



**ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION**

PERMIT

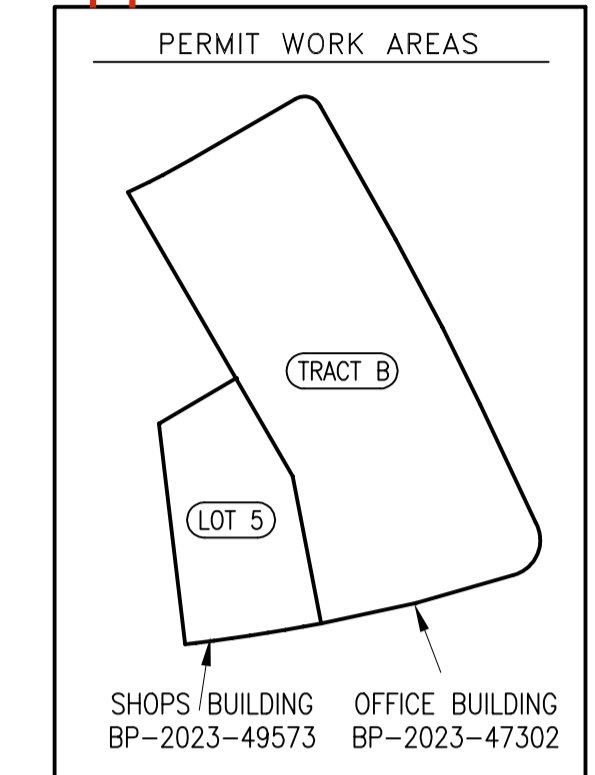
PERMIT NUMBER: FP-24-017878
APPROVED DATE: 03/27/24

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 2750 GPM 3 HYDRANTS

Project No. PR-2024-010446
Application No. SI-2024-00774

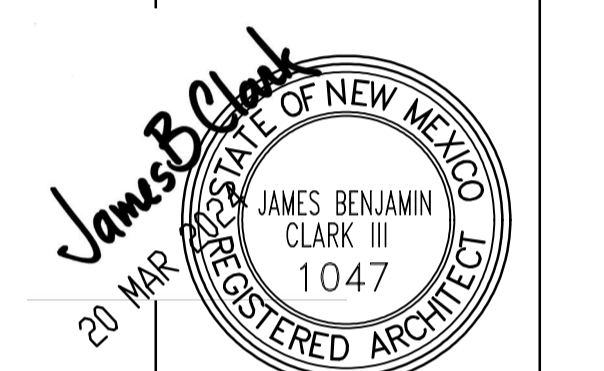


**MASTERWORKS
ARCHITECTS, INC**

1809 ILLINOIS ST NE 242-1866
ALBUQUERQUE, NEW MEXICO 87110

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FILE # 2317F-F1
15 NOV 2023



CONSTRUCTION OF A NEW FACILITY FOR
D&B U-SELL-IT
8531 BLUEWATER RD NW
ALBUQUERQUE, NM 87121

VEHICLE ACCESS PLAN
CODE ANALYSIS
NOTES & DETAILS



SCOPE OF WORK

THIS DEVELOPMENT WILL BE CONSTRUCTED AS ONE PROJECT WITH SITE IMPROVEMENTS AND BUILDINGS BEING BUILT SIMULTANEOUSLY UNDER TWO SEPARATE BUILDING PERMITS. NEW CONSTRUCTION CONSISTS OF TWO BUILDINGS FOR A PRE-OWNED VEHICLE SALES BUSINESS. WORK INCLUDES SITE PREPARATION, UTILITY EXTENSIONS, FINISH GRADING, DRIVE ENTRANCES, CURB/GUTTER AND SIDEWALKS. BUILDINGS WILL BE TYPE V-B WOOD-FRAMED AND CONVENTIONAL MONOLITHIC CONCRETE SLAB ON GRADE. SITE IMPROVEMENTS INCLUDE LANDSCAPING, FLEXIBLE PAVING, PERIMETER SECURITY FENCING AND AREA LIGHTING. ENTRY GATES WILL BE PROVIDED WITH A SECURITY KEY PAD FOR OFF HOURS ACCESS BY STAFF AND CITY SOLID WASTE. ENTRY GATES WILL ALSO BE PROVIDED WITH A KNOX BOX FOR FIRE DEPARTMENT ACCESS AT ALL TIMES.

