

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 13, 2023

Christopher Whyman
Dekker/ Perich/ Sabatini
7601 Jefferson St.
Albuquerque, NM 87109

**Re: Mesa del sol Tract A
Tract A University Blvd. SE
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp 03-23-23 (R16-D097C)**

Dear Mr. Whyman,

The conceptual TCL submittal received 03-24-2023 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit.

PO Box 1293

Albuquerque

When the site construction is completed and an inspection for 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, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

NM 87103

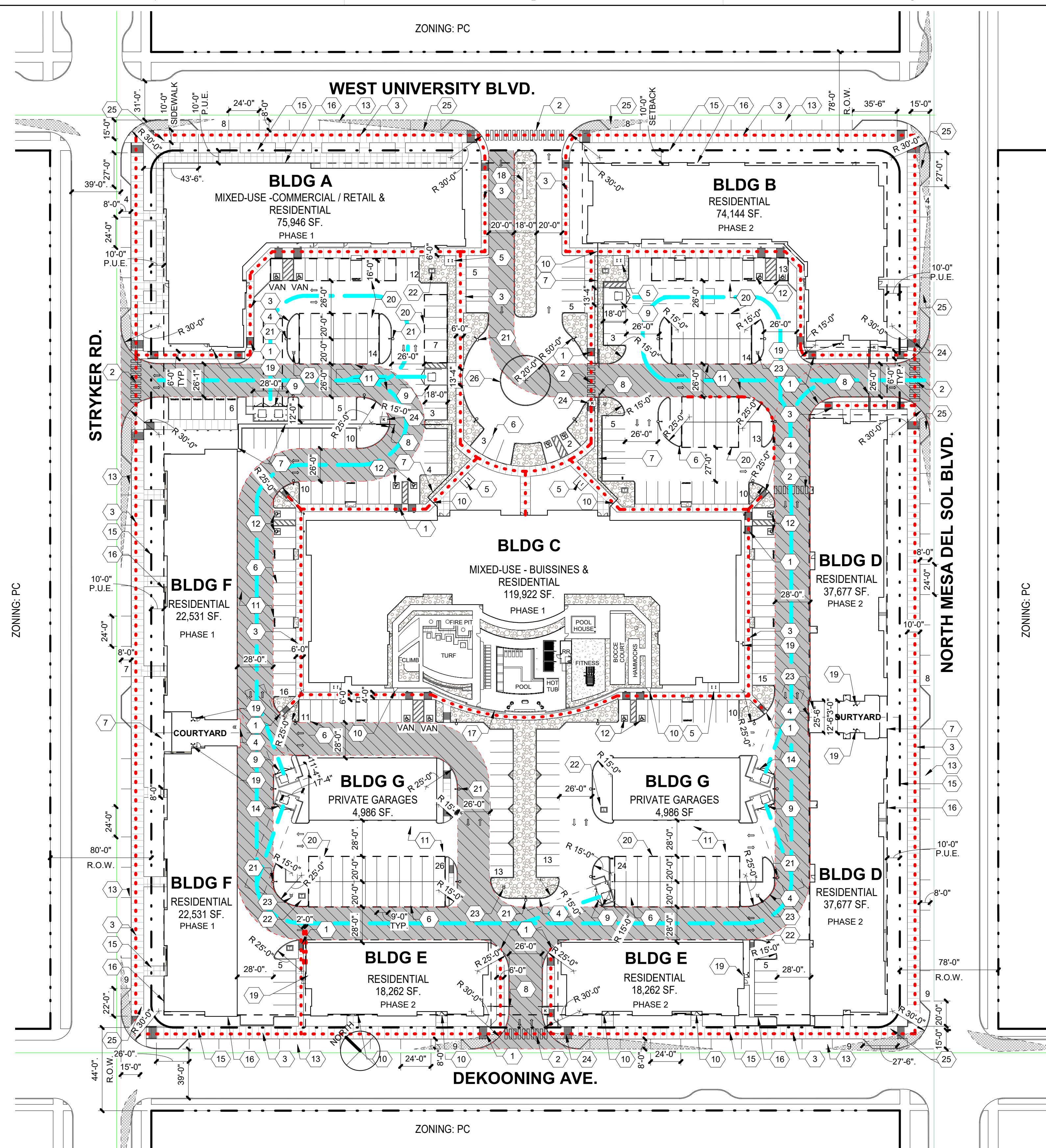
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



B1 OVERALL SITE PLAN
 1" = 50'-0"
 Scale: 1" = 50'-0"

PROJECT INFORMATION

LOCATION : ALBUQUERQUE NM
 ZONING : PC (COMMUNITY CENTER MDS)
 OCCUPANCY TYPE : APARTMENTS P-2, B (RETAIL, LEASING, & AMENITY)
 CONSTRUCTION TYPE : 3-A (PODIUM BUILDING)
 5-A (4 STORY APARTMENT BUILDINGS)
 5-B (3 STORY WALK-UPS BUILDINGS & GARAGE BUILDINGS)

SITE AREA : 9.47 ACRES (412,529 SF)
 DENSITY : 42.52 DU/A

BUILDING DATA

BUILDING	DWELLING UNIT AREA (GHSF)	CIRCULATION SPACE (GHSF)	AMENITY AREA (GHSF)	RETAIL AREA (GHSF)	TOTAL GROSS HEATED BUILDING AREA (GHSF)	PATIO / BALCONY AREA (GSF)	GARAGE AREA (GSF)	TOTAL GROSS AREA
BUILDING A	3,698	805	-	13,567	18,069	1,969	-	19,117
BUILDING B	13,018	2,910	-	-	15,928	2,107	-	18,035
BUILDING C	16,618	4,032	9,500	-	30,150	3,254	-	33,504
BUILDING D	11,940	3,672	7,500	-	23,112	1,340	-	24,452
BUILDING E	21,773	4,985	-	-	26,758	1,340	-	28,098
BUILDING F	21,773	4,795	-	-	26,568	1,340	-	27,908
BUILDING G	5,716	2,098	-	-	7,814	635	4,432	12,881
BUILDING H	6,157	1,945	-	-	8,002	430	-	8,432
BUILDING I	6,157	1,945	-	-	8,002	430	-	8,432
TOTAL ON SITE	23,687	7,833	-	-	31,320	1,925	4,432	37,677
TOTAL ON SITE	47,374	15,266	-	-	62,640	3,850	8,864	75,354

UNIT DATA

UNIT TYPE	BALCONY SF	PATIO SF	NET SQUARE FOOTAGE (NSF)	GROSS HEATED SQUARE FOOTAGE (GHSF)	TOTAL BEDROOMS	UNIT TOTALS	GHSF TOTALS
S1*	0	0	558	608	15	15	8,370
S1	0	0	600	653	42	42	25,200
S2	15	0	603	652	23	23	13,869
S3	0	104	672	638	30	30	26,160
A1	0	105	762	769	28	28	19,656
A1	72	0	738	795	107	107	85,665
WU-A1	75	92	755	784	24	24	18,120
WU-A2	75	0	835	896	0	0	0
WU-A3	75	0	835	894	108	54	45,090
WU-A4	75	0	863	922	32	16	13,808
WU-A5	75	0	768	847	24	12	9,456
B1*	0	215	895	964	14	7	6,351
B2*	142	0	945	1018	48	24	22,680
B2*	142	0	945	1018	2	1	945
B2	142	0	1002	1076	18	6	6,012
B3 Corner	160	0	1132	1215	21	7	7,924
WU-B2	75	92	1300	1770	36	32	15,600
TOTAL			58,203	17,000	13,567	376,735	24,481
TOTAL PROJECT			286,468	58,203	17,000	13,567	376,735

