

CITY OF ALBUQUERQUE



February 12, 2016

J. Kory Baker, Architect
PO Box 254
Estancia, NM 87016

Re: NMAC Building
1330 Cuesta Abajo
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 1-20-16 (D16-D02F)

Dear Mr. Baker,

Based upon the information provided in your submittal received 2-5-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please identify all existing sidewalks, curbs, drive pads on Cuesta Abajo Ct. and anything that influences the parking and circulation on the site.
2. Identify the right of way width, medians, curb cuts, and street widths on Cuesta Abajo Ct.
3. Please list the width and length for all parking spaces. Detail parking overhang into landscape and pedestrian walkways.
4. Label the compact parking spaces by placing the words **"COMPACT"** on the pavement of each space.
5. Parking is not permitted in front of the Fire Department Connection (FDC) and there shall be no obstructions within 15 ft. of a fire hydrant. The section of the site plan that calls out for a planter and the two adjacent parking spaces will need to be reconfigured, along with the parking calculations.
6. 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 of ADA approved ramps from Cuesta Abajo Ct.
7. All sidewalks along streets should be placed at the property line.
8. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out curb detail.
9. Design delivery vehicle route needs to be shown.
10. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
11. All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.

PO Box 1293

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New Mexico 87103

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12. 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 Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

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

\gs 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: NMAC Building Building Permit #: T201690063 City Drainage #: D16D002F
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract 10, Las Lomas Business Park
City Address: 1330 Cuesta Abajo, Albuquerque, NM 87113

Engineering Firm: ABQ Engineering Contact: Craig Hagelgantz
Address: 8102 Menaul NE, Suite D, Albuquerque, NM 87110
Phone#: 505-255-7802 Fax#: 505-255-7902 E-mail: chagelgantz@abqeng.com

Owner: NMAC Contact: Ted Alley
Address: 7120 Bellrose NE, Albuquerque, NM 87110
Phone#: 505-918-2321 Fax#: _____ E-mail: alley.ted@gmail.com

Architect: J. Kory Baker, Architect Contact: Kory Baker
Address: PO Box 254, Estancia, NM 87016
Phone#: 505-384-3112 Fax#: 505-384-1853 E-mail: j.k.baker@centurylink.net

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

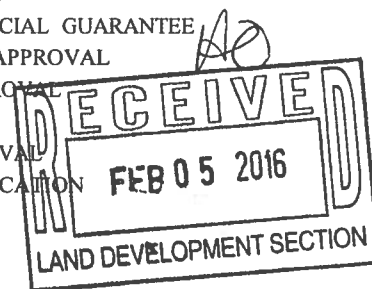
☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☒ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 2-5-2016 By: J. Kory Baker

