BROADWAY APARTMENTS

314 BROADWAY SE
ALBUQUERQUE, NM 87102

PROJECT DESCRIPTION: NEW 3 LEVEL APARTMENT BUILDING CONSISTING OF SIX (6) TWO BEDROOM UNITS AND FOUR (4) ONE BEDROOM UNITS. SIX OFF STREET VEHICLE PARKING AREAS ARE PROVIDED VIA CARPORTS. SITE IMPROVEMENTS REQUIRED FOR DEVELOPMENT.

ADOPTED CODES:

2015 International Existing Building Code
2021 NM Plumbing Code
2021 NM Mechanical Code
2018 International Energy Conservation Code
2017 Electrical Code

Design Criteria

Ground snow load – 20 psf
Frost line depth – 16"
Wind speed – 90 mph (3 second gust)
Seismic Design Category – C

CODE ANALYSIS

LEGAL DESCRIPTION: 010 007HUNINGS HIGHLAND ADD
LOT SIZE: .1647 ACRES

ZONING
ZONING: MX-L, CPO - 3
MAIN STREET CORRIDOR AREA
1,320 FEET (¼ MILE OF PREMIUM TRANSIT STATION AREA
AREA OF CHANGE, ABUTTING AREA OF CHANGE

DEVELOPMENT AREA
NEW CONSTRUCTION
FIRST FLOOR: 2488 SQFT
SECOND FLOOR: 3904 SQFT
THIRD FLOOR: 3904 SQFT
TOTAL SQUARE FEET: 10,296 SQFT

PARKING REQUIREMENTS
MULTIFAMILY, UC-MS-PT: 1 space/ DU

PARKING CALCULATIONS:
10 UNITS = 10 SPACES
PARKING REDUCTION: 4 SPACES (40%) *
TOTAL REQUIRED PARKING SPACES: 6 SPACES
*30% reduction for location within 1,320 of 15 min transit service
*10% reduction for location within 330 feet of transit stop.

PARKING PROVIDED ON SITE: 6 SPACES
PARKING PROVIDED ON STREET: 2 SPACES

MOTORCYCLE PARKING REQUIRED: 1 SPACE/ 25 VEHICLE SPACES
MOTORCYCLE PARKING PROVIDED: 1 SPACE

BICYCLE PARKING REQUIRED: 3 SPACES
BICYCLE PARKING PROVIDED: 3 SPACES

ADA SPACES REQUIRED: 1 VAN ACCESSIBLE
ADA SPACES PROVIDED: 1 VAN ACCESSIBLE

BUILDING CODE
2015 IEBC
OCCUPANCY: R-2
CONSTRUCTION TYPE: V-B, SPRINKLERED

FIRE HYDRANT REQUIREMENTS
FIRE FLOW REQUIREMENTS PER 2015 IFC APPENDIX B
CONSTRUCTION TYPE: V-B
SQUARE FOOTAGE: 10,296 SQFT

REQUIRED FIRE FLOW PER TABLE B105.1(2) : 2750 GPM, 2 HR DURATION
FIRE FLOW REDUCTION PER TABLE B105.2, 2750 GPM -687.5 GMP=2062.5 GPM

FIRE HYDRANT REQUIRED PER 2015 IFC APPENDIX C: 2 HYDRANTS WITHIN 450 FEET
PROVIDED FIRE HYDRANTS: 2 HYDRANTS WITHIN 450 FEET

ACCESSIBLE DWELLING AND SLEEPING UNITS
REQUIRED NUMBER OF TYPE A UNITS: 2% OR 1 FOR 20 OR MORE DU.
PROVIDED TYPE A UNITS: NONE (10 DWELLING UNITS PROVIDED ON SITE)
TYPE B UNITS PROVIDED: TWO (2) IN BUILDING 1, BUILDING 2 EXEMPT PER 1107.7.1.

