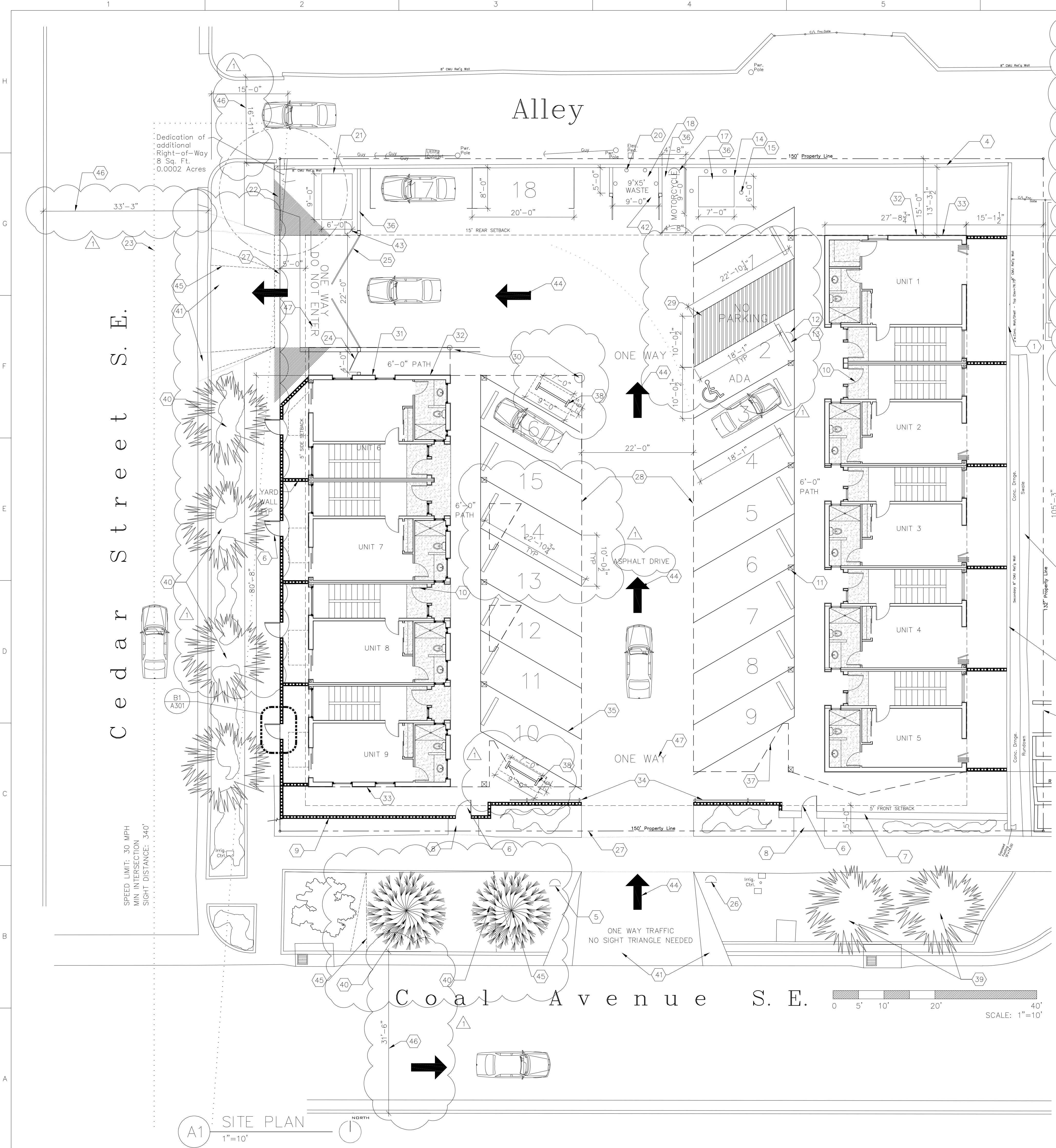


Responses to comments for: K15D011

1. Widths for Alley, Coal and Cedar identified. Letter from Cartesian Surveys regarding this comment included in resubmit.
2. Dimensions for parking noted. Clouded with delta 1 marking the update
3. Location of sign with required verbiage noted on plan. Clouded with delta 1 marking the update.
4. Note included on plan. Clouded with delta 1 marking the update
5. Upright sign will be provided. Note indicating the sign. Clouded with delta 1 marking the update.
6. Notes included on plan indicating Bicycle rack requirements. Clouded with Delta 1 marking the update.
7. Note included on plan. Clouded with delta 1 marking the update.
8. Bicycle locations updated to meet this requirement. Clouded with delta 1 marking the update.
9. Note included on plan. Clouded with delta 1 marking the update.
10. Waste location meets requirements. Waste approval plan included with submission. I have an e-mail from Herman indicating his approval for the TCL process if needed.
11. Copy of approved fire 1 plan included in resubmission.
12. Surface material will be asphalt. Noted on plan. Clouded with delta 1 indicating the update.
13. One-way Drives will have indicated signage. Note included on plan. Clouded with delta 1 marking the update.
14. Note included on plan. Clouded with delta 1 marking the update.
15. Sheet now labeled AS101. Clouded with delta 1 marking the update.
16. Modifications to drive and trees do not meet the minimum standard for this comment. (per Matt Grush)
17. Modifications to drive and trees do not meet the minimum standard for this comment. (per Matt Grush) Driveway pads being shut down are noted on the plan. Trees being replaced/added are noted on plan. Clouded with delta 1 marking the update.
18. Note added. Clouded with delta 1 marking the update.
19. Unused drivepads will be closed. Build note will be included with building permit set. (per Matt Grush)
20. Note added to plan. Clouded with delta 1 marking the update.



