



***Planning Department
Transportation Development Services***

November 4, 2015

Darby Miera
RBA Architecture Planning Design
1104 Park Ave., SW
Albuquerque, NM 87102

**Re: ABQ Uptown Assisted Living
7611 Indian School Rd., NE
Traffic Circulation Layout**
Engineer's/Architect's Stamp dated 10-28-15 (H19-D082)

Dear Mr.Miera,

Based upon the information provided in your submittal received 10-29-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Per the 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. In review of drawing C-1.0, the proposed pedestrian pathway is only 5 ft. wide.
2. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. In review of drawing C-1.0, the proposed pedestrian pathway is only 4 ft. wide.
3. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
4. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please provide this detail for both entrance/exits on Indian School Rd.(Tract A and Lot 10-A)

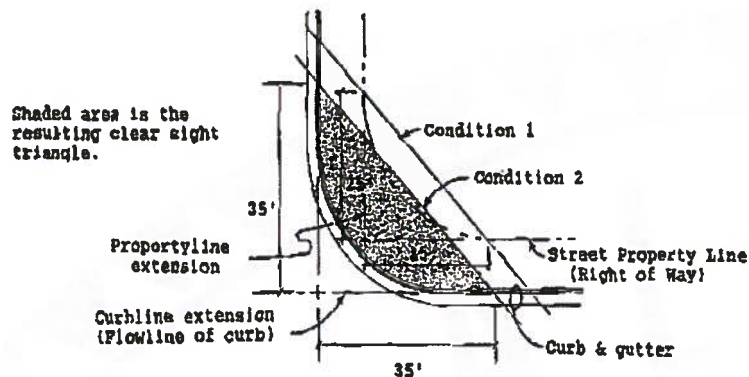
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



5. 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."
6. Please include a copy of your shared access and parking agreement with the adjacent property owner.
7. Please include two copies of the traffic circulation layout at the next submittal.

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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.

