

# CITY OF ALBUQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

October 26, 2021

Alejandro  
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. Bennet,

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. Identify the right of way width, medians, curb cuts, and street widths on Eagle Ranch rd. and on Congress Ave.
2. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
3. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
4. Key note 4: proposed accessible curb ramp is not per COA standard DWG. Remove details A10 AS-2.0.
5. Key note 6: handicap symbol per ADA standards.
6. Key note 8: are you propose cross hatching? If so please provide details.
7. Key note 10: take out COA standard refrence on key note 10.
8. Key note 13: all fire lanes need to be labeled. Follow fire 1 approved plan.
9. Key note 17: provide sign face details.
10. Key note 25: construct new driveway entrance per COA standards DWG. 2426.
11. Key note 26: Why you need a work order? Do you mean work order for Water Authority, (water and sewer/tubs)? explain
12. Key note 30: why you are working outside of the designated private property work limit?
13. Key note 33: why you are proposed key note 33, and why the curb stripe will be red?
14. Key note 34: add note for proposed Monument Sign to be located inside private property which includes Air Space.
15. Show proposed ramp symbol within COA ROW on each entrance .

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

# CITY OF ALBUQUEI

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16. It appears there will be a conflict area between proposed sidewalk and proposed ramp on both entrance. Please provide details.
17. Provide frontage dimensions of your site (segment length), at the Northside and at southside of the site.
18. Provide the dimension from the property line to both driveway access.
19. All internal proposed ADA ramps need details.
20. Southeast driveway access: provide adjacent property approval. Your site plan shows there will be work outside of the property line.
21. Provide barrier curb on site plan for ADA stalls parking and for all parking stalls that will encroach into sidewalk.
22. Please extend the island ramp that located at the northeast driveway access, to match the adjacent parking stall length.
23. Paint all proposed Bollards with yellow.
24. A8/ AS-2.0:
  - Slopes: 1:12 Max. and 50:1 Max. landing reflect.
  - Proposed ADA parking stall width need to be 8.5' not 8'.
  - Provide sidewalk width.
25. The minimum parking stall dimensions are:

| Type of parking | Min. Width | Min. Length | Min. Overhang |
|-----------------|------------|-------------|---------------|
| Standard        | 8.5'       | 18'         | 2'            |
| Compact         | 7.5'       | 15'         | 1.5'          |
| Motorcycle      | 4'         | 8'          | N/A           |
| ADA             | 8.5'       | 18'         | 2'            |

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](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.
5. For log in and evaluation by Transportation.

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

Sincerely

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

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

C: CO Clerk, File

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# 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:

|                                    |                                                       |                                                                                                                                                                                          |
|------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BUILDING A</b>                  |                                                       |                                                                                                                                                                                          |
| REQUIRED:                          | TOTAL BUILDING SQ. FT.<br>APARTMENT 1.5 SPACES/ D.U.J | = 10,778 S.F. THREE STORY APARTMENTS (42 UNITS)<br>= 1.5 x 42 = 63 SPACES REQUIRED<br>NMBC TABLE 1106.1 51-100 = 4 H.C. SPACES<br>2018 IDO TABLE 5-5-4 MOTORCYCLE = 51-100 = 3 SPACES    |
| <b>BUILDING B</b>                  |                                                       |                                                                                                                                                                                          |
| REQUIRED:                          | TOTAL BUILDING SQ. FT.<br>APARTMENT 2 SPACE/ DU       | = 1,234 S.F. TWO STORY TOWNHOUSE (4 UNITS)<br>= 2 x 4 = 8 SPACES REQUIRED<br>NMBC TABLE 1106.1 1-25 = 1 H.C. SPACES<br>2018 IDO TABLE 5-5-4 MOTORCYCLE NOT REQUIRED FOR RESIDENTIAL USES |
| <b>BUILDING C</b>                  |                                                       |                                                                                                                                                                                          |
| REQUIRED:                          | TOTAL BUILDING SQ. FT.<br>APARTMENT 2 SPACE/ DU       | = 1,234 S.F. TWO STORY TOWNHOUSE (3 UNITS)<br>= 2 x 3 = 6 SPACES REQUIRED<br>NMBC TABLE 1106.1 1-25 = 1 H.C. SPACES<br>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)<br>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 Avenue NW

Eagle Ranch Road NW

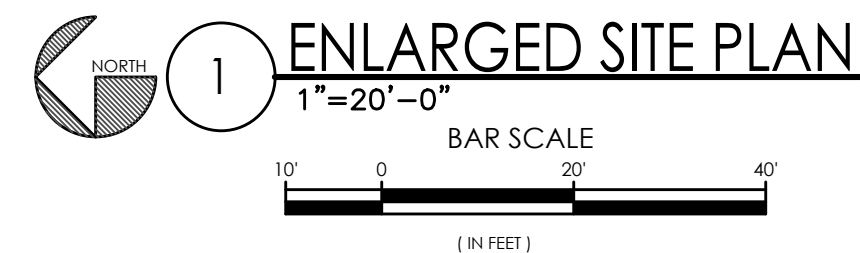
BUILDING A  
THREE STORY  
FULLY SPRINKLED  
42 UNITS  
HT. 30'-0"

Tract 2-D-1  
1,9010 Acres  
82,808 Sq. Ft.

BUILDING B  
6,005 S.F.  
TWO STORY  
FULLY SPRINKLED  
13D  
4 UNITS  
HT. 23'-5"

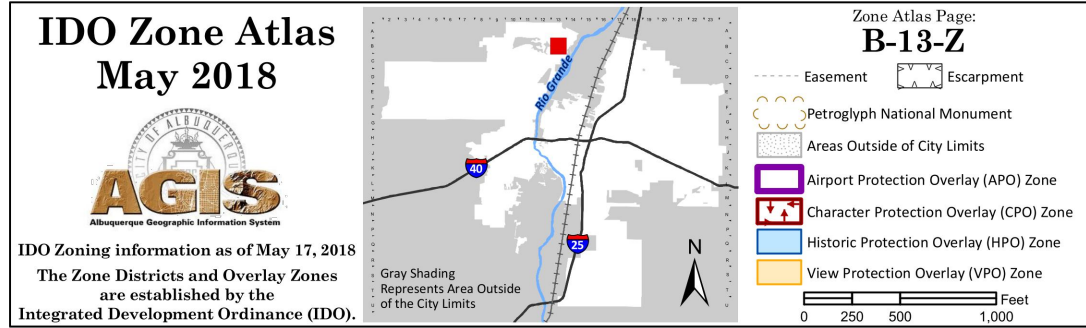
BUILDING C  
4,504 S.F.  
TWO STORY  
FULLY SPRINKLED  
13D  
3 UNITS  
HT. 23'-5"

Approved for access by the Solid Waste Department  
Herman Gallegos 10-19-21  
\*\*Hazard Route Only\*\*



