

CITY OF ALBUQUERQUE



January 30, 2018

Mullen Heller Architecture P.C.
Doug Heller
1718 Central
Albuquerque, NM 87106

Re: 7050 Barstow St NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 01-18-18 (D19-D0¹₂1)

Dear Mr. Heller,

Based upon the information provided in your submittal received 01-18-18, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify the right of way width, medians, curb cuts, and street widths on Barstow.
2. Two way travel lanes must be a minimum of 24 feet.
3. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs. All ADA parking spaces must be updated to current standards.
4. The ADA access aisles 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)
5. Per the zoning code, 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.
6. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing. Please specify the City Standard Drawing Number when applicable.
7. ADA ramps cannot extend into the ADA access aisle.

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 at time of resubmittal. If you have any questions, please contact me at 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Department
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE RENOVATION OF AN EXISTING 5,145SF MEDICAL OFFICE BUILDING AND A 3,600SF PROPOSED BUILDING TO BE BUILT AT THE REAR OF THE SITE. THE PROPOSED PARKING LOT IS BEING REDESIGNED TO ACCOMMODATE THE NEW BUILDING.

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION: LOT 6B, UNIT 5A LOMA DEL NORTE ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ADDRESS: 7050 BARSTOW STREET, NE

LAND AREA: 1.02 ACRES (44,453 SQ. FT.)

CURRENT ZONING: O-1

ZONE ATLAS PAGE: E-19-Z

PARKING

CALCULATIONS: EXISTING BUILDING - 5,145SF

EXISTING TENANTS HAVE BEEN PERMITTED AS FOLLOWS:

SUITE A DENTAL OFFICE: 2,505SF
5 SPACE PER EACH PRACTITIONER
1 PRACTITIONER = 5 SPACES

SUITE B WELLNESS OFFICE: 2,640SF
5 SPACE PER EACH PRACTITIONER
1 PRACTITIONER = 5 SPACES

PROPOSED BUILDING: 3,600SF OFFICE USE
3,600SF/200 = 18 SPACES

REQUIRED PARKING SPACES FOR ENTIRE SITE: 28 SPACES

PROVIDED PARKING SPACES FOR ENTIRE BUILDING: 33 SPACES

HANDICAP PARKING: 2 SPACES REQUIRED
2 SPACES PROVIDED INCLUDING ONE VAN SPACE

BIKE SPACES: 1 SPACE/20 PARKING SPACES = 2 SPACES REQUIRED
3 SPACES PROVIDED

AERIAL MAP

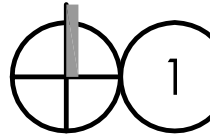
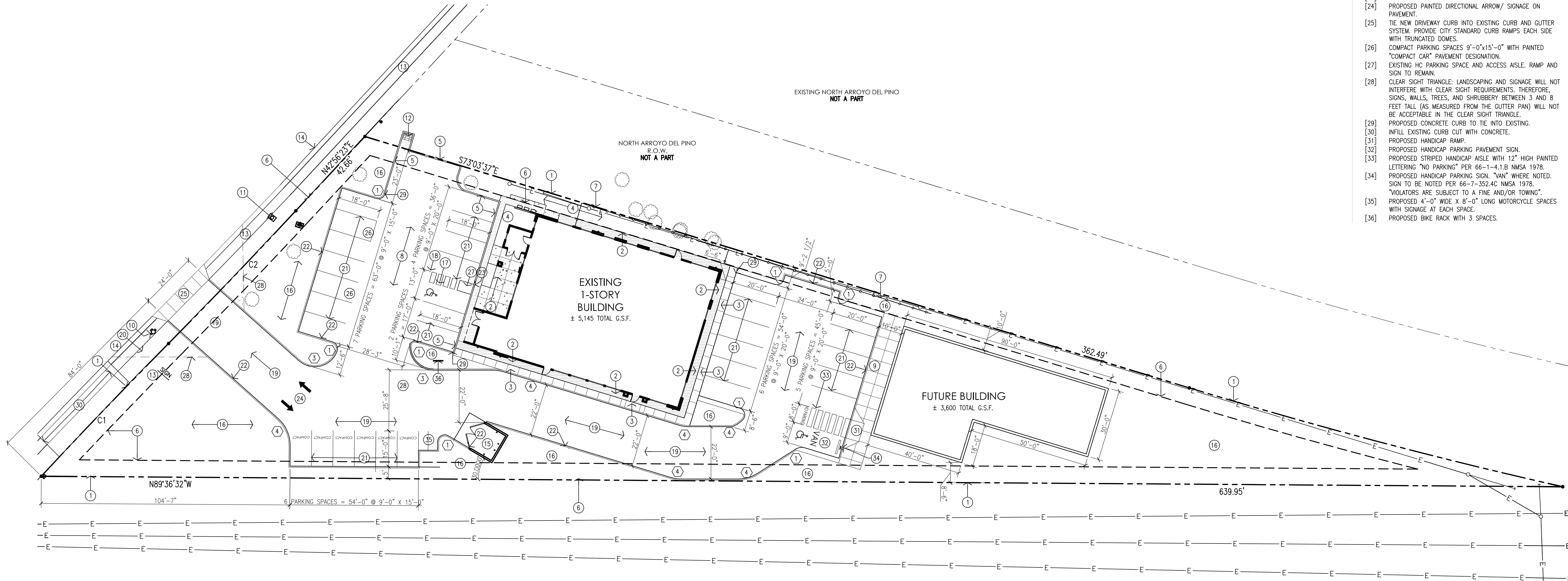


CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	01°46'18"	N 42°56'23" E	2500.00	77.30	38.65
C2	01°46'18"	N 42°56'23" E	2500.00	77.30	38.65

RADIUS INFORMATION:

- ① RADIUS = 3'-0"
- ② RADIUS = 5'-0"
- ③ RADIUS = 10'-0"
- ④ RADIUS = 15'-0"
- ⑤ RADIUS = 35'-0"



Architectural Site Plan

Scale 1"=20'-0"

GENERAL NOTES:

- [A] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- [B] LANDSCAPING AND SIGNING 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.
- [C] ALL CURBS SURROUNDING LANDSCAPING, SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).

KEYED NOTES:

- [1] PROPERTY LINE.
- [2] EXISTING CONCRETE SIDEWALK TO REMAIN.
- [3] NEW CONCRETE SIDEWALK WITH TURN DOWN EDGE. TIE INTO EXISTING SIDEWALK. MATCH EXISTING ELEVATION AND JOINT PATTERN.
- [4] EXISTING LANDSCAPING AREA TO REMAIN.
- [5] EXISTING CONCRETE CURB TO REMAIN.
- [6] EXISTING UTILITY EASEMENT.
- [7] EXISTING CHAINLINK FENCE TO REMAIN.
- [8] EXISTING ASPHALT PAVING TO REMAIN.
- [9] NEW CONCRETE SIDEWALK.
- [10] EXISTING FIRE HYDRANT TO REMAIN.
- [11] EXISTING WATER METER BOX TO REMAIN.
- [12] EXISTING DRAINAGE INLET TO REMAIN.
- [13] EXISTING PUBLIC SIDEWALK TO REMAIN.
- [14] EXISTING CITY CURB AND GUTTER TO REMAIN.
- [15] PROPOSED REFUSE ENCLOSURE.
- [16] PROPOSED LANDSCAPING AREA.
- [17] PROPOSED HANDICAP PAVEMENT SIGN.
- [18] PROPOSED STRIPED HANDICAP AISLE WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978.
- [19] PROPOSED ASPHALT PAVING.
- [20] EXISTING SIGN TO REMAIN.
- [21] PROPOSED PAINTED PARKING STRIPING.
- [22] PROPOSED CONCRETE CURB. SEE GRADING & DRAINAGE PLAN.
- [23] EXISTING HANDICAP PARKING SIGN.
- [24] PROPOSED PAINTED DIRECTIONAL ARROW/ SIGNAGE ON PAVEMENT.
- [25] TIE NEW DRIVEWAY CURB INTO EXISTING CURB AND GUTTER SYSTEM. PROVIDE CITY STANDARD CURB RAMPS EACH SIDE WITH TRUNCATED DOMES.
- [26] COMPACT PARKING SPACES 9'-0"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
- [27] EXISTING HC PARKING SPACE AND ACCESS AISLE. RAMP AND SIGN TO REMAIN.
- [28] 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 THE CLEAR SIGHT TRIANGLE.
- [29] PROPOSED CONCRETE CURB TO TIE INTO EXISTING.
- [30] INFILL EXISTING CURB CUT WITH CONCRETE.
- [31] PROPOSED HANDICAP RAMP.
- [32] PROPOSED HANDICAP PARKING PAVEMENT SIGN.
- [33] PROPOSED STRIPED HANDICAP AISLE WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978.
- [34] PROPOSED HANDICAP PARKING SIGN. "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".
- [35] PROPOSED 4'-0" WIDE X 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE.
- [36] PROPOSED BIKE RACK WITH 3 SPACES.

