

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

December 23, 2021

David McEachern
RBA Architecture
1104 Park Ave. SW
Albuquerque, NM 87102

Re: Congress Apartments
9441 Eagle Ranch Rd. NW
Traffic Circulation Layout
Architect's Stamp 09-28-21 (C13-D033)

Dear Mr. McEachern,
Based upon the information provided in your submittal received 10-25-21, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide a multi-directional ramp at the west leg of the drive entrance off Eagle Ranch Rd. where interior sidewalk connection is to be provided. Call out details.
2. Provide details for the Ramps in front of the Dumpster Enclosure.
3. Key note 20: provide dimensions for the clear sight triangle.
4. ADA aisle between building A and B should be 8.5 ft. wide.
5. The width for the Parallel Parking should minimum 7 ft.
6. Details sheet: Accessible Ramp (A10): The running slope should be 1:12 maximum. Please revise accessible ramp details.

PO Box 1293

Albuquerque

NM 87103

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.
5. For log in and evaluation by Transportation.

www.cabq.gov

If you have any questions, please contact me at (505) 924-3675.

Sincerely

Marwa Al-najjar.
Associate Engineer, Planning Dept.
Development Review Services
malnajjar@cabq.gov via: email

C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: _____
City Address: _____

Engineering Firm: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

KEYED NOTES

- 2'-0" CURB RADIUS, TYP.
- CONSTRUCT NEW RAISED CONCRETE CURB AND GUTTER PER CABQ STANDARDS 2415A, REF: DET. A7/AS2.0.
- ACCESSIBLE PARKING SIGNAGE PER CABQ STANDARDS, REF: DETAIL C1/AS-2.0.
- ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE (CABQ) STANDARDS 2426, REF: A10/AS-2.0.
- PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN (66-1-4.1.1.NM5A 1978), REF: DETAIL A8/AS-2.0.
- HANDICAP SYMBOL PER CABQ STANDARDS, TYPICAL (6) PLACE REF: DETAIL C2/AS-2.0.
- 24" TRUNCATED DOMES, TYP.
- 6' FOOT WIDE ACCESSIBLE PEDESTRIAN PATH, TYP.
- 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A8/AS-2.0, TYP.
- CONSTRUCT NEW CONCRETE SIDEWALK PER CABQ STANDARD DWG. 2430, REF: A5-A6/AS-2.0, REF: PLAN FOR SIDEWALK WIDTH, TIE INTO EXISTING SIDEWALKS AS NEEDED.
- ASPHALT PAVING OVER BASE COURSE, REF: GEOTECH REPORT.
- DUMPSTER ENCLOSURE PER CABQ, REF: DETAIL A1/AS-2.0.
- FIRE LANE: PAINT CONC. CURB RED AND ADD SIGNAGE TO CURBS 5" HIGH WHITE LETTER "NO PARKING, FIRE LANE", TYP. EVERY 15' OVER 4" WIDE RED STRIPE, REF: FIRE ORD. 503.3.1.
- NEW FIRE HYDRANT LOCATION.
- EXISTING FIRE HYDRANT LOCATION.
- LANDSCAPING AREA, REF: LANDSCAPING PLAN.
- MOTORCYCLE PARKING SIGNAGE PER CABQ STANDARDS, TYP.
- PAINTED "MC" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, AT MOTORCYCLE PARKING - WHITE ON PAVEMENT PER CABQ STANDARDS.
- BIKE RACK FOR (6) BICYCLES. SPACES SHALL BE 6'-0" LONG x 2' WIDE FOR EACH BIKE.
NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE, REF DETAIL C3/AS-2.0.
A. 30" TALL x 18" WIDE.
B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOTE ALLOWED.
C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
- CLEAR SIGHT TRIANGLE, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS'. ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS, MOUNT BOX 4'-0" - 4'-0" HIGH A.F.F., TYP.
- FIRE RISER ROOM WITH FIRE RISER, G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL.
- FIRE DEPARTMENT CONNECTION (FDC) LOCATION, NOTE: FDC LOCATION TO BE WITH 100 FEET OF FIRE HYDRANT.
- ELECTRICAL TRANSFORMER LOCATION, COORDINATE LOCATION WITH FNM.
- CONSTRUCT NEW DRIVE PAD PER C.O.A. STD. DWG. 2425A.
- WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER. WORK ORDER BY OTHERS.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER C.O.A. STANDARD DRAWINGS 2415A.
- 10' PUBLIC UTILITY EASEMENT.
- REMOVE EXISTING FENCE, REINSTALL FENCE AT PROPERTY LINE.
- REMOVE EXISTING FENCE.
- EXISTING BUS STOP.
- RECYCLE DUMPSTER.
- RED STRIPED CURB, WITH 5" HIGH "NO PARKING" IN WHITE LETTERS.
- MONUMENT SIGN, UNDER SEPARATE PERMIT.

PARKING REQUIREMENTS:

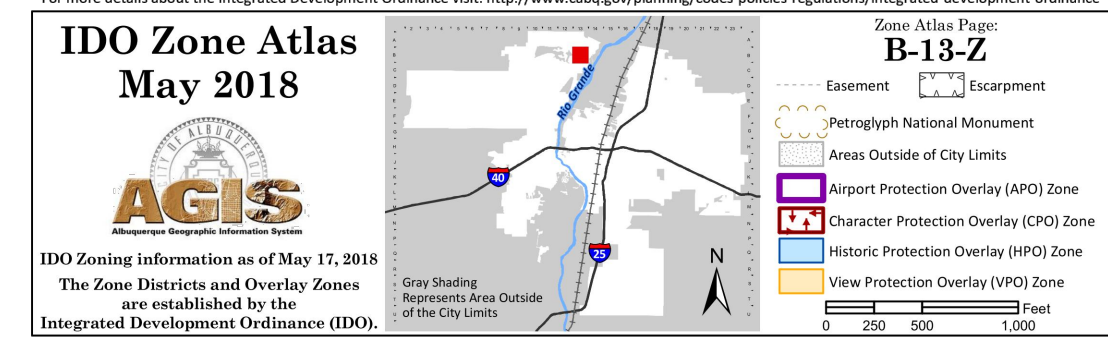
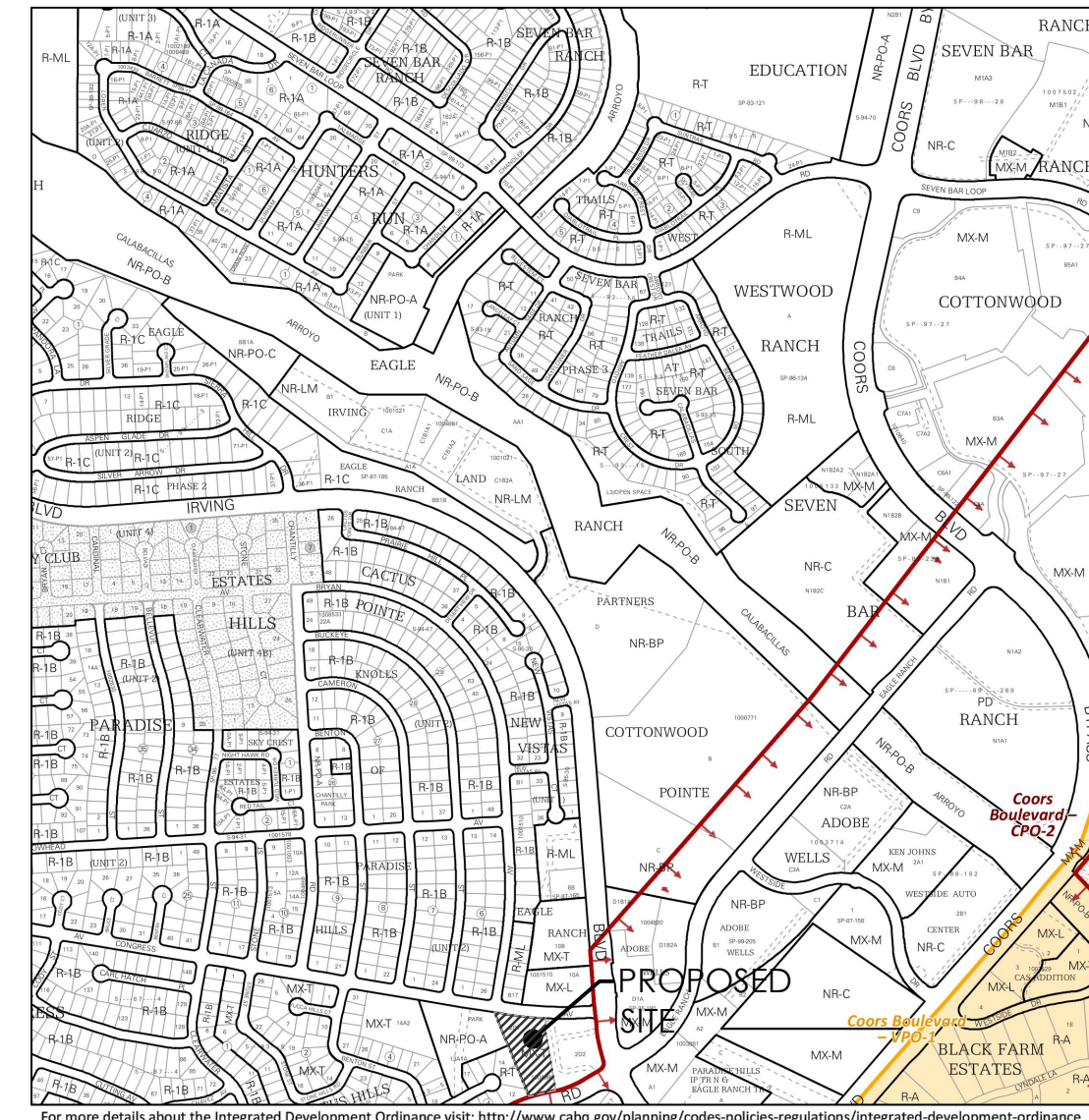
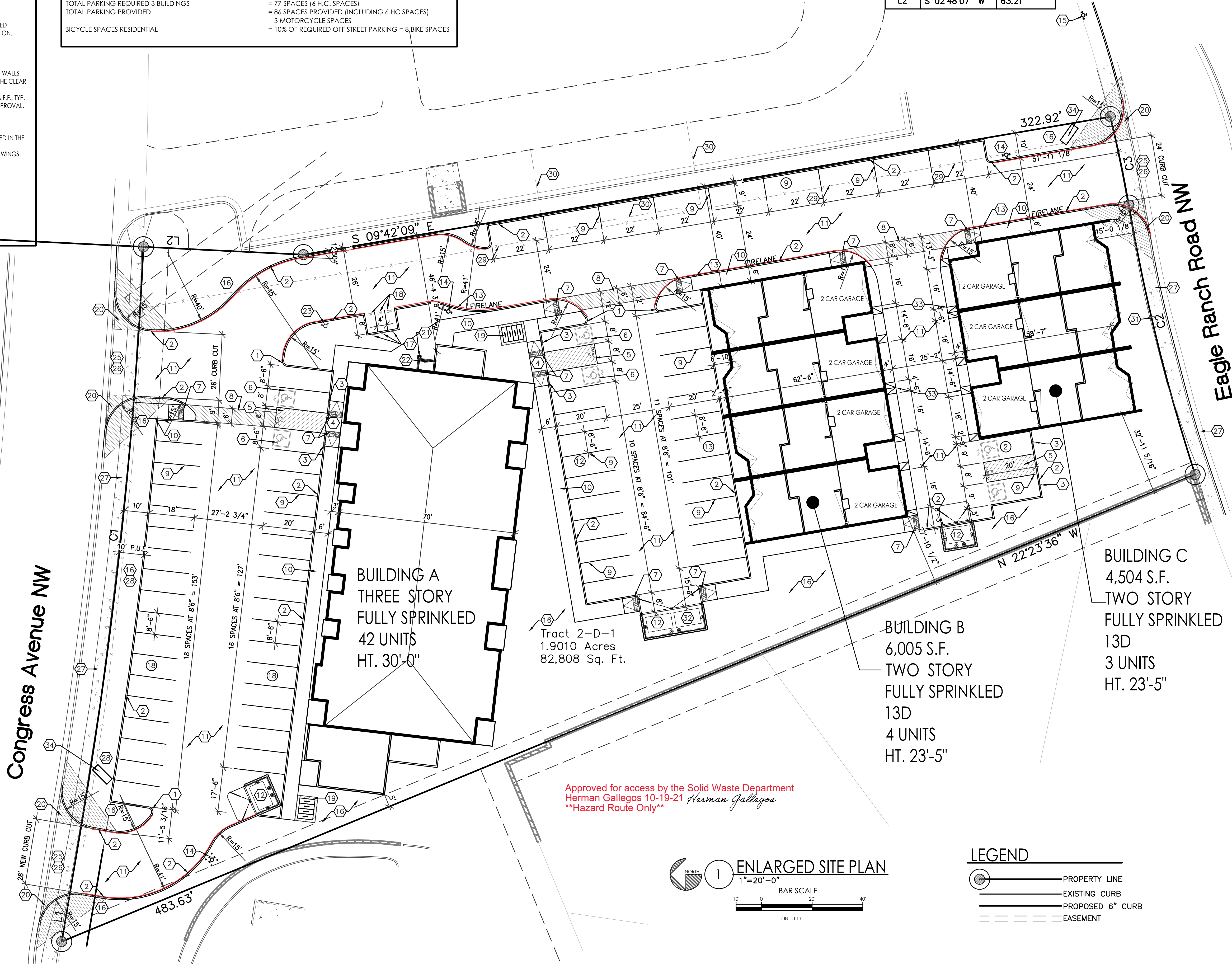
BUILDING A		
REQUIRED:	TOTAL BUILDING SQ. FT. APARTMENT 1.5 SPACES/ D.U.J	= 10,778 S.F. THREE STORY APARTMENTS (42 UNITS) = 1.5 x 42 = 63 SPACES REQUIRED NMBC TABLE 1106.1 51-100 = 4 H.C. SPACES 2018 IDO TABLE 5-5-4 MOTORCYCLE = 51-100 = 3 SPACES
BUILDING B		
REQUIRED:	TOTAL BUILDING SQ. FT. APARTMENT 2 SPACE/ DU	= 1,234 S.F. TWO STORY TOWNHOUSE (4 UNITS) = 2 x 4 = 8 SPACES REQUIRED NMBC TABLE 1106.1 1-25 = 1 H.C. SPACES 2018 IDO TABLE 5-5-4 MOTORCYCLE NOT REQUIRED FOR RESIDENTIAL USES
BUILDING C		
REQUIRED:	TOTAL BUILDING SQ. FT. APARTMENT 2 SPACE/ DU	= 1,234 S.F. TWO STORY TOWNHOUSE (3 UNITS) = 2 x 3 = 6 SPACES REQUIRED NMBC TABLE 1106.1 1-25 = 1 H.C. SPACES 2018 IDO TABLE 5-5-4 MOTORCYCLE NOT REQUIRED FOR RESIDENTIAL USES
TOTAL PARKING REQUIRED 3 BUILDINGS		= 77 SPACES (6 H.C. SPACES)
TOTAL PARKING PROVIDED		= 86 SPACES PROVIDED (INCLUDING 6 HC SPACES) 3 MOTORCYCLE SPACES
BICYCLE SPACES RESIDENTIAL		= 10% OF REQUIRED OFF STREET PARKING = 8 BIKE SPACES