PARKING DATA

REQUIRED PARKING: NO REQUIREMENT
BICYCLE PARKING: 1:10,000 NET SF = 32 REQUIRED

ACCESSIBILITY PARKING	12
ACCESSIBLE PARKING STALL	4
ACCESSIBLE VAN PARKING STALL	16
TOTAL	32
SURFACE PARKING	249
STANDARD PARKING STALLS	75
ON STREET PARKING STALLS	17
COMPACT PARKING STALLS	147
TOTAL	341
GARAGE PARKING	128
TOTAL PARKING PROVIDED:	485
MOTORCYCLE PARKING PROVIDED:	4
BICYCLE PARKING PROVIDED:	34

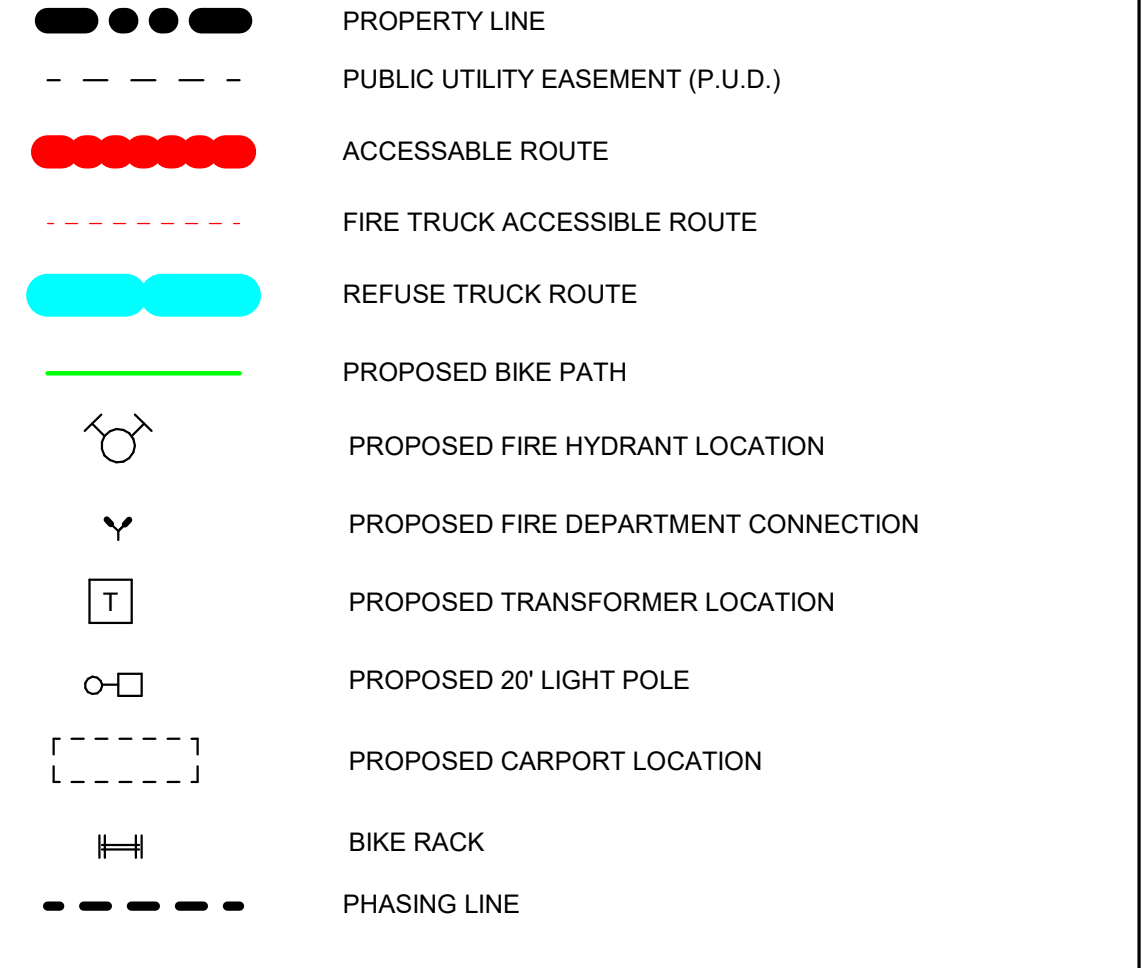
GENERAL SHEET NOTES

- VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
- UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION. SEE CIVIL.
- SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- REFER TO CIVIL AND ELECTRICAL FOR DEMOLITION ITEMS.
- REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.
- SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
- EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- REPAIR AREAS TO MATCH PRE-CONSTRUCTION CONDITION WHERE UTILITY WORK, GRADING AND/OR STAGING OCCURS, INCLUDING AREAS OUTSIDE OF LIMIT OF WORK BOUNDARY.
- WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRG APPROVED PLANS PER CITY OF ALBUQUERQUE.
- ALL RAMPS, SIDEWALKS, CURBS AND GUTTERS IN THE R.O.W. SHALL BE INSTALLED PER CITY OF ALBUQUERQUE STANDARD DRAWINGS.

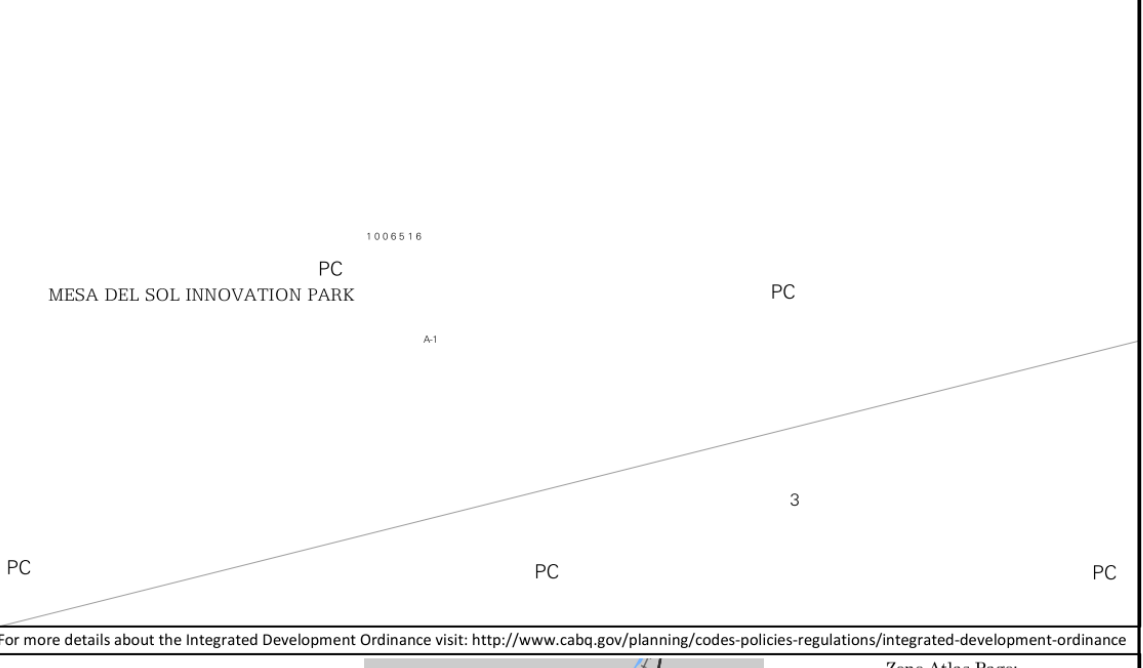
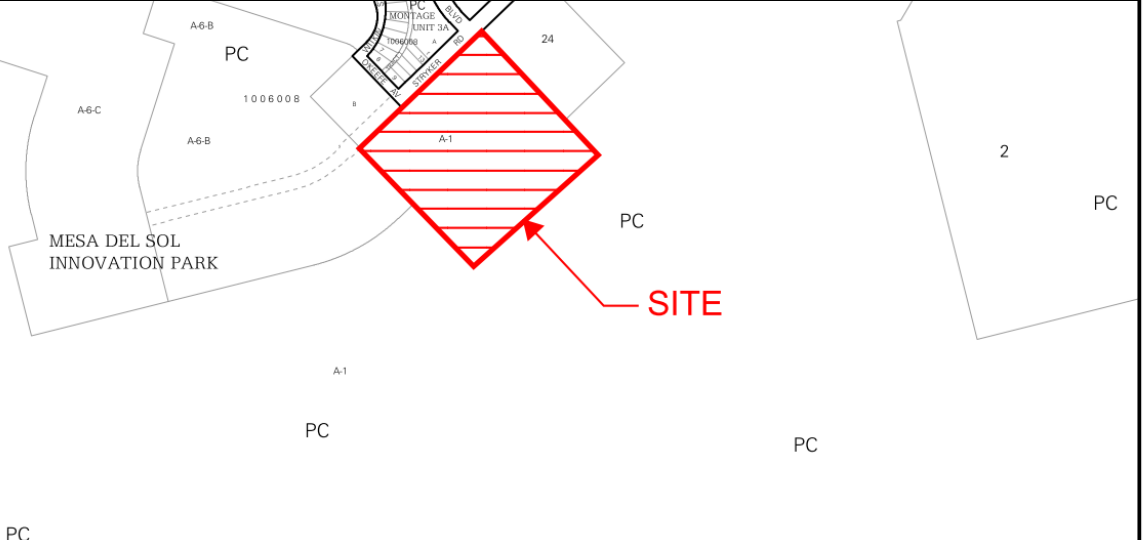
SHEET KEYNOTES

