



ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP-24-019440
APPROVED DATE: 05/28/24
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: 2250 GPM, 2 HYDRANTS, V-B

106.00 ROW
IRVING BLVD N.W.

TRACT "B"
COTTONWOOD POINTE
VOL 2001C, FOLIO 77
03-13-2001

PROJECT NARRATIVE
PROJECT CONSISTS OF NEW FOUNDATION FOR A NEW
RETAIL BUILDING SHELL WITH THE INTERIOR OF THE
BUILDING TO BE BUILT OUT UNDER A SEPARATE BUILDING
PERMIT.

APPLICABLE CODES
2021 International Building Code (IBC) with local amendments;
2021 International Residential Code (IRC), with local amendments;
2021 International Existing Building Code
2018 International Energy Conservation Code
2015 International Fire Code
2021 Universal Plumbing Code
2021 Universal Mechanical Code
2020 National Electrical Code
2017 ICC A117.1 Accessible and Usable Buildings and Facilities

CODE DESIGN DATA I.B.C. 2021 BUILDING A

CHAPTER 3 OCCUPANCY AND USE CLASSIFICATION:
GROUP M:
TABLE 504.3. ALLOWABLE HEIGHT:
TABLE 504.4 ALLOWABLE STORIES:
TABLE 506.2 ALLOWABLE AREA:
TOTAL ALLOWABLE AREA FOR EACH BUILDING:

M, MERCANTILE
V-B, WITHOUT FIRE PROTECTION SYSTEM
40'
1 STORY
9,000 S.F.
BUILDING A: 9,000 S.F.

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS:

TYPE V-B, EXTERIOR-INTERIOR BEARING WALLS, NO
FIRE-RESISTANCE RATING REQUIRED.

BUILDING AREAS, REF: SITE PLAN FOR BLDG. LOCATION:

BUILDING A AREA: 7,200 S.F.

SECTION 903 AUTOMATIC SPRINKLER SYSTEM:

NOT REQUIRED FOR GROUP M, LESS THAN 12,000 S.F.

SECTION 1004.5 OCCUPANT LOAD TABLE
OCCUPANT LOAD:

BUILDING A: 7,200 S.F./40 = 120 OCC

SECTION 1005.3.2 MEANS OF EGRESS SIZING

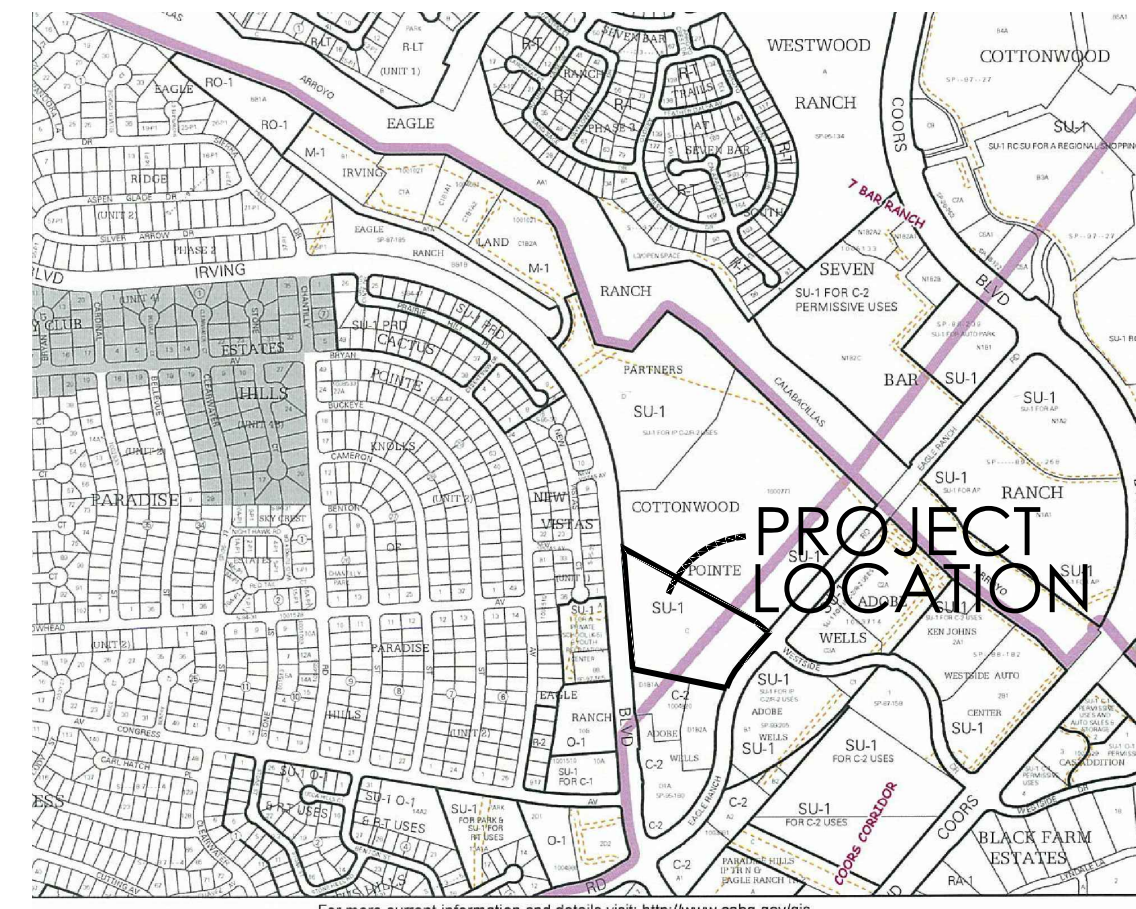
EGRESS WIDTH REQUIRED: 120 x .2 = 24 INCH MIN. WIDTH

