



**Planning Department
Transportation Development Services**

May 14, 2015

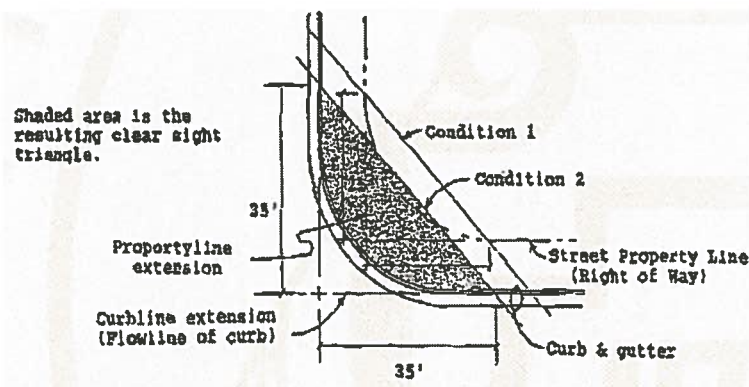
Mr. Gallagher
RBA Architects
1104 Park Ave. SW
Albuquerque, NM 87102

Re: Car Crafters
5600 Holly Ave. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 3-24-15 (C18-D044)

Dear Mr. Gallagher,

Based upon the information provided in your submittal received 5-13-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please identify and dimension both exiting drive pads and ensure that they comply with the Clear Sight Triangle requirements. Ensure that the existing tree does not interfere with Clear Sight requirements.
2. Please provide a sight distance exhibit (see the *Development Process Manual*, Chapter 23, Section 3, Part D.5 Intersection Sight Distance).



3. Please add the following note to the clear sight triangle: "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 this area."
4. Please list the width and length for all parking spaces. The lengths of the parking spaces on the west side and north side are not dimensioned.

CITY OF ALBUQUERQUE



5. The ADA accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
6. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
7. Show all drive aisle widths and radii.
8. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details. The Site Drawing does not identify a pedestrian pathway from the public sidewalk.
9. Design delivery vehicle route needs to be shown or provided in an exhibit.
10. Please specify the City Standard Drawing Number when applicable.
11. Work within the public right of way requires a work order with DRC approved plans.
12. Please include two copies of the traffic circulation layout at the next submittal.

PO Box 1293

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.

Albuquerque

Sincerely,

New Mexico 87103

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

www.cabq.gov

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: CAR CRAFTERS Building Permit #: T201590751 City Drainage #: C18-D044

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT 8B & 8C BLOCK 18 TRACTA UNIT B NORTH ALBU. ACRES

City Address: 5600 HOLLY AVE NE, ALBU. NM. 87113

Engineering Firm: LORENZ DESIGN & CONSULTING Contact: DENNIS LORENZ

Address: 2501 RIOGRANDE BLVD NW SUITE A

Phone#: 505-888-6088 Fax#: _____ E-mail: dennis@lorenznm.com

Owner: CAR CRAFTERS Contact: JIM GUTHERIE

Address: 600 MONTANO NE, ALBU. NM 87107

Phone#: 505-881-8889 Fax#: _____ E-mail: _____

Architect: RBA ARCHITECTS Contact: Doug Gallagher

Address: 1104 PARK AVE SW, ALBU. NM 87102

Phone#: 505-242-1859 Fax#: 505-242-6630 E-mail: doug@rba81.com

Surveyor: WILL PLOTNER, CARTESIAN SURVEYS, INC Contact: WILL PLOTNER

Address: P.O. Box 44414, RIO RANCHO, NM 87174

Phone#: 505-896-3050 Fax#: 505-891-0244 E-mail: wplotnejre@gmail.com

Contractor: OBSIDIAN CONTRACTORS Contact: RICK OSBOURNE

Address: 3800A MIDWAY PLACE SE, ALBU. NM 87109

Phone#: 505-573-0011 Fax#: _____ E-mail: ricke@obsidiancontractors.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes ☐ No ☒ Copy Provided

