



August 18, 2020

Judson Cervenak, RA
Judson Cervenak Architects
PO Box 40509
Albuquerque NM 87196

Re: The Lamp Shop
1310 Cueta Abajo Ct NE
Traffic Circulation Layout
Architect's Stamp 06-30-2020 (D16-D002J)

Dear Mr. Cervenak,

The TCL submittal received 08-13-2020 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.

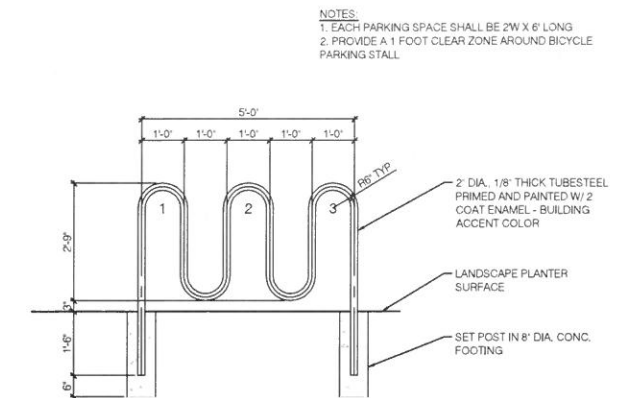
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and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

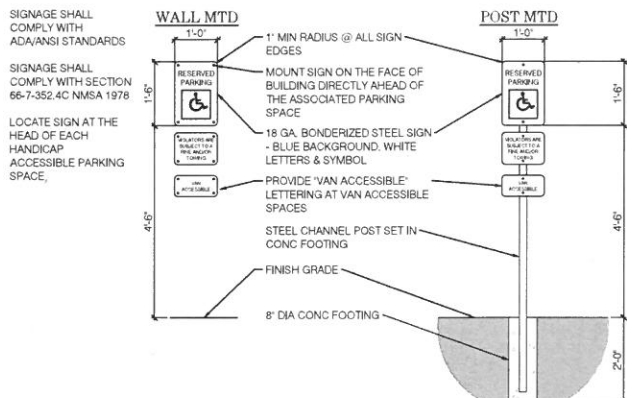
Sincerely,

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

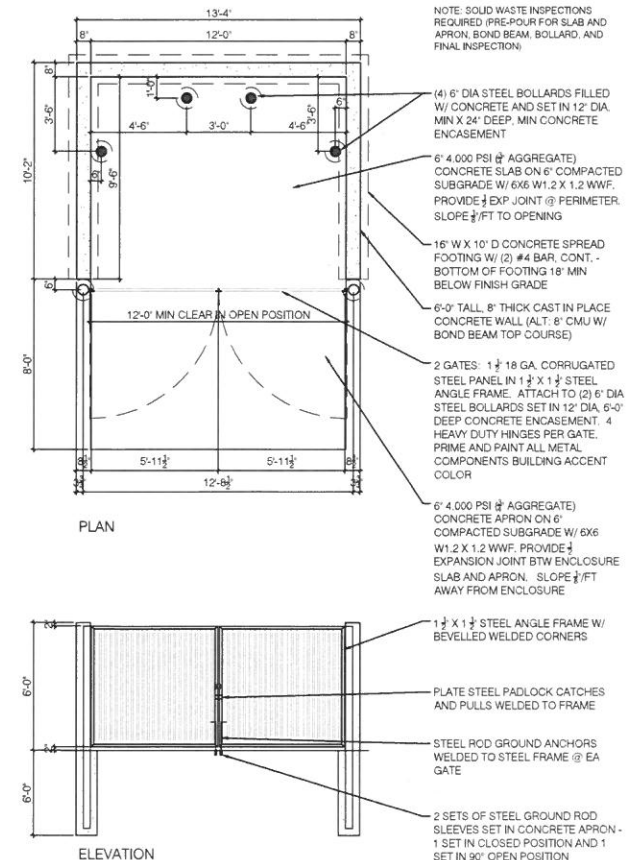
C: CO Clerk, File



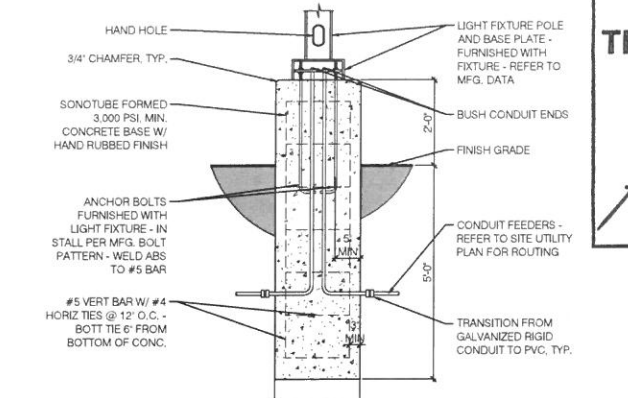
A1 Bike Rack Detail - 3 Stall
SCALE: 1/2"=1'-0"



