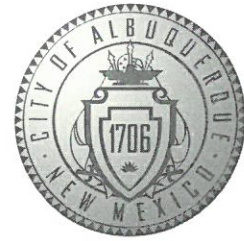


# CITY OF ALBUQUERQUE



January 24, 2020

Jarrold Cline  
arcLINE Architectural design LLC  
PO Box 91462  
Albuquerque, NM

**Re: Palomas Peak**  
**8310 Palomas Ave 87109**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 11-01-2019 (D19D031)

Dear Mr. Cline,

The TCL submittal received 01-23-2020 is approved for Building Permit. 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.

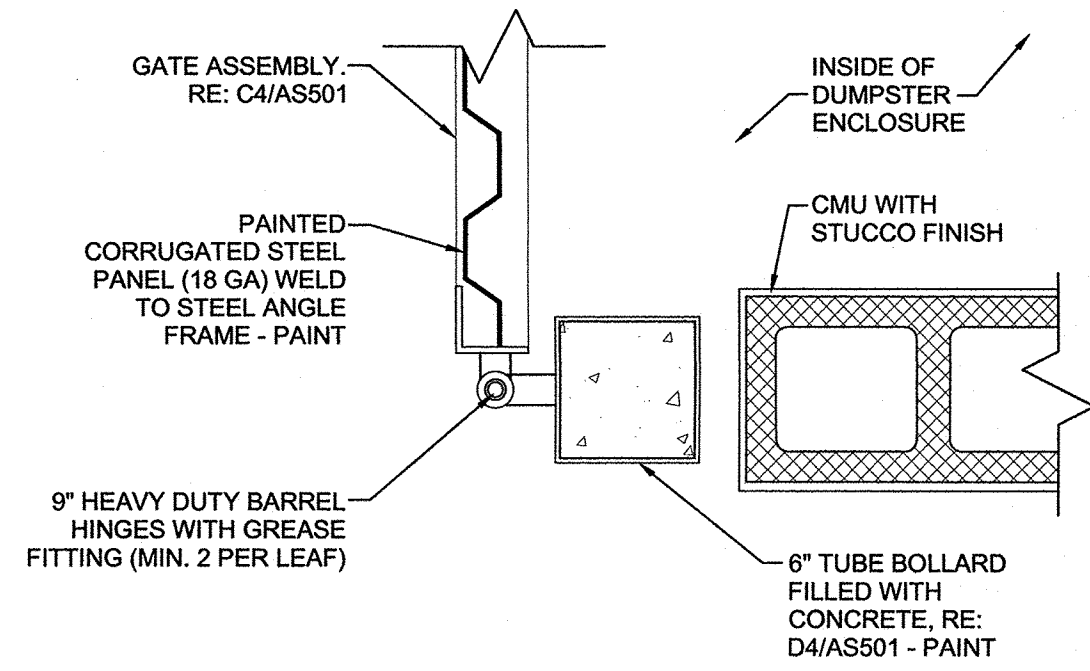
Sincerely,

  
Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

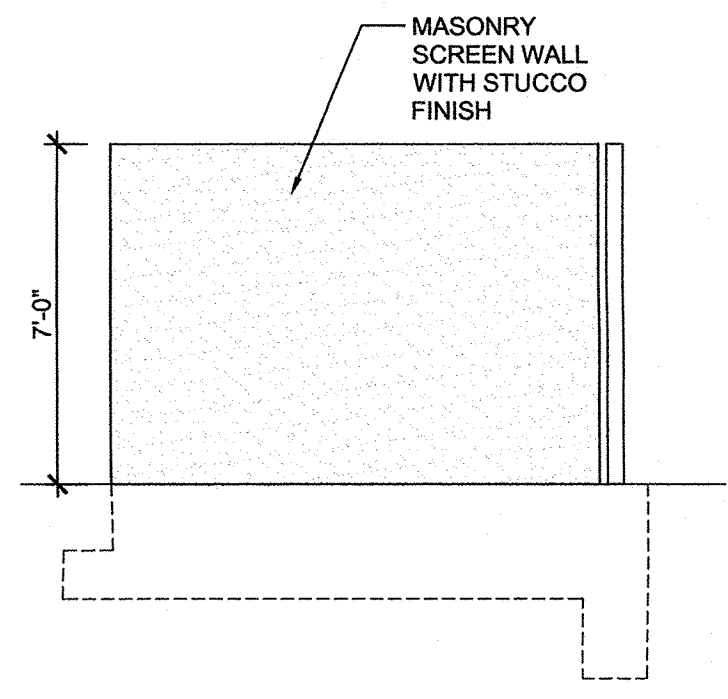
Mojgan Maadandar, E.I.  
Associate Engineer, Planning Dept.  
Development Review Services