DATE SUBMITTED: 4/28/15

By: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

INTERNATIONAL BUILDING CODE 2009

ADDRESS: 5600 HOLLY AVE. NE, ALBUQUERQUE, NM 87113
 ZONING: SU-2, M-1
 EXISTING BUILDING AREA: B, OFFICE = 11,500 S.F.
 OCCUPANCY & USE CLASSIFICATION PER SEC. 304 & 311: S1, MOTOR VEHICLE REPAIR GARAGE
 TYPE OF CONSTRUCTION (TABLE 503): 2-B
 ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503): 2 STORY, 17,500 S.F. (S1 GROUP) (GROSS S.F.)
 SECTION 907 FIRE ALARM AND DETECTION SYSTEM: NOT REQUIRED FOR B GROUP
 NEW ADDITION BUILDING AREA: B, OFFICE (1ST FLOOR) = 1,465 S.F.
 B, OFFICE (2ND FLOOR) = 867 S.F.
 S1, GARAGE (1ST FLOOR) = 2,928 S.F.
 TOTAL S.F. = 5,620 S.F.
 EXISTING BUILDING AREA: 11,500 S.F. (GROSS)
 NEW ADDITION BUILDING AREA: 4,810 S.F.
 TOTAL EXIST./NEW BUILDING AREA: 16,310 S.F.
 IBC 2009, TABLE 1004.1.1 MAXIMUM FLOOR AREA
 OCCUPANCY LOAD CLASSIFICATION NEW ADDITION: B, OFFICE 1ST FLOOR, 1,465/100 = 15 OCCUPS.
 B, OFFICE 2ND FLOOR, 867/100 = 9 OCCUPS.
 F1 (BASED ON INDUSTRIAL/MANUFACTURING), GARAGE 1ST FLOOR, 2,928 SF/200 = 15 OCCUP.S
 OCCUPANCY LOAD CLASSIFICATION EXISTING BUILDING: F1 (BASED ON INDUSTRIAL/MANUFACTURING), GARAGE 1ST FLOOR, 10,032 SF/200 = 50 OCCUP.S
 TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (REF: PLANS FOR FIRE WALL LOCATIONS AND DETAILS)
 TOTAL OCCUPANTS = 96 OCCUPANTS
 TWO HOUR FIRE SEPARATION REQUIRED BETWEEN OCCUPANCY GROUPS B AND S1.
 NOTE: EXISTING FLOOR AND ROOF STRUCTURE IS PRECAST CONCRETE TEES WITH A TOTAL THICKNESS OF 5" MIN. FOR A FIRE RESISTANCE RATING OF TWO HOURS PER TABLE 720.1(3) FOR FLOOR OR ROOF CONSTRUCTION ITEM NUMBER 1-1.1

SCOPE OF WORK

EXISTING 11,500 S.F. BUILDING (FORMERLY CALIBERS SHOOTING RANGE) TO BE REMODELED INTO NEW AUTO REPAIR GARAGE AND A NEW TWO STORY ADDITION TO BE PERMITTED WITH A B/S-1 OCCUPANCY GROUP. THE EXISTING CONCRETE TEE WALL BETWEEN EXISTING BUILDING AND NEW TWO STORY ADDITION IS TO BE LABELED AS A TWO HOUR FIRE SEPARATION WALL PER I.B.C. 705.3 AND WITH PROTECTED 90 MIN. FIRE DOOR OPENINGS PER TABLE 715.4.

NEW WORK TO INCLUDE BUT NOT LIMITED TO DEMOLITION OF EXIST. INTERIOR WALL AS SHOWN ON DEMOLITION PLAN AND NEW OPENINGS IN EXIST. CONCRETE TEE WALL FOR NEW ROLL-UP DOORS AND MAN DOORS

MECHANICAL TO INCLUDE BUT NOT LIMITED TO PLUMBING AND PLUMBING FIXTURES AT NEW 1ST AND 2ND FLOOR RESTROOMS AND ALL MECHANICAL HEATING AND COOLING MECHANICAL UNITS FOR EXIST. AND NEW ADDITION.

