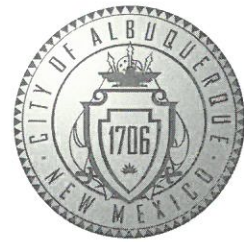


# CITY OF ALBUQUERQUE



December 10, 2018

RBA Architecture Planning Design  
Darby Miera  
1104 Park Ave SW  
Albuquerque, NM 87102

**Re: Sunport Apartments**  
Mulberry & Bethel  
Lots A1 thru F1 & Lots 1A, Block 10, Unit 3  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 11-29-18 (M15D036)

Dear Mr. Darby

Based upon the information provided in your submittal received 12-6-18, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please add truncated domes where necessary.
2. Corner of building on east side at building entrance cutting into walk path. Please correct 4' min.
3. Please provide copy of Final Plat.

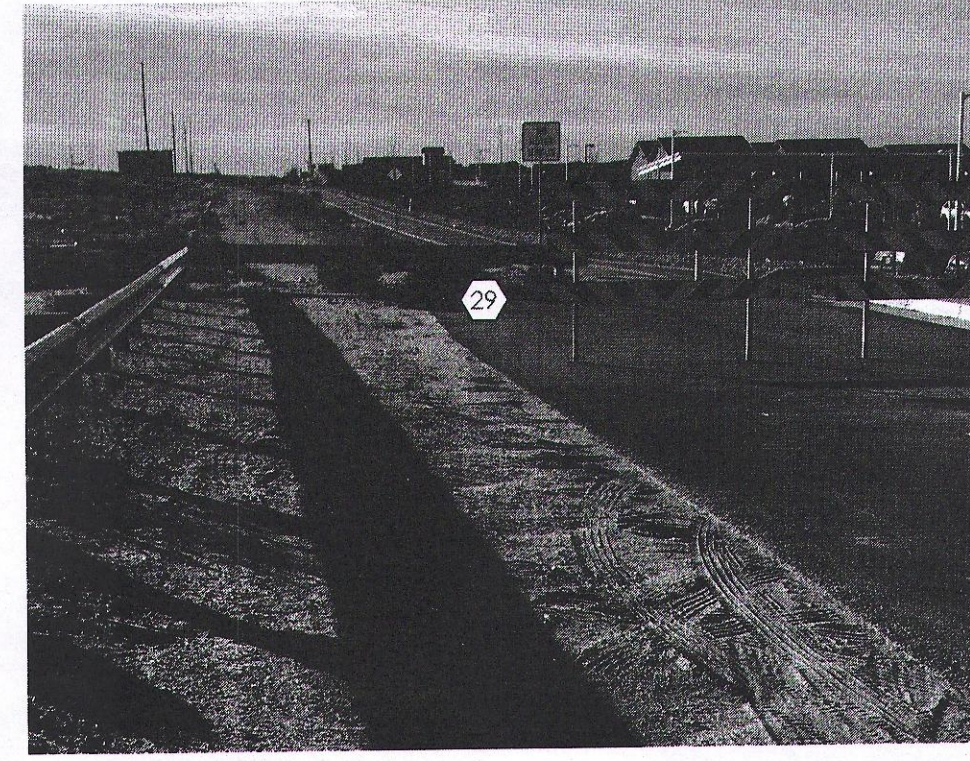
Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) at time of resubmittal. If you have any questions, please contact Ernie Gomez (505) 924-3981.

Sincerely,

Ernie Gomez  
Plan Checker, Transportation & Hydrology  
Development Review Services