NM 87103

Sincerely,

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

www.cabq.gov

\gs via: email
C: CO Clerk, File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2012)

PROJECT TITLE: ABQ UPTOWN ASSISTED LIVING ZONE MAP: H-19-1 D082
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT-A ZUNI ADDITION
CITY ADDRESS: 7611 INDIAN SCHOOL ROAD NE

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____
EMAIL: _____

OWNER: MBE, INC CONTACT: GLENN GARCIA
ADDRESS: 7611 INDIAN SCHOOL RD NE PHONE: 505-321-5107
CITY, STATE: ALB, NM 87110 ZIP CODE: 87110

ARCHITECT: RDA ARCHITECTURE PLANNING DESIGN CONTACT: DARBY MIERA
ADDRESS: 1104 PARK AVE SW PHONE: 505-242-1859
CITY, STATE: ALB, NM 87102 ZIP CODE: 87102
EMAIL: darby@rba81.com

SURVEYOR: ~~JOHN GALLEGOS~~ NM SURVEY TECH, INC CONTACT: JOHN GALLEGOS
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
✓ TRAFFIC CIRCULATION LAYOUT
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:
____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ FOUNDATION PERMIT APPROVAL
✓ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TEMP)
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION
____ OTHER (SPECIFY) SO-19 _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

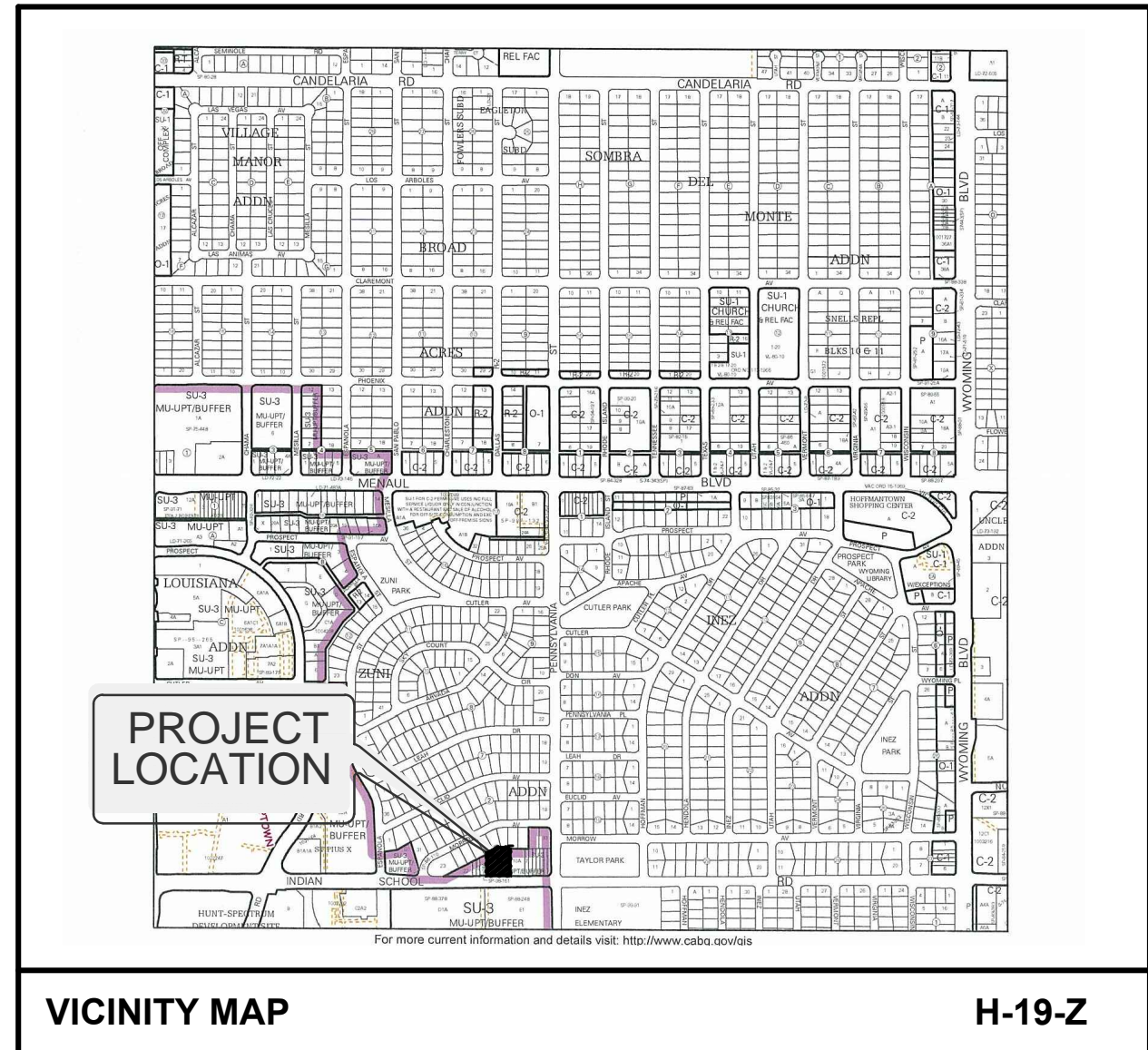
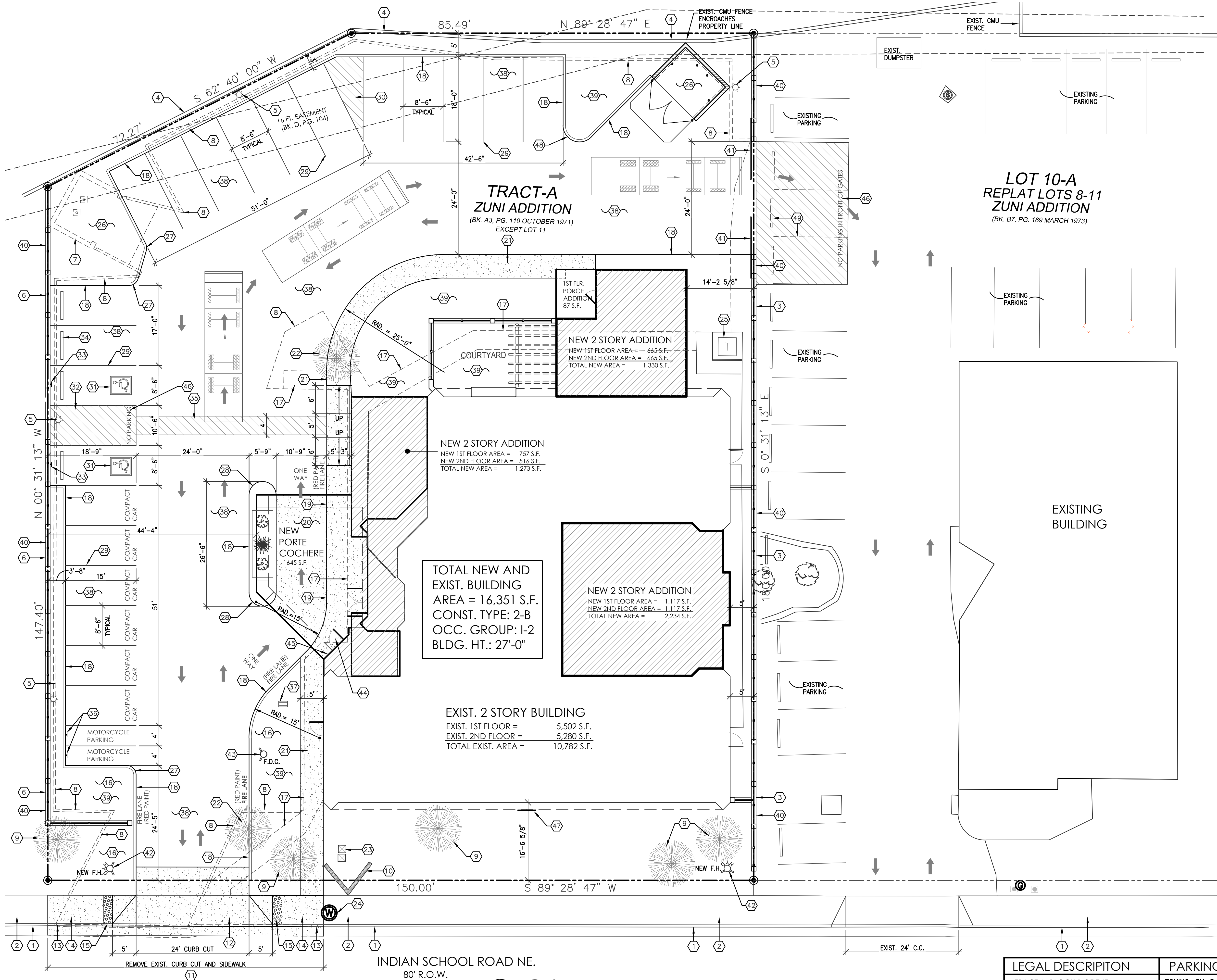
____ YES
✓ NO
____ COPY PROVIDED