BUILDING CODE REQUIREMENTS - I.B.C. 2021

TOTAL BUILDINGS FLOOR AREA:
OFFICE BUILDING: 7,401.6 GSF (I.B.C. Section 505)
SHOPS BUILDING: 2,463.6 GSF (I.B.C. Section 505)

OCCUPIED FLOOR AREAS:
OFFICE BUILDING: (Table 1004.1.2)
OCCUPANT LOAD UPPER FLOOR:
B OFFICES, SUPPORT 3,387.2 GSF/FLOOR 23 PERSONS PER FLOOR @ 1/150 SF
EXIT REQUIREMENTS UPPER FLOOR:
OCCUPANT LOAD: 26 PERSONS 1 EXIT REED; 3 EXITS PROVIDED (Table 1006.3.1)
OCCUPANT LOAD LOWER FLOOR:
B OFFICES, SUPPORT 3,387.2 SF/FLOOR 23 PERSONS PER FLOOR @ 1/150 SF
EXIT REQUIREMENTS LOWER FLOOR:
OCCUPANT LOAD: 23 PERSONS EACH OCCUPIED AREA HAS 1 GROUND FLOOR EXIT (Table 1006.3.1)
TOTAL BUILDING: 7,401.6 GSF 46 PERSONS
EXIT TRAVEL DISTANCE: 200' ALLOWED 170' MAX ACTUAL ON UPPER FLOOR (Table 1017.2)

CURVED STAIRWAY:
GROUND TO UPPER FLOOR DISTANCE 10'-5", 18 RISERS @ 6.9 INCHES (Section 1011.9)
EXIT WIDTH 44", EXIT CAPACITY 44"/0.3 = 147 PERSONS, EXIT LOAD 26 PERSONS
SEE ALSO CONFIGURATION DRAWINGS SHEET A4

ROOF ACCESS LADDER:
GROUND TO ROOF DISTANCE 21'-7", UPPER FLOOR TO ROOF 10'-10" (UMC 2021 Section 304.3)
SEE ALSO SHEET A3 FOR LOCATION AND CONFIGURATION

SHOPS BUILDING:
S-1 VEHICLE REPAIR 2,463.6 GSF 25 1/100 SF
TOTAL OCCUPANTS: 25
EXIT REQUIREMENTS: 25 PERSONS 1 EXIT REED FOR EACH BAY; (Table 1006.3.1)
EXIT TRAVEL DISTANCE: 200' ALLOWED 32' MAX ACTUAL WORST CASE (Table 1017.2)

ROOF ACCESS LADDER:
GROUND TO ROOF DISTANCE 18'-4" (UMC 2021 Section 304.3)
SEE ALSO SHEET A3 FOR LOCATION AND CONFIGURATION

OCCUPANCY SEPARATIONS: NONE REQUIRED NON-SEPARATED OCCUPANCY (Section 508.3)
1 HR DEMISING PARTITION BETWEEN TENANTS (Table 707.3.10)

