

CITY OF ALBUQUERQUE



May 23, 2017

Scott C. Anderson
Scott C. Anderson and Associates Architects
7604 Rio Pcnasco NW
Albuquerque, NM 87120

Re: TLC Plumbing & Utility Office- Warehouse
5000 Edith Blvd. NE
Traffic Circulation Layout
Architect's Stamp 2-17-17 (G15D032)

Dear Mr. Anderson,

Based upon the information provided in your submittal received 5-19-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. Identify all existing access easements and sidewalk width dimensions.
3. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
4. Clarify existing property lines and proposed property lines.
5. 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.
6. 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)
7. Please dimension all pedestrian path ways. Some dimensions are not shown.
8. Show all drive aisle widths and radii. Some dimensions are not shown.
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 details.
10. Provide and clarify access on east end of the property 40' D/W and 44' D/W.
11. Provide access aisles from the new parking to the new building. Please clearly show this pathway and provide details.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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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 (505) 924-3991.

Sincerely,

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

MA/RM via: email
C: File

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: TLC Warehouse Building Permit #: 2017-06255 Hydrology File #: G15D032
DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 5000 Edith NE

Applicant: Scott Anderson Contact: _____

Address: 7604 Rio Pecos NW, 87120

Phone#: 505 401 7575 Fax#: _____ E-mail: andersonscott@comcast.net

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

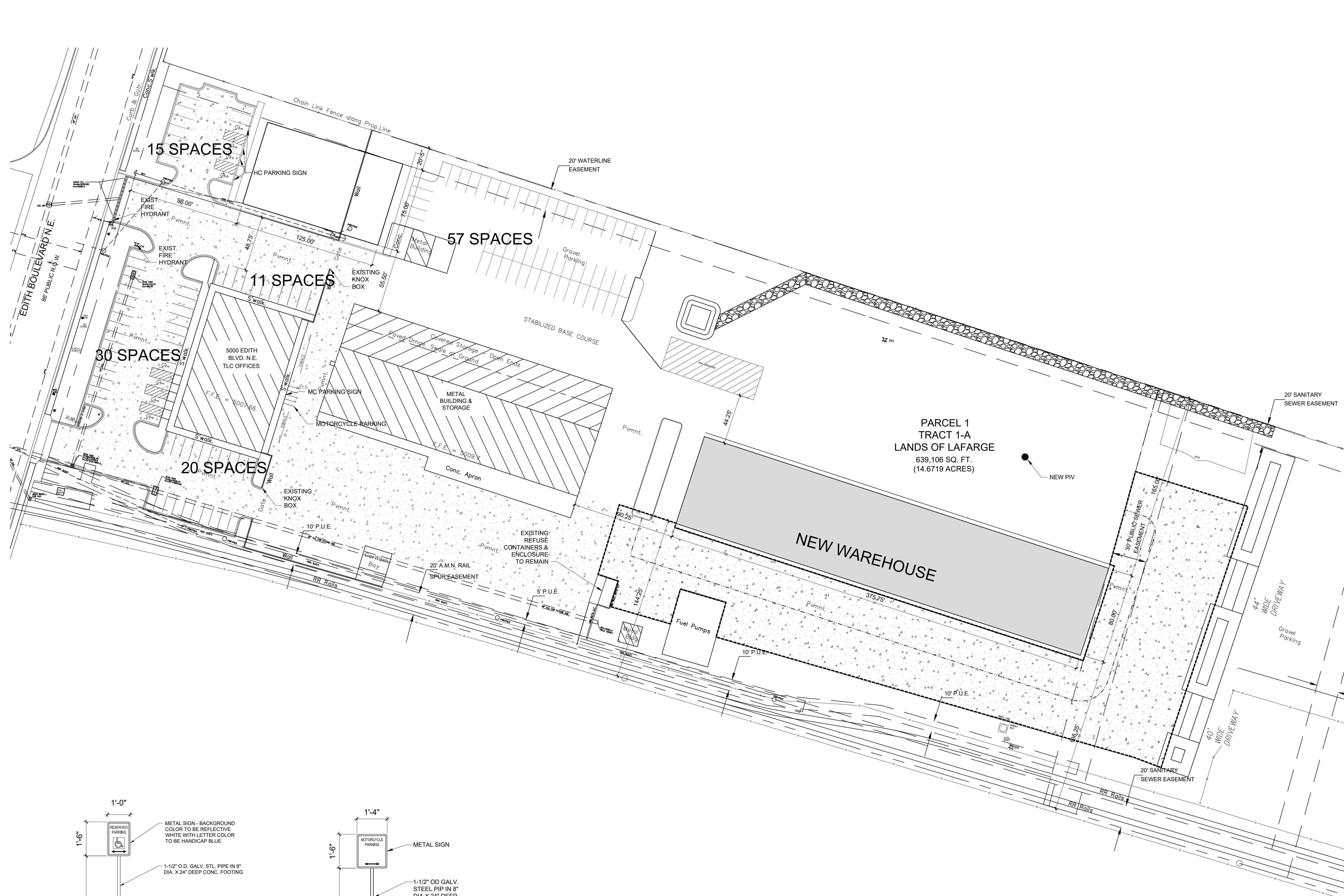
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 5/17/17 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