LANDSCAPE REQUIREMENTS:

GROSS LOT AREA:	82,776 S.F. (1.90 ACRES)
BUILDING AREA:	- 20,073 S.F. (3 BLDGS)
NET LOT AREA:	62,703 S.F.
	x 15%
REQUIRED LS:	9,405 S.F.
PROVIDED LS ONSITE:	9,758 S.F.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	226.03'	1915.20'	6°45'43"	225.90'	S 83°56'05" E
C2	109.50'	750.03'	8°21'53"	109.40'	S 76°10'10" W
C3	35.68'	542.00'	3°46'17"	35.67'	N 78°09'44" E
C4	166.94'	542.00'	17°38'51"	166.28'	N 67°27'04" E
C5	237.26'	1915.20'	7°05'53"	237.11'	N 89°06'14" E

Line Table		
Line #	Direction	Length (ft)
L1	S 80°22'45" E	50.12'
L2	S 02°48'07" W	63.21'



CONGRESS APARTMENTS
SITE PLAN
9441 EAGLE RANCH RD NW
ALBUQUERQUE, NM 87114
PROJECT #2115

REVISION DATE

STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
9/28/21
REGISTERED ARCHITECT

RBA
ARCHITECTURE, PC
PLANNING
DESIGN
1000 1st Ave. NW
Albuquerque, NM 87102
www.rbaarch.com

DATE
09-28-2021

SHEET NUMBER
AS-1.0

KEYED NOTES

- 2'-0" CURB RADIUS, TYP.
- CONSTRUCT NEW RASSED CONCRETE CURB AND GUTTER PER CABQ STANDARDS 2415A, REF: DET. A7/AS2.0.
- ACCESSIBLE PARKING SIGNAGE PER CABQ STANDARDS, REF: DETAIL C1/AS-2.0.
- ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE (CABQ) STANDARDS 2426, REF: A10/AS-2.0.
- PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN (64-1.1.B.NM5A 1978), REF: DETAIL A8/AS-2.0.
- HANDICAP SYMBOL PER ADA STANDARDS, TYPICAL (6) PLACE REF: DETAIL C2/AS-2.0.
- 24" TRUNCATED DOMES, TYP.
- 6' FOOT WIDE ACCESSIBLE PEDESTRIAN PATH, TYP., REF: DET. A9/AS2.0.
- 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A8/AS-2.0, TYP.
- CONSTRUCT NEW CONCRETE SIDEWALK, REF: AS-A6/AS-2.0, REF: PLAN FOR SIDEWALK WIDTH, TIE INTO EXISTING SIDEWALKS AS NEEDED.
- ASPHALT PAVING OVER BASE COURSE, REF: GEOTECH REPORT.
- DUMPSTER ENCLOSURE PER CABQ, REF: DETAIL A1/AS-2.0.
- FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE TO CURBS 5' HIGH WHITE LETTER "NO PARKING, FIRE LANE", TYP. EVERY 15' OVER 6' WIDE RED STRIPE, REF: FIRE ORD. 503.3.1.
- NEW FIRE HYDRANT LOCATION.
- EXISTING FIRE HYDRANT LOCATION.
- LANDSCAPING AREA, REF: LANDSCAPING PLAN.
- MOTORCYCLE PARKING SIGNAGE PER CABQ STANDARDS, TYP. REF: A12/AS2.0.
- PAINTED "MC" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, AT MOTORCYCLE PARKING - WHITE ON PAVEMENT PER CABQ STANDARDS.
- BIKE RACK FOR (6) BICYCLES. SPACES SHALL BE 6'-0" LONG x 2' WIDE FOR EACH BIKE.
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- FIRE DEPARTMENT CONNECTION (FDC) LOCATION NOTE: FDC LOCATION TO BE WITH 100 FEET OF FIRE HYDRANT.
- ELECTRICAL TRANSFORMER LOCATION, COORDINATE LOCATION WITH FNM.
- CONSTRUCT NEW DRIVE PAD PER C.O.A. STD. DWG. 2426.
- NOT USED.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER C.O.A. STANDARD DRAWINGS 2415A.
- 10' PUBLIC UTILITY EASEMENT.
- REMOVE EXISTING FENCE, REINSTALL FENCE AT PROPERTY LINE.
- REMOVE EXISTING FENCE.
- EXISTING BUS STOP.
- RECYCLE DUMPSTER.
- NOT USED.
- MONUMENT SIGN TO BE LOCATED INSIDE PRIVATE PROPERTY WHICH INCLUDES AIR SPACE, UNDER SEPARATE PERMIT.
- ADA ACCESSIBLE RAMP PER CABQ STANDARDS DWG. 2426. SEE DETAIL A11/AS2.0.
- EXISTING CURB AND GUTTER.
- EXISTING CURB AND GUTTER MEDIAN.
- CURB RAMP PER CABQ STANDARD DWG. 2445.
- HATCH DENOTES 6' PEDESTRIAN WALKWAY.
- CONCRETE PARKING BUMPER, TYP. REF: DETAIL A13/AS-2.0.

PARKING REQUIREMENTS:

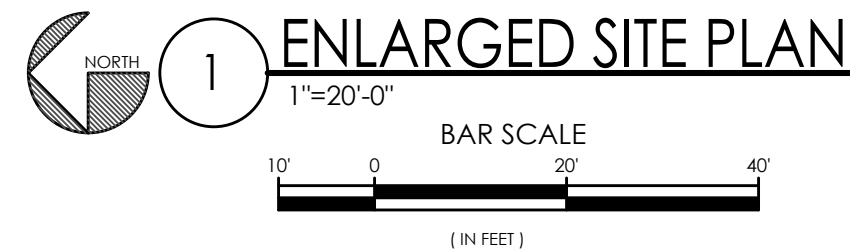
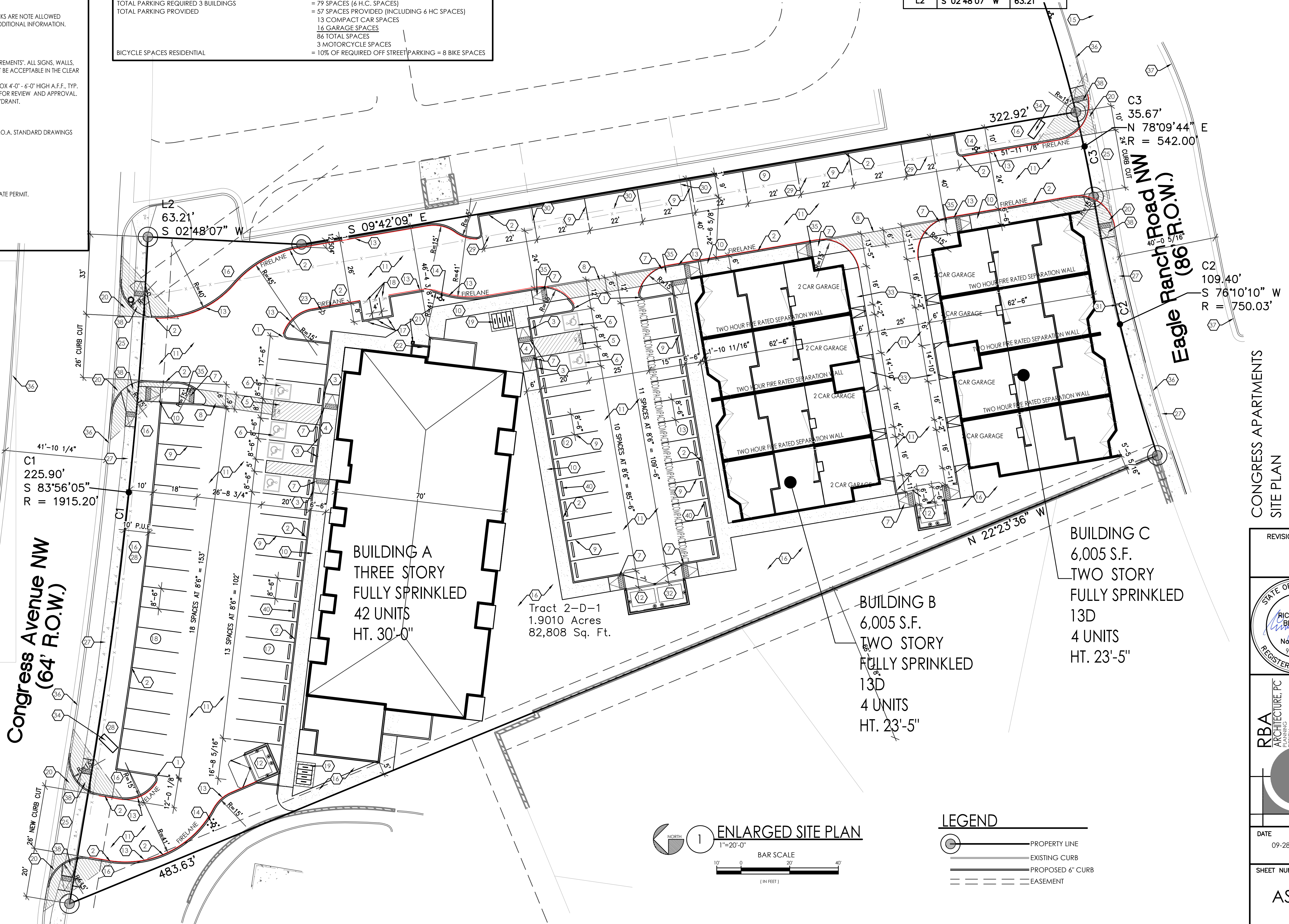
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TOTAL PARKING PROVIDED		= 57 SPACES PROVIDED (INCLUDING 6 HC SPACES) 13 COMPACT CAR SPACES 16 GARAGE SPACES 86 TOTAL SPACES 3 MOTORCYCLE SPACES = 10% OF REQUIRED OFF STREET PARKING = 8 BIKE SPACES
BICYCLE SPACES RESIDENTIAL		

LANDSCAPE REQUIREMENTS:

