

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 CMU BUILDING AND ADDING A NEW WOOD FRAMED ADDITION TO THE EXISTING STRUCTURE.

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 MARSHAL.
- 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 2018

ZONE: NR-C (NON-RESIDENTIAL COMMERCIAL)
TYPE OF CONSTRUCTION: EXISTING TYPE V-B, NEW TYPE V-B (NON-SPRINKLED)
CHAPTER 3 OCCUPANCY AND USE CLASSIFICATION: SECTION 303.4 GROUP E, DAY CARE FACILITY
TABLE 504.4 ALLOWABLE NUMBER OF STORIES: GROUP E, TYPE V-B: 1 STORY
TABLE 506.2 ALLOWABLE AREA FACTOR IN SF: GROUP E, TYPE V-B: 9,500 SF
TABLE 504.3 ALLOWABLE HEIGHT: GROUP E, TYPE V-B: 40'

SECTION 903 FIRE ALARM & DETECTION SYSTEM: NOT REQUIRED FOR GROUP E (LESS THAN 12,000 S.F.)

SECTION 1005.3.2 - OTHER EGRESS COMPONENTS: EGRESS WIDTH REQUIRED: 74 x .2 = 14.8 INCH MIN. WIDTH
EGRESS WIDTH PROVIDED: 8-36" WIDE DOORS = 288"

TABLE 1006.3.1 - MINIMUM NUMBERS OF EXITS OR ACCESS TO EXITS PER STORY: 1-500 OCCUPANTS PER STORY = 2 EXITS REQUIRED
ACTUAL OCCUPANT LOAD = 74, 7 EXITS PROVIDED
TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE: MAXIMUM TRAVEL DISTANCE TO AN EXIT IS 200' (NON-SPRINKLED)

EXISTING AREA: 3,261 S.F. (GROSS S.F.)
NEW AREA: 540 S.F. (GROSS S.F.)
BUILDING AREA: 3,801 S.F. (GROSS S.F.)

OCCUPANT LOAD
OFFICE AREA: 1,746 S.F./100 = 17.46 (18) OCC
DAYCARE AREA: 1,931 S.F./35 = 55.17 (56) OCC
TOTAL: 74 OCCUPANTS

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

FIRE FLOW REQUIREMENTS

TYPE VB 3,801 S.F.
3,601-4,800 S.F. = 1,750 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

1. NEW FIRE HYDRANT LOCATION.
2. 2-36" WIDE EXIT DOOR WITH EGRESS DEVICE. REF: DOOR SCHEDULE FOR DOOR SIZE.
3. KNOX BOX LOCATION BETWEEN 4' AND 6' A.F.F. ILLUMINATED AND IMMEDIATELY VISIBLE.
4. PREMIS ID LOCATION COORDINATE WITH FIRE MARSHAL.
5. 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.
6. EXISTING WATER METER.
7. ASPHALT PAVING SUPPORTING 75,000 LBS. LESS THAN 10% GRADE.
8. NEW 6" FIRE HYDRANT LINE.

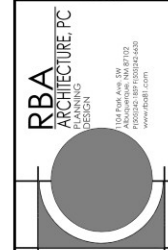
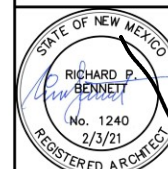


FIRE 1 PERMIT
ALBUQUERQUE FIRE MARSHAL'S
OFFICE PLANS CHECK DIVISION
PERMIT NUMBER: 21-005415
APPROVED BY: [Signature]
APPROVED DATE: 3-4-21
APPROVED