ELECTRICAL TO INCLUDE BUT NOT LIMITED TO DEMOLITION OF EXIST. ELECTRICAL AND INSTALLING NEW ELECTRICAL AT EXIST. BUILDING AND INSTALLING ELECTRICAL PANELS, LIGHTING AND POWER TO NEW 1ST AND 2ND FLOOR ADDITION.

PARKING REQUIREMENTS

PART 3 - GENERAL REGULATIONS, 14-16-3-1 OFF-STREET PARKING REGULATIONS:
 (27) RETAIL AND SERVICE USES UNLESS OTHERWISE SPECIFIED IN THIS SECTION: ONE SPACE PER 200 SF FOR THE FIRST 15,000 SF OF THE NET LEASABLE AREA; THEN, ONE SPACE PER 250 SF FOR THE NEXT 45,000 SF OF NET LEASABLE AREA; THEN, ONE SPACE PER 300 SF FOR THE NET LEASABLE AREA THAT EXCEEDS 60,000 SF.

REQUIRED PARKING: 16,310SF / 1000 = 16 SPACES
 PARKING PROVIDED: 20 SPACES INCLUDING 2 HANDICAP SPACES

PROJECT NUMBER: _____

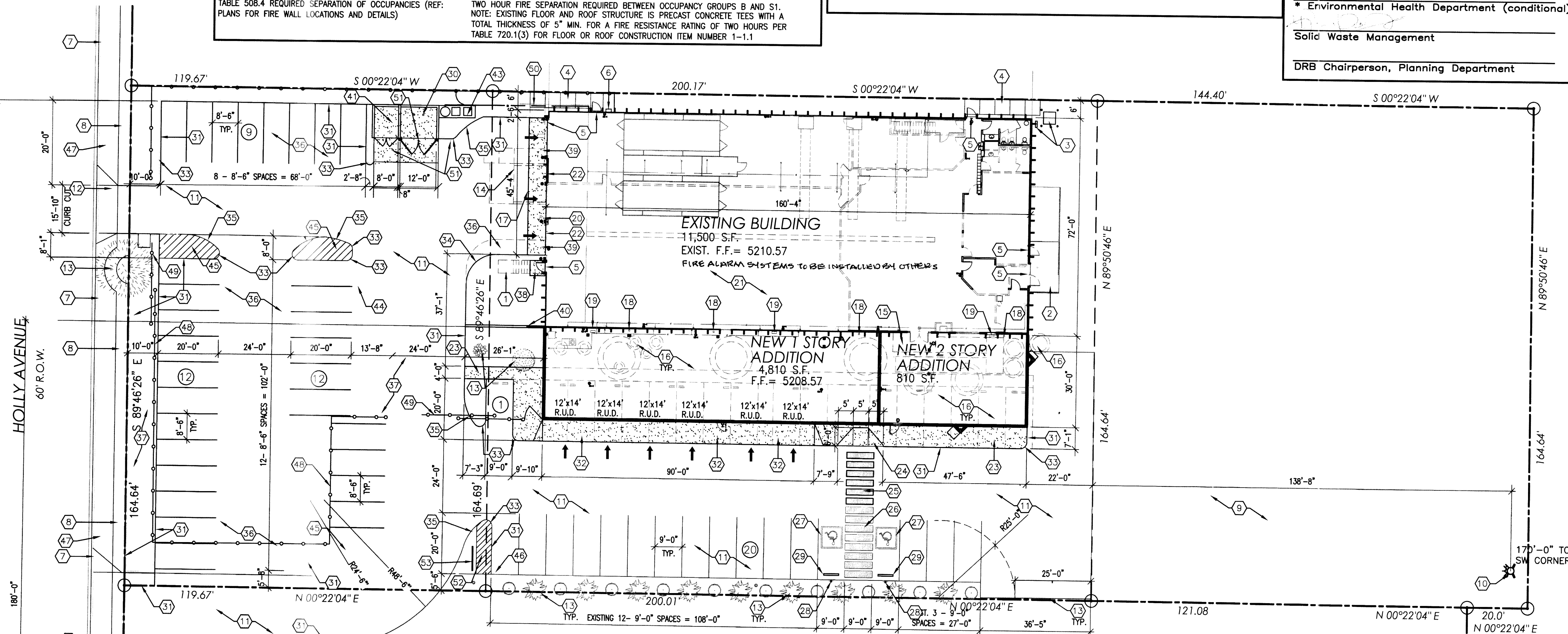
APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

