

# CITY OF ALBUQUERQUE



May 10, 2016

David McEachern  
RBA Architecture PC  
1104 Park Ave., SW  
Albuquerque, NM 87112

**Re: Calvary Christian Academy Gym**  
**12820 Indian School NE**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp **5-4-16** (J22-027A)

Dear Mr. McEachern,

Based upon the information provided in your submittal received 5-4-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please review and revise plan to provide all information listed on the attached Traffic Circulation Layout Check List.
2. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces. Please state the number of parking spaces being removed by the building addition.
3. Clarify the extents of the current phase.
4. Please identify all existing buildings, doors, structures, sidewalks, ADA ramps, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
5. Please list the width and length for all existing and proposed parking spaces.
6. The handicap accessible spaces must include an 8 ft. wide van access aisle; all other aisles should be 5 ft. in width.
7. 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 HC signs. Please show this detail.
8. 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)
9. Show all drive aisle widths and radii.
10. 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 from Indian School Rd.

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New Mexico 87103

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11. 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. Clearly show the proposed new configuration of the ADA HC parking spaces.
12. 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.
13. Design delivery vehicle route needs to be shown.
14. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
15. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*).
16. 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."
17. 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.
18. 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 924-3630.

Sincerely,

John B. Gurulé, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

\gs via: email  
C: File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Calvary Christian Academy Gym Building Permit #: \_\_\_\_\_ City Drainage #: J22D027A

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: LOTS L-1-B-1A, BLOCK 11 PANORAMA HEIGHTS

City Address: 12820 INDIAN SCHOOL NE ABO NM 87112

Engineering Firm: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: RBA ARCHITECTURE PC Contact: David McEachern

Address: 1104 PARK AVE SW ABO NM 87102

Phone#: 242-1859 Fax#: \_\_\_\_\_ E-mail: david@rba81.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) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 5/4/16 By: Danina

