

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 4, 2022

Robert C. Ponto, RA
Robert C. Ponto
9505 Dancing River Dr.
Albuquerque, NM 87114

Re: Building A & Building B
543 Old Coors Rd. SW
Traffic Circulation Layout
Architect's Stamp 07-21-22 (K11-D027)

Dear Mr. Ponto,

Based upon the information provided in your submittal received 08-24-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify the right of way width, medians, curb cuts, and street widths on Old Coors Rd. and on Gonzales Rd.
2. Building A: Per NMBC Table 1106.1, the number of ADA parking spaces required is 2 spaces. Please see attached.
3. Please provide Curb Return design for all Driveways Accesses off Old Coors Rd. SW. and reference COA std dwg 2426.
4. Per the DPM table 3.2-2 the distance from the proposed driveway access to the intersection should 100 ft. Please note that the Old Coors classified as Minor Arterial, and Gonzales Rd classified as Local Street. See attached.
5. Sheet details (the detail A7), where is the location for this ramp on the site plan? Please note that he landing area dimensions should be min. 5' x5'
6. ADA curb ramps at the corner of Old Coors Rd. and Gonzales Rd. must be updated to current standards and have truncated domes installed. Please provide details for the existing ADA ramp.
7. Please remove the reference 2426 from key note 1. And add a note "The max. slope for the ADA ramp's landing area is 2% in all directions".
8. A 5 ft. keyway is required for dead-end parking aisles.
9. Provide a copy of Fire Marshall approval.
10. 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.
11. Please specify the City Standard Drawing Number when applicable.
12. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
13. Please provide a letter of response for all comments given.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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14. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).

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.

PO Box 1293

Sincerely,

Albuquerque

NM 87103

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

www.cabq.gov

\ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: EL VELINO TIRE SHOP Building Permit # 2022-17125 Hydrology File #
DRB# EPC#

Legal Description: TRACT AOB RIO GRANDE City Address OR Parcel 543 OLD COORS RD.
HEIDEN ADDITION S.W. AOB, N.M.

Applicant/Agent: JIM PLANK Contact:
Address: 5024 REDLANDS RD. N.W. AOB Phone: 505-420-2001
Email: JIMPLANK86@YAHOO.COM

Applicant/Owner: JOSE MONALES Contact: JOSE MONALES
Address: 1421 BRIDGE S.W. PLB, N.M. Phone: 505-302-9161
Email: N/A

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ☒ ADMIN SITE:
RE-SUBMITTAL: 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ADMINISTRATIVE
- ☒ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

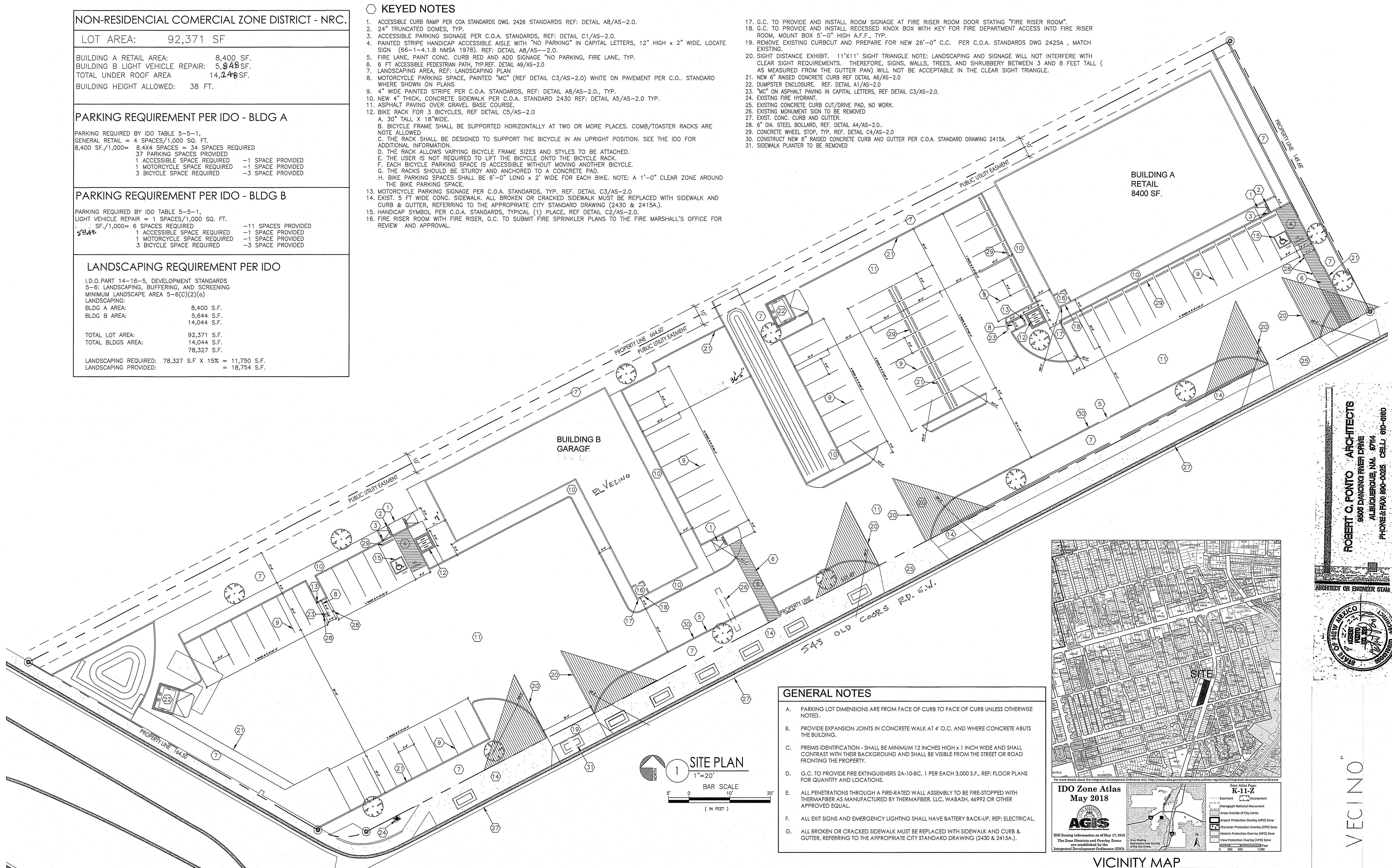
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY)