\MM via: email  
C: CO Clerk, File

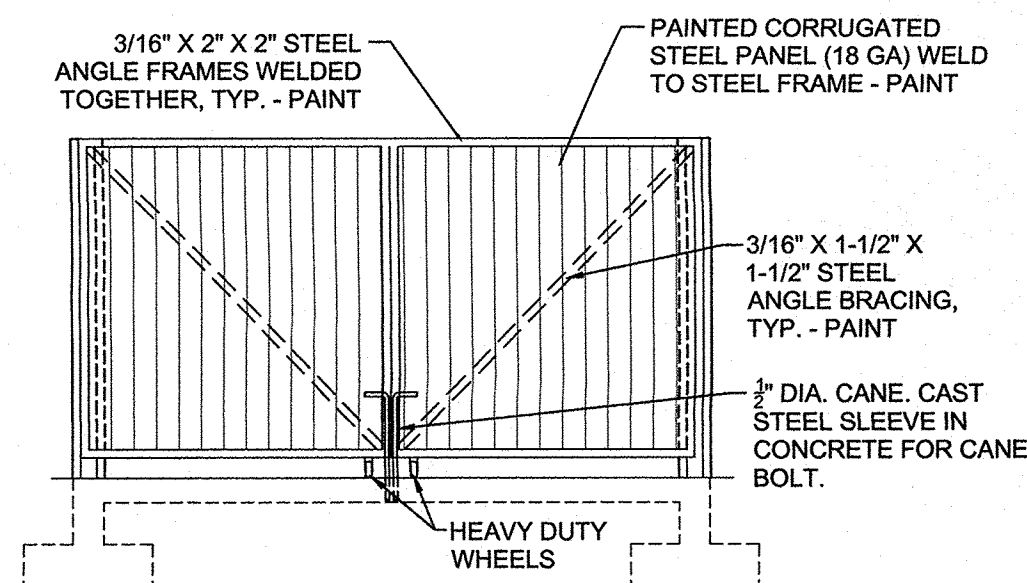




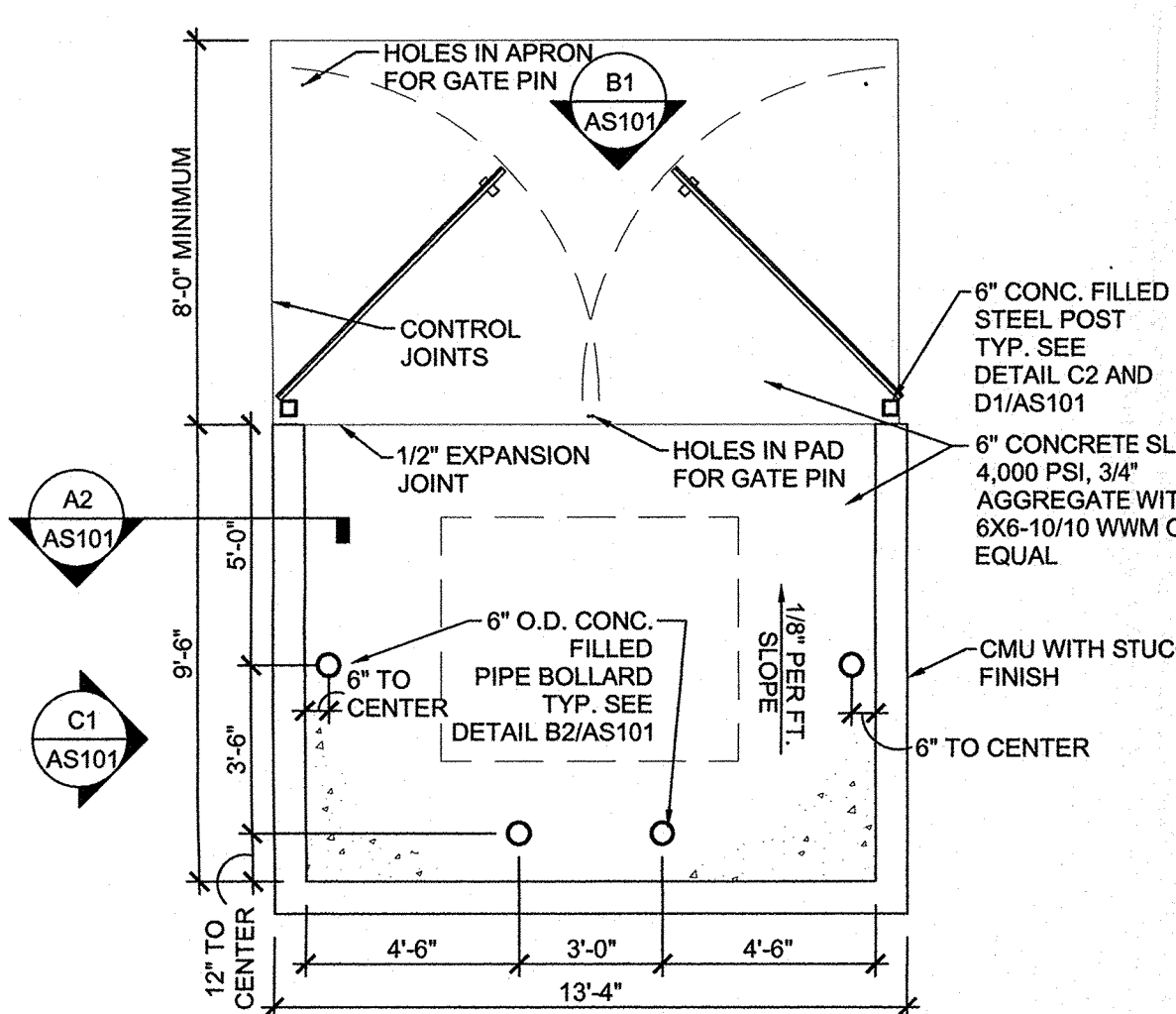
D1 GATE HINGE DETAIL  
1 1/2" = 1'-0"



