

PROJECT DESCRIPTION

TENANT IMPROVEMENT, EXISTING BUILDING, 2--LEVELS, CONCRETE MASONRY WITH WOOD AND STEEL INTERIOR FRAMING. OFFICE USE, NO CHANGE IN OCCUPANCY. NO CHANGE IN INTERIOR PARTITIONS. NO CHANGE IN MECHANICAL OR PLUMBING SYSTEMS. UPGRADE EXISTING LIGHTING FIXTURES TO L.E.D.

NOTE: NO CHANGE IN INTERIOR PARTITIONS WITH THIS PROJECT, TYPICAL BOTH LEVELS.

IEBC EXISTING BUILDING CODE

INTERNATIONAL EXISTING BUILDING CODE (IEBC) ALTERATION LEVEL 1: REMOVAL AND REPLACEMENT OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES THAT SERVE THE SAME PURPOSE. ALTERATIONS SHALL COMPLY WITH CHAPTER 7.

705: FACILITY THAT IS ALTERED SHALL COMPLY WITH IBC ACCESSIBLE REQUIREMENTS.

FIRE CODE DATA REFERENCES PER IFC

EXIT AND EMERGENCY LIGHTS AS SHOWN.

PORTABLE FIRE EXTINGUISHERS (TABLE 906.3--1): TRAVEL DISTANCE TO ANY FE (2A15B) WITH WALL BRACKET SHALL NOT TO EXCEED 75 LF. ONE FE PER 3000 SF. (3,700 SF/3000 = 2 EXTINGUISHERS, PER FLOOR, REQUIRED,). 2 EXTINGUISHERS, PER FLOOR, PROVIDED.

PROVIDE AND INSTALL KNOX--BOX 3200 SERIES, OR EQUAL, AS SHOWN. (COLOR: ALUMINUM) MOUNT AT 48" ABOVE FINISH SLAB/GRADE TO TOP OF BOX.

IBC CODE DATA

EXISTING CONSTRUCTION TYPE: V--B (COMBUSTIBLE)

OCCUPANCY: B (OFFICE)

508.3 OCCUPANCIES (NONSEPARATED), NO SEPARATIONS REQUIRED

EXISTING BUILDING AREAS AND OCCUPANT LOADS TOTAL BUILDING: 7400 SF (74 OCCUPANTS)

GROUND LEVEL: 3700 SF/100 = 37 OCCUPANTS

UPPER LEVEL: 3700 SF/100 = 37 OCCUPANTS

TABLE 506.2 ALLOWABLE BLDG AREA (B/V--B): 9,000 SF

EXITS REQUIRED (TABLE 1006.3.1): 2 (2 PROVIDED)

1007.1.1 -- REQUIRED SEPARATION OF EXITS:

1/2 DIAGONAL OF SPACE, 1/2 x 88LF = 44LF.

44 LF SEPARATION OF EXIT PROVIDED.

TABLE 1017.2 EXIT TRAVEL DISTANCE (WITHOUT FIRE SPRINKLER SYSTEM): OCCUPANCY B = 200LF MAX TRAVEL DISTANCE.

MAXIMUM EXIT TRAVEL DISTANCE PROVIDED FROM UPPER LEVEL: 115 LF

1019.2 -- EXIT ACCESS STAIRWAYS WITHIN A SINGLE STORY ARE NOT REQUIRED TO BE ENCLOSED.

