



***Planning Department  
Transportation Development Services***

March 10, 2015

Kent Trauernicht  
AKT Architects  
P.O. Box 3366  
Albuquerque, NM 87199

**Re: Pasadena Office Warehouse**  
**5656 Pasadena NE**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp dated 7/14/14 (B18-D019)

Dear Mr. Trauernicht,

Based upon the information provided in your submittal received 3/4/15, the above referenced plan cannot be approved for Permanent CO, until the following comments are addressed:

1. Please include written letter of Transportation Certification.
2. The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width. The van accessible aisle must not be blocked in any way. Upon inspection, there were two bollards at the front end of van accessible aisle.



PO Box 1293

Albuquerque

New Mexico 87103

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

3. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**"
4. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Upon inspection, this pathway is not provided. There is a stepped walkway from the public sidewalk to the building entrance. See picture below:



5. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Handwritten signature of Racquel M. Michel in red ink.

Racquel M. Michel, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

c: File

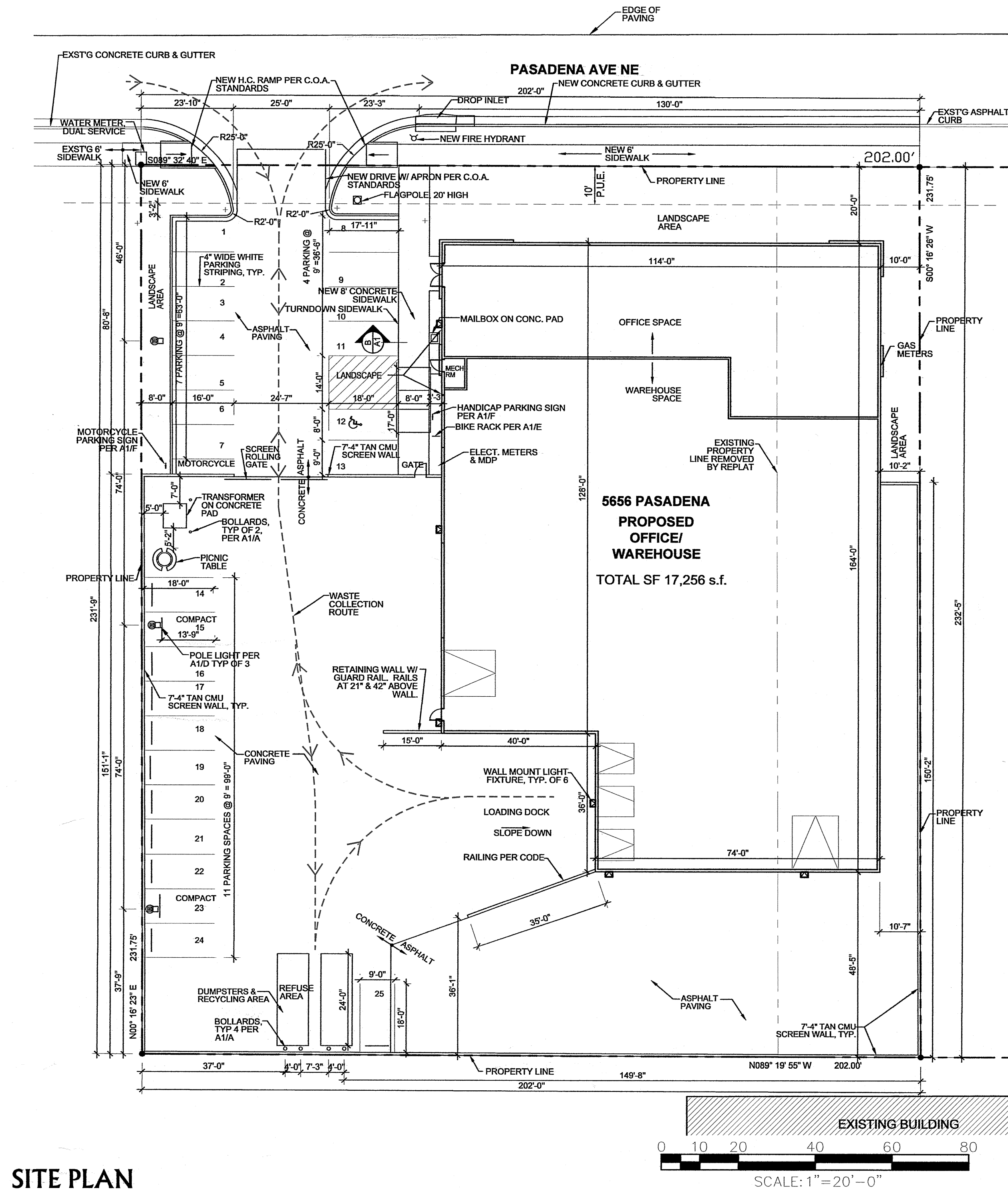
CO Clerk  
GS

REVISIONS:

SCALE:  
SEE PLAN  