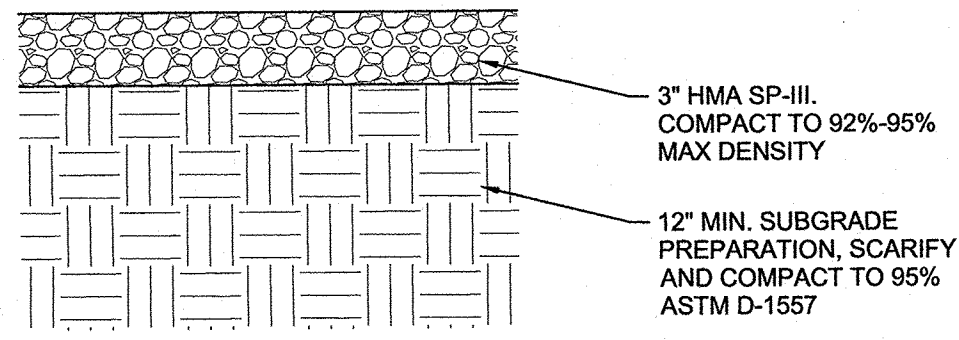
C1 TRASH ENCLOSURE ELEV.  
1/4" = 1'-0"



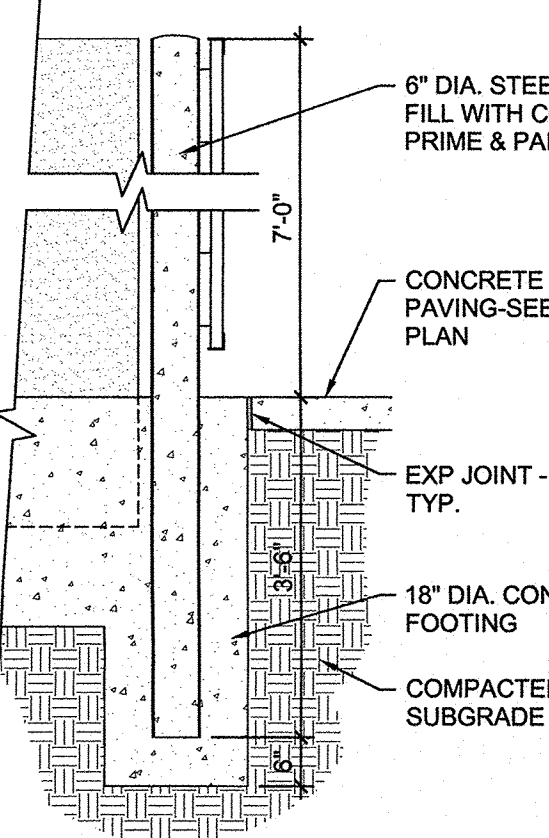
B1 TRASH ENCLOSURE ELEV.  
1/4" = 1'-0"



