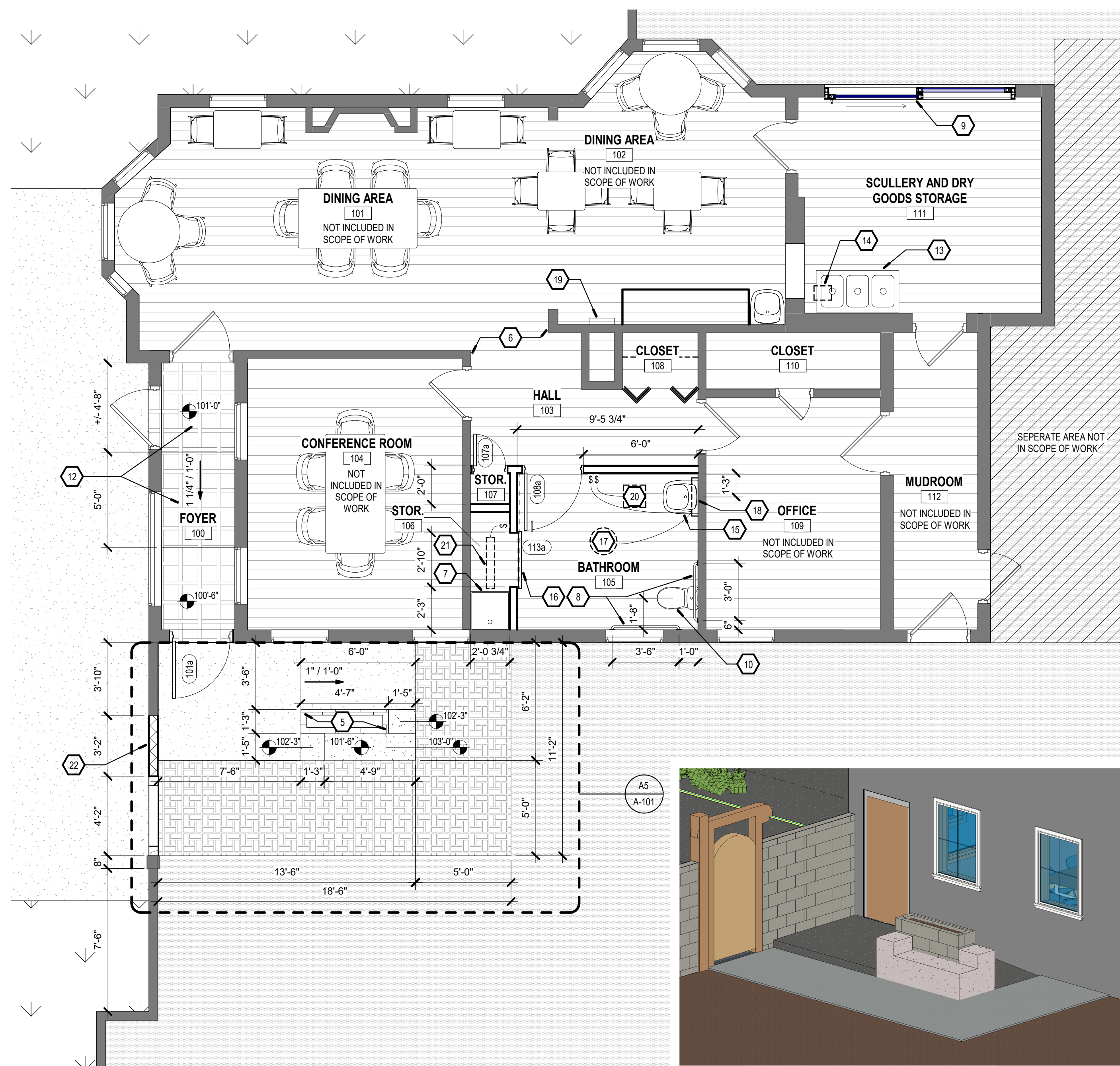
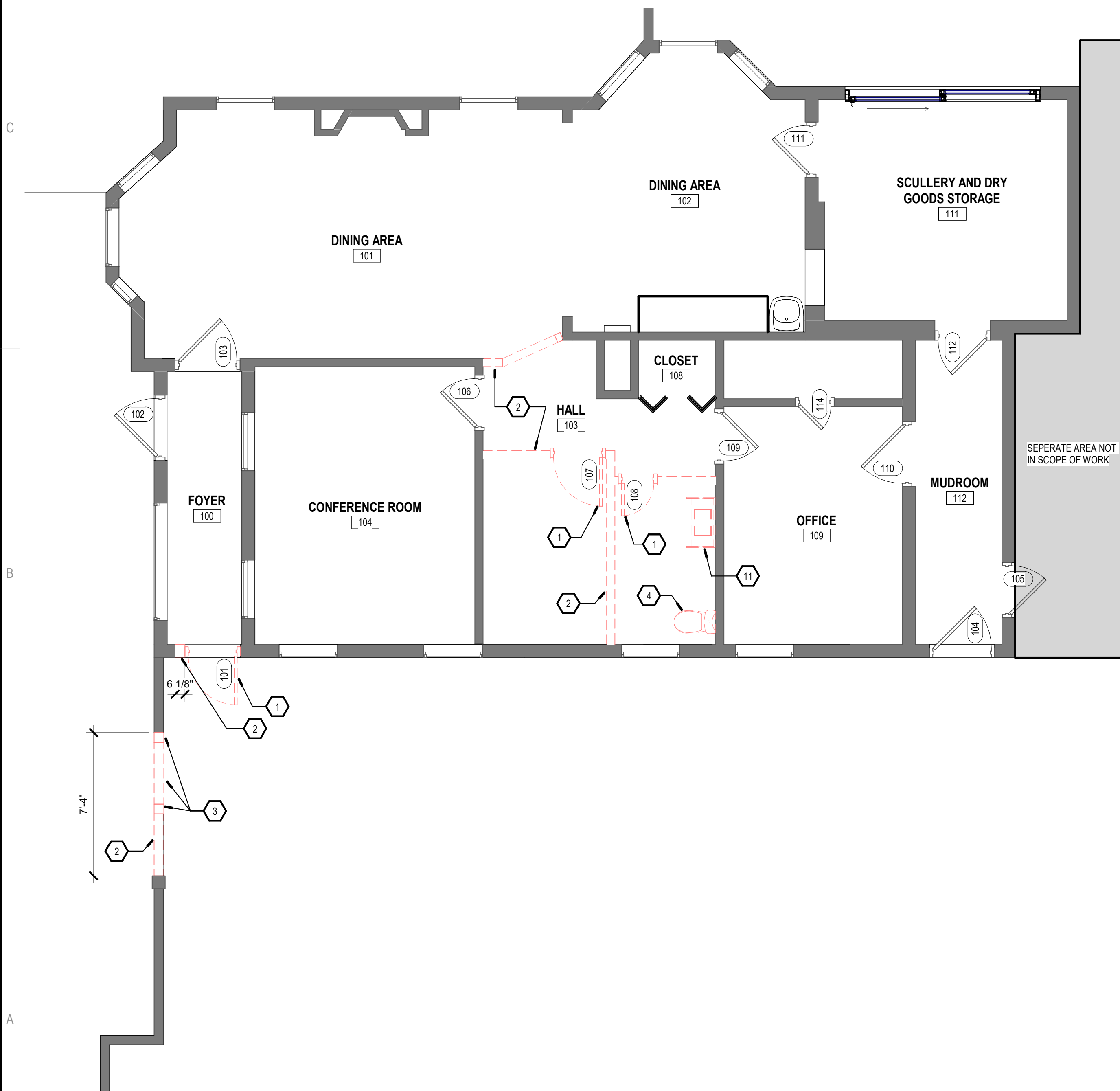