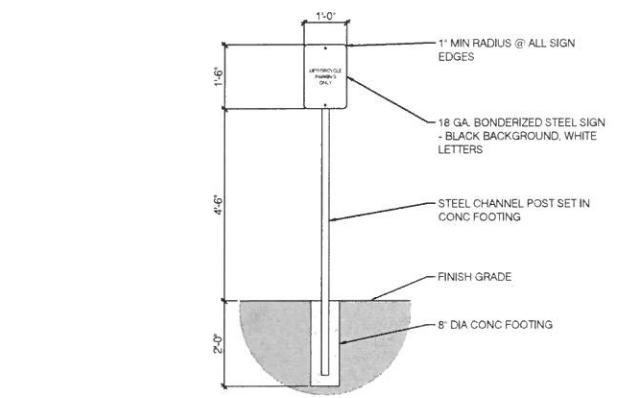
B1 Handicap Parking Space Sign
SCALE: 1/2"=1'-0"



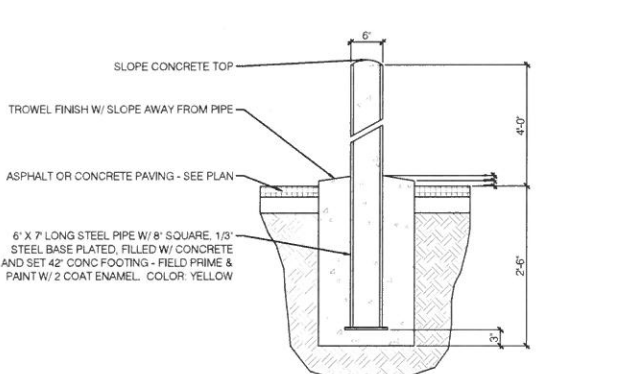
D1 Dumpster Enclosure Detail
SCALE: 1/4"=1'-0"



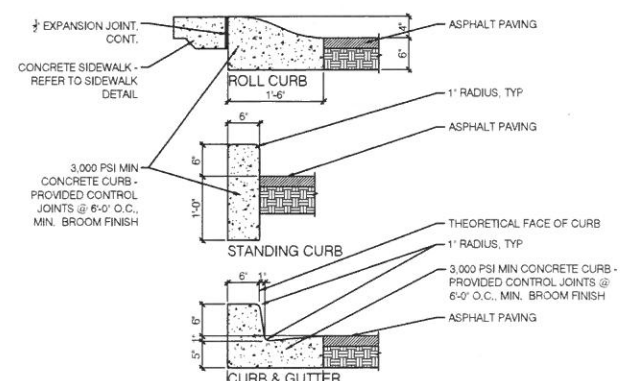
A2 Light Pole Base Detail
SCALE: 1/2"=1'-0"



B2 Motorcycle Parking Space Sign
SCALE: 1/2"=1'-0"



C2 Bollard Detail
SCALE: 3/4"=1'-0"



D2 Curbing Sections (private)
SCALE: 3/4"=1'-0"

