



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.

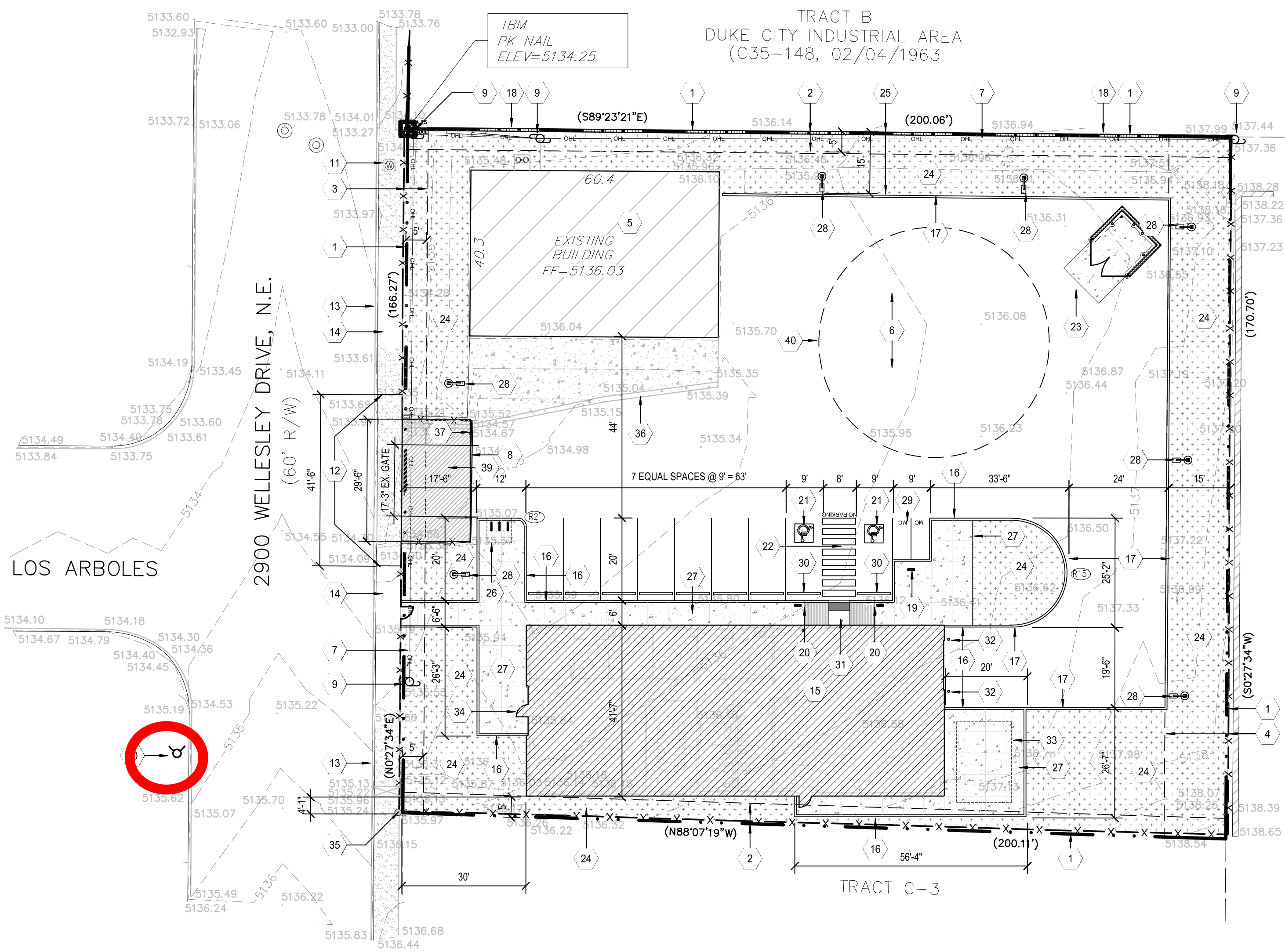
FIRE FLOW: 1750 GPM, 1 HYDRANT, VB

D

C

B

A



A1 TRAFFIC CONTROL LAYOUT



## FIRE CALCULATIONS

### FIRE FLOW REQUIREMENTS (IFC APPENDIX B)

CONSTRUCTION TYPE:VB  
SQUARE FOOTAGE: 4,000 SF (TOTAL FIRE AREA)  
NON SPRINKLED: GROUP B  
OCCUPANT LOAD: SEE G-201  
OCCUPANCY TYPE: B (PROFESSIONAL SERVICES)  
FIRE FLOW: 1,750 GPM (NON-SPRINKLED)  
DURATION: 2-HOURS

### NUMBER OF HYDRANTS REQUIRED (IFC APPENDIX C)

MINIMUM NUMBER OF HYDRANTS: (1)  
AVERAGE SPACING: 500'  
MAXIMUM DISTANCE TO HYDRANT: 250'

ACTUAL NUMBER OF HYDRANTS: (1) LOCATED SOUTHWEST CORNER OF WELLESLEY AND LOS ARBOLES. SEE KEYED NOTE 10 BELOW. APPROXIMATELY 70' DISTANCE TO ENTRY GATE. KNOX BOX PROVIDED AT GATE. SEE KEYED NOTE 37.

BUILDING HEIGHT: 17' TO RIDGE  
14' TO EAVE (AERIAL APPARATUS ROAD NOT REQUIRED)

FIRE APPARATUS TURN RADIUS IS ILLUSTRATED. REFER TO KEYED NOTE #40.

FIRE ROUTE SHALL HAVE AN ASPHALT, OR OTHER APPROVED SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS IN ALL-WEATHER DRIVING CONDITIONS. FIRE ROUTE SHALL NOT EXCEED 10 PERCENT IN GRADE. ENGINEERING DATA SHALL BE SUBMITTED TO SUBSTANTIATE WEIGHT-BEARING CAPACITY.