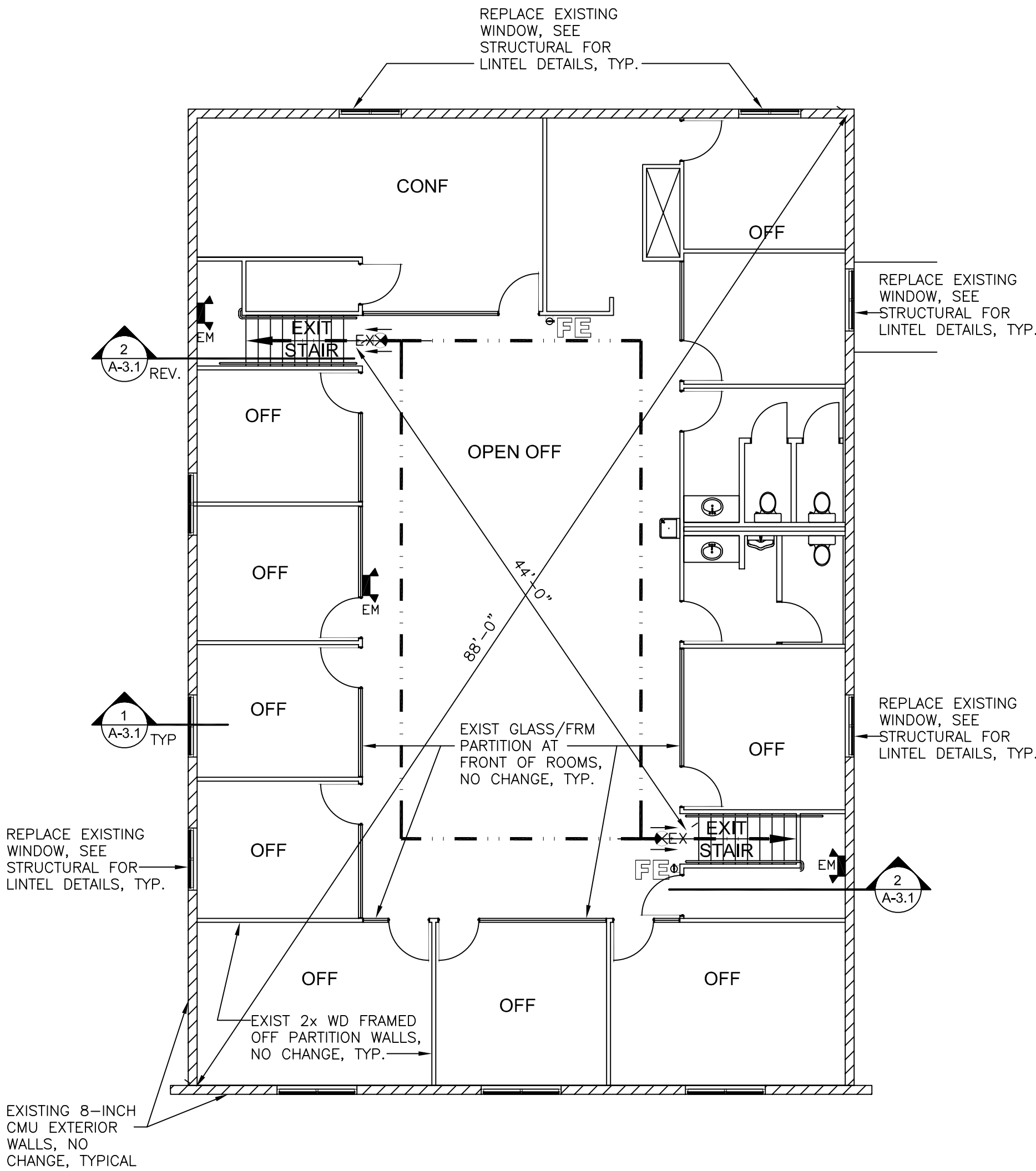
1104.4 -- MULTISTORY BUILDINGS: STORIES NOT CONTAINING SLEEPING UNITS OR OCCUPANCIES SUCH AS ASSEMBLY, DINING, ETC. SHALL NOT BE REQUIRED TO CONNECT TO THE ACCESSIBLE ROUTE.

1108.2.1 -- IF SERVICES OR FACILITIES ARE PROVIDED IN AN AREA NOT ACCESSIBLE THEN THOSE SERVICES OR FACILITIES SHALL BE PROVIDED IN THE ACCESSIBLE AREA.

1109.2 -- ACCESSIBLE TOILET FACILITIES ARE NOT REQUIRED ON FLOORS NOT REQUIRED TO BE CONNECTED TO THE ACCESSIBLE ROUTE.