LEGEND

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



CONGRESS APARTMENTS

SITE PLAN

9441 EAGLE RANCH RD NW

ALBUQUERQUE, NM 87114

PROJECT #2115

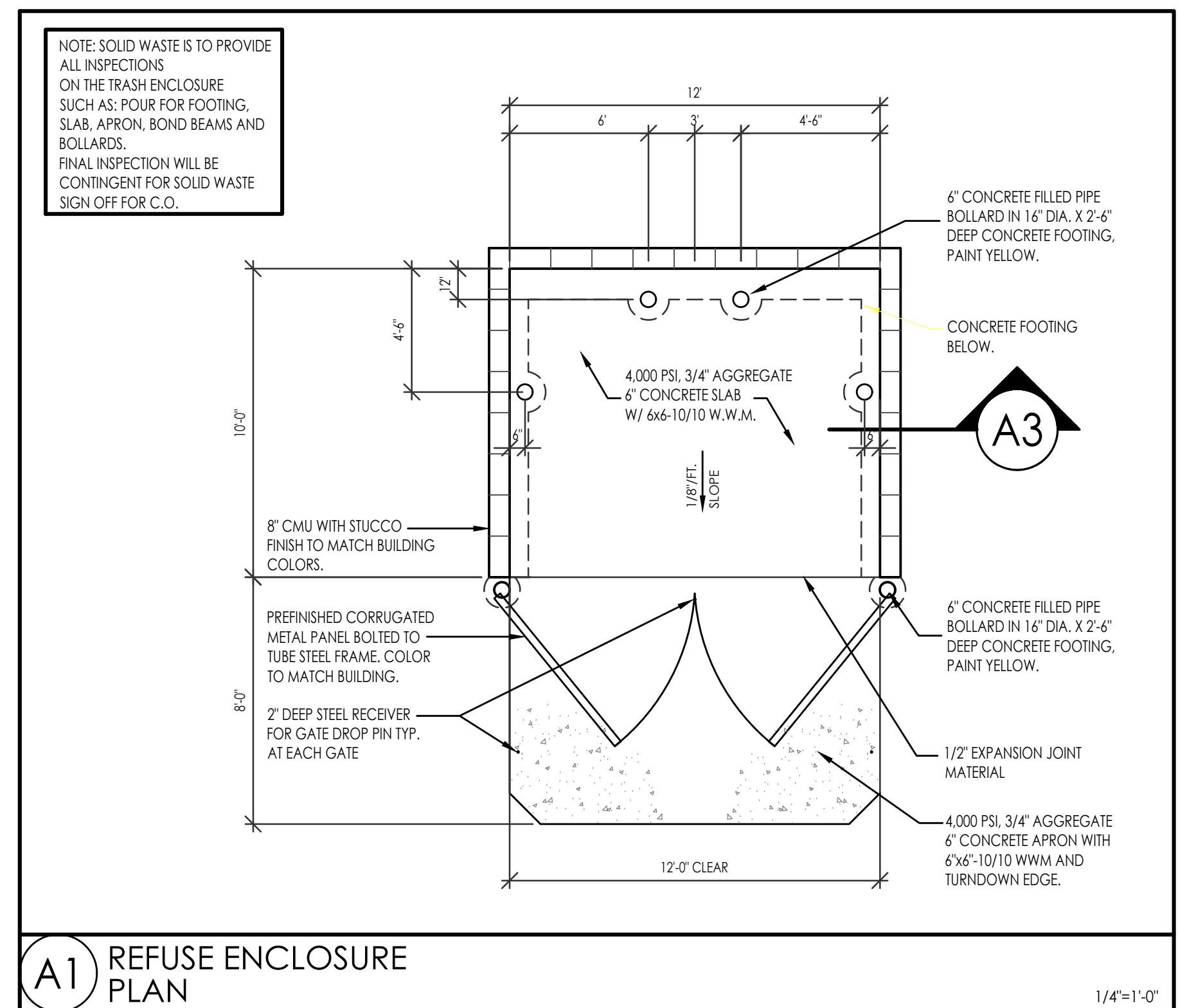
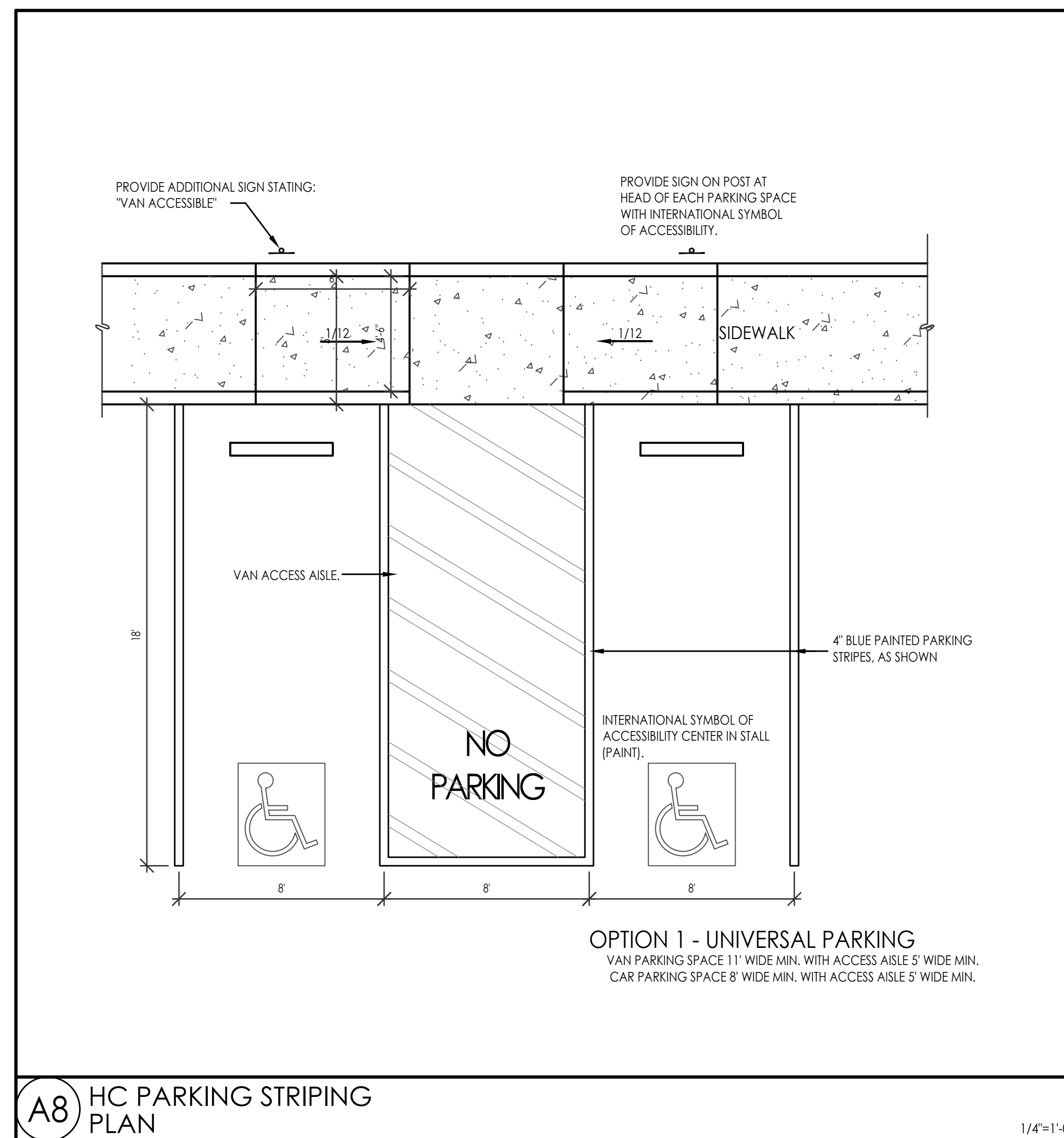
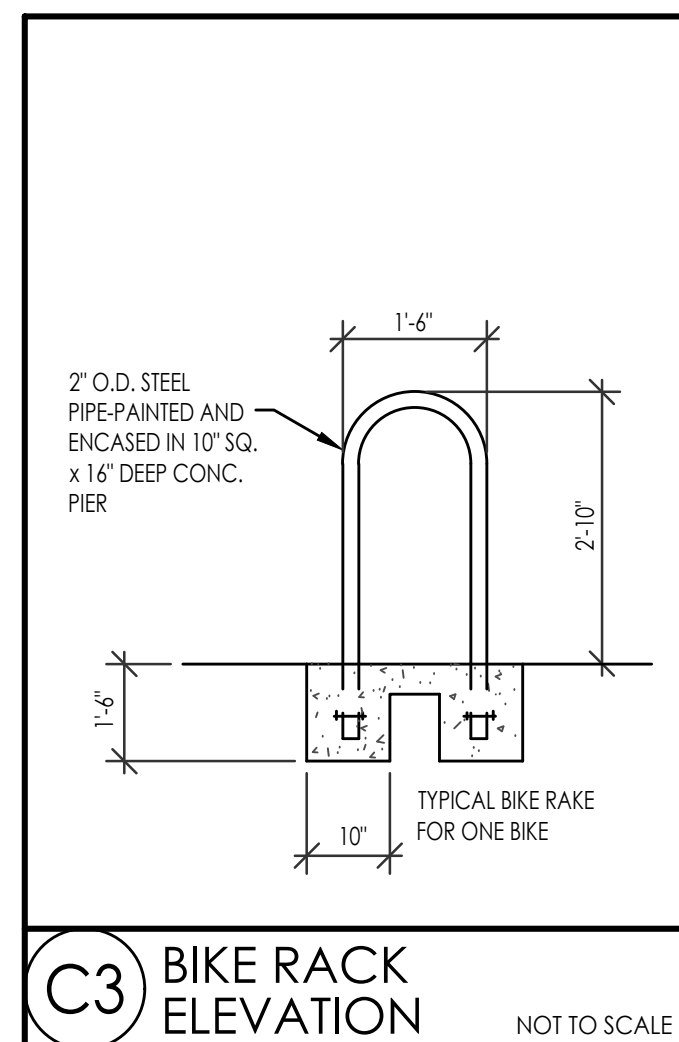
