



ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE PLANS  
CHECKING DIVISION

**PERMIT**

PERMIT NUMBER:FP-22-009285  
APPROVED DATE: 08/22/22

**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:** 1200sqft, II-B, -NON-Sprinklered, 225gpm, 2 Hydrant

FIRE DEPARTMENT KEYED NOTES

13. FIRE DEPARTMENT "KNOX BOX" CONTRACTOR TO VERIFY LOCATION AND MOUNTING HEIGHT WITH FIRE MARSHAL

14. PROPOSED NEW FIRE HYDRANT INSTALLED PER CABQ. STANDARDS

15. PREMISE ADDRESS NUMBERS LEGIBLE AND VISIBLE FROM THE ROAD FACING THE BUILDING

16. EXISTING 8" WATER LINE

17. NEW 6" WATER LINE TO FIRE HYDRANTS

18. NEW 4" WATER LINE DOMESTIC SERVICE

19. N/A

20. N/A

21. N/A

22. ELEC. TRANSFORMER - SEE ELECTRICAL

23. CONC. "ROLLED" CURB DRIVE OVER

24. FIRE LANE PAINTED RED WITH "FIRE LANE" IN WHITE LETTERS\

25. N/A

26. N/A

27. COMPACTED BASE COURSE PAVING

28. N/A

29. N/A

30. N/A

31. 28' TURNING RADIUS

1. 6" HIGH CURB AND GUTTER - SEE CIVIL

2. CONC. SIDEWALK - SEE CIVIL

3. ASPHALT PAVING, ROAD WAY SHALL NOT EXCEED 10 PERCENT IN GRADE, PAVEMENT CAPABLE OF SUPPORTING THE IMPOSED LOAD OF THE FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS - SEE CIVIL

4. N/A

5. N/A

6. N/A

7. N/A

8. N/A

9. N/A

10. N/A

11. N/A

12. N/A

APPLICABLE CODES

2015 International Building Code (IBC) with local amendments;

2015 International Fire Code (IFC), with local amendments;

2017 National Electrical Code (NEC);

2015 New Mexico Mechanical Code;

2017 New Mexico Electrical Code;

2015 New Mexico Plumbing Code;

2015 New Mexico Existing Building Code

2018 International Energy Conservation Code

PROJECT NARRATIVE

PROJECT CONSISTS OF CONSTRUCTING A PRE-ENGINEERED METAL BUILDING SHELL STRUCTURE FOR FUTURE RETAIL SPACES, INCORPORATING METAL STUD FRAMED WALLS WITH 7/16" OSB SHEATHING, COMMERCIAL BUILDING WRAP, STUCCO/STONE VENEER FINISHES. TPO MEMBRANE ROOFING SYSTEM ON OSB ROOF SHEATHING OVER PRE-ENGINEERED WOOD ROOF TRUSSES.

INTERNATIONAL FIRE CODE 2015

FIRE INFORMATION

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601): TYPE 2B, VB - NONE

FIRE RESISTANCE RATING FOR EXTERIOR WALLS (TABLE 602, 10< X <30): OCCUPANCY B, M - NONE

FIRE FLOW PER IFC TABLE B105.1(2): BUILDING V-B, 12,000 SF (11,301 - 13,400 SF) = 3,000 GPM, FLOW DURATION 3 HRS.

REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS TABLE C102.1: 3,000 GPM = 3 HYDRANTS 400' SPACING BETWEEN HYDRANTS. (3 HYDRANTS PROVIDED)

LEGAL DESCRIPTION:  
TRACT "C" COTTONWOOD POINTE, VOL 2001C, FOLIO 77, 03-13-2001, 6,771 ACRES (294,959 SF)

INTERNATIONAL BUILDING CODE 2019

ZONE: MX-M

OCCUPANCY AND CLASSIFICATION: M - RETAIL

TYPE OF CONSTRUCTION (TABLE 503): II-B

SEISMIC ZONE: C

ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 504.3): M RETAIL, IIR/NS - 60'

