

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 5, 2026

Tafazzul Hussain, RA
AFRA Construction LLC
2501 Yale Blvd. SE SU 102
Albuquerque, NM 87106

thussain@afradesign.com

Re: Holly Ave Apartments
7100 Holly NE 87113
Traffic Circulation Layout
Engineer's Stamp 2-10-26 (C19D073)-TRANS-2026-00067

Dear Mr. Hussain,

The TCL submittal received 3-3-26 is approved for Building Permit by Transportation. 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, and the TCL to the [ABQ-PLAN](#) 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,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

HOLLY AVE APARTMENTS

7100 HOLLY AVE NE, ALBUQUERQUE, NM-87113

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PROJECT DATA

LEGAL DESCRIPTION
7100 HOLLY AVE NE, ALBUQUERQUE, NM- 87113

UNIT TABULATION

	1 BED UNIT	2 BED UNIT	ADA UNIT	TOTAL
FIRST FLOOR	7	4		11
SECOND FLOOR	7	4		11
THIRD FLOOR	7	4		11
SUB TOTAL	21	12		33

OCCUPANT LOAD

FLOOR			
1ST FLOOR	11,165 SF @ 200SF/PERSON	=	56
2ND FLOOR	10,995 SF @ 200SF/PERSON	=	52
3RD FLOOR	10,995 SF @ 200SF/PERSON	=	52
TOTAL OCCUPANT LOAD		=	160

TOTAL GROSS AREA

FIRST FLOOR:	= 11,180 SF
SECOND FLOOR:	= 11,201 SF
THIRD FLOOR:	= 11,201 SF
TOTAL GROSS BUILDING AREA:	= 33,582 SF

HEATED AREA

FIRST FLOOR:	= 10,466 SF
SECOND FLOOR:	= 10,296 SF
THIRD FLOOR:	= 10,296 SF
TOTAL HEATED BUILDING AREA:	= 31,058 SF

CODE INFORMATION:

INTERNATIONAL BUILDING CODE (IBC) 2021
ELECTRICAL CODE 2020
MECHANICAL CODE 2021
PLUMBING CODE 2021
ENERGY CODE 2018
FIRE CODE 2021

OCCUPANCY GROUP: R-2
TYPE OF CONSTRUCTION: VA - 1 HR. (ONE HOUR FIRE RATED, FULLY AUTO SPRINKLED)
SEISMIC ZONE: SITE CLASS D
ZONE: MX-L
ZONE ATLAS: C-19-Z

PARKING ANALYSIS

21 ONE BEDROOM UNITS + 12 TWO BEDROOM UNITS = 33 TOTAL UNITS
TOTAL PARKING SPACES REQUIRED = 33 SPACES
TOTAL PARKING SPACES PROVIDED = 50 SPACES
PROVIDED PARKING INCLUDES:
ACCESSIBLE VAN PARKING = 1 SPACE
ACCESSIBLE CAR PARKING = 2 SPACES
EV CHARGING = 2 SPACES

BIKE RACK

1 RACKS FOR 4 BIKES

MOTORCYCLE

2 SPACES PROVIDED

PROJECT TEAM

ARCHITECT & STRUCTURAL: TAFAZZUL HUSSAIN
AFRA CONSTRUCTION & DESIGN
2501 YALE BLVD, SE, SUITE 102
ALBUQUERQUE, NEW MEXICO 87106
PH: (505) 242-1745
FAX: (505) 242-1737
CONTACT: TAFAZZUL HUSSAIN
EMAIL: thussain@afradesign.com

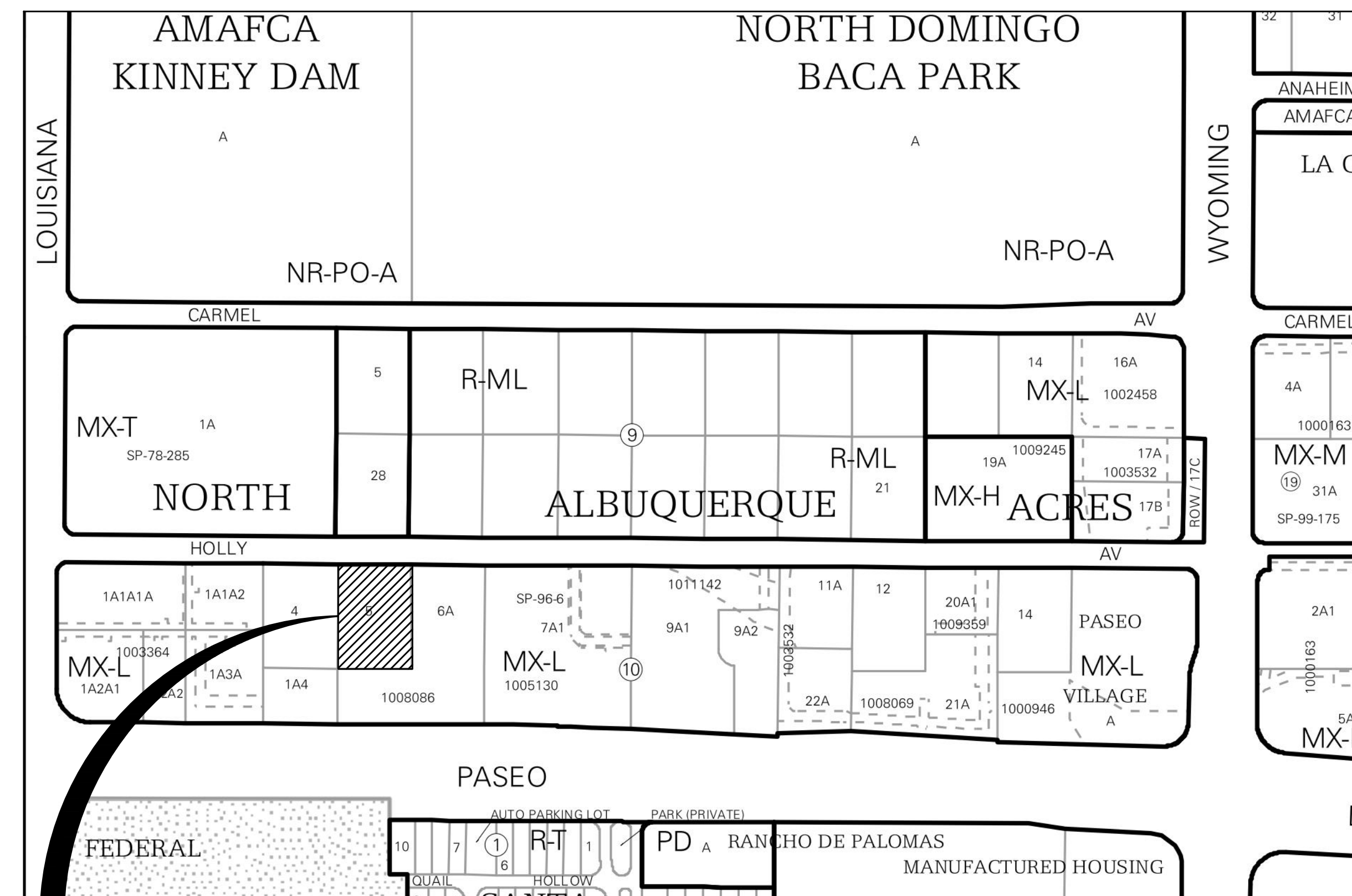
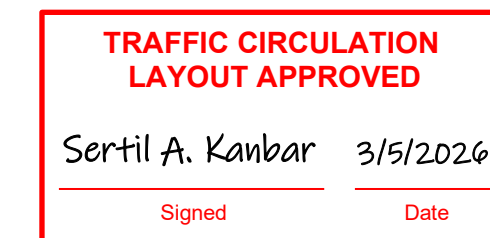
CIVIL: THE HENSLEY ENGINEERING GROUP
RON E. HENSLEY P.E.
ron@thegroup.cc
P: 505-410-1622

LANDSCAPE: Danny Mitchell, ASLA
P.O. Box 1241
Cedar Crest, NM 87008
505 639-9583
danny@mitchellassociatesinc.com

MECHANICAL: ZENITH Engineering LLC
2612 W. Heiman St, Unit 52
Nashville, TN 37208
http://zenithmep.carrd.co/
P: 505 702 5805

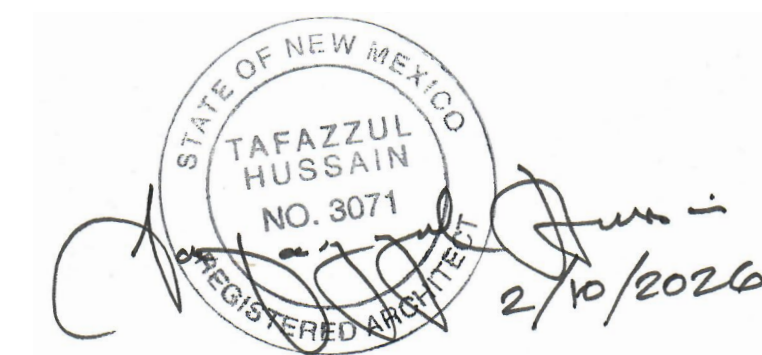
PLUMBING: ZENITH Engineering LLC
2612 W. Heiman St, Unit 52
Nashville, TN 37208
http://zenithmep.carrd.co/
P: 505 702 5805

ELECTRICAL: ZENITH Engineering LLC
2612 W. Heiman St, Unit 52
Nashville, TN 37208
http://zenithmep.carrd.co/
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SITE LOCATION

