DEMI'S PAVILLIONS

Construction Documents

Albuquerque, New Mexico

1 BUILDING DATA

PROJECT ADDRESS

10120 COORS BLVD NW
ALBUQUERQUE, NM 87114

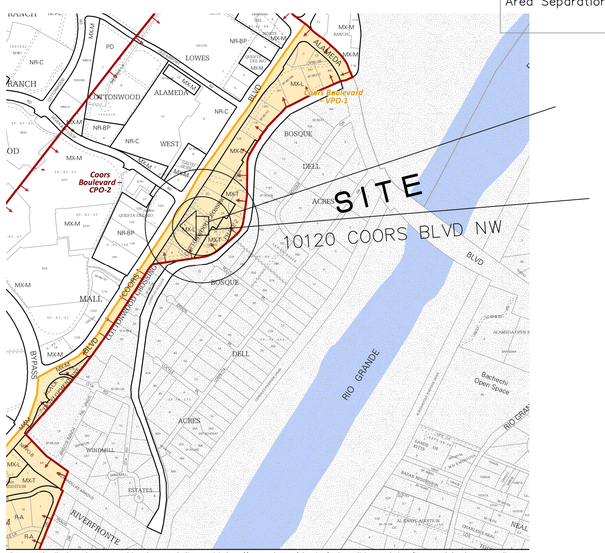
LEGAL INFORMATION

UPC's: 101406522038520302
LEGAL DESCRIPTION: tr 13-a TRACTS 13-A, 13-b & 13-C BLACK RANCH (BEING A REPLAT OF TRACT 13 BLACK RANCH)
ACRES: 2.4677
IDO ZONING: MX-L (WEST PART OF THE PROPERTY)/MX-T (EAST PART OF THE PROPERTY)
ZONE MAP: B-14-Z
NEW BUILDING AREA: 17,182 SF
OCCUPANCY GROUP: B (SHELL) §11.3
CONSTRUCTION TYPE: TYPE II-B §602
FIRE PROTECTION: ~~SPRINKLERED~~ No Sprinkler
NEW BUILDING AREA: 17,182 SF

APPLICABLE CODES

2021 NEW MEXICO COMMERCIAL BUILDING CODE (2021 IBC)
2021 NEW MEXICO EXISTING BUILDING CODE (2021 IEBC)
2018 NEW MEXICO ENERGY CONSERVATION CODE (2018 IEEC)
2017 ICC/ANSI A117.1- ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2021 NEW MEXICO PLUMBING CODE (2021 UPC)
2021 NEW MEXICO MECHANICAL CODE (2021 UMC)
2020 NEW MEXICO ELECTRICAL CODE (2020 NEC)
2012 NATIONAL ELECTRICAL SAFETY CODE (2012 NESC)
2021 INTERNATIONAL FIRE CODE
2022 UNIFORM ADMINISTRATIVE CODE (CABQ)

2 VICINITY MAP

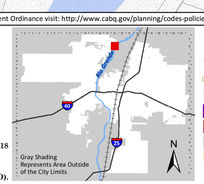


For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

AGIS Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
B-14-Z

Easement
Escarpment
Petroglyph National Monument
Areas Outside of City Limits
Airport Protection Overlay (APO) Zone
Character Protection Overlay (CPO) Zone
Historic Protection Overlay (HPO) Zone
View Protection Overlay (VPO) Zone
Feet
0 250 500 1,000

3 FIRE FLOW REQUIREMENTS

CONSTRUCTION TYPE: TYPE II-B, NOT SPRINKLERED (SEE CODE)
SQUARE FOOTAGE: FIRE FLOW CALCULATION AREA (PER IFC B104.1): 6,674 SF
FLOW DURATION: 1,750 GPM (PER TABLE B105.1 (2)
MINIMUM NUMBER OF HYDRANTS: 1 (PER TABLE C102.1)
NUMBER OF EXT'G HYDRANTS: 1
AVERAGE SPACING BETWEEN HYDRANTS: 500 FT. (PER TABLE C102.1)
MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT: 250 FT. (PER TABLE C102.1)
ACTUAL DISTANCE FROM ROAD: 171'

Fire Marshal's Site Plan Criteria

IDENTIFY THE SITE PLAN AS" FIRE 1":	SEE THIS SHEET
IF APPLICABLE PROVIDE A PRE-APPROVED SITE PLAN CONTAINING CALCULATED FIRE FLOW, HYDRANTS, AND ACCESS:	SEE THIS SHEET
HYDRANT LOCATIONS:	SEE THIS SHEET
FIRE DEPARTMENT ACCESS:	SEE THIS SHEET
FIRE LANES:	SEE THIS SHEET
KNOX BOX LOCATION:	SEE THIS SHEET
REMOTE STANDPIPE LOCATION:	N/A
FIRE DEPARTMENT CONNECTION (FDC) LOCATION:	N/A
POST INDICATOR VALVE (PIV) LOCATION:	N/A
BUILDING HEIGHT:	SEE THIS SHEET

