Veterans Integration Center Phase 1

RFQ GC/CM @ Risk Proposal

We are requesting the following proposal and information for the Veterans Integration Center Phase 1 project to prequalify the General Contractor for the project. The client intends to use an AIA133 CM Construction Manager at Risk contract for the project. The information below will be used to evaluate the contractor for selection on the project. The project estimated base cost is to be $4,000,000.00.

The contractors will need to provide Pre-construction services prior to permitting, including cost estimates. During construction the contractors will need to provide the following staff: Project manager, Superintendent and required Safety Manager.

Bid Requirements

Technical requirements:

1. Provide a one-page maximum summary of your companies approach to Pre-construction services.
2. Provide a list of similar hospitality and multi-family projects with units in the range of 42 living units, 2 page maximum.
3. Provide project team resumes, short form.
4. Provide verification of current insurance

Value requirements:

Pre-construction services	$_____	
Base Construction cost	$4,000,000	
Site General Conditions	$_____	
Contractors General Liability Insurance	$_____	%_____
Contractors Overhead	$_____	%_____
Contractors Fee	$_____	%_____
Subtotal	$_____	
NMGRT	$_____	%_____
Contingency (use 5%)	$_____	% 5____
Total	$_____	%_____

Also Include:

- The proposed start date is December 1, 2022. Does this work with your schedule?
- Please provide proposed construction time from December 1, 2022 to finish with C.O.
- Contractor should have the ability to Bond the project if a Bond is required.
- With the understanding that the subject property will provide housing for 42+ veterans and their families. Are you willing to discuss donation to V.I.C. either directly as an organization or individually, via facilitating conversations with subcontractors? In addition are you willing to share your list of proposed subcontractors and be open to suggestions to facilitate donations of either cash or in-kind support, via discounted time and/or materials?

Please send responses to **david@rba81.com** no later than Monday August 8, 2022 at 12 pm. If you have any questions, please email RBA at the email address above if you have any questions.

VETERANS INTEGRATION CENTERS

AERIAL SITE VIEW

PHASE 1
A.42 BEDROOM UNITS
B. ADMINISTRATION
PHASE 2
C. TRIFT STORE, WAREHOUSE AND WORKOUT AREA
PHASE 3
D. 2 STORY APARTMENTS

E. BASKETBALL COURT
F. KIDS PLAYGROUND
G. JOGGING TRAIL

RBA
ARCHTECTURE
PLANING
DESIGN
1104 Park Ave. SW
Albuquerque, NM 87102
P 505-242-1859

EAST VIEW

RBA
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PLANING
DESIGN
1104 Park Ave. SW
Albuquerque, NM 87102
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SOUTH EAST VIEW

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PLANING
DESIGN
1104 Park Ave. SW
Albuquerque, NM 87102
P 505-242-1859

NORTH EAST VIEW

RBA
ARCHTECTURE
PLANING
DESIGN
1104 Park Ave. SW
Albuquerque, NM 87102
P 505-242-1859

KIDS PLAYGROUND

BASKETBALL COURT

DOGS PARK

PHASE III

RBA
ARCHTECTURE
PLANING
DESIGN
1104 Park Ave. SW
Albuquerque, NM 87102
P 505-242-1859

VETERANS INTEGRATION CENTER
ALBUQUERQUE, NEW MEXICO
35% DOCUMENTS

PROJECT NARRATIVE

PROJECT CONSISTS OF CONSTRUCTING A WOOD FRAMED STRUCTURE FOR A CONGREGATE LIVING FACILITY WITH OFFICES, INCORPORATING WOOD STUD FRAMED WALLS WITH 7/16" OSB SHEATHING, STUCCO FINISHES. TPO MEMBRANE ROOFING SYSTEM ON OSB ROOF SHEATHING OVER PRE-ENGINEERED WOOD ROOF TRUSSES, FULLY FIRE SPRINKLED. ELEVATOR NOT REQUIRED PER CODE.

APPLICABLE CODES

2015 International Building Code (IBC) with local amendments;	2017 New Mexico Electrical Code;
2015 International Fire Code (IFC), with local amendments;	2015 New Mexico Plumbing Code;
2017 National Electrical Code (NEC);	2015 New Mexico Existing Building Code
2015 New Mexico Mechanical Code;	2018 International Energy Conservation Code

CODE DESIGN DATA I.B.C. 2015 - TENANT IMPROVEMENT

CHAPTER 3 OCCUPANCY AND USE CLASSIFICATION:	SECTION 303 GROUP B (OFFICE), GROUP R-2 (MULTI-HOUSING)
TABLE 504.3 ALLOWABLE HEIGHT:	GROUP B & R-2 WITH FIRE PROTECTION SYSTEM, TYPE V-B, 60 FEET
TABLE 504.4 ALLOWABLE NUMBER OF STORIES:	GROUP B WITH FIRE PROTECTION SYSTEM, TYPE V-B, 2 STORIES GROUP R-2 WITH FIRE PROTECTION SYSTEM, TYPE V-B, 3 STORIES
TABLE 506.2 ALLOWABLE AREA FACTOR IN S.F.:	GROUP B WITH FIRE PROTECTION SYSTEM, TYPE V-B 36,000 S.F. GROUP R-2 WITH FIRE PROTECTION SYSTEM, TYPE V-B, 28,000 S.F.
TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES:	
1ST FLOOR AREA:	8,392 S.F. (GROSS AREA)
2ND FLOOR AREA:	7,432 S.F. (GROSS AREA)
TOTAL GROSS AREA:	15,824 S.F. (GROSS AREA)
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS:	TYPE VB, EXTERIOR-INTERIOR BEARING WALLS, "0" FIRE-RESISTANCE RATING REQUIRED. BUILDING FULLY SPRINKLED
SECTION 1004 OCCUPANT LOAD TABLE 1004.1.1: GROUP B OCCUPANT LOAD:	GROSS AREA 1ST FLOOR, GROUP B: 2,142 SF/100 = 21 OCC. GROSS AREA 1ST FLOOR, GROUP R-2: 6,250 SF/200 = 37 OCC. GROSS AREA 2ND FLOOR GROUP B: 391 SF/100 = 4 OCC. GROSS AREA 2ND FLOOR GROUP R-2: 7,041 SF/200 = 35 OCC. TOTAL OCCUPANTS = 97 OCC.
SECTION 1005.3.2 EGRESS WIDTH REQUIRED:	OCCUPANCY LOAD = 97 x 0.2 = 19.4 INCH EGRESS WIDTH REQUIRED, 2-36 INCH EGRESS DOORS PROVIDED 4-36 INCH EGRESS DOORS
TABLE 1006.3.1 NUMBER OF EXITS OR ACCESS TO EXITS PER STORY:	OCCUPANCY PER STORY 1-500 = 2 EXITS REQUIRED, PROVIDED 4 EXITS.
1009.2.1 ELEVATORS REQUIRED.	IN BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOOR IS FOUR OR MORE STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE, NOT LESS THAN ONE REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR COMPLYING WITH SECTION 1009.4. EXCEPTIONS: 1. IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE ELEVATOR SHALL NOT BE REQUIRED ON FLOORS PROVIDED WITH A HORIZONTAL EXIT AND LOCATED AT OR ABOVE THE LEVELS OF EXIT DISCHARGE.

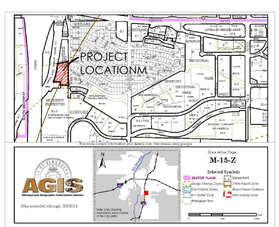
INTERNATIONAL FIRE CODE 2015

FIRE INFORMATION

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601): TYPE 2B, VB - NONE
FIRE RESISTANCE RATING FOR EXTERIOR WALLS (TABLE 602, 10< X <30): OCCUPANCY B, M - NONE

FIRE FLOW PER IFC TABLE B105.1(2): BUILDING V-B; 8,392 SF FIRST FLOOR (7,701 - 9,400 SF) = 2,500 GPM, FLOW DURATION 2 HRS.
7,432 SF SECOND FLOOR (7,701 - 9,400 SF) = 2,500 GPM. FLOW DURATION 2 HRS.

REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS TABLE C102.1: 2,500 GPM = 3 HYDRANTS 450' SPACING BETWEEN HYDRANTS. (3 HYDRANTS PROVIDED)



VICINITY MAP

REQUIRED PLUMBING FACILITIES I.B.C. 2015

PER IBC 2015, TABLE 2902.1

PLUMBING FIXTURES REQUIRED		EXISTING PLUMBING FIXTURES PROVIDED	
GROUP B, 25 OCCUPANTS		GROUP B, 25 OCCUPANTS	
WATER CLOSET: 1/25 =1 EA.		WATER CLOSET: 1 EA.	
MALE/ FEMALE: 1/25 = 1 EA.		MALE/ FEMALE: 1 EA.	
LAVATORIES: 1/40 = 1 EA.		LAVATORIES: 1 EA.	
SERVICE SINK	1 REQUIRED	SERVICE SINK	1 PROVIDED
DRINKING FOUNTAINS	1 PER 500 OCC.	DRINKING FOUNTAINS	1 PROVIDED

PLUMBING FIXTURES REQUIRED		EXISTING PLUMBING FIXTURES PROVIDED	
GROUP R2, 42 OCCUPANTS		GROUP R2, 42 OCCUPANTS	
WATER CLOSET: 1 PER UNIT		WATER CLOSET: 1 PER UNIT	
BATH TUB OR SHOWER: 1 PER UNIT		BATH TUB OR SHOWER: 1 PER UNIT	
LAVATORIES: 1 PER UNIT		LAVATORIES: 1 PER UNIT	
SERVICE SINK	1	SERVICE SINK	1 PROVIDED
DRINKING FOUNTAINS	1 PER 100 OCC.	DRINKING FOUNTAINS	1 PROVIDED

LIFE SAFETY GENERAL NOTES

A. PREMISE IDENTIFICATION - SHALL BE MINIMUM 4 INCHES HIGH x .5 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 KNOX BOX. KNOX 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. FIRE PROTECTION SPRINKLER SYSTEMS SHALL BE DEFERRED SUBMITTALS AND SHALL BE NOTED AS SUCH ON THE PLAN. G.C. TO SUBMIT SHOP DRAWINGS TO THE FIRE MARSHALL OFFICE FOR REVIEW AND APPROVAL OF ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, ANY OTHER FIRE RELATED SYSTEM. THE FIRE SPRINKLER SYSTEM WILL SUPERVISED WHEN REQUIRED BY THE 2015 INTERNATIONAL FIRE CODE.
D. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F. FLOOR PLAN FOR QUANTITY, LOCATIONS AND TYPE.
E. ALL PENETRATIONS THROUGH A FIRE RATED WALL ASSEMBLY TO BE FIRESTOPPED WITH THERMAFIBER AS MANUFACTURED BY THERMAFIBER, LLC, WABASH, 46992 OR OTHER APPROVED EQUAL.
F. ALL EXIT SIGNS AND EMERGENCY LIGHTING SHALL HAVE BATTERY BACK-UP, REF: ELECTRICAL.

VETERANS INTERGATION CENTER
COVER SHEET
ALBUQUERQUE, NM
PROJECT #2171

REVISION DATE

RBA ARCHITECTURE, PC
PLANNING
DESIGN
1324 Park Ave. SW 87102
P:(505)242-3387 F:(505)242-6450
www.rbaarch.com

DATE
6-2-2022

SHEET NUMBER
CV-1.0

APPLICABLE CODES

2015 International Building Code (IBC) with local amendments;
2015 International Residential Code (IRC), with local amendments;
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DEFERRED SUBMITTALS

A. FIRE PROTECTION SPRINKLER DRAWINGS AND DETAILS TO BE SUBMITTED TO CITY AS A SEPARATE PERMIT BY CONTRACTOR

PARKING REQUIREMENTS:

REQUIRED:	TOTAL GROUP B BUILDING SQ. FT. = 2,533 S.F./1,000 x 3.5 SPACES = (8.8) 9 SPACES TOTAL GROUP R2 42 UNITS/4 UNITS PER 1 SPACE = (10.5) 10 SPACES
TOTAL PARKING REQUIRED	= 19 SPACES (INCLUDING 4 HC SPACES)
TOTAL PARKING PROVIDED:	20 (INCLUDES 2 ADA)
MOTOR CYCLE PARKING: BICYCLE PARKING:	1-25 SPACES = 1 SPACE (PROVIDED 2 MC SPACES) GROUP B NON-RESIDENTIAL 3 SPACES GROUP R-2 RESIDENTIAL USE 3 SPACES

REQUIRED PLUMBING FACILITIES I.B.C. 2015

PER IBC 2015, TABLE 2902.1

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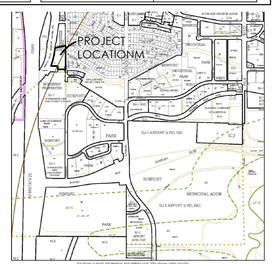
MALE/ FEMALE: 1/25 = 1 EA.	
LAVATORIES: 1/40 = 1 EA.	
SERVICE SINK	1 REQUIRED
DRINKING FOUNTAINS	1 PER 500 OCC.

EXISTING PLUMBING FIXTURES PROVIDED	
GROUP B, 25 OCCUPANTS	
WATER CLOSET:	1 EA.
MALE/ FEMALE:	1 EA.
LAVATORIES:	1 EA.
SERVICE SINK	1 PROVIDED
DRINKING FOUNTAINS	1 PROVIDED

PLUMBING FIXTURES REQUIRED	
GROUP R2, 42 OCCUPANTS	
WATER CLOSET: 1 PER UNIT	
BATH TUB OR SHOWER: 1 PER UNIT	
LAVATORIES: 1 PER UNIT	
SERVICE SINK	1
DRINKING FOUNTAINS	1 PER 100 OCC.

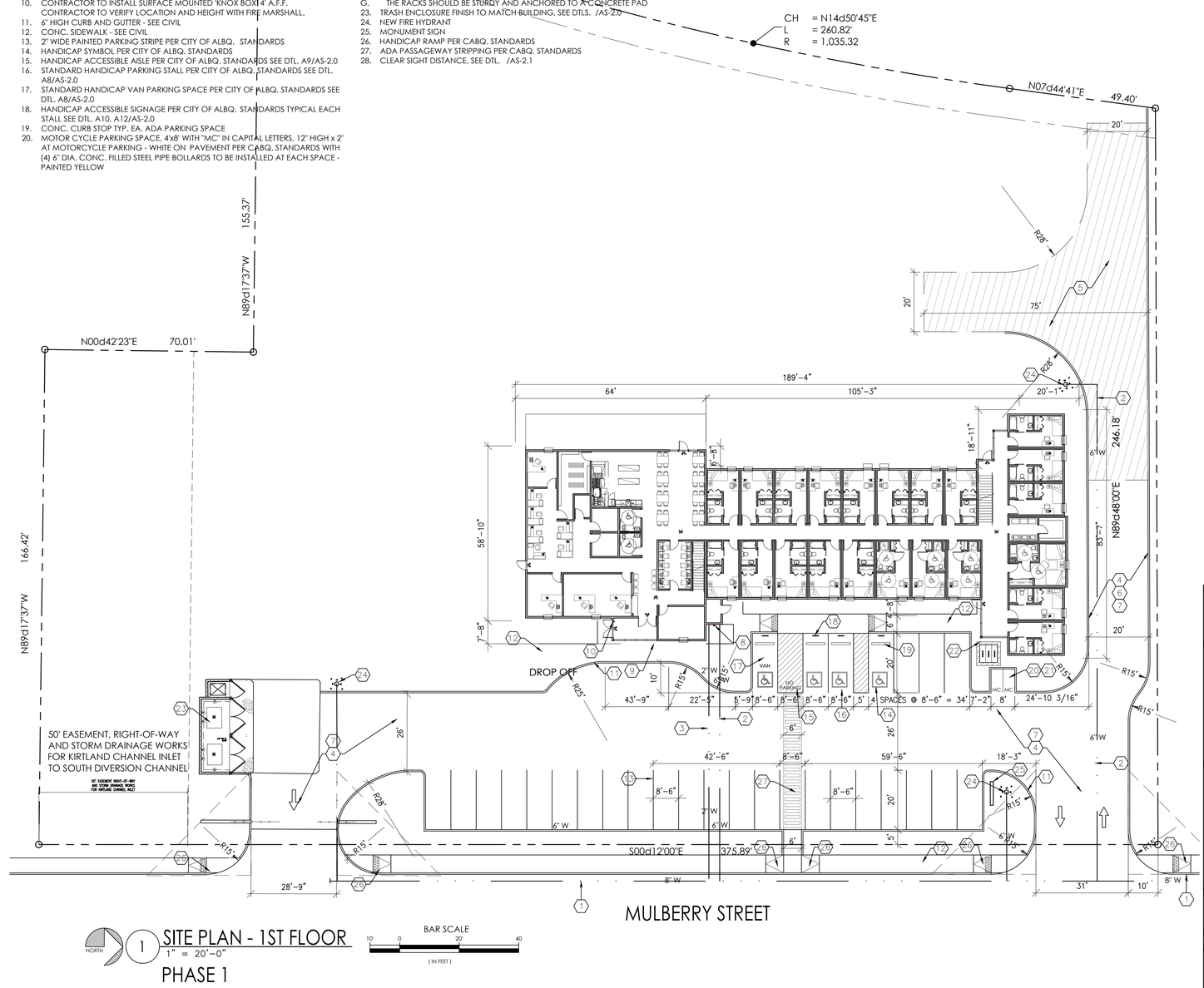
EXISTING PLUMBING FIXTURES PROVIDED	
GROUP R2, 42 OCCUPANTS	
WATER CLOSET:	1 PER UNIT
BATH TUB OR SHOWER:	1 PER UNIT
LAVATORIES:	1 PER UNIT
SERVICE SINK	1 PROVIDED
DRINKING FOUNTAINS	1 PROVIDED