VICINITY MAP
NOT IN SCALE

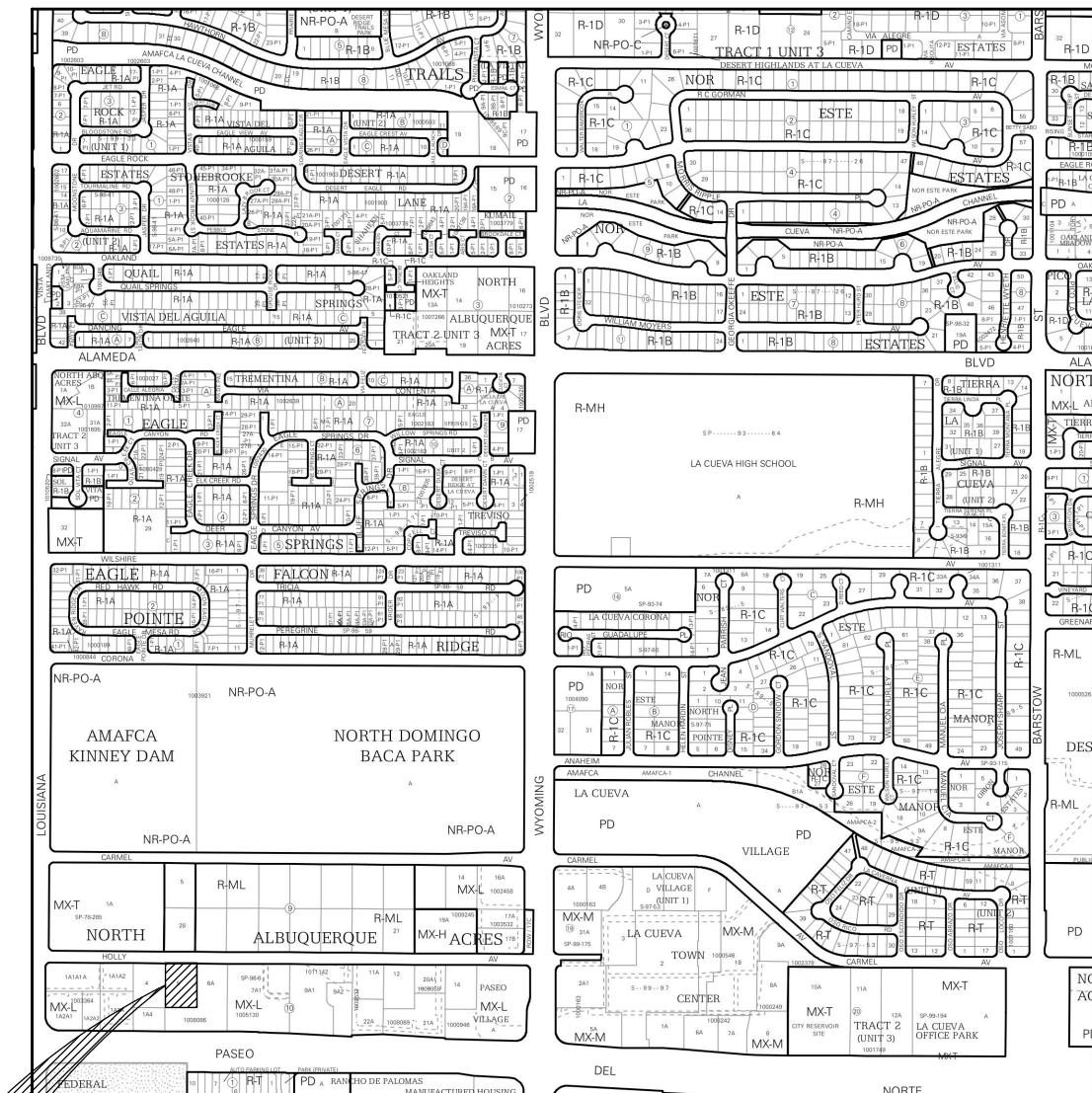


KEYED NOTES

- 6' x 6' LANDING WITH ACCESSIBLE CURB RAMP. REF. DETAIL A10SP-2
- 5'-0" CURB RADIUS, TYP., CURB PER C.O.A. STANDARD DWG. 2415A.
- FIRE RISER ROOM WITH FIRE RISER, G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL.
- 6" RAISED CONCRETE CURB, TYP. PER C.O.A. STD. DWG 2443.
- ACCESSIBLE PARKING SIGNAGE PER C.O.A. STANDARDS, REF. DETAIL A8/SP-2.
- PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE. LOCATE SIGN (66-1-4.1 B NMSA 1978), REF. DETAIL A8/SP-2.
- DUMPSTER ENCLOSURE. NOTE: DUMPSTER ENCLOSURE WALLS TO BE 6'-0" HIGH, REF. DETAIL A1/SP-2.
- FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE TO CURBS 5' HIGH WHITE LETTER "NO PARKING, FIRE LANE", TYP. EVERY 15' OVER 6" WIDE RED STRIPE, REF. FIRE ORD. 503.3.1 NEW FIRE HYDRANT LOCATION.
- G.C. TO PROVIDE AND INSTALL ROOM SIGNAGE AT FIRE RISER ROOM DOOR STATING "FIRE RISER ROOM".
- G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO FIRE RISER ROOM, MOUNT BOX 5'-0" HIGH A.F.F., TYP.
- FIRE DEPARTMENT CONNECTION (FDC) LOCATION. NOTE: FDC LOCATION TO BE WITH 100 FEET OF FIRE HYDRANT.
- 24" TRUNCATED DOMES, TYP. REFERENCE DETAIL A10SP-2.
- LANDSCAPING AREA, REF. LANDSCAPING PLAN.
- ELECTRICAL VEHICLES CHARGING STATIONS.
- BUILD 5'-0" WIDE LANDSCAPE BUFFER TO C.O.A. STANDARDS (SEE INFRASTRUCTURE LIST FOR FINANCIAL GUARANTEE).
- PARKING LOT LIGHTING WITH LED FIXTURES, REF TO DETAIL 3/SP-3.
- 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF. DETAIL A8/SP-2.
- PIV LOCATION.
- CONCRETE WHEEL STOP, TYP.
- 4" THICK CONCRETE SIDEWALK, TYP. REFERENCE DETAIL A5/SP-2.
- CONSTRUCT NEW CONCRETE DRIVEWAY PER C.O.A. STANDARD DWG 2428 (WITH PARALLEL RAMP) WITH 6" VALLEY GUTTER PER C.O.A. STANDARD DWG 2420, REF. GRADING AND DRAINAGE PLAN.
- ASPHALT PAVEMENT:
 - ACCESS ROADS FOR APPROVED FIRE APPARATUS CAPABLE OF SUPPORTING 75,000 PSF. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
- MOTORCYCLE PARKING SIGNAGE, PER C.O.A. STANDARDS, REF DETAIL C5/SP-2
- BIKE RACK FOR (5) BICYCLES, REF DETAIL 1/SP-3
 - A. 30" TALL X 18" WIDE
 - B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED.
 - C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
 - D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
 - E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
 - F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
 - G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
- 6" WIDE ACCESSIBLE PEDESTRIAN PATH, TYP. REF. DETAIL A8/SP-2
- CONSTRUCT NEW RAISED 8" STD CONCRETE CURB AND GUTTER PER C.O.A. STANDARD DRAWING 2415A.
- CONSTRUCT NEW 7'-6" WIDTH CONCRETE SIDEWALK PER C.O.A. STANDARD (SEE INFRASTRUCTURE LIST FOR FINANCIAL GUARANTEE) (5:1 TAPER PROVIDED AT END OF SIDEWALK, IF NECESSARY).
- START OF 6" CONCRETE SIDEWALK. PER C.O.A. STANDARD DWG. 2430 (5:1 TAPPER PROVIDE IF NECESSARY).
- 6 FT WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY (HATCHED AREA ONLY ON PLANS), REFERENCE DETAIL A10SP-2
- 11' x 11' CLEAR SITE TRIANGLE PER DPM, NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENT. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL AT MEASURED FROM THE GUTTER WILL NOT BE ACCEPTABLE IN THIS AREA. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- HANDICAP SYMBOL PER C.O.A. STANDARDS, TYPICAL PLACES, REF. C2/SP-2 FOR DETAILS.
- "MC" PARKING ON ASPHALT PAVING IN CAPITAL LETTERS, 12" HIGH x 2" WIDE.
- 40' RADIUS.
- TRASH ENCLOSURE FOR DOUBLE CONTAINER, A1/SP-2.
- PAINTED COMPACT - WHITE ON PAVEMENT PER CABO STANDARDS, WHERE IS SHOWN ON PLANS.
- SECONDARY ACCESS ROAD.
- PROPOSED TRANSFORMER LOCATION.
- EXISTING FIRE HYDRANT LOCATION.
- ADA 5'-0" WIDE CROSSWALK
- 6'-0" WIDE ADA ACCESSIBLE PATHWAY

TRAFFIC CIRCULATION LAYOUT APPROVED
 Sertil A. Kanbar 3/5/2026
 Signed Date

STATE OF NEW MEXICO
TAFAZZUL HUSSAIN
 NO. 3071
 REGISTERED ARCHITECT
 2/10/2026



PARKING ANALYSIS

ONE BED UNITS	= 21
TWO BED UNITS	= 12
TOTAL	= 33
REQUIRED PARKING SPACES	= 33
PROVIDED PARKING SPACES	= 50
ADA ACCESSIBLE CAR PARKING	= 2
VAN ACCESSIBLE PARKING	= 1
EV CHARGING	= 2
TOTAL PARKING	= 50

TRAFFIC CIRCULATION LAYOUT

Afra Construction & Design
 2501 Yale Blvd SE Suite 102
 Albuquerque, New Mexico 87106
 Tel 505.242.1745
 Fax 505.242.1737

