



June 22, 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,

Based upon the information provided in your submittal received 6-21-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please detail and dimension all buildings, parking spaces and ADA ramps and anything that influences the parking and circulation on the site. Previous digital maps show parking spaces on the north east corner of the parcel. Please detail the existing ADA ramps on the existing curb cuts.
2. Parking spaces are required to be a minimum of 8.5 ft. by 20 ft. In review of the submitted plans, the parking spaces on the east side of the existing building are not adequate in length and do not provide a minimum of 24 ft. drive pad between the parking spaces and the ROW for adequate backing up of vehicles. It is preferable that vehicles do not back up onto streets when exiting.
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. ADA parking spaces require a minimum of 8.5 ft. X 20 ft. per parking space. Please revise site plan to accommodate adequate ADA parking spaces and access isle. In review of the submitted site plan, the parking spaces are 16 ft. in length. Evaluate moving HC spaces to south east corner of the existing building and providing a 6 ft. pedestrian access to the building entrance. The parking spaces may also be angled, if appropriate for the design.
5. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
6. All broken or cracked sidewalk and ADA ramps must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
7. 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 Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

A handwritten signature in red ink, appearing to read 'Racquel Michel', is written over the typed name.

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

\gs via: email
C: CO Clerk, File

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

150

Project Title: Bogan Brothers Painting Building Permit #: _____ City Drainage #: G16 0049
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

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

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) _____

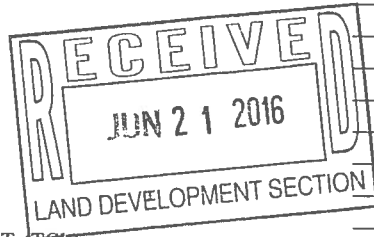
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL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

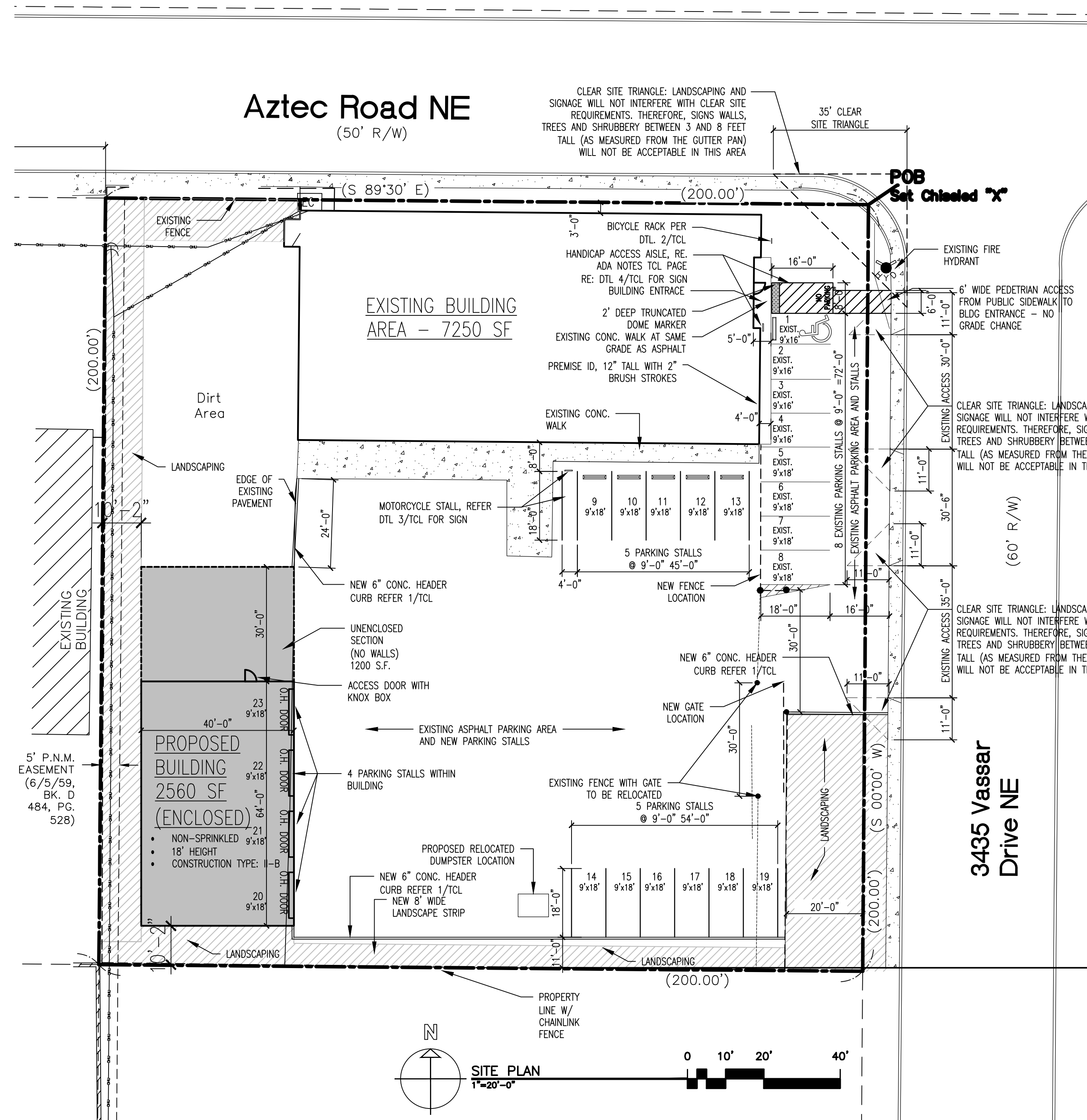
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