PREMISE ID SHALL BE 12" NUMBERS LOCATED ON WEST FACE OF BUILDING.

FIRE DEPARTMENT KNOX BOX LOCATED AT BACK DOOR. REFER TO KEYED NOTE 37 BELOW.

## GENERAL NOTES

- EXISTING "PRIVATE DRIVE" CURB CUT OFF WELLESLEY TO BE UPDATED. REFER TO KEYED NOTE 12.
- EXISTING STRUCTURES, LANDSCAPE FEATURES, UTILITIES, PAVING, ETC. SHALL BE REMOVED PER THE ARCHITECTURAL DEMOLITION PLAN.
- EXISTING STORAGE BUILDING ON NORTHWEST CORNER SHALL REMAIN. ALL OTHERS SHALL BE REMOVED.
- EXISTING 6' SIDEWALK ALONG WELLESLEY ROAD REMAIN.
- LANDSCAPE SHALL MEET THE IDO STANDARDS. REQUIREMENTS FOR STREET TREES SHALL BE MET. REFER TO LANDSCAPE PLAN.
- LANDSCAPE EDGE BUFFER BETWEEN MX-H/R-MC OF 15' SHALL BE MET AS SHOWN. SEE KEYED NOTE 25.
- LANDSCAPE EDGE BUFFER BETWEEN MX-H/R-MC SHALL PROVIDE CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT. PER COA STANDARDS. HANDICAP PARKING AREAS SHALL NOT EXCEED 2% SLOPE.
- PER COA STANDARDS. STANDARD PARKING AREAS SHALL NOT EXCEED 6% SLOPE.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE CUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER. CITY OF ALBUQUERQUE STANDARDS SHALL BE MET. REFER TO BUILDING ELEVATIONS FOR BUILDING MOUNTED LIGHTING.
- CITY OF ALBUQUERQUE SANITATION DEPARTMENT SHALL HAVE ACCESS TO THE PROPERTY 5AM TO 8PM MONDAY THRU FRIDAY.

