

# CITY OF ALBUQUERQUE



April 18, 2017

Miriam Hicks  
Dekker Perich Sabatini  
7601 Jefferson NE, Suite 100  
Albuquerque, NM 87109

**Re: Sterling Downtown**  
**800 Silver Ave. SW**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp XX-XX-XX (K13D013)

Dear Ms. Hicks,

Based upon the information provided in your submittal received 4-3-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
2. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space. The compact parking spaces need to be identified to the drivers.
3. 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.
4. The ADA parking space has a clearly visible, blue, International Symbol of Accessibility painted on the pavement at rear of the space (66-1-4. 1.E NMSA 1978) or MUTCD recommended a white symbol on a blue background. There are more accessible parking spaces than what is shown in the parking calculations. The accessible spaces on the west side are not showing the symbols.
5. Please dimension all sidewalk width. Some dimensions are not shown.
6. 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.
7. One-way vehicular paths require pavement directional signage and a posted "**Do Not Enter**" sign at the point of egress. Please show detail and location of posted signs.
8. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.

PO Box 1293

Albuquerque

New Mexico 87103

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9. 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.
10. All accessible concrete ramp need to be updated to current ADA standard.
11. Please provide a detail for the gravel section.
12. The TCL should reflect the finished site. Provide notes showing what work is included on the work order and the private work on site.
13. Work within the public right of way requires a work order with DRC approved plans.
14. Please provide detail for the edge treatment for the gravel section.
15. Will on-street parking be removed with work order?

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) at time of resubmittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz  
Senior Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

LWP via: email  
C: File





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: Sterling Downtown Building Permit #: \_\_\_\_\_ Hydrology File #: K13D013

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

Legal Description: \_\_\_\_\_

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

Applicant: Miriam Hicks Contact: \_\_\_\_\_

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

Phone#: 761-5700 Fax#: \_\_\_\_\_ E-mail: Miriam.Hicks@DPSDesign.org

Other Contact: Hannah Greenwood Contact: \_\_\_\_\_

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

Phone#: 761-5700 Fax#: \_\_\_\_\_ E-mail: Hannah.G@DPSDesign.org

Check all that Apply:

### DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION

### 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)

☐ 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

☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: 4/3/2017 By: Chris Whyman



COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





SEAL

PROJECT

 STERLING | DOWNTOWN  
800 Silver Avenue SW  
Albuquerque, NM 87102

 100%  
CONSTRUCTION  
DOCUMENTS

REVISIONS



DRAWN BY

CWW

REVIEWED BY

MJH, HFG

DATE

11/18/2016

PROJECT NO:

16-0078

DRAWING NAME

 TRAFFIC  
CIRCULATION  
LAYOUT

SHEET NO

**TCL-1.1**

## INDEX

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8	OF 8	SDP-6.1	FIRE 1

## GENERAL SHEET NOTES

- A. SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS  
 B. ALL DIMENSIONS ARE TO FACE OF CURB, OR WALL UNO  
 C. SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION  
 D. REFER TO CIVIL DRAWINGS FOR ON-SITE BUILDING LOCATION, CURBS AND GUTTERS DIMENSIONS, AND OTHER DIMENSIONS NOT SHOWN ON THIS SHEET  
 E. ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY ACT AND THE COA ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS RE: LIGHT POLE DETAIL XX/SDP-1.2  
 F. ALL CURB ACCESS RAMPS IN PUBLIC ROW ARE REQUIRED TO HAVE DETECTABLE WARNING STRIPS, RE: B2/TCL-1.1  
 G. STANDARD PARKING SPACE IS 8'-6" W x 18'-0", RE: XX/SDP-1.2 FOR TYPICAL ACCESSIBLE PARKING  
 H. COMPACT PARKING SPACE IS 8'-0" W x 15'-0", RE: XX/SDP-1.2 FOR TYPICAL ACCESSIBLE PARKING  
 I. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES  
 J. ALL ADA ACCESSIBLE RAMPS IN COA ROW SHALL HAVE DETECTABLE WARNING SURFACES  
 K. SEE LANDSCAPE SHEET FOR OPEN SPACE CALCULATIONS