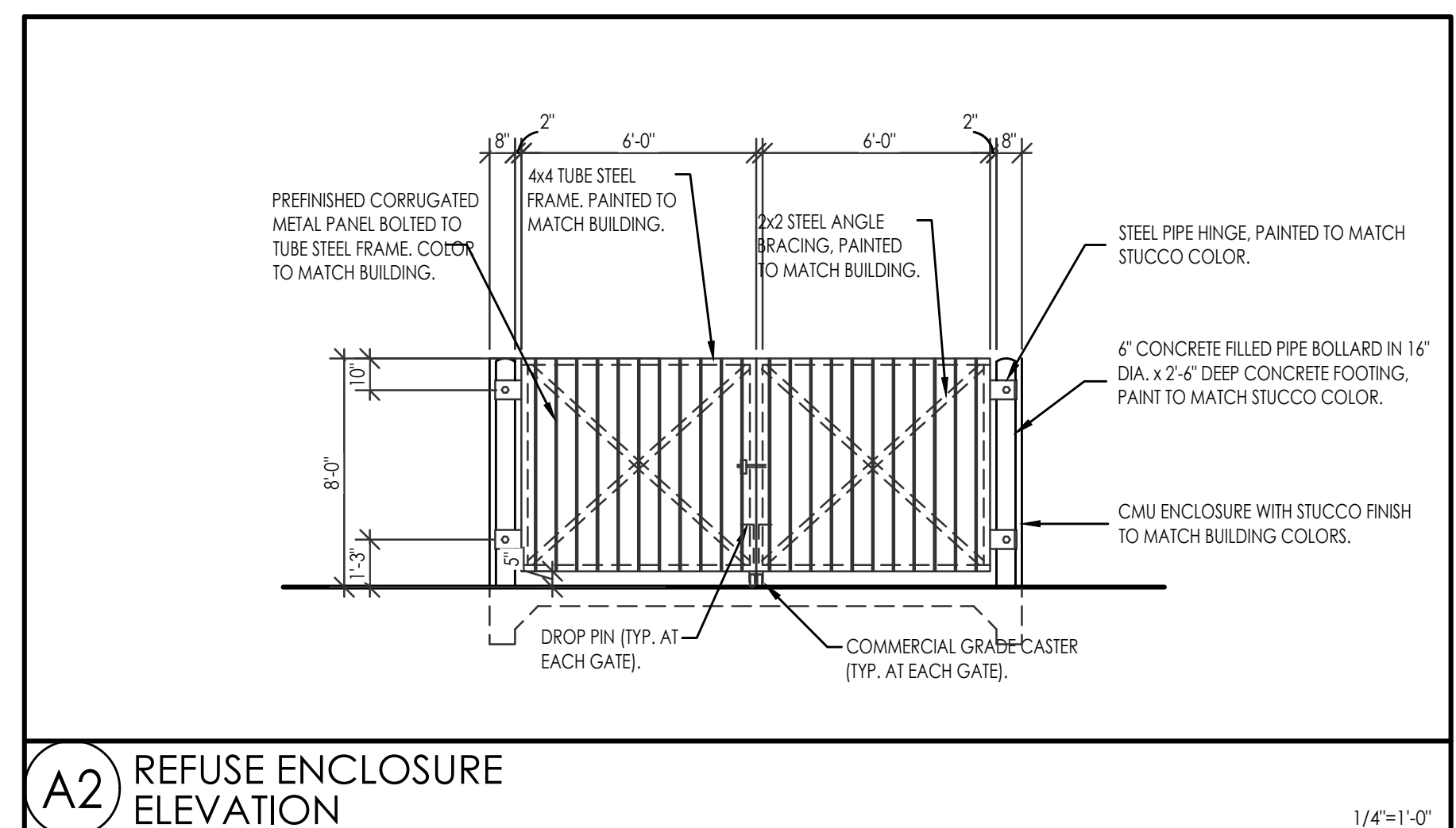
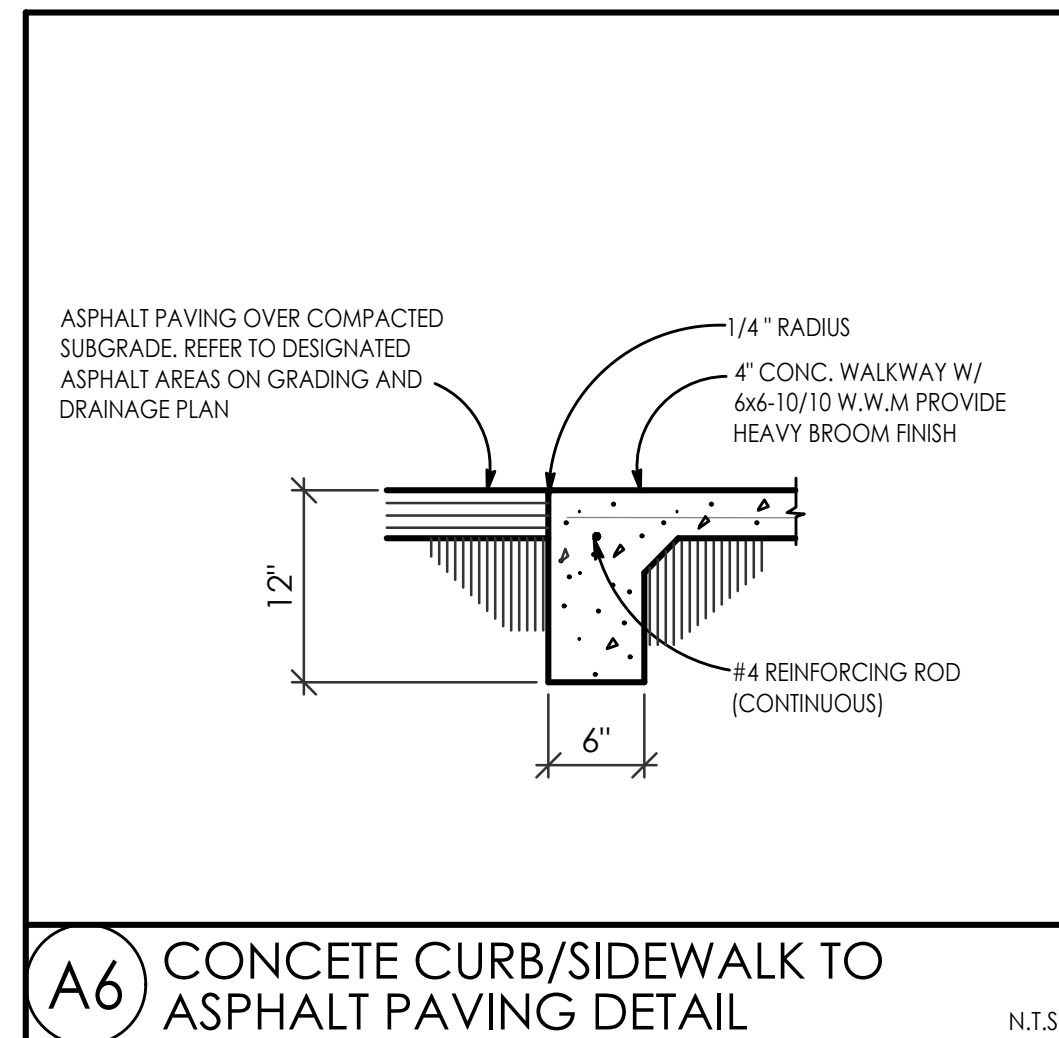
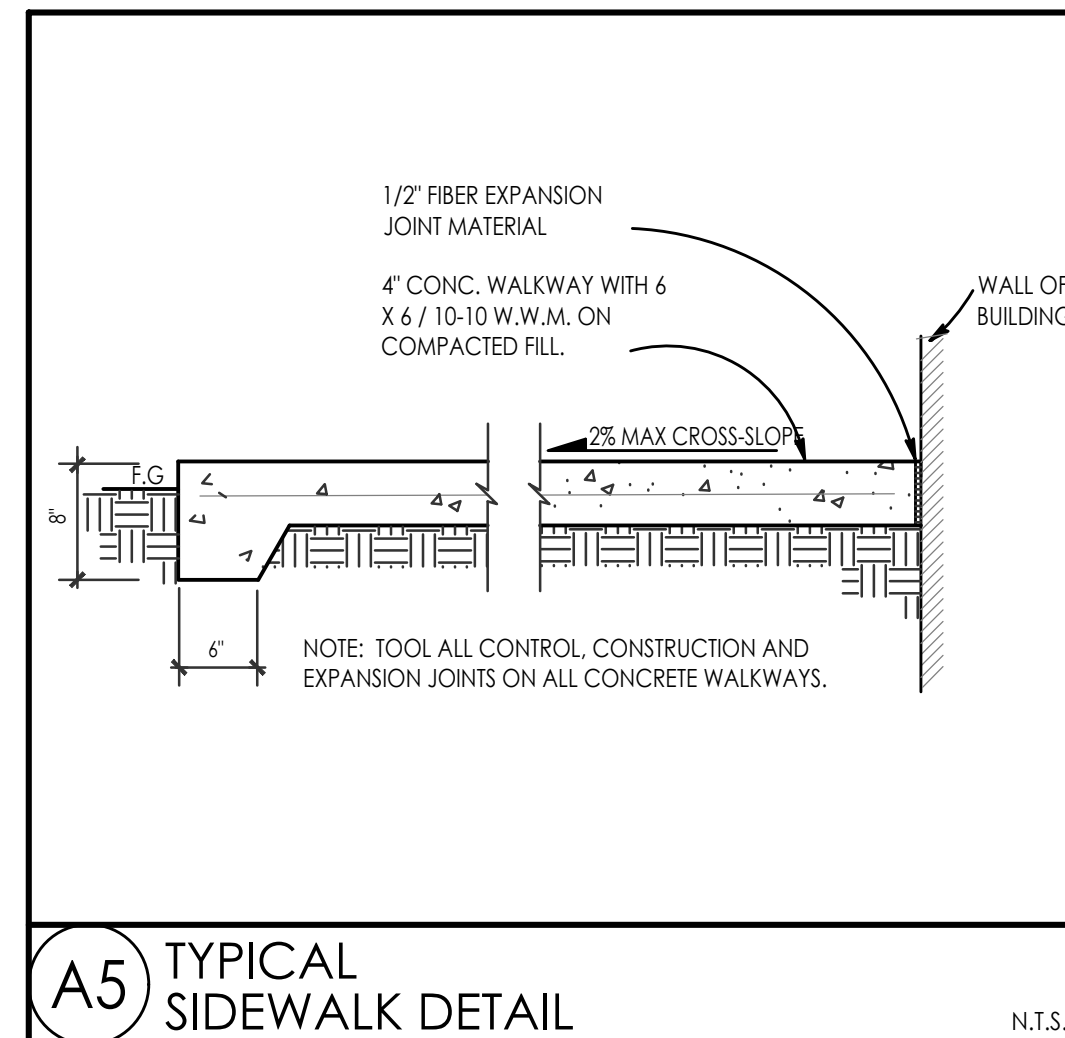
