

CITY OF ALBUQUERQUE



November 16, 2016

RBA Architecture PC
David McEachern
1104 Park Ave SW
Albuquerque, NM 87102

Re: Beehive Homes Phase 4
13450 Wenonah Ave SE
Traffic Circulation Layout
Engineer's/Architect's Stamp 10-31-16 (L23-D022)

Dear Mr. McEachern,

Based upon the information provided in your submittal received 10-31-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide details of widths and slopes of ADA ramps.
2. Please provide a copy of the plat with the shared access agreement with the adjacent property owner.
3. Provide an ADA accessible pedestrian access gate through the fence.
4. Keyed note 9 should say 4" stripe for the parking and I am counting 16 parking spaces provided not 17.

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 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: Beehive Homes Phase 4 Building Permit #: _____ City Drainage #: L23D022
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 1B2 of Four Hills Village Shopping Center and Apartment Complex
City Address: 13450 Wenonah Ave SE Suite 103 Albuquerque, NM 87123

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

Owner: Host Care LLC Contact: Jerry Castillo
Address: 3535 Princeton Dr NE Abq, NM 87107
Phone#: 385-8560 Fax#: _____ E-mail: castillofour@msn.com

Architect: RBA Architecture PC Contact: David McEachern
Address: 1104 Park Ave SW Abq, NM 87102
Phone#: 242-1859 Fax#: _____ E-mail: david@rba81.com

Other Contact: S & J Enterprises - Contractor Contact: Jerry Castillo
Address: 3535 Princeton Dr NE Abq, NM 87107
Phone#: 385-8560 Fax#: _____ E-mail: castillofour@msn.com

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) _____

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) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 10/31/16 By: Dana

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

WENONAH AVENUE S.E.

86' R.O.W.

EXISTING BUILDING I PARKING REQUIREMENTS

TWO SPACES PER DWELLING UNIT:

REQUIRED:
ASSISTED LIVING HOME: 8 SPACES REQUIRED
HC SPACE REQUIRED: 1 TO 25 SPACES =1 HC SPACE

PROVIDED:
REGULAR SPACES: 7
HANDICAP ACCESSIBLE SPACES: 2
TOTAL SPACES PROVIDED: 9

EXISTING BUILDING II PARKING REQUIREMENTS

REQUIRED:
ASSISTED LIVING HOME: 8 SPACES REQUIRED
HC SPACE REQUIRED: 1 TO 25 SPACES =1 HC SPACE

PROVIDED:
REGULAR SPACES: 15
HANDICAP ACCESSIBLE SPACES: 2
TOTAL SPACES PROVIDED: 17

NEW BUILDING III PARKING REQUIREMENTS

REQUIRED:
ASSISTED LIVING HOME: 8 SPACES REQUIRED
HC SPACE REQUIRED: 1 TO 25 SPACES =1 HC SPACE

PROVIDED:
NO NEW SPACES ADDED DURING THIS PHASE.

NEW BUILDING IV PARKING REQUIREMENTS

REQUIRED:
ASSISTED LIVING HOME: 8 SPACES REQUIRED
HC SPACE REQUIRED: 1 TO 25 SPACES =1 HC SPACE

PROVIDED:
REGULAR SPACES: 14
HANDICAP ACCESSIBLE SPACES: 2
TOTAL SPACES PROVIDED: 17

BUILDING 1,2 & 3 PARKING REQUIREMENTS

TOTAL PARKING REQUIRED: 24 REGULAR SPACES
3 H.C. SPACES
PARKING PROVIDED: 23-29/20 SPACES
TOTAL PARKING PROVIDED: 26 SPACES

