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SHEET NAME

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ABO TENANT IMPROVEMENTS LAREDO PLASMAPHERESIS MEDICAL CLINIC 1002 GRANT STREET **LAREDO, TX 78040**

PROJECT NAME: PROJECT NO: DATE:

ABO PLASMA LAREDO LLC

01/12/2023 - PERMIT

PROPERTY OWNER:

ABO HOLDINGS 2030 MAIN ST. SUITE 1650 IRVINE CA 92614 513.520.0570

MED CONSULTANT:

PE-SERVICES 9 NORTH BROADWAY ST. LEBANON, OH 45036 513.836.3810

STRUCTURAL CONSULTANT: MCNEIL ENGINEERING 8610 SANDY PARKWAY SUITE 200 SANDY, UT 84070 801.255.7700

PROJECT DESCRIPTION

PROJECT IS THE INTERIOR RENOVATION OF AN EXISTING THREE-STORY RETALBUSINESS BUILDING TO ESTABLISH A MEDICAL CENTER FOR PLASMAPIERS SO DOLATION, PROCESSING AND TRAINING PATENTS ARE AMBILLATORY AND CAPABLE OF SELF-PRESENVATION. THE ANABIBLE BUILDING SWICE SS AND GOTTO, SO LET IN A PROS. AND MESSED ON HISTORICAL DOTA ANA MALE IN MILLION THAT DID HOSE. MANUBLE BUILDING SWICE SS AND SO LET AND THE ANABIBLE OF THE AND HAVE FOR THE INTERIOR ENVIRONMENT, EXTERIOR RENOVATIONS WILL BE LIMITED TO REHABILITATION OF THE EDISTING FAXABLE DESTRICTION OF THE EXPENTING POST STRUCTURAL HOUSE/FACTORS ARE ADDITIONATION OF HAVE LIMITED THE EXISTING ROOS STRUCTURAL HOUSE/FACTORS ARE REMOVAL OF A MIZZAMME LIVEL, MEMOREMENTS TO CREEKE STAKE, NOW BERYOLD STRUCTURAL HOUSE/FACTORS AND THE ROOS TO HAVE SHE STAKE, AND BERYOLD STRUCTURAL HOUSE/FACTORS AND THE ROOS THE ROOS TO HAVE SHE STAKE. AND THE STAKE SHE STAKE AND THE STAKE STAKE AND THE STAKE STAKE AND THE STAKE STAKE

