

BUILDING INFORMATION

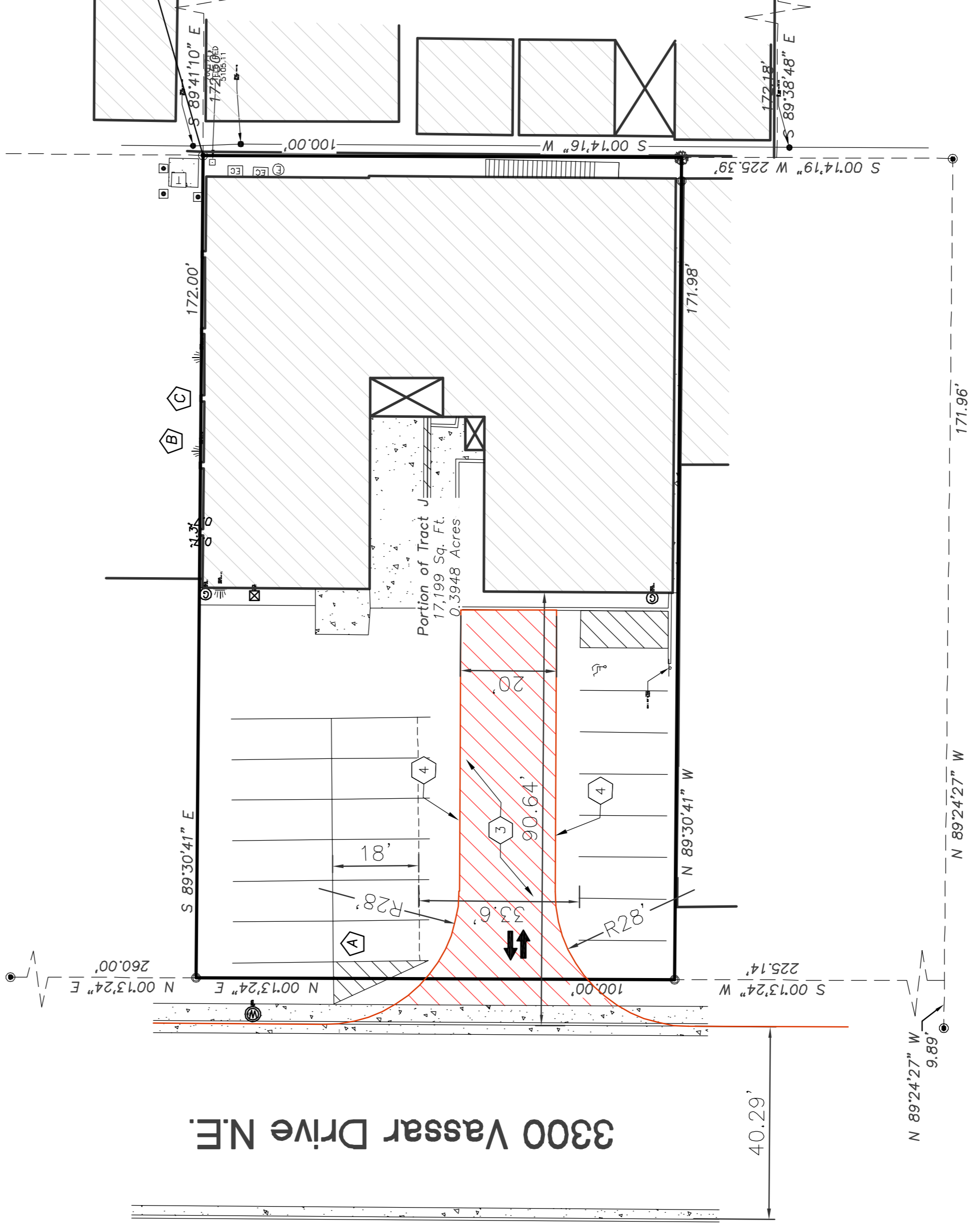
TOTAL BUILDING AREA = 12,500 SF, NON-SPRINKLERED
 TYPE IIB CONSTRUCTION
 FIRE FLOW REQUIREMENTS PER IFC APPENDIX B, TABLE B105.1(2)
 12,500 SF OF TYPE IIB CONSTRUCTION = 2,250 GPM
 HYDRANT SPACING PER IFC APPENDIX C, TABLE C102.1 HAS 2 HYDRANTS WITH ALLOWABLE SPACING OF 460'
 THERE ARE TWO HYDRANTS ON VASSAR DRIVE NE APPROXIMATELY 326' NORTH OR SOUTH OF THE PROJECT SITE.

