



**Planning Department
Transportation Development Services**

July 18, 2014

William Kleinschmidt, R.A.
3441 Juan Tabo NE
Albuquerque, NM 87111

Re: Albuquerque Rescue Mission, 525 2nd St. SW
Traffic Circulation Layout
Architect's Stamp dated 07-08-14 (K14-D057)

Dear Mr. Kleinschmidt,

Based upon the information provided in your submittal received 07-10-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

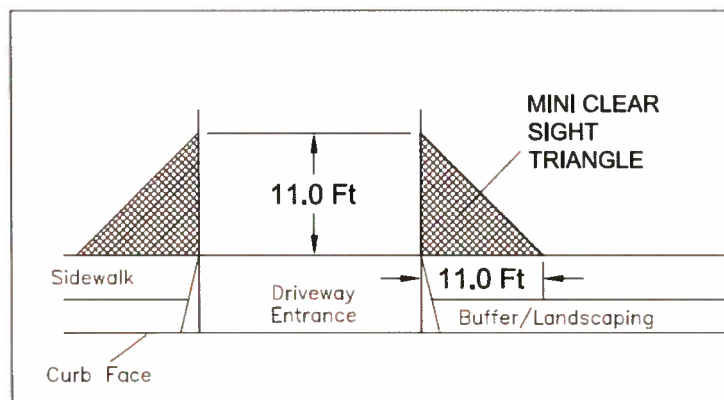
PO Box 1293

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New Mexico 87103

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1. The handicapped spaces must be a minimum of 8.5 feet in width. They must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
2. Is either of the proposed ADA accessible parking spaces required to be van accessible?
3. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances.
4. Please ensure all ramps are ADA compliant. Is there a ramp to the doorway on the west side of the building next to the proposed ADA parking spot?
5. The existing landscaping or walls may interfere with the sight distance of the intersection. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 6, Part B.12 Visibility for Driveways*).



CITY OF ALBUQUERQUE



6. Please add the following 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."
7. Please include two copies of the traffic circulation layout at the next submittal.

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) 924-3630.

Sincerely,

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

c: File

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: ALBUQUERQUE RESCUE MISSION INTERIOR RENOVATION Building Permit #: T201491544 City Drainage #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOTS 1,2,5,6,7,8 OF BLOCK E, ATLANTIC AND PACIFIC ADDITION
City Address: 214 COAL AVENUE SW, 87102

Engineering Firm: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Owner: ALBUQUERQUE RESCUE MISSION Contact: RENE PALACIOS
Address: 525 2ND STREET SW, 87102
Phone#: 505-343-5559 Fax#: _____ E-mail: RENEP@ALBQRESCUE.ORG

Architect: WILLIAM KLEINSCHMIDT, ARCHITECT Contact: BILL KLEINSCHMIDT
Address: 3441 JUAN TABO NE, 87111
Phone#: 505-761-0000 Fax#: _____ E-mail: WKARCH@COMCAST.NET

Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Contractor: HANSON'S CONSTRUCTION, INC. Contact: CLARK HANSON
Address: 301 SPYGLASS SE, RIO RANCHO, N.M. 87124
Phone#: 505-975-3859 Fax#: _____ E-mail: CLARK@HANSONCONSTRUCTION.COM