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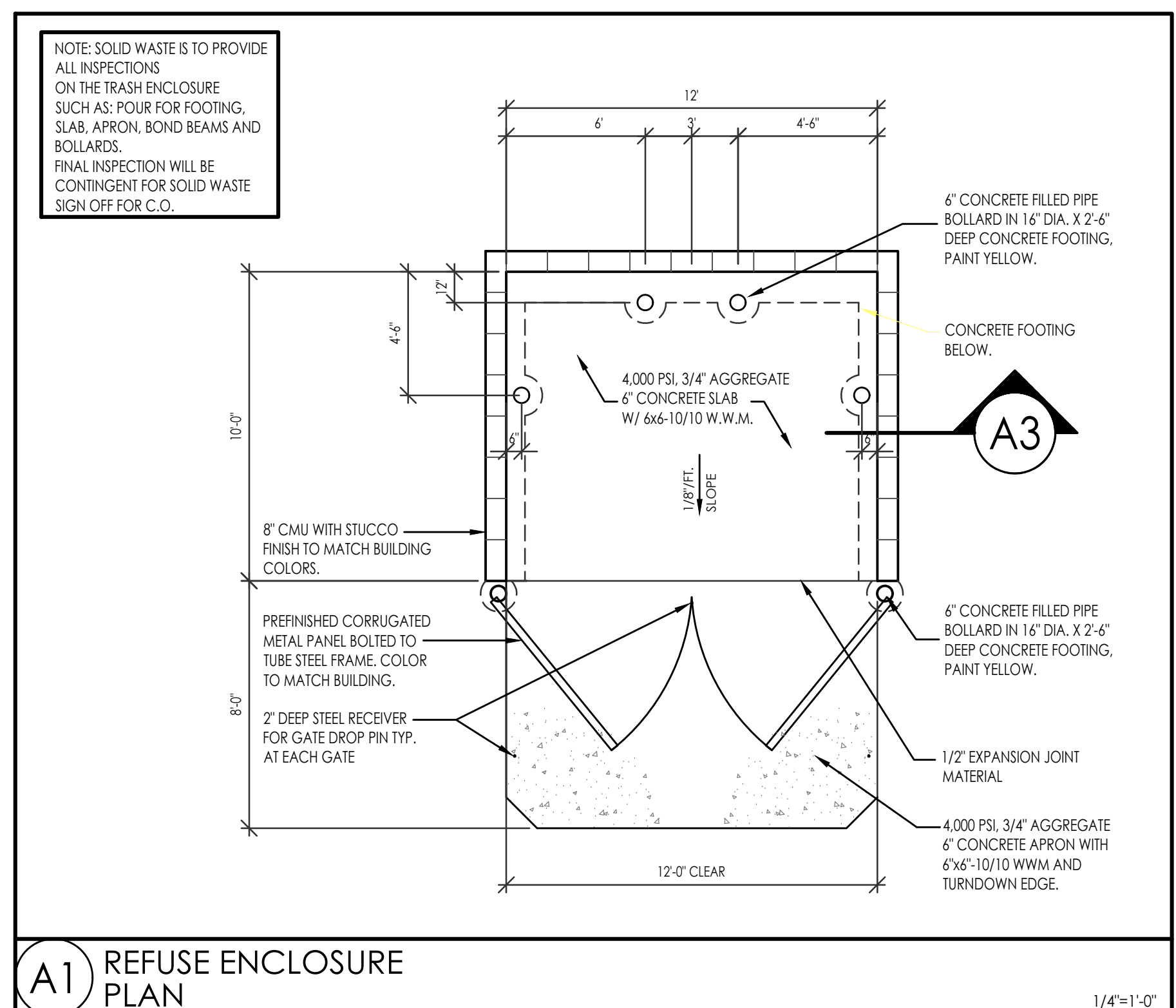
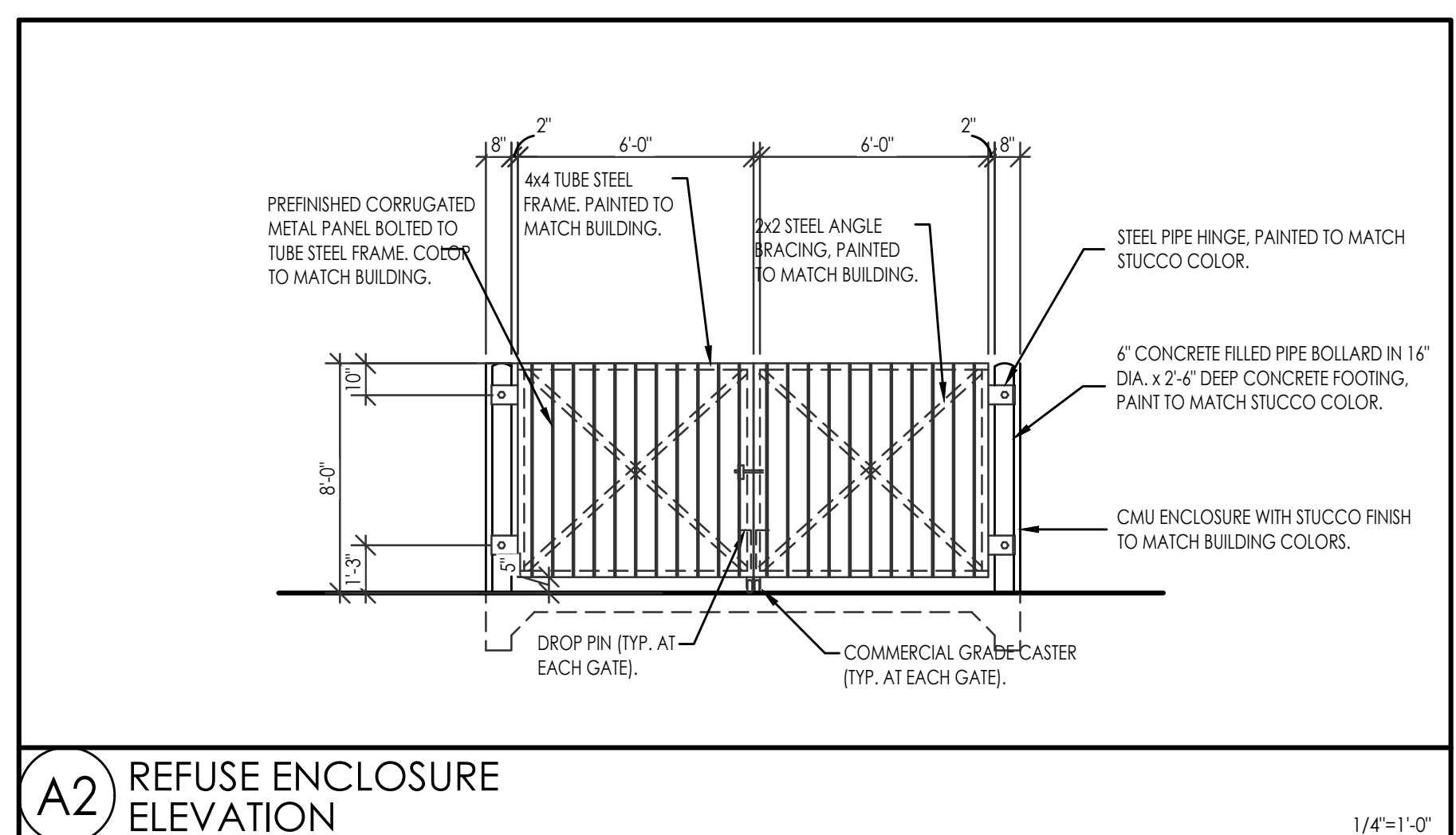
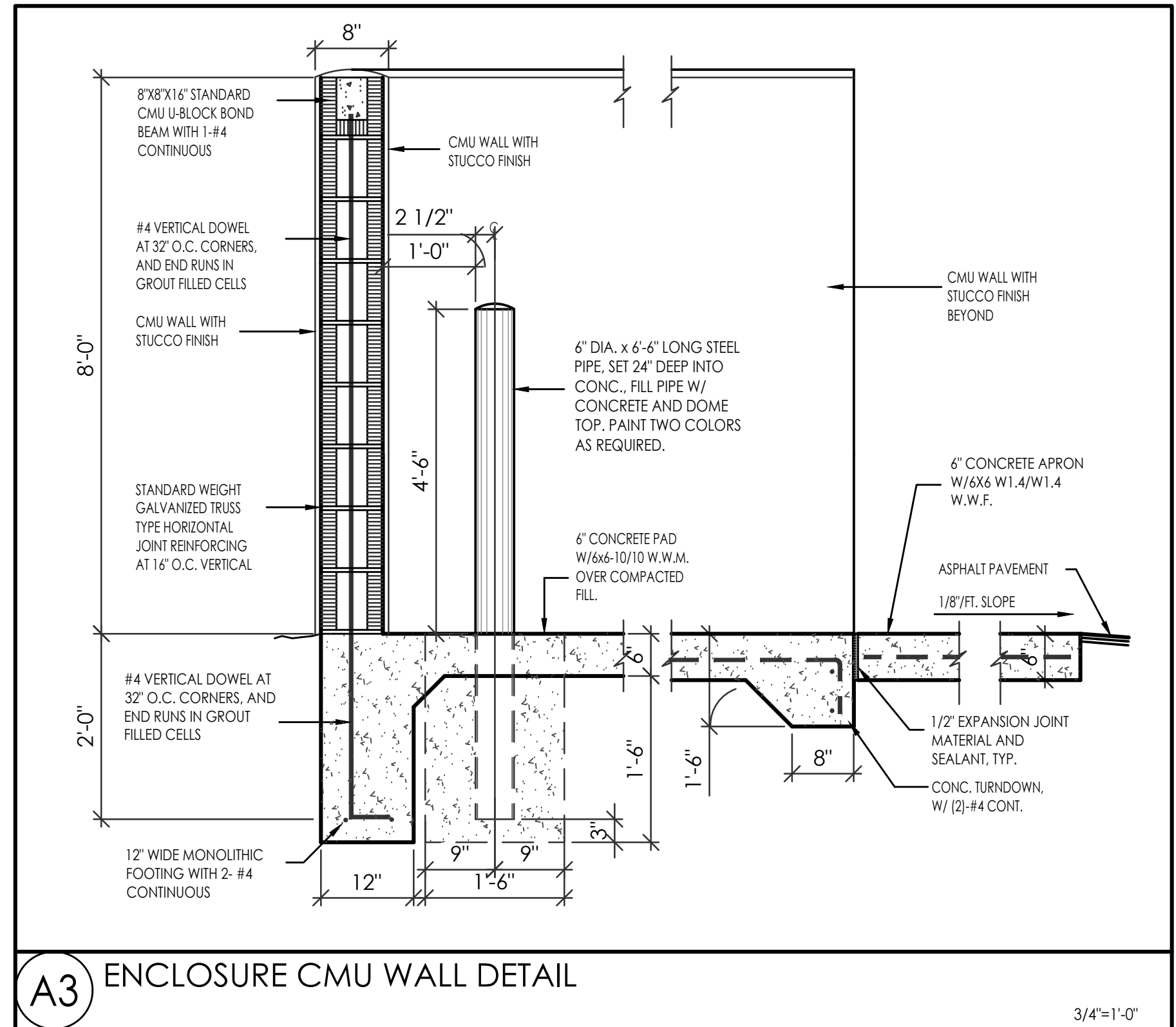