NOTE 1: 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.
 NOTE 2: ALL WORK LOCATED IN THE THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
 NOTE 3: UNUSED CURB CUTS MUST BE CLOSED AND REPLACED WITH SIDEWALK AND CURB & GUTTER.
 NOTE 4: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
 NOTE 5: SIGNAGE FOR ADA MUST BE IN ALL CAPS - "NO PARKING"
 NOTE 6: SIGNAGE FOR ADA PARKING MUST BE IN ALL CAPS - "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"
 NOTE 7: UNUSED CURB CUTS TO BE CLOSED AND REPLACED WITH SIDEWALK AND GUTTER.
 NOTE 8: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.
 NOTE 9: OWNER PROVIDED. BIKE RACK SHALL BE MINIMUM 30" TALL AND 18" WIDE. RACK SHALL BE SUPPORTED 2 OR MORE PLACES. COMB/TOASTER RACKS NOT ALLOWED. RACK DESIGNED TO SUPPORT BIKE IN UPRIGHT POSITION. RACK MUST ALLOW VARYING BIKE FRAMES/STYLES. USER NOT REQUIRED TO LIFT BIKE ONTO RACK. EACH BIKE PARKING SPACE ACCESSIBLE W/OUT MOVING ANOTHER BIKE.
 NOTE 10: BIKE RACK STURDY/ANCHORED TO CONCRETE PAD W/1'-0" CLEAR ZONE.
 NOTE 11: THE APPROPRIATE DRIVE-PAD DRAWING WILL BE INCLUDED IN WITH THE BUILDING PERMIT SET. (per Matt Grush)

SITE INFORMATION
 UPC: 101505716619831508
 Owner: D & S ONE INC
 Owner Contact Address: PO BOX 30801 ALBUQUERQUE NM 87190-0801
 Site Address: 1203 COAL AVE SE ALBUQUERQUE NM 87106
 Legal Description: 007 032 TERRACE ADDN L8 & 9
 Acres: .25
 Zone Map Name: K-15-Z

SETBACKS
 FRONT: 5'-0"
 INTERIOR SIDE: 0'
 CORNER SIDE: 5'
 REAR: 15'-0"

PARKING
 BICYCLE
 REQUIRED: 3
 PROVIDED: 4
 REQUIRED: 15 (9 X 2 BEDROOM UNITS (9X1.6)=14.4)
 PROVIDED: 14 (CREDIT FOR ON-STREET PARKING)
 ADA REQ: 1 PROVIDED: 1
 VEHICLE
 REQUIRED: 3
 PROVIDED: 4
 MOTORCYCLE
 REQUIRED: 1
 PROVIDED: 1

BUILDING INFO
 9 X 2 BEDROOM (2 STORY) MULTI FAMILY LIVING UNITS
 TOTAL BUILDING AREA: 14,655 SF
 EAST BUILDING: 8,126 SF
 WEST BUILDING AREA: 6,529 SF
 NOTE: GRADING AND DRAINAGE SUBMITTED UNDER SEPARATE PERMIT. FOR MAJOR CIRCULATION AISLES AND ADJACENT TO MAJOR PEDESTRIAN ENTRANCES, THE GRADES WILL BE KEPT TO 6% OR LESS. HANDICAP ACCESS WILL BE MAINTAINED



