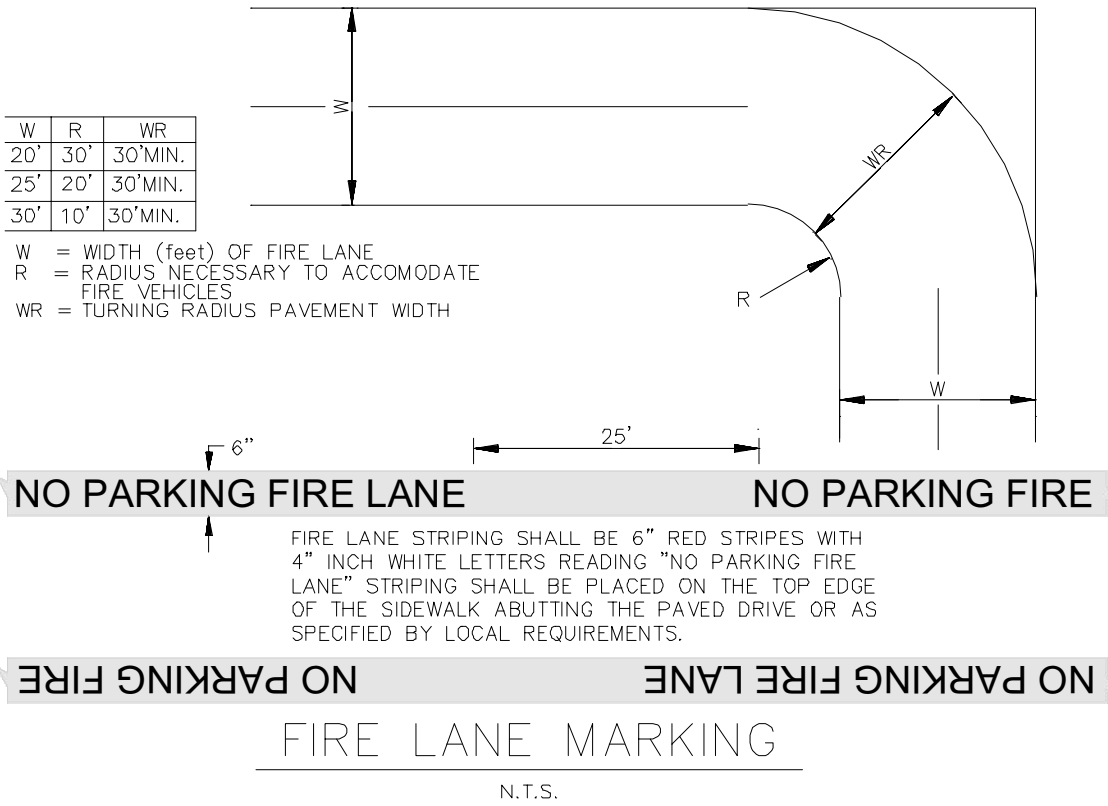


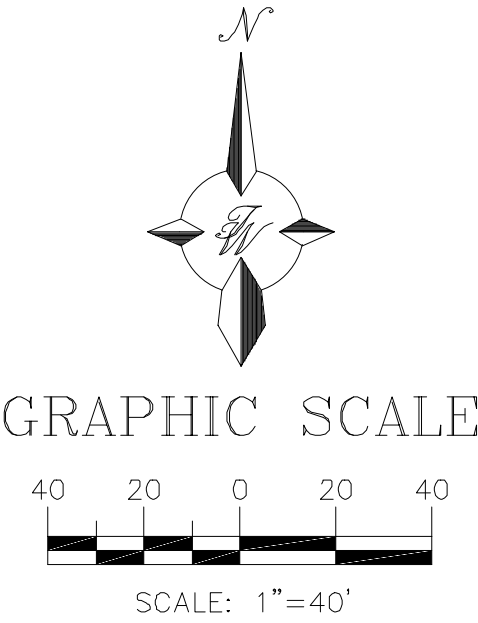
- LEGEND**
- UTILITY EASEMENT
  - BOUNDARY LINE
  - FUTURE BUILDING
  - EXISTING BUILDING
  - SIDEWALK
  - NEW WATERLINE
  - NEW SANITARY SEWER LINE
  - EXISTING OVERHEAD UTILITIES
  - EXISTING SANITARY SEWER LINE
  - EXISTING WATER LINE
  - EXISTING STORM SEWER LINE
  - SD MANHOLE
  - SD INLET
  - SAS MANHOLE
  - EXISTING FIRE HYDRANT
  - NEW FIRE HYDRANT
  - WATER METER
  - NEW GATE VALVE
  - EXISTING WATER VALVE
  - CLEAN OUT
  - FIRE ACCESS ROAD
  - FIRE LANE MARKING (SEE DETAIL THIS SHEET)