VICINITY MAP

KEYED NOTES:

1. NEW 8" WATER LINE TO TIE INTO EXISTING 8" WATER LINE LOCATED IN STREET
2. 6" WATER LINE TO FIRE HYDRANTS AND FIRE RISER ROOM
3. 2" DOMESTIC WATER LINE
4. PAVED PARKING AND STREET PAVING SHALL HAVE ENGINEERING DATA CAPABLE OF IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS.
5. FIRE APPARATUS ACCESS ROAD TURNAROUND PER IFC, APPENDIX D, FIGURE D103.1 ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD.
6. FIRE APPARATUS ACCESS ROAD 20 TO 26' SHALL HAVE A FIRE LANE MARKED ON BOTH SIDES OF THE ROAD SHALL BE PAINTED RED WITH "FIRE LANE NO PARKING" IN WHITE LETTERS
7. FIRE APPARATUS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE
8. FIRE DEPARTMENT CONNECTION (SIAMESE FITTING) MOUNTED 18" TO 48" A.F.G. CONTRACTOR TO VERIFY WITH FIRE MARSHAL
9. PREMISE ID ADDRESS NUMBER LEGIBLE AND VISIBLE FROM STREET
10. CONTRACTOR TO INSTALL SURFACE MOUNTED KNOX BOX 4' A.F.F. CONTRACTOR TO VERIFY LOCATION AND HEIGHT WITH FIRE MARSHALL.
11. 6" HIGH CURB AND GUTTER - SEE CIVIL
12. CONC. SIDEWALK - SEE CIVIL
13. 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBQ. STANDARDS
14. HANDICAP SYMBOL PER CITY OF ALBQ. STANDARDS
15. HANDICAP ACCESSIBLE AISLE PER CITY OF ALBQ. STANDARDS SEE DTL. A9/AS-2.0
16. STANDARD HANDICAP PARKING STALL PER CITY OF ALBQ. STANDARDS SEE DTL. A8/AS-2.0
17. STANDARD HANDICAP VAN PARKING SPACE PER CITY OF ALBQ. STANDARDS SEE DTL. A8/AS-2.0
18. HANDICAP ACCESSIBLE SIGNAGE PER CITY OF ALBQ. STANDARDS TYPICAL EACH STALL SEE DTL. A10, A12/AS-2.0
19. CONC. CURB STOP TYP. EA. ADA PARKING SPACE
20. MOTOR CYCLE PARKING SPACE, 4'x8' WITH "MC" IN CAPITAL LETTERS, 12" HIGH x 2" AT MOTORCYCLE PARKING - WHITE ON PAVEMENT PER CABQ. STANDARDS WITH (4) 6" DIA. CONC. FILLED STEEL PIPE BOLLARDS TO BE INSTALLED AT EACH SPACE - PAINTED YELLOW
21. MOTORCYCLE PARKING SIGNAGE ON BOLLARD PER CABQ. STANDARDS.
22. BIKE RACK FOR (3) BICYCLES, SPACES SHALL BE 6' LONG x 2' WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE, REF DETAIL A13-A14/AS-2.0
    A. 30" TALL x 18" WIDE.
    B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED.
    C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION
    D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED
    E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BIKE RACK.
    F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BIKE
    G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD
23. TRASH ENCLOSURE FINISH TO MATCH BUILDING, SEE DTLS. /AS-2.0
24. NEW FIRE HYDRANT
25. MONUMENT SIGN
26. HANDICAP RAMP PER CABQ. STANDARDS
27. ADA PASSAGEWAY STRIPPING PER CABQ. STANDARDS
28. CLEAR SIGHT DISTANCE, SEE DTL. /AS-2.1



NORTH

1 SITE PLAN - 1ST FLOOR
1" = 20'-0"
PHASE 1

BAR SCALE
10' 0 20' 40'
(IN FEET)

VETERANS INTERGATION CENTER
SITE PLAN - PHSE 1
ALBUQUERQUE, NM
PROJECT #2171

REVISION	DATE

RBA
ARCHITECTURE, PC
PLANNING
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1104 Park Ave. SW
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Phone: (505) 842-6200
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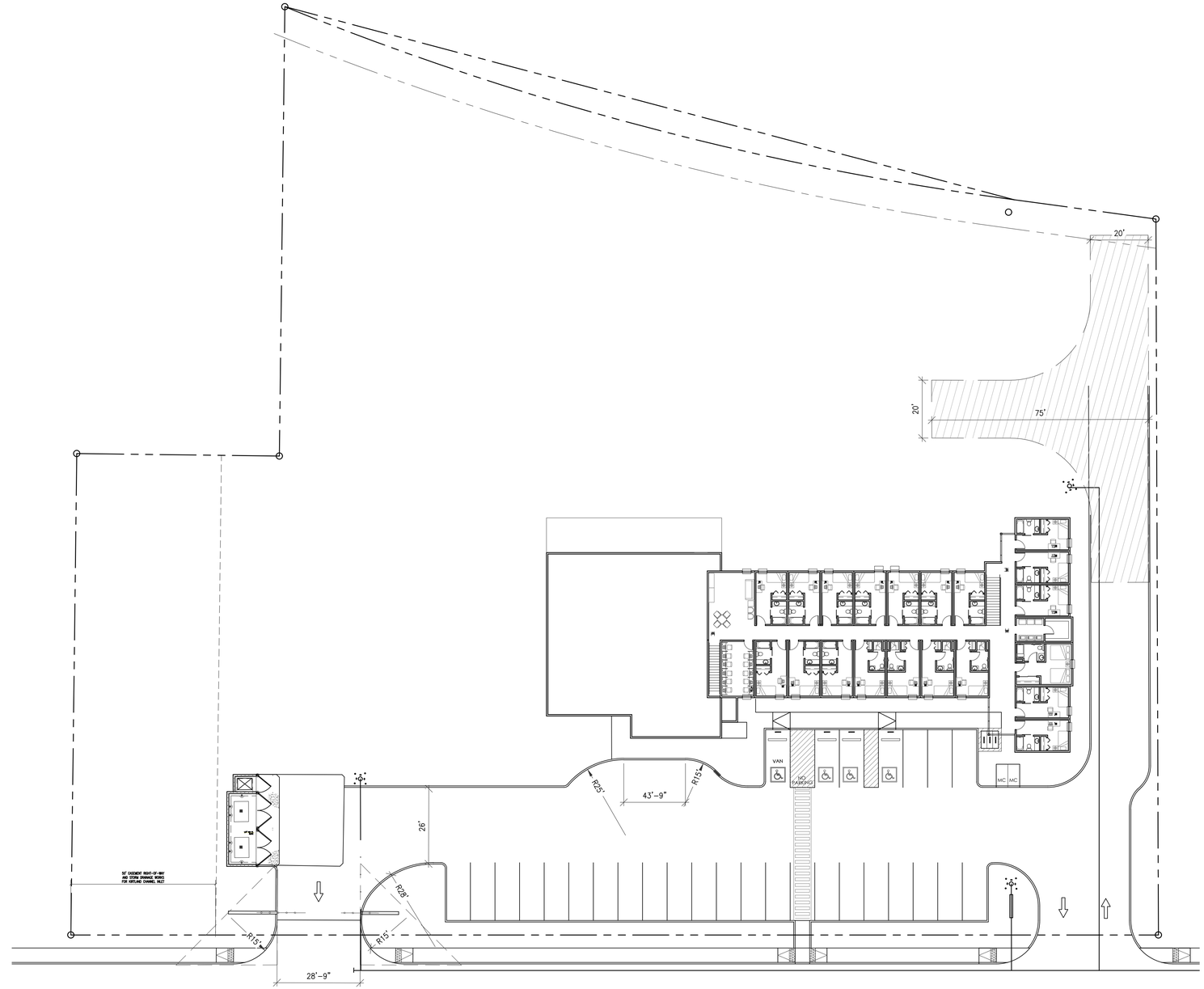
DATE
6-2-2022

SHEET NUMBER
AS-1.0



NORTH

1 SITE PLAN - PHASE 1 - 2ND FLOOR
1"=20'-0"

FIRST FLOOR OFFICE	3,698 S.F.
FIRST FLOOR APTS	6,221 S.F.
SECOND FLOOR APTS	6,429 S.F.
TOTAL	16,348 S.F.

BAR SCALE
15' 0 30' 60'
(IN FEET)

VETERANS INTERGATION CENTER
SITE PLAN - PHSE 1 - 2ND FLOOR

ALBUQUERQUE, NM
PROJECT #2171

REVISION DATE

RBA ARCHITECTURE, PC PLANNING DESIGN
1124 Pratt Ave. SW
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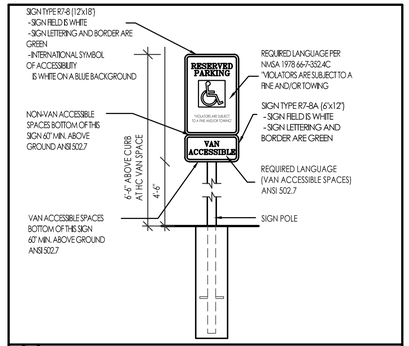
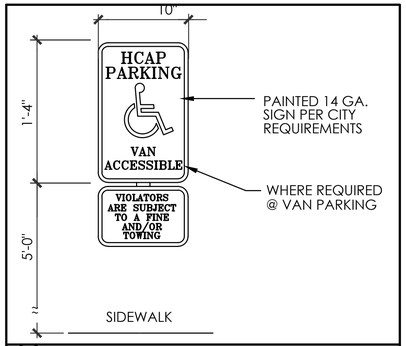
DATE
6-2-2022

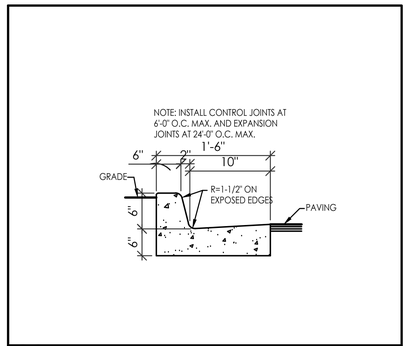
SHEET NUMBER
AS-1.0



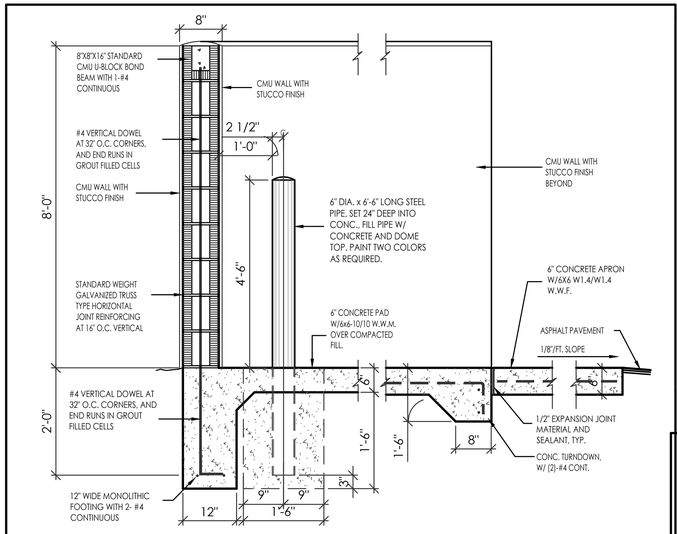
A12 HC PARKING SIGNAGE ELEVATIONS — 3/4"=1'-0"



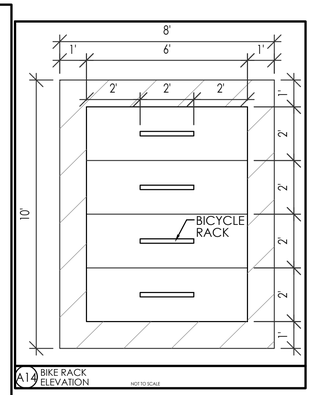
A10 HC PARKING MARKING PLAN — 3/4"=1'-0"



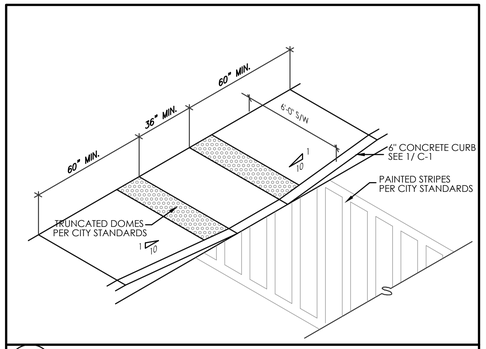
A7 CONCRETE CURB & GUTTER DETAIL — N.T.S.



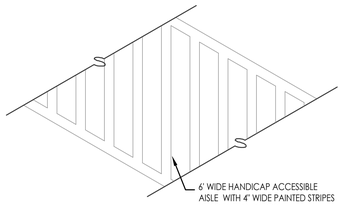
A3 ENCLOSURE CMU WALL DETAIL — 3/4"=1'-0"



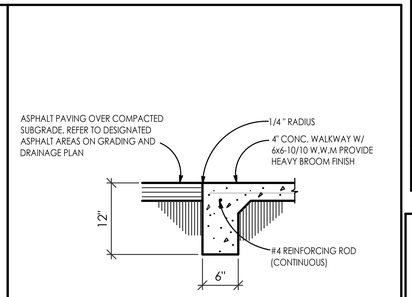
A16 BIKE RACK ELEVATION — NOT TO SCALE



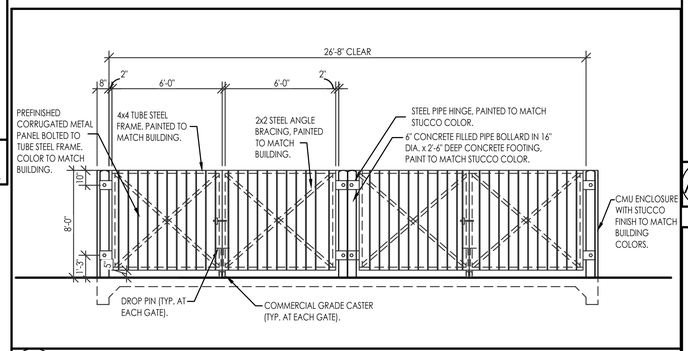
A11 ACCESSIBLE RAMP — NOT TO SCALE



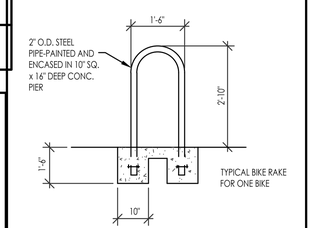
A9 ACCESSIBLE AISLE — NOT TO SCALE



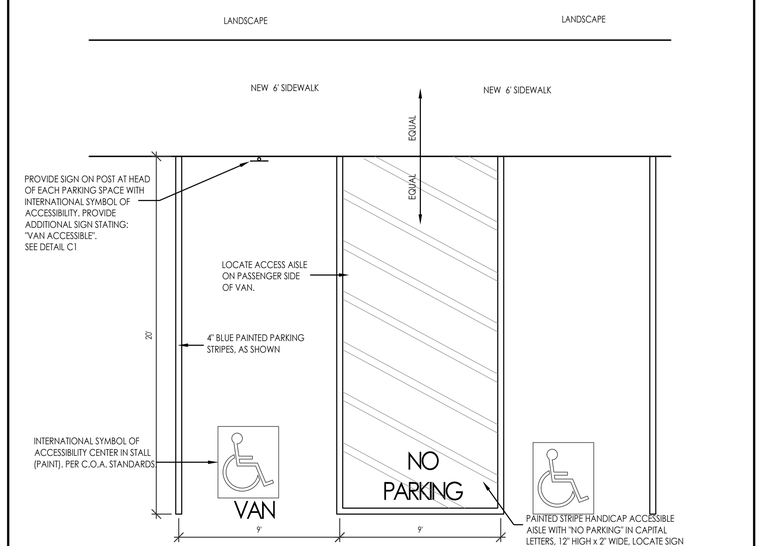
A6 CONCETE CURB/SIDEWALK TO ASPHALT PAVING DETAIL — N.T.S.