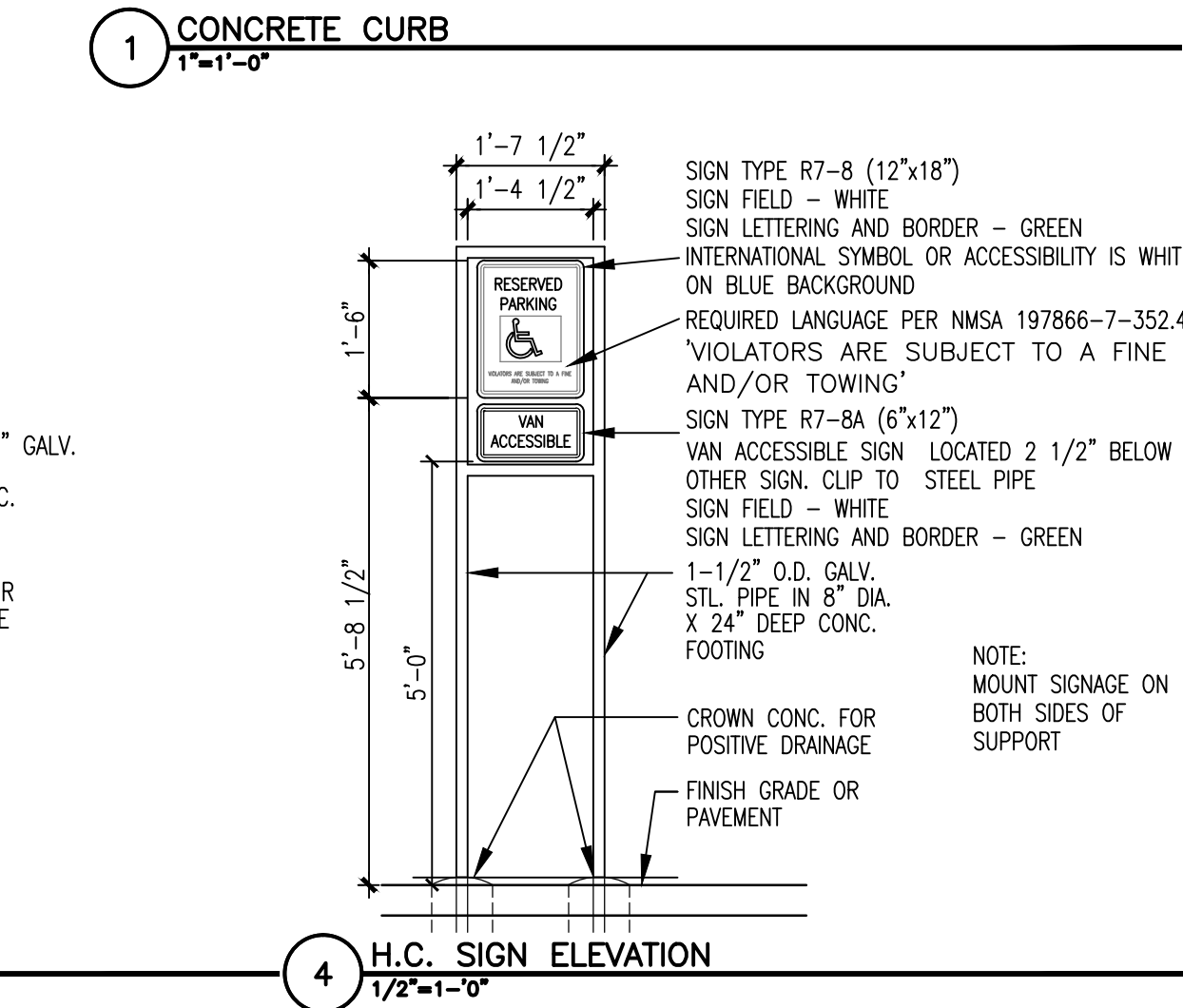
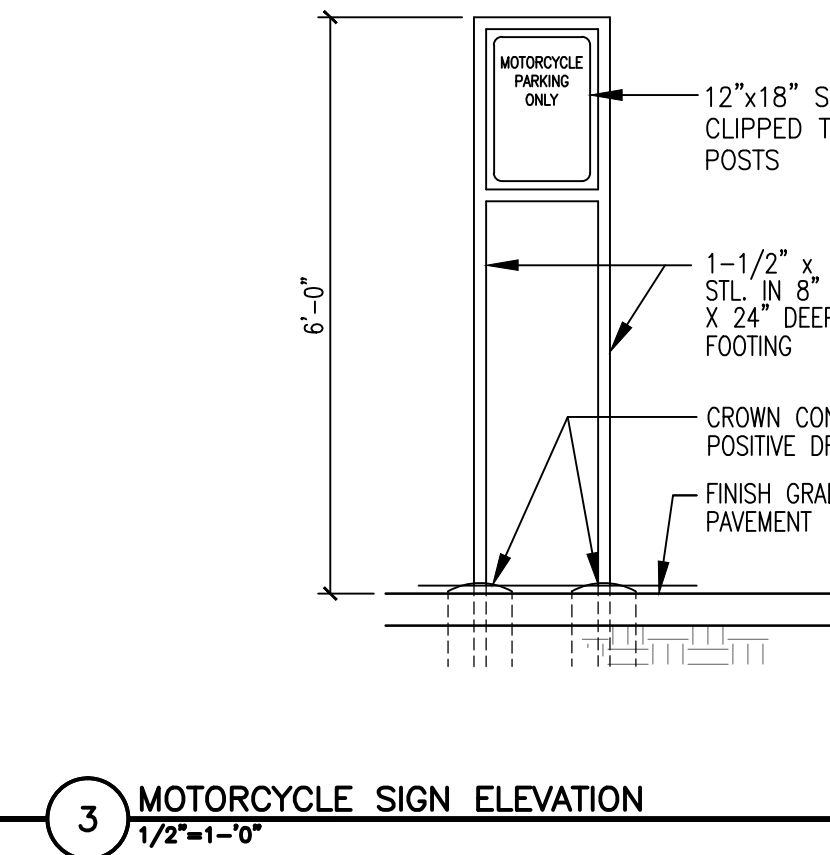
