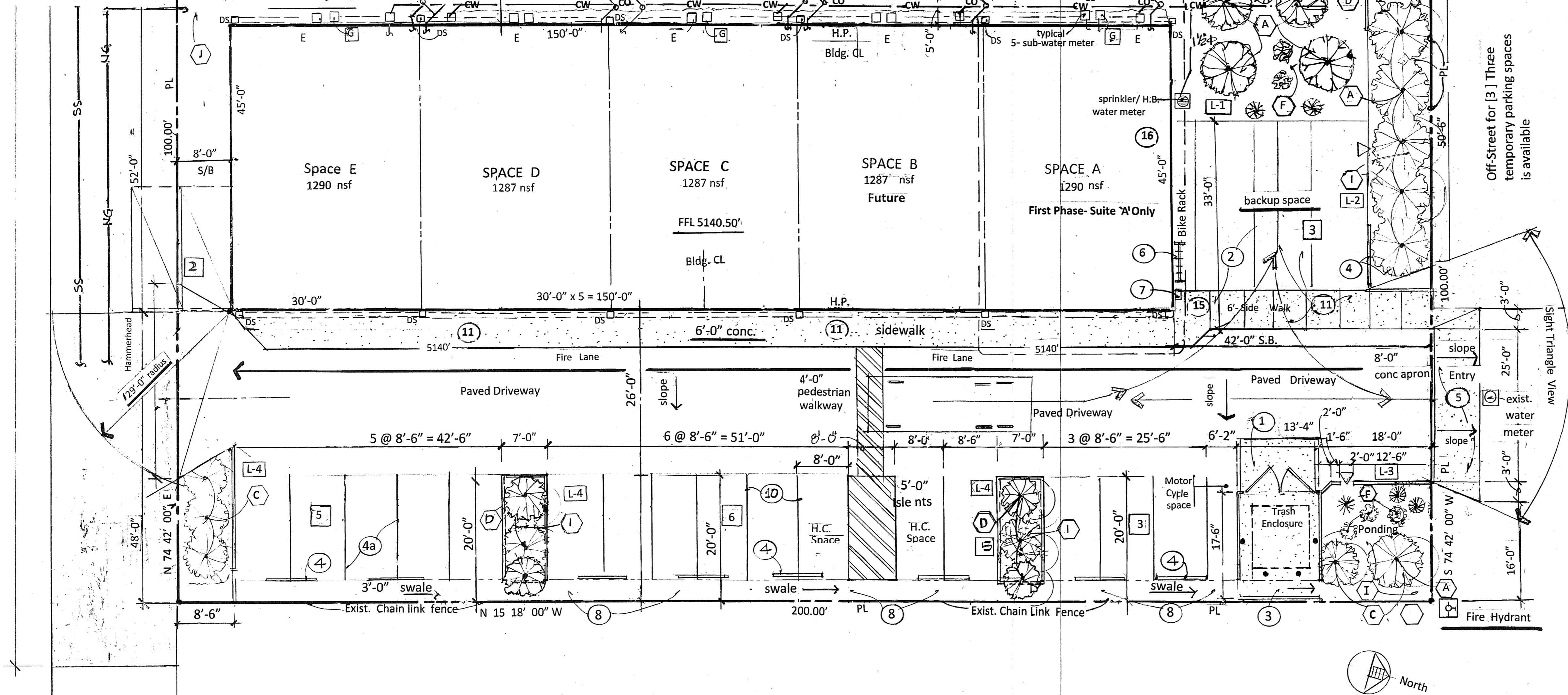


<div>FIRE CHIEF Paul Dow 11500 Sunset Gardens Rd SW Albuquerque, NM 87121</div>		<div>FIRE MARSHAL Gene Gallegos 724 Silver SW Albuquerque, NM 87102</div>		<div>FIRE CHIEF Paul Dow 11500 Sunset Gardens Rd SW Albuquerque, NM 87121</div>		<div>FIRE MARSHAL Gene Gallegos 724 Silver SW Albuquerque, NM 87102</div>	
ALBUQUERQUE FIRE RESCUE		ALBUQUERQUE FIRE RESCUE		ALBUQUERQUE FIRE RESCUE		ALBUQUERQUE FIRE RESCUE	
PROJECT INFORMATION				FIRE SITE PLAN CHECKLIST			
Project Name 4. 8739 WEST CENTRAL AVES				Address and/or legal description 8739 WEST CENTRAL AVE.			
PASS FAIL N/A				REVISID 8/21/2018			
1				PASS FAIL N/A			
2				PASS FAIL N/A			
3				PASS FAIL N/A			
4				PASS FAIL N/A			
5				PASS FAIL N/A			
6				PASS FAIL N/A			
7				PASS FAIL N/A			
8				PASS FAIL N/A			
9				PASS FAIL N/A			
10				PASS FAIL N/A			
11				PASS FAIL N/A			
12				PASS FAIL N/A			
13				PASS FAIL N/A			
14				PASS FAIL N/A			
15				PASS FAIL N/A			
16				PASS FAIL N/A			
REQUIREMENT				CODE REF.			
Fire 1 Plans shall have all information on one sheet, 2 copies provided, and labeled as Fire 1. Note: The fire 1 plans shall be submitted prior to building plan submittal. The approved set needs to be inserted with the fire 2 page along with the building plan set. SEE F-1				CITY ORD 105.4.1			
Fire Flow Requirements: The construction type and the total square footage shall be indicated under the code criteria.				IFC Appendix B			
Construction Type: V-A Square Footage: 6750 GSF Fire Flow: 1276 NSF / SUITE				IFC Appendix C			
Number of Hydrants Required and Spacing: Our office will provide these numbers for you or you can reference the numbers off of Table C102.1				FD ORD 507.3.1			
Existing Fire hydrants: Existing fire hydrants may be considered for a new project if their use doesn't restrict fire department access, or restrict traffic to busy or arterial streets.				CITY ORD 105.4.1			
Existing or proposed fire hydrants: All fire hydrants shall be shown on the plan shall be labeled as existing or proposed. SEE C-1, F-1				IFC 507.1			
Fire Hydrant supply line location and dimensions: Fire hydrant supply lines that branch off from the water mains shall be indicated with their diameters. Showing the hydrants they serve.				IFC 507.1			
Public water main location and dimensions: The public water mains shall be on the plans. The public water main diameters supplying the required existing and proposed fire hydrants shall be indicated.				FD ORD 507.6			