DATE SUBMITTED: 10/28/2015 BY: Darby Miera



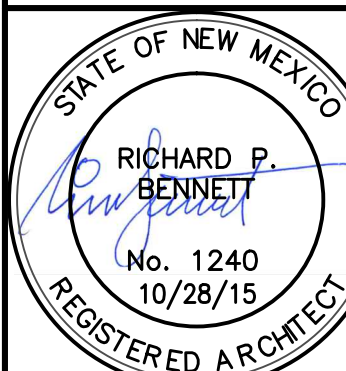

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

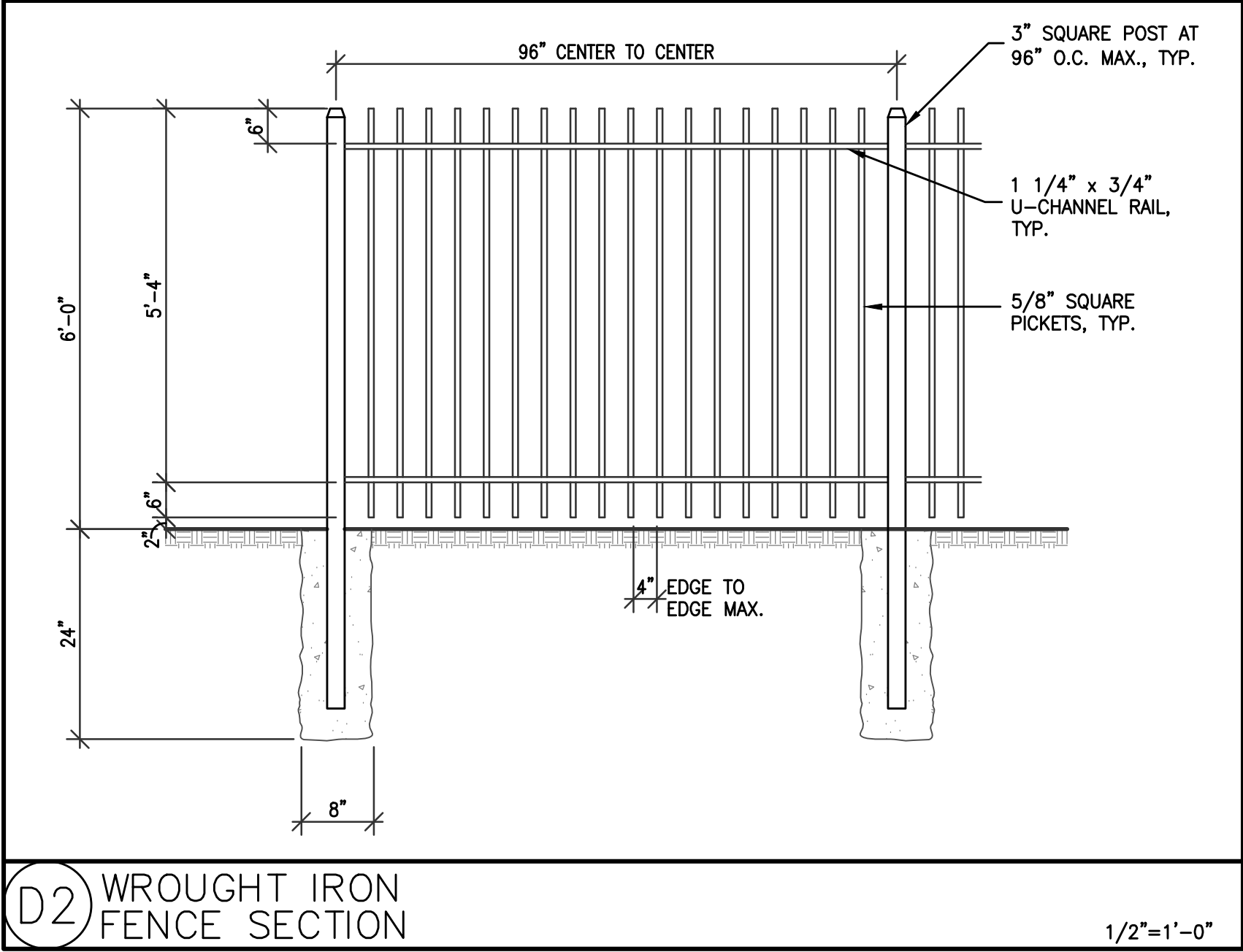


- KEYED NOTES**
- EXISTING CONCRETE CURB AND GUTTER, PATCH AND REPAIR AS REQUIRED.
 - EXISTING CONCRETE SIDEWALK, PATCH AND REPAIR AS REQUIRED.
 - EXISTING CONCRETE RETAINING WALL AT PROPERTY LINE TO REMAIN.
 - EXISTING CMU FENCE TO REMAIN.
 - EXIST. SITE LIGHT TO REMAIN.
 - EXIST. CONCRETE CURB TO REMAIN.
 - REMOVE EXIST. DUMPSTER ENCLOSURE SHOWN DASHED.
 - REMOVE EXIST. CONCRETE CURB SHOWN DASHED.
 - EXIST. LANDSCAPING TO REMAIN, REF: NEW LANDSCAPING PLAN.
 - EXIST. SIGN MONUMENT TO REMAIN, NOTE: EXIST. SIGNAGE TO BE REMOVED AND REPLACED WITH NEW TENANTS LOGO AND NAME.
 - SAW CUT AND REMOVE EXIST. CURB, GUTTER AND DRIVE-PAD AND PREPARE AREA FOR NEW CURB CUT AND DRIVE PAD, REF: KEY NOTE 13.
 - BUILD NEW DRIVE PAD PER C.O.A. STANDARD DRAWING 2425, REF: NEW GRADING AND DRAINAGE PLANS. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
 - NEW CONCRETE CURB AND GUTTER, MATCH EXISTING.
 - NEW CONCRETE SIDEWALK, MATCH EXISTING.
 - NEW 24" TRUNKCATED DOMES, REF: GRADING AND DRAINAGE PLANS.
 - REMOVE EXIST. ASPHALT PAVING AS REQUIRED.
 - REMOVE EXIST. CONCRETE SIDEWALK SHOWN DASHED.
 - NEW 6" RAISED CONCRETE CURB, REF: GRADING AND DRAINAGE PLAN.
 - NEW CONCRETE SIDEWALK W/TURNDOWN. NOTE: TOP OF CONC. SIDEWALK AND PORTE COCHERE DRIVE-PAD TO BE FLUSH, REF: NEW GRADING AND DRAINAGE PLAN.
 - NEW 6" THICK CONCRETE DRIVE-PAD W/ #4 AT 12" O.C. EACH WAY, 4000 PSI MIN. CONCRETE OVER COMPACTED FILL, REF: GRADING AND DRAINAGE PLAN.
 - NEW CONCRETE SIDEWALK, SLOPE SIDEWALK 1/4"/FT. AWAY FROM BUILDING. NOTE: 6" RAISED CURB TO BE SIDEWALK WITH TURNDOWN, REF: NEW GRADING AND DRAINAGE PLAN.
 - REMOVE EXISTING TREE.
 - EXIST. HOT BOX LOCATION, REF: PLUMBING PLANS.
 - EXIST. WATER METER LOCATION, REF: PLUMBING PLANS.
 - EXIST. TRANSFORMER ON CONCRETE PAD.
 - DUMPSTER ENCLOSURE WITH GATES AND 6" THICK CONCRETE SLAB AND APRON, REF: CA-2.0 FOR DETAILS, NOTE: G.C. TO PROVIDE DRAIN, REF: PLUMBING PLANS.
 - 2'-0" RADIUS.
 - 2'-10" RADIUS.
 - 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBUQUERQUE (C.O.A.) STANDARDS, REF: CA-2.0 FOR DETAILS.
 - 2" WIDE PAINTED STRIPE ISLAND.
 - HANDICAP SYMBOL PER CITY OF C.O.A. STANDARDS, REF: CA-2.0 FOR DETAILS.
 - HANDICAP ACCESSIBLE ASLE PER C.O.A. STANDARDS, REF: CA-2.0 FOR DETAIL.
 - HANDICAP ACCESSIBLE SIGNAGE PER C.O.A. STANDARDS, REF: CA-2.0 FOR DETAILS.
 - CONCRETE PARKING BUMPER, TYPICAL.
 - 48" WIDE PAINTED STRIPE (4" WIDE) ACCESSIBLE PEDESTRIAN PATH-WAY PER C.O.A. STANDARDS.
 - MOTORCYCLE PARKING SIGNAGE PER C.O.A. REQUIREMENTS.
 - BIKE RACK, REF: CA-2.0 FOR DETAIL.
 - G.C. CONTRACTOR TO PATCH AND REPAIR EXIST. ASPHALT PAVING AS REQUIRED AND OVERLAY NEW 2" ASPHALT TOPPING OVER EXISTING.
 - NEW LANDSCAPING AREA, REF: NEW LANDSCAPING PLAN.
 - NEW 5' HIGH WROUGHT IRON FENCE WITH CMU PILASTERS AT 10'-0 O.C., REF: SHEET C-2.0.
 - NEW 5' HIGH WROUGHT IRON LOCKING SLIDING GATES, NOTE: GATES TO BE LEFT OPENING ON THE DAY WHEN SOLID WASTE TRUCK PICKS UP DUMPSTER TRASH.
 - NEW FIRE HYDRANT (2) TOTAL.
 - FIRE DEPARTMENT CONNECTION (FDC) LOCATION. FDC LOCATION TO BE WITHIN 100 FEET OF FIRE HYDRANT.
 - FIRE RISER ROOM WITH SIGNAGE ON DOOR "FIRE RISER ROOM".
 - G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEYS FOR FIRE DEPARTMENT ACCESS INTO BUILDING, FIRE RISER ROOM AND TO REAR SLIDING GATES, MOUNT BOX 5'-0" HIGH A.F.F.
 - "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S TIRE WOULD BE. (66-1-4.1.B NMSA 1978)
 - PREMIS ID TO BE 24 INCH HIGH NUMERALS, 4" STROKE ON A CONTRASTING BACKGROUND.
 - RADIUS 3'-6".
 - EXISTING PARKING STRIPES AND CONC. PARKING BUMPERS TO BE REMOVED SHOWN DASHED