SPRINKLER REQUIREMENTS

SPRINKLERED, PER 903.2.8
FIRE PARTITIONS BETWEEN UNITS (420.2)
HORIZONTAL UNIT SEPARATIONS (420.3 CONSISTENT WITH SECTION 711)
SMOKE ALARMS PER SECTION 907.2.11

ALLOWABLE BUILDING AREA
PERIMETER: 250 FT
FRONTAGE: 50 FT

FRONTAGE INCREASE FACTOR, PER 506.3.3
I=(F/P - .25) W/ 30
I= (100/150 =.25)50/ 30
I=0.18

ALLOWABLE BUILDING AREA INCREASE PER 506.3
A= (Af + (NS X IF) X S
A= (700 + (40 X 0.18) X 3
A= 21,021 SQFT

PROPOSED BUILDING AREA
FIRST FLOOR: 2488 SQFT
SECOND FLOOR: 3904 SQFT
THIRD FLOOR: 3904 SQFT
TOTAL HEATED FLOOR: 10,296 SQFT

ALLOWABLE BUILDING HEIGHT
ALLOWABLE: 60 FEET
ALLOWABLE STORIES ABOVE GRADE PLANE: 3
PROPOSED: 30 FEET, 3 STORIES ABOVE GRADE PLANE

OCCUPANCY CALCULATION
CLASSIFIED AS R-2 OCCUPANCY PER IBC 2015 310.4
GROSS BUILDING AREA 10,296 SQFT,
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT, OLF 200 GROSS PER TABLE 1004.1.2

BUILDING 1
BUILDING 1 GROSS FLOOR AREA: 7,464 SQFT
FIRST FLOOR BUILDING: 2488 SQFT/ 200 =13 OCCUPANTS
SECOND FLOOR: 2488 SQFT/ 200 =13 OCCUPANTS
THIRD FLOOR: 2488 SQFT/ 200 =13 OCCUPANTS
TOTAL BUILDING OCCUPANTS: 39

BUILDING 2
BUILDING 2 GROSS FLOOR AREA: 4,248 SQFT
SECOND FLOOR: 1416 SQFT/ 200 =7 OCCUPANTS
THIRD FLOOR: 1416 SQFT/ 200 =7 OCCUPANTS
TOTAL BUILDING OCCUPANTS: 15

EGRESS SIZING, PER 1005
BUILDING 1
STAIRWAY PER 1005.3.1
EGRESS FACTOR 13 X0 .3 INCH = 3.9

OTHER EGRESS COMPONENTS PER 1005.3.2
EGRESS FACTOR 13 X 0.2 INCH =2.6

EXIT TRAVEL DISTANCE PER TABLE 1017.2: 250 FEET

BUILDING 2
STAIRWAY PER 1005.3.1
ACCESSIBLE STAIR EGRESS REQUIREMENT: 44 INCHES
EGRESS FACTOR 8 X .3 INCH = .2.4

OTHER EGRESS COMPONENTS PER 1005.3.2
EGRESS FACTOR .8 X 0.2 INCH =1.6

EXIT TRAVEL DISTANCE PER TABLE 1017.2: 250 FEET

NUMBER OF EXIT AND EXIT ACCESS DOORWAYS PER 1006
REQUIRED EXITS
BUILDING 1
MAXIMUM OCCUPANT LOAD: 10 PER FLOOR
PROPOSED OCCUPANT LOAD: 13 PER FLOOR (LESS THAN 20, SEE EXCEPTION BELOW)
MAXIMUM TRAVEL DISTANCE: 125 FEET
PROPOSED TRAVEL DISTANCE:

EXCEPTION: R-2 OCCUPANCY: ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET PER 1006.2.1

MINIMUM EXITS OR ACCESS TO EXITS PER STORY, TABLE 1006.3.2 SINGLE EXITS
BUILDING PROVIDED WITH SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND PROVIDED WITH AND EMERGENCY ESCAPE AND RESCUE OPENINGS IN ACCORDANCE WITH SECTION 1030.
R-2 OCCUPANCY, FIRST, SECOND, THIRD STORY ABOVE GROUND PLAN
MAX DWELLING UNITS PER STORY: 4
PROPOSED DWELLING UNITS PER STORY: 2

ATRIUM
INTERIOR EXIT STAIRWAYS AND RAMPS, PER 1023 AND 404.6
NOT LESS THAN 1-HR FIRE RATING PER 1023.2 AND 404.6
FIRE ALARM SYSTEM PER SECTION 907.2.14 PER 404.4
SMOKE CONTROL PER SECTION 909 PER 404.5
STANDBY POWER IN ACCORDANCE WITH 909.11 PER 404.7
INTERIOR FINISH OF WALLS AND CEILING OF THE ATRIUM SHALL NOT BE LESS THAN CLASS B PER 404.8

BUILDING 2
MAXIMUM OCCUPANT LOAD: 10 PER FLOOR
PROPOSED OCCUPANT LOAD: 8 PER FLOOR
MAXIMUM TRAVEL DISTANCE: 125 FEET
PROPOSED TRAVEL DISTANCE:

MINIMUM EXITS OR ACCESS TO EXITS PER STORY, TABLE 1006.3.2 SINGLE EXITS
BUILDING PROVIDED WITH SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND PROVIDED WITH AND EMERGENCY ESCAPE AND RESCUE OPENINGS IN ACCORDANCE WITH SECTION 1030.
R-2 OCCUPANCY, FIRST, SECOND, THIRD STORY ABOVE GROUND PLAN
MAX DWELLING UNITS PER STORY: 4
PROPOSED DWELLING UNITS PER STORY: 2

PLUMBING CALCULATIONS per table 2902.1
R-2

BUILDING 1
REQUIRED WATER CLOSET: 1 PER DU
PROVIDED WATER CLOSET: 2 PER DU
REQUIRED LAVATORY: 1 PER DU
PROVIDED LAVATORY: 2 PER DU
REQUIRED BATH TUB OR SHOWER: 1 PER DU
PROVIDED BATH TUB OR SHOWER: 2 PER DU
REQUIRED KITCHEN SINK: 1 PER DU
PROVIDED KITCHEN SINK: 1 PER DU
REQUIRED AUTOMATIC CLOTHES WATER CONNECTION PER 20 DU: 1
PROVIDED AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DU: 6 (1/ UNIT)

BUILDING 2
REQUIRED WATER CLOSET: 1 PER DU
PROVIDED WATER CLOSET: 1 PER DU
REQUIRED LAVATORY: 1 PER DU
PROVIDED LAVATORY: 1 PER DU
REQUIRED BATH TUB OR SHOWER: 1 PER DU
PROVIDED BATH TUB OR SHOWER: 1 PER DU
REQUIRED KITCHEN SINK: 1 PER DU
PROVIDED KITCHEN SINK: 1 PER DU
REQUIRED AUTOMATIC CLOTHES WATER CONNECTION PER 20 DU: 1
PROVIDED AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DU: 6 (1/ UNIT)

FIRE PROTECTION NOTES

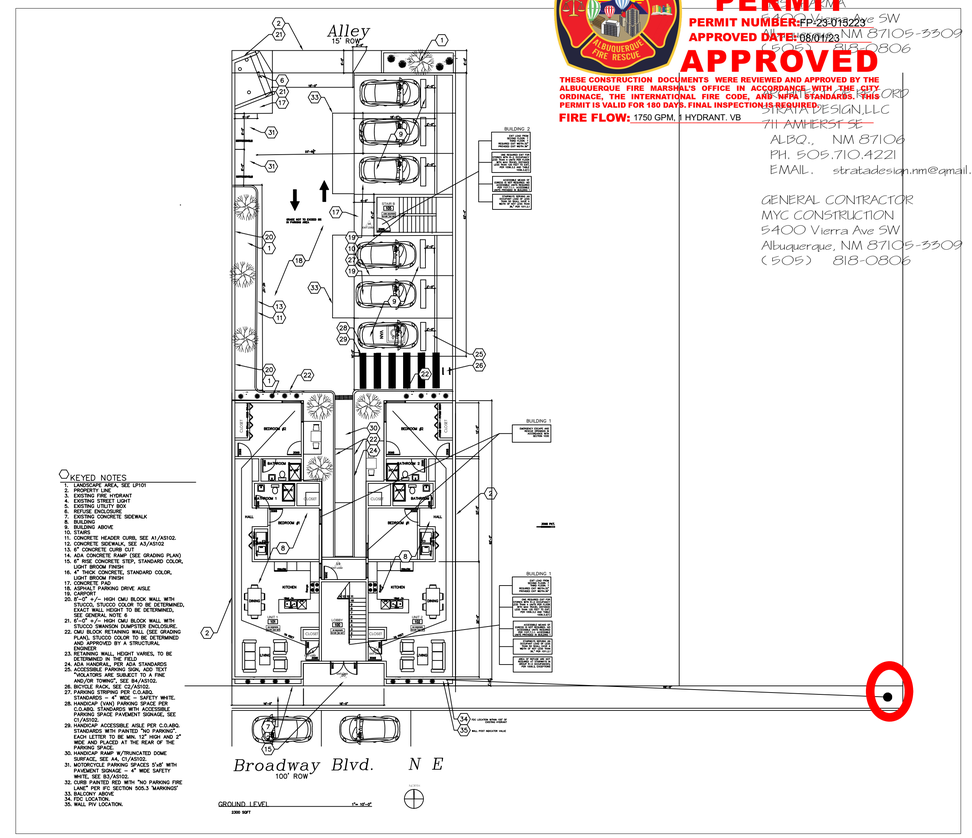
1. FIRE SPRINKLER: EXISTING BUILDING NON SPRINKLED
2. FIRE EXTINGUISHERS: PER IBC 2015 OR LOW HAZARDS: (1), TYPE 10-B EXTINGUISHERS SHALL E PROVIDED PER 3,000 SQFT WITH A MAXIMUM TRAVEL DISTANCE F 75.'
3. FIRE EXTINGUISHERS PROVIDED: (2) TYPE 2-10ABC FIRE EXTINGUISHERS.
4. EMERGENCY LIGHTING: EMERGENCY LIGHTING IS PROVIDED BY INTEGRAL BATTERY BACK UP. THESE LIGHTS ARE INDICATED ON THE PLAN.
5. HAZARDOUS MATERIALS: NO HAZARDOUS MATERIALS SHALL BE STORED ON SITE.
6. 2015 IEBC ALTERATIONS LEVEL 3 - 804.2.2. AUTOMATIC SPRINKLER PROTECTION REQUIRED IN ACCORDANCE WITH 2015 IBC AS APPLICABLE TO NEW CONSTRUCTION. PER IBC 903: AUTOMATIC SPRINKLER PROTECTION NOT REQUIRED FOR B OCCUPANCY.