- NOTES**
- ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL.
  - FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS.
  - KNOX KEY SWITCH SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED. ONE IS TO BE PROVIDED FOR ALL ELECTRIC GATES AND ALL BUILDINGS.
  - KNOX KEY SWITCH REQUIRED FOR ALL ELECTRIC GATES AND ALL BUILDINGS.
  - BUILDINGS WILL REQUIRE VERTICAL AND HORIZONTAL FIRE SEPARATION BETWEEN EACH DWELLING UNIT WITH A FIRE-RESISTANCE RATING NO LESS THAN 2 HOURS PER 707.3.10 OF THE IBC.
  - NO BUILDING SHOWN HEREIN SHALL EXCEED 30 FEET IN HEIGHT

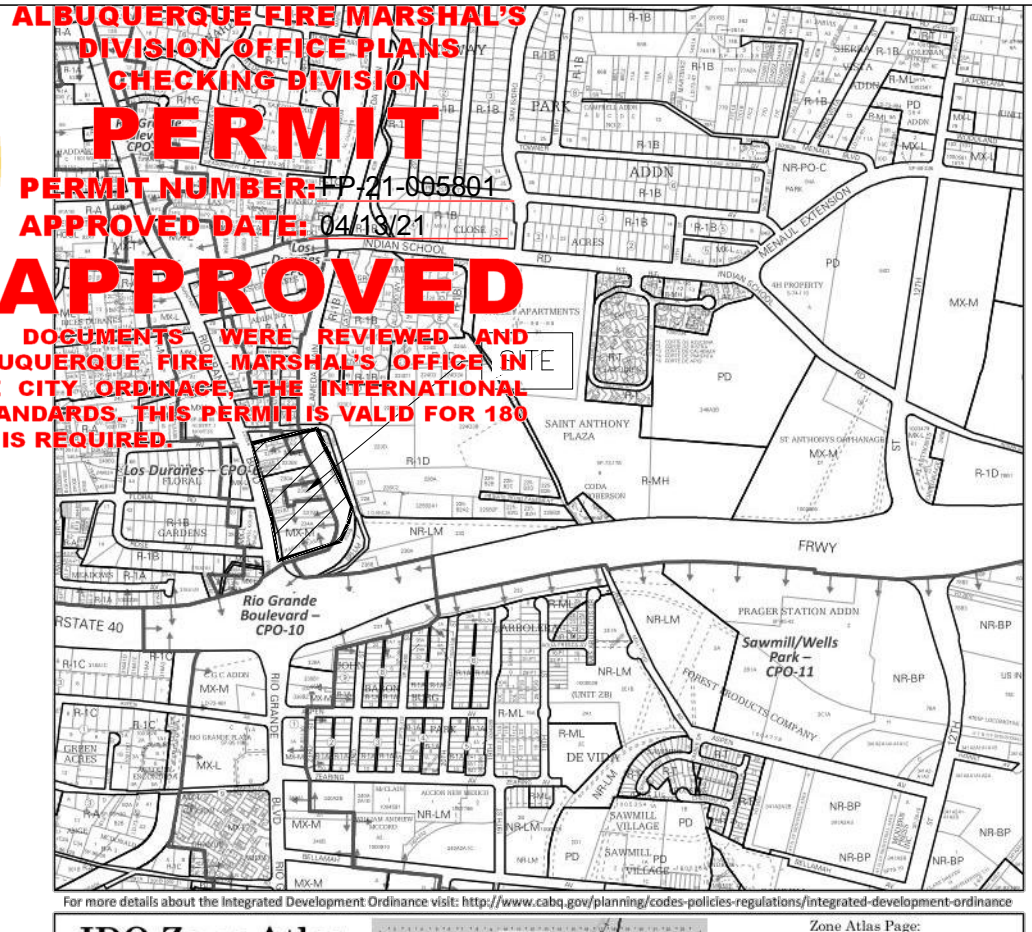


- KEYED NOTES**
- EXISTING FIRE HYDRANT
  - NEW FIRE HYDRANT
  - KNOX BOX

**CAUTION:**  
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.



**LEGAL DESCRIPTION**

TR A PLAT OF LANDS OF HARRY J GARCIA TR A MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP #35 CONT 1.1273 AC M/L

TRS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3, &234A (EXCL PORTS OUT TO R/W) MRGCD MAP 35 CONT 2.8722 AC

TR 223E2 MRGCD MAP 35

MAP 35 TR 223 E3

MAP 35 TR 223 E5

MAP 35 TR 223 E6

MAP 35 TR 223 E7

MAP 35 TR 223 E8

TOTAL AREA: 5.3181 AC.

