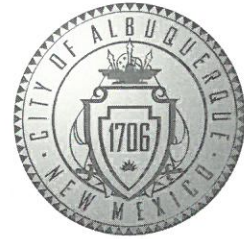


# CITY OF ALBUQUERQUE



November 20, 2017

Stephen Dunbar  
Modulus Architects  
100 Sun Ave. NW  
Albuquerque, NM 87102

**Re: Floor & Décor**  
**4936 Pan America NW**  
**Traffic Circulation Layout**  
Architect's Stamp dated 11-17-17 (F17D032)

Dear Mr. Dunbar,

The TCL submittal received 11-17-17 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,

Logan Patz  
Senior Engineer, Planning Dept.  
Development Review Services

MA/LP      via: email  
C:      File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: Phase 3 DELOR Building Permit #: \_\_\_\_\_ Hydrology File #: F17D032  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
City Address: 4936 PAN AMERICAN N.W

Applicant: MODULUS ARCHITECTS Contact: Stephen Dunbar  
Address: 100 Sun Ave N.W Ste 305  
Phone#: 538-1449 Fax#: \_\_\_\_\_ E-mail: SDunbar@modulusarchitects.com  
Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION

### 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)  
☐ OTHER (SPECIFY) \_\_\_\_\_  
☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

### 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  
☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 11/17/2017 By: Stephen A Dunbar

COA STAFF:

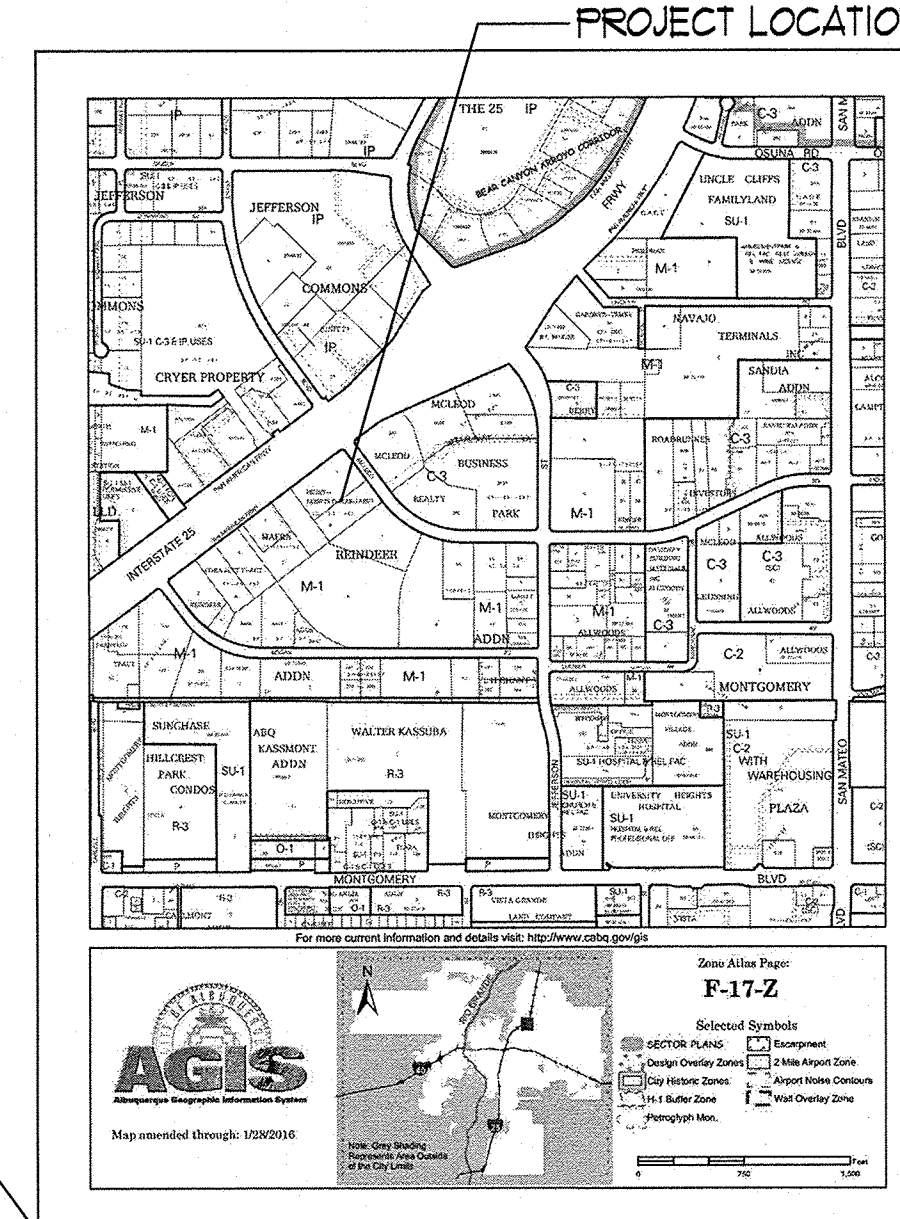
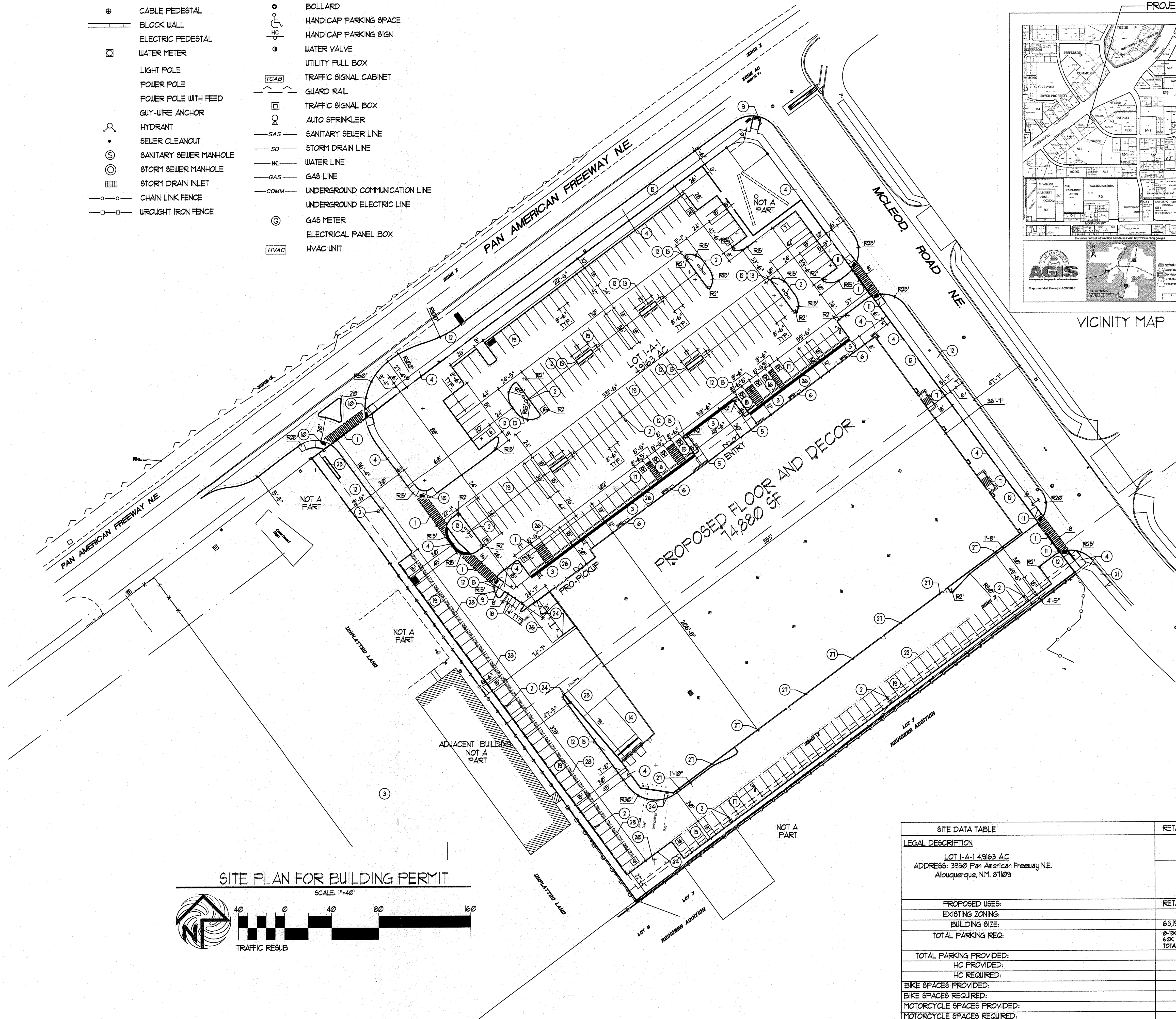
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



