



June 28, 2016

Robert Rayner
R2 Architectural
730 San Mateo
Albuquerque, NM

Re: Dunkin donuts Renovation
5502 4th St., NW
Traffic Circulation Layout
Engineer's/Architect's Stamp **3-15-16** (F14-D013)

Dear Mr. Rayner,

Based upon the information provided in your submittal received 6-27-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
2. Clarify the extents of the current phase.
3. Please identify and dimension all existing doors, sidewalks, curbs, ADA ramps, drive pads, wall and anything that influences the parking and circulation on the site.
4. Identify the right of way width, medians, curb cuts, and street widths on 4th St. and Sanchez Rd.
5. Please list the width and length for all existing and proposed parking spaces.
6. 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. Please show a detail or call out this language.
7. 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)
8. Per 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.
9. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide dimensions.

PO Box 1293

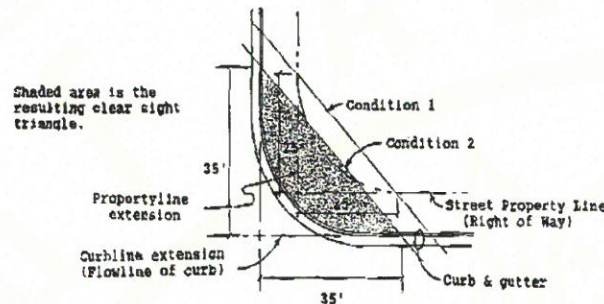
Albuquerque

New Mexico 87103

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10. 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 detail and location of barrier curb.
11. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
12. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. Please show detail and location of posted signs.
13. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*). Please show this detail for the intersection of 4th St. and Sanchez Rd. Please show the Mini Clear Sight Triangle detail for the other entrances off of 4th St. and Sanchez Rd.



Mini Clear Sight Triangle for Driveways on Residential Streets:

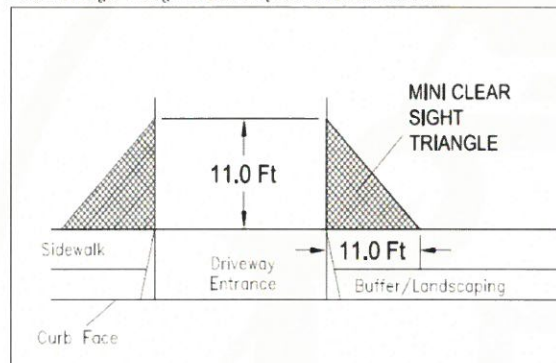


Figure 1. Mini Clear Sight Triangle

14. 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."
15. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.

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16. 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.
17. 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