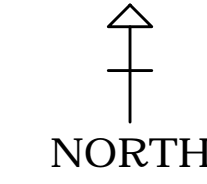
HOLLY AVE APARTMENTS
7100 HOLLY AVE NE, ALBUQUERQUE, NM 87113

REV	DATE	DESCRIPTION	APVD

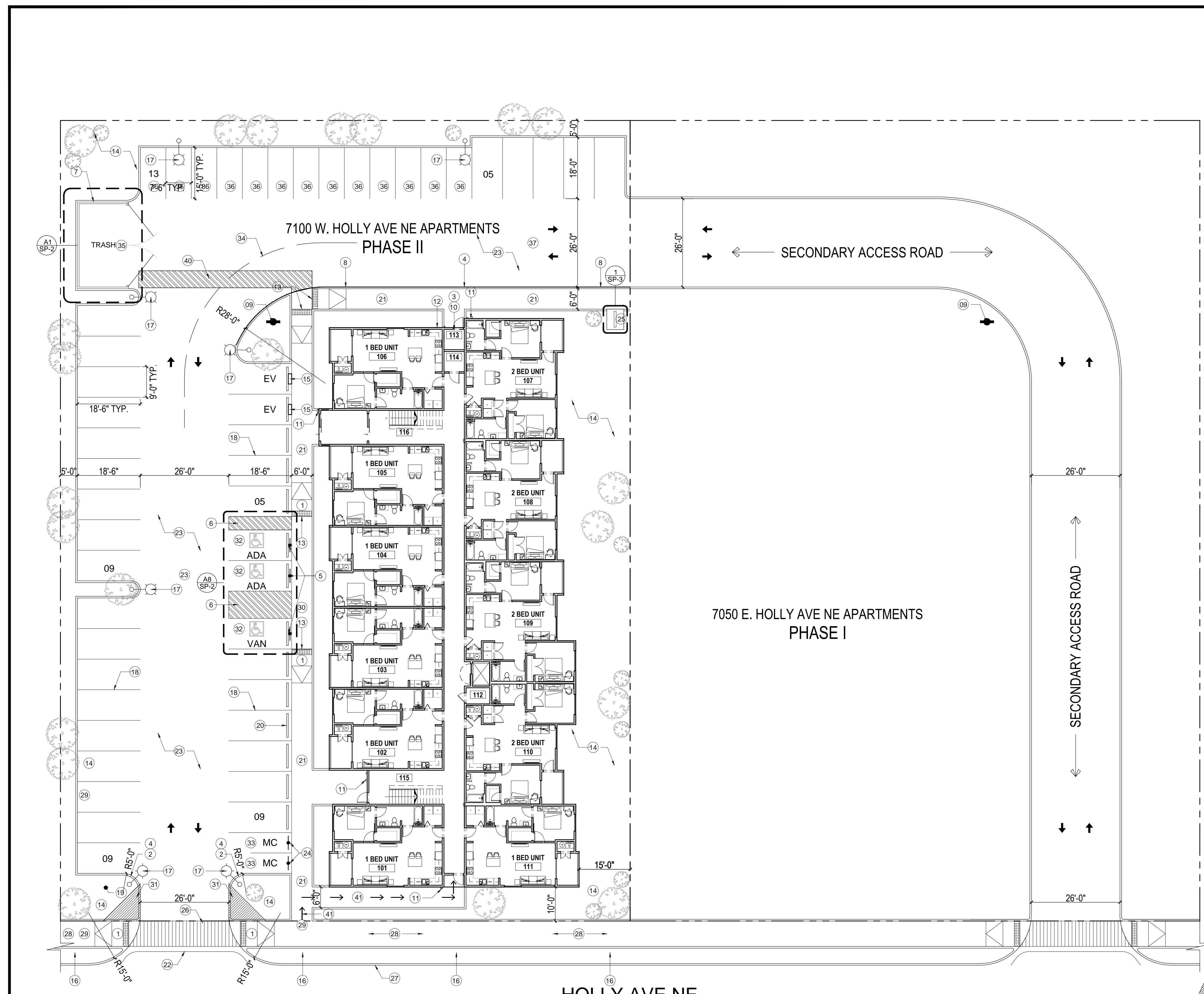
TCL1

03/03/2026

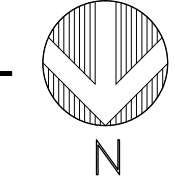
VICINITY MAP AS SHOWN

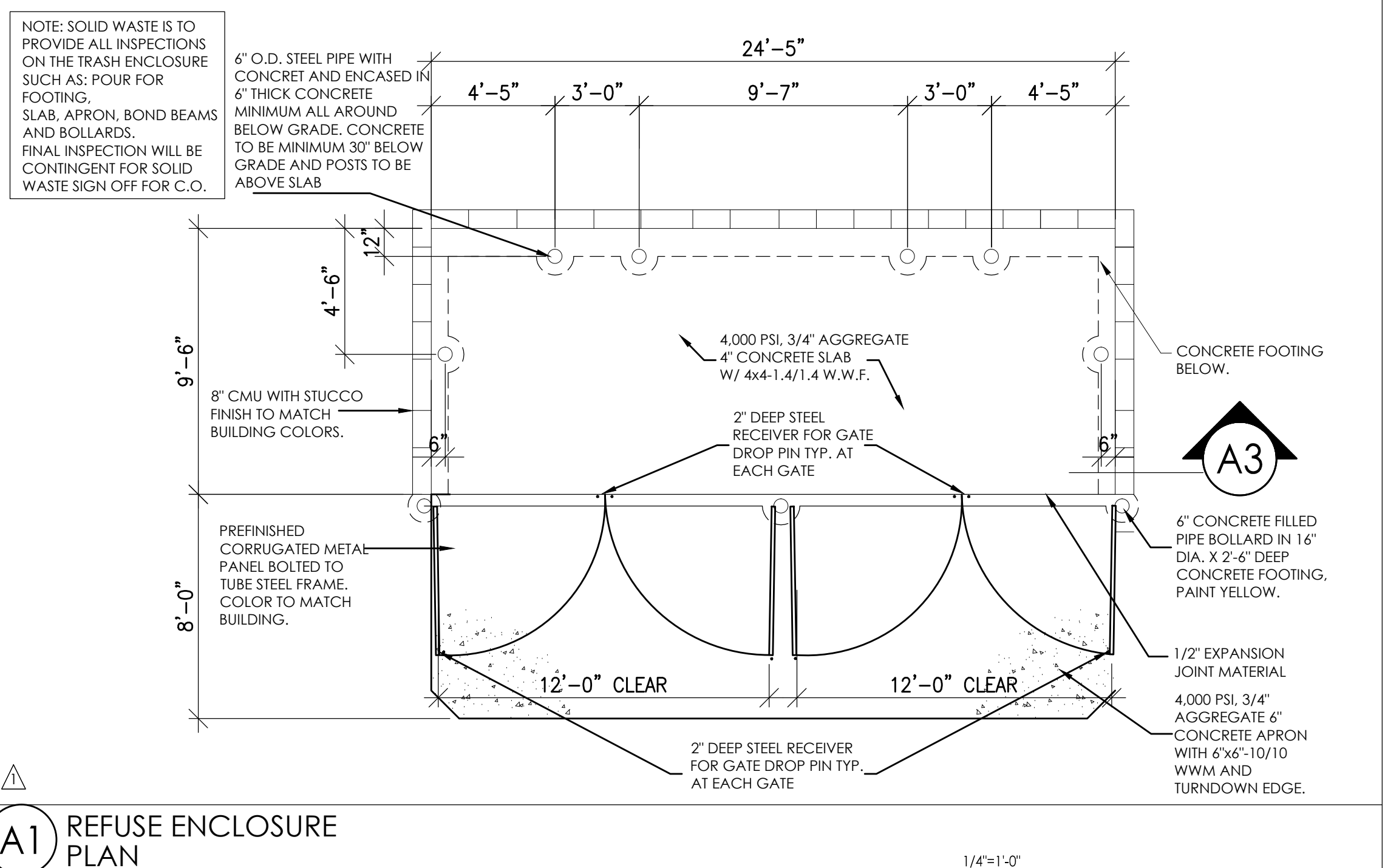


SITE LOCATION