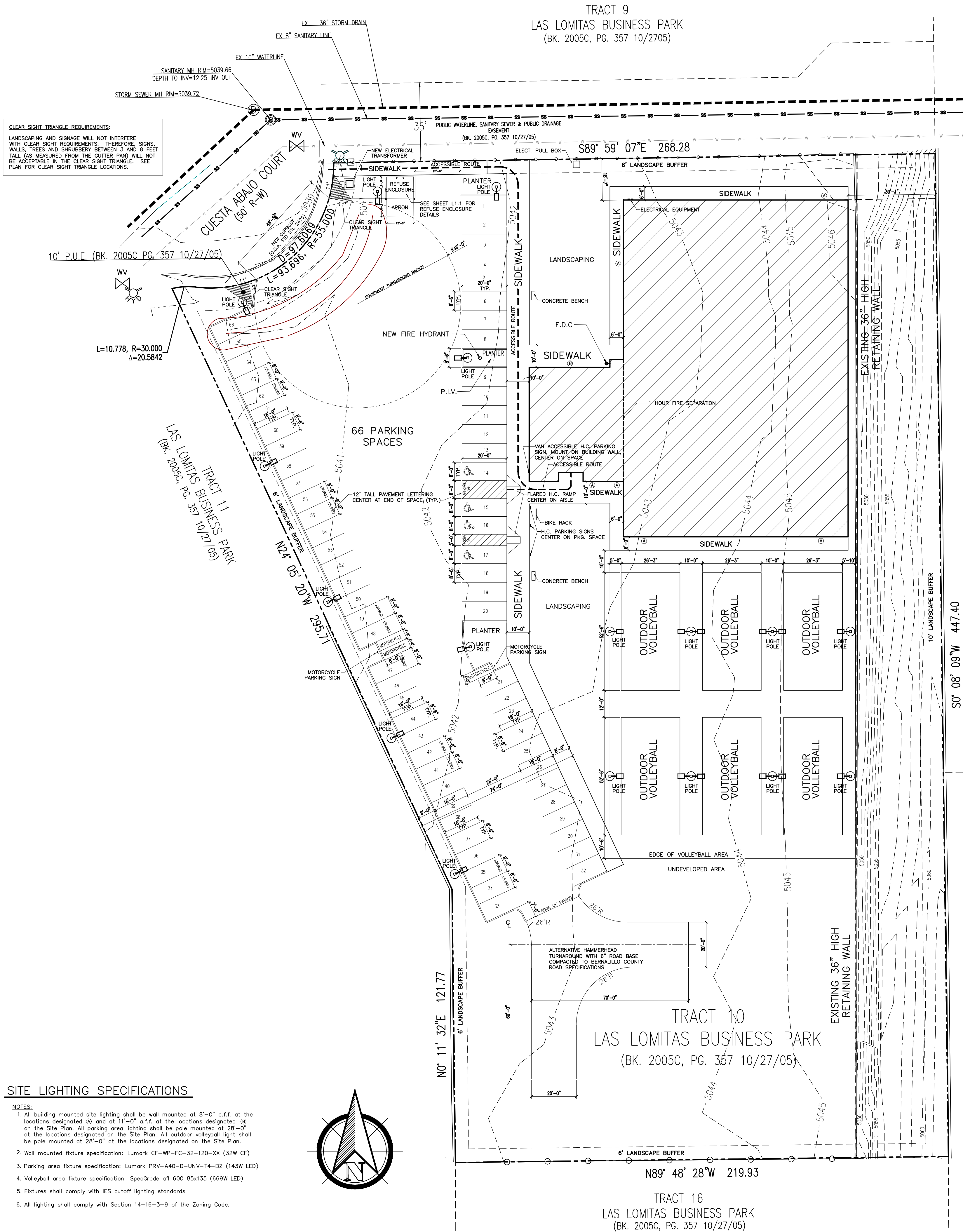
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ 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) _____



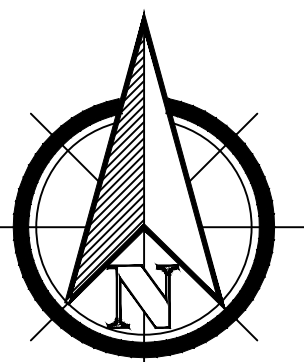
COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CLEAR SIGHT TRIANGLE REQUIREMENTS:
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 CUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE. SEE PLAN FOR CLEAR SIGHT TRIANGLE LOCATIONS.