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 SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



1 SITE PLAN
 1"=20'-0"

2009 INTERNATIONAL EXISTING BUILDING CODE (EIBC)

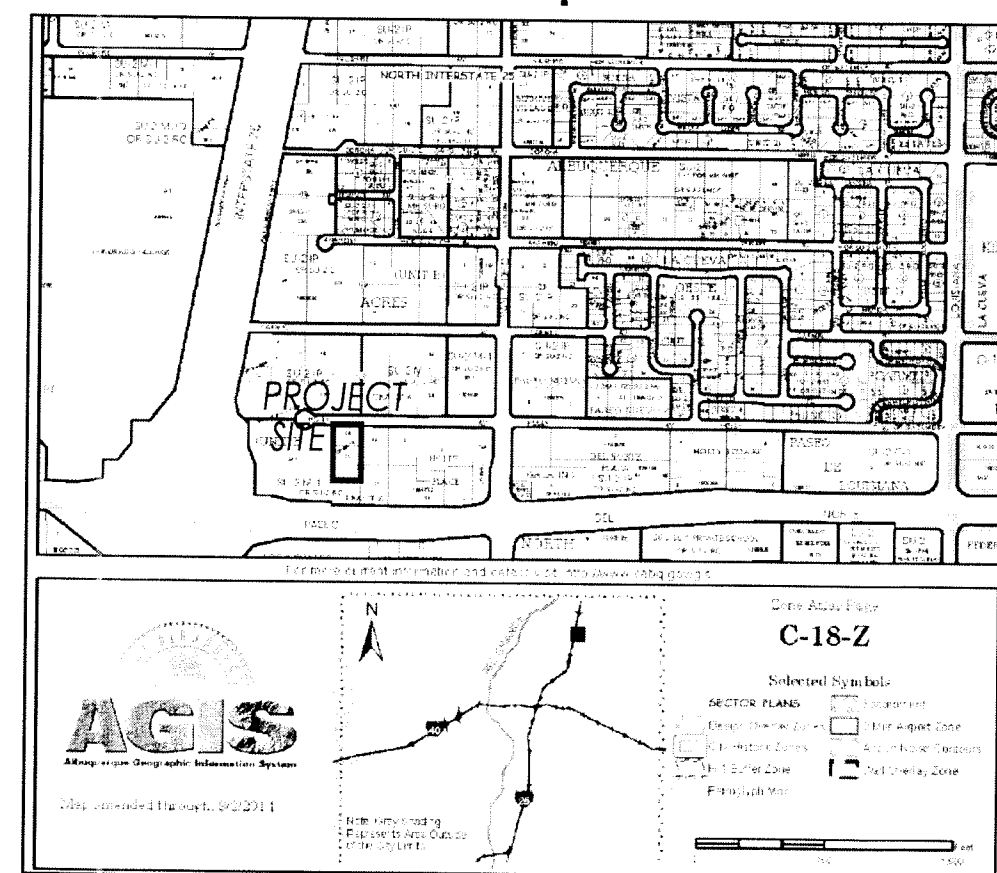
CLASSIFICATION OF WORK:
 SECTION 405 ALTERATION-LEVEL 3
 405.1 SCOPE. LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE AGGREGATE AREA OF THE BUILDING.
 405.2 APPLICATION. LEVEL 3 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 6 AND 7 FOR LEVEL 1 AND 2 ALTERATION RESPECTIVELY, AS WELL AS THE PROVISIONS OF CHAPTER 8.
 406.1 SCOPE. CHANGE OF OCCUPANCY PROVISIONS APPLY WHERE THE ACTIVITY IS CLASSIFIED AS CHANGE OF OCCUPANCY AS DEFINED IN CHAPTER 2.
 406.2 APPLICATION. CHANGE OF OCCUPANCY SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 2.
 407.1 SCOPE. PROVISIONS FOR ADDITIONS SHALL APPLY WHERE WORK IS CLASSIFIED AS AN ADDITION AS DEFINED IN CHAPTER 2.
 407.2 APPLICATION. ADDITIONS TO EXISTING BUILDINGS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 10
 SECTION 806 ACCESSIBILITY:
 SECTION 1002 HEIGHTS AND AREAS:
 1002.3 AREA LIMITATIONS. ON ADDITION SHALL INCREASE THE AREA OF AN EXISTING BUILDING BEYOND THAT PERMITTED UNDER THE APPLICABLE PROVISIONS OF CHAPTER OF THE INTERNATIONAL BUILDING CODE FOR NEW BUILDINGS UNLESS FIRE SEPARATIONS AS REQUIRED BY THE INTERNATIONAL BUILDING CODE IS PROVIDED.
 NOTE: REF: PLANS FOR LOCATION OF TWO HOUR FIRE RATED SEPARATION WALL