DATE SUBMITTED: 8/24/22

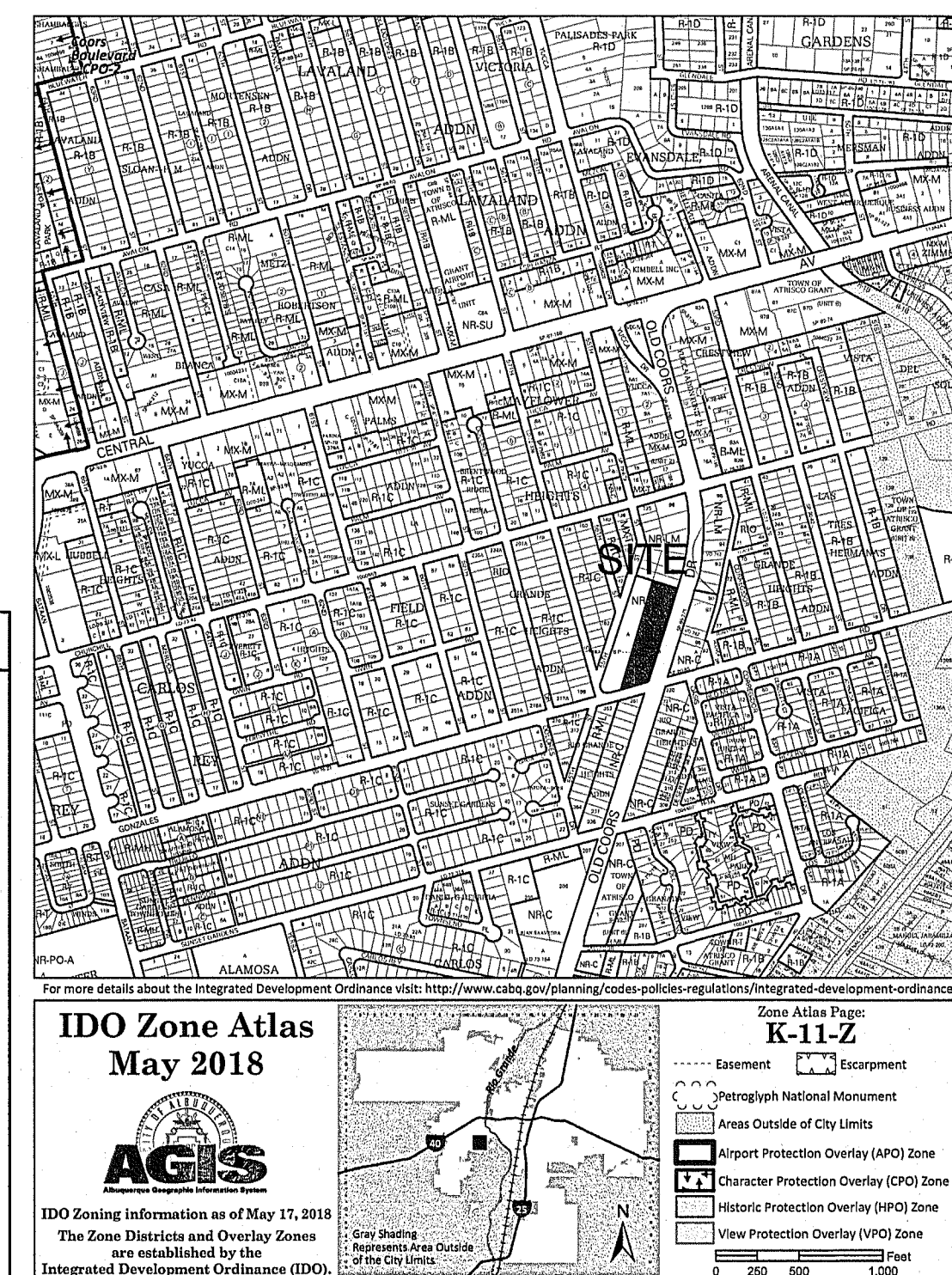
I.D.O. PART 14-16-5, DEVELOPMENT STANDARDS
5-6: LANDSCAPING, BUFFERING, AND SCREENING
MINIMUM LANDSCAPE AREA 5-6(C)(2)(a)
LANDSCAPING:
BLDG A AREA: 8,400 S.F.
BLDG B AREA: 5,844 S.F.
14,044 S.F.
TOTAL LOT AREA: 92,371 S.F.
TOTAL BLDGS AREA: 14,044 S.F.
78,327 S.F.
LANDSCAPING REQUIRED: 78,327 S.F X 15% = 11,750 S.F.
LANDSCAPING PROVIDED: = 18,754 S.F.

1. ACCESSIBLE CURB RAMP PER COA STANDARDS DWG. 2426 STANDARDS REF: DETAIL A8/AS-2.0.
2. 24" TRUNCATED DOMES, TYP.
3. ACCESSIBLE PARKING SIGNAGE PER C.O.A. STANDARDS, REF: DETAIL C1/AS-2.0.
4. PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN (66-1-4.1.B NMSA 1978). REF: DETAIL A8/AS-2.0.
5. FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE "NO PARKING, FIRE LANE, TYP.
6. 6 FT ACCESSIBLE PEDESTRIAN PATH, TYP. REF. DETAIL A9/AS-2.0
7. LANDSCAPING AREA, REF: LANDSCAPING PLAN
8. MOTORCYCLE PARKING SPACE, PAINTED "MC" (REF DETAIL C3/AS-2.0) WHITE ON PAVEMENT PER C.O.. STANDARD WHERE SHOWN ON PLANS
9. 4" WIDE PAID STRIPE PER C.O.A. STANDARDS, REF: DETAIL A8/AS-2.0, TYP.
10. NEW 1" THICK, CONCRETE SIDEWALK PER C.O.A. STANDARD 2430 REF: DETAIL A5/AS-2.0 TYP.
11. ASPHALT PAVING OVER GRAVEL BASE COURSE.
12. BIKE RACK FOR 3 BICYCLES, REF DETAIL C5/AS-2.0
 - A. 30" TALL X 18"WIDE.
 - B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOTE ALLOWED
 - C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
 - D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
 - E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
 - F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
 - G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
 - H. BIKE PARKING SPACES SHALL BE 6'-0" LONG X 2' WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE.
13. MOTORCYCLE PARKING SIGNAGE PER C.O.A. STANDARDS, TYP. REF. DETAIL C3/AS-2.0
14. EXIST. 5 FT WIDE CONC. SIDEWALK ALL BROOK OR RACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER, REFERRING TO THE APPROPRIATE CITY STANDARD DRAWING (2430 & 2415A.).
15. HANDICAP SYMBOL PER C.O.A. STANDARDS, TYPICAL (1) PLACE, REF DETAIL C2/AS-2.0.
16. FIRE RISER ROOM WITH FIRE RISER, G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL.

17. G.C. TO PROVIDE AND INSTALL ROOM SIGNAGE AT FIRE RISER ROOM DOOR STATING "FIRE RISER ROOM".
18. G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO FIRE RISER ROOM, MOUNT BOX 5'-0" HIGH A.F.F., TYP.
19. REMOVE EXISTING CURB/CUT AND PREPARE FOR NEW 26'-0" C.C. PER C.O.A. STANDARDS DWG 2425A , MATCH EXISTING.
20. SIGHT DISTANCE EXHIBIT. 11'x11' SIGHT TRIANGLE NOTE: 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.
21. NEW 6" RAISED CONCRETE CURB REF DETAIL A6/AS-2.0
22. DUMPSTER ENCLOSURE. REF. DETAIL A1/AS-2.0
23. "MC" ON ASPHALT PAVING IN CAPITAL LETTERS, REF DETAIL C3/AS-2.0.
24. EXISTING FIRE HYDRANT.
25. EXISTING CONCRETE CURB CUT/DRIVE PAD, NO WORK.
26. EXISTING MONUMENT SIGN TO BE REMOVED
27. EXIST. CONC. CURB AND GUTTER.
28. 6" DIA. STEEL BOLLARD, REF. DETAIL A4/AS-2.0..
29. CONCRETE WHEEL STOP, TYP. REF. DETAIL C4/AS-2.0
30. CONSTRUCT NEW 6" RAISED CONCRETE CURB AND GUTTER PER C.O.A. STANDARD DRAWING 2415A.
31. SIDEWALK PLANTER TO BE REMOVED



- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- B. PROVIDE EXPANSION JOINTS IN CONCRETE WALK AT 4' O.C. AND WHERE CONCRETE ABUTS THE BUILDING.
- C. PREMIS IDENTIFICATION - SHALL BE MINIMUM 12 INCHES HIGH X 1 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- D. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F., REF: FLOOR PLANS FOR QUANTITY AND LOCATIONS.
- E. ALL PENETRATIONS THROUGH A FIRE-RATED WALL ASSEMBLY TO BE FIRE-STOPPED WITH THERMAFIBER AS MANUFACTURED BY THERMAFIBER, LLC, WABASH, 46992 OR OTHER APPROVED EQUAL.
- F. ALL EXIT SIGNS AND EMERGENCY LIGHTING SHALL HAVE BATTERY BACK-UP, REF: ELECTRICAL.
- G. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER, REFERRING TO THE APPROPRIATE CITY STANDARD DRAWING (2430 & 2415A.).



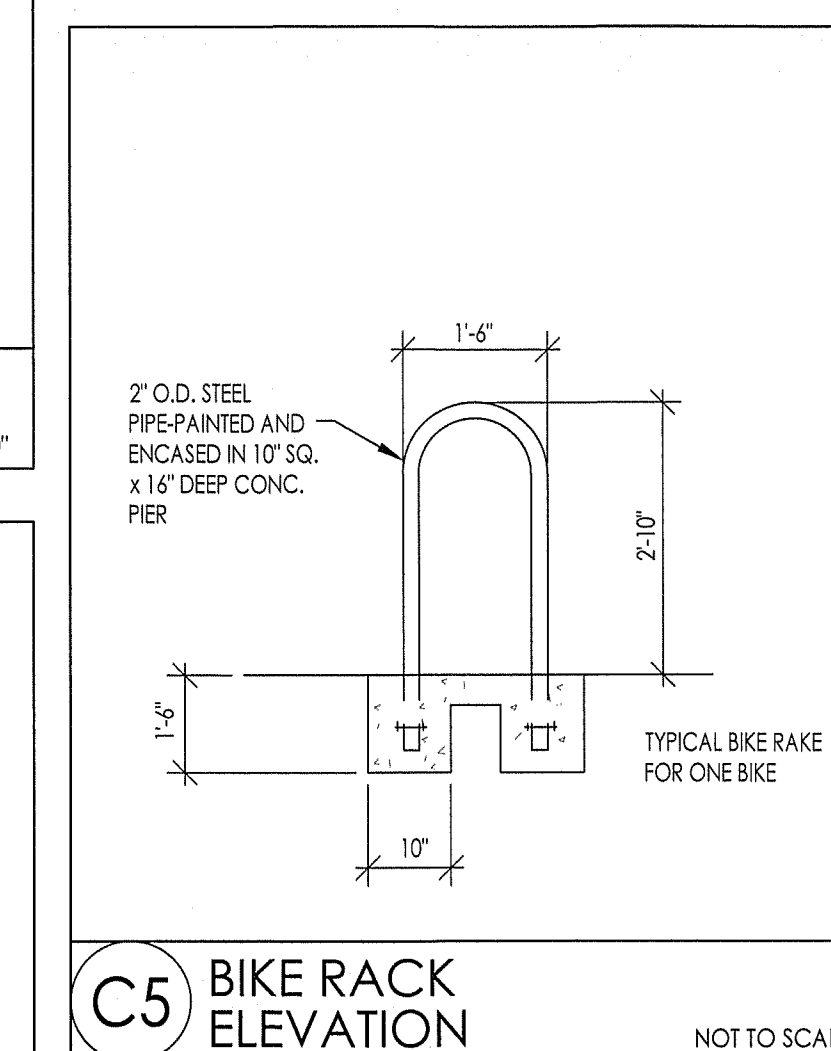
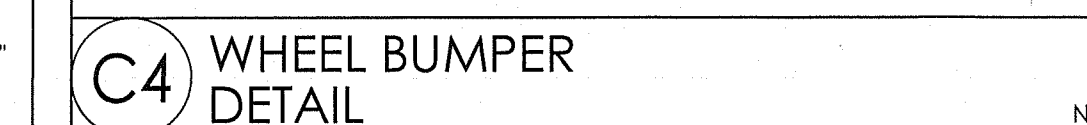
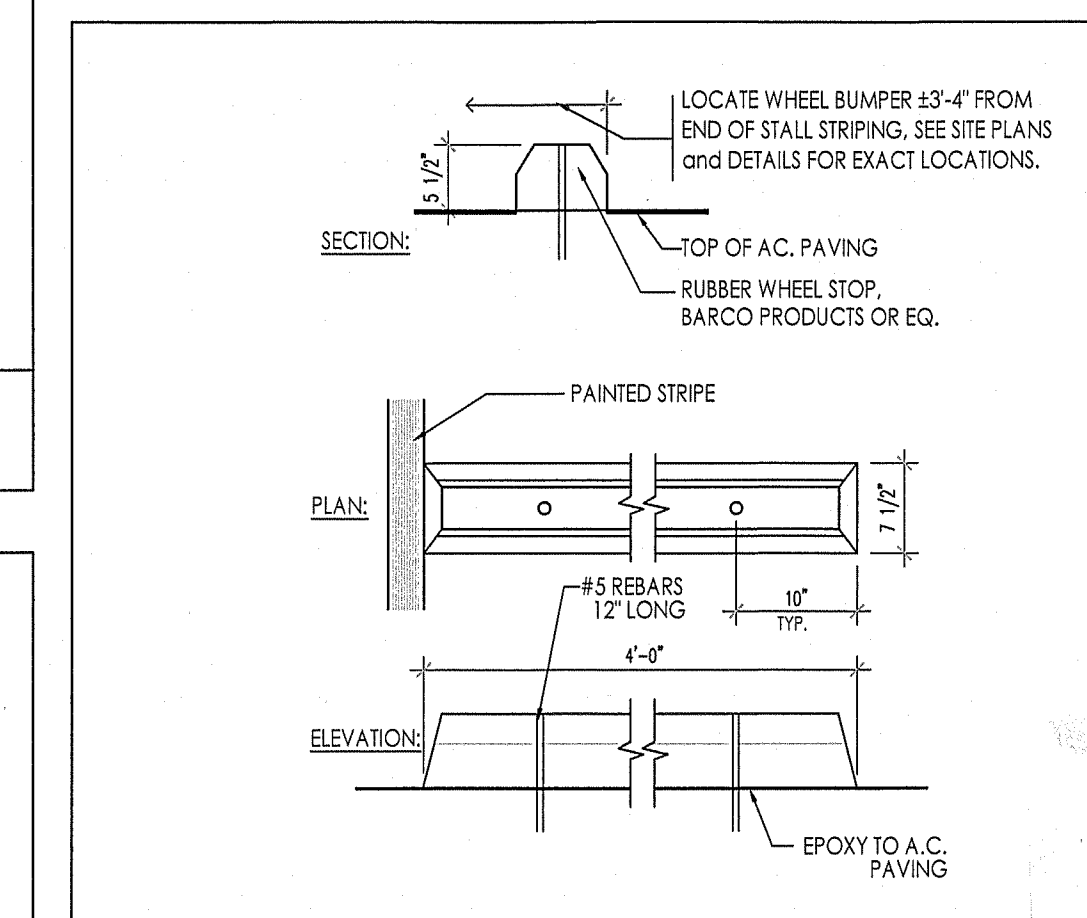
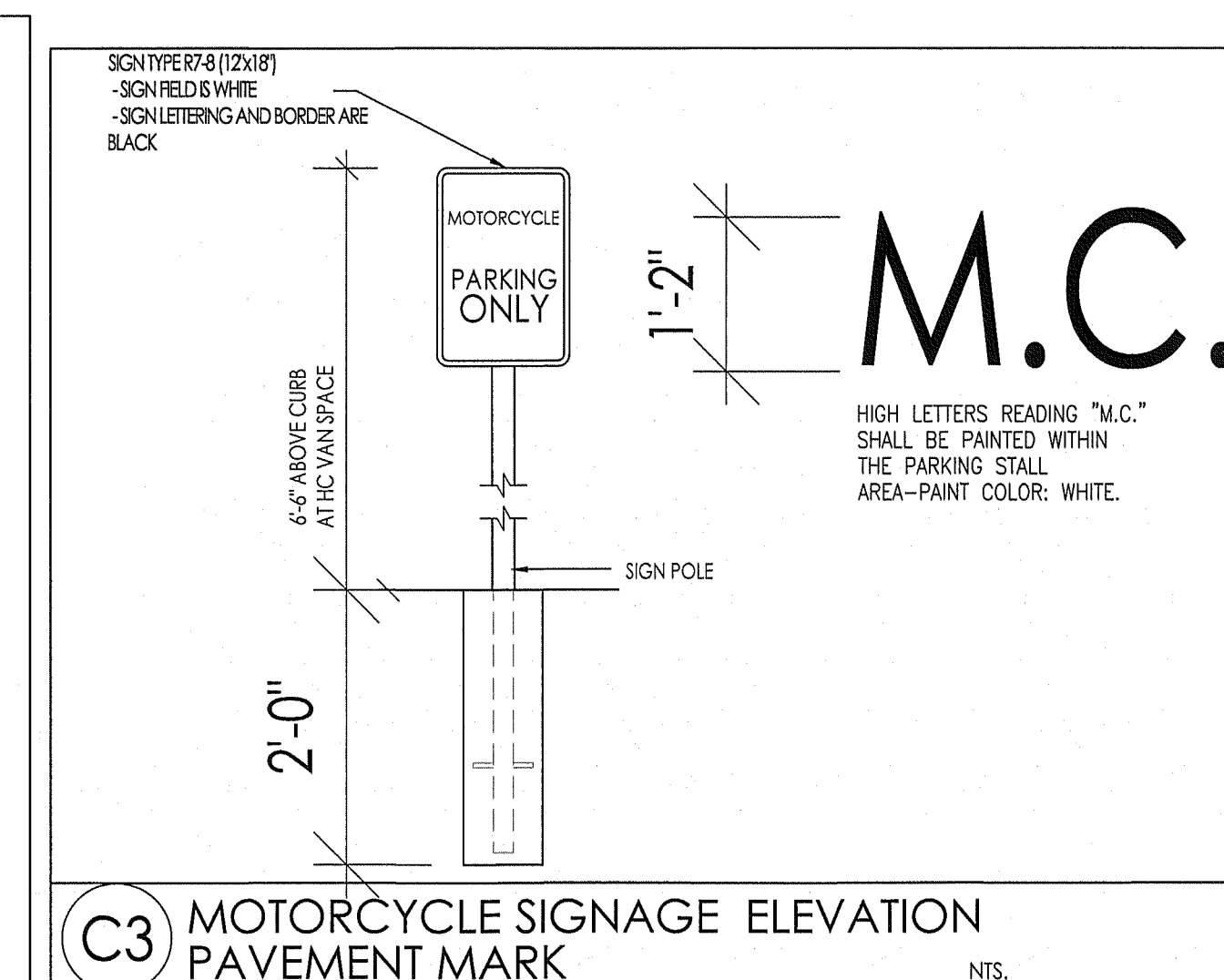
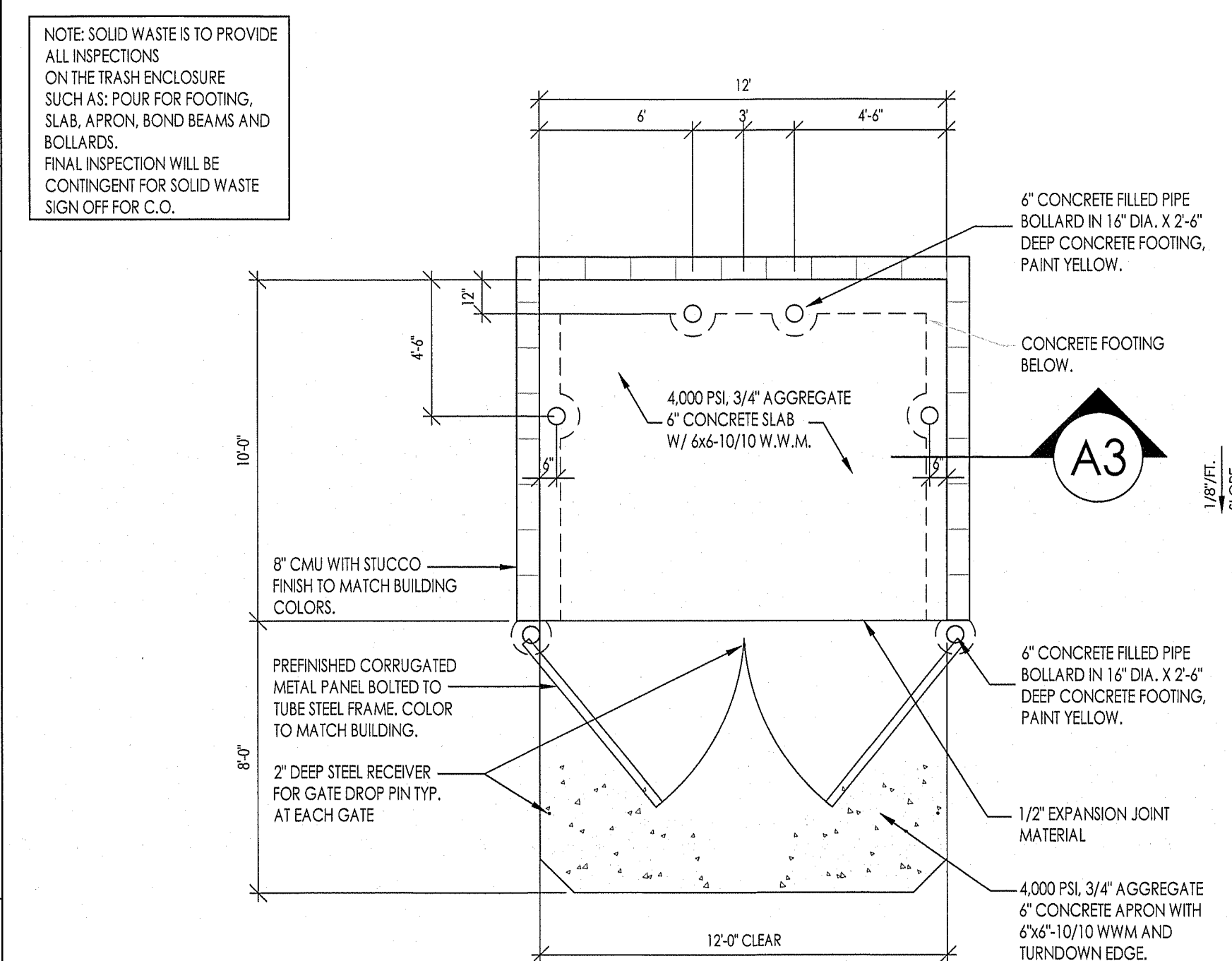
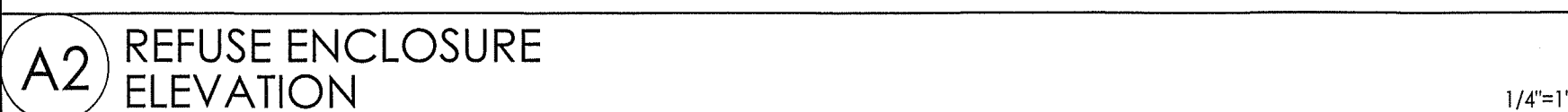
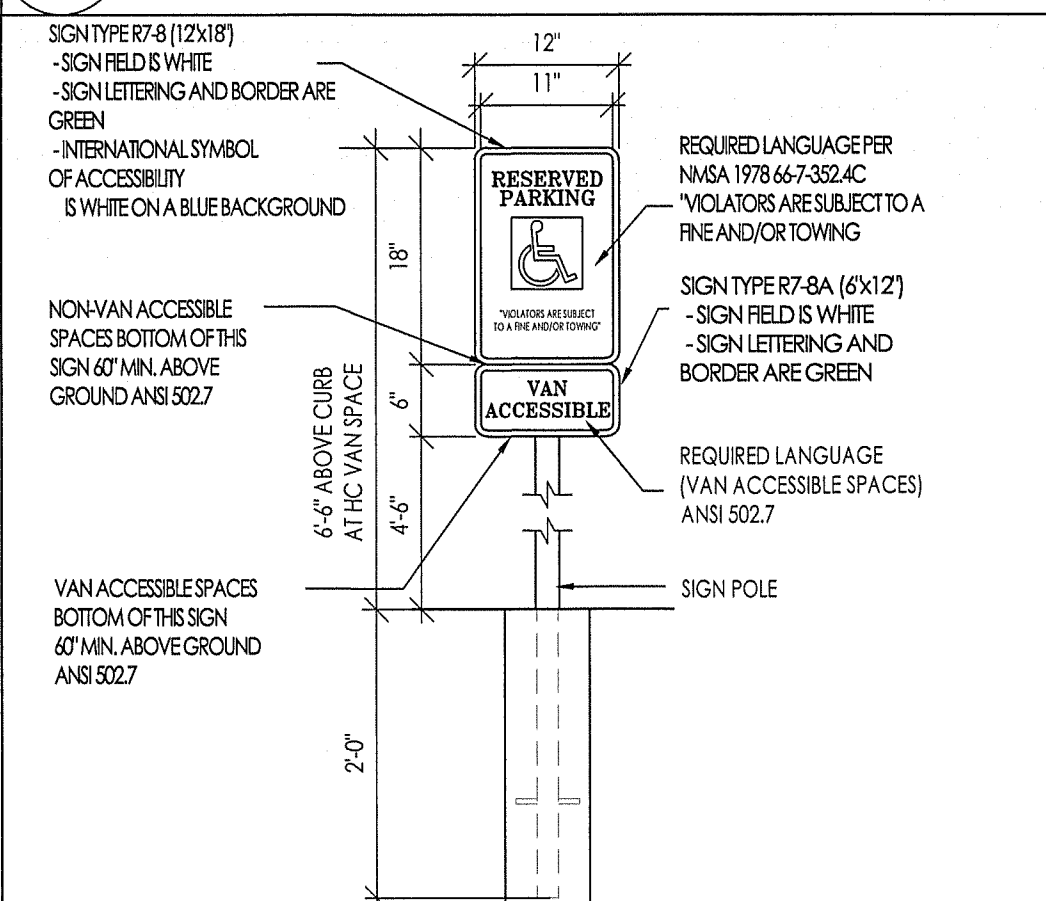
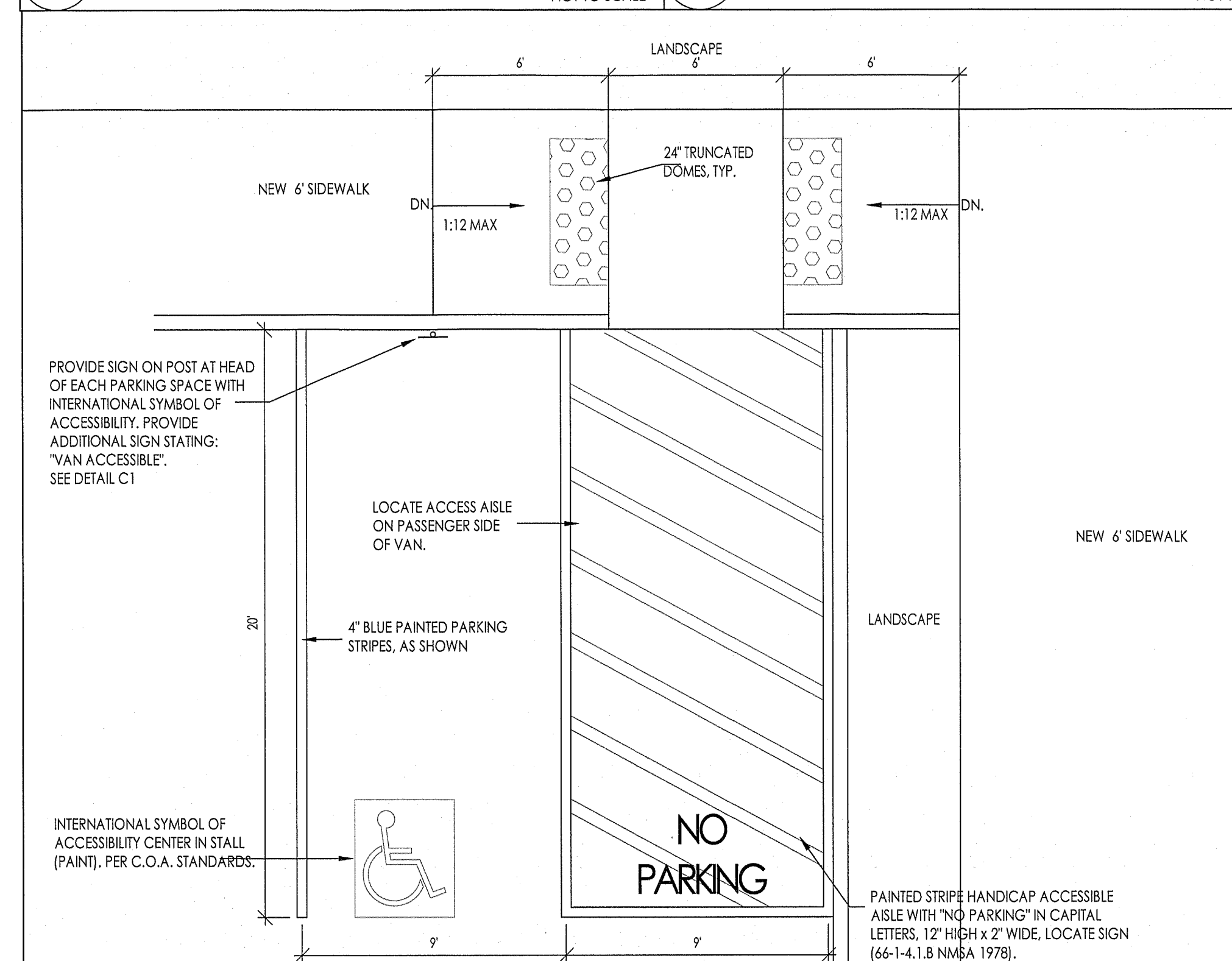
