LEGEND

Symbol	Description
FEC	SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER
FE	BRACKET MOUNTED FIRE EXTINGUISHER
SF	AREA (SF)
X	OCCUPANT LOAD FACTOR (IBC TBL 1004.1.2)
X	OCCUPANT LOAD
	EXIT LIGHT
	EMERGENCY LIGHT
	FIRE ALARM MANUAL PULL STATION
	FIRE ALARM AUDIO/VISUAL SIGNAL
	SMOKE ALARM - TANDEM WIRED WITH ALL SMOKE ALARMS IN UNIT

GENERAL NOTES

- FIRE PROTECTION SYSTEMS SHALL BE DEFERRED SUBMITTALS AND SHALL BE NOTED AS SUCH ON PLANS
- SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHALL OFFICE FOR REVIEW AND APPROVAL OF ANY INSTALLATION OR MODIFICATION TO THE FIRE ALARM SYSTEM, KITCHEN SUPPRESSION SYSTEM, OR ANY OTHER FIRE RELATED SYSTEM
- REFER TO FINISH HARDWARE SPECIFICATION 08 7100 AND SHEET A-601 DOOR SCHEDULE & WINDOW TYPES FOR EXIT HARDWARE

CODE ANALYSIS

PROJECT ADDRESS: 311 Shropshire Pl NW
Albuquerque, NM 87107

ZONING: ZONED MX-M UNDER CURRENT IDO. PREVIOUSLY ZONED SU-1. AN ADMINISTRATIVELY AMENDED SITE DEVELOPMENT PLAN HAS BEEN APPROVED FOR THIS PROJECT.

IDO ZONING:
IDO ZONE DISTRICT: MX-M
IDO DISTRICT DEFINITION: MODERATE INTENSITY
IDO CATEGORY: MIXED-USE
OLD ZONING DESIGNATION: SU-1
OLD ZONING DESCRIPTION: CHURCH & REL FAC OR SU-2 NFMX
OLD ZONING CATEGORY: INSTITUTIONAL / GOVERNMENT

APPLICABLE CODES: SEE CITY OF ALBUQUERQUE FOR 2018 APPLICABLE CODES

- 2015 New Mexico Commercial Building Code (This rule adopts by reference, and amends, the 2015 International Building Code)
- 2015 New Mexico Existing Building Code (This rule adopts by reference, and amends, the 2015 International Existing Building Code)
- 2015 International Code Council Performance Code for Building and Facilities
- 2009 New Mexico Energy Conservation Code
- 2012 Solar Energy Code
- 2015 New Mexico Mechanical Code
- 2015 New Mexico Plumbing Code
- 2017 New Mexico Electrical Code
- 2012 New Mexico Electrical Safety Code
- 2012 City of Albuquerque Fire Code (This rule adopts by reference, and amends, the 2015 International Fire Code)
- ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities
- 2015 NFPA 101 Life Safety Code
- 2010 Department of Justice's ADA Standards for Accessible Design, amended 2012

CODE ANALYSIS CON'T

CITY OF ALBUQUERQUE
PLANNING
These plans have been reviewed for code compliance and are
APPROVED
The Approval of these plans shall not be construed to be a permit for any violations of any code or ordinance of this city.
PERMIT #: BP-2019-26276
DATE: 09/13/19
A printed copy of these plans shall be on the job site for all requested inspections.

PROJECT DESCRIPTION: BASE BID

THE PROJECT CONSISTS OF A [illegible] GROSS SF* FACILITY TO BE USED FOR STUDENT RECREATION, [illegible] DINING USES WITH AFTER HOUR COMMUNITY EVENTS, WITH COVERED ENTRY & PATIO. IT WILL BE LOCATED ADJACENT TO THE [illegible] ELEMENTARY SCHOOL.
*(gross area is calculated to the face of exterior sheathing & does not include covered porches, it is not the same as the "Building Area" number shown in analysis below)
MINIMAL SITE WORK WILL BE INVOLVED, AND ALL NEW UTILITIES WILL BE PROVIDED FOR THE NEW BUILDING.
THE AREA OF NEW SITE WORK [illegible] ,000 SF (INCL NEW BUILDING).

SCHDULE OF ALTERNATES:

ALTERNATE NO. 1: CONSISTS OF UPGRADES TO THE BUILDING FOR STUDENT EDUCATION, DINING, AND RECREATIONAL USE. PERIMETER COMMUNITY HALL WALLS ARE CHANGED FROM 6" METAL STUDS TO 8" CMU AND WALL/CEILING HEIGHT INCREASED TO ACCOMMODATE TWO BASKETBALL BACKSTOPS AND GOALS. THE SEALED CONCRETE FLOOR AT THE COMMUNITY HALL IS TO RECEIVE PAINTED COURT STRIPING AS INDICATED ON DRAWINGS. ALSO INCLUDED ARE THE FOLLOWING FLOOR PLAN MODIFICATIONS; BOYS AND GIRLS LOCKER ROOM AREA EXPANSION LOCATED AT REAR OF THE STUDENT RESTROOMS AND SLIGHT INCREASES IN STORAGE AND HALLWAY TO ACCOMMODATE RECONFIGURATION OF SPACES. TOTAL NEW SQUARE FOOTAGE ADDED IS 196 SF.