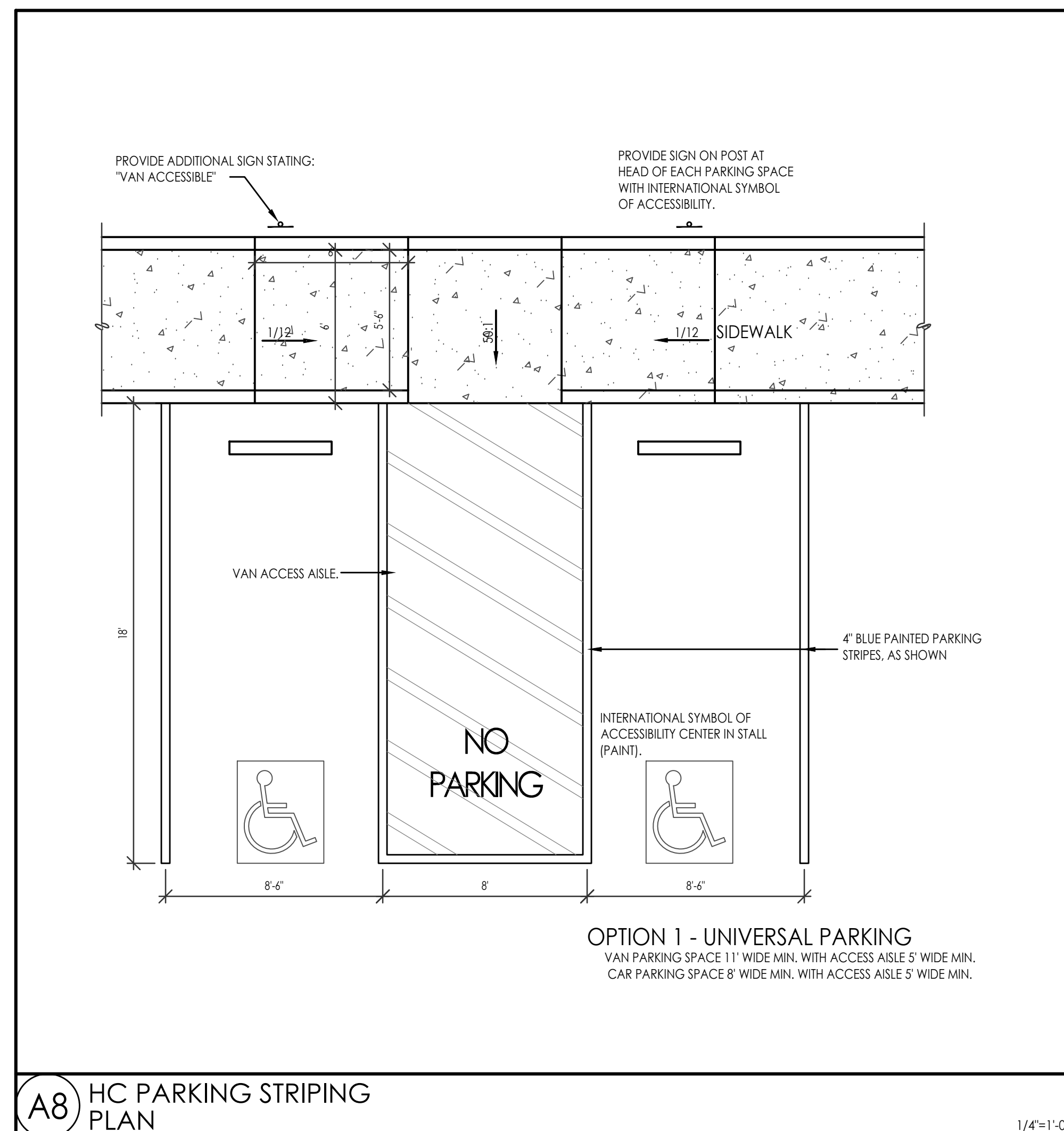
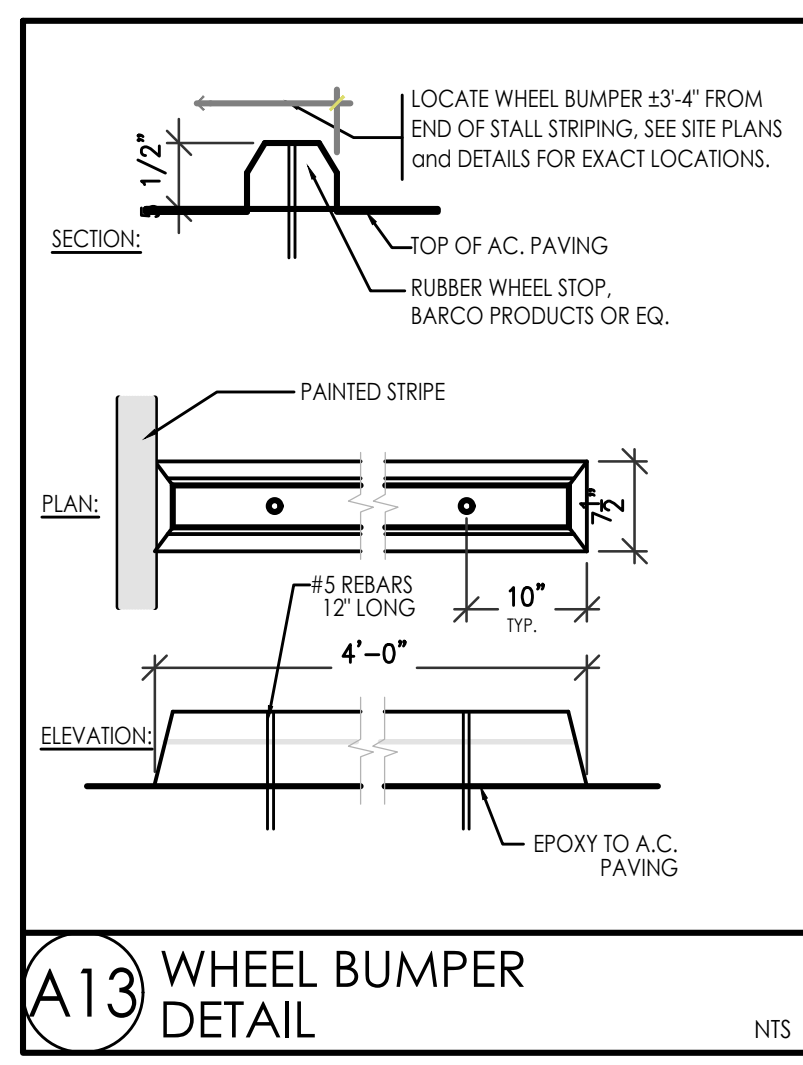
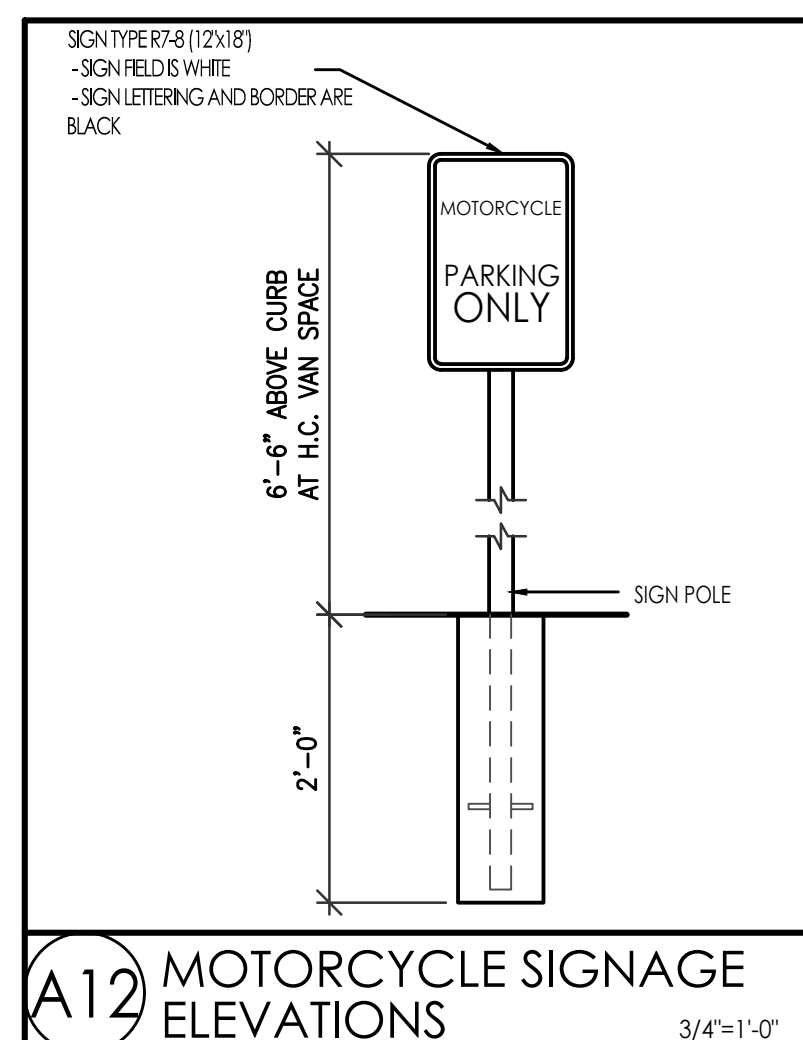
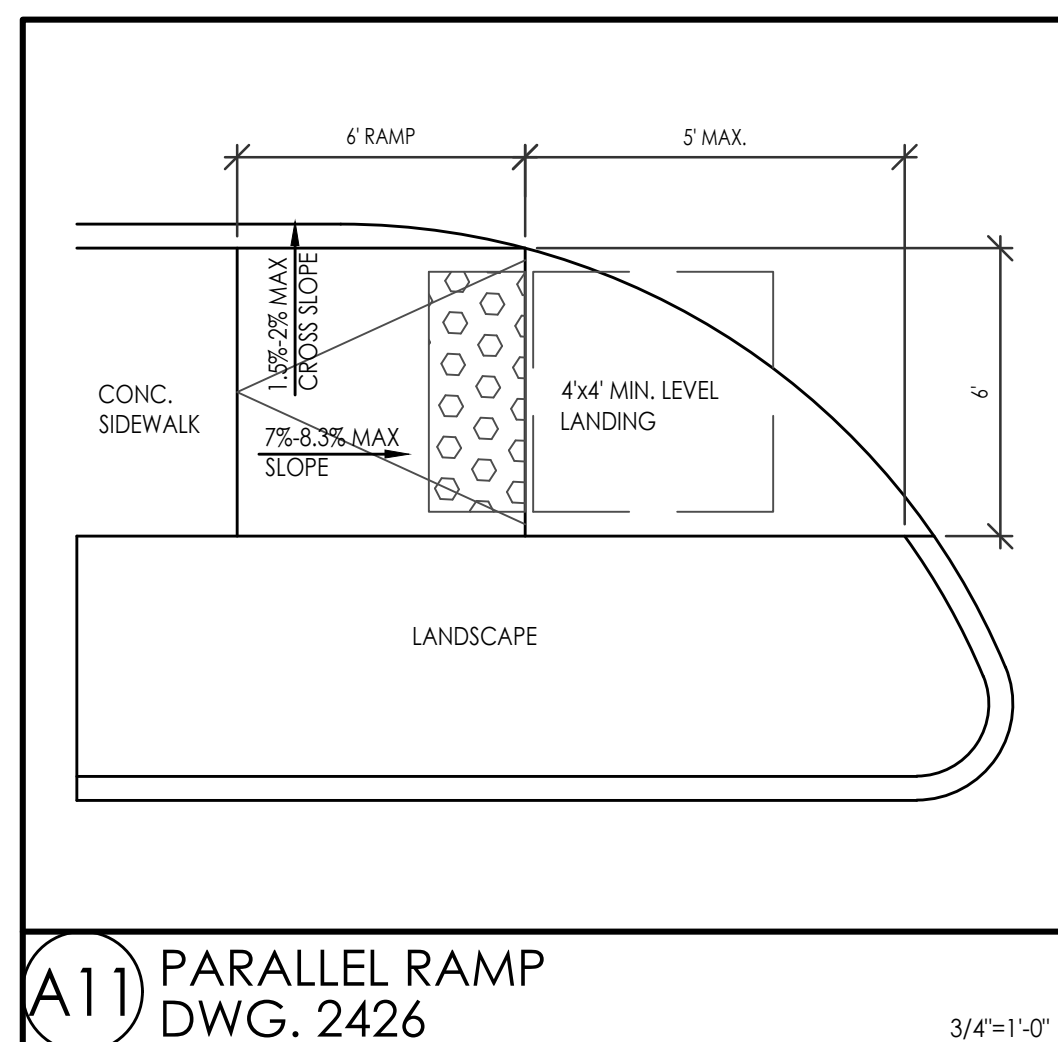
