

A. ZONING DESIGN CRITERIA	
1. LEGAL DESCRIPTION.....	PARCEL B-1-B PLAT FOR PARCEL B-1-A & B-1-B MENAUL DEVELOPMENT AREA (BEING COMPRISED OF PARCEL B-1 MENAUL DEVELOPMENT AREA) CONT .6874 AC 101505952640110209
PARCEL #.....	
2. ZONING CLASSIFICATION.....	NR-LM
3. PERMITTED AND CURRENT USE.....	BUSINESS
4. PREVIOUS USE.....	MATERIAL STORAGE YARD
B. ARCHITECTURAL DESIGN CRITERIA	
1. NEW OCCUPANCY GROUP.....	B
2. CONSTRUCTION TYPE.....	VB - NON SPRINKLED
3. FLOOR AREAS EXISTING AREA.....	1,642 SF
4. OCCUPANCY LOAD	
OFFICE 100 GROSS: 1642 SF / 100 GROSS	= 16 PEOPLE
TOTAL OCCUPANCY	= 16 PEOPLE

PARKING REQUIREMENTS:

PARKING REQUIREMENTS PER INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 5-5

TABLE 5-5-1: MINIMUM OFF-STREET PARKING REQUIREMENTS
OFFICE AND SERVICES
CONSTRUCTION CONTRACTOR FACILITY AND YARD:
NO PARKING REQUIREMENTS

PARKING PROVIDED	
STANDARD SPACES PROVIDED -	1 SPACE
ACCESSIBILITY SPACES -	1 SPACE
MOTORCYCLE SPACES-	1 SPACE
TOTAL MOTOR VEHICLE SPACES PROVIDED	3 SPACES
BICYCLE SPACES-	4 SPACES

KEYED NOTES:

- NEW PORTABLE BUILDING METAL RAMP.
- NEW PORTABLE BUILDING METAL STAIRS.
- NEW PORTABLE BUILDING METAL LANDING.
- NEW ADA CONCRETE PARKING SLAB
- NEW CURB RAMP ONTO NEW SIDEWALK. SEE 3/TCL1.0 AND 5/TCL1.1 FOR DETAILS.
- EXISTING ASPHALT PARKING TO REMAIN.
- NEW TRASH & RECYCLE ENCLOSURE PER DOUBLE DETAILS TCL1.1
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING POWER POLE TO REMAIN.
- EXISTING DRIVE ACCESS TO REMAIN SAME LOCATION. NEW CONCRETE APRON - 6" TH. WITH 6x6 no. 4 WELDED WIRE FABRIC REINFORCEMENT MIN. 2" FROM BOTIOM. 3,000 PSI CONCRETE PER CITY STANDARD DETAIL 2425B
- EXISTING PUBLIC SIDEWALK TO REMAIN.
- NEW 6" CONCRETE SIDEWALK 3,000 PSI PER CITY STANDARD DETAIL & LESS THAN 2% CROSS SLOPE
- EXISTING PUBLIC XEROSCAPE AREA TO REMAIN.
- MOTORCYCLE PARKING SPACE. PARKING STALL TO BE 4'X8' MINIMUM IN ITS DIMENSIONS - SEE 8/TCL1.0 FOR DETAIL.
- NEW SURFACE MOUNTED BICYCLE RACKS - SEE 7 & 11/TCL1.0 FOR DETAIL.
- SIGHT TRIANGLE PER DPM TABLE 7.5.60 - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, & SHRUBBERY BETWEEN 3 & 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- NEW 6" CONCRETE SIDEWALK THAT LEADS TO PUBLIC WAY. SEE 4/TCL1.0 FOR DETAILS.
- MAIN BUILDING ENTRYWAY
- EXISTING 8' METAL FENCE TO REMAIN.
- EXISTING SLIDING METAL VEHICLE ACCESS GATE TO REMAIN.
- EXISTING METAL MAN GATE TO REMAIN.
- SLOPE LEADING TO TRASH ENCLOSURE SHALL BE LESS THAN 1/8" PER FOOT.
- BUILDING KNOX BOX FOR ENTRY INTO BUILDING
- GATE KNOX BOX SWITCH FOR POWER ENTRY INTO CONTRACTOR YARD.

BUILDING GENERAL NOTES:

- DUCT SMOKE DETECTION PER IFC 907.2.13.1.2 IS NOT APPLICABLE TO THIS PROJECT. THIS CODE REQUIREMENT ONLY APPLIES TO HIGHRISE BUILDINGS.
- ALL EGRESS DOORS TO BE EQUIPED WITH APPROPRIATE PUSH BARS AND EGRESS HARDWARE.
- IF EQUIPED, THE FIRE SPRINKLER SYSTEM WILL BE SUPERVISED WHEN REQUIRED PER THE 2015 INTERNATIONAL FIRE CODE.
- BUILDING WILL BE EQUIPED WITH A KNOX BOX AND SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE. BOX SHALL BE ILLUMINATED FROM DUSK TO DAWN AND SHALL BE LOCATED NEXT TO THE MAIN ENTRANCE.

SITE GENERAL NOTES:

- BUILDING HEIGHT IS 14' HIGH AND IS 1 STORY BUILDINGS.
- BUILDINGS ARE NOT FIRE SPRINKLED OR INTENDED TO BE FIRE SPRINKLED.
- PER APPENDIX TABLE C102.1 WATER FLOW BUILDINGS OF 1,750 OR LOWER SHALL BE REQUIRED 1 FIRE HYDRANT AND HAVE AVERAGE SPACING BETWEEN HYDRANTS OF 500'-0". FIRE HYDRANT IS ACROSS STREET ABOUT 165'-0" FROM BUILDING.
- MAXIMUM DISTANCE FROM THE ROAD TO A FIRE HYDRANT 150'-0"
- FIRE LANE SHALL HAVE ADDEQUATE ACCESS AND SHALL BE ASPHALT SYSTEM AND BASE COURSE THAT SUPPORTS AT LEAST 75,000 POUNDS OF WEIGHT.
- ACCESS AND ROAD TO FIRE LANES SHALL NOT EXCEED 10% IN GRADE SLOPE.