BUILDING DESCRIPTION PER LAREDO TEXAS BUILDING CODE

EXISTING OCCUPANCY	M - MERCANTILE (GRADE LEVEL), S-1 STORAGE (BASEMENT & 2ND LEVEL)	309.1, 311.2
PROPOSED OCCUPANCY	B - BUSINESS (GRADE LEVEL) UNCHANGED BASEMENT & 2ND LEVEL	304.1
PROPOSED USE	MEDICAL CLINIC	302.1
ALLOWABLE BUILDING AREA	NONSEPARATED MIXED OCCUP., MULTISTORY BUILDING - 15,625 SQ.FT.	T506.2, 506.2.4
ACTUAL TENANT AREA	BASEMENT - 11,320 SQ. FT.	506.1.3
	FIRST FLOOR - 12,570 SQ. FT.	508.3.2
	SECOND FLOOR - 10,724 SQ. FT.	1
ALLOWABLE BUILDING HEIGHT	≤ 55 FT., 2 STORIES ABOVE GRADE	T504.3, T504.4
ACTUAL BUILDING HEIGHT	2 - STORY ABOVE GRADE (NO CHANGE)	
MIXED USE AND OCCUPANCY	NON-SEPARATED OCCUPANCY	508.3
OCCUPANCY CLASSIFICATION	INDIVIDUALLY CLASSIFIED	508.3.1
CONSTRUCTION CLASSIFICATION	II-B	602.2
FIRE RESISTANCE RATINGS		TABLE 601
STRUCTURAL FRAME	0 HR	TABLE 601
EXTERIOR WALLS - LOAD BEARING	0 HR	TABLE 601
INTERIOR WALLS - LOAD BEARING	0 HR	TABLE 601
EXTERIOR WALLS - NON LOAD BEARING	0 HR	TABLE 601
INTERIOR WALLS - NON LOAD BEARING	0 HR	TABLE 601
FLOOR CONSTRUCTION	0 HR	TABLE 601
ROOF CONSTRUCTION	0 HR	TABLE 601
FIRE RESISTANCE RATING FOR EXT. WALLS	2 HR - FIRE SEPARATION DISTANCE IS LESS THAN 5 FT. (EXISTING)	TABLE 602
INTERIOR FINISHES	EXIT ENCLOSURE AND EXIT PASSAGE PASSAGEWAYS: B USE GROUP - CLASS B	
	CORRIDORS: B USE GROUP - CLASS C	803.13
	ROOMS AND ENCLOSED SPACES: B USE GROUP - CLASS C	1
	INTERIOR FLOOR FINISHES SHALL COMPLY WITH ASTM STANDARD E648 AND HAVE SMOKE RATING NOT TO EXCEED 450 PER ASTM E862. CLASS II MINIMUM CRITICAL RADIANT FLUX.	804.4.1, 804.4.2
FIRE SPRINKLER SYSTEM	EXISTING BUILDING IS NOT SUPPRESSED	
OCCUPANT LOAD	BASEMENT - (S-1 USE) 11,320/500 = 23 OCCUPANTS (CURRENT)	TABLE 1004.5
	FIRST FLOOR - (B USE) 11,450/150 = 77 + (S-1 USE) 1,120/300 = 4; TOTAL 81	TABLE 1004.5
	SECOND FLOOR - (S-1 USE) 10,724/500 = 22 OCCUPANTS (CURRENT)	TABLE 1004.5
MEANS OF EGRESS SIZING	EGRESS CAPACITY= 0.2"	1005.3.2
REQUIRED EGRESS WIDTH	BASEMENT: 23 x 0.2" = >5"; FIRST FLOOR: 81 x 0.2" = >16"; SECOND FLOOR: 22 x 0.2" = >5"	1005.3.2
REQUIRED EGRESS WIDTH: STAIRWAYS	BASEMENT: 23 x 0.3" = >7"; FIRST FLOOR: 81 x 0.3" = >24"; SECOND FLOOR: 22 x 0.3" = >7"	1005.3.1
WIDTH PROVIDED	SINGLE WIDTH ENTRY/EXIT DOOR: 33" / 0.2 = 165 PERSONS DOUBLE WIDTH ENTRY/EXIT DOOR: 66 / 0.2 = 330 PERSONS	1005.2
REMOTENESS OF EXITS (NONSPRINKLERED)	1/2 MAX OF OVERALL DIAGONAL (160 FT.) = 80 FT. ACTUAL REMOTE DISTANCE BETWEEN FRONT & REAR EXITS = 145 FT.	1007.1.1
NUMBER OF EXITS (REQUIRED)	2	TABLE 1006.3.2
NUMBER OF EXITS (ACTUAL)	4 AT FIRST FLOOR; 2 EACH AT BASEMENT AND SECOND FLOOR	
COMMON PATH OF TRAVEL	100 FT. (FOR B OR S-1 OCCUPANCY W/O SPRINKLER)	TABLE 1006.2.1
ACCESSIBLE MEANS OF EGRESS	ALL 4 EXITS COMPLY	1009.1
EXIT ACCESS TRAVEL DISTANCE	TRAVEL DISTANCE, W/O SPRINKLER SYSTEM - 200'	TABLE 1017.2
MINIMUM CORRIDOR WIDTH	36" FOR OCC. LOAD OF 49 OR LESS 44" FOR OCC. LOAD GREATER THAN 49	TABLE 1020.2
DEAD END CORRIDOR	20-FEET (WITHOUT SPRINKLER SYSTEM)	1020.4
ACCESSIBILITY	COMPLIES WITH TEXAS ACCESSIBILITY STANDARDS	
ACCESSIBLE ROUTE	SITE ARRIVAL POINTS, EMPLOYEE WORK AREAS	
GOVERNING CODES		
2018 INTERNATIONAL BUILDING CODE	2018 INTERNATIONAL PROPERTY MAINTENANCE CODE	
2018 INTERNATIONAL MECHANICAL CODE	2018 INTERNATIONAL ENERGY CONSERVATION CODE	
2018 INTERNATIONAL RESIDENTIAL CODE	2018 INTERNATIONAL EXISTING BUILDING CODE	
2012 TEXAS ACCESSIBILITY STANDARDS	2017 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION AS	SOCIATION
2018 INTERNATIONAL FIRE CODE	2018 INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE	
2018 INTERNATIONAL PLUMBING CODE	2018 INTERNATIONAL SWIMMING POOL AND SPA CODE	
2018 INTERNATIONAL FUEL GAS CODE		

