

106.00 ROW
IRVING BLVD N.W.

GENERAL NOTES

907.2.13.1.2 DUCT SMOKE DETECTION.
DUCT SMOKE DETECTORS COMPLYING WITH SECTION 907.4.1 SHALL BE LOCATED AS FOLLOWS:

1. IN THE MAIN RETURN AIR AND EXHAUST AIR PLENUM OF EACH AIR-CONDITIONING SYSTEM HAVING A CAPACITY GREATER THAN 2,000 CUBIC FEET PER MINUTE (CFM) (0.94 M³/S). SUCH DETECTORS SHALL BE LOCATED IN A SERVICEABLE AREA DOWNSTREAM OF THE LAST DUCT INLET.

FIRE FLOW

NMDMV 1951 EAGLE RANCH ROAD:

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601): TYPE 5B - NONE
FIRE RESISTANCE RATING FOR EXTERIOR WALLS (TABLE 602): OCCUPANCY VB - NONE

FIRE FLOW PER IFC TABLE B106.1: V-B, 6,000 SF (4,801-6,200 SF) = 2,000 GPM, FLOW DURATION 2 HRS., MINIMUM 2 HYDRANTS
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS TABLE C105.1: 2,000 GPM = 2 HYDRANTS 450' SPACING BETWEEN HYDRANTS.

EAGLE RANCH RETAIL 9641 EAGLE RANCH ROAD

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601): TYPE 2B - NONE
FIRE RESISTANCE RATING FOR EXTERIOR WALLS (TABLE 602): OCCUPANCY M - NONE

FIRE FLOW PER TABLE B105.1 MINIMUM REQUIRED: 7,150 SF (6,201-7,700SF) = 2,250 FIRE FLOW GPM FOR 2 HOURS DURATION, MINIMUM 2 HYDRANTS
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS TABLE C105.1: 2,250 GPM = 2 HYDRANTS AT 450' SPACING BETWEEN HYDRANTS

OCCUPANCY:

NMDMV 9651 EAGLE RANCH ROAD BUILDING GROUP B OFFICES (6,000SF/100) = 60 OCCPS.

TABLE 1021.1 MIN. NO. EXITS PER OCCP. LOAD: (OCCP. LOAD 1-500) = 2 EXITS REQ'D (4 PROVIDED)

TABLE 1016.1 EXIT TRAVEL DISTANCE: WITHOUT SPRINKLER SYSTEM = 200 FEET MAX.

SECTION 1005 EGRESS WIDTH REQUIRED: OCCP. LOAD = 60 x 0.2 = 12 INCH EGRESS WIDTH
EGRESS WIDTHS PROVIDED: (1) 72 INCH EGRESS WIDTH + (3) 36 INCH EGRESS WIDTHS

OCCUPANCY:

BUILDING GROUP M RETAIL 9641 EAGLE RANCH ROAD (14,300SF/30) = 477 OCCPS.

TABLE 1021.1 MIN. NO. EXITS PER OCCP. LOAD: (OCCP. LOAD 1-500) = 2 EXITS REQ'D

TABLE 1016.1 EXIT TRAVEL DISTANCE: WITHOUT SPRINKLER SYSTEM = 200 FEET MAX.

SECTION 1005 EGRESS WIDTH REQUIRED PER BAY: (3) BAYS @ 1,238 SF/30 = 41 OCCP. LOAD = 41 x 0.2 = 8.2 INCH EGRESS WIDTH PER OCCP.; (1) BAY @ 1,176 SF/30 = 39 OCCP. LOAD = 39 x 0.2 = 7.8 INCH EGRESS WIDTH PER OCCP.
EGRESS WIDTH PROVIDED: (1) 72 INCH EGRESS WIDTH