KEYED NOTES

1. 2'-0" RADII.
2. NOT USED.
3. EXISTING CONCRETE CURB AND SIDEWALK.
4. EXISTING PAVING WITH CONC. APRON.
5. EXISTING PARKING.
6. EXISTING DUMPSTER WITH CONC. APRON.
7. NEW CONCRETE SIDEWALK, SLOPE.
8. 6' RAISED CONCRETE CURB PER CITY OF ALBUQUERQUE STANDARDS, REF: SHEET 2.
9. 2' WIDE SIDEWALK AND DRAINAGE PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
10. HANDICAP SYMBOL PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
11. HANDICAP ACCESSIBLE AISLE PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
12. CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
13. LANDSCAPING AREA, REF: LANDSCAPING PLANS.
14. LANDSCAPING AREA, REF: LANDSCAPING PLANS.
15. HANDICAP ACCESSIBLE SIGNAGE PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
16. RECREATION WALK-WAY.
17. EXISTING STORM DRAIN GRATES, REF: GRADING AND DRAINAGE PLAN.
18. EXISTING CONC. SWALE, REF: GRADING AND DRAINAGE PLAN.
19. EXISTING CONC. SWALE, REF: GRADING AND DRAINAGE PLAN.
20. EXISTING PAVING, REF: GRADING AND DRAINAGE PLAN.
21. EXISTING DIRT ROAD.
22. EXIST. CONC. PAVI.
23. EXIST. FIRE HYDRANT.
24. EXIST. POST INDICATOR VALVE (P.I.V.).
25. EXIST. FOG LOCATION.
26. NEW FOG LOCATION.
27. NEW FOG LOCATION.
28. NEW DRAIN CULVERT, REF: GRADING AND DRAINAGE PLAN.
29. EXIST MOTORCYCLE PARKING.
30. EXIST MOTORCYCLE PARKING SIGNAGE.
31. EXIST CONC. WALK WITH WROUGHT IRON FENCE ABOVE.
32. EXIST CONC. WALK WITH WROUGHT IRON FENCE ABOVE.
33. NEW WROUGHT IRON ELECTRIC GATE.
34. NEW KEY PAD ENTRY.
35. NEW KNOX BOX FOR FIRE MARSHAL ACCESS.

LIFE SAFETY GENERAL NOTES

- A. FIREWORK IDENTIFICATION - SHALL BE MINIMUM 10 INCHES HIGH x 2 INCH WIDE AND SHALL BE VISIBLE FROM THE BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- B. NFPA R-13 FIRE SPRINKLER SYSTEM AND FIRE ALARM PLANS TO BE SUBMITTED UNDER SEPARATE PERMIT.
- C. GENERAL CONTRACTOR TO PROVIDE AND INSTALL KNOX BOX. KNOX BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION AND SHALL BE VISIBLE FROM THE STREET OR ROAD. THE KNOX BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH 1037 AND SHALL BE APPROVED BY THE FIRE MARSHAL.
- D. CCC TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F., REF: FLOOR PLANS FOR QUANTITY, LOCATIONS AND TYPE.
- E. ALL PENETRATIONS THROUGH A FIRE RATED FLOOR OR FIRE RATED WALL ASSEMBLY TO BE FIRESTOPPED WITH THERMAWATER AS MANUFACTURED BY THERMAWATER, LLC, W695H, 469922 OR OTHER APPROVED EQUAL.
- F. ALL EXIT SIGNS AND EMERGENCY LIGHTING SHALL HAVE BATTERY BACK-UP, REF: ELECTRICAL.

TRACT 1A-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
04-23-1998

LINE DENOTES
PHASE 3 BOUNDARY
N 90°00'00" E 192.39'

LINE DENOTES
PHASE 4 BOUNDARY
N 90°00'00" E 155.00'

LINE DENOTES
PHASE 5 BOUNDARY
N 90°00'00" E 102.30'

LINE DENOTES
PHASE 6 BOUNDARY
N 90°00'00" E 102.30'

LINE DENOTES
PHASE 7 BOUNDARY
N 90°00'00" E 102.30'

LINE DENOTES
PHASE 8 BOUNDARY
N 90°00'00" E 102.30'