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ABO TENANT IMPROVEMENTS LAREDO PLASMAPHERESIS MEDICAL CLINIC



EXPIRE8: 09/30/2025

DEFERRED SUBMITTALS

COMCI	HECK ENERGY COMPLIANC	Ε
	NOT REQUIRED FOR THIS PROJECT	
X	PLEASE SEE INFORMATION AS PROVIDED ON DRAW	VING

STATEMENT OF SPECIAL INSPECTIONS

X NOT REQUIRED FOR THIS PROJECT PLEASE SEE ATTACHED SHEETS

PI	IMBING	SYSTEM	2

IBC TABLE 2902

CLASSIFICATION	DESCRIPTION	WATER CLOSETS	URINALS	LAVATORIES
BUSINESS	PROFESSIONAL SERVICES, CLINICAL, 39 MALE, 39 FEMALE	1 PER 25 FOR FIRST 50		1 PER 40 FOR F
STORAGE	STORAGE OF MEDICAL SUPPLY			

	MEDICAL SUPPLY (TRANSIENT EMPLOYEES)						
SUMMARY TOTAL	REQUIRED FIXTURES	MALE	FEMALE				
		2*	2*	2*	2*	1	1 SINK
TOTAL FURNISHE	D FIXTURES	3 TLT. + 1 UR.	4	4	4	2	1 SINK
* REQUIRED NUM	BER BASED ON SEPAR	ATE FIXTURES FOR D	ONOR AND STAFF				

** 9 HANDWASH LAVATORY PROVIDED FOR STAFF, NOT INCLUDED IN ABOVE FIXTURE COUNT

LOCATION MAP © COPYRIGHT - PMBA 2025

ACCESSIBILITY INTERIM LIFE SAFETY MEASURES

THE WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL ACCESSIBILITY PROVISIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING FEATURES AND FACILITIES:

THE WORK AREA.

ES-01 ELECTRICAL DETAILS
ES-02 ELECTRICAL SCHEDULES
ES-02 ELECTRICAL SCHEDULES
ES-02 ELECTRICAL SCHEDULES
ET-01 ELECTRICAL RISER DIAGRI
ES-01 ENERGY CODE COMPLIANC
ES-02 ENERGY CODE COMPLIANC

SHEET NO.

SHEET NAME

P1-01 BASEMENT SANITARY & VENT PLAN
P1-02 FIRST FLOOR SANITARY & VENT PLAN
P1-03 SECOND FLOOR SANITARY & VENT PLAN
P2-01 BASEMENT WATER PLAN
P2-00 ELEPT FLOOR SANITARY & VENT PLAN

M1-01 IST FLOOR MECHANICAL PLAN M1-02 2ND FLOOR MECHANICAL PLAN M1-03 BASEMENT FLOOR MECHANICAL

- PATH OF TRAVEL FROM A PUBLIC WAY & ACCESSIBLE PARKING SPACES PRIMARY ENTRANCE AND EXITS FOR PUBLIC AND STAFF.
- ACCESSIBLE ROLITES & PATHS OF TRAVEL TO ACCESSIBLE SPACES
- SANITARY FACILITIES, DRINKING FOUNTAINS, BREAK ROOM FEATURES MANEUVERABILITY AND CLEAR FLOOR SPACE REQUIREMENTS AT ACCESSIBLE COMPONENTS (DOORS, TOILET FACILITIES, ETC.).