## KEYED NOTES

- PROPERTY LINE AS DEFINED BY SURVEY.
- 5' SIDE PROPERTY SETBACK. ZERO FT. REQUIRED (INTERIOR) FOR MX-H ZONE. IDO 2-4(D)2.
- 5' FRONT PROPERTY SETBACK FOR MX-H ZONE. IDO 2-4(D)2.
- 15' REAR PROPERTY SETBACK FOR MX-H ZONE. IDO 2-4(D)2.
- EXISTING STORAGE BUILDING TO REMAIN.
- EXISTING ASPHALT PAVING TO REMAIN. CONTRACTOR TO PATCH AND REPAIR AS NECESSARY.
- EXISTING PNM OVERHEAD POWER LINES TO REMAIN.
- EXISTING 18' WIDE SECURITY GATE TO REMAIN. GATE SHALL REMAIN OPEN DURING BUSINESS HOURS.
- EXISTING PNM POWER POLE TO REMAIN.
- EXISTING COA FIRE HYDRANT TO REMAIN.
- EXISTING WATER METER TO REMAIN.
- EXISTING DRIVE PAD ENTRANCE TO BE DEMOLISHED. NEW DRIVEPAD ENTRY TO BE CONSTRUCTED PER COA DWG. 2425A "DRIVEPAD WITH SIDEWALK AT BACK OF CURB".
- EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING 6' COA SIDEWALK TO REMAIN.
- NEW PROPOSED OFFICE BUILDING FOR SMALL PERSONAL AND BUSINESS SERVICES PERMISSIVE PER IDO TABLE 4-2-1.
- NEW CONCRETE CURB. REFER TO D1/AS-501.
- NEW CONCRETE HEADER CURB. REFER TO D3/AS-501.
- NEW 6' HIGH CMU SCREEN WALL BETWEEN REGULATED LOT AND PROTECTED LOT PER IDO 5-9(D)1. SEE C2/AS-502.
- NEW POLE MOUNTED MOTORCYCLE PARKING SIGNAGE. SEE B2/AS-501.
- NEW POLE MOUNTED ACCESSIBLE PARKING SIGNAGE. SHALL INCORPORATE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER 66-7-352.4C NMSA. 1978. SEE C5/AS-501.
- NEW PAVEMENT HANDICAP SIGN. SEE A1/AS-502.
- NEW HANDICAP ACCESS AISLE STRIPING. SEE A4/AS-501.
- NEW 6' HIGH CMU DUMPSTER ENCLOSURE. SEE A3/AS-502.
- NEW LANDSCAPE AREA PER IDO STANDARDS FOR MX-H.
- NEW 15' LANDSCAPE EDGE BUFFER ZONE PER IDO 5-6(E).
- NEW BICYCLE RACK. SEE C1/AS-501.
- NEW CONCRETE FLATWORK.
- NEW 16" SHIELDED SITE LIGHT FIXTURE. SEE B3/AS-502.
- NEW MOTORCYCLE PAVEMENT MARKING. SEE B3/AS-501.
- NEW PARKING BUMPER. SEE C3/AS-501.
- NEW HANDICAP RAMP. SEE B2/AS-502.
- NEW CONCRETE FILLED PIPE BOLLARD. SEE A2/AS-502.
- NEW AREA FOR GROUND MOUNTED MECHANICAL EQUIPMENT. PER IDO 5-6(G)2 SHALL NOT BE VISIBLE FROM STREET.
- PRIMARY PEDESTRIAN ENTRANCE WITH GROUND-FLOOR TRANSPARENT WINDOWS, WITH THE LOWER EDGE OF WINDOW SILLS NO HIGHER THAN 30" ABOVE THE FINISHED FLOOR PER IDO 5-11(E)2(a).
- BUILDING DATUM POINT.
- EXISTING CONCRETE SLAB AND VALLEY GUTTER TO REMAIN.
- FIRE DEPARTMENT KNOX BOX @ GATE.
- PEDESTRIAN CONNECTIVITY FROM SIDEWALK TO NEW BUILDING. SECURITY GATE TO REMAIN OPEN DURING BUSINESS HOURS.
- AREA OF DRIVEPAD TO BE DEMOLISHED AND RECONSTRUCTED FOR PROPER SLOPE PER COA ADA ACCESSIBILITY STANDARD DWG. 2425A.
- 28' TURN RADIUS ILLUSTRATED FOR FIRE APPARATUS.