TABLE 1006.3.3 MINIMUM NUMBER OF EXITS PER STORY

OCCUPANT LOAD PER STORY 1-500 = (2) EXITS REQUIRED,
(2) EXITS PROVIDED

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE

GROUP M - WITHOUT SPRINKLER SYSTEM = 200 FEET MAX.



KEYED NOTES

1. NEW FIRE HYDRANT LOCATION, REF: UTILITY SITE PLAN.
2. FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE TO CURBS 5" HIGH WHITE LETTER "NO PARKING, FIRE LANE", TYP. EVERY 15' OVER 6" WIDE RED STRIPE, REF: FIRE ORD. 503.3.1.
3. NEW 6" CS900 WATER LINE TO FIRE HYDRANTS LOOP BACK TO MAIN LINE.
4. FUTURE 12 CAR STACKING AT DRIVE-THRU.
5. KNOX BOX LOCATION BETWEEN 4" AND 6" A.F.F. ILLUMINATED AND IMMEDIATELY VISIBLE.
6. PREMIS ID LOCATION COORDINATE WITH FIRE MARSHAL.
7. "DO NOT ENTER" SIGN PER CABQ STANDARDS #2600-603, REF: DETAIL A16/AS-2.0
8. PAINTED "ONE-WAY" - WHITE ON PAVEMENT PER CABQ STANDARDS, REF: DETAIL A19/AS-2.0.
9. TEMPORARY DUMPSTER

FIRE FLOW REQUIREMENTS - 2021 IFC
TYPE 5B = 7,200 S.F. (BLDG A)
6,201-7,700 S.F. = 2,250 G.P.M. = 2 HOUR FLOW DURATIONS
2,250 G.P.M. = 2 HYDRANT = 450 FEET SPACING = 225 FEET MAX DISTANCE

FUTURE PHASE III
DEVELOPMENT
TRACT "C"
COTTONWOOD POINTE
VOL 2001C, FOLIO 77
03-13-2001
294,959 Sq. Feet
6.771 Acres

TRACT "B"
COTTONWOOD POINTE
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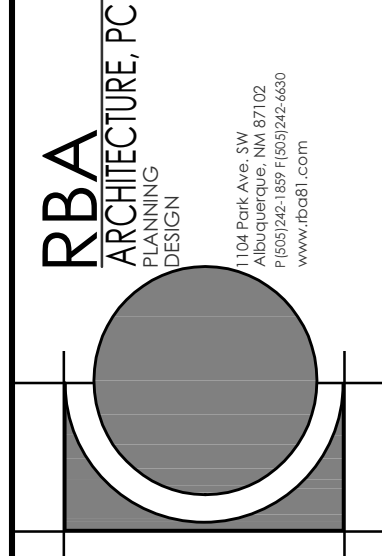
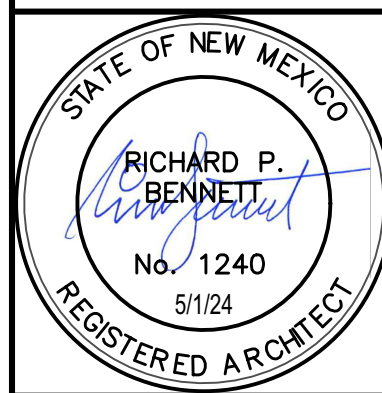
FUTURE PHASE III
7,200 SF
NO WORK
BUILDING HT. 24'-0"

EAGLE RANCH ROAD N.W.

1 FIRE 1 SITE PLAN
1"=30'-0"
BAR SCALE
15' 0 30' 60'
(IN FEET)

EAGLE RANCH RETAIL
FIRE 1 SITE PLAN
9641 EAGLE RANCH ROAD NW
ALBUQUERQUE, NM 87114
PROJECT #1620

REVISION DATE
05-21-2024
05-28-2024



DATE
05-01-2024

SHEET NUMBER
FIRE-1.0