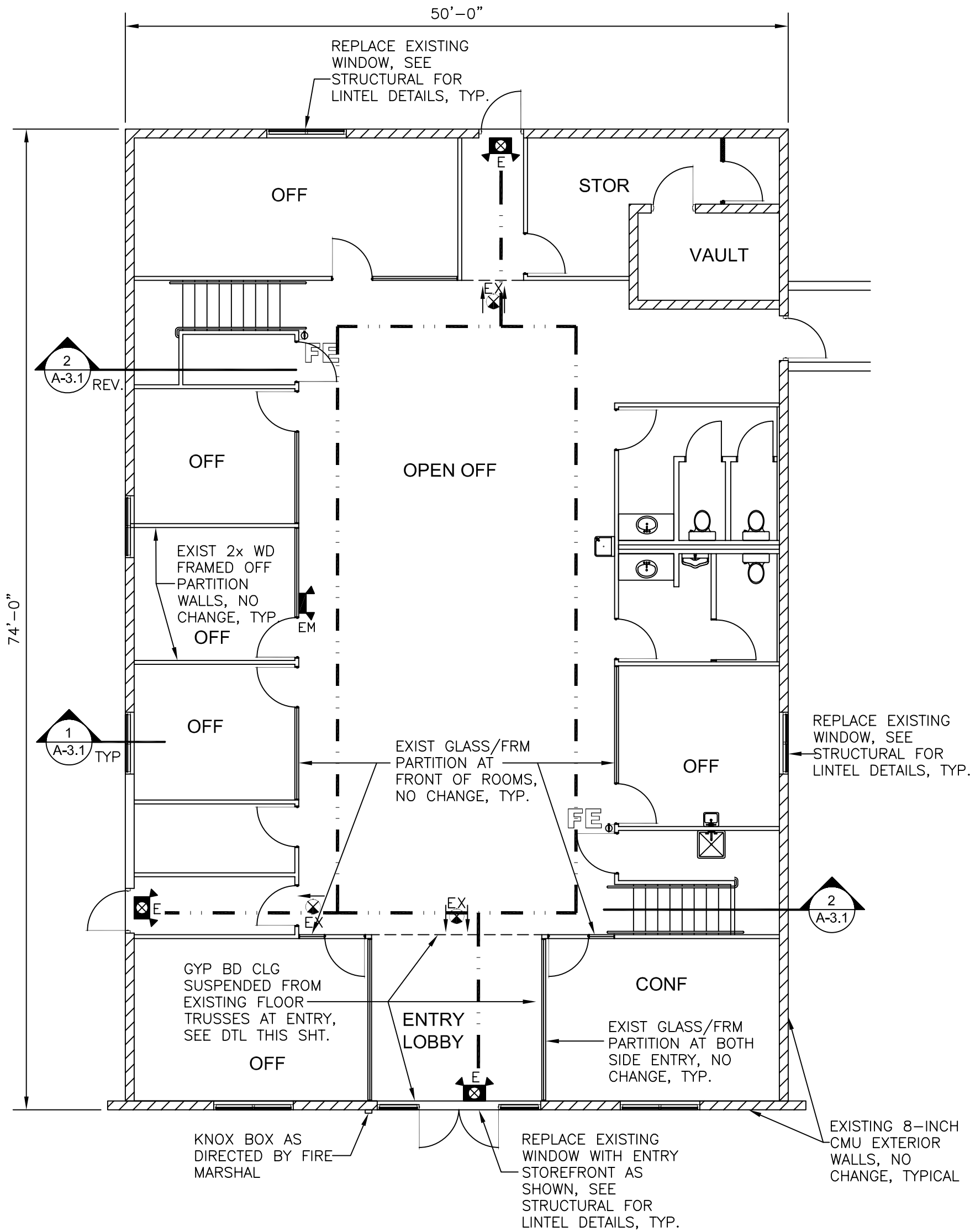
2902.3.2 -- PUBLIC/EMPLOYEE TOILET FACILITIES SHALL BE LOCATED NOT MORE THAN ONE STORY FROM SPACE SERVED AND THE PATH OF TRAVEL TO SUCH FACILITY SHALL NOT EXCEED 500 LF.