PLAN DATE:  
JUNE 24, 2014  
FILENAME:  
5656 PASADENA  
DRAWN BY:  
L. KUENN

PROPOSED OFFICE/WAREHOUSE  
D H PAGE  
5656 PASADENA AVE NE  
ALBUQUERQUE, NEW MEXICO 87113

MECHENBER  
CONSTRUCTION INC.  
8500 WASHINGTON ST. NE SUITE A-5  
ALBUQUERQUE, NM 87113  
TEL: (505) 346-7799  
FAX: (505) 346-7799  
WWW.MECHENBER.COM



SITE PLAN

SCALE: 1" = 20'-0"

PROJECT DESCRIPTION:

ADDRESS: 5656 PASADENA AVE NE  
ALBUQUERQUE, NM 87113  
LEGAL DESCRIPTION: LOT 7-A BEING A REPLAT OF LOTS 7 & 8,  
BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES  
OWNER: 5656 PASADENA NE LLC  
ZONE MAP: B-18-Z  
ZONING: SU-2  
TOTAL SITE AREA: 1.0784 ACRES (46,975 SF)  
DEVELOPED AREA: 1.0784 ACRES (46,975 SF)

CONSTRUCTION TYPE: II-B (NON COMBUSTIBLE, AUTOMATIC SPRINKLER SYSTEM)

OCCUPANCY GROUPS: B OFFICE  
S2 WAREHOUSE

NET FLOOR AREA: 17,256 SF  
LOT AREA: 46,975 SF  
LESS BUILDING FOOTPRINT AREA: 17,256 SF  
LESS YARD AREA BEHIND SCREEN WALL: 20,204 SF  
NET UNSCREENED LOT AREA: 9,515 SF  
TOTAL LANDSCAPE PROVIDED: 5,237 SF  
LANDSCAPE % NET LOT AREA: 55 %

REQUIRED PARKING:  
BUSINESS (B) 3,596 NET LSF/200 = 18  
WAREHOUSE (S-2) 12,995 NET LSF/2,000 = 7  
TOTAL PARKING REQUIRED 25

TOTAL PARKING PROVIDED: 25  
COMPACT SPACES ALLOWED (33% OF 27): 8  
COMPACT SPACES PROVIDED: 2

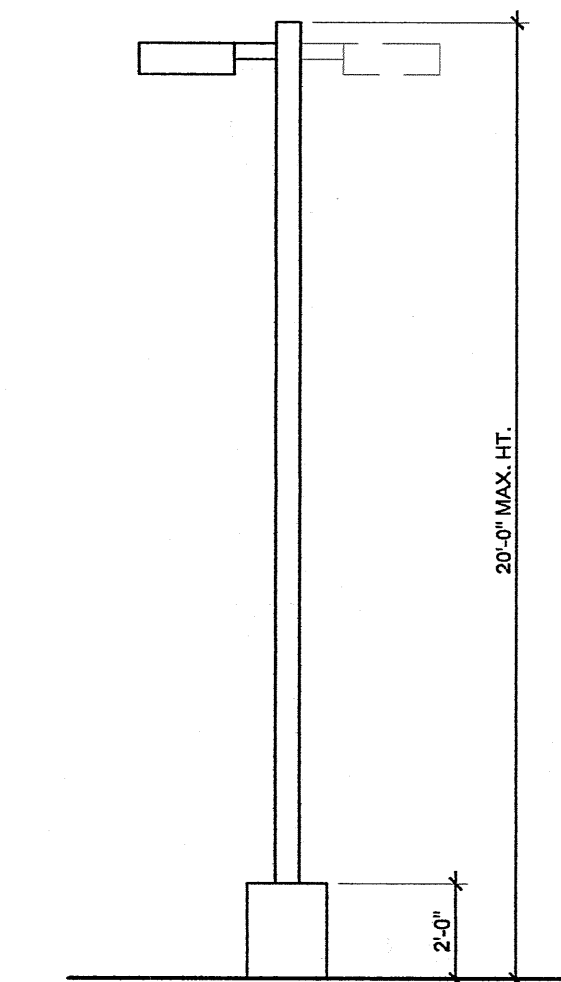
TOTAL HANDICAP REQUIRED PER 2003 IBC TABLE 1106.1: 1  
TOTAL HANDICAP PROVIDED: 1