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: _____

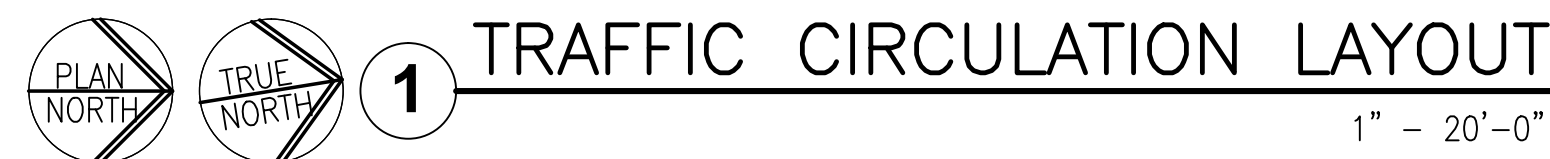
Yes ☒ No ☐ Copy Provided ☐

DATE SUBMITTED: 7/8/2014

By: WILLIAM KLEINSCHMIDT

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



BICYCLE PARKING REQUIRED AND PROVIDED: 5

1 / 20 AUTO SPACES = 2

1 / 6 PERSONS AT DORMITORY = 3

1. THIS PROJECT CONSISTS PRIMARILY OF THE INTERIOR REMODEL OF AN EXISTING BUILDING, WITH MINOR EXTERIOR WORK INCLUDING THE REPLACEMENT OF WINDOWS AND SOME EXTERIOR DOORS, AND THE ADDITION OF A CMU COURTYARD WALL.
2. THE BUILDING'S USE INCLUDES THE ADMINISTRATIVE OFFICES OF ALBUQUERQUE RESCUE MISSION (ARM) ON THE NORTH END OF THE BUILDING.
3. THE REMAINDER OF THE BUILDING IS FOR ARM'S WOMEN'S PROGRAM, WITH A DORMITORY FOR 20 BEDS, AND ANCILLARY SPACES INCLUDING LOUNGE AREA, COMPUTER/READING AREA, CLASSROOM, RESTROOM/SHOWER ROOM, AND STAFF OFFICES.

1. THE PROJECT IS LOCATED AT THE NORTHEAST CORNER OF 2ND STREET SW AND COAL AVENUE SW IN THE DOWNTOWN / BARELAS AREA OF ALBUQUERQUE.
2. THE PROPOSED DEVELOPMENT MAKES USE OF EXISTING ASPHALT-PAVED PARKING AREAS ALREADY ON THE PROPERTY, NO NEW PAVED PARKING AREAS ARE PROPOSED. A PORTION OF THE WEST PARKING AREA WILL BE CONVERTED TO AN ENCLOSED COURTYARD WITH GRAVEL GROUND COVER, SO SOME ASPHALT PAVING WILL BE REMOVED AND THE SIZE OF THE PARKING AREA REDUCED BY 820 S.F.
3. THE TRAFFIC CIRCULATION CONCEPT PROPOSES RE-STRIPING OF THE EXISTING PARKING AREAS ON THE EAST AND WEST SIDES OF THE EXISTING BUILDING, INCLUDING STANDARD, SMALL CAR AND H.C. PARKING SPACES. DRIVE AISLE WIDTHS AND PARKING SPACE SIZES MEET THE C.O.A. MINIMUM STANDARDS.
4. SINCE THE TOTAL NUMBER OF PARKING SPACES IS UNDER 100, NO LANDSCAPED ISLANDS IN THE PARKING AREAS IS REQUIRED OR PROPOSED.
5. THERE ARE TWO EXISTING STREET CURB CUTS ON COAL AVENUE SW. THE CURB CUT / DRIVEPAD FOR THE EAST PARKING AREA ENTRANCE WILL REMAIN UNCHANGED. THE CURB CUT / DRIVEPAD FOR THE WEST PARKING AREA ENTRANCE WILL BE RELOCATED WEST OF IT'S CURRENT LOCATION TO ALIGN WITH THE NEW PARKING AISLE. THE NEW CURB CUT / DRIVEPAD AND REPLACEMENT SIDEWALK ALONG COAL AVENUE SW WILL BE INSTALLED IN ACCORDANCE WITH C.O.A. D.F.M. CHAP. 23, SECT. 6 STANDARDS.
6. THE TRAFFIC CIRCULATION DESIGN WILL HAVE NO IMPACT ON ADJACENT SITES AND STREETS SINCE THE SIZE AND LOCATION OF PARKING AREAS LOCATION OF INGRESS/EGRESS TO THE PARKING AREAS FROM COAL AVENUE SW WILL NOT CHANGE.
7. THERE ARE NO APPLICABLE TRAFFIC IMPACT STUDIES OR PREVIOUSLY APPROVED PLANS ASSOCIATED WITH THIS DEVELOPMENT.
8. NO VARIANCES ARE REQUESTED AS PART OF THIS DEVELOPMENT.
9. EXISTING SITE DRAINAGE (INCLUDING PARKING AREA DRAINAGE) TO ADJACENT STREET STORM SEWER SYSTEMS WILL REMAIN UNCHANGED. EXISTING PAVED PARKING AREAS, AREAS ADJACENT TO BUILDING ENTRANCES, AND NEW H.C. PARKING SPACES ARE SLOPED AT A MAXIMUM OF 2%.
10. THIS PROJECT WILL NOT BE PHASED.



TCL1