ALLOWABLE NUMBER OF STORIES (TABLE 504.4): M RETAIL, IIR/NS - 2 STORIES

ALLOWABLE AREA (TABLE 506.2): M RETAIL, IIR/NS - 36,000

ACTUAL BUILDING AREA: RETAIL SHELL - 12,000 SF GROUND FLOOR

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601): TYPE IIR, - NONE

FIRE RESISTANCE RATING FOR EXTERIOR WALLS (TABLE 602): OCCUPANCY M - NONE

BUILDING IS NOT SPRINKLED

OCCUPANTS

UN-IMPROVED AREA FUTURE TENANTS 12,000 SF/300 = 40 OCCUPANTS

TOTAL OCCUPANTS: 40

SITE DATA

SITE TOTAL: 294,959 SF

PROJECT SITE: 70,855.5 SF

BUILDINGS: 20,000 SF (28%)

PAVING: 25,330 SF (36%)

LANDSCAPE: 25,525.5 SF (36%)

PARKING REQUIREMENTS

I.D.O. MANUAL 14-16-5 OFF STREET PARKING, 4 SPACES / 1,000 SF: 12,000/1,000 = 12.00 x 4 = 48 SPACES

I.D.O. MANUAL 14-16-5, 5-5(D) MOTORCYCLE PARKING, TABLE 5-5-4 MIN. MOTORCYCLE PARKING REQUIREMENTS: 28 -500 SPACES = 2 SPACES

I.D.O. MANUAL 14-16-5, 5-5(E) BICYCLE PARKING, TABLE 5-5-5 MINIMUM BICYCLE PARKING REQUIREMENTS: 73 PARKING SPACES

NON-RESIDENTIAL USES (3 OR 10% OF REQUIRED OFF-STREET PARKING WHICH EVER IS GREATER): 2 MOTORCYCLE SPACES

48 SPACES x 10% = 4.8 SPACES OR 5 SPACES

SPACES PROVIDED: 5 BICYCLE SPACES

LIFE SAFETY GENERAL NOTES

A. PREMISE IDENTIFICATION - SHALL BE MINIMUM 4 INCHES HIGH x .5 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

B. GENERAL CONTRACTOR TO PROVIDE AND INSTALL KNOX BOX. KNOX BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION AND BE MOUNTED NO HIGHER THAN 6'-0" ABOVE FINISH FLOOR. THE KNOX BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN ACCESS TO BUILDING AND FIRE RISER ROOM. FINAL LOCATION TO BE APPROVED BY THE FIRE MARSHAL.

C. FIRE PROTECTION SPRINKLER SYSTEMS SHALL BE DEFERRED SUBMITTALS AND SHALL BE NOTED AS SUCH ON THE PLAN. G.C. TO SUBMIT SHOP DRAWINGS TO THE FIRE MARSHAL OFFICE FOR REVIEW AND APPROVAL OF ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, ANY OTHER FIRE RELATED SYSTEM. THE FIRE SPRINKLER SYSTEM WILL SUPERVISED WHEN REQUIRED BY THE 2015 INTERNATIONAL FIRE CODE.

D. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F. FLOOR PLAN FOR QUANTITY, LOCATIONS AND TYPE.

E. ALL PENETRATIONS THROUGH A FIRE RATED WALL ASSEMBLY TO BE FIRESTOPPED WITH THERMAFIBER AS MANUFACTURED BY THERMAFIBER, LLC, WABASH, 46992 OR OTHER APPROVED EQUAL.

F. ALL EXIT SIGNS AND EMERGENCY LIGHTING SHALL HAVE BATTERY BACK-UP, REF: ELECTRICAL.

LEGEND:

SIDEWALK ALREADY CONSTRUCTED

SIDEWALK TO BE DEFERRED FOR CONSTRUCTION UNTIL BUILDING CONSTRUCTION COMPLETED

BAR SCALE

1"=20'-0"

0' 20' 40'

( IN FEET )

EAGLE RANCH ROAD N.W.

1 FIRE 1 SITE PLAN

GENERAL NOTES:

A. 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.

EAGLE RANCH RETAIL

FIRE 1 SITE PLAN

9641 EAGLE RANCH RD NW

PROJECT #2129

REVISION DATE

FIRE DEPT REVIEW

FIRE DEPT REVIEW

STATE OF NEW MEXICO

RICHARD P. BERNETT

No. 1240

8/4/2022

REGISTERED ARCHITECT

RBA ARCHITECTURE PC

ARCHITECTURAL DESIGN

1000 10th Ave. SW, 2nd Floor

Albuquerque, NM 87102

505.241.1111

www.rbaarch.com

DATE

5-31-2022

SHEET NUMBER

FIRE 1