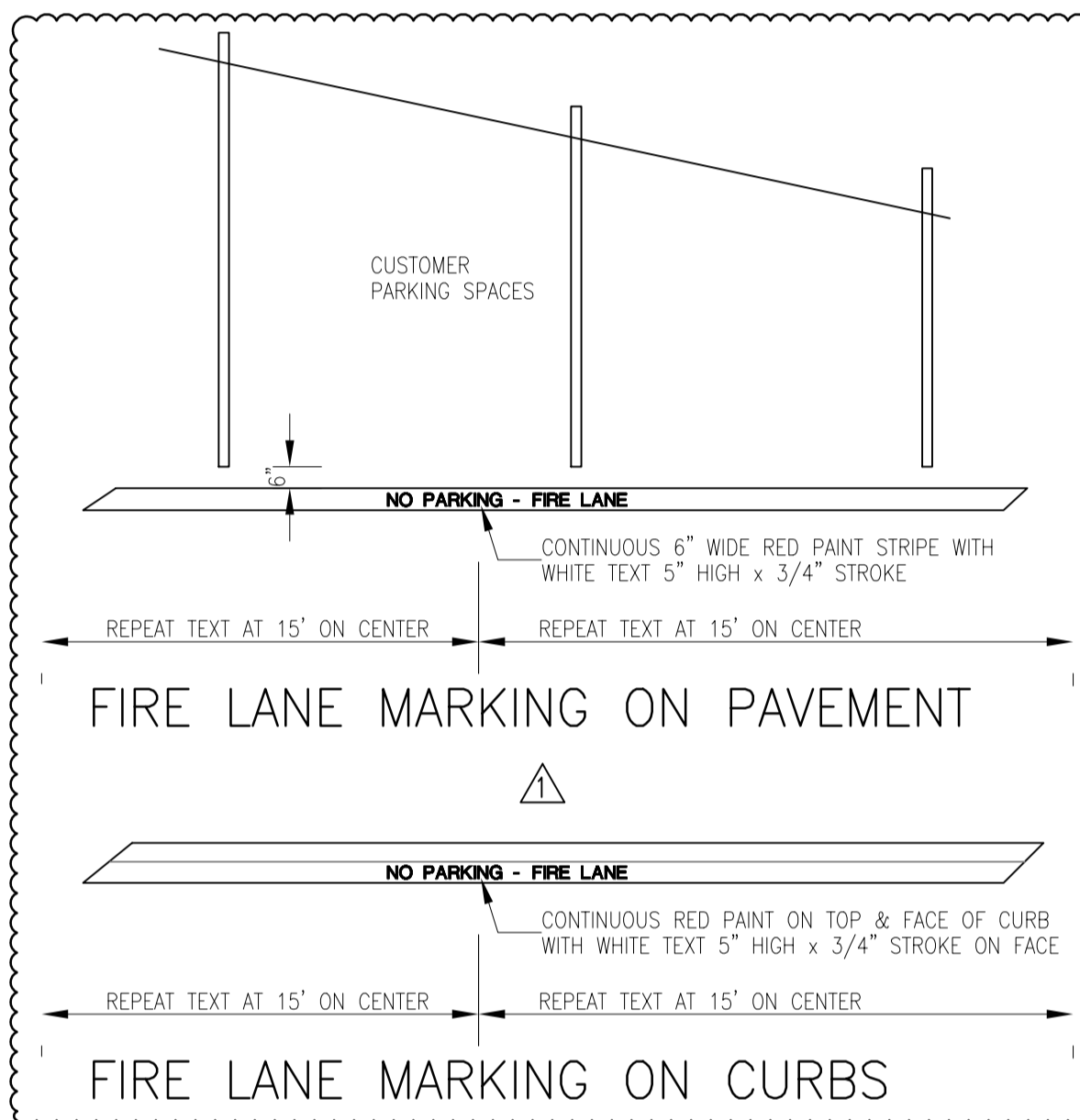
BUILDING TYPES AND AREAS: (Section 602.5)
CONSTRUCTION TYPE V-B: NON-PROTECTED WOOD FRAMING
B OFFICE BUILDING
ALLOWABLE BUILDING AREA: AREA - 9,000 SF; HEIGHT - 40'; STORIES - 2 (Tables 504.3, 504.4, 506.2)
ACTUAL BUILDING AREA: AREA - 7,401.6 SF; HEIGHT - 27'; STORIES - 2
S-1 SHOPS BUILDING
ALLOWABLE BUILDING AREA: AREA - 9,000 SF; HEIGHT - 40'; STORIES - 1 (Tables 504.3, 504.4, 506.2)
ACTUAL BUILDING AREA: AREA - 2,463.6 SF; HEIGHT - 21'; STORIES - 1
SEISMIC DESIGN CATEGORY: C (Section 1613.5.6)
OCCUPANCY CATEGORY: II (Table 1604.5)

