

CITY OF ALBUQUERQUE



July 20, 2016

David McEachern
RBA Architecture, PC
1104 Park Ave., SW
Albuquerque, NM

**Re: Beehive at Montano
Traffic Circulation Layout**
Engineer's/Architect's Stamp dated 7-19-16 (E10-D027)

Dear Mr. McEachern,

Based upon the information provided in your submittal received 7-19-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please review and revise plan to align the north east curb cut on Montano Rd. to the existing medians.
2. 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 Monic Ortiz (505) 924-3981 or me at 924-3991.

Albuquerque

Sincerely,

New Mexico 87103

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

www.cabq.gov

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Beehive at Montano Building Permit #: _____ City Drainage #: E10 D027
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lots 0-26 through 0-31, Volcano Cliffs, Unit 1
City Address: _____

Engineering Firm: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

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

Architect: RBA Architecture, PC Contact: David
Address: 1104 Park Ave Sw Albuquerque, NM 87102
Phone#: 242-1859 Fax#: _____ E-mail: david@rba81.com

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)

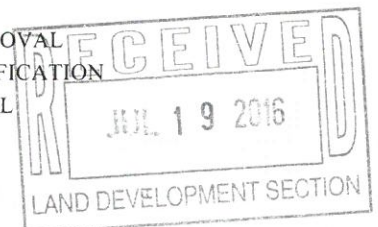
☐ OTHER (SPECIFY) _____

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

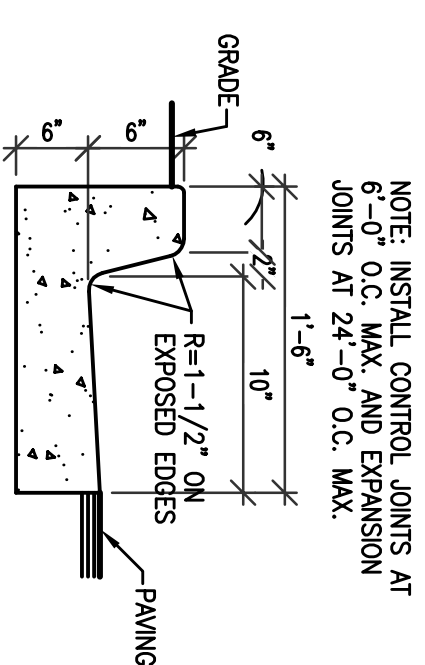
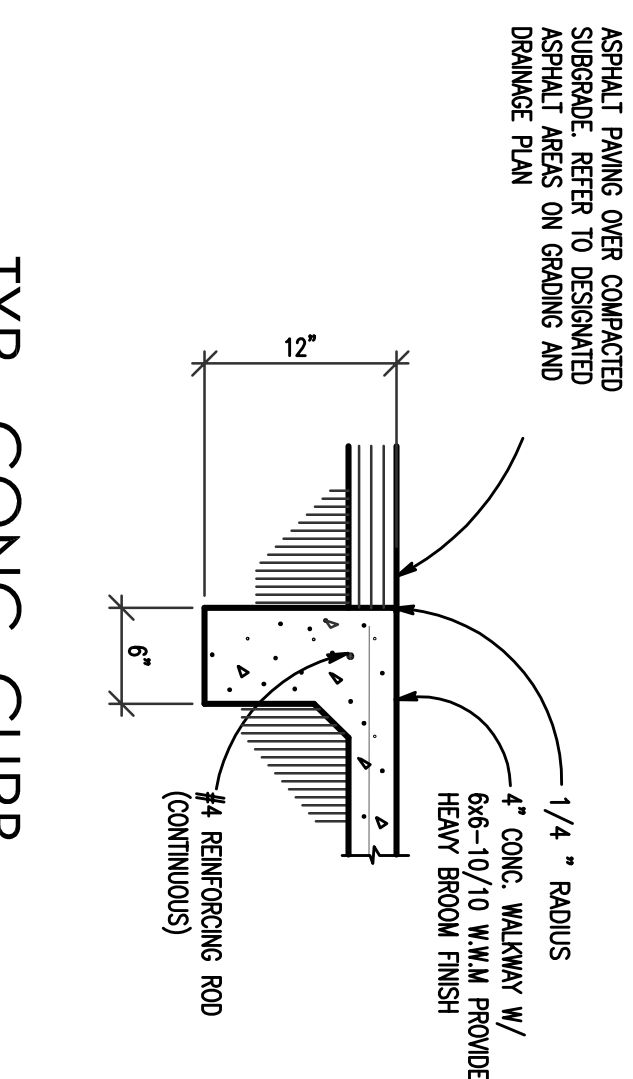