LINE DENOTES
PHASE 9 BOUNDARY
N 90°00'00" E 102.30'

LINE DENOTES
PHASE 10 BOUNDARY
N 90°00'00" E 102.30'

LINE DENOTES
PHASE 11 BOUNDARY
N 90°00'00" E 102.30'

LINE DENOTES
PHASE 12 BOUNDARY
N 90°00'00" E 102.30'

LINE DENOTES
PHASE 13 BOUNDARY
N 90°00'00" E 102.30'

LINE DENOTES
PHASE 14 BOUNDARY
N 90°00'00" E 102.30'

LINE DENOTES
PHASE 15 BOUNDARY
N 90°00'00" E 102.30'

LINE DENOTES
PHASE 16 BOUNDARY
N 90°00'00" E 102.30'

LINE DENOTES
PHASE 17 BOUNDARY
N 90°00'00" E 102.30'

LINE DENOTES
PHASE 18 BOUNDARY
N 90°00'00" E 102.30'

LINE DENOTES
PHASE 19 BOUNDARY
N 90°00'00" E 102.30'

TRACT 1B-2
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
04-23-1998

TRACT 1C-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
04-23-1998

TRACT 1D-1
FOUR HILLS VILLAGE
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04-23-1998

TRACT 1E-1
FOUR HILLS VILLAGE
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04-23-1998

TRACT 1F-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
04-23-1998

TRACT 1G-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
04-23-1998

TRACT 1H-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
04-23-1998

TRACT 1I-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
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TRACT 1J-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
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TRACT 1K-1
FOUR HILLS VILLAGE
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TRACT 1L-1
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TRACT 1M-1
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TRACT 1N-1
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TRACT 1O-1
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TRACT 1P-1
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TRACT 1Q-1
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TRACT 1R-1
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TRACT 1V-1
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TRACT 1W-1
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TRACT 1X-1
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TRACT 1Y-1
FOUR HILLS VILLAGE
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TRACT 1Z-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
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TRACT 1AA-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
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TRACT 1AB-1
FOUR HILLS VILLAGE
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TRACT 1AC-1
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TRACT 1AD-1
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TRACT 1AE-1
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TRACT 1AF-1
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TRACT 1AG-1
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TRACT 1AM-1
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TRACT 1AT-1
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TRACT 1AU-1
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TRACT 1AV-1
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TRACT 1BA-1
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TRACT 1BB-1
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TRACT 1BC-1
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TRACT 1BD-1
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TRACT 1BE-1
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TRACT 1BF-1
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TRACT 1BG-1
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TRACT 1BH-1
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TRACT 1BI-1
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TRACT 1BJ-1
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TRACT 1BK-1
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TRACT 1BL-1
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TRACT 1BM-1
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TRACT 1BN-1
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TRACT 1BO-1
FOUR HILLS VILLAGE
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TRACT 1BP-1
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TRACT 1BQ-1
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TRACT 1BR-1
FOUR HILLS VILLAGE
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TRACT 1BS-1
FOUR HILLS VILLAGE
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TRACT 1BT-1
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TRACT 1BU-1
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TRACT 1BV-1
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TRACT 1BW-1
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TRACT 1BX-1
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TRACT 1BY-1
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TRACT 1BZ-1
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TRACT 1CA-1
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TRACT 1CB-1
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TRACT 1CC-1
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TRACT 1CF-1
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TRACT 1CG-1
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TRACT 1CH-1
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TRACT 1CI-1
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TRACT 1CJ-1
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TRACT 1CK-1
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TRACT 1CL-1
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TRACT 1CM-1
FOUR HILLS VILLAGE
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TRACT 1CN-1
FOUR HILLS VILLAGE
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TRACT 1CO-1
FOUR HILLS VILLAGE
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TRACT 1CP-1
FOUR HILLS VILLAGE
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FILED VOL. 98C, FOLIO 108
04-23-1998