KEYED NOTES

- EXISTING CONCRETE STAIRS TO BE REMOVED.
- EXIST. CONCRETE LOADING DOCK AND RAMP TO REMAIN.
- EXIST. TRANSFORMER AND ELECTRICAL PANEL TO REMAIN.
- EXIST. CONCRETE SIDEWALK TO REMAIN.
- EXIST. DOOR(S) TO REMAIN.
- EXIST. ROOF ACCESS LADDER TO REMAIN.
- EXIST. CONCRETE CURB AND GUTTER TO REMAIN.
- EXIST. 4" WIDE CONC. SIDEWALK TO REMAIN.
- EXIST. GRAVEL ACCESS ROAD AND HAMMER HEAD FOR FIRE TRUCK ACCESS TO EXISTING FIRE HYDRANT.
- EXIST. FIRE HYDRANT.
- EXIST. ASPHALT PAVING, PATCH AND REPAIR AS REQUIRED FOR NEW 1" ASPHALT TOPPING OVER EXIST. ASPHALT, REF: GRADING AND DRAINAGE PLANS.
- EXIST. CONC. DRIVE PAD TO REMAIN.
- EXIST. LANDSCAPING TO REMAIN.
- EXIST. CONC. SIDEWALK SHOWN DASHED TO BE REMOVED.
- EXIST. ACCESSIBLE CONC. RAMP, GUARDRAILS AND HANDRAILS SHOWN DASHED TO BE REMOVED.
- EXIST. PARKING SPACES, PARKING BUMPERS, RAILROAD TIES, LANDSCAPING, GROUND COVER, ASPHALT PAVING AND HC. PARKING SIGNAGE SHOWN DASHED TO BE REMOVED.
- EXIST. DUMPSTER ENCLOSURE WALLS, BOLLARDS AND CONCRETE SLAB AND APRON SHOWN DASHED TO BE REMOVED, PREPARE AREA FOR NEW ASPHALT PAVING, REF: KEY NOTE #36.
- EXIST. ROOF DRAIN LINE TO BE MODIFIED, REF: NEW PLUMBING PLANS, TYP.
- EXIST. WALL PACK (EXTERIOR LIGHT FIXTURE) TO BE REMOVED, SAVE FOR NEW LOCATION, REF: NEW ELECTRICAL PLANS.
- EXIST. GAS METER AND GAS RISER PIPE UP TO ROOF TO BE REMOVED AND RELOCATED, REF: KEY NOTE #XX AND NEW PLUMBING PLANS.
- EXISTING BUILDING, REF: DEMOLITION PLAN FOR DEMOLITION OF INTERIOR AREA
- NEW ROLL UP DOOR LOCATION, REF: DEMOLITION PLAN AND NEW FLOOR PLAN FOR ADDITIONAL NOTES.
- NEW CONCRETE SIDEWALK, REF: SITE DETAIL SHEET.
- NEW ACCESSIBLE CONCRETE RAMP, REF: SITE DETAIL SHEET.
- NEW ACCESSIBLE ROUTE, REF: SITE DETAIL SHEET.
- NEW ACCESSIBLE AISLE, REF: SITE DETAIL SHEET.
- NEW ACCESSIBLE HC. PARKING SYMBOL, REF: SITE DETAIL SHEET.
- NEW ACCESSIBLE PARKING SIGNAGE, REF: SITE DETAIL SHEET.
- NEW CONCRETE PARKING BUMPER.
- NEW DUMPSTER ENCLOSURE WITH CONC. APRON, PER CITY OF ALBUQUERQUE STANDARDS, REF: SITE DETAIL SHEET.
- NEW RAISED 6" CONCRETE CURB, REF: SITE DETAIL SHEET AND GRADING AND DRAINAGE PLANS.
- NEW 6'-0" CONCRETE SIDEWALK/DRIVEPAD TO ROLL UP DOORS, REF: NEW FLOOR PLAN.
- NEW 2'-0" RADIUS.
- NEW 10'-0" RADIUS
- NEW 15'-0" RADIUS
- NEW 2" THICK ASPHALT PAVING OVER 4" BASE, REF: GRADING AND DRAINAGE PLAN
- NEW WATER PONDING AREA, REF: GRADING AND DRAINAGE PLAN
- NEW 5'x5' CONCRETE STOOP.
- 6" WIDE CONCRETE APRON, TYPICAL.
- NEW CONCRETE RETAINING WALL, REF: GRADING AND DRAINAGE PLAN.
- CMU CARD BOARD RECYCLING ENCLOSURE W/GATES.
- 6" THICK EQUIPMENT SLAB WITH TURN-DOWN FOOTING.
- COMPRESSOR EQUIPMENT BY OWNER
- PAINTED STRIPING FOR ADA ACCESSIBLE ROUTE FROM PUBLIC SIDEWALK
- PAINTED STRIPING
- DROP IN-LET - SEE CIVIL
- SIDEWALK DRAIN - SEE CIVIL
- 8'-0" HIGH CHAIN LINK FENCE - SEE CIVIL
- 8'-0" DIA. HIGH CHAIN LINK SLIDING GATE - SEE CIVIL
- SCHEDULE 40 GALVANIZED PIPE COMPRESSOR AIR LINE MAIN DISTRIBUTION, SEE A2.0 FOR DISTRIBUTION LAYOUT
- PIN HOLES FOR EACH GATE LEAF
- STRIPED MOTORCYCLE PARKING SPACE 1 REQUIRED WITH SIGNAGE
- BICYCLE PARKING STANDARD