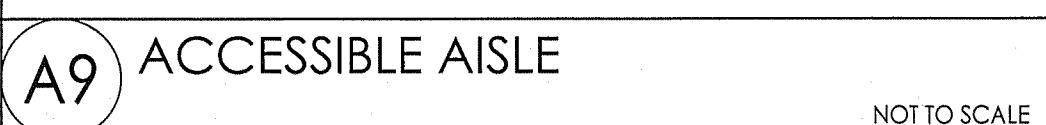
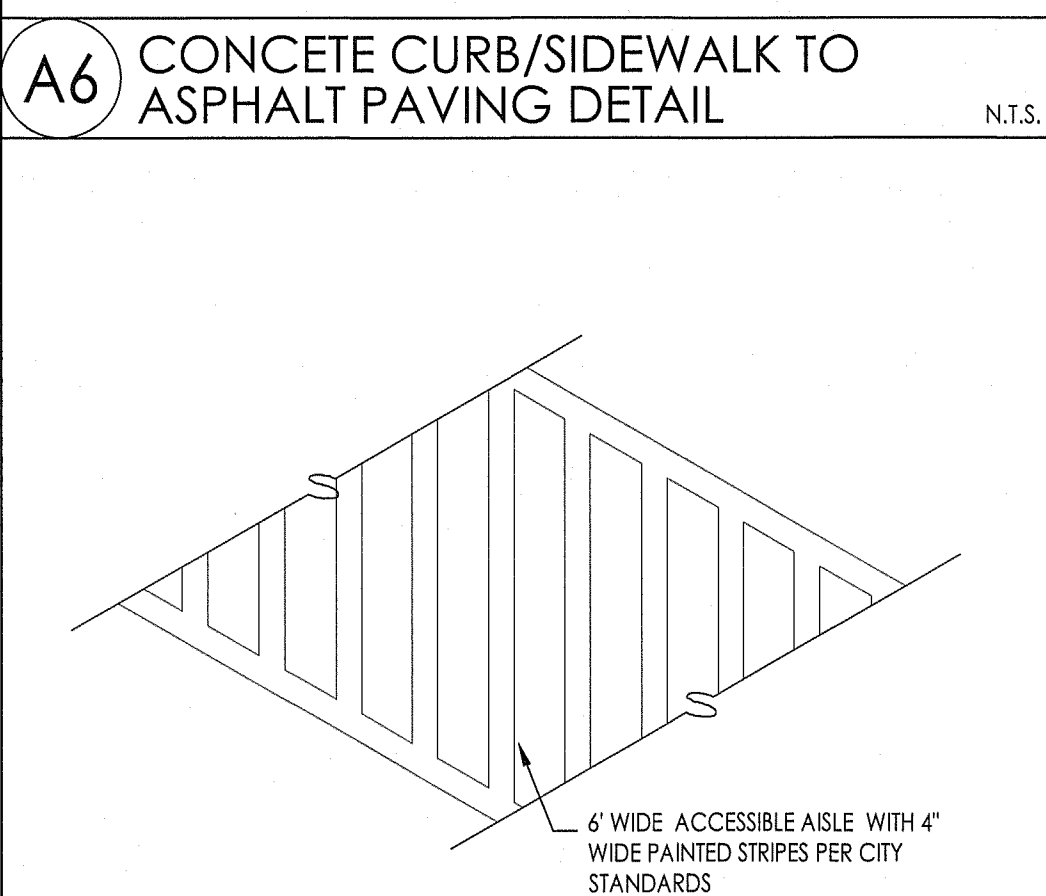
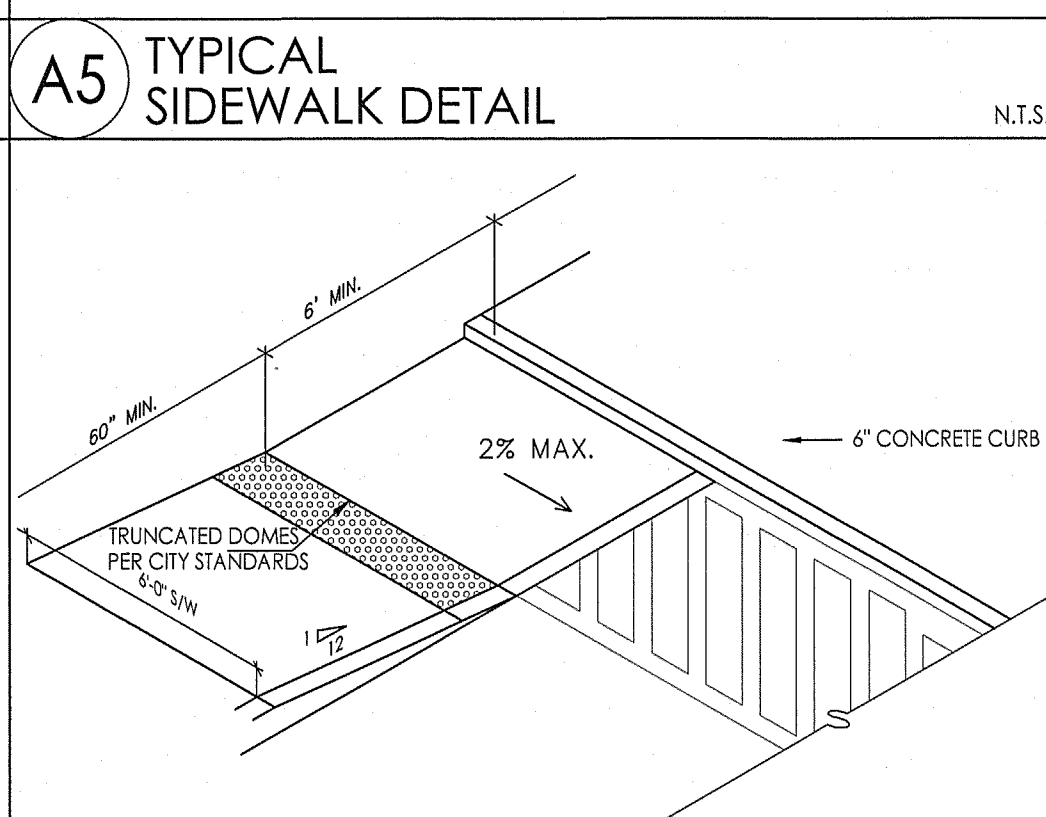
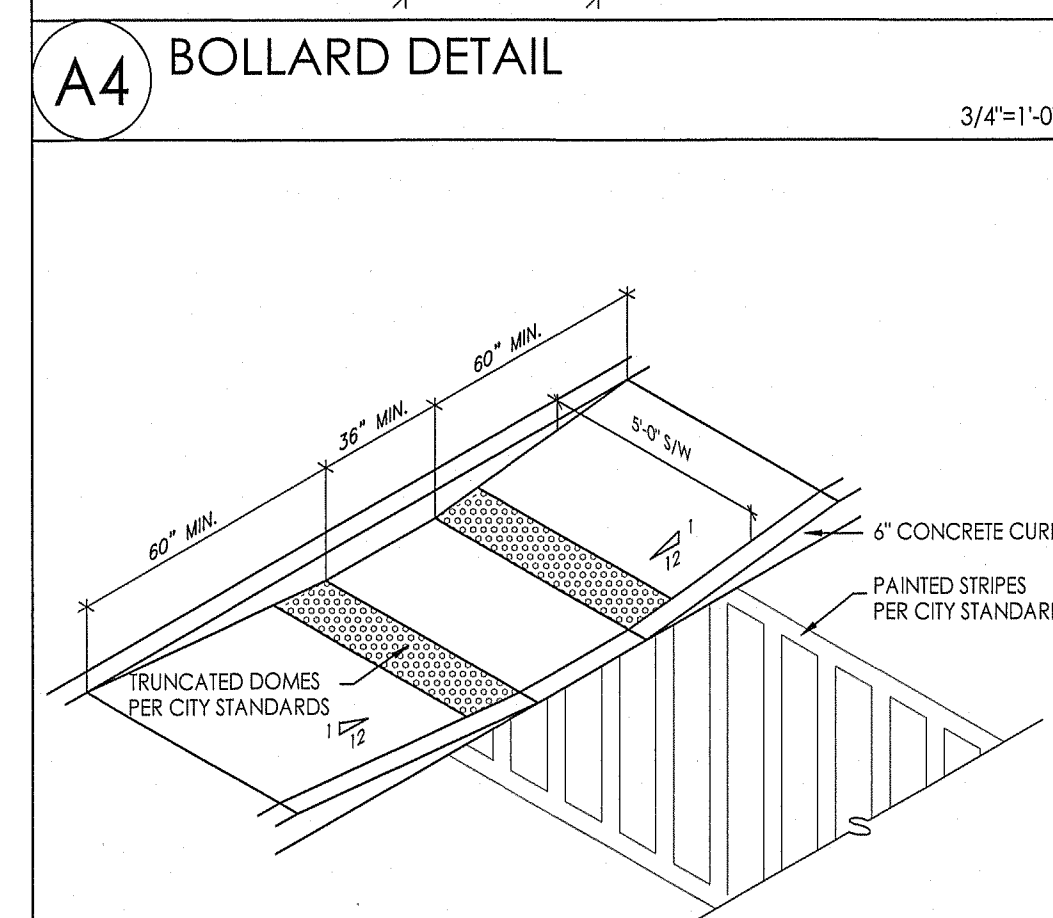