- CONCRETE ACCESSIBLE RAMP TYP.
- PAINTED PEDESTRIAN CROSSWALK
- CONCRETE SIDEWALK WITH CONTROL JOINTS
- CONCRETE CURB, SEE CIVIL
- BICYCLE STALLS
- ASPHALT MARKINGS: PARKING STRIPING
- WROUGHT IRON RESIDENTIAL ENCLOSURE FENCE
- WROUGHT IRON GATE
- DUMPSYTER ENCLOSURE, RE: SDP-5.7
- PEDESTRIAN GATE
- ASPHALT PAVING
- ACCESSIBLE PARKING STALL
- PUBLIC STREET PARALLEL PARKING
- RECYCLING ENCLOSURE, RE: SDP-5.7
- PROPERTY LINE
- 10' PUBLIC UTILITY EASEMENT
- 6" HIGH PRIVACY WALL AT AMENITY
- MONUMENT SIGN, RE: D4/SDP-1.2
- FIRE DEPARTMENT CONNECTION (FDC)
- PARKING CANOPY
- LIGHT POLE 20'-0"
- TRANSFORMER BOX
- FIRE HYDRANT - REFER TO CIVIL
- LOCATION OF KNOX BOX CLEAR SIGHT TRIANGLE (PER COA) LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. ALL 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
- MOUNTABLE CURB

LEGEND



VACINITY MAP



DEKKER PERICH SABATINI

Architecture in Progress



SEAL

PROJECT

MESA DEL SOL-TRACT A
 (Tract A) UNIVERSITY BLVD.
 SE ALBUQUERQUE, NM 87106

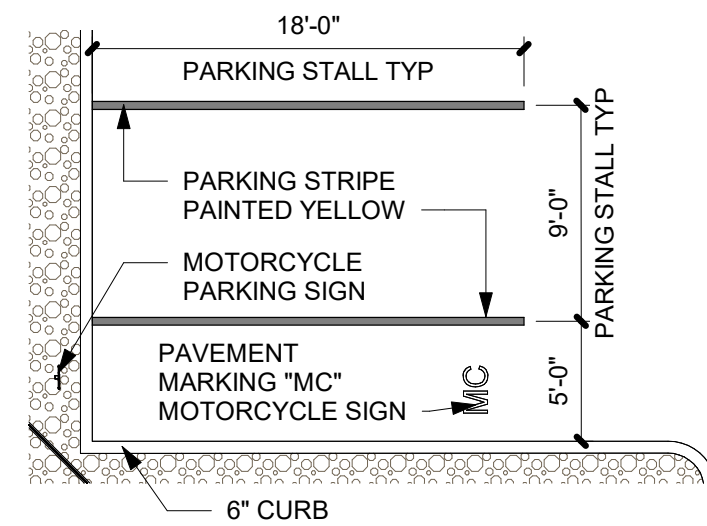
DRB

- REVISIONS
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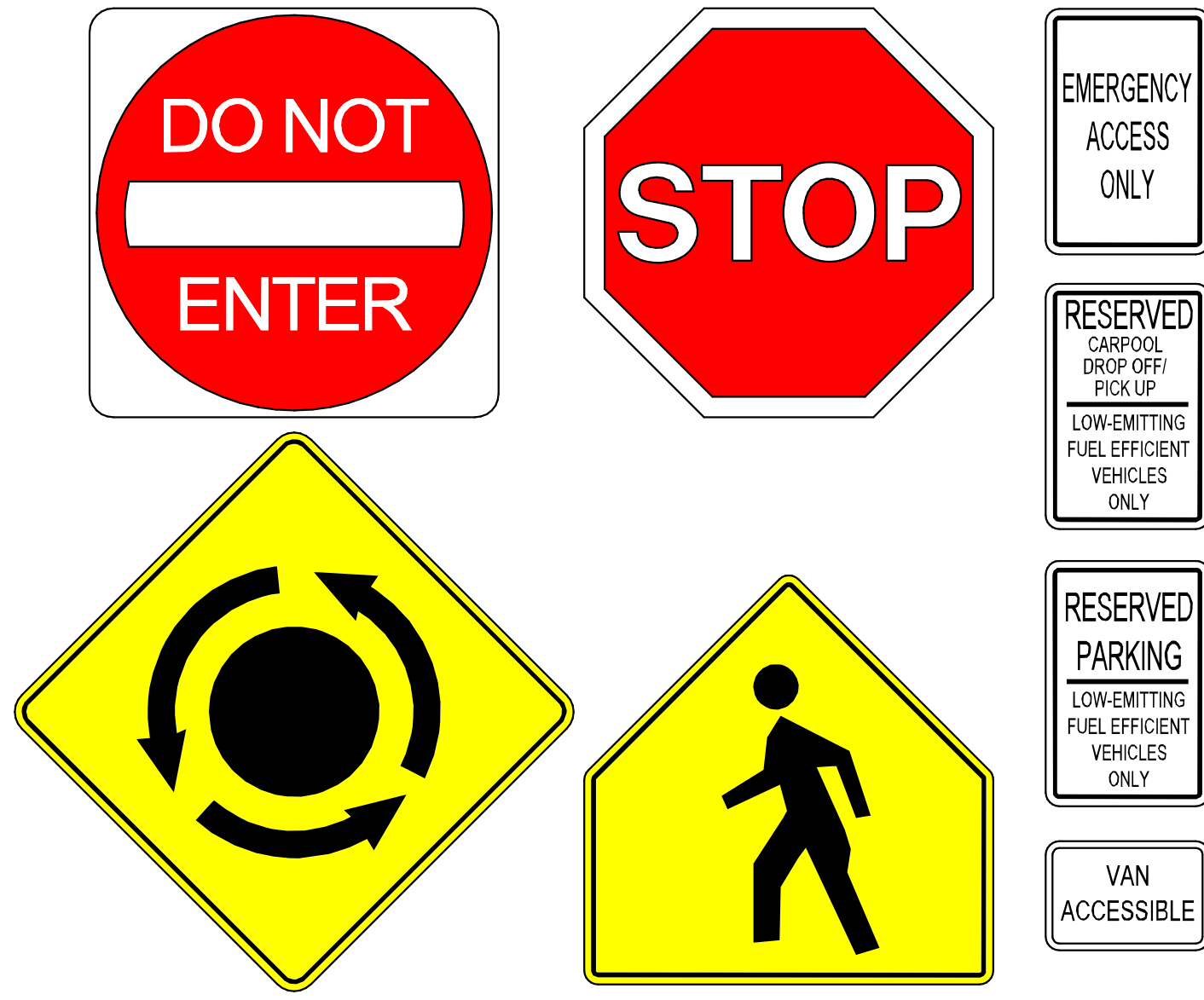
DRAWN BY TD - CWW
 REVIEWED BY CWW - HFG
 DATE 22/12/16
 PROJECT NO: 22-0148

DRAWING NAME
TRAFFIC CONTROL LAYOUT

SHEET NO
TCL

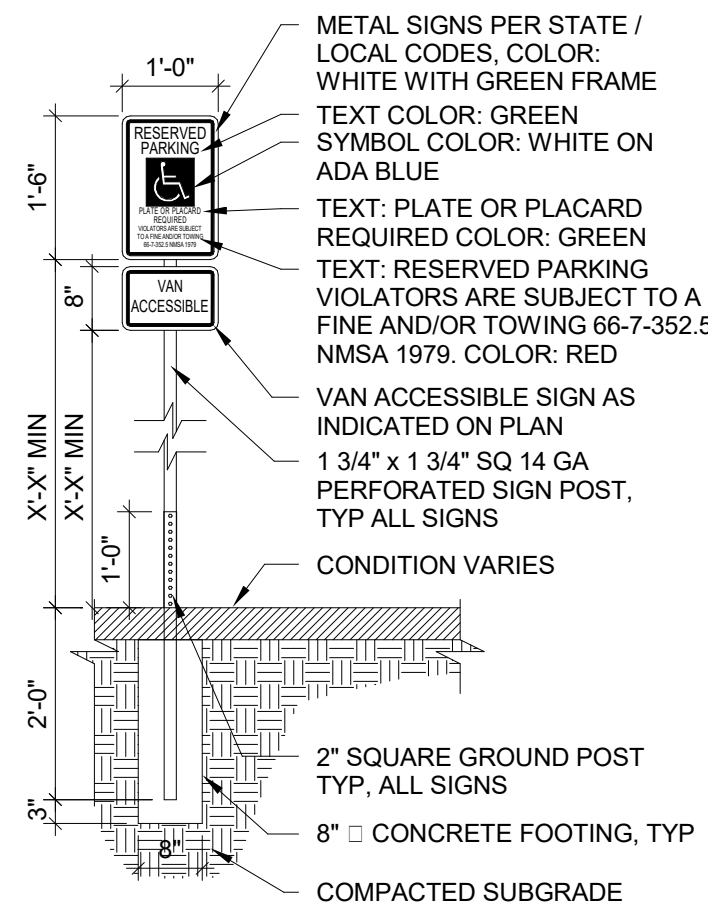


4 TYPICAL MOTORCYCLE PARKING STALL
1/8" = 1'-0"

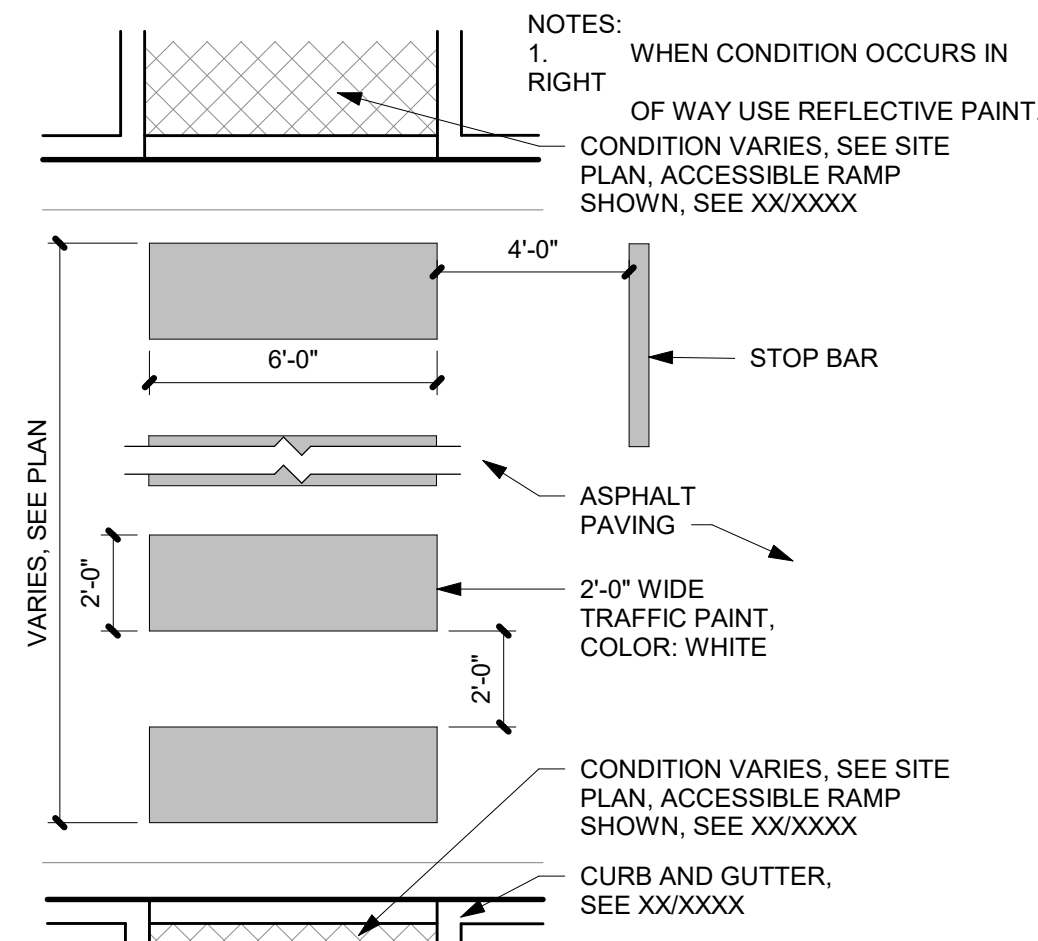


3 TRAFFIC SIGNAGE
1" = 1'-0"

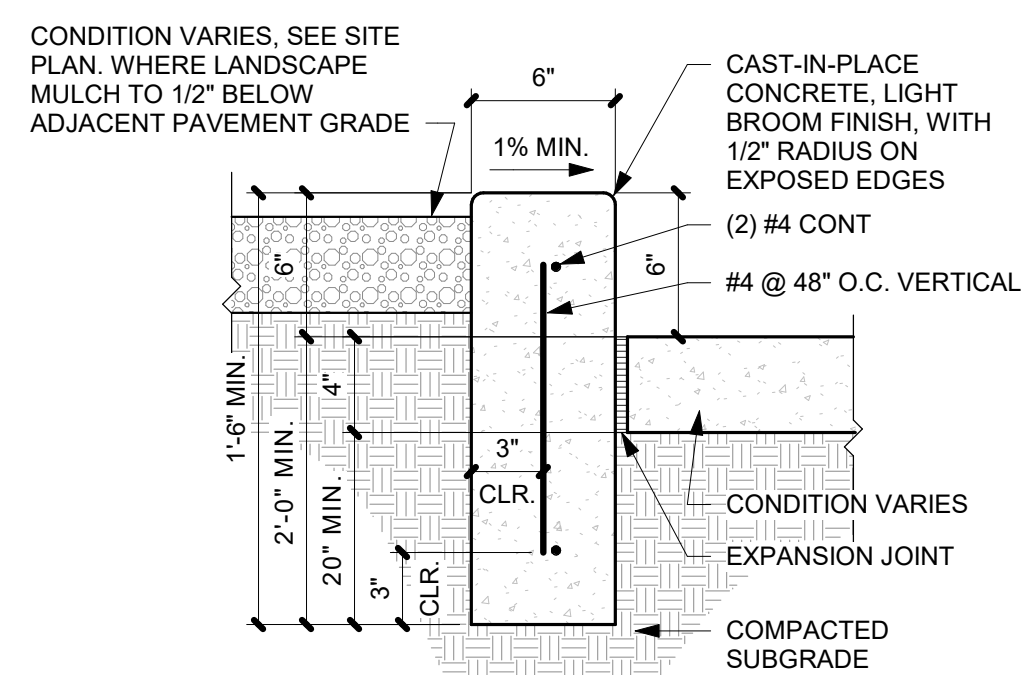
- NOTES:
1. MANUFACTURER: XXXX.
2. COLOR: XXXX
3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.



