

CITY OF ALBUQUERQUE



January 9, 2018

Richard P. Bennett
RBA Architecture, PC
1104 Park Ave. SW
Albuquerque, NM 87102

Re: Gibson Shops
1400 Gibson Blvd.
Traffic Circulation Layout
Architect's Stamp dated 1-9-18 (L14D049)

Dear Mr. Bennett,

The TCL submittal received 1-9-18 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

MA/LP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: GIBSON SHOPS Building Permit #: _____ City Drainage #: L15D04
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT B, GIBSON & MILES AREA, BLOCK 0000, SUBDIVISION WOOD - - HUGH B
City Address: 1400 GIBSON BLVD, ALBUQUERQUE, NM

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

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

Architect: RBA ARCHITECTURE Contact: David McEachern
Address: 1104 Park Ave SW ABQ, NM 87102
Phone#: 505-242-1859 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

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

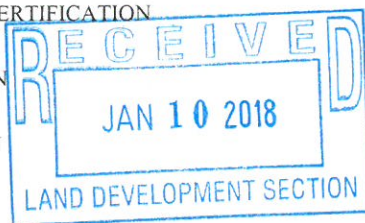
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

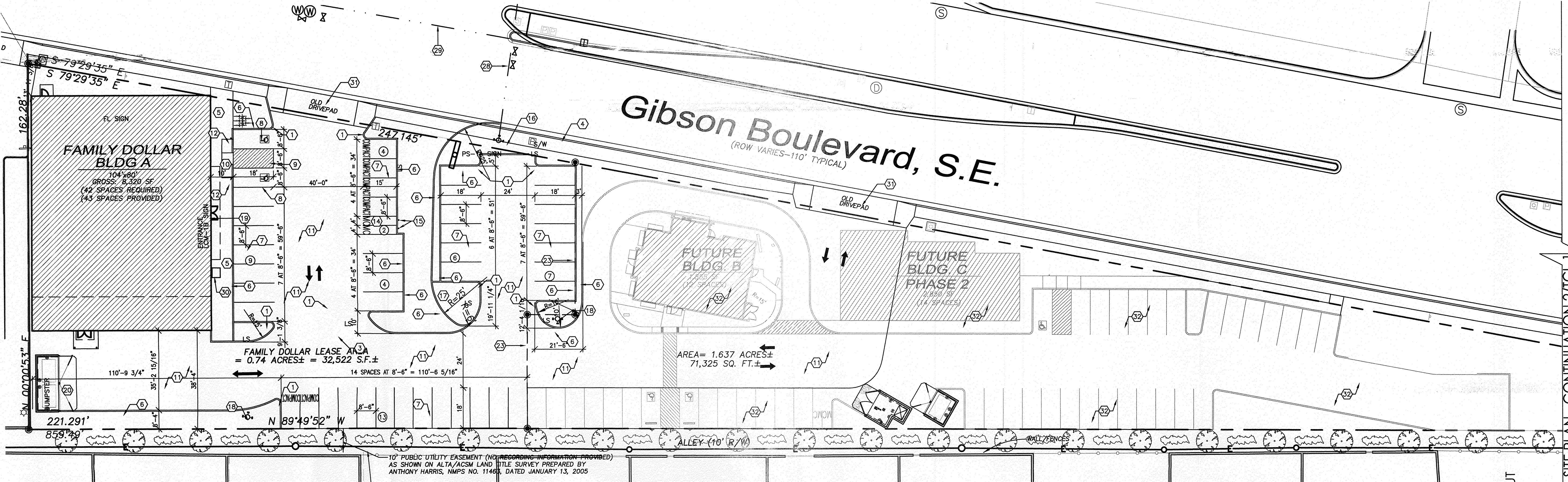
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 01/10/2018 By: David McEachern

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____





1 SITE PLAN
1" = 20'-0"

10' PUBLIC UTILITY EASEMENT (NO RECORDING INFORMATION PROVIDED)
AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY PREPARED BY
ANTHONY HARRIS, NMPS NO. 11463, DATED JANUARY 13, 2005

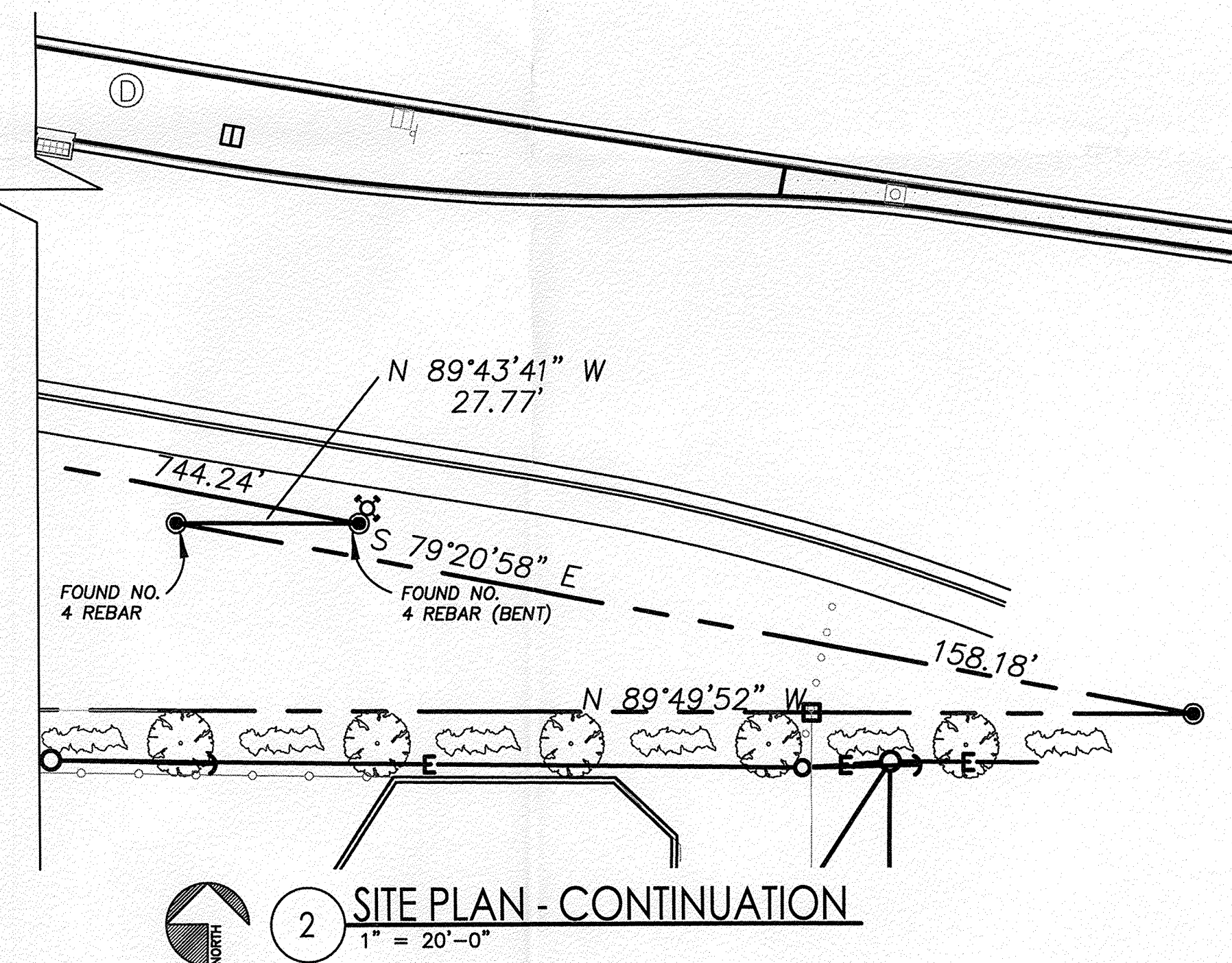
10' LANDSCAPE BUFFER TO MEET CITY OF
ALBUQUERQUE ZONING AT BUFFER BETWEEN
C-1 AND R-1 PROPERTIES.

