



**Planning Department
Transportation Development Services**

October 15, 2014

Denise Hammer
Wright and Hammer Architects
1735 Aliso Drive NE
Albuquerque, NM 87110

**Re: Health Care for the Homeless, 1220 First Street NW
Traffic Circulation Layout**
Architect's Stamp dated 9-26-14 (J14-D172)

Dear Ms. Hammer,

Based upon the information provided in your submittal received 10-10-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The total required number of parking spaces is listed as 18, but a total number of 28 is provided. Please clarify.
2. Identify the existing street widths for Rosemont Avenue and First Street. Label the 15-foot access easements as "Private 15-foot Access Easements".
3. The handicap accessible spaces must be a minimum of 8.5 feet in width. One is shown as only 8.0 feet wide.
4. The parking spaces on the east side of the lot are shown as 16 feet wide, and they need to be a minimum of 18 feet wide.
5. Provide signage detail as called out by Keyed Note 16 on the plan. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
6. The words **"NO PARKING"** in the ADA access aisle shall be at least one foot high and at least two inches wide (66-1-4.1.B NMSA 1978). Designate this on the drawing.
7. List radii for all curb radii on entrance to access easements from First Street. Also, include curb radii information for the median. Wheelchair ramps must be provided for wheelchair access across the 30-foot access easement along with truncated domes. Show lane widths from the median curb to the outer curb.
8. The new PNM Pole called out on Keyed Note 10 needs to be a minimum of 18 inches behind the face of curb.

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9. Provide a "Keep Right" sign on the median for traffic entering the access easement from First Street. Paint the median curb yellow.
10. A 6 foot-wide ADA accessible pedestrian pathway is required from the public sidewalk on First Street to the building entrances. Please widen the ramp up to the primary building front entrance to 6 feet wide.
11. A 6 foot-wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please widen the ramp from the parking lot up to the back door access to 6 feet wide.
12. Provide a 6-inch or 8-inch high concrete barrier curb between the parking lot and the 8-foot sidewalk on the east side of the new building.
13. The design delivery vehicle route needs to be shown.
14. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles. Show and label thickness of asphalt if providing an asphalt parking lot.
15. 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."
16. Please include a copy of your shared access agreement with the adjacent property owner.
17. Work within the public right of way requires a work order with DRC approved plans.
18. Please include two copies of the traffic circulation layout at the next submittal.

