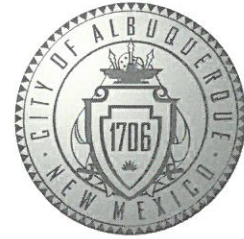


CITY OF ALBUQUERQUE



December 9, 2019

Dekker/Perich/Sabatini
Benjamin H. Gardner, R.A.
7601 Jefferson Ave NW
Albuquerque, NM 87102

Re: FFCU Office Building
4910 Union Way Dr. NE, 87107
Traffic Circulation Layout
Engineer's/Architect's Stamp 11-8-19 (F16D015A)

Dear Mr. Gardner

Based upon the information provided in your submittal received 11-26-19, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
2. 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.
3. (Please add note.) Show the clear sight triangle and add the following note to the plan: "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."
4. Please specify the City Standard Drawing Number when applicable. (Concrete curb & gutter, access/apron and sidewalk).
5. Provide notes showing what work is included and on the work order and the private work on site.
6. 8 foot drive lane at drive up service area not allowed not allowed. (10 foot min.)
7. Add bike rack detail add keynote for location of bike rack on plan.
8. Please include one copy of the traffic circulation layout at the next submittal.

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 Ernie Gomez (505) 924-3981.

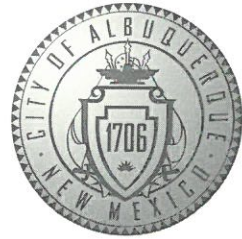
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



Sincerely,

Ernie Gomez
Plan Checker, Transportation & Hydrology
Development Review Services

EG via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

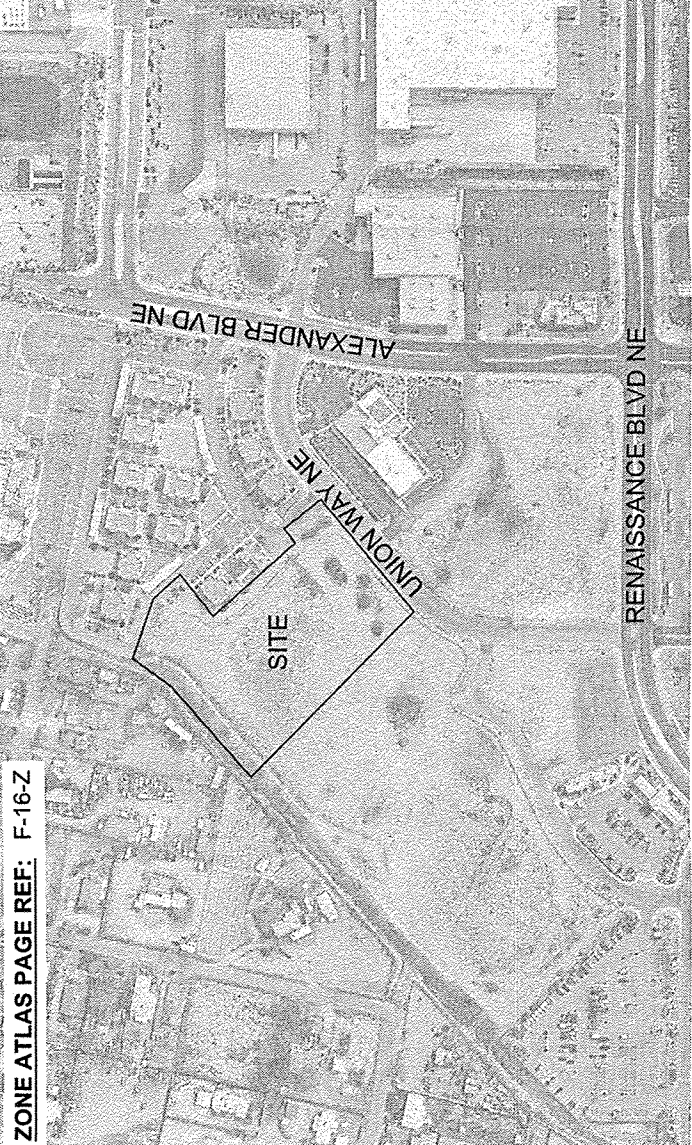
DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. THIS PLAN IS TO BE CONSIDERED A PART OF THE SPECIFICATIONS AND SHALL BE USED IN CONJUNCTION WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND STREETS, LATEST EDITION, AND THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR UTILITIES, LATEST EDITION.
- C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND STREETS, LATEST EDITION, AND THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR UTILITIES, LATEST EDITION.
- D. THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND STREETS, LATEST EDITION, AND THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR UTILITIES, LATEST EDITION, SHALL BE USED IN CONJUNCTION WITH THIS PLAN.
- E. LIGHTING: PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS OTHERWISE NOTED.
- F. FDC SHALL BE WITHIN 100 FEET OF A HYDRANT.
- G. SLOPES WILL NOT EXCEED 10% IN GRADES OR 5% IN RAMP GRADES.
- H. SLOPING THE EXTERIOR GRADE AWAY FROM THE BUILDING.
- I. BUILDING HAS HIGHLY VISIBLE SIGNAGE WITH CONTRASTING COLORS LT FROM THE STREET.
- J. SEE CIVIL FOR HORIZONTAL CONTROL PLAN.
- K. SEE CIVIL AND CULP501 FOR CURB OPENING FOR WATER HARVESTING AREAS.