GENERAL SHEET NOTES

1. PREMISE IDENTIFICATION WILL BE ADDED PER CITY OF ALBUQUERQUE FIRE DEPARTMENT REQUIREMENTS.
2. THERE WILL BE A TOTAL OF 2 FIRE HYDRANT SURROUNDING THE SITE. PER APPENDIX C OF IFC FOR FIRE FLOWS LESS THAN 2250 GPM THE SPACING BETWEEN FIRE HYDRANTS CAN BE 450' AVERAGE.
3. ALL FIRE LANES WILL BE DESIGNED TO SUPPORT THE DESIGN LOAD OF 75,000 POUNDS.
4. BUILDING IS 26' TALL TO THE PARAPET.
5. FIRE LANE INTO SITE IS LESS THAN 10% GRADE.
6. NO FENCING OR SECURITY GATES ARE PROPOSED AS PART OF THIS PROJECT.
7. VASSAR IS A LOCAL STREET AND THEREFORE THE FIRE HYDRANTS ON THE OTHER SIDE OF THE ROAD ARE AVAILABLE PER IFC 507.3.1.

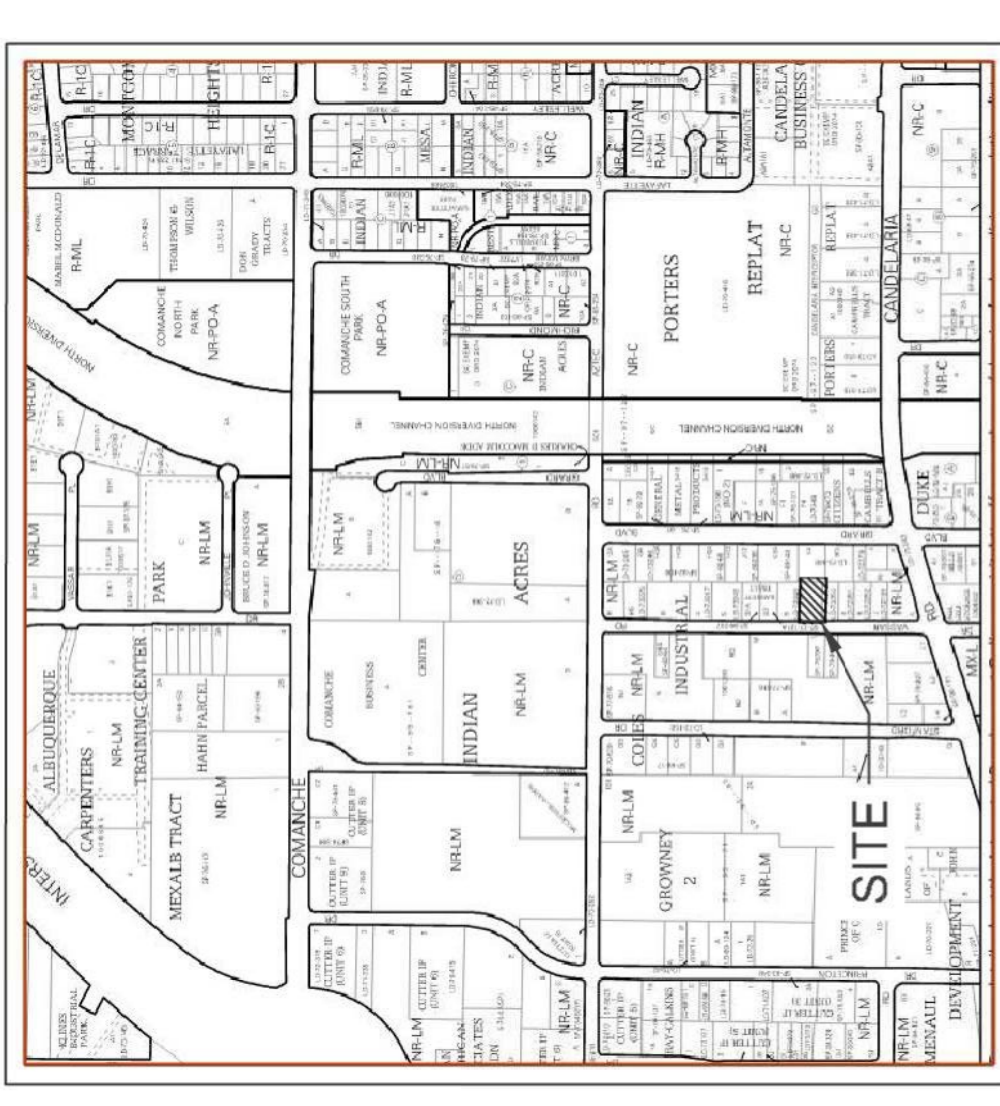


A1 OVERALL STREET LAYOUT
 NOT TO SCALE



Surveyor's Observations
 (A) PARKING AREA ANGLES INTO RIGHT-OF-WAY BY AS MUCH AS 5.3 FEET.
 (B) BUILDING INTO ADJOINER PROPERTY BY AS MUCH AS 0.1 FEET.
 (C) DRAINAGE FROM ROOF DRAINS ONTO ADJOINER FROM SUBJECT PROPERTY AS SHOWN HEREON.

A3 FIRE 1 PLAN
 SCALE: 1" = 20'-0"



VICINITY MAP
 MAP NO. G-16-Z

SITE DATA

Address: 3300 VASSAR DRIVE NE ALBUQUERQUE NM 87107
 Legal Description: THE SOUTH 100 FEET OF THE NORTH 330 FEET OF WEST 1/2 OF TRACT J OF COLE'S INDUSTRIAL SUBDIVISION #2