TOTAL MOTORCYCLE/MOPED REQUIRED: 1  
TOTAL MOTORCYCLE/MOPED PROVIDED: 1

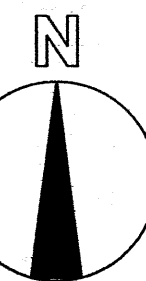
TOTAL BIKE SPACES REQUIRED: 25/20 = 2  
TOTAL BIKE SPACES PROVIDED: 2

EXTERIOR BENCH SEATING:  
TOTAL SEATING REQUIRED (61 LIN FT/ 25 FT) = 3  
EXTERIOR SEATING PROVIDED = 4  
A MINIMUM OF 25% OF SEATING TO BE SHADED

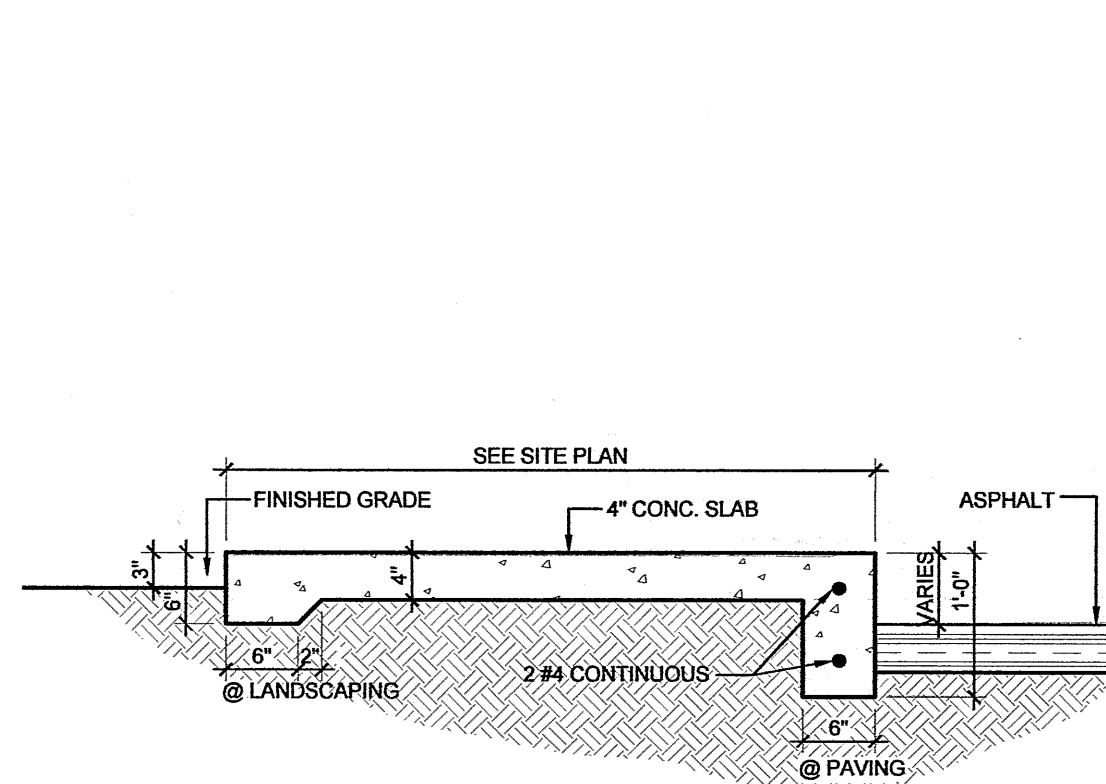
A 6" BOLLARD  
1/2" = 1'-0"