VICINITY MAP

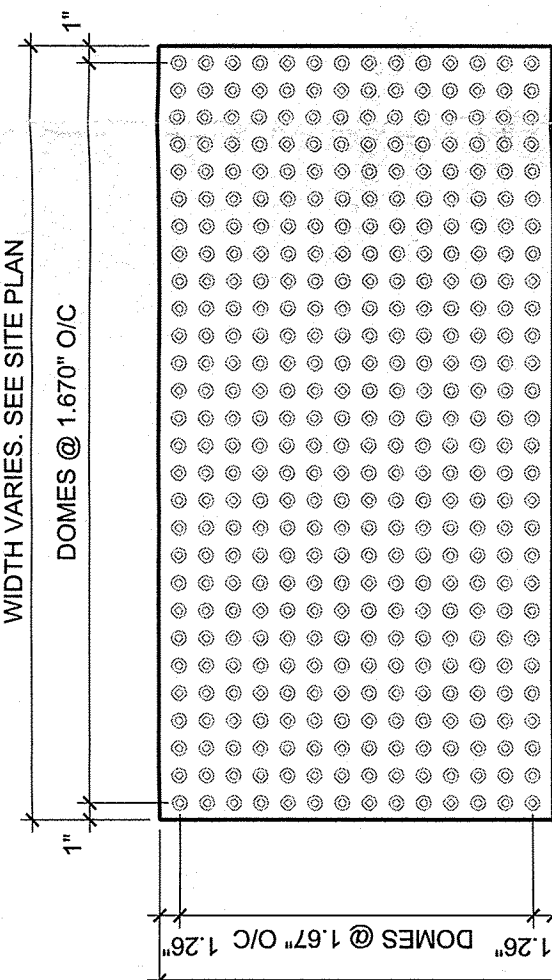


NOT TO SCALE

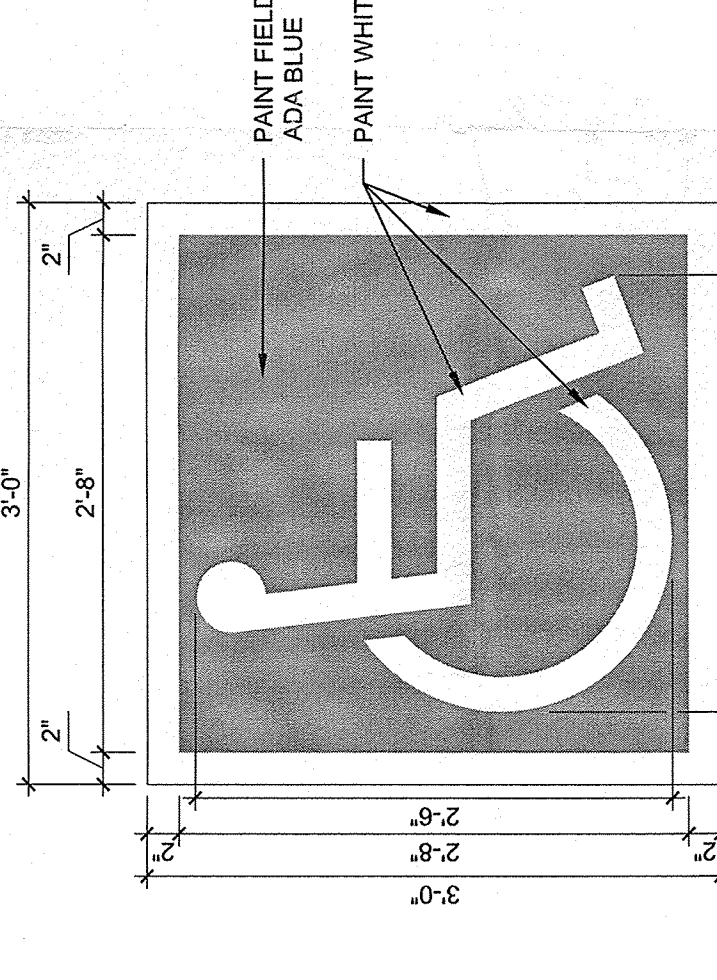
SHEET KEYED NOTES

1. EXISTING CURB TO REMAIN. REMAIN.
2. EXISTING ASPHALT PAVEMENT TO REMAIN.
3. EXISTING ASPHALT PAVEMENT TO REMAIN.
4. EXISTING ASPHALT PAVEMENT TO REMAIN.
5. CONSTRUCTION.
6. BUILDING OVERHANG. SEE ARCHITECTURAL.
7. AUTOMATED TELLER MACHINE. SEE ARCHITECTURAL.
8. STRUCTURE. SEE ARCHITECTURAL.
9. ASPHALT PAVEMENT. SEE CIVIL.
10. ASPHALT PAVEMENT. SEE CIVIL.
11. CONCRETE BUILDING APRON. SEE A/AS01.
12. CONCRETE SIDEWALK. SEE A/AS01.
13. CONCRETE SIDEWALK. SEE A/AS01.
14. CONCRETE VALLEY GUTTER. SEE CIVIL.
15. CONCRETE RUNDOWN. SEE CIVIL.
16. CONCRETE SIDEWALK. SEE A/AS01.
17. CONCRETE SIDEWALK. SEE A/AS01.
18. ACCESSIBLE RAMP A. SEE B3/AS01.
19. ACCESSIBLE RAMP B. SEE B3/AS01.
20. ACCESSIBLE RAMP C. SEE B3/AS01.
21. ACCESSIBLE RAMP D. SEE B3/AS01.
22. MONUMENT SIGN. DESIGNED BY CONTRACTOR.
23. CENTURY LINK PEDESTAL. SEE ELECTRICAL.
24. CENTURY LINK PEDESTAL. SEE ELECTRICAL.
25. SITE SIGNAGE. STOP SIGN. SEE D/AS01.
26. SITE SIGNAGE. DO NOT ENTER SIGN. SEE D/AS01.
27. SITE SIGNAGE. EMPLOYEE PARKING ONLY. SEE D/AS01.
28. SITE SIGNAGE. MOTORCYCLE PARKING ONLY. SEE D/AS01.
29. SITE SIGNAGE. MOTORCYCLE PARKING ONLY. SEE D/AS01.
30. SITE SIGNAGE. VAN ACCESSIBLE PARKING. SEE D/AS01.
31. FLAGPOLE. SEE ELECTRICAL.
32. TRANSFORMER. SEE ELECTRICAL.
33. TRANSFORMER. SEE ELECTRICAL.
34. FIRE SPRINKLER SYSTEM CLEANOUT. SEE PLUMBING.
35. PIPE BOLLARD. SEE B/AS02.