 Current Use: (Mortuary) Conditional Use # VA-2021-00134.
 Proposed Use: Mortuary and Crematorium
 Acres: 0.3948
 Current Zoning: NR-LM
 Proposed Zoning: NR-SU
 Building Square Footage:
 -Mortuary & Admin: 10,000
 -Crematorium: 2,500
 12,500 sq. ft.

KEYED NOTES

1. EXISTING 8" PUBLIC WATERLINE.
2. EXISTING FIRE HYDRANT.
3. EXISTING NON-SPRINKLERED BUILDING 12,500 SF.
4. NON-STRIPED FIRE DEPARTMENT ACCESS PATH. BECAUSE ACCESS OVER 32' FROM BACK TO BACK OF PARKING STALLS (AFTER THE NORTH ISLAND IS REDUCED TO 6') LANE SIGNS PER IFC D103.6 ARE NOT REQUIRED NOR ARE FIRE DASHED LINE INDICATES REQUIRED 18" DEEP PARKING PER CURRENT DEVELOPMENT PROCESS MANUAL FOR CITY OF ALBUQUERQUE.



ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION
PERMIT
 PERMIT NUMBER: FP 21-008397
 APPROVED DATE: 12/02/21
APPROVED

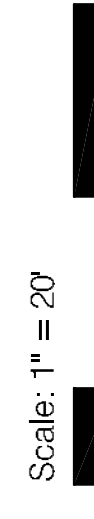
David Aube

**CARE CENTER (MORTUARY & CREMATORIUM)
 3300 VASSAR DRIVE NE**

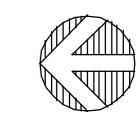
SITE PLAN

Prepared For:
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Prepared By:
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Scale: 1" = 20'



GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.