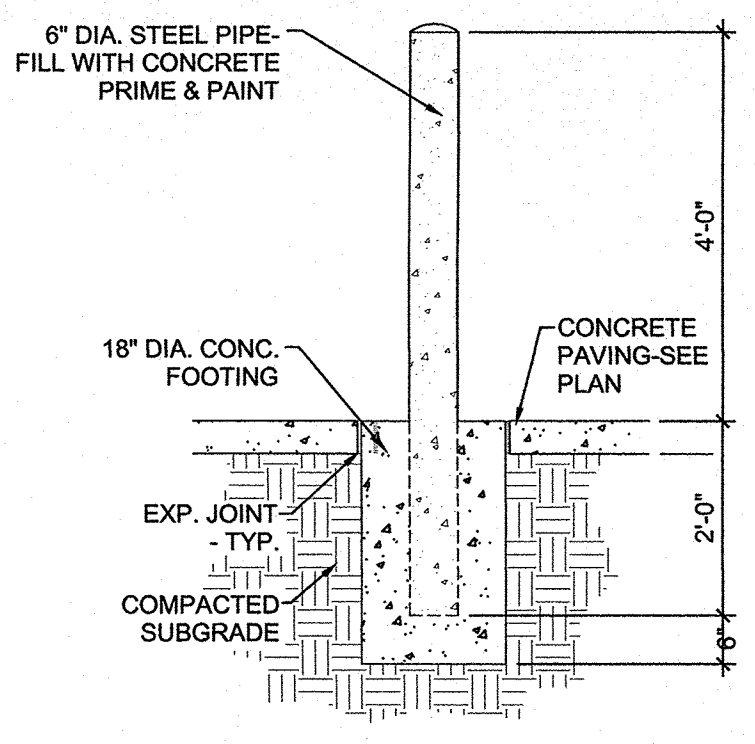
A1 TRASH ENCLOSURE  
1/4" = 1'-0"



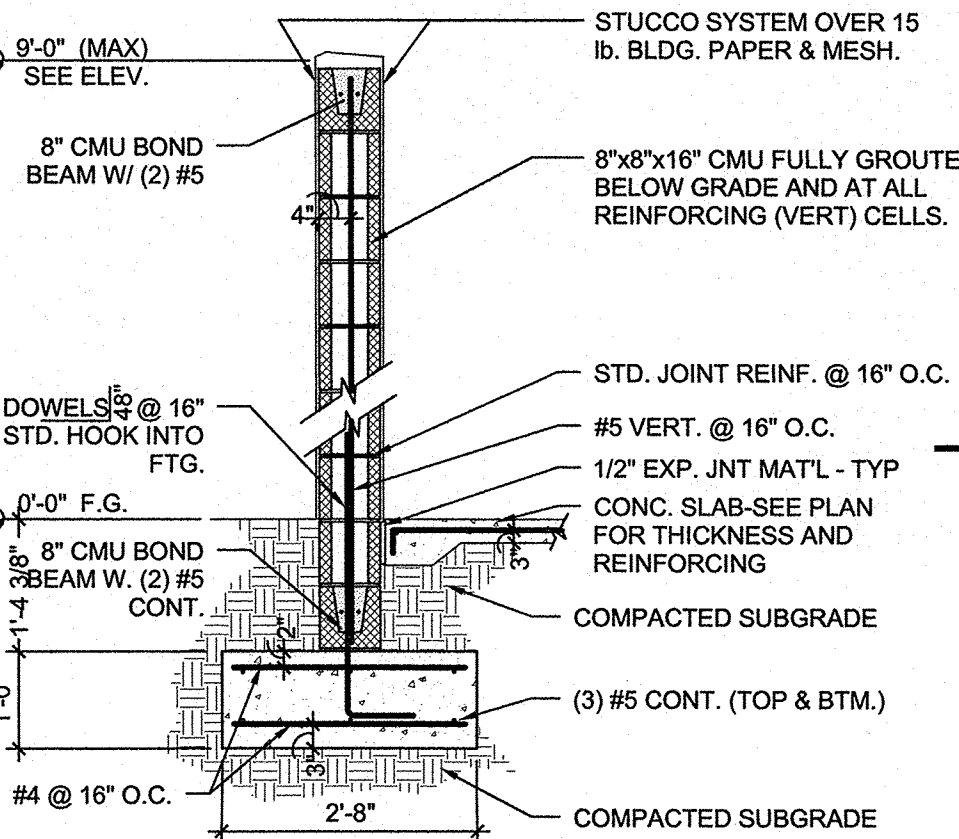
D2 TEMP FIRE LANE SECTION  
1 1/2" = 1'-0"



C2 GATE POST DETAIL  
1/2" = 1'-0"



B2 BOLLARD DETAIL  
1/2" = 1'-0"



A2 WALL SECTION  
1/2" = 1'-0"

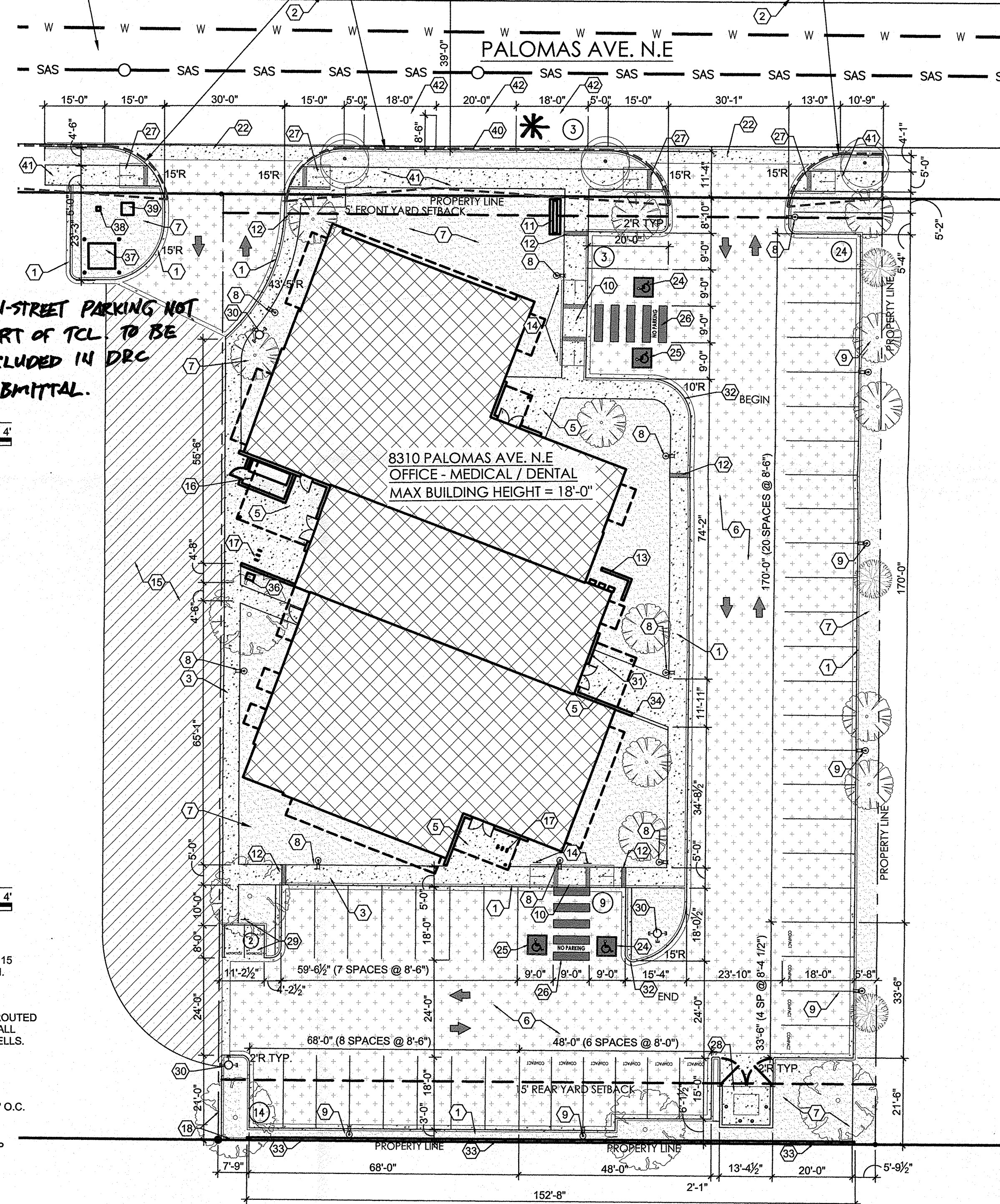
## SITE DATA

LOCATION:	8310 PALOMAS AVE NE ALBUQUERQUE, NM 87109
LEGAL DESCRIPTION:	LOT 013, BLOCK 022, TRACT, A UNIT A NORTH ALBUQUERQUE ACRES
UPC #:	101906347046610320
OWNER:	HAGEN PROPERTIES LLC PO BOX 10837 ALBUQUERQUE NM 87184
CURRENT ZONING:	MX-T
ZONE ATLAS PAGE:	D-19
BUILDING CONSTRUCTION:	5B (NON-SPRINKLED)
APPLICABLE CODE:	2015 IBC
TOTAL LOT AREA:	(0.8864 AC) 38,617 S.F.
MAX. BUILDING HEIGHT ALLOWED:	30 FEET
MAX. BUILDING HEIGHT:	18 FEET
BUILDING FOOTPRINT AREA:	9,972 S.F.
NET LOT AREA (LOT AREA-BLD. FOOTPRINT):	28,645 S.F.

FLOOR AREA RATIO (GROSS BLD. AREA/LOT AREA):	25.8 %
PAVED AREA:	20,508 S.F.
LANDSCAPE AREA:	8,137 S.F.
LANDSCAPE % NET LOT AREA:	21 %
LANDSCAPE TO PAVED AREA RATIO:	1 : 2.52
REQUIRED PARKING:	50 SPACES
MEDICAL AND DENTAL OFFICE:	5 SPACES / 1,000 SF GFA 9,972 S.F. / 1,000 SF GFA = 9.972 x 5 = 50 SPACES
PARKING PROVIDED:	53 SPACES 50 ON-SITE SPACES 3 ON-STREET SPACES
REQUIRED H.C. PARKING:	2 SPACES (1 VAN)
H.C. PARKING PROVIDED:	4 SPACES (2 VAN)
REQUIRED MOTORCYCLE PARKING:	2 SPACES
MOTORCYCLE PARKING PROVIDED:	2 SPACES
REQUIRED BICYCLE PARKING:	5 SPACES
BICYCLE PARKING PROVIDED:	8 SPACES

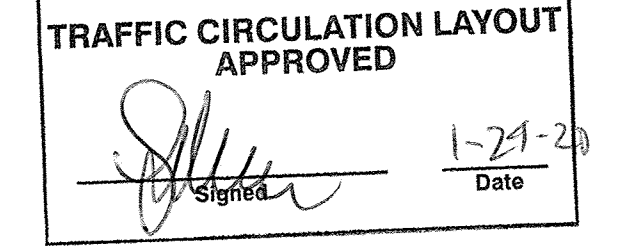
ALL IMPROVEMENTS IN THE RIGHT OF WAY REQUIRE A WORK ORDER WITH APPROVED CITY OF ALBUQUERQUE DRC APPROVED PLANS. THIS IS TO INCLUDE THE REMOVAL AND/OR RESTRICTION OF THE STREET.

DASHED LINE INDICATES CLEAR SIGHT TRIANGLE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN CLEAR SIGHT TRIANGLE.



A3 SITE PLAN  
1" = 20'-0"

