

**FIRE 1 NOTES**

1. FOR PURPOSES OF FIRE 1 PROJECT TO BE REVIEWED UNDER IRC
2. BUILDINGS TO BE UNSPRINKLED, 2HR FIRE WALL BETWEEN UNITS
3. TOTAL BUILDING HEIGHT = 21'-10"
4. POWERLINES ABOVE SIDEWALK ADJACENT TO PROPERTY ON SILVER ARE 34' FROM THE GROUND
5. STICK FRAME TYPE VB CONSTRUCTION
6. 1,000GPM FIRE FLOW REQUIRED
7. ADDRESS NUMBER TO BE PLAINLY LEGIBLE FROM STREET. EACH BUILDING TO DISPLAY A SPECIFIC NUMERICAL DESIGNATION AND BE CLEARLY DISTINGUISHABLE FROM THE FIRE APPARATUS ROAD
8. AN APPROVED 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
9. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

ADJOINER  
RESIDENCE

THIS AREA OPEN FOR ACCESS

PROPOSED TOWNHOME 8-PLEX  
6,357 SQFT

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6,357 SQFT

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**SITE PLAN NOTES**

1. REFER TO GRADING AND DRAINAGE PLAN FOR FINISHED FLOOR AND LANDSCAPING GRADES
2. 1 OFF STREET PARKING SPACE PER DWELLING UNIT REQUIRED PER TABLE 5-5-1 OF THE IDO. TOTAL REQUIRED PARKING = 16 SPACES
3. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
4. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH THE SIDEWALK AND CURB & GUTTER. REFER TO THE CITY STANDARD DRAWINGS 2430 (SIDEWALK) 2415 (CURB & GUTTER).
5. PROVIDE ADA ACCESSIBLE PARKING SPACES WITH SIGN PER 66-7-352.4C NMSA 1978 WHICH STATES "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PROVIDE ADA ACCESSIBLES WITH THE WORDS "NO PARKING" IN CAPITAL LETTERS. EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE. PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSEST TO WHERE THE ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED (66-1-4.1.B NMSA 1978). MOTORCYCLE PARKING SPACE SHALL BE DESIGNATED BY ITS OWN CONSPICUOUSLY POSTED UPRIGHT SIGN, EITHER FREE STANDING OR WALL MOUNTED PER ZONING CODE
6. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
7. BUILDINGS TO BE UNSPRINKLED, 2HR FIRE WALL BETWEEN UNITS
8. TOTAL BUILDING HEIGHT = 22'-9"
9. UNUSED CURB CUTS TO BE REPLACED WITH CURB & GUTTER PER CITY STANDARD 2415A & 2430
10. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH 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
11. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER CITY STANDARDS

**ADDRESS:**  
2404 GARFIELD AVE SE, 87106

**LEGAL DESCRIPTION:**  
LOT SEVEN (7), BLOCK SIXTY-EIGHT (68) OF THE UNIVERSITY HEIGHTS

**ZONING:**  
-REQUIRED PARKING SPACES PER IDO = 16  
SPACES PROVIDED = 16  
-REQUIRED MOTORCYCLE PARKING SPACES PER IDO = 1  
SPACES PROVIDED = 1  
-REQUIRED BICYCLE PARKING SPACES PER IDO = 2  
SPACES PROVIDED = 2

**HEATED FLOOR AREA:**  
TOTAL 16-FLEX FLOOR AREA = 12,714 SQ. FT.  
INDIVIDUAL UNIT = 795 SQ. FT.



ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE PLANS  
CHECKING DIVISION  
**PERMIT**  
PERMIT NUMBER: EP-24-019758  
APPROVED DATE: 05/29/24

THIS STAMP SPEAKS  
ONLY FOR STRUCTURAL  
ELEMENTS

**KING**  
ENGINEERING  
& DESIGN www.kingengineer.com

SUNLIGHT  
PROPERTIES

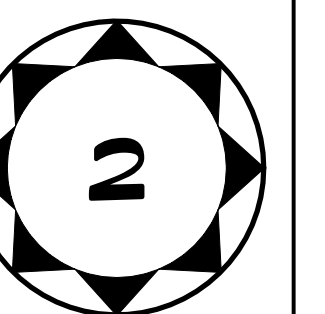
GARFIELD  
TOWNHOMES

FIRE 1

5.16.24

Revisions

DATE PAGES REVISED



FIRE 1

SCALE: 1/8" = 1'-0"

0 4 8 16