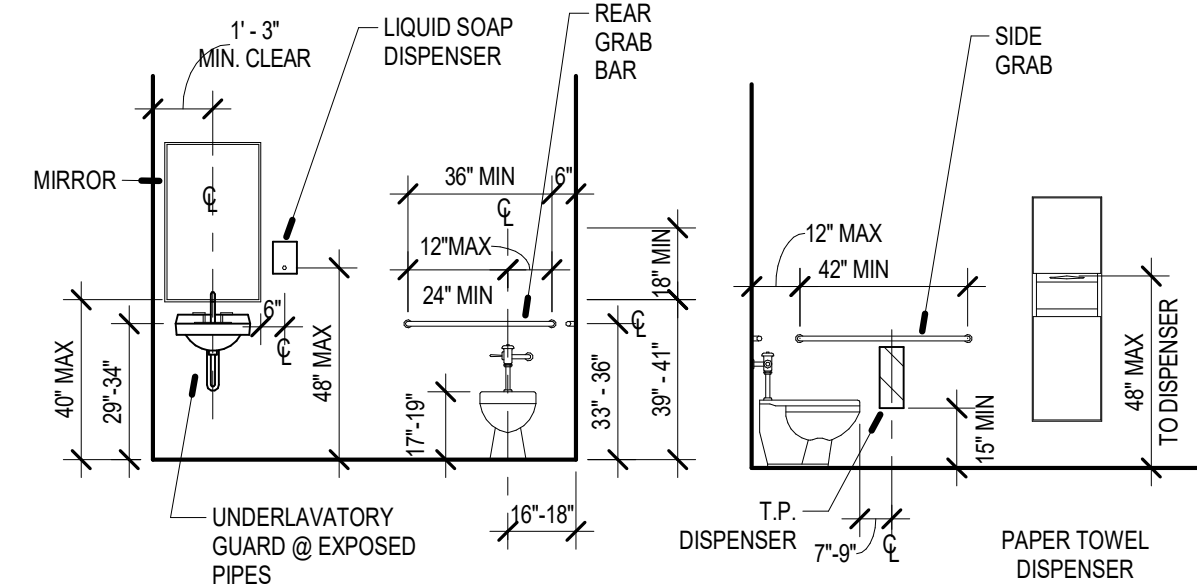
LEGEND