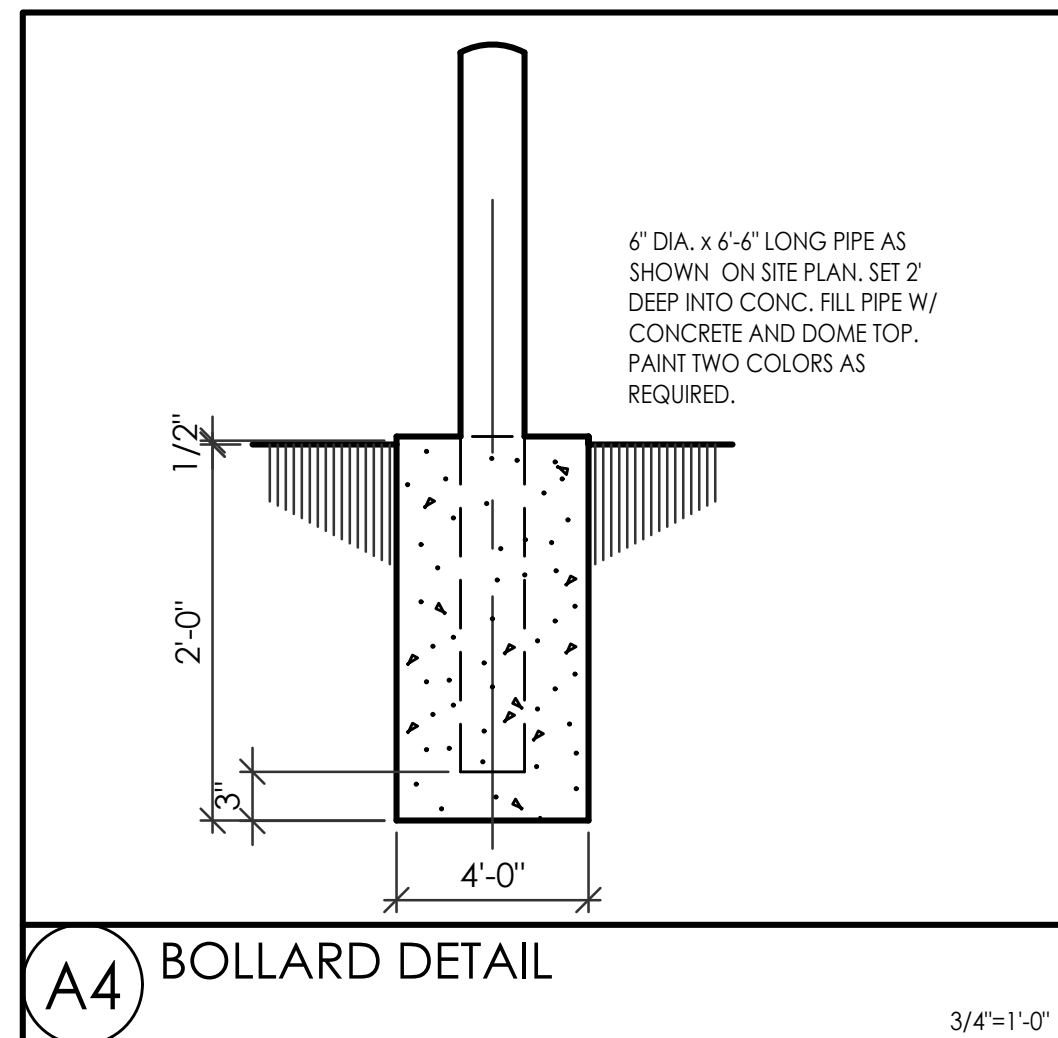
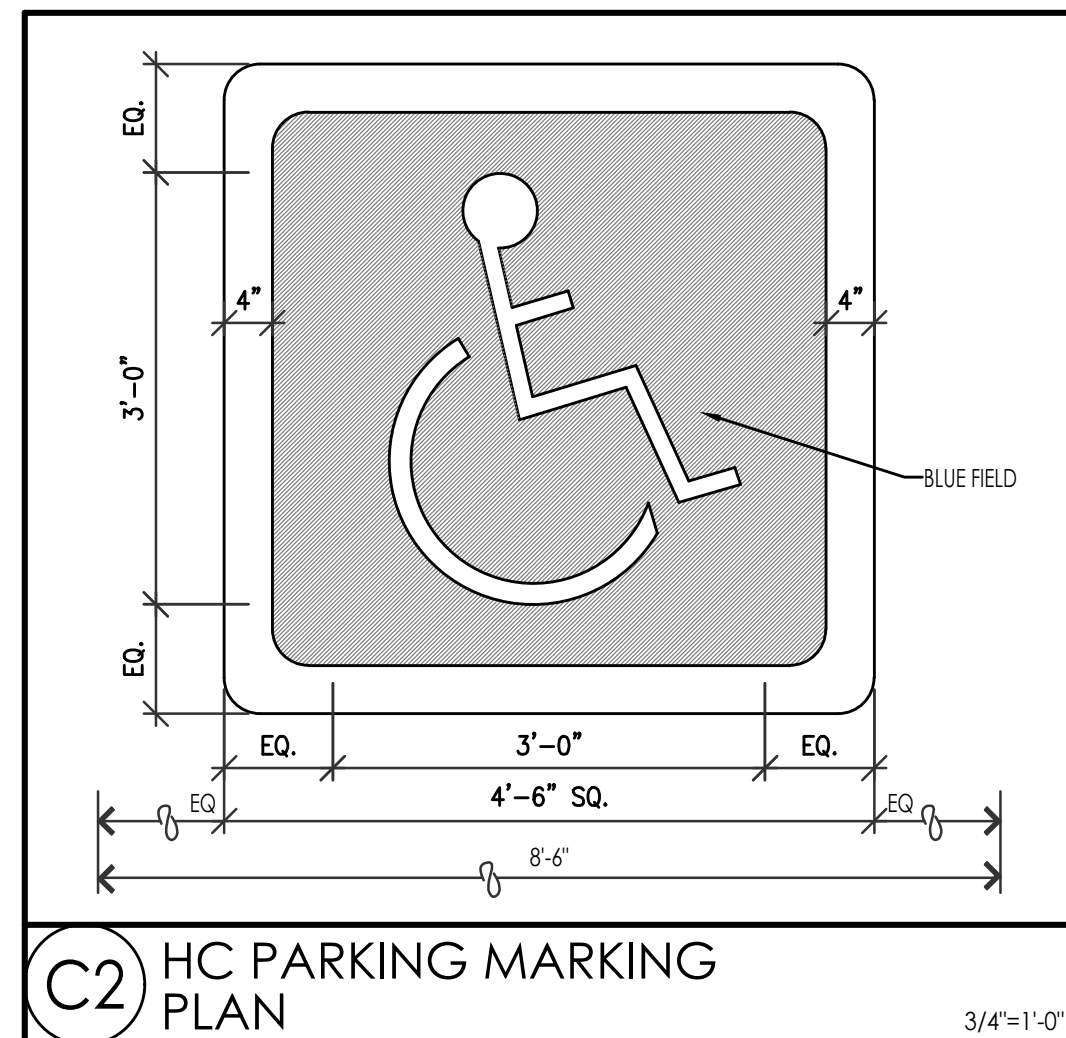
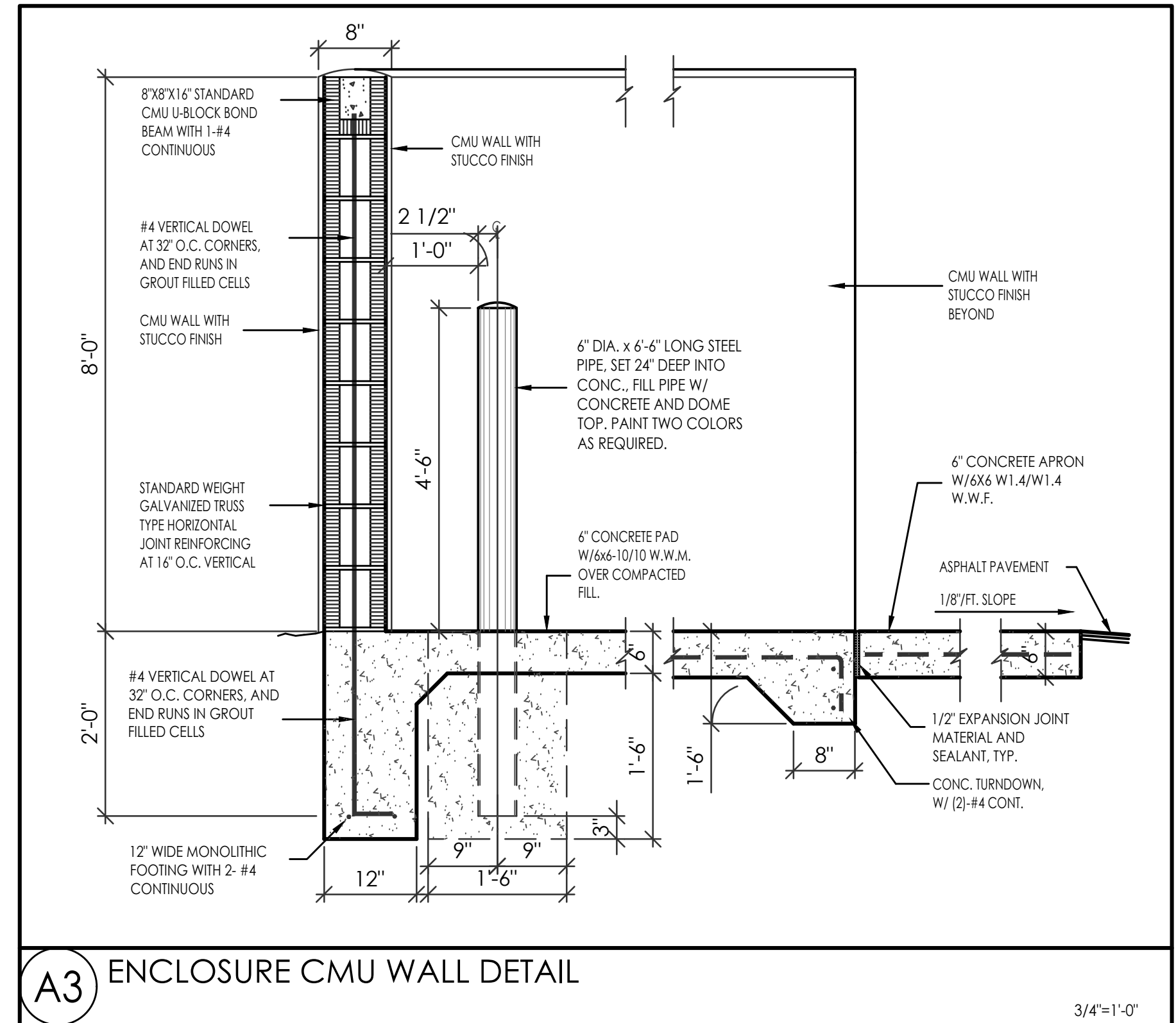
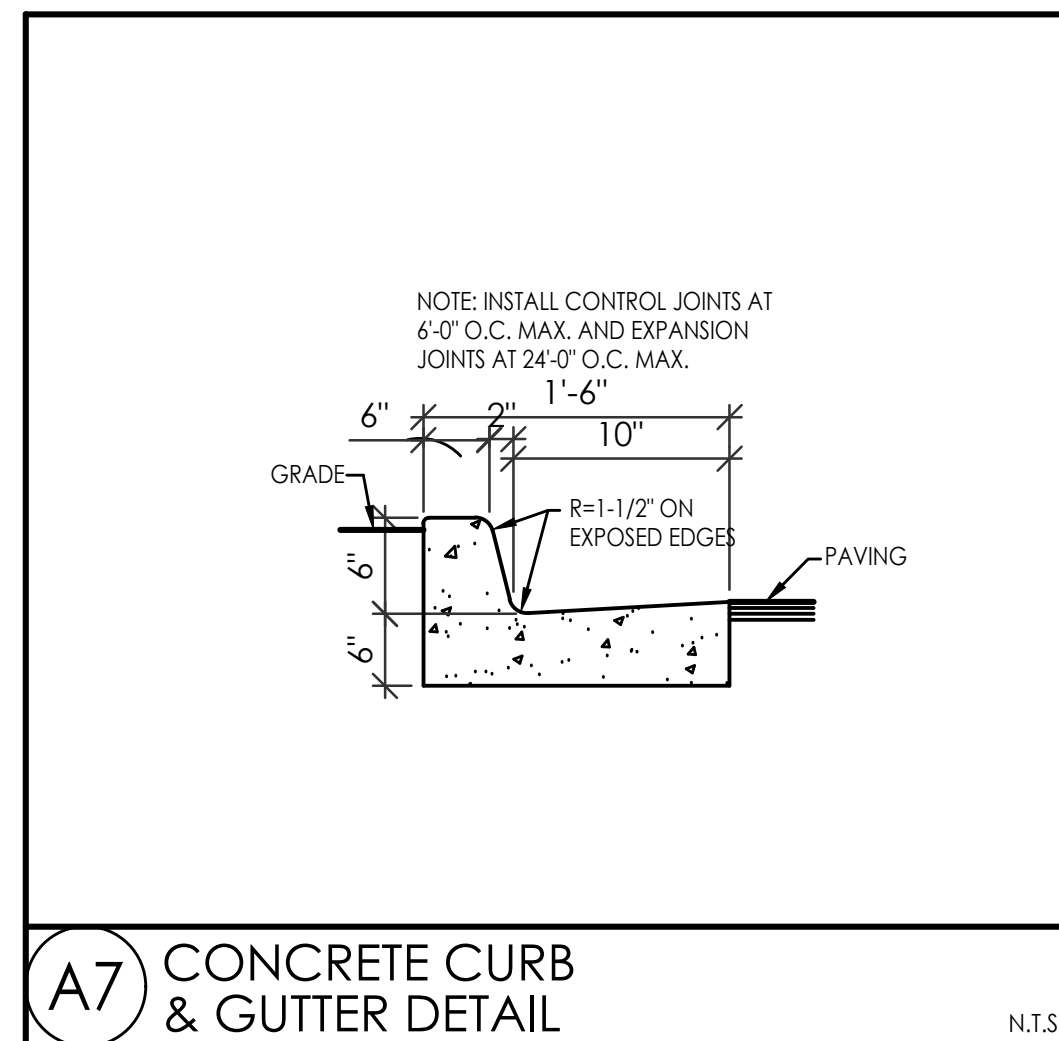
