

CITY OF ALBUQUERQUE



January 15, 2020

Paula Dal Santo
Paula Dal Santo
1200 Washington St. NE
Albuquerque, NM 87110

Re: Paula Dal Santo
2517 Sierra Dr. NE Lots 18A,19A,17A Albuquerque
Traffic Circulation Layout
Engineer's/Architect's Stamp 01-10-2020 (H17D117)

Dear Ms. Santo,

Based upon the information provided in your submittal received 01-10-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The number of parking spaces provided doesn't match the parking calculation.
2. 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 signs.
3. 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)
4. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
5. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
6. Show the clear sight triangle and add the following note to the plan:
"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 the clear sight triangle.
7. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
8. Provide notes showing what work is included and on the work order and the private work on site.
9. Work within the public right of way requires a work order with DRC approved plans.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

10. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
11. Add a note stating "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.

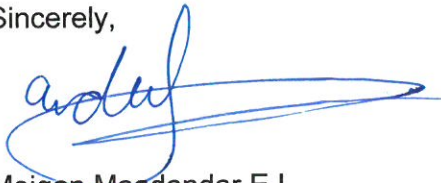
Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,



Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File

January 10, 2020

City of Albuquerque – Planning Dept.
Transportation Development Section
600 2nd St. NW
Albuquerque, NM 87102

RE: 2517 Sierra Dr. NE – Traffic Circulation Layout Approval

Attached are application materials for approval of a Traffic Circulation Layout for the above referenced project. A PRT meeting for this project occurred on November 25, 2019 @ 1:00 with additional discussion between the owner and Jeanne Wolfenbarger with CABQ Transportation.

The subject property is within an NR-C zoning classification and the site development plan is to be reviewed through the building permit process. No EPC or DRB approvals are required for on-site improvements and no TIS is associated with this project.

The subject property is included in a current platting action. Project #: PR-2019-003084.

The owner proposes to construction a 6,907sf, single story commercial building shell on a vacant property. The final mix of tenants for this building is not known at this point, however, for the purposes of shell building approvals, it is assumed the building occupancy will be occupied by 50% business (office) use and 50% storage/warehouse use. Parking calculations are based on this assumption.

Vehicular improvements for the proposed project are intended to serve cars, small scale delivery vehicles with accommodation for refuse and fire service vehicles. Motorcycle and bicycle facilities are included per CABQ requirements.

The proposed site development includes both on-site transportation improvements and public right-of-way improvements. Public right-of-way improvements are identified on the enclosed TCL for reference and will be separately submitted for approval through the D.R.C. process.

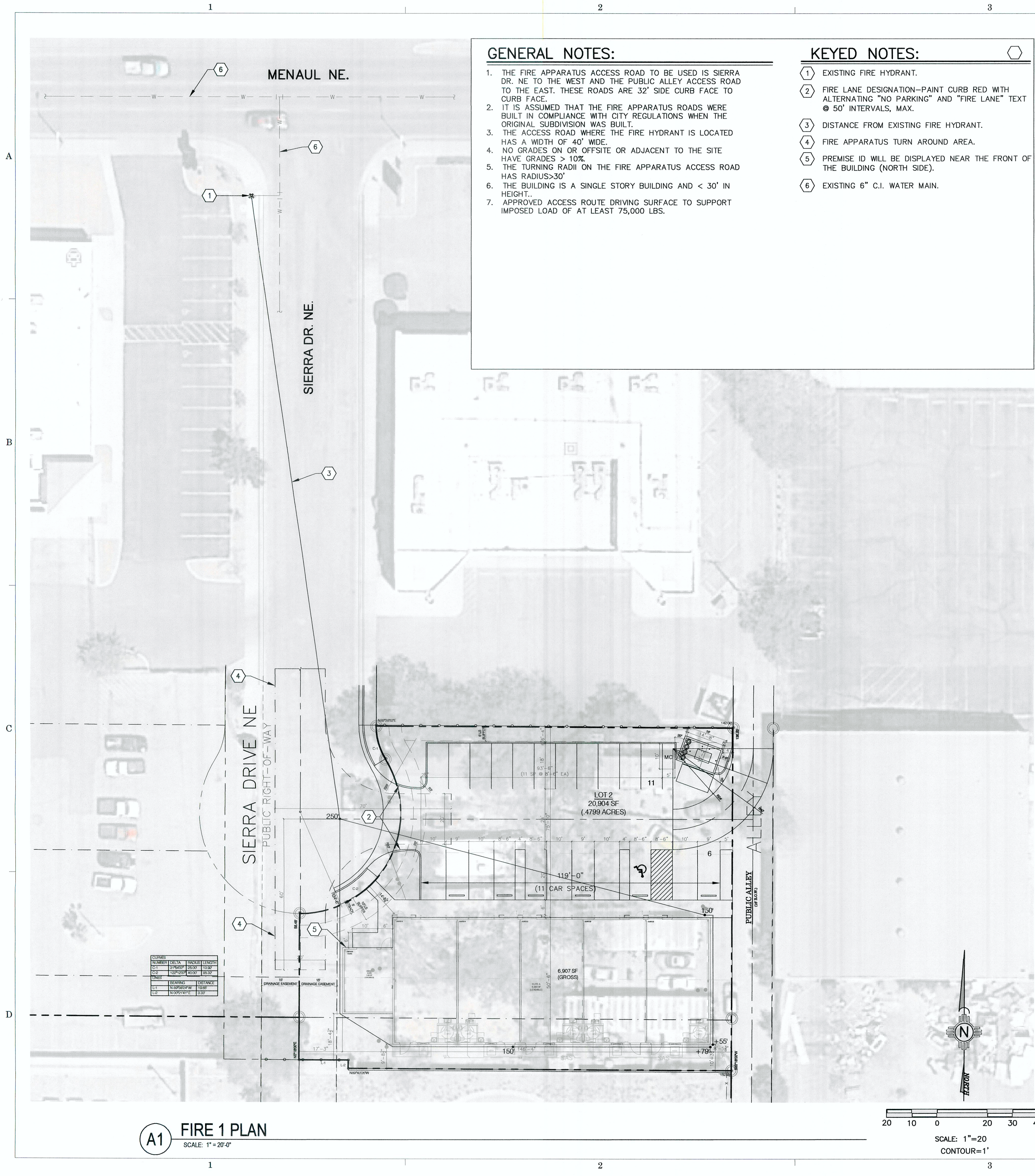
Thank you for your review of this project. Please feel free to contact me with any questions.

Respectfully Submitted,



Judson Cervenak, AIA, LEED AP
Architect

T:\Clients\Paula Dal Santo\Back 4100\ACAD\SHEETS\FIRE-1 PLAN_12-10-19.dwg, 12/17/2019 1:11:19 PM, 1:1



PROJECT DATA

ADDRESS: 2517 SIERRA DR. NE, ALBUQUERQUE, NM 87110

LEGAL DESCRIPTION: LOT 2, BLOCK 11, TIMOTEO CHAVEZ ADDITION, CONTAINING 0.4799AC M/L OR 20,904 SF M/L

UPC #: 101706919323031320

ZONE ATLAS PAGE: H-17

OWNER
PAULA DAL SANTO & EDWARD ANLIAN
1200 WASHINGTON ST NE
ALBUQUERQUE, NM 87110
(505) 259-3965
DALSANTOARCHITECT@GMAIL.COM

STRUCTURAL ENGINEER
MACCORNACK ENGINEERING, INC.
4300 PASEO DEL NORTE NE
LOS RANCHOS, NM 87107
(505) 881-0570

ELECTRICAL ENGINEER
ENG3 GROUP, LTD.
4300 PASEO DEL NORTE NE
ALBUQUERQUE, NM 87113
(505) 798-0301

SURVEYOR
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414
RIO RANCHO, NM 87174
(505) 896-3050