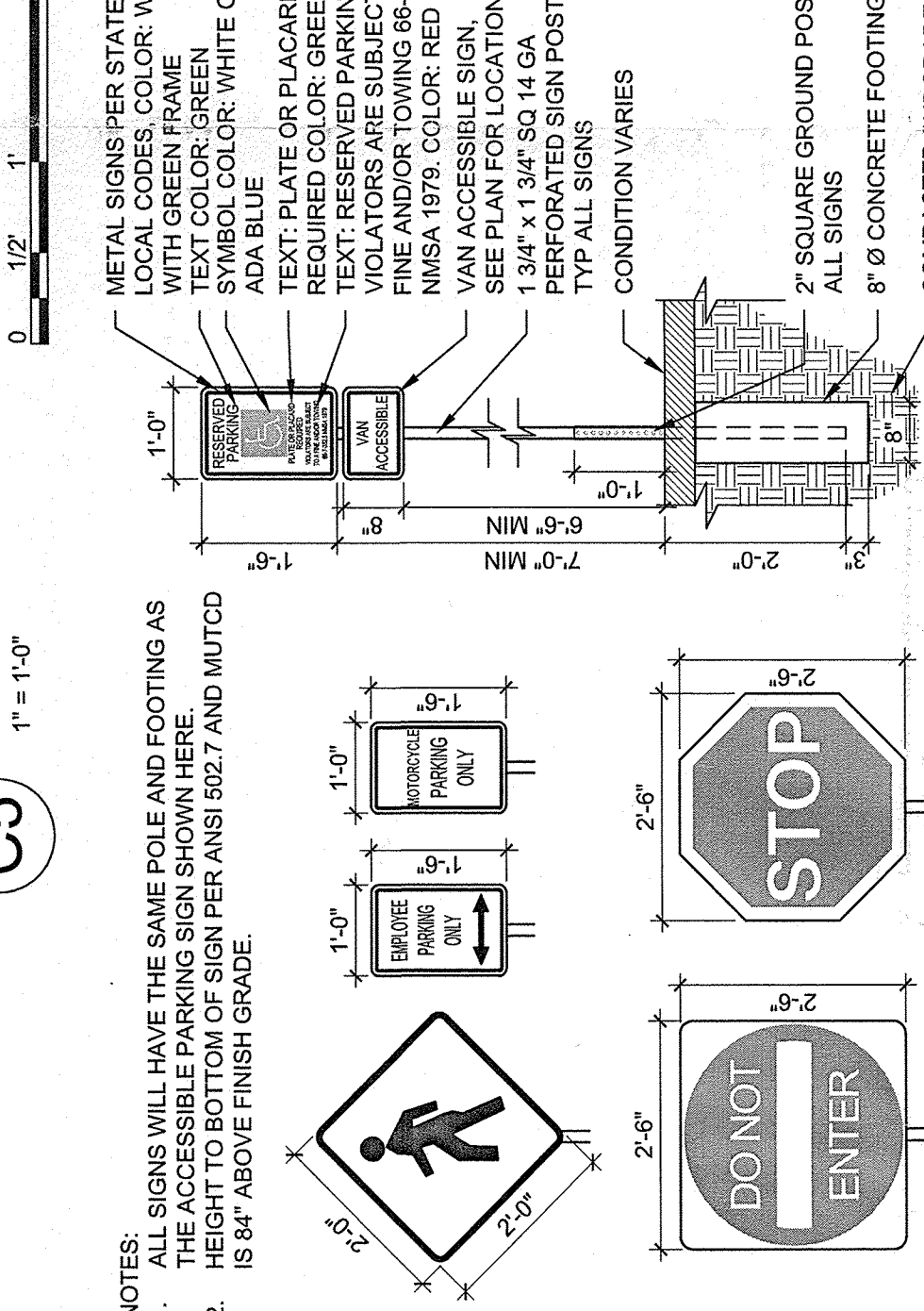
- NOTES:
1. MANUFACTURER AND COLOR PER CITY OF ALBUQUERQUE STANDARDS.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. INSTALL ONLY IN PUBLIC RIGHT-OF-WAY.