GENERAL SHEET NOTES

- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO THE FACE OF STUD UNLESS OTHERWISE NOTED
- ALL DIMENSIONS TO BE FIELD VERIFIED

SHEET KEYNOTES

1. YARD WALL - TYP
2. PLANTED AREA - SEE LANDSCAPE PLANS
3. PLANTED COURTYARD - SEE LANDSCAPE PLAN
4. EXISTING WALL TO REMAIN
5. KEYPAD ENTRY - CIVILIAN - FIRE - WASTE ACCESS (KNOX BOX W/MASTER KEY TO GATE/UNITS)
6. 3'-0" PEDESTRIAN GATE
7. EXISTING WALL TO REMAIN
8. 6' PATH
9. NEW 3'-0" CMU BLOCK WALL W/TRELLIS
10. 3'-0" DOOR
11. STRUCTURAL COLUMN - TYP
12. POSTED SIGN - VIOLATORS SUBJECT TO A FINE AND OR TOWING
13. POSTED SIGN - NO PARKING (ALL CAPS)
14. TRANSFORMER PAD
15. BOLLARDS PER PNM REQUIREMENTS
16. NOT USED
17. POSTED FREE STANDING MOTORCYCLE PARKING SIGN
18. NOT USED
19. WASTE - 9'-5" ENCLOSURE
20. BOLLARDS - 6" OUTSIDE DIAMETER CONCRETE FILLED STEEL PIPE SHALL BE ENCASED IN 12" CONCRETE ALL AROUND AND EMBEDDED 2' - TYP
21. 9'X6' HOT BOX FIRE RISER
22. SIGHT TRIANGLE - SEE NOTE 1
23. ALLEY SIGHT TRIANGLE
24. PEDESTRIAN GATE
25. NEW OPERABLE GATE - KEY PAD ENTRY (FIRE ACCESS ONLY)
26. POSTED ONE-WAY SIGN
27. PROPERTY LINE
28. LINE OF SECOND STORY
29. SEE NOTE 5 & 6 REGARDING ADA SIGNAGE
30. BOLLARDS
31. MAILBOXES
32. 5 X ELECTRICAL METERS
33. MINI SPLIT CONDENSER UNITS
34. OPERABLE GATE - KEYPAD ENTRY SYSTEM
35. 60 PARKING - TYP
36. CONCRETE PAD
37. OPEN ABOVE - TYP
38. BIKE RACK-SEE NOTE 9 & 10
39. EXISTING TREE TO REMAIN
40. NEW TREE - SEE LANDSCAPE PLAN
41. NEW CURB AND GUTTER
42. SLOPE NO GREATER THAN 1/8" PER FOOT ON APPROACH MEASURING 37' TO THE FACE OF TRASH ENCLOSURE. SMOOTH SURFACE REQ'D FOR CASTER SERVICE
43. POSTED ONE-WAY SIGN "DO NOT ENTER"
44. ONE-WAY ARROW PAINTED ON ASPHALT
45. UNUSED CURB CUT TO BE CLOSED. SEE NOTE 11.
46. SEE LETTER INCLUDED WITH SUBMISSION REGARDING STREET AND ALLEY WIDTH
47. "ONE-WAY" PAVEMENT MARKING

LEGEND

- FRONTIER ELM - 40" HT X 30" SPRD INSTALLED SIZE - 3" CAL 24" BOX
- INDICATES EXISTING CURB TO BE CLOSED AND REPLACED WITH SIDEWALK AND CURB & GUTTER.
- INDICATES NEW CURB CUT

PENNY DESIGN, LLC
 302 SANDIARD NW
 ALBUQUERQUE, NEW MEXICO 87107
 505.280.9439

STATE OF NEW MEXICO
 REGISTERED ARCHITECT
 DUDLEY, JR.
 No. 3673
 6/9/2023

COAL FLAT APARTMENTS
 1203 COAL AVENUE SE
 ALBUQUERQUE, NM 87107

MARK	DATE	DESCRIPTION
7/22/23		PLAN REVIEW COMMENTS

DATE: 7/12/23
 DRAWN BY: pd
 CHECKED BY:
 SET NO:
 SHEET TITLE: SITE PLAN

AS101

COAL FLAT APARTMENTS

Albuquerque, New Mexico

Construction Documents



**ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION**
PERMIT
PERMIT NUMBER: FP-23-015125
APPROVED DATE: 07/20/23
APPROVED
THIS 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: 1750 GPM, 1 HYDRANT, II-B

