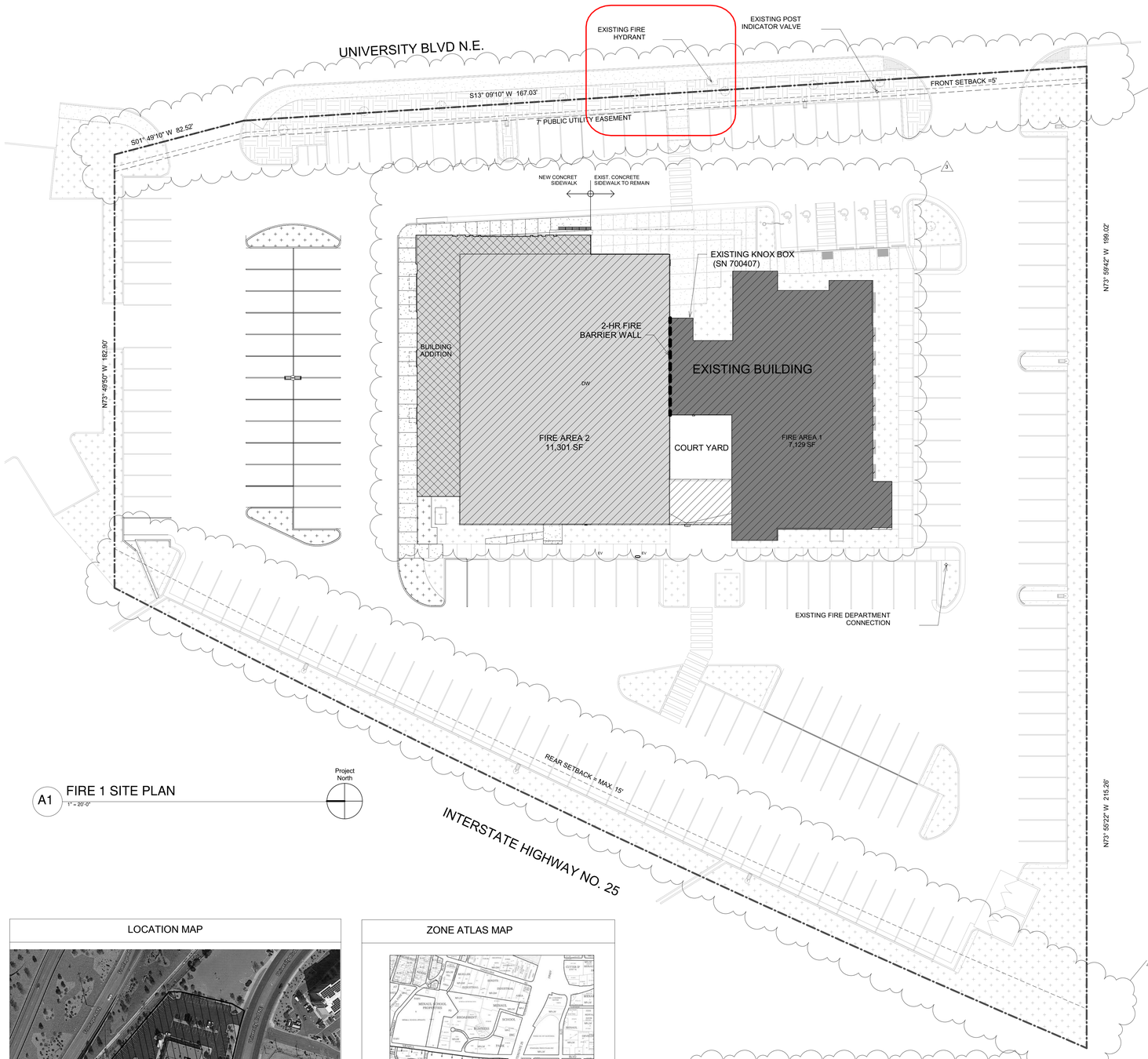
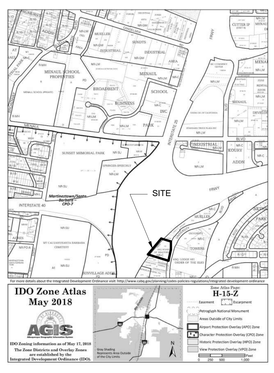
G.A.A.R. OFFICE BUILDING RENOVATION



A1 FIRE 1 SITE PLAN
1" = 20'-0"

LOCATION MAP

ZONE ATLAS MAP



CODE DATA

PARKING:

ZONING: IDO Part: 14-16-5 Table 5-5(C) Off-Street Parking

Use: Office
Zone: Previosly c_3 currently per IDO NR-C
Parking Requirements: 3.5 spaces/ 1000 sq. ft. GFA
(18,430 s.f. / 1000) x 3.5 = 65 spaces required / 194 provided

HANDICAP PARKING: REQUIRED = 51-100 REQUIRED SPACES: 4 REQUIRED 4 PROVIDED.