EG via: email  
C: CO Clerk, File



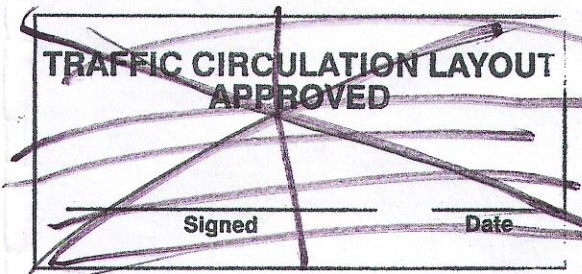


#### BUILDING AREAS

BUILDING "A" 1ST FLOOR	
(6) TWO BEDROOM APARTMENT HEATED AREAS:	930 S.F. EACH x 6 = 5,580 S.F.
UNHEATED BREEZEWAY AND COVERED PATIO AREAS:	1,275 S.F.
TOTAL BUILDING "A" AREAS:	6,855 S.F.
BUILDING "A" 2ND FLOOR	
(6) TWO BEDROOM APARTMENT HEATED AREAS:	930 S.F. EACH x 6 = 5,580 S.F.
UNHEATED BREEZEWAY AND COVERED DECK AREAS:	1,157 S.F.
TOTAL BUILDING "A" AREAS:	6,737 S.F.
BUILDING "A" 3RD FLOOR	
(6) TWO BEDROOM APARTMENT HEATED AREAS:	930 S.F. EACH x 6 = 5,580 S.F.
UNHEATED BREEZEWAY AND COVERED DECK AREAS:	1,157 S.F.
TOTAL BUILDING "A" AREAS:	6,737 S.F.
TOTAL BUILDING "A" AREA:	20,329 S.F.
ALLOWABLE AREA PER TABLE 506.2 FOR GROUP R2, V8 CONSTRUCTION, (SM):	21,000 S.F.

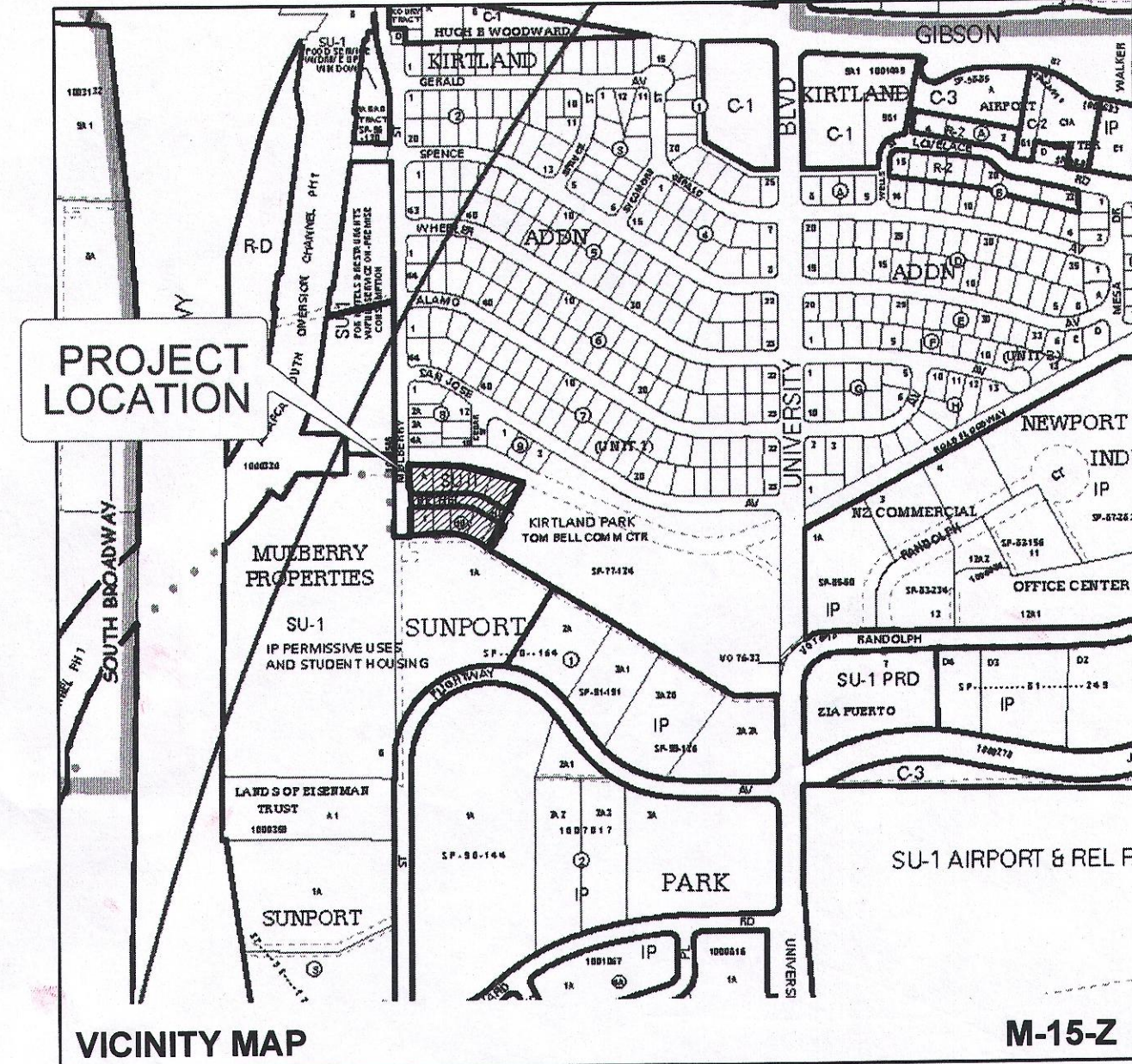
BUILDING "B" 1ST FLOOR	
(3) TWO BEDROOM APARTMENT HEATED AREAS:	930 S.F. EACH x 3 = 2,790 S.F.
(7) ONE BEDROOM APARTMENT HEATED AREAS:	691 S.F. EACH x 7 = 4,837 S.F.
UNHEATED BREEZEWAY AND COVERED PATIO AREAS:	2,146 S.F.
TOTAL 1ST FLOOR AREA:	9,773 S.F.
BUILDING "B" 2ND FLOOR	
(3) TWO BEDROOM APARTMENT HEATED AREAS:	930 S.F. EACH x 3 = 2,790 S.F.
(7) ONE BEDROOM APARTMENT HEATED AREAS:	691 S.F. EACH x 7 = 4,837 S.F.
UNHEATED BREEZEWAY AND COVERED DECK AREAS:	2,034 S.F.
TOTAL 2ND FLOOR AREA:	9,660 S.F.
BUILDING "B" 3RD FLOOR	
(3) TWO BEDROOM APARTMENT HEATED AREAS:	930 S.F. EACH x 3 = 2,790 S.F.
(7) ONE BEDROOM APARTMENT HEATED AREAS:	691 S.F. EACH x 7 = 4,837 S.F.
UNHEATED BREEZEWAY AND COVERED DECK AREAS:	2,034 S.F.
TOTAL 3RD FLOOR AREA:	9,660 S.F.
TOTAL BUILDING "B" AREA:	29,093 S.F.
ALLOWABLE AREA PER TABLE 506.2 FOR GROUP R2, V8 CONSTRUCTION, (SM):	21,000 S.F.