1 BUILDING DATA

PROJECT ADDRESS

1203 COAL AVE SE
ALBUQUERQUE, NM 87106

LEGAL INFORMATION

UPC's: 101505716619831508
LEGAL DESCRIPTION: 007 032 TERRACE ADDN L8 & 9
ACRES: .25
PROPERTY CLASS: C
IDO ZONING: MX-M
ZONE MAP: K-15-Z
NEW BUILDING AREA: 14,468 SF
OCCUPANCY GROUP: S-2 §311.3 R-2 §311.3
CONSTRUCTION TYPE: TYPE II-B per §602
FIRE PROTECTION: SPRINKLERED
NEW BUILDING AREA: 14,468 SF

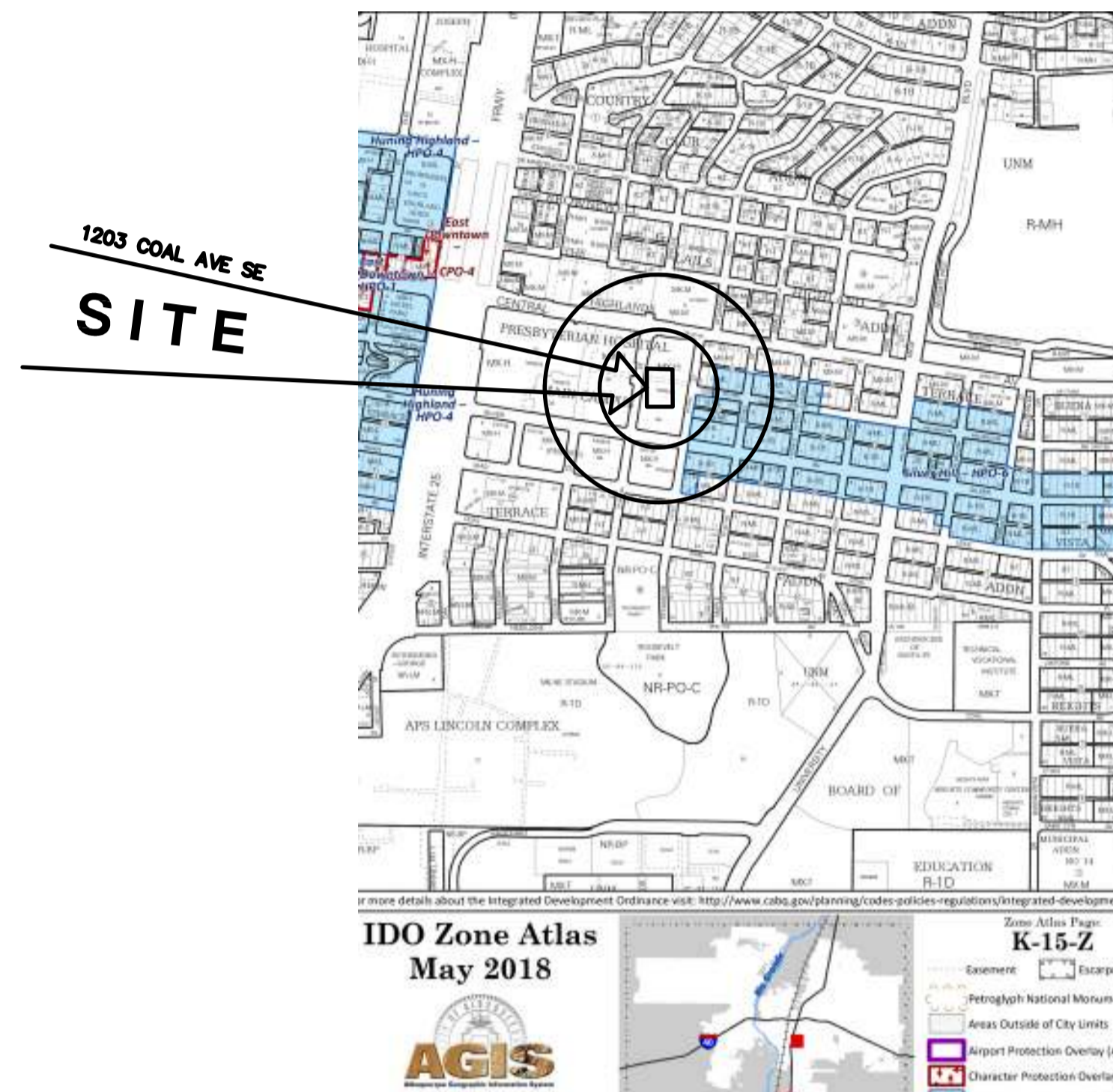
APPLICABLE CODES

2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL FIRE CODE
2015 NEW MEXICO COMMERCIAL BUILDING CODE
2017 NEW MEXICO ELECTRICAL CODE
2009 NEW MEXICO ENERGY CONSERVATION CODE
2021 UNIFORM PLUMBING CODE
2021 UNIFORM MECHANICAL CODE
2022 UNIFORM ADMINISTRATIVE CODE
UAC ORDINANCE O-17-40