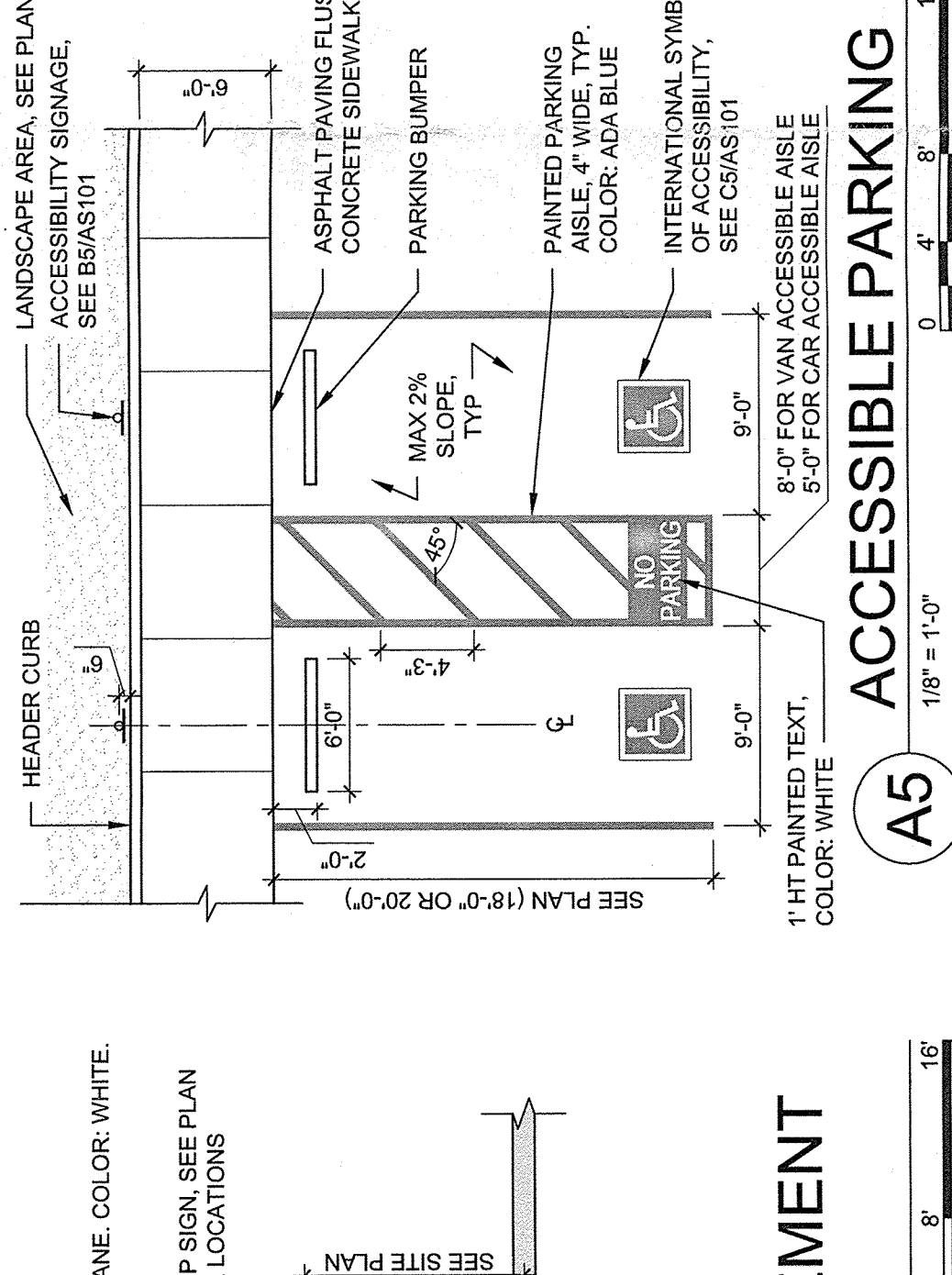
DETECTABLE WARNING SURFACE
D5



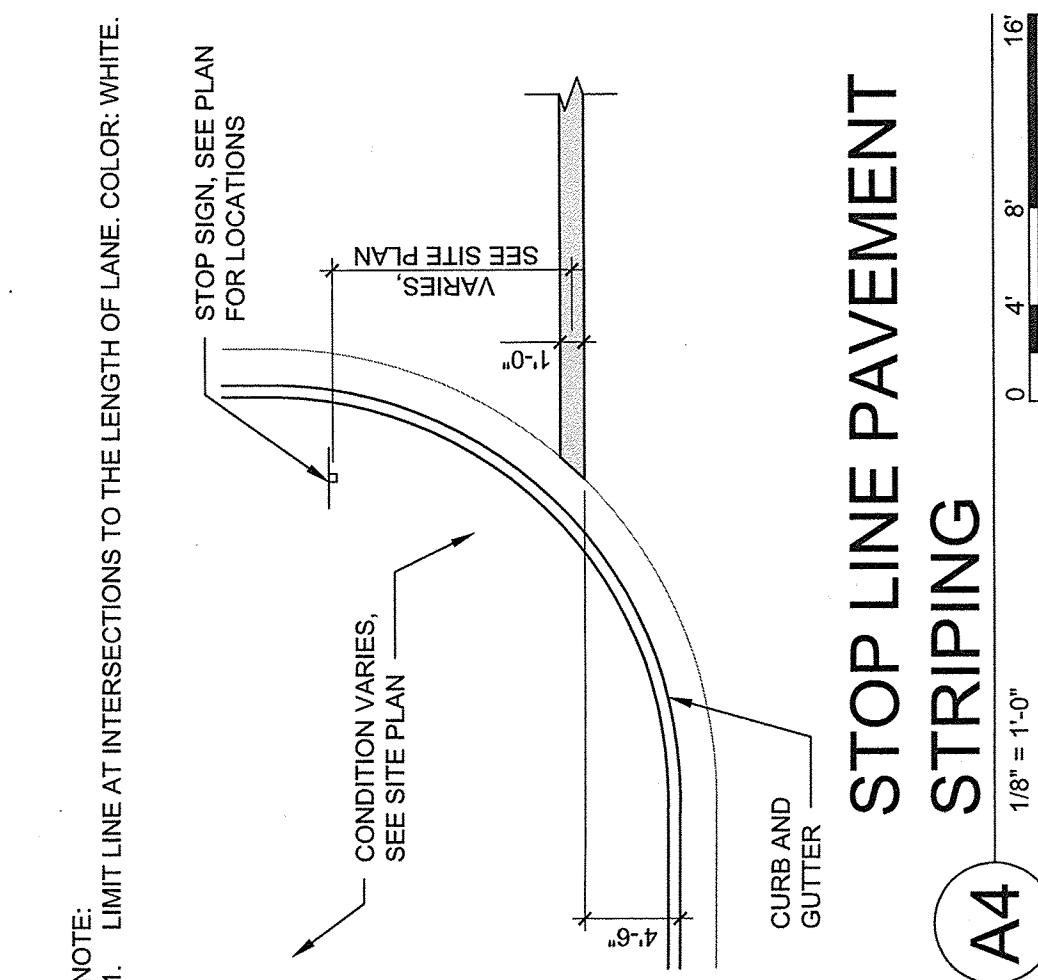