## SHEET KEYNOTES

- DRIVEWAY & VALLEY GUTTER, PER COA. STD. DWG. 2426
- CONCRETE SIDEWALK, WIDTH AS NOTED, PER COA. STD. DWG. 2430
- MASONRY REFUSE ENCLOSURE WITH STEEL GATE
- LANDSCAPE AREA
- EXISTING POWER POLE
- NEW CURB AND GUTTER, PER COA. STD. DWG. 2415
- PEDESTRIAN GATE IN MASONRY SITE WALL
- DECORATIVE MASONRY WALL WITH PAINTED METAL RAILING TO 3'-0" HIGH FROM FINISH FLOOR
- DECORATIVE MASONRY PRIVACY WALL TO 4'-0"
- CURB CUT AND DRIVE AISLE, PER COA. STD. DRW. 2426
- PROPERTY LINE
- ACCESSIBLE CONCRETE RAMP
- CONCRETE JOINT PATTERN
- PRECAST CONCRETE EXTERIOR STAIR
- ELEVATOR
- METAL "AMERISTAR" WIRE FENCE 6'-0" TALL, COLOR: BLACK
- LINE OF BUILDING ABOVE
- BICYCLE RACK, CAPACITY 6, RE: A2/SDP-1.2
- GRAVEL PARKING
- OPTIONAL METAL BLADE SIGN WITH MURAL TYPE IMAGE
- EXISTING FIRE HYDRANT TO REMAIN
- OPTIONAL METAL FABRICATION
- ROLLING VEHICULAR CONTROL GATE
- SWING VEHICULAR CONTROL GATE
- ELECTRICAL METERS
- CONCRETE DRIVE AISLE
- FIRE RISER ROOM WITH EXTERIOR WALL MOUNTED WIV AND FDC
- MAIN ENTRY TO LOBBY
- PEDESTRIAN ACCESS GATE, RE: C1/SDP-1.2
- CONCRETE GATE TRACK
- GATE CONTROLLER
- BACKFLOW PREVENTOR AND HOT BOX
- OPTIONAL PAINTED METAL PATIO SCREEN
- ALUMAWOOD TRELLIS
- STOP SIGN, RE: A3/TCL-1.1
- EXISTING SPEED LIMIT SIGN
- LIGHT POLE, RE: A4/SDP-1.2
- DOWNSPOUT AND SIDEWALK CULVERT
- COMPACT PARKING SPACE, 8'-0" X 15'-0" (2 FOOT OVERHANG INTO LANDSCAPE)
- ONE WAY SIGN, RE: A3/TCL-1.1
- LOADING ZONE SIGN, RE: A3/TCL-1.1
- ZIP CAR PARKING SIGN, RE: A3/TCL-1.1
- FUTURE TENANT PARKING SIGN, RE: A3/TCL-1.1

## LEGEND

DIRECTION OF DRAINAGE ON SITE

## PROJECT DATA

**LEGAL DESCRIPTION**  
 060N M T ADD LOTS 1 AND 2, 18N M T 3 X 4 BLK 60 FRACTIONAL OF LOT 3 X 4 BLK 18  
 RAYNOLDS ADDITION, LOTS 5 & 6 BLK 60 NEW MEXICO TOWN CO ORIGINAL TOWNSITE  
 & LOTS 5 & 6 BLK 18, 018 RAYNOLDS LOTS 7X&XPORT LTT BLK 60 NMT ADDITION,  
 009 018 RAYNOLDS X LOT 10, 011 018 RAYNOLDS N PORT L11 L12,  
 018 RAYNOLDS ADDITION SO PORT OF LOTS 11X12

**GROSS BUILDING AREA (GBA)**  
 BUILDING (GROUND FLOOR) = 20,413 SF  
 80,435 SF  
 TOTAL (ALL FLOORS) = 42,613 SF = .98 AC  
 FAR = 1.89

