



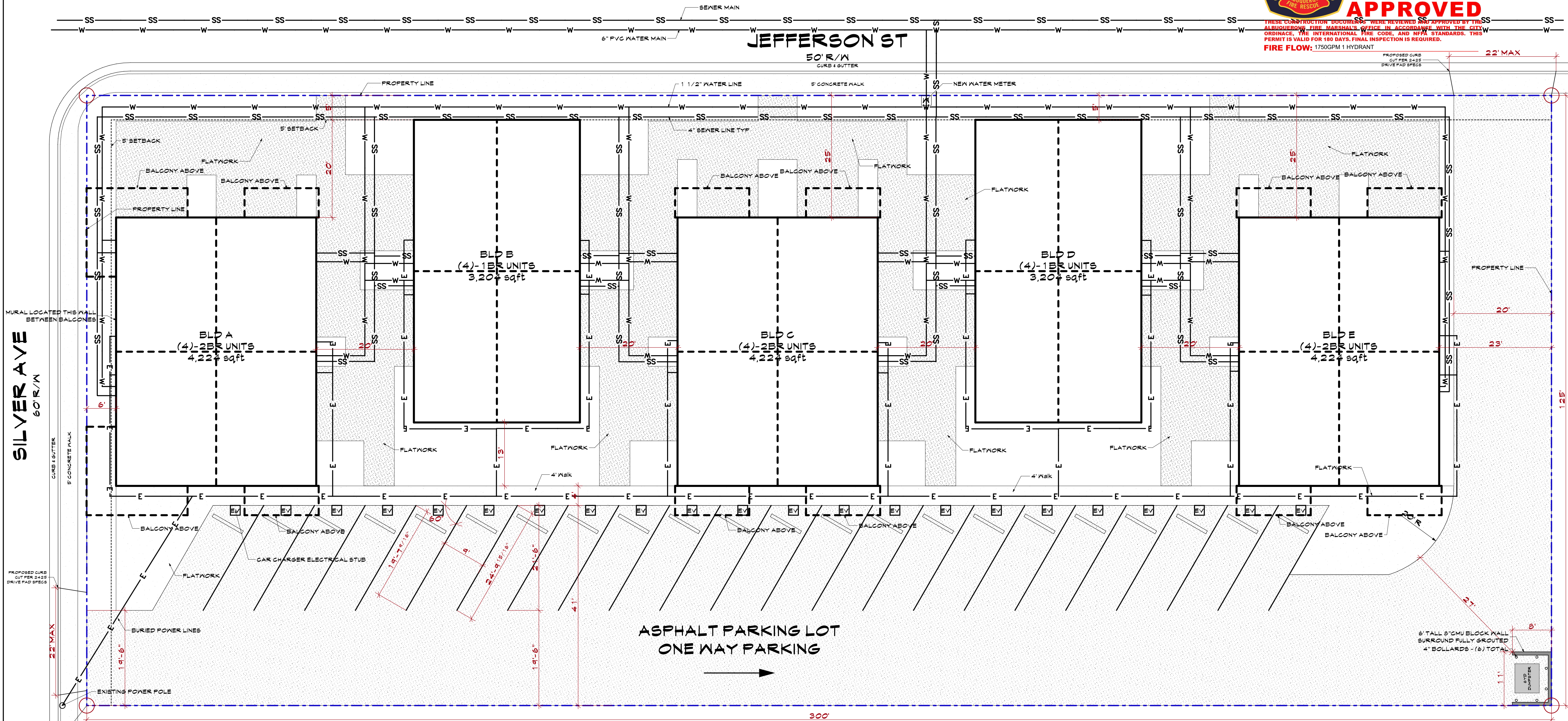
ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP-22-011178
APPROVED DATE: 08/23/22
APPROVED

