CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

June 8, 2015

Rick Bennett, R.A.
RBA Architecture, NE
1104 Park Ave, SW
Albuquerque, NM 8787102

Re: Dreamstyle Warehouse
1525 Renaissance Blvd NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 6-30-15 (F16-D051A)

Dear Mr. Bennett,

The TCL submittal received 6-4-15 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

c: File
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: DREAMSTYLE WAREHOUSE ZONE MAP: F-16-~~Z~~ D051A
DRB#: 15DRB 70204 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: LOT 9A1B RENAISSANCE CENTER
CITY ADDRESS: 1525 RENAISSANCE BLVD NE ABQ, NM 87107

ENGINEERING FIRM: Tierra West, LLC CONTACT: RON BOHAMAN
ADDRESS: 5571 MIDWAY PARK PLACE, NE PHONE: 858-3100
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102
EMAIL: rrb@tierrawestllc.com

OWNER: LARRY CHAVEZ - DREAM STYLE CONTACT: LARRY CHAVEZ
ADDRESS: 1460 RENAISSANCE BLVD NE PHONE: 453-7783
CITY, STATE: ABQ, NM ZIP CODE: 87107

ARCHITECT: RBA ARCHITECTURE PC CONTACT: RICK BENNETT/DAVID McEACHERN
ADDRESS: 1104 PARK AVE SW PHONE: 242-1859
CITY, STATE: ABQ, NM ZIP CODE: 87102
EMAIL: dave@rba81.com

SURVEYOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- X TRAFFIC CIRCULATION LAYOUT
- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:
- ____ SIA/FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D APPROVAL
- ____ S. DEV. FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- Y BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TEMP)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- ____ OTHER (SPECIFY) SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ____ YES
- X NO
- ____ COPY PROVIDED

RECEIVED
JUN 04 2015
LAND DEVELOPMENT SECTION

DATE SUBMITTED: 6/4/15 BY: DAVID McEACHERN

VS verified 6-8-15

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

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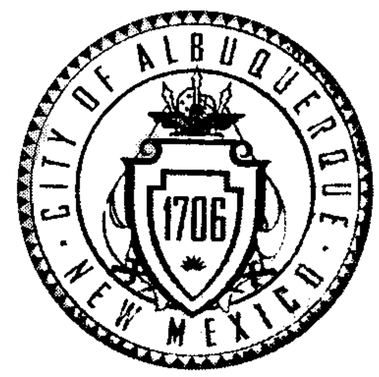

Planning Department
Transportation Development Services

May 28, 2015

Rick Bennett, R.A.
RBA Architecture, NE
1104 Park Ave, SW
Albuquerque, NM 8787102

Re: **Dreamstyle Warehouse**
1525 Renaissance Blvd NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 5-12-15 (F16-D051A)

Dear Mr. Bennett,

Based upon the information provided in your submittal received 5-19-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify and dimension the right of way width, medians, curb cuts and street widths on Renaissance Blvd.
2. Label the compact parking spaces by placing the words **"COMPACT"** on the pavement of each space. Only 30% of the required parking spaces are allowed to be compact designated, revise as necessary.
3. Please identify and detail the bicycle rack.
4. The handicap accessible spaces must be a minimum of 8.5 feet in width.
5. The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
6. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
7. The ADA access aisle 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. Please detail the Private Entrance off of Renaissance Blvd, per COA Standard Drawing No. 2426. Detail ADA ramps with truncated domes from public sidewalk to pedestrian walkway entrance to proposed building.