SEISMIC ZONE: CLASS 'D'

OCCUPANT TYPES: (Per IBC Chapter 3, 305)
NEW BUILDING: GROUP A-3
EXISTING FACILITY: E- EDUCATIONAL

BUILDINGS ON THE SAME LOT: (Section 503.1.2 & 705.3)
PER IBC 503.1.2 TWO OR MORE BUILDINGS ON THE SAME LOT SHALL BE REGULATED AS SEPARATE BUILDINGS...WITHIN THE LIMITATIONS SPECIFIED IN SECTIONS 504 & 506.

PER IBC 705.3 BUILDINGS ON THE SAME LOT SHALL BE ASSUMED TO HAVE AN IMAGINARY LINE BETWEEN THEM.

FIRE SEPARATION DISTANCE: (IBC Table 602)

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H[e]	OCCUPANCY GROUP F-1, M, S-1[f]	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U[h]
X < 5[b]	All	3	2	1
5 ≤ X < 10	IA Others	3 2	2 1	1 1
10 ≤ X < 30	IA, IB IIB, VB Others	2 1 1	1 0 1	1[c] 0 1[c]
X ≥ 30	All	0	0	0

FIRE WALL FIRE RESISTANCE RATING: (Per IBC Table 706.4)
FIRE WALLS USED TO CREATE SEPARATE BUILDINGS SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 2-HOURS

CONSTRUCTION TYPE: (Per IBC Table 601)
NEW CONSTRUCTION: TYPE V-B
EXISTING BUILDING: III-B

FIRE-PROTECTION SYSTEM: (Per IBC 903 & 903.2.1.3)
- NEW BUILDING IS NOT SPRINKLERED (<12,000 SQ FT, OCCUPANT LOAD <300).

FIRE EXTINGUISHERS ARE PROVIDED WITHIN 75' FROM ANY POINT IN THE BUILDING

BUILDING AREA: (Per IBC Ch. 5)
BUILDING AREA* NEW BUILDING = 4,545 SQ FT
BUILDING AREA* NEW BUILDING WITH ALTERNATE = 4,741 SQ FT

* THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS EXCLUSIVE OF VENT SHAFTS AND COURTS AND INCLUDING EXTERIOR AREAS WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

ALLOWABLE BUILDING AREA: (Per IBC TBL 506.2)
TBL 506.2 A-3, Not Sprinklered

TBL 506.2 A-3 = 6,000 SF
506.3 FRONTAGE INCREASE
(Area Increase Equation 5-5)

$I_f = \left[\frac{218}{251} - 0.25\right]\frac{30}{30} = (.62 \times 1) = 62\%$

$I_f = 62\%$

Area per Table 506.2	Frontage Increase	Total
	62%	
6,000 sf	3,720 sf	9,720 sf

ALLOWABLE BUILDING AREA = 9,720 SQ FT
ACTUAL BUILDING AREA* = 4,545 SQ FT (includes 561 sq ft covered porch)
ADDITIVE ALTERNATE AREA = 196 SQ FT
TOTAL BUILDING AREA WITH ALTERNATE = 4,741 SQ FT

ALLOWABLE HEIGHT: (Per IBC TBL 504.4)
1 STORIES ALLOWABLE
ACTUAL HEIGHT ONE STORY

OCCUPANT LOAD: (Per IBC Table 1004.1.2)

KITCHEN:	4 OCCUPANTS
ACCESSORY:	3 OCCUPANTS (ALT 1: 4 OCCUPANTS)
CAFETERIA:	146 OCCUPANTS
PATIO E:	33 OCCUPANTS
PATIO W:	21 OCCUPANTS
TOTAL:	207 OCCUPANTS

EXIT WIDTH: (Per IBC 1005.3.2)
.2" X 162 OCC. = 32.4" REQUIRED
PROVIDED = 136"

ALLOWABLE TRAVEL DISTANCE TO EXITS: (Per Table 1017.2)
MAXIMUM ALLOWED = 200 FT
WORST-CASE = 35'

COMMON PATH OF EGRESS TRAVEL: (Per IBC TBL 1006.2.1)
ALLOWABLE MAXIMUM: 75 FT.
WORST-CASE: 0 FT.