# LEGEND

☐	TELEPHONE PEDESTAL	○	ELECTRIC TRANSFORMER
⊕	CABLE PEDESTAL	○	BOLLARD
—	BLOCK WALL	HC	HANDICAP PARKING SPACE
☐	ELECTRIC PEDESTAL	○	HANDICAP PARKING SIGN
☐	WATER METER	○	WATER VALVE
—	LIGHT POLE	TCAB	UTILITY PULL BOX
—	POWER POLE	—	TRAFFIC SIGNAL CABINET
—	POWER POLE WITH FEED	—	GUARD RAIL
—	GUY-WIRE ANCHOR	☐	TRAFFIC SIGNAL BOX
—	HYDRANT	—	AUTO SPRINKLER
—	SEWER CLEANOUT	—	SANITARY SEWER LINE
—	SANITARY SEWER MANHOLE	—	STORM DRAIN LINE
—	STORM SEWER MANHOLE	—	WATER LINE
—	STORM DRAIN INLET	—	GAS LINE
—	CHAIN LINK FENCE	—	UNDERGROUND COMMUNICATION LINE
—	WROUGHT IRON FENCE	—	UNDERGROUND ELECTRIC LINE
		⊙	GAS METER
		—	ELECTRICAL PANEL BOX
		HVAC	HVAC UNIT

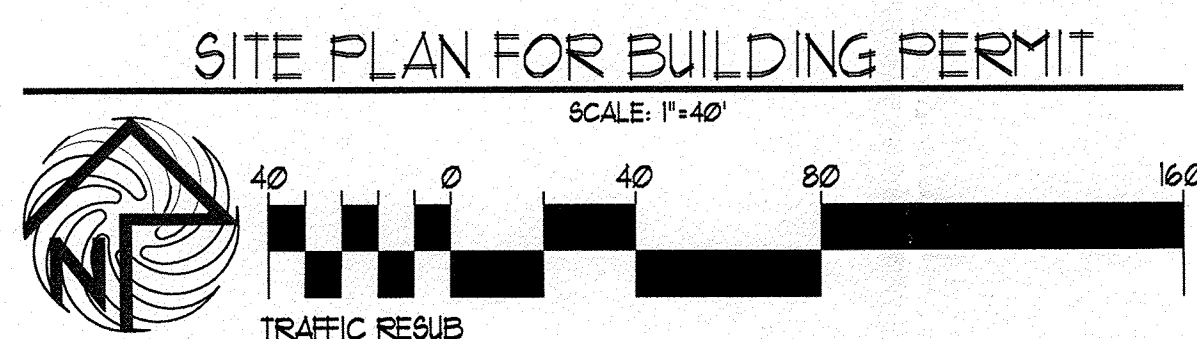


- KEYED NOTE:**
- 8' PAINTED PEDESTRIAN CROSSWALK RE: DETAIL 5/AS102
  - LIGHT POLE LOCATION RE: DETAIL 1/AS102
  - CONC. SIDEWALK ADJACENT BLDG RE: DET 1/AS102
  - CONC. SIDEWALK RE: DET 4/AS102
  - INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 12/AS102
  - BENCH LOCATION RE: DETAIL 3/AS102
  - CONC. STAIR RUN WITH PAINTED HANDRAILING EA. SIDE RE: BUILDING PLANS FOR DETAIL
  - HANDICAP RAMP RE: 10/AS102
  - HANDICAP RAMP RE: 11/AS102
  - HANDICAP RAMP RE: 12/AS102
  - HANDICAP RAMP RE: 6/AS102
  - INDICATES LANDSCAPE PLANTING AREA GC TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION
  - 6" HIGH CONC. ISLAND RE: SITE GRADING PLAN FOR INFO
  - PROPOSED ROLL-OFF DUMPSTER LOCATION
  - H.C. PARKING STALL RE: DET 4/AS102
  - H.C. PARKING STALL RE: DET 6/AS102
  - WHEELSTOP RE: DET 1/AS102
  - INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: SIGN DET. 11/AS102
  - PAINTED STRIPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPING SHALL BE 4" WHITE
  - PROPOSED TRANSFORMER LOCATION
  - EXISTING SIDEWALK TO REMAIN
  - CONCRETE SWALE RE: CIVIL FOR INFO
  - PROPOSED Pylon SIGN LOCATION
  - BOLLARD PAINTED SAFETY YELLOW RE: DET. 3/AS102
  - REINFORCED CONCRETE ROCK WELL AREA RE: STRUCTURAL FOR CONC. THICKNESS AND REINFORCEMENT REQUIREMENTS
  - CHAINLINK SLAB ENCLOSURE
  - INDICATES BLDG. DOWNSPOUT LOCATION
  - PAINTED "COMPACT STALL" LOCATION COLOR TO MATCH STALL STRIPE

**TRAFFIC CIRCULATION LAYOUT APPROVED**

*Signature* 11-20-07  
Signed Date

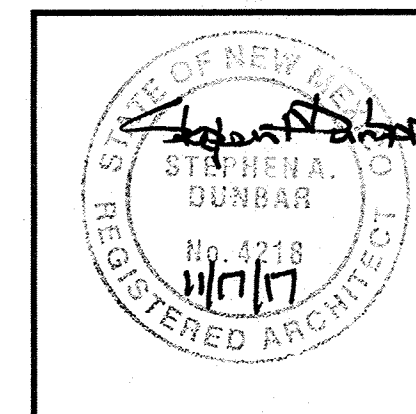
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



SITE DATA TABLE	RETAIL USES	WAREHOUSE	ALL USES (RETAIL/WAREHOUSE)
<b>LEGAL DESCRIPTION</b> LOT 1-A-1 49163 AC ADDRESS: 3930 Pan American Freeway NE. Albuquerque, NM. 87103			
<b>PROPOSED USES:</b>	RETAIL USES	WAREHOUSE	ALL USES (RETAIL/WAREHOUSE)
<b>EXISTING ZONING:</b>			
<b>BUILDING SIZE:</b>	63,190 SF	11,630 SF	74,820 SF
<b>TOTAL PARKING REQ:</b>	0-15K SF = 75 SPACES/ 15-60K SF = 180 SPACES 60K AND GREATER = 3104 SF/SPER K+10 SPACES TOTAL REQUIRED = 265 SPACES	11,630/2,000 = 6 SPACES	TOTAL SPACES REQ = 271 SPACES
<b>TOTAL PARKING PROVIDED:</b>			273 SPACES PROVIDED
<b>H.C. PROVIDED:</b>			8 H.C. (INCLUDING 4 VAN ACCESSIBLE)
<b>H.C. REQUIRED:</b>			8 H.C. SPACES
<b>BIKE SPACES PROVIDED:</b>			15 BIKE SPACES
<b>BIKE SPACES REQUIRED:</b>			15 BIKE SPACES
<b>MOTORCYCLE SPACES PROVIDED:</b>			5 MOTO SPACES
<b>MOTORCYCLE SPACES REQUIRED:</b>			5 MOTO SPACES

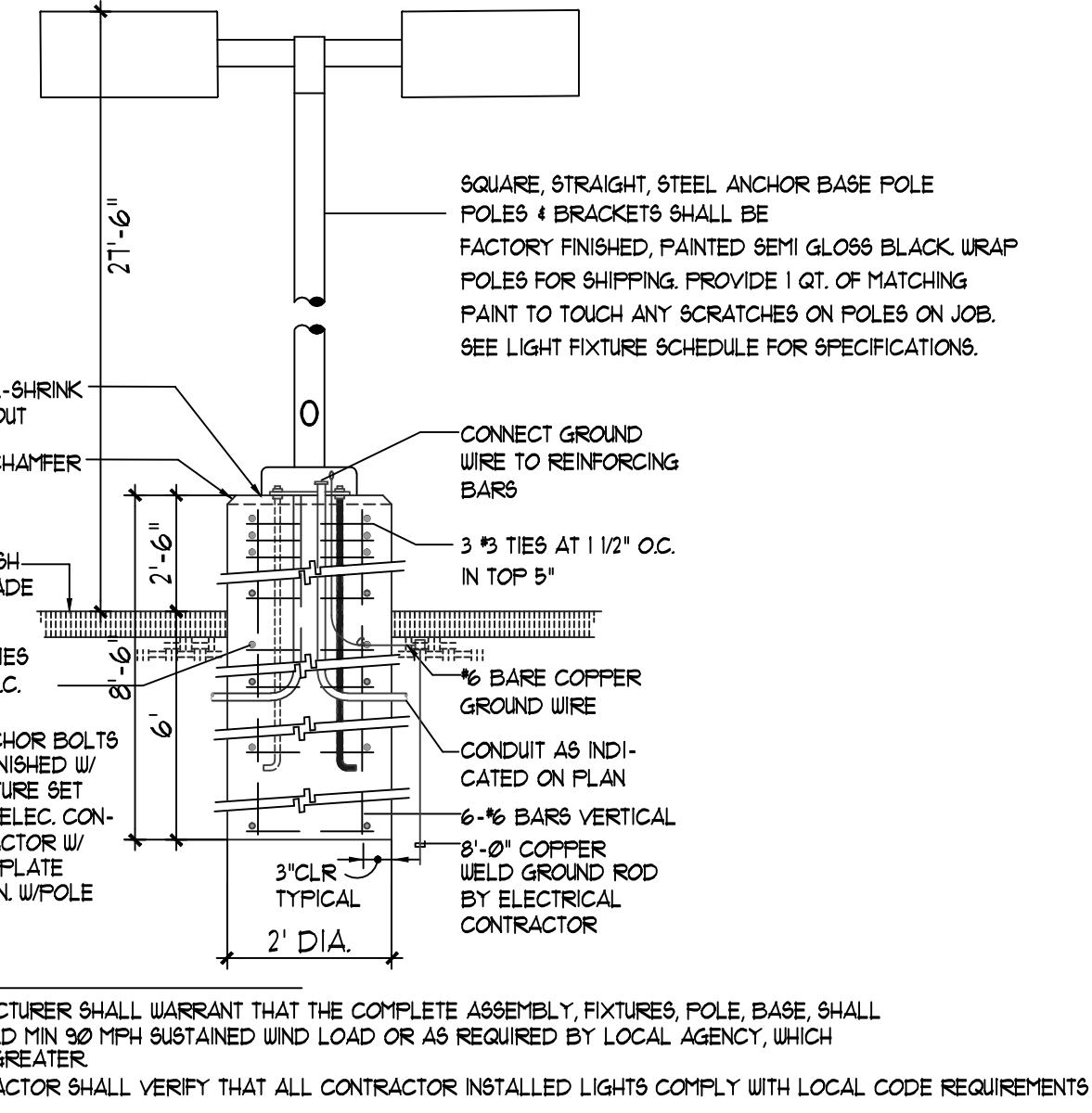
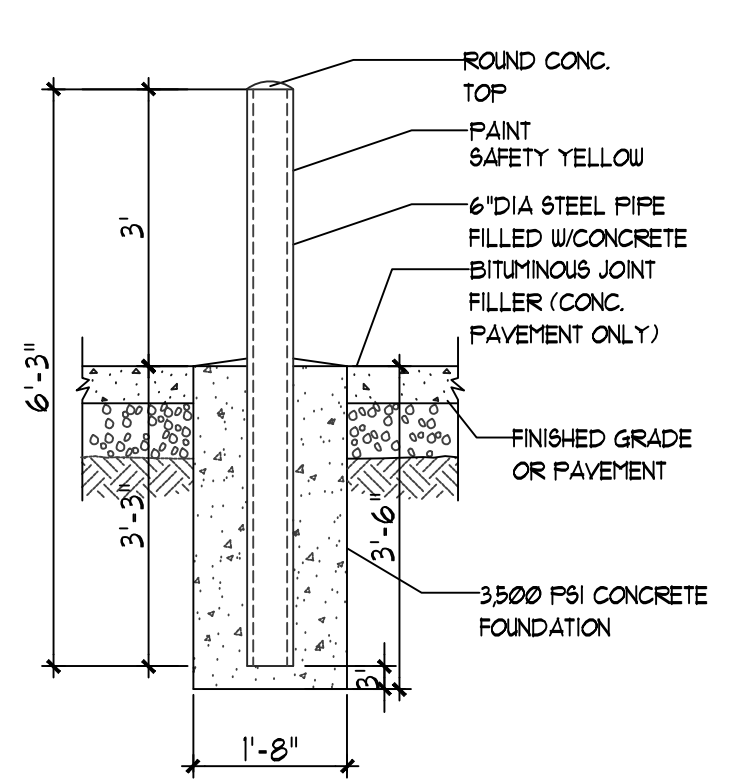
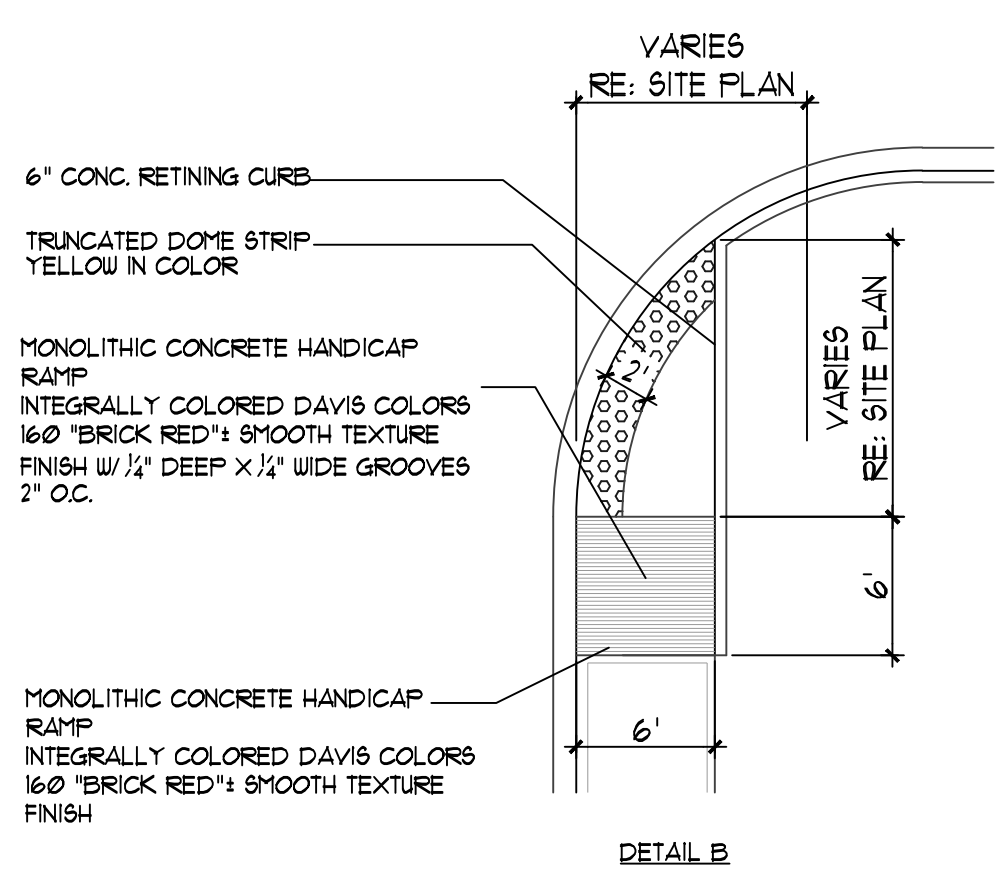
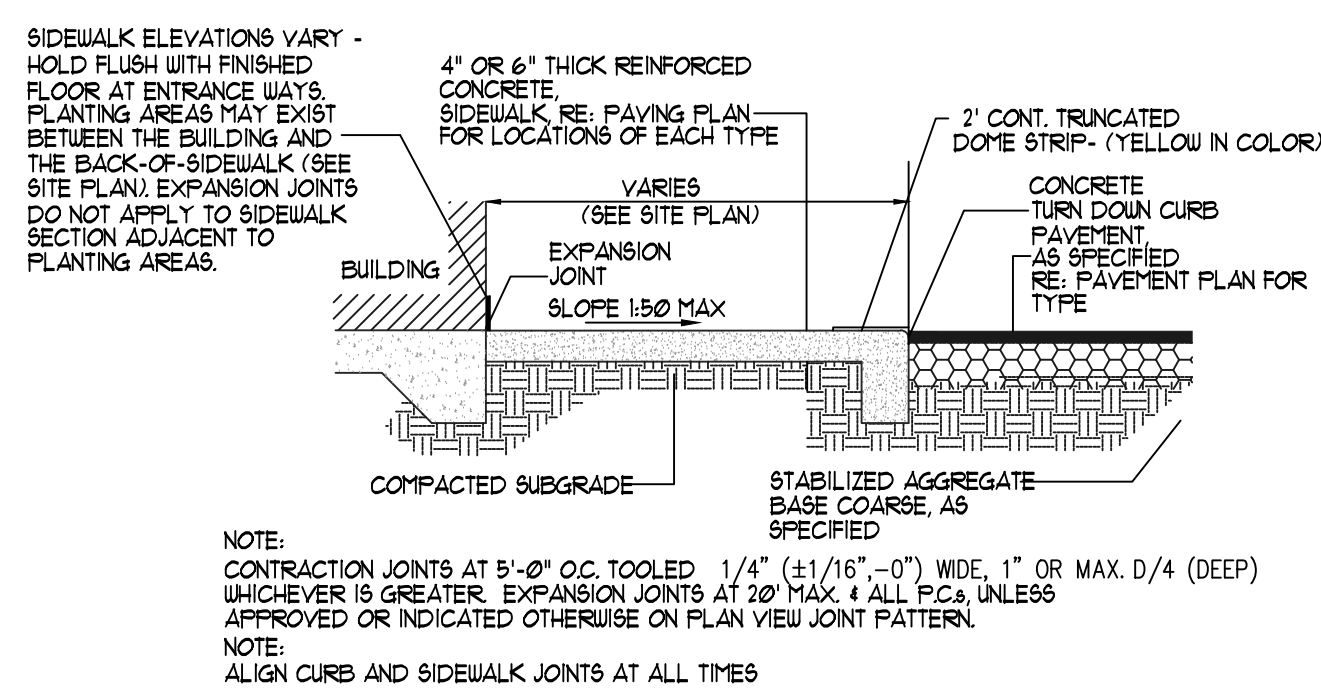
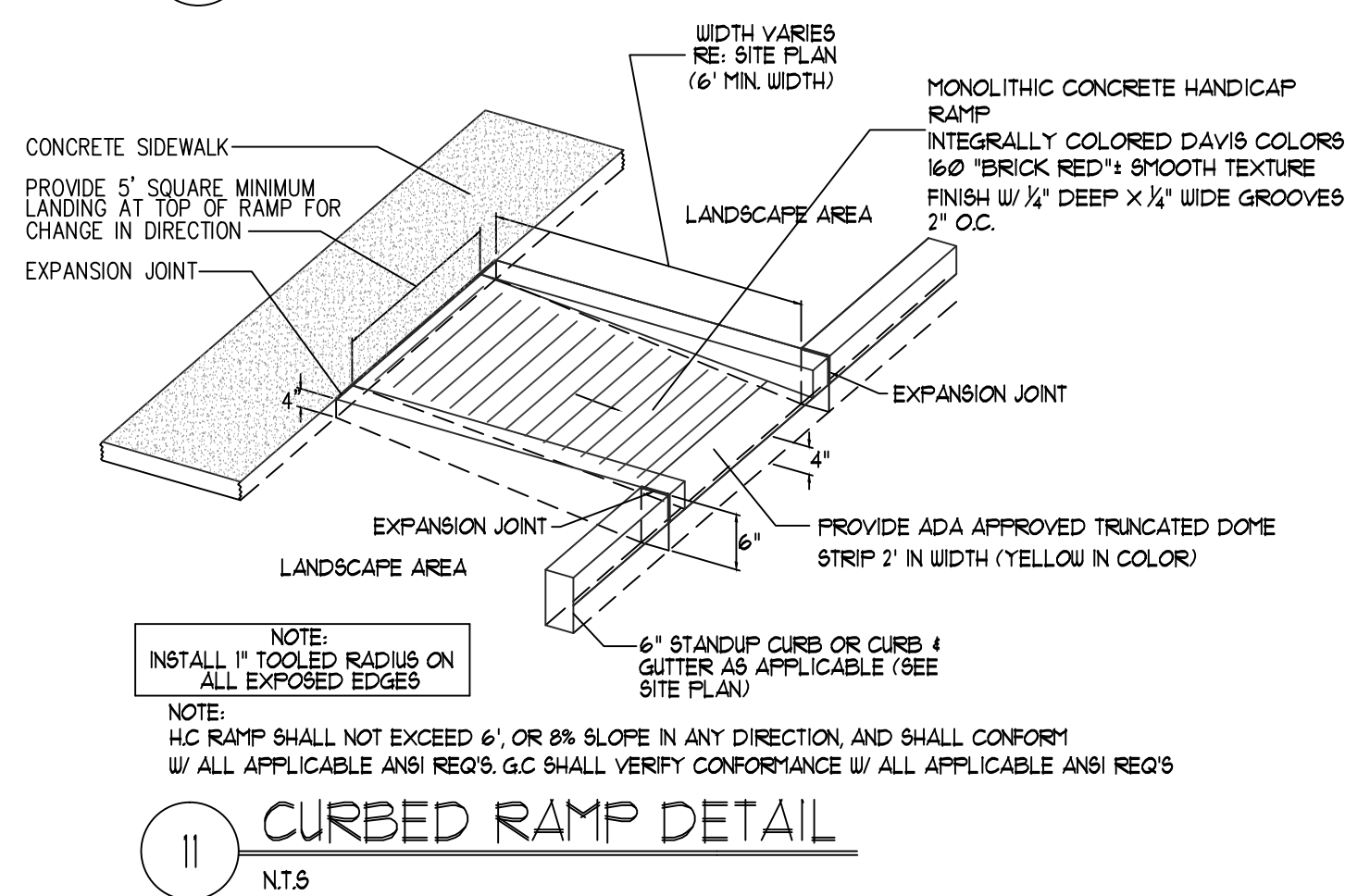
REV	DATE	BY	REVISION
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**MODULUS ARCHITECTS**  
100 SUN AVE. N.W. SUITE 305  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498



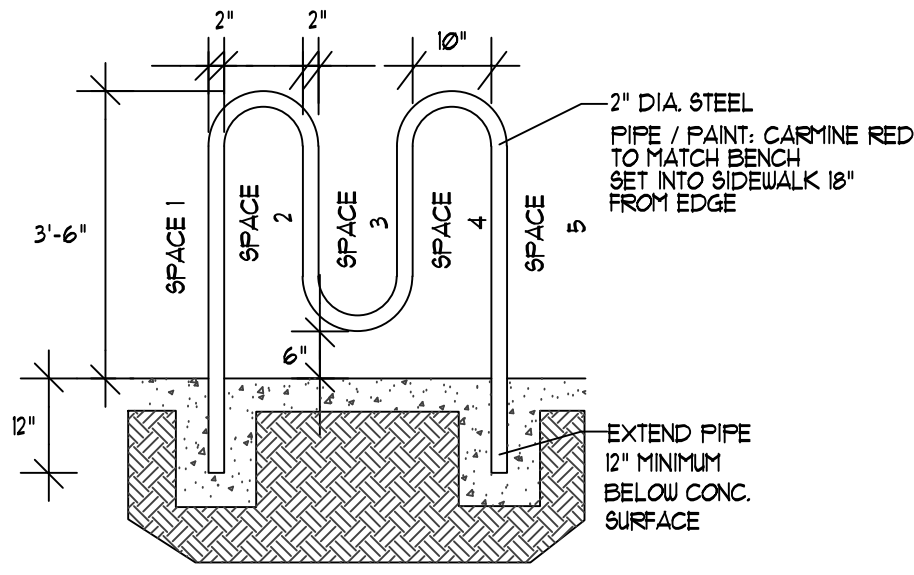
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<b>SHEET TITLE</b> SITE PLAN FOR BUILDING PERMIT	<b>DATE:</b> 9/5/11	<b>SCALE:</b> RE: SCALE	<b>AS101</b>



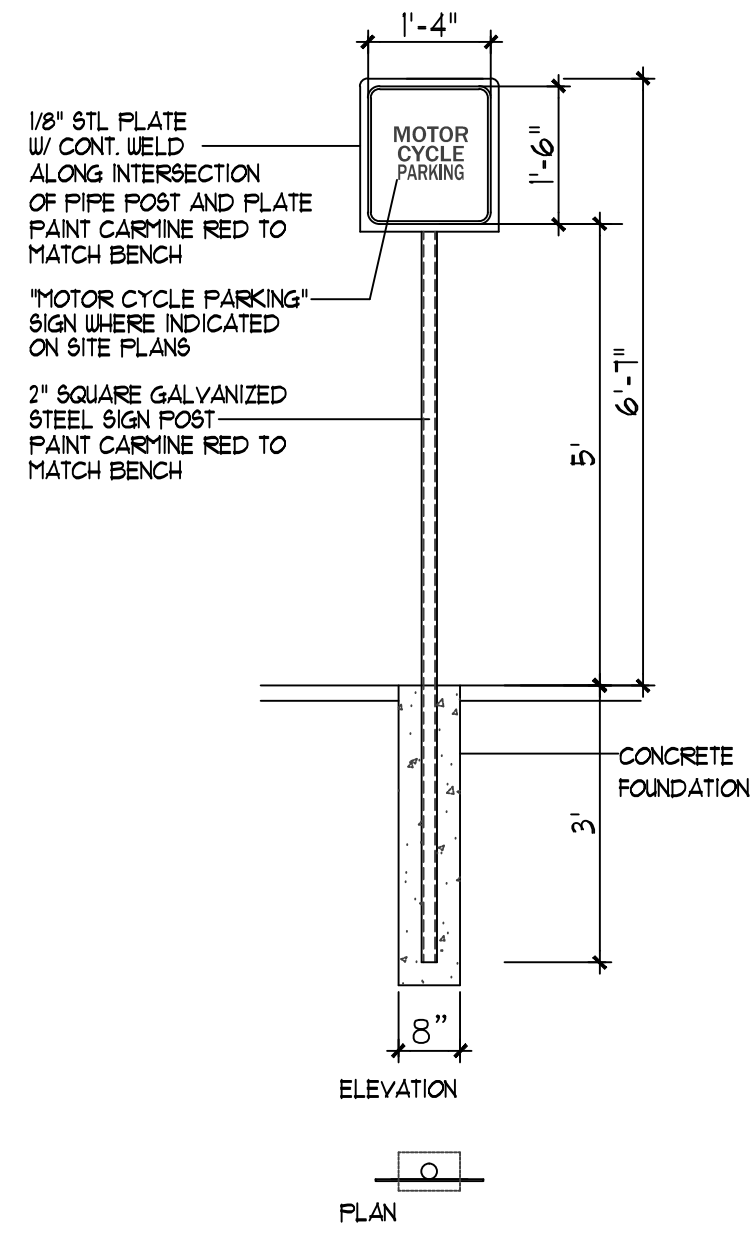


**MODULUS ARCHITECTS**  
100 SUN AVE. N.W. SUITE 305  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498

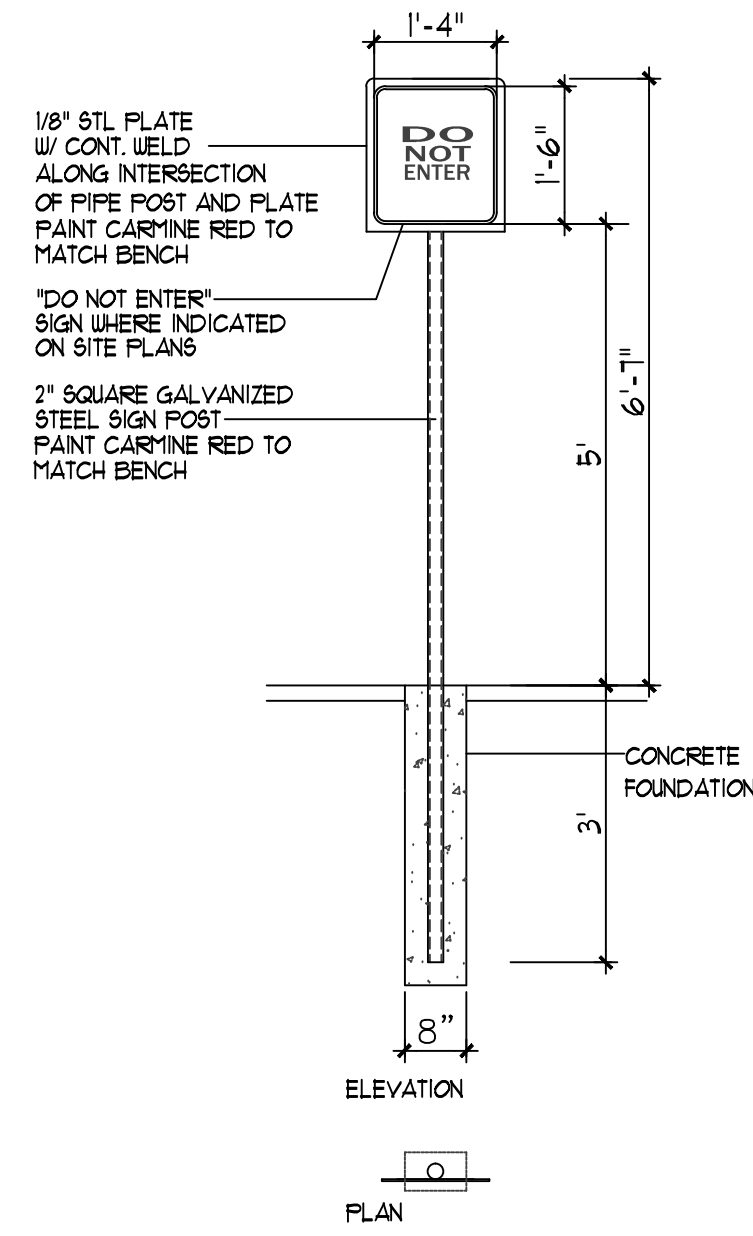
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SCALE: RE: SCALE	of-



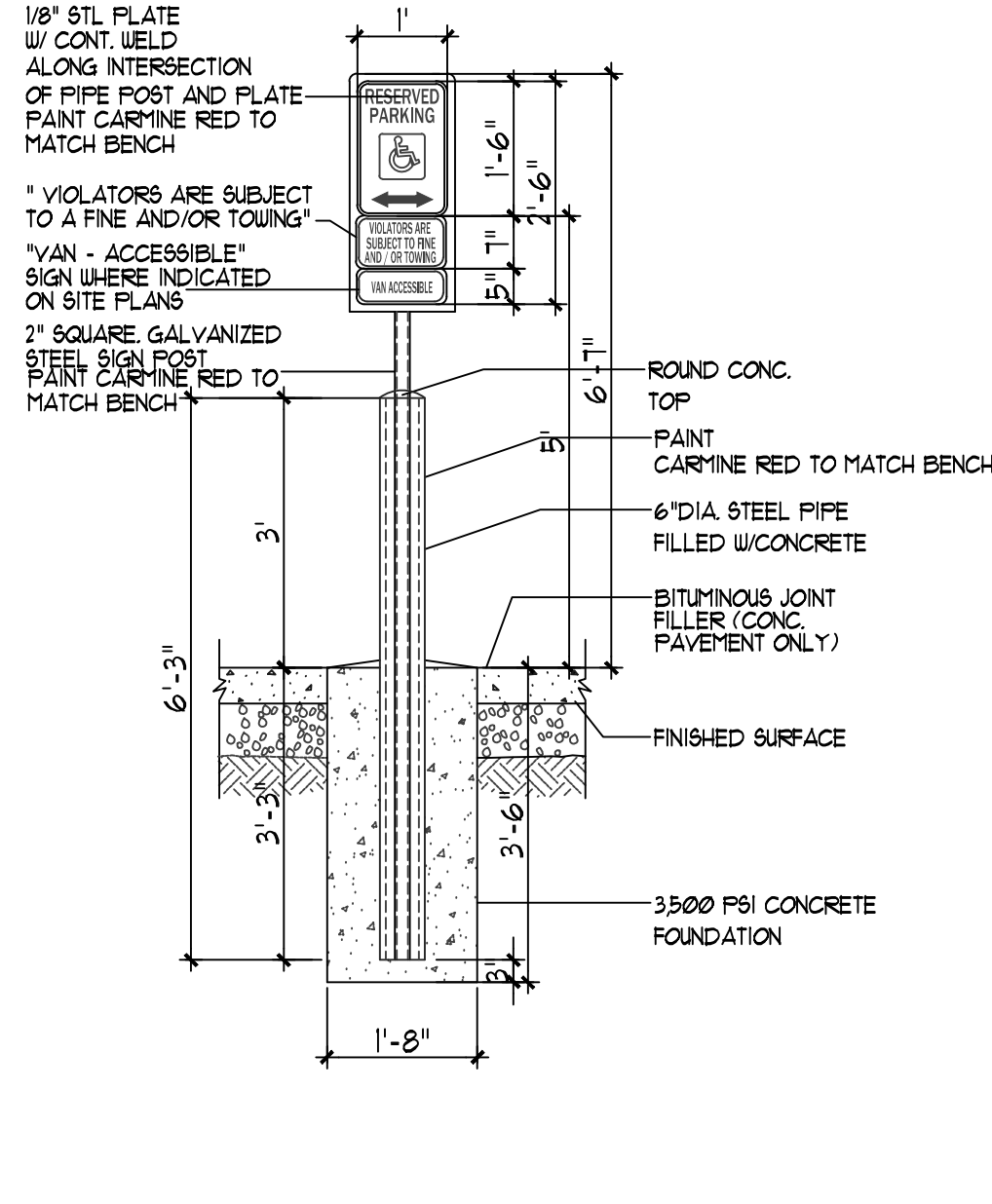
12 BIKE RACK  
NT.S



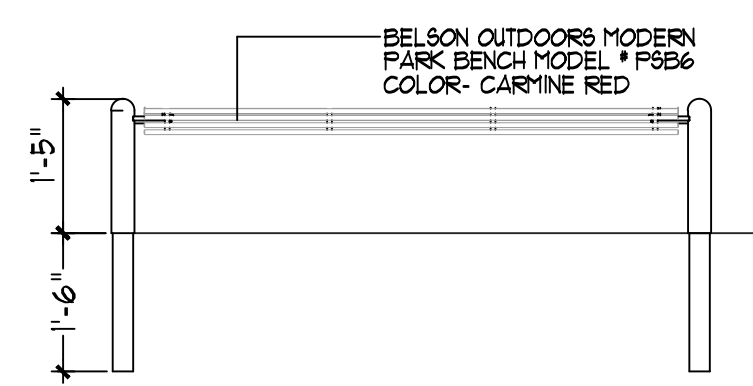
11 MISC. SIGNAGE  
NT.S



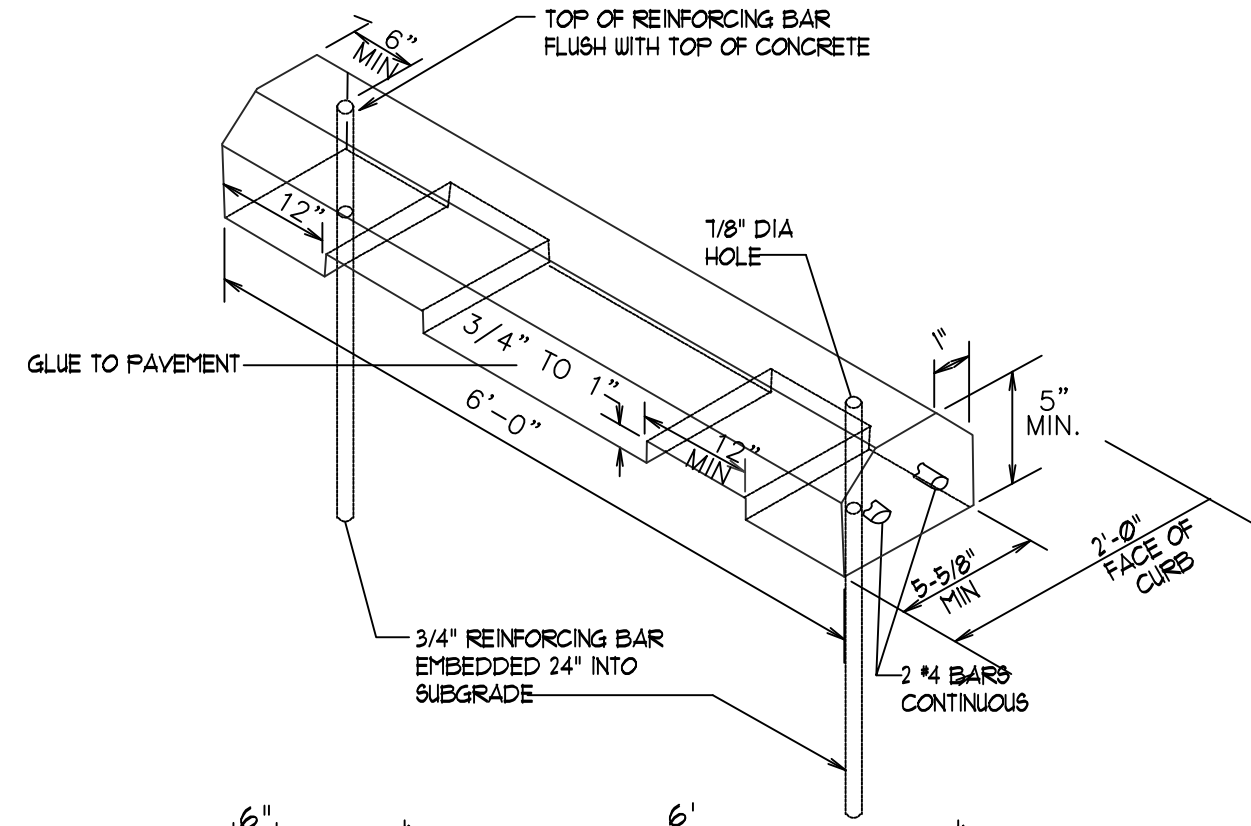
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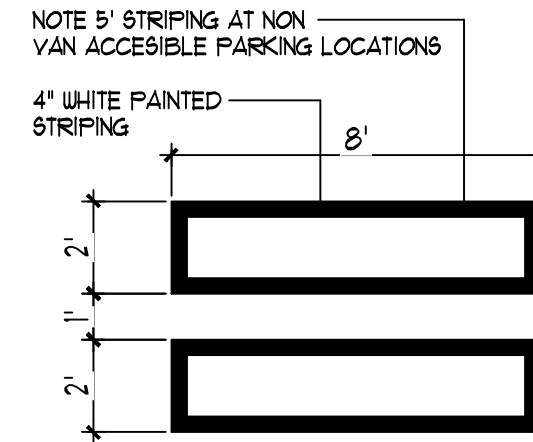
9 H.C SIGNAGE  
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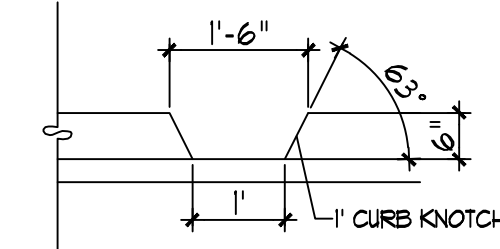
3 PEDESTRIAN BENCH DETAIL  
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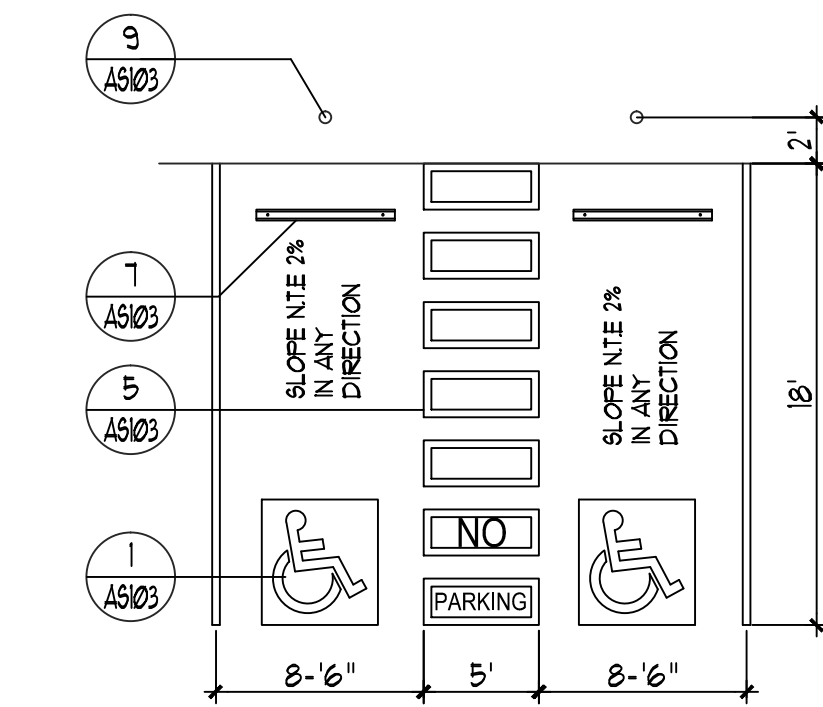
7 WHEEL STOP  
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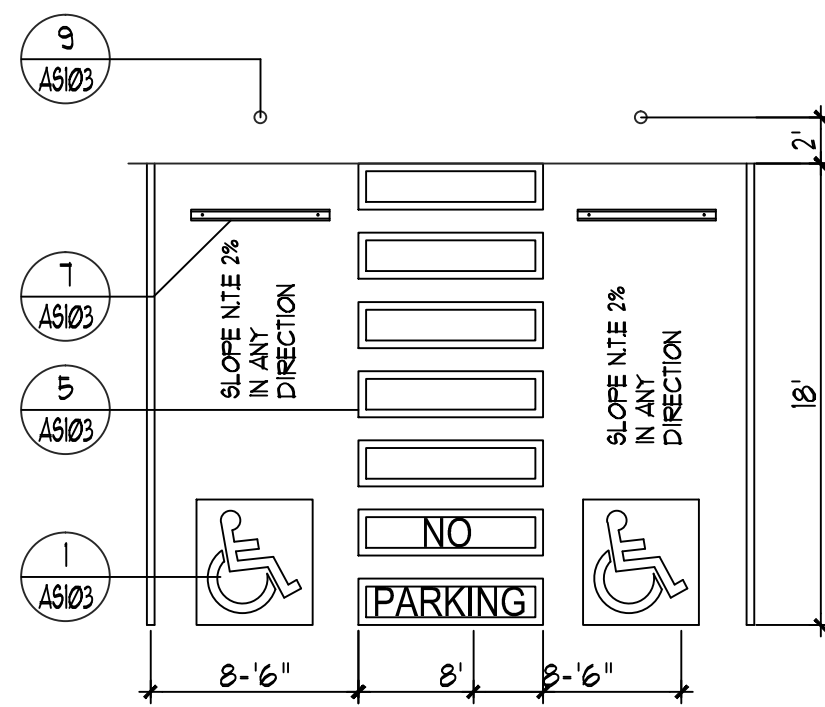
5 H.C PARKING-CROSS WALK PAINT DETAIL  