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



## GENERAL SHEET NOTES

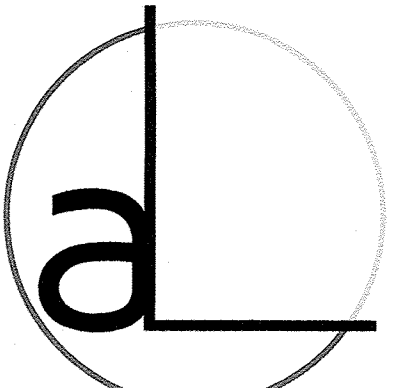
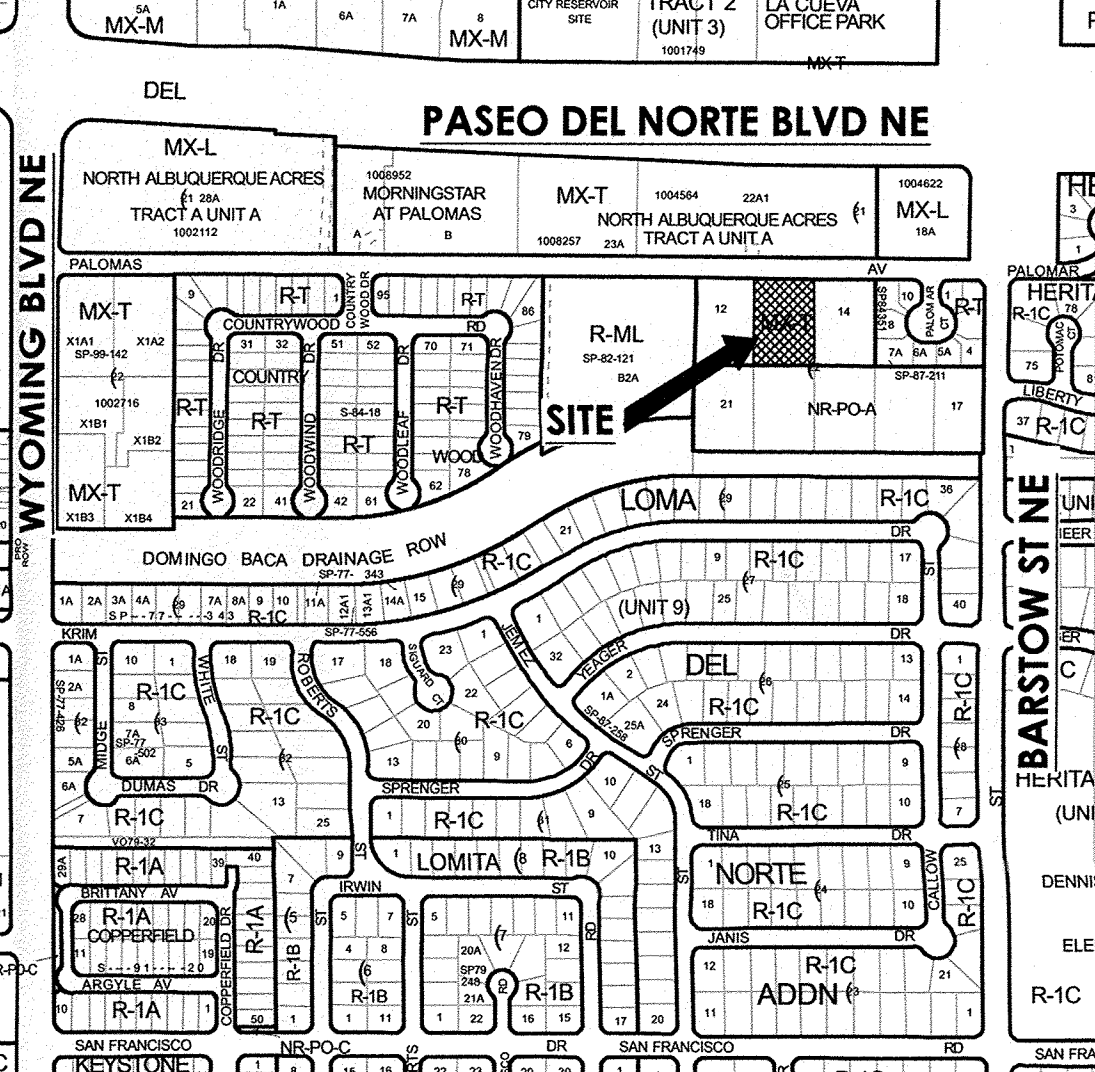
- VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS.
- CURBS DIMENSIONED TO FACE OF CURB U.N.O.
- PATCH AND REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION WITH DRIVEWAY CONSTRUCTION.
- VERIFY ALL NEW DRIVEWAY REQUIREMENTS WITH CITY OF ALBUQUERQUE STANDARDS.
- SITE LIGHTING  
LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.
- SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT.
- ALL IMPROVEMENTS IN THE RIGHT OF WAY REQUIRE A WORK ORDER WITH APPROVED CITY OF ALBUQUERQUE DRC APPROVED PLANS. THIS IS TO INCLUDE REMOVAL AND/OR RESTRICTION OF THE STREET.