Fire protection systems shall be deferred submittals and shall be noted as such on the plan. Examples:

1) Shop drawings will be submitted to the fire marshal's office for review and approval of any installation or modification to the 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.

7. PER 2015 IEBC 804.2.2: EXITS ARE NOT SHARED BY MORE THAN ONE TENANT.



ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP-23-015223
APPROVED DATE: 08/01/23
APPROVED
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINACE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
FIRE FLOW: 1750 GPM, 3 HYDRANT, VB

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GENERAL CONTRACTOR
MYC CONSTRUCTION
5400 Vierra Ave SW
Albuquerque, NM 87105-3309
(505) 818-0806

TABLE C105.1 REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS[a]

FIRE FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS[b,c,d,e,f,g] (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO a HYDRANT[b,f,g]
1,750 or less	1	500	250
1,751–2,250	2	450	225
2,251–2,750	3	450	225
2,751–3,250	3	400	225
3,251–3,500	4	350	210
3,501–4,000	5	300	180
4,001–4,500	6	300	180
4,501–5,000	6	250	120
5,001–7,000	7	200	100
7,001 or more	8 or more[h]	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

a. Reduce by 100 feet for dead-end streets or roads.
b. Where streets are provided with median divisions that cannot be crossed by the hydrant-yielding hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be staggered on an alternating basis.
c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
d. Reduce by 50 feet for dead-end streets or roads.
e. One hydrant shall be located at the fire station in addition to the minimum number of hydrants required.
f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the International Fire Code.
g. A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2 of the International Fire Code or Section P2904 of the International Residential Code.
h. Fire flow sums inflicted is sufficient to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

FIRE FLOW REQUIREMENTS

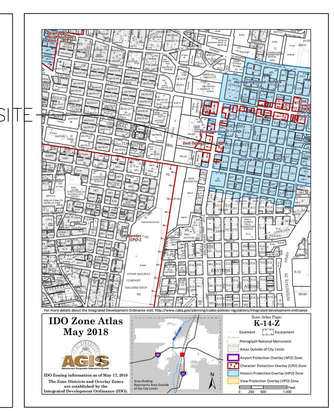
CONSTRUCTION TYPE: V B, SPRINKLED
SQUARE FOOTAGE:10,296 SQFT

REQUIRED FIRE FLOW: 1500
AVAILABLE FIRE FLOW: 1500

NUMBER OF REQUIRED HYDRANTS PER IFC APPENDIX F: 2

NUMBER OF HYDRANTS AVAILABLE WITHIN 225 FEET: 2

HYDRANT LOCATION AND FLOW



VICINITY MAP - ZONE ATLAS K-14

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

ALL MEASUREMENTS & DIMENSIONS TO BE CHECKED & CONFIRMED BY OWNER AND CONTRACTOR
THE STRUCTURAL INTEGRITY OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER

FIRE 1

BROADWAY APARTMENTS
314 BROADWAY SE
ALBUQUERQUE, NEW MEXICO 87102

REVISIONS | 0

PRELIM. SET

SHEET NO.
FIRE 1
DATE:
7/14/23