

PROJECT NARRATIVE

PROJECT IS LOCATED AT 809 OLD COORS DR. SW. PROJECT IS REMODELED TO BE A DAY CARE FACILITY. CONSISTING OF A REMODEL TO AN EXISTING BUILDING AND AN ADDITION TO EXISTING STRUCTURE. THE NEW ADDITION IS A WOOD FRAME STRUCTURE ATTACHED TO AN EXISTING CMU BUILDING.

LIFE SAFETY GENERAL NOTES

- A. PREMISE IDENTIFICATION - SHALL BE MINIMUM 6 INCHES HIGH X 1 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- B. GENERAL CONTRACTOR TO PROVIDE AND INSTALL NOCK BOX. NOCK BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION AND BE MOUNTED NO HIGHER THAN 6'-0" ABOVE FINISH FLOOR. THE NOCK BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN ACCESS TO BUILDING AND FIRE RISER ROOM. FINAL LOCATION TO BE APPROVED BY THE FIRE MARSHALL.
- C. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC. 1 PER EACH 3,000 S.F. (OR ONE AT EACH TENANT SPACE W/3,000 S.F. OR LESS). REF: FLOOR PLANS FOR QUANTITY, LOCATIONS AND TYPE.
- D. ALL EXIT SIGNS AND EMERGENCY LIGHTING SHALL HAVE BATTERY BACK-UP, REF: ELECTRICAL.

CODE DATA:

LEGAL DESCRIPTION:

LOT 5, BLOCK E, CARLOS REY SUBDIVISION
UPC: 101105627746511912
ZONED: NR-C (OLD C-3)

INTERNATIONAL BUILDING CODE 2015

ZONE: NR-C (NON-RESIDENTIAL COMMERCIAL)
TYPE OF CONSTRUCTION: VB
DAYCARE FACILITY

CHAPTER 3 OCCUPANCY AND USE CLASSIFICATION:
SECTION 303.4 ASSEMBLY GROUP

B, CHILD DAYCARE

TABLE 504.4 ALLOWABLE NUMBER OF STORIES: GROUP B, TYPE V-B: 2 STORY

TABLE 506.2 ALLOWABLE AREA FACTOR IN SF: GROUP B, TYPE V-B; 9,000 SF

CLASS ROOM AREA REQUIREMENTS
35 S.F. PER STUDENT
PLAYGROUND AREA REQUIREMENTS
75 S.F. PER STUDENT

TABLE 504.3 ALLOWABLE HEIGHT: TYPE B OCCUPANCY: ALLOWABLE HEIGHT 40'
BUILDING AREA: 3,068 S.F. (GROSS S.F.)

LOT AREA: 10,018.8 SF
BUILDING AREA: 4,082 SF (4%)
PAVING, SIDEWALKS: 36,301 SF (24%)

REMAINING SITE AREA: 29,556 SF
REQUIRED LANDSCAPE AREA 51,669/15%: 4,433 SF (3%)

REMAINING NON-LANDSCAPE AREA: 25,123 SF (16%)

PARKING REQUIRED BY IDO TABLE 5-5-1, 1 SPACE PER 400 SQ. FT.
3800 SQ. FT./400=10 SPACES REQUIRED
12'-7"-6"x19'-0" PARKING SPACES PROVIDE (1 HANDICAPPED)
1 MOTORCYCLE SPACES PROVIDED

