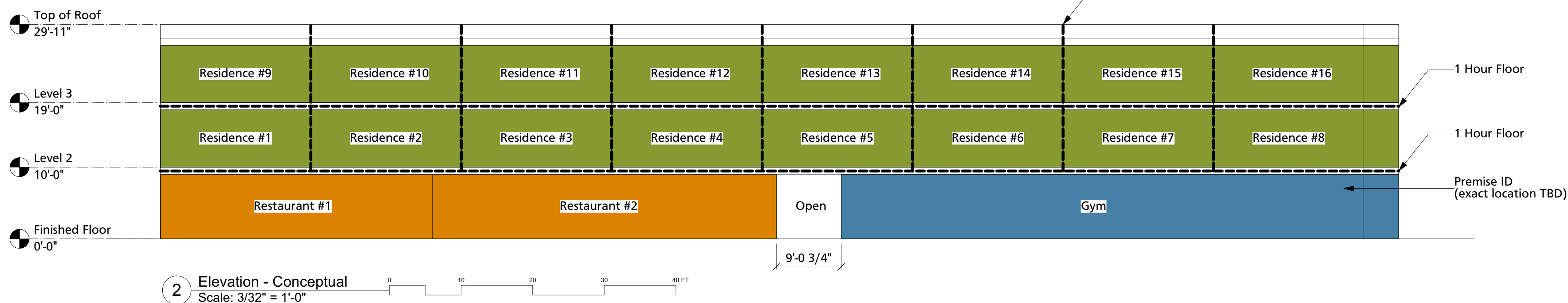


1. Fire Apparatus Access Roads Shall Have A Fire Lane Marked On Both Sides Of The Road.
2. Turning Radius Will Met The Minimum 28 Feet.
3. Fire Apparatus Access Roads Shall Not Exceed 10 Percent In Grade.



North
1 Site Plan - Hydrant Locations
Scale: 1" = 50'-0"

Fire Flow Requirements
Construction Type Vb
Largest Occupancy 5,000 sq.ft. all occupancy seperated by 1 Hr.
Construction and fully sprinkled

Square Footage = 5,000 sq.ft. Fire Flow = 2,000 GPM - 2 Hr.
2 Hydrants required 450' between max 225' away

1 New Hydrant approx. 54' to building.
1 Hydrant Existing approx. 184' from property line.
1 Hydrant Existing approx 77' from property line. (across street)
1 Hydrant Existing approx 89' from property line. (across street)

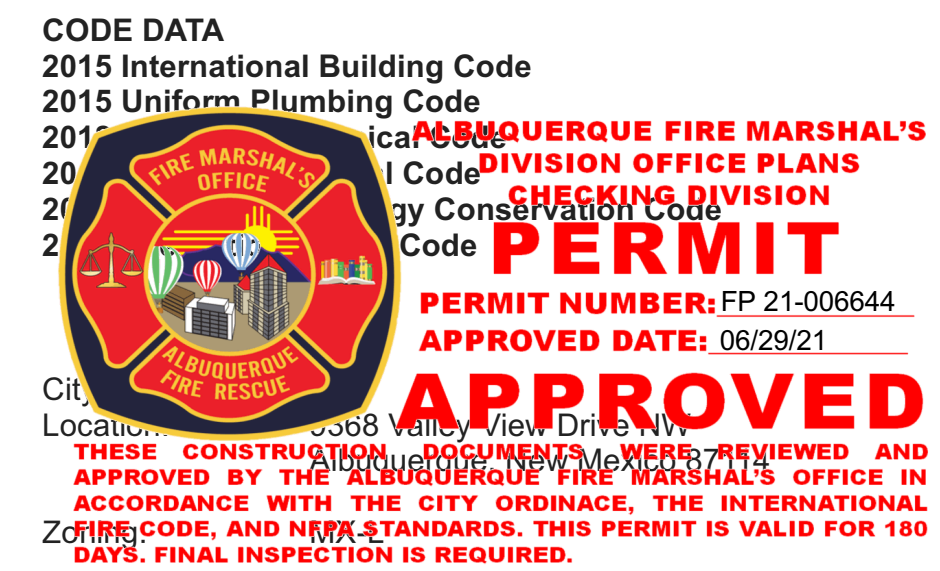
Three Story

Kox Box Box

Sprinkler System:

- 1) Shop drawings will be submitted to the fire marshal's office for review and approval of any installation or modification to fire sprinkler system, fire alarm system, kitchen suppression system, or any other fire related system.
- 2) The fire sprinkler system will be supervised when required by the 2015 International fire code.

Parking and drive aisle for fire apparatus access roads shall have an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. Contractor to provide engineer data for approval.



Zoning Atlas Page: C-13

Setbacks: 5' Front
 0' Side
 15' Back (Landscape)

Height: 38' Max

Parking:	8/1,000 GSF Restaurant	@5,000	= 40
	5/1,000 GSF Outdoor Seating	@1,600	= 8
	2.5/1,000 GSF Gym	@5,000	= 12.5
	1.5/ DU MultiFamily	@16 Units	= 24

Shared Parking Reduction TABLE 5-5-3
Food / other commercial 1.7
(40 + 24 / 1.7 = 33.2 + 12.5 + 8 = 53.7

Total Spaces required = 58
Total Spaces provided = 59
3 HC Spaces
13 Compact spaces
3 Motorcycle Spaces
6 Bicycle Spaces

Bld. Area: Building #1 = 2,500 sq.ft.
 Building #2 = 2,500 sq.ft.
 Building #3 = 5,000 sq.ft.
 Multifamily = 16,000 sq.ft.