FIRE PROTECTION:
BUILDING ELEMENTS -
FIRE RESISTANCE RATINGS: TYPE VB - NONE REQUIRED (Table 601)
EXTERIOR WALL RATINGS: SEPARATION DISTANCE > 5' = 0 HOURS (Table 602)
PORTABLE EXTINGUISHERS - REQUIRED 1-2A10BC @ 1/3000 SF and 75' MAX. TRAVEL (Section 906.1)
B OFFICE BUILDING PROVIDED 4 EXTINGUISHERS PER FLOOR
S-1 SHOPS BUILDING PROVIDED 4 EXTINGUISHERS @ 1 PER BAY
FIRE SPRINKLER SYSTEM: NOT REQUIRED (Section 903.2)
PREMISES ID - "BLDG 2" 2 SIGNS REQUIRED NORTH & SOUTH (ABO Fire Ordinance 505.3)
TRACT B OFFICE BLDG - "BLDG 2"
LOT 5 SHOPS BLDG - "BLDG 1" 10" HIGH CHARACTERS WITH 2" STROKE ON CONTRASTING BACKGROUND

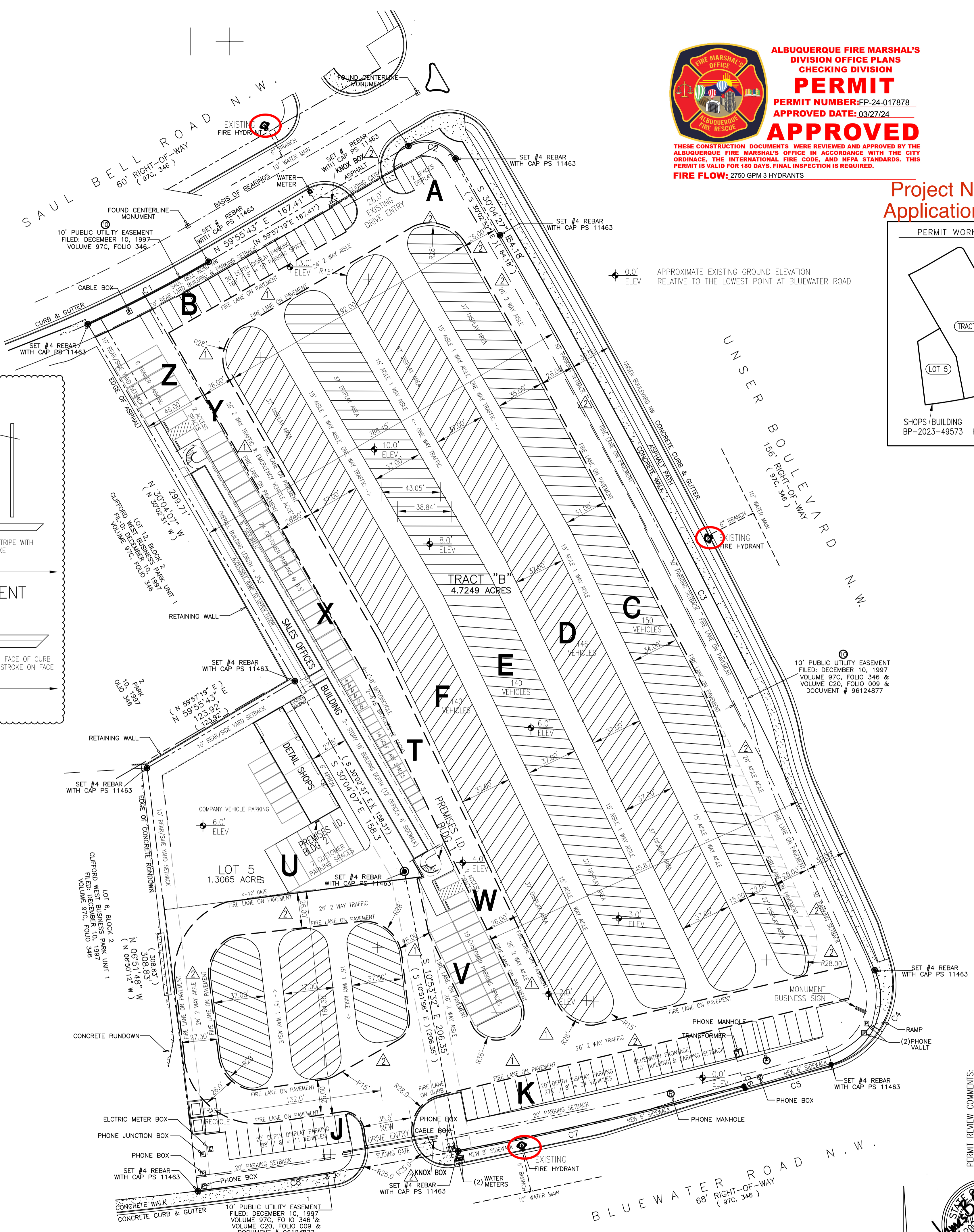
FIRE LANES -
MINIMUM TURNING RADIUS: 28' REQUIRED - 28' PROVIDED (Section 903.2)
28" WIDTH, PAINTED LANE MARKERS ON BOTH SIDES (ABO Fire Ordinance 503.3.1),
APPARATUS ROADWAY PAVING DESIGN BASED ON 12,272 psi LOADING CAPACITY (Section 503.2.3.1)