KEYED NOTES

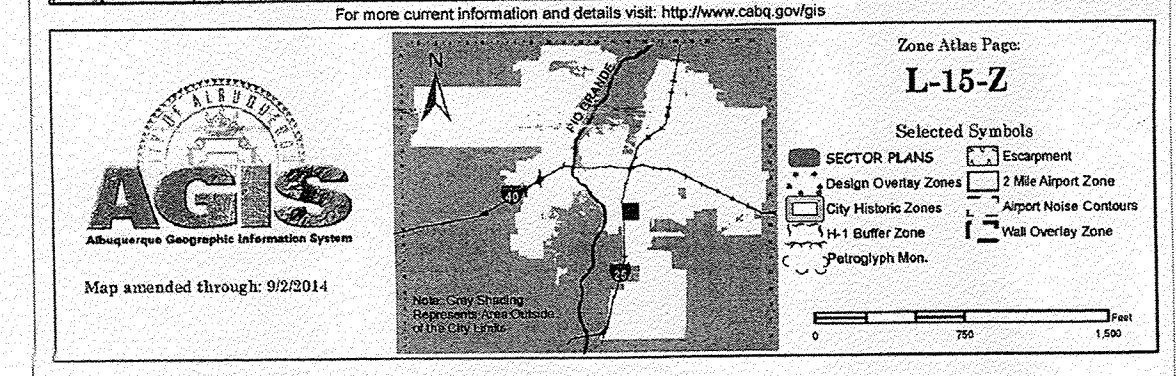
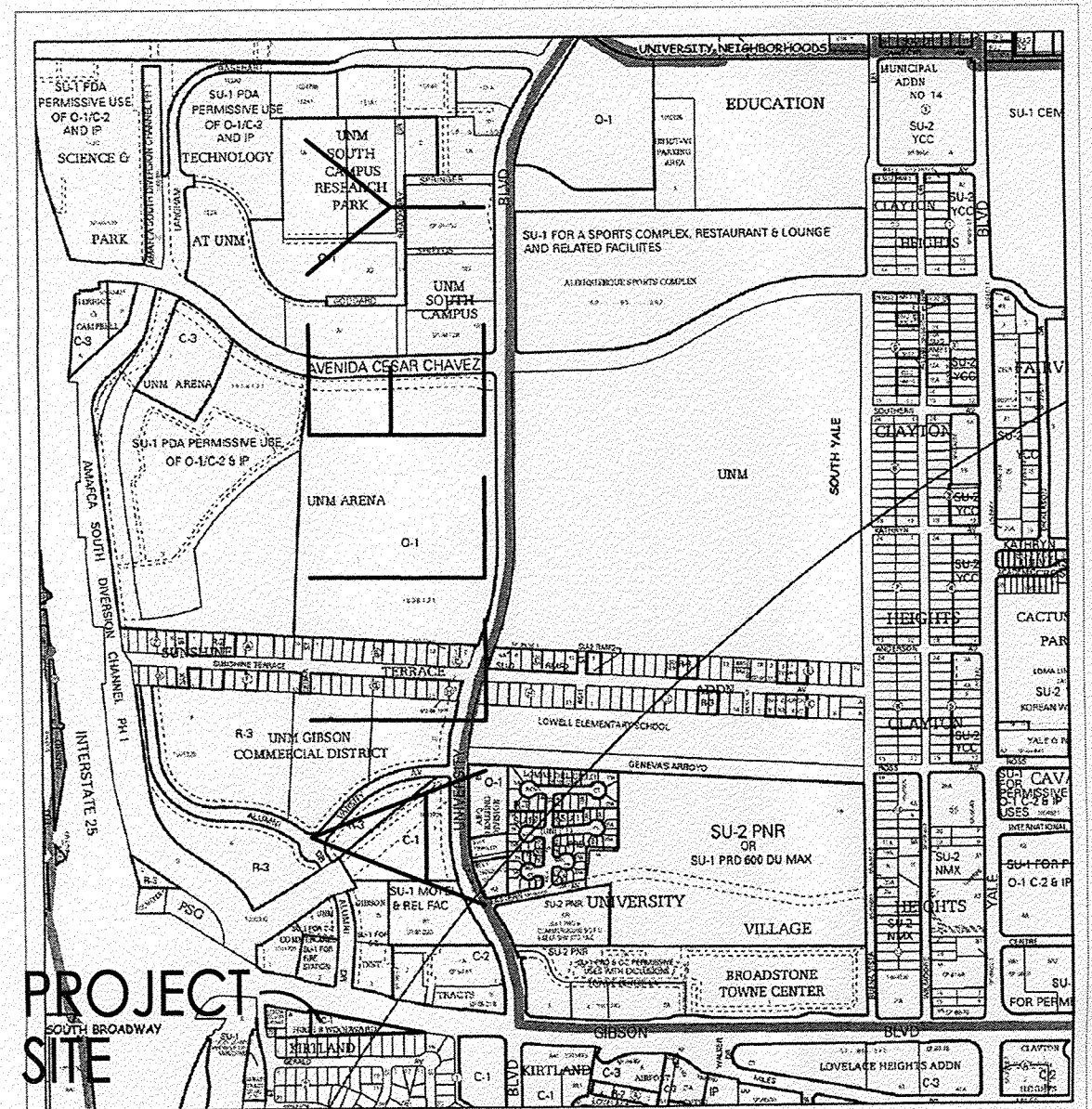
- 2'-0" RADIUS.
- 5'-0" RADIUS.
- 10'-0" RADIUS.
- EXISTING CONCRETE CURB WITH SIDEWALK.
- NEW CONCRETE SIDEWALK, SLOPE SIDEWALK 1/4"/FT. AWAY FROM BUILDING.
- 6" RAISED CONCRETE CURB PER CITY OF ALBUQUERQUE STANDARDS, REF: SHEET C-2 AND GRADING AND DRAINAGE PLAN.
- 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
- HANDICAP ACCESSIBLE AISLE PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
- HANDICAP ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAIL.
- HANDICAP ACCESSIBLE SIGNAGE PER CITY REQUIREMENTS, REF: C-2 FOR DETAILS.
- PEDESTRIAN WALK-WAY.
- MOTORCYCLE PARKING PER CITY STANDARDS.
- MOTORCYCLE PARKING SIGNAGE PER CITY STANDARDS.
- EXIST. FIRE HYDRANT.
- PAINTED CURB.
- NEW FIRE HYDRANT.
- KNOX BOX LOCATION REFERENCE FIRE 1 PLAN.
- DUMPSTER WITH CONC. APRON PER CITY REQUIREMENTS. REF: AS-2.0.
- NOT USED.
- NOT USED.
- LEASE LINE.
- ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK WITH CURB AND GUTTER PER ABQ CITY STANDARD DRAWINGS 2430, TYP.
- NOT USED.
- SIDEWALK TO BE BUILT WITH FUTURE PHASE 2 BUILDING.
- EXISTING 4" CAST IRON WATER LINE
- EXISTING 6" CAST IRON WATER LINE
- EXISTING 20" STL WATER LINE
- WATER VENDING MACHINE LOCATION
- EXISTING CURB CUT FOR PHASE 1 CONSTRUCTION.
- FADED BACKGROUND FOR FUTURE CONSTRUCTION.

TRAFFIC CIRCULATION LAYOUT
APPROVED
[Signature] 01-10-19
Signed Date

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.



2 SITE PLAN - CONTINUATION
1" = 20'-0"

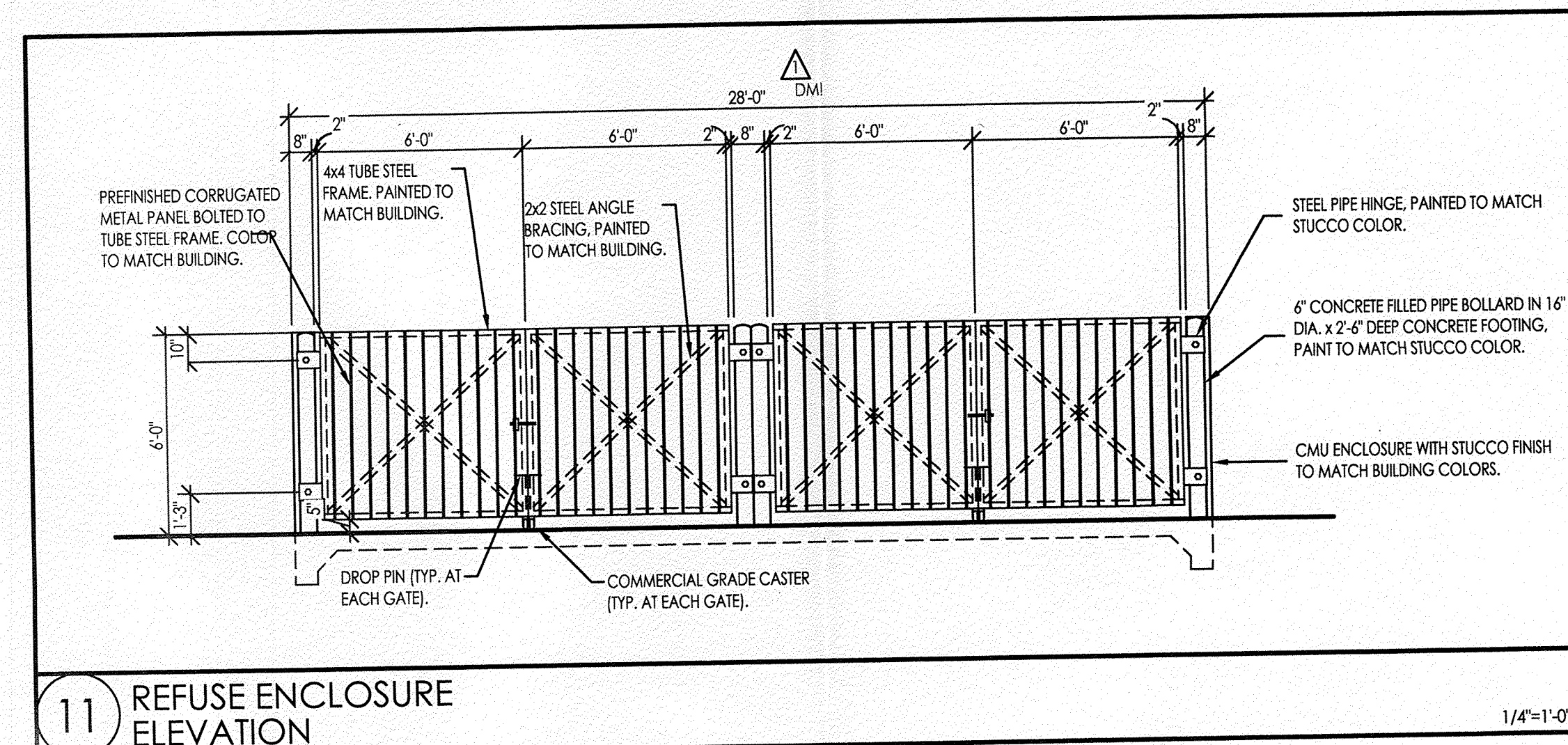
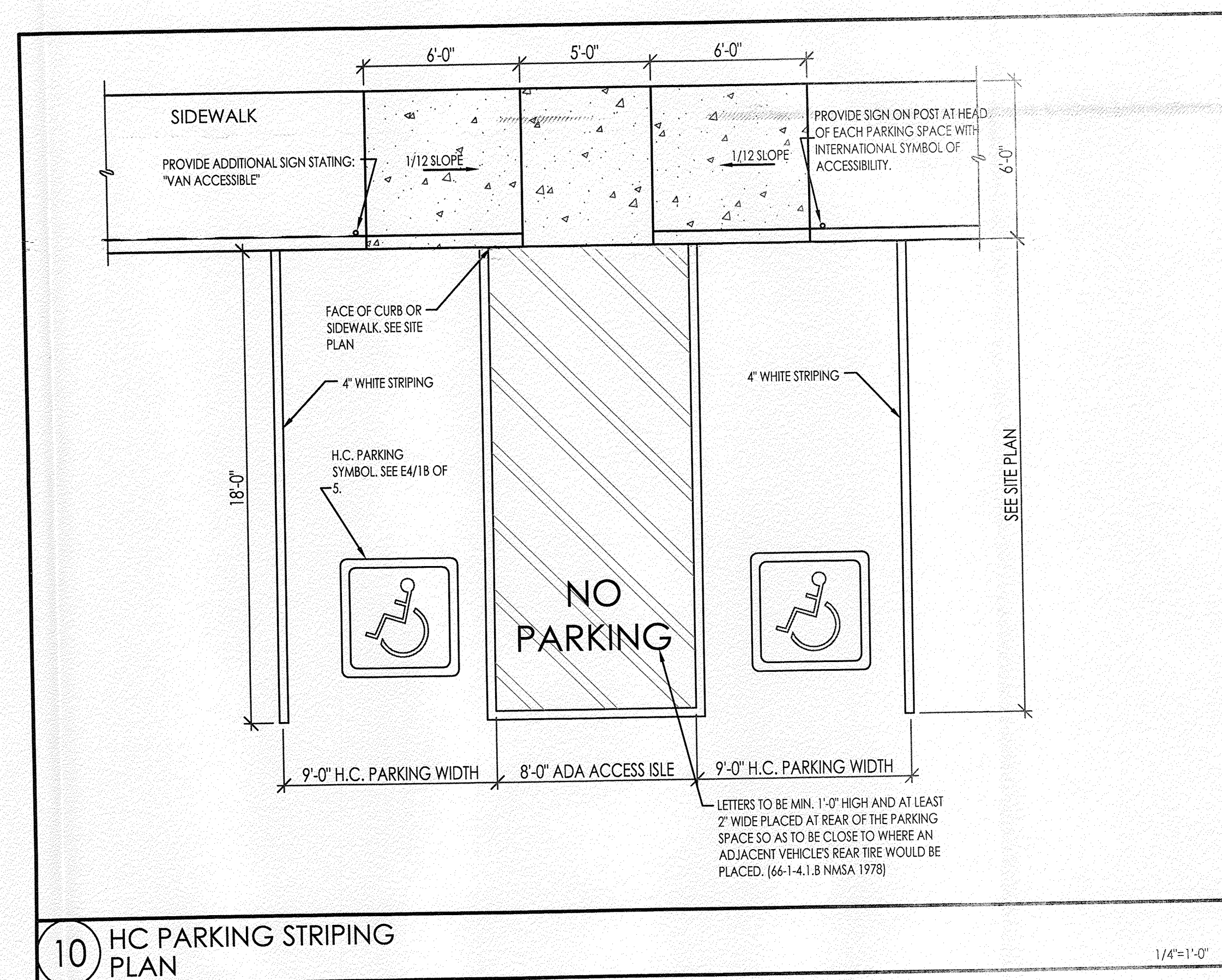
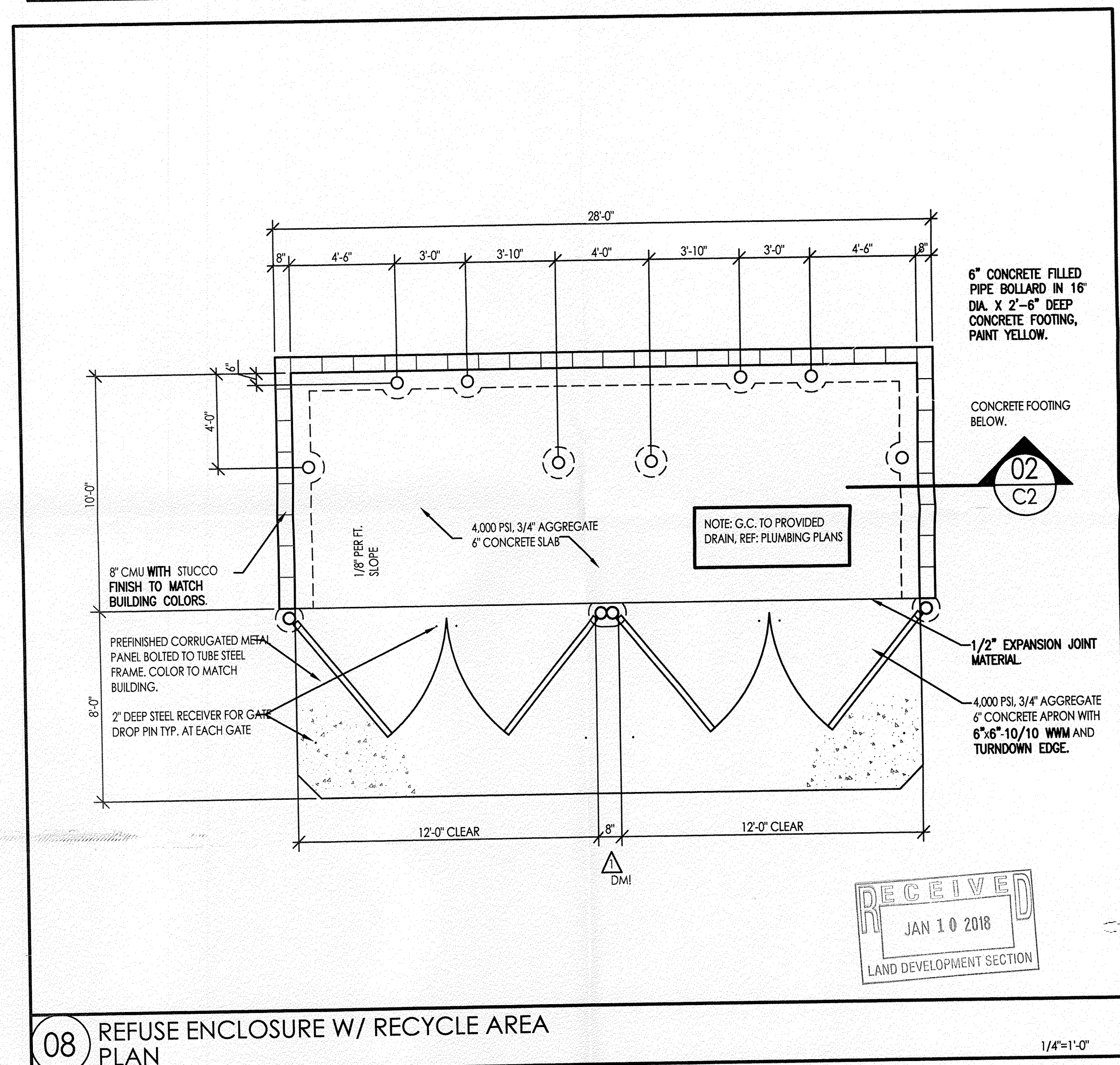
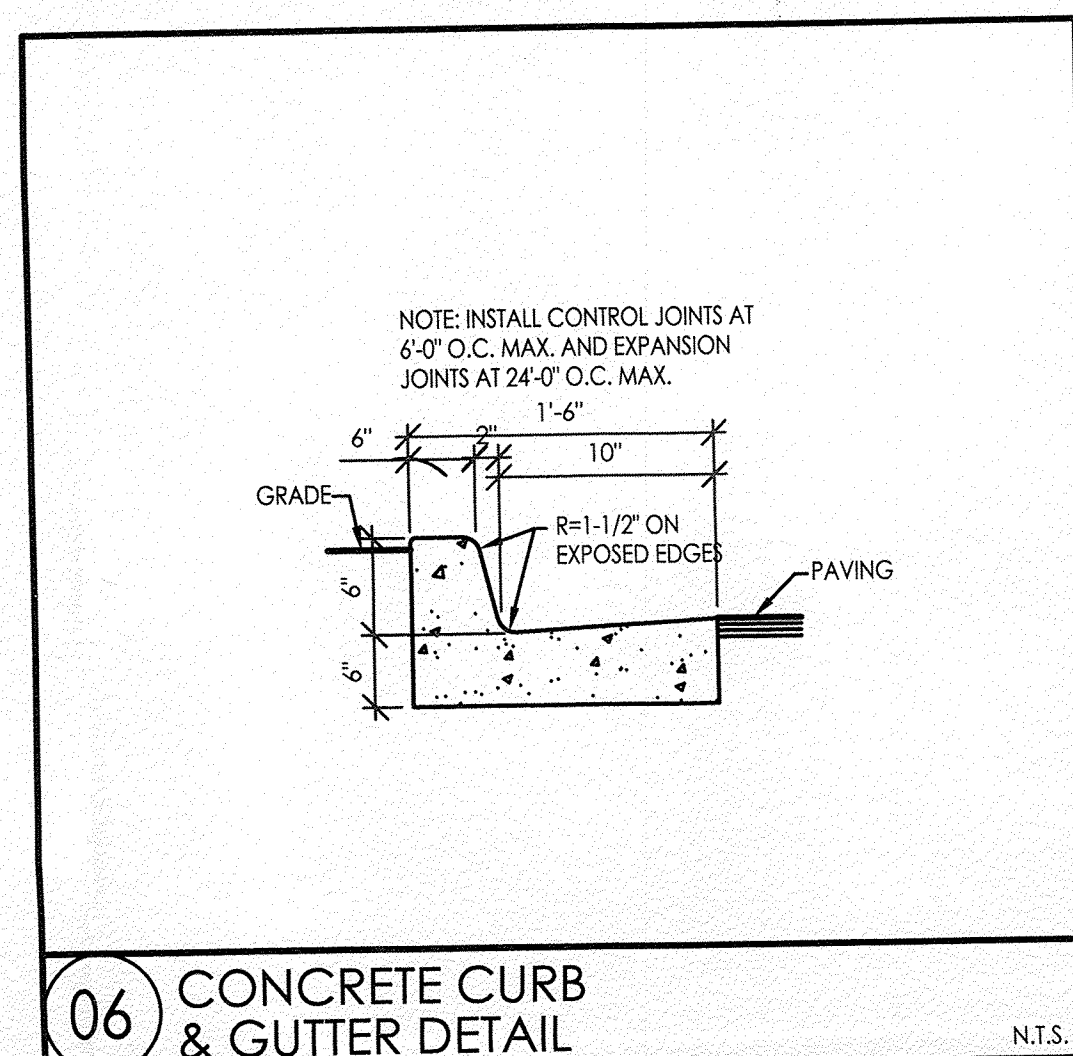