INTERIOR ENVIRONMENT

MAINTAIN FREE AND UNOBSTRUCTED BUILDING ACCESS DURING WORK HOURS.

OF NONCOMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS THAT WILL NOT CONTRIBUTE TO THE DEVELOPMENT OR SPREAD OF FIRE PROVIDE PORTABLE FIRE FIGHTING EQUIPMENT PER LOCAL FIRE CODE AND TRAIN ALL PERSONNEL IN PROPER USE.

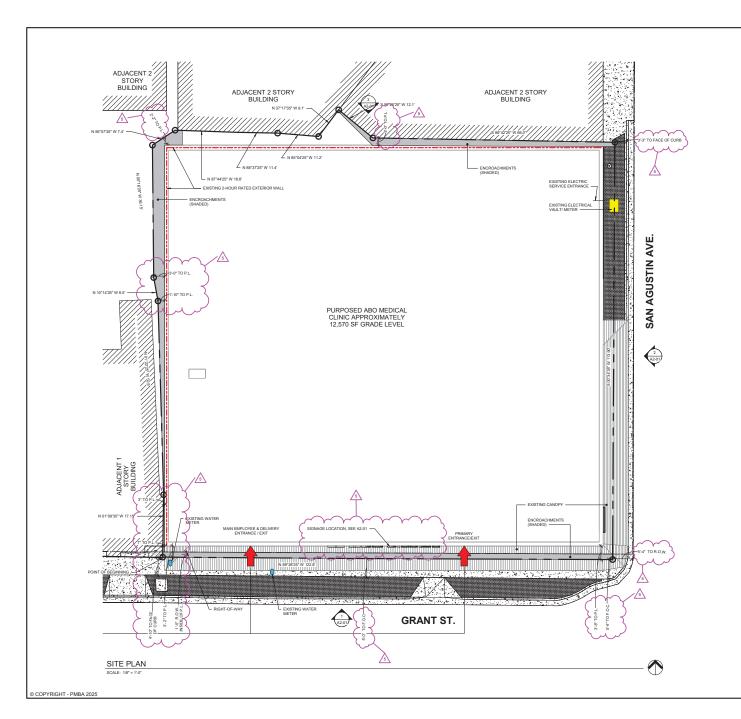
ENSURE EXITS PROVIDE FREE AND UNOBSTRUCTED EGRESS. PROVIDE TEMPORARY SIGNAGE WHERE NECESSARY. MAINTAIN ESCAPE FACILITIES FOR CONSTRUCTION WORKERS AT ALL TIMES. TRAIN PERSONNEL IF ALTERNATE EXIT ROUTES ARE REQUIRED AN

INSPECT MEANS OF EGRESS IN CONSTRUCTION AREAS DAILY.

- SMOKING IS PROHIBITED IN ALL CONSTRUCTION AREAS.
- ENFORCE STORAGE, HOUSEKEEPING, AND DEBRIS REMOVA PRACTICES THAT REDUCE FLAMMABLE AND COMBUSTIBLE FIRE LOAD TO LOWEST LEVEL NECESSARY FOR DAILY OPERATIONS.
- PROVIDE HAZARD SURVEILLANCE OF BUILDING, GROUNDS, AND EQUIPMENT WITH SPECIAL ATTENTION TO EXCAVATIONS, CONSTRUCTION AREAS, CONSTRUCTION STORAGE AND FIELD OFFICE.