SQFT: 3801 CONSTRUCTION TYPE: V-B
GPM: 1750 NUMBER OF HYDRANTS: 1
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

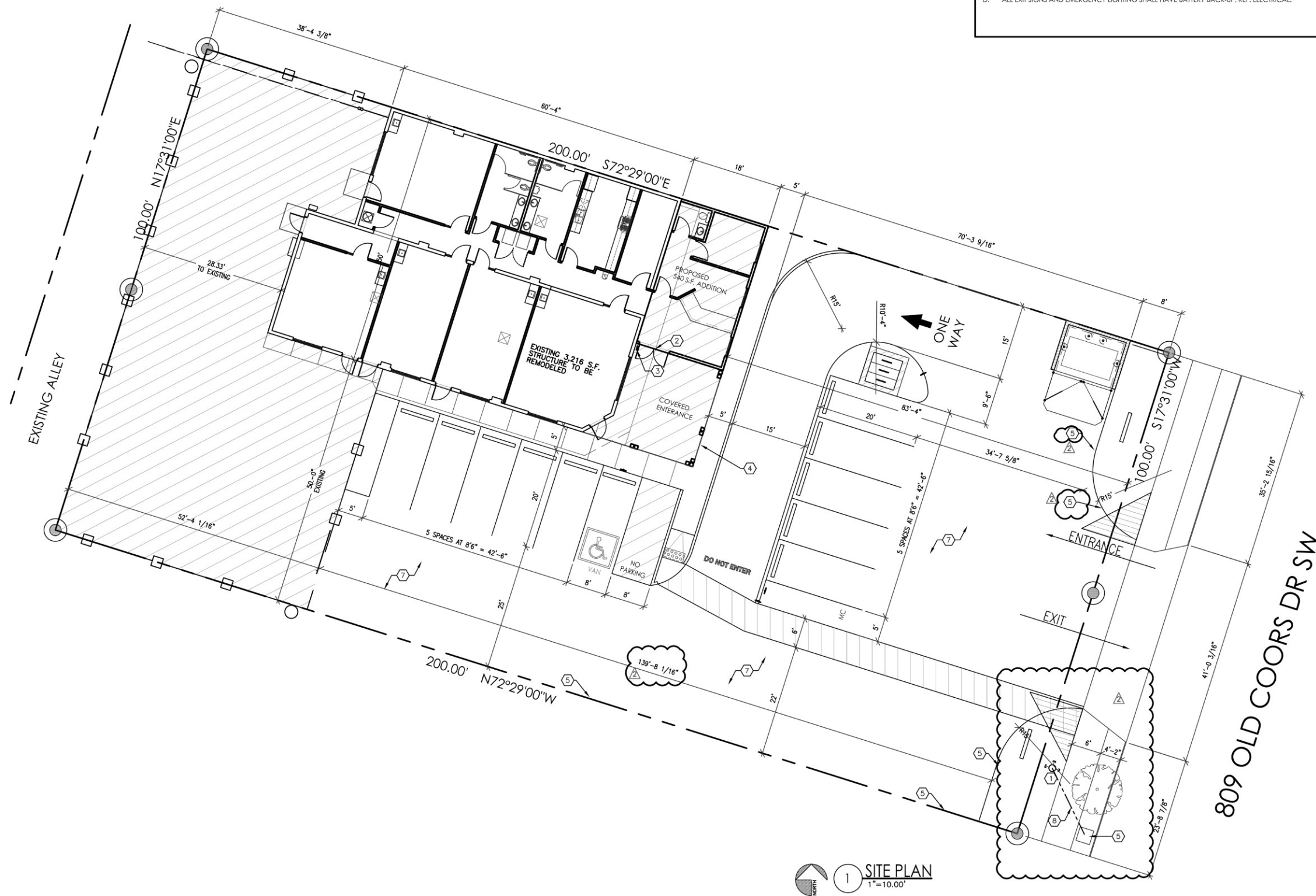
PLAYHOUSE LEARNING CENTER
FIRE SITE PLAN
809 OLD COORS BLVD. SW
ALBUQUERQUE, NM
PROJECT #2056

REVISION DATE
PER FIRE REVIEW
02-25-2021
PER FIRE REVIEW
03-01-2021



DATE
2-3-2021

SHEET NUMBER
FIRE 1.0



1 SITE PLAN
1" = 10.00'