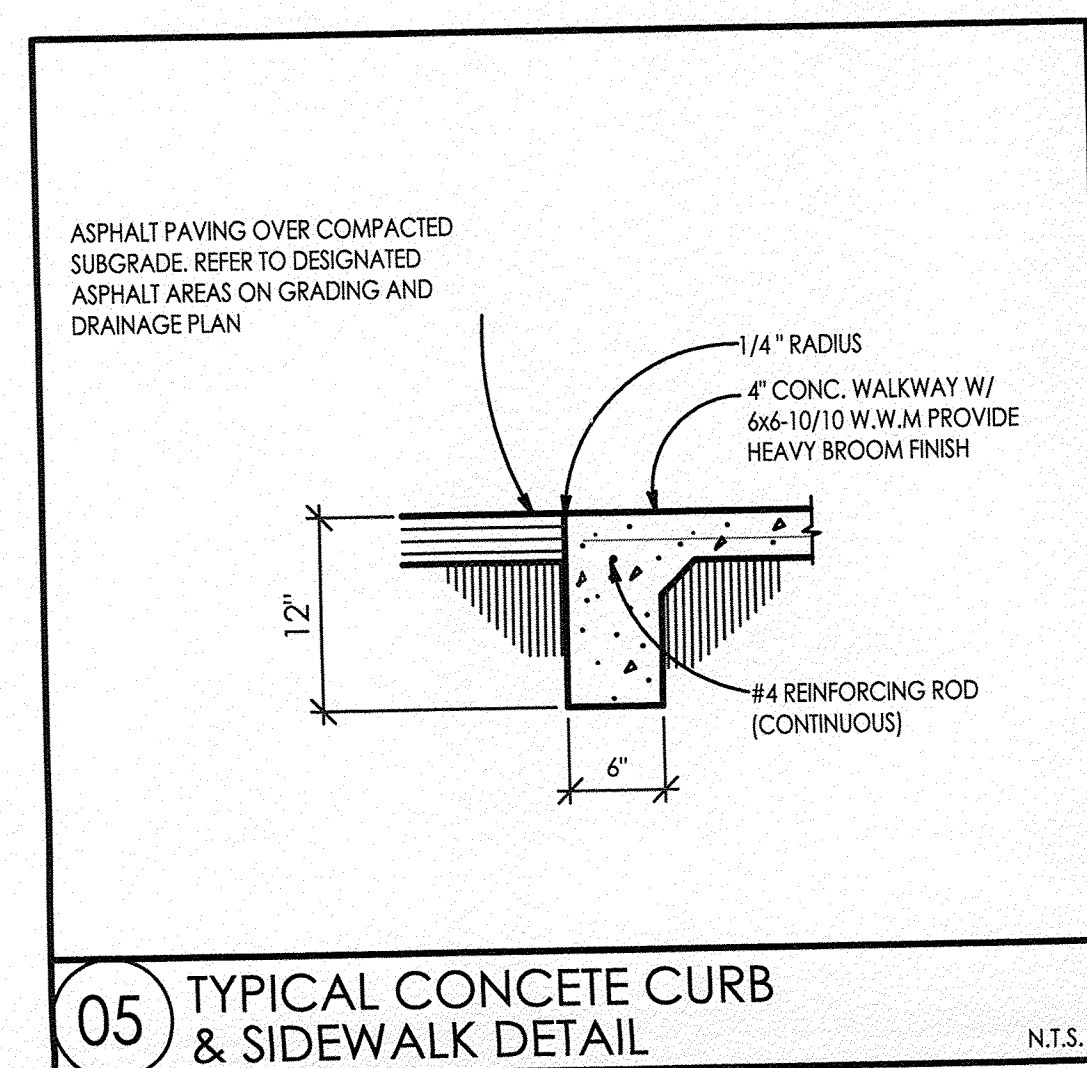
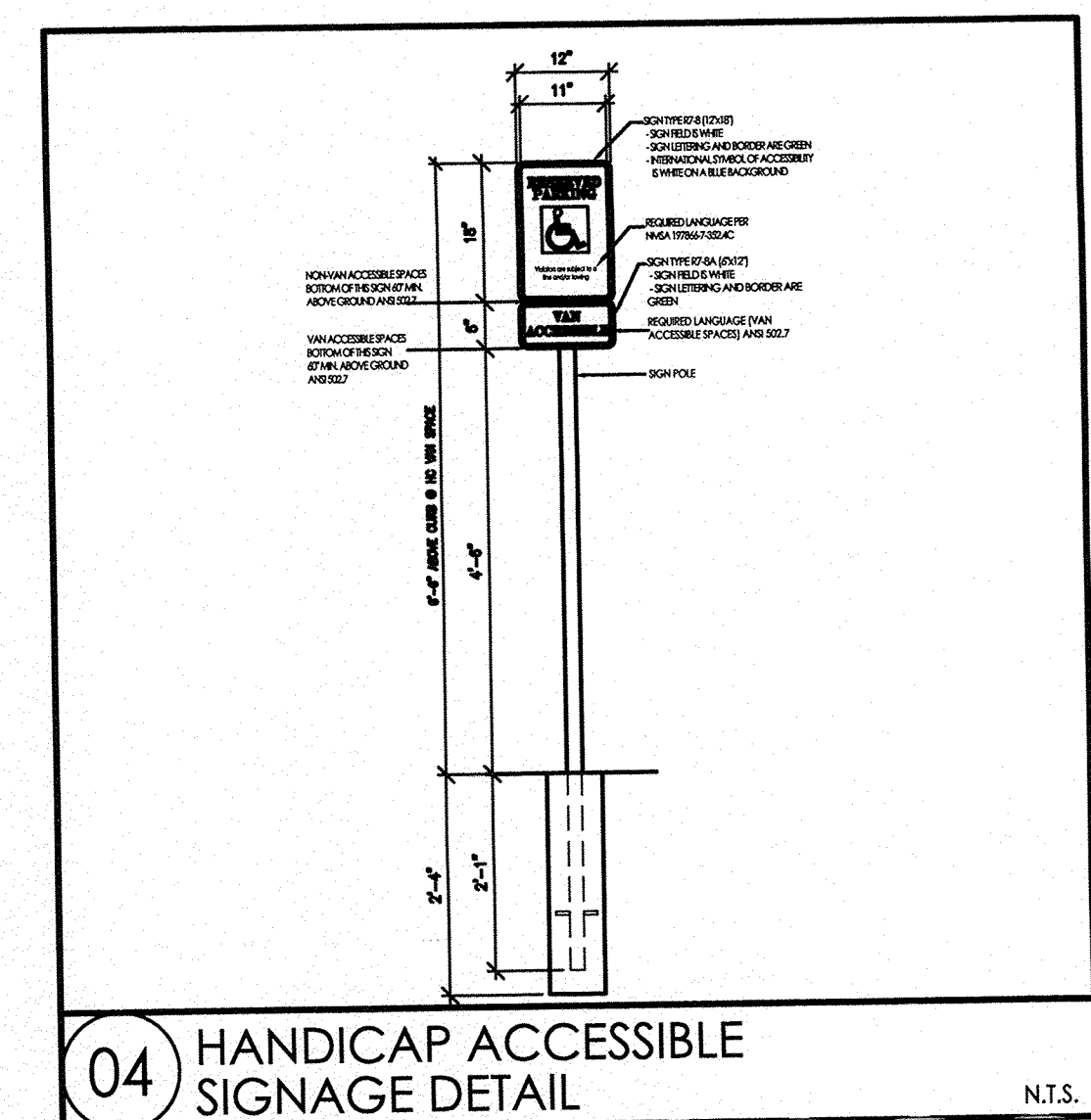