PERMIT RESUB. 5346-PMRA-A-V2021 rvi SERVICE SIN MAH CAP PROJECT 09/26/2022 TITLE SHEET

G0-01



SITE NOTES

- A. ALL CONDITIONS SHOWN ARE EXISTING. EXTERIOR SITE IMPROVEMENTS PROPOSED ARE NOTED.
- B. SITE PLAN HAS BEEN PREPARED BASED ON THE CITY OF LAREDO ZONING DEPARTMENT AND GEOGRAPHIC INFORMATION SYSTEM RESOURCES AND LIMITED FELD OBSERVATION. PIRBA AROUTETS CRANNOT QUARANTEE THE ACCURACY OF EXISTING CONDITIONS SHOWN WHICH SHALL BE VENIFIED BY THE CONSTRUCTION MANAGET.
- C. APPLICANT:
 ABO PLASMA
 2030 MAIN STREET
 IRVINE, CALIFORNIA 92614
 CONTACT: MICHAEL PAUL
 (949) 932-0259
- LEGAL DESCRIPTION: TRACT CONTAINING 6727 SQ FT OF 3-4-7-8 & ALL-5 & PTS OF 4-6-7 BLK 1 WD
- E. PROPERTY ID: 159607

PMBA ARCHITECTS

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SITE ANALYSIS

SITE AREA 0.29 ACRES BULDING AREA. 12.57 SOLUME A. 12.57 SOLUM

PARKING

PROPERTIES DESIGNATE AS HISTORIC AND CULTURAL LANDMARK OR HIGHLY SIGNIFICANT ENDANGERED OR LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ARE NOT SUBJECT TO THE REQUIRED OFF-STREET PARKING REQUIREMENTS.

NOTE: STREETS, DRIVEWAYS, UNDERGROUND SERVICES, ETC. DAMAGED IN ANY WAY ATTRIBUTABLE TO DEMOLITION OR CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITIONS.

NOTE: REFERENCE GILPIN ALTAINSPS LAND TITLE SURVEY FOR LOT 5 AND PARTS OF LOTS 3, 4, 6, 7, AND 8, BLOCK 1. VOLUME 3546, PAGES 241-244 IN THE OFFICIAL RECORDS OF WEBB COUNTY, TEXAS, WESTERN DIVISION, CITY OF LAREDO