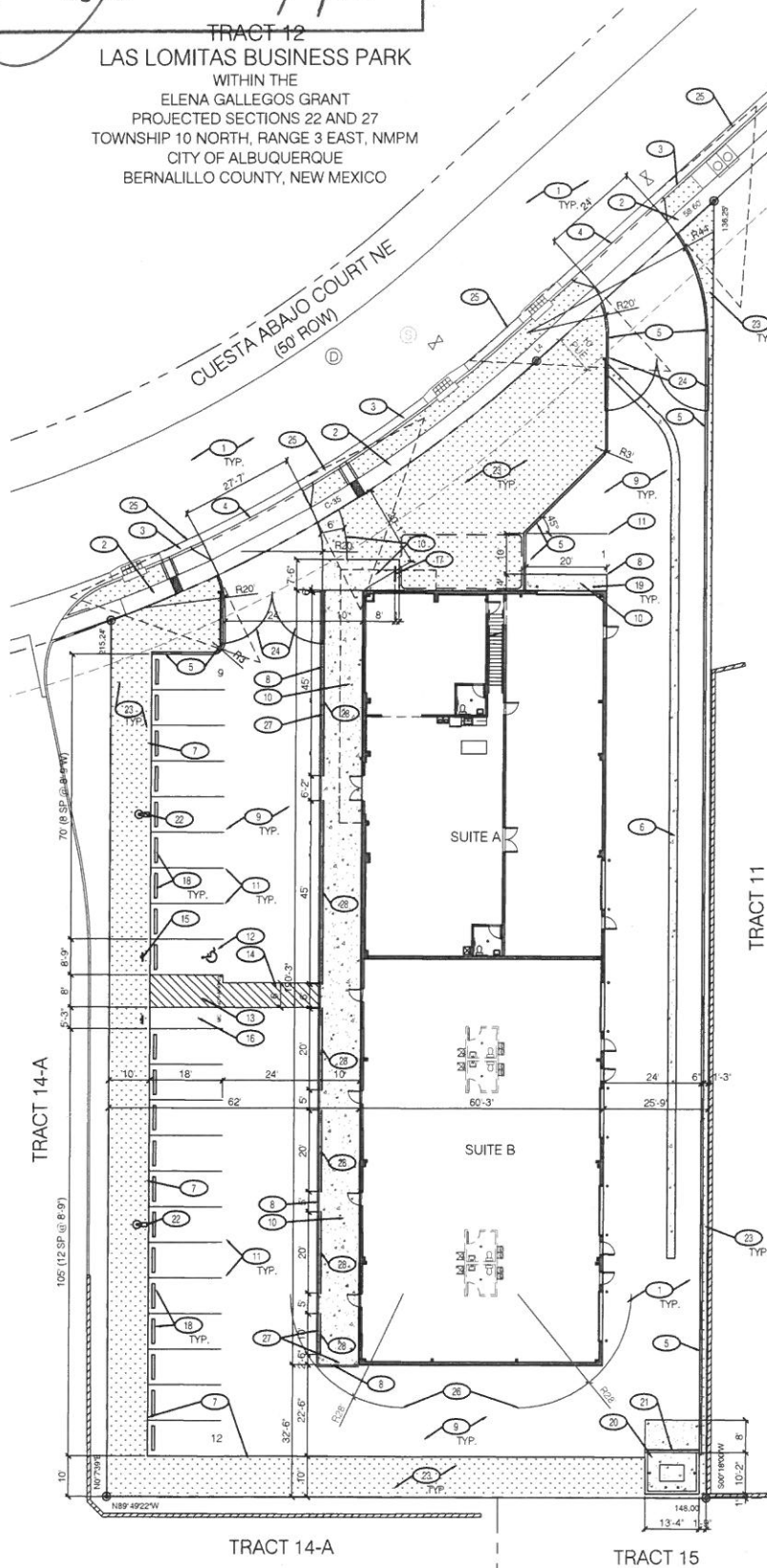
TRAFFIC CIRCULATION LAYOUT APPROVED

Signed

Date

TRACT 12
LAS LOMITAS BUSINESS PARK
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

PROJECT DATA
ADDRESS: 1310 CUESTA ABAJO CT. NE, ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION: TRACT 12, LAS LOMITAS BUSINESS PARK, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APC #: 101606337541810212
ZONE ATLAS PAGE: D-16-Z



Traffic Circulation Layout
SCALE: 1"=20'

SITE DATA

- ZONING CODE: CITY OF ALBUQUERQUE IDO
- ZONING: NR-BP
- ZONING OVERLAY DISTRICTS: NONE

SITE AREA CALCULATIONS

Area	Area (SF)	Area (AC)
GROSS SITE AREA	38,339 SF	(880.1 AC)
BUILDING AREA	11,463 SF	30%
ASPHALT AREA	17,812 SF	46%
CONCRETE AREA	2,195 SF	7%
LANDSCAPE AREA	6,099 SF	17% (15% ROD)

PARKING CALCULATIONS (CITY OF ALBUQUERQUE I.D.O.)

- GROSS BUILDING AREA: 11,463 SF
- NET LEASABLE AREA: 11,463 SF

PARKING SPACES ROD

- (50% OFFICE) 11,463/2 X 3.5/1000 = 20.1 (THUS 21)
- (50% WAREHOUSE) = NONE REQUIRED
- TOTAL PARKING SPACES REQUIRED = 21
- PARKING SPACES PROVIDED: 22

HANDICAP PARKING SPACES REQUIRED: 1

- HANDICAP PARKING SPACES PROVIDED: 1 (VAN ACCESSIBLE)

MOTORCYCLE PARKING SPACES REQUIRED: 1

- MOTORCYCLE PARKING SPACES PROVIDED: 1

BIKE RACK SPACES REQUIRED: 3

- BIKE RACK SPACES PROVIDED: 3

GENERAL NOTES - TCL

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER WITH DRC APPROVED PLANS. THESE IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO DRIVEWAY CURB CUTS AND DRAINAGE IMPROVEMENTS AND UTILITY CONNECTIONS.
- IF APPLICABLE, ALL BROKEN OR CRACKED RIGHT-OF-WAY SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER CABO STANDARD DETAILS.
- THIS PROJECT WILL BE COMPLETED IN 1 PHASE.
- ALL PARKING LOT AREAS SHALL HAVE SLOPE BETWEEN 1% AND 6%.
- ALL HANDICAP PARKING SPACES AND AISLES SHALL HAVE SLOPE BETWEEN 1% AND 2%.
- FIRE LANES: FIRE APPARATUS ACCESS ROADS 20 FT. TO 26 FT. SHALL HAVE A FIRE LANE MARKED ON BOTH SIDES OF THE ROAD. ROADS 26 FT. TO 32 FT. WIDE SHALL BE MARKED FIRE LANE ON ONE SIDE. REFER TO FIRE ORD. 503.3.1 FOR FIRE LANE CURB MARKING REQUIREMENTS.