**SITE DATA**

**BLDG 1:**  
2310 LILAC DR NW,  
ALBUQUERQUE, NM 87104  
BUILDING FOOTPRINT = 2,060 SF  
OCCUPANCY TYPE = B  
CONSTRUCTION TYPE = V-B  
NOT SPRINKLED  
FIRE SEPARATION = 2-HOUR RATING  
FIRE-FLOW = 1,500 GPM

**BLDG 2:**  
2308 LILAC DR NW,  
ALBUQUERQUE, NM 87104  
BUILDING FOOTPRINT = 1,180 SF  
OCCUPANCY TYPE = M  
CONSTRUCTION TYPE = V-B  
NOT SPRINKLED  
FIRE SEPARATION = 2-HOUR RATING  
FIRE-FLOW = 1,500 GPM

**BLDG 3:**  
1218 RIO GRANDE BLVD NW,  
ALBUQUERQUE, NM 87104  
BUILDING FOOTPRINT = 1,865 SF  
OCCUPANCY TYPE = M  
CONSTRUCTION TYPE = V-B  
NOT SPRINKLED  
FIRE SEPARATION = 2-HOUR RATING  
FIRE-FLOW = 1,500 GPM

**BLDG 4:**  
1200 RIO GRANDE BLVD NW,  
ALBUQUERQUE, NM 87104  
BUILDING A  
BUILDING FOOTPRINT = 4,020 SF  
OCCUPANCY TYPE = A2  
CONSTRUCTION TYPE = V-B  
NOT SPRINKLED  
FIRE SEPARATION = 2-HOUR RATING  
FIRE-FLOW = 1,750 GPM

**BLDG 5:**  
1200 RIO GRANDE BLVD NW,  
ALBUQUERQUE, NM 87104  
BUILDING B  
BUILDING FOOTPRINT = 320 SF  
OCCUPANCY TYPE = S  
CONSTRUCTION TYPE = V-B  
NOT SPRINKLED  
FIRE SEPARATION = 2-HOUR RATING  
FIRE-FLOW = 1,500 GPM

**BLDG 6:**  
1100 RIO GRANDE BLVD NW,  
ALBUQUERQUE, NM 87104  
BUILDING C  
BUILDING FOOTPRINT = 4,400 SF  
OCCUPANCY TYPE = B  
CONSTRUCTION TYPE = V-B  
NOT SPRINKLED  
FIRE SEPARATION = 2-HOUR RATING  
FIRE-FLOW = 1,750 GPM

**BLDG 7:**  
1100 RIO GRANDE BLVD NW,  
ALBUQUERQUE, NM 87104  
BUILDING D  
BUILDING FOOTPRINT = 3,200 SF  
OCCUPANCY TYPE = M  
CONSTRUCTION TYPE = V-B  
NOT SPRINKLED  
FIRE SEPARATION = 2-HOUR RATING  
FIRE-FLOW = 1,500 GPM

**EXISTING BLDG 1:**  
1212, 1210, 1208 RIO GRANDE BLVD NW,  
ALBUQUERQUE, NM 87104  
BUILDING FOOTPRINT = 4,785 SF  
OCCUPANCY TYPE = M  
CONSTRUCTION TYPE = V-B  
NOT SPRINKLED  
FIRE SEPARATION = 2-HOUR RATING  
FIRE-FLOW = 1,750 GPM

**EXISTING BLDG 2:**  
1050 RIO GRANDE BLVD NW,  
ALBUQUERQUE, NM 87104  
BUILDING B  
BUILDING FOOTPRINT = 5,680 SF  
OCCUPANCY TYPE = A2  
CONSTRUCTION TYPE = V-B  
NOT SPRINKLED  
FIRE SEPARATION = 2-HOUR RATING  
FIRE-FLOW = 1,750 GPM

ENGINEER'S SEAL	<b>RIO GRANDE X WEST</b>		DRAWN BY
	<b>RIO GRANDE BLVD + I-40</b>		LN
	<b>FIRE ONE</b>		DATE
	<b>PLAN</b>		04-09-2021
RONALD R. BOHANNAN P.E. #7868	<b>TERRA WEST, LLC</b>		DRAWING
	5571 MIDWAY PARK PL. NE		2012100-FIREONE
	ALBUQUERQUE, NEW MEXICO 87109		SHEET #
	(505) 858-3100 www.tierrawestllc.com		<b>F1</b>
			JOB #
			2012100