FIRE FLOW CALCULATIONS: N/A NON-SPRINKLED BUILDING

BUILDING SQUARE FOOTAGE: 1,642 SF

FROM TABLE B105.1 A 0-3,600 SF TYPE VB BUILDING THE FIRE FLOWS ARE 1,500 GALLONS PER MINUTE AND FOR A DURATION OF 2 HOURS

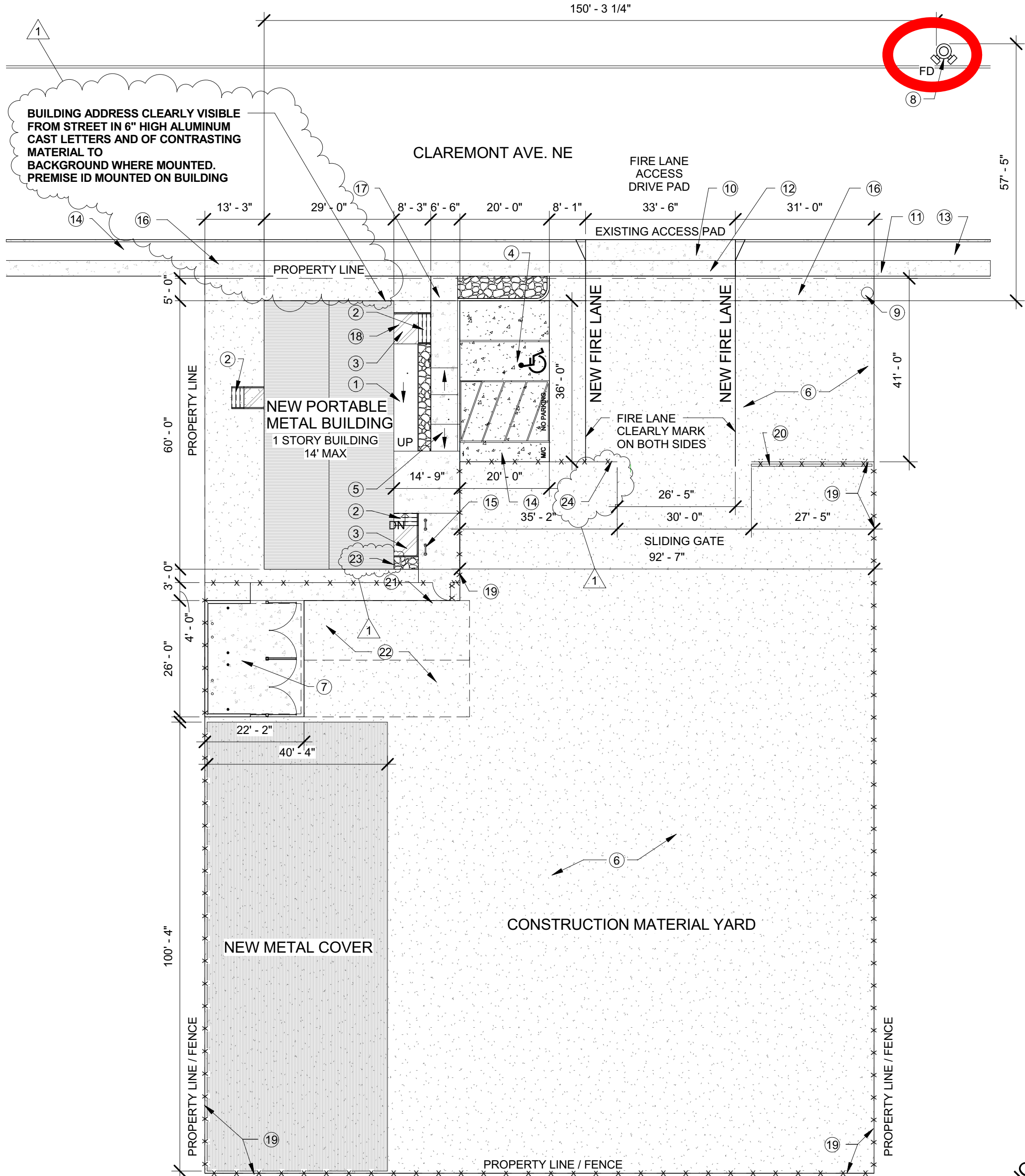


ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER:FP 23-015694
APPROVED DATE: 08/28/23
APPROVED
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
FIRE FLOW: 1750 GPM, 1 HYDRANT. VB

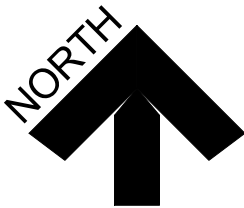


JEEBS & ZUZU, LLC.
Architecture
Construction
Design-Build

5924 ANAHEIM AVENUE NE SUITE A
ALBUQUERQUE, NM 87113
P. 505-797-1318



1 Fire 1 Plan
1" = 20'-0"



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job no: 23-024
drawn: UM
checked: JDH
date: Aug. 12, 2023

1 Aug. 25, 2023

Artistic Improvement
Construction Yard

2010 CLAREMONT AVE NE
Albuquerque, NM 87107

sheet no:
F1.0