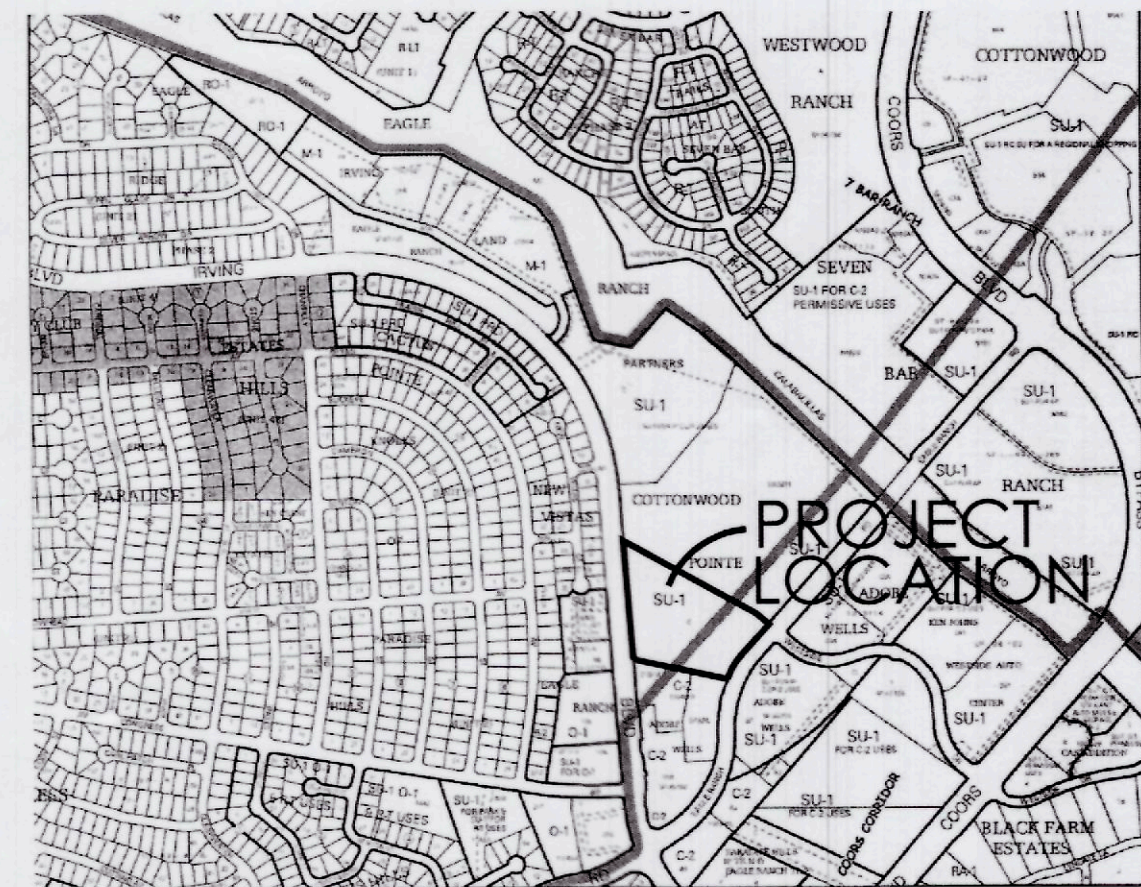
GENERAL NOTES:

- ALL UNUSED CURB CUTS AS WELL AS BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, OR CURB AND GUTTER PER CABQ. STANDARD SECTION 2400 DETAILS FOR PAVING.

19. LIGHT POLE - SEE DTL. 11/AS-1.2
20. ELECTRIC WALL PACK LIGHTING
21. EXIST. ASPHALT PAVED ACCESS DRIVE
22. STREET ADDRESS PER CABQ. REQUIREMENTS. CONTRACTOR TO VERIFY WITH FIRE MARSHAL FIRE LANE MARKED ON THIS SIDE.
23. HANDICAP RAMP ACCESS W/TRUNCATED DOMES PER CABQ. REQUIREMENTS - SEE CIVIL
24. CLEAR SIGHT DISTANCE - SEE DTL. 9/AS-1.2
25. ROLLED-CONC CURB - SEE DTL. 12/AS1.2
26. "DO NOT ENTER" SIGNAGE PER CABQ. REQUIREMENTS
27. "STOP" SIGNAGE WITH PAINTED STOP STRIPE PER CABQ. REQUIREMENTS
28. PAINTED "DO NOT ENTER" PER CABQ REQUIREMENTS
29. CLEAR SIGHT DISTANCE LINE - SEE DTL. 9/AS-1.2

