

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 13, 2021

Treveston Elliott, RA
811 12th St NW
Albuquerque, NM 87102

**Re: Valley View
9368 Valley View Drive NW
Traffic Circulation Layout
Architect's Stamp 07-12-2021 (C13-D036)**

Dear Mr. Elliott,

The TCL submittal received 07-12-2021 is approved for Building Permit with. 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 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.

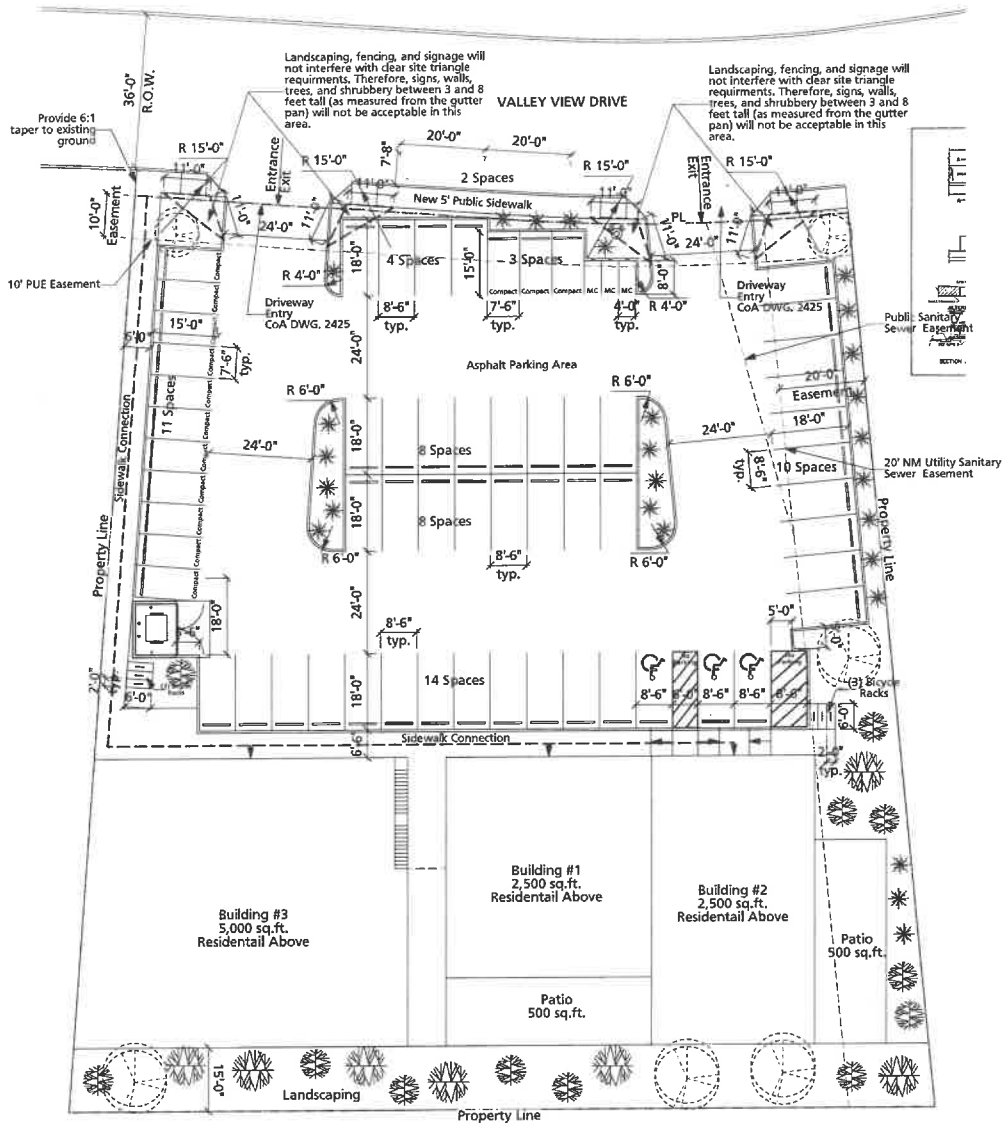
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,


Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

Approved for access by the Solid Waste Department
Herman Gallegos 07-12-21 *Herman Gallegos*