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DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

F16D051A

PROJECT TITLE: DREAMSTYLE WAREHOUSE ZONE MAP: F-16
DRB#: EPC#: WORK ORDER#:

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CITY, STATE: PHONE:
ZIP CODE:
EMAIL:

OWNER: LARRY CHAVEZ - DREAMSTYLE
ADDRESS: 1460 RENAISSANCE BLVD NE CONTACT: LARRY CHAVEZ
CITY, STATE: ABQ, NM PHONE: 453-7783
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ARCHITECT: RBA ARCHITECTURE, PC
ADDRESS: 1104 PARK AVE SW CONTACT: RICK BENNETT / DAVID MCEACHERN
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EMAIL: david@~~rba-81.com~~ rba81.com

SURVEYOR:
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- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
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RECEIVED
MAY 19 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:
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DATE SUBMITTED: 5/19/15 BY: DAVID MCEACHERN

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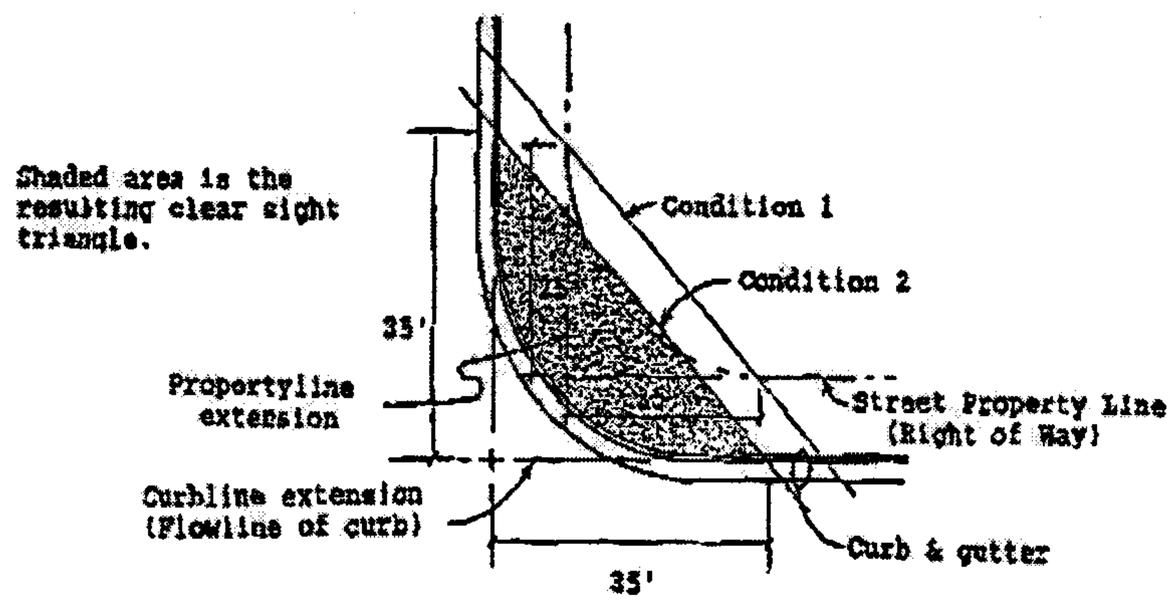
9. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details of walkway and 6 ft. ADA landing at top of the ramp.
10. Design delivery vehicle route needs to be shown.
11. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval (if applicable). Detail Refuge truck route.
12. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
13. Please provide a sight distance exhibit for entrance from Renaissance Blvd. (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*).



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. Provide the address of the proposed building on the Site Plan.
16. Please add the Vicinity Map and Zone Atlas Map number on the Site Plan itself.
17. Please include two copies of the traffic circulation layout at the next submittal.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE

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 me at (505) 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