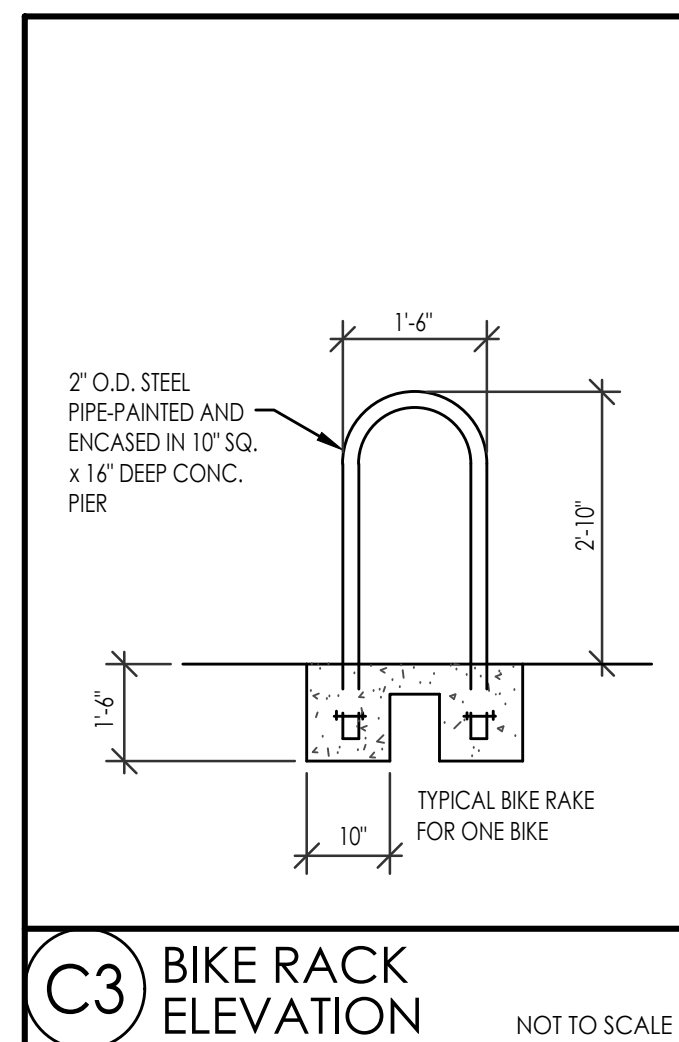
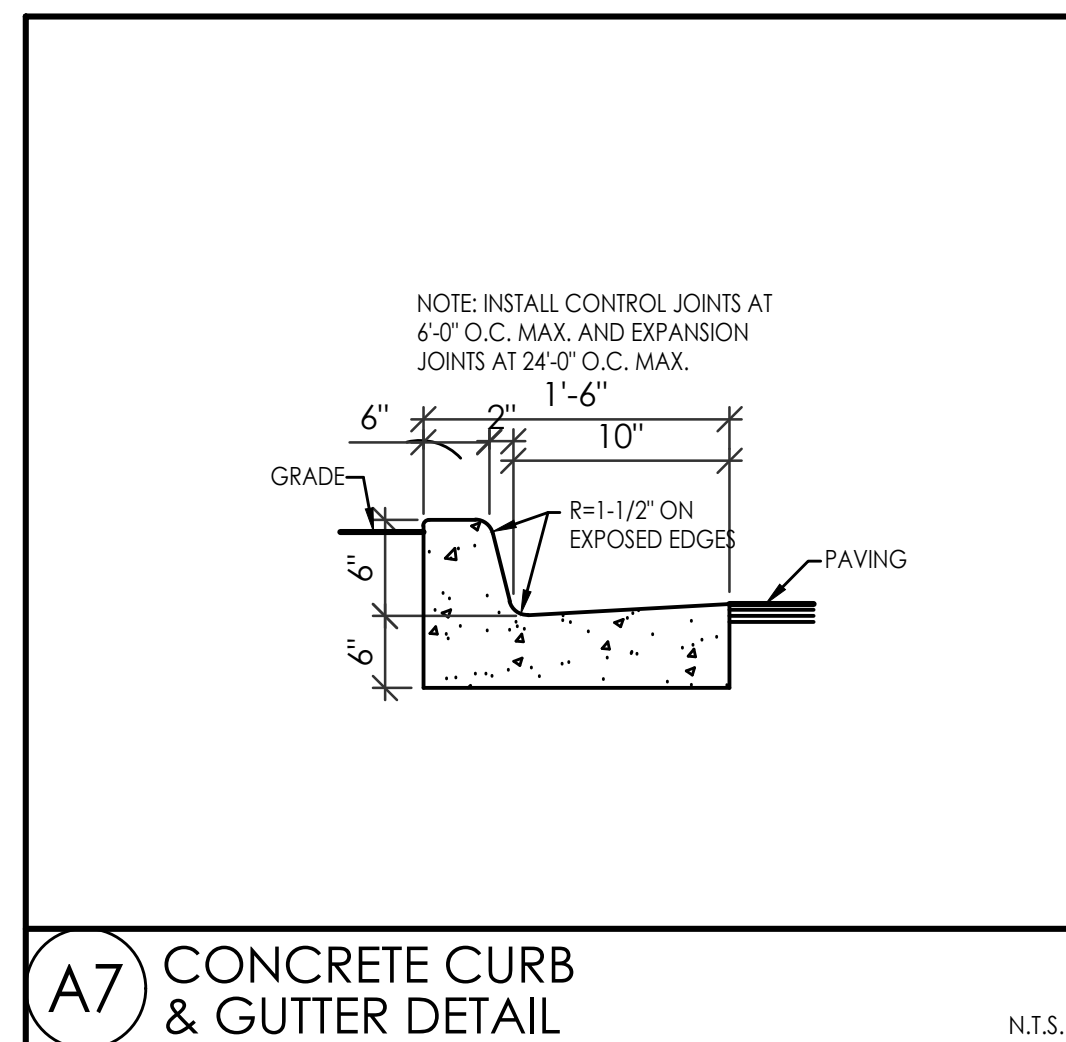
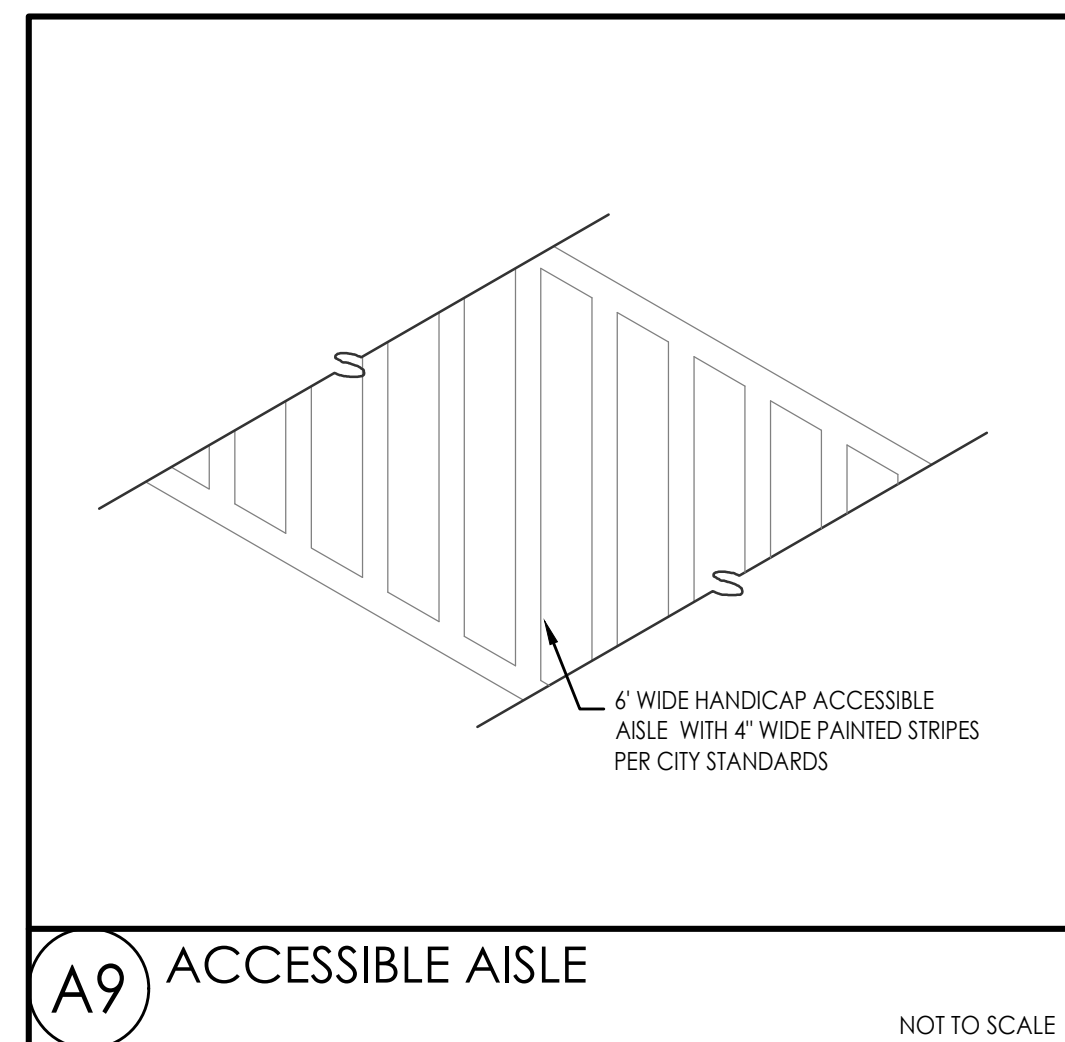
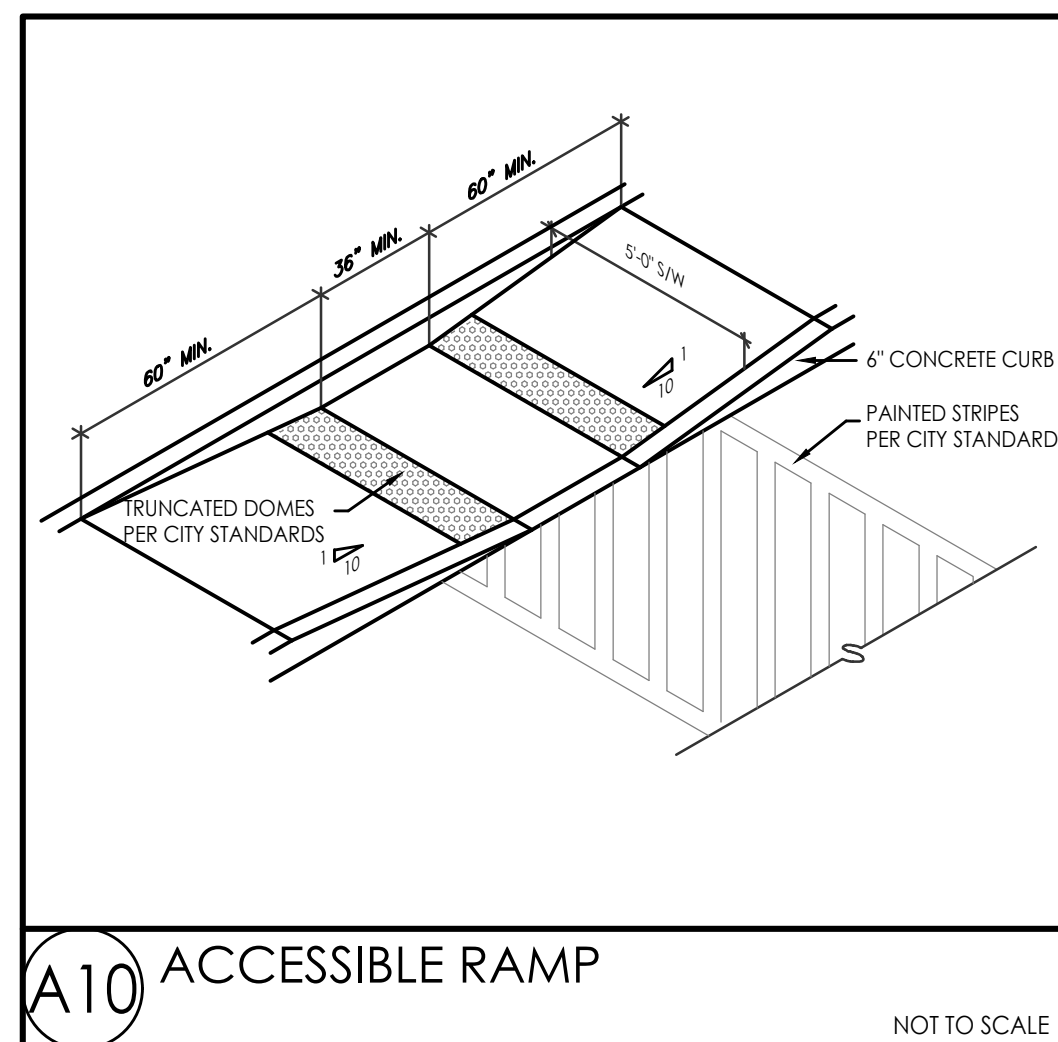
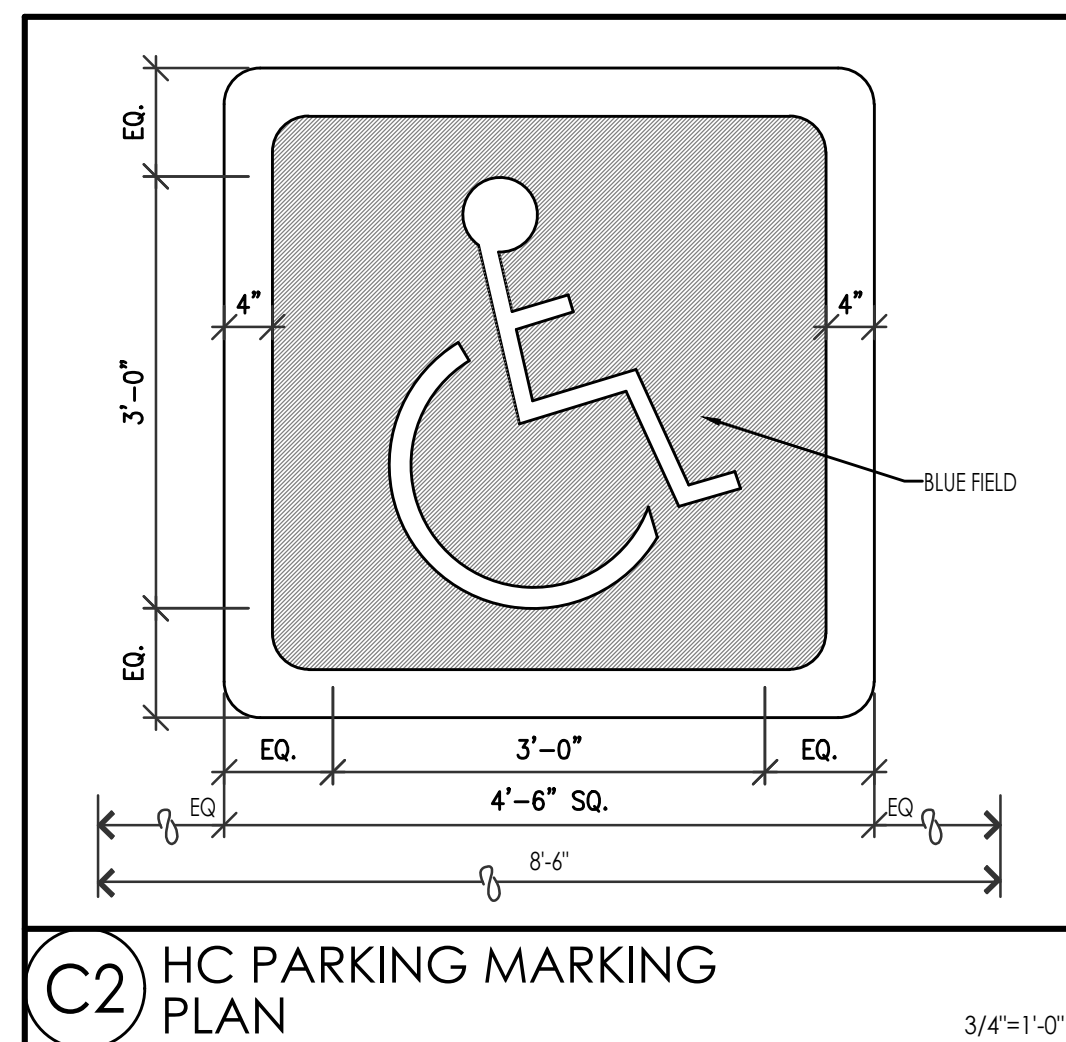