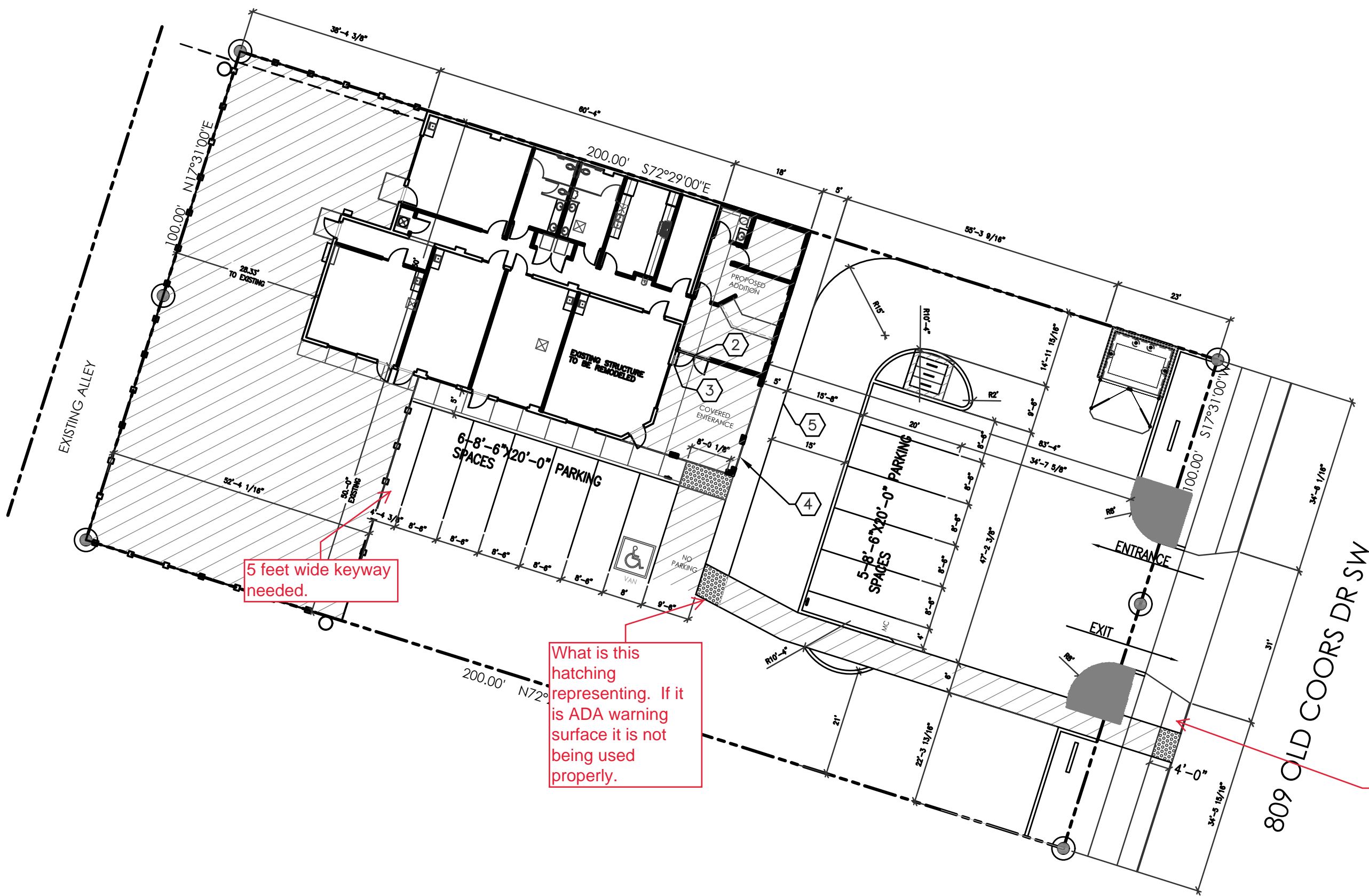
DEFERRED SUBMITTAL

FIRE FLOW REQUIREMENTS

TYPE 2B - 5,200 S.F.
0-5,900 S.F. = 1,500 G.P.M. = 2 HOUR FLOW DURATIONS
1,750 OR LESS G.P.M. = 1 HYDRANT = 500 FEET SPACING = 250 FEET MAX DISTANCE

KEYED NOTES

- EXISTING FIRE HYDRANT LOCATION, REF: UTILITY SITE PLAN.
- 2'-3/4" WIDE EXIT DOOR WITH EGRESS DEVICE, REF: DOOR SCHEDULE FOR DOOR SIZE.
- KNOX BOX LOCATION BETWEEN 4' AND 6' A.F.F. ILLUMINATED AND IMMEDIATELY VISIBLE.
- PREMIS ID LOCATION COORDINATE WITH FIRE MARSHAL.
- FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE TO CURBS 5" HIGH WHITE LETTER "NO PARKING, FIRE LANE", TYP. EVERY 15' OVER 6' WIDE RED STRIPE, REF: FIRE ORD. 503.3.1.



1 SITE PLAN
1"=20.00'

Approved for Access Solid Waste Department
02-10-21 HERMAN GALLEGOS *Herman Gallegos*
Hazard Route

PLAYHOUSE LEARNING CENTER
FIRE SITE PLAN
809 OLD COORS BLVD. SW
ALBUQUERQUE, NM
PROJECT #2056

REVISION	DATE
DATE	2-3-2021
SHEET NUMBER	FIRE 1.0