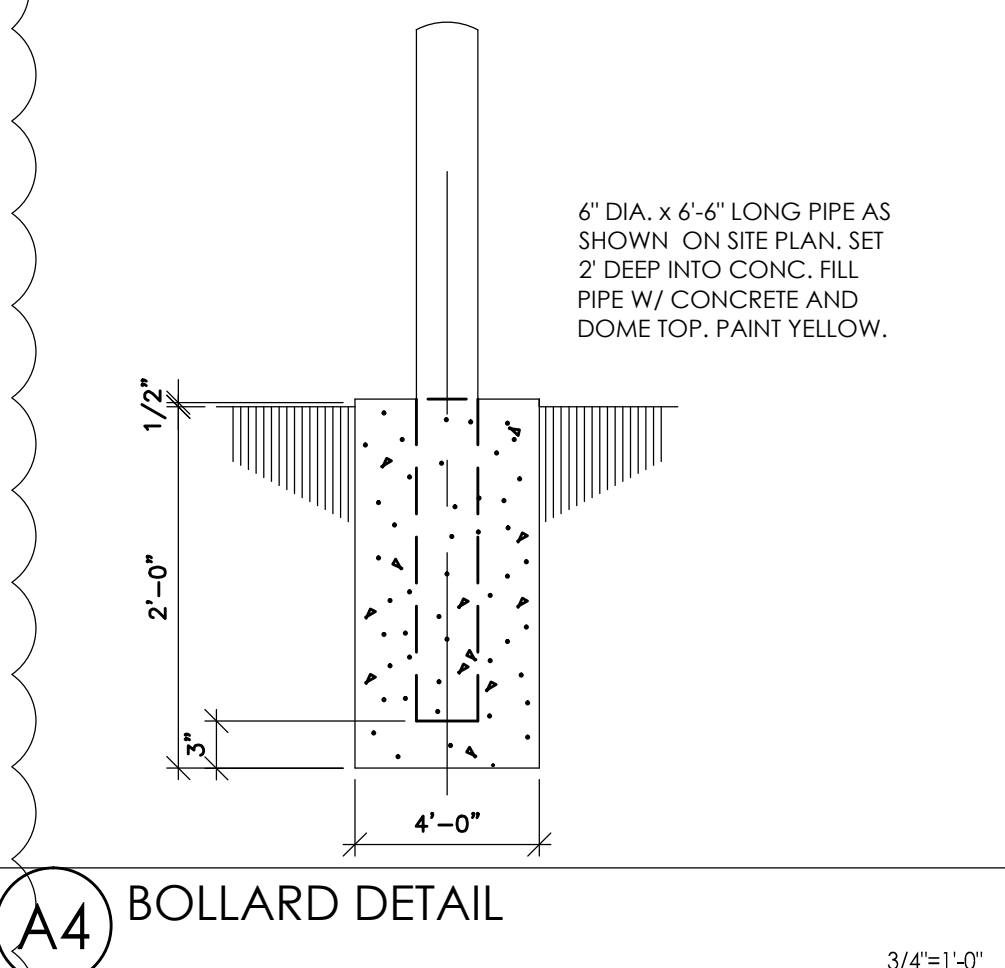


1 SITE PLAN
 SP-1
 SCALE: 1' = 15'-0"

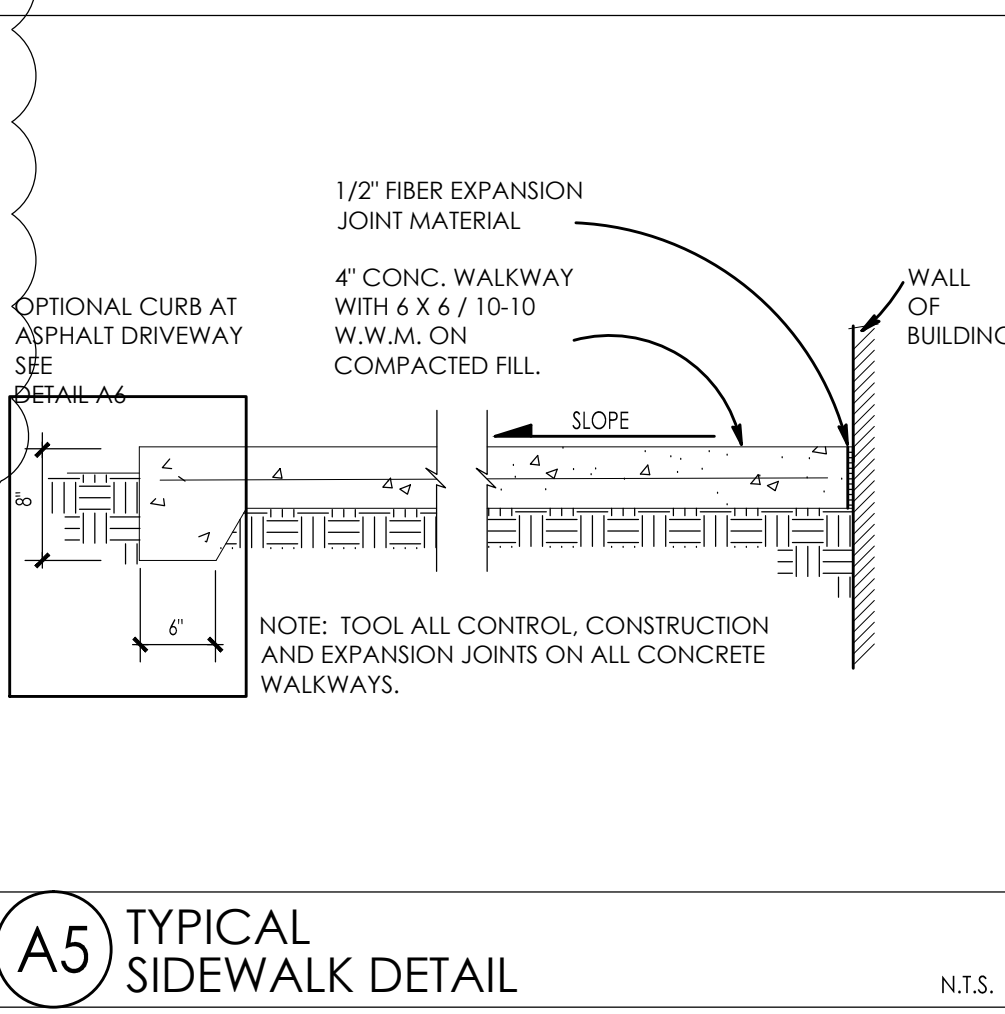




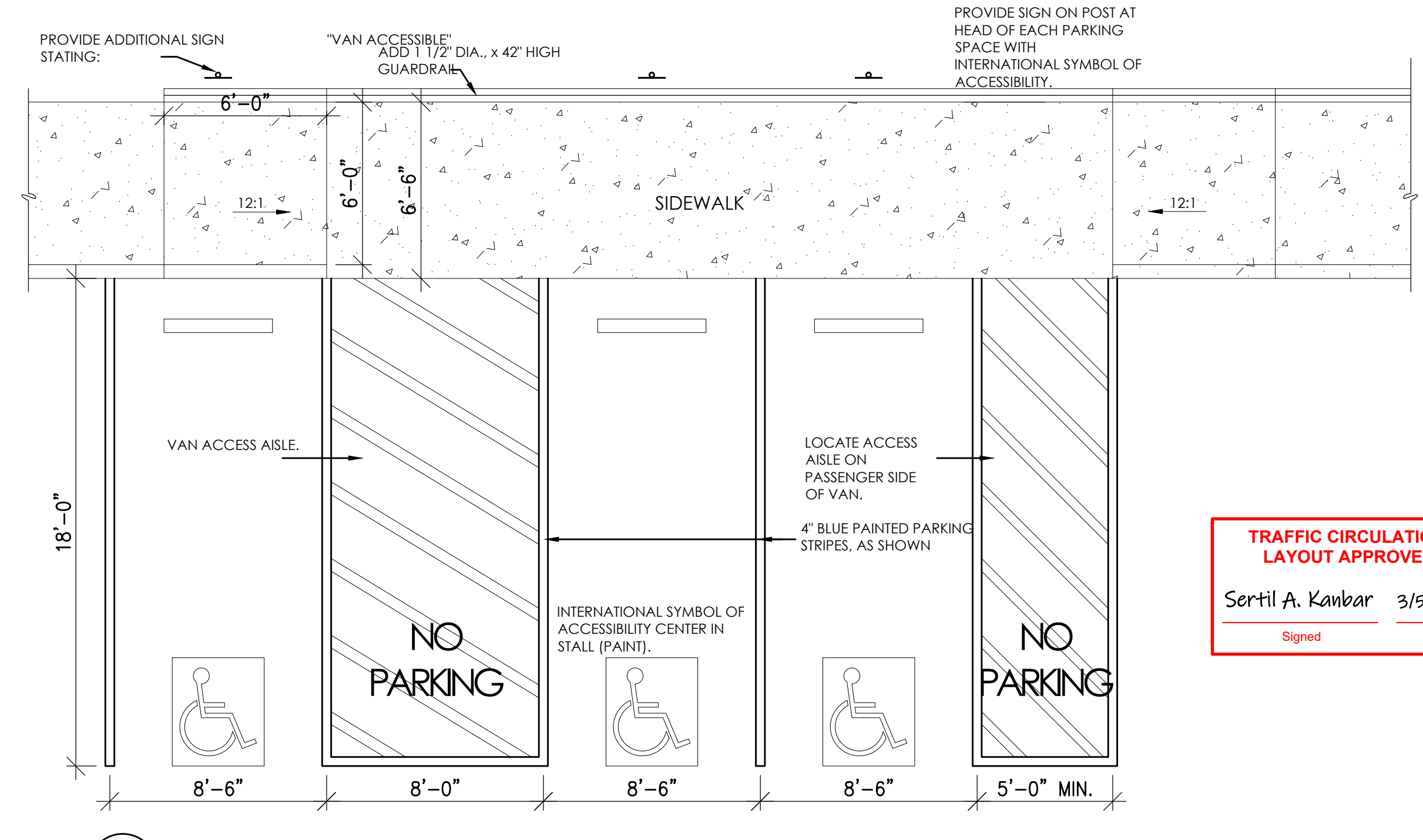
A1 REFUSE ENCLOSURE PLAN
1/4"=1'-0"



A4 BOLLARD DETAIL
3/4"=1'-0"

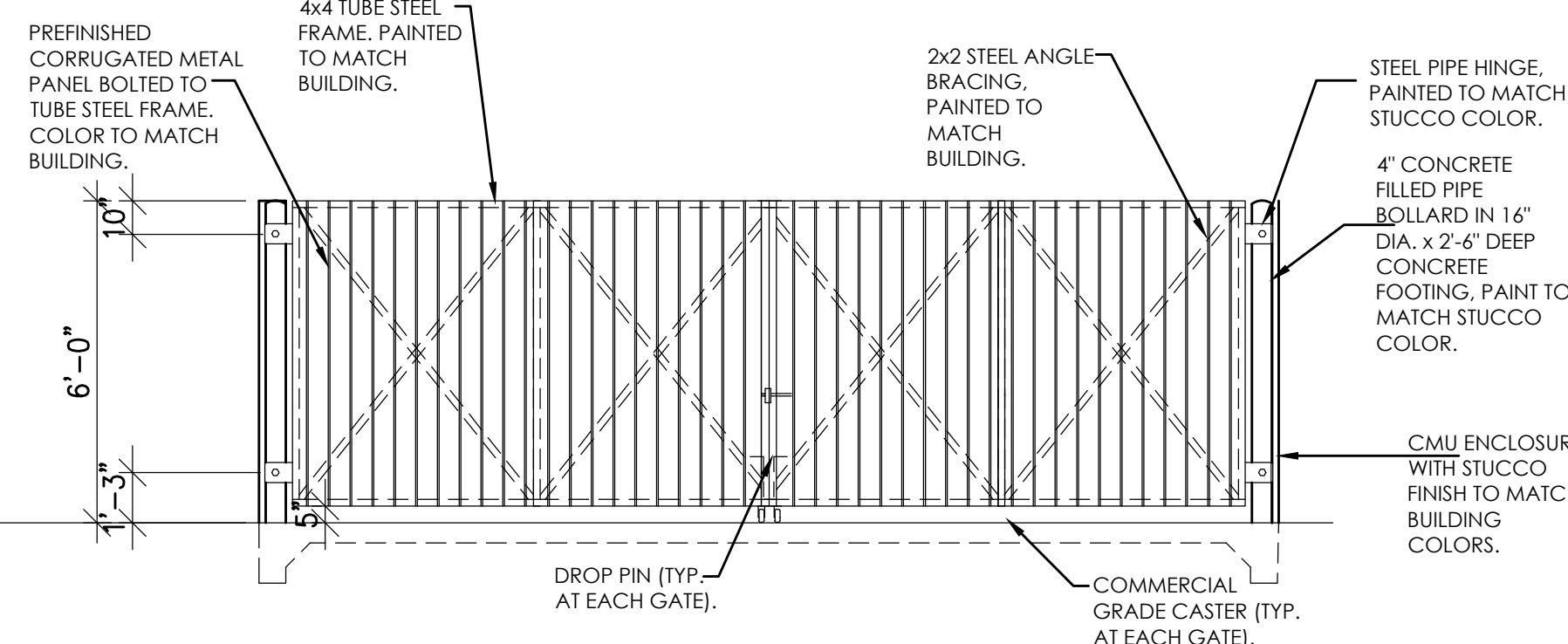


A5 TYPICAL SIDEWALK DETAIL
N.T.S.

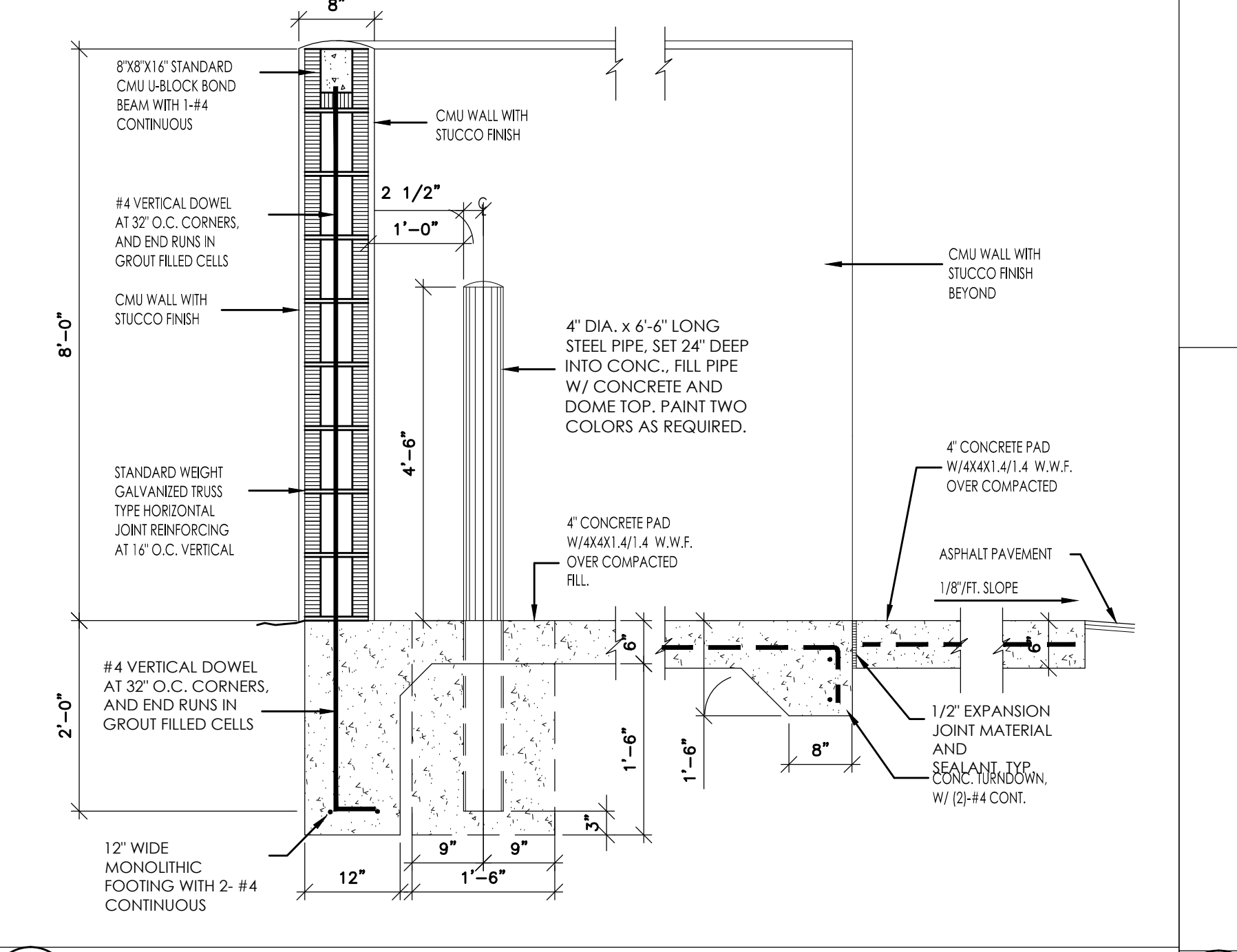


A8 HC PARKING STRIPING PLAN
1/4"=1'-0"

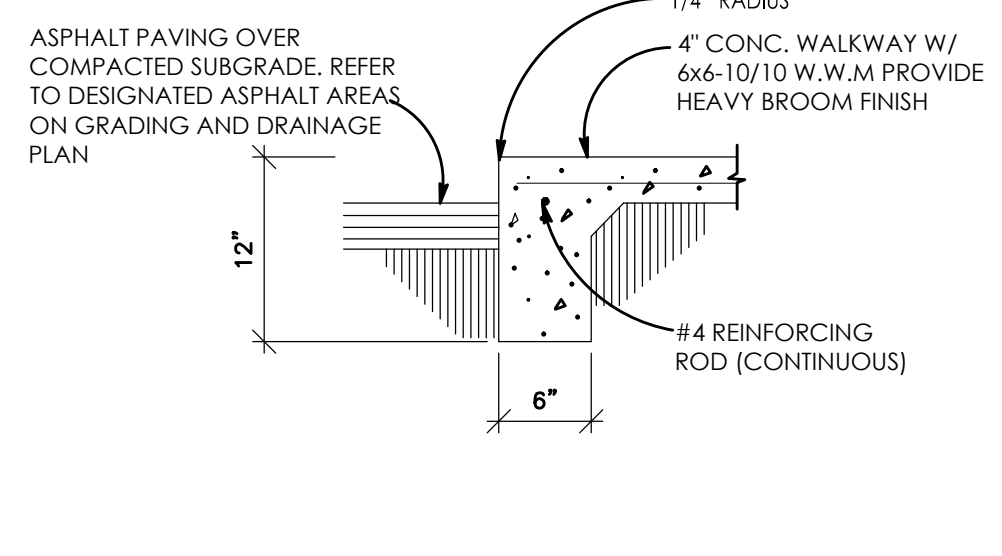
TRAFFIC CIRCULATION LAYOUT APPROVED
Sertil A. Kanbar 3/5/2026
Signed Date



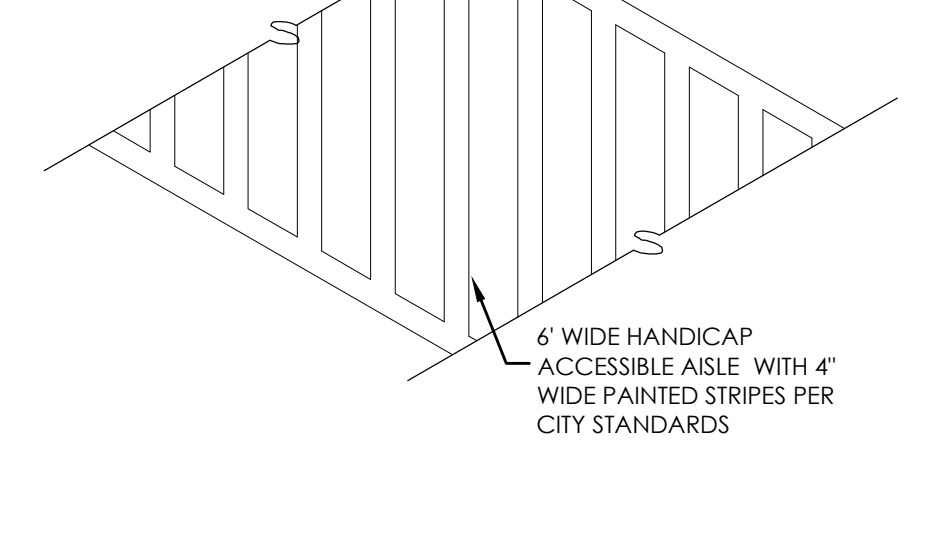
A2 REFUSE ENCLOSURE ELEVATION
1/4"=1'-0"



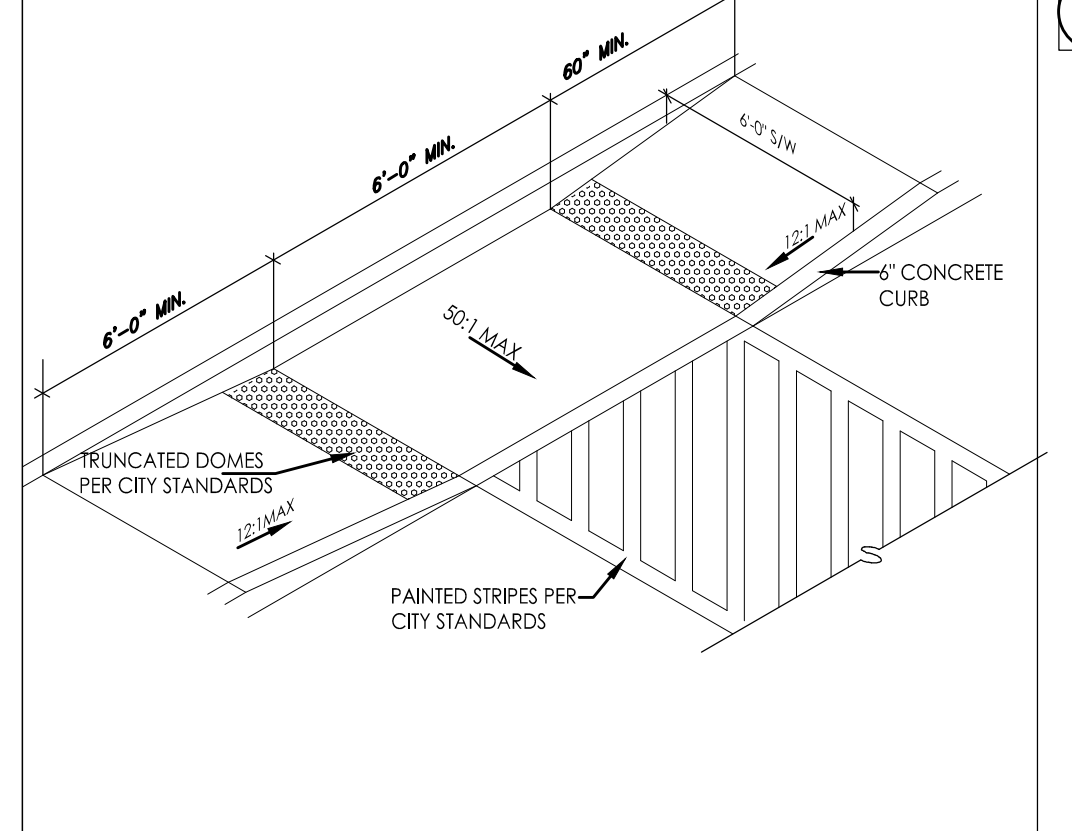
A3 ENCLOSURE CMU WALL DETAIL
3/4"=1'-0"



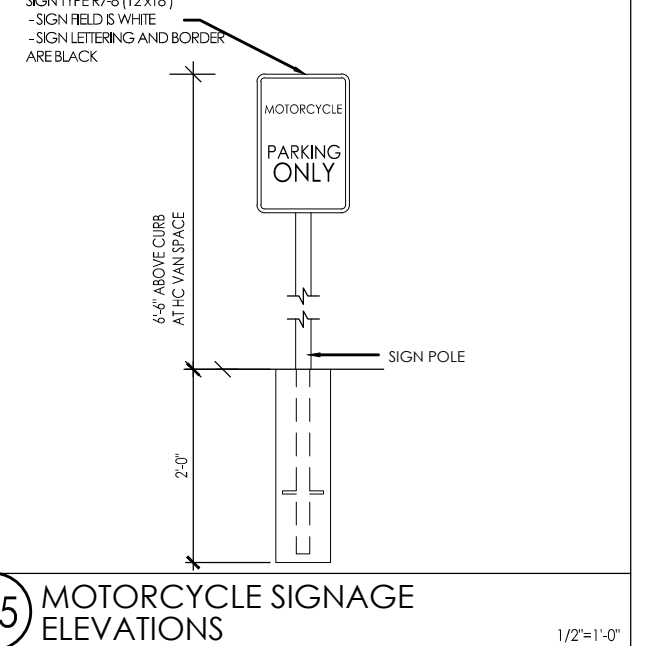
A6 CONCRETE CURB/SIDEWALK TO ASPHALT PAVING DETAIL
N.T.S.



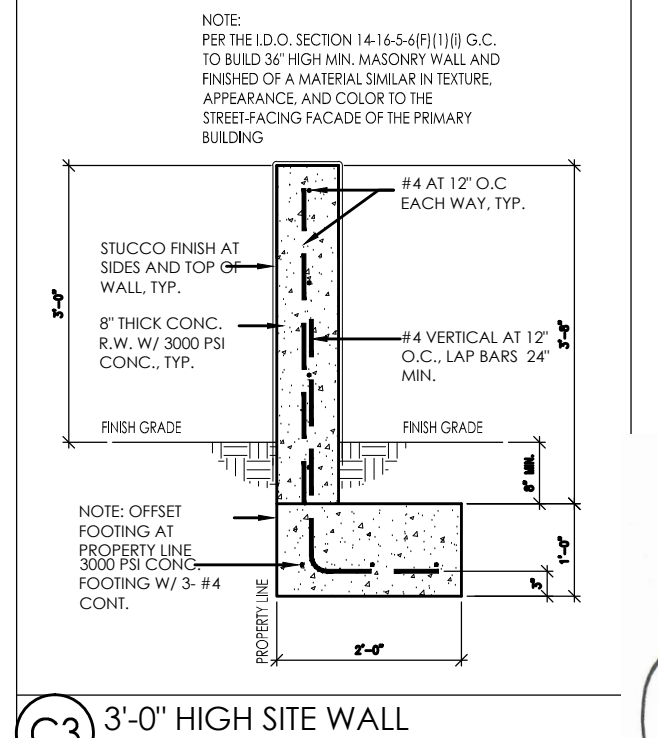
A9 ACCESSIBLE AISLE
NOT TO SCALE



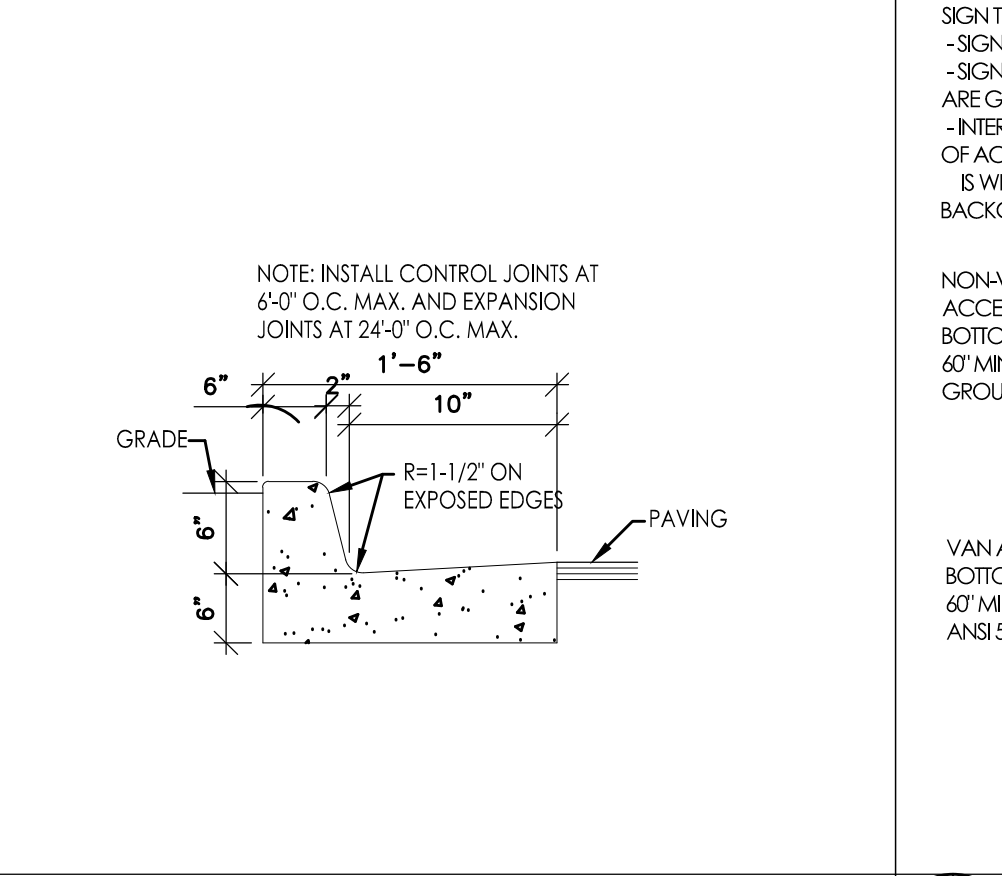
A10 ACCESSIBLE RAMP
NOT TO SCALE



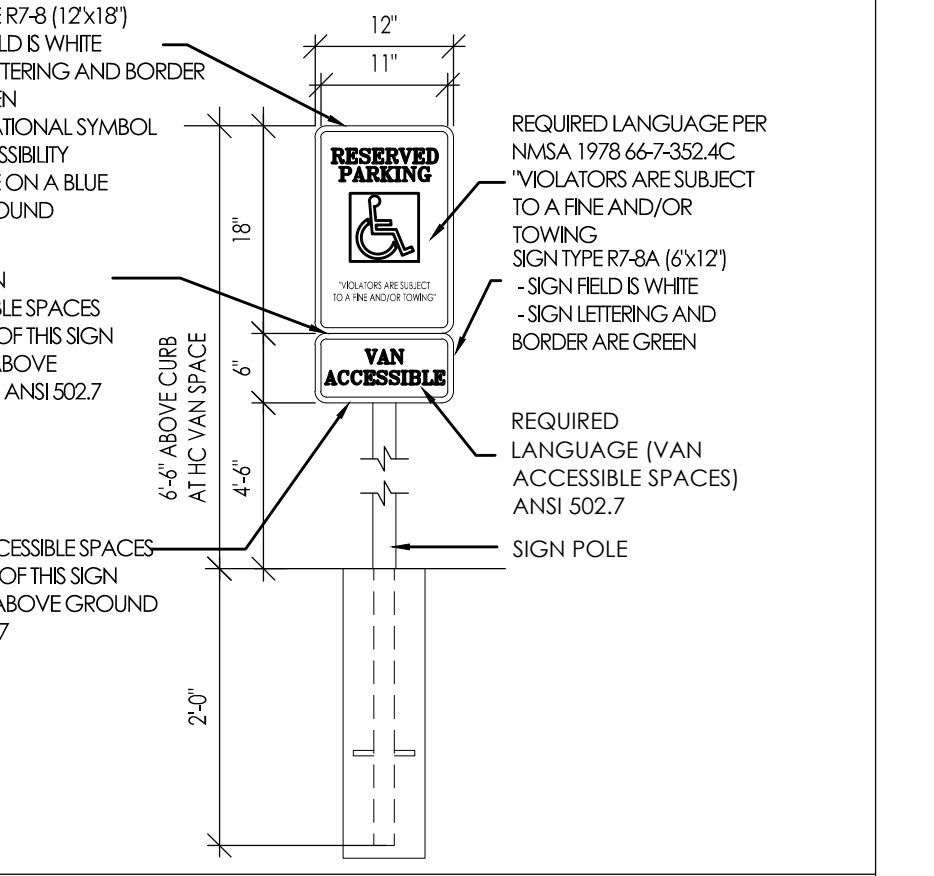
C5 MOTORCYCLE SIGNAGE ELEVATIONS
1/2"=1'-0"



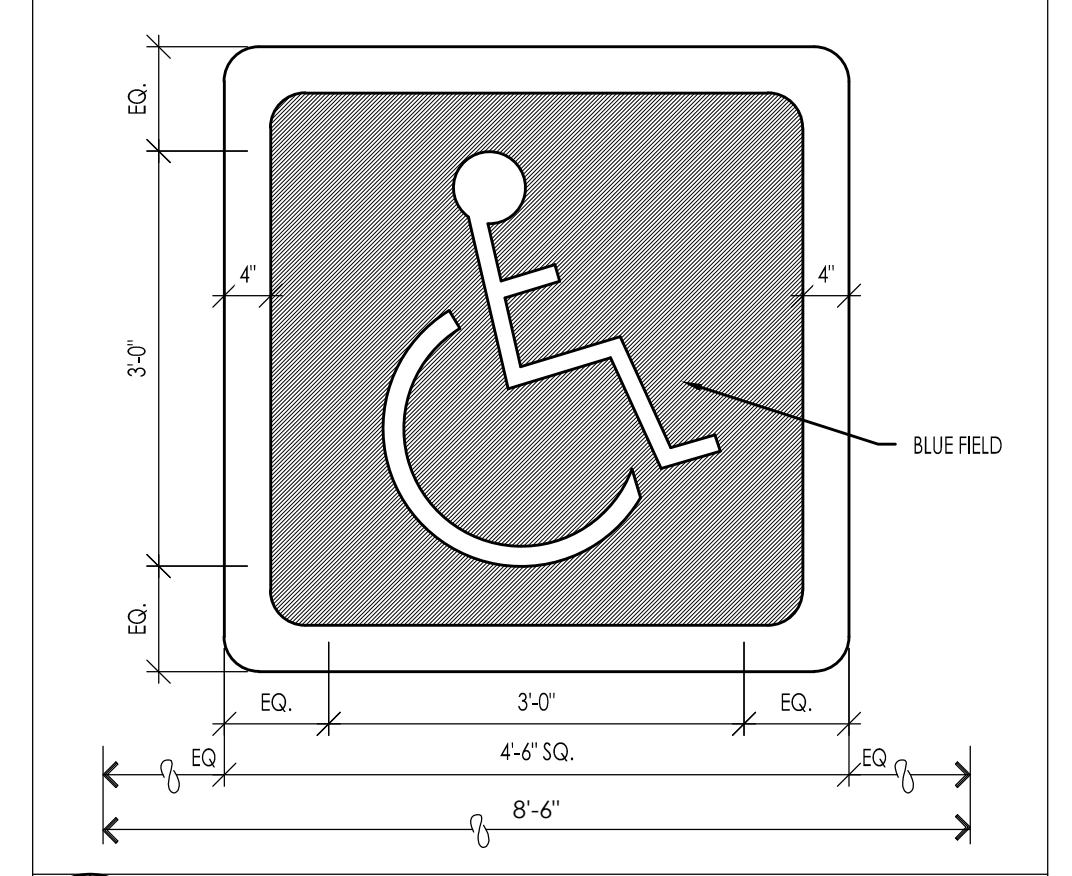
C3 3'-0" HIGH SITE WALL SECTION
1/2"=1'-0"



