

### BUILDING CODE COMPLIANCE

COMPLIES WITH 2015 INTERNATIONAL BUILDING CODE 2023 INTEGRATED DEVELOPMENT ORDINANCE (IDO)

OCCUPANCY GROUP: A-2, M, B  
 TYPE OF CONSTRUCTION: TYPE V-B  
 ALLOWABLE HEIGHT: 40 FT. (NOT SPRINKLED) (SINGLE STORY)  
 ACTUAL HEIGHT: 13'-6" FT.  
 ALLOWABLE AREA: NON-SPRINKLED A-2: 6,000 GSF M: 9,000 GSF B: 9,000 GSF  
 PROPOSED BUILDING AREA: BUILDING A: 1,231 GSF BUILDING B: 1,836 GSF BUILDING C: 4,161 GSF BUILDING D: 463 GSF TOTAL: 7,691 GSF

### PROJECT INFORMATION

PROJECT DESCRIPTION: TENANT IMPROVEMENT; RENOVATION OF AN EXISTING MOTEL INTO MULTIPLE MIXED-USE BUILDINGS CONSISTING OF KITCHEN DINING, RETAIL AND SMALL BUSINESSES  
 PROJECT ADDRESS: 6214 CENTRAL AVE SW, ALBUQUERQUE, NM 87105

### OCCUPANCY LOAD

PER TABLE 1004.1.2

BUILDING	AREA	CLASSIFICATION	SF	OCC. LOAD FACTOR	NO. OCCUPANTS
BUILDING A	COMMERCIAL KITCHENS	B (PER IBC 303.1.1)	354	200 GROSS	1.77
	RETAIL	M	318	60 GROSS	5.3
	BUSINESS	B	328	100 GROSS	3.28
	ACCESSORY / MECH / STORAGE		72	300 GROSS	0.24
TOTAL OCCUPANCY LOAD					10.59 - 11
BUILDING B	DINING	A-2	1126	15 NET	75.06
	COMMERCIAL KITCHENS	A-2	306	200 GROSS	1.53
	ACCESSORY / MECH / STORAGE		173	300 GROSS	0.58
	TOTAL OCCUPANCY LOAD				
BUILDING C	DINING	A-2	1090	15 NET	72.67
	COMMERCIAL KITCHENS	A-2	1284	200 GROSS	6.4
	BUSINESS	B	400	100 GROSS	4
	ACCESSORY / MECH / STORAGE		527	300 GROSS	1.75
TOTAL OCCUPANCY LOAD					88.49 - 89
BUILDING D	ACCESSORY / MECH / STORAGE		389	300 GROSS	1.29
	TOTAL OCCUPANCY LOAD				
TOTAL PROJECT OCCUPANCY LOAD					180

### EXIT REQUIREMENTS

PER SECTION 1005

NOTE: ALL ACCESSIBLE DOORS SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. MAXIMUM OPERATING FORCE FOR ALL DOORS SHALL BE 5 LBS. PANIC HARDWARE SHALL REQUIRE NO MORE THAN 15 LBS. OF PRESSURE TO RELEASE THE DOOR LATCH. DOOR HARDWARE SHALL BE MOUNTED A MINIMUM OF 34" AND A MAXIMUM OF 48" AFF.

**BUILDING A**  
 EXIT WIDTH REQUIRED: 11 x 0.2 = 2.2'  
 EXIT WIDTH PROVIDED: 36"  
 NUMBER OF EXITS REQUIRED: 1  
 NUMBER OF EXITS PROVIDED: 5

**BUILDING B**  
 EXIT WIDTH REQUIRED: 78 x 0.2 = 15.6'  
 EXIT WIDTH PROVIDED: 36"  
 NUMBER OF EXITS REQUIRED: 2  
 NUMBER OF EXITS PROVIDED: 3

**BUILDING C**  
 EXIT WIDTH REQUIRED: 89 x 0.2 = 17.8'  
 EXIT WIDTH PROVIDED: 36"  
 NUMBER OF EXITS REQUIRED: 2  
 NUMBER OF EXITS PROVIDED: 13

**BUILDING D**  
 EXIT WIDTH REQUIRED: 2 x 0.2 = 0.4'  
 EXIT WIDTH PROVIDED: 36"  
 NUMBER OF EXITS REQUIRED: 1  
 NUMBER OF EXITS PROVIDED: 3