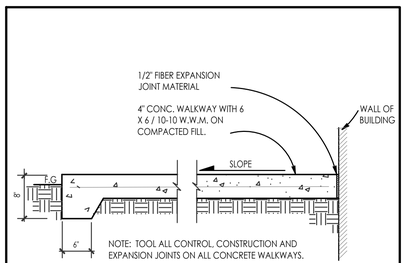
A2 REFUSE ENCLOSURE ELEVATION — 1/4"=1'-0"



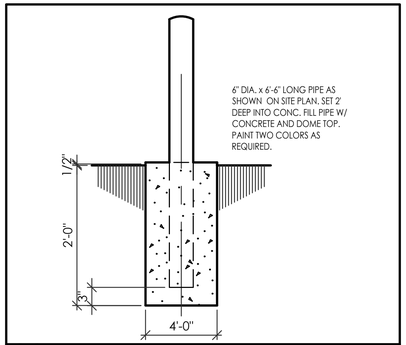
A13 BIKE RACK ELEVATION — NOT TO SCALE



A8 HC PARKING STRIPING PLAN — 1/4"=1'-0"

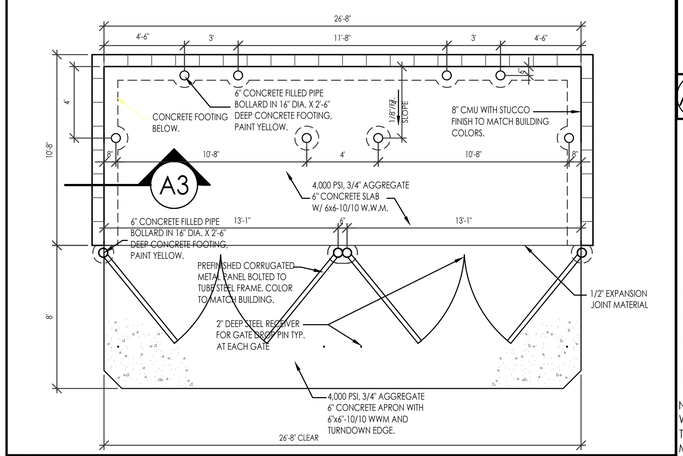


A5 TYPICAL SIDEWALK DETAIL — N.T.S.

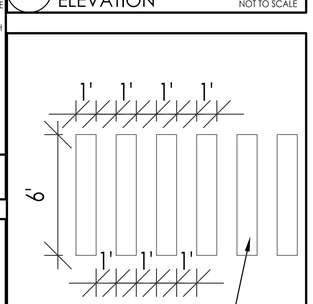


A4 BOLLARD DETAIL — 3/4"=1'-0"

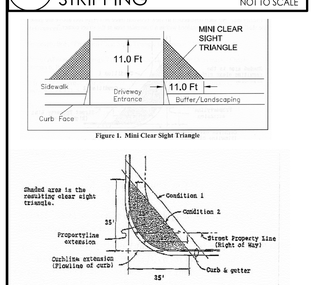
NOTE: SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS: POUR FOR FOOTING, SLAB, APRON, BOND BEAMS AND BOLLARDS. FINAL INSPECTION WILL BE CONTINGENT FOR SOLID WASTE SIGN OFF FOR C.O.



A1 REFUSE ENCLOSURE PLAN — 1/4"=1'-0"



A14 ADA PASSAGEWAY STRIPPING — NOT TO SCALE



NOTE: "LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA."

A15 CLEAR SITE DISTANCE — N.T.S.

VETERANS INTEGRATION CENTERS

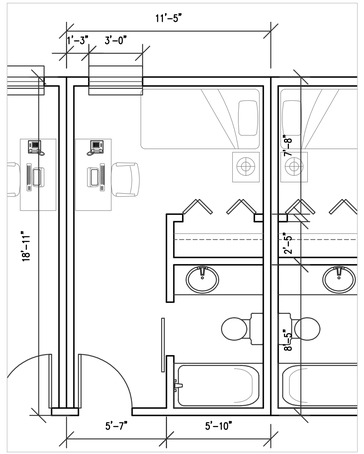
SITE DEALS
VETERANS INTEGRATION CENTER
ALBUQUERQUE, NM
PROJECT #2171

REVISION DATE

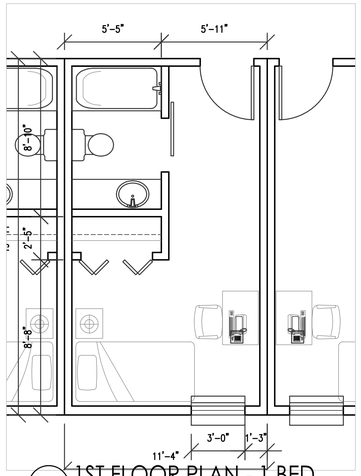
RBA ARCHITECTURE, PC
PLANNING DESIGN
1104 Marb Ave. SW
Albuquerque, NM 87102
505.247.1559 rbaarch@rbaarch.com
www.rbaabq.com

DATE
6-2-2022

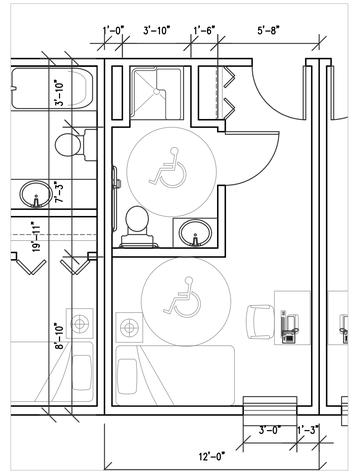
SHEET NUMBER
AS-3.0



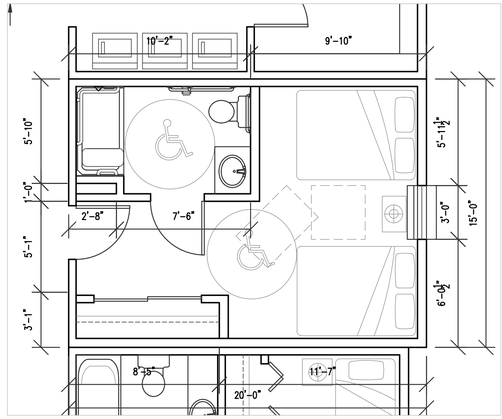
A 1ST FLOOR PLAN - 1 BED
1/4"=1'-0"



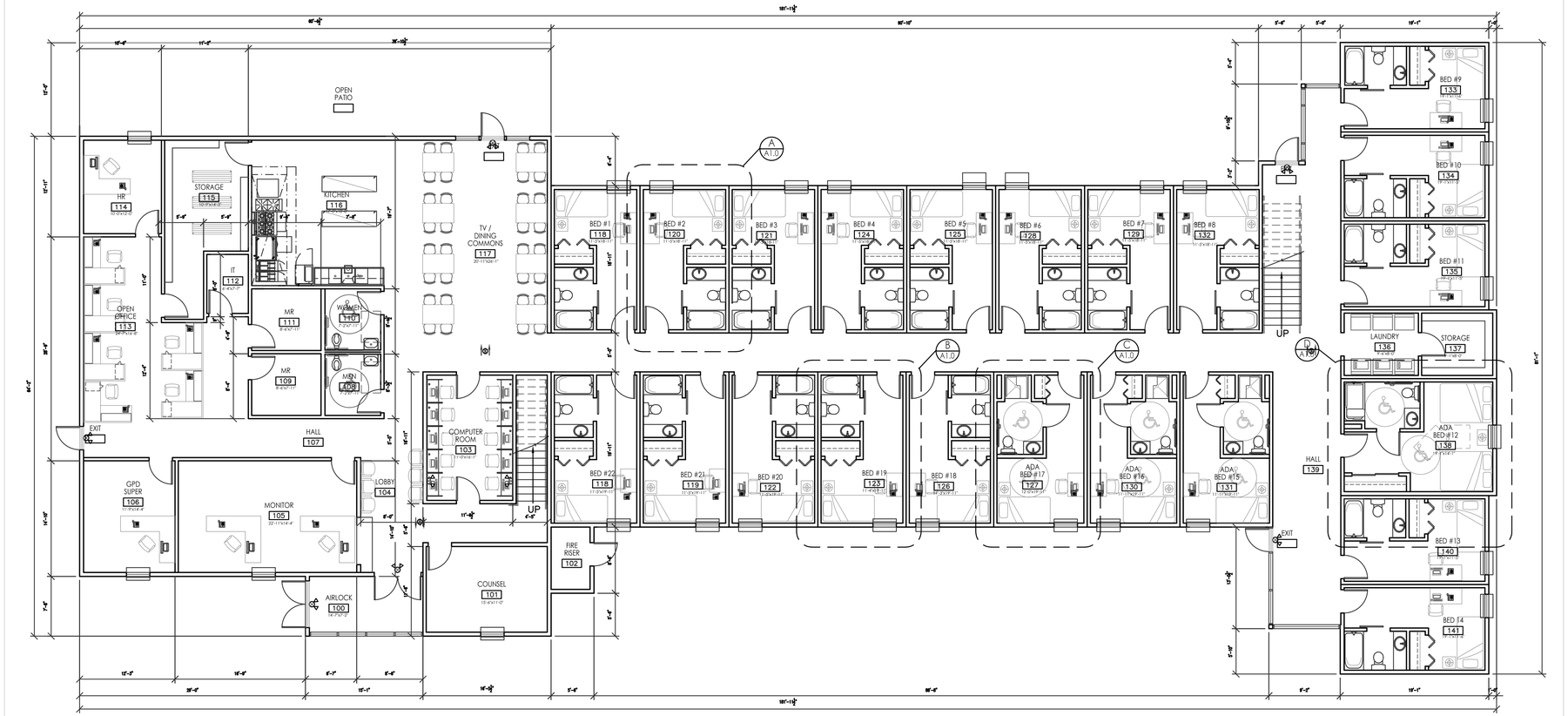
B 1ST FLOOR PLAN - 1 BED
1/4"=1'-0"



C 1ST FLOOR PLAN - 1 BED ADA
1/4"=1'-0"



D 1ST FLOOR PLAN - 2 BED ADA
1/4"=1'-0"



NORTH

1 1ST FLOOR PLAN - PHASE 1
1/8"=1'-0"

BAR SCALE
4' 0' 8' 16'
(IN FEET)

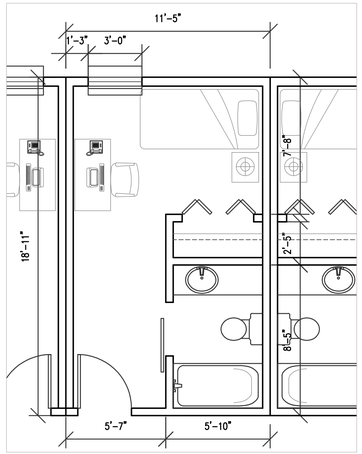
VETERANS INTERGATION CENTER
1ST FLOOR PLAN
ALBUQUERQUE, NM
PROJECT #2171

REVISION DATE

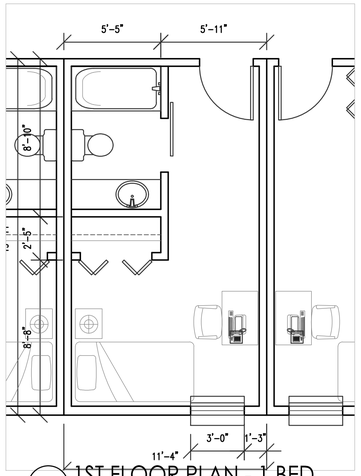
RBA ARCHITECTURE, PC
PLANNING
DESIGN
1104 Park Ave. SW
Albuquerque, New Mexico 87102
(505)242-1977/(505)242-1430
www.rbaarc.com

DATE
5-31-2022

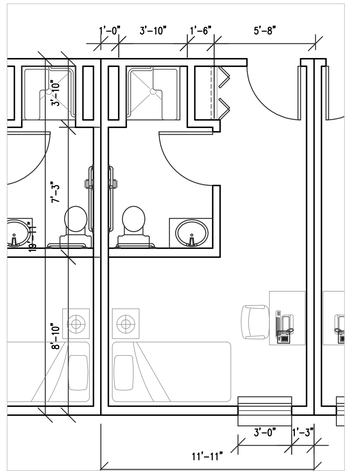
SHEET NUMBER
A-1.0



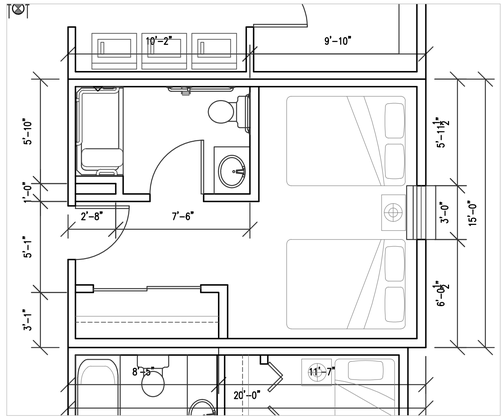
A 1ST FLOOR PLAN - 1 BED
1/4"=1'-0"



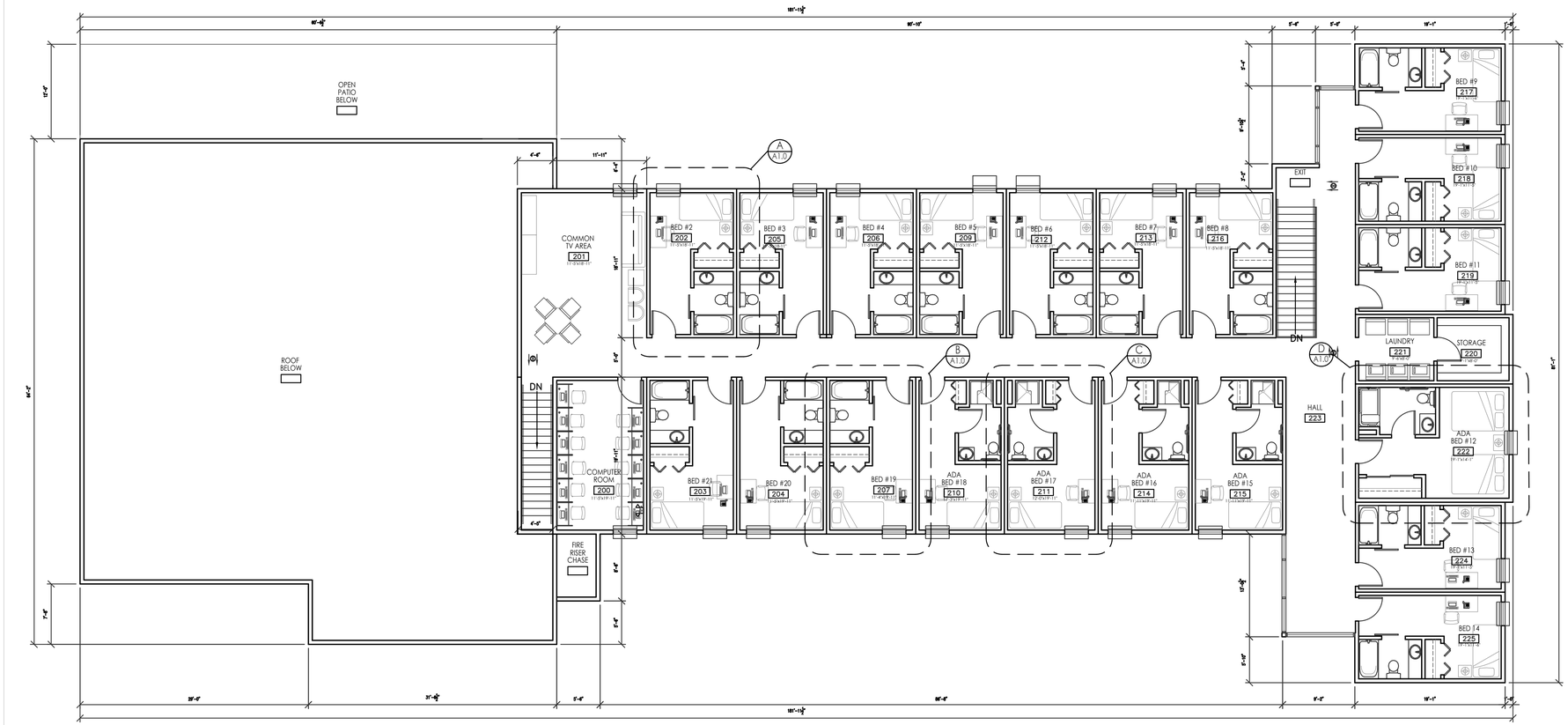
B 1ST FLOOR PLAN - 1 BED
1/4"=1'-0"



C 1ST FLOOR PLAN - 1 BED ADA
1/4"=1'-0"



D 1ST FLOOR PLAN - 2 BED ADA
1/4"=1'-0"



NORTH

1 2ND FLOOR PLAN - PHASE 1
1/8"=1'-0"

BAR SCALE
4' 0' 8' 16'
(IN FEET)

VETERANS INTERGATION CENTER
2ND FLOOR PLAN
ALBUQUERQUE, NM
PROJECT #2171

REVISION	DATE

RBA ARCHITECTURE, PC
ARCHITECTURE
PLANNING
DESIGN
1104 Park Ave. SW
Albuquerque, NM 87102
(505)242-1589 F(505)242-4430
www.rbapc.com

DATE
5-31-2022

SHEET NUMBER
A-1.2

ICC/ANSI A117.1-2009

HC REQUIREMENTS TO BE FOLLOWED

302 Floor or Ground Surfaces

302.1 General. {4.5.1} Floor or ground surfaces shall be stable, firm, and slip resistant, and shall comply with 302. Changes in level in floor or ground surfaces shall comply with 303.