### 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

☐ EROSION PERMIT APPROVAL

☐ SO-19 APPROVAL

☐ PAVING PERMIT APPROVAL

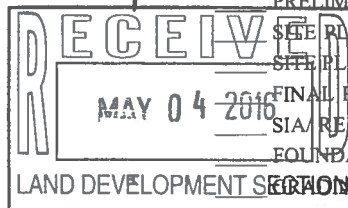
☐ GRADING/ PAD CERTIFICATION

☐ WORK ORDER APPROVAL

☐ CLOMR/LOMR

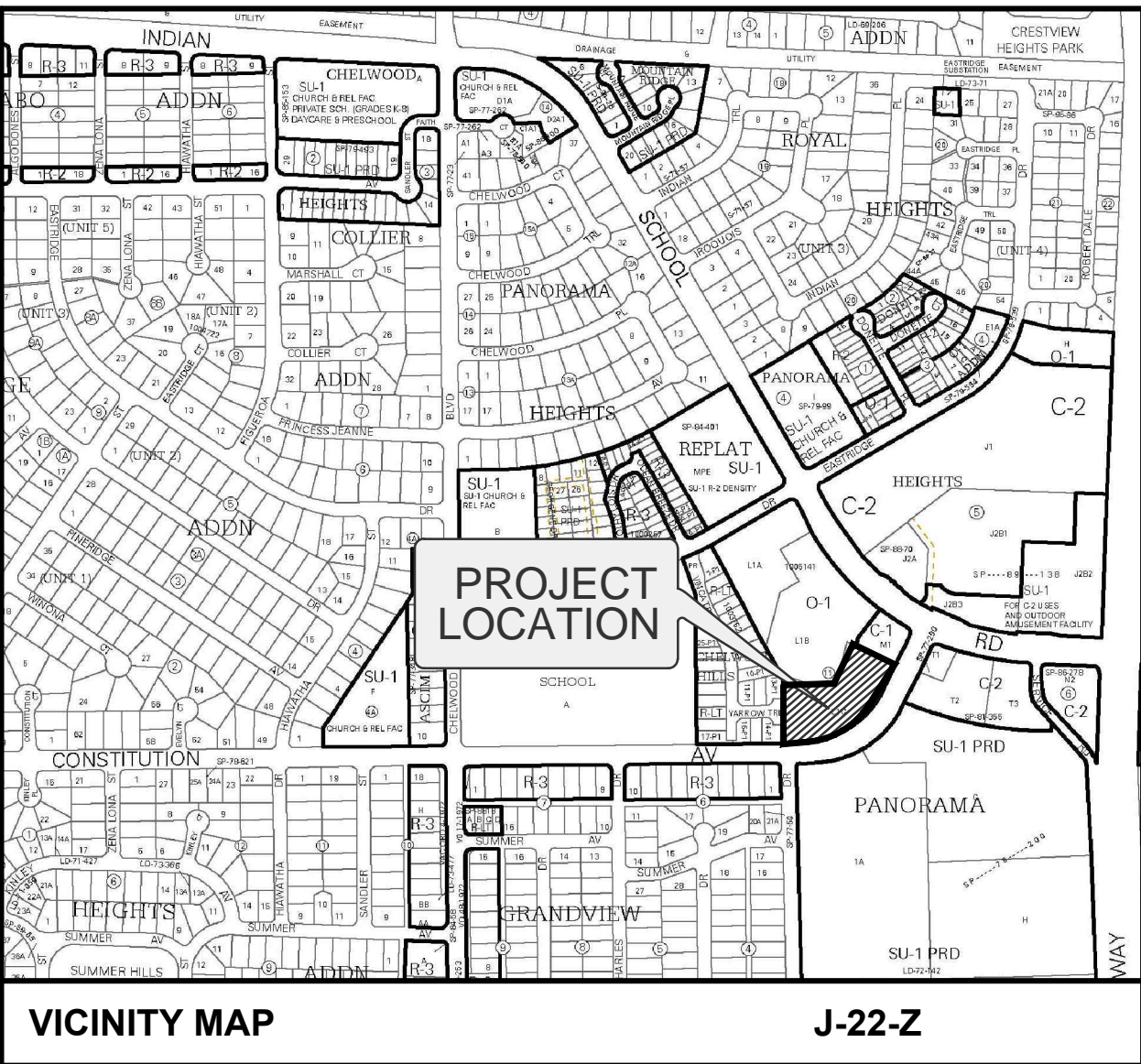
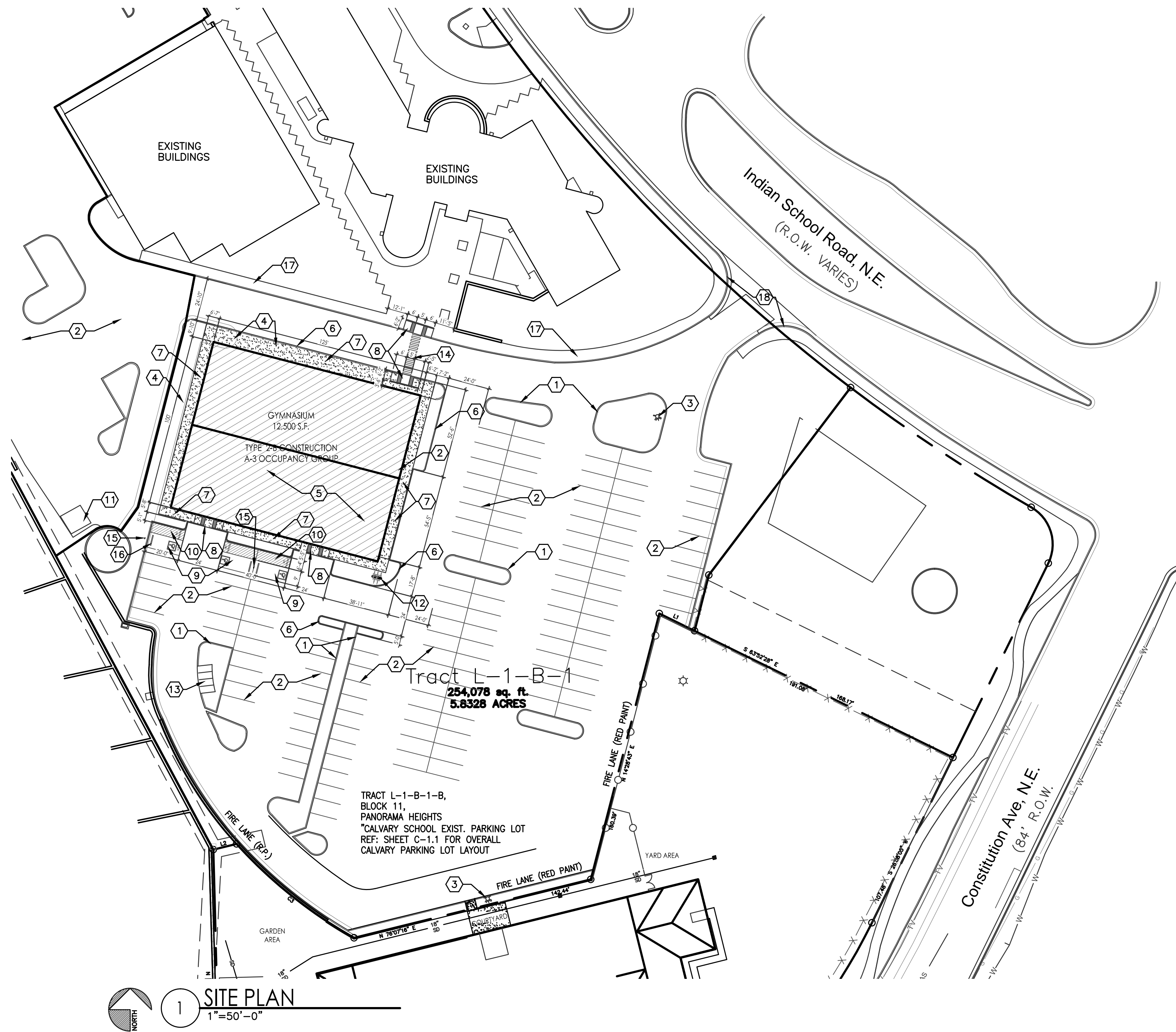
☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) \_\_\_\_\_



COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_


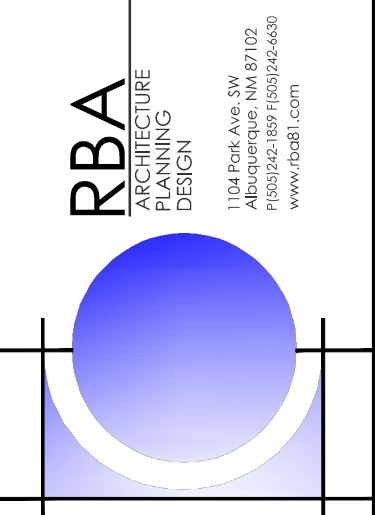




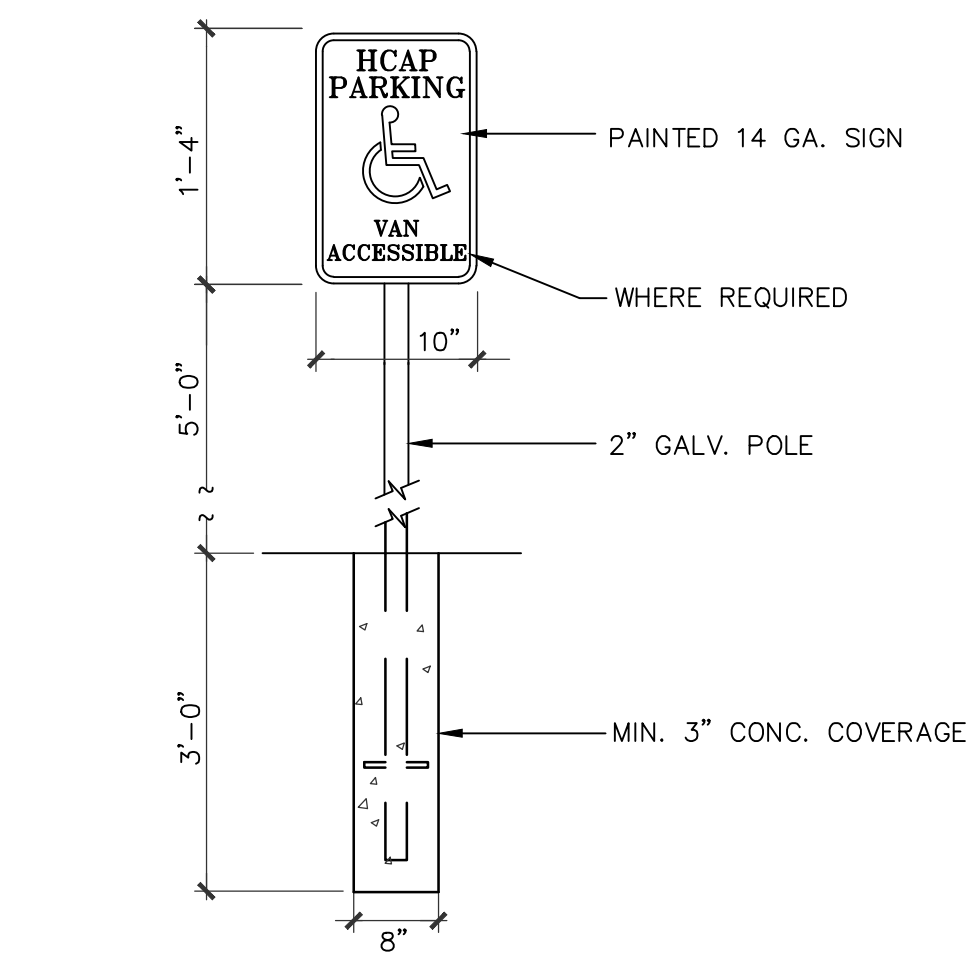
LEGAL DESCRIPTION	
LOTS L-1-B-1A, BLOCK 11 PANORAMA HEIGHTS	
CODE DATA	
OCCUPANCY CLASSIFICATION:	A-3, GYMNASIUM, B OFFICES
CONSTRUCTION TYPE:	2-B,
ALLOWABLE BUILDING HEIGHTS AND AREAS (TABLE 503):	A-3 2 STORIES, 9,500 SF
ALLOWABLE BUILDING HEIGHTS AND AREA (TABLE 503):	A-3 GYMNASIUM - 2 STORIES, 9,500 SF B OFFICES - 3 STORIES, 25,000 SF
FIRE-RESISTANCE-RATED SEPARATION NON-SPRINKLED (TABLE 508.4):	A-3/B - 2 HR. RATING
BUILDING SQUARE FOOTAGE DATA:	A-3 OCCUPANCY - 9,843 SF B OCCUPANCY - 2,657 SF TOTAL 12,500 SF
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (TABLE 1004.1.1):	B OFFICES, 2,657 SF/100 = 27 OCCUPANTS PLATFORM, 733 SF/15 = 48 OCCUPANTS STORAGE, 1,007 SF/300 = 4 OCCUPANTS GYMNASIUM, 8,120 SF/30 SEAT = 168 OCCUPANTS TOTAL = 247 OCCUPANTS
PARKING:	GYMNASIUM (30" PER SEAT) BLEACHERS 42 SEATS EA. BLEACHER x 4 SECTIONS = 168 SEATS/4 = 42 SPACES OFFICES 1 PER 200 SF = 2,657 SF/200 = 13 SPACES TOTAL = 55 SPACES
EXIST. PARKING SPACES	134

- KEYED NOTES
- EXIST. CURB & GUTTER
  - EXIST. PARKING SPACES
  - EXIST. FIRE HYDRANT
  - EXIST. CURB & GUTTER TO BE REMOVED
  - EXIST. ASPHALT PAVING TO BE REMOVED
  - NEW CURB & GUTTER
  - NEW CONC. SIDEWALK
  - NEW HANDICAP ACCESSIBLE RAMP - SEE DTL. 6/C-2
  - NEW HANDICAP PARKING SPACE PER CABQ STANDARDS - SEE DTL. 7/C-2
  - HANDICAP ACCESSIBLE AISLE - PAINTED PER CABQ STANDARDS
  - EXISTING TRASH RECEPTACLE
  - BICYCLE RACK - SEE DTL. 5/C-2
  - (4) MOTORCYCLE PARKING SPACES PER OFF-STREET PARKING 14-16-3-1 (C) 101-150
  - PAINTED HANDICAP ACCESS ROUTE
  - HANDICAP PARKING SIGNAGE PER CABQ CODE REQUIREMENTS
  - CONC. WHEEL STOP TYP. AT ADA PARKING SPACES
  - EXIST. CONC. SIDEWALK
  - EXIST. ENTRY

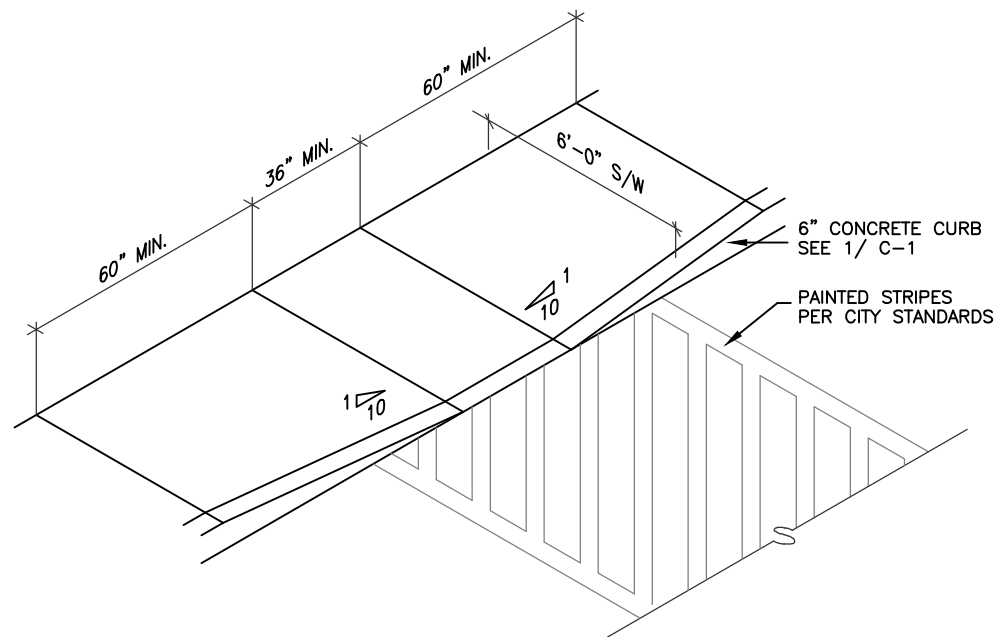
CALVARY CHRISTIAN GYM  
SITE PLAN  
ALBUQUERQUE, NM  
PROJECT #1509

REVISION DATE


DATE 05-4-2016
SHEET NUMBER TCL-1

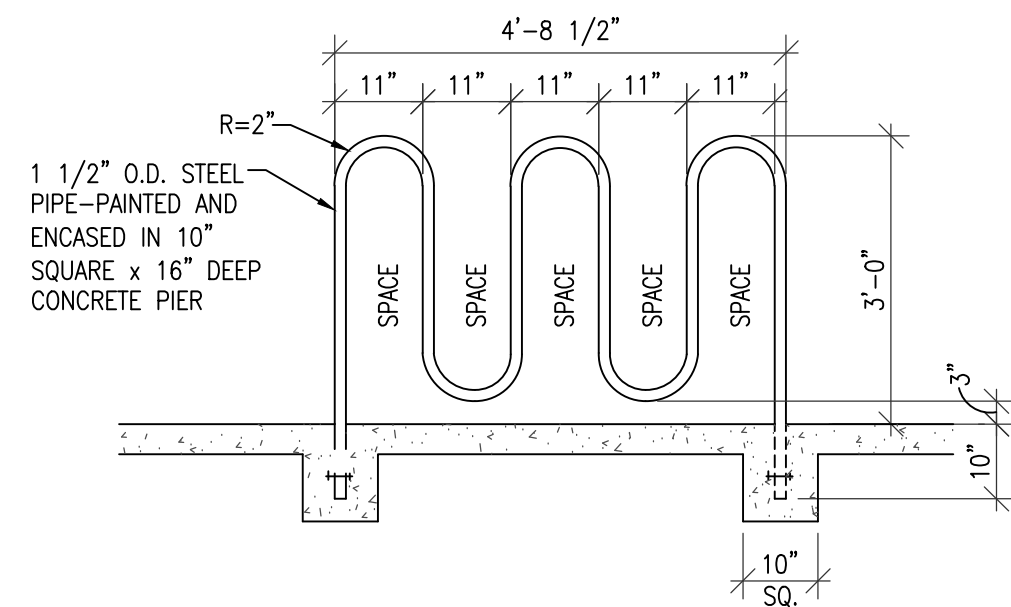




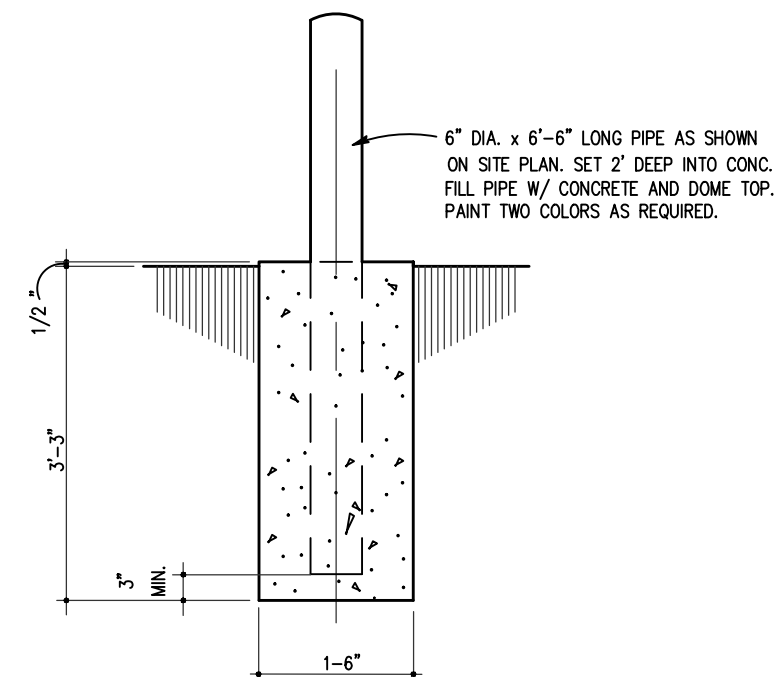
8 HANDICAP PARKING SIGN  
N.T.S.