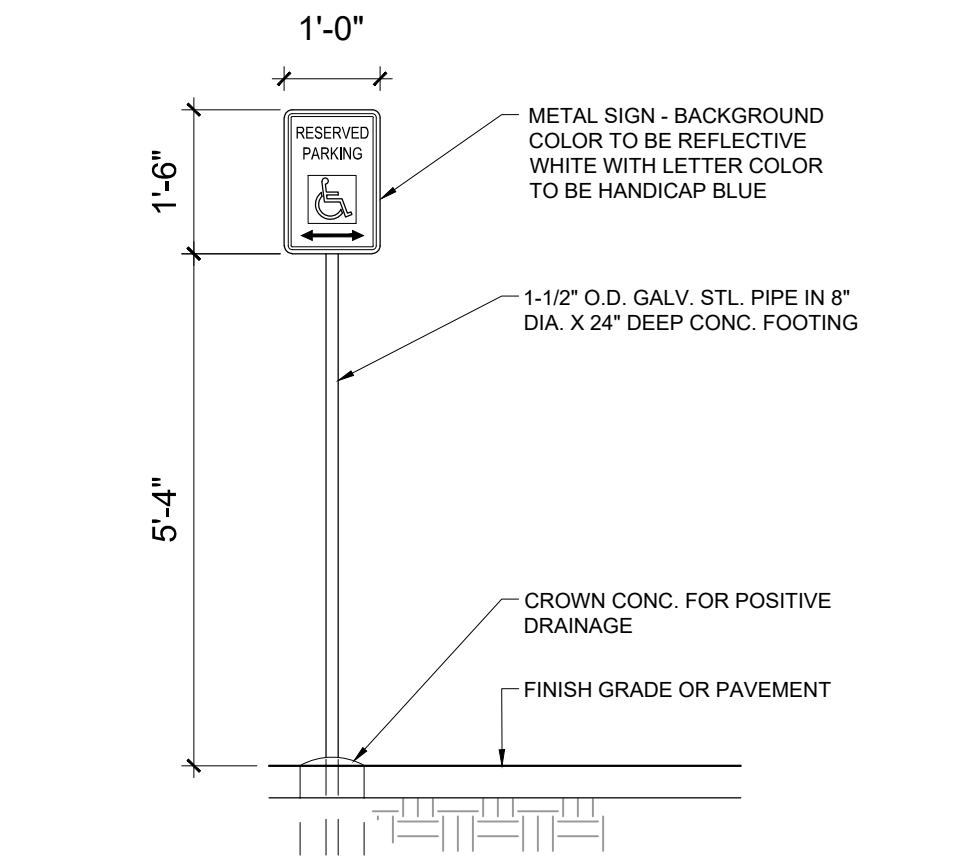
PARKING:

EXISTING OFFICE FLR 1: 9,300 SF / 200 = 46.5 SPACES
EXISTING OFFICE FLR 2: 9,300 SF / 300 = 31 SPACES
EXISTING WAREHOUSE: 24,080 SF / 1,000 = 24 SPACES
NEW WAREHOUSE: 30,000 SF / 1,000 = 30 SPACES

REQUIRED SPACES: 131.5 SPACES
10% TRANSIT ROUTE REDUCTION: -13.15
TOTAL REQUIRED SPACES = 119
TOTAL PROVIDED SPACES = 132

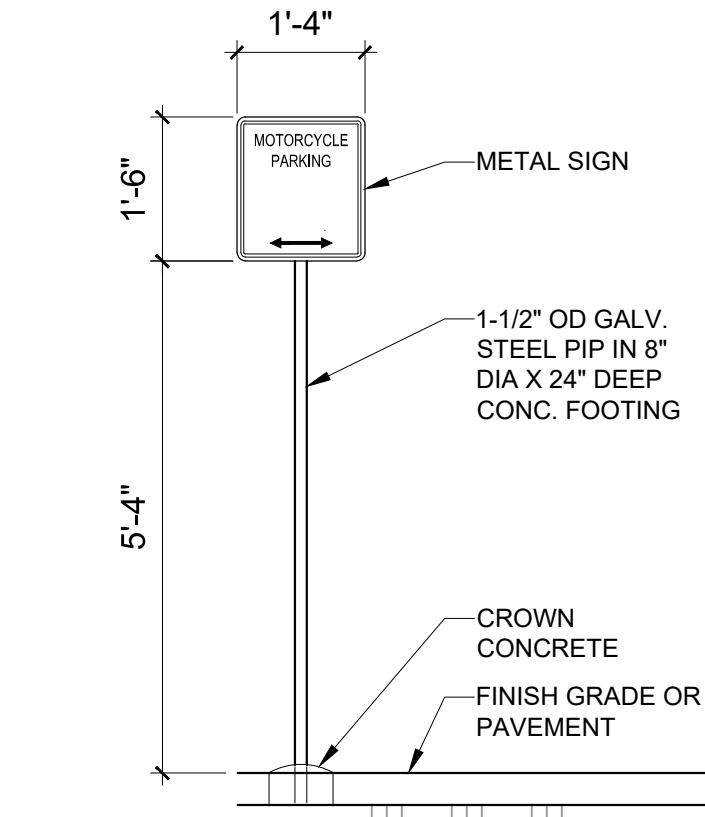
MOTORCYCLE PARKING PER ZONING CODE 101-150 = 4
MOTORCYCLE SPACES PROVIDED = 4

DISABLED PARKING PER ZONING CODE 101-300 = 8
DISABLED SPACES PROVIDED = 8



A1 HC SIGN

SCALE: 1/2" = 1'-0"



A2 MC SIGN

SCALE: 1/2" = 1'-0"

SITE PLAN

SCALE: 1" = 40'-0"



No	Revision	Item	Date
SCOTT C. ANDERSON & associates architects 5601 Rio Grande Ave. Albuquerque, NM 87120 505.401.7575			
TLC PLUMBING & UTILITY OFFICE-WAREHOUSE 5000 EDITH BLVD. NE ALBUQUERQUE, NM 87107			
DRAWING TITLE SITE PLAN			
SEAL	DESIGNED	PROJECT NO	
	DRAWN	SCALE	
	CHECKED	DRAWING NO	
	REVIEWED	A-100	
DATE 2/17/17		____ OF ____	