302.2 Carpet. {4.5.3} Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor or ground surfaces and shall have trim along the entire length of the exposed edge. Carpet edge trim shall comply with 303.

304 Wheelchair Turning Space

304.1 General. A wheelchair turning space shall comply with 304.

304.2 Floor or Ground Surface. {4.2.2} Floor or ground surfaces of a wheelchair turning space shall have a slope not steeper than 1:48 and shall comply with 302.

304.3 Size. Wheelchair turning space shall comply with 304.3.1 or 304.3.2.

304.3.1 Circular Space {4.2.2} The Wheelchair turning space shall be not less than 60 inches (1525 mm) diameter minimum. Wheelchair turning space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space. {4.2.2} The wheelchair turning space shall be a T-shaped space within a 60 inches (1525 mm) minimum square with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (610 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (1220 mm) minimum. T-shaped wheelchair turning spaces shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm. {See Fig. B4.2.2.}

304.4 Doors. {4.2.2} Unless otherwise specified doors shall be permitted to swing into wheelchair turning spaces.

305 Clear Floor or Ground Space

305.1 General. Clear floor or ground spaces shall comply with 305.

305.2 Floor or Ground Surfaces {4.2.3.1} Floor or ground surfaces of a clear floor or ground space shall have a slope not steeper than 1:48 and shall comply with 302.

305.3 Size. {4.2.3.2} The clear floor or ground space shall be 30 inches(760 mm)minimum by 48 inches (1220 mm) minimum. {See Fig. B4.2.3.2.}

309.3 Height. {4.24.1} Operable parts shall be placed within one or more of the reach ranges specified in 308.

EXCEPTIONS:
1. Where the Use of special equipment dictates otherwise.
2. Where electrical and communications systems receptacles are not normally intended for use by building occupants.

309.4 Operation. {4.24.4} 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 lb (22.2 N) maximum.

404 Doors and Doorways

404.1 General. Doors and doorways that are part of an accessible route shall comply with 404.

404.2.3 Clear Width. {4.13.1.4} Doorways shall have a clear opening of 32 inches (815 mm) minimum. Clear opening of doorways with swinging doors shall be measured between the face of door and stop, with the door open 90 degrees. {See Fig. B4.13.1.4} Openings more than 24 inches (610 mm) deep shall provide a clear opening width lower than 34 inches (915 mm) minimum. There shall be no projections into the clear opening width lower than 34 inches (865 mm) above the floor or ground. Projections into the minimum clear opening width more than 34 inches (865 mm) and up to 80 inches (2020 mm) above the floor or ground are permitted but shall not exceed 4 inches (104 mm).

404.2.5 Thresholds at Doorways. {4.13.1.7} Thresholds, if provided, at doorways shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

404.2.7 Door Hardware. {4.13.1.8} 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, tight pinching, or twisting of the wrist to operate. Such hardware shall be 34 inches (856 mm) minimum and 48 inches (1220 mm) maximum above the floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

EXCEPTION: Locks used only for security purposes and not used for normal operation are permitted in any location.

404.2.8 Closing Speed {4.13.1.9}

404.2.8.1 Door Closers. {4.13.1.9.1} 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 minimum.

404.2.9 Door-Opening Force. {4.13.1.11} Fire doors shall have the minimum opening force allowable by the appropriate administrative authority. The maximum force for pushing open or pulling open doors other than fire doors shall be as follows:
1. Interior hinged door: 5.0 lb (22.2 N)
2. Sliding or folding door: 5.0 lb (22.2 N0

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.

404.2.10 Door Surface. {4.13.1.11} Door surfaces within 10 inches (255 mm) of the floor or ground measured vertically shall be a smooth surface on the push side extending the full width of the door. Parts creating horizontal or vertical joints in such surface shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

EXCEPTIONS:
1. Sliding doors.
2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at no less than 60 degrees from the horizontal shall not be required to meet the 10 inch (255 mm) bottom rail height requirement.
3. Doors which do not extend to within 10 inches (255 mm) of the floor or ground.

506 Windows

Accessible windows shall have operable parts complying with 309.

602 Drinking Fountains and Water Coolers

602.1 General. {4.14.1} Accessible fixed drinking fountains and water coolers shall comply with 602.

602.2 Clear Floor or Ground Space. {4.14.2} A clear floor or ground space complying with 305 shall be provided.

602.2.1 Forward Approach. {4.14.2.1} Where a forward approach is provided, the clear floor or ground space shall be centered on the unit and shall include knee and toe clearance complying with 306.

602.2.2 Parallel Approach. {4.14.2.2} Where a parallel approach is provided, the clear floor or ground space shall be centered on the unit.

602.3 Operable Parts. {4.14.3} Operable parts shall comply with 309.

602.4 Spout Height. {4.14.4} Spout outlets shall be 36 inches (915 mm) maximum above the floor or ground. {See Fig. B4.14.4}

602.5 Spout Location. {4.14.5} Units with a parallel approach shall have the spout 3-1/2 inches (89 mm) maximum from the front edge of the unit, including bumpers. Units with a forward approach shall have the spout 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

602.6 Water Flow. {4.14.6} The spout shall provide a flow of water 4 inches (100 mm) high minimum to allow the insertion of a cup or glass under the flow of water. The angle of the water stream from spouts within 3 inches (75 mm) of the front of the unit shall be 30 degrees maximum. The angle of the water stream from spouts between 3 inches (75 mm) and 5 inches (125 mm) from the front of the unit shall be 15 degrees maximum. The angle of the water stream shall be measured horizontally, relative to the front face of the unit. {See Fig. B4.14.6.}

603 Toilet and Bathing Rooms

603.1 General. {4.15.1} Accessible toilet and bathing rooms shall comply with 603.

603.2 Clearances. {4.15.3}

603.2.1 Wheelchair Turning Space. {4.15.3} A wheelchair turning space complying with 304 shall be provided within the room.

603.2.2 Overlap. {4.15.2.2} Clear floor or ground spaces, clearances at fixtures, and wheelchair turning spaces shall be permitted to overlap.

603.2.3 Doors. {4.15.2.1} Doors shall not swing into the clear floor or ground space or clearance for any fixture.

EXCEPTION: Where the room is for individual use and a clear floor or ground space complying with 305.3 is provided within the room, beyond the arc of the door swing.

603.3 Mirrors. {4.15.4} Mirrors shall be mounted with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the floor or ground. {See Fig. B4.19.3.1.}

604 Water Closets and Toilet Compartments

604.1 General {4.16.1, 4.17.1} Accessible water closets and toilet compartments shall comply with 604.

604.2 Location. {4.16.2} The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (406 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be centered in the ambulatory accessible compartment specified in 604.8.2. {See Fig. B4.16.2.}

604.3 Clearance. {4.16.3}

604.3.1 Size. {4.16.3.1} Clearance around the water closet shall be 60 inches (1220 mm) minimum, measured perpendicular from the side wall, and 56 inches (1420 mm) minimum, measured perpendicular from the rear wall. Not other fixtures or obstructions shall be within the water closet clearance. {See Fig. B4.16.2.}

604.3.2 Overlap. {4.16.3.2} The clearance around the water closet shall be permitted to overlap the fixture, associated grab bars, tissue dispensers, accessible routs and clear floor or ground space or clearances at other fixtures and the wheelchair turning space.

604.4 Height. {4.16.4} The top of water closet seats shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the floor or ground. Seats shall not return automatically to a lifted position. {See Fig. B4.16.4.}

604.5 Grab Bars. {4.16.5} Grab bars for water closets shall comply with 609. Grab bars shall be provided on the rear wall and on the side wall closest to the water closet.

604.5.1 Side Wall. {4.16.5.1} Side wall grab bar shall be 42 inches (1065 mm) long minimum, 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall. {See Fig. B416.5.}

604.5.2 Rear Wall. {4.16.5.2} The rear wall grab bar shall be 24 inches (610 mm) long minimum, centered on the water closet. Where space permits, the bar shall be 36 inches (915 mm) long minimum, with the additional length provided on the transfer side of the water closet. {See Fig. B4.16.5.}

604.6 Flush Controls. {4.16.6} Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

604.7 Dispensers. {4.16.7} Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet. The outlet of the dispense shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the floor or ground. There shall be a clearance of 1-1/2 inches (38 mm) minimum below and 12 inches (305 mm) minimum above the grab bar. Dispensers shall not be of a type that control delivery, or that do not allow continuous paper flow.

604.8 Toilet Compartments. {4.17.1, 4.17.2} Accessible toilet compartments shall comply with 604.8.1 though 604.8.5. Compartments containing more than one plumbing fixture shall comply with 603. Water closets in accessible toilet compartments shall comply with 604.1 through 604.7.

604.8.1 Wheelchair Accessible Compartments. {4.17.3}

604.8.1.1 Size. {4.17.3.1} Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets, measured perpendicular to the rear wall. {See Fig. B4.17.3.1.}

604.8.1.2 Doors. {4.17.3.2} Compartment doors shall not swing into the minimum required compartment area. {See Fig. B4.17.3.2.}

604.8.1.3 Approach. {4.17.3.3} Compartment arrangements shall be permitted for left-hand or right-hand approach to the water closet.

604.8.1.4 Toe Clearance. {4.17.3.4} In wheelchair accessible compartments, the front partition and at least one side partition shall provide a toe clearance complying with 306.2 and extending 6 inches (150 mm) deep beyond the compartment-side face of the partition, exclusive of partition support members. Toe clearance at the front of the partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide.

605 Urinals

605.1 General. {4.18.1} Accessible urinals shall comply with 605.

605.2 Height. {4.18.2} Urinals shall be of the stall type or shall be of the wall hung type with the rim at 17 inches (430 mm) maximum above the floor or ground.

605.3 Clear Floor or Ground Space. {4.18.3} A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. {4.18.4} Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

606 Lavatories and Sinks

606.1 General. {4.19.1} Accessible lavatories and sinks shall comply with 606.

606.2 Clear Floor or Ground Space. {4.19.2} A clear floor or ground space complying with 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with 306 shall be provided. {See Fig. B4.19.3.2}

EXCEPTIONS:
1. A parallel approach shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided.
2. The dip of the overflow shall not be considered in determining knee and tow clearances.

606.3 Height and Clearances. {4.19.3} The front of lavatories and sinks shall be 34 inches (865 mm) maximum above the floor or ground, measured to the higher of the fixture rim or counter surface.

606.4 Faucets. {4.19.6} Faucets shall comply with 309. Hand operated, self-closing faucets shall remain open for 10 seconds minimum.

606.5 Bowl Depth. {4.19.4} Sinks shall be 6-1/2 inches (165 mm) deep maximum. Multiple compartment sinks shall have at least one compartment complying with this requirement.

606.6 Exposed Pipes and Surfaces. {4.19.5} Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. PSee Fig. B4.19.3.1} There shall be no sharp or abrasive surfaces under lavatories and sinks.

607 Bathtubs

607.1 General. {4.20.1} Accessible bathtubs shall comply 607.

607.2 Clearance. {4.20.2} Clearance in front of bathtubs shall extend the length of the bathtub and shall be 30 inches (760 mm) wide minimum. A lavatory complying with 606 shall be permitted at the foot end of the clearance. {See Fig. B4.20.2.} Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend a minimum of 12 inches (305 mm) beyond the wall at the head end of the bathtub.

607.3 Seat. {4.20.3} A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with 610.

607.4 Grab Bars. {4.20.4} Grab bars shall comply with 607.4 and 607.

607.4.1 Bathtubs With Permanent Seats. {4.20.4.1} For bathtubs with permanent seats, grab bars complying with 607.4.1.1 and 607.4.1.2 shall be provided.

607.4.1.1 Back Wall. {4.20.4.1} Two grab bars shall be provided on the back wall, one complying with 609.4 and other 9 inches (230 mm) above the rim of the bathtub. Each grab bar shall be 15 inches (380 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the foot end wall.

607.4.1.2 Foot End Wall. {4.20.4.1} A grab bar 24 inches (610 mm) long minimum shall be provided on the foot end wall at the front edge of the bathtub.

607.4.2 Bathtubs Without Permanent Seats. {4.20.4.2} For bathtubs without permanent seats; grab bars complying with 607.4.2.1 through 607.4.2.3 shall be provided.

607.4.2.1 Back Wall. {4.20.4.2} Two grab bars shall be provided on the back wall, one complying with 609.4 and other 9 inches (230 mm) above the rim of the bathtub. Each grab bar shall be 24 inches (610 mm) long minimum and shall be 24 inches (610 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the foot end wall.

607.4.2.2 Foot End Wall. {4.20.4.2} A grab bar 24 inches (610 mm) long minimum shall be provided on the foot end wall at the front edge of the bathtub.

607.4.2.3 Head End Wall. {4.20.4.2} A grab bar 12 inches (305 mm) long minimum shall be provided on the head end wall at the front edge of the bathtub.

607.5 Controls. {4.20.5} Controls, other than drain stoppers, shall be on an end wall. Controls shall be between the bathtub rim and grab bar, and between the open side of the bathtub and the mid-point of the width of the bathtub. Controls shall comply with 309.4. {See Fig. B4.20.4}

607.6 Shower Unit. {4.20.6} A shower spray unit shall be provided, with a hose 59 inches (1500 mm) long minimum, that can be used as a fixed shower head and as a hand-held shower. If an adjustable-height shower head on a vertical bar is used, the bar shall not to obstruct the use of grab bars.

607.7 Bathtub Enclosures. {4.20.7} Bathtub enclosures shall not obstruct controls or transfer from wheelchairs onto bathtub seats or into bathtubs. Bathtub enclosures shall not have tracks on the rim of the bathtub.

608 Shower Compartments

608.1 General. {4.21.1} Accessible shower compartments shall comply with 608.

608.2 Size and Clearances. {4.21.2}

608.2.1 Transfer-Type Shower Compartments. {4.21.2.1} Transfer-type shower compartments shall be 36 inches (915 mm) wide by 36 inches (915 mm) deep inside finished dimension, measured at the centerpoint of opposing sides, and shall have a minimum 36 inches (915 mm) wide entry on the face of the shower compartment. The clearance in front of the compartment shall be 48 inches (1220 mm) long minimum measured from the control wall and 36 inches (915 mm) wide minimum. {See Fig. B4.21.2.1.}

608.2.2 Standard Roll-In Type Shower Compartment. {4.21.2.2.1, 4.21.2.2.2} Role-in type shower compartments shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) deep minimum, clear inside dimension, measured at the centerpoint of opposing sides and shall have a minimum 60 inches (1525 mm) wide entry on the face of the shower. A 30 inches (760 mm) wide minimum by 60 inches (1525 mm) long minimum clearance shall

be provided adjacent to the open face of the shower compartment. A lavatory complying with 606 shall be permitted at the end of the clear space, opposite the shower compartment side where shower controls are positioned. {See Fig. B4.21.2.2.}

608.3 Grab Bars. {4.21.4} Grab bars shall comply with 608.3 and 609 and shall be provided.

608.3.1 Transfer Type Showers. {4.21.4.1} Grab bars shall be provided across the control wall and on the back wall to a point 18 inches (455 mm) from the control wall. {See Fig. B4.21.4(a).}

608.3.2 Roll-In Type Showers. {4.21.4.2} Grab bars shall be provided on the three walls of the shower. {See Fig. B4.21.4(b).} Grab bars shall be 6 inches (150 mm) maximum from the adjacent wall.