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: 1750GPM 1 HYDRANT

SUNLIGHT
PROPERTIES
LLC

JEFFERSON/SILVER
TOWNHOMES

FIRE 1



HYDRANT APPROX 133' SOUTHEAST
ON OPPOSITE SIDE OF SILVER FED
BY 6" PVC MAIN FROM MADISON ST

LOCATION OF NEAREST HYDRANTS

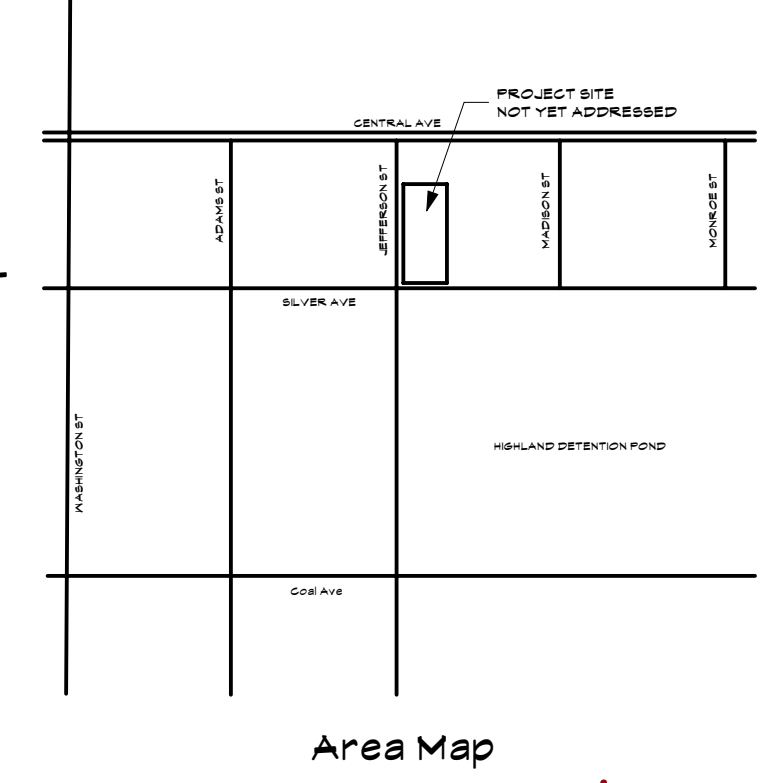
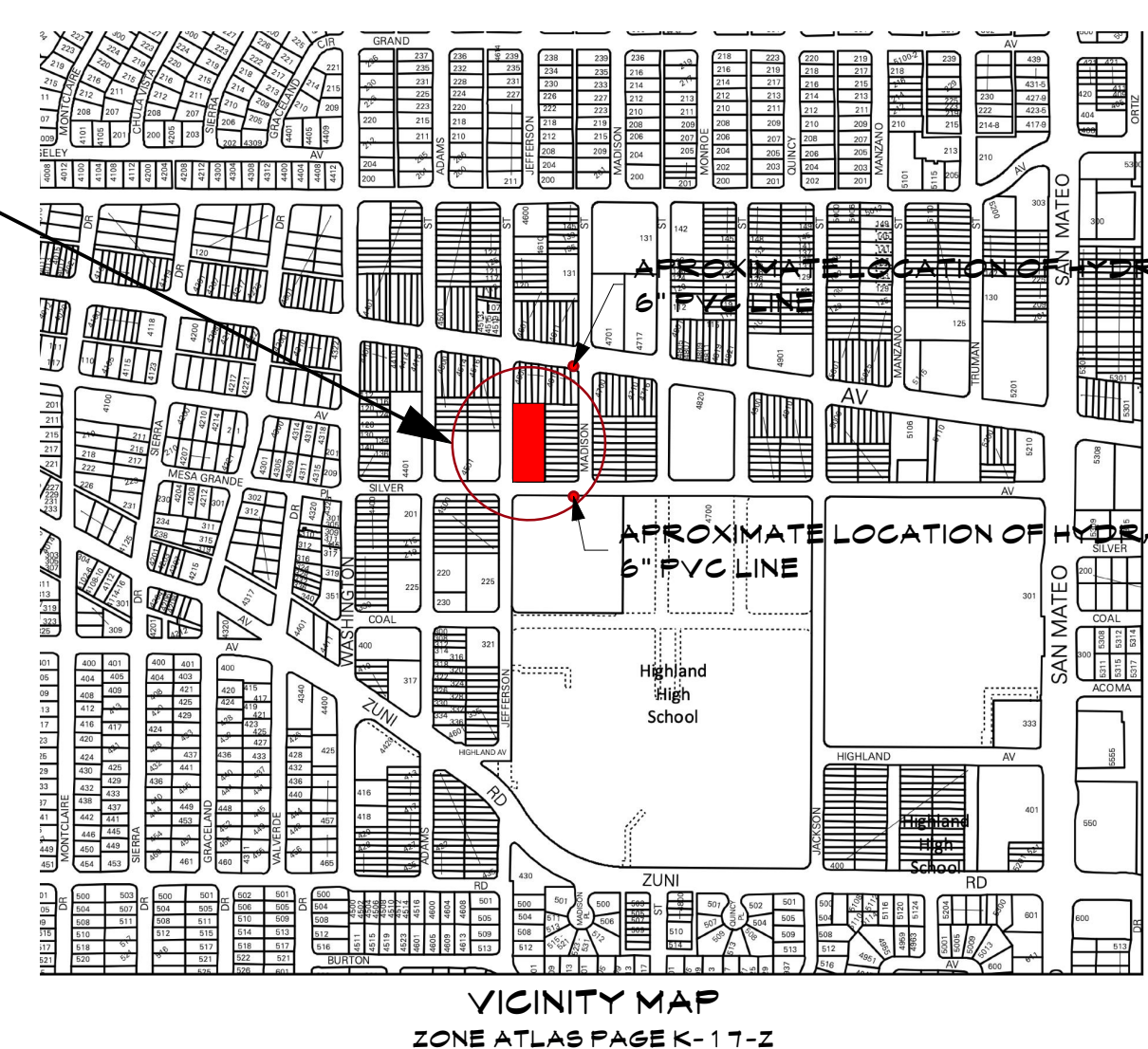
- FIRE 1 NOTES**
- FOR PURPOSES OF FIRE 1 PROJECT TO BE REVIEWED UNDER IRC
 - 10' MIN BETWEEN NEW CONSTRUCTION AND EXISTING DWELLINGS TYP.
 - BUILDINGS TO BE UNSPRINKLED, 2HR FIRE WALL BETWEEN UNITS
 - TOTAL BUILDING HEIGHT = 22'-9"
 - POWER LINES ABOVE SIDEWALK ADJACENT TO PROPERTY ON SILVER & JEFFERSON ARE 3'4" FROM THE GROUND
 - MAXIMUM DISTANCE FROM EAST END OF BUILDING TO JEFFERSON IS 35'
 - STICK FRAME TYPE V8 CONSTRUCTION
 - 1,750GPM FIRE FLOW REQUIRED
 - 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