NOTE: BUILDING "B" TO BE SEPARATE INTO TWO BUILDINGS WITH A THREE HOUR FIRE BUILDING HORIZONTAL SEPARATION AT 2ND FLOOR CEILING/3RD FLOOR ASSEMBLY. REF: BUILDING "B" BUILDING SECTIONS AND THREE HOUR FIRE BUILDING SEPARATION DETAIL.



ALL WHEEL CHAIR RAMP LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

PLAT OF  
LOTS A-1 THRU F-1 AND LOT 1-A  
BLOCK 10, UNIT 3, KIRTLAND ADDITION  
A REPLAT OF LOTS 1, 2, 3, 4, AND 5, BLOCK 10, AND LOTS  
A, B, C, D, E, AND F, UNIT 3, KIRTLAND ADDITION  
WITHIN SECTION 33, T. 10 N., R. 3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST 2018



#### LANDSCAPING CALC'S

AREA OF LOT = 62,858 S.F./43560 = 1.44 ACRES  
AREA OF BLDGS = 16,691 S.F.  
46,167 S.F. x 15% = 6,925  
LANDSCAPING REQUIRED = 6,925 SQ FT

#### PARKING REQUIRED PER THE IDO

DWELLING, MULTI-FAMILY = 1.5 PARKING SPACES PER UNIT  
48 UNITS x 1.5 = 72  
SPACES REQUIRED = 72  
SPACES PROVIDED = 72

#### ACCESSIBLE PARKING REQUIRED

51 TO 75 PARKING SPACES = 3  
ACCESSIBLE REQUIRED PARKING SPACE REQUIRED = 3  
ACCESSIBLE PARKING SPACES PROVIDED = 4, (1) SPACE VAN ACCESSIBLE