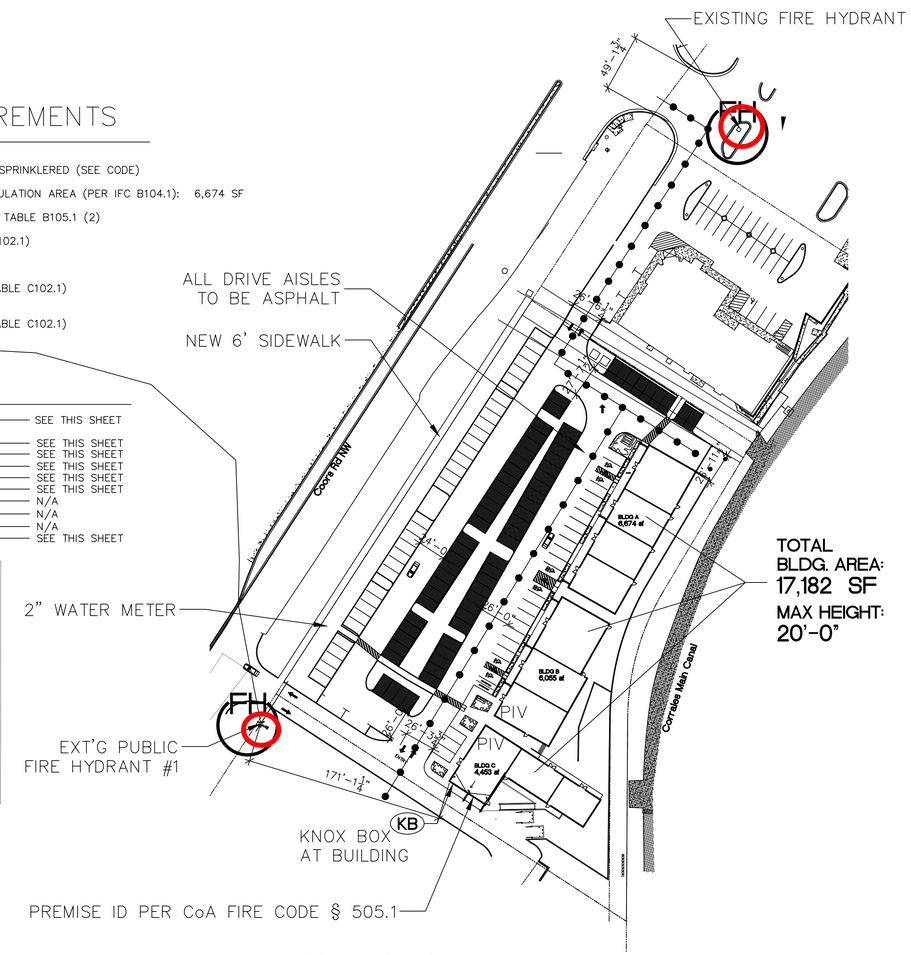
Sprinklered: NOT SPRINKLED → EXCEPTION 1 ALLOWS MULTIPLE BUILDINGS ON THE SAME LOT IF AGGREGATE AREA IS WITHIN LIMITS SPECIFIED IN CHAPTER 5 FOR SINGLE BUILDING.

Allowable Floor Area: B | II-B | NS — 23,000* Allowable

Actual Floor Area: 17,083* Actual — ok

	ALLOWABLE	ACTUAL (Per IDO Zoning: §14-16-3-6(D)(5))
Building Height:	20'	18'
Number of Stories:	2	1

Area Separation Required: NO FIRE SEPARATION REQ'D PER CURRENT CODE FOR OUTDOOR SHOPPING MALLS



C6 FIRE PLAN
1/64" = 1'-0"

A6 OVERHEAD OBSTRUCTIONS
1/16" = 1'-0"

NORTH

GENERAL SHEET NOTES

- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO THE FACE OF STUD UNLESS OTHERWISE NOTED
- ALL DIMENSIONS TO BE FIELD VERIFIED

SHEET KEYNOTES

ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION
PERMIT
PERMIT NUMBER: 25-100034
APPROVED DATE: 10/21/2025
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: 1750 GPM, 1 HYDRANT

LEGEND

FIRE TRUCK ACCESS

FIRE HYDRANT

PENNY DESIGN, LLC
302 SANDIARD NW
ALBUQUERQUE, NEW MEXICO 87107
505.280.5439

STATE OF NEW MEXICO
G. GERALD DUDLEY, JR.
No. 3673
10/15/2025
REGISTERED ARCHITECT

DEMI'S PAVILLIONS
10120 COORS BLVD
ALBUQUERQUE, NM 87114

MARK	DATE	DESCRIPTION

DATE: 10/18/2025
DRAWN BY: pd
CHECKED BY:
SET NO:
SHEET TITLE: FIRE 1 PLAN

FIRE 1