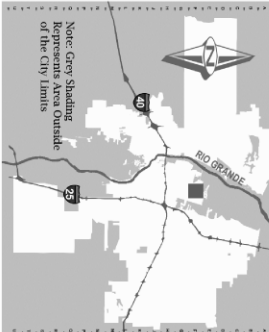
PO Box 1293

\gs via: email
C: CO Clerk, File

Albuquerque

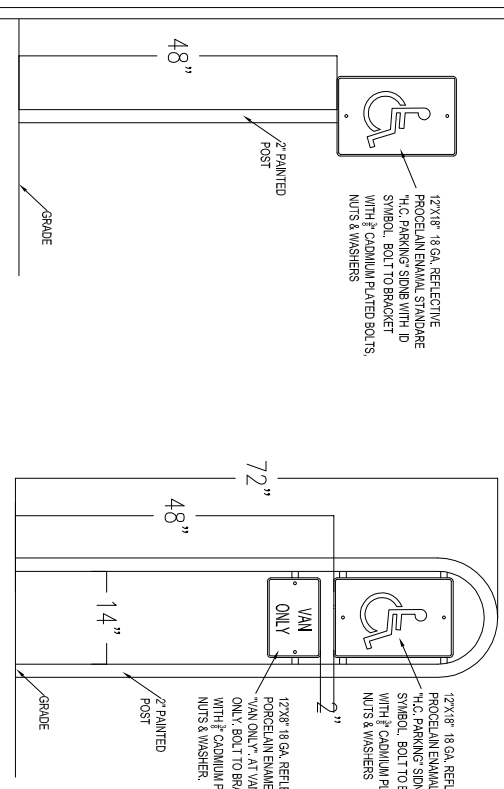
New Mexico 87103

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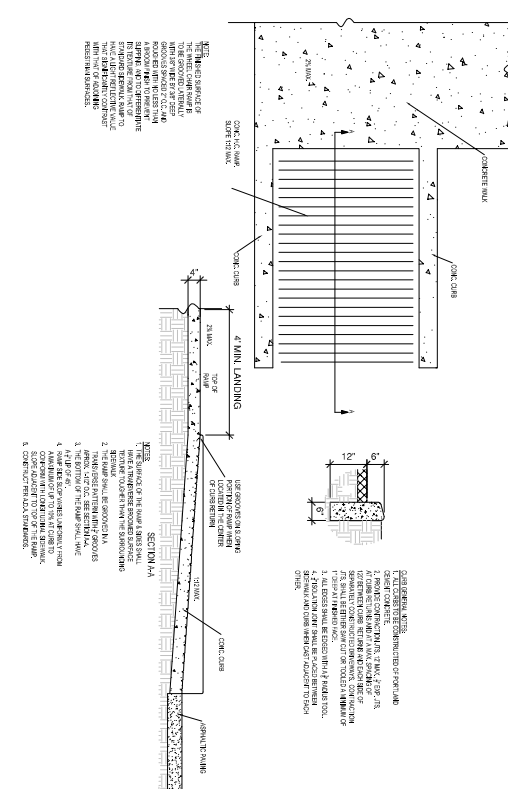


8	VICINITY MAP
N.T.S.	NOTE:

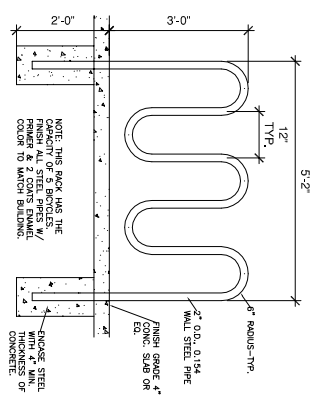
N.T.S.	NOTE
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8	H.C. SIGN DETAIL
N.T.S.	NOTE:



7	H.C. RAMP DETAIL
N.T.S.	NOTE:

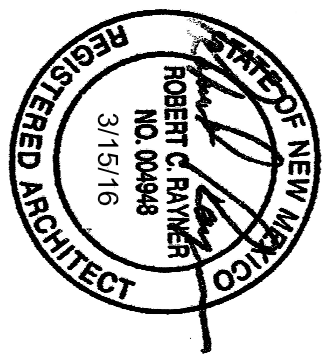


6	BICYCLE RACK
N.T.S.	NOTE:

SET REVISIONS			DATE	3-15-16
NO	DESCRIPTION	DATE		
1			SCALE	AS SHOWN
			DRAWN	KC
SHEET REVISIONS				
-	-	-	CKD	RR
-	-	-		
-	-	-	APPD	
-	-	-		

dunkin'
brandsSM

5502 4TH STREET NW
ALBUQUERQUE, NM
JANUARY 12, 2016



R² ARCHITECTURAL DESIGN
730 SAN MATEO BLVD. SE STE-1
ALBUQUERQUE, NEW MEXICO 87108
TEL: 505.884.9694 FAX: 888.892.5814

TCL

DD FRESH BREW / BR FLAVORS 1.0 COMBO DESIGN GUIDELINES

SCHEMATIC SITE PLANS AND TRAFFIC CIRCULATION LAYOUT

PC NUMBER



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: **Dunkin Donuts Renovation** Building Permit #: T201691208 Hydrology File #: **F14D013**
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: 008 Linda Vista Addn #1 _____
City Address: 5502 4th Street NW _____

Applicant: **R2 Architectural** Contact: Robert Rayner
Address: 730 San Mateo Blvd SE _____
Phone#: 505-321-3932 Fax#: 505-792-6224 E-mail: _____
rob@r2architectural.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) _____

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: June 27, 2016 By: Robert Rayner

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ____