

CITY OF ALBUQUERQUE



November 6, 2017

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

**Re: Floor and Decor
4930 Pan America
Traffic Circulation Layout
Architect's Stamp 10-11-17 (F17D032)**

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 10-26-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. All sidewalks along streets should be placed at the property line.
2. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.

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 me at 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

MA/LP via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11 2016)

Project Title: POOR SIDEWALK Building Permit #: _____ Hydrology File #: F17D0032
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: 4930 IN AMERICA ED NW

Applicant: MODULUS ARCHITECTS Contact: Stephen Dumbor
Address: 100 SUN AVE STE 305
Phone#: 333-1497 x1001 Fax#: _____ E-mail: SDUMBOR@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?

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

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 06/17

By: Stephen Dumbor

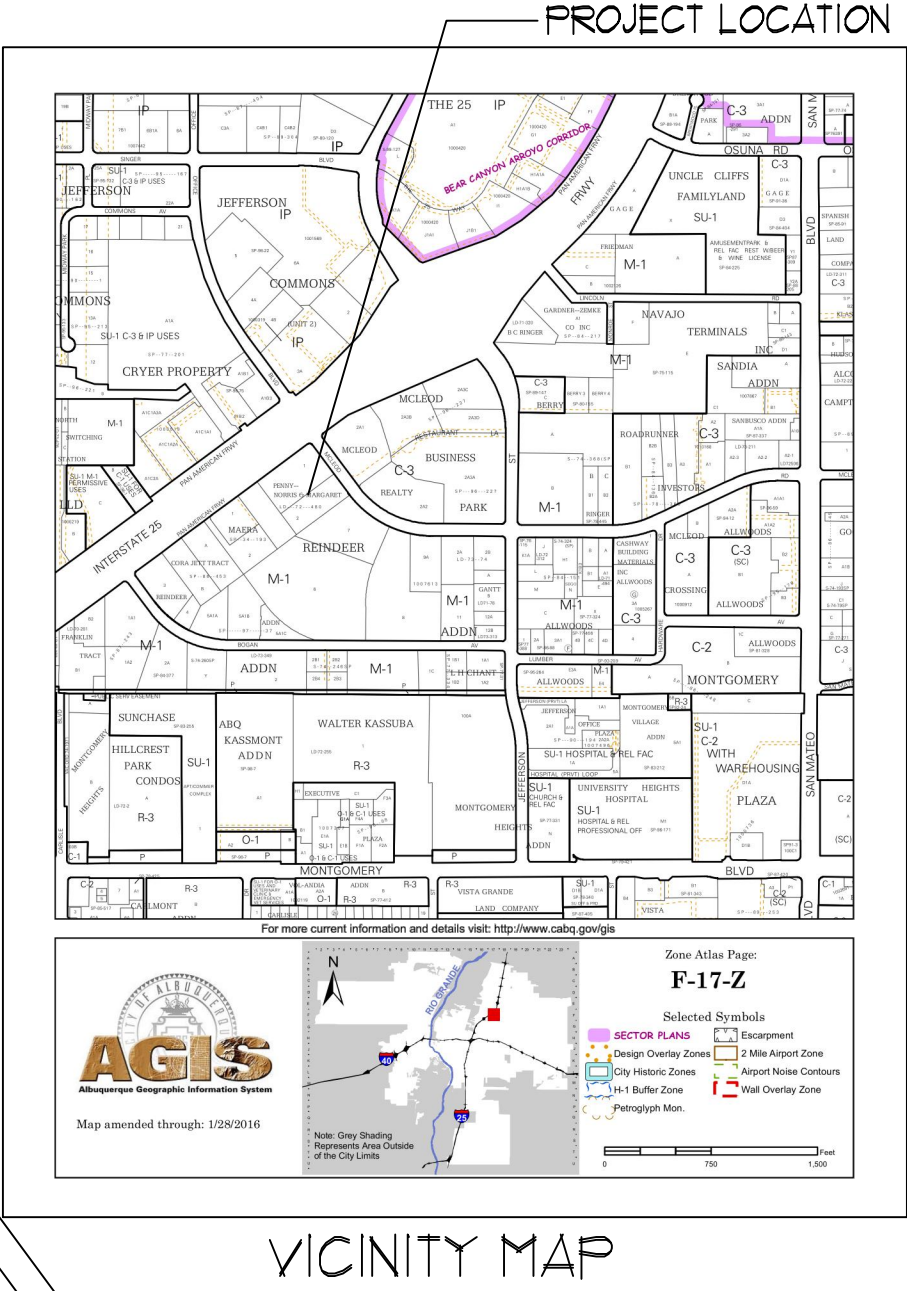
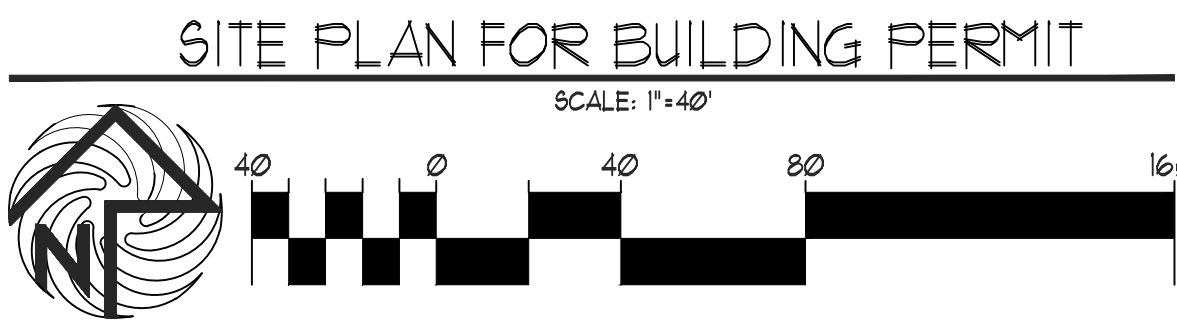
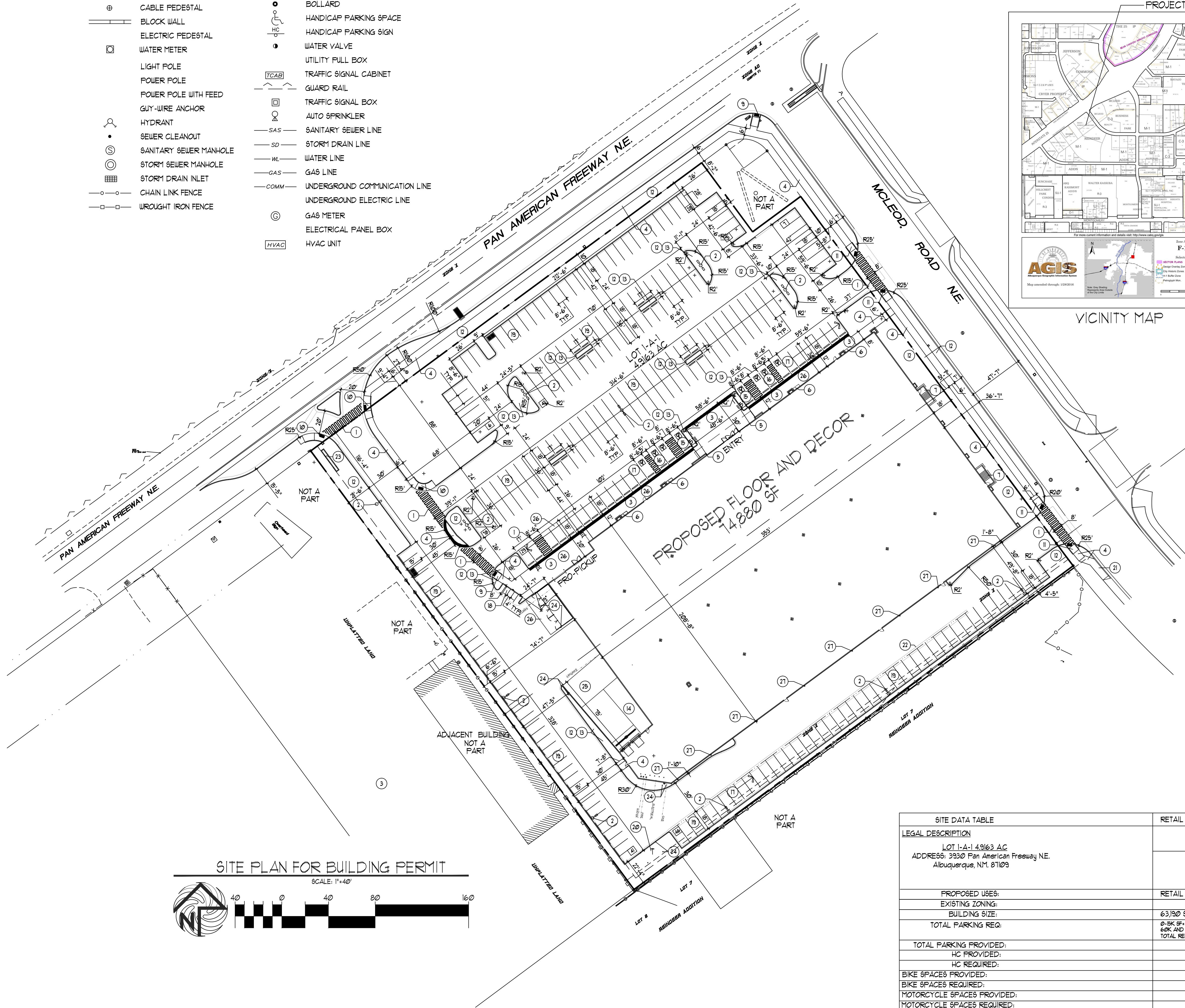
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

LEGEND

	TELEPHONE PEDESTAL		ELECTRIC TRANSFORMER
	CABLE PEDESTAL		BOLLARD
	BLOCK WALL		HANDICAP PARKING SPACE
	ELECTRIC PEDESTAL		HANDICAP PARKING SIGN
	WATER METER		WATER VALVE
	LIGHT POLE		UTILITY FULL 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 UNIT



- KEYED NOTE:
- 8' PAINTED PEDESTRIAN CROSSWALK RE: DETAIL 5/A5103
 - LIGHT POLE LOCATION RE: DETAIL 1/A5102
 - CONC. SIDEWALK ADJACENT BLDG RE: DET 1/A5102
 - CONC. SIDEWALK RE: DET 4/A5102
 - INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 12/A5103
 - BENCH LOCATION RE: DETAIL 3/A5103
 - CONC. STAIR RUN WITH PAINTED HANDRAILING EA. SIDE RE: BUILDING PLANS FOR DETAIL
 - HANDICAP RAMP RE: 10/A5102
 - HANDICAP RAMP RE: 11/A5102
 - HANDICAP RAMP RE: 12/A5102
 - HANDICAP RAMP RE: 6/A5102
 - 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
 - HC PARKING STALL RE: DET 4/A5103
 - HC PARKING STALL RE: DET 6/A5103
 - WHEELSTOP RE: DET 1/A5103
 - INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: SIGN DET. 11/A5103
 - 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/A102
 - REINFORCED CONCRETE DOCK WELL AREA RE: STRUCTURAL FOR CONC. THICKNESS AND REINFORCEMENT REQUIREMENTS
 - CHAINLINK SLAB ENCLOSURE
 - INDICATES BLDG. DOWNSPOUT LOCATION.

SITE DATA TABLE	RETAIL USES	WAREHOUSE	ALL USES (RETAIL/WAREHOUSE)
LEGAL DESCRIPTION LOT 1-A-1 4.9163 AC ADDRESS: 3930 Pan American Freeway NE. Albuquerque, NM. 87109			
PROPOSED USES:	RETAIL USES	WAREHOUSE	ALL USES (RETAIL/WAREHOUSE)
EXISTING ZONING:			
BUILDING SIZE:	63,920 SF	11,630 SF	74,880 SF
TOTAL PARKING REQ:	60-BK SF + 15 SPACES/ 45-60K SF + 80 SPACES 60K AND GREATER + 3/34 SP/PER K+10 SPACES TOTAL REQUIRED = 265 SPACES	11,630/ 2,000 = 6 SPACES	TOTAL SPACES REQ= 271 SPACES
TOTAL PARKING PROVIDED:			279 SPACES PROVIDED
HC PROVIDED:			8 HC (INCLUDING 4 VAN ACCESSIBLE)
HC REQUIRED:			8 HC SPACES
BIKE SPACES PROVIDED:			15 BIKE SPACES
BIKE SPACES REQUIRED:			13 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:			5 MOTO SPACES
MOTORCYCLE SPACES REQUIRED:			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

PROJECT TITLE
FLOOR AND DECOR
PAN AMERICAN FREEWAY
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER
STEPHEN DUNBAR AIA

JOB NO.
FD-1

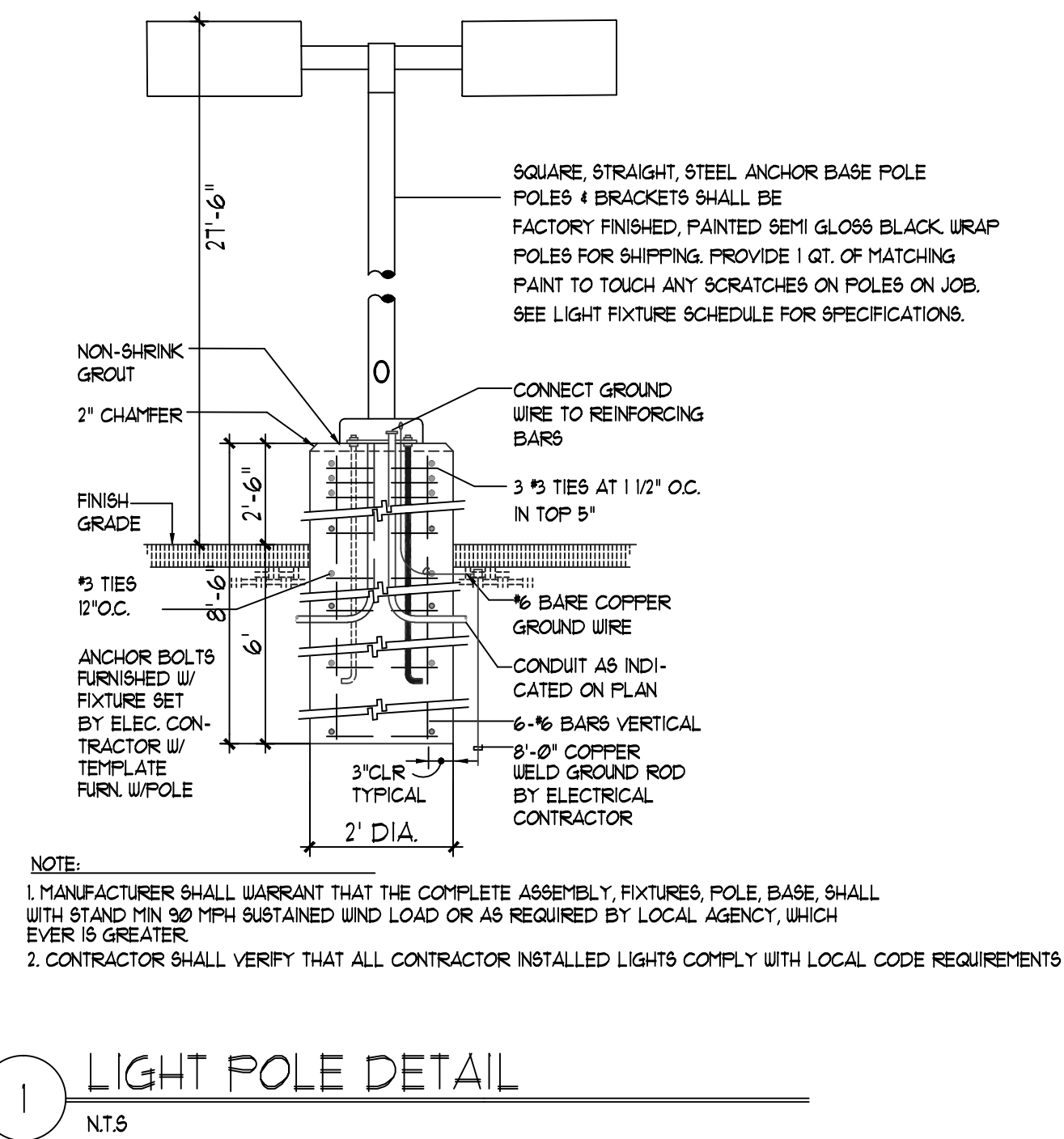
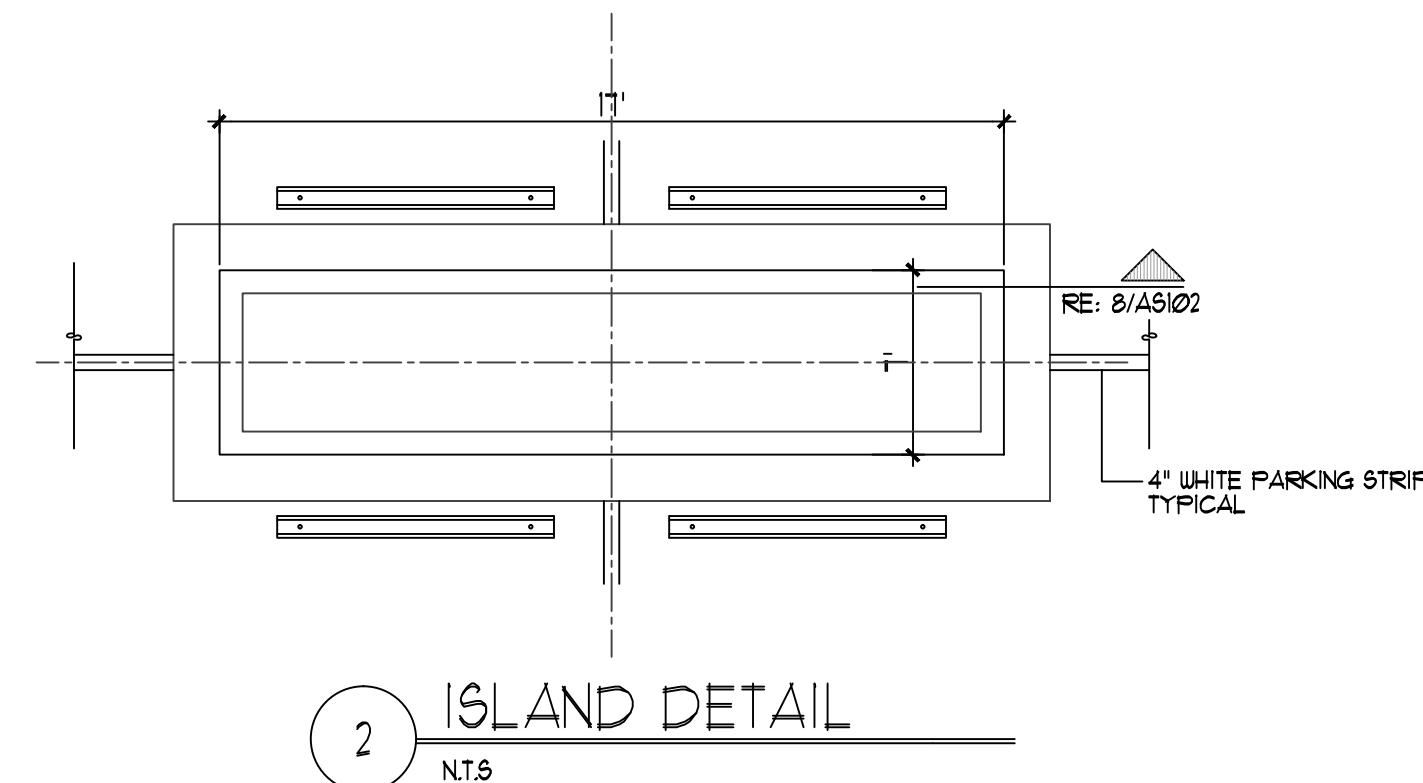
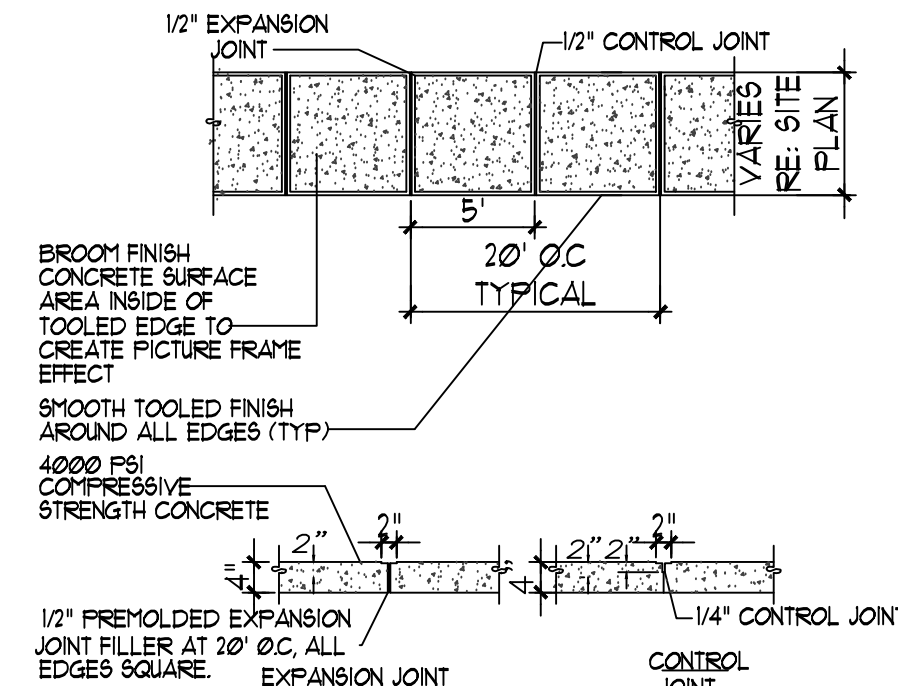
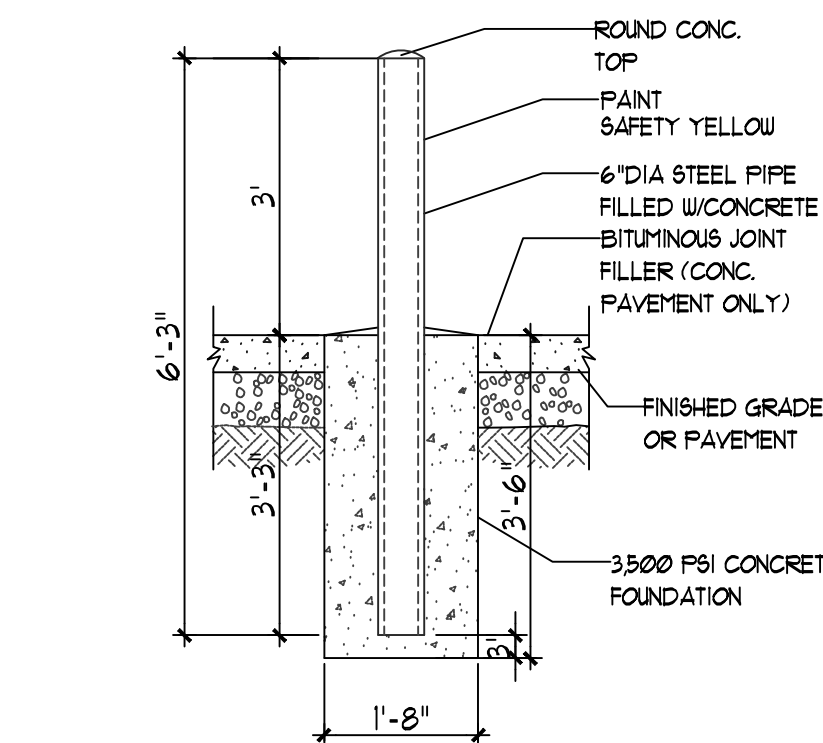
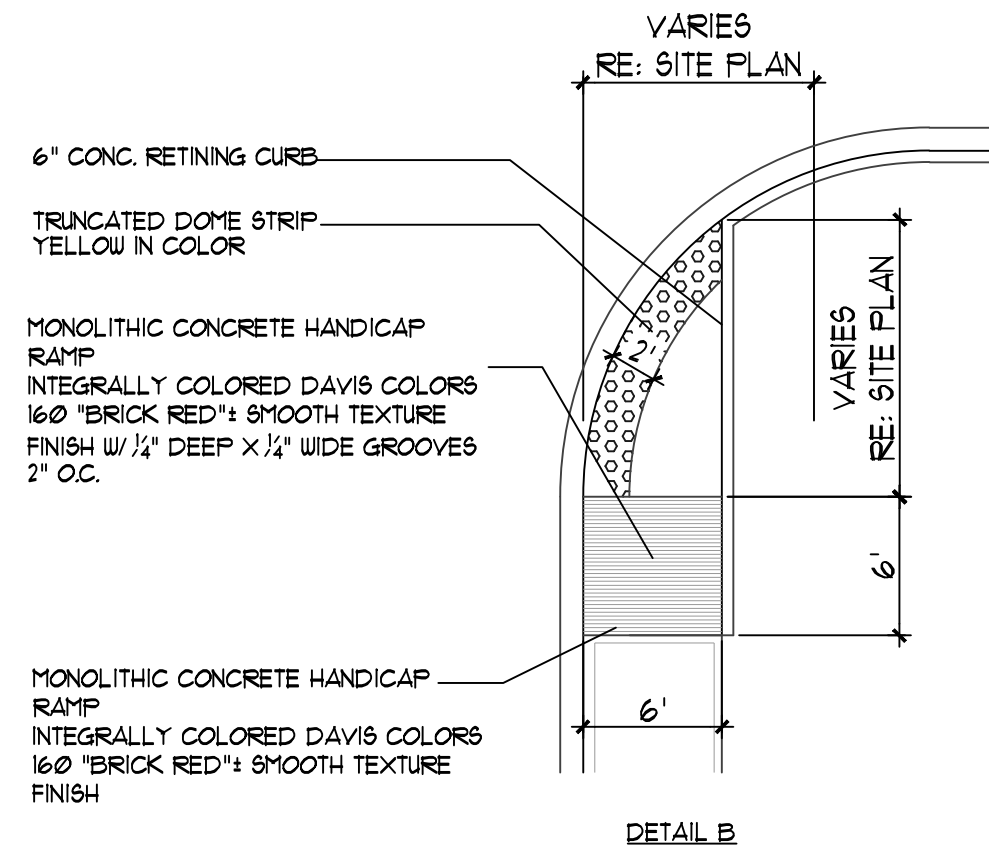
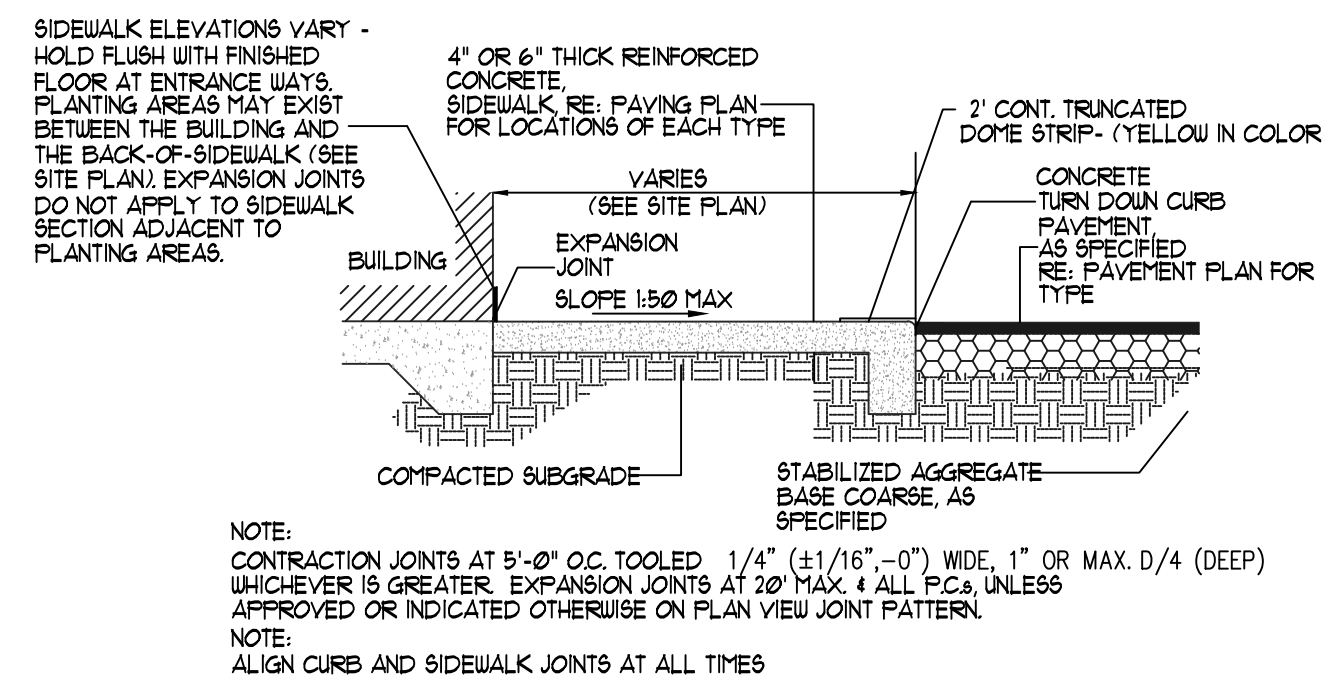
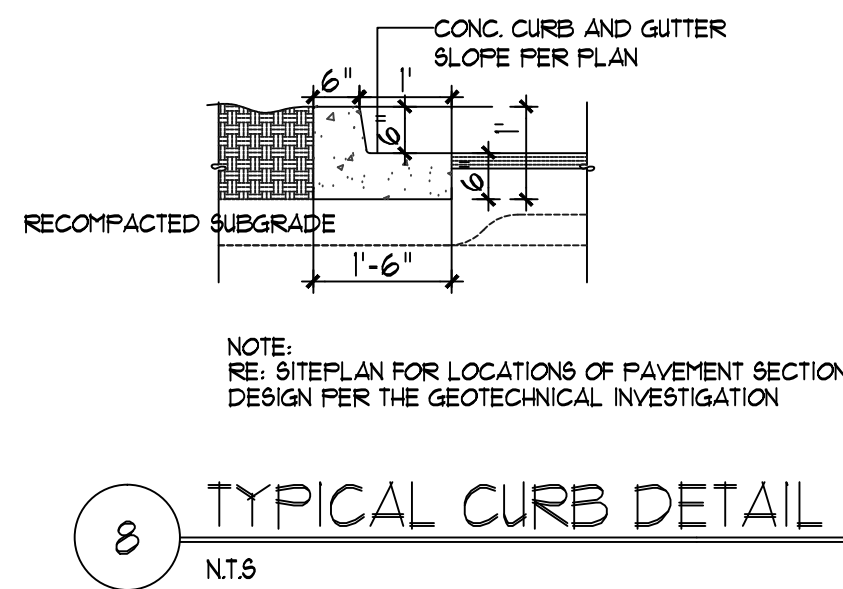
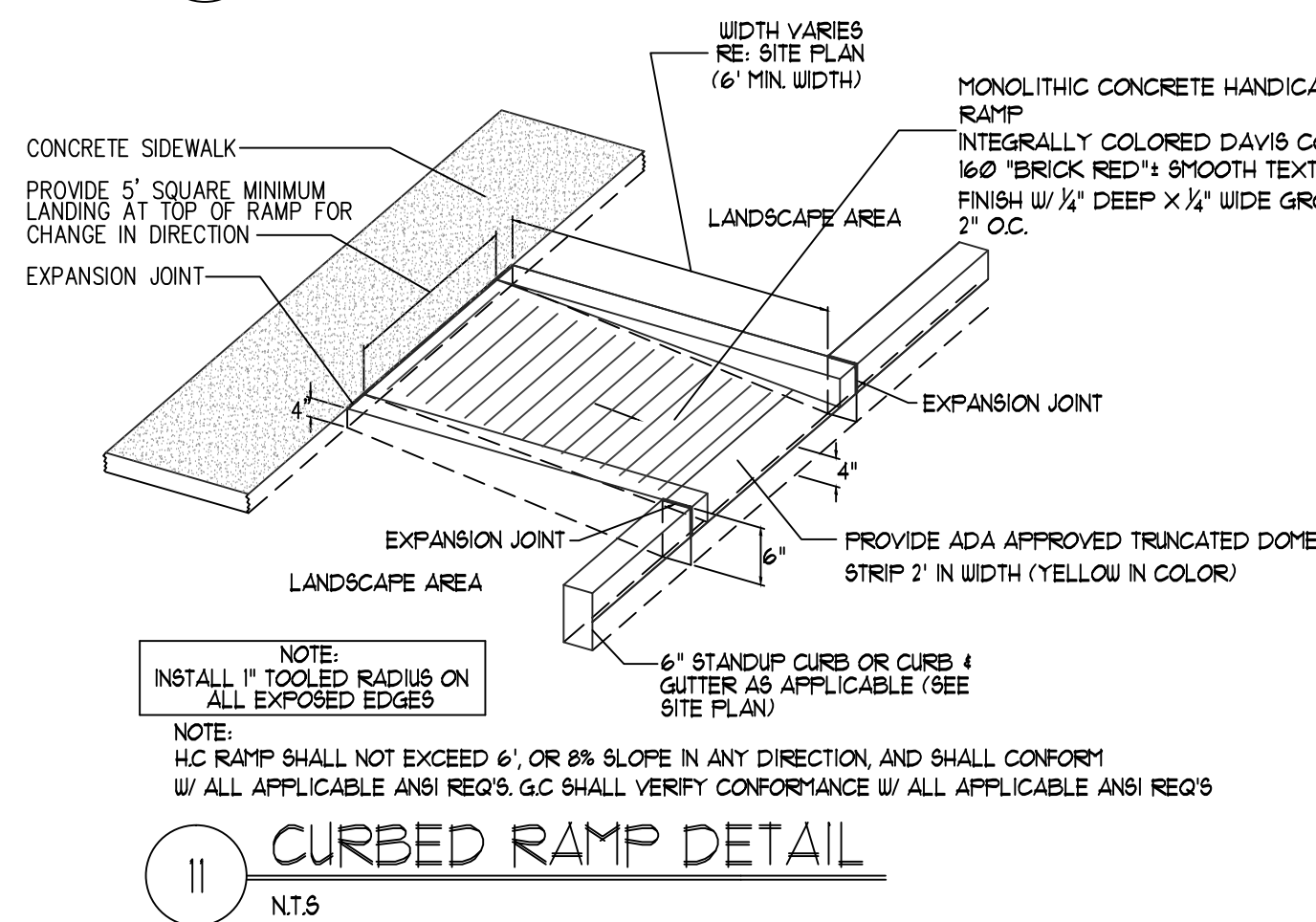
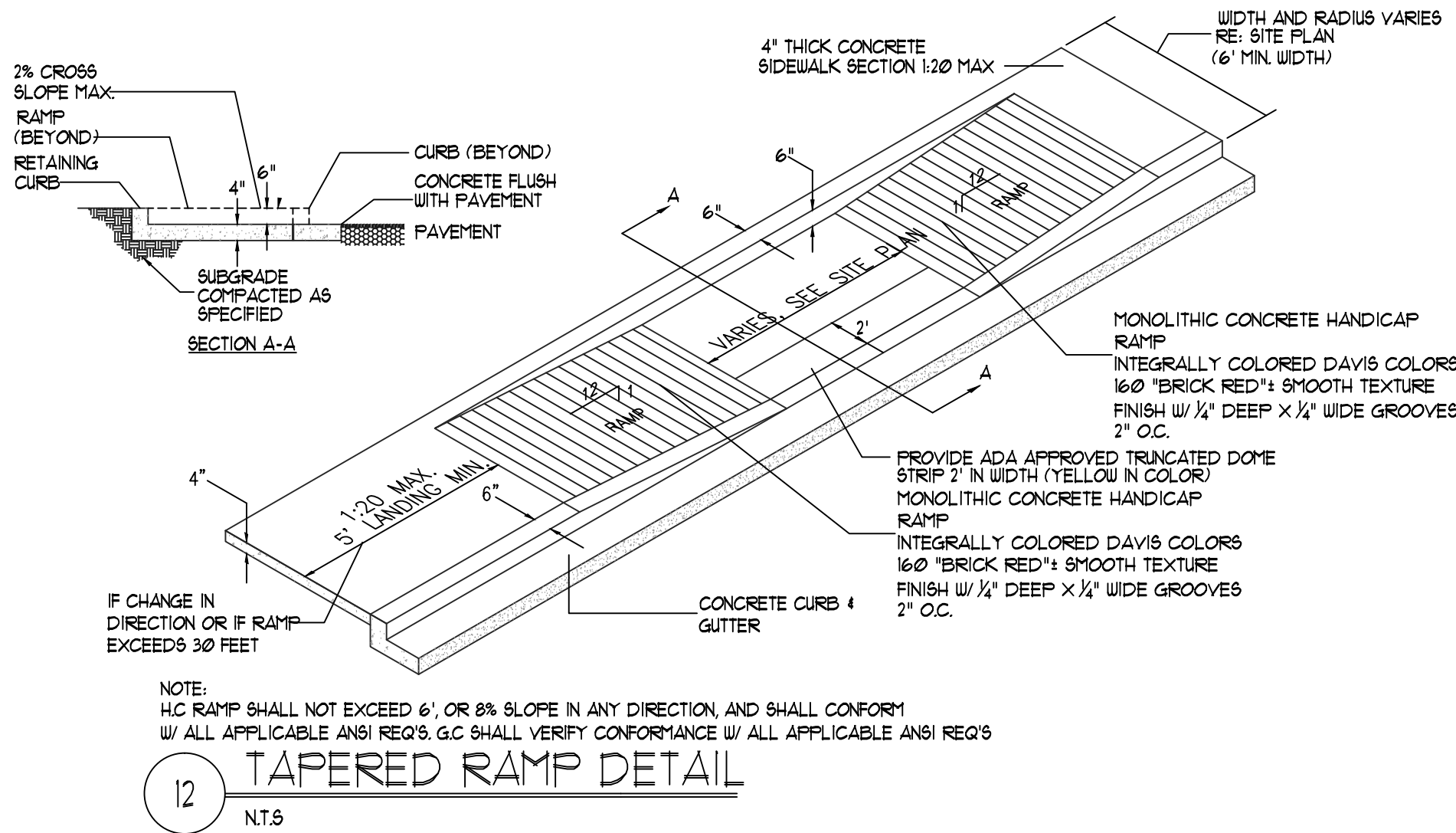
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SHEET TITLE
SITE PLAN FOR BUILDING PERMIT

DATE:
9/5/17

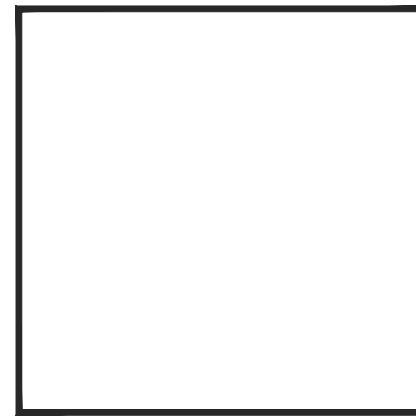
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RE: SCALE

Sheet:
A5101



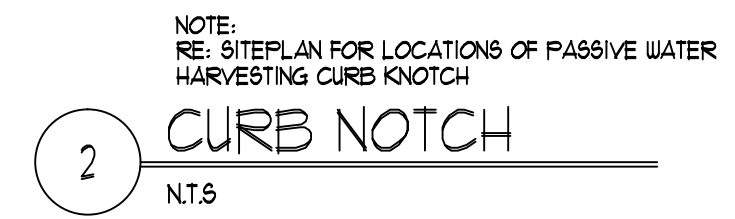
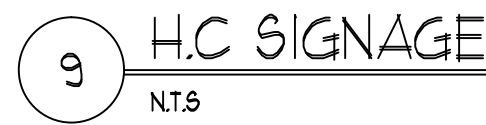
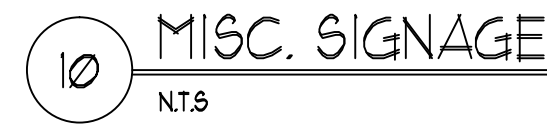
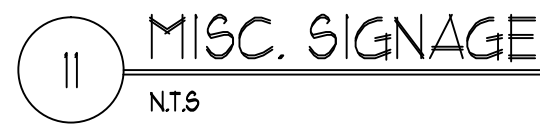
REV	DATE	BY	REVISION
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MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 305
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



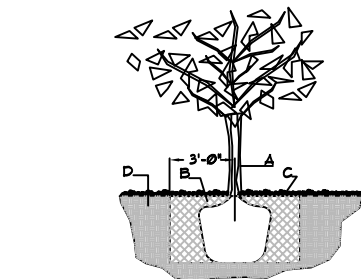
PROJECT TITLE FLOOR AND DECOR PAN AMERICAN FREEWAY ALBUQUERQUE, NEW MEXICO	PROJECT MANAGER STEPHEN DUNBAR AIA	JOB NO. FD-1	DRAWN BY: XXX
SHEET TITLE SITE DETAILS			

DATE 9/5/17	Sheet
SCALE RE: SCALE	AS102



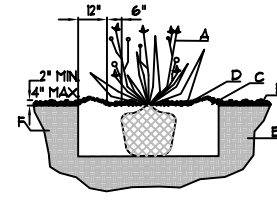
MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 305
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

DATE: 9/5/17	sheet- AS103
SCALE: RE: SCALE	of-



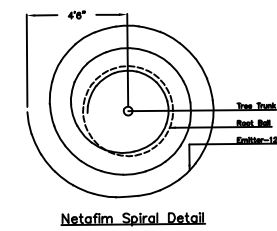
TREE PLANTING DETAIL

NOTES:
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT EACH TREE LOCATION AND SHALL BE REPRESENTED THE LEVEL AT WHICH THE TREE SHOULD BE REPLANTED. THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO REPLANTING TREE, ALL LIVE ROOTS AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
5. BACKFILL WITH EXISTING SOIL.
6. 3" DEPTH OF GRAVEL MULCH.
7. UNDISTURBED SOIL.

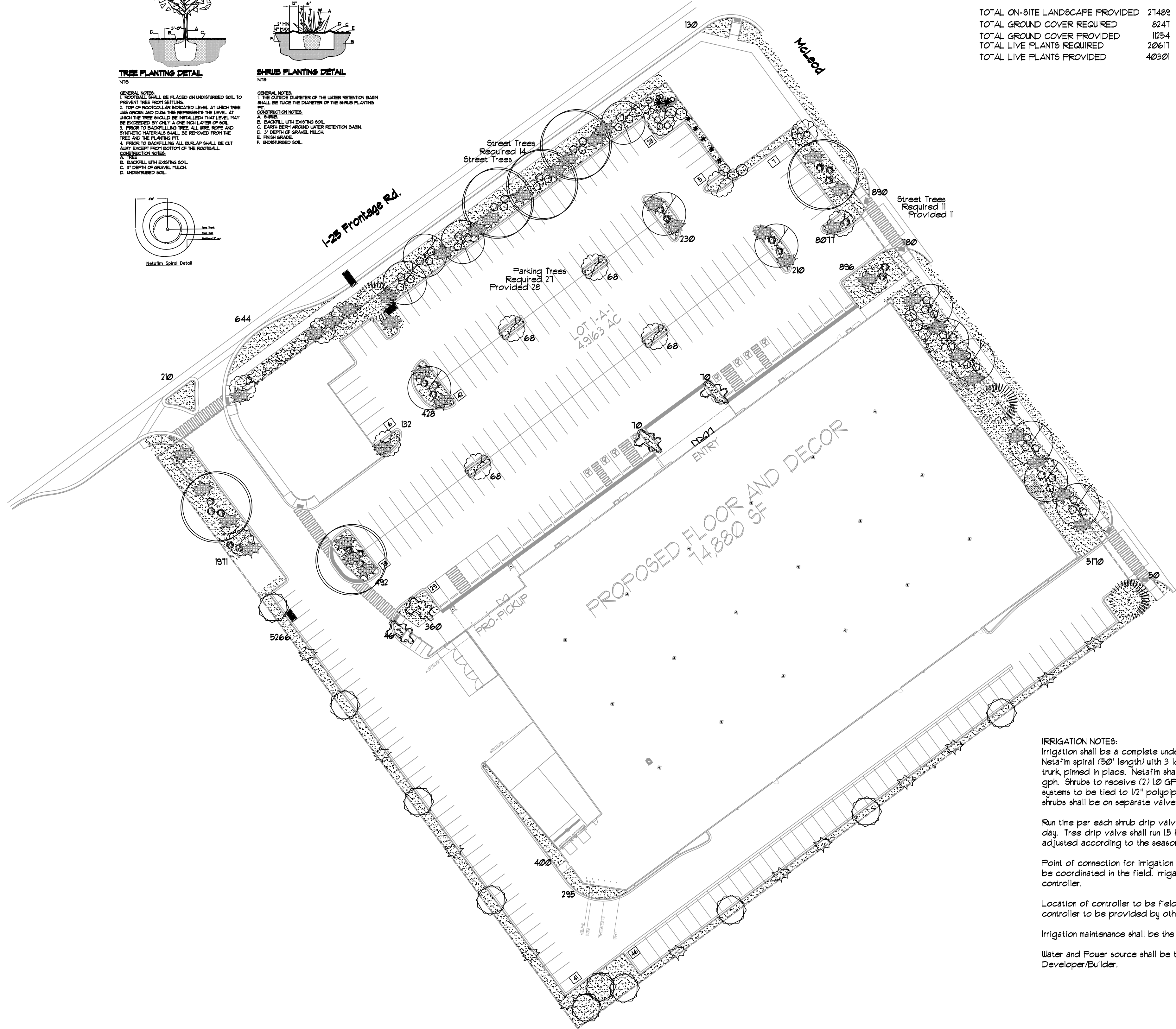


SHRUB PLANTING DETAIL

NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE CIRCUMFERENCE OF THE PLANTING PIT.
2. BACKFILL WITH EXISTING SOIL.
3. 3" DEPTH OF GRAVEL MULCH.
4. UNDISTURBED SOIL.



Netafim Spiral Detail



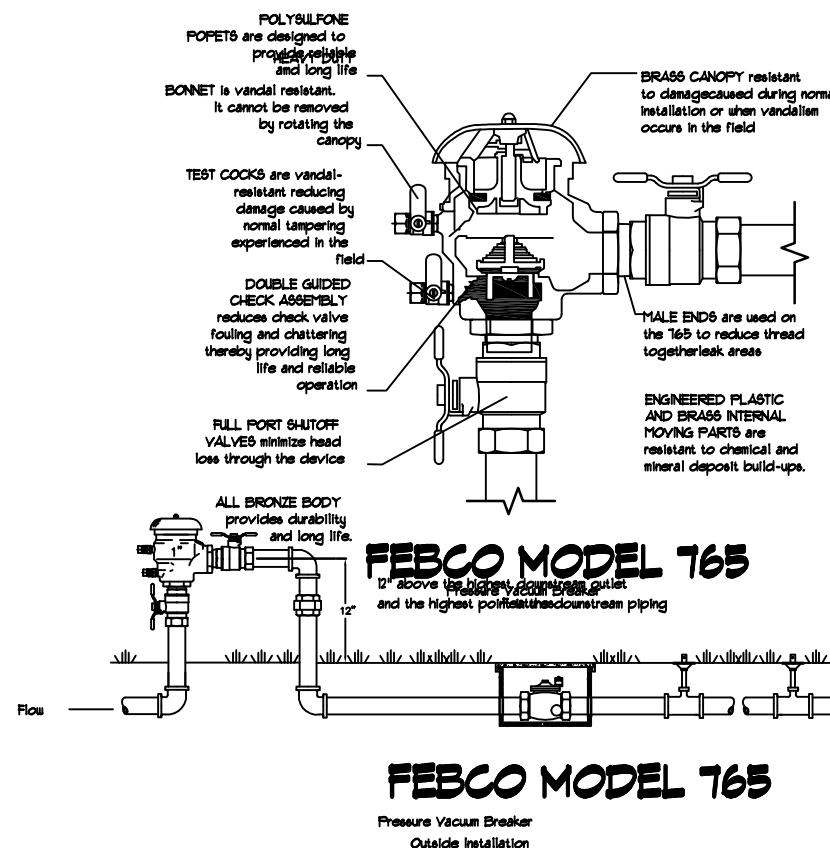
LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf) 21421
TOTAL BUILDING AREA (sf) -14823
TOTAL LOT AREA (sf) 13948
LANDSCAPE REQUIREMENT X .15
TOTAL LANDSCAPE REQUIRED (15%) 20872

TOTAL ON-SITE LANDSCAPE PROVIDED 21489
TOTAL GROUND COVER REQUIRED 8241
TOTAL GROUND COVER PROVIDED 11254
TOTAL LIVE PLANTS REQUIRED 20611
TOTAL LIVE PLANTS PROVIDED 40301

LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
13	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	M+
6	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	M
3	6 - 8'	Austrian Pine <i>Pinus nigra</i>	M
4	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i>	M
10	15 Gal	Desert Willow <i>Chilopsis linearis</i>	M
2	4 - 6'	Palm Yucca <i>Yucca taxoniana</i>	M
14	15 Gal	Bradford Pear <i>Pyrus calleryana</i>	M
Total Tree Coverage 29041			
21	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	M
5	5 Gal	Feather Reed Grass 2x2	M
39	5 Gal	Calamagrostis arundinacea	M
40	5 Gal	Wintergreen Barbary 5x5	M
22	5 Gal	Berberis julianae	M
3	5 Gal	Buffalo Juniper 4x12	M
3	5 Gal	Juniperus tamariscifolia 'Buffalo'	M
3	5 Gal	Winter Jasmine 4x12	M
3	5 Gal	Juniperus tamariscifolia	M
3	5 Gal	Cherry Sage 2x3	M
3	5 Gal	Salvia greggii 3x3	M
3	5 Gal	Blue Mist 3x3	M
3	5 Gal	Caryopteris x clandonensis	M
10	5 Gal	Turpentine Bush 5x6	L
3	5 Gal	Ericameria laricifolia 6x1	L
5	5 Gal	Apache Flame 6x1	L
5	5 Gal	Fallugia paradoxa 5x1	L
16	2-3cf	Chrysothamnus nauseosus	L
21489		Boulders	
200		To be placed at contractor discretion	
		3/4" Crushed Gray Gravel/Filter Fabric	
		Oversize Landscape Gravel / Accent Cobble	
		Yucca accents	



IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubbleler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

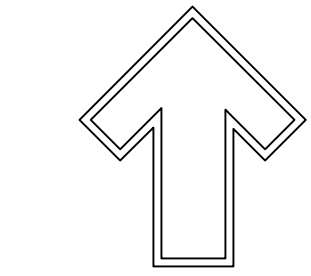
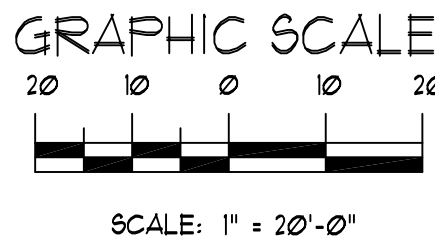
Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with Bernalillo County Landscape Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the County of Bernalillo Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.



The Hilltop
1909 Edith NE
Albuquerque, NM 87113
Cont. Lic. #16458
PH: (505) 898-9690
Fax: (505) 898-1131
danny@hilltoplandscaping.com

Landscape Architect



Modulus Architects
Floor & Decor
I-25 & McLeod
Albuquerque, NM

LANDSCAPE PLAN

The design contained herein remains the property of The Hilltop Landscape Architects and is protected by copyright. It is not to be released or copied unless applicable laws have been paid or a job order placed.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY
REVISION
DATE
08/15/2011

SHEET #
LS-101