COLORES DE CABEZON
TENANT IMPROVEMENT
CABEZON + TRAILHEAD
RIO RANCHO, NM

ADDRESS
2411 CABEZON SE
CABEZON BLVD. & TRAIL SIDE RD SE
SUITE G
RIO RANCHO, NEW MEXICO
87124

LEGAL DESCRIPTION
TRACT 15B
CABEZON SUBDIVISION
RIO RANCHO, NM

ZONING
C-1

BUILDING AREAS
BUILDING TOTAL 7500 SF
SUITE G 2551 SF

SPACE USE
OFFICE SPACE

PARKING
EXISTING - NO CHANGE PROPOSED

SCOPE OF WORK
TENANT IMPROVEMENT FOR NEW OFFICE SPACE
NEW RESTROOMS
NEW HVAC
NEW ELECTRICAL

FIRE MARSHAL
1. SHOP DRAWINGS SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL FOR ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, OR AN OTHER FIRE RELATED SYSTEM.
2. THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED WHEN REQUIRED BY THE 2015 INTERNATIONAL FIRE CODE.
3. FIRE EXTINGUISHERS (IFC TABLE 906.3.1)
   1/ 3000 SF ONE 2A10BC PER SUITE
   REQUIRED MAXIMUM TRAVEL DISTANCE = 75'

CODE ANALYSIS
APPLICABLE CODES
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 NEW MEXICO BUILDING CODE (TITLE 14)
2004 ANSI

OCCUPANCY GROUP B

TYPE OF CONSTRUCTION (CH.6) TYPE V-B, NON-SPRINKLED

OCCUPANT LOAD (TABLE 1004.1.1) SUITES D-E
CONFERENCE ROOM 268 SF @ 15 SF/ 17.87 OCC.
OFFICE 2283 SF @ 100 SF/ 22.83 OCC.
TOTAL OCCUPANT LOAD 40.70 OCC.

1 EXIT REQUIRED 1 PROVIDED (TABLE 1006.2.1 B-44)
40.70 @ .15" = 6.105" REQUIRED - 52" PROVIDED

OCCUPANCY SEPARATION
B PER TABLE 508.4 NO SEPARATION REQ. BTWN B & M
FIRE EXTINGUISHERS (IFC TABLE 906.3.1)
1/ 3000 SF ONE 2A-10BC REQUIRED PER FLOOR
MAXIMUM TRAVEL DISTANCE = 75' (EXISTING 75FT)

DRAWING INDEX

A1.1 SITE PLAN
A1.2 BUILDING PLAN
A2.1 FLOOR PLAN
A2.2 FLOOR FINISH PLAN
A3.1 REFLECTED CEILING PLAN
A7.1 DOOR SCHEDULE

M1 MECHANICAL PLAN
P1 PLUMBING PLAN
MP1 MECHANICAL/PLUMBING NOTES

E-001 FIXTURE SCHEDULE, GENERAL NOTES
EL-101 LIGHTING PLAN
EP-101 POWER PLAN
E-501 RISER DIAGRAM

F2.1 FIRE 2 PLAN

GENERAL NOTES
ANSI NOTES (ANSI A117.1 - 2004)

309.4 OPERABLE PARTS
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS (22.2 N) MAXIMUM.

404.2.4 THRESHOLDS AT DOORWAYS
IF PROVIDED, THRESHOLDS AT DOORWAYS SHALL BE 1/2 INCH (13 MM) MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 302 AND 303.

404.2.6 DOOR HARDWARE
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

404.2.7 CLOSING SPEED
404.2.7.1 DOOR CLOSERS
DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MIN.
404.2.7.2 SPRING HINGES
DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

404.2.9 DOOR-OPENING FORCE
FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
1. INTERIOR HINGED DOOR: 5.0 POUNDS (22.2 N) MAXIMUM
2. SLIDING OR FOLDING DOOR: 5.0 POUNDS (22.2 N) MAXIMUM
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.

606.4 FAUCETS
FAUCETS SHALL COMPLY WITH SECTION 309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

PLUMBING FIXTURE COUNT (2ND FLOOR)
TABLE 2901.1

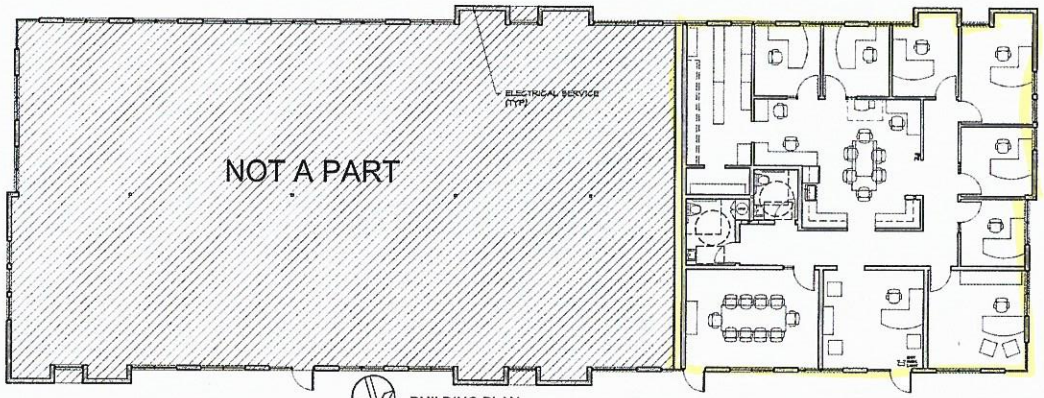
OCCUPANCY		WATER CLOSETS				LAVATORIES				DF	DRINKING	SERVICE
USE	LOAD	RATIO	MALE	RATIO	FEMALE	RATIO	MALE	RATIO	FEMALE	RATIO	FOUNTAIN	SINK
BUSINESS	41	1/25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	0.55	1/25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	0.55	1/40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	0.55	1/40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	0.55	1/100	0.41	1
REQUIRED TOTALS			1		1		1		1		1	
PROVIDED TOTALS			1		1		1		1		0	1

*SIGNAGE REQUIRES A SEPARATE PERMIT.

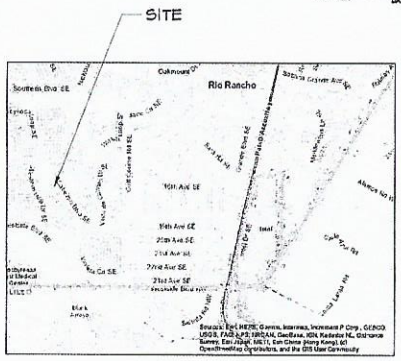
CITY OF RIO RANCHO
PLANNING DEPARTMENT
7-26-19

CITY OF RIO RANCHO
BUILDING INSPECTION DIVISION

		REVIEWER	DATE
BUILDING	BC		8/12/19
ELECTRICAL			9/5/19
MECHANICAL			7/26/2019
PLUMBING			7/26/2019



BUILDING PLAN
2,374 SF 1/4"=1'-0"



VICINITY MAP

STATE OF NEW MEXICO
MARTIN F.M. GRUMMER
No. 002644
18 JULY 2019
REGISTERED ARCHITECT

MARTIN FM GRUMMER ARCHITECT
28 WILLIAMS PLACE NE
ALBUQUERQUE, NEW MEXICO 87108
(505) 265-2587

COLORES DE CABEZON
TENANT IMPROVEMENT
CABEZON & TRAILHEAD
RIO RANCHO, NM
BUILDING PLAN/CODE ANAL.

DATE: 18 JULY 2019
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

SHEET NO: A1.1

RECEIVED
JUL 24 REC'D
Per.....