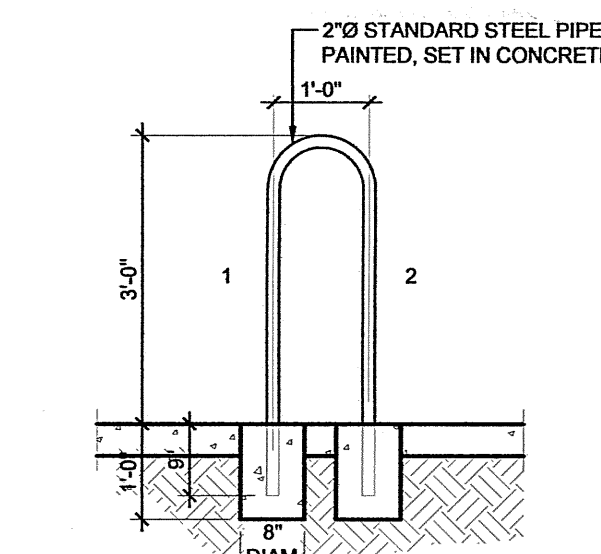
D LIGHT POLE  
1/4" = 1'-0"



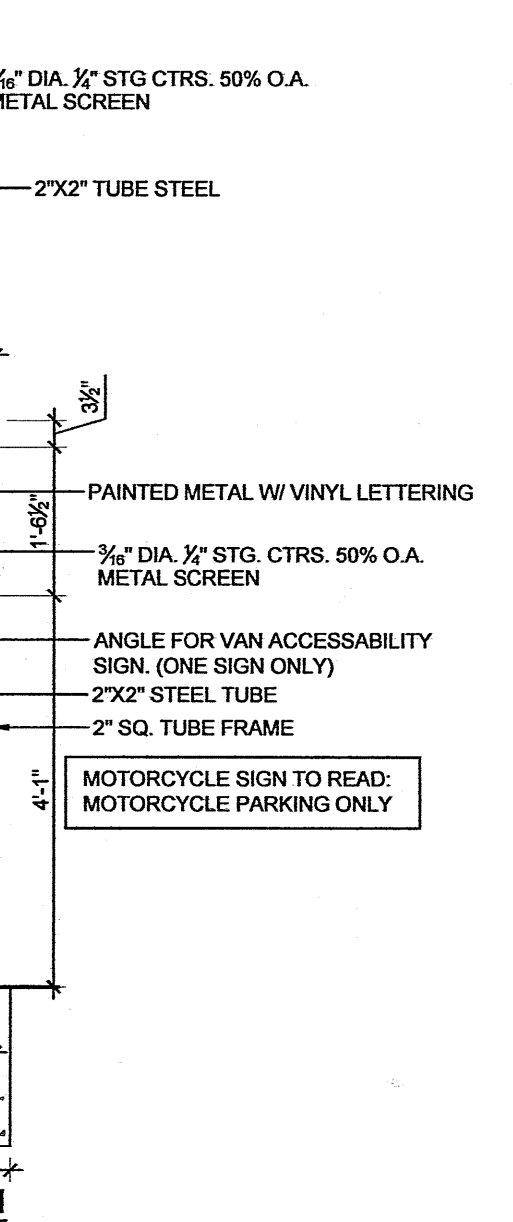
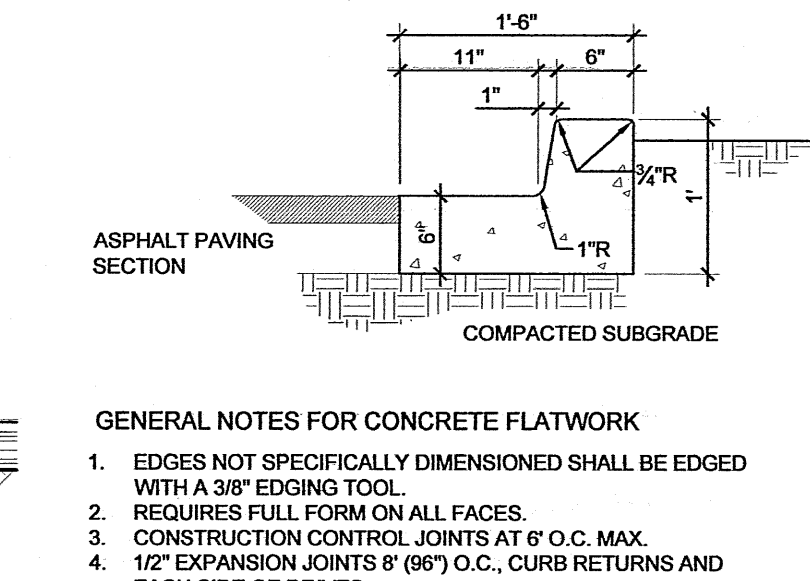
B SIDEWALK SECTION  
3/4" = 1'-0"