SITE PLAN

- Building Outline
- Set Back
- Property Line
- E - Power
- T - Telephone
- G - Gas
- W - Water
- SS - Sewer
- Property Corner

FIRE 1
SCALE: 1" = 10'

- SITE PLAN NOTES**
- REFER TO GRADING AND DRAINAGE PLAN FOR FINISHED FLOOR AND LANDSCAPING GRADES
 - 1 OFF STREET PARKING SPACE PER DWELLING UNIT REQUIRED PER TABLE 5-5-1 OF THE IDO. TOTAL REQUIRED PARKING = 20 SPACES
 - 10' MIN BETWEEN NEW CONSTRUCTION AND EXISTING DWELLINGS TYP.
 - 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.
 - 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).
 - PROVIDE ADA PARKING SPACES WITH SIGN PER 66-7-352.4C NMSA 1978 WHICH STATES "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PROVIDE ADA ACCESS AISLES 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 VEHICLES REAR TIRE WOULD BE PLACED (66-1-4, 1.B NMSA 1978)
 - ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
 - BUILDINGS TO BE UNSPRINKLED, 2HR FIRE WALL BETWEEN UNITS
 - TOTAL BUILDING HEIGHT = 22'-9"



Legal Description:
LOTS 11 THRU 22, BLOCK 30 VALLEY VIEW ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
.85 AC

HEATED FLOOR AREA:
TOTAL 20-FLEX FLOOR AREA = 19,000 SQ. FT.
2BR UNIT FLOOR AREA = 1,056 SQ. FT. (X1/2)
1BR UNIT FLOOR AREA = 801 SQ. FT. (X2)

SOLID WASTE NOTES:
CONCRETE SLAB 4" THICK
3000 PSI WITH 3/4 AGGREGATE AND 4X4X1 WAF. 6-4" BOLLARDS 6" 2 ON THE SIDE 2 IN THE REAR AND FROM WALL TO CENTER ENCASED IN 6" THICK CONCRETE MINIMUM ALL AROUND BELOW GRADE.

**REQUIRED PARKING SPACES PER IDO = 20
SPACES PROVIDED = 22**

7.27.22
Revisions

DATE PAGES REVISED