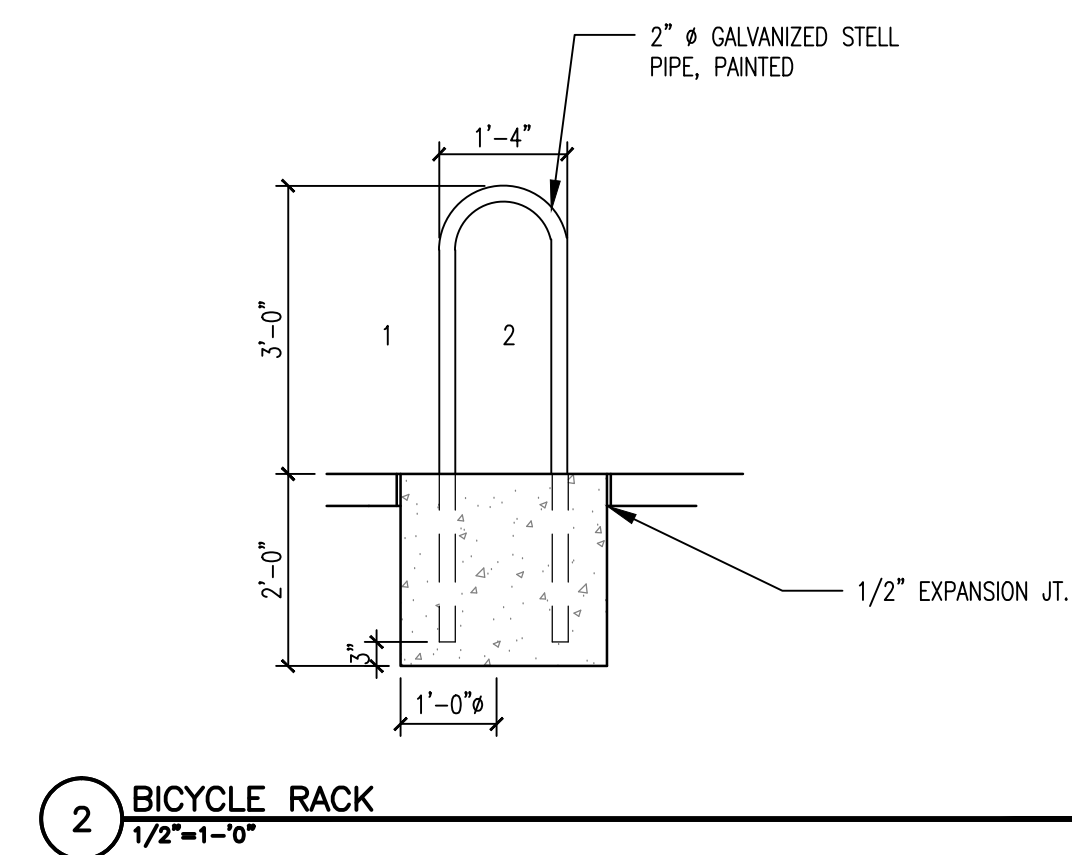