EXCEPTIONS:
1. Where a seat is provided in a roll-in shower, grab bars shall not extend over the seat at the control wall and shall not be behind the seat.
2. In alternate roll-in-type showers, grab bars shall not be required on the side wall opposite the control wall and shall not be behind the seat.

608.4 Seats. {4.21.3.1} An attachable or integral seat shall be provided in a transfer-type shower compartments. Seats shall comply with 610.

608.5 Controls. {4.21.5} Shower or bathtub/shower facilities shall deliver water that is thermal shock protected to 120 degrees F maximum. Faucets and controls shall comply with 309.4. Controls in roll-in showers shall be above the grab bar but no higher than 48 inches (1220 mm) above the shower floor. {See Fig. B4.21.4(b)} In transfer-type shower compartments, controls, faucets, and the shower unit shall be on the side wall opposite the seat 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor. {See Fig. B4.21.4(a).}

608.6 Shower Unit. {4.21.6} A shower spray unit shall be provided, with a hose 59 inches (1500 mm) long minimum, that can be used as a fixed shower head and as a hand held shower. In transfer type showers, the controls and shower unit shall be on the control wall within 15 inches (380 mm), left or right, of the centerline of the seat. In roll-in type showers, shower spray units mounted on the back wall shall be 27 inches (685 mm) maximum from the side wall. If an adjustable-height shower head mounted on a vertical bar is used, the bar shall not to obstruct the use of grab bars.

608.7 Thresholds. {4.21.7} Shower compartment thresholds shall be 1/2 inch (13 mm) high maximum and shall comply with 303.

608.8 Shower Enclosures. {4.21.8} Shower compartment enclosures for shower compartments shall not obstruct controls or obstruct transfer from wheelchairs onto shower seats.

609 Grab Bars

609.1 General. {4.23.1} Grab bars in accessible toilet or bathing facilities shall comply with 609.

609.2 Size {4.3.8.7} Grab bars shall have a circular cross section with a diameter of 1-1/4 inch (32 mm) minimum and 2 inches (51 mm) maximum, or shall provide equivalent graspability complying with 505.7.1.

609.2.1 Non-Circular Cross Sections. {4.3.8.7} Grab bars with other shapes shall be permitted provided they have a perimeter dimension of 4 inches (100 mm) minimum and 4.8 inches (160 mm) maximum and with edges having a 1/8 inch (3.2 mm) minimum radius.

609.3 Spacing. The space between the wall and the grab bar shall be 1-1/2 inches (38 mm). The space between the grab bar and objects below and at the ends shall be 1-1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 15 inches (355 mm) minimum. {See Fig. B4.23.2.1.}

EXCEPTION: The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be 1-1/2 inches (38 mm) minimum.

609.4 Position of Grab Bars. {4.23.2.3} Grab bars shall be mounted in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the floor.
EXCEPTION: Height of grab bars on the back wall of a bathtub shall comply with 607.4.1.1 and 607.4.2.1.

609.5 Surface Hazards. {4.23.2.4} Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements. Edges shall have a radius of 1/8 inch (3 mm) minimum.

609.6 Fittings. {4.23.25.5} Grab bars shall not rotate within their fittings.

609.7 Installation. {4.23.2.6} Grab bars shall be installed in any manner that provides a gripping surface at the locations specified in this standard and that does not obstruct the clear floor space.

609.8 Structural Strength. {4.23.3} Allowable stresses in bending, shear and tension shall not be exceeded for materials used where a vertical or horizontal force of 250 lb (1112 N) is applied at any point on the grab bar, fastener mounting device or supporting structure.

610 Seats

610.1 General. Seats in accessible bathtubs and shower compartments shall comply with 610.

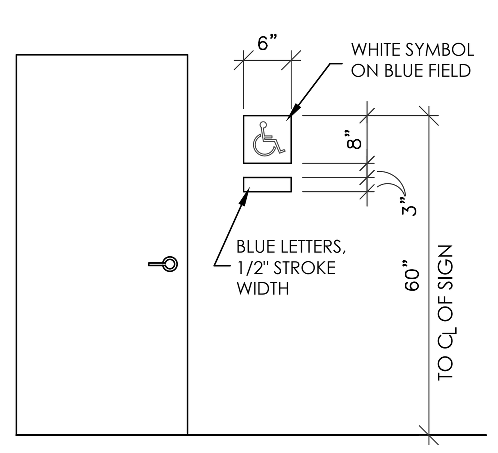
610.2 Bathtub seats. {4.20.3} A removable in-tub seat shall be 15 inches (380 mm) minimum and 16 inches (405 mm) deep maximum, and shall be capable of secure placement. A permanent seat shall be 15 inches (380 mm) deep minimum and be positioned at the head end of the bathtub. {See Fig. B4.20.2 and B4.20.4.} The top of the seat shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom floor.

610.3 Shower Compartment Seats. {4.21.3.1} Where a seat is provided in a roll-in shower compartment, it shall be a folding type and shall be on the wall adjacent to the controls. {See Fig. B4.21.3.} Seats shall be L-shaped or rectangular. The top of the seat shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom floor in a transfer-type shower, the seat shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. In a roll-in type shower, the seat shall extend from the control wall to a point within 3 inches (75 mm) of the minimum required seat wall width.

6140.3.1 Rectangular Seats. {4.21.3.2} The rear edge of a rectangular seat shall be 2-1/2 inches (64 mm) maximum from the seat wall, and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. In a transfer-type shower the side edge of a rectangular seat shall be 1-1/2 inches (38 mm) maximum. In a roll-in-type shower, the side edge of a rectangular seat shall be 1-1/2 inches (38 mm) maximum from the control wall.

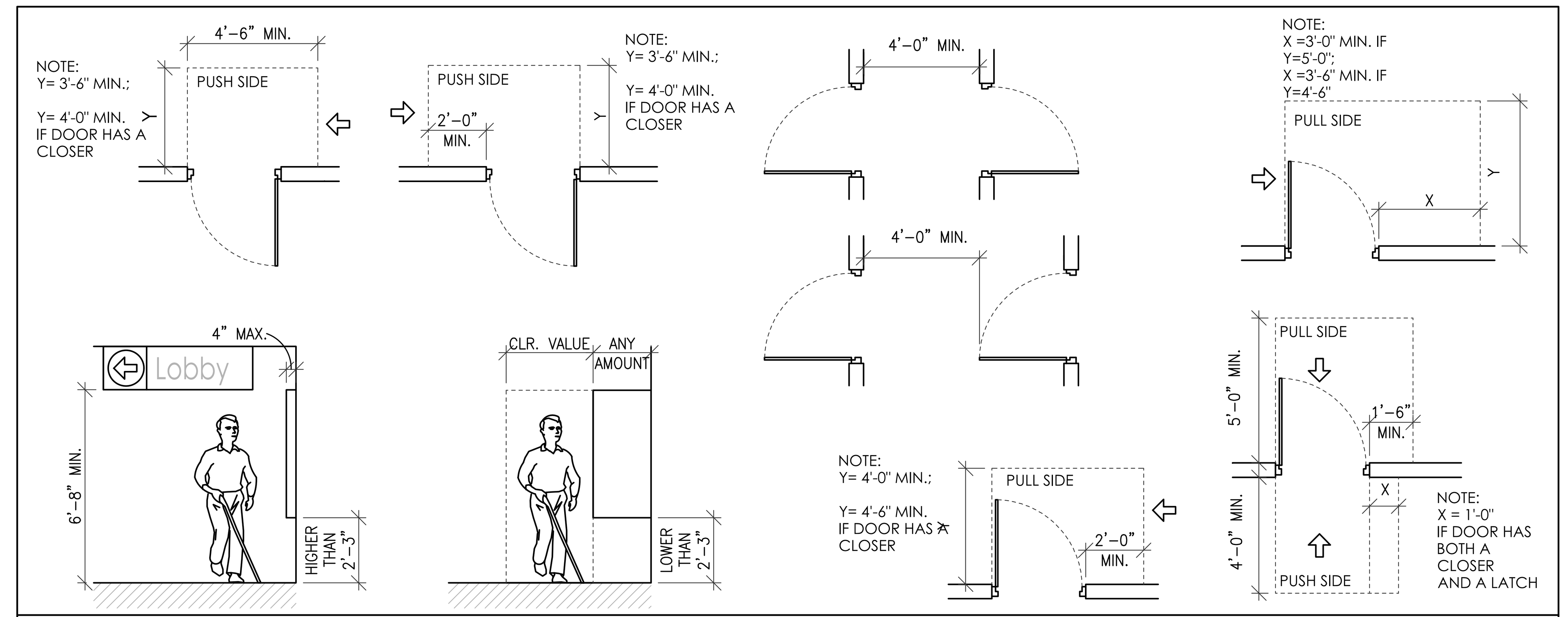
610.3.2 L-Shaped Seats. {4.21.3.3} The rear edge of an L-shaped seat shall be 2-1/2 inches (64 mm) maximum from the seat wall, and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1-1/2 inches (38 mm) maximum from the wall and the front edge shall be 14 inches (355 mm) minimum and 15 inches (380 mm) maximum from the wall. The end of the "L" shall be 22 inches (560 mm) minimum and 23 inches (585 mm) maximum from the main seat wall.

610.4 Structural Stength. {4.23.3} Allowable stresses in bending, shear and tension shall not be exceeded for materials used where a vertical or horizontal force of 250 lb (1112 N) is applied at any point on the seat, fastener mounting device or supporting structure.