LEGAL DESCRIPTION

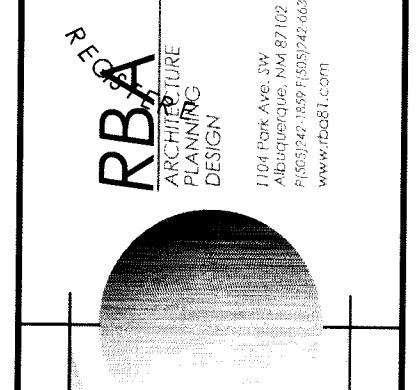
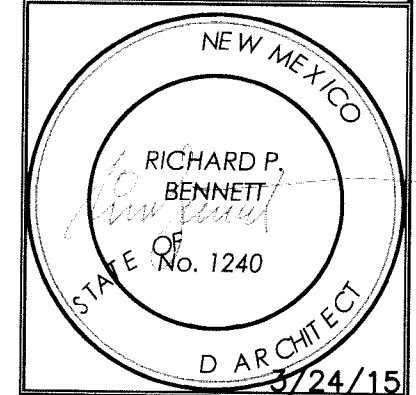
ALL OF LOTS 11 AND 18, BLOCK 18, TRACK A, UNIT B NORTH ALBUQUERQUE ACRES WITHIN THE ELENA GALEGOS LAND GRANT, PROJECTED SECTION 13, TOWNSHIP 1 NORTH, RANGE 3 EAST, NMPM CITY ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



APD PLANS CHECKING OFFICE
 521-8011
 APPROVED FOR CONSTRUCTION
 SIGNATURE DATE 04/30/15
 AS PER SO 3.1.1 E.x.2.