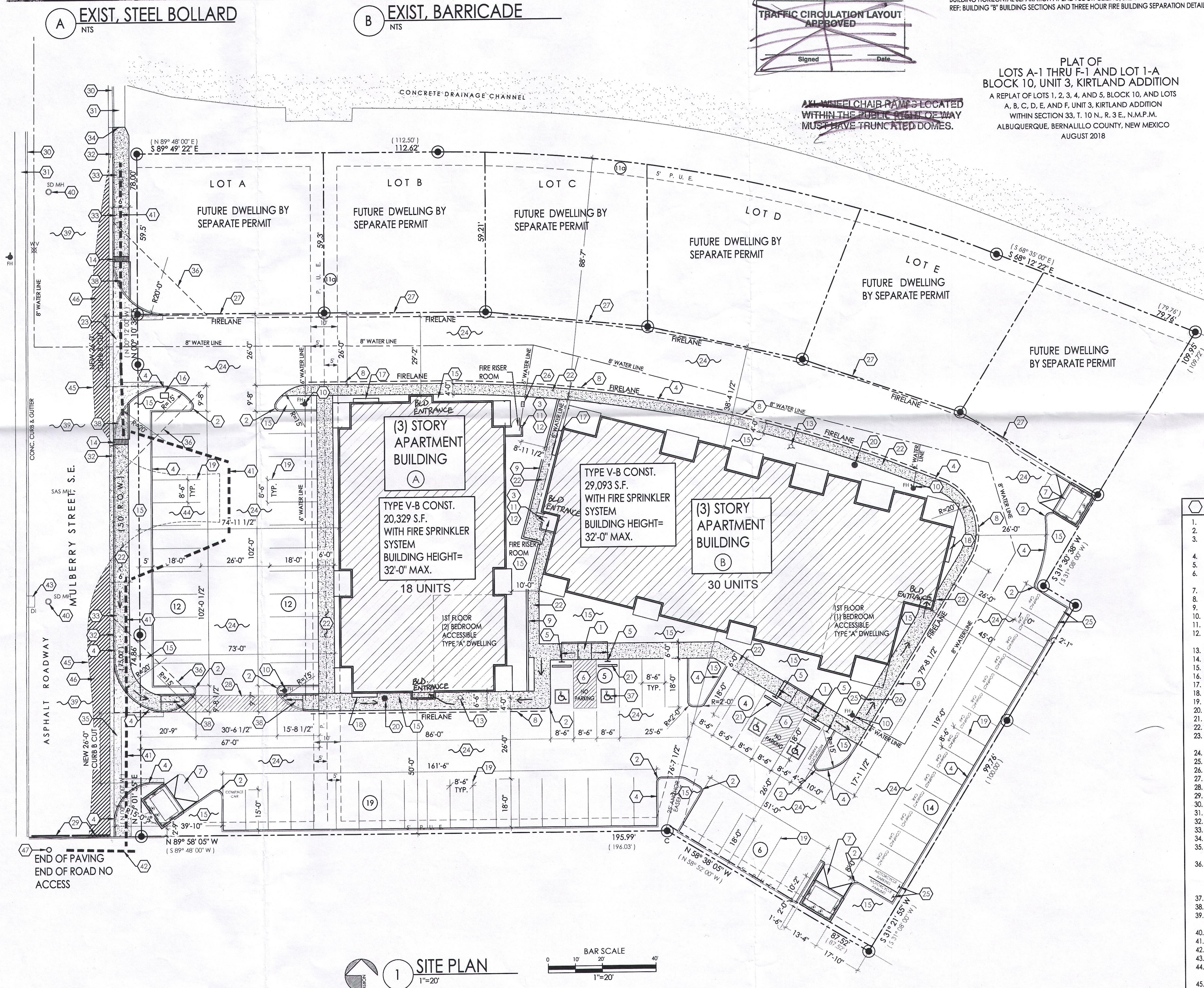
#### MOTORCYCLE PARKING REQUIRED

51 TO 100 PARKING SPACES = 3  
MOTORCYCLE PARKING SPACES REQUIRED = 3  
MOTORCYCLE PARKING SPACES PROVIDED = 3

#### BICYCLE PARKING

10% OF OFF STREET 72 PARKING SPACES x 10% = 8  
BIKE SPACES REQUIRED = 8  
BIKE SPACES PROVIDED = 8

Enclosure location o.k. Full review pending  
12-6-18 SWMD.