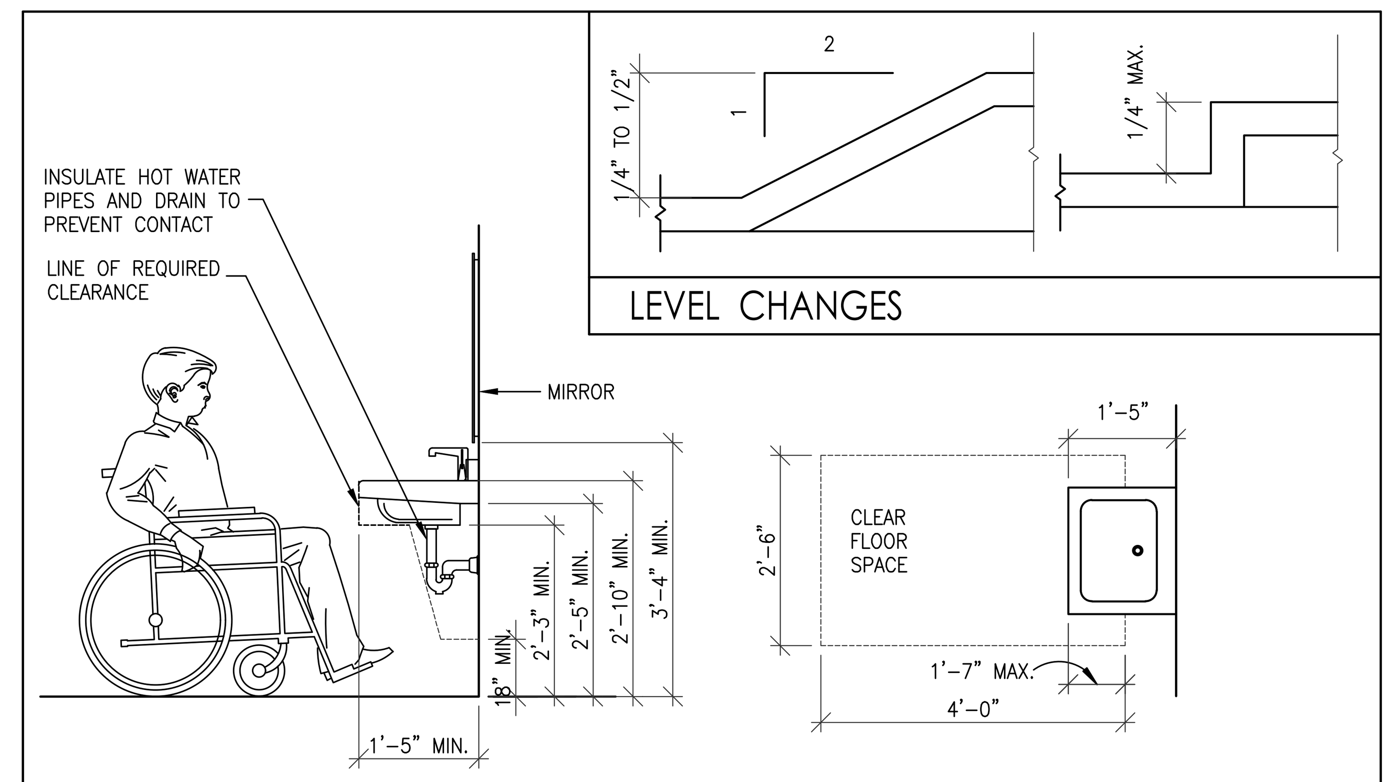


HANDICAPPED SIGNAGE

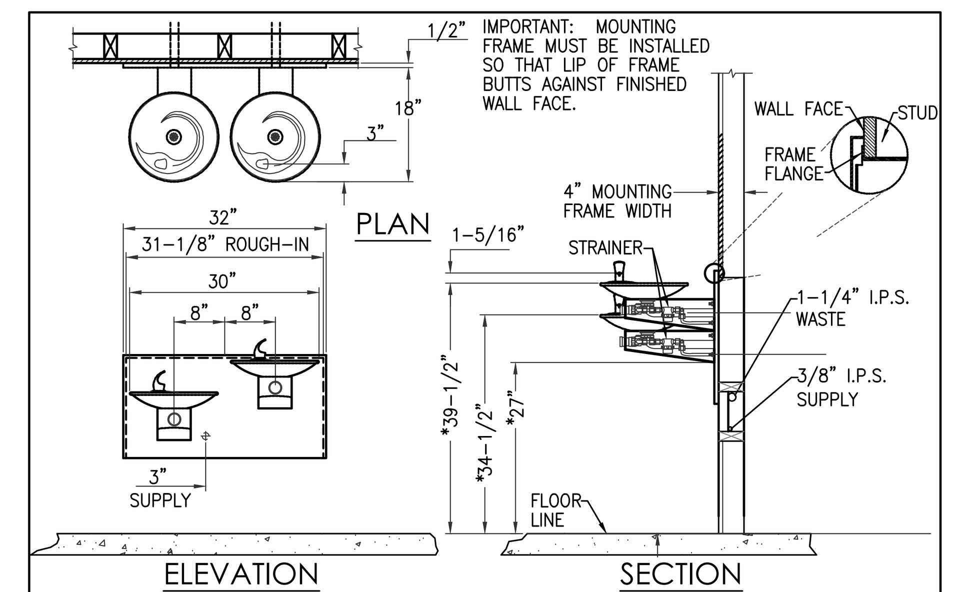
NTS



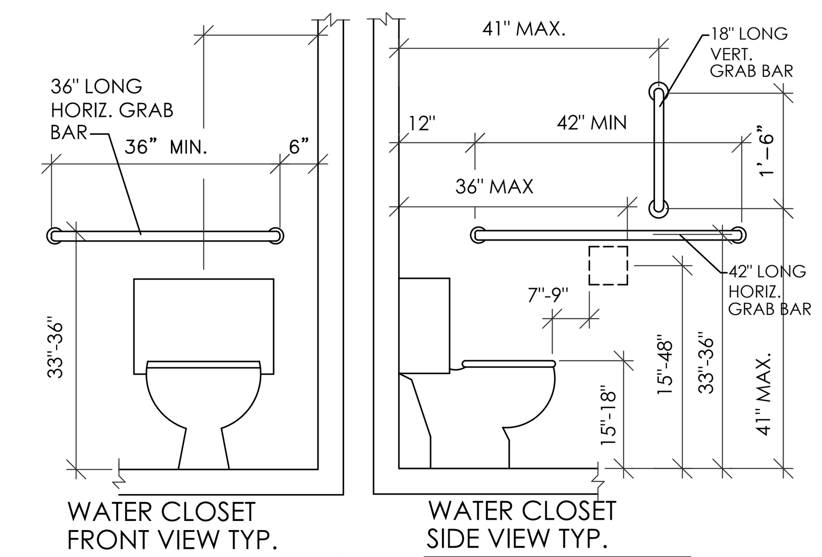
CLEARANCES/ PROTRUDING OBJECTS DETAILS

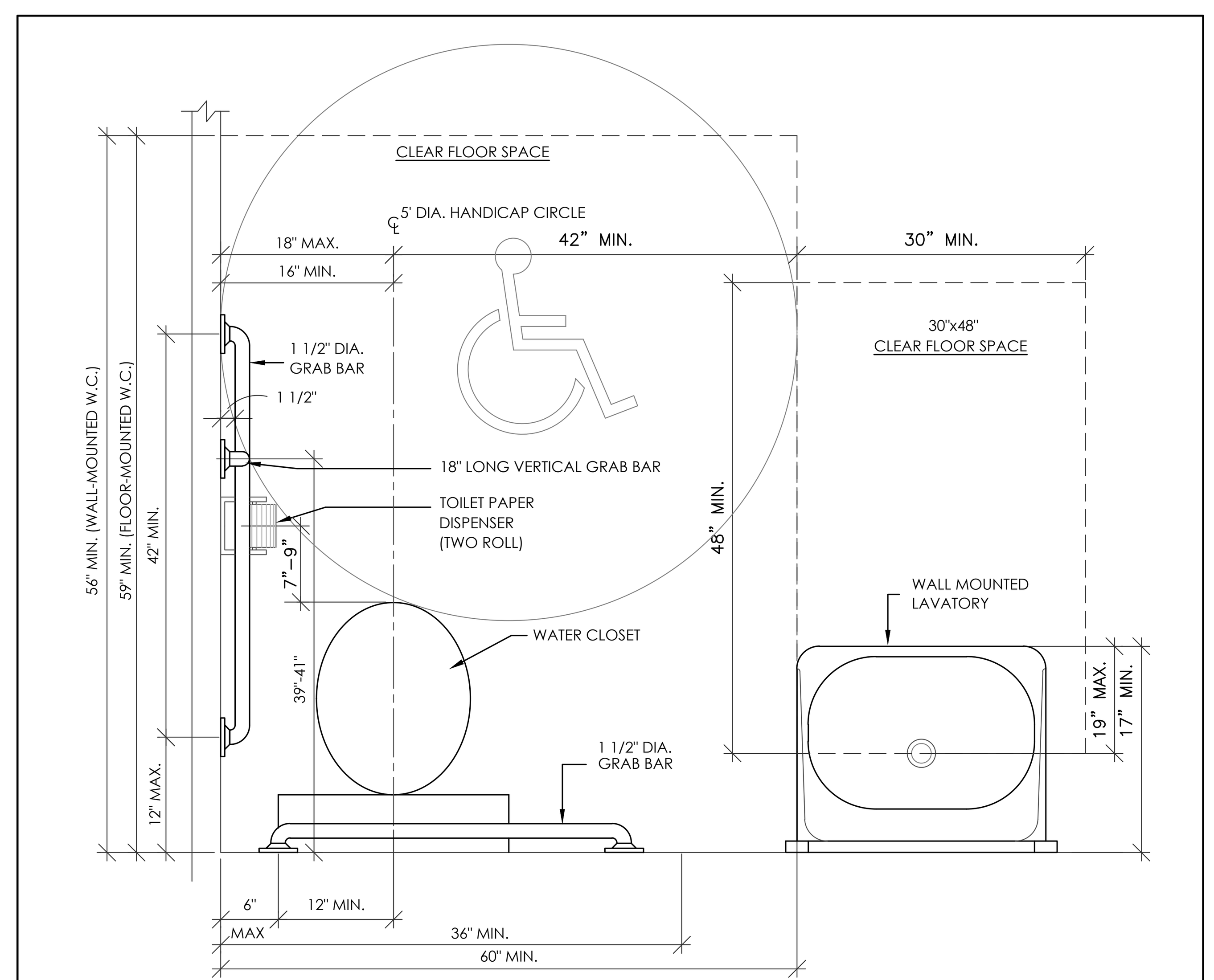


CLEARANCES AT SINK/VANITY - LEVEL CHANGES



ELECTRIC WATER COOLER DETAIL





LAVATORY AND WATER CLOSET CLEARANCES

VETERANS INTERGATION CENTER
ADA NOTES

ALBUQUERQUE, NM
PROJECT #2171

REVISION DATE

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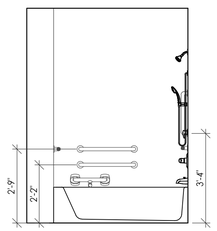
6-2-2022

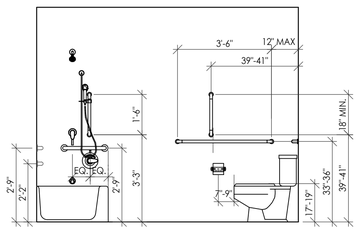
SHEET NUMBER
A-3.0

KEYED NOTES

1. FLOOR MOUNTED ADA ACCESSIBLE TANK WATER CLOSET, REF: PLUMBING PLANS.
2. WALL MOUNTED ADA ACCESSIBLE LAVATORY, REF: PLUMBING PLANS.
3. B165 24"W x 30"H MIRROR WITH STAINLESS STEEL FRAME, BY BOBRICK OR EQUIVALENT.
4. WALL MOUNTED ELECTRIC HAND DRYER.
5. B-2111 WALL MOUNTED SOAP DISPENSER BY BOBRICK OR EQUIVALENT.
6. B-6699 WALL MOUNTED SINGLE ROLL TOILET PAPER DISPENSER BY BOBRICK OR EQUIVALENT
7. B-6806 42"L x 1 1/2" DIA. STAINLESS STEEL GRAB BAR (HORIZ.)BY BOBRICK OR EQUIVALENT
8. B6806 36"L x 1 1/2" DIA. STAINLESS STEEL GRAB BAR (HORIZ.), BY BOBRICK OR EQUIVALENT
9. B-6806 18"L x 1 1/2" DIA. STAINLESS STEEL GRAB BAR (VERTICAL), BY BOBRICK OR EQUIVALENT
10. ADA ACCESSIBLE HIGH/LOW WATER DRINKING FOUNTAIN. REF: PLUMBING PLANS.
11. 30" x 48" LAVATORY CLEAR FLOOR SPACE. NOTE: PER ICC/ANSI A117.1-2009 SECTION 603.2.3 DOOR SWING SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE OF ANY FIXTURE. (EXCEPTION: WHERE THE ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3 IS PROVIDE WITHIN THE ROOM BEYOND THE ARCH OF THE DOOR SWING.
12. 30" x 48" CLEAR FLOOR SPACE: PER ICC/ANSI A117.1-2009 SECTION 305.3 SIZE.
13. ALL EXPOSED PLUMBING PIPING TO BE INSULATED PER ICC/ANSI A-117.1 2009 SECTION 606.6. REF: PLUMBING PLANS.
14. 16" x 16" CERAMIC TILE WALL FINISH
15. 2'x2' MOP SINK. REF: PLUMBING PLANS.
16. 20 GAL. ELECTRIC HOT WATER HEATER ABOVE MOP SINK, REF PLUMBING PLANS
17. 30"x48" CLEAR FLOOR SPACE PER ICC/ANSI A117.1-2009 SECTION 305.3 SIZE
18. 60"x60" CLEAR FLOOR SPACE AROUND WATER CLOSET PER ICC/ANSI A117.1 2009 SECTION 604.3.1
19. WALL MOUNTED DIAPER CHANGING STATION
20. PLASTIC LAMINATE COUNTERTOP WITH 4" BACKSPLASH
21. PLASTIC LAMINATE BASE CABINET
22. PLASTIC LAMINATE DRAWER BASE CABINET
23. PLASTIC LAMINATE SINK BASE CABINET W/DOORS 1" A.F.F. FOR ADA ACCESSIBILITY
24. PLASTIC LAMINATE WALL CABINET
25. PLASTIC LAMINATE MIRCO WAVE CABINET
26. PLASTIC LAMINATE FINISH ON EXPOSED SIDES
27. DISHWASHER OWNER FURNISH AND G.C. INSTALL
28. REFRIGERATOR OWNER FURNISH AND G.C. INSTALL
29. WASHER OWNER FURNISH AND G.C. INSTALL
30. DRYER OWNER FURNISH AND G.C. INSTALL
31. MICRO WAVE OWNER FURNISH OWNER INSTALL
32. 6" HIGH PORCELIAN TILE BASE
33. EPOXY PAINT WALL FINISH
34. BOBRICK BATH TUB SEAT B-518116



11 ELEVATION - RM 138
3/8"=1'-0"



10 ELEVATION - RM 138
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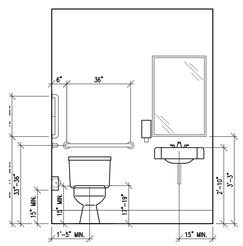
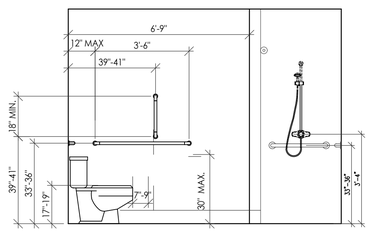


9 ELEVATION - RM 138
3/8"=1'-0"



8 ELEVATION - RM 127
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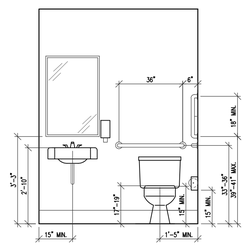

7 ELEVATION - RM 127
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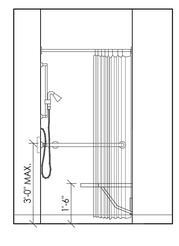

6 ELEVATION - RM 127
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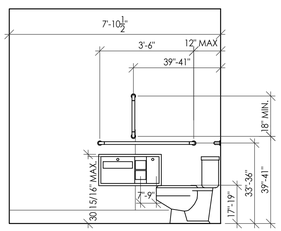

5 ELEVATION - RM 108
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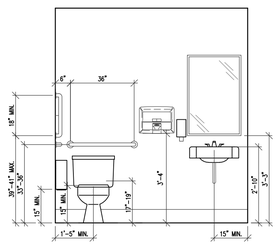

4 ELEVATION - RM 108
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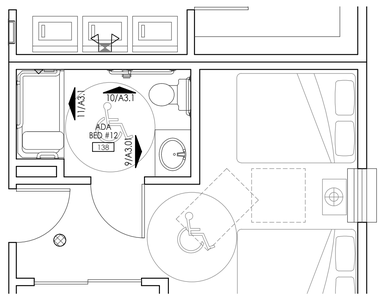
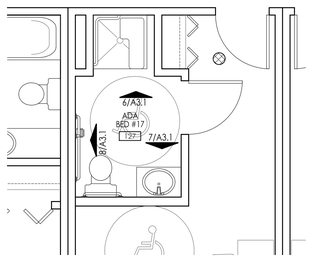
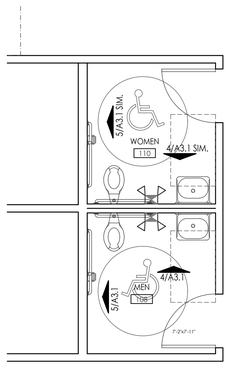


NORTH 3 1ST FLOOR PLAN - PHASE 1
1/8"=1'-0"



NORTH 2 1ST FLOOR PLAN - PHASE 1
1/4"=1'-0"



NORTH 1 1ST FLOOR PLAN - PHASE 1
1/4"=1'-0"

BAR SCALE
2' 0' 4' 8'
(IN FEET)

VETERANS INTERGATION CENTER
ADA ENLARGED RESTROOMS
ALBUQUERQUE, NM
PROJECT #2171

REVISION DATE

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6-2-2022

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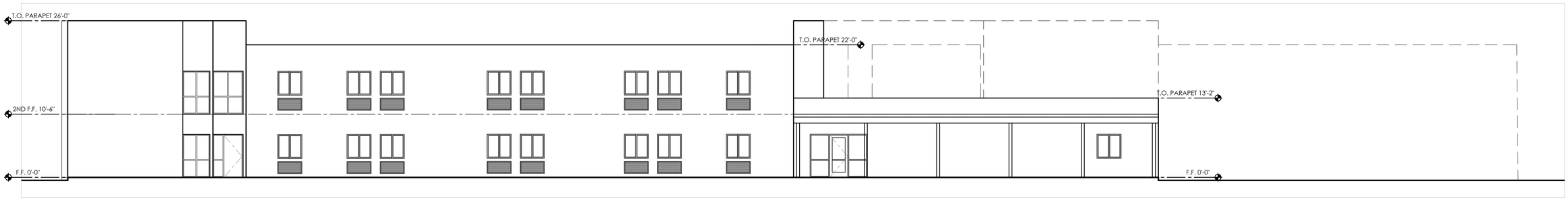
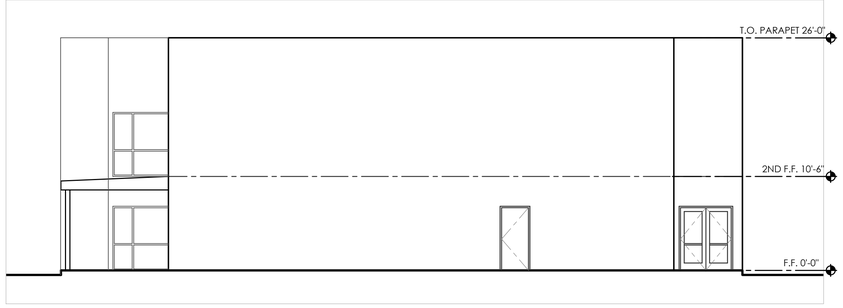
A-3.1

KEYED NOTES:



4 WEST ELEVATION - PHASE 1
1/8"=1'-0"



2 SOUTH ELEVATION - PHASE 1
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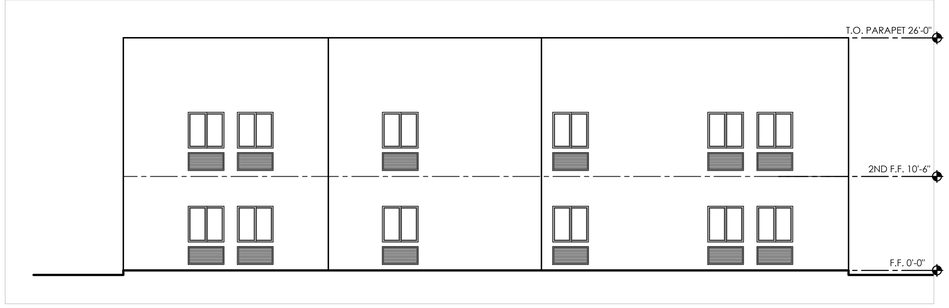
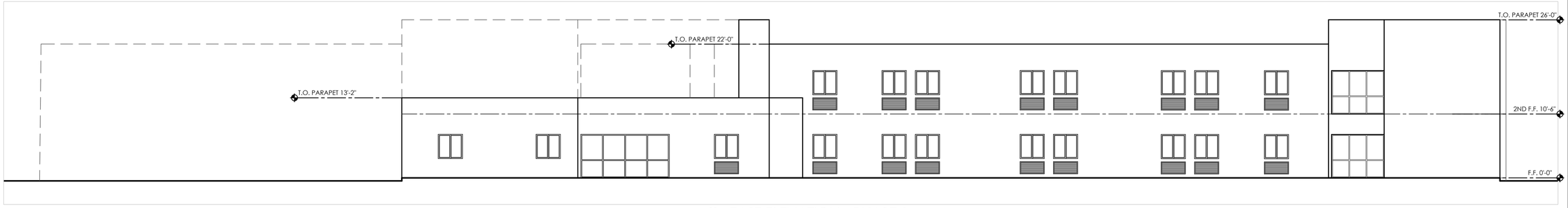


3 NORTH ELEVATION - PHASE 1
1/8"=1'-0"



1 EAST ELEVATION - PHASE 1
1/8"=1'-0"

BAR SCALE
4' 0' 8' 16'
(IN FEET)

