

CITY OF ALBUQUERQUE



September 9, 2019

Scott Anderson
Scott Anderson 87 Associates
4419 4th St NW
Albuquerque, NM 87107

Re: Crestline
2635 Baylor Dr. SE
Traffic Circulation Layout
Engineer's/Architect's Stamp 08-07-19 (M16-D044)

Dear Mr.Anderson,

Based upon the information provided in your submittal received 09-04-19, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

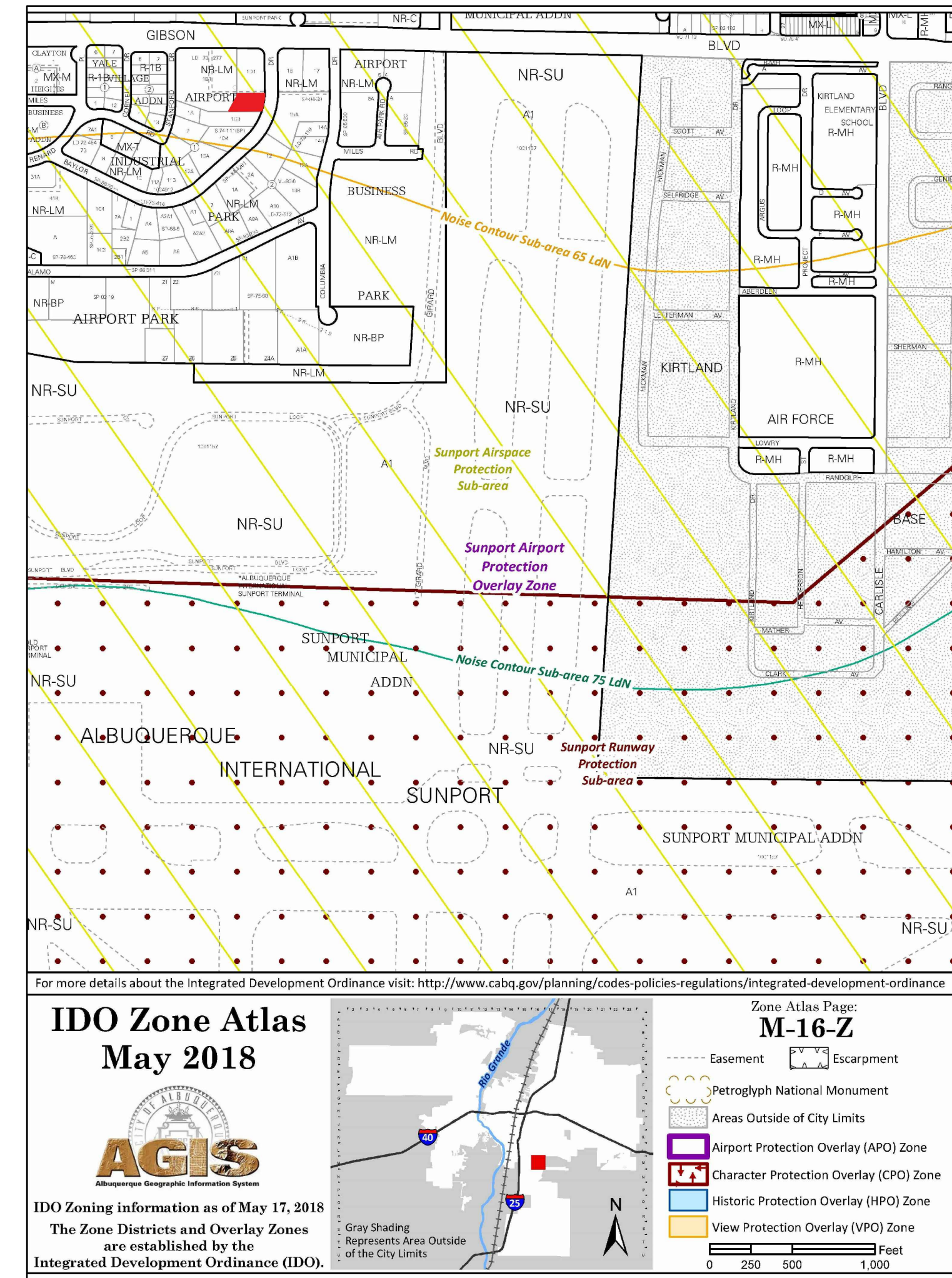
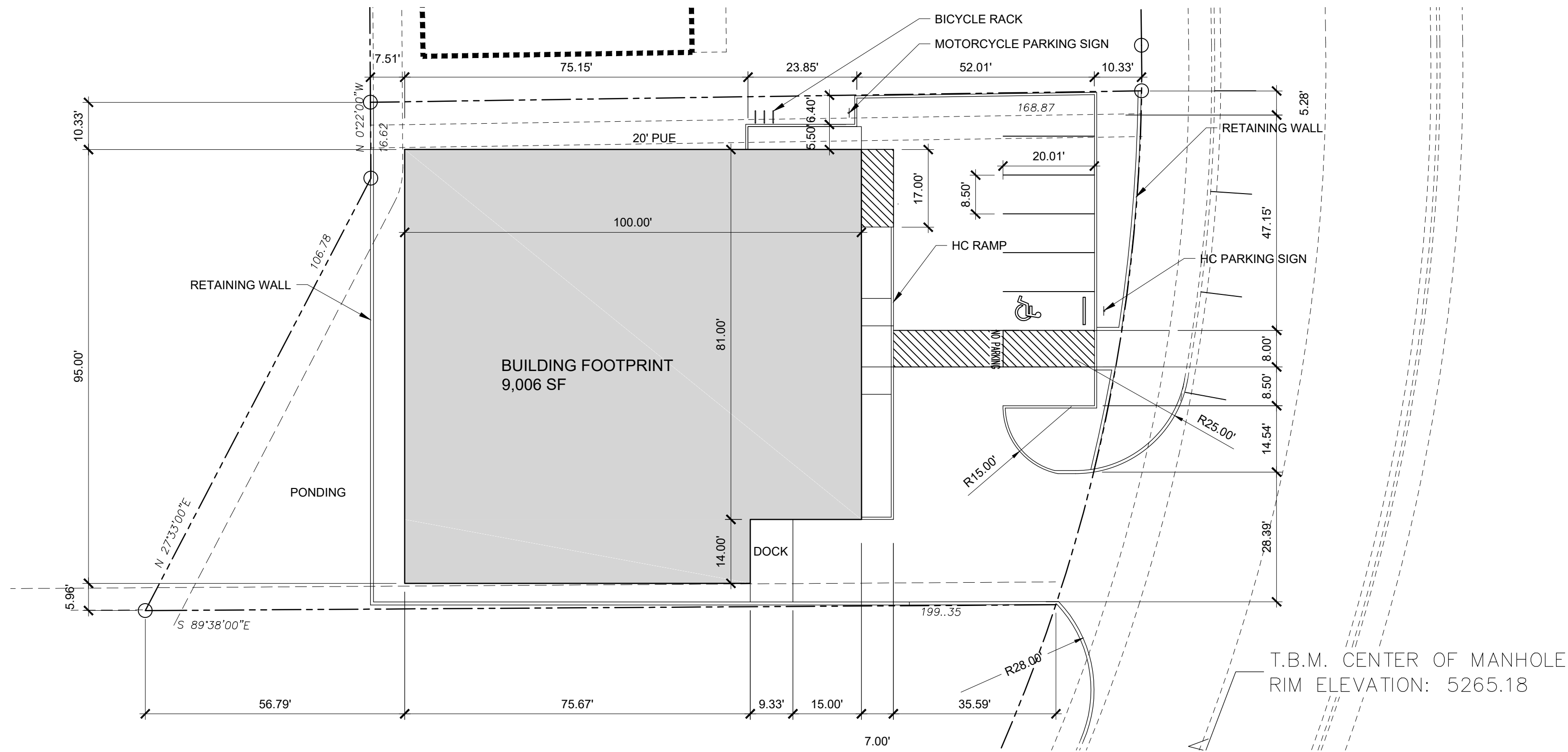
1. Identify the right of way width, medians, curb cuts, and street widths on Street(s) Name.
2. Show grade in the parking area specifically the ADA space.
3. Show all drive aisle widths and radii. Some dimensions are not shown.
4. Refuse vehicle maneuvering shall be contained on-site.The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
5. Show the clear sight triangle and add the following note to the plan:
"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.
6. The existing curb cut is bisected by the property line as shown on AGIS website. Please clarify. Is the access you are showing is a new access?
7. Please show the existing sidewalk and curbe and gutter and show how you are tying it with your proposed curb.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