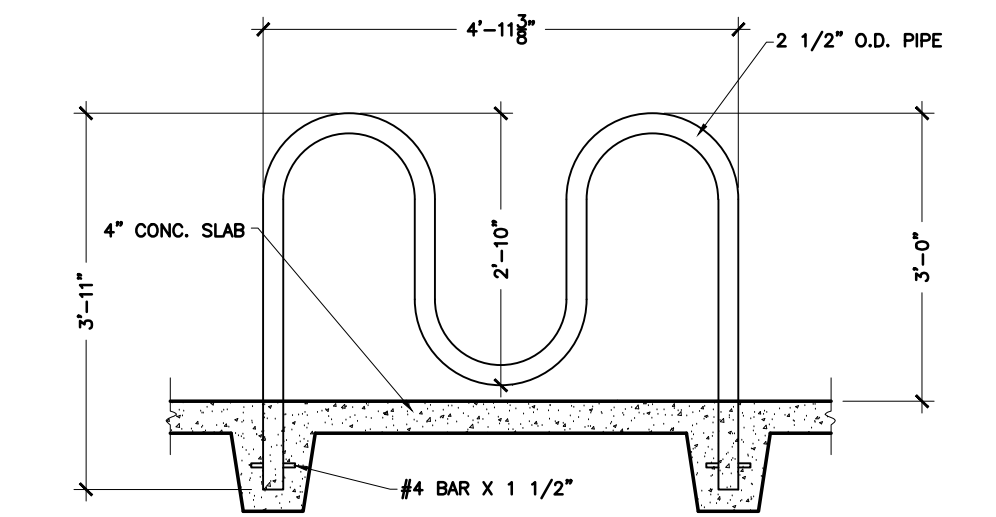
SITE LIGHTING SPECIFICATIONS

1. All building mounted site lighting shall be wall mounted at 8'-0" a.f.f. at the locations designated (A) and at 11'-0" a.f.f. at the locations designated (B) on the Site Plan. All parking area lighting shall be pole mounted at 28'-0" at the locations designated on the Site Plan. All outdoor volleyball light shall be pole mounted at 28'-0" at the locations designated on the Site Plan.
2. Wall mounted fixture specification: Lumark CF-WP-FC-32-120-XX (32W CF)
3. Parking area fixture specification: Lumark PRV-A40-D-UNV-T4-BZ (143W LED)
4. Volleyball area fixture specification: SpecGrade off 600 85x135 (669W LED)
5. Fixtures shall comply with IES cutoff lighting standards.
6. All lighting shall comply with Section 14-16-3-9 of the Zoning Code.

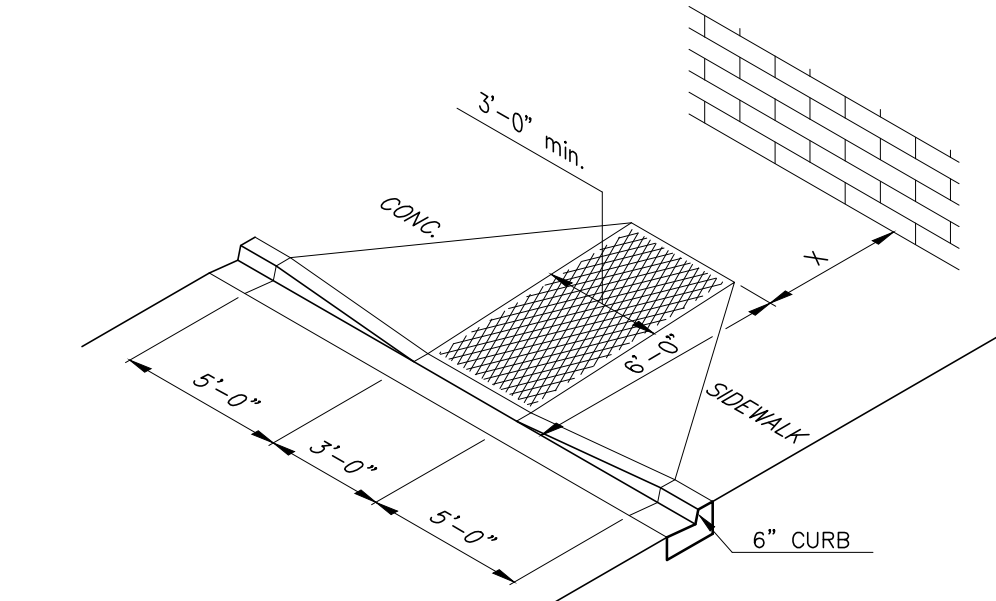


TRAFFIC CIRCULATION LAYOUT

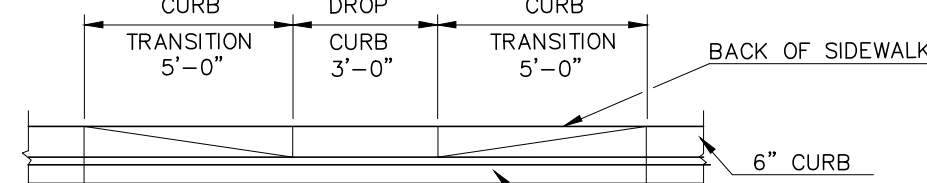
1" = 25'-0"



