

CITY OF ALBUQUERQUE



June 17, 2016

Peter Butterfield
Peter Butterfield, Architect
13013 Glenwood Hills Ct., NE
Albuquerque, NM 87111

Re: Bogan Brothers Painting
3435 Vassar Dr., NE
Traffic Circulation Layout
Engineer's/Architect's Stamp **6-6-16** (G16-D150)

Dear Mr. Butterfield,

6-10-16

Based upon the information provided in your submittal received ~~XX-XX-16~~, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please dimension all sidewalks, drive pads, ADA ramps and anything that influences the parking and circulation on the site.
2. Per 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.
3. 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. Please dimension the access isle.
4. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out detail and location of barrier curb.
5. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
6. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*). Please add this detail for entrances/exits on Vassar Dr.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Mini Clear Sight Triangle for Driveways on Residential Streets:

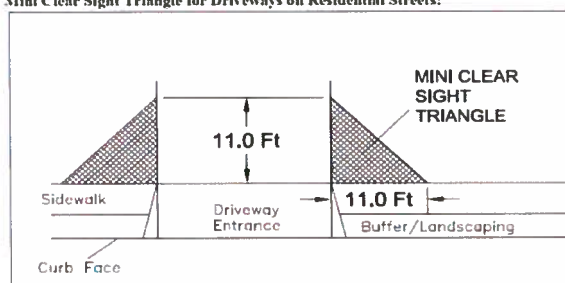


Figure 1. Mini Clear Sight Triangle

CITY OF ALBUQUERQUE



7. 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."
8. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
9. All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
10. Please include two copies of the traffic circulation layout at the next submittal.

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 Gary Sandoval (505) 924-3675 or me at 924-3991.

PO Box 1293

Sincerely,

Albuquerque

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

New Mexico 87103

\gs via: email
C: CO Clerk, File

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Bogan Brothers Painting Building Permit #: _____ City Drainage #: 916D150
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: N 200FT OF E1/2 OF BLK N COLES INDUSTRIAL SUBD UNIT #2
City Address: 3435 VASSAR DR NE ALBUQUERQUE NM 87107

Engineering Firm: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Owner: Bogan Brothers Painting Contact: Phil Chynoweth
Address: 3435 VASSAR DR NE ALBUQUERQUE NM 87107
Phone#: (505) 898-8000 Fax#: _____ E-mail: office@boganbrothers.com

Architect: Peter Butterfield, Architect Contact: Peter Butterfield
Address: 13013 Glenwood Hills Ct. NE Albuquerque NM 87111
Phone#: (505) 332-9323 Fax#: _____ E-mail: peterbutterfield@Q.com

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

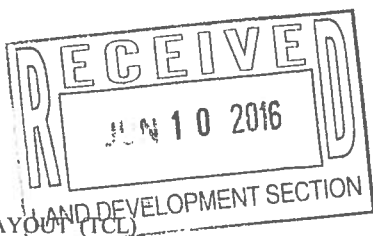
TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____



CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

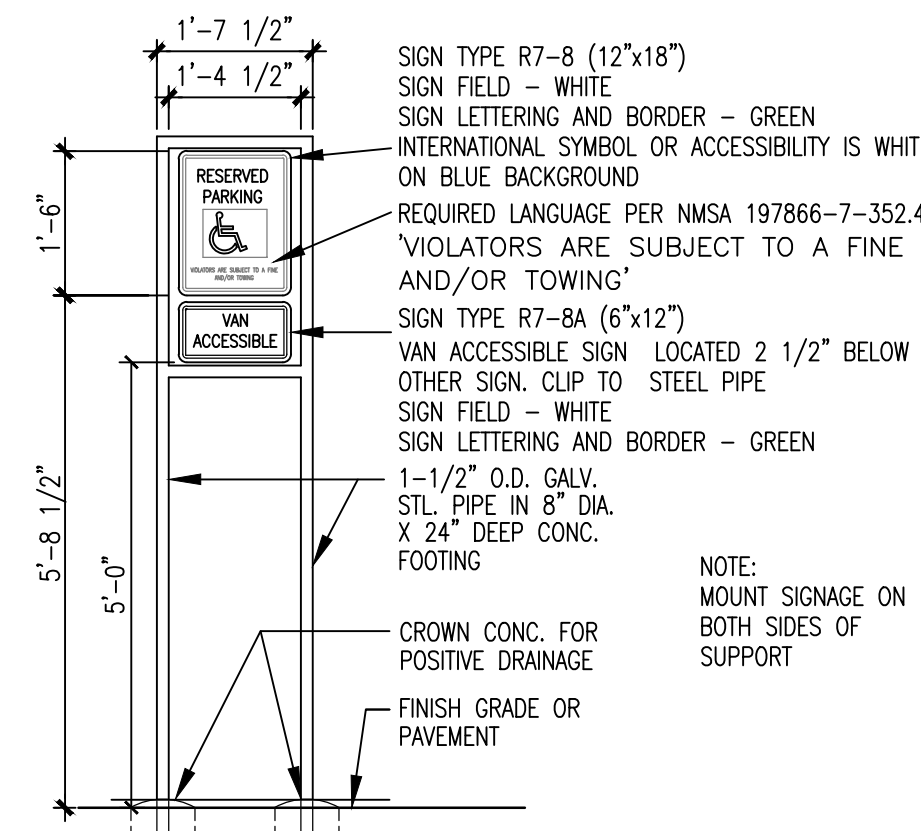
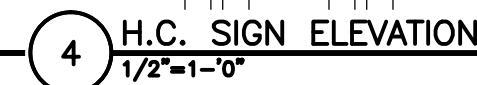
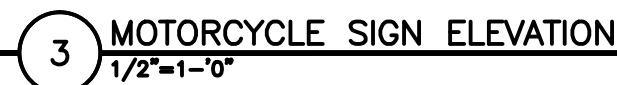
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 6/8/2016 By: Peter Butterfield

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



SHEET NO.

Metal Storage Building
3435 Vassar Drive NE
Albuquerque NM, 87107

TCL

NAME _____

REVISIONS

△



peter butterfly

architect 13013 glenwood hills ct. ne

albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901