FIRE MARSHAL SITE PLAN CRITERIA

IDENTIFY THE SITE PLAN AS "FIRE 1": SEE THIS SHEET
IF APPLICABLE PROVIDE A PRE-APPROVED SITE PLAN
CONTAINING CALCULATED FIRE FLOW, HYDRANTS, AND ACCESS: SEE THIS SHEET
HYDRANT LOCATIONS: SEE THIS SHEET
FIRE DEPARTMENT ACCESS: SEE THIS SHEET
FIRE LANES: SEE THIS SHEET
KNOX BOX LOCATION: SEE THIS SHEET
REMOTE STANDPIPE LOCATION: N/A
FIRE DEPARTMENT CONNECTION (FDC) LOCATION: N/A
POST INDICATOR VALVE (PIV) LOCATION: N/A
BUILDING HEIGHT: SEE THIS SHEET

2 VICINITY MAP



3 FIRE FLOW REQUIREMENTS

CONSTRUCTION TYPE: TYPE II-B - SPRINKLERED (PER IBC §503)
SQUARE FOOTAGE: FIRE FLOW CALCULATION AREA (PER IFC B104.1):
EAST BUILDING: 8,428 SF
WEST BUILDING: 6,570 SF
FLOW DURATION: EAST: 2,000 GPM (PER TABLE B105.1 (2))
WEST: 1,750 GPM (PER TABLE B105.1 (2))
MINIMUM NUMBER OF HYDRANTS: 2 (PER TABLE C102.1)
NUMBER OF EXT'G HYDRANTS: 1
AVERAGE SPACING BETWEEN HYDRANTS: 450 FT. (PER TABLE C102.1)
MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT: 100 FT. (PER TABLE C102.1)
ACTUAL DISTANCE FROM ROAD: 76'



NEW PRIVATE
HYDRANT/FIRE
RISER - SEE PLAN

POWERLINES LOCATED
IN ALLEY - SEE PLAN

NO AERIAL
OBSTRUCTIONS
OVERHEAD

A1 OVERHEAD OBSTRUCTIONS

Penny Design, LLC
302 Sandia Rd NW
Albuquerque, NM 87107
505.280.5439



COAL FLAT APARTMENTS

1203 Coal Avenue SE
Albuquerque, New Mexico 87106

MARK	DATE	DESCRIPTION

PROJECT NO:

DATE: 6/7/2023

DRAWN BY: dd/pd

CHECKED BY: dd

SET NO:

SHEET TITLE:

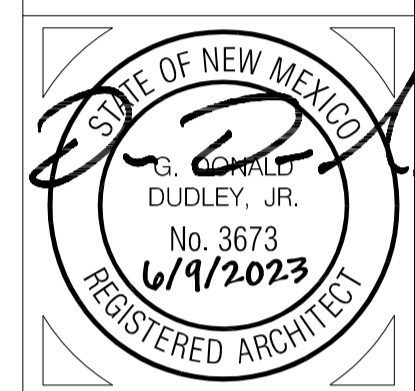
FIRE 1

FIRE 1



GENERAL SHEET NOTES
 ALBUQUERQUE FIRE MARSHAL'S
 DIVISION OFFICE PLANS
 CHECKING DIVISION
PERMIT
 PERMIT NUMBER: FP-23-015125
 APPROVED DATE: 07/20/23
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: 1750 GPM, 1 HYDRANT, II-B