FIRE CALCULATIONS

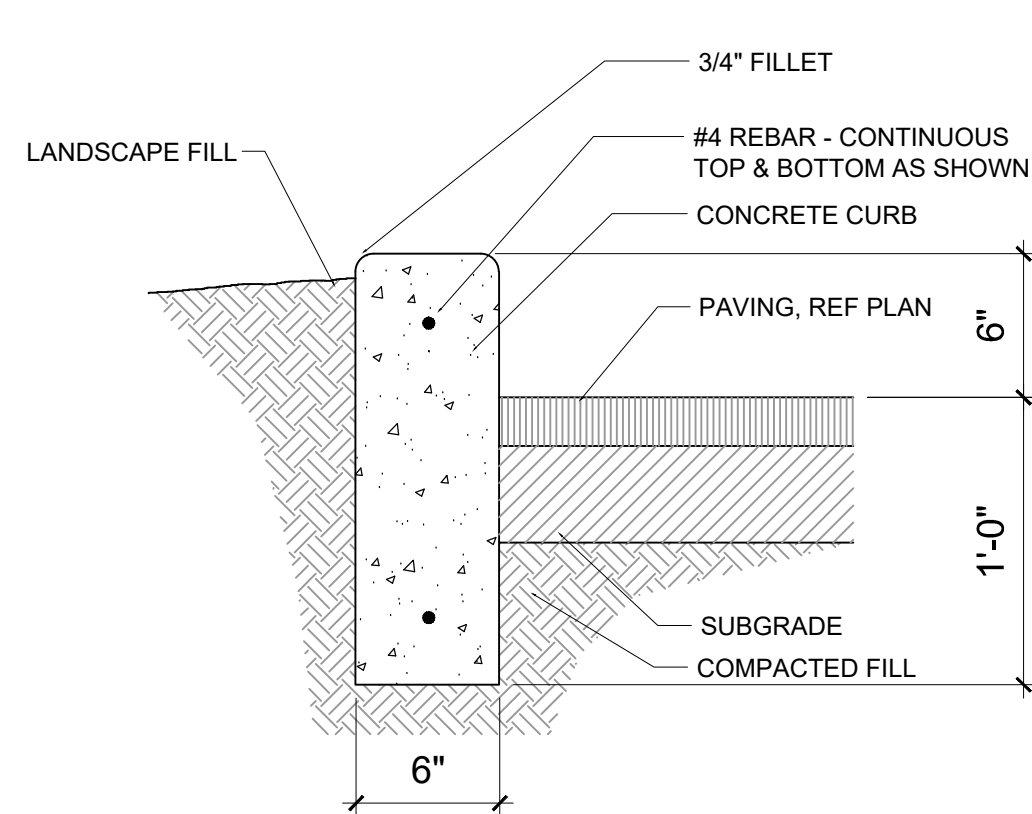
BUILDING HEIGHT = 28'-1", 1 STORY
TYPE II B-NS (NON-SPRINKLERED) CONSTRUCTION
HYDRANTS REQUIRED PER IFC TABLE C105.1 = 1 HYDRANT @ 250FT MAX
CONCRETE PAVING SHALL SUPPORT 75,000 LBS.

FIRE FLOW CALCULATION IFC 2015 APPENDIX B TABLE B105.1:
IFC B105.1 CONSTRUCTION TYPE II-B 9,160 SF = FLOW @ 2,000 GPM FOR 2 HOURS
IFC B105.2 SPRINKLER SYSTEM PROVIDED: 2,250 GPM X 0.25 = 562.5 GPM
IFC B105.2a MIN GPM = 1,500 FOR 2 HOURS

UPC: 101605514547120310
LEGAL: LOT 102 BLOCK 1 AIRPORT INDUSTRIAL PARK
ZONING: NR-LM
ZONE ATLAS PAGE: M16

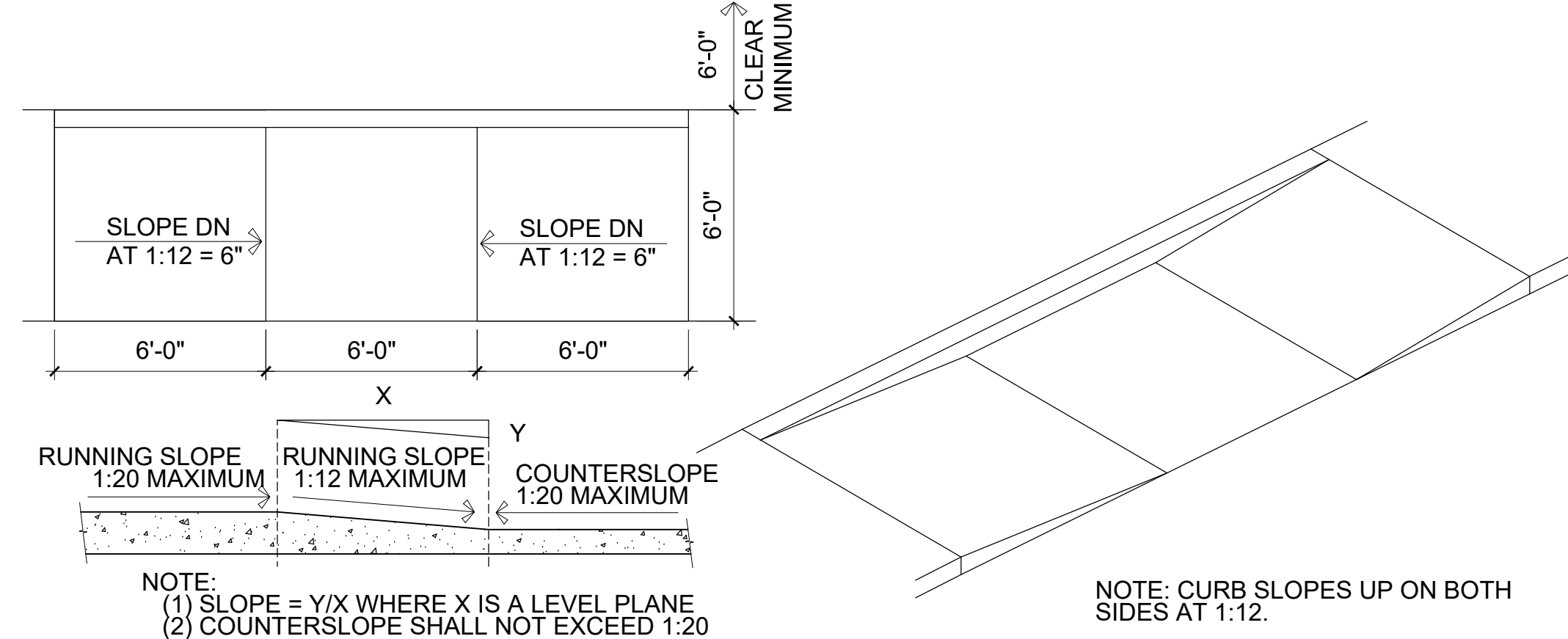
PARKING:
HEAVY MANUFACTURING 9,160 X 0.0005 SF = 4 SPACES
1 HC REQUIRED
1 MOTORCYCLE REQUIRED
1 BIKE RACK - 4 SPACES