1 Site Plan - Proposed
Scale: 1" = 20'-0"

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

ALL BROKEN OR CRACKED CURB & GUTTER
TO BE REPLACED PER CoA Std dwg 2415

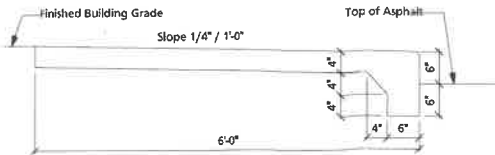
ALL IMPROVEMENTS LOCATED IN RIGHT OF WAY MUST
BE INCLUDED ON THE WORK ORDER

**TRAFFIC CIRCULATION LAYOUT
APPROVED**

Signed

Date

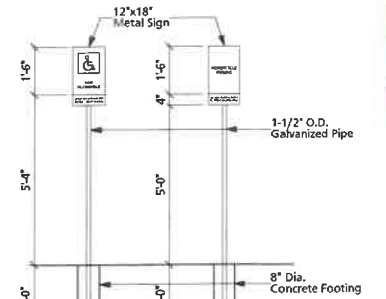
7/13/21



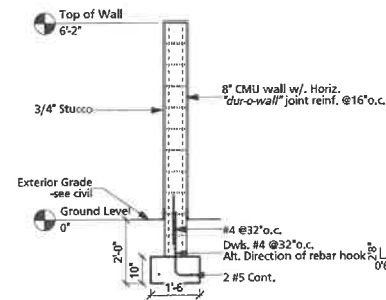
2 Standard Sidewalk Detail
Scale: 3/4" = 1'-0"

Per CoA std. dwg 2430
cross slope of 1/4" per foot shall be provided and
shall slope towards the direction of the drainage area.

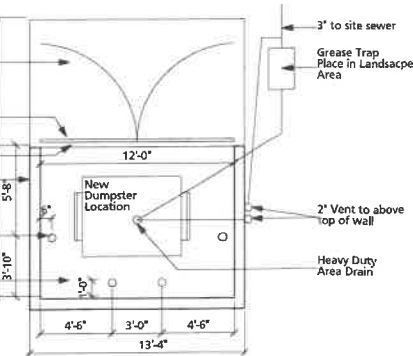
Concrete walks shall have contraction joints at 6' o.c.
Intervals. 1/2" expansion joints shall be installed every 35',
unless otherwise shown on plans.
1/2" expansion joints shall be installed where walk abut rigid
structures.



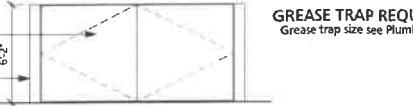
4 HC / Motorcycle Sign Detail
Scale: 3/8" = 1'-0"



6 Dumpster Enclosure Wall Detail
Scale: 3/8" = 1'-0"

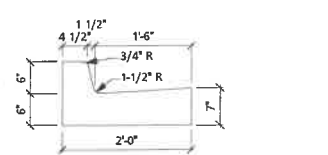


7 Dumpster Enclosure Detail
Scale: 3/16" = 1'-0"



8 Dumpster Enclosure Elevation
Scale: 3/16" = 1'-0"

General Note:
PRE POUR INSPECTION REQUIRED BY COA SOLID WASTE DEPARTMENT

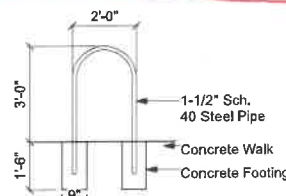


3 Standard Curb / Gutter Detail
Scale: 3/4" = 1'-0"

Provide 1/2" expansion joints at 36" o.c. at
immovable objects and at the beginning and end of curves
Provide contraction joints at 6' o.c.

All exposed concrete corners to have 3/4" radius

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



5 Bike Rack
Scale: 3/8" = 1'-0"

Rack: min. 30" tall 18" wide
U-Shape allows two place of attachment
Upright Support
Varying frame sizes accommodated
No lift Attachment
2' min b/w racks
Rack Centered on 6'x2' concrete pad

Plant Material

- Chitalpa
mature 15' spread
20' hgt.
- Desert Willow
mature 15' spread
20' hgt.
- Fountain Grass
mature 2' spread 3' hgt.
- Apache Plume
mature 4' spread 3' hgt.
- Russian Sage
mature 4' spread 4' hgt.

Landscape Requirements

Site Area 2.44 Acres
Building #1 Footprint 5,000 sq.ft.
Building #2 Footprint 2,500 sq.ft.
Building #3 Footprint 2,500 sq.ft.
Total Buildings 10,000 sq.ft.
Landscape Area: 28,918 sq.ft.
Required Landscape % .15 sq.ft.
Landscape Area Required: 4,338 sq.ft.
Landscape Area Provided: 6,508 sq.ft.
Parking Lot Area 18,860 sq.ft.
Sidewalk Area 2,550 sq.ft.
Patio Area 1,000 sq.ft.
Irrigation System
Irrigation system standards outlined in the Water
Conservation
Landscape and Water Waste Ordinance shall be
strictly adhered to. A fully automated irrigation system
is existing and shall be tested by the contractor and
repaired if required.

CODE DATA
2015 International Building Code
2015 Uniform Plumbing Code
2018 Uniform Mechanical Code
2017 National Electrical Code
2009 International Energy Conservation Code
2015 International FIRE Code

City of Albuquerque
Location: 9368 Valley View Drive NW
Albuquerque, New Mexico 87114

Zoning: MX-L

Zoning Atlas Page: C-13

Setbacks: 5' Front
0' Side
15' Back (Landscape)

Height: 38' Max

Parking: 8/1,000 GSF Restaurant @5,000 = 40
5/1,000 GSF Outdoor Seating @1,000 = 5
2.5/1,000 GSF Gym @5,000 = 12.5
1.5/ DU MultiFamily @16 Units = 24

Shared Parking Reduction TABLE 5-5-3
Food / other commercial 1.7
(40 + 12.5 / 1.7 = 30.8 + 24 + 5 = 59.8

Total Spaces required = 59
Total Spaces provided = 60
3 HC Spaces (1 Van)
13 Compact spaces
3 Motorcycle spaces
6 Bicycle Spaces

Bld. Area: Building #1 = 2,500 sq.ft.
Building #2 = 2,500 sq.ft.
Building #3 = 5,000 sq.ft.
Multifamily = 16,000 sq.ft.
Total = 26,000 sq.ft.

Occupancy: Ground Floor
A-2 / A-3
Second Floor
R-2
Third Floor
R-2

Construction Type: Type Vb

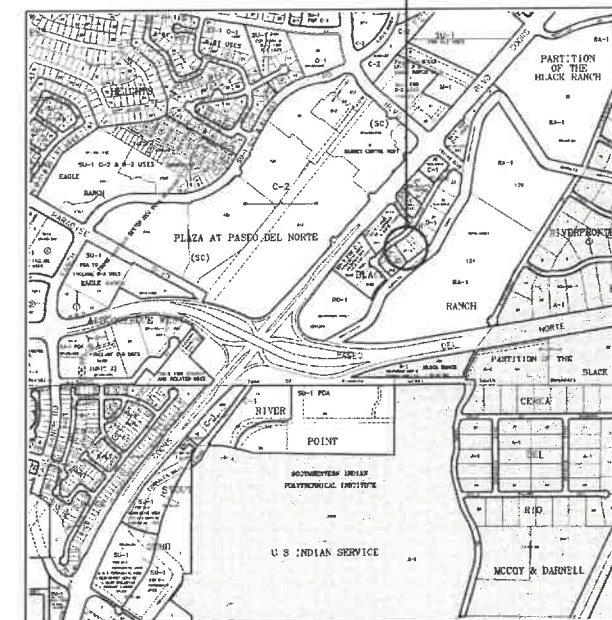
Separation: 1 Hour R-2 / A-2 with automatic sprinkler

Seismic: C

Sprinkler: YES

Construct new Buildings.

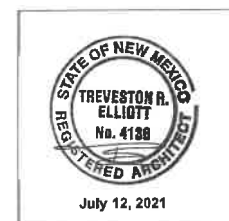
Project Site: 9368 Valley View Drive NW



TRVESTON ELLIOTT
ARCHITECT

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www.earthlink.com

9368 Valley View Drive NW
ALBUQUERQUE, NEW MEXICO 87114



Date: July 12, 2021

Sheet: Traffic Circulation Layout

TCL

C13-D036