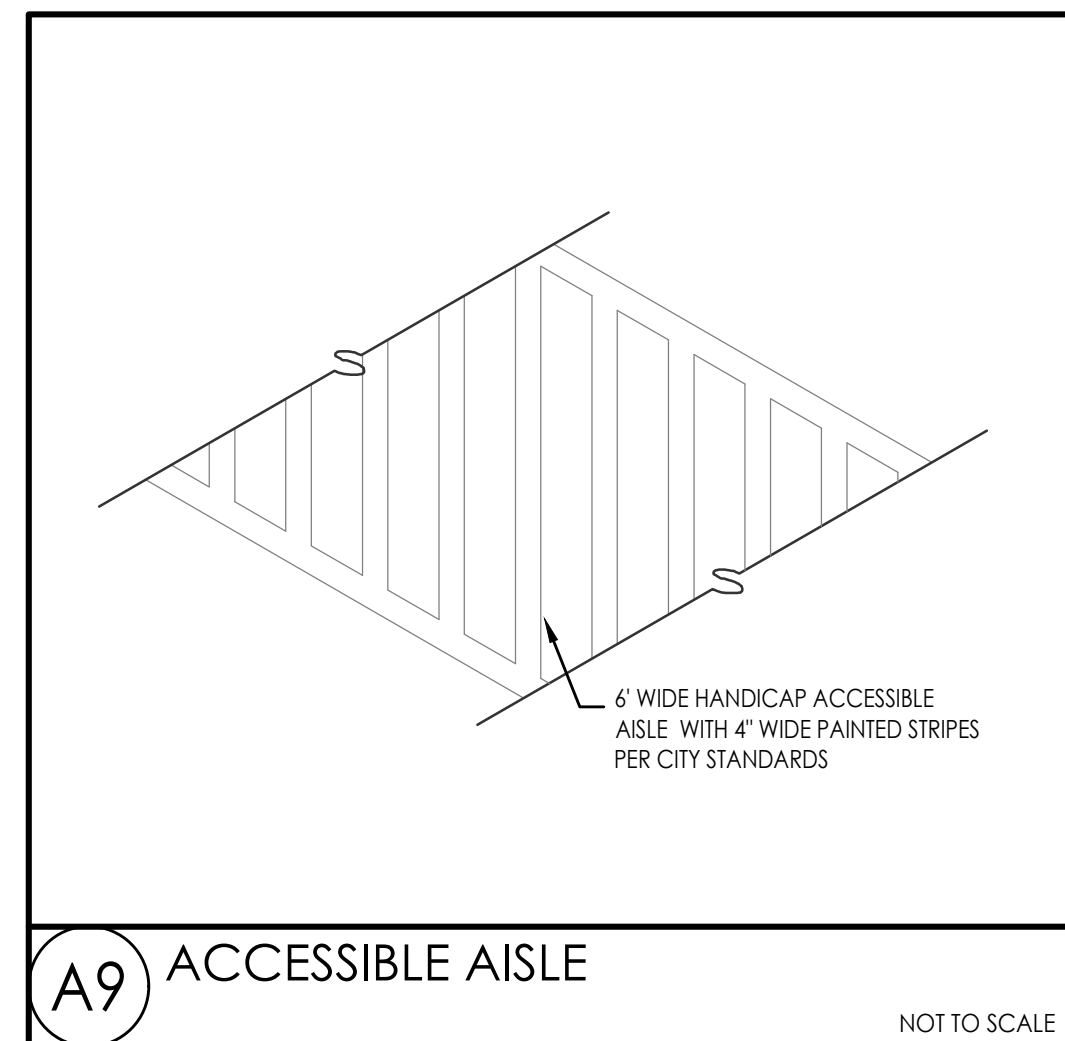
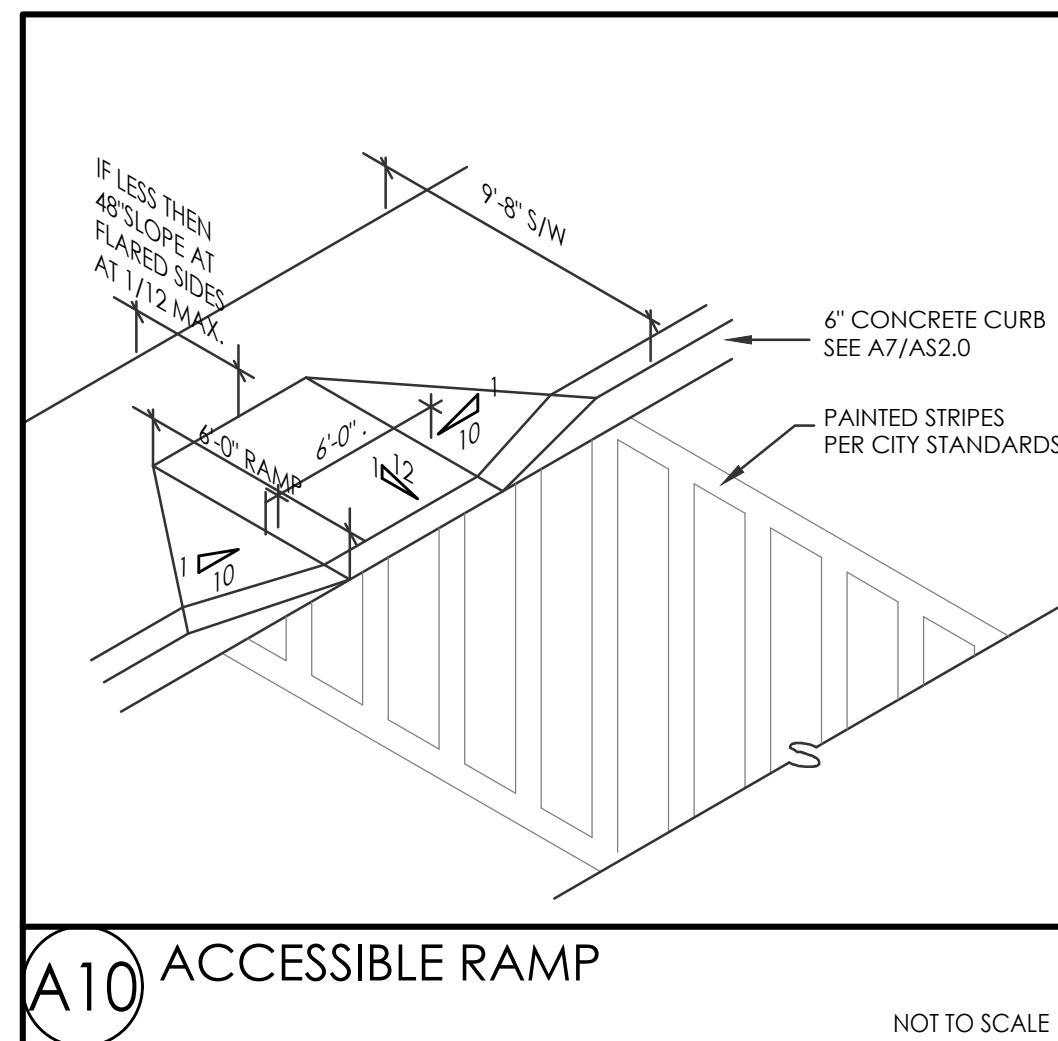
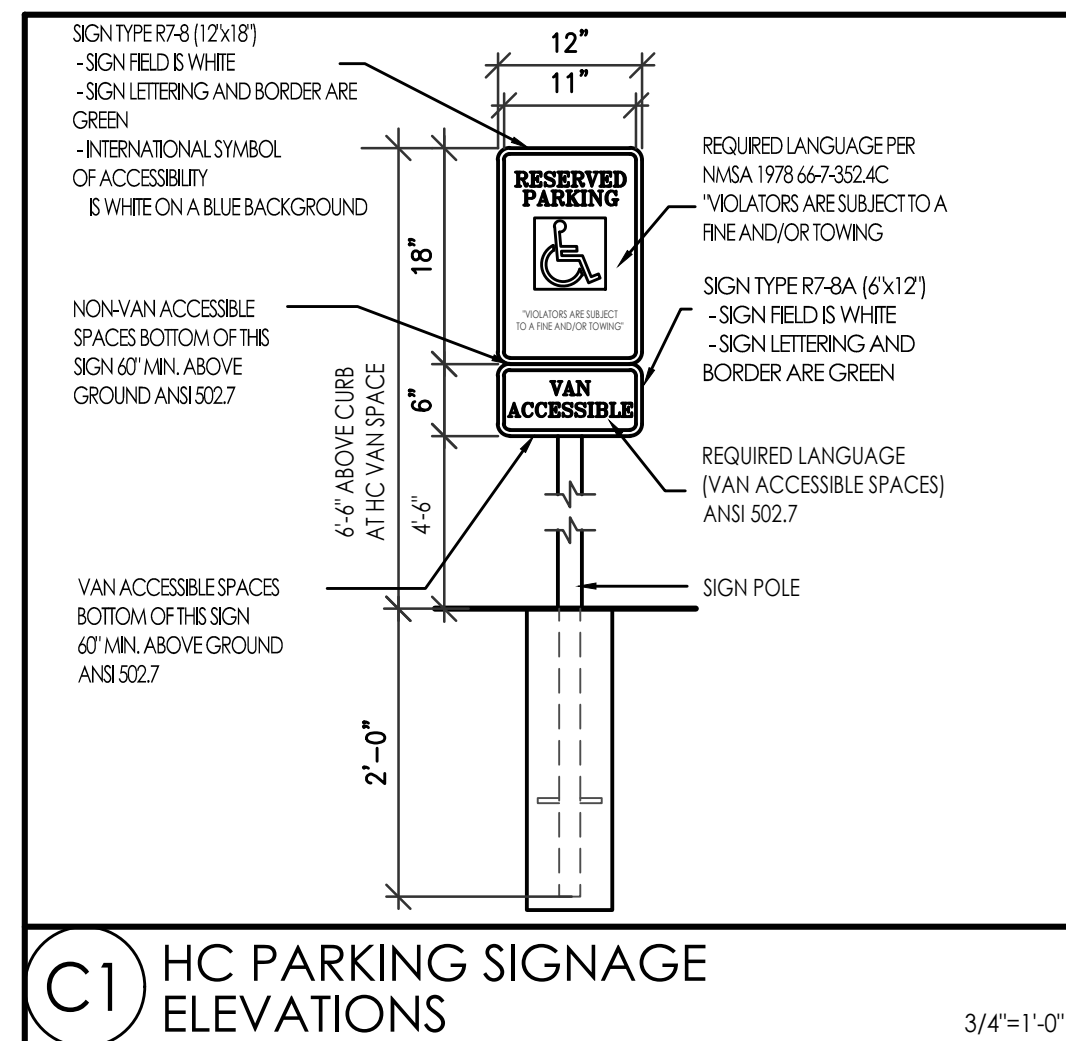
REVISION DATE