A7 CONCRETE CURB & GUTTER DETAIL
N.T.S.



C1 HC PARKING SIGNAGE ELEVATIONS
3/4"=1'-0"



C2 HC PARKING MARKING PLAN
3/4"=1'-0"

STATE OF NEW MEXICO
TAFAZZUL HUSSAIN
NO. 3071
REGISTERED ARCHITECT
2/10/2026

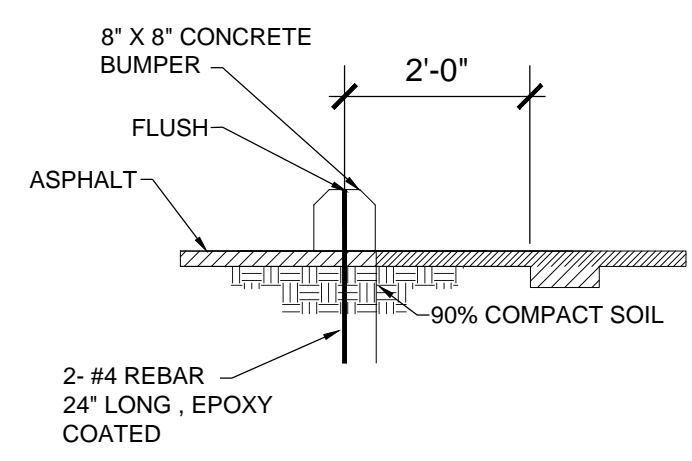
SITE PLAN DETAILS

Afra Construction & Design
2501 Yale Blvd SE, Suite 102
Albuquerque, New Mexico 87106
Tel 505.242.1745
Fax 505.242.1737

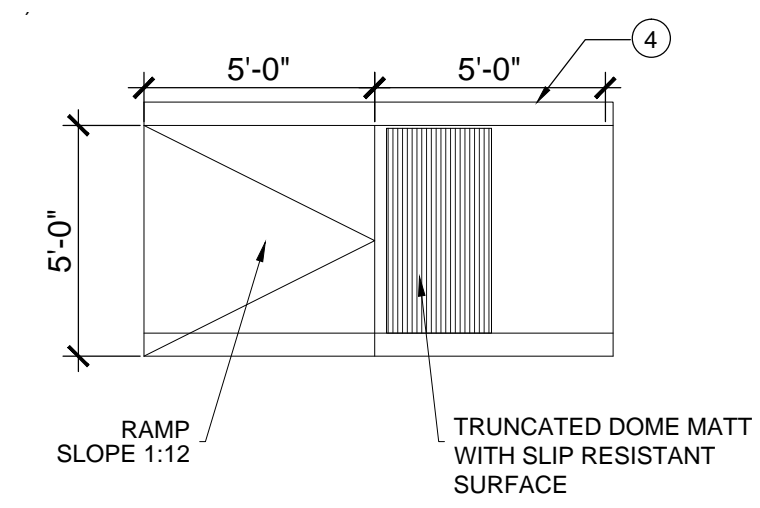
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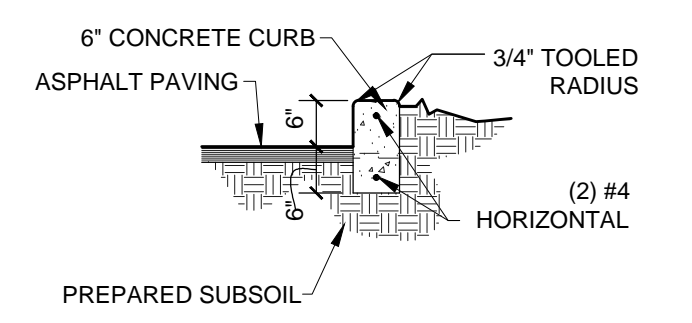
TCL2
03/03/2026



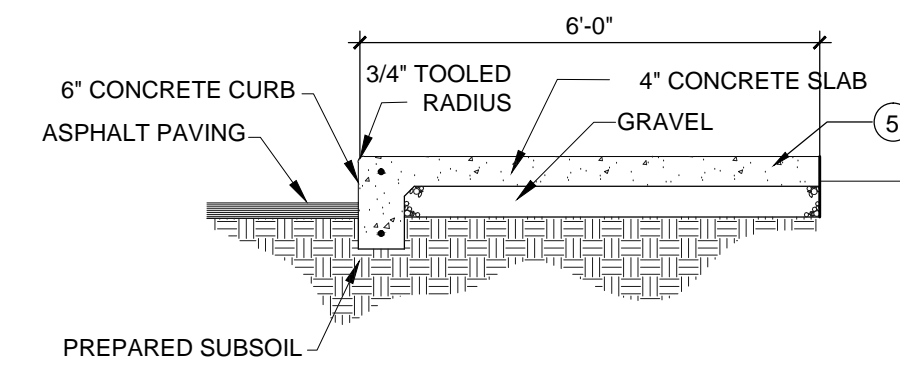
4 PARKING BUMPER
 SP-3 SCALE: 1/2"=1'-0"
 NOTE: OWNER OPTION



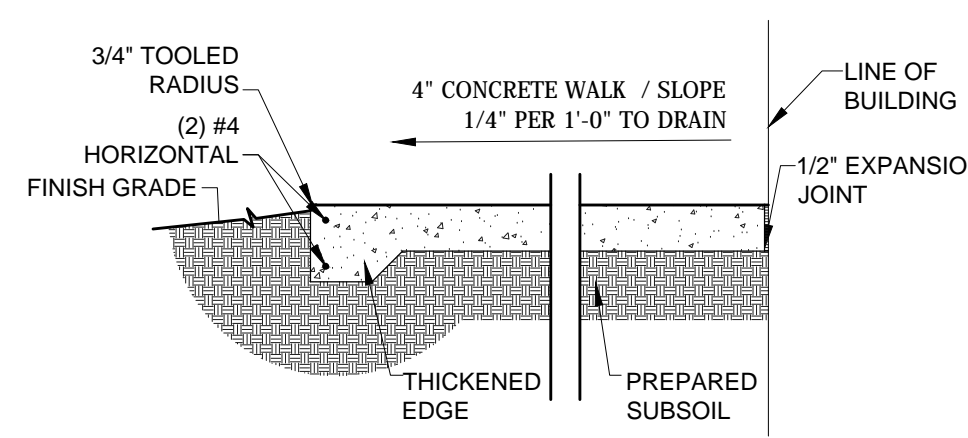
5 ACCESSIBLE SIDEWALK RAMP
 SP-3 SCALE: 1/4"=1'-0"



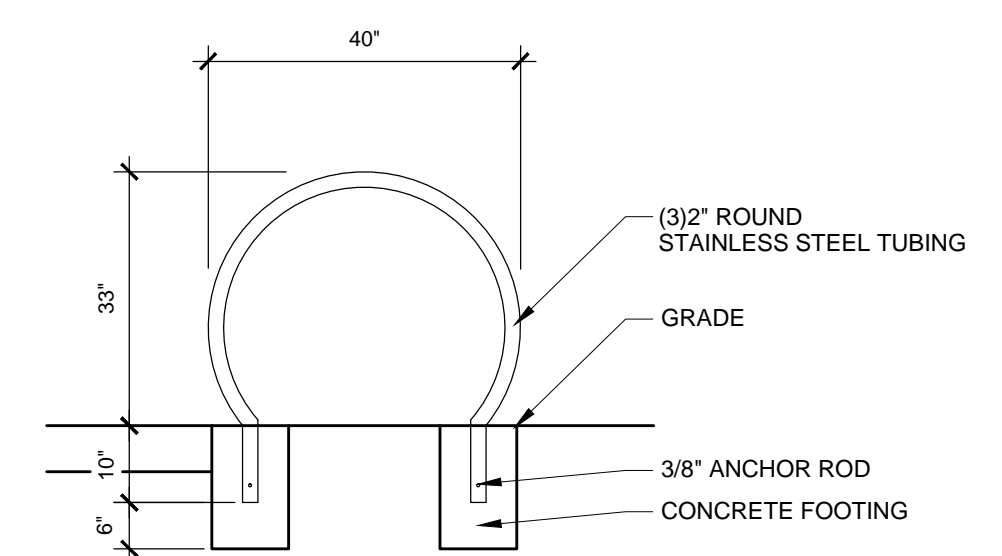
6 LANDSCAPE DETAIL
 SP-3 SCALE: 1/2"=1'-0"