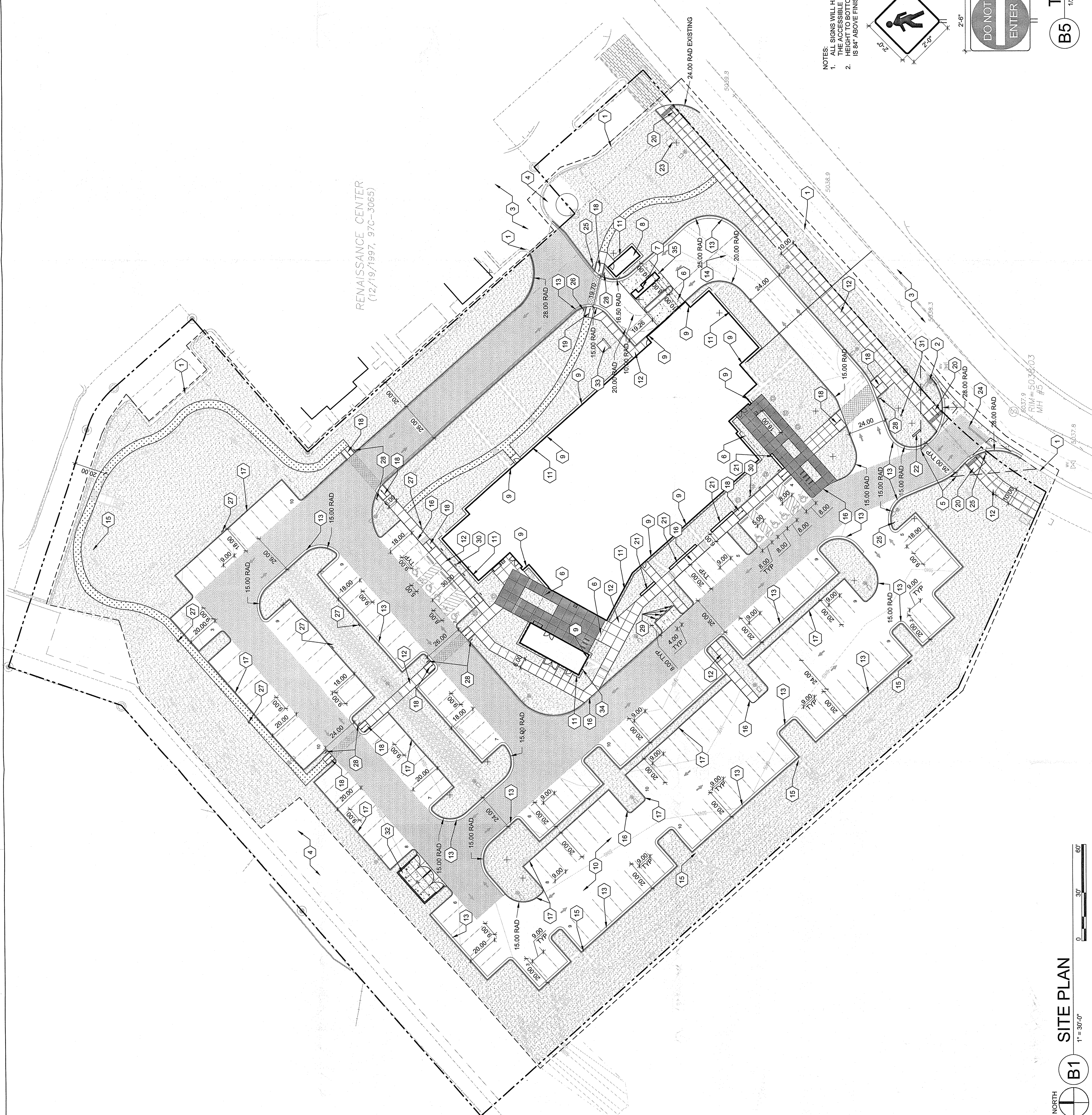
ACCESSIBLE PAVEMENT MARKING
C5