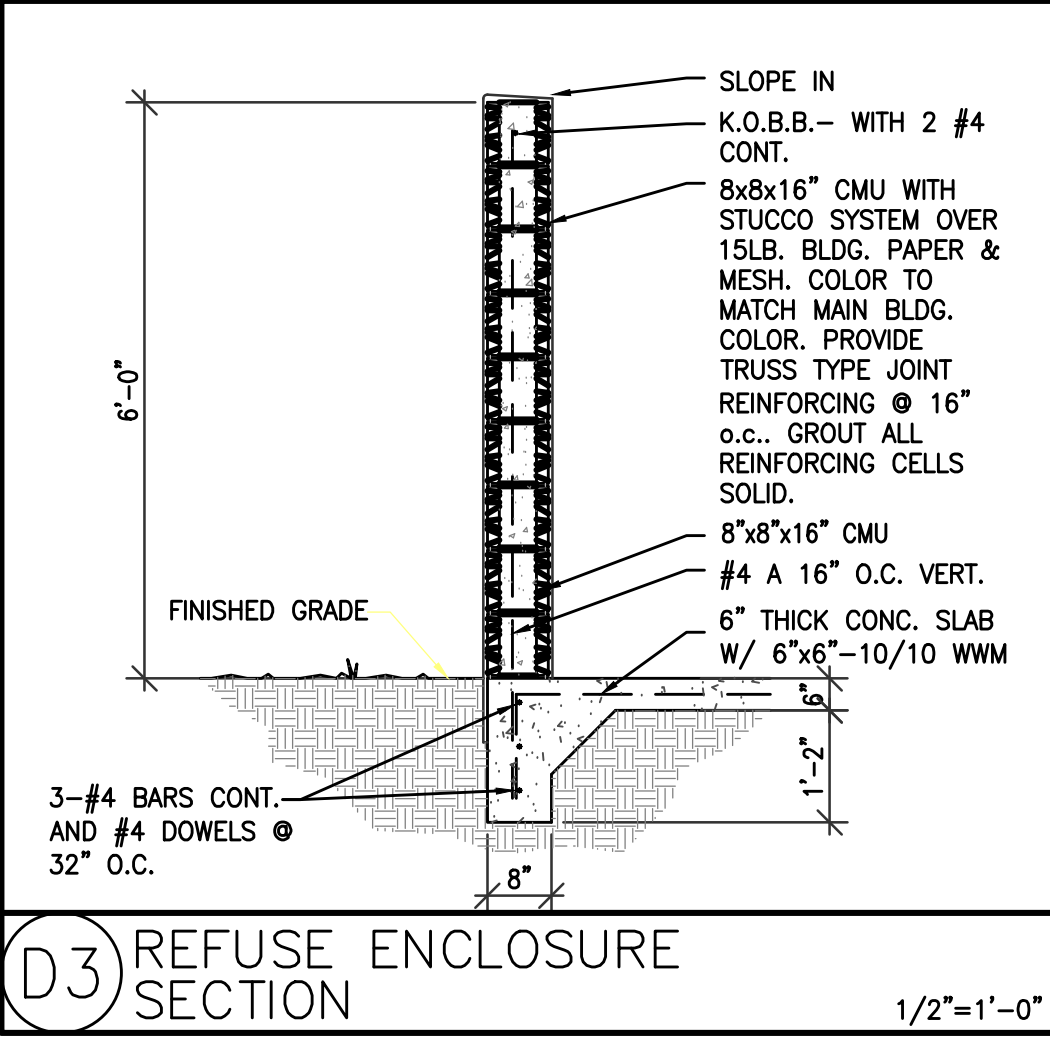
ABQ UPTOWN ASSISTED LIVING
PROPOSED SITE PLAN
7611 INDIAN SCHOOL RD NE
ALBUQUERQUE, NM
PROJECT #1574

REVISION DATE


DATE 10-28-2015
SHEET NUMBER C-1.0

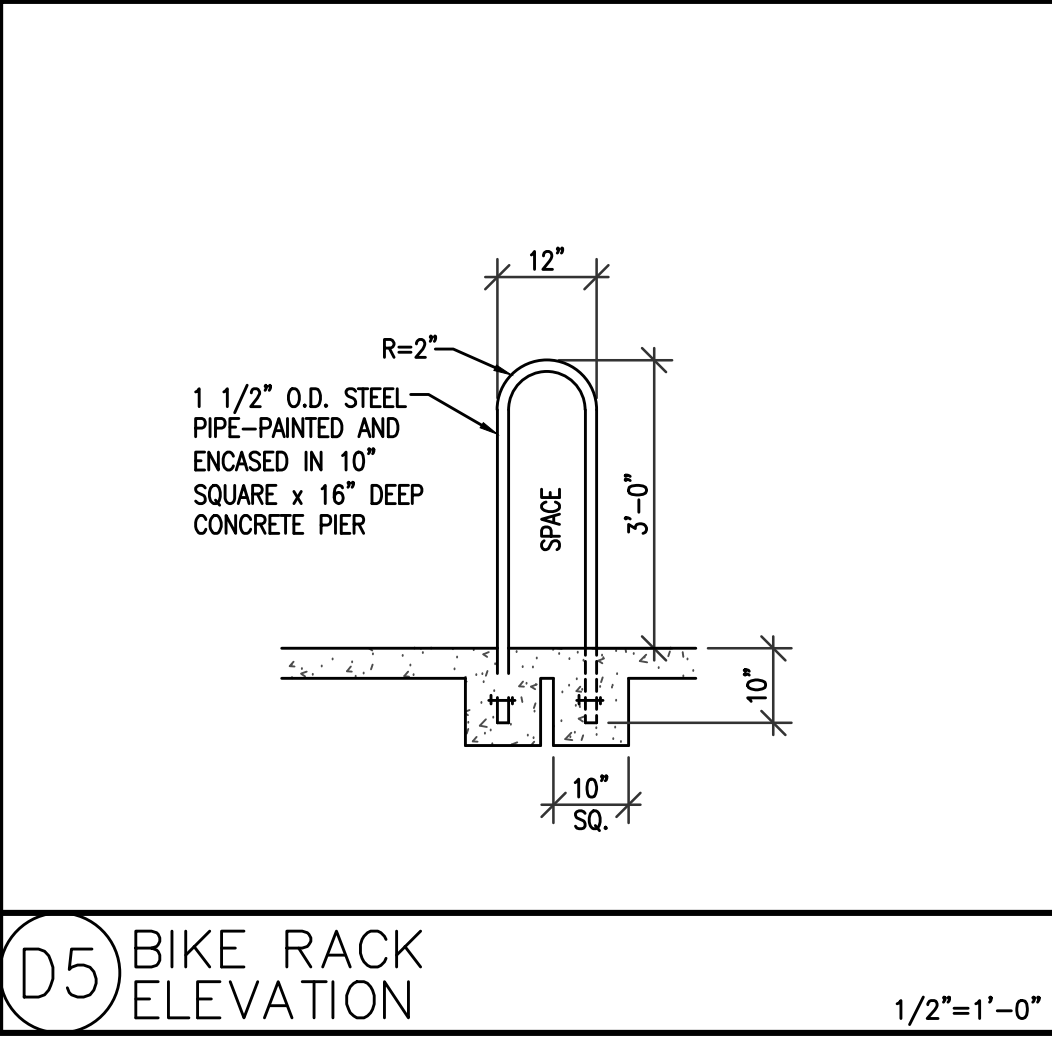
LEGAL DESCRIPITON	PARKING REQUIREMENTS
TRACT A, BLOCK 1 OF THE ZUNI ADDITION 7611 INDIAN SCHOOL ROAD NE. ALBUQUERQUE NEW MEXICO	ZONING: SU-3 MU-PT/BUFFER: COMMUNITY RESIDENTIAL PROGRAM (ASSISTED LIVING) PARKING REQUIRED: ONE SPACE PLUS ONE SPACE PER FOUR CLIENTS 29 CLIENTS/4 = 8 29 CLIENTS/4 = 8 SPACES +1 = 1 SPACES 9 SPACES TOTAL PARKING REQUIRED: 9 SPACES HC. SPACES REQUIRED: 1 TO 25 SPACES = 1 HC. SPACE (1 VAN SPACE) MOTORCYCLE SPACES REQUIRED: 1 TO 25 SPACES = 1 MOTORCYCLE SPACE PARKING PROVIDED: 2- 8'-6"x18' H.C. PARKING SPACES 13- 8'-6"x18' REG. PARKING SPACES 6- 8'-6"x15' COMPACT PARKING SPACES 21 TOTAL PARKING SPACES 2- 4'x15' MOTORCYCLE SPACES