TRACT 1CQ-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
04-23-1998

TRACT 1CR-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
04-23-1998

TRACT 1CS-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
04-23-1998

TRACT 1CT-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
04-23-1998

TRACT 1CU-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
04-23-1998

TRACT 1CV-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
04-23-1998

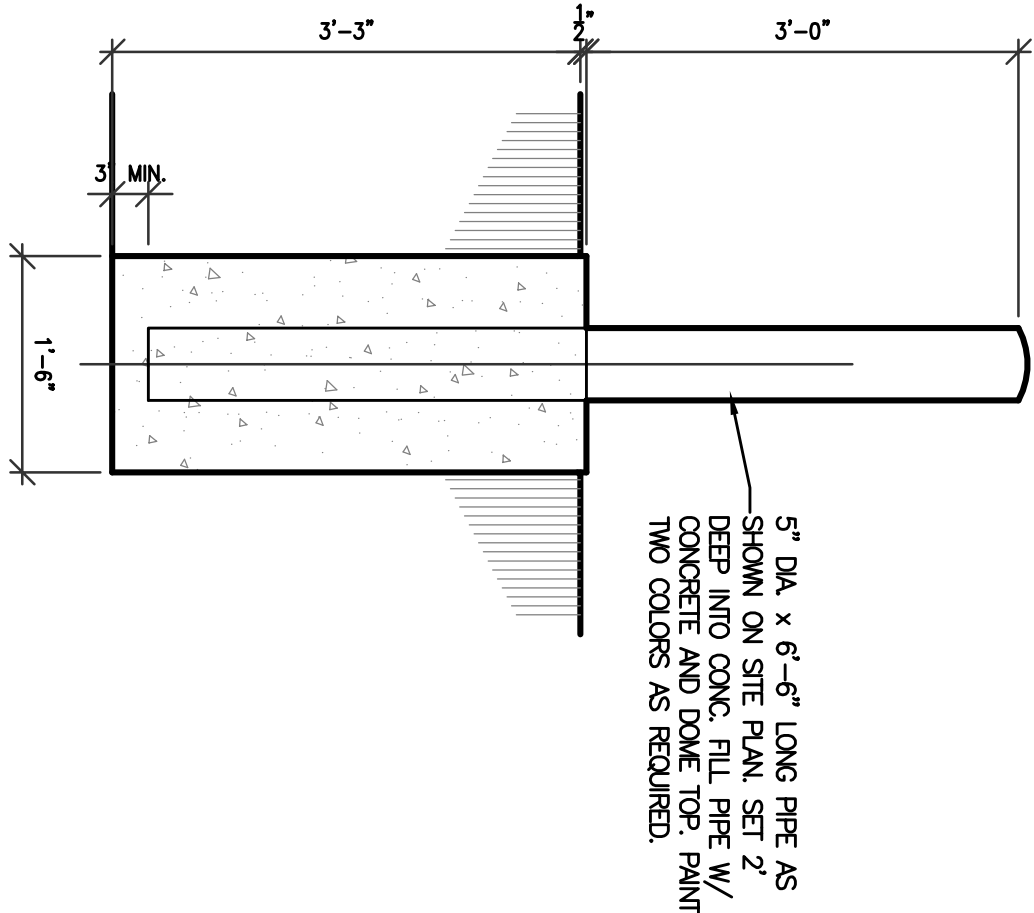
TRACT 1CW-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
04-23-1998