KEYED NOTES - TCL

- EXISTING ASPHALT PAVED PUBLIC ROADWAY
- EXISTING 4' WIDE PUBLIC SIDEWALK
- EXISTING PUBLIC CURB & GUTTER
- NEW DRIVEWAY CURB CUTS PER COA STANDARD DETAIL 2425 AND DETAIL SECTION
- 6" HIGH STANDING CURB - REFER TO DTL D2/TCL AND GRADING & DRAINAGE PLAN
- CONCRETE VALLEY GUTTER - REFER TO GRADING & DRAINAGE PLAN
- FLUSH ASPHALT EDGE - REFER TO GRADING & DRAINAGE PLAN
- FLUSH GRADE TRANSITION BETWEEN ASPHALT AND CONCRETE SIDEWALK - TYP. AT NORTH AND WEST BUILDING FACADE
- ASPHALT PAVED PARKING LOT - PAVEMENT DESIGN PER GEOTECHNICAL REPORT REQUIREMENTS AND GRADING & DRAINAGE PLAN
- 4" THK CONCRETE SIDEWALK W/ BROOM FINISH - REFER TO GRADING & DRAINAGE PLAN
- PARKING SPACE STRIPING - WHITE ALKYD PAINT
- HANDICAP PARKING SPACE SYMBOL - BLUE ALKYD PAINT
- VAN ACCESSIBLE PARKING SPACE ACCESS AISLE W/ CROSSHATCH STRIPING - WHITE ALKYD PAINT AND "NO PARKING" LETTERING PER 66-1-4.18 NMSA 1978 (12"H. 2" W. BLUE ALKYD PAINT)
- PEDESTRIAN CROSSWALK AISLE W/ CROSSHATCH STRIPING - WHITE ALKYD PAINT
- POST MOUNTED HANDICAP PARKING SPACE SIGN - REFER TO DETAIL B1/TCL
- MOTORCYCLE PARKING SPACE - PROVIDE PAVEMENT MARKING "MC" - WHITE ALKYD PAINT AND POLE MOUNTED SIGN - REFER TO DETAIL B2/TCL
- BIKE RACK - REFER TO DETAIL A1/TCL
- PRECAST CONCRETE PARKING BUMPER ANCHORED W/ #4 REBAR - TYP. OF 21
- STEEL BOLLARD - TYP. @ CH DOOR AND BUILDING CORNERS
- 6" HIGH CONCRETE DUMPSTER ENCLOSURE W/ CONCRETE PAD AND STEEL - REFER TO DETAIL D1/TCL
- GATES PER CABO SOLID WASTE REQUIREMENTS - REFER TO DETAIL D1/TCL
- POLE LIGHT ON CONCRETE BASE - REFER TO DETAIL A2/TCL
- LANDSCAPE PLANTER AREA - REFER TO LANDSCAPE PLAN
- STEEL GATES ON BOLLARDS - GATE OPERATOR SHALL BE COORDINATED WITH AND APPROVED BY THE FIRE MARSHALL. FIRE DEPARTMENT ACCESS REQUIRED
- 35' X 35' CLEAR SITE TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE 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 SITE TRIANGLE
- FIRE APPARATUS TURNING RADIUS - AS APPROVED BY CABO FIRE MARSHALL
- FIRE LANE PER FIRE MARSHALL REQUIREMENTS - RED ALKYD PAINT ON ASPHALT SURFACE
- 3" HIGH BARRIER FENCING - TUBESTEE POSTS & RAILS W/ DECORATIVE METAL INFILL - OPENINGS AS INDICATED AT SUITE ENTRIES



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jud@jwcervenak.com
jwcervenak.com

The Lamp Shop
1310 Cuesta Abajo Court NE
Albuquerque, NM 87113
Tract 12, Las Lomitas Business Park

Owner Approval: _____
Approval Date: _____
Title: Traffic Circulation Layout
Edition: Permit
Issue Date: 6.30.20
Revision 1: 8.13.20-Permitting
Revision 2: _____
Revision 3: _____
Project ID: 20-06
File Name: 20-06 C-101.dwg
Drawing By: JW
Consultant: _____



TCL