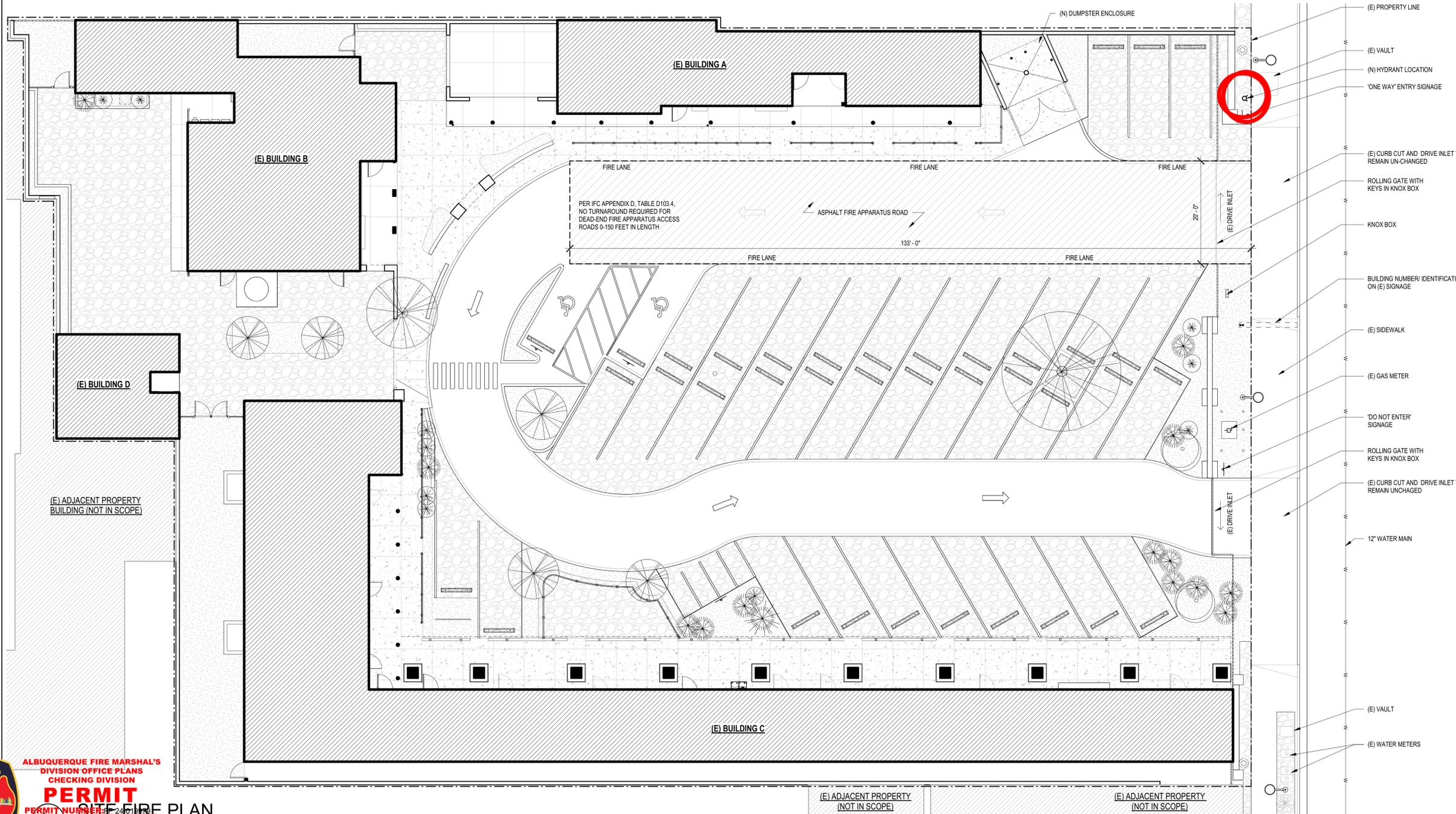
### FIRE PROTECTION REQUIREMENTS

PER CHAPTER 9

1. FIRE ALARM WIRING TO BE PLACED IN CONDUIT THROUGHOUT. SEE ELECTRICAL FOR MORE INFORMATION.  
 2. SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL OF ANY INSTALLATION OR MODIFICATION TO THE FIRE ALARM SYSTEM, KITCHEN SUPPRESSION SYSTEM, OR ANY OTHER FIRE RELATED SYSTEM.

FIRE EXTINGUISHERS: FOR ORDINARY (MODERATE) HAZARD AT LEAST ONE 4A:BC 10 LB EXTINGUISHER FOR EACH 1,500 SF. THE MINIMUM TRAVEL DISTANCE TO AN EXTINGUISHER IS 75 FEET.

BUILDING A:	1,231 GSF / 1,500 = 0.82 - 1 EXTINGUISHERS NEEDED	5 PROVIDED
BUILDING B:	1,836 GSF / 1,500 = 1.2 - 2 EXTINGUISHERS NEEDED	2 PROVIDED
BUILDING C:	4,161 GSF / 1,500 = 2.8 - 3 EXTINGUISHERS NEEDED	9 PROVIDED
BUILDING D:	463 GSF / 1,500 = 0.30 - 1 EXTINGUISHERS NEEDED	1 PROVIDED



CENTRAL AVE.



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CONSULTANTS

### LA HACIENDA

6214 Central Ave SW,  
 Albuquerque, NM 87105

MARK	DATE	DESCRIPTION
B_AD PROJECT #	2401	
FILE:	LA HACIENDA_SD CF.RVT	
DATE:	06/03/2024	
DRAWN BY:	CC	
CHECKED BY:	MRB	

### SITE PLAN FIRE

### FIRE 1

SHEET \_OF\_

ALBUQUERQUE FIRE MARSHAL'S OFFICE  
 DIVISION OFFICE PLANS  
 CHECKING DIVISION  
**PERMIT**  
 PERMIT NUMBER: 240177  
 APPROVED DATE: 06/03/24  
 SCALE: 1/8" = 10'-0"  
**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:** 1750 GPM, 1 HYDRANT, VB