

PASCETTI STEEL BUILDING
2114 CLAREMONT AVE. NE
NEW BUILDING
ALBUQUERQUE, NM 87107



MARTIN F.M. GRUMMER
ARCHITECT
131 HOLLEY PLACE NE
ALBUQUERQUE, NM 87102 8710
(505) 261-2207



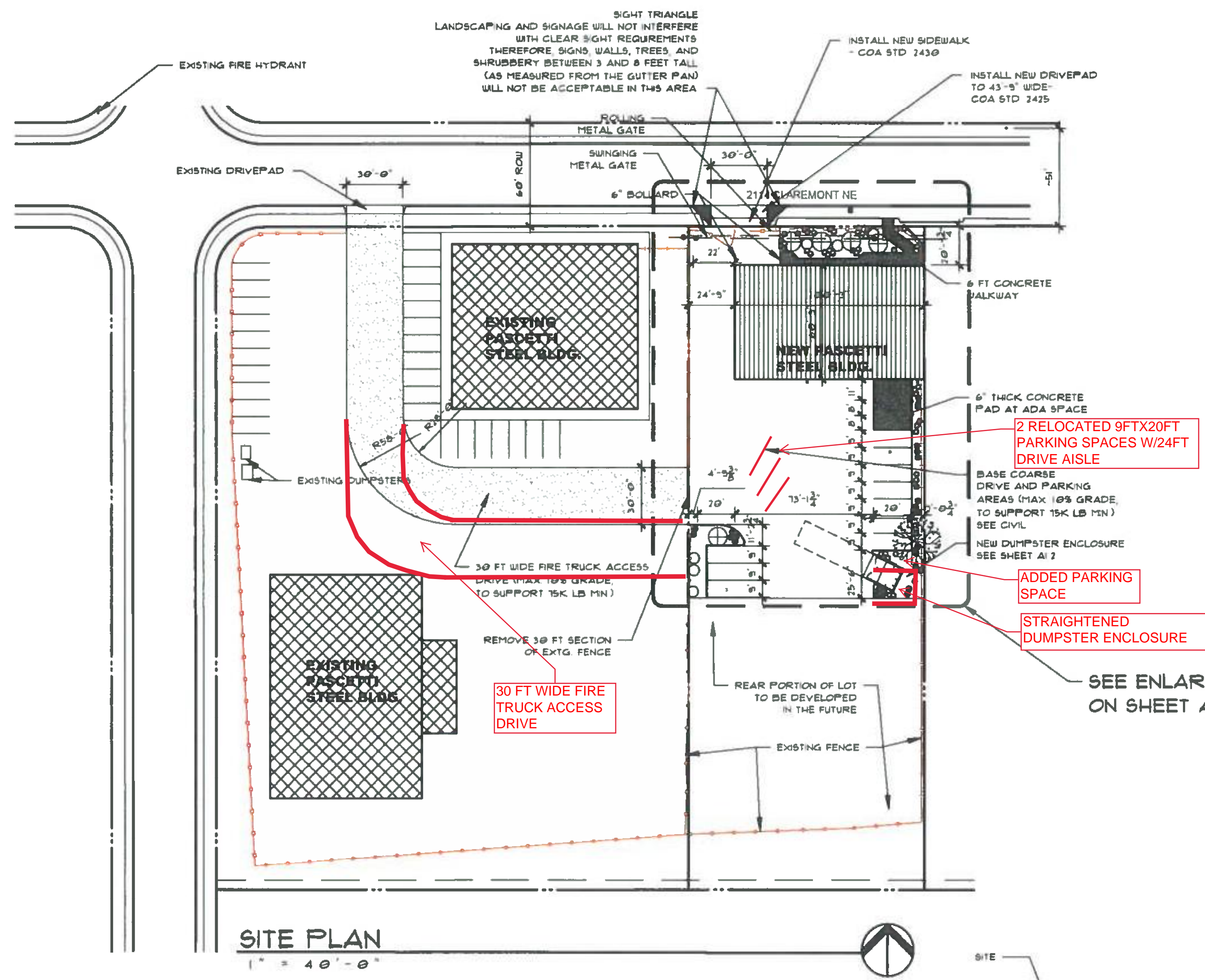
PASCETTI STEEL BUILDING
2114 CLAREMONT AVE. NE
ALBUQUERQUE, NM 87107
SITE PLAN / CODE ANALYSIS