Parking: Vehicles or other obstructions shall not be located within 15ft. of a fire hydrant or within 5 ft. of a FD connection or control valve. The fire lane shall consist of a 15 ft. liner line from each 2.5in. Hydrant connection and a 5 ft. liner line from each side of the FD connections.				IFC 503.1.1			
Apparatus Access around buildings: Fire apparatus access roads shall extend to within 150 feet of all portions of the first floor of the facility and all portions of the exterior walls.				IFC D104.1			
Buildings Exceeding Three Stories or 30 feet in Height: Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.				IFC, D104.2			
Buildings exceeding 62,000 SQFT: Buildings exceeding 62,000 gross square feet in area shall be provided with two separate and approved fire apparatus access roads.				IFC, D106.1			
Multiple Family Residential Projects with more than 100 units: Multiple Family Residential Projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.				IFC, D107.1			
One- or two-Family Dwelling Residential Developments: Developments of one or two family dwellings where the number dwelling units exceed 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.				IFC, D104.3			
Remoteness: Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served. Measured in a straight line between accesses.				IFC, D105.2, D105.3			
Aerial Apparatus Road Width and Proximity: Buildings which exceed 30 feet in height require unobstructed aerial apparatus access roads not less than 26 feet in width exclusive of shoulders. Access is required on two sides of the structure and overhead obstructions are prohibited. At least one of the required access routes shall be located within a minimum 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.				IFC 503.2.1			
Fire Apparatus Road Dimensions: Fire apparatus roads shall have an unobstructed width not less than 20 feet and an unobstructed height not less than 13 feet 6 inches. They shall have an unobstructed width not less than 26 feet in width when fire department access road exceeds 300 feet.							
				Fire Marshal's Office Plans Check Division 600 2nd SSW 410 4th Floor Albuquerque, NM 87102 Phone 505.924.3611 Fax 505.924.3612			
				200.00' Ponding S 15 18' 00" E			



Site Development Plan

8737 8th Street at West Central Avenue.