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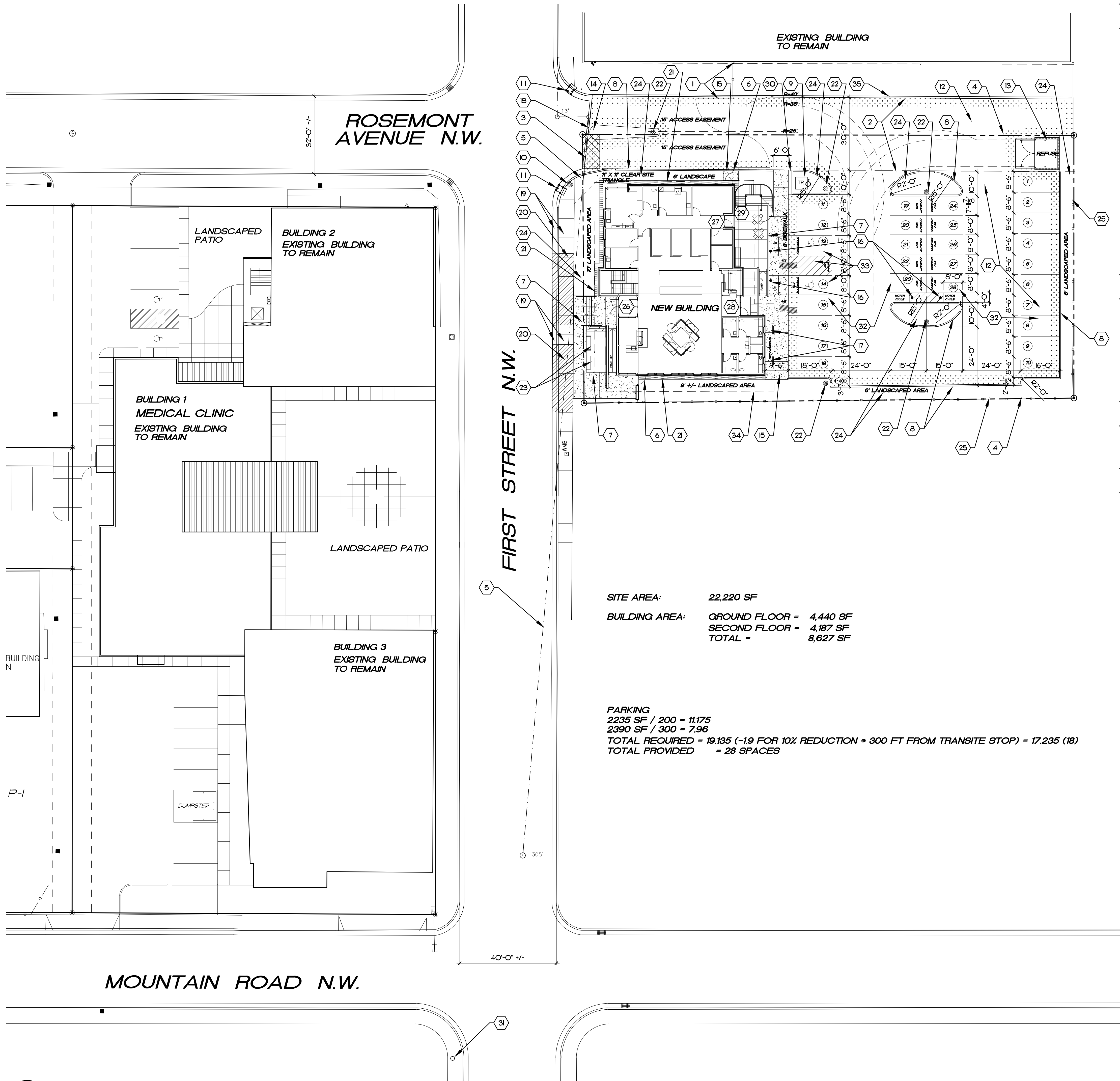
www.cabq.gov

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 me at (505) 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