**UNIT MIX:**  
 9 TWO BEDROOM / ONE BATH UNITS AT 759 SF EA  
 4 TWO BEDROOM / TWO BATH UNITS AT 817 TO 848 SF EA  
 69 ONE BEDROOM / ONE BATH UNITS AT 575 TO 823 SF EA  
 28 STUDIO / ONE BATH UNITS AT 426 TO 433 SF EA

**110 TOTAL UNITS**  
 OPEN SPACE REQUIRED PER 2025 SECTOR PLAN: 0 SF  
 OPEN SPACE PROVIDED: 9,144 SF

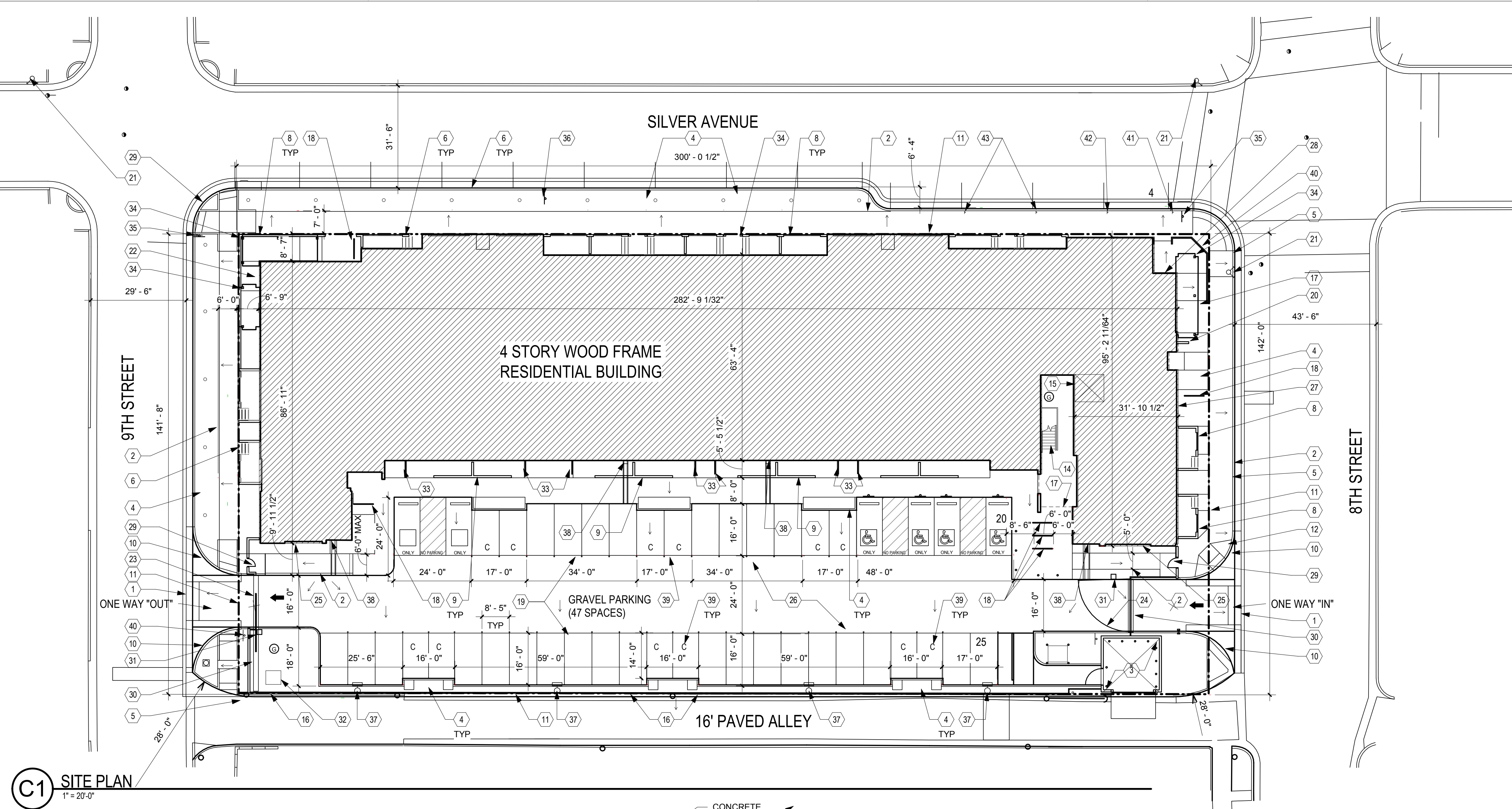
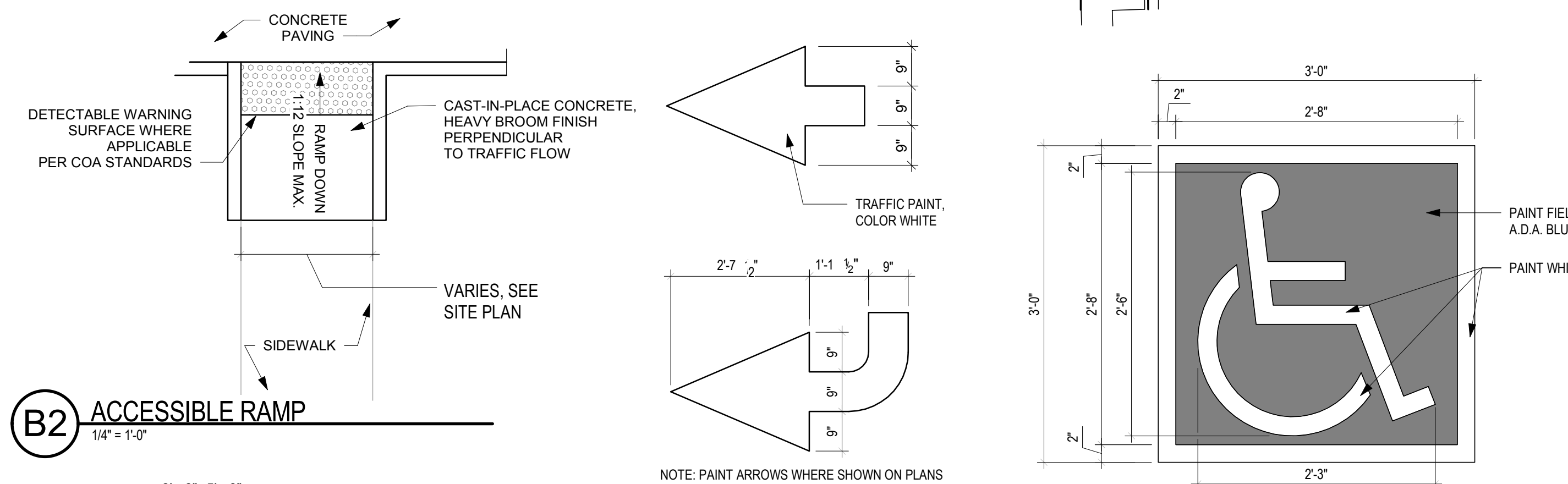
**PARKING REQUIRED**  
 DOWNTOWN 2025 SECTOR DEVELOPMENT PLAN: 0 SPACES  
 PARKING PROVIDED: 45 SPACES OFFSTREET  
 4 ONSTREET PARALLEL  
 1 SPACE / TYPE A UNIT  
 2 SPACES