KEYED NOTES

1. 6" HIGH CURB AND GUTTER - SEE CIVIL
2. CONC. SIDEWALK - SEE CIVIL
3. ASPHALT PAVING - SEE CIVIL
4. 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBQ. STANDARDS
5. HANDICAP SYMBOL PER CITY OF ALBQ. STANDARDS
6. HANDICAP ACCESSIBLE AISLE PER CABQ. STANDARDS SEE DTL. 7/AS-1.2
7. STANDARD HANDICAP PARKING STALL PER CABQ. STANDARDS SEE DTL. 7/AS-1.2
8. STANDARD HANDICAP VAN PARKING SPACE PER CABQ. STANDARDS SEE DTL. 7/AS-1.2
9. HANDICAP ACCESSIBLE SIGNAGE PER CABQ. STANDARDS TYPICAL EACH STALL SEE DTL. 8/AS-1.2
10. MOTORCYCLE PARKING SPACES 4'x8' PER CABQ. STANDARDS
11. BICYCLE RIBBON RACK (5 BIKES PEER RACK) SEE DTL. 5/AS-1.2
12. RETAINING WALL - SEE CIVIL
13. FIRE HYDRANT AS REQUIRED BY FIRE DEPT.
14. TRASH ENCLOSURE TO MATCH BUILDING MATERIAL & COLOR - SEE DTL. 1/AS-1.2
15. PAINTED HANDICAP ACCESSIBLE ROUTE TO BUILDING PER CABQ. REQUIREMENTS
16. HANDICAP ACCESSIBLE AMP TO BUILDING SEE DTL. 6/AS-1.2
17. CONC. WHEEL STOPS
18. FIRE DEPARTMENT "KNOX BOX" CONTRACTOR TO VERIFY LOCATION WITH FIRE MARSHAL AND MOUNTING HEIGHT - SEE ELEVATIONS



LEGAL DESCRIPTION:

TRACT 'C' COTTONWOOD POINTE, VOL. 2001C, FOLIO 77, 03-13-2001, 6,771 ACRES (294,959 SF)

INTERNATIONAL BUILDING CODE 2009

ZONE: SU-1

OCCUPANCY AND CLASSIFICATION:

TYPE OF CONSTRUCTION (TABLE 503):
M - RETAIL (EAGLE RANCH RETAIL 1941 EAGLE RANCH ROAD)
B - NMDMV OFFICES 1951 EAGLE RANCH ROAD
H-B (EAGLE RANCH RETAIL 1941 EAGLE RANCH ROAD)
V-B (NMDMV OFFICES 1951 EAGLE RANCH ROAD)
C

SEISMIC ZONE:

ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503): M RETAIL, IIB - 12,500SF, 2 STORY;
B NMDMV OFFICE, VB - 9,000SF, 2 STORY

ACTUAL BUILDING AREA: RETAIL (2) - 7,200 SF
NMDMV OFFICE - 6,000 SF
TOTAL 20,400 SF

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601): TYPE 2B, VB - NONE
FIRE RESISTANCE RATING FOR EXTERIOR WALLS (TABLE 602): OCCUPANCY B,M - NONE
BUILDINGS (NMDMV & RETAIL) ARE NOT FIRE SPRINKLERED

SITE DATA

SITE: 294,959 SF
BUILDINGS: 20,400 SF (7%)
PAVING: 81,914 SF (28%)
LANDSCAPE: 58,406 SF (20%)
FUTURE: 134,239 SF (45%)

EXISTING 50' PRIVATE ACCESS AND
PUBLIC UTILITY EASEMENT VOL 2001C
FOLIO 77

9651 EAGLE RANCH RD
HYDRANT AND FIRE ACCESS
ALBUQUERQUE FIRE MARSHAL'S OFFICE
PLANS CHECKING DIVISION
SOFT LABEL CONSTRUCTION TYPE 5B
GPM 2000 NUMBER OF HYDRANTS 2
APPROVED/DISAPPROVED
Signature 2-23-17
SIGNATURE / MAN NUMBER / DATE

9641 EAGLE RANCH RD
HYDRANT AND FIRE ACCESS
ALBUQUERQUE FIRE MARSHAL'S OFFICE
PLANS CHECKING DIVISION
SOFT LABEL CONSTRUCTION TYPE 2B
GPM 2250 NUMBER OF HYDRANTS 2
APPROVED/DISAPPROVED
Signature 2-23-17
SIGNATURE / MAN NUMBER / DATE

15-27-17

SITE PLAN

1"=30'-0"

BAR SCALE

(IN FEET)

NMDMV 9651 EAGLE RANCH RD NW

EAGLE RANCH RETAIL 9641 EAGLE RANCH RD NW - FIRE MARSHAL'S PLAN

ALBUQUERQUE, NM

PROJECT #1619

REVISION DATE	
STATE OF NEW MEXICO	
RICHARD P. BENNETT	
No. 1240	
223/17	
REGISTERED ARCHITECT	
RBA ARCHITECTURE PC	
ARCHITECTURE PLANNING DESIGN	
1101 PASEO DE LA VISTA, SUITE 100 ALBUQUERQUE, NM 87102 PH: 505.263.1000 FAX: 505.263.1001 WWW.RBA-ARCHITECT.COM	
DATE	2-23-2017
SHEET NUMBER	FIRE-1.0