

# CITY OF ALBUQUERQUE



December 20, 2016

Lee Gamelsky Architects P.C.  
Lee Gamelsky  
2412 Miles Road SE  
Albuquerque, NM 87106

**Re: Star Limo Office Facility**  
**800 Avenida Cesar Chavez SE**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 12-02-16 (L14-D059)

Dear Mr. Gamelsky,

Based upon the information provided in your submittal received 12-05-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

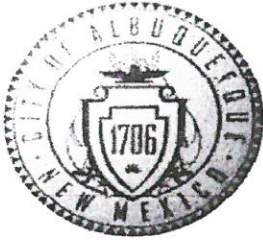
1. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
2. Please specify the City Standard Drawing Number when applicable. When replacing curb and gutter call out "standard curb and gutter" not the 6". Please use STD 2430 for sidewalk replacement.

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

LWP via: email  
C: File



# City of Albuquerque

Planning Department  
Development & Building Services Division

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

Project Title: STAR LIMO OFFICE FACILITY Building Permit #: BP-2016-32656 City Drainage #: L14D059  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Portions of Lot 7 and Lot 8 within Block 34 of the Eastern Addition  
City Address: 800 AVENIDA CESAR CHAVEZ ALBUQUERQUE NM 87102

Engineering Firm: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Owner: RUSH MERHEB Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: 505-848-9999 Fax#: \_\_\_\_\_ E-mail: mail@starlimo.com

Architect: Lee Ganelsky Architects P.C. Contact: \_\_\_\_\_  
Address: 2412 Miles Road SE Albuquerque NM 87106  
Phone#: 505-842-8865 Fax#: 842-1693 E-mail: lee@lgawm.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY

### 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: 11-30-16 By: [Signature]

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



- ☐ 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) \_\_\_\_\_

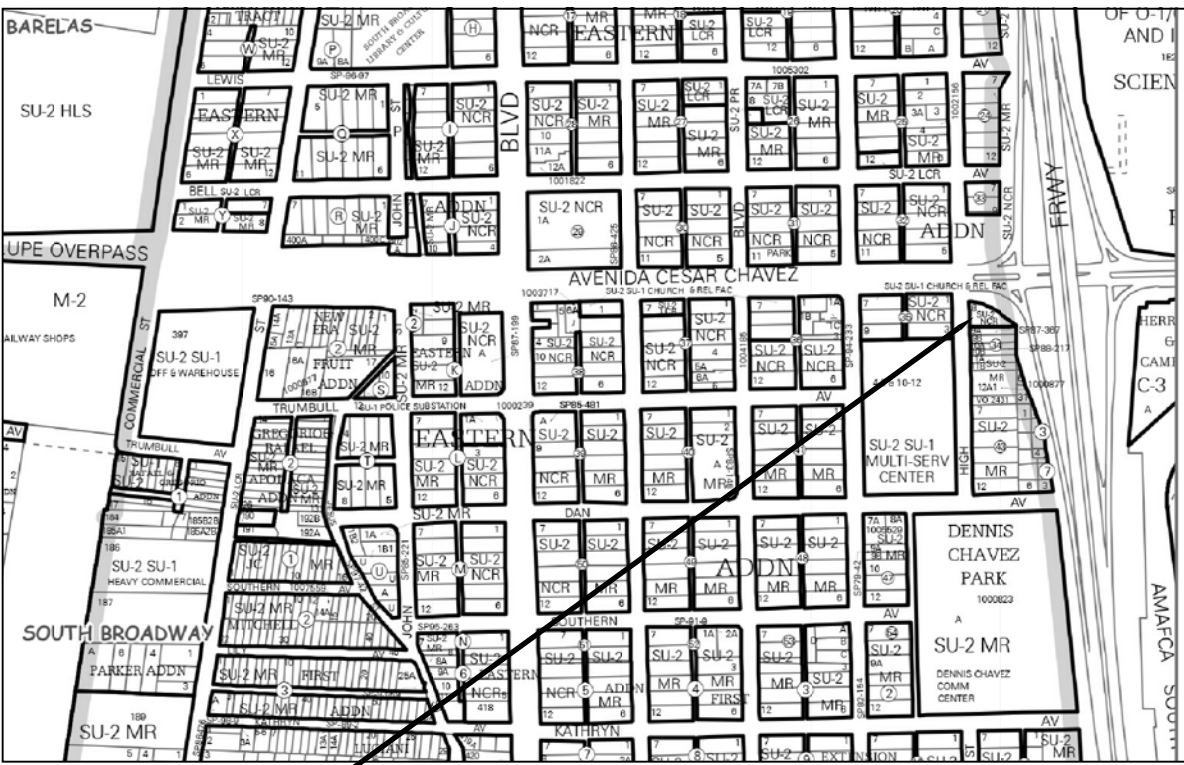


LEGEND

- ASPHALT PAVING
- CONCRETE SLAB. SEE GENERAL NOTES / KEYED NOTES.
- COMPACTED AGGREGATE BASE COURSE AND GRAVEL
- SLOPE / DIRECTION OF DRAINAGE
- CRUSHED GRAVEL LANDSCAPE
- LANDSCAPE PLANTINGS, SEE SHEET L-101



CONTEXT MAP



ZONE LOCATION MAP L-14-Z

ZONING

THE PROJECT SITE IS ZONED SU-2 / NCR

GENERAL NOTES

- AT NEW ASPHALT PAVING AREAS: MAXIMUM GRADES NOT TO EXCEED 8% IN PARKING AREAS.
- THERE ARE NO EXISTING BUILDINGS ON SITE.

GENERAL INFORMATION

A. PLANNING HISTORY

THIS PROJECT IS FOR CONSTRUCTION OF A NEW SMALL OFFICE BUILDING AND SITE IMPROVEMENTS. THE BUILDING HOUSES THE STAR LIMO OFFICE.

B. DESCRIPTION

- SEE VICINITY MAP INCLUDED ON THIS SHEET.
- ADDRESS: 800 AVENIDA CESAR CHAVEZ SE, ALBUQUERQUE NM, 87102
- LEGAL DESCRIPTION: PORTIONS OF LOT 7 AND LOT 8 WITHIN BLOCK 34 OF THE EASTERN ADDITION
- VARIANCE: NOT REQUIRED
- TYPE OF DEVELOPMENT: COMMERCIAL / OFFICE
- SIZE OF DEVELOPMENT: LOT SIZE: 0.206 ACRES, BUILDING SIZE: 320 GROSS SF
- PARKING REQUIREMENTS PER COA ZONING CODE:

1 SPACE REQUIRED PER 200SF OF NET LEASABLE AREA FOR OFFICE. BUILDING IS 320 SF, THEREFORE 2 PARKING SPACES ARE REQUIRED. 7 PARKING PLUS 1 HANDICAP SPACES PROVIDED, THEREFORE OK.

ACCESSIBLE PARKING REQUIREMENTS:  
1 VAN ACCESSIBLE PARKING SPACE IS REQUIRED (FOR 1 TO 25 SPACES).  
1 VAN ACCESSIBLE PARKING SPACE PROVIDED, THEREFORE OK.

BICYCLE PARKING SPACES REQUIRED:  
1 SPACE REQUIRED (1 PER EVERY 20 PARKING SPACES).  
2 BICYCLE PARKING SPACES PROVIDED, THEREFORE OK.

- EXECUTIVE SUMMARY:
  - PROJECT LOCATION: THIS PROJECT IS LOCATED AT 800 AVENIDA CESAR CHAVEZ, JUST WEST OF INTERSTATE 25. THE ON-RAMP ONTO INTERSTATE 25 SOUTH FROM AVENIDA CESAR CHAVEZ IS JUST EAST OF THE PROJECT SITE.
  - DEVELOPMENT CONCEPT: THIS PROJECT PROVIDES A NEW 320 GSF OFFICE FACILITY FOR STAR LIMO BUSINESS OPERATIONS AND REQUIRED PARKING. VEHICULAR ACCESS IS FROM HIGH STREET ON THE WEST SIDE OF THE PROPERTY.
  - TRAFFIC CIRCULATION CONCEPT: ONLY A LIGHT AMOUNT OF TRAFFIC WILL BE REQUIRED FOR THIS PROJECT DUE TO THE SMALL NUMBER OF PARKING SPACES AND NATURE OF THE BUSINESS OPERATIONS. TRAFFIC WILL BE ABLE TO TURN INTO THE DRIVE AND PARKING AREA ON SITE FROM HIGH STREET. IT IS ANTICIPATED THAT ALL SITE TRAFFIC WILL BE TO AND FROM AVENIDA CESAR CHAVEZ SE ON THE NORTH SIDE OF THE SITE.