VETERANS INTERGATION CENTER
2ND FLOOR PLAN
ALBUQUERQUE, NM
PROJECT #2171

REVISION DATE

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6-2-2022

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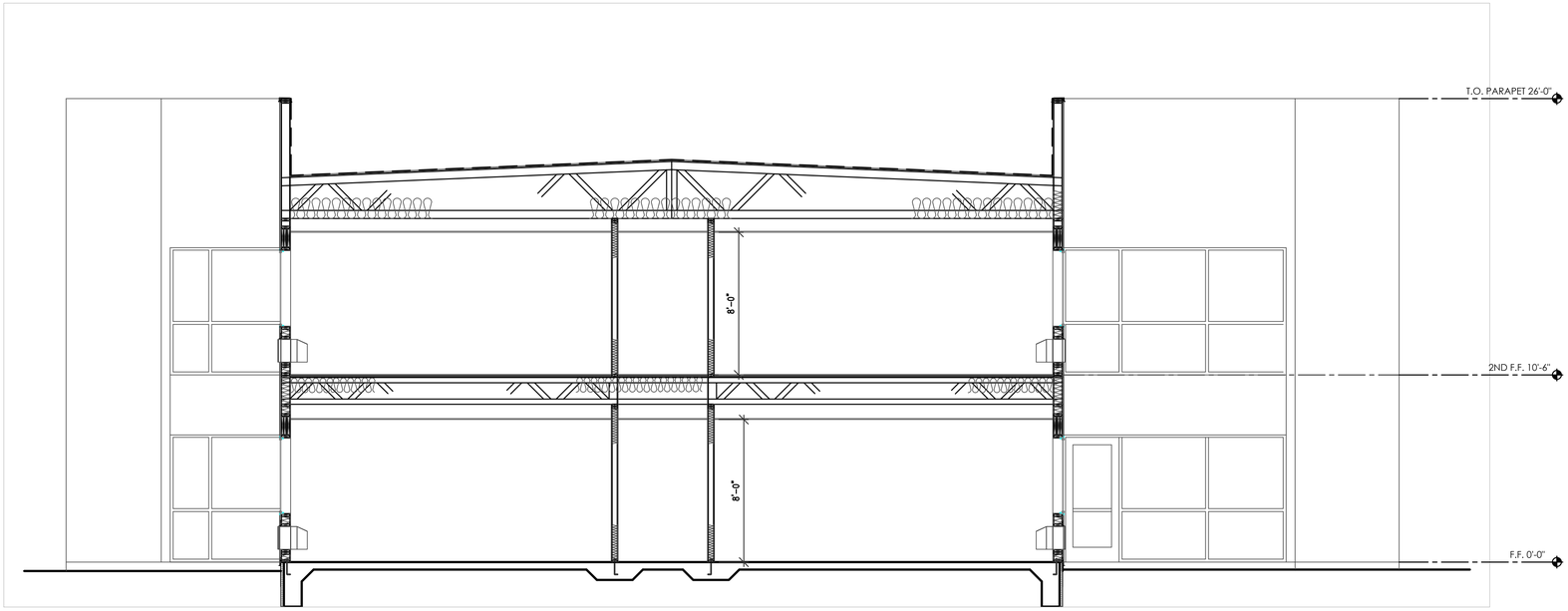
A-6.0

KEYED NOTES:



1 BUILDING SECTION - PHASE 1
1/4"=1'-0"

BAR SCALE
2' 0' 4' 8'
(IN FEET)

VETERANS INTERGATION CENTER
BUILDING SECTIONS
ALBUQUERQUE, NM
PROJECT #2171

REVISION DATE

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DATE
6-2-2022

SHEET NUMBER
A-7.0

APPLICABLE CODES

2015 International Building Code (IBC) with local amendments;	2017 New Mexico Electrical Code;
2015 International Fire Code (IFC), with local amendments;	2015 New Mexico Plumbing Code;
2017 National Electrical Code (NEC);	2015 New Mexico Existing Building Code
2015 New Mexico Mechanical Code;	2018 International Energy Conservation Code

CODE DESIGN DATA I.B.C. 2015 - TENANT IMPROVEMENT

CHAPTER 3 OCCUPANCY AND USE CLASSIFICATION:	SECTION 303 GROUP B (OFFICE), GROUP R-2 (MULTI-HOUSING)
TABLE 504.3 ALLOWABLE HEIGHT:	GROUP B & R-2 WITH FIRE PROTECTION SYSTEM, TYPE V-B, 60 FEET
TABLE 504.4 ALLOWABLE NUMBER OF STORIES:	GROUP B WITH FIRE PROTECTION SYSTEM, TYPE V-B, 2 STORIES GROUP R-2 WITH FIRE PROTECTION SYSTEM, TYPE V-B, 3 STORIES
TABLE 506.2 ALLOWABLE AREA FACTOR IN S.F.:	GROUP B WITH FIRE PROTECTION SYSTEM, TYPE V-B 36,000 S.F. GROUP R-2 WITH FIRE PROTECTION SYSTEM, TYPE V-B, 28,000 S.F.
TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES:	
1ST FLOOR AREA:	8,392 S.F. (GROSS AREA)
2ND FLOOR AREA:	7,432 S.F. (GROSS AREA)
TOTAL GROSS AREA:	15,824 S.F. (GROSS AREA)
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS:	TYPE VB, EXTERIOR-INTERIOR BEARING WALLS, "0" FIRE-RESISTANCE RATING REQUIRED. BUILDING FULLY SPRINKLED
SECTION 1004 OCCUPANT LOAD TABLE 1004.1.1:	
GROUP B OCCUPANT LOAD:	GROSS AREA 1ST FLOOR, GROUP B: 2,142 SF/100 = 21 OCCUPANTS GROSS AREA 1ST FLOOR, GROUP R-2: 6,250 SF/200 = 37 OCCUPANTS GROSS AREA 2ND FLOOR GROUP B: 391 SF/100 = 4 OCCUPANTS GROSS AREA 2ND FLOOR GROUP R-2: 7,041 SF/200 = 35 OCCUPANTS TOTAL OCCUPANTS = 97
SECTION 1005.3.2 EGRESS WIDTH REQUIRED:	OCCUPANCY LOAD = 97 x 0.2 = 19.4 INCH EGRESS WIDTH REQUIRED, 2-36 INCH EGRESS DOORS PROVIDED 4-36 INCH EGRESS DOORS
TABLE 1006.3.1 NUMBER OF EXITS OR ACCESS TO EXITS PER STORY:	OCCUPANCY PER STORY 1-500 = 2 EXITS REQUIRED, PROVIDED 4 EXITS.

DEFERRED SUBMITTALS

A. FIRE PROTECTION SPRINKLER DRAWINGS AND DETAILS TO BE SUBMITTED TO CITY AS A SEPARATE PERMIT BY CONTRACTOR

LIFE SAFETY GENERAL NOTES

A. PREMISE IDENTIFICATION - SHALL BE MINIMUM 4 INCHES HIGH x .5 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

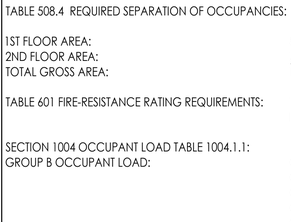
B. GENERAL CONTRACTOR TO PROVIDE AND INSTALL KNOX BOX. KNOX BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION AND BE MOUNTED NO HIGHER THAN 6'-0" ABOVE FINISH FLOOR. THE NOCK BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN ACCESS TO BUILDING AND FIRE RISER ROOM. FINAL LOCATION TO BE APPROVED BY THE FIRE MARSHALL.

C. FIRE PROTECTION SPRINKLER SYSTEMS SHALL BE DEFERRED SUBMITTALS AND SHALL BE NOTED AS SUCH ON THE PLAN. G.C. TO SUBMIT SHOP DRAWINGS TO THE FIRE MARSHALL OFFICE FOR REVIEW AND APPROVAL OF ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, ANY OTHER FIRE RELATED SYSTEM. THE FIRE SPRINKLER SYSTEM WILL SUPERVISED WHEN REQUIRED BY THE 2015 INTERNATIONAL FIRE CODE.

D. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F. FLOOR PLAN FOR QUANTITY, LOCATIONS AND TYPE.

E. ALL PENETRATIONS THROUGH A FIRE RATED WALL ASSEMBLY TO BE FIRESTOPPED WITH THERMAFIBER AS MANUFACTURED BY THERMAFIBER, LLC, WABASH, 46992 OR OTHER APPROVED EQUAL.

F. ALL EXIT SIGNS AND EMERGENCY LIGHTING SHALL HAVE BATTERY BACK-UP, REF: ELECTRICAL.



VICINITY MAP

PROJECT NARRATIVE

PROJECT CONSISTS OF CONSTRUCTING A WOOD FRAMED STRUCTURE FOR A MULTI-FAMILY FACILITY WITH OFFICES, INCORPORATING WOOD STUD FRAMED WALLS WITH 7/16" OSB SHEATHING, STUCCO FINISHES. TPO MEMBRANE ROOFING SYSTEM ON OSB ROOF SHEATHING OVER PRE-ENGINEERED WOOD ROOF TRUSSES, FULLY FIRE SPRINKLED.

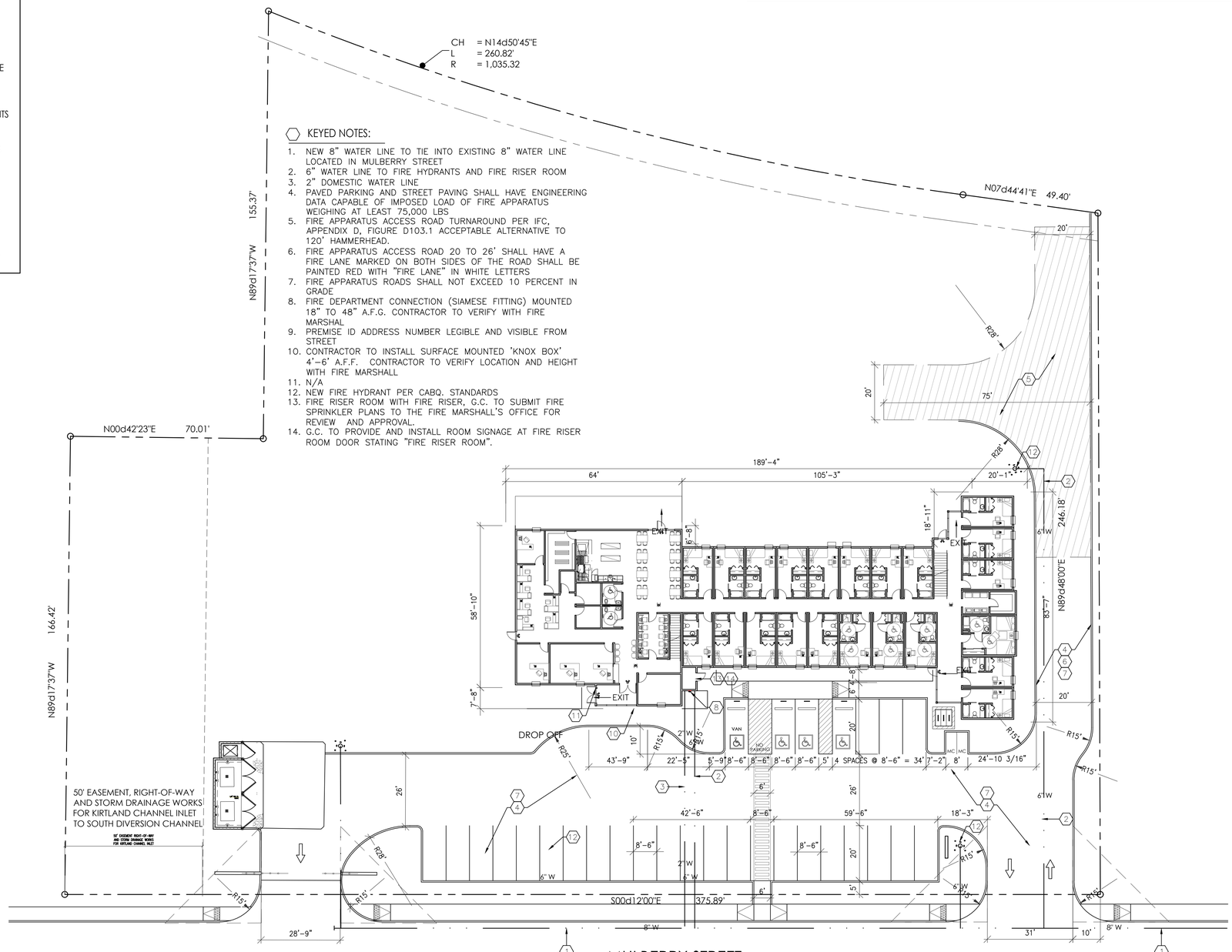
INTERNATIONAL FIRE CODE 2015

FIRE INFORMATION

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601): TYPE 2B, VB - NONE
FIRE RESISTANCE RATING FOR EXTERIOR WALLS (TABLE 602, 10< X <30): OCCUPANCY B, M - NONE

FIRE FLOW PER IFC TABLE B105.1(2): BUILDING V-B; 8,392 SF FIRST FLOOR (7,701 - 9,400 SF) = 2,500 GPM, FLOW DURATION 2 HRS.
7,432 SF SECOND FLOOR (7,701 - 9,400 SF) = 2,500 GPM. FLOW DURATION 2 HRS.

REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS TABLE C102.1: 2,500 GPM = 3 HYDRANTS 450' SPACING BETWEEN HYDRANTS. (3 HYDRANTS PROVIDED)



KEYED NOTES:

1. NEW 8" WATER LINE TO TIE INTO EXISTING 8" WATER LINE LOCATED IN MULBERRY STREET
2. 6" WATER LINE TO FIRE HYDRANTS AND FIRE RISER ROOM
3. 2" DOMESTIC WATER LINE
4. PAVED PARKING AND STREET PAVING SHALL HAVE ENGINEERING DATA CAPABLE OF IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS
5. FIRE APPARATUS ACCESS ROAD TURNAROUND PER IFC, APPENDIX D, FIGURE D103.1 ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD.
6. FIRE APPARATUS ACCESS ROAD 20 TO 26' SHALL HAVE A FIRE LANE MARKED ON BOTH SIDES OF THE ROAD SHALL BE PAINTED RED WITH "FIRE LANE" IN WHITE LETTERS
7. FIRE APPARATUS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE
8. FIRE DEPARTMENT CONNECTION (SIAMESE FITTING) MOUNTED 18" TO 48" A.F.G. CONTRACTOR TO VERIFY WITH FIRE MARSHAL
9. PREMISE ID ADDRESS NUMBER LEGIBLE AND VISIBLE FROM STREET
10. CONTRACTOR TO INSTALL SURFACE MOUNTED 'KNOX BOX' 4'-6' A.F.F. CONTRACTOR TO VERIFY LOCATION AND HEIGHT WITH FIRE MARSHALL
11. N/A
12. NEW FIRE HYDRANT PER CABQ. STANDARDS
13. FIRE RISER ROOM WITH FIRE RISER, G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL.
14. G.C. TO PROVIDE AND INSTALL ROOM SIGNAGE AT FIRE RISER ROOM DOOR STATING "FIRE RISER ROOM".

NORTH

1 FIRE 1 SITE PLAN
1" = 40'-0"

BAR SCALE
20' 0 40' 80'
[IN FEET]

VETERANS INTERGATION CENTER
FIRE 1 SITE PLAN
ALBUQUERQUE, NM
PROJECT #2171

REVISION DATE

RBA ARCHITECTURE, PC
PLANNING DESIGN
1104 Pond Ave. SW
Albuquerque, NM 87102
(505)242-1849 (505)242-4450
www.rbadet.com

DATE
6-2-2022

SHEET NUMBER
FIRE-1.0

PROJECT NARRATIVE

PROJECT CONSISTS OF CONSTRUCTING A WOOD FRAMED STRUCTURE FOR A CONGREGATE LIVING FACILITY WITH OFFICES, INCORPORATING WOOD STUD FRAMED WALLS WITH 7/16" OSB SHEATHING, STUCCO FINISHES. TPO MEMBRANE ROOFING SYSTEM ON OSB ROOF SHEATHING OVER PRE-ENGINEERED WOOD ROOF TRUSSES, FULLY FIRE SPRINKLED. ELEVATOR NOT REQUIRED PER CODE.