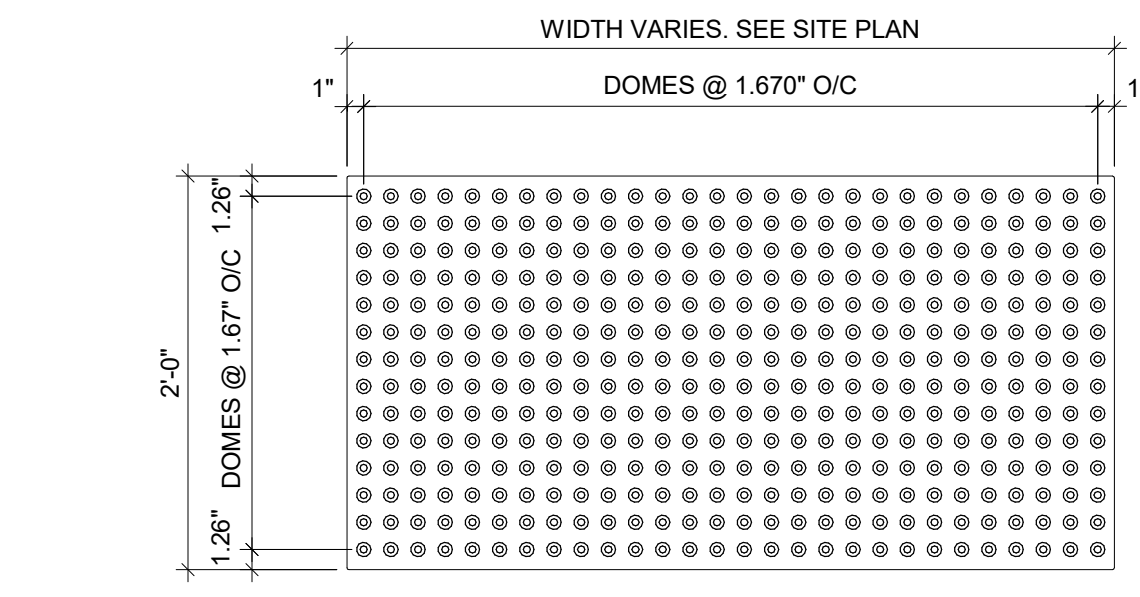
A12 32SIGNAGE01
1/2" = 1'-0"



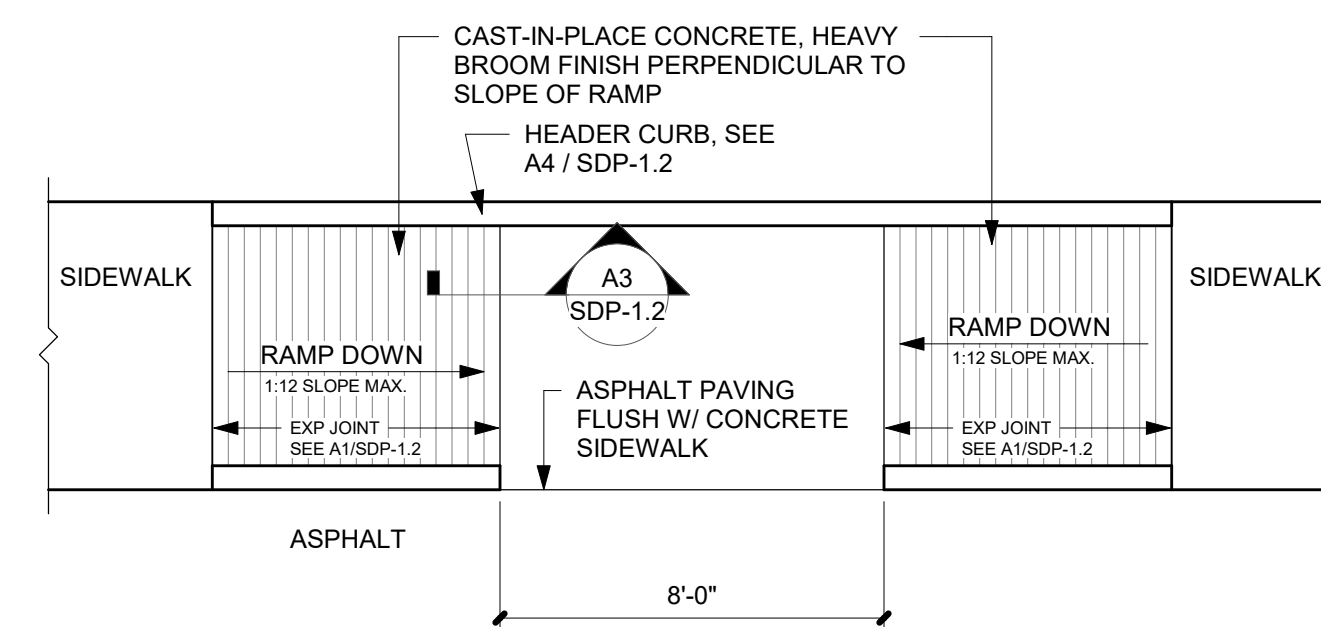
A8 PAINTED CROSSWALK
1/4" = 1'-0"



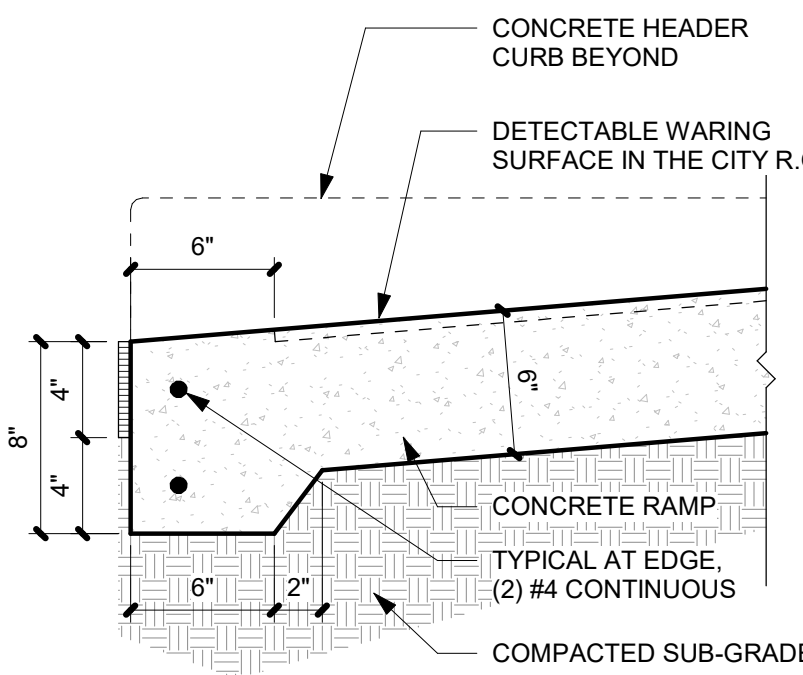
A4 CONCRETE HEADER CURB
1 1/2" = 1'-0"