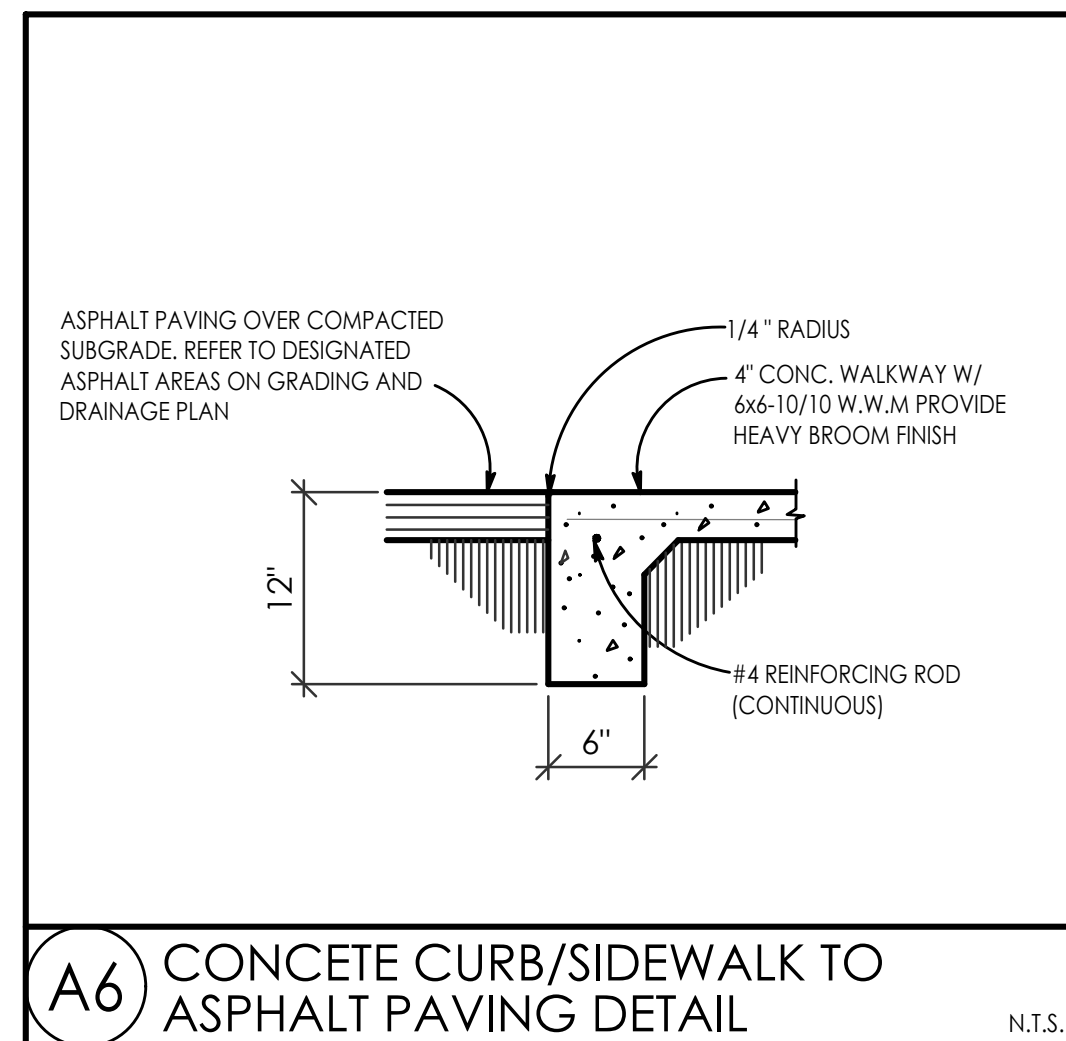
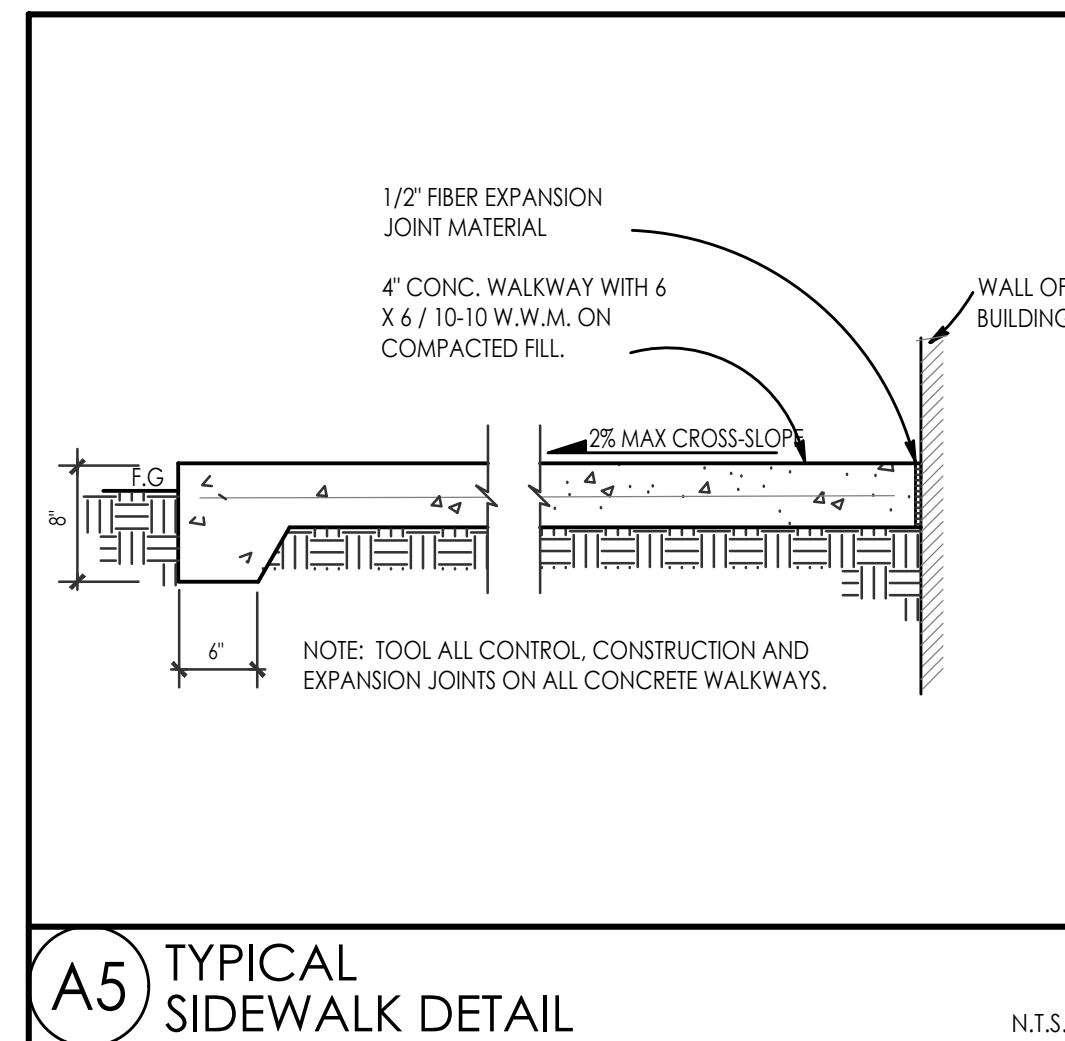
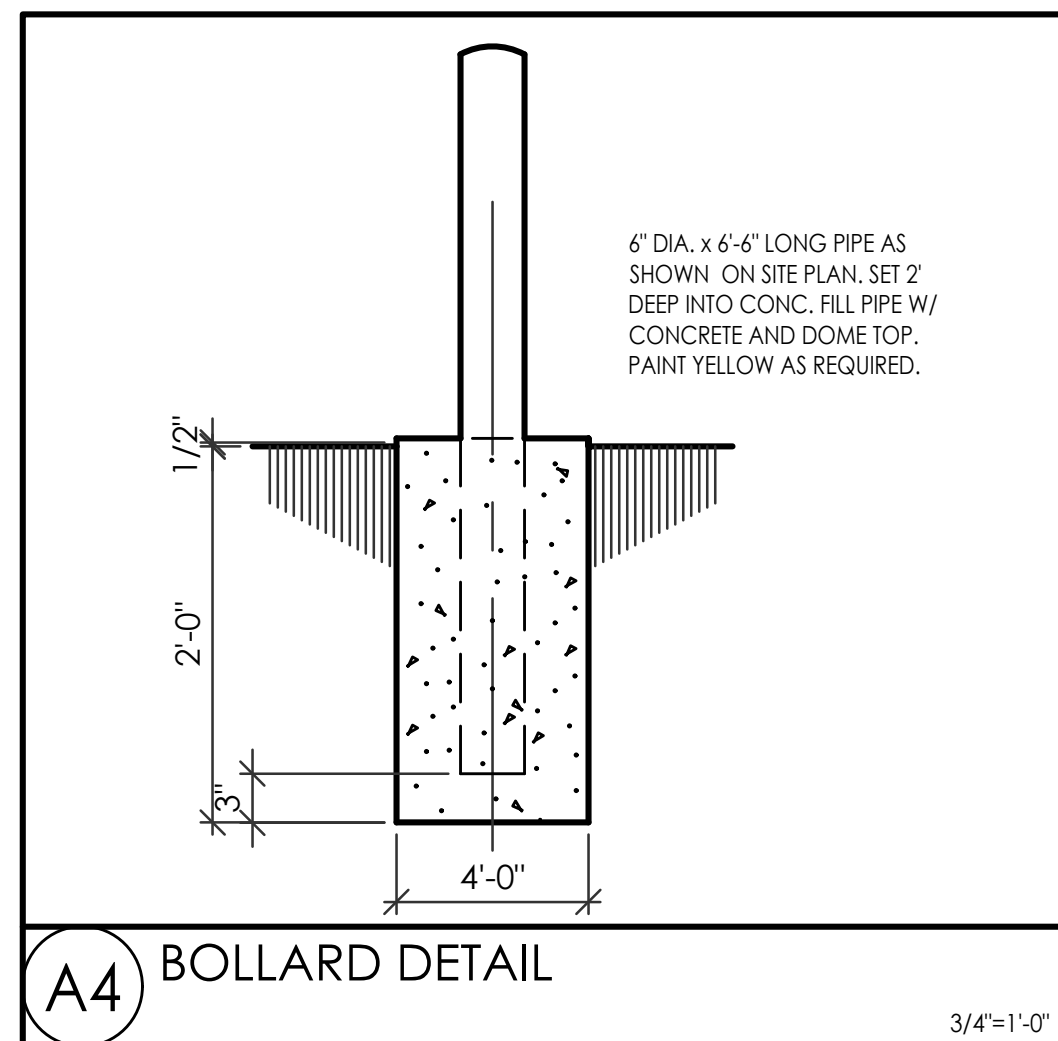
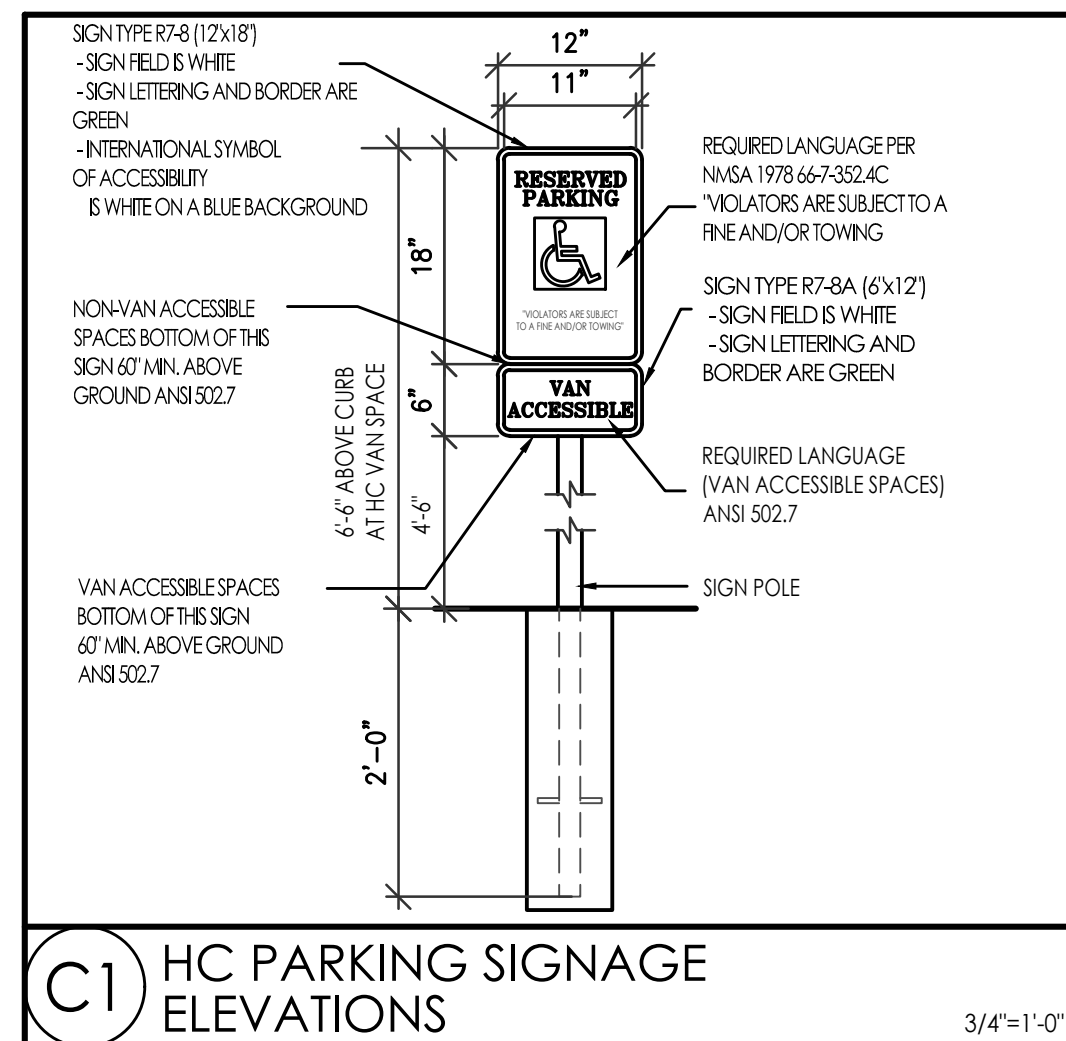