DATE
10 AUG 2020
DRAWN BY
MFMG
CHECKED BY
VERIFIED BY

REVISIONS	

TCL

SHEET NO:
A1.1



GENERAL NOTES

- ANSI NOTES (ANSI A117.1 - 2003)
- 305.4 OPERABLE PARTS
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS (22.7 N) MAXIMUM.
- 404.2.4 THRESHOLDS AT DOORWAYS
IF PROVIDED, THRESHOLDS AT DOORWAYS SHALL BE 1 1/2 INCH (38 MM) MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 307 AND 303.
- 404.2.6 DOOR HARDWARE
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
- 404.2.7 CLOSING SPEED
404.2.7.1 DOOR CLOSERS
DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 17 DEGREES SHALL BE 5 SECONDS MIN.
- 404.2.7.2 SPRING HINGES
DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 18 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 15 SECONDS MINIMUM.
- 404.2.8 DOOR OPENING FORCE
FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
1. INTERIOR HINGED DOOR 5.0 POUNDS (22.7 N) MAXIMUM
2. SLIDING OR FOLDING DOOR 5.0 POUNDS (22.7 N) MAXIMUM
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.
- 606.4 FAUCETS
FAUCETS SHALL COMPLY WITH SECTION 305. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

ADDRESS	
2114 CLAREMONT AVE. NE ALBUQUERQUE, NEW MEXICO 87107	
LEGAL DESCRIPTION	
LOT J-1, REPLAT OF TRACT 'J' MENAUL DEVELOPMENT AREA	
ZONING	
NR-LM	
BUILDING AREAS	
NEW BUILDING	6,000 SF
PARKING	
11 REQ. IF PROVIDED	
11,000 LIGHT MANUFACTURING (4,330) = 4.33 REQ	
3,510,000 OFFICE (1,610) = 5.845 REQ	
MOTORCYCLE PARKING (1-75 AUTO SPACES) ONE SPACE REQ	
BIKE SPACES - 10% OF 11 AUTO SPACES OR 3 MIN = 3 REQ	

DRAWING INDEX			
A1.1	CODE ANALYSIS	A6.1	BUILDING SECTIONS
C1.1	GRADING/DRAINAGE PLAN	A7.1	DOOR SCHEDULE/DTLS
C1.2	SITE UTILITY PLAN	A7.2	WINDOW SCHEDULE
L1.2	LANDSCAPE PLAN	M1.0	MECH. LEGEND/NOTES
S0.1	STRUCT. GEN. NOTES	M1.1	MECH. FIRST FLOOR
S0.2	STRUCT. SPECIAL INSPECTIONS	M1.2	MECH. SECOND FLOOR
S1.1	FOUNDATION PLAN	M1.3	PLUMBING PLAN
S1.2	UPPER LEVEL FRAMING PLAN	M1.4	PLUMBING PLAN
S2.1	FOUNDATION SECTIONS	M1.5	MECH. DETAILS
S3.1	FRAMING SECTIONS	M1.6	MECH. EQUIP. SCHEDULE
S4.1	FRAMING DETAILS	E1	ELECTRICAL SITE PLAN
A1.2	ENLARGED SITE PLAN	E2	POWER PLANS
A2.1	FLOOR PLAN	E3	LIGHTING PLAN
A2.2	DIMENSION PLANS	E4	RISER DIAGRAM
A2.3	RESTROOM PLANS/ELEV. 5	F1.1	ELECTRICAL SCHEDULES
A3.1	REFLECTED CEILING PLAN	F2.1	FIRE 1 PLAN
A5.1	ELEVATIONS	F2.2	FIRE 2 PLAN

CODE ANALYSIS	
APPLICABLE CODES	
2015 INTERNATIONAL BUILDING EXISTING CODE	
2015 NEW MEXICO BUILDING CODE (TITLE 14)	
2003 ANSI	
OCCUPANCY GROUP F & B	
TYPE OF CONSTRUCTION (CH 6)	
TYPE V-B, UNSPRINKLED	
OCCUPANCY SEPARATION	
PER TABLE 508.4 NO SEPARATION REQ. BTWN B & F1 & S1	
OCCUPANT LOAD FOR MANUF. & OFFICE (TABLE 100.4.1)	
OFFICE AREA 1,610 SF @ 100/1 = 16.1 OCC	
MANUF. AREA 4,330 SF @ 100/1 = 43.3 OCC	
STOR. AREA 1,350 SF @ 300/1 = 4.5 OCC	
TOTAL O.C. 42.98 = 43 OCC	
EGRESS WIDTH (SECTION 100.5)	
WIDTH REQUIRED 43 X 2 = 86"	
WIDTH PROVIDED 4 X 32 = 128"	
MINIMUM NUMBER OF EXITS (TABLE 100.2.2)	
NUMBER REQUIRED 1, O.C. LESS THAN 45	
MAXIMUM TRAVEL DISTANCE = 75'	
FIRE EXTINGUISHERS (IFC TABLE 906.3.1)	
1/ 3,000 SF TWO 2A-10BC REQUIRED	
PLUMBING FIXTURES REQUIRED (TABLE 2502.1)	
ONE W.C. & ONE LAV. PER PER SEX PER 250.2	
DRINKING FOUNTAIN 1 PER 100	
1 SERVICE SINK	