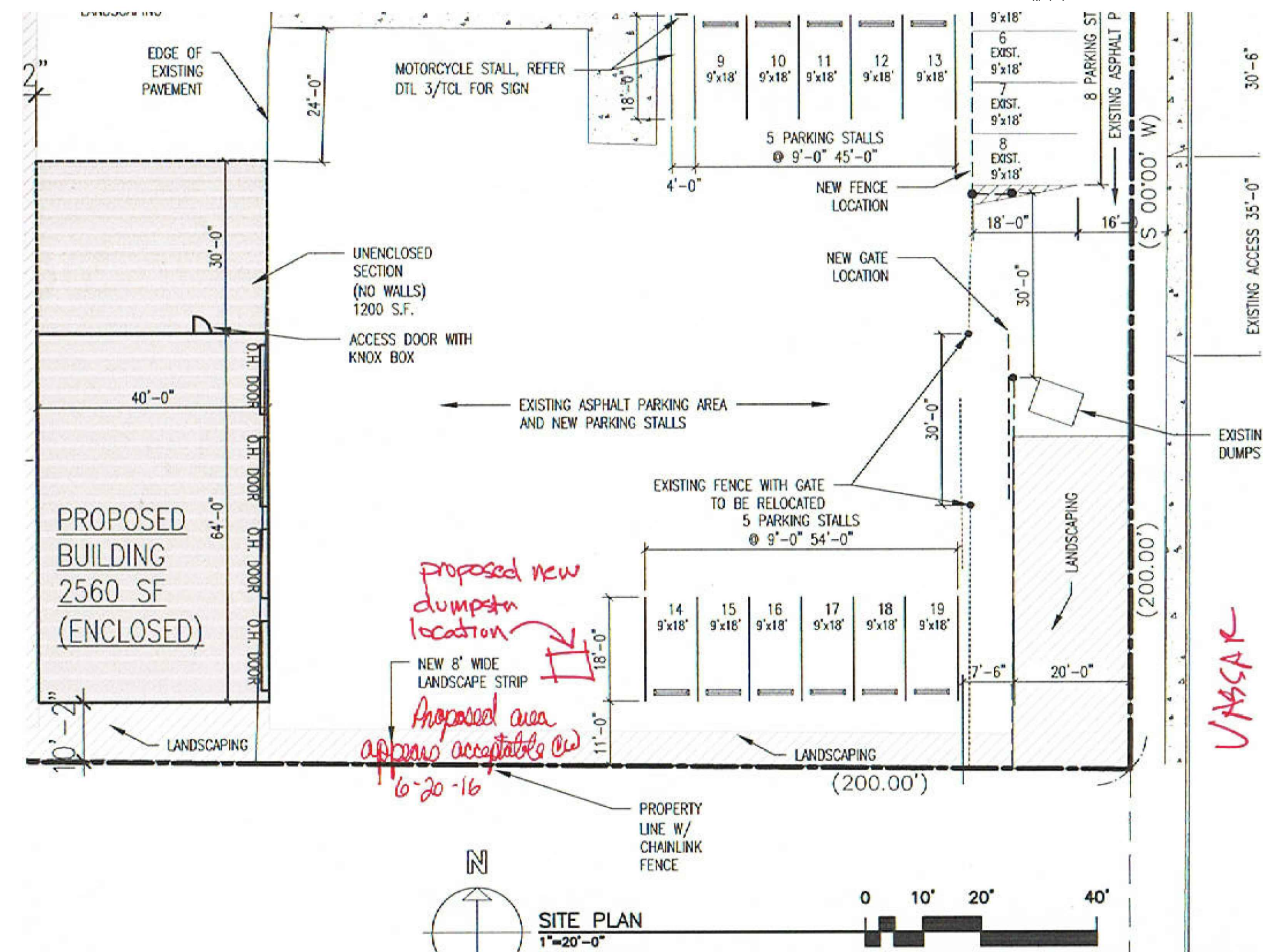
DATE SUBMITTED: 6/21/2016 By: Peter Butterfield