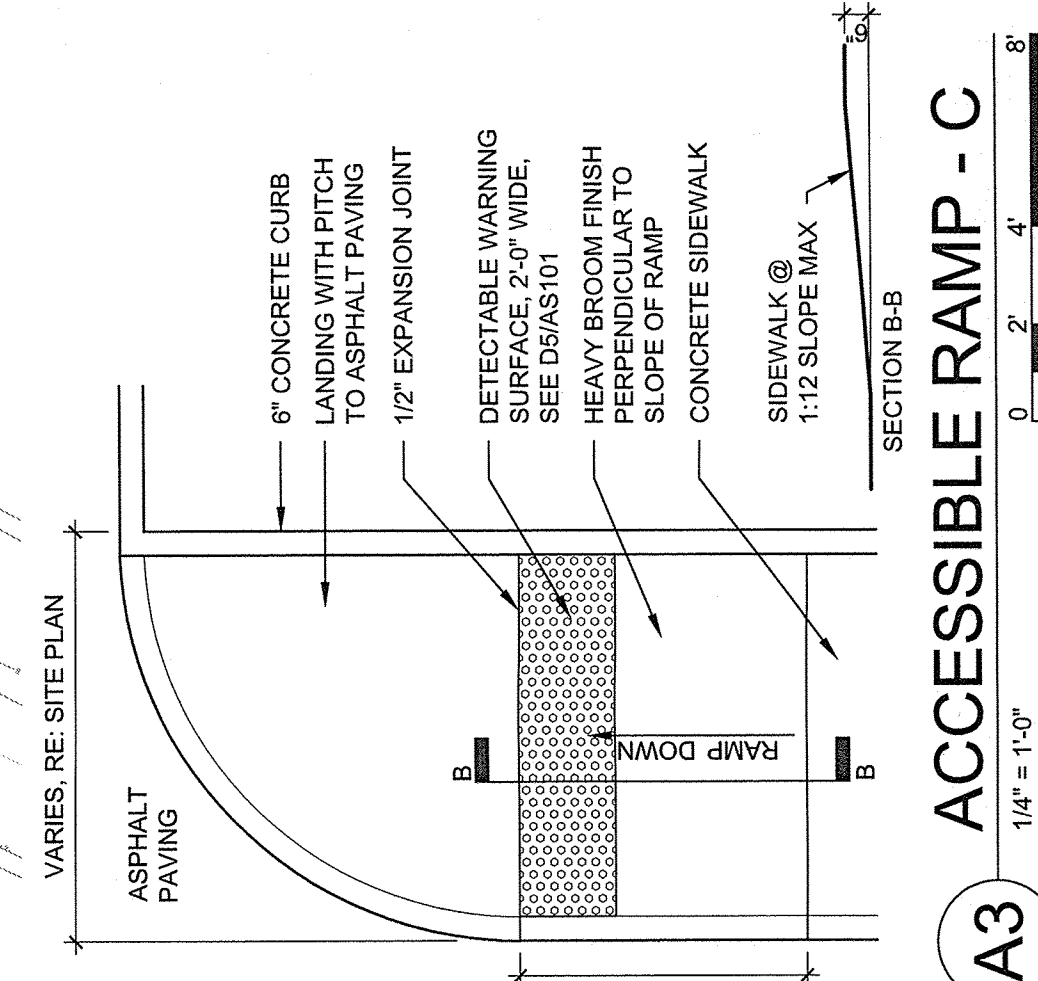
TRAFFIC SIGNAGE
B5



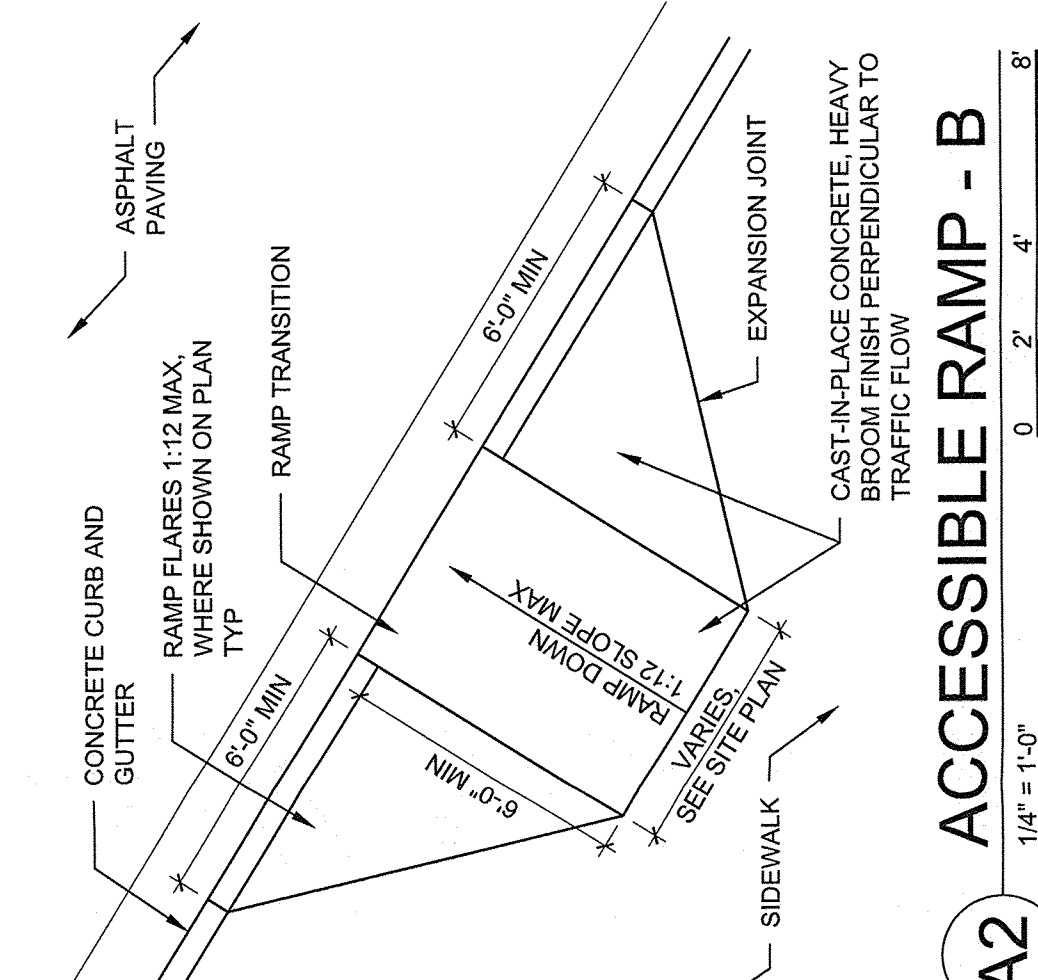
ACCESSIBLE PARKING
A5



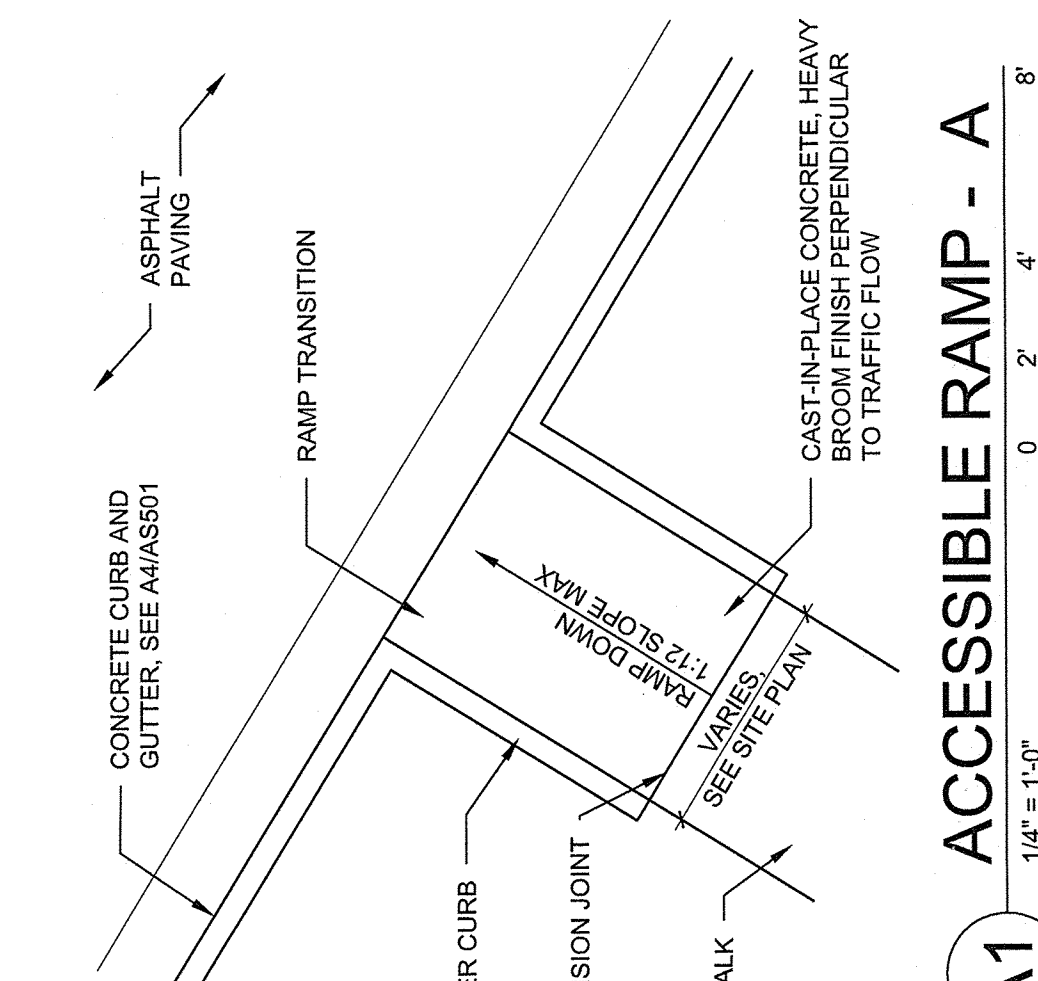
STOP LINE PAVEMENT STRIPING
A4



ACCESSIBLE RAMP - C
A3

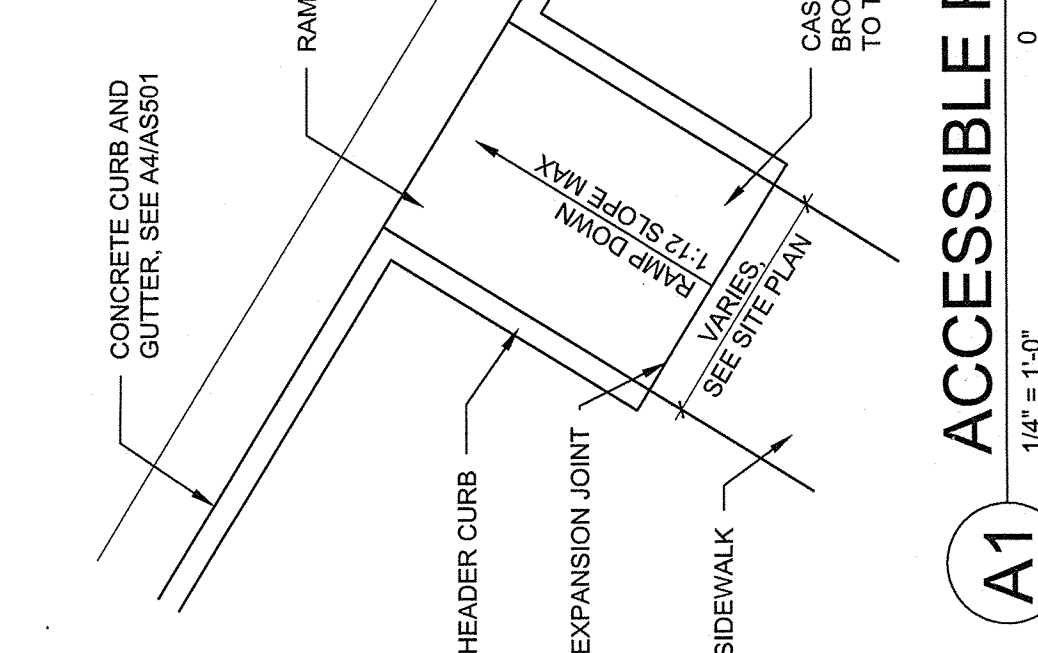


ACCESSIBLE RAMP - B
A2

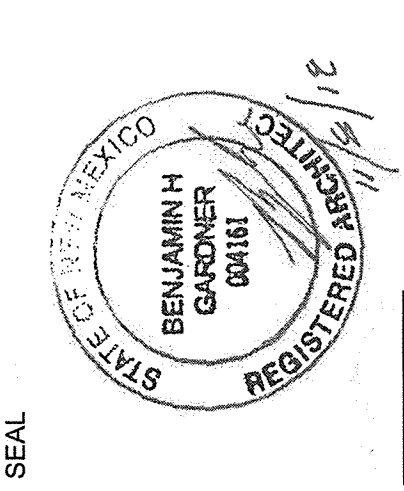


ACCESSIBLE RAMP - A
A1

SITE PLAN
1" = 30'-0"



FFCU OFFICE BUILDING DESIGN BUILD
UNION WAY ROAD NE
ALBUQUERQUE, NM 87107



PERMIT SET

- REVISIONS
1. SITE PLAN. SEE A/AS01.
2. SITE PLAN. SEE A/AS01.
3. SITE PLAN. SEE A/AS01.
4. SITE PLAN. SEE A/AS01.