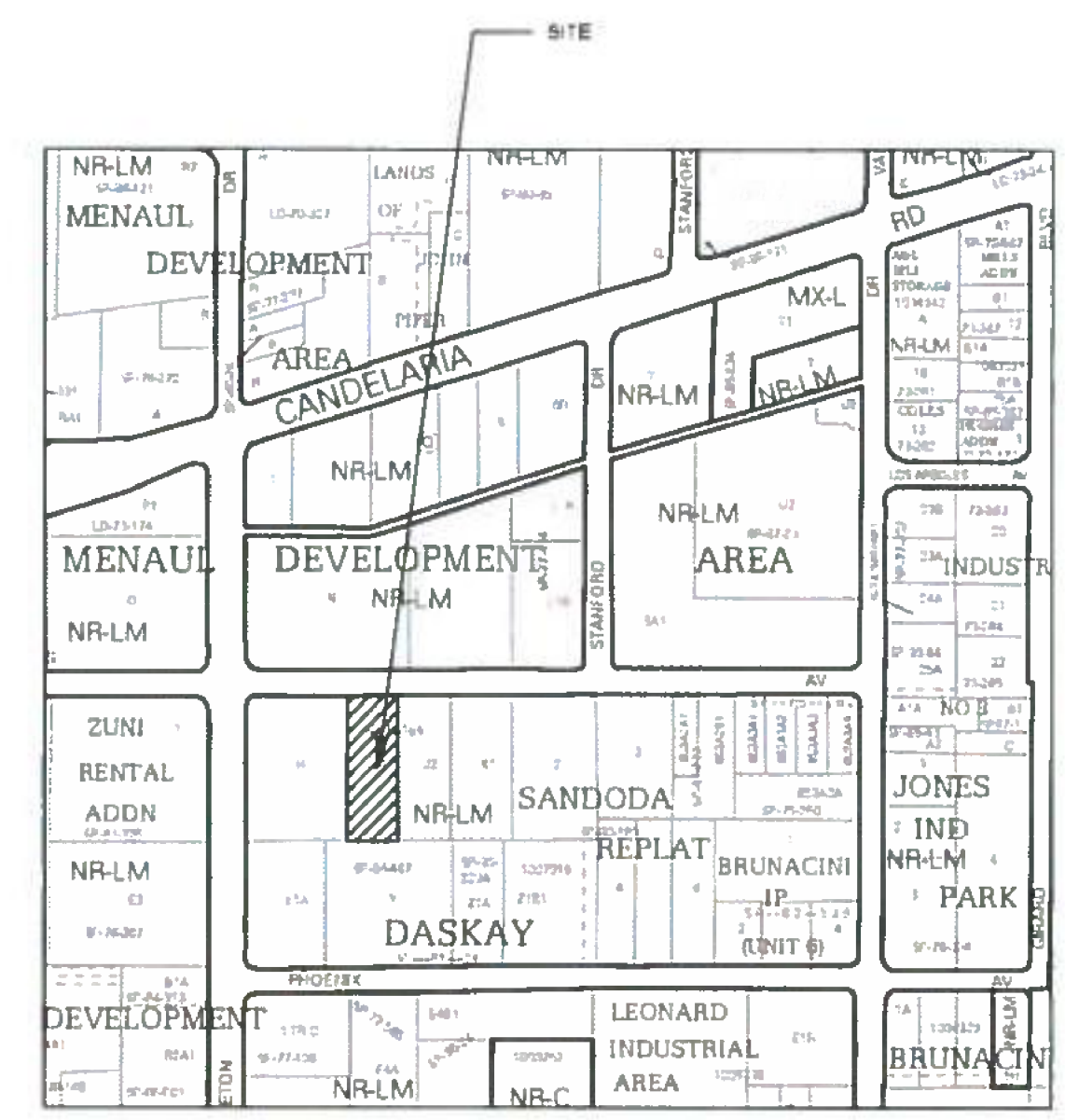
SCOPE OF WORK	
NEW SHOP BUILDING WITH OFFICES AND ADA RESTROOMS	
NEW ELEC. AND MEP WORK	
NEW SITE WORK	

FIRE MARSHAL	
1. SHOP DRAWINGS SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL FOR ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, OR AN OTHER FIRE RELATED SYSTEM.	
2. THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED WHEN REQUIRED BY THE 2015 INTERNATIONAL FIRE CODE.	
3. FIRE EXTINGUISHERS (IFC TABLE 906.3.1)	
1/ 3,000 SF ONE 2A10BC PER SUITE	
REQUIRED MAXIMUM TRAVEL DISTANCE = 75'	

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed
Date 9/21/20



AERIAL
NTS



VICINITY MAP
NTS

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.