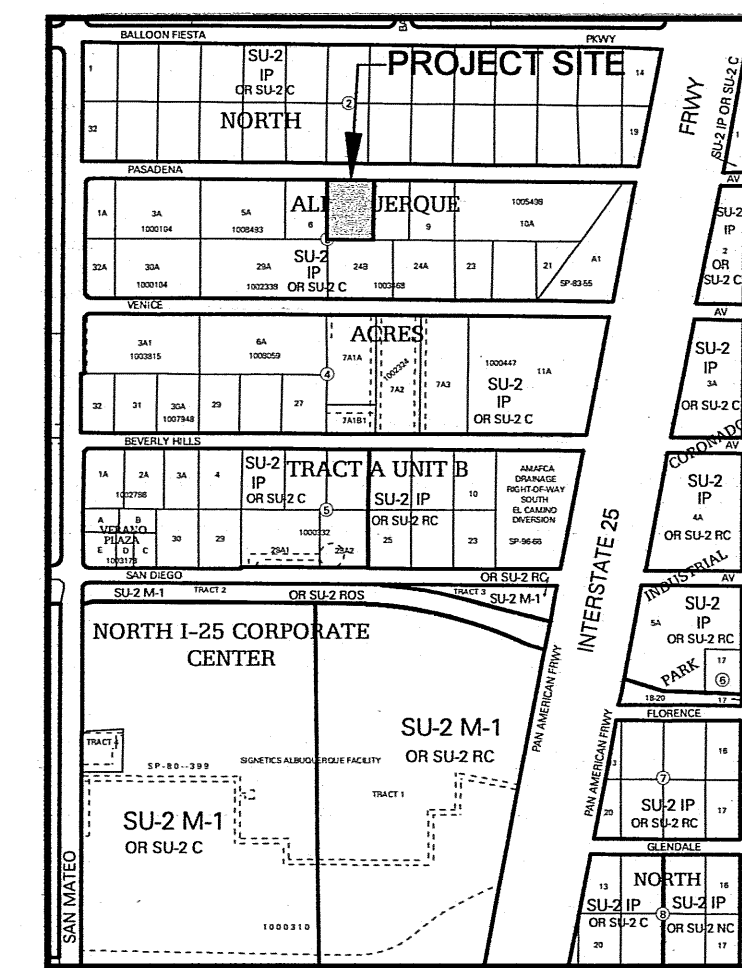
E BIKE RACK  
1/2" = 1'-0"



C CURB & GUTTER  
1/2" = 1'-0"



F H.C. & MOTORCYCLE SIGN  
1/2" = 1'-0"



VICINITY MAP: B-18-Z

SCALE: N.T.S.

AFD PLANS CHECKING OFFICE  
924-3611  
APPROVED/DISAPPROVED  
HYDRANT(S) ONLY  
Fall 6/25/14  
SIGNATURE & DATE

PROJECT NUMBER: 1010050  
APPLICATION NUMBER: 14 DRB-70147

IS AN INFRASTRUCTURE LIST REQUIRED ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

FIRE MARSHAL	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	6-25/14
UTILITIES DEPARTMENT	06/25/14
PARKS AND RECREATION DEPARTMENT	6-25-14
CITY ENGINEER	8-22-14
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	06-25-14
DRB CHAIRPERSON, PLANNING DEPARTMENT	8-22-14
ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

PROPOSED SITE PLAN