5. SITE PLAN. SEE A/AS01.
6. SITE PLAN. SEE A/AS01.
7. SITE PLAN. SEE A/AS01.
8. SITE PLAN. SEE A/AS01.
9. SITE PLAN. SEE A/AS01.
10. SITE PLAN. SEE A/AS01.
11. SITE PLAN. SEE A/AS01.
12. SITE PLAN. SEE A/AS01.
13. SITE PLAN. SEE A/AS01.
14. SITE PLAN. SEE A/AS01.
15. SITE PLAN. SEE A/AS01.
16. SITE PLAN. SEE A/AS01.
17. SITE PLAN. SEE A/AS01.
18. SITE PLAN. SEE A/AS01.
19. SITE PLAN. SEE A/AS01.
20. SITE PLAN. SEE A/AS01.
21. SITE PLAN. SEE A/AS01.
22. SITE PLAN. SEE A/AS01.
23. SITE PLAN. SEE A/AS01.
24. SITE PLAN. SEE A/AS01.
25. SITE PLAN. SEE A/AS01.
26. SITE PLAN. SEE A/AS01.
27. SITE PLAN. SEE A/AS01.
28. SITE PLAN. SEE A/AS01.
29. SITE PLAN. SEE A/AS01.
30. SITE PLAN. SEE A/AS01.
31. SITE PLAN. SEE A/AS01.
32. SITE PLAN. SEE A/AS01.
33. SITE PLAN. SEE A/AS01.
34. SITE PLAN. SEE A/AS01.
35. SITE PLAN. SEE A/AS01.

HATCH LEGEND

- REINFORCED CONCRETE. SEE CIVIL.
- LANDSCAPE AREA. SEE LANDSCAPE SHEETS.
- HEAVY DUTY ASPHALT. SEE CIVIL.
- INTEGRAL COLORED CONCRETE. DAVIS COLORS: 5447 MESA BUFF.
- RP RAP. SEE CIVIL.
- STAMPED TEXTURED ASPHALT. DECO COAT SYSTEMS.
- STABILIZED CRUSHER FINES DEFINED BY STEEL EDGE. COLOR AMARETO BROWN. SEE E/AS01.

SHEET NO. AS101
OF