ABO TENANT IMPROVEMENTS LAREDO PLASMAPHERESIS MEDICAL CLINIC

> 1002 GRANT STREET LAREDO, TX 78040

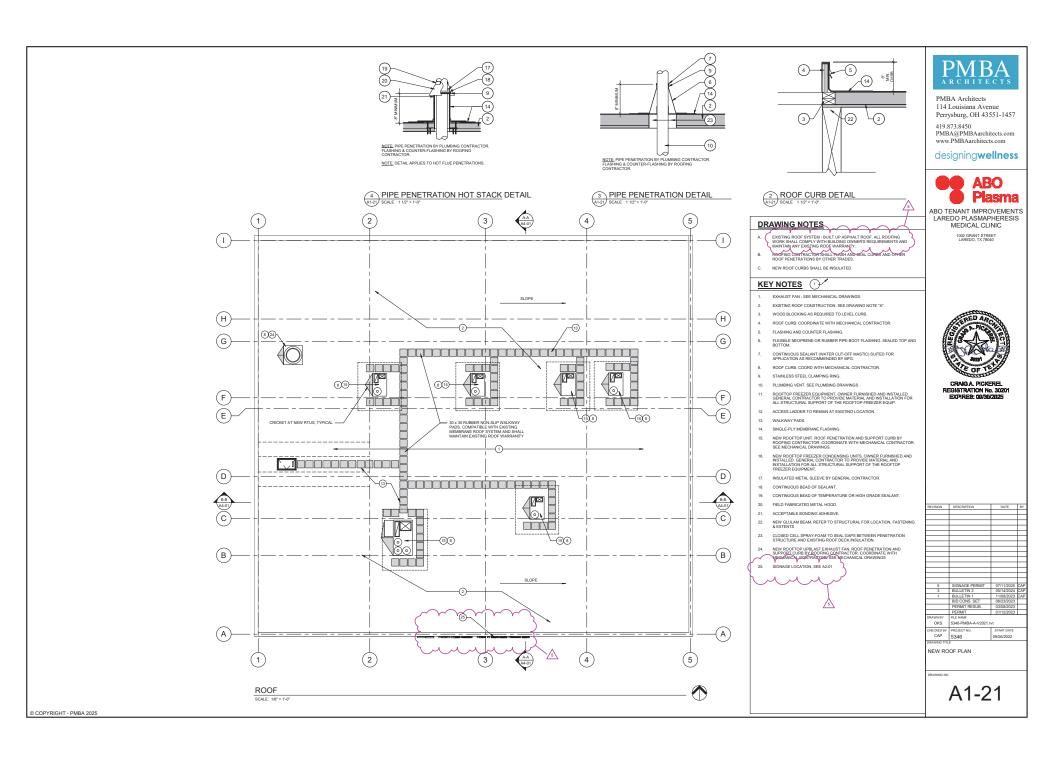


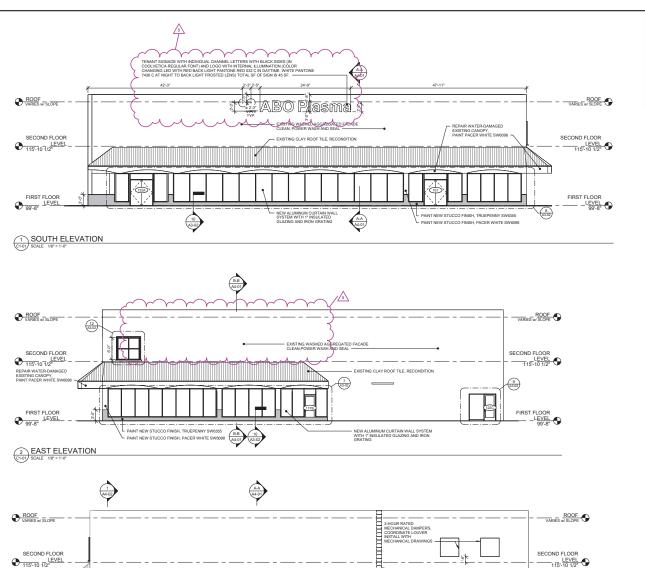
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	PERMIT RESUB.	03/08/2023	
	PERMIT	01/12/2023	
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SITE PLAN

DRAWING NO

C1-01





- EXISTING FIRE RATED CMU EXTERIOR WALL

A-A A4-01

FIRST FLOOR

3 NORTH ELEVATION SCALE 1/8" = 1'-0"

99'-8" LEVEL

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EXTERIOR ALUMINUM STOREFRONT SYSTEM

Storefront framing to be Trifab VersaGlaze 451T (thermally broken) clear anodized framing system with front glass application as manufactured by Kawneer Company, Inc. Approved egual is acceptable.

Insulating Glass shall be Solarban 90 Solar Control Low-E Glass (Clear + Clear) 1" insulating

Glass unit shall have the following performance properties: Visible Light Transmittance (VLT)

Storefront framing system with glazing shall provide approximate percentage of glass open at 90 percent. Exterior storefront system shall be located at front canopies which provide a projection factor of 0.75, thus permitting a maximum allowable Solar Heat Gain Coefficient. 0.40 per percent code. Remained maximum system ILVAIum is 0.45 per percent code.

System thermal values based upon framing and glazing systems specified, per frammanufacturer's design tables is approximated at 0.39 U-value, 0.18 SHGC.

FIRST FLOOR

- LEVEL 99'-8"



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> 1002 GRANT STREET LAREDO, TX 78040



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EXTERIOR ELEVATION

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