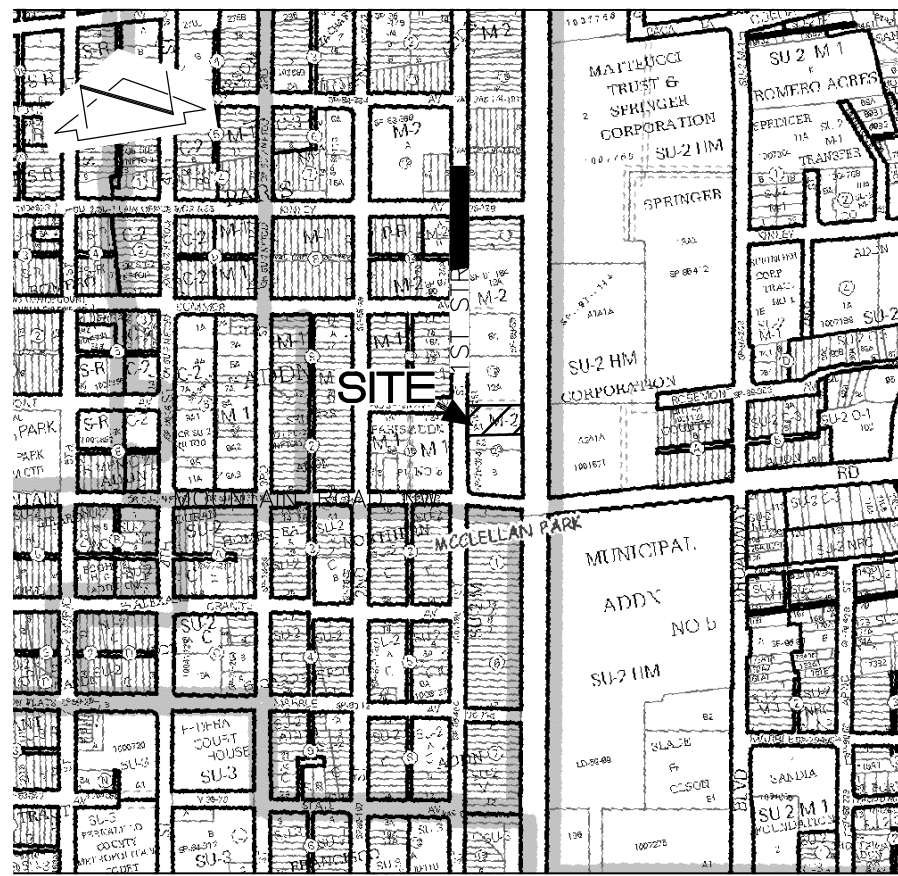


SITE AREA: 22,220 SF

BUILDING AREA: GROUND FLOOR = 4,440 SF
SECOND FLOOR = 4,187 SF
TOTAL = 8,627 SF

PARKING
2235 SF / 200 = 11.175
2390 SF / 300 = 7.96
TOTAL REQUIRED = 19,135 (-19 FOR 10% REDUCTION • 300 FT FROM TRANSITE STOP) = 17,235 (18)
TOTAL PROVIDED = 28 SPACES

SITE LOCATION MAP: J-14



PROPERTY DESCRIPTION

ADDRESS:
1220 FIRST STREET NW ALBUQUERQUE, NM

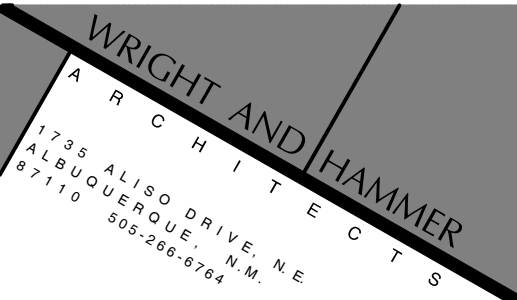
LEGAL DESCRIPTION:
LOT A-1, BLOCK 20, PARIS ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 31, 2007, BOOK 2007C, PAGE 324, DOC. #200715804.