PO Box 1293

Albuquerque

New Mexico 87103

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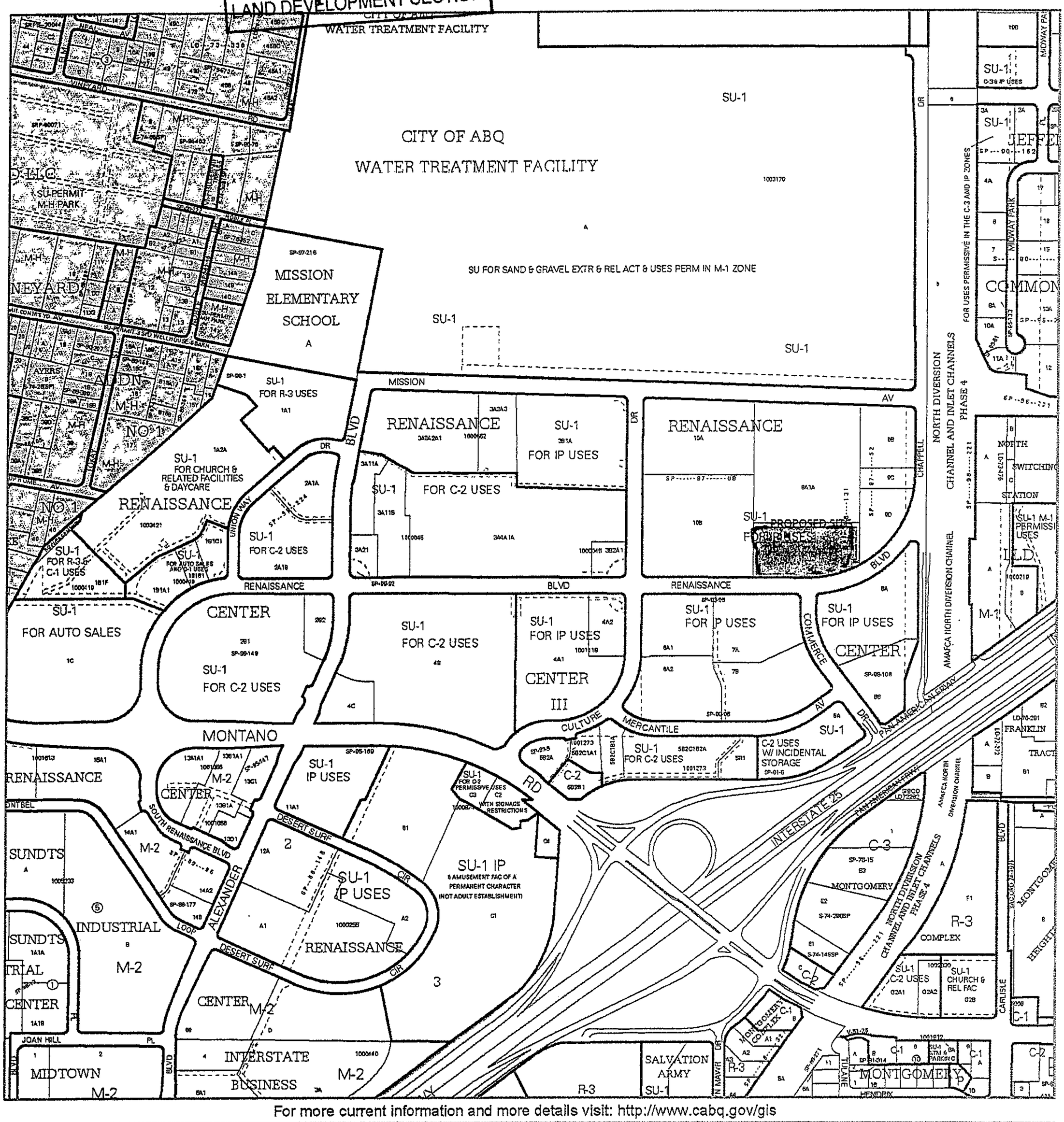
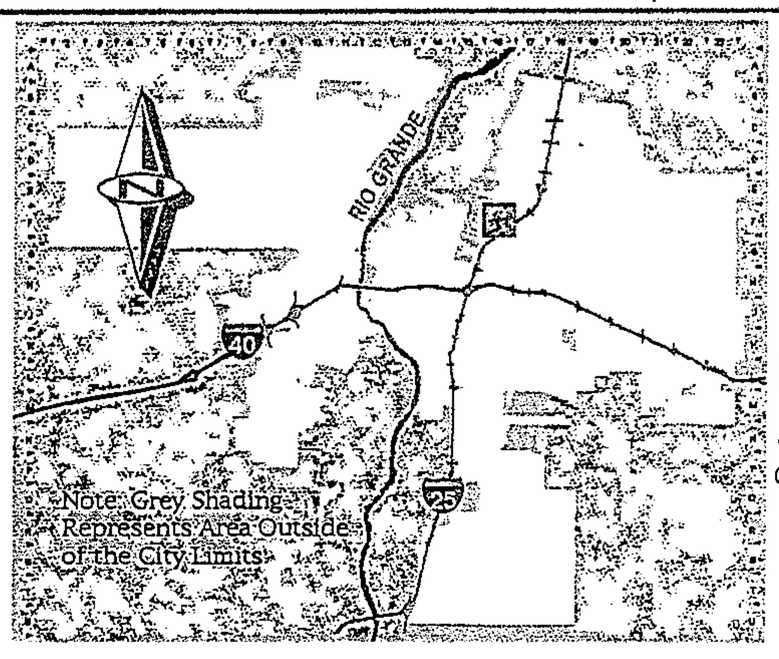