LEGEND

- PROPERTY LINE
- EXISTING CURB
- PROPOSED 6" CURB
- EASEMENT

CONGRESS APARTMENTS
SITE PLAN
9441 EAGLE RANCH RD NW
ALBUQUERQUE, NM 87114
PROJECT #2115

REVISION	DATE
RBA ARCHITECTURE, PC ARCHITECTURE PLANNING DESIGN 1000 1st Ave. NW Albuquerque, NM 87102 www.rbaarch.com	
DATE	09-28-2021
SHEET NUMBER	AS-1.0



CHAPTER 3 OCCUPANCY AND USE CLASSIFICATION:	310.4 RESIDENTIAL GROUP R-2, APARTMENTS
CHAPTER 3 OCCUPANCY AND USE CLASSIFICATION:	310.4 RESIDENTIAL GROUP R-2, APARTMENTS
TABLE 500.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE:	GROUP R-2, TYPE V-B, 4 STORIES WITH (S) SPRINKLER SYSTEM.
TABLE 506.2 ALLOWABLE AREA FACTOR:	GROUP R-2, TYPE V-B, 28,000 S.F. (S) SPRINKLER SYSTEM.
(1) THREE STORY BUILDING 42' APARTMENT UNITS	
TOTAL BUILDING HEATED AND COVERED AREA:	19,739 S.F. ALLOWABLE S.F. = 28,000 S.F. WITH (S) SPRINKLER SYSTEM (ROOF AREA = 11,594 S.F.)
SECTION 903 AUTOMATIC SPRINKLER SYSTEM:	PER SECTION 903.2.8 AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA. SECTION 903.3.1 NFPA 13R SPRINKLER SYSTEM. AUTOMATIC SPRINKLER SYSTEMS IN GROUP R OCCUPANCIES UP TO AND INCLUDING FOUR STORIES IN HEIGHT IN BUILDING NOT EXCEEDING 60 FEET IN HEIGHT ABOVE GRADE PLANE SHALL BE PERMITTED TO BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13R.
SECTION 907, FIRE ALARM AND DETECTION SYSTEMS:	907.2.9 GROUP R-2 FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED GROUP R-2 OCCUPANCIES AS REQUIRED IN SECTION 907.2.9.1 AND 907.2.9.2
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS [HOURS]:	TYPE VA; PRIMARY STRUCTURAL FRAME, EXTERIOR AND INTERIOR BEARING WALLS: (1) HOUR FIRE-RESISTANCE RATING REQUIRED
TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE:	FIRE SEPARATION DISTANCE = $5 < 6 < 10$ TYPE OF CONSTRUCTION = ALL OCCUPANCY GROUP(S) = A, B, E, F-2, I, R, S-2, U = (1) HOUR FIRE-RESISTANCE RATING REQUIRED NOTE: APARTMENT EXTERIOR WALLS AT BREEZEWAY/CORRIDOR TO BE (1) HOUR FIRE RATED
SECTION 907, FIRE ALARM AND DETECTION SYSTEMS:	907.2.9 GROUP R-2 FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED GROUP R-2 OCCUPANCIES AS REQUIRED IN SECTION 907.2.9.1 AND 907.2.9.2
BUILDING OCCUPANT LOAD PER TABLE 1004.12 FOR GROUP R	
1ST FLOOR (4) STUDIO APARTMENTS:	584 SF/200 = 3 OCC. x 4 = 12 OCC.
1ST FLOOR (10) ONE BEDROOM APARTMENTS:	778 SF/200 = 4 OCC. x 10 = 40 OCC.
TOTAL:	10,738 SF. 52 OCC. PER FLOOR x 3 FLOORS = 156 TOTAL OCC.
1005.3.1 STAIRWAY CAPACITY SIZING:	3rd FLOOR: 102 OCC. x 3 = 5.6' STAIRWAY WIDTH REQUIRED, 2'-54" WIDE STAIRWAYS PROVIDED. 2nd FLOOR: 104 OCC. x 3 = 31.2' STAIRWAY WIDTH REQUIRED, 2'-54" WIDE STAIRWAYS PROVIDED.
1005.3.2 OTHER EGRESS COMPONENT CAPACITY SIZING:	1st FLOOR: 156 OCC. x 2 = 31.2' COMPONENT WIDTH REQUIRED, 7.2' WIDTH PROVIDED.
TABLE 1006.3.1 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY:	OCCUPANT LOAD PER STORY 1-500 = (2) EXITS REQUIRED FOR EACH STORY
EXITS PROVIDED:	(2) EXITS PROVIDED AT EACH STORY (REF: BUILDING FIRE 2 EXIT PLAN).
TABLE 1017.2 EXIT TRAVEL DISTANCE:	OCCUPANCY: GROUP R, WITH SPRINKLER SYSTEM: 250 FEET MAX.
NOT: TOTAL APARTMENTS ON THE SITE IS (49). REF: SITE PLAN	

1	FIRE LANE. PAINT CONC. CURB RED AND ADD SIGNAGE TO CURBS 5' HIGH WHITE LETTER "NO PARKING, FIRE LANE", TYP. EVERY 15' OVER 6' WIDE RED STRIPE. REF: FIRE ORD. 503.3.1.
2	EXIST FIRE HYDRANT LOCATION.
3	NEW FIRE HYDRANT LOCATION.
4	FIRE RISER ROOM WITH FIRE LANE G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL.
5	FIRE DEPARTMENT CONNECTION (FDC) LOCATION. NOTE: FDC LOCATION TO BE WITH 100 FEET OF FIRE HYDRANT.
6	KNOX BOX LOCATION BETWEEN 4' AND 6' A.F.F. ILLUMINATED AND IMMEDIATELY VISIBLE.
7	PREMIS 10 LOCATION COORDINATE WITH FIRE MARSHAL.
8	PVI LOCATION.
9	ASPHALT PAVING OVER GRAVEL BASE COURSE. REF: GEO-TEST
10	G.C. TO PROVIDE AND INSTALL ROOM SIGNAGE AT FIRE RISER ROOM DOOR STATING "FIRE RISER ROOM".
11	NEW 26" O.C. C.P. PER FD C.O.A. STANDARDS. DWG 2430.
12	RED STRIPED CURB, WITH 5' HIGH "NO PARKING" IN WHITE LETTERS.
13	MONUMENT SIGN.

- 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.
- ENGINEERING DATA SHALL BE SUBMITTED TO SUBSTANTIATE WEIGHT BEARING CAPACITY AND ALL WEATHER DRIVING CAPABILITIES FOR FIRE APPARATUS ACCESS ROADS.
- FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

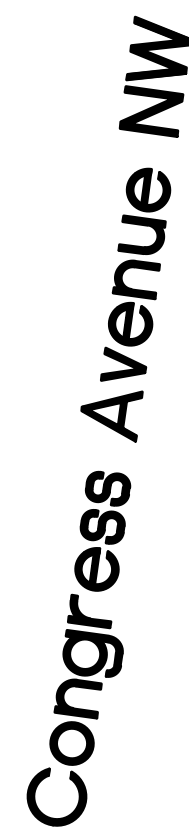
FIRE RISER ROOM WITH FIRE RISER, G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL.

G.C. TO PROVIDE AND INSTALL AT FIRE RISER ROOM DOOR SIGNAGE STATING "FIRE RISER ROOM".

G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO FIRE RISER ROOM, MOUNT BOX 5'-0" HIGH A.F.F.

FIRE DEPARTMENT CONNECTION (FDC) LOCATION. NOTE: FDC LOCATION TO BE WITHIN 100 FEET OF FIRE HYDRANT.

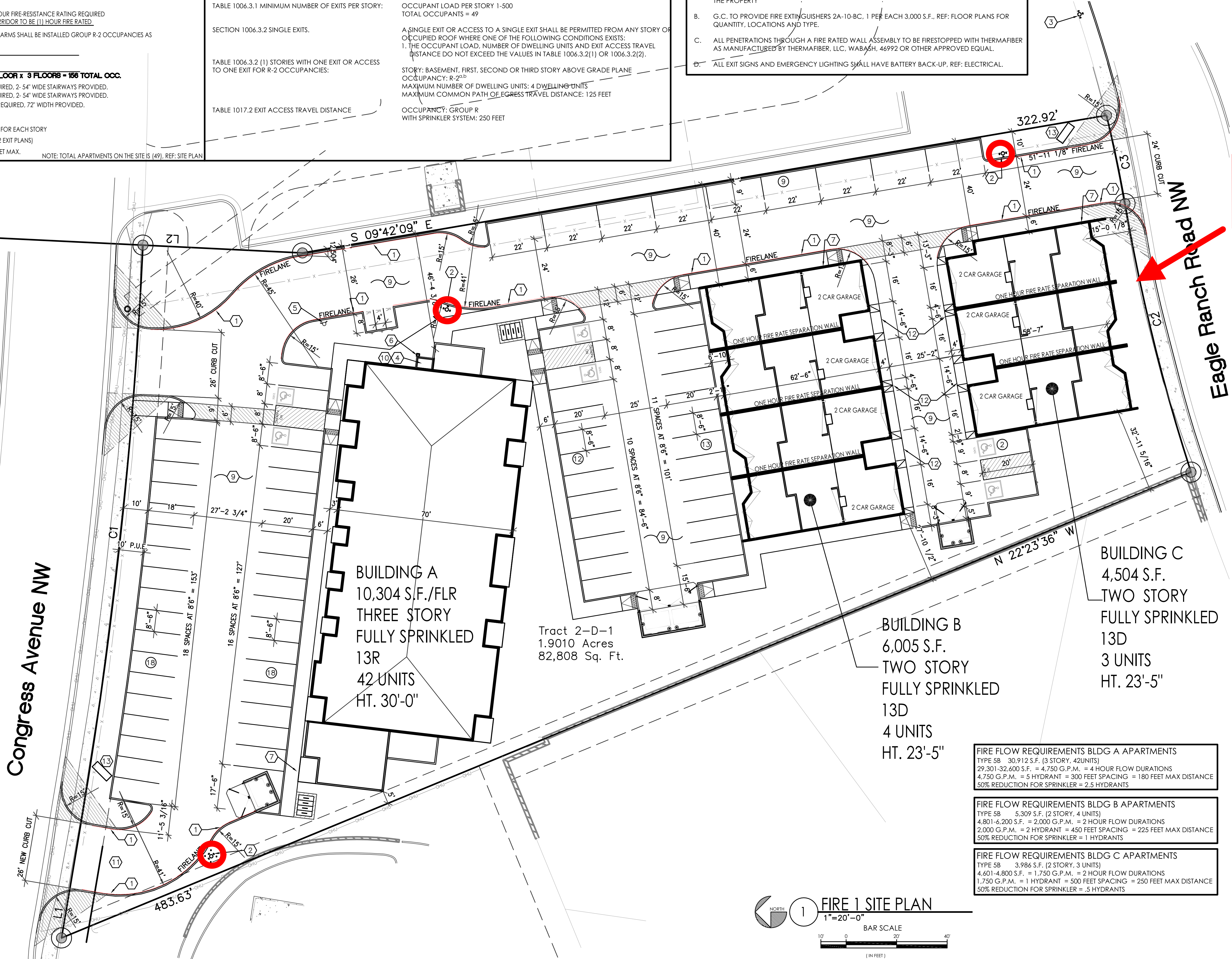
FIRE LANE, PAINT TOP AND SIDE OF CURB RED WITH "FIRE LANE" IN WHITE PAINT.