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

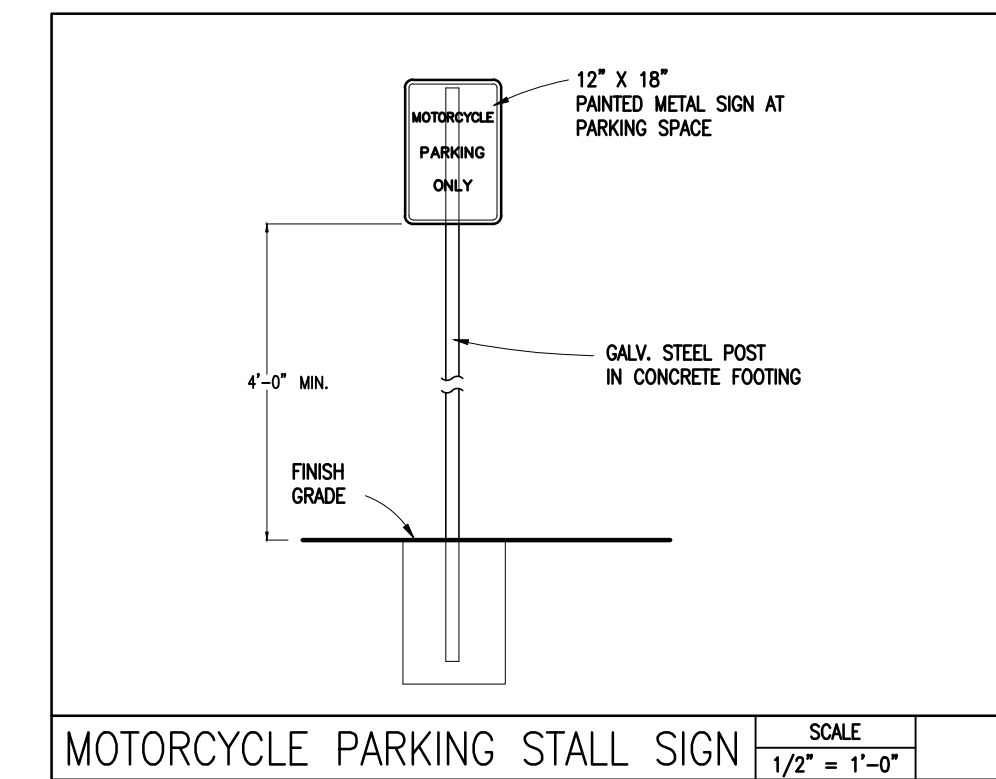


ISOMETRIC VIEW

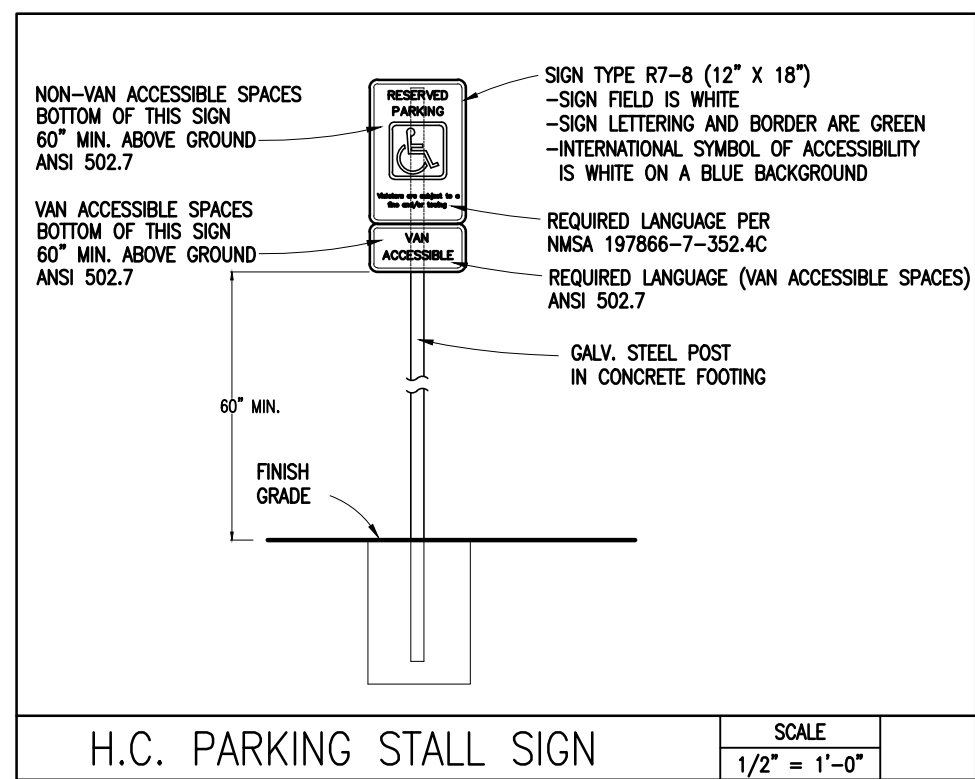


- NOTES:
1. Ramps are designed to the Uniform Federal Accessibility Standards to comply with the Americans with Disabilities Act.
 2. Ramps Shall Have a Tactile Surface, Textured to a Depth Not Exceeding 1/8" by use of Tampo or roller in Conformance with Requirements of FDOT Roadway and Traffic Design Standards, Detail 304 Or Most Recent Modifications.