For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 1/24/2011



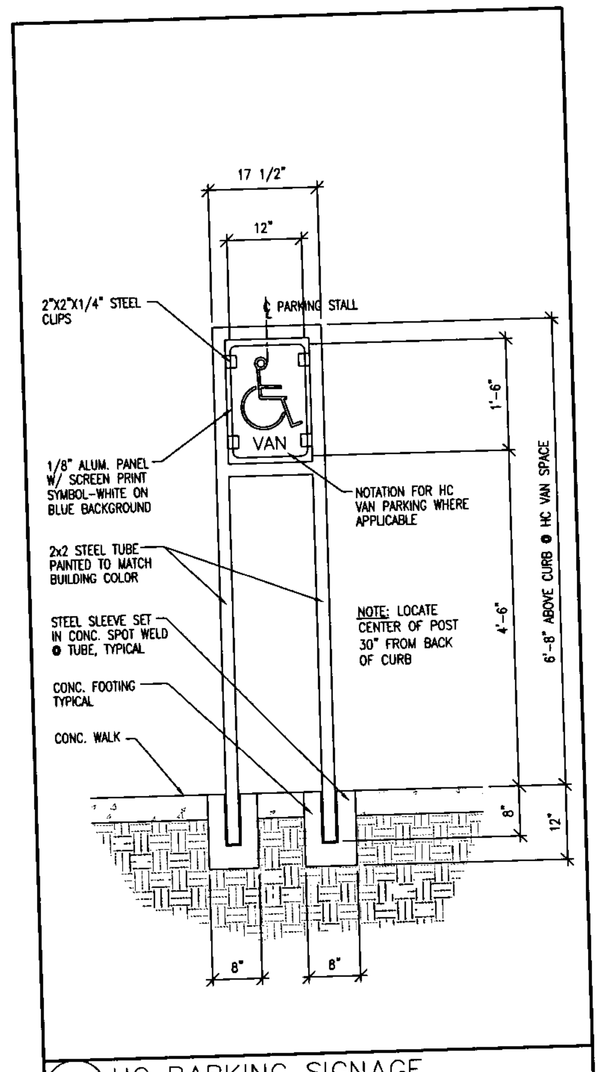
Zone Atlas Page:

F-16-Z

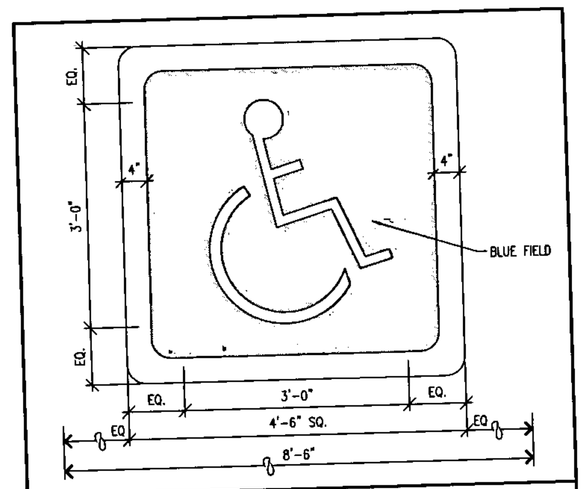
Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