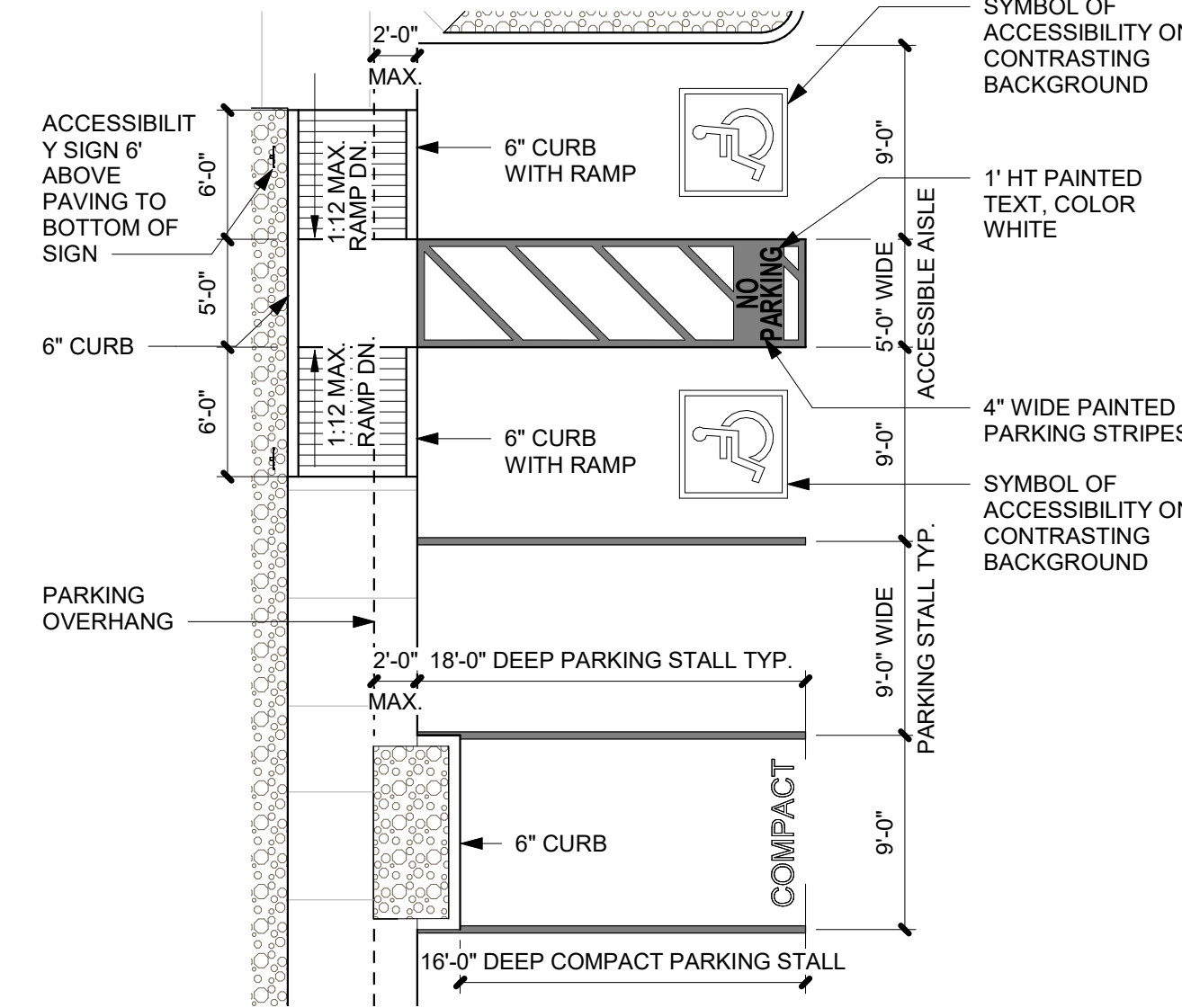
A11 32PTACTILESURFACE01
1" = 1'-0"



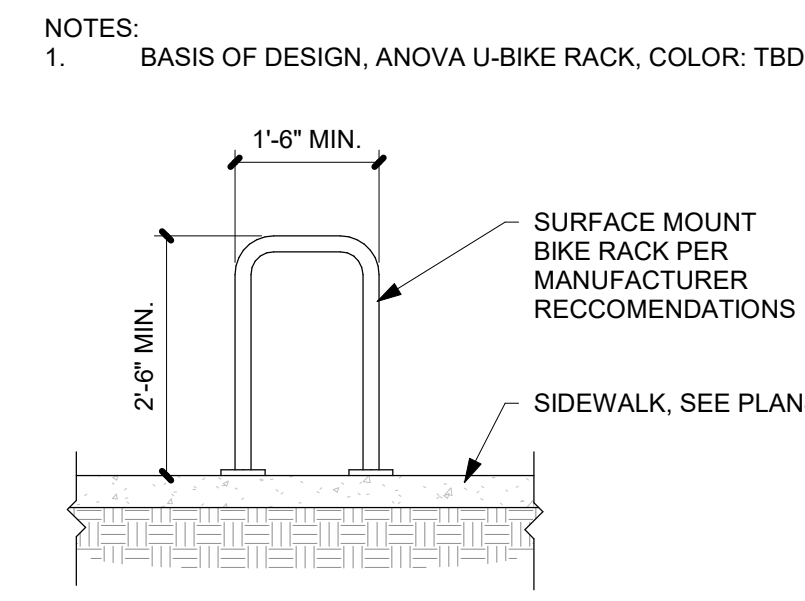
A7 PAINTED CROSSWALK
1/4" = 1'-0"



A3 RAMP TRANSITION
1 1/2" = 1'-0"