Total = 26,000 sq.ft.

Occupancy: Ground Floor
A-2 / A-3
Second Floor
R-2
Third Floor
R-2

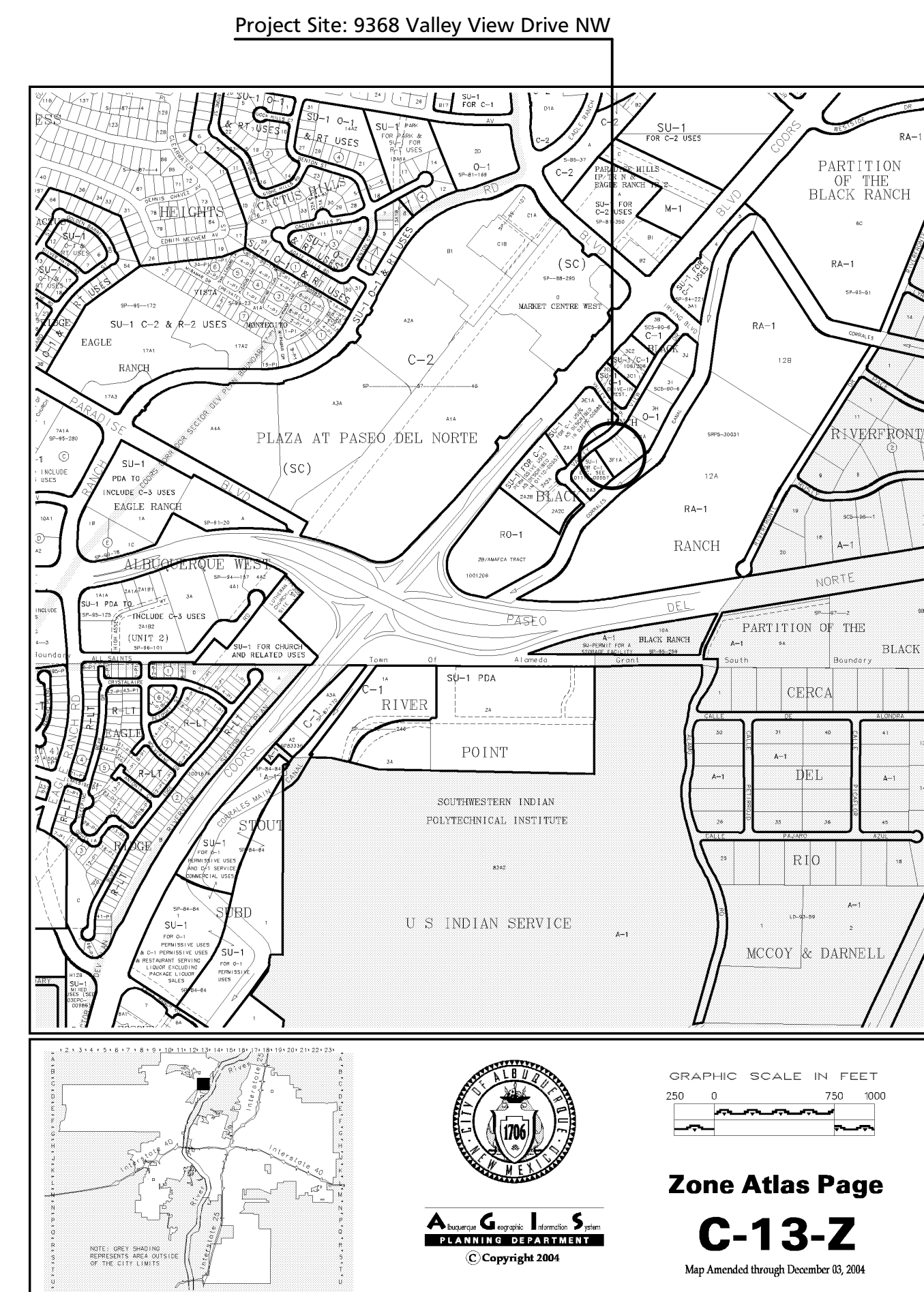
Construction Type: Type Vb

Separation: 1 Hour R-2 / A-2 with automatic sprinkler

Seismic: C

Sprinkler: YES

Construct new Buildings.

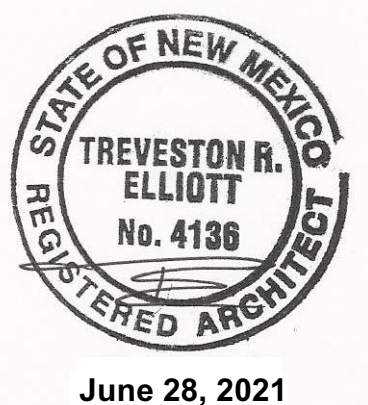


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Date: **June 28, 2021**

Sheet: Site Plan

Fire-1