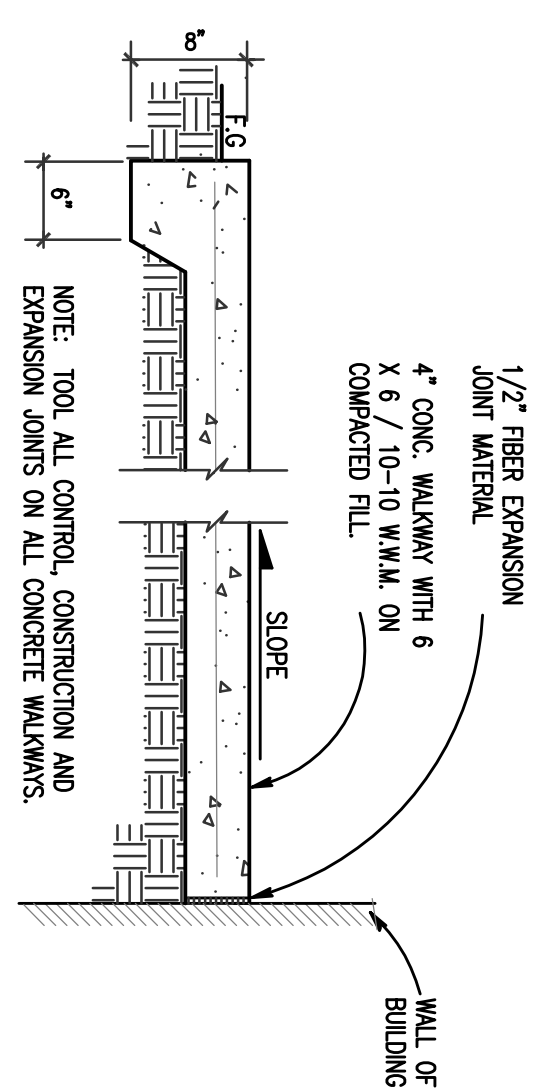
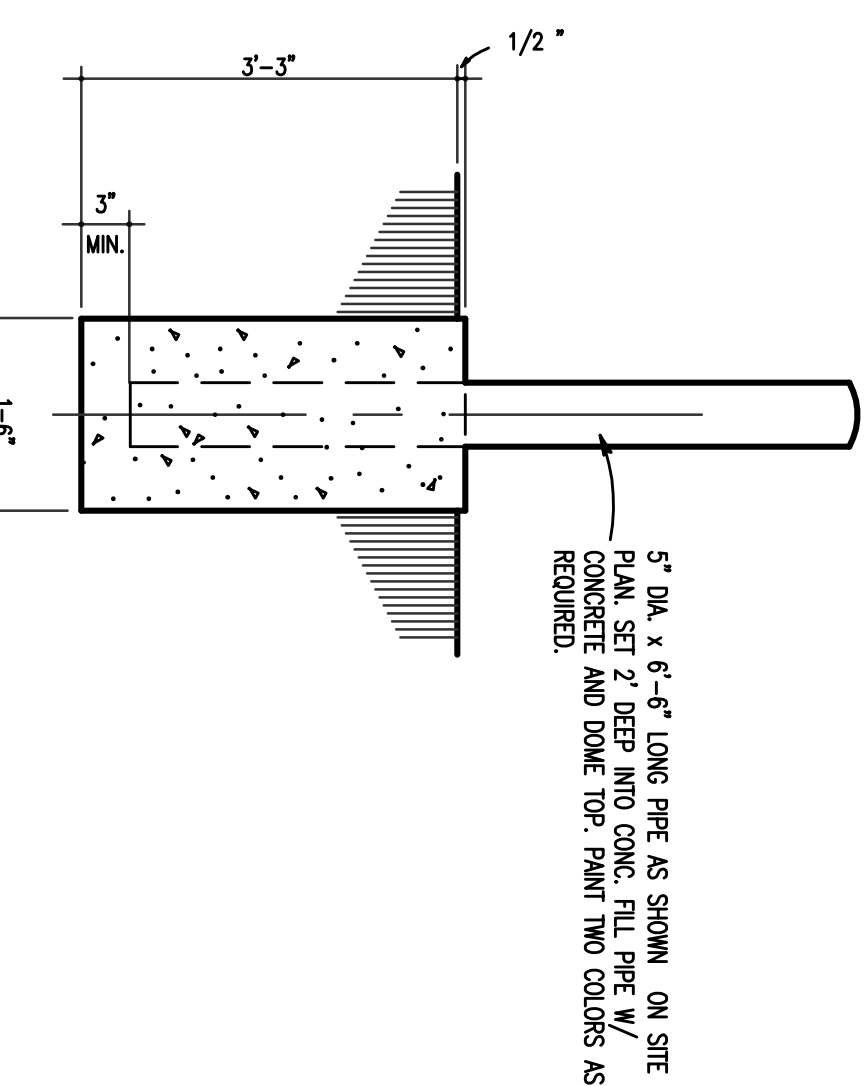
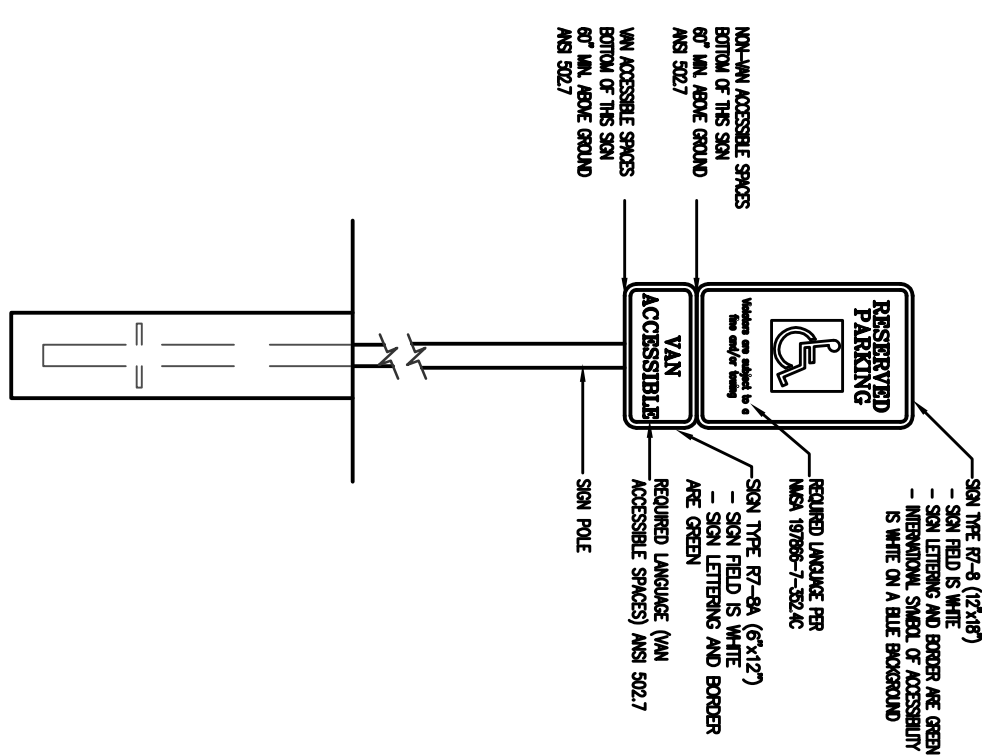
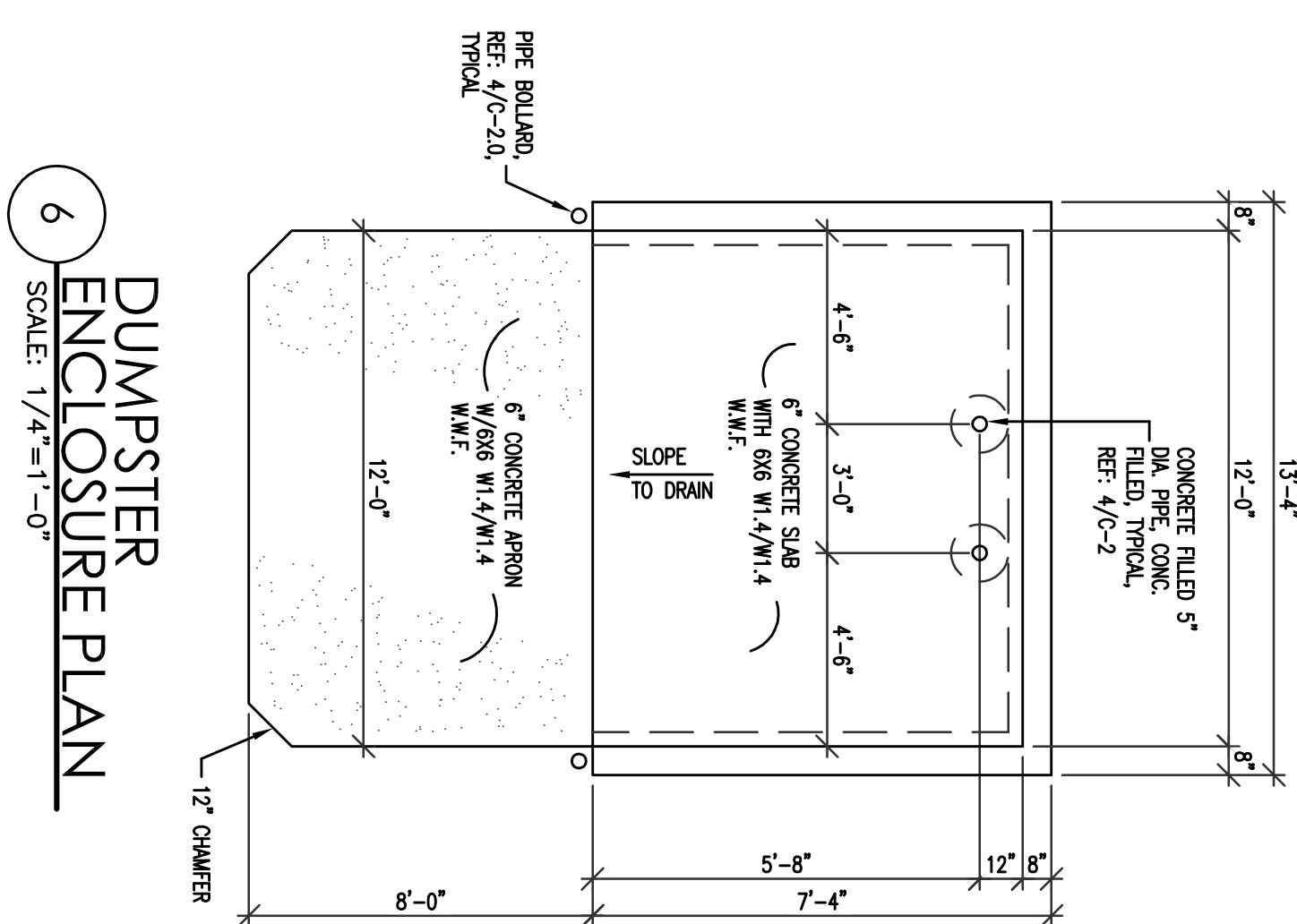
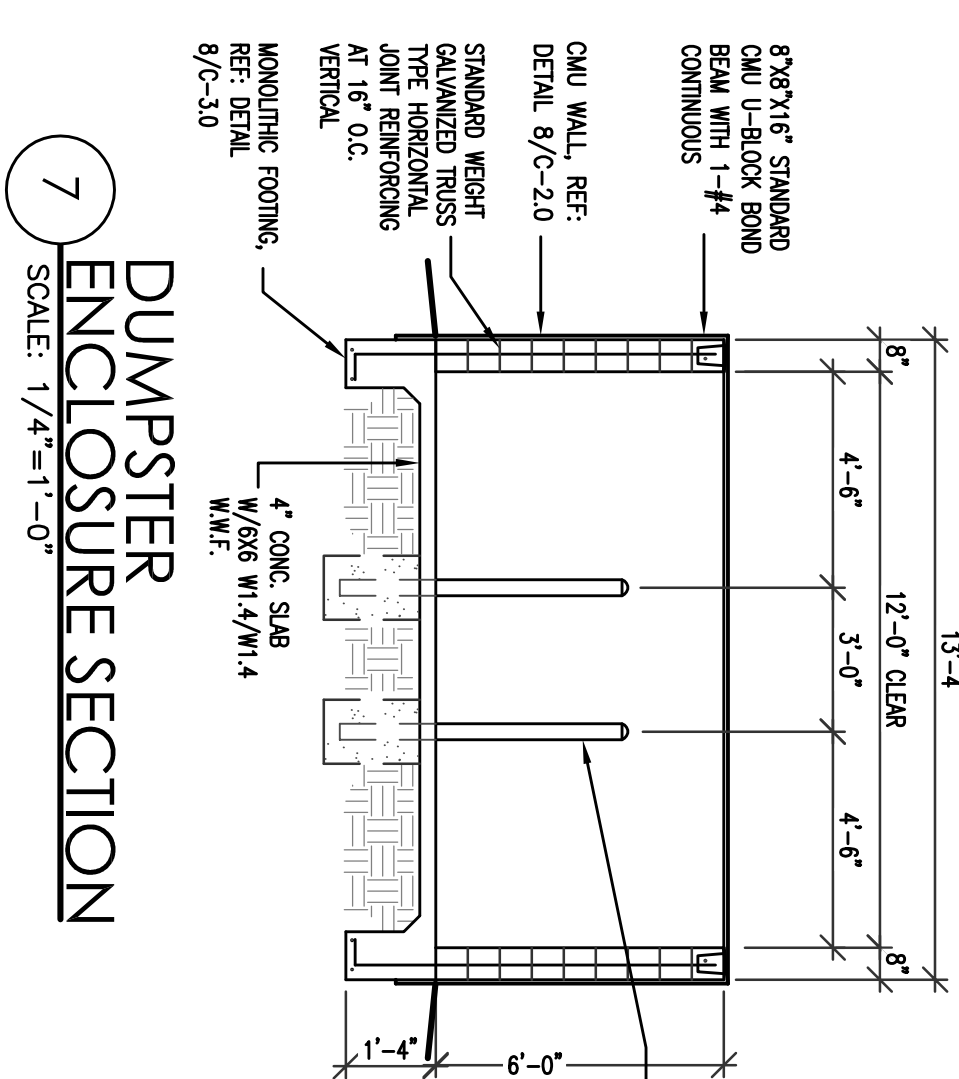
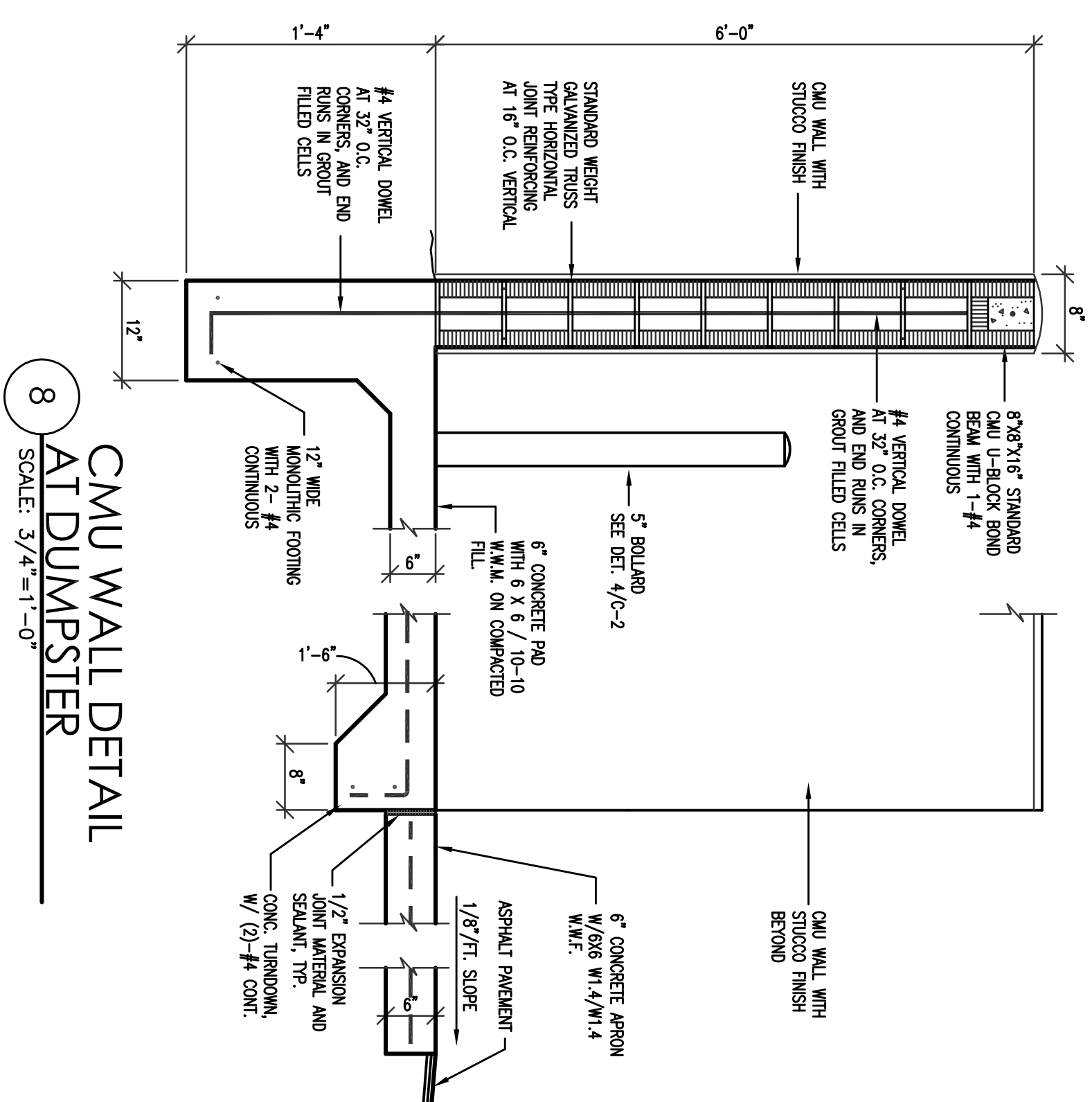
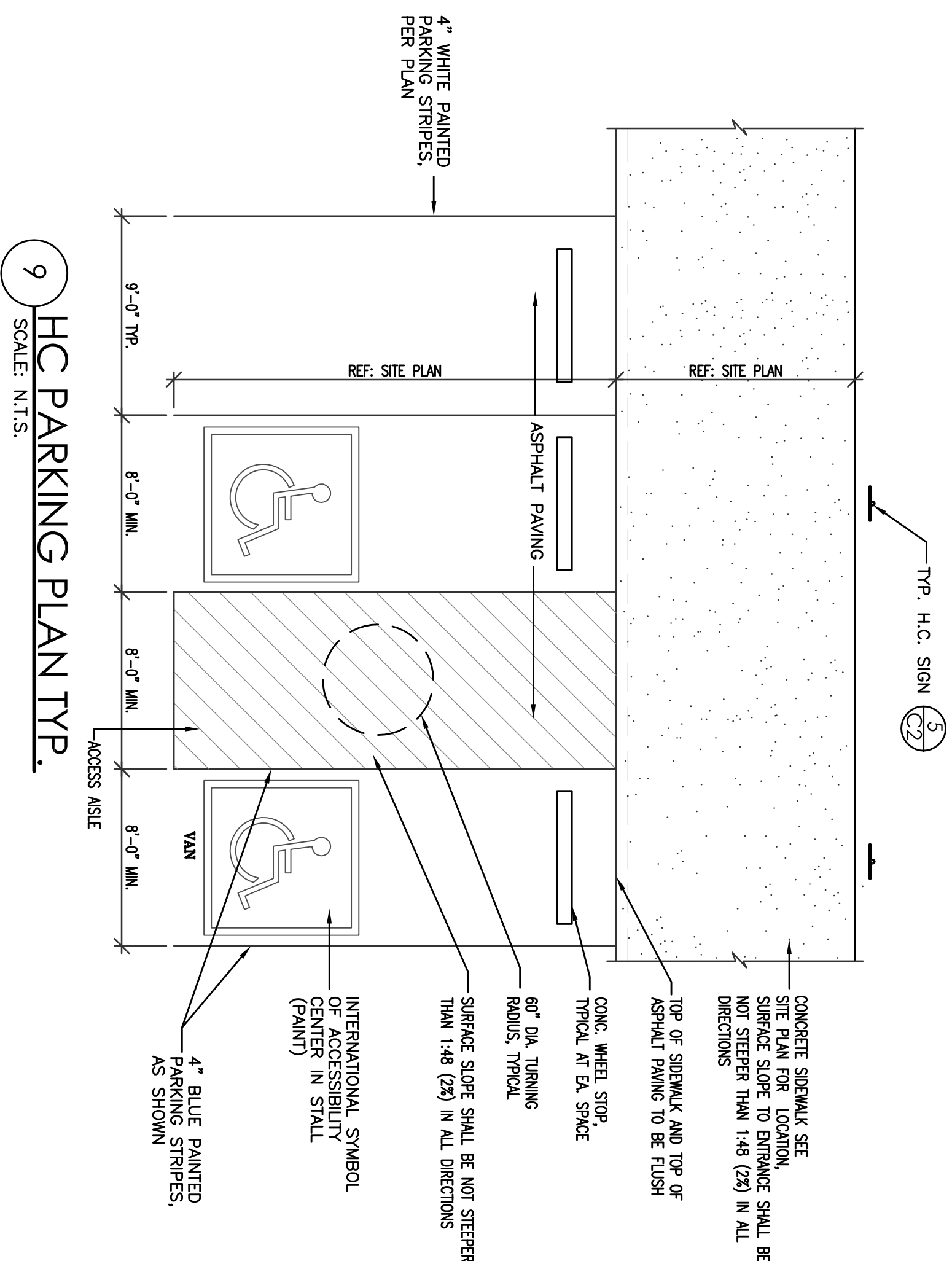
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