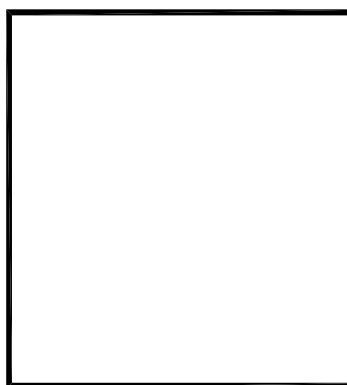
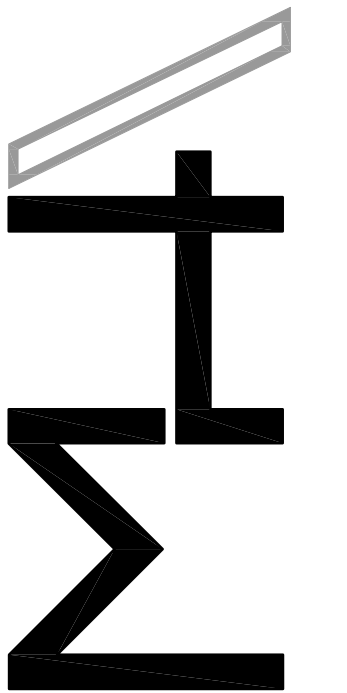
DESCRIPTION

BY

DATE

REV

1 2 3 4 5



MULLEN HELLER ARCHITECTURE
1718 CENTRAL AVE SW | STE. D
ALBUQUERQUE, NM 87109
P | 505.268.4144
F | 505.268.4244
www.mullenheller.com

JOB NUMBER 17-29

DRAWN BY SS

PROJECT MGR JDH

DATE 1-12-2018

PHASE CD

PROJECT 7050 Barstow Site Improvements

7050 Barstow Street NE

Albuquerque, NM 87111

TITLE

Traffic Control Layout

SHEET

1

TCL

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

B19
E-197 0031

PROJECT TITLE: 7050 Barstow Street NE

ZONE MAP/DRG. FILE #: E-197 0031

DRB #: N/A

EPC#: N/A

WORK ORDER#: N/A

LEGAL DESCRIPTION: Lot BB Unit 5A Loma Del Norte Addition

CITY ADDRESS: 7050 Barstow Street NE

ENGINEERING FIRM: Mark Goodwin & Associates

ADDRESS: 8916 Adams St

CITY, STATE: Albuquerque, NM

CONTACT: Mark Goodwin

PHONE: (505) 828-2200

ZIP CODE: 87113

OWNER: Mark Conovor

ADDRESS: 255 N. Gilbert Street, Suite A

CITY, STATE: Hemet, CA

CONTACT:

PHONE: 909-652-2474

ZIP CODE: 92543

ARCHITECT: Mullen Heller Architecture P.C

ADDRESS: 1718 Central Ave SW Suite D

CITY, STATE: Albuquerque, NM

CONTACT: Doug Heller

PHONE: 505-268-4144

ZIP CODE: 87104

SURVEYOR: Aldrich Land Surveying

ADDRESS: PO Box 30701

CITY, STATE: Albuquerque, NM

CONTACT:

PHONE: 505-884-1990

ZIP CODE: 87190

CONTRACTOR: Trinity Construction

ADDRESS: 8019 Edith Blvd NE Suite 201

CITY, STATE: Albuquerque, NM

CONTACT: Eric Tidmore

PHONE: 505-858-9960

ZIP CODE: 87113

CHECK TYPE OF SUBMITTAL:

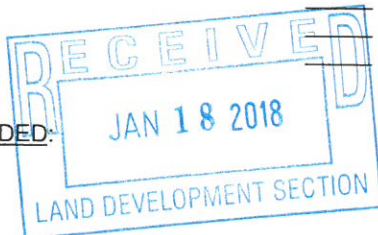
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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

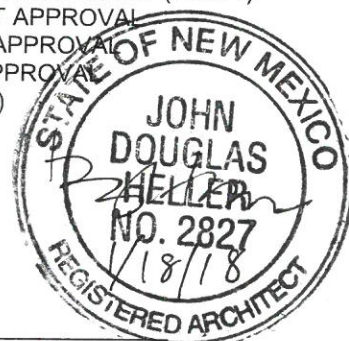
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: January 18, 2018

BY: Doug Heller



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.