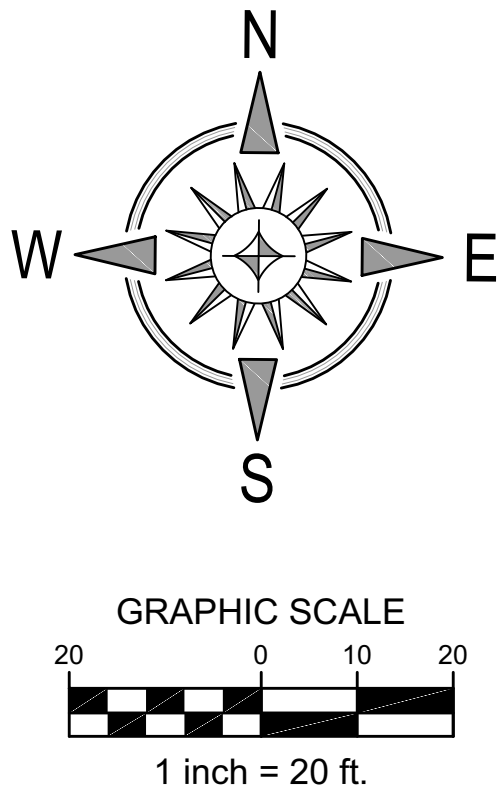


TAKE CAUTION DURING EXCAVATION:
THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR/ UTILITY OWNERS. NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.

FIRE LANE MARKINGS:
- 6" RED BASE STRIPES WITH 4" WHITE LETTERS STATING "NO PARKING - FIRE LANE" EVERY 15' BEHIND PARKING LINES AND ENTIRE CURB WHERE APPLICABLE ALONG FIRE LANE PER CITY STANDARDS
- ADDITIONAL SIGNS OR OTHER APPROVED NOTICES OR MARKING THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE" MAY BE REQUIRED TO FURTHER IDENTIFY SUCH ROADS AND PROHIBIT OBSTRUCTION; CONTRACTOR TO COORDINATE WITH FIRE DEPARTMENT



VERTICAL & HORIZONTAL CONTROL:
Reference - ALTA / NSPS Land Survey of the subject property prepared by CSI-Cartesian Surveys, Inc., dated, September 8, 2021.



**ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION**

1. Fire lane shall be a minimum of 20' wide & 28' high. The fire lane shall be a minimum of 13'-6" unobstructed height clearance.
2. The fire lane shall be a minimum of 13'-6" unobstructed height clearance.
3. Fire lane shall be a minimum of 13'-6" unobstructed height clearance.
4. Public water main sizes not shown on plans due to lack of information provided from ALTA survey and City of Albuquerque GIS.
5. Contractor / Geotechnical Engineer shall confirm pavement installation within the Fire Apparatus Access Road to support imposed load of fire apparatus weighing at least 75,000 lbs.
6. Pavement grades do not exceed 10% along Fire Apparatus Route.
7. Fire lane to be designated by curb painted red with "NO PARKING" and "FIRE LANE" text spaced per City of Albuquerque standards.
8. See Fire 2 Plan for information regarding building address location and Knox Box.
9. Premise ID: Building shall have approved address numbers or building identification placed in a position plainly legible and visible from the street or road fronting the property.

CODE CRITERIA

BUILDING AREA:	3,530 sq. ft.
BUILDING HEIGHT:	1 Story 30'-6"
OCCUPANCY TYPE:	Business - Car Wash
CONSTRUCTION TYPE:	V-B
OCCUPANT LOAD:	11 people
EXITS PROVIDED(REQUIRED):	3
EXITS REQUIRED:	2
ZONING ORDINANCE:	City of Albuquerque Integrated Zoning Code
ZONE:	"MX-M" - Low Intensity Zone District
USE CATEGORY:	Car Wash
SPRINKLER SYSTEM:	Non-sprinklered

DEVELOPMENT / DESIGN TEAM

OWNER / DEVELOPER
7B Building and Development
Contact: Derrick Merchant
Phone: 806.368.7843
Email: derrick@7bdev.com

CIVIL ENGINEER / CONSULTANT
Burkhardt Engineering
Contact: Ryan Morrissey
Phone: 937.388.0060
Email: rrmorrissey@burkhardtinc.com

ARCHITECT / STRUCTURAL / MEP

C.L. Helt Architect
Contact: Diana Myers
Phone: 704.342.1686
Email: dianam@clhelt.com

LANDSCAPE ARCHITECTURE

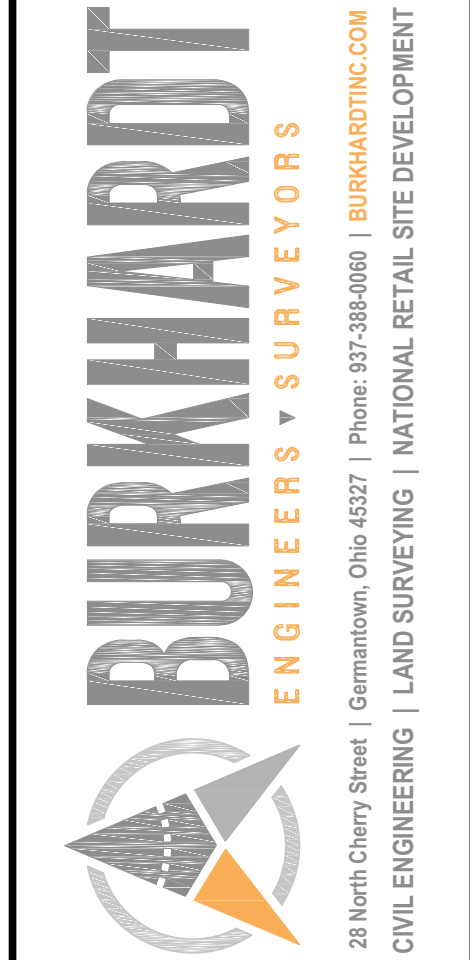
Yellow Springs Design
Contact: Roger Beal
Phone: 937.767.8199
Email: yellowspringsdesign@bizwoh.rr.com

FIRE 1 LEGEND	
	DIRECTIONAL PARKING LOT ARROW
	EXISTING FIRE HYDRANT
	FIRE ACCESS ROUTE
	RED FIRE LANE PAINT ON CURB FACE



Date	04/04/22
Item	1
Description	Rev 1 - Revised per Fire Department

SITE DEVELOPMENT PLANS FOR
CHAMPION XPRESS CAR WASH
9640 UNIVERSE BLVD NW
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM	Proj: 21.226
Draw: MCM	Dwg: 21-226.dwg
Check: RJM	Tab: C2.1-FP
Scale: 1" = 20'	
Date: 03.25.2022	
Sheet: FIRE 1 PLAN	
Sheet No.: C-2.1	