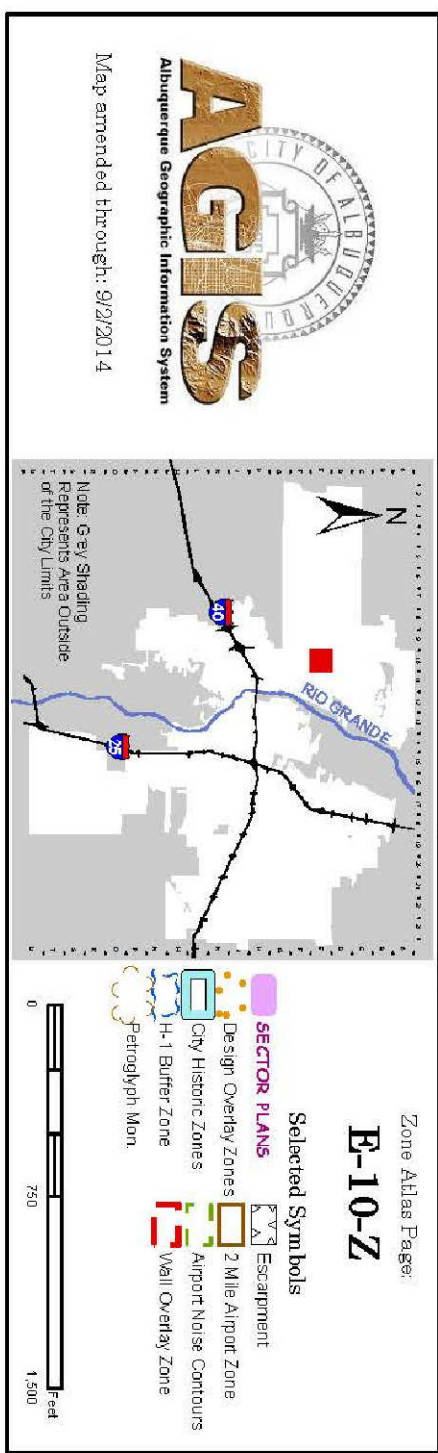
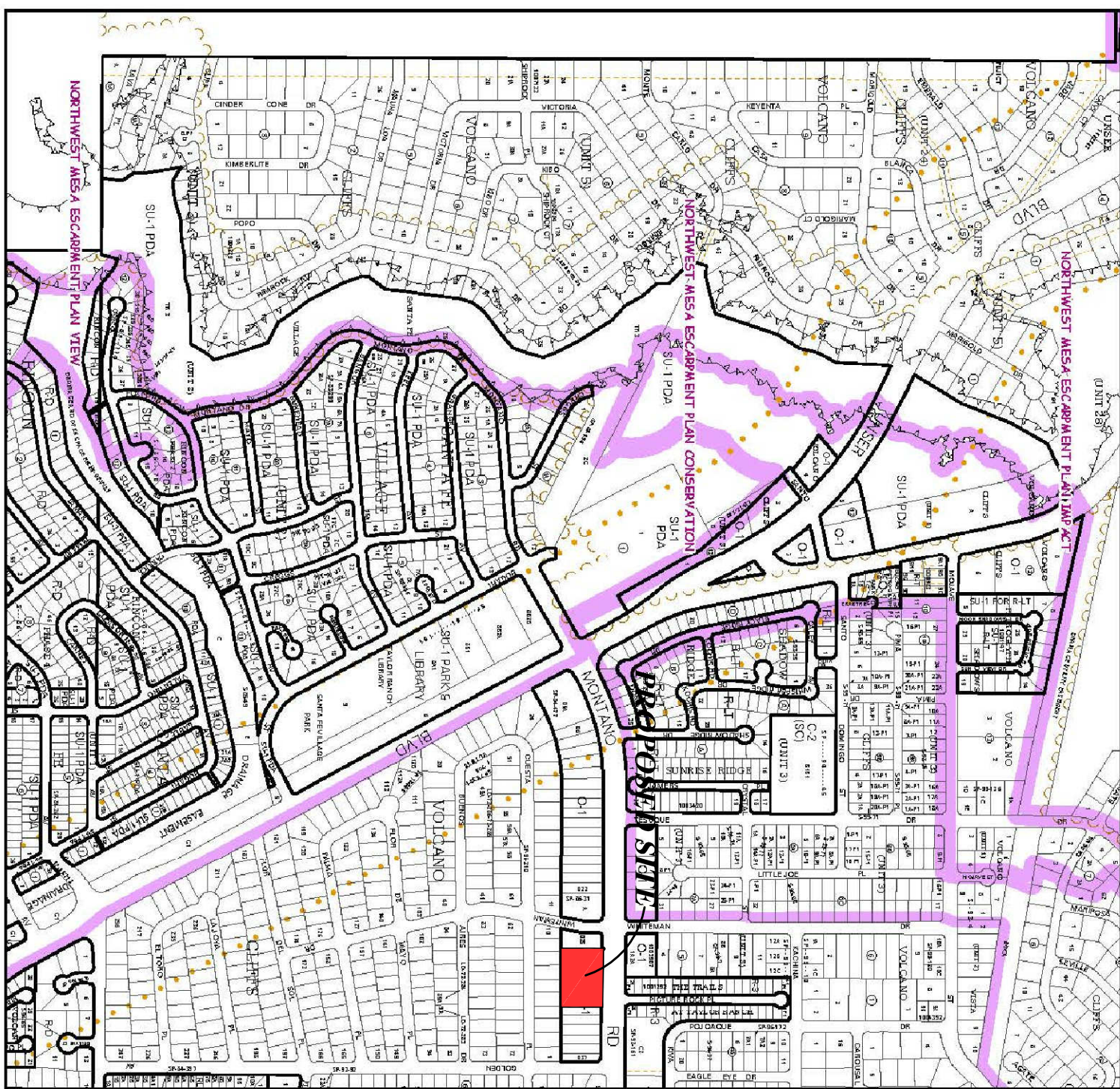


IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

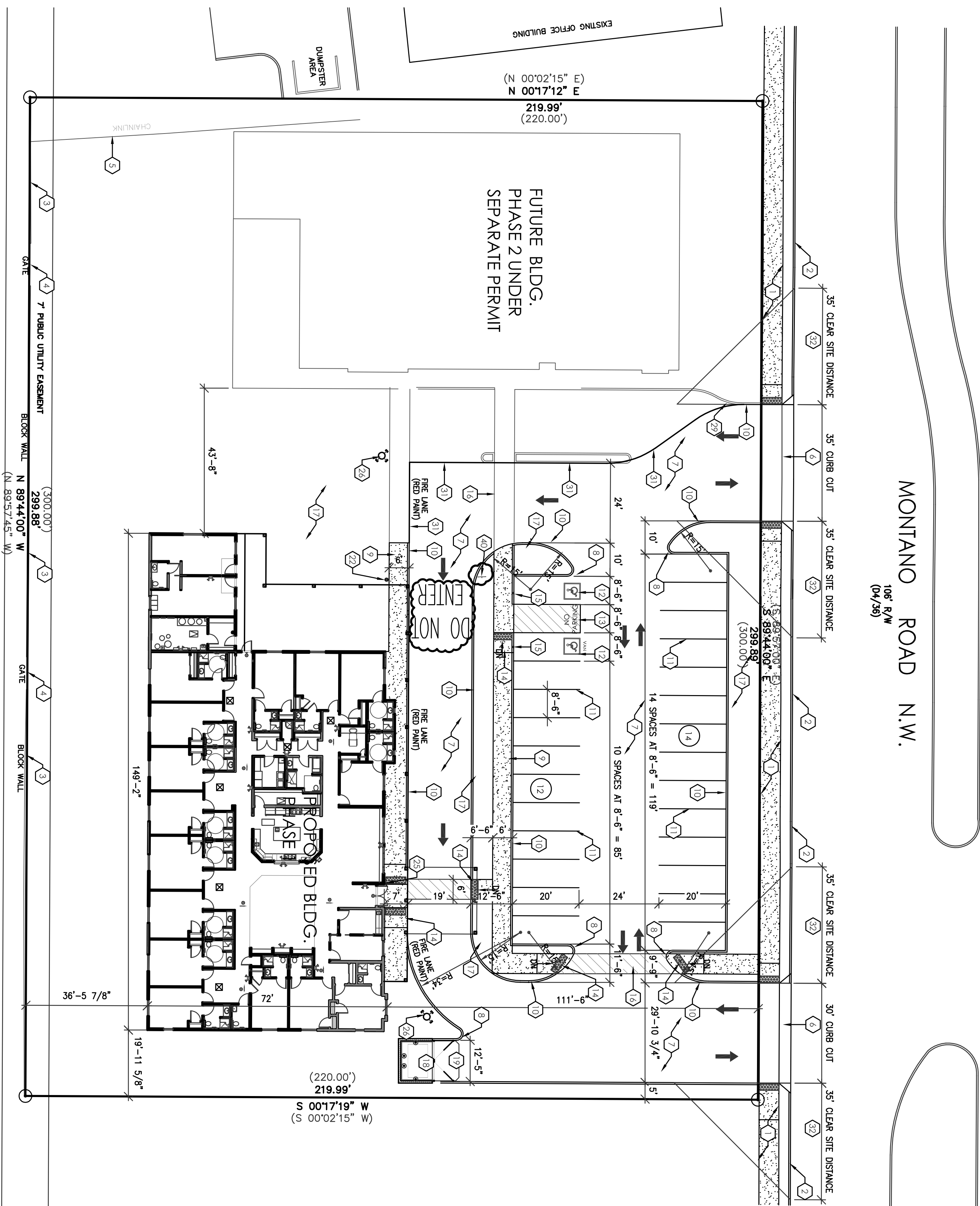
DATE SUBMITTED: 7/19/16 By: David

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



**VICINITY MAP**

NEW BUILDING I PARKING REQUIREMENTS	<p>TWO SPACES PER DWELLING UNIT</p> <p>REQUIRED:</p> <p>ASSISTED LIVING: HOME, 8 SPACES REQUIRED OFFICE AREA, 64.75 S.F./200 = 4 SPACES TOTAL SPACES REQUIRED: 12 SPACES</p> <p>HC SPACE REQUIRED: 1 TO 25 SPACES = 1 HC SPACE</p>
NEW BUILDING II PARKING REQUIREMENTS	<p>REQUIRED:</p> <p>FUTURE BUILDING II PARKING REQUIREMENTS</p> <p>ASSISTED LIVING HOME, 8 SPACES REQUIRED OFFICE AREA, 307.5 S.F./200 = 2 SPACES TOTAL SPACES REQUIRED: 10 SPACES</p> <p>HC SPACES REQUIRED: 1 TO 25 SPACES = 1 HC SPACE</p>
BUILDING PHASE I & 2 PARKING REQUIREMENTS	<p>TOTAL PARKING REQUIRED: 22 PARKING SPACES</p> <p>1 HC SPACES</p>
PARKING PROVIDED:	<p>24, 0-920 SPACES</p> <p>2, 0-920 H.C. SPACES</p>
TOTAL PARKING PROVIDED:	26 SPACES



LIFE SAFETY GENERAL NOTES

- A. PERIMETER FENCING - SHALL BE AN MINIMUM 6 FEET HIGH ZINC COATED WIRE, AND SHALL CONTRAST WITH THE BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD SURROUNDING THE PROPERTY.
- B. FIRE SPRINKLER SYSTEM AND THE ALARM PLAN IS TO BE SUBMITTED UNDER SEPARATE ITEM # 61.
- C. GENERAL CONTRACTOR TO PROVIDE AND INSTALL A LOCK BOX, NOCK BOX, OR TO BE INSTALLED IN AN ACCESSIBLE LOCATION AND TO PROVIDE NO HIGHER THAN 6'6" ABOVE FINISH FLOOR, THE NOCK BOX SHALL BE OF AN APPROVED TYPE BEING IN ACCORDANCE WITH L. 1697, AND SHALL CONTAIN A KEY TO GAIN ACCESS TO BUILDING AND THE FIREWORKS LOCAL LOCATION TO BE APPROVED BY THE FIRE MARSHALL.
- D. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10ABC, 1 PER EACH 3,000 SQ. FT. FLOOR PLANS FOR QUANTITY, LOCATION AND TYPE.
- E. ALL PRELATIONS THROUGHOUT ARE RATED FLOOR OR CEILING SHALL BE 550 LB. OR 10'0" TO BE PERFORMED WITH THERMAWEEB AS THERMAWEEB LIGHTING BY THERMAWEEB, LLC. W84587, 469992, OR OTHER APPROVED EQUAL.
- F. ALL EXIT SIGNS AND EXIT/EGRESS LIGHTING SHALL HAVE BATTERY BACKUP, PER ELECTRICAL.

KEYED NOTES

3. EXISTING CONCRETE CURB.
2. EXISTING BLOCK WALL.
4. EXISTING GATES.
6. REMOVE EXISTING CHAINLINK FENCE. REMOVE FOR NEW CURB CUT AND DRIVE PAV. BUILD NEW DRIVE PAD PER C.A. STANDARD DRAWING 2426. REF: GRADING AND DRAINAGE PLANS. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
7. ASPHALT PAVING.
8. 2'-0" RADIUS.
9. 2'-0" RADIUS. SLOPE STEPMARK 1/4" FT. AWAY FROM BUILDING.
10. 6" BASED CONCRETE CURB PER CITY OF ARO STANDARDS. REF: SHEET AS-2 FOR GRADING AND DRAINAGE PLAN.
11. 2" WIDE PAINTED PARKING STRIPE PER CITY OF ARO STANDARDS. REF: AS-2 FOR DETAILS.
12. HANDCUP ACCESSIBLE SYMBOL PER CITY OF ARO STANDARDS. REF: AS-2 FOR DETAILS.
13. HANDCUP ACCESSIBLE RAMP PER CITY OF ARO STANDARDS. REF: AS-2 FOR DETAILS.
14. HANDCUP ACCESSIBLE CURB RAMP PER CITY OF ARO STANDARDS. REF: AS-2 FOR DETAILS.
15. HANDCUP ACCESSIBLE SIGNAGE PER CITY OF ARO REQUIREMENTS. REF: AS-2 FOR DETAILS.
16. REPAIR, STRIPED WALKWAY. REF: PLANS FOR WIDTH.
17. LANDSCAPING AREA. REF: LANDSCAPING PLANS.
18. ENCLOSED DUMPSTER LOCATION. REF: AS-2 FOR DETAILS.
19. CONCRETE SLAB AND APRON. FOR DUMPSTER.
20. BREEZING WALL. REF: C-2 FOR DETAILS.
21. 2'-0" RADIUS. SEE CITY OF ARO REQUIREMENTS.
22. THE DEPARTMENT CONNECTION (FDC) LOCATION. NOTE: FDC LOCATION TO BE WITHIN 100 FEET OF FIRE HYDRANT.
23. NOT USED.
24. POST INDICATOR VALVE AND METERED CHECK VALVE PER STANDARD DETAIL. PROVIDE AND INSTALL RECESSED KNOB AND BOX WITH KEY FOR FIRE DEPARTMENT ACCESS TO BUILDING AND FIRE RISER ROOM. MOUNT BOX 5'-0" HIGH A.F.F.
26. NEW FIRE HYDRANT.
27. REMOVE TREES AND BUSHES AS NEEDED.
28. 1'-6" RADIUS.
30. 5'-0" RADIUS.
31. 5'-0" RADIUS.
32. 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.
33. NO PARKING IN CAPITAL LETTERS, 12" HIGH x 2" WIDE. LOCATE SIGNS AT THE REAR OF THE PARKING SPACE SO AS TO NOT OBSCURE ANY ADJACENT VEHICLE'S TIRE WOULD BE PLACES. (66-1-4.1-BI. NMSA, 1978).
34. 2" TRUNCATED DOWNS. REF: GRADING AND DRAINAGE PLANS.
35. FIRE DEPARTMENT CONNECTION (FDC) LOCATION. NOTE: FDC LOCATION TO BE WITHIN 100 FEET OF THE HYDRANT.
36. REDUCES TO BE 2'-0" HIGH HIGH MOUNTED. 4" STROKE ON A 1/2" STROKE.
37. FIRE RISER ROOM WITH STORAGE. TREE REMOVAL.
38. NEW 48" WIDE WROUGHT IRON GATE WITH KEYS LOCKSET.
39. G.C. TO PROVIDE AND INSTALL KNOB BOX WITH KEY TO GATE FOR FIRE DEPARTMENT ACCESS TO BUILDING AND FIRE RISER ROOM. MOUNT BOX 5'-0" HIGH A.F.F.
40. NEW SIGN "DO NOT ENTER".