KEYED NOTES

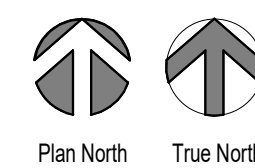
- EXISTING DOOR AND FRAME TO BE REMOVED IN THEIR ENTIRETY.
- REMOVE PORTION OF WALL INDICATED.
- REMOVE EXISTING GATE AND POSTS. SALVAGE FOR RELOCATION IN NEW CONSTRUCTION.
- REMOVE EXISTING TOILET. SALVAGE FOR RELOCATION IN NEW CONSTRUCTION.
- PLANTER CONSTRUCTED OF 4" THICK CMU BLOCK.
- PATCH WALL WHERE EXISTING WALL WAS REMOVED, MATCH TEXTURE AND COLOR OF ADJACENT WALLS.
- 2' X 2' FLOOR MOP SINK
- REAR AND SIDE GRAB BARS. REFER TO ACCESSIBILITY GUIDELINES FOR MOUNTING STANDARDS.
- EXISTING SLIDING DOOR TO REMAIN
- SALVAGED TOILET, RELOCATED TO BE 1'-8" OFF CENTER FROM ADJACENT WALL.
- EXISTING VANITY AND SINK TO BE DEMOLISHED.
- CONCRETE LANDING TO MATCH FINISH FLOOR ELEVATION OF WOOD FLOORING IN HOUSE. LANDING TO SPAN +/- 4'-8" AS NEEDED. PAST OPENING OF EXISTING DOOR OPENING ON WESTERN WALL OF FOYER. 1 1/4" 1'-0" RAMP WILL BEGIN AFTER THIS SPAN WITH A 5' RUN.
- 3 COMPARTMENT SINK WITH INCORPORATED GREASE TRAP. WASTE TO DISPELL TO FLOOR SINK BELOW WITH MIN. 1" AIR GAP.
- FLOOR SINK TO BE INSTALLED BY CONTRACTOR. CONTRACTOR TO LOCATE EXISTING PLUMBING AND TRENCH DRAIN FOR WASTE FROM 3 COMPARTMENT SINK TO TIE INTO EXISTING PLUMBING SYSTEM OF THE HOUSE.
- NEW SINK INSTALLED 1'-3" OFF CENTER FROM ADJACENT WALL. UNDERLAVATORY GUARD INSTALLED AT EXPOSED PIPES. REFER TO ACCESSIBILITY GUIDELINES FOR DIMENSIONS.
- SLIDING DOOR WITH 3' PANEL TO COVER OPENING. RAIL INSTALLED ON WALL FOR DOOR TO SLIDE TO THE NORTH.
- NEW CEILING SURFACE MOUNTED LIGHT FIXTURE. OWNER PROVIDED.
- NEW VANITY LIGHTS ABOVE SINK. OWNER PROVIDED.
- EXISTING ELECTRICAL PANEL
- OVERHEAD EXHAUST FAN TO REMAIN.
- NEW CEILING SURFACE MOUNTED LINEAR LIGHT. OWNER PROVIDED.
- NEW ADOBE WALL TO MATCH EXISTING ADJACENT WALL THICKNESS AND COLOR FINISH

ACCESSIBILITY GUIDELINES



A1 1ST FLOOR DEMOLITION PLAN  
1/4" = 1'-0"

A3 1ST FLOOR PLAN  
1/4" = 1'-0"



A5 AXON - PLANTER/BENCH  
SCALE:

CONSULTANTS

Architect Engineer



GRANDMAS COFFEE GARDEN

122 GIRARD BLVD SE  
ALBUQUERQUE, NM 87106

NTS

| No                | Date                  | Description |
|-------------------|-----------------------|-------------|
| Revision Schedule |                       |             |
| ISSUE:            | PERMIT SET            |             |
| PROJECT NUMBER:   | 2524                  |             |
| FILE:             | GrandmasCoffee\25.rte |             |
| DRAWN BY:         | CS                    |             |
| CHECKED BY:       | LA                    |             |
| DATE:             | OCTOBER 10, 2025      |             |

SHEET TITLE

FIRST FLOOR PLAN - OVERALL