SETBACKS:

FRONT: 5'
SIDE: INTERIOR 0', STREETSIDE= 5'
REAR: MIN. 15'-0"

CODE ANALYSIS

ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION

PERMIT

PERMIT NUMBER: FP-22-011590

APPROVED DATE: 10/06/22

APPROVED

THIS PLAN HAS BEEN REVIEWED AND APPROVED BY THE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS APPROVAL IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 1500 GPM Y Fire Hydrant

Project Description:

The project involves the tenant improvements of a portion of the existing building and minor site modifications and additions to a portion of the building. The facility is used as a headquarters building for the Greater Albuquerque Association of Realtors (GAAR).
It contains offices, training rooms, and kitchens that are for internal use only. No food is served to the public.

Legal Description:

LOTS 1-A-1, LANDS OF THE ALBUQUERQUE BOARD OF REALTORS, BERNALILLO COUNTY, NEW MEXICO

1-A REPLAT OF LOTS 1 & 2 LANDS OF ALBUERQUE BOARD OF REALTORS CONTAINING APROX. 2.8992 ACRES

Project Data

BUILDING ADDRESS:	1635 UNIVERSITY BLVD NE ALBUQUERQUE, NM 87102
BUILDING OWNER:	GREATER ASSOCIATION of ALBUQUERQUE REALTORS 1645 UNIVERSITY BLVD NE ALBUQUERQUE, NM 87102
ARCHITECT:	FBT ARCHITECTS ONE PARK SQUARE 6501 AMERICAS PKWY NE, STE 300 ALBUQUERQUE, NM 87110

REFERENCES:

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 NEW MEXICO BUILDING CODE
2003 ANSI A117.1
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2015 UNIFORM FIRE CODE
2000 NFPA 101 LIFE SAFETY
ATBCB, JANUARY 18, 1998
NFPA 90C

OCCUPANCY CLASSIFICATION: (CHAPTER 3)

B (SECTION 304)

CONSTRUCTION TYPE (TABLE 601):

TYPE VB - SPRINKLERED (NO FIRE RATING REQUIREMENTS)

OCCUPANCY LOAD

Total Building Occupant Load: 597 OCCUPANTS

EXIT WIDTHS

2 REQUIRED / 8 PROVIDED AS PART OF RENOVATION SCOPE

REQUIRED: 185 OCC. x .15= 27.75"
185 OCC. x .2 = 37"

PROVIDED: 3 x 36" = 108"

LEVEL OF ALTERATION (IEBC CHAPTER 3)

LEVEL 3 ALTERATION - LEVEL OF ALTERATIONS APPLY TO MORE THAN 50% OF THE BUILDING

FIRE BARRIER WALLS

2-HR WALL - SEE PLAN FOR LOCATION

ALLOWABLE AREA : (TABLE 504 AND SECTION 506)

OCCUPANCY GROUP B TYPE VB CONSTRUCTION

BASE ALLOWABLE AREA (TABLE 506.2):	36,000 SF (S1- SPRINKLERED)
FIRE AREA 1 SF =	7,129 SF
FIRE AREA 2 SF =	11,301 SF
TOTAL BUILDING SF =	18,430 SF

ALLOWABLE TRAVEL DISTANCES (IBC TABLE 1017.2)

THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL:

OCCUPANCIES B = 300 FEET. (SPRINKLERED)

MAXIMUM LENGTH OF EXIT ACCESS TRAVEL PROVIDED: 133 FEET

DEAD END CORRIDOR (IBC TABLE 1020.1 AND 1020.4):

50 FT. MAXIMUM (SPRINKLERED)

PLUMBING FIXTURE CALCULATIONS:

THE FOLLOWING CALCULATIONS BASED ON TOTAL OCCUPANT LOAD OF 597. 299 MALES & 299 FEMALES

WATER CLOSETS REQUIRED:

1/25 FOR FIRST 50 & 1/50 FOR THE REMAINDER = 7 MALE & 7 FEMALE

WATER CLOSETS:	REQUIRED	PROVIDED	
		7 MALE & 7 FEMALE	7 MALE & 8 FEMALE

LAVATORIES REQUIRED:

1/40 FOR FIRST 80 & 1/80 FOR THE REMAINDER = 5 MALE & 5 FEMALE

LAVATORIES:	REQUIRED	PROVIDED	
		5 MALE & 5 FEMALE	5 MALE & 5 FEMALE

1/100= 2 = 1 ACCESSIBLE AND 1 NON-ACCESSIBLE (STANDING PERSONS)

DRINKING FOUNTAINS: 2015 IBC TABLE 2902.1	REQUIRED	PROVIDED	
TOTAL OCCUPANT LOAD: 597/100=6 (1 PER 100)	6	6	2 ACCESSIBLE (HI/LOW)

JANITOR'S CLOSET:	REQUIRED	PROVIDED	
		1	1

PARKING REQUIREMENTS:

18,430 SF/200 = 93 SPACES

93 SPACES REQUIRED
187 SPACES PROVIDED

INCLUDING WITH THE PROVIDED SPACES
187 REGULAR PARKING SPACES
4 HANDICAP PARKING SPACES
3 SMALL CAR SPACES
3 MOTORCYCLE PARKING SPACES
187 TOTAL PARKING SPACES

LANDSCAPE REQUIREMENTS:

126,324 SF GROSS LAND AREA
- 18,430 SF BUILDING AREA
107,894 NET LOT AREA

107,894 NET LOT AREA x 15% =
16,184 SF LANDSCAPING REQUIRED

ZONING: IDO Part: 14-16-5 Table 5-5(C) Off-Street Parking

Use: Office
Zone: Previously C-3 Currently per IDO MX-H
Parking Requirements: 3.5 spaces / 1,000 sq. ft. GFA
(18,430 s.f. / 1,000) x 3.5 = 65 spaces required / 194 provided

2018 IECC (INTERNATIONAL ENERGY CONSERVATION CODE)

CHAPTER 3-C301-CLIMATE ZONE: 4B

CHAPTER 4-Table C402.1.3:

INSULATION ABOVE ROOF DECK	R-30ci
WALLS-METAL FRAME	R-13+R-7.5ci
HEATED SLAB	R-10, 24" BELOW

fbt | architects

MAIL: 6501 Americas Pkwy NE., Ste. 300, Albuquerque, NM 87110
PHO: 505.883.5200
FAX: 505.884.5390
WEB: www.fbtarch.com

CONSULTANT

OWNER
GAAR
1635 UNIVERSITY BLVD NE
ALBUQUERQUE, NM 87102
505-724-3476
NATHAN BROOKS
NBROOKS@GAAR.COM

ARCHITECT
FBT ARCHITECTS LTD.
ONE PARK SQUARE
6501 AMERICAS PKWY NE, STE 300
ALBUQUERQUE, NM 87110
P_505.883.5200
CONTACT: TED GRUMBLAT LEED AP
PRINCIPAL
TCG@FBTARCH.COM

LANDSCAPE ARCHITECT:
GROUNDWORK STUDIOS
ONE PARK SQUARE
6501 AMERICAS PKWY NE, STE 300
ALBUQUERQUE, NM 87110
505.212.9126 CONTACT: WILL MOSES
WILL@GROUNDWORKSTUDIONM.COM

STRUCTURAL ENGINEER
WALLA ENGINEERING
ONE PARK SQUARE
6501 AMERICAS PKWY NE, STE 301
ALBUQUERQUE, NM 87110
505881.3008 CONTACT: MIKE WALLA PE
MIKEW@WALLAENGINEERING.COM

MECHANICAL/ PLUMBING
ARSED ENGINEERING
4700 LINCOLN RD, NE
ALBUQUERQUE, NM 87109
CONTACT: PAT SEDILLO
PSEDILL@ARSEDENGR.COM

ELECTRICAL ENGINEER:
AC ENGINEERING ENTERPRISES, LLC
120 ALISO DRIVE, SE
ALBUQUERQUE, NM 87109
P: 505.842.5787
CONTACT: BUD TELC, PE
BUD@ACENM.COM

STATE OF NEW MEXICO
TED C. GRUMBLATT
No. 3382
9/27/2022
REGISTERED ARCHITECT
ARCHITECT

G.A.A.R. OFFICE BUILDING RENOVATION

CONSTRUCTION DOCUMENTS

1635 UNIVERSITY BLVD NE
ALBUQUERQUE, NM 87102

09.08.22

MARK	DATE	DESCRIPTION
1	9/2/22	CABQ Plan review changes
2	9/18/22	FIRE 1 REVIEW
3	9/27/22	ADDENDUM 2

ISSUE:	
DATE:	
PROJECT NO:	
CAD DWG FILE:	
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

SITE PLAN

FIRE 1

10/4/2022 3:29:52 PM