PLUMBING FIXTURE COUNT: (Per IBC Ch 2)
207 OCCUPANTS (INCLUDES PATIO SEATING): 104 MALE 104 FEMALE

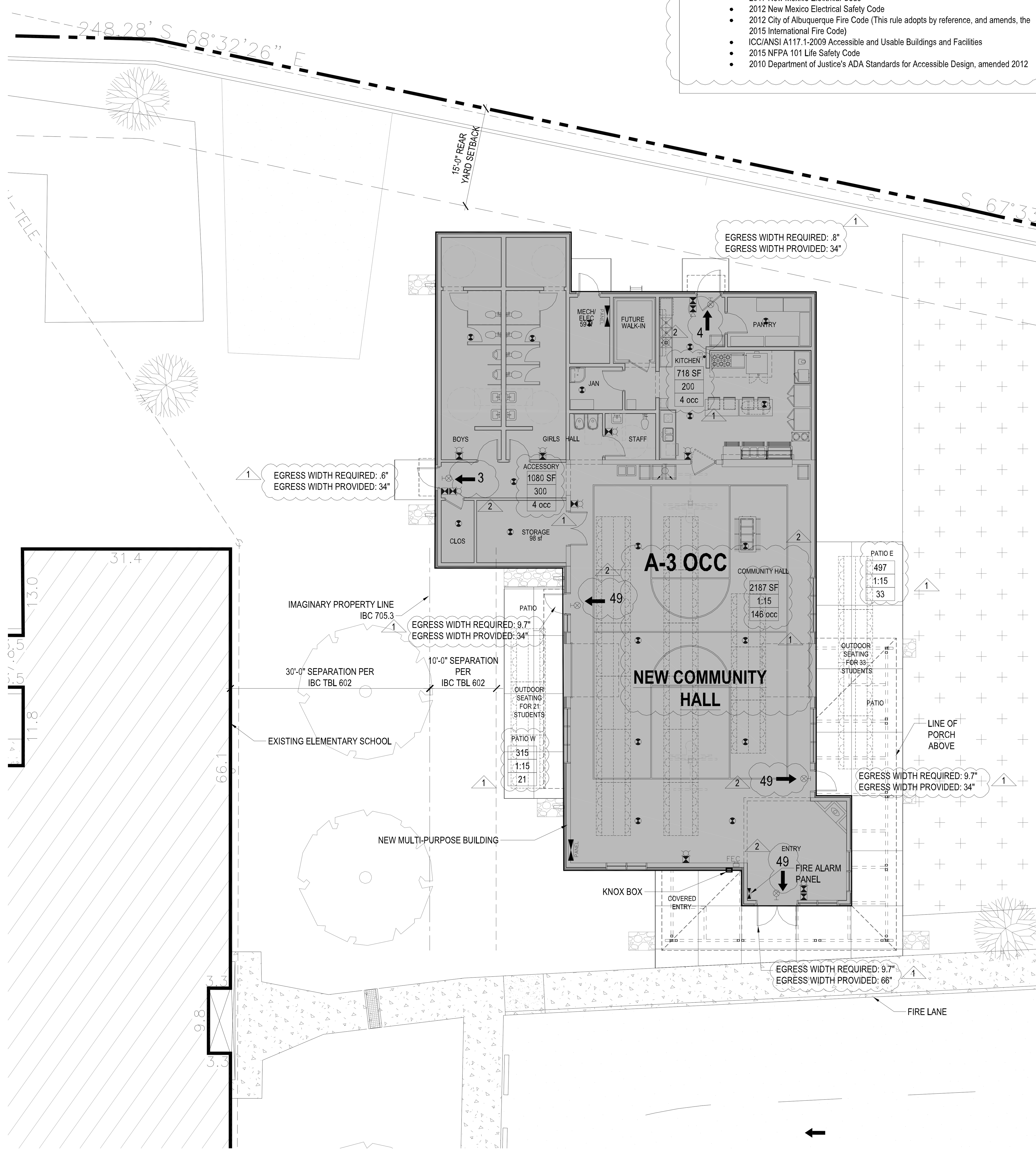
REQUIRED	MALE	FEMALE
WC'S	2	2
LAV'S	1	1
DRINKING FOUNTAINS	1	
SERVICE SINK	1	

PROVIDED	MALE	FEMALE
WC'S	4	4
LAV'S	2	2
DRINKING FOUNTAINS	2	
SERVICE SINK	1	

NOTE: 1 ADDITIONAL WATER CLOSET AND 1 ADDITIONAL LAV ARE PROVIDED AT STAFF TOILET ROOM.

PARKING:
PER TBL 5-5-1: OFF-STREET PARKING REQUIREMENTS.

ELEMENTARY OR MIDDLE SCHOOL = 2 SPACES / CLASSROOM REQUIRED.
- 14 EXISTING CLASSROOMS = 28 REQUIRED PARKING SPACES
- 76 EXISTING PARKING SPACES PROVIDED, INCLUDES 2 HC SPACES



A2 FIRE 2a PLAN
SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

PLAN NORTH

VIGIL & ASSOCIATES ARCHITECTURAL GROUP, P.C.
WWW.VA-ARCHITECTS.COM

STATE OF NEW MEXICO
RAYMOND R. VIGIL
No. 004027
REGISTERED ARCHITECT
06/07/19

NEW MULTI-PURPOSE BUILDING
for ST THERESE CATHOLIC SCHOOL

FIRE 2a PLAN

date:	5-30-19
drawn by:	V&A
checked by:	RRV
file name:	FIRE 2.dwg
revisions:	
1	CITY PERMIT ADDEN 1
2	CITY PERMIT ADDEN 2

FIRE 2a
ALTERNATE

project no. 18-007