ARCHITECT
JUDSON CERVENAK ARCHITECTS
P.O. BOX 40509
ALBUQUERQUE, NM 87196
(505) 983-3400
JUD@JWCERVENAK.COM

GENERAL CONTRACTOR
1200 WASHINGTON ST NE
ALBUQUERQUE, NM 87110
(505) 259-3965
DALSANTOARCHITECT@GMAIL.COM

CIVIL ENGINEER
MILLER ENGINEERING CONSULTANTS
3500 COMANCHE, NE, BLDG. F
ALBUQUERQUE, NEW MEXICO 87107
(505) 888-7500

CODE DATA

GENERAL CODE DATA

- BUILDING CODE: 2015 NEW MEXICO COMMERCIAL BUILDING CODE
- CLIMATE ZONE: 4B
- CONSTRUCTION TYPE: IIB (NON-SPRINKLED)
- OCCUPANCY TYPE (PROJECTED FUTURE):
 - B (BUSINESS) - ASSUMED FOR CODE CALCULATIONS
 - S-1 (MODERATE HAZARD STORAGE) - ALTERNATE
 - M (MERCHANTILE) - ALTERNATE

OCCUPANT LOAD CALCULATIONS (TABLE 1004.1.2)

*FOR SHELL & CORE CONSTRUCTION PURPOSES, THE ENTIRE BUILDING IS ASSUMED TO BE 1 TENANT, OF B OCCUPANCY

BUSINESS

- USABLE AREA = 6,591 SF
- OCCUPANT LOAD FACTOR = 1:100 GROSS
- OCCUPANT LOAD = 66

EXITING AND EXIT ACCESS (TABLE 1006.2.1.)

(B OCCUPANCY)

- EXITS REQUIRED: 2 MIN. IF TENANT SPACE OCCUPANCY EXCEEDS 49
- MAX TRAVEL DISTANCE TO EXIT: 100 FT IF OCCUPANT LOAD <= 30, 75 FT IF OCCUPANT LOAD > 30

ALLOWABLE BUILDING HEIGHT AND AREA CALCULATIONS (TABLE 504.3, 504.4)

ALLOWABLE AREA:

- 23,000 SF (TYPE IIB CONSTRUCTION, TYPE B OCCUPANCY)
- AREA INCREASE - NOT USED
- PROPOSED GROSS BLDG AREA: 6,907 SF, THUS OK

ALLOWABLE HEIGHT:

- 3 STORIES, 55 FEET
- ACTUAL HEIGHT = 1 STORY, 20 FEET, THUS OK

EXTERIOR WALL FIRE RESISTIVE RATING (TABLE 602, TABLE 705.8)

- ALL EXTERIOR WALLS GREATER THAN 10 FEET FROM PROPERTY LINE OR CENTERLINE OF PUBLIC R.O.W., THUS NO FIRE RESISTIVE CONSTRUCTION REQUIRED BASED ON FIRE SEPARATION DISTANCE FOR TYPE IIB CONSTRUCTION

OCCUPANCY SEPARATION (FOR REFERENCE ONLY) (TABLE 508.4)

- BETWEEN B, M AND S-1 OCCUPANCIES = NONE REQUIRED

PLUMBING FIXTURE CALCULATIONS (TABLE 2902.1)

- PRESUMED FUTURE TOTAL OCCUPANCY (B OCCUPANCY): 71 PEOPLE
- THUS: 66/2 = 33 MALE AND 33 FEMALE OCCUPANTS

FIXTURE	FACTOR	FIXTURES REQUIRED	FIXTURES PROVIDED
WC-MALE	1:125	1	5*
WC-FEMALE	1:65	1	5*
LAV-MALE	1:200	1	5*
LAV-FEMALE	1:200	1	5*
SERV SINK	1	1	10
DR FTN	1:500	1	0**