KEYED NOTES

- 01100.01 LINE INDICATES LOCATION OF PROPERTY LINE. SEE SURVEY.
- 01100.02 LINE INDICATES 10' SETBACK FROM PROPERTY LINE.
- 01100.03 LINE INDICATES 15' SETBACK FROM PROPERTY LINE.
- 03200.01 4" THICK, 4000 PSI AIR-ENTRAINED CONCRETE SLAB / SIDEWALK. REINFORCE WITH 6X6-10/10 WWM FLAT SHEETS. SEE CIVIL FOR GRADES AND ELEVATION HEIGHTS.
- 03200.08 CONCRETE CULVERT. SEE CIVIL.
- 03200.10 REMOVE EXISTING CONCRETE CURB CUT THIS AREA AND INSTALL NEW 4" THICK, 4000 PSI AIR-ENTRAINED CONCRETE SLAB / SIDEWALK. REINFORCE WITH 6X6-10/10 WWM FLAT SHEETS.
- 03200.11 REMOVE EXISTING CONCRETE GUTTER WITH ROLLED EDGE AND INSTALL NEW 6" HIGH CONCRETE CURB AND GUTTER. INSTALL PER COA STANDARD DETAIL 2415A.
- 04800.01 EXISTING 6' HIGH SOLID SITE WALL.
- 05500.12 CHECKERPLATE OVER CONCRETE CULVERT AT SIDEWALK. PLATE TO EXTEND 12" BEYOND THE SIDEWALK.
- 10100.01 INSTALL SIGN FOR "MOTORCYCLE PARKING." SIGN TO BE 12" BY 18." LOWER EDGE OF SIGN TO BE 4'-6" ABOVE GROUND. CONSTRUCTION OF SIGN POST / FOOTING TO BE SIMILAR TO THE DETAIL FOR THE HANDICAPPED PARKING SIGN.
- 11800.01 ONE RESIDENTIAL SIZED TRASH CART AND ONE RESIDENTIAL SIZED RECYCLING CART FOR PROPOSED CURB-SIDE SERVICE PER PRELIMINARY REVIEW WITH ADRIAN MAREZ OF COA SOLID WASTE DEPT.
- 21100.01 EXISTING FIRE HYDRANT TO REMAIN.
- 26800.01 EXISTING LIGHT POLE TO REMAIN.
- 32100.01 NEW ASPHALT PAVING: 3" AC PAVEMENT(1800 POUND COMPACTED TO 93%-97% MAX. DENSITY) OVER 6" ABC (AGGREGATE BASE COURSE COMPACTED TO 95% MIN. DENSITY.
- 32100.02 6" THICK AGGREGATE BASE COURSE / ABC / COMPACTED TO 95% MIN. DENSITY, OVER 12" THICK 95% COMPACTED SUB-GRADE. AT CONTRACTOR'S OPTION : PROVIDE CRUSHED RECYCLED CONCRETE BASE COURSE , TYPE II IN LIEU OF ABC .
- 32100.04 PROVIDE STRIPING FOR (1) 5' WIDE BY 20' LONG MOTORCYCLE PARKING SPACE. PAINT "MC" ON PAVING SURFACE.
- 32100.05 WHITE PAINTED PARKING STRIPING. PARKING SPACES ARE 20'-0"LONG BY 8'-4" WIDE. TYPICAL.
- 32100.06 PAINT ACCESSIBLE PARKING STRIPING AND SYMBOLS AFTER ASPHALT OVERLAY. ASPHALT OVERLAY ON ALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES TO ATTAIN 2% SLOPE MAXIMUM. 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 TIRE WOULD BE PLACED, PER 66-14.1.B NMSA 1978.
- 32300.01 EXISTING FENCING TO REMAIN.
- 33100.01 EXISTING WATER METER TO REMAIN.
- 33100.02 EXISTING WATER VALVE BOX TO REMAIN.
- 33100.03 EXISTING WATER VALVE TO REMAIN.

LEE GAMESKY ARCHITECTS P.C.

2412 MILES ROAD SE  
ALBUQUERQUE, NM 87106  
505.842.8865 FAX 842.1693  
lga@swcp.com



STAR LIMO

Albuquerque, New Mexico

PROJECT ARCHITECT:  
LEE GAMESKY, AIA

Project #: 16-05-P  
Date: 21 November 2016

TRAFFIC CIRCULATION LAYOUT PLAN

By:	Sheet:	Of:
File:	TCL	