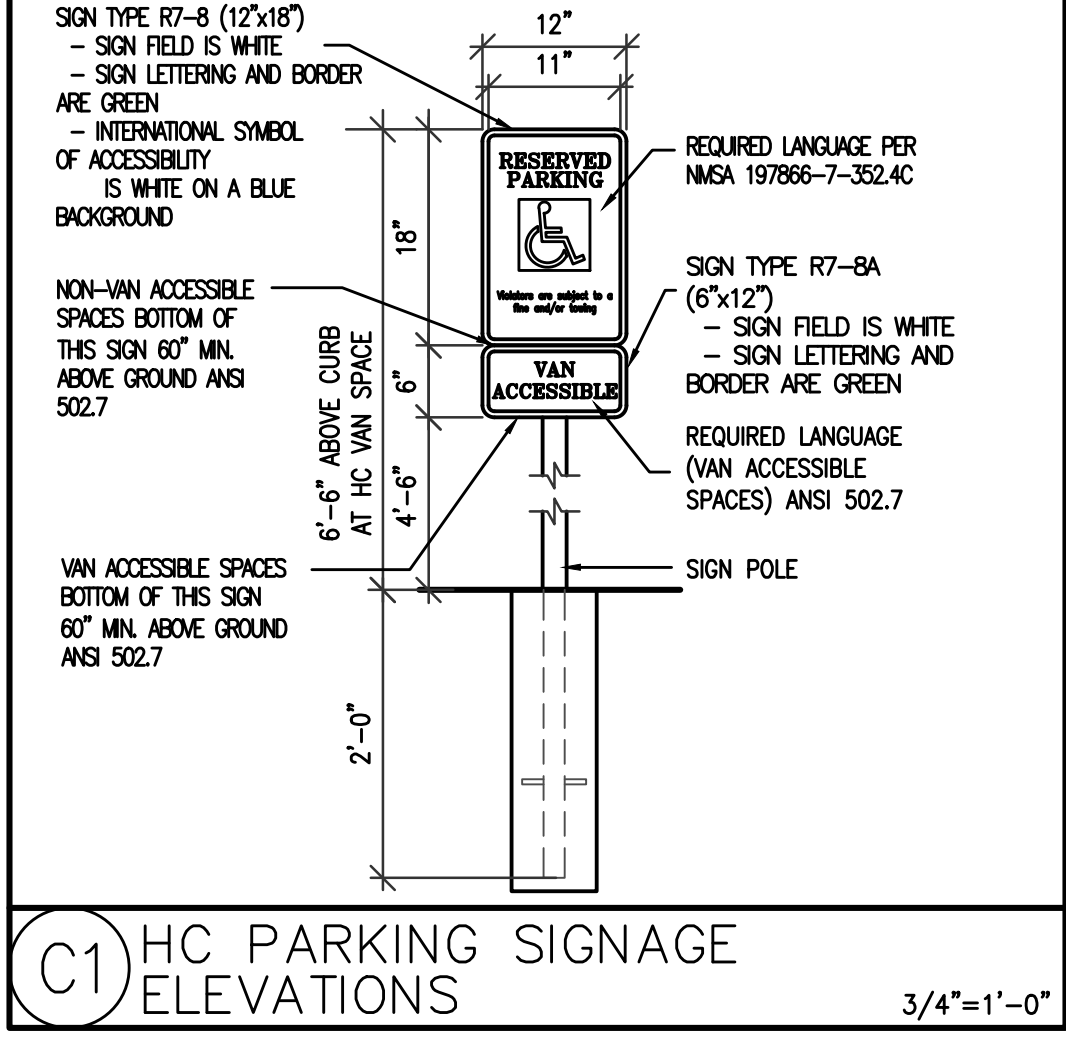
D2 WROUGHT IRON FENCE SECTION



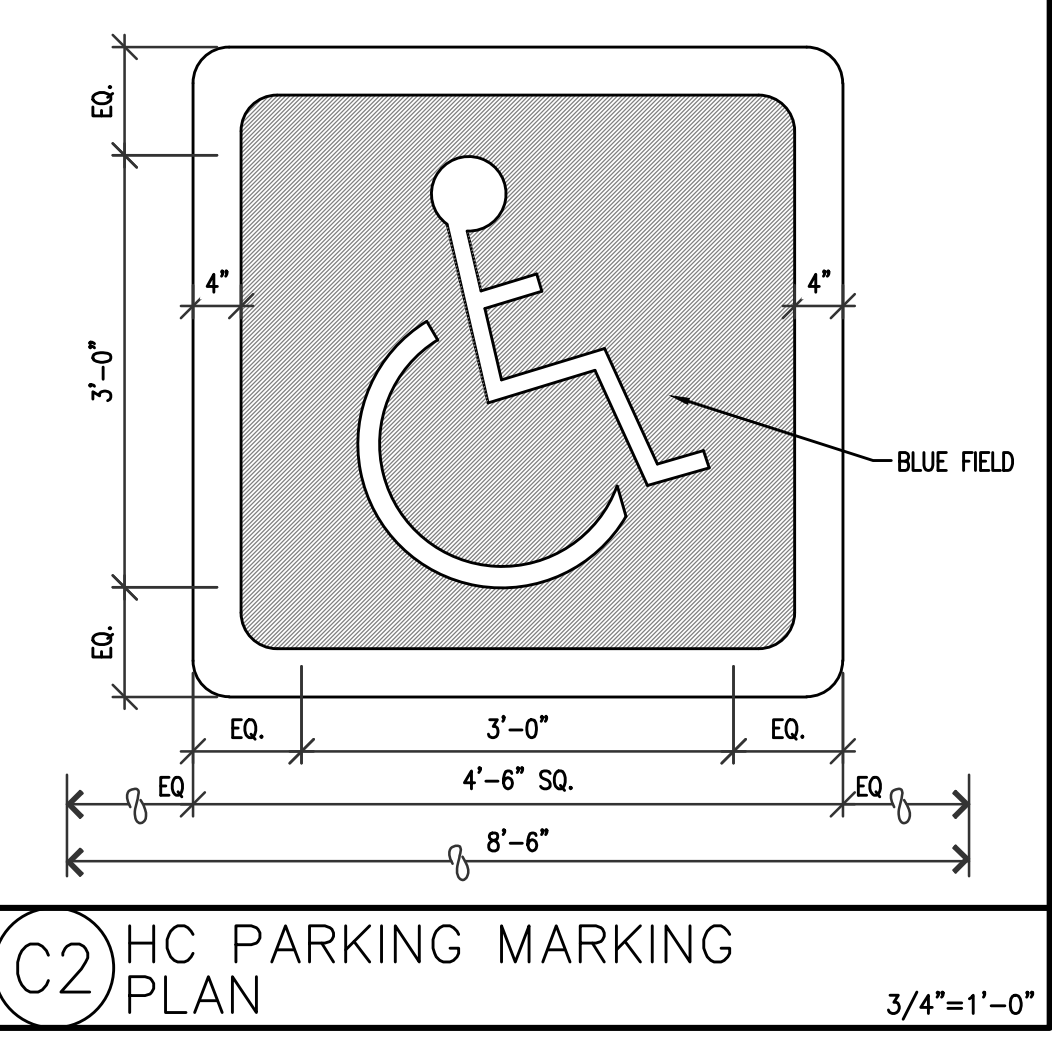
D3 REFUSE ENCLOSURE SECTION



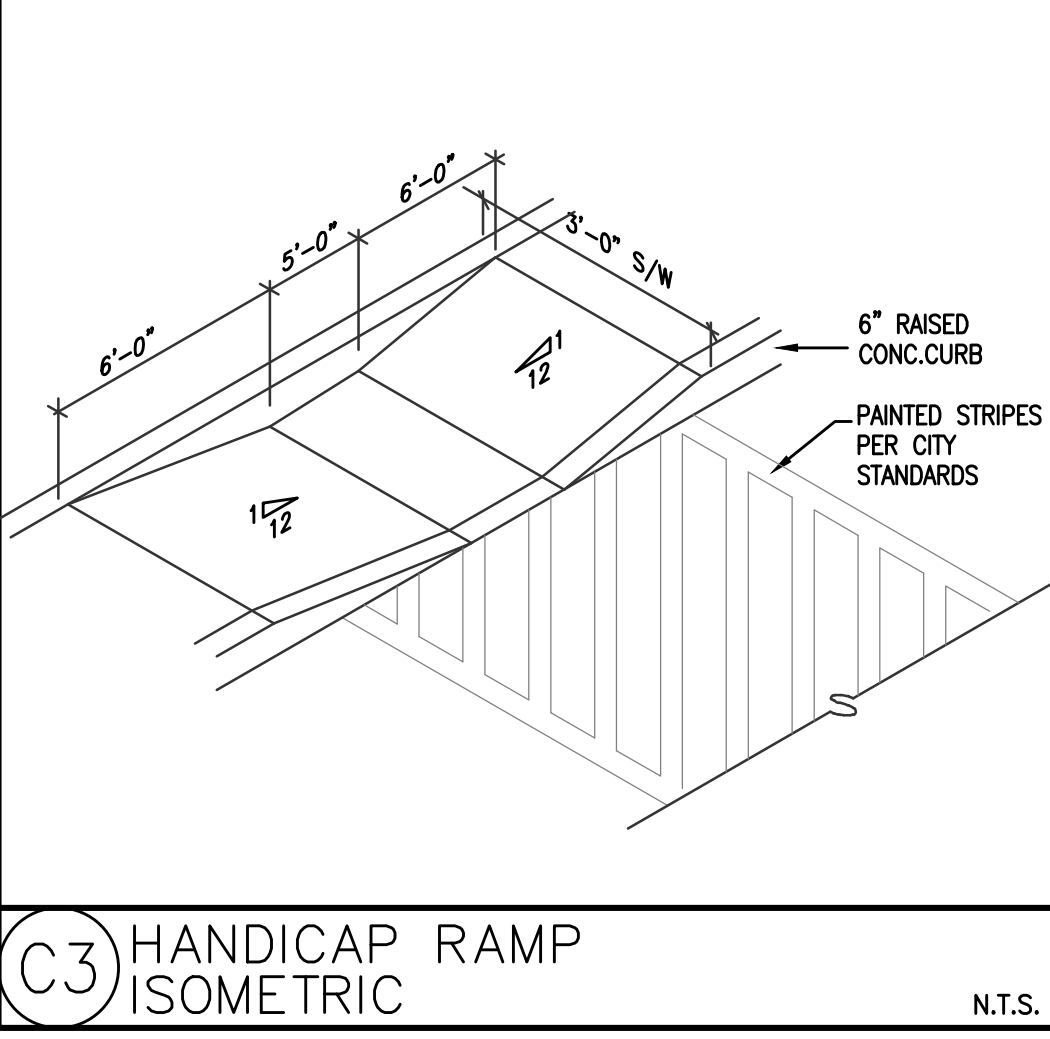
D5 BIKE RACK ELEVATION



