

CITY OF ALBUQUERQUE



May 29, 2019

Peter Butterfield Architect
Peter Butterfield
5201 Hawking Dr. SE
Albuquerque NM 87106

Re: United Poly Systems Bldg. Addition
5201 Hawking Dr. SE Albuquerque NM 87106
Traffic Circulation Layout
Engineer's/Architect's Stamp 05-25/2015 (Q16DA5000)

Dear Mr. Thompson,

The TCL submittal received 05-29-19 is approved for Building Permit **with a condition of providing a copy of refuse approval at the time of CO**. 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.

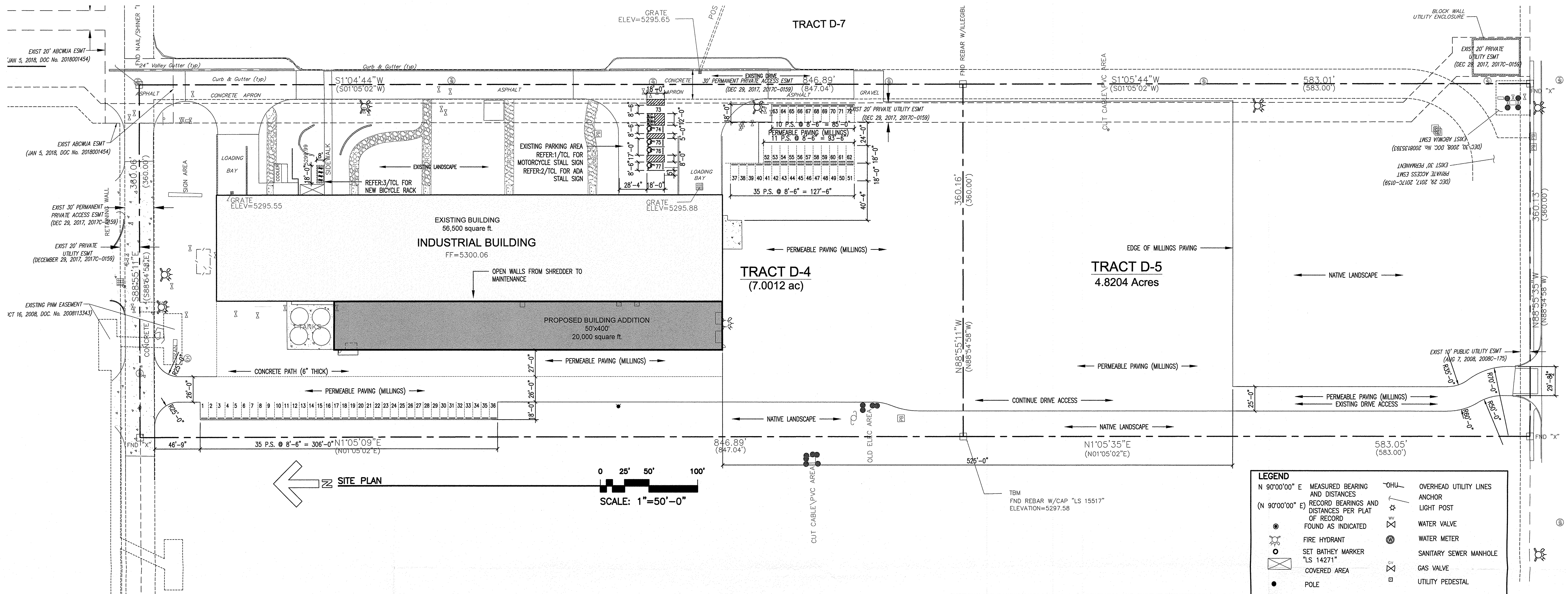
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification 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,

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

/MM via: email
C: File



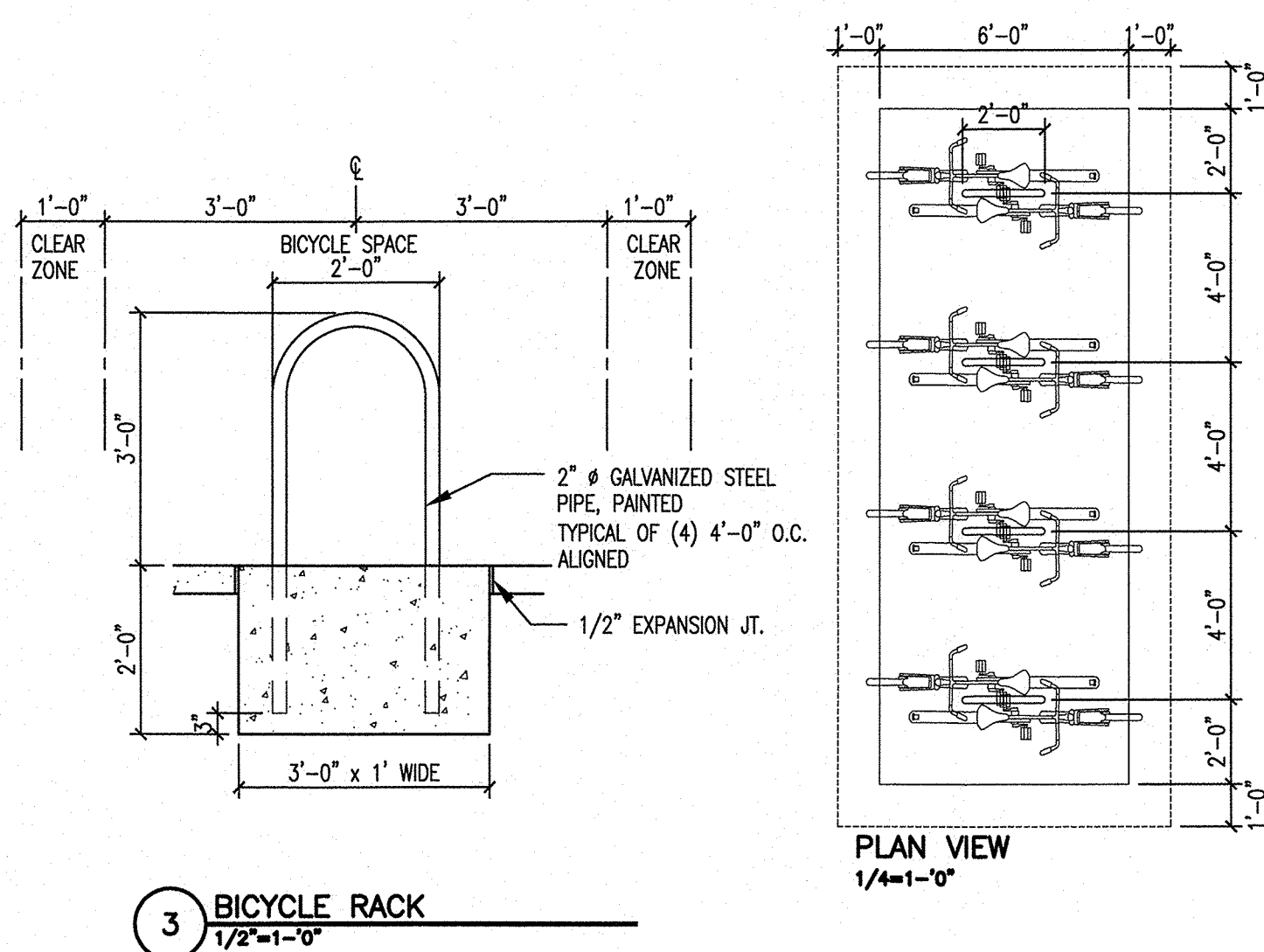
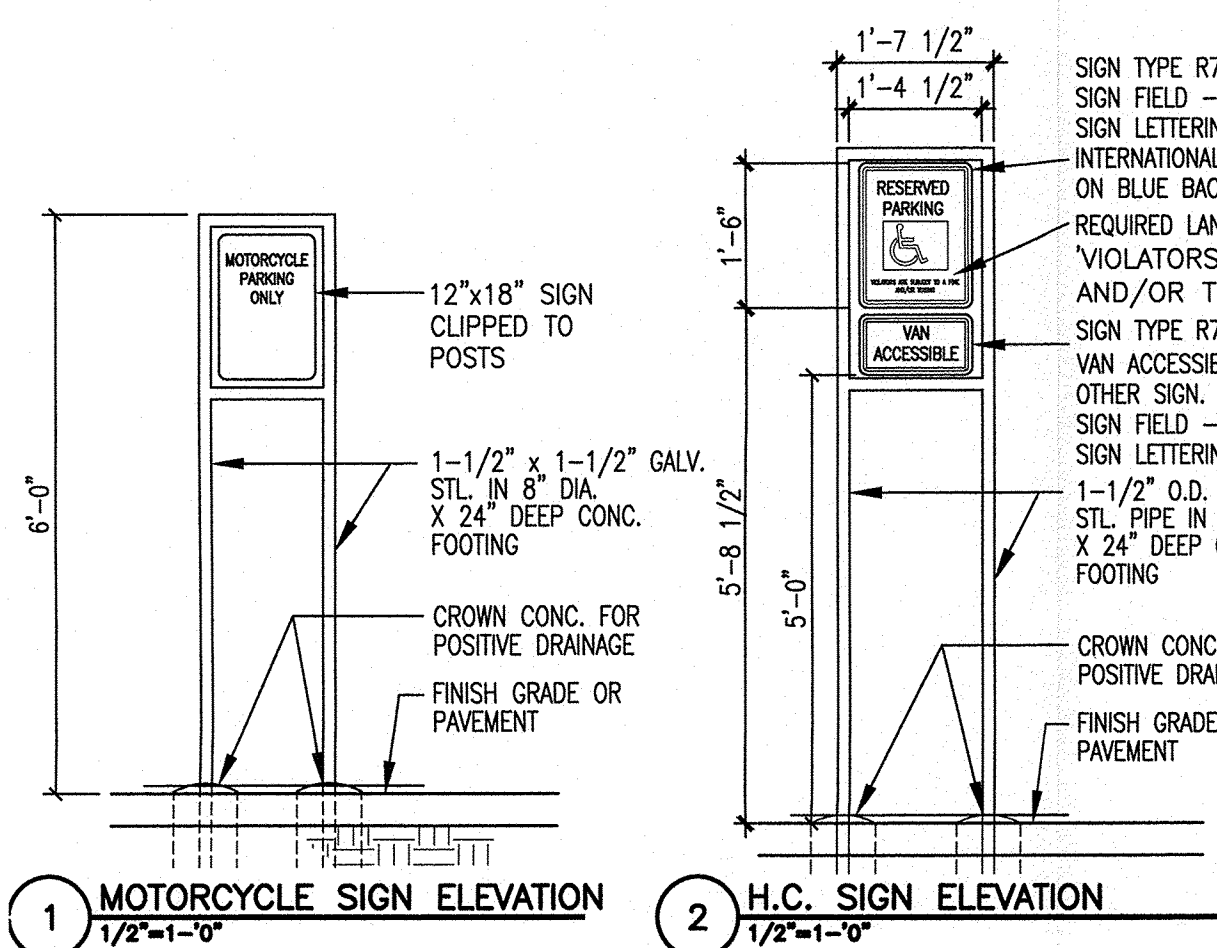
SITE PLAN

0 25' 50' 100'
SCALE: 1"=50'-0"

TRAFFIC CIRCULATION LAYOUT APPROVED

Arden
Signed 05/29/19 Date

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



ZONING DATA

DESIGNATION: PC (PLANNED COMMUNITY)
MESA DEL SOL LEVEL B DESIGN GUIDELINES
UPC: 101605232808940210
OWNER: UNIT POLY SYSTEMS
OWNER ADDRESS: 5201 HAWKING DR. SE, ALBUQUERQUE NM 87106
LEGAL DESCRIPTION: TR D-4 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATION PARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK II) CONT
TOTAL SITE ACRES: 7.0
OCCUPANCY TYPE: LIGHT MANUFACTURING FACILITY (FACTORY GROUP F-1)

PARKING DATA

PARKING REQUIREMENTS:
LIGHT MANUFACTURING: (3 SPACE PER 1000 S.F. GFA) = 76,500 SF/1000 = 77 PARKING STALLS [77 STALLS PROVIDED]
ADA STALLS REQUIRED: 4
ADA STALLS PROVIDED: 4 (VAN ACCESSIBLE)
MOTORCYCLE SPACES REQUIRED: 3
MOTORCYCLE SPACES PROVIDED: 3
BICYCLE SPACES REQUIRED: 8
BICYCLE SPACES PROVIDED: 8

ADA SITE NOTES

SIGNAGE (NMBC 1110.1 AND ANSI 502.7)
• A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE.
• CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
• SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE).
• SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A).
• SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010). VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN.
• THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)
• IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)
• ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 64" ABOVE THE GROUND.
• IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.
PAVEMENT MARKINGS (NMBC 1110.3)
• PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.
• PARKING SPACE LINES BE PAINTED BLUE.
• ACCESS AISLE HAS BLUE, DIAGONAL STRIPING. (66-1-4.1.B NMSA 1978).
• ACCESS AISLE 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 REAR TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)
• IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

EXECUTIVE SUMMARY

PROJECT IS LOCATED IN ZONE GRID MAP LOCATION Q-16-Z, ZONED PC (PLANNED COMMUNITY) PER THE MESA DEL SOL LEVEL B DESIGN GUIDELINES. THE PROJECT IS A 20,000 S.F. MANUFACTURING FACILITY (FACTORY GROUP F-1) ADDITION TO AN EXISTING 56,500 S.F. BUILDING FOR A TOTAL BUILDING AREA OF 76,500 S.F.

GENERAL NOTES

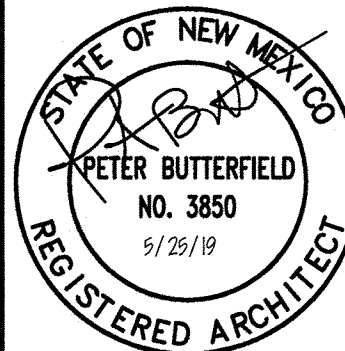
- WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS.
- ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- MAXIMUM SLOPE PERMITTED AT ADA STALLS AND ACCESS AISLES IS 2% (1:50)



United Poly Systems - Building Addition
5201 Hawking Dr SE
Albuquerque, NM 87106

RECEIVED
MAY 29 2019
PLANNING AND DEVELOPMENT SECTION

TCL



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albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901

DRAWING NAME

REVISIONS

△

SHEET NO.

5/29/19