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

DATE  
09-28-2021

SHEET NUMBER  
AS-1.0



## 2015 I.B.C. DESIGN DATA

|                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 504.4 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 = 11,596 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 903.3.1.2 NFPA 13R SPRINKLER SYSTEM. AUTOMATIC SPRINKLER SYSTEMS IN GROUP R OCCUPANCIES UP TO AND INCLUDING FOUR STORIES IN HEIGHT IN BUILDING NOT EXCEEDING 40 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'<br>TYPE OF CONSTRUCTION = ALL<br>OCCUPANCY GROUP(S) = A, B, E, F-2, I, R, S-2, U = (1) HOUR FIRE-RESISTANCE RATING REQUIRED<br>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                                                                                                                     |
| <b>BUILDING OCCUPANT LOAD PER TABLE 1004.12 FOR GROUP R</b>                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                   |
| 1ST FLOOR (4) STUDIO APARTMENTS                                                                                                                                                                                                                                                     | 564 SF/200 = 3 OCC. x 4 = 12 OCC.                                                                                                                                                                                                                                 |
| 1ST FLOOR (10) ONE BEDROOM APARTMENTS                                                                                                                                                                                                                                               | 778 SF/200 = 4 OCC. x 10 = 40 OCC.                                                                                                                                                                                                                                |
| TOTAL:                                                                                                                                                                                                                                                                              | 18,739 S.F. 52 OCC. PER FLOOR x 3 FLOORS = 156 TOTAL OCC.                                                                                                                                                                                                         |
| 1005.3.1 STAIRWAY CAPACITY SIZING:                                                                                                                                                                                                                                                  | 3rd FLOOR: 52 OCC. x 3 = 5.6' STAIRWAY WIDTH REQUIRED; 2-54" WIDE STAIRWAYS PROVIDED.<br>2nd FLOOR: 104 OCC. x 3 = 31.2' STAIRWAY WIDTH REQUIRED; 2-54" WIDE STAIRWAYS PROVIDED.<br>1st FLOOR: 156 OCC. x 2 = 31.2' COMPONENT WIDTH REQUIRED; 72" WIDTH PROVIDED. |
| 1005.3.2 OTHER EGRESS COMPONENT CAPACITY SIZING:                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                   |
| 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 PLANS)                                                                                                                                                                                                |
| TABLE 1017.2 EXIT TRAVEL DISTANCE:                                                                                                                                                                                                                                                  | OCCUPANCY: GROUP R, WITH SPRINKLER SYSTEM: 250 FEET MAX.                                                                                                                                                                                                          |

## KEYED NOTES

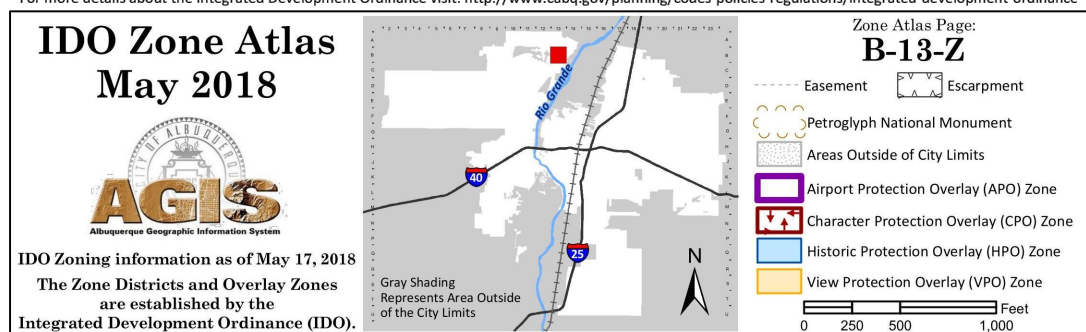
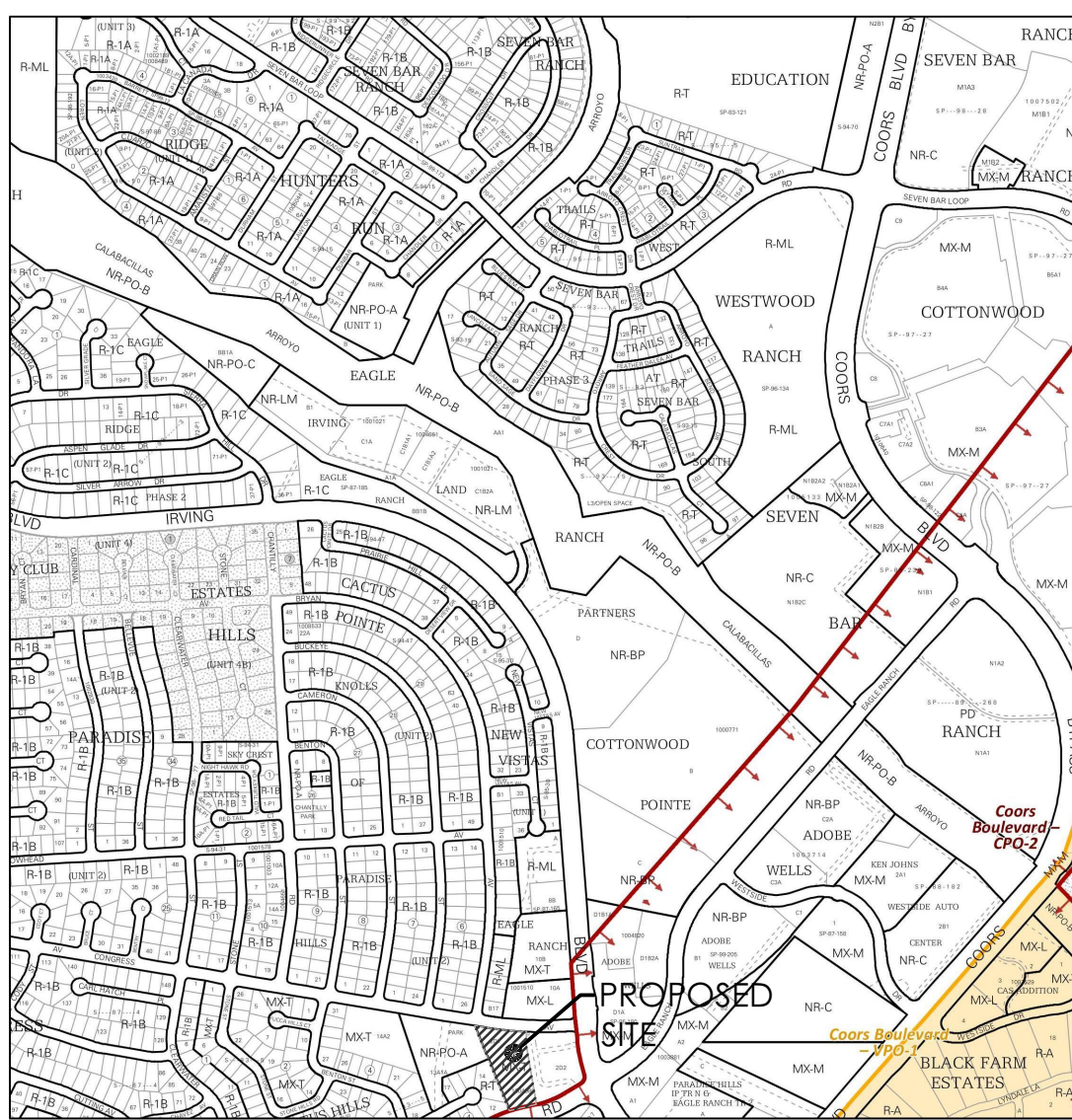
- FIRE LANE. PAINT CONC. CURB RED AND ADD SIGNAGE TO CURBS 5" HIGH WHITE LETTER "NO PARKING, FIRE LANE". TYP. EVERY 15' OVER 6" WIDE RED STRIPE, REF: FIRE ORD. 503.3.1.
- NEW FIRE HYDRANT LOCATION.
- EXISTING FIRE HYDRANT LOCATION.
- FIRE RISER ROOM WITH FIRE RISER, G.C. TO SUBMIT FIRE SPRINKLER PLANS 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.
- KNOX BOX LOCATION BETWEEN 4' AND 6' A.F.F. ILLUMINATED AND IMMEDIATELY VISIBLE.
- PREMIS ID LOCATION COORDINATE WITH FIRE MARSHAL.
- P.V. LOCATION.
- ASPHALT PAVING OVER GRAVEL BASE COURSE, REF: GEO-TEST
- G.C. TO PROVIDE AND INSTALL ROOM SIGNAGE AT FIRE RISER ROOM DOOR STATING "FIRE RISER ROOM"
- NEW 26'-0" C.C. PER FD C.O.A. STANDARDS, DWG 2430.
- RED STRIPED CURB, WITH 5" HIGH "NO PARKING" IN WHITE LETTERS.
- MONUMENT SIGN.