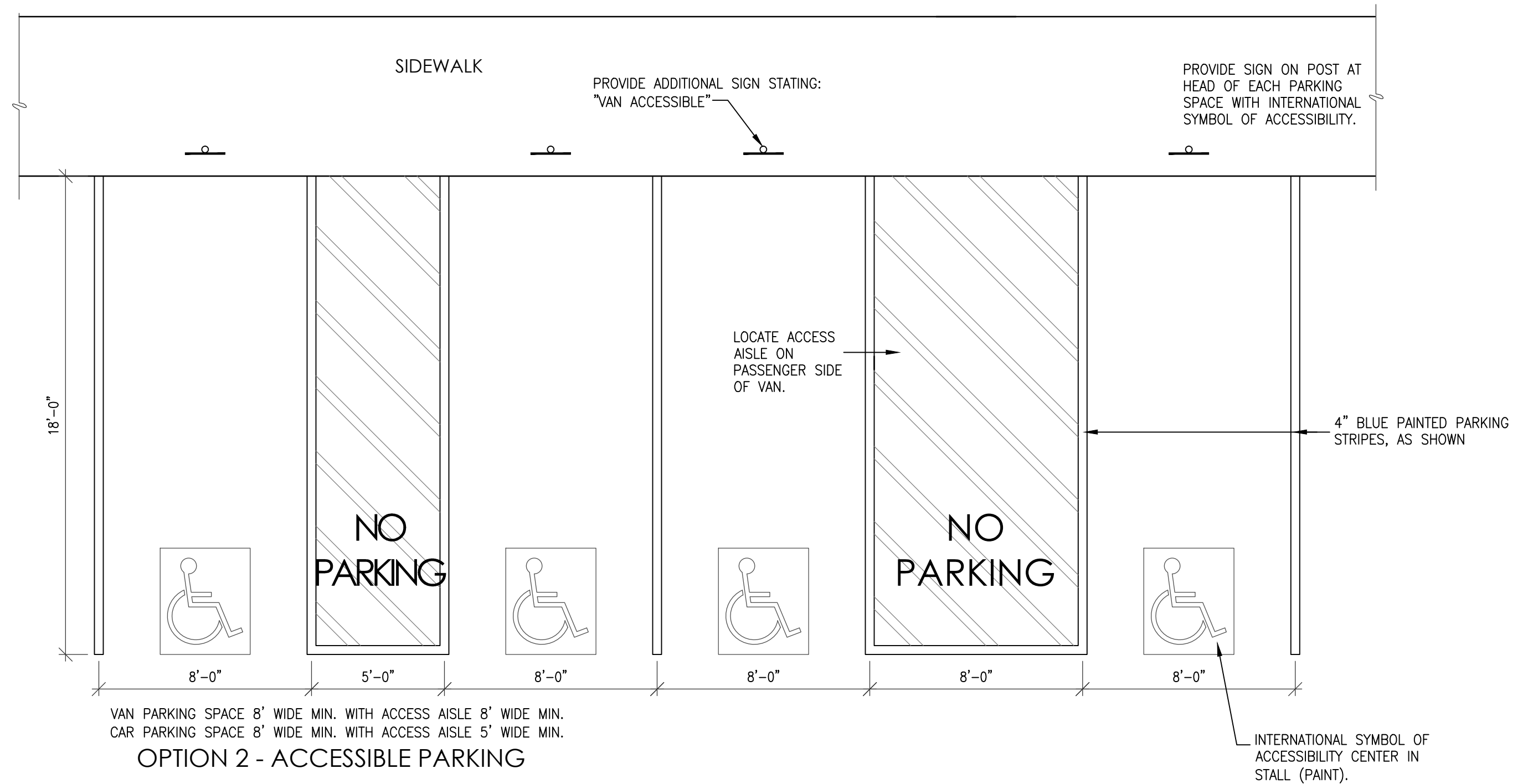
6 HANDICAP RAMP ISOMETRIC  
N.T.S.



5 TYP. BICYCLE RACK  
N.T.S.



4 TYPICAL BOLLARD  
N.T.S.



7 HANDICAP PARKING - CABQ STANDARDS  
N.T.S.