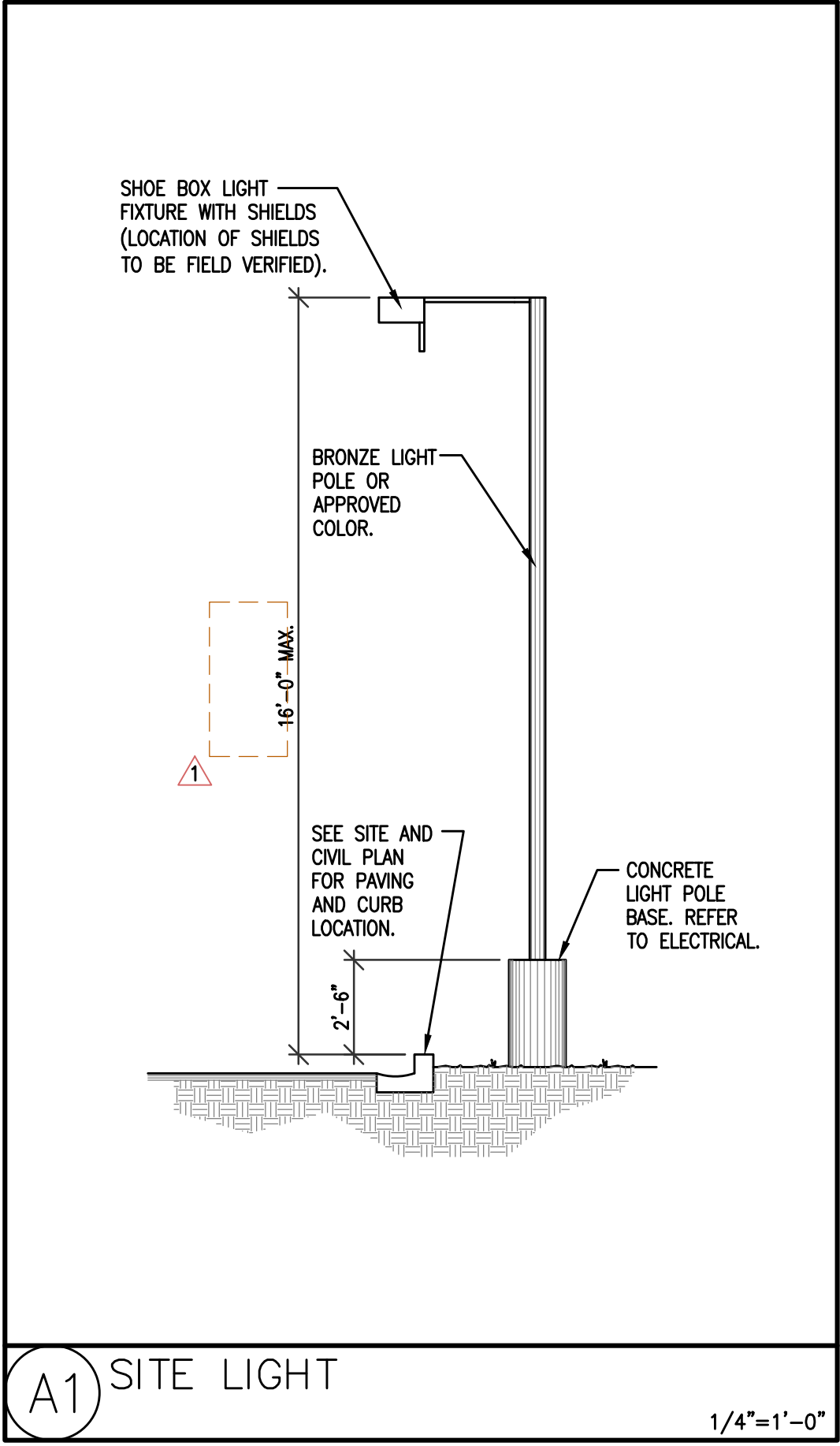
C1 HC PARKING SIGNAGE ELEVATIONS



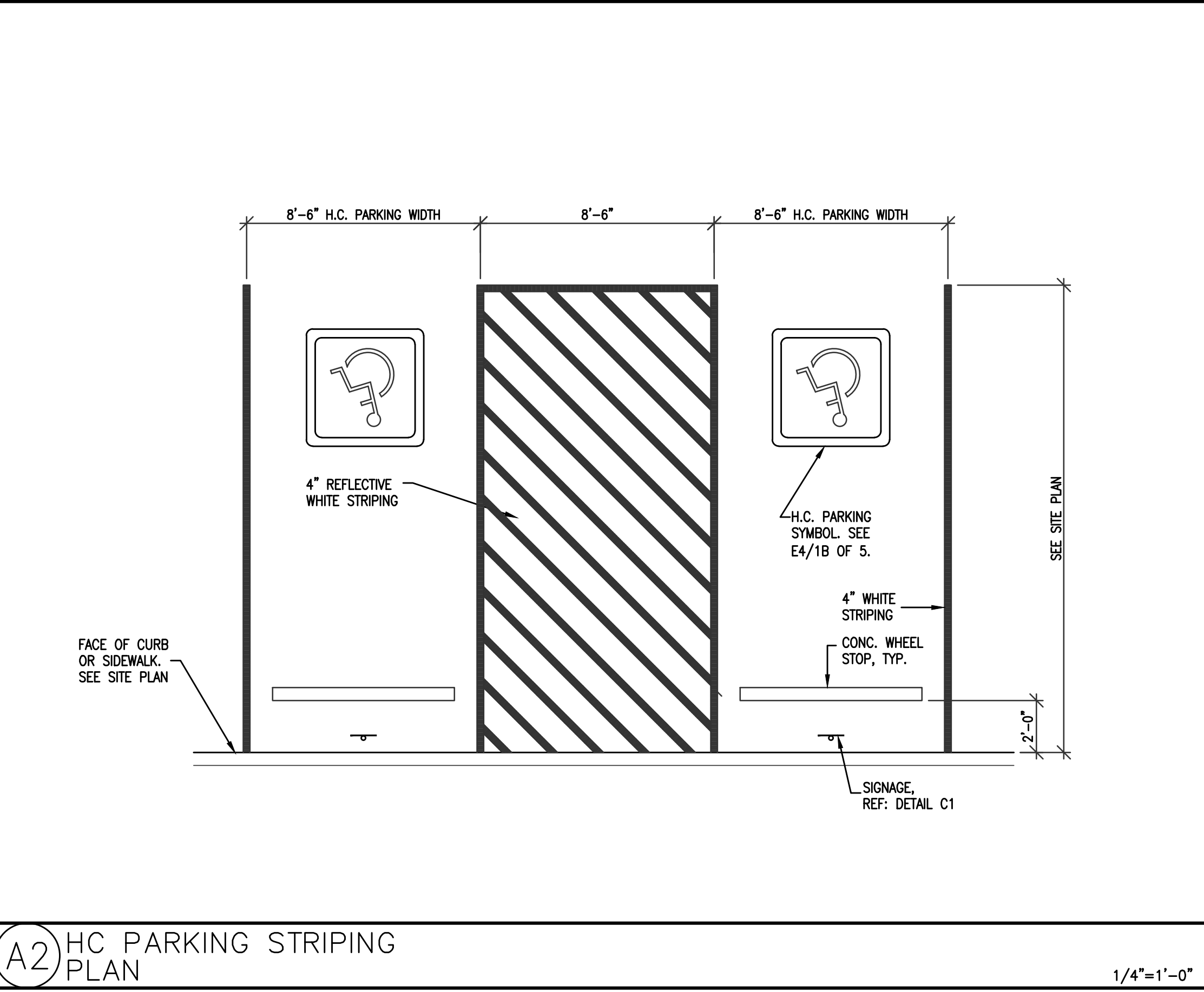
C2 HC PARKING MARKING PLAN



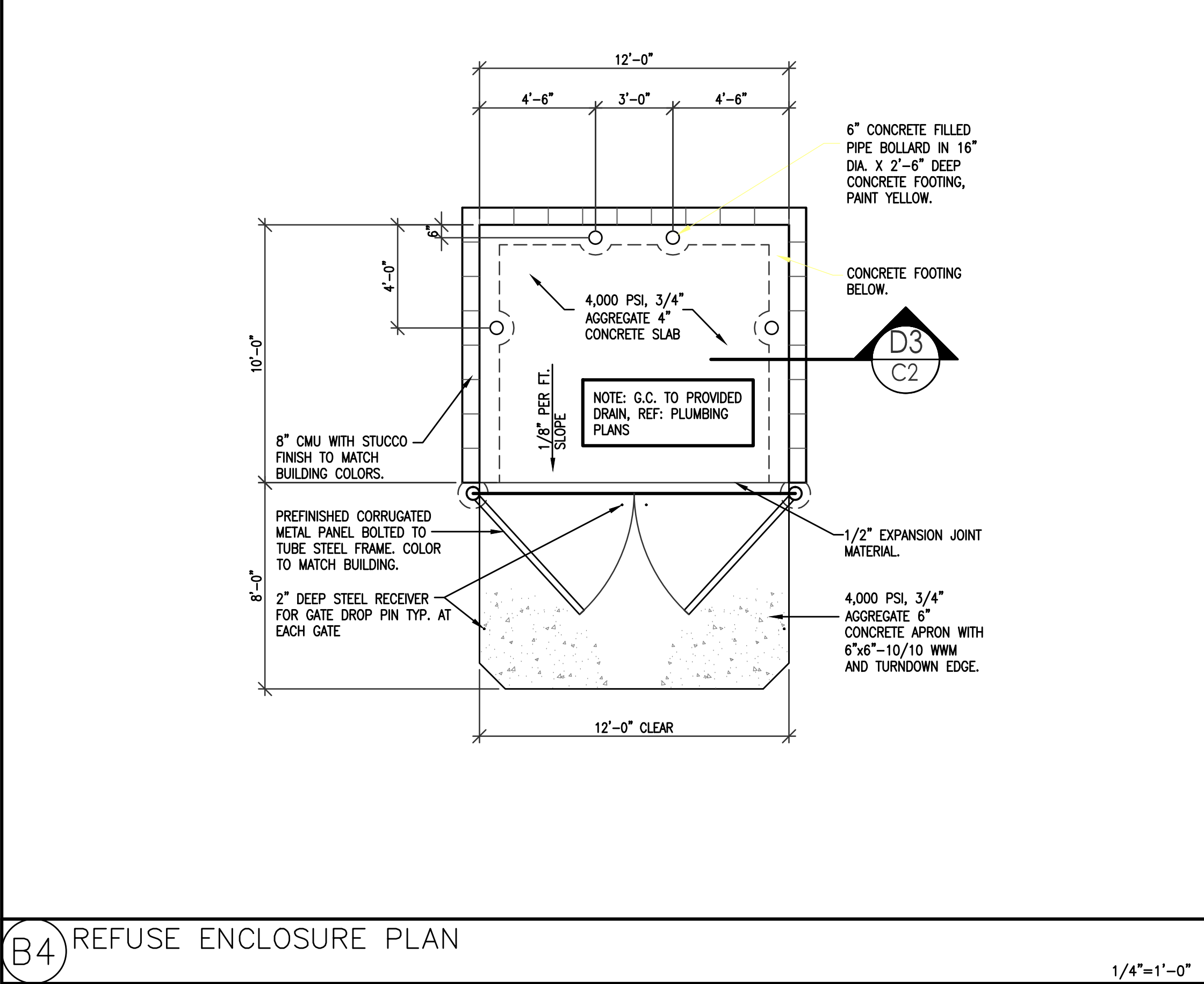
C3 HANDICAP RAMP ISOMETRIC



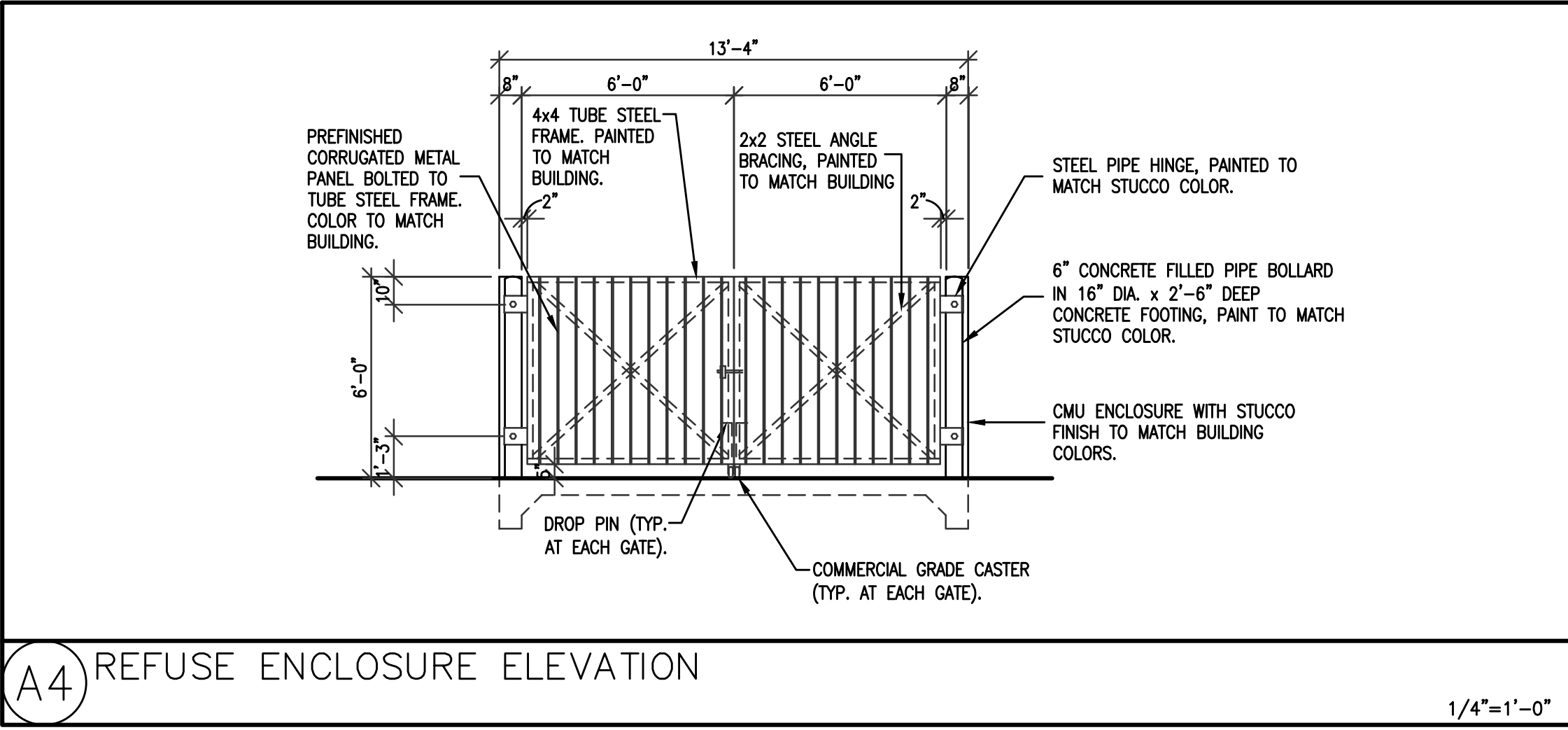
A1 SITE LIGHT



A2 HC PARKING STRIPING PLAN



B4 REFUSE ENCLOSURE PLAN



A4 REFUSE ENCLOSURE ELEVATION

ABQ UPTOWN ASSISTED LIVING
PROPOSED SITE PLAN
ALBUQUERQUE, NM
PROJECT # 1574

REVISION DATE

STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
10/28/15
REGISTERED ARCHITECT

RBA ARCHITECTURE, P.C.
ARCHITECTURE
PLANNING
DESIGN
1000 Alameda Ave. NW
Albuquerque, NM 87102
www.rbaarch.com

DATE
10-20-2015

SHEET NUMBER
C-2.0