BUILDING CODES -

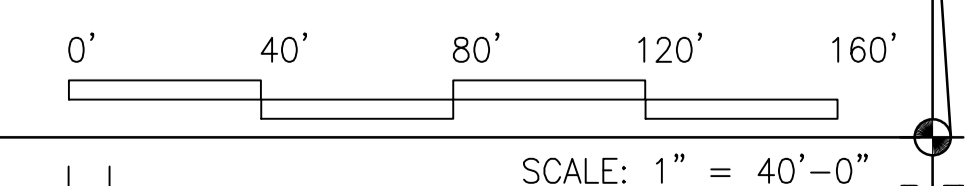
2022 CITY OF ALBUQUERQUE ADMINISTRATIVE CODE 2020 NEW MEXICO ELECTRICAL CODE (NFPA 70 2020)
2021 NEW MEXICO COMMERCIAL BUILDING CODE (2021 IBC) 2012 NEW MEXICO ELECTRICAL SAFETY CODE
2021 NEW MEXICO MECHANICAL CODE (2021 UMC) 2018 NEW MEXICO ENERGY CONSERVATION CODE (2018 IECC)
2021 NEW MEXICO PLUMBING CODE (2021 UPC) 2021 CITY OF ALBUQUERQUE FIRE CODE
2021 INTERNATIONAL FIRE CODE
2015 NFPA LIFE SAFETY CODE



| DISPLAY PARKING COUNT | | | |
|-------------------------------|------------------------|--------------------|--------------------|
| EAST AREA | | | KEYED AREAS |
| CENTER DISPLAY AREA | 576 VEHICLES | | C, D, E, F |
| NORTH EDGE DISPLAY AREA | 22 VEHICLES | | A, B |
| SOUTH EDGE DISPLAY AREA | 34 VEHICLES | | K |
| WEST AREA | | | KEYED AREAS |
| CENTER DISPLAY AREA | 72 VEHICLES | | G, H, I |
| SOUTH WEST EDGE | 11 VEHICLES | | J |
| TOTAL DISPLAY VEHICLES | 715 VEHICLES | | |
| DISPLAY SPACES REQUESTED | 650 VEHICLES | | |
| CUSTOMER PARKING COUNT | | | |
| BUILDINGS | I.D.O. REQUIRED | PROVIDED | KEYED AREAS |
| OFFICE BUILDING | 26 VEHICLES | 47 VEHICLES | Z, X, Y |
| SHOP BUILDING | 3 VEHICLES | 7 VEHICLES | U |
| ACCESSIBLE SPACES | 1 STANDARD | 2 STANDARD | |
| | 1 VAN | 2 BIKES | |
| TOTAL CUSTOMER SPACES | 31 VEHICLES | 58 VEHICLES | KEYED AREAS |
| OTHER VEHICLES | | | |
| MOTORCYCLES | 2 SPACES | 4 SPACES | |
| BIKES | 3 SPACES | 4 SPACES | |
| GOLF CARTS | 0-0 | 14 SPACES | |



1 FIRE DEPARTMENT ACCESS PLAN



PERMIT REVIEW COMMENTS:
CYCLE 1 - 14 MARCH 2024
CYCLE 2 - 26 MARCH 2024

James Benjamin Clark III
REGISTERED ARCHITECT
1047