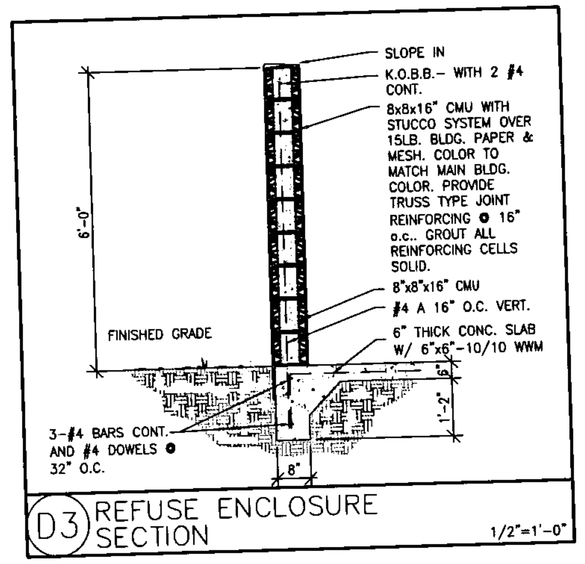
0 750 1,500 Feet



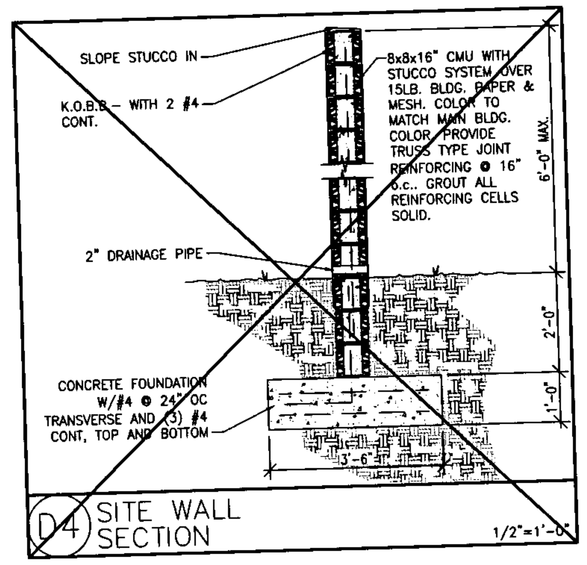
C1 HC PARKING SIGNAGE ELEVATIONS 3/4"=1'-0"



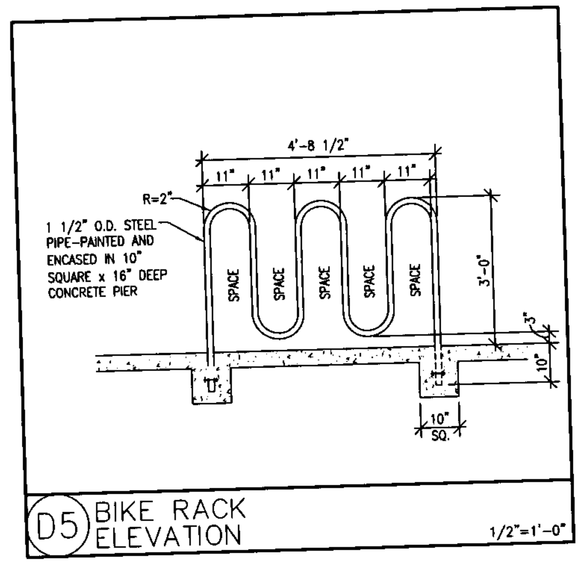
C2 HC PARKING MARKING PLAN 3/4"=1'-0"