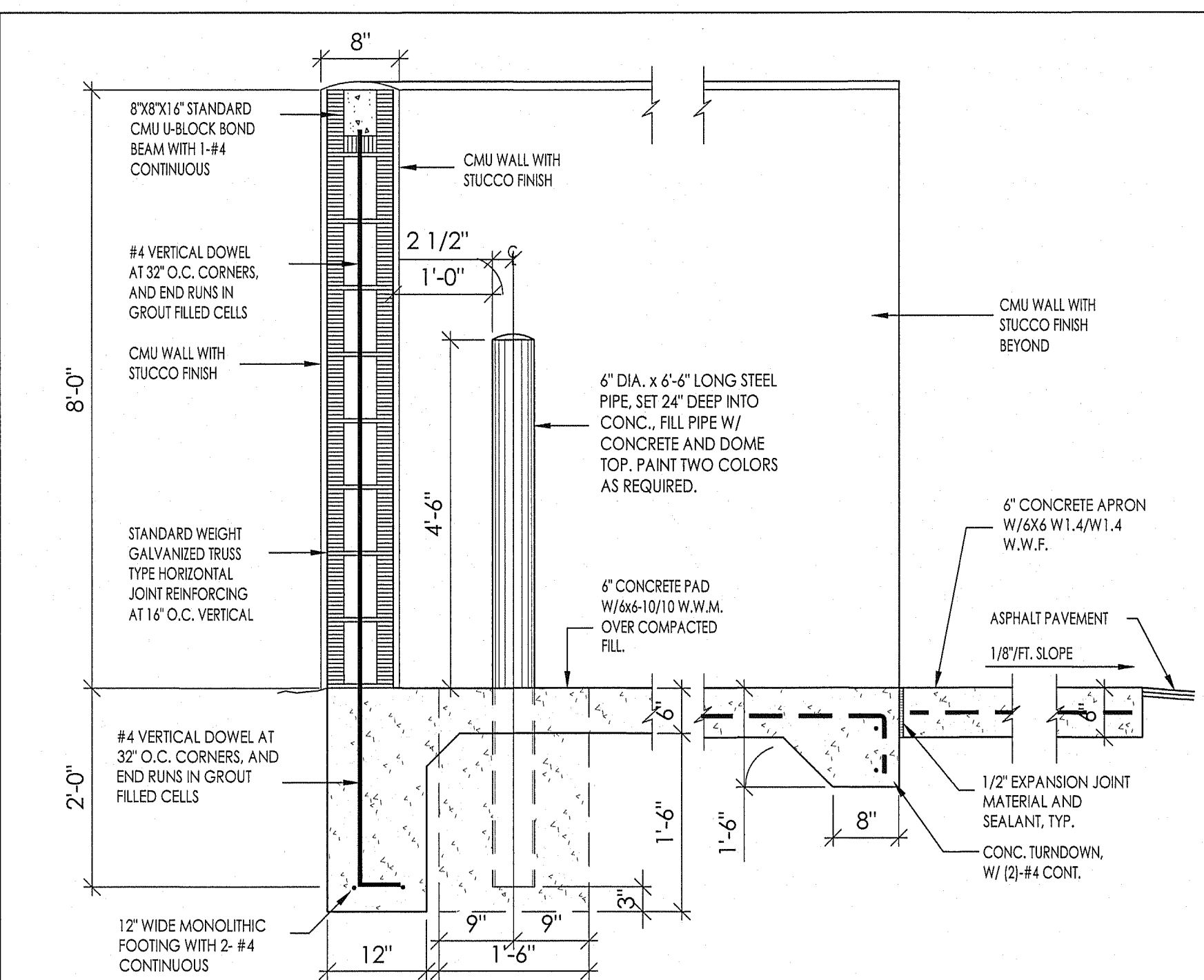
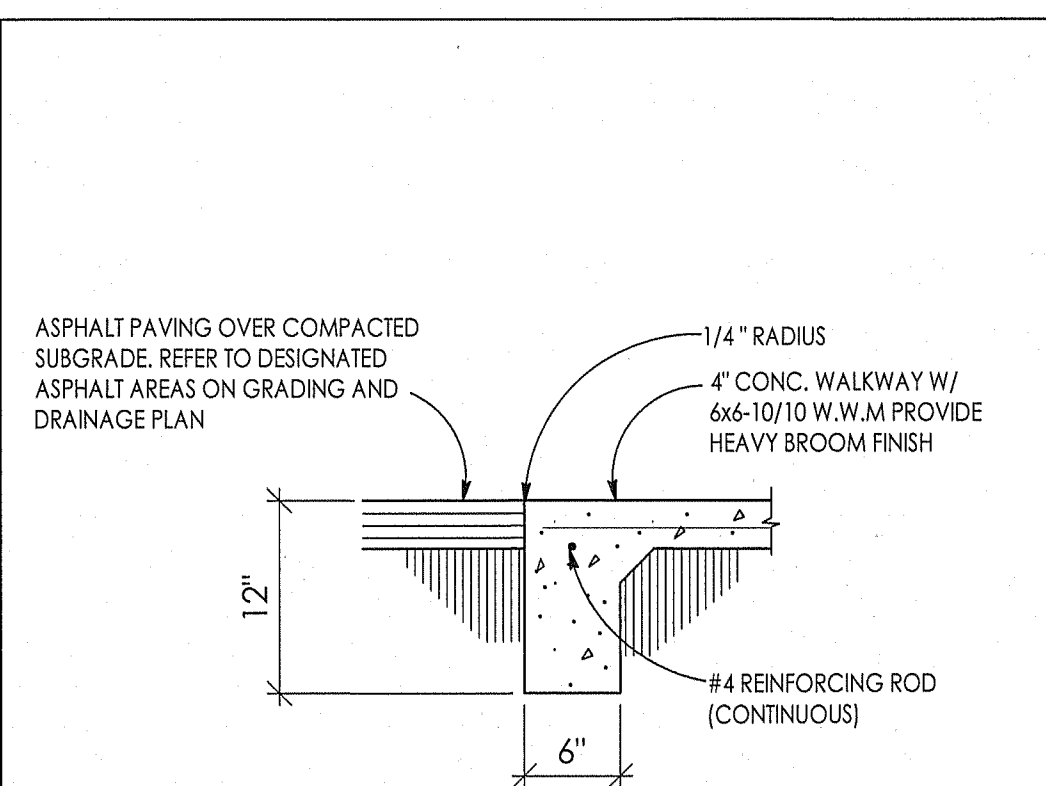
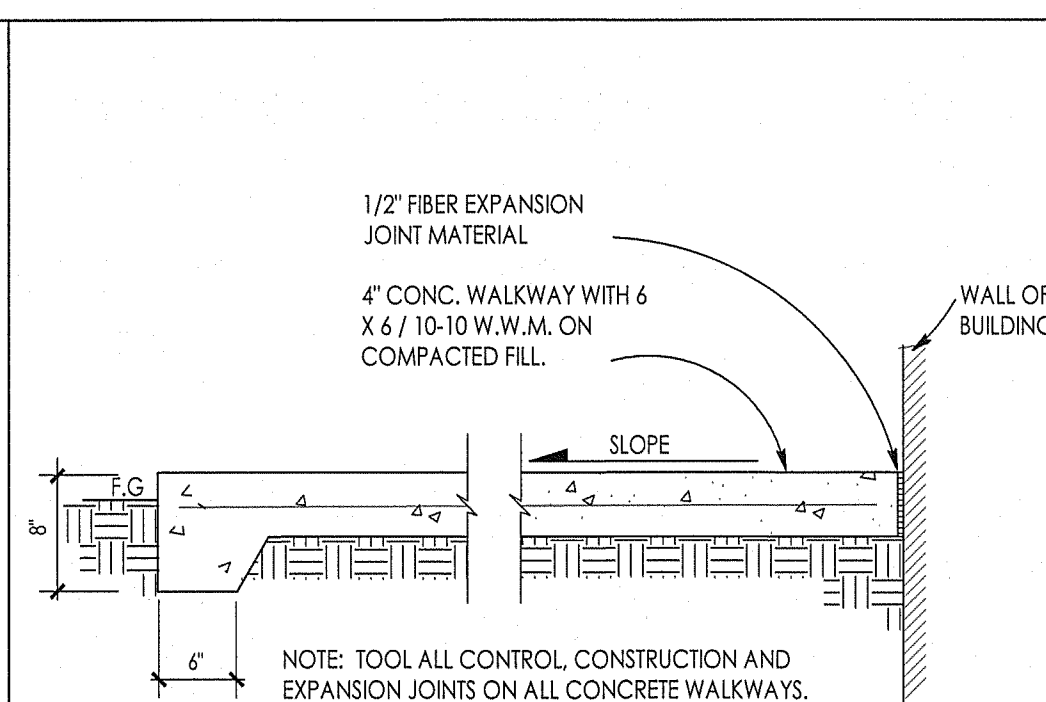
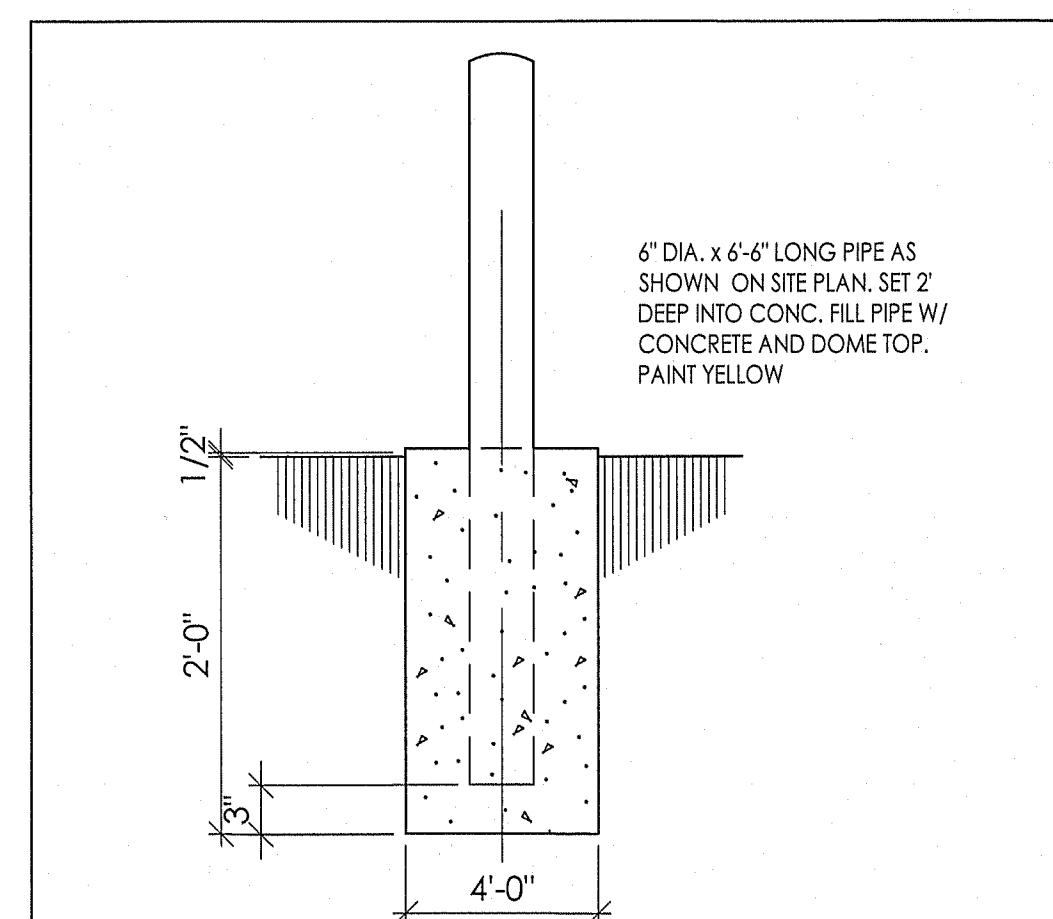
VICINITY MAP
N.T.S.

ROBERT C. PONTO ARCHITECTS
8505 DANCING RIVER DRIVE
ALBUQUERQUE, NM. 87114
PHONE & FAX 800-0025 CELL 610-6160



EL VECINO

T.C.L. 543 OLD COORS RD. S.W. ALB, N.M.



ROBERT C. PONTO ARCHITECTS
 5805 DANCING RIVER DRIVE
 ALBUQUERQUE, N.M. 87114
 PHONE & FAX 880-0025 CELL: 610-6160

ARCHITECT OR ENGINEER STAMP

EL VECINO

SITE DETAILS