## KEYED NOTES

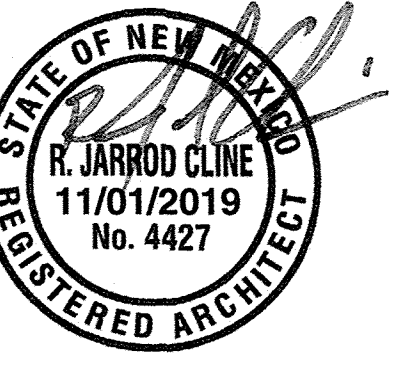
- CONCRETE CURB AND GUTTER, RE: D1/AS102.
- EXISTING CURB & GUTTER (WHERE OCCURS) TO REMAIN.
- CONCRETE SIDEWALK PER DETAIL D2/AS102.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- 4" THICK CONCRETE FLAT WORK, JOINTED AS SHOWN, WITH TURN DOWN EDGE. RE: C1/AS102.
- ASPHALT PAVING. RE: SOILS REPORT.
- LANDSCAPE AREA, RE: LANDSCAPE DRAWINGS.
- POLE MOUNTED LIGHT ON CONCRETE BASE, RE: B1/AS102.
- POLE MOUNTED LIGHT ON CONCRETE BASE, RE: A5/AS102.
- ACCESSIBLE SIDEWALK RAMP, RE: C2/AS102.
- MONUMENT SIGN, RE: B4/AS102.
- 12" WIDE 6" HIGH OPEN SPACE CONCRETE CULVERT. PROVIDE 3" STEEL CHECKER PLATE COVER ATTACHED TO CONCRETE EMBEDDED 1-1/2"x1-1/2"x3" STEEL ANGLE, PAINT, TYPICAL.
- GAS METER ENCLOSURE.
- ACCESSIBLE PARKING SIGN, ADD TEXT "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING". RE: C4/AS102.
- COMPACTED BASE COURSE ACCESS ROAD TO CARRY MINIMUM WEIGHT OF 75,000 LB FIRE TRUCK, RE: D2/AS101.
- ELECTRICAL GEAR ENCLOSURE.
- BICYCLE RACK, RE: B3/AS102.
- CONCRETE HEADER CURB, RE: A1/AS102.
- BACKFLOW PREVENTER AND HOUSING, RE: CIVIL.
- EXISTING ASPHALT PAVEMENT.
- EXISTING FIRE HYDRANT.
- NEW DRIVEWAY AND APRON PER C.O.ABQ. STANDARDS (TYP.) - DRWG. #2426.
- PARKING STRIPING PER C.O.ABQ. STANDARDS - 4" WIDE - SAFETY WHITE.
- HANDICAP PARKING SPACE PER C.O.ABQ. STANDARDS WITH ACCESSIBLE PARKING SPACE PAVEMENT SIGNAGE, RE: B2/AS102.
- HANDICAP VAN PARKING SPACE PER C.O.ABQ. STANDARDS WITH ACCESSIBLE PARKING SPACE PAVEMENT SIGNAGE, RE: B2/AS102.
- HANDICAP ACCESSIBLE AISLE PER C.O.ABQ. STANDARDS WITH PAINTED "NO PARKING". EACH LETTER TO BE MIN. 12" HIGH AND 2" WIDE AND PLACED AT THE REAR OF THE PARKING SPACE.
- HANDICAP RAMP WITH TRUNCATED DOME SURFACE, RE: B5/AS102.
- TRASH ENCLOSURE PER C.O.ABQ. REQUIREMENTS, RE: A1/AS101.
- MOTORCYCLE PARKING SPACES 5'x8' WITH PAVEMENT SIGNAGE - 4" WIDE SAFETY WHITE, RE: C3/AS102.
- NEW FIRE HYDRANT PER C.O.ABQ. AND FIRE DEPT. STANDARDS.
- "KNOX BOX" INSTALLED PER C.O.ABQ. FIRE DEPT.
- CURB PAINTED RED WITH "NO PARKING FIRE LANE" PER IFC SECTION 505.3 "MARKINGS".
- CMU RETAINING WALL, RE: C5/AS102.
- CAST-IN-PLACE CONCRETE RETAINING WALL, RE: A4/AS102.
- CAST-IN-PLACE CONCRETE RETAINING WALL, RE: A3/AS102.
- LANDSCAPE IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE. RE: LP101 FOR REQUIREMENTS.
- ELECTRICAL TRANSFORMER WITH SURROUNDING 6" PIPE BOLLARDS, RE: ELEC.
- COMMUNICATIONS PEDESTAL, RE: ELEC.
- WATER UTILITY REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE. RE: CIVIL FOR REQUIREMENTS.
- STANDARD CONCRETE CURB AND GUTTER, PER C.O.ABQ. STANDARDS (TYP.) - DRWG. #2416A.
- CONCRETE SIDEWALK PER C.O.ABQ. STANDARDS (TYP.) - DRWG. #2430.
- ON STREET PARKING SPACE.

## LEGEND

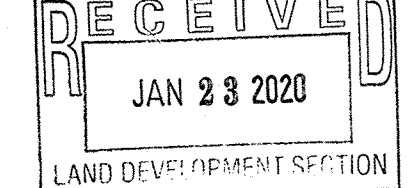
NEW ASPHALT PAVING
NEW CONCRETE PAVING
NEW LANDSCAPING
COMPACTED BASE COURSE ACCESS ROAD



ARCHITECT/ENGINEER



Palomas Peak Office Complex  
8310 Palomas Ave NE  
Albuquerque, NM 87109



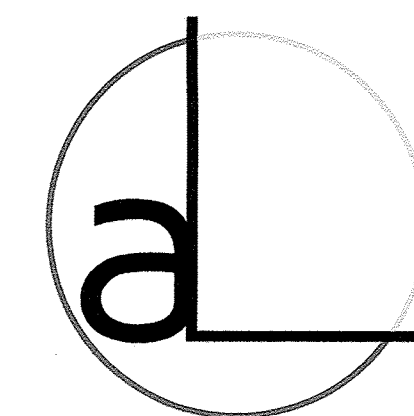
## PERMIT / BID SET

REVISIONS	DATE	DESCRIPTION

DATE	11-01-2019
PROJECT NO.	19-0006
DRAWING NAME	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