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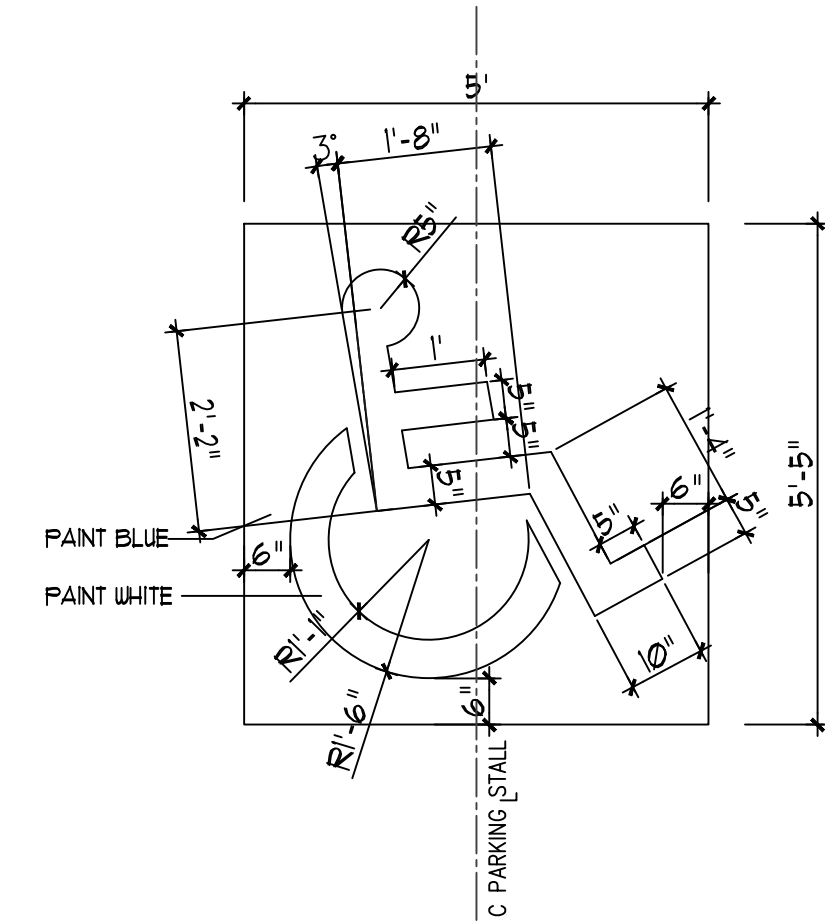
2 CURB NOTCH  
NT.S



6 H.C PARKING PLAN DETAIL  
NT.S



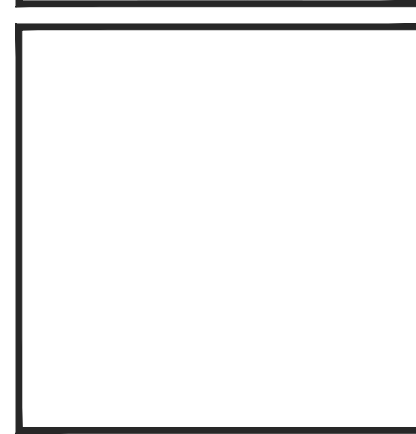
4 H.C PARKING PLAN DETAIL (VAN ACCESIBLE)  
NT.S



1 H.C SIGNAGE  
NT.S

REV	DATE	BY	REVISION
1	9/5/17	XXX	
2			
3			
4			
5			
6			

**MODULUS ARCHITECTS**  
100 SUN AVE. N.W. SUITE 305  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE FLOOR AND DECOR PAN AMERICAN FREEWAY ALBUQUERQUE, NEW MEXICO	PROJECT MANAGER STEPHEN DUNBAR AIA	JOB NO. FD-1	DRAWN BY: XXX
SHEET TITLE SITE DETAILS			

DATE 9/5/17	Sheet AS103
SCALE RE: SCALE	dt.