APPLICABLE CODES

2015 International Building Code (IBC) with local amendments;
2015 International Fire Code (IFC), with local amendments;
2017 National Electrical Code (NEC);
2015 New Mexico Mechanical Code;
2017 New Mexico Electrical Code;
2015 New Mexico Plumbing Code;
2015 New Mexico Existing Building Code
2018 International Energy Conservation Code

CODE DESIGN DATA I.B.C. 2015 - TENANT IMPROVEMENT

CHAPTER 3 OCCUPANCY AND USE CLASSIFICATION:	SECTION 303 GROUP B (OFFICE), GROUP R-2 (MULTI-HOUSING)
TABLE 504.3 ALLOWABLE HEIGHT:	GROUP B & R-2 WITH FIRE PROTECTION SYSTEM, TYPE V-B, 60 FEET
TABLE 504.4 ALLOWABLE NUMBER OF STORIES:	GROUP B WITH FIRE PROTECTION SYSTEM, TYPE V-B, 2 STORIES GROUP R-2 WITH FIRE PROTECTION SYSTEM, TYPE V-B, 3 STORIES
TABLE 506.2 ALLOWABLE AREA FACTOR IN S.F.:	GROUP B WITH FIRE PROTECTION SYSTEM, TYPE V-B 36,000 S.F. GROUP R-2 WITH FIRE PROTECTION SYSTEM, TYPE V-B, 28,000 S.F.
TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES:	
1ST FLOOR AREA:	8,392 S.F. (GROSS AREA)
2ND FLOOR AREA:	7,432 S.F. (GROSS AREA)
TOTAL GROSS AREA:	15,824 S.F. (GROSS AREA)
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS:	TYPE VB, EXTERIOR-INTERIOR BEARING WALLS, "0" FIRE-RESISTANCE RATING REQUIRED. BUILDING FULLY SPRINKLED
SECTION 1004 OCCUPANT LOAD TABLE 1004.1.1: GROUP B OCCUPANT LOAD:	GROSS AREA 1ST FLOOR, GROUP B: 2,142 SF/100 = 21 OCC. GROSS AREA 1ST FLOOR, GROUP R-2: 6,250 SF/200 = 37 OCC. GROSS AREA 2ND FLOOR GROUP B: 391 SF/100 = 4 OCC. GROSS AREA 2ND FLOOR GROUP R-2: 7,041 SF/200 = 35 OCC. TOTAL OCCUPANTS = 97 OCC.
SECTION 1005.3.2 EGRESS WIDTH REQUIRED:	OCCUPANCY LOAD = 97 x 0.2 = 19.4 INCH EGRESS WIDTH REQUIRED, 2-36 INCH EGRESS DOORS PROVIDED 4-36 INCH EGRESS DOORS
TABLE 1006.3.1 NUMBER OF EXITS OR ACCESS TO EXITS PER STORY:	OCCUPANCY PER STORY 1-500 = 2 EXITS REQUIRED, PROVIDED 4 EXITS.
1009.2.1 ELEVATORS REQUIRED.	IN BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOOR IS FOUR OR MORE STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE, NOT LESS THAN ONE REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR COMPLYING WITH SECTION 1009.4. EXCEPTIONS: 1. IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE ELEVATOR SHALL NOT BE REQUIRED ON FLOORS PROVIDED WITH A HORIZONTAL EXIT AND LOCATED AT OR ABOVE THE LEVELS OF EXIT DISCHARGE.

INTERNATIONAL FIRE CODE 2015

FIRE INFORMATION

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FIRE RESISTANCE RATING FOR EXTERIOR WALLS (TABLE 602, 10< X <30): OCCUPANCY B, M - NONE

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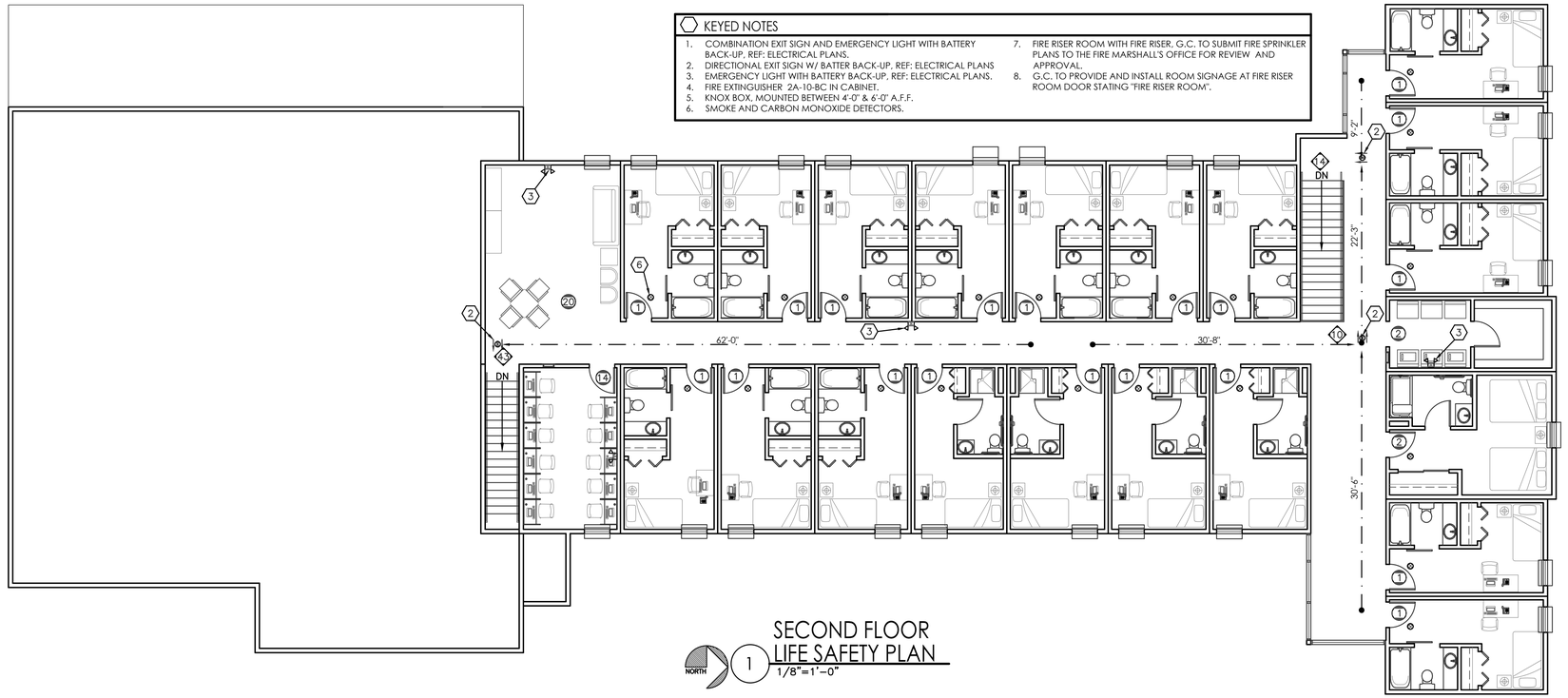
C. FIRE PROTECTION SPRINKLER SYSTEMS SHALL BE DEFERRED SUBMITTALS AND SHALL BE NOTED AS SUCH ON THE PLAN. G.C. TO SUBMIT SHOP DRAWINGS TO THE FIRE MARSHALL OFFICE FOR REVIEW AND APPROVAL OF ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, ANY OTHER FIRE RELATED SYSTEM. THE FIRE SPRINKLER SYSTEM WILL SUPERVISED WHEN REQUIRED BY THE 2015 INTERNATIONAL FIRE CODE.
D. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F. FLOOR PLAN FOR QUANTITY, LOCATIONS AND TYPE.
E. ALL PENETRATIONS THROUGH A FIRE RATED WALL ASSEMBLY TO BE FIRESTOPPED WITH THERMAFIBER AS MANUFACTURED BY THERMAFIBER, LLC, WABASH, 46992 OR OTHER APPROVED EQUAL.
F. ALL EXIT SIGNS AND EMERGENCY LIGHTING SHALL HAVE BATTERY BACK-UP, REF: ELECTRICAL.

EXIT PLAN SYMBOL LEGEND

- EXIT SIGN WITH BATTERY BACKUP. NOTE: EXIT SIGN WITH ARROW INDICATES DIRECTION TO EXIT
- COMBINATION EXIT SIGN AND EMERGENCY LIGHT WITH BATTERY BACKUP.
- EMERGENCY LIGHT WITH BATTERY BACKUP.
- NUMBER OF OCCUPANTS EXITING A ROOM OR AREA
- COMBINED NUMBER OF OCCUPANTS EXITING A ROOM OR AREA
- TOTAL NUMBER OF OCCUPANTS EXITING THE BUILDING AT THIS INDICATED EXIT
- TRAVEL DISTANCE TO EXIT 0'-0"
- FIRE EXTINGUISHER CABINET WITH 2A-10-BC F.E. OR WALL MOUNTED F.E., 1 PER 3,000 S.F. AND 75' MAX. BETWEEN EACH FIRE EXTINGUISHER 15,824 S.F./3000 = 6 F.E. REQUIRED - F.E. PROVIDED, REF: PLAN (FE)

KEYED NOTES

1. COMBINATION EXIT SIGN AND EMERGENCY LIGHT WITH BATTERY BACK-UP, REF: ELECTRICAL PLANS.
2. DIRECTIONAL EXIT SIGN W/ BATTER BACK-UP, REF: ELECTRICAL PLANS
3. EMERGENCY LIGHT WITH BATTERY BACK-UP, REF: ELECTRICAL PLANS.
4. FIRE EXTINGUISHER 2A-10-BC IN CABINET.
5. KNOX BOX, MOUNTED BETWEEN 4'-0" & 6'-0" A.F.F.
6. SMOKE AND CARBON MONOXIDE DETECTORS.
7. FIRE RISER ROOM WITH FIRE RISER. G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL.
8. G.C. TO PROVIDE AND INSTALL ROOM SIGNAGE AT FIRE RISER ROOM DOOR STATING "FIRE RISER ROOM".



SECOND FLOOR
LIFE SAFETY PLAN
1/8"=1'-0"

FIRE RISER ROOM NOTES:

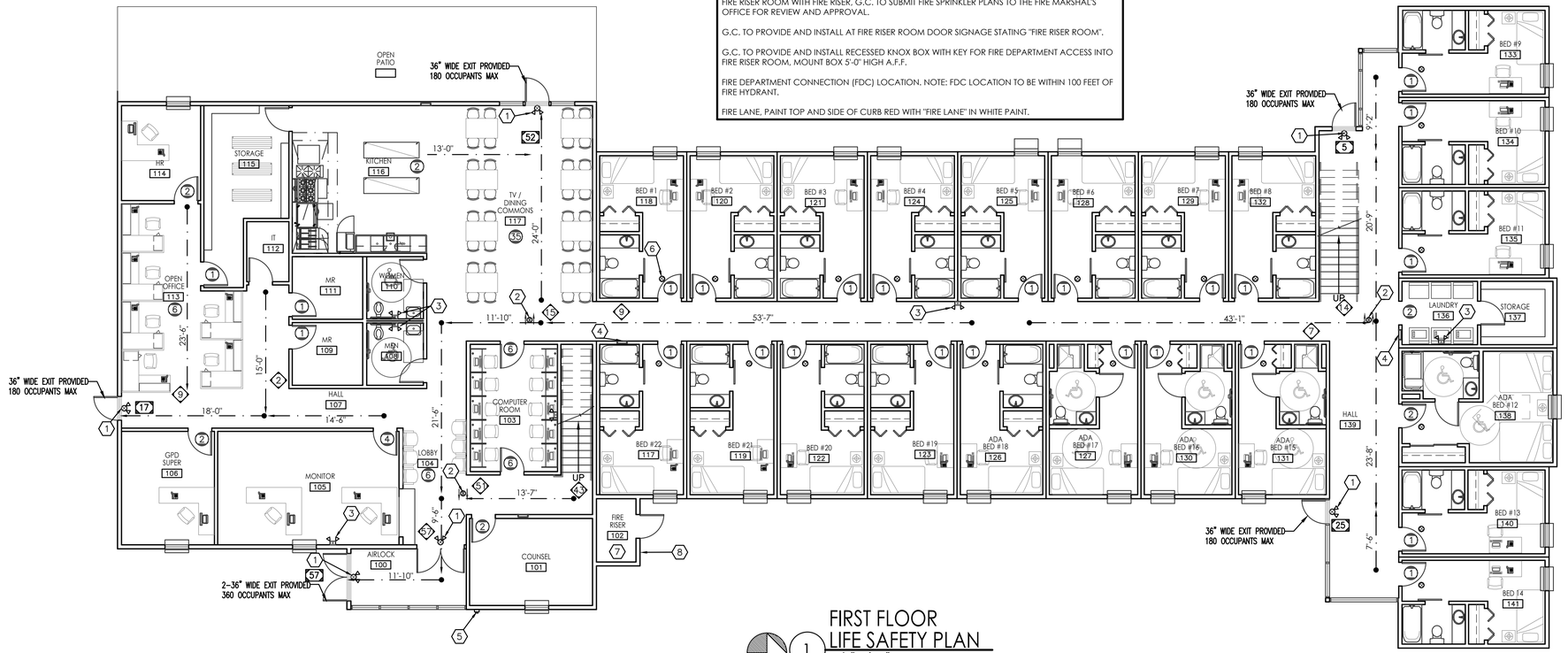
FIRE RISER ROOM WITH FIRE RISER. G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL.

G.C. TO PROVIDE AND INSTALL AT FIRE RISER ROOM DOOR SIGNAGE STATING "FIRE RISER ROOM".

G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO FIRE RISER ROOM, MOUNT BOX 5'-0" HIGH A.F.F.

FIRE DEPARTMENT CONNECTION (FDC) LOCATION. NOTE: FDC LOCATION TO BE WITHIN 100 FEET OF FIRE HYDRANT.

FIRE LANE, PAINT TOP AND SIDE OF CURB RED WITH "FIRE LANE" IN WHITE PAINT.



FIRST FLOOR
LIFE SAFETY PLAN
1/8"=1'-0"

VETERANS INTERGATION CENTER
COVER SHEET
ALBUQUERQUE, NM
PROJECT #2171

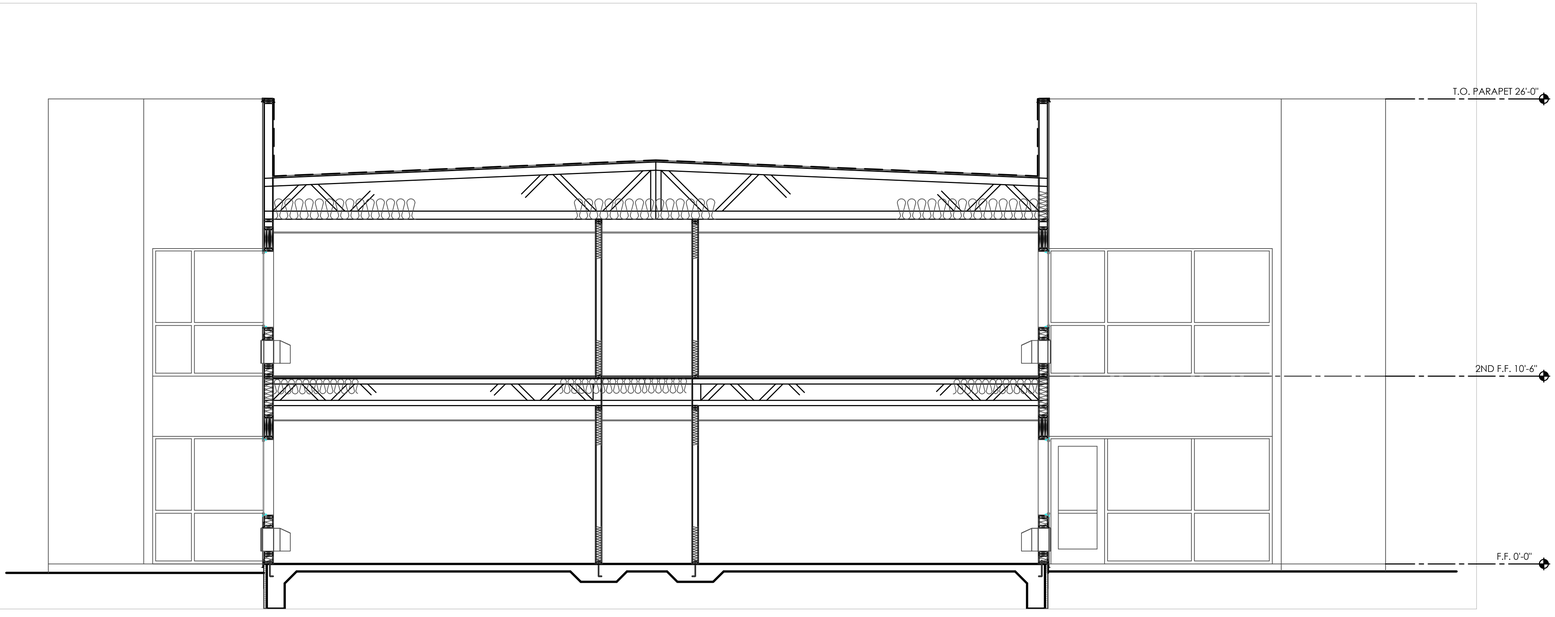
RBA ARCHITECTURE PC
ARCHITECTURE
PLANNING
DESIGN
424 Park Ave. SW
Albuquerque, NM 87102
(505)247-3337 (505)243-4630
www.rbapc.com

REVISION DATE

DATE
06-02-2022

SHEET NUMBER
FIRE 2

KEYED NOTES:



1 BUILDING SECTION - PHASE 1
1/4"=1'-0"

BAR SCALE
2' 0' 4' 8'
(IN FEET)

VETERANS INTERGATION CENTER
BUILDING SECTIONS
ALBUQUERQUE, NM
PROJECT #2171

REVISION DATE

RBA ARCHITECTURE, PC
ALLIANCE DESIGN
1124 Park Ave. SW
Albuquerque, NM 87102
(505)242-0081 (505)242-6429
www.rbaDESIGN.com

DATE
6-2-2022

SHEET NUMBER
A-7.0