**ACCESSIBLE REQUIRED:** NMFA 2015 DESIGN STANDARDS  
 ACCESSIBLE PROVIDED:  
 INGRESS TO THE PARKING IS FROM 8TH STREET AND EGRESS IS ONTO 9TH STREET

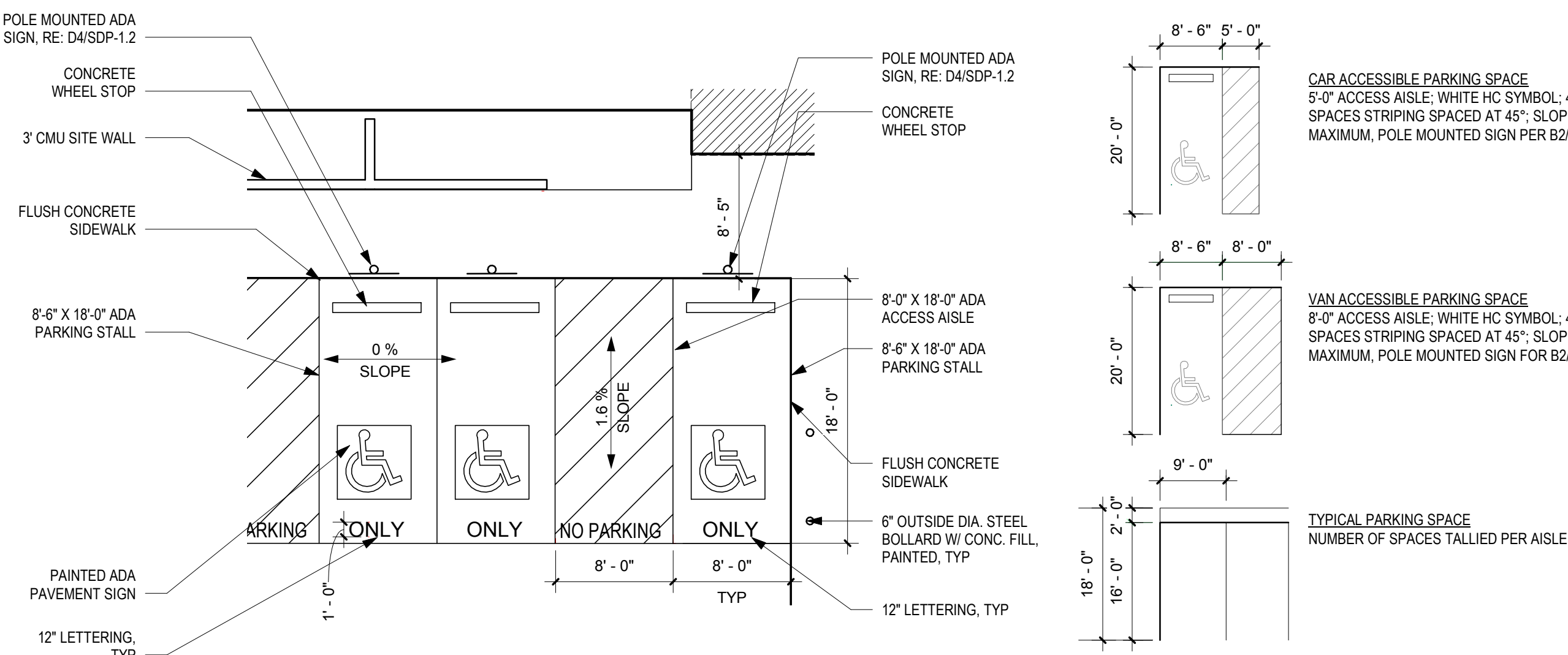
**BICYCLE PARKING**  
 REQUIRED PER DOWNTOWN 2025 SECTOR DEVELOPMENT PLAN: 0  
 REQUIRED PER NMFA 2025 DESIGN STANDARDS: 1 SPACE / UNIT 110  
 PROVIDED: 110

**PUBLIC TRANSPORTATION**  
 BUS ROUTES ARE AVAILABLE ON GOLD AVE, LEAD AVE AND ON 6TH STREET, THE NEAREST  
 BUS STOP IS 6TH AND SILVER AVE.  
 BIKE PATHS ARE ALONG SILVER AVE AND NORTH ON 7TH STREET

## ZONE ATLAS PAGE K-13-Z


**C1 SITE PLAN**  
 1" = 20'-0"

**B2 ACCESSIBLE RAMP**  
 1/4" = 1'-0"

**B3 PAVEMENT SIGNAGE**  
 1/2" = 1'-0"

**B4 PAVEMENT MARKING**  
 1" = 1'-0"

**A1 SDP - ASSESIBLE PARKING Copy 1**  
 1/8" = 1'-0"

**A2 ACCESSIBLE ASILE & PARKING**  
 1/16" = 1'-0"

**A3 SIGN DETAIL**  
 1/2" = 1'-0"