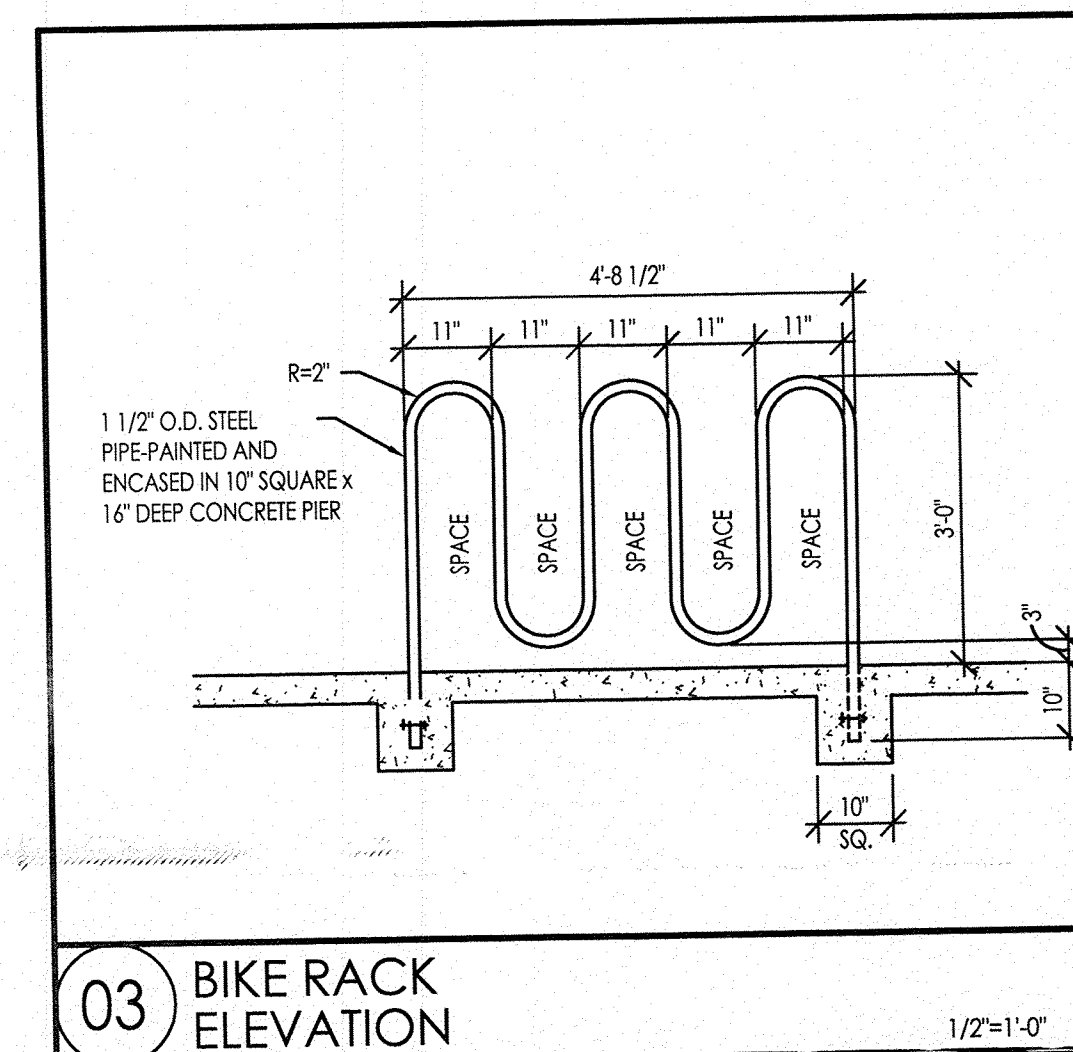
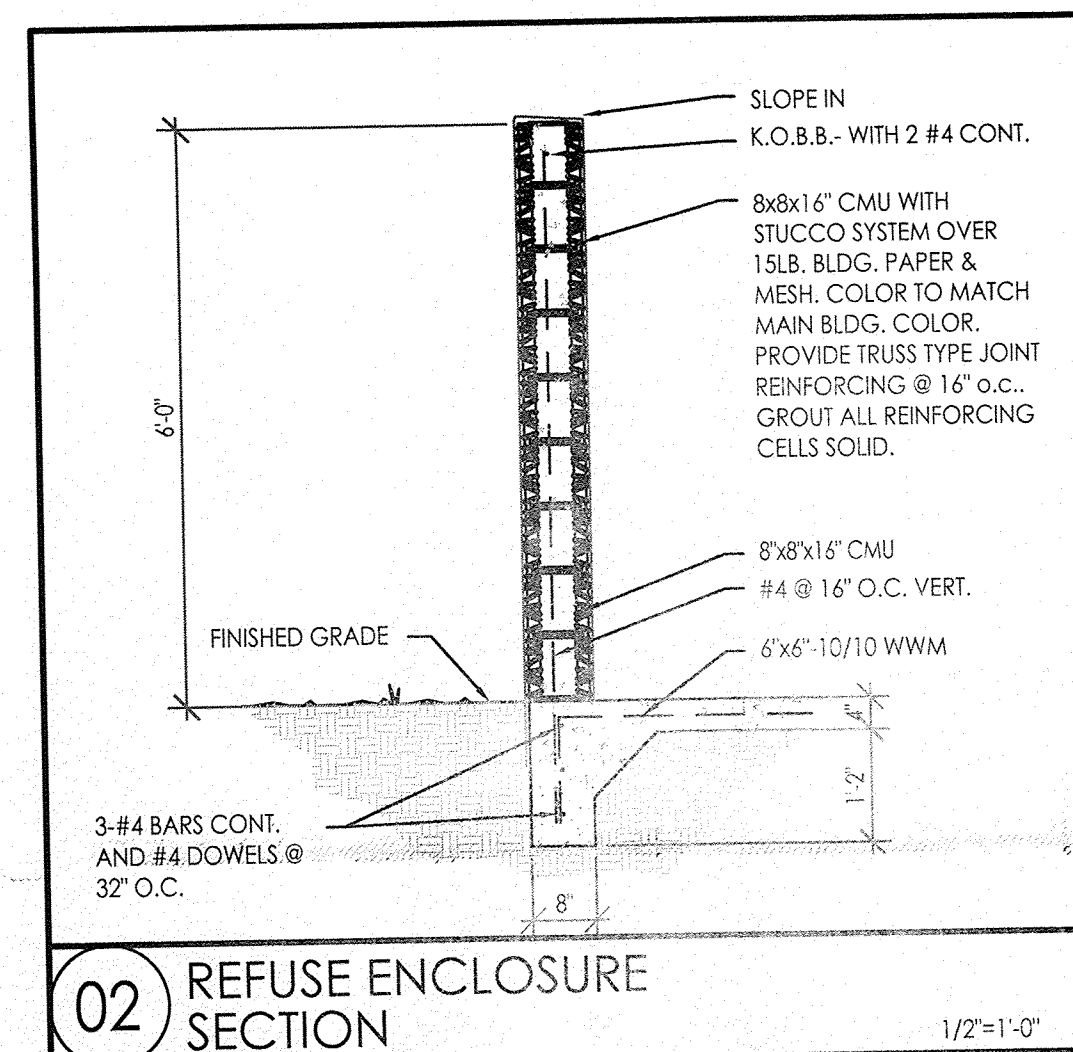
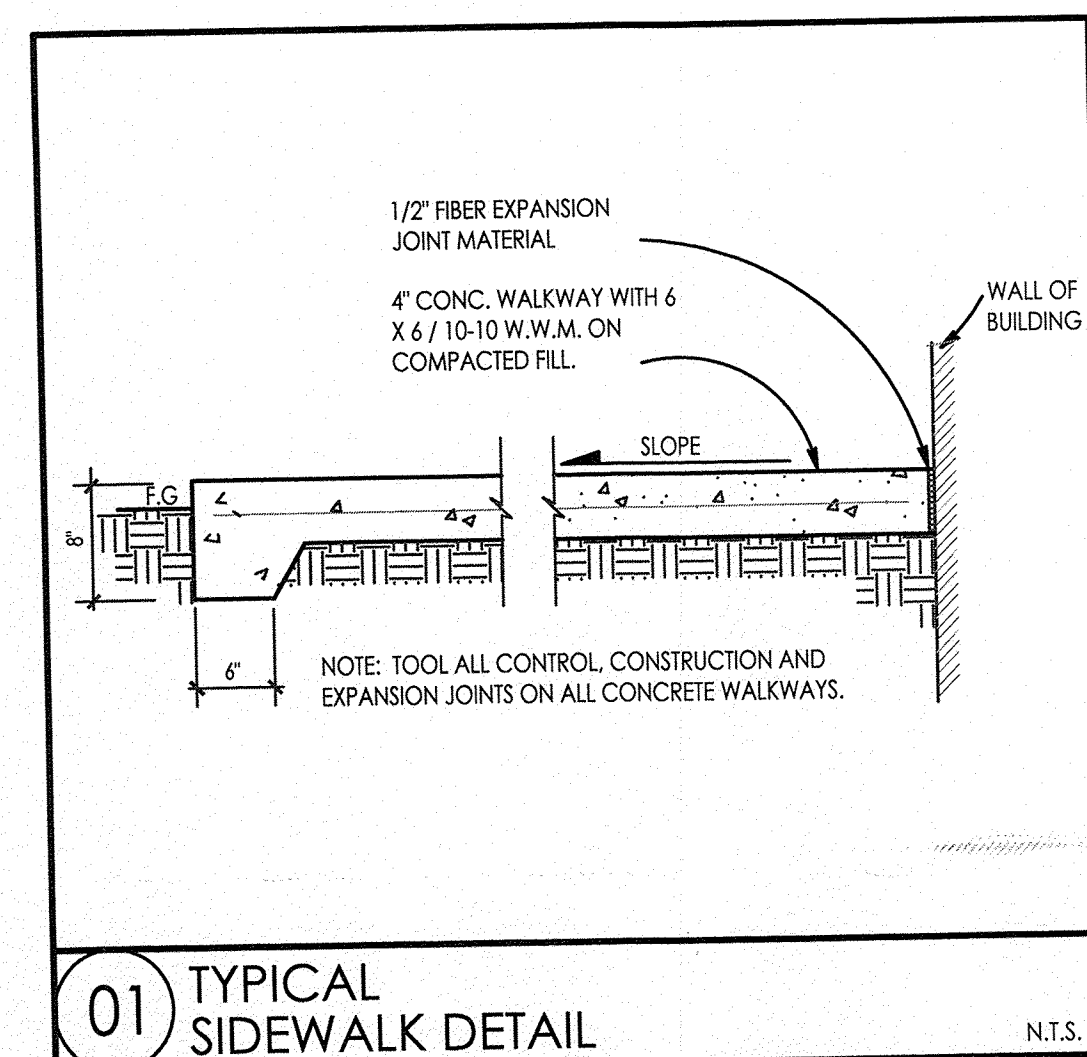


VICINITY ZONE MAP - L-15-Z

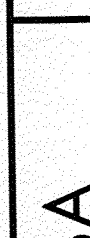
PARKING CALCULATIONS			
BLDG A 8,320 S.F./200			
REQUIRED	= 42 SPACES		
PROVIDED	= 41 SPACES		
	= 2 ACCESSIBLE		
TOTAL PROVIDED	= 43 SPACES		
	= 2 MOTORCYCLE		
BLDG B 1,855 S.F./200			
REQUIRED	= 12 SPACES		
PROVIDED	= 11 SPACES		
	= 1 ACCESSIBLE		
	= 5 DRIVE-THRU		
TOTAL PROVIDED	= 17 SPACES		
	= 2 MOTORCYCLE		
BLDG C 2,850 S.F./200			
REQUIRED	= 14 SPACES		
PROVIDED	= 28 SPACES		
	= 1 ACCESSIBLE		
TOTAL PROVIDED	= 29 SPACES		
TOTAL SPACES REQUIRED	= 66 SPACES		
TOTAL H.C. SPACES REQ'D	= 4 SPACES		
TOTAL SPACES PROVIDED	= 80 SPACES		
TOTAL H.C. SPACES PROV.	= 4 SPACES		
TOTAL DRIVE-THRU PROV.	= 5 SPACES		
TOTAL MC SPACE PROV.	= 4 SPACES		
TOTAL BIKE PARKING REQ'D	= 5 SPACES		
TOTAL BIKE PARKING PROV.	= 5 SPACES		

GIBSON SHOPS
TRAFFIC CIRCULATION LAYOUT
1400 GIBSON BLVD
ALBUQUERQUE, NM
PROJECT #1662

REVISION DATE
STATE OF NEW MEXICO RICHARD P. BENNETT No. 1240 1/9/18 REGISTERED ARCHITECT
RBA ARCHITECTURE, PC ARCHITECTURE PLANNING DESIGN 1000 10th Ave. NE Albuquerque, NM 87102 505.243.1000 www.rba1.com
DATE 01/09/2018
SHEET NUMBER TCL-1



GIBSON SHOPS
SITE DETAILS
1400 GIBSON BLVD
ALBUQUERQUE, NM
PROJECT #1662

REVISION DATE	
	
RBA ARCHITECTURE PC PLANNING DESIGN	100 Irving Ave. SW Albuquerque, NM 87102 505-243-8888 www.rbaall.com
	
DATE	8-15-2017
SHEET NUMBER	AS-2