## GENERAL INFORMATION

PROPERTY ADDRESS: 2900 WELLESLEY DRIVE, N.E. ALBUQUERQUE NM 87110

LEGAL DESCRIPTION: LOT 24-A-1, BLOCK 24 BUENA VENTURA COMPRISED OF LOTS 21, 22 AND 24A, BLOCK 24 BUENA VENTURA CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2022.

ZONING: MX-H (MIXED USE - HIGH INTENSITY ZONE DISTRICT)

ADJOINING R-MC TO NORTH  
ADJOINING MC-M TO EAST  
ADJOINING MX-H TO SOUTH

ASSOCIATIONS: ZONE ATLAS MAP H-16-Z  
DISTRICT 7 COALITION OF NEIGHBORHOOD

ACRES: 0.7738

PRE-APP. REVIEW TEAM: PA# 22-262

ALLOWABLE USE: TABLE 4-2-1 (PERSONAL AND BUSINESS SERVICES, SMALL)

PARKING REQUIREMENTS: EXISTING SELF STORAGE BUILDING 2,432 SF/3000 sf. ft. GFA = 1 SPACE  
NEW PERSONAL BUSINESS SERVICE BUILDING 4,000 SF/1,000 sf. ft. GFA = 4 SPACES  
TOTAL SPACES REQUIRED = 5