PENNY DESIGN, LLC
 302 SANDIARD NW
 ALBUQUERQUE, NEW MEXICO 87107
 505.286.9439

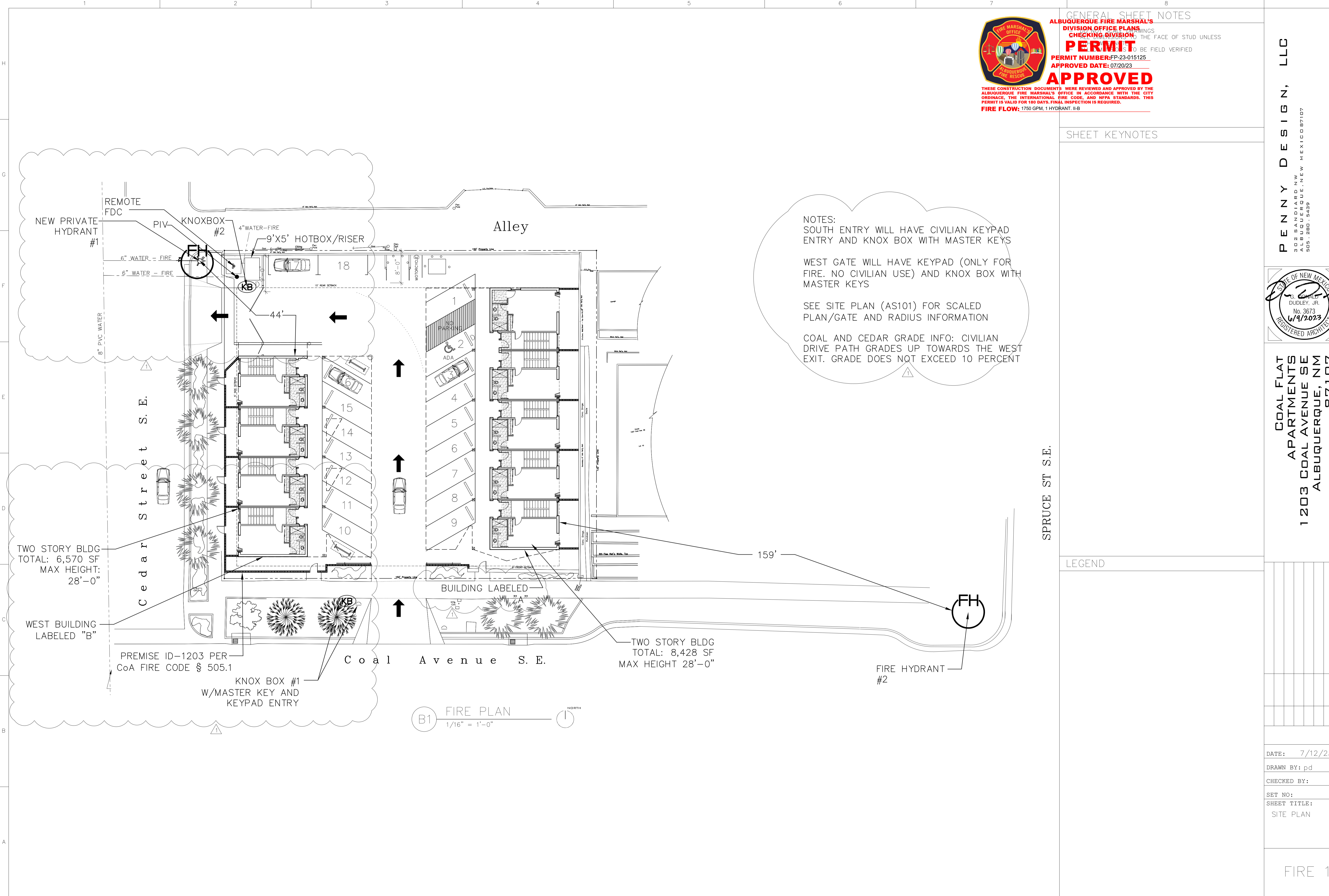


COAL FLAT
 APARTMENTS
 1203 COAL AVENUE SE
 ALBUQUERQUE, NM
 87107

SHEET KEYNOTES

NOTES:
 SOUTH ENTRY WILL HAVE CIVILIAN KEYPAD ENTRY AND KNOX BOX WITH MASTER KEYS
 WEST GATE WILL HAVE KEYPAD (ONLY FOR FIRE, NO CIVILIAN USE) AND KNOX BOX WITH MASTER KEYS
 SEE SITE PLAN (AS101) FOR SCALED PLAN/GATE AND RADIUS INFORMATION
 COAL AND CEDAR GRADE INFO: CIVILIAN DRIVE PATH GRADES UP TOWARDS THE WEST EXIT. GRADE DOES NOT EXCEED 10 PERCENT

LEGEND



B1 FIRE PLAN
 1/16" = 1'-0"

MARK	DATE	DESCRIPTION

DATE: 7/12/23
 DRAWN BY: pd
 CHECKED BY:
 SET NO:
 SHEET TITLE:
 SITE PLAN