TRACT 1CX-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
04-23-1998

TRACT 1CY-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
04-23-1998

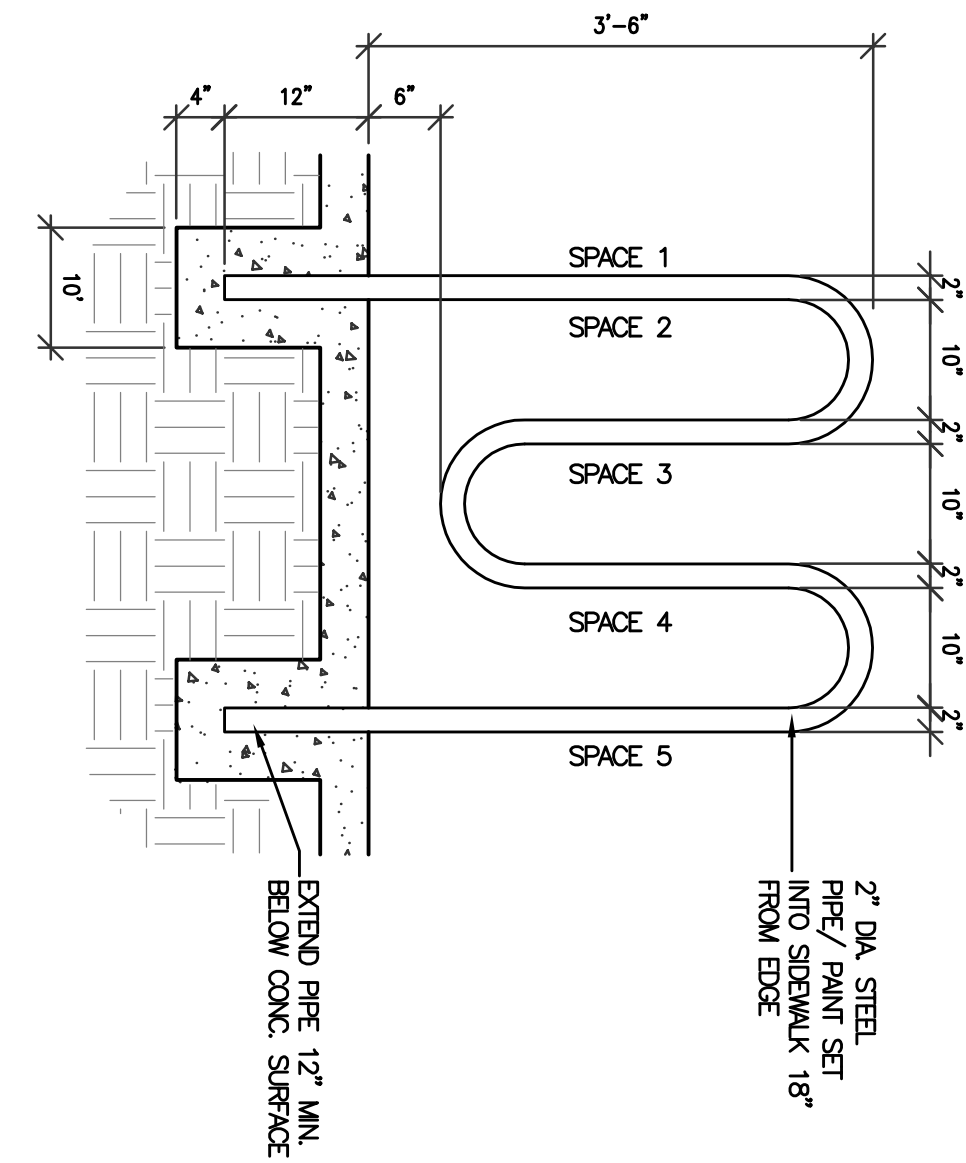
TRACT 1CZ-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
04-23-1998

TRACT 1DA-1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL. 98C, FOLIO 108
04-23-1998



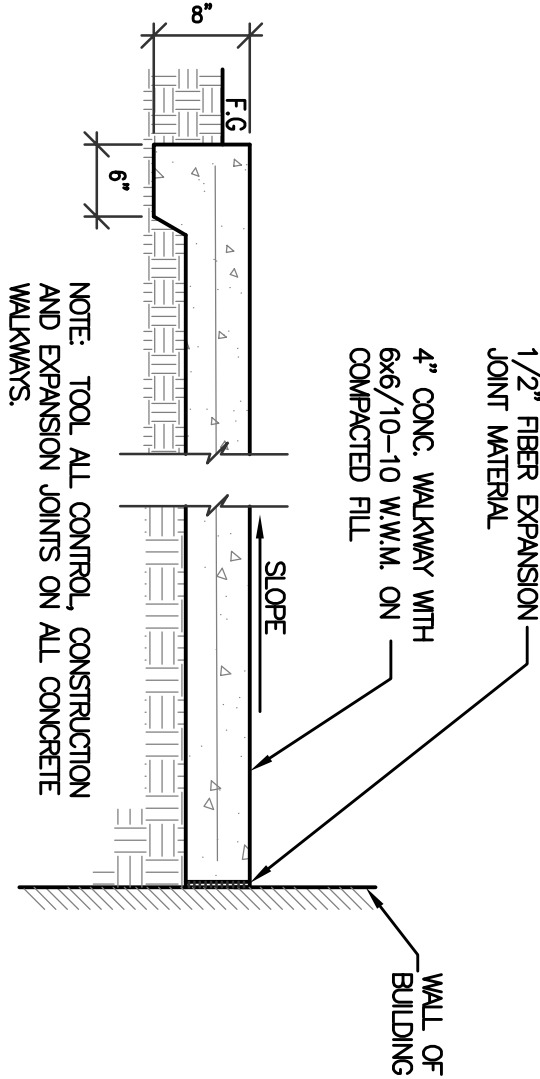
6
3/4"=1'-0"

TYP. BOLLARD DETAIL



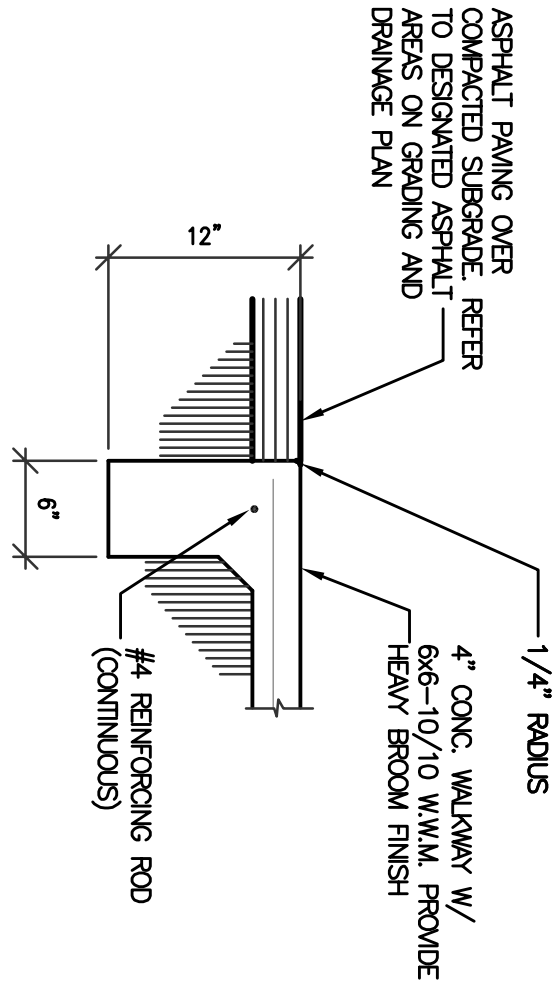
6
3/4"=1'-0"

TYP. BICYCLE
RACK DETAIL



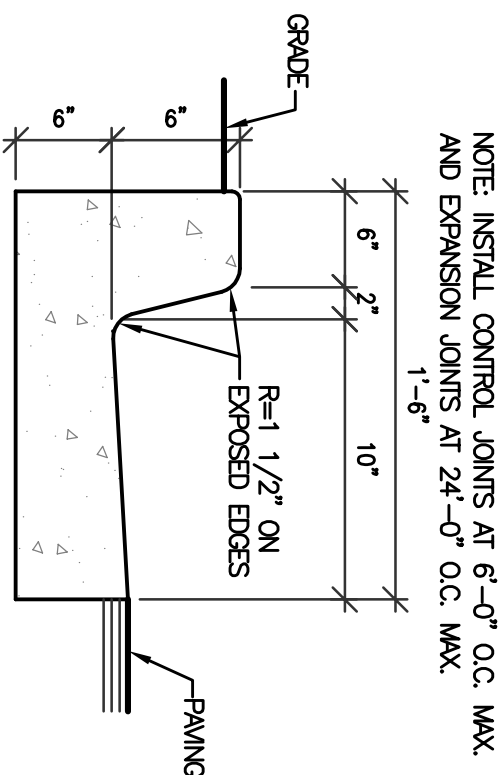
5
3/4"=1'-0"

TYP. CONCRETE
SIDEWALK DETAIL



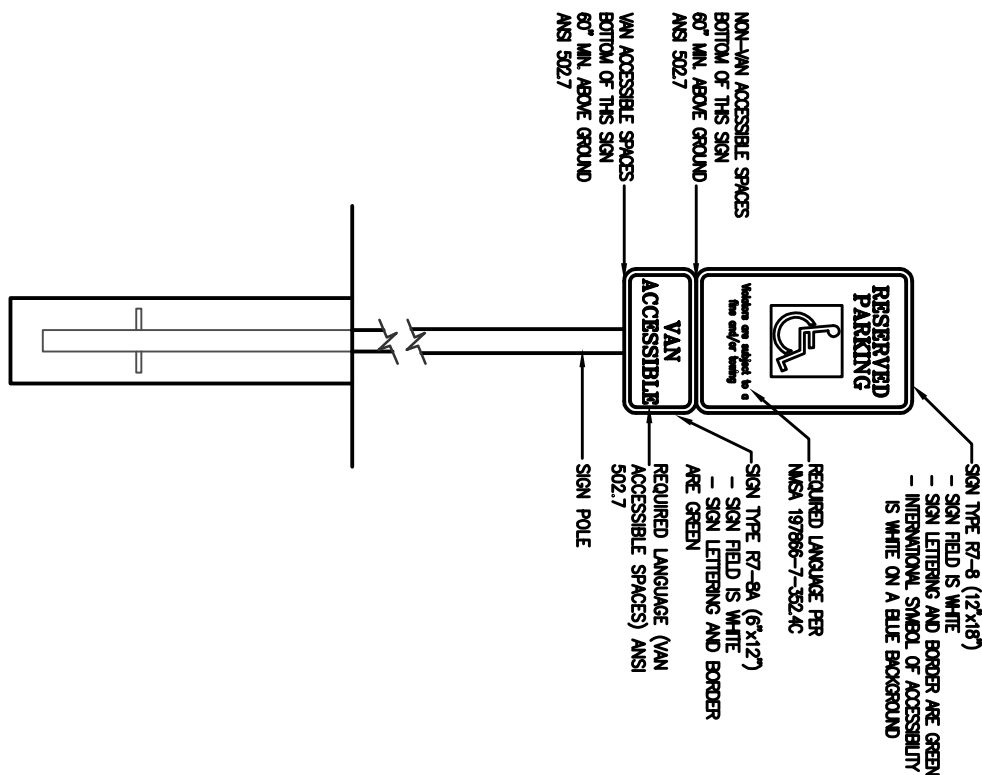
4
1/4"=1'-0"

TYP. CONCRETE CURB
AND SIDEWALK DETAIL



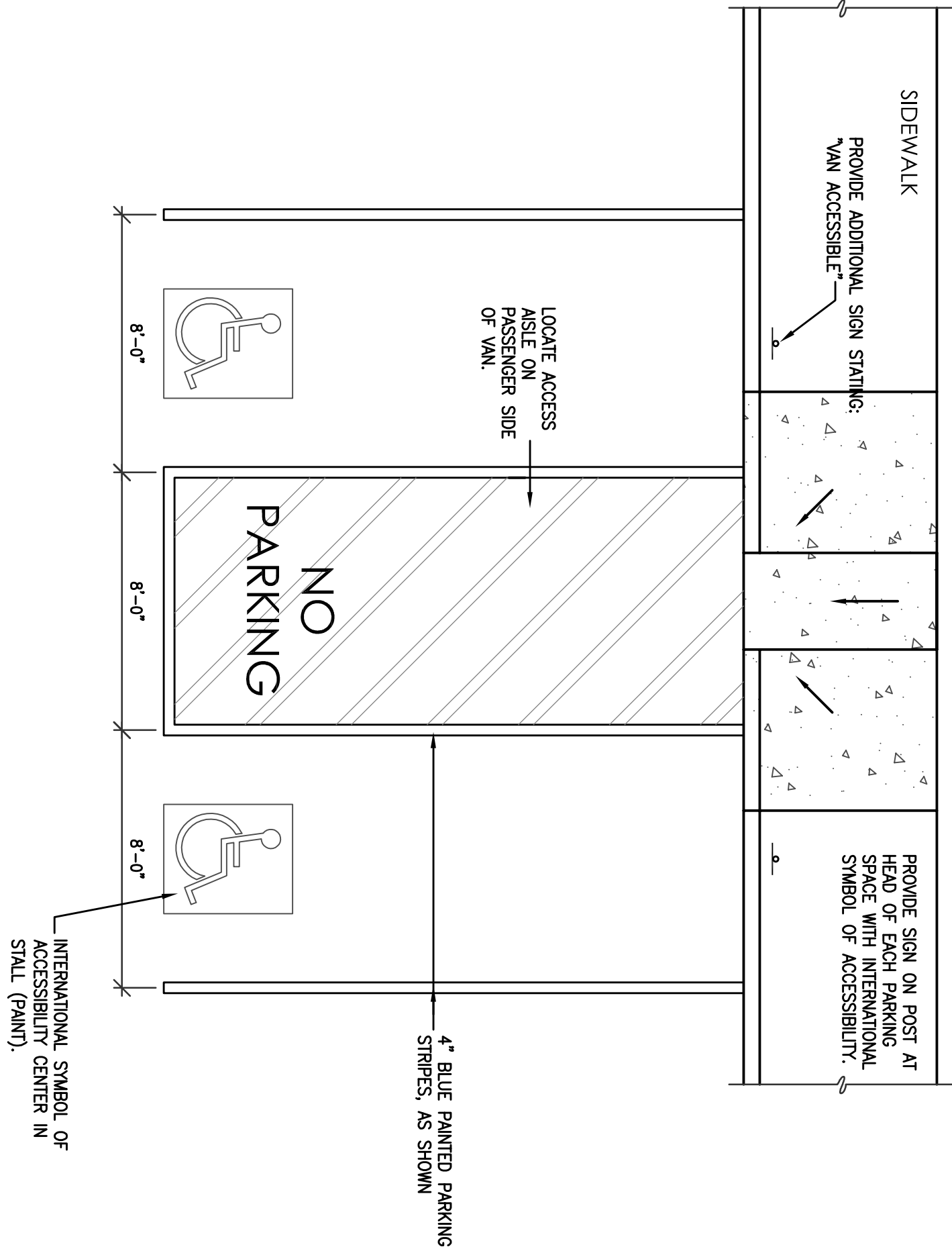
3
1/4"=1'-0"

TYP. CONCRETE CURB
AND GUTTER DETAIL



2
3/4"=1'-0"

TYP. ACCESSIBLE
SIGNAGE DETAIL



1
1/4"=1'-0"

ACCESSIBLE PARKING