GROSS LOT AREA = 20,455 SF
BUILDINGS = 9,160 SF
NET LOT AREA = 11,295 SF
REQUIRED LANDSCAPE AREA @ 15% = 1,695 SF



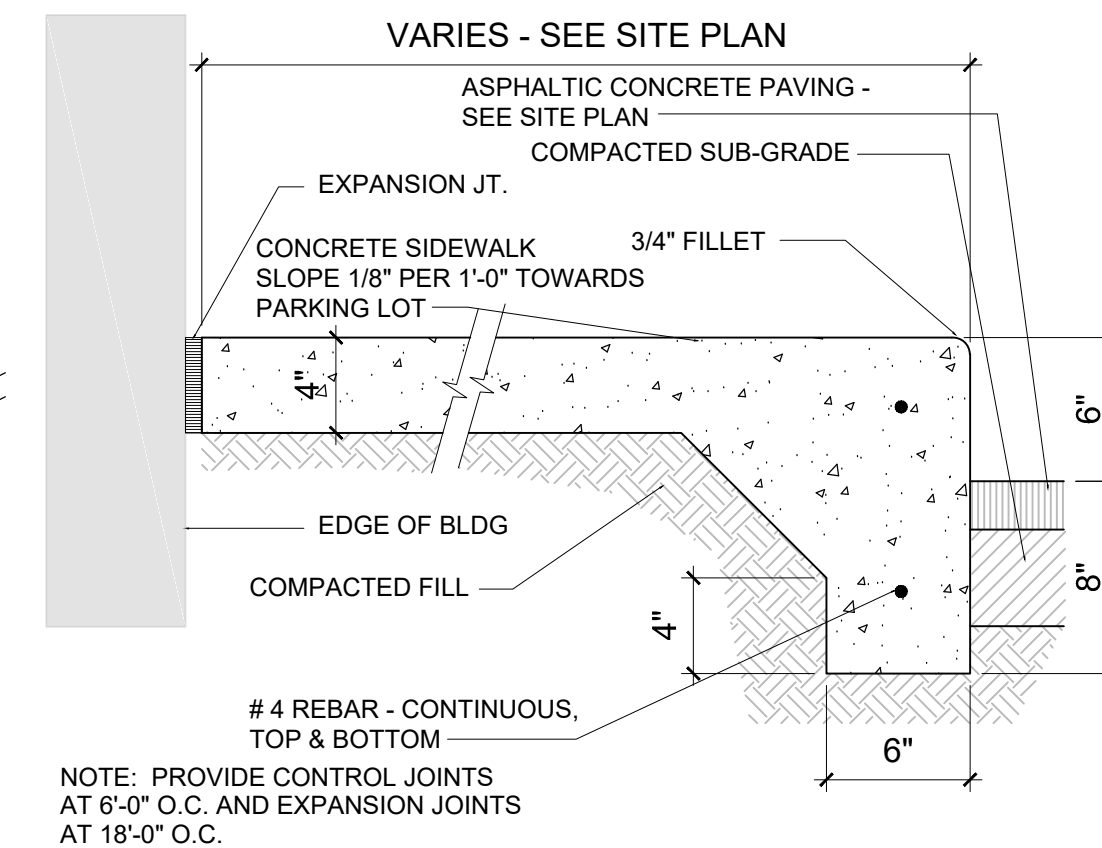
STAND UP CURB

SCALE: 1 1/2" = 1'-0"



