

PROJECT SUMMARY

New Commercial Gym (5,000 sq.ft.) and 13 Townhouse Units in two buildings.

PROJECT INFORMATION

PROJECT ADDRESS

9368 Valley View Drive NW
Albuquerque, New Mexico 87114

APPLICABLE CODES

2015 International Building Code
2015 Uniform Plumbing Code
2015 Uniform Mechanical Code
2017 National Electrical Code
2018 International Energy Conservation Code

ZONING

MX-L

IBC CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

Ground Level A-3 NS Type Vb Allowable area 6,000 sq.ft. 1 Stories
Townhouse R-3 NS Type Vb Allowable area UL sq.ft. UL Stories

PROJECT AREA Table 503

GROUND LEVEL = 5,000 Sq.Ft. (Non-Sprinkled)
Building #1 = 976 Sq.Ft. per unit. (Non-Sprinkled)
Building #2 = 1,088 Sq.Ft. per unit. (Non-Sprinkled)
Building #3

IBC CHAPTER 6: TYPES OF CONSTRUCTION

SECTION 602.3 TABLE 601	TYPE V-B BUILDING ELEMENT	0 HRS
	Primary Structural Frame	0 HRS
	Bearing Walls Exterior	0 HRS
	Non Bearing Walls	0 HRS
	Interior Separation Wall	0 HRS
	Floor Construction	0 HRS
	Roof Construction	0 HRS

IBC CHAPTER 7: FIRE AND SMOKE PROTECTION

REQUIRED SEPARATION OF OCCUPANCIES PER 706.4
1 Hour Between townhouse

IBC CHAPTER 9: FIRE PROTECTION

NO AUTOMATIC SPRINKLER SYSTEM



3 Site Plan - Hydrant Locations
Scale: 1" = 50'-0"

Fire Flow Requirements
Construction Type Vb
Largest Occupancy 5,000 sq.ft. all occupancy separated by 32'

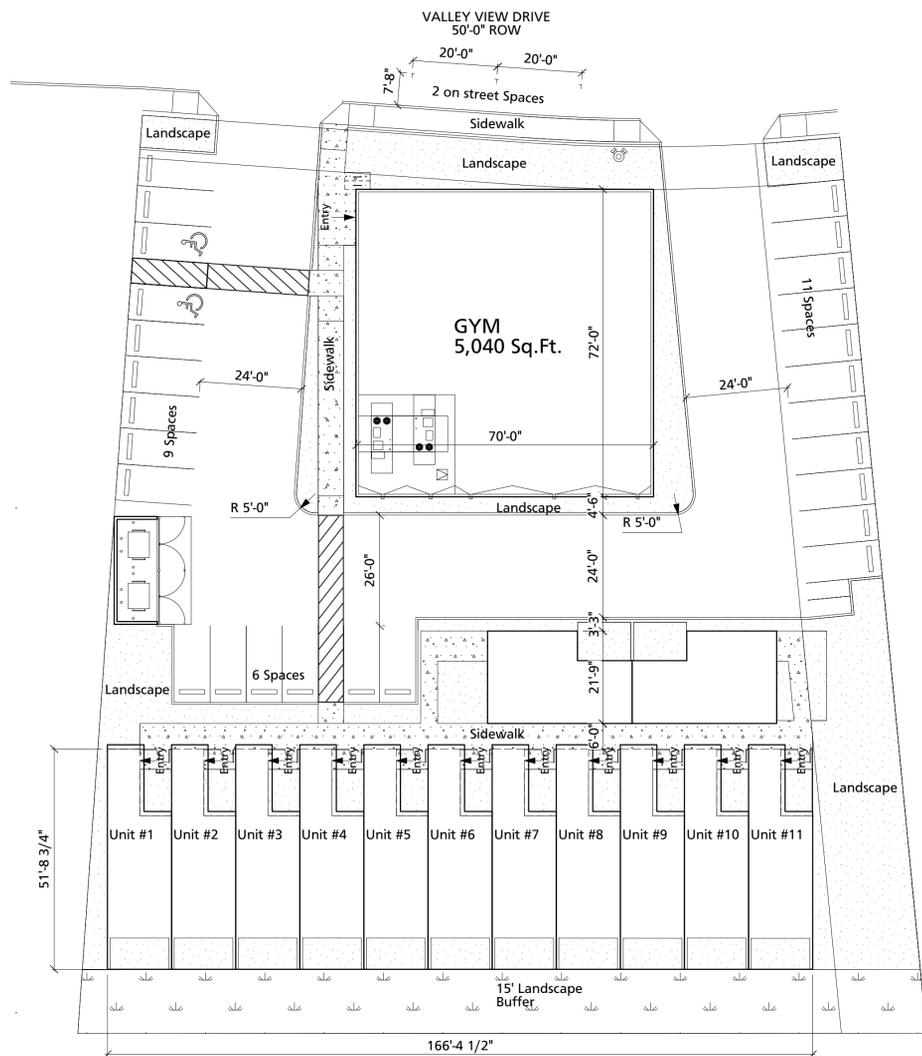
Square Footage = 5,000 sq.ft. Fire Flow = 2,000 GPM - 2 Hr.
2 Hydrants required 450' between max 225' away