## FIRE APPARATUS ACCESS ROADS NOTES:

- 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 NOTES:

- 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.



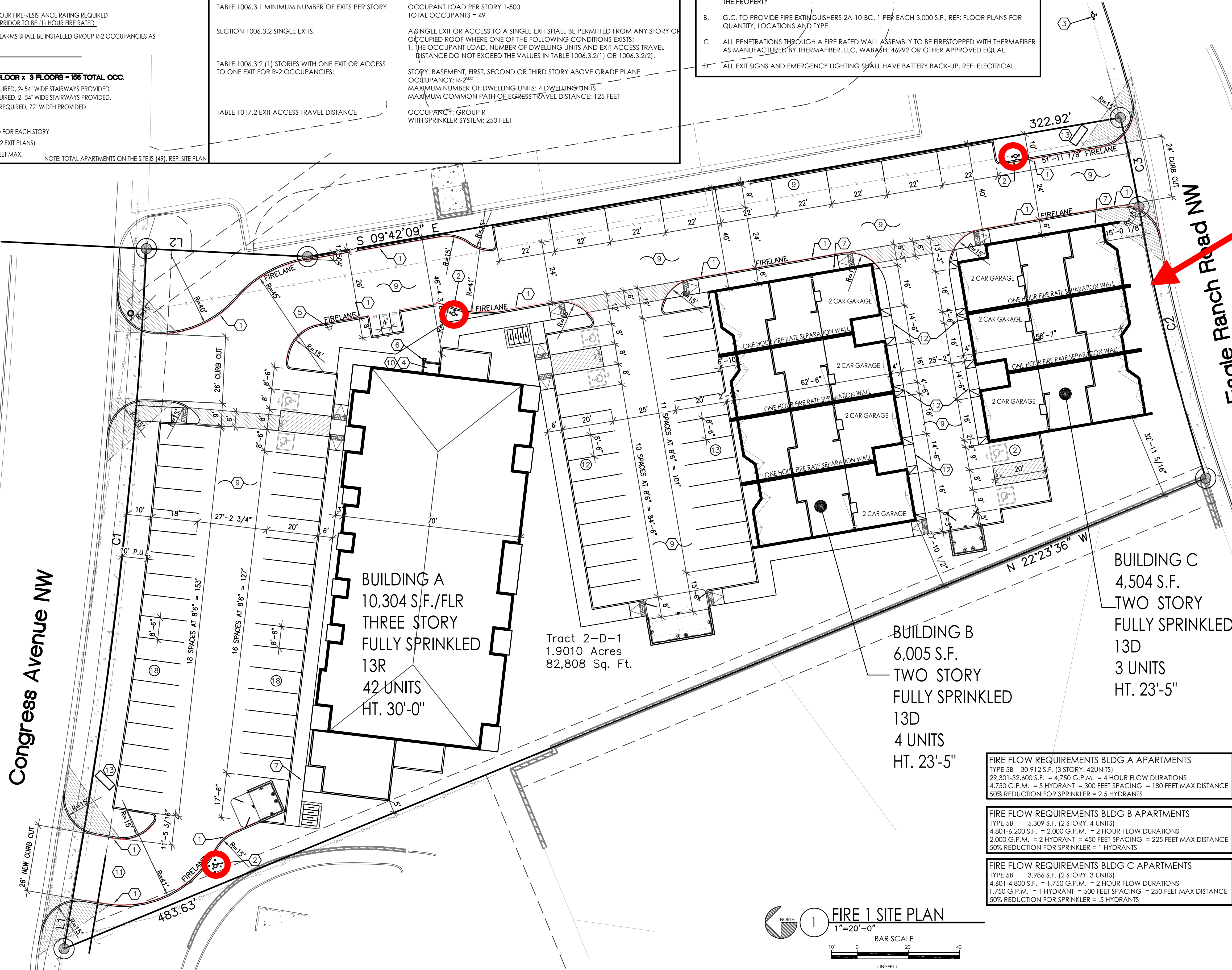
|                                                                                     |                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHAPTER 3 OCCUPANCY AND USE CLASSIFICATION:                                         | R-2 APARTMENTS                                                                                                                                                                                                                                                                            |
| CHAPTER 3 OCCUPANCY AND USE CLASSIFICATION:                                         | V-B, WITH S1SD 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:                                      | TYPE V-B, EXTERIOR-INTERIOR BEARING WALLS, NO FIRE-RESISTANCE RATING REQUIRED.                                                                                                                                                                                                            |
| TABLE 602 FIRE-RESISTANCE FOR FIRE SEPARATION:                                      | 102X-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:<br>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<br>OCCUPANCY: R-2<br>MAXIMUM NUMBER OF DWELLING UNITS: 4 DWELLING UNITS<br>MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE: 125 FEET                                                                                        |
| TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE                                            | OCCUPANCY: GROUP R WITH SPRINKLER SYSTEM: 250 FEET                                                                                                                                                                                                                                        |

## I.B.C. SECTION 1107 DWELLING UNITS AND SLEEPING UNITS

|                                                                                                                                                                                                                          |                                   |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------|
| 1107.6.2.2 APARTMENT HOUSES, MONASTERIES AND CONVENTS PROVIDED IN APARTMENT HOUSES, MONASTERIES, AND CONVENTS WITH SECTION 903.2.8 SPRINKLER SYSTEMS.                                                                    | ALBUQUERQUE FIRE MARSHAL'S OFFICE | ALBUQUERQUE FIRE MARSHAL'S OFFICE |
| 1107.6.2.2.1 TYPE A UNITS, IN GROUP R-2 OCCUPANCIES CO SLEEPING UNITS, AT LEAST 2 PERCENT BUT NOT LESS THAN ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE | ALBUQUERQUE FIRE MARSHAL'S OFFICE | ALBUQUERQUE FIRE MARSHAL'S OFFICE |
| 49 TOTAL APARTMENT UNITS x 2% = (1) TYPE A UNITS REQUIRED. LOCATION.                                                                                                                                                     | ALBUQUERQUE FIRE MARSHAL'S OFFICE | ALBUQUERQUE FIRE MARSHAL'S OFFICE |
| 1107.6.2.2.2 TYPE B UNITS, WHERE THERE ARE FOUR OR MORE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY OCCUPIED AS RESIDENCE SHALL BE A TYPE B UNIT.                                                               | ALBUQUERQUE FIRE MARSHAL'S OFFICE | ALBUQUERQUE FIRE MARSHAL'S OFFICE |

## LIFE SAFETY GENERAL NOTES

- 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
- G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F., REF: FLOOR PLANS FOR QUANTITY, LOCATIONS AND TYPE.
- ALL PENETRATIONS THROUGH A FIRE RATED WALL ASSEMBLY TO BE FIRESTOPPED WITH THERMAFIBER AS MANUFACTURED BY THERMAFIBER, LLC, WABASH, 46992 OR OTHER APPROVED EQUAL.
- 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                                                      |            |
| STATE OF NEW MEXICO                                                |            |
| RICHARD P. BENNETT                                                 |            |
| No. 1240                                                           |            |
| 9/28/21                                                            |            |
| REGISTERED ARCHITECT                                               |            |
| RBA ARCHITECTURE, P.C.                                             |            |
| 1000 Park Ave. NW<br>Albuquerque, NM 87102<br>www.rbaarchitect.com |            |
| DATE                                                               | 09-28-2021 |
| SHEET NUMBER                                                       | FIRE 1.0   |