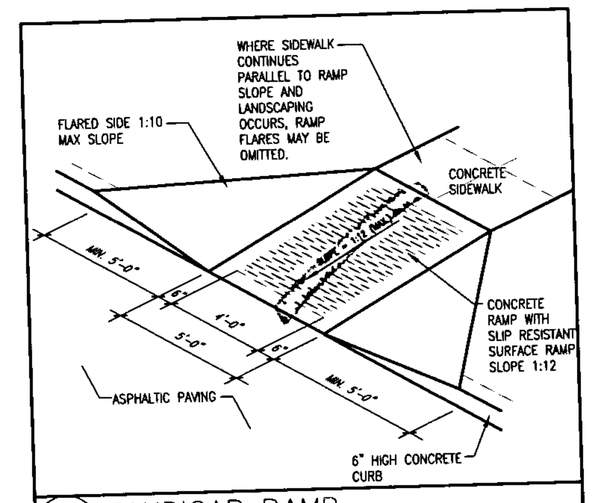
D3 REFUSE ENCLOSURE SECTION 1/2"=1'-0"



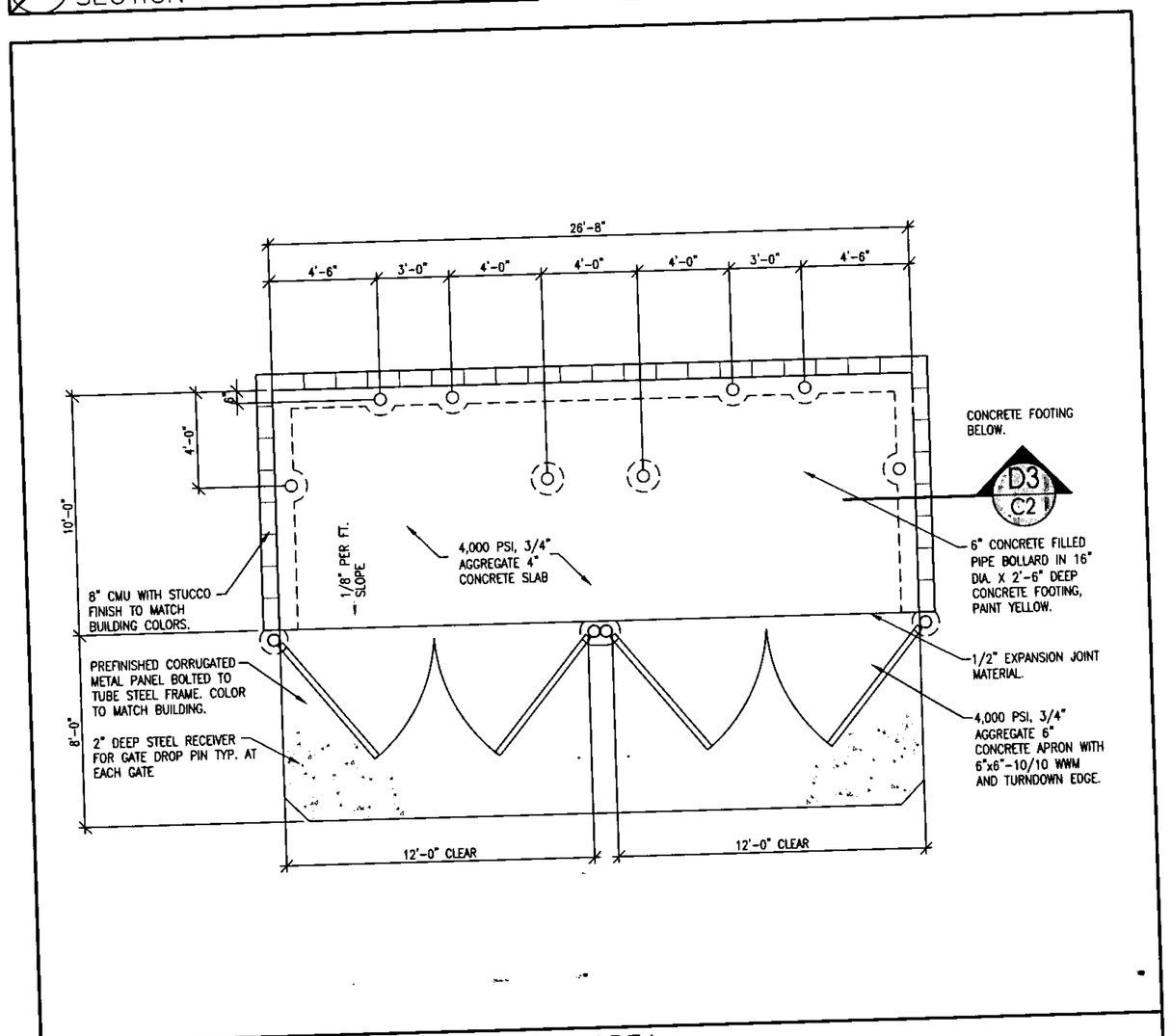
D4 SITE WALL SECTION 1/2"=1'-0"