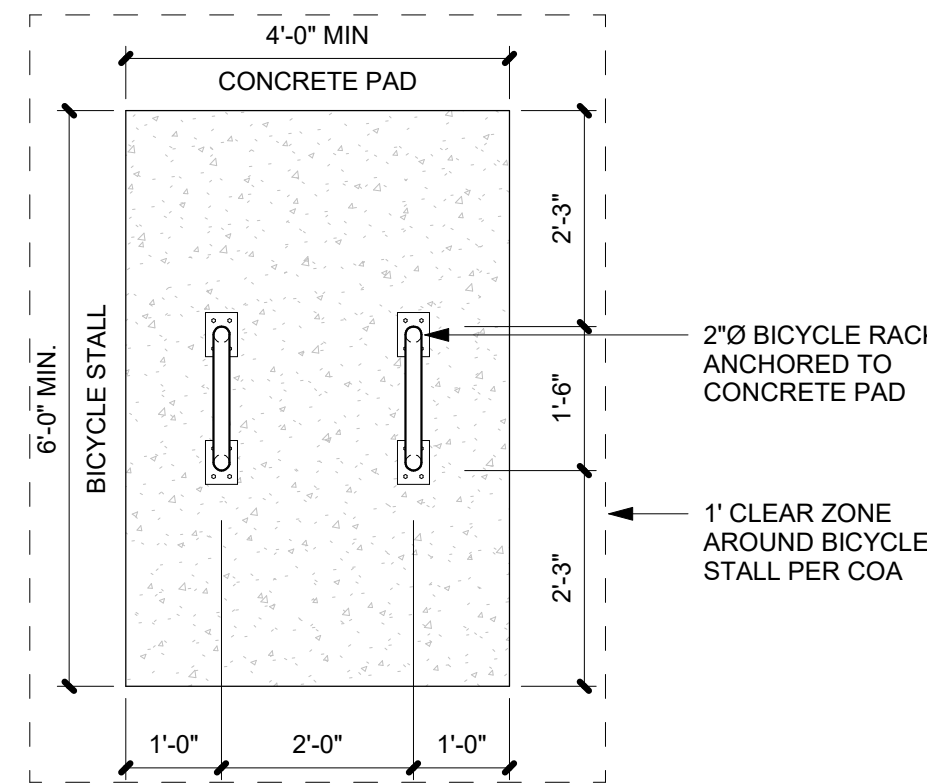


2 TYPICAL ACCESSIBLE PARKING
1/8" = 1'-0"

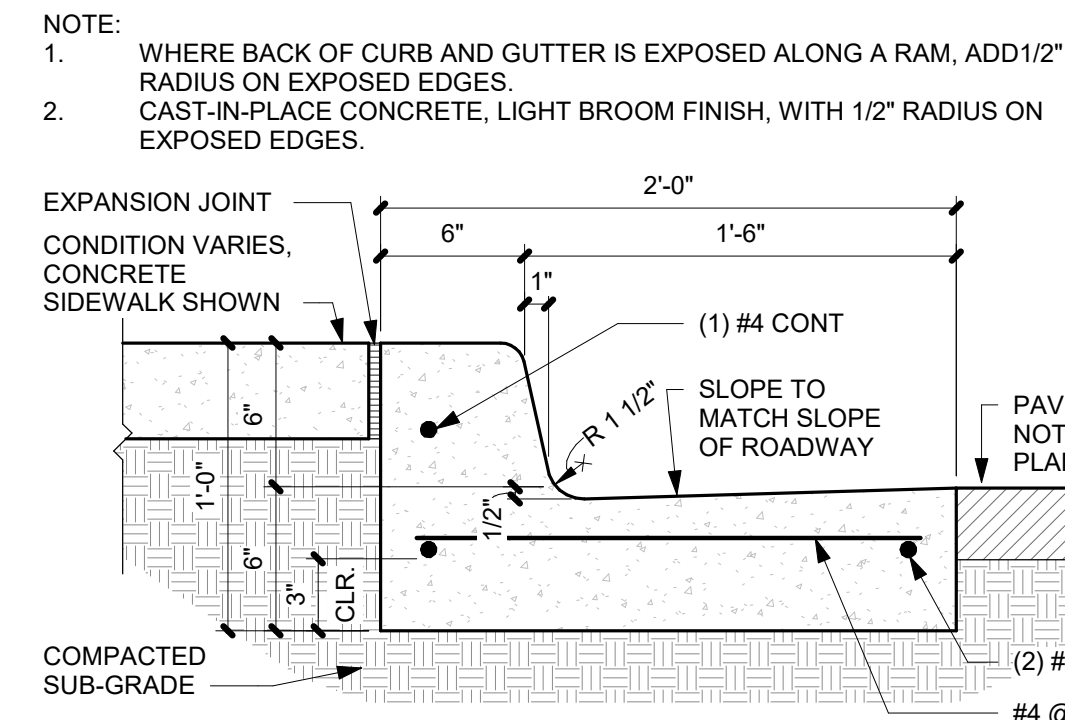


A10 BICYCLE RACK
1/2" = 1'-0"

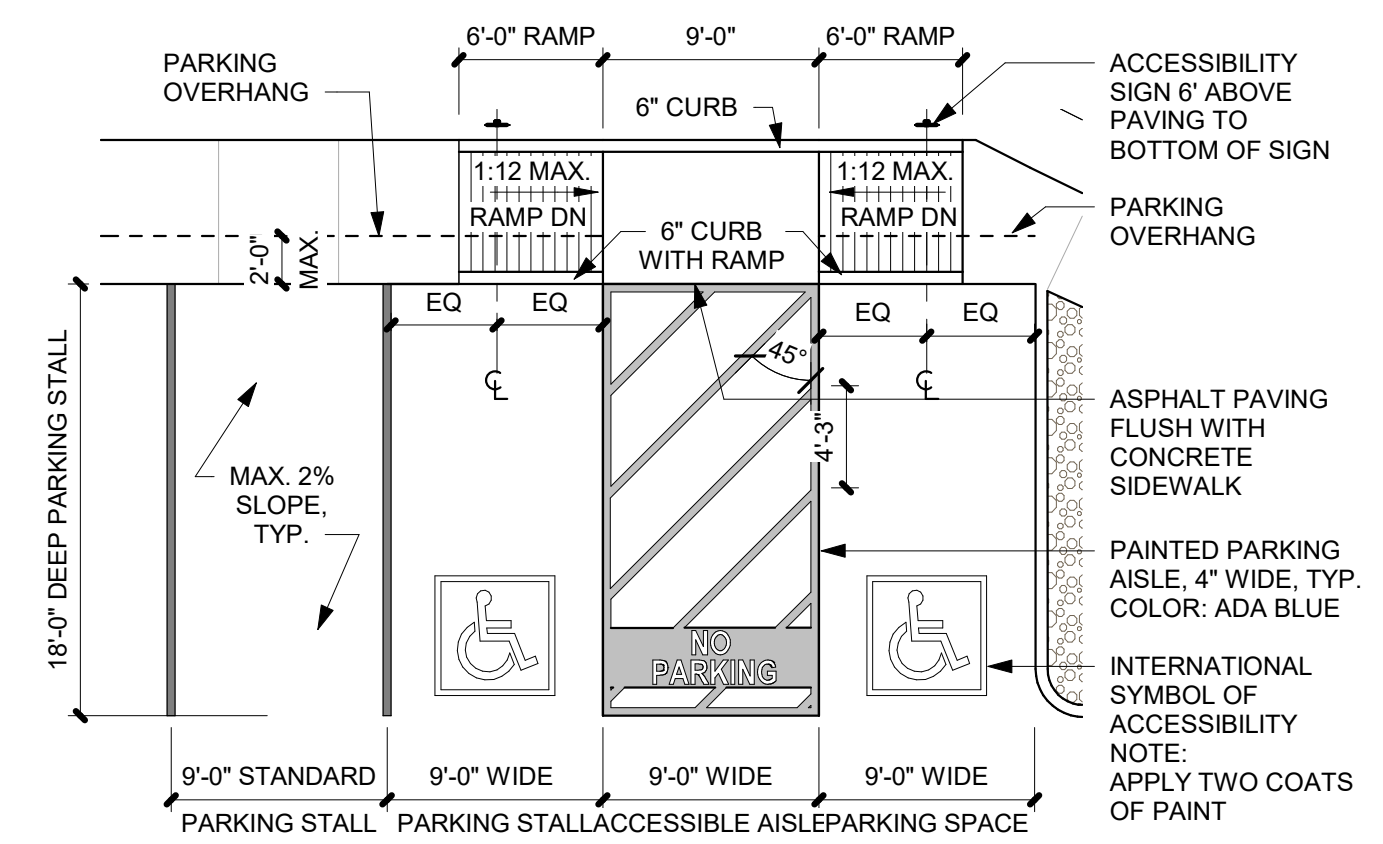
- NOTES:
1. BASIS OF DESIGN, ANOVA U-BIKE RACK, COLOR: TBD
2. BICYCLE PARKING SPACE SHALL BE 6' LONG AND 2' WIDE.