- 1 New Hydrant approx. 10' to building.
- 1 Hydrant Existing approx. 184' from property line.
- 1 Hydrant Existing approx 77' from property line. (across street)
- 1 Hydrant Existing approx 89' from property line. (across street)

One Story Commercial
Two Story Townhouses

Sprinkler System:
1) Shop drawings will be submitted to the fire marshal's office for review and approval of any installation or modification to fire sprinkler system, fire alarm system, kitchen suppression system, or any other fire related system.
2) The fire sprinkler system will be supervised when required by the 2015 International fire code.

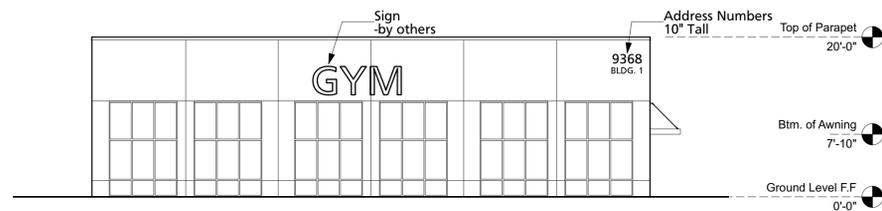
Parking and drive aisle for fire apparatus access roads shall have an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. Contractor to provide engineer data for approval.



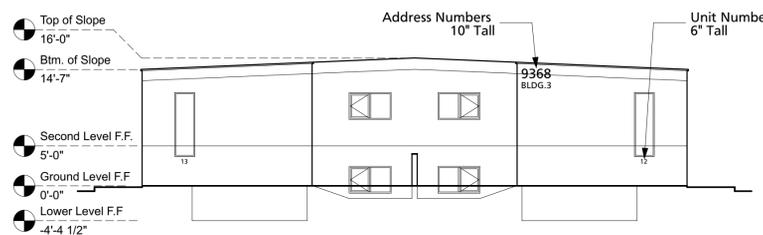
1 Site Plan
Scale: 1" = 20'-0"

GENERAL NOTE:

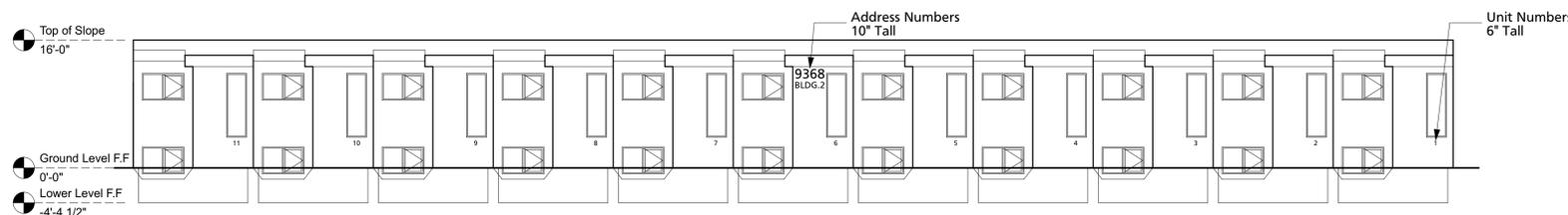
1. Fire Apparatus Access Roads Shall Have A Fire Lane Marked On Both Sides Of The Road.
2. Turning Radius Will Met The Minimum 28 Feet.
- 3 Fire Apparatus Access Roads Shall Not Exceed 10 Percent In Grade.



North Elevation - Gym Building
Scale: 3/32" = 1'-0"



North Elevation Building #3
Scale: 3/32" = 1'-0"



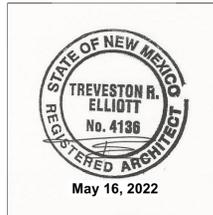
North Elevation - Building #2
Scale: 3/32" = 1'-0"



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