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____





| ADA SITE NOTES | | | |
|--|--|---|-----------------------------|
| SIGNAGE (NMBC 1110.1 and ANSI 502.7) | | | |
| • A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE | | | |
| • CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND. | | | |
| • SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND; HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLOR FOR SIGNAGE.) | | | |
| • SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A) | | | |
| • SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010). VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN | | | |
| • THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5) | | | |
| • IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7) | | | |
| • ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND. | | | |
| • IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING. | | | |
| PAVEMENT MARKINGS (NMBC 1110.3) | | | |
| • PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND. | | | |
| • PARKING SPACE LINES BE PAINTED BLUE | | | |
| • ACCESS AISLE HAS BLUE, DIAGONAL STRIPING. (66-1-4.1.B NMSA 1978) | | | |
| • 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 TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978) | | | |
| • IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING. | | | |
| GENERAL NOTES | | | |
| • WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS. | | | |
| • ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT | | | |
| • LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA | | | |
| LEGEND | | | |
| N 90°00'00" E | MEASURED BEARING AND DISTANCES | ● | FOUND AS INDICATED |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD | ○ | FIRE HYDRANT |
| ● | POLE | ⊗ | SET BATHY MARKER "LS 14271" |
| —OH— | OVERHEAD UTILITY LINES | ⊠ | COVERED AREA |
| ⋈ | ANCHOR | ⊞ | GAS VALVE |
| ☆ | LIGHT POST | ⊟ | UTILITY PEDESTAL |
| ⊗ | WATER VALVE | ⊠ | WATER METER |



metal butterflyfield
architect 13013 glenwood mills ct. ne
albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901

STATE OF NEW MEXICO
REGISTERED ARCHITECT
NO. 3850
6/6/16

metal Storage Building
3435 Vassar Drive NE
Albuquerque NM, 87107

TCL