CAR CRAFTERS
 SITE PLAN
 ALBUQUERQUE, NEW MEXICO
 PROJECT #1440

REVISION DATE



DATE
 4-16-2015

SHEET NUMBER

C-1.0

INTERNATIONAL BUILDING CODE 2009	
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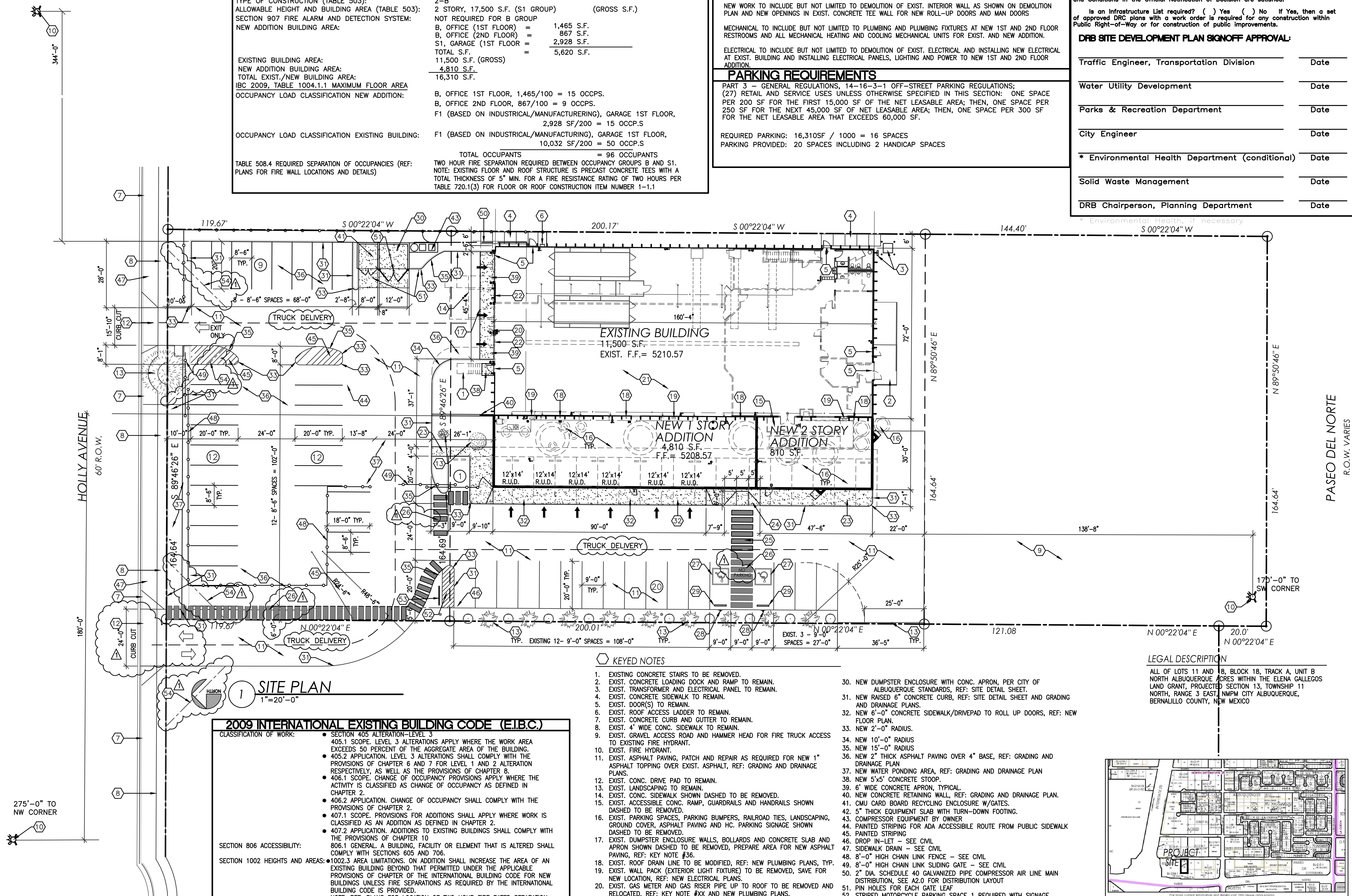
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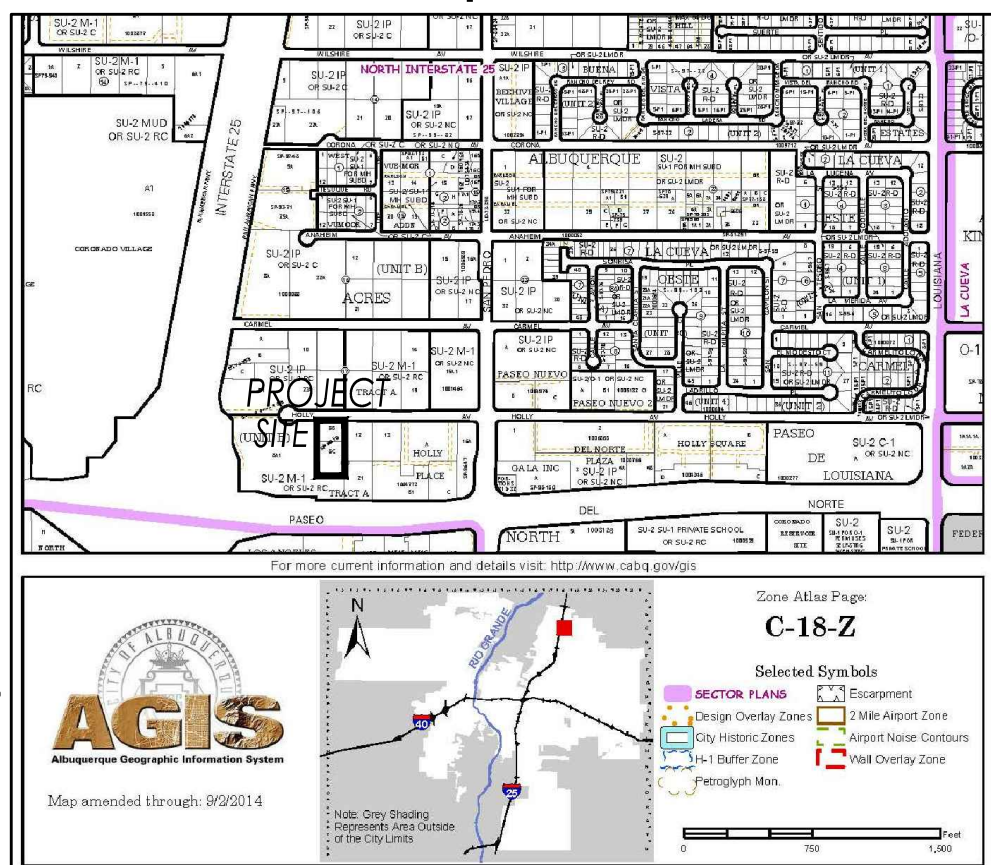
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Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

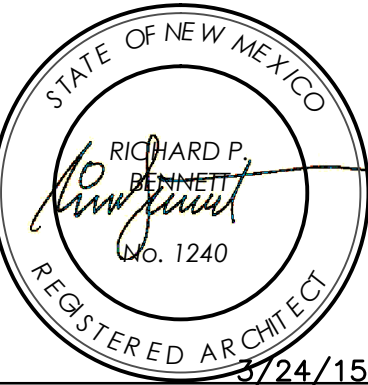


ALL OF LOTS 11 AND 18, BLOCK 18, TRACK A, UNIT B
NORTH ALBUQUERQUE ACRES WITHIN THE ELENA GALLEGOS
LAND GRANT, PROJECTED SECTION 13, TOWNSHIP 11
NORTH, RANGE 3 EAST, NMPM CITY ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO



CAR CRAFTERS
SITE PLAN
ALBUQUERQUE, NEW MEXICO
PROJECT #1440

REVISION DATE
1 5/18/15 TRANSPORTATION
DEVELOPMENT COMMENTS



RBA
ARCHITECTURE
PLANNING
DESIGN

DATE
4-16-2015

SHEET NUMBER

C-1.0