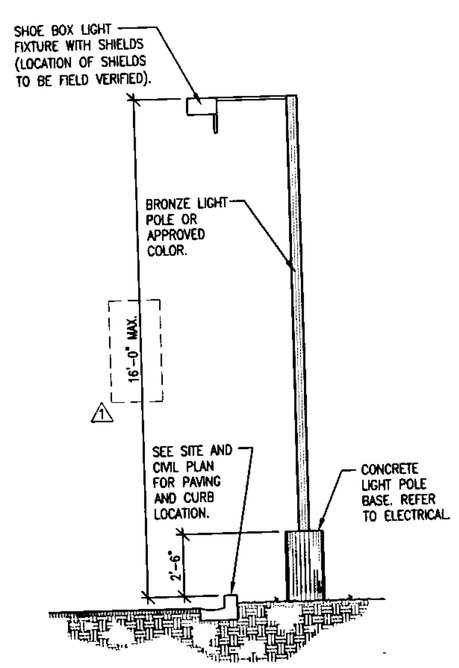
D5 BIKE RACK ELEVATION 1/2"=1'-0"



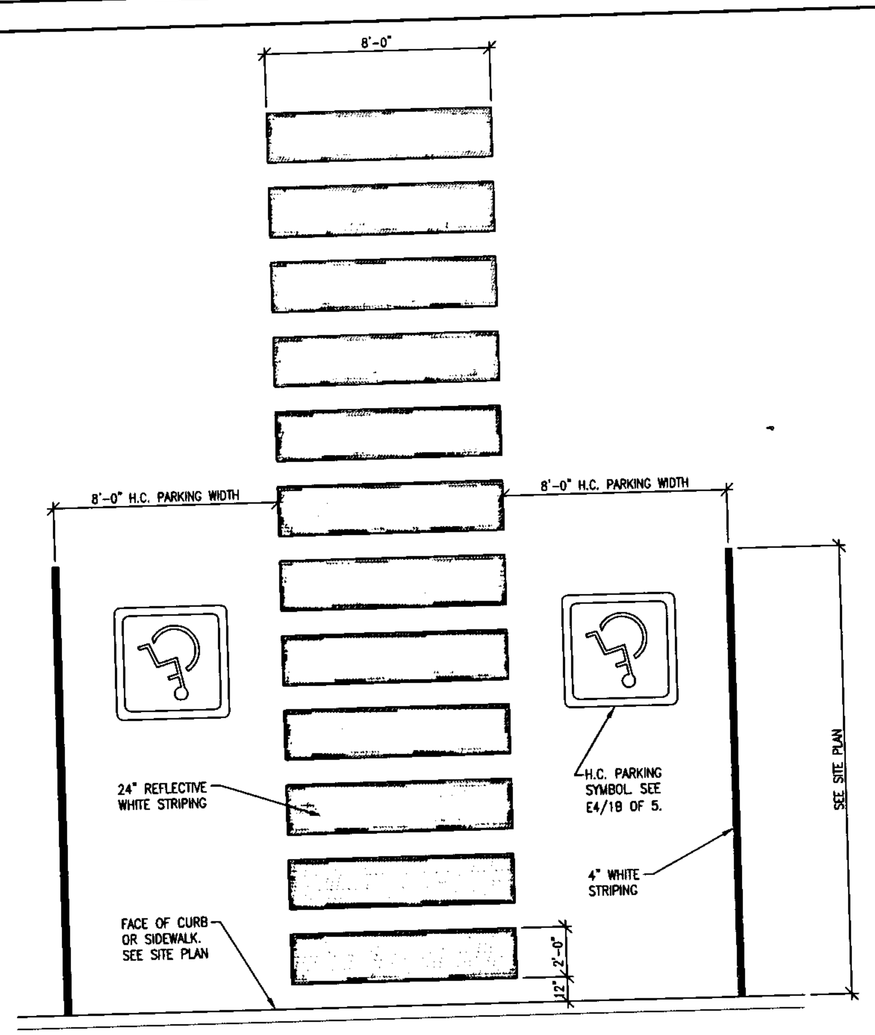
C3 HANDICAP RAMP ISOMETRIC N.T.S.