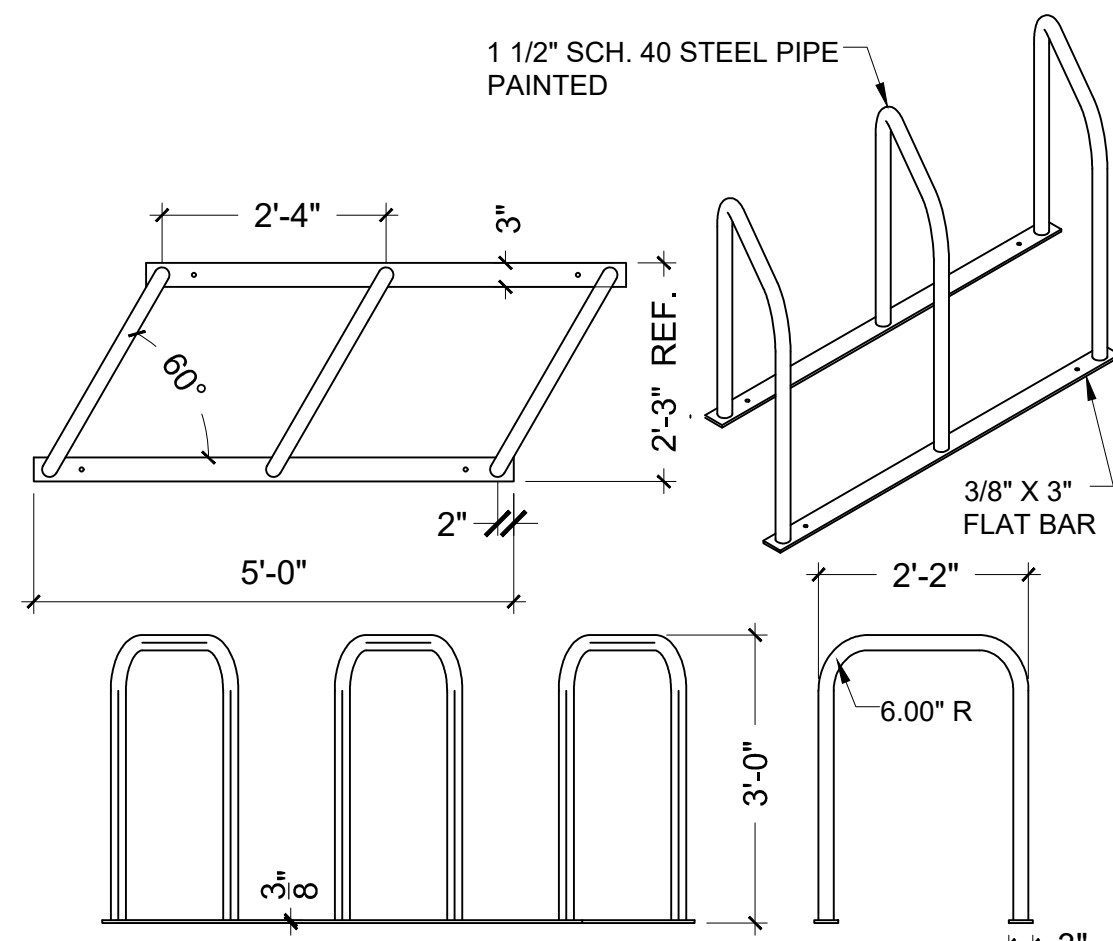
HC PARKING RAMP

SCALE: 1/4" = 1'-0"



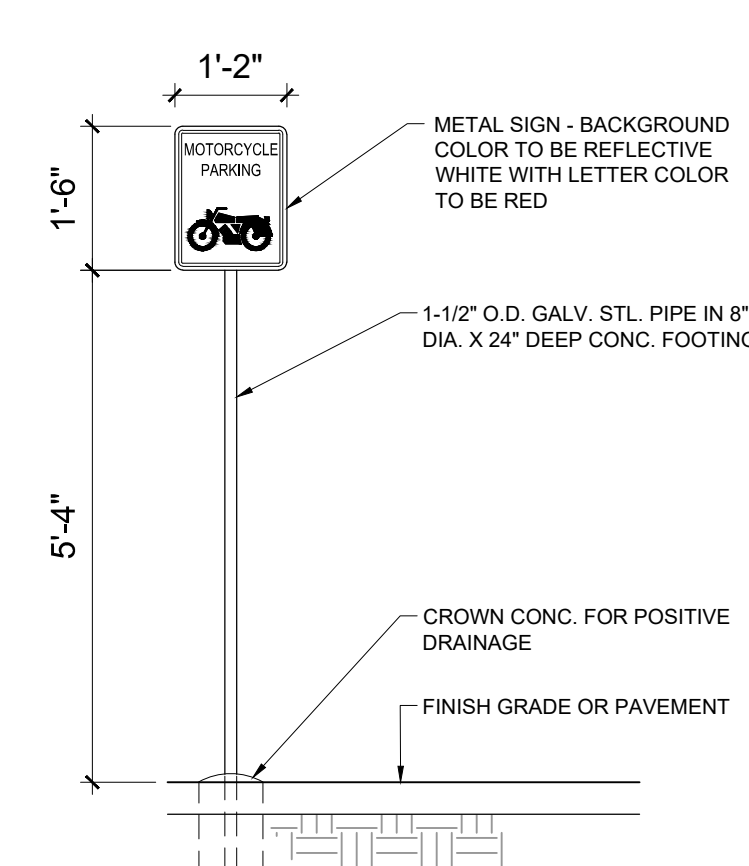
SIDEWALK @ BUILDING

SCALE: 1 1/2" = 1'-0"



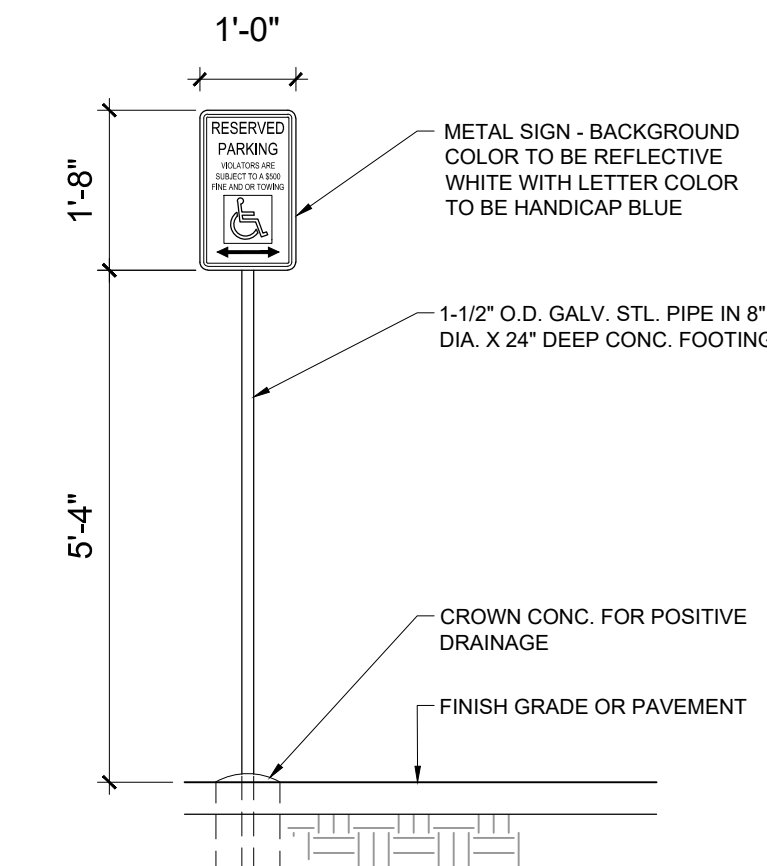
BIKE RACK

SCALE: 1/2" = 1'-0"



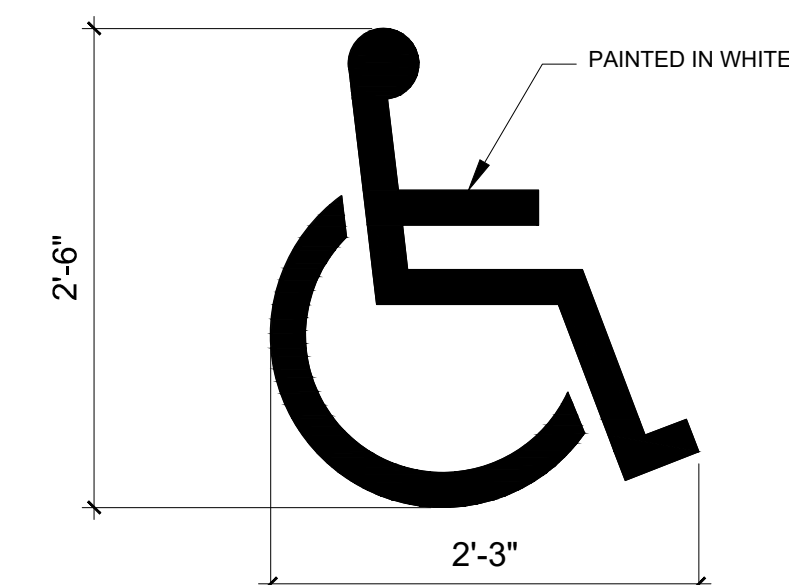
MOTORCYCLE SIGN

SCALE: 1/2" = 1'-0"



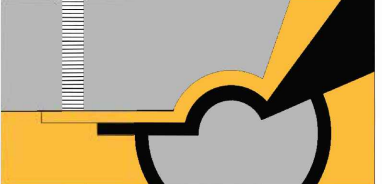
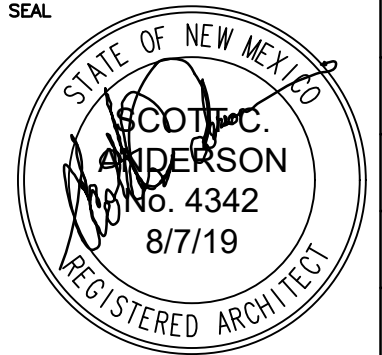
HC SIGN

SCALE: NTS



HC PAVEMENT MARKING

SCALE: NTS

No	Revision	Item	Date
 SCOTT C. ANDERSON & associates architects 4415 4th St. NW Ste. B Albuquerque, NM 87107 scott@scottcanderson.com 505.401.7575			
CRESTLINE PLASTICS BUILDING 2635 BAYLOR DR SE ALBUQUERQUE NM 87106			
DRAWING TITLE TRAFFIC CIRCULATION LAYOUT			
	DESIGNED	PROJECT NO	
	DRAWN	SCALE	
	CHECKED	DRAWING NO	
	REVIEWED	A-100	
	DATE 8/7/19	OF	