* UNISEX RESTROOM FACILITY ALLOWED IF INDIVIDUAL TENANT SPACE OCCUPANCY <= 15

**NO DRINKING FOUNTAIN REQUIRED IF INDIVIDUAL TENANT SPACE OCCUPANT LOAD IS <= 15.

SITE DATA

GENERAL SITE DATA

- ZONING CODE: CITY OF ALBUQUERQUE ZONING CODE
- ZONING (IDO): NR-C
- ZONING OVERLAY DISTRICTS: NONE

SETBACKS & HEIGHT (NR-C ZONE)

- FRONT SETBACK: 5 FT (14 FT PROPOSED)
- SIDE SETBACK: 0 FT (10 and 75 FT PROPOSED)
- REAR SETBACK: 0 FT (8 FT PROPOSED)
- MAX. HEIGHT: 35 FT (20 FT PROPOSED)

SITE AREA CALCULATIONS

- GROSS SITE AREA: 20,904 SF 100%
- BUILDING AREA: 6,907 SF 33%
- ASPHALT AREA: 7,650 SF 37%
- CONCRETE AREA: 2,090 SF 8%
- LANDSCAPE AREA: 4,562 SF 22% (15% RQD)

PARKING CALCULATIONS (CITY OF ALBUQUERQUE I.D.O.)

- GROSS BUILDING AREA: 6,907 SF
- NET LEASABLE AREA: 6,907 SF
- PARKING SPACES RQD:
 - OPTION A (OFFICE) 6,907 X 3/1000 = 20.7 (THUS 21)
 - OPTION B (WAREHOUSE) = NONE REQUIRED
- PARKING SPACES PROVIDED: 25 (OFFICE) OR 18 (WAREHOUSE)
- HANDICAP PARKING SPACES REQUIRED: 1
- HANDICAP PARKING SPACES PROVIDED: 1
- MOTORCYCLE PARKING SPACES REQUIRED: 1
- MOTORCYCLE PARKING SPACES PROVIDED: 1
- BIKE RACK SPACES REQUIRED: 3
- BIKE RACK SPACES PROVIDED: 3

19-1463

HYDRANT AND FIRE ACCESS
ALBUQUERQUE FIRE MARSHAL'S OFFICE
PLANS CHECKING DIVISION
SOFT 6967 CONSTRUCTION TYPE IIB
CEN 1450 NUMBER OF HYDRANTS 1
APPROVED/REJECTED
Kawarawatt 1222-7
REVISIONS/REVISION DATE

MILLER ENGINEERING CONSULTANTS
Engineers • Planners
3500 COMANCHE, NE
BUILDING F
ALBUQUERQUE, NM 87107
(505)888-7500
(505)888-3800 (FAX)
WWW.MECNM.COM

Judson Cervenak Architects

P.O. Box 40509
Albuquerque, NM 87196
Tel 505.983.3400
Fax 505.983.3402
jud@jwcervenak.com

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Back 4100 (Shell & Core)

2517 Sierra Dr. NE
Albuquerque, NM 87110

Title:

Edition: Schematic Design

Issue Date: 12.9.19

Revision 1:

Revision 2:

Revision 3:

Project ID: 17-08

File Name:

Drawing By: MEC

Consultant: MEC

FIRE-1



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: BACK 4100 Building Permit #: BP-2020-01256 Hydrology File #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOTS 18A, 19A & PORT OF 17A, BLOCK 11, TIMOTEO CHAVEZ ADDN.
City Address: 2517 SIERRA DR. NE, ALBUQUERQUE, NM 87110
Applicant: PAULA DAL SANTO & EDWARD ANLIAN Contact: PAULA DAL SANTO
Address: 1200 WASHINGTON ST. NE, ALBUQUERQUE, NM 87110
Phone#: 259-3955 Fax#: - E-mail: DALSANTOARCHITECT@GMAIL.COM
Other Contact: JUDSON CERVENAK ARCHITECTS Contact: JUDSON CERVENAK
Address: PO BOX 40509, ALBUQUERQUE, NM 87196
Phone#: 505-983-3400 Fax#: - E-mail: JUD@JWCERVENAK.COM

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☒ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ 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
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 1-10-20 By: JUDSON CERVENAK ARCHITECTS

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____