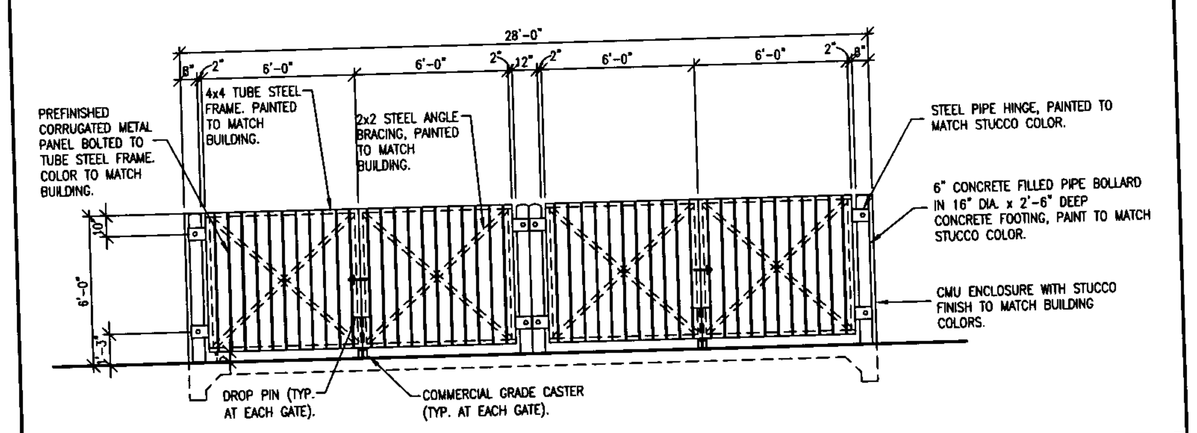
B4 REFUSE ENCLOSURE W/ RECYCLE AREA PLAN 1/4"=1'-0"



A1 HANDICAP RAMP ISOMETRIC 1/4"=1'-0"



A2 HC PARKING STRIPING PLAN 1/4"=1'-0"



A4 REFUSE ENCLOSURE W/ RECYCLE AREA ELEVATION 1/4"=1'-0"

DREAMSTYLE WAREHOUSE
SITE DETAILS
ALBUQUERQUE, NM
PROJECT #1465

REVISION DATE

STATE OF NEW MEXICO
RICHARD P. BENZ
No. 1240
05/18/15
REGISTERED ARCHITECT

RBA ARCHITECTURE, PC
RICHARD BENZ ASSOCIATES DESIGN
1124 PARK AVE. SW
ALBUQUERQUE, NEW MEXICO 87102
505.843.9191 FAX 505.842.0568
WWW.RBA-DESIGN.COM

DATE
05-18-2015

SHEET NUMBER
C-2.00