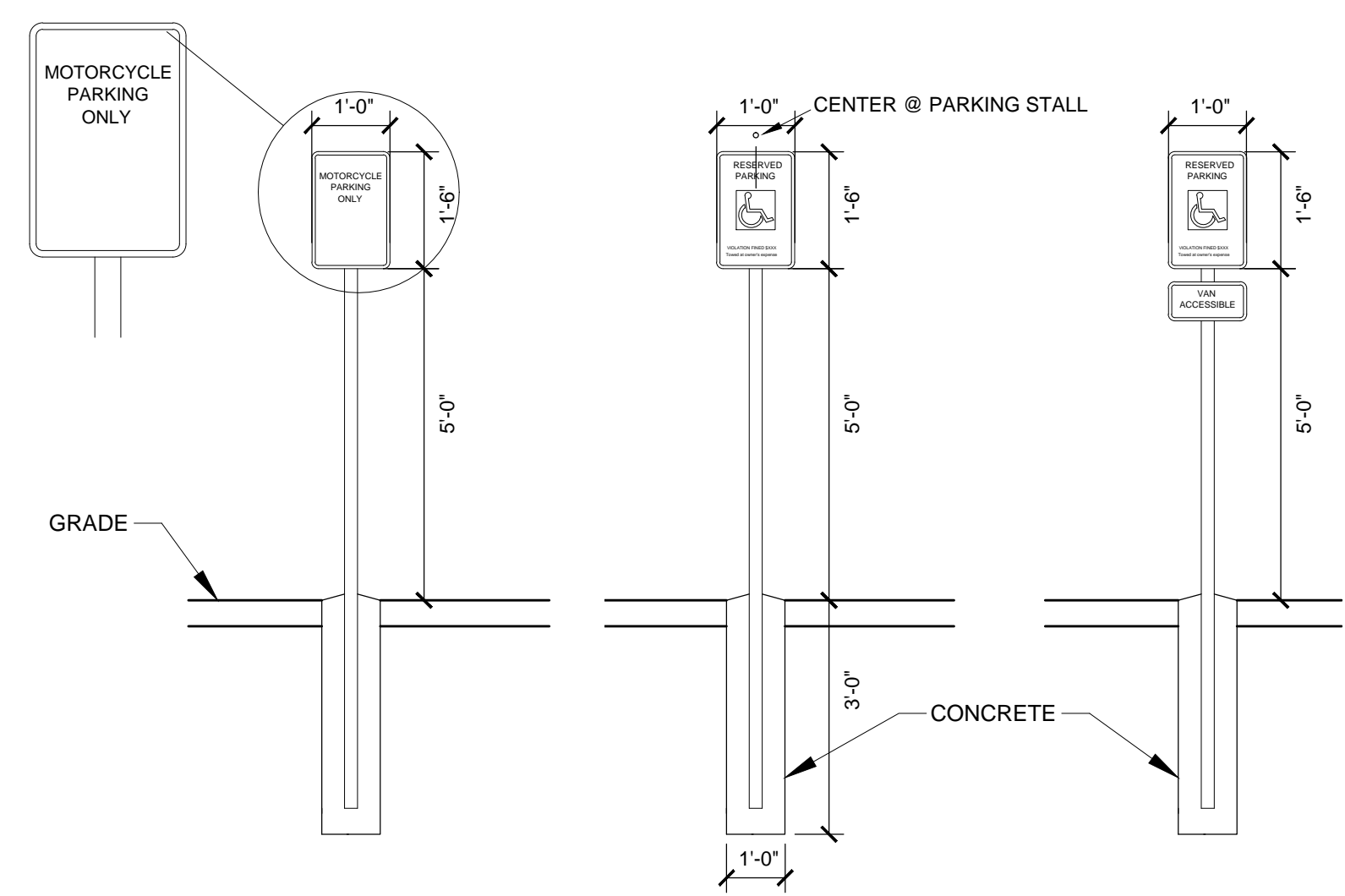
7 CONCRETE SIDE WALK CURB
 SP-6 SCALE: 1/2"=1'-0"



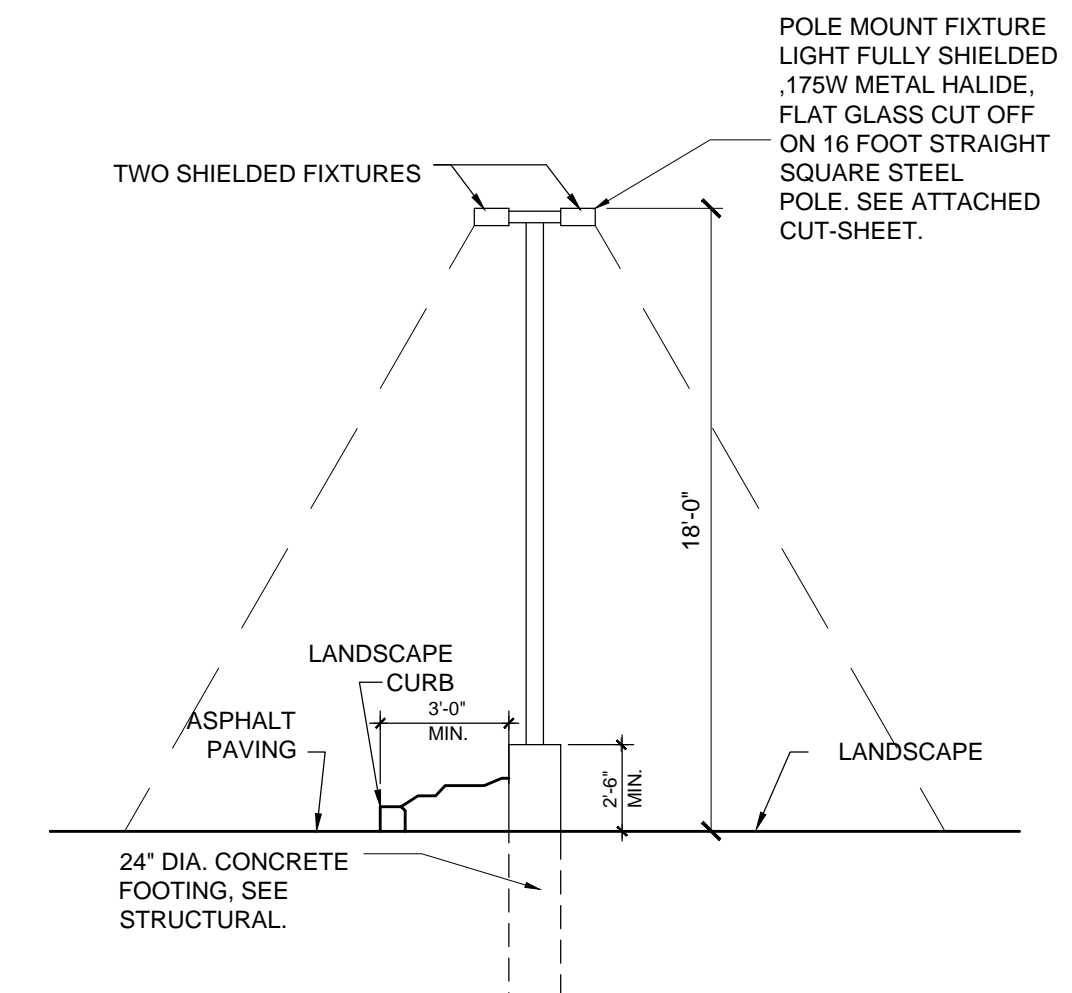
8 FLUSH SIDEWALK
 SP-3 SCALE: 1/2"=1'-0"



1 BIKE RACK
 SP-3 SCALE: 1/2"=1'-0"



2 ACCESSIBLE PARKING SIGN & MOTORCYCLE PARKING SIGN
 SP-3 SCALE: 1/2"=1'-0"



3 SHIELDED LIGHT POLE
 SP-3 SCALE: 3/16"=1'-0"

KEYED NOTES

1. 1/2" CONTROL JOINT.
2. CONCRETE CURB, TYPICAL.
3. ASPHALT PAVING THIS AREA.
4. LANDSCAPE CURB.
5. CONCRETE SIDEWALK.
6. REFUSE ENCLOSURE.
7. CONCRETE APRON 20'-0" LONG.
8. ACCESSIBLE PARKING SIGN.
9. 1 1/2" RD. SCH. 40 STEEL PIPE, PRIME, PAINT @ 4'-0" O.C.
10. CONCRETE PATIO, BRICK OPTIONAL.
11. PIPE SLEEVE, EMBED FLUSH.
12. MOTORCYCLE PARKING SPACE, 4'-0" x 10'-0".
13. 4" WHITE STRIP, 4" SPACE APART.
14. CONCRETE BUMPER, OWNER OPTION, SEE 4A/SP-2.
15. PEDESTRIAN RECYCLE GATE.
16. TRASH ENCLOSURE GATES, 1' 1/2" BOTTOM POST, DRILL CONCRETE.
17. GATE WITH LEVER TYPE HARDWARE, LIGHT SPRING CLOSER.
18. 6" ROUND SCHEDULE 80, STEEL PIPE, PRIME, PAINT TO MATCH STUCCO, 3'-0" BELOW GRADE IN (12" ROUND CONCRETE, TYPICAL).
19. FLOOR DRAIN, AS REQUIRED.
20. TRUNCATED DOME MATT WITH SLIP RESISTANT.
21. FOR EXTERIOR SIGNAGE REFER TO THE BRAND STANDARDS MANUAL.

GENERAL NOTES

- A. ALL FENCING AND RAILINGS ON PROPERTY MUST COORDINATE WITH THE EXTERIOR DESIGN OF THE HOTEL.

TRAFFIC CIRCULATION LAYOUT APPROVED

Sertil A. Kambar 3/5/2026
 Signed Date

STATE OF NEW MEXICO
 TAFAZZUL HUSSAIN
 NO. 3071
 REGISTERED ARCHITECT
 2/10/2026

SITE PLAN DETAILS

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 7100 HOLLY AVE NE, ALBUQUERQUE, NM 87113

REV	DATE	DESCRIPTION	APVD

TCL3

03/03/2026



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: _____

Zone Atlas Page: _____ DFT/DHO #: _____ BP #: _____

Development Street Address: _____

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ E-mail: _____

Development Information

Build out/Implementation Year: _____

Existing Use: _____

Describe Proposed Development and Uses:

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour and ITE # (if known):* _____

Driveway(s) Located on: Street Name _____

Adjacent Roadway(s) Posted Speed: Street Name _____ Speed _____

Street Name _____ Speed _____

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector) : _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): _____

Adjacent Roadway(s):

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s) : _____ Nearest Transit Stop(s): _____
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : _____

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: _____

Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No [x]

Thresholds Met? Yes [] No [x]

Mitigating Reasons for Not Requiring TIS and/or Notes:

Ernest Armijo

TRAFFIC ENGINEER

DATE