ADA ACCESSIBLE REQUIRED: 1 SPACE

PARKING SPACES PROVIDED: 7 TOTAL SPACES PLUS 2 HC

REQUIRED MOTORCYCLE PARKING: 1 SPACE  
MOTORCYCLE PARKING PROVIDED: 2 SPACES

REQUIRED BICYCLE PARKING: 3 SPACES  
PROVIDED BICYCLE PARKING: 3 SPACES

LANDSCAPE CALCULATIONS: LOT SIZE = 33,707 SF  
15% = 5,056 SF REQUIRED

LANDSCAPE ARE PROVIDED: 8,700 SF

## UTILITY LEGEND

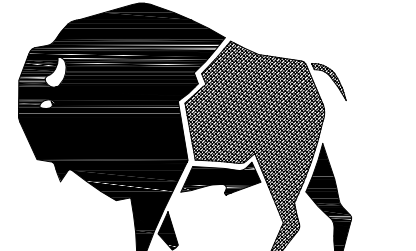
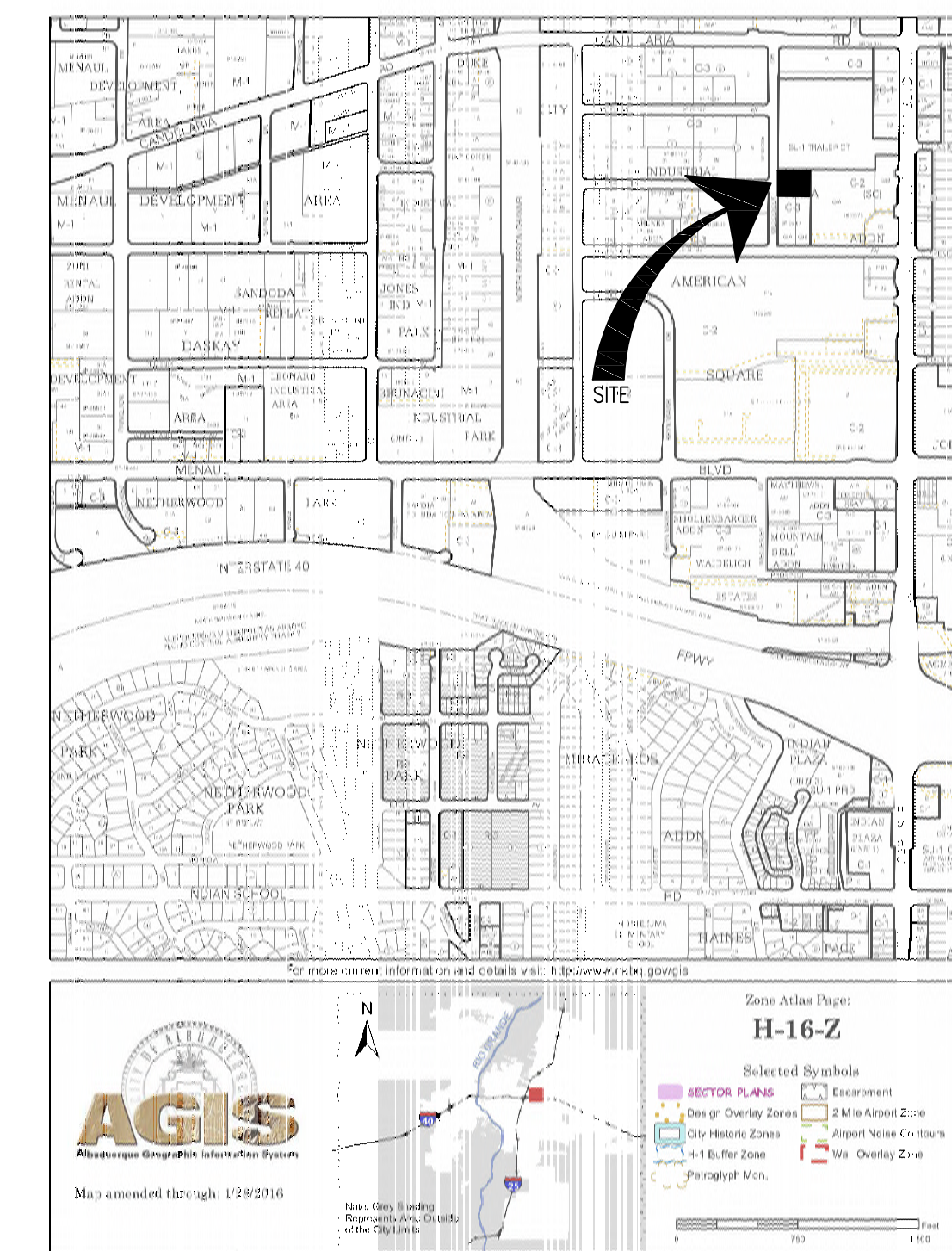
- OVERHEAD UTILITY LINES
- UNDERGROUND WATER LINES
- UNDERGROUND GAS LINES

## TURN RADIUS LEGEND

- R2' = 2' TURNING RADIUS
- R15' = 20' TURNING RADIUS

NOTE: NOT ALL SYMBOLS APPLY. REFER TO TCL PLAN

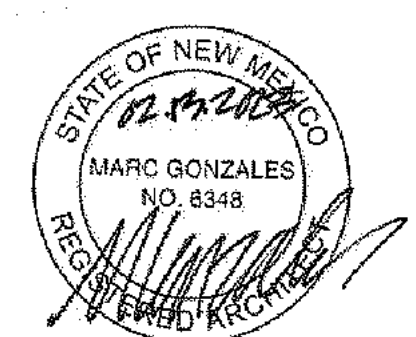
## VICINITY MAP



buffalodesign  
architects

10899 montgomery blvd ne  
suite a  
albuquerque, nm 87111

SEAL



PROJECT

SAFETY COUNSELING OFFICE BUILDING  
2900 WELLESLEY DR. N.E.  
ALBUQUERQUE, NM 87110

REVISIONS

CLIENT PROJ #:  
ARCHT PROJ #: A21.17  
DRAWN BY: MG  
CHECKED BY: MG  
DATE: MARCH 2023

SHEET TITLE  
Fire Safety Site  
Plan

FIRE 1