#### KEYED NOTES

- ACCESSIBLE CURB RAMP, REF: DETAIL A8/AS-2.0.
- 2'-0" CURB RADIUS, TYP.
- FIRE RISER ROOM WITH FIRE RISER, G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL.
- 8" RAISED CONCRETE CURB, TYP.
- ACCESSIBLE PARKING SIGNAGE PER C.O.A. STANDARDS, REF: DETAIL C1/AS-2.0.
- PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE LOCATE SIGN (66-1-4.1.8 NMSA 1978), REF: DETAIL A8/AS-2.0.
- DUMPSTER ENCLOSURE, REF: DETAIL A1/AS-2.0.
- FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE "NO PARKING, FIRE LANE, TYP.
- CONC. RETAINING WALL, REF: DETAIL A7/AS-2.0 AND GRADING AND DRAINAGE PLAN.
- FIRE HYDRANT LOCATION, TYP. REF: UTILITY PLAN.
- G.C. TO PROVIDE AND INSTALL ROOM SIGNAGE AT FIRE RISER ROOM DOOR 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., TYP.
- FIRE DEPARTMENT CONNECTION (FDC) LOCATION, NOTE: FDC LOCATION TO BE WITH 100 FEET OF FIRE HYDRANT.
- 24" TRUNCATED DOMES, TYP.
- LANDSCAPING AREA, REF: LANDSCAPING PLAN.
- ELECTRICAL TRANSFORMER LOCATION, COORDINATE LOCATION WITH PNM.
- ELECTRICAL MODULAR METERING LOCATION, REF: ELECTRICAL SITE PLAN.
- GAS METER BANK PER PNM AND CITY OF ALBUQUERQUE STANDARDS, REF: PLUMBING PLANS.
- 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A8/AS-2.0, TYP.
- P.V. LOCATION.
- CONCRETE WHEEL STOP, TYP.
- 4" THICK CONCRETE SIDEWALK, TYP.
- CONSTRUCT NEW CONCRETE DRIVE-PAD PER C.O.A. STANDARD DWG 2426, REF: GRADING AND DRAINAGE PLAN, NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- ASPHALT PAVING OVER GRAVEL BASE COURSE, REF: GEOTECHNICAL.
- MOTORCYCLE PARKING SIGNAGE PER C.O.A. STANDARDS, TYP.
- BIKE RACK FOR (4) BIKES, TYP. (2) PLACES.
- ROLL OVER CONC. CURB, REF: GRADING AND DRAINAGE PLAN.
- 6 FOOT WIDE ACCESSIBLE PEDESTRIAN PATH, TYP.
- EXIST. BARRICADE TO REMAIN, TYP AT END OF EXIST. ROADWAY. SEE PICTURE B/AS-1.0.
- EXIST. CONC. CURB AND GUTTER.
- EXIST. CONC. SIDEWALK.
- CONSTRUCT NEW RAISED CONCRETE CURB AND GUTTER PER C.O.A. STANDARD DRAWING 2415A.
- CONSTRUCT NEW CONCRETE SIDEWALK PER C.O.A. STANDARD DWG. 2430.
- NEW SIDEWALK TRANSITION PER C.O.A. STD. DWG. 2432.
- CONSTRUCT NEW DRIVE PAD PER C.O.A. STANDARD DRAWING 2425, REF: GRADING AND DRAINAGE PLANS, NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- 35' x 35' CLEAR SITE TRIANGLE, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENT, THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL AT MEASURED FROM THE GUTTER WILL NOT BE ACCEPTABLE IN THIS AREA. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- HANDICAP SYMBOL PER C.O.A. STANDARDS, TYPICAL (4) PLACES, REF: AS-2.0 FOR DETAILS.
- ACCESSIBLE CURB RAMP PER C.O.A. STANDARDS.
- EXIST. ASPHALT ROADWAY, NOTE: ALL NEW WORK IN EXIST. ROADWAY/PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- EXISTING MANHOLE TO REMAIN, TYP.
- EXISTING GUARD RAIL TO BE REMOVED.
- EXISTING GUARD RAIL TO REMAIN.
- EXISTING STORM DRAIN.
- EXISTING ASPHALT TO BE REMOVED, NOTE: ALL NEW WORK IN EXIST. ROADWAY/PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- EDGE OF EXISTING ASPHALT: NOTE: ALL NEW WORK IN EXIST. ROADWAY/PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- EXISTING DIRT TO BE NEW ASPHALT TO MATCH EXISTING ASPHALT NOTE: ALL NEW WORK IN EXIST. ROADWAY/PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- EXISTING CONC. FILLED STEEL PIPE BOLLARD TO REMAIN, SEE DETAIL A/AS-1.0.

SUNPORT APARTMENTS  
SITE PLAN  
ALBUQUERQUE, NM  
PROJECT #1844

REVISION DATE

DEC 06 2018

LAND DEVELOPMENT SECTION

SITE OF NEW MEXICO

RICHARD P. BENNETT

No. 1240

REGISTERED ARCHITECT

12/05/2018

RBA

PLANNING

DESIGN

1000 Ave SW, SW 2000

Albuquerque, NM 87102-2000

www.rba.com

DATE

12-05-2018

SHEET NUMBER

AS-1.0