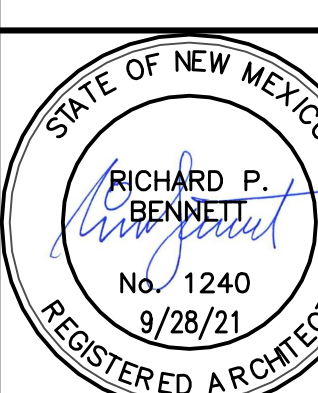
CHAPTER 3 OCCUPANCY AND USE CLASSIFICATION:	R-2 APARTMENTS
CHAPTER R-2:	V-B, WITH 13D SPRINKLER SYSTEM
TABLE 504.3. ALLOWABLE HEIGHT:	60'
TABLE 504.4 ALLOWABLE STORIES:	3 STORY
TABLE 506.2 ALLOWABLE AREA:	7,000 S.F.
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS:	TYPICAL V-B, EXTERIOR-INTERIOR BEARING WALLS, NO FIRE-RESISTANCE RATING REQUIRED.
TABLE 602 FIRE-RESISTANCE FOR FIRE SEPARATION:	10<X<30 - 0 FIRE RATING
BUILDING AREAS, REF: SITE PLAN FOR BLDG. LOCATION:	TWO STORY APARTMENT 1,325 S.F. PER UNIT (HEATED) (7 UNITS) GARAGE/COVERED 539 S.F. PER UNIT
SECTION 903 AUTOMATIC SPRINKLER SYSTEM:	903.2.8 AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA. SECTION 903.3.1.3 NFPA 13D SPRINKLER SYSTEM, AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ONE AND TWO FAMILY DWELLINGS.
SECTION 907 FIRE ALARM AND DETECTION SYSTEMS:	907.2.9 GROUP R-2 FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES AS REQUIRED IN SECTION 907.2.9.1 AND 907.2.9.2
SECTION 1004.1.2 OCCUPANT LOAD TABLE BUILDING A OCCUPANT LOAD:	2 STORY APARTMENT (7) AT 1,325 S.F./200 = 7 OCC. x 7 = 49 OCC.
TABLE 1006.3.1 MINIMUM NUMBER OF EXITS PER STORY:	OCCUPANT LOAD PER STORY 1-500 TOTAL OCCUPANTS = 49
SECTION 1006.3.2 SINGLE EXITS.	A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS: 1. THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.2(1) OR 1006.3.2(2).
TABLE 1006.3.2 (1) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES:	STORY: BASEMENT, FIRST, SECOND OR THIRD STORY ABOVE GRADE PLANE OCCUPANCY: R-2 ⁵ MAXIMUM NUMBER OF DWELLING UNITS: 4 DWELLING UNITS MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE: 125 FEET
TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE	OCCUPANCY: GROUP R WITH SPRINKLER SYSTEM: 250 FEET

1107.6.2.2.2 APARTMENT HOUSES, MONASTRIES AND CONVENT BUILDINGS IN APARTMENT HOUSES, MONASTRIES, AND CON AND 1107.6.2.2.2.		APPROVED DATE: 11/14/21	Length	Radius	Delta	Chord Length	Chord Direction
		APPROVED DATE: 11/14/21	226.03'	1915.20'	6'45"43"	225.90'	S 83°56'05" E
1107.6.2.2.2.1 TYPE A UNITS, IN GROUP R-2 OCCUPANCIES CO SLEEPING UNITS, AT LEAST 2 PERCENT BUT NOT LESS THAN 4% ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE		APPROVED DATE: 11/14/21	109.50'	750.03'	8'21"53"	109.40'	S 78°10'10" W
49 TOTAL APARTMENT UNITS x 2% = (1) TYPE A UNITS REQUIRED		APPROVED DATE: 11/14/21	542.00'	750.03'	3'46"17"	35.67'	N 78°09'44" E
		APPROVED DATE: 11/14/21	166.94'	542.00'	17'38"51"	166.28'	N 67°27'04" E
		APPROVED DATE: 11/14/21	7.26'	1915.20'	70°55'3"	237.11'	N 89°06'14" E

- A. PREMISE IDENTIFICATION - SHALL BE MINIMUM 12 INCHES HIGH X 1 INCH WIDE STROKE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY
- B. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F., REF: FLOOR PLANS FOR QUANTITY, LOCATIONS AND TYPE.
- C. ALL PENETRATIONS THROUGH A FIRE RATED WALL ASSEMBLY TO BE FIRESTOPPED WITH THERMAFIBER AS MANUFACTURED BY THERMAFIBER, LLC, WABASH, IN 46992 OR OTHER APPROVED EQUAL.
- ☒ D. ALL EXIT SIGNS AND EMERGENCY LIGHTING SHALL HAVE BATTERY BACK-UP, REF: ELECTRICAL.



CONGRESS APARTMENTS
FIRE 1 SITE PLAN
9441 EAGLE RANCH RD NW
ALBUQUERQUE, NM 87114
PROJECT #2115

REVISION DATE	
	
	
DATE 09-28-2021	
SHEET NUMBER FIRE 1.0	



David McEachern <david@rba81.com>

Fwd: FW: Eagle Ranch curb cut

Rick Bennett <rick@rba81.com>
To: David McEachern <david@rba81.com>

Wed, Dec 15, 2021 at 10:39 AM

----- Forwarded message -----

From: **Gineris, Peter @ CBRE** <Peter.Gineris@cbre.com>
Date: Wed, Dec 15, 2021 at 9:22 AM
Subject: FW: Eagle Ranch curb cut
To: rick@rba81.com <rick@rba81.com>

See below. So where are we now?

Pete J. Gineris
Senior Vice President | Debt & Structured Finance
CBRE | Capital Markets
[6100 Uptown Blvd NE, Suite 300 | Albuquerque, NM 87110](#)
T 505.837.4997 | F 505.837.4994 | C **505.250.4697**
peter.gineris@cbre.com | www.cbre.com/capitalmarkets

From: Sam Brandt <Sam.Brandt@xraynm.com>
Sent: Wednesday, December 15, 2021 9:08 AM
To: Scott Throckmorton <scott@argusinvestmentrealty.com>; Gineris, Peter @ CBRE <Peter.Gineris@cbre.com>
Subject: RE: Eagle Ranch curb cut

External

Hi Scott, Peter,

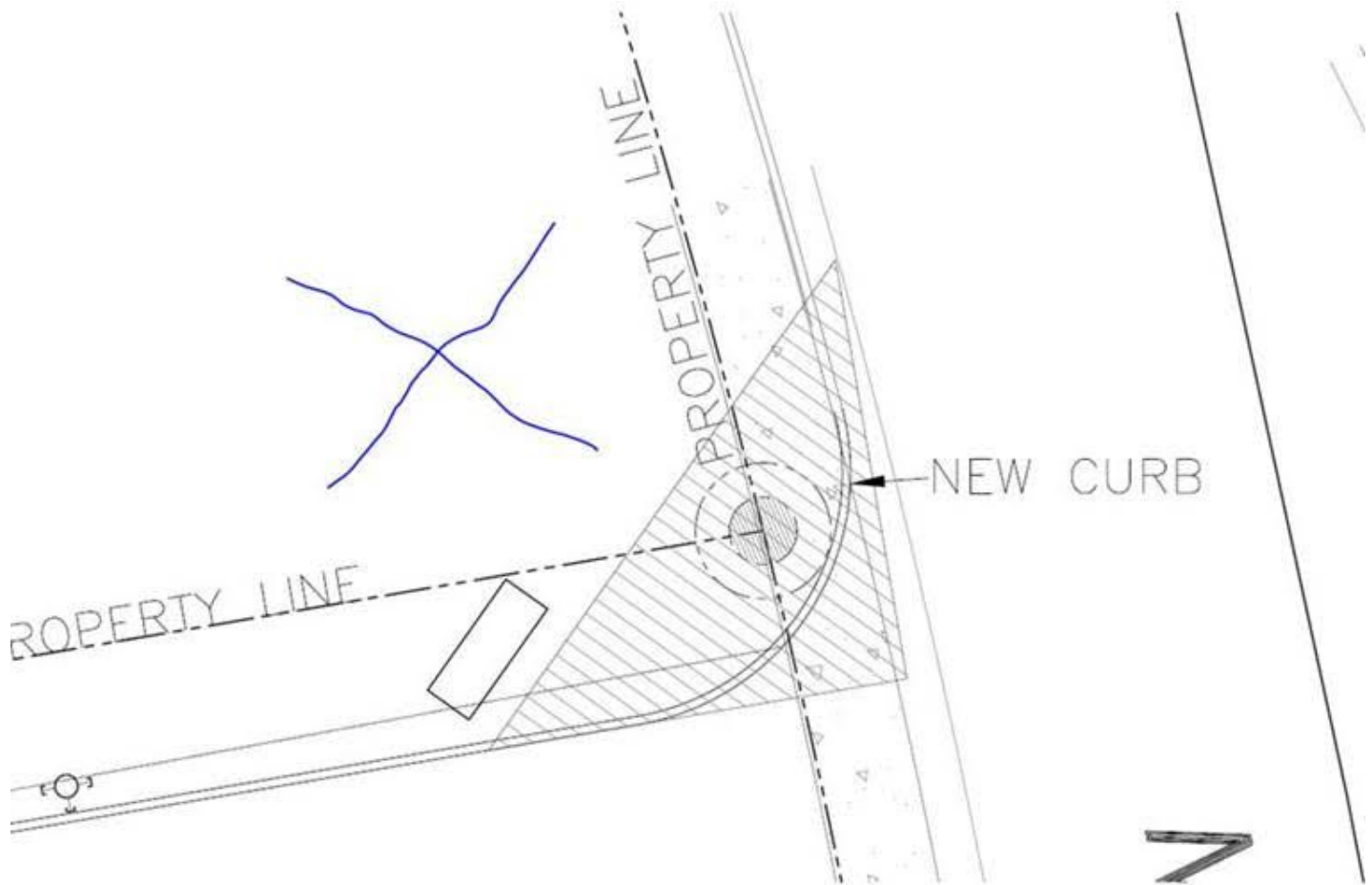
X-Ray Associates is ok with the proposed curb cut. Sam

From: Scott Throckmorton <scott@argusinvestmentrealty.com>
Sent: Wednesday, December 15, 2021 7:42 AM
To: Gineris, Peter @ CBRE <Peter.Gineris@cbre.com>; Sam Brandt <Sam.Brandt@xraynm.com>
Subject: RE: Eagle Ranch curb cut

Sam,

This looks fine to me as it doesn't encroach or interfere with your property.

You're the lot on the top of the plan with the X, obviously!



Scott W. Throckmorton, SIOR
President
ARGUS Investment Realty, Inc.
500 4th Street NW
Suite 275
Albuquerque, NM 87102

www.argusinvestmentrealty.com

Direct 505.855.7602

From: Gineris, Peter @ CBRE <Peter.Gineris@cbre.com>
Sent: Wednesday, December 15, 2021 1:23 AM
To: Scott Throckmorton <scott@argusinvestmentrealty.com>; Sam Brandt <sam.brandt@xraynm.com>
Subject: [External Sender] Eagle Ranch curb cut

Hi Scott,

As I mentioned a few weeks ago, we are going to have a "right in / right out" at north end of the property along Eagle Ranch.

The city now requests that we alert the adjacent property owners of the curb cut because it will alter the sidewalk where the driveway begins. This does not encroach on the X-Ray site in any way, but because of the proximity the city would like the adjacent owner to sign off or acknowledge that this will be taking place.

Please see the attached survey plan that shows the property lines and the location of the new driveway at Eagle Ranch.

I am sure a return email acknowledgement should suffice for the city's purpose.

Thank you for your assistance with this.

Peter

Pete J. Gineris
Senior Vice President | Debt & Structured Finance
CBRE | Capital Markets
[6100 Uptown Blvd NE, Suite 300 | Albuquerque, NM 87110](#)
T 505.837.4997 | F 505.837.4994 | C 505.250.4697
peter.gineris@cbre.com | www.cbre.com/capitalmarkets

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RICK BENNETT
PRINCIPAL ARCHITECT
RBA Architecture, PC

[1104 Park Avenue SW](#)
[Albuquerque, NM 87102](#)
505-242-1859 Phone
505-242-6630 Fax
505-924-7185 Direct
505-350-9811 Cell



December 20, 2021

Marwa Al Najjar
Associate Engineer, Planning Dept.
Development Review Services
malnajjar@cabq.gov

Re: CONGRESS APARTMENTS

9441 Eagle Ranch Rd NW
Traffic Circulation Layout
Architect's Stamp 09-28-21 (C13-D033)

1. Added ROW, Medians, curb cuts and street widths. See new revised AS-1.0 Site Plan sheet.
2. Added new hatch to show 6' wide ADA accessible pedestrian pathway
3. Added new 6' sidewalk at all parking stalls.
4. Removed and replaced detail A-10 on sheet AS-2.0.
5. Added detail for Handicap symbol.
6. Yes, please see detail on sheet on AS-2.0
7. Removed COA standard
8. Labeled all Fire lanes
9. See new detail A12/AS-2.0
10. Update COA standard drawings to 2426
11. Removed work order note. It was copied from a previous note.
12. Removed note. Will only remove fence on our property.
13. Removed Key note 33. It was a typo.
14. Added to key note 34 per TCL review.
15. Added ramps and COA standard drawings #2445.
16. See resubmitted Site plan.
17. The lengths were on the plan in the Curve Table at the top of the page, added the lengths to the plans at per TCL review.
18. Added dimensions to curb cuts.
19. Added new ramp details on sheet AS-2.0 and note to keynotes to reflect detail.
20. Please see attached email between owner and adjacent owner.
21. Added curb barrier to parking spaces as needed.
22. Extended Island ramp, see revised site plan
23. Add note for all bollards to be painted yellow/
24. Updated detail to reflect TCL Review.
25. All parking spaces meet the minimum requirements of this table.

Sincerely,
David McEachern