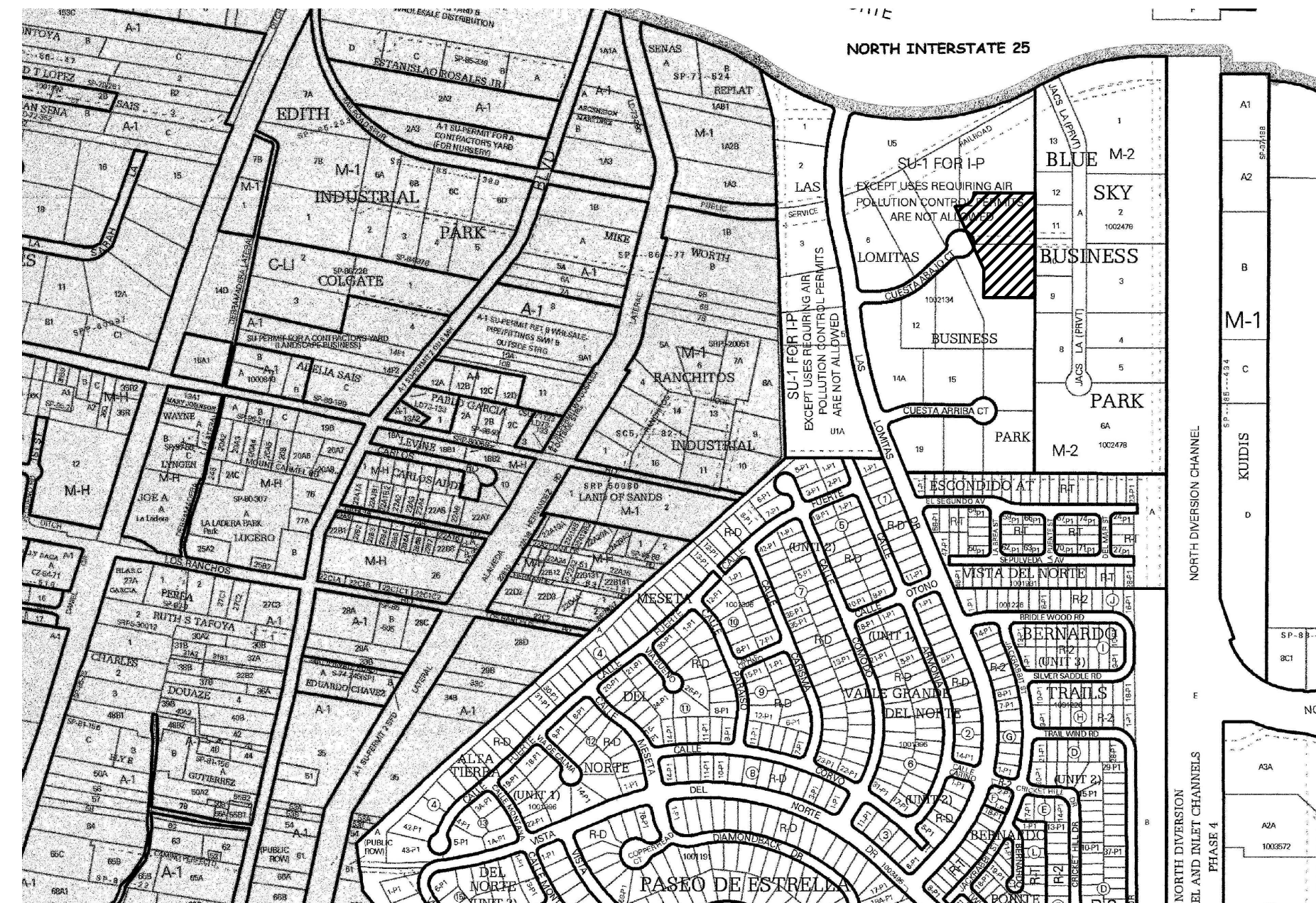
FLARED H.C. RAMP NO SCALE



MOTORCYCLE PARKING STALL SIGN



H.C. PARKING STALL SIGN



VICINITY MAP (ZONE ATLAS MAP D-16-Z) N.T.S.

CABQ ELECTRONIC STAMP

J. KORY BAKER • ARCHITECT

P.O. BOX 254 • ESTANCIA • NM • 87016
505 • 384 • 3112 j.k.baker@centurylink.net



N M A C B U I L D I N G
ALBUQUERQUE • NEW MEXICO
SITE PLAN

DRAWN BY:
DATE: 1.20.2016

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