PLUMBING FIXTURE REQUIREMENTS TABLE 2902.1				
TOTAL OCCUPANTS=74 (37 PER FLOOR, 19 MALE AND 19 FEMALE)				
B OFFICE				
FIXTURE TYPE	REQUIRED FIXTURE COUNT PER EACH FLOOR			REQ'D PROVIDED
	MALE = 19	FEMALE = 19		
WATER CLOSET	1 PER 25 = 1	1 PER 25 = 1	2	4
LAVATORY	1 PER 40 = 1	1 PER 40 = 1	2	2
SERVICE SINK			1	1
DRINKING FOUNTAIN			1	1



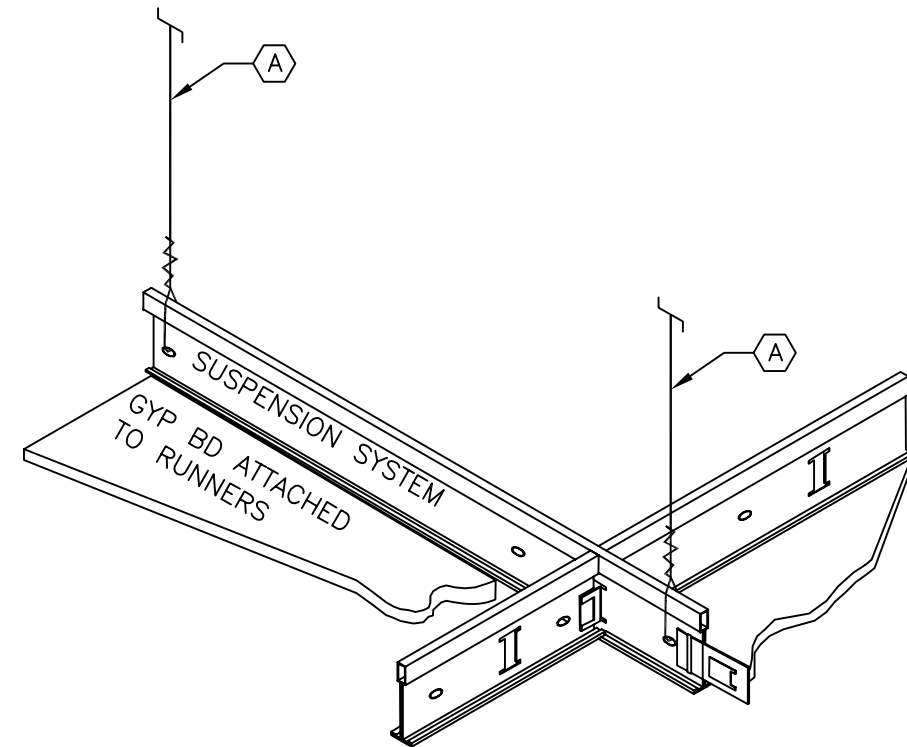
--- FIRE EXIT PATHWAY
2 EXITS PROVIDED AS SHOWN

UPPER FLOOR PLAN
3700 SF
1/8" = 1'-0"



--- FIRE EXIT PATHWAY
3 EXITS PROVIDED AS SHOWN

GROUND FLOOR PLAN
3700 SF
1/8" = 1'-0"



(A) VERTICAL HANGER WIRES

12-GA AT 4-FT OC OR 10-GA AT 6-FT OC ALONG EACH MAIN RUNNER. CONNECTIONS TO STRUCTURE ABOVE SHALL BE CAPABLE OF WITHSTANDING A 200-LB MIN LOAD. HANGER WIRES SHALL NOT EXCEED 1-IN-6 OUT OF PLUMB UNLESS COUNTER SLOPING WIRE IS INSTALLED. HANGER WIRES SHALL NOT BEND AROUND EQUIPMENT OR PIPING.

NOTE: CONTRACTOR SHALL RETAIN CEILING SUSPENSION SYSTEM INSTALLATION INSTRUCTIONS ON THE JOB SITE FOR CITY INSPECTIONS.

DRYWALL CEILING SUSPENSION SYSTEM



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CONSULTANT



PROJECT

OFFICE TENANT IMPROVEMENT

ADDRESS

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ALBUQUERQUE, NM
87107

MARK DATE DESCRIPTION
ISSUE DATE:

PROJECT NO:
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SHEET TITLE

EXISTING AND REMODEL PLANS WITH CODE DATA

A-1.0