TYPE OF DEVELOPMENT

OFFICE BUILDING
SOCIAL SERVICES

SHEET KEYNOTES

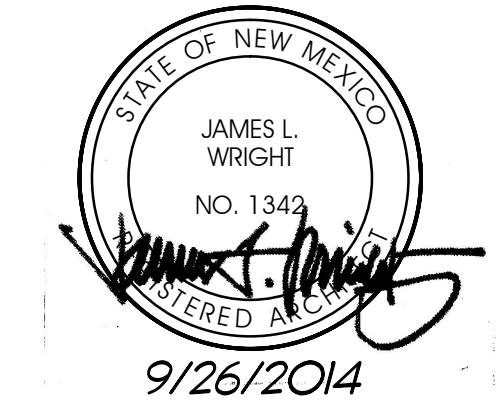
- 1 TUBE STEEL FENCING AND APPROXIMATE 30'-0" WIDE DOUBLE-SWINGING AUTOMATIC GATE WITH KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS. EXTEND TO EXISTING AND NEW BUILDINGS -- SEE DETAILS
- 2 EXISTING 30'-0" WIDE ACCESS EASEMENT
- 3 GAS COMPANY OF NM EASEMENT
- 4 PROPERTY LINE, TYPICAL
- 5 UNOBSTRUCTED LINE OF SIGHT FROM EXITING VEHICLE
- 6 TUBE STEEL PEDESTRIAN GATE. SEE DETAIL
- 7 EXTERIOR CONCRETE PAVEMENT / STAIRS / RAMP / PATIO / WALLS. SEE ENLARGED PLAN
- 8 NEW 6" CONCRETE CURB. SEE DETAIL
- 9 ELECTRICAL TRANSFORMER LOCATION. INSTALLATION PER PNM REQUIREMENTS. SEE ELECTRICAL PLANS
- 10 NEW PNM ELECTRICAL POLE (FREESTANDING)
- 11 EXISTING STORM DRAIN
- 12 PARKING LOT: NEW ASPHALT PAVEMENT. SEE GRADING PLAN AND SOLS REPORT FOR ADDITIONAL REQUIREMENTS -- 1% MINIMUM / 8% MAXIMUM SLOPE PER GRADING AND DRAINAGE PLAN
- 13 CMU DUMPSTER ENCLOSURE. SEE ENLARGED PLAN AND DETAIL
- 14 CONCRETE MOUNTABLE ROLL TYPE CURB PER COA DETAIL DWG.2415
- 15 NEW SITE INTERIOR CONCRETE SIDEWALK. SEE DETAIL
- 16 ACCESSIBLE PARKING / MOTORCYCLE PARKING SIGNAGE. SEE DETAIL
- 17 TWO (2) BKE PARKING RACKS INSTALLED TO ACCOMMODATE A TOTAL OF 8 BIKES. SEE SITE PLAN FOR ADDITIONAL INFORMATION
- 18 EXISTING STREET PAVEMENT TO REMAIN. TRANSITION TO ASPHALT PRIVATE DRIVE PER COA DETAIL DWG.2426
- 19 EXISTING STREET CURB/GUTTER/SIDEWALK TO REMAIN
- 20 NEW SIDEWALK AND STANDARD CURB/GUTTER TO REPLACE EXISTING CURB CUTS PER COA DETAILS DWG.2415 AND 2430 (REPLACES REMOVED CURB CUTS)
- 21 18" WIDE BUILDING PERIMETER CONCRETE APRON. SEE DETAIL
- 22 LIGHT POLE WITH RAISED CONCRETE PEDESTAL. SEE ELECTRICAL PLANS
- 23 EXTERIOR BENCHES INSTALLED IN CONCRETE FOOTINGS IN LANDSCAPED AREA PER MANUFACTURER'S RECOMMENDATIONS. SEE SPECIFICATIONS
- 24 LANDSCAPED AREA. SEE LANDSCAPE PLANTING PLAN
- 25 NEW 6'-0" HIGH CHAIN-LINK PERIMETER FENCE. SEE DETAIL
- 26 PRIMARY BUILDING FRONT ENTRANCE
- 27 PRIMARY BUILDING REAR ENTRANCE
- 28 GROUND FLOOR EXIT
- 29 SECOND FLOOR EXIT VIA STAIR
- 30 CONCRETE RUNDOWN PER GRADING PLAN
- 31 EXISTING FIRE HYDRANT
- 32 PARKING AREAS WITH 6% MAXIMUM SLOPE, TYPICAL
- 33 ACCESSIBLE PARKING SPACES WITH SLOPE OF 2% MAXIMUM
- 34 LIMITS OF AREA REMOVED FROM FLOODPLAIN
- 35 NEW CONCRETE CUT-OFF WALL, FLUSH WITH ASPHALT PER COA DETAIL DWG.2415B



CITY OF ALBUQUERQUE - eSTAMP

WRIGHT AND HAMMER ARCHITECTS

CONTACT INFORMATION:
DENISE HAMMER, PROJECT ARCHITECT
1735 ALISO DRIVE, NE
ALBUQUERQUE, NM 87110
505-266-6764
Denise@WrightandHammer.com



PROJECT CONSULTANTS:

CIVIL ENGINEER:
HIGH MESA CONSULTING GROUP

LANDSCAPING:
BY ARCHITECT

STRUCTURAL ENGINEER:
JKK GROUP

MECHANICAL ENGINEER:
ARSED ENGINEERING

ELECTRICAL ENGINEER:
ALLIED ENGINEERING & DESIGN



HEALTH CARE
for the homeless
FIRST STREET
CAMPUS EXPANSION
1220 FIRST STREET, NW
ALBUQUERQUE, NEW MEXICO

OWNER'S CONTACT:
CHUCK FRINK,
FACILITIES MANAGER
1217 FIRST STREET, NW
P.O. BOX 25445
ALBUQUERQUE, NM 87125
505-767-1182

MARK	DATE	ISSUE DATE	DESCRIPTION
1	9/26/14		
PROJECT NO.: 0303.001.40105			
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TRAFFIC
CIRCULATION
LAYOUT

AS-001



SCALE: 1"=20'-0"



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development