Scale: 1" = 10'-0"

Commercial Project Code Data

November 30, 2022 -- Revised July 7, 2023, Again Sept. 1, 2023

Applicable Codes:	IBC 2015 Edition New Mexico Building Code 2015 Edition NM Electrical Code, NEC 2017 Edition UMC/UPC, Plumbing Codes 2021 Edition And NM plumbing and Mechanical Codes
Accessibility Codes:	ICC / ANSI Codes A 117.1 2009 Edition
Zoning:	BP Light Retail, MX-M
Occupancy classification:	F-1, [sections 306.2 & 309.1]
Building Space Area:	total 6,750 = total gross square feet, Single Floor
Construction Type:	V-A, Table 503, 2015 Code
Group Type:	Commercial, F-1, [Section 310]
Assumed Soil Capacity:	1500 PSF
Off Street Parking space:	8'-6" X 20'-0", spaces as shown in plan
Location of Project:	8739 West Central NW
and Address:	Albuquerque, New Mexico
Seismic Zone:	2B
Snow Loading:	Per steel building engineers and the Architect - 20 PSF added on July 7, 2023
Wind Load:	90 MPH, IMP, factor of 1.00
Legal Description:	Lot 19 and 20 of Block 7 of first Replat of Block 7 of the original Town site Westland Albuquerque, NM 2010

End of Project Code Data

Building Floor Plan Space Legend

Refers to building Floor Plan on A-1

- Building Space recessed shelter entrance, typical at each tenant space for security and privacy.
- Dverhead 2" thick insulated metal 6 panel door unit, will be electrically operated by remote or wall on-off switch.
- HVAC upper structure suspended ductwork independent for heating and air conditioning within each space.
- Rear building space area for establishing a private secure office or semi-enclosed administrative area; optional per tenant and permanently located, H.C. toilet room, mechanical room and open kitchenette wall space.
- Suggested location for either a single or double doorway if a tenant would wish to occupy 2- of the bays.

Site Development Construction Keynotes

- The concrete slab in front of trash enclosure shall be as noted on C-2, but shall have a raised curb min. 6" high along side of the paved parking space and on the side adjacent to the planting/ponding area.
- The parking spaces adjacent to the building end and 6'-0" sidewalk shall be 6" thick and reinforced with welded wire mesh mid-slab to accommodate the weight of large trucks.
- This space behind the container shall be of the same conc. slab but part of the swale of the paved parking lot that will allow water to flow to the planting area.
- Typical of the few 8 ft. long conc. bumpers placed at the parking space as is shown, one bumper for two vehicles.
- The entry and exit sloped driveway slab shall be 6" thick and reinforced as other noted slabs. See the outline area for the "Sight Triangle"
- The bicycle rack shall of standard pre-assembled stock and fully anchored to the ground as directed and next to the building as shown.
- This is the recommended location for the Key Box as required by the fire department or as selected by them for accessibility and visibility.
- The entire length of the parking pavement shall extend to the fence line and the 3 ft. width shall be the full length swale that will carry drainage water to the front planting area as shown.
- This area next to the building and part of the inactive alley is being proposed as additional parking for building employees.
- Recommend that the contr. provide 4"x2 18'-0" long lot striping as per parking layout.
- Concrete sidewalk shall be 6'-0" wide full length of building, reinforced with metal fabric at mid span, see all Details.
- Finish grade where sidewalk meets the Driveway is at 5140' at 6" below the building FFL of 5140.5' and within a 2% to 3% slope away. Load capacity of the Driveway shall support vehicle loading for less than 75,000 lbs per AFD rules. Contr. shall advise pavement installer of the load requirements for specific design.
- A "No Parking" and "Fire Lane" to be stenciled on the pavement alongside of the front edge of the sidewalk. Contr. shall determine locations or as shown on plan.
- Please Note! The FDC requirement does not apply in this case; there will be no gates at the front property entrance and neither at rear, and Knox Box, "Key Box" is noted on KN #7 above.
- The Gen. Contr. shall provide the premise's address on the building.
- The Building is not sprinklered and the exterior water meter is for the connection of planting underground sprinklers, by the Owner.

TOTAL PARKING SPACES - 21

Frontage Road - Newly Paved Road

West Central Avenue
120 ft. ROW

BP2023- 0213 Permit is for Suite A only *Amr*

FINAL SUBMISSION FOR TCL

MTA Architecture
A. Miguel Trujillo
Architecture Land Planning
918 Highway 304 Veguita, New Mexico 87062
Office tele: (505) 864-3722 Cell # (505) 410-4776

Architect:

Light Retail Spaces
8739 West Central Avenue
Albuquerque, New Mexico 87105

Project:

Serrano & Bros. LLC
2464 Tapia SW
Albuquerque, New Mexico 87105

Customer:



TCL