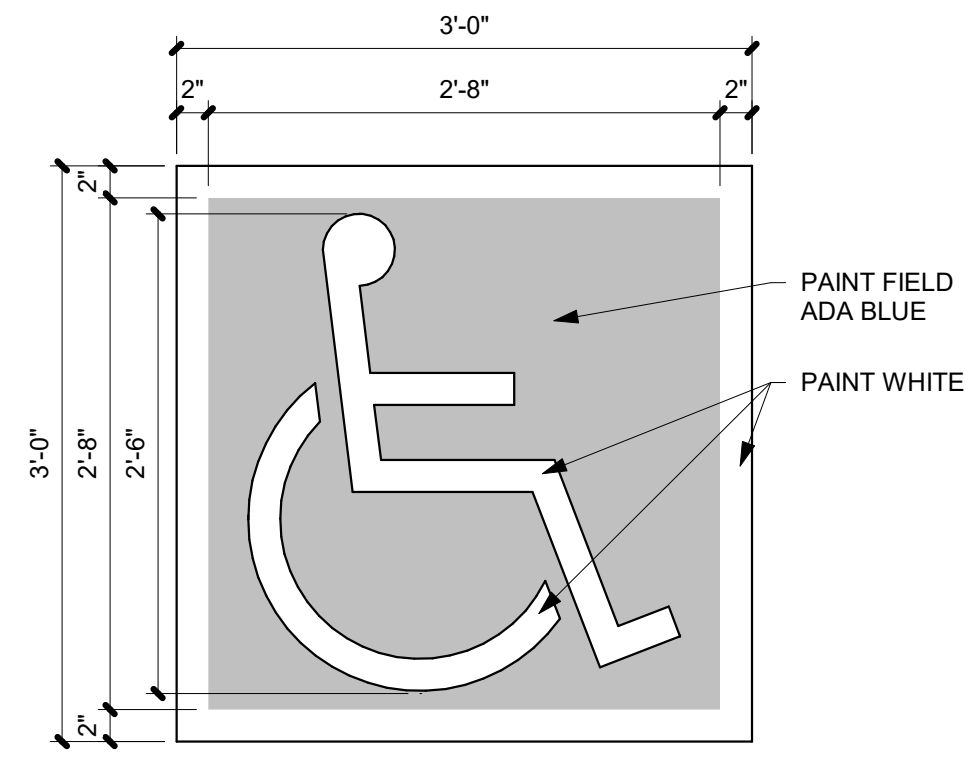
A6 BICYCLE RACK
1/2" = 1'-0"



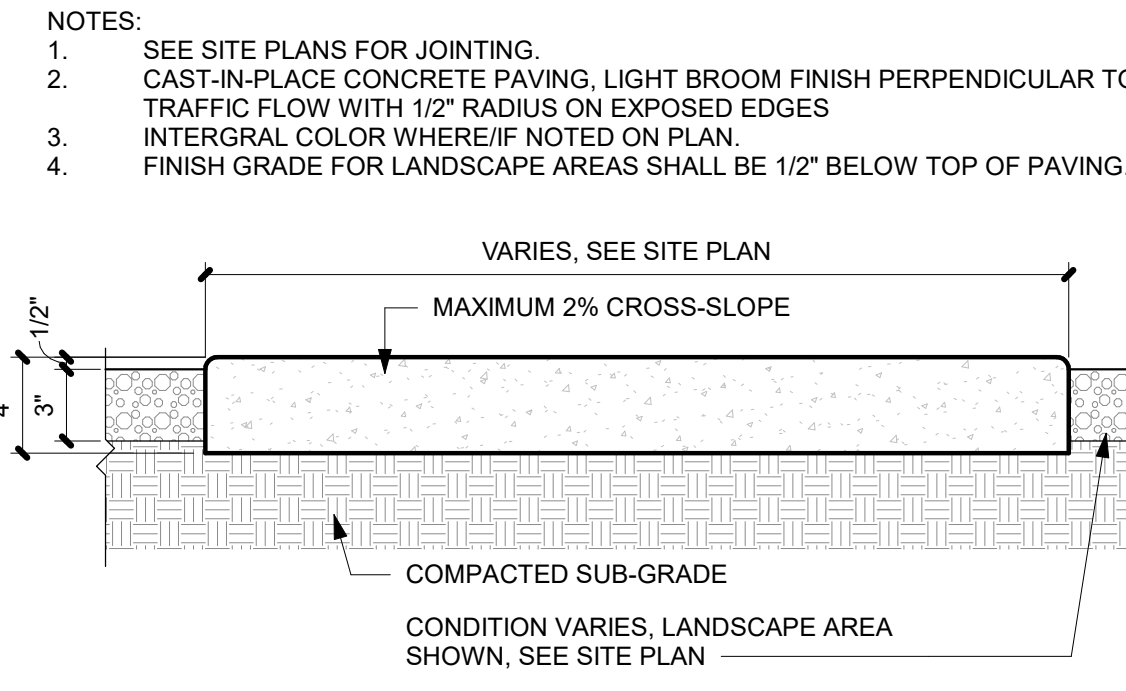
A2 CONCRETE CURB & GUTTER
1 1/2" = 1'-0"



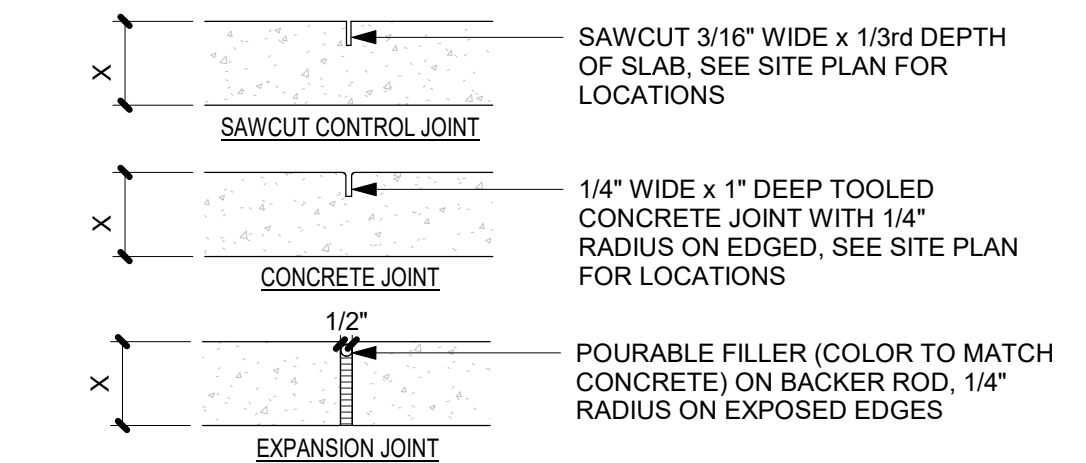
1 TYPICAL ACCESSIBLE PARKING STALL
1/8" = 1'-0"



A9 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"



A5 CONCRETE SIDEWALK
1 1/2" = 1'-0"



CONTROL AND EXPANSION JOINT SPACING - UNLESS NOTED OTHERWISE ON PLANS				
APPROX WIDTH OF CONCRETE	CURB & GUTTER, ROLL, HEADER, FLUSH CURBS	5' WALK	8' WALK & BLDG APRON	6'-12" WALK
CONTROL JOINTS	4' O.C.	5' O.C.	8' O.C.	6' O.C.
EXPANSION JOINTS	4' O.C.	5' O.C.	8' O.C.	6' O.C.

A1 CONCRETE JOINTS & JOINT SPACING
1 1/2" = 1'-0"

DEKKER PERICH SABATINI
Architecture in Progress



SEAL
PROJECT

MESA DEL SOL-TRACT A
(Tract A) UNIVERSITY BLVD.
SE ALBUQUERQUE, NM 87106

DRB

REVISIONS
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DRAWN BY TD
REVIEWED BY CWW - HFG
DATE 22/12/16
PROJECT NO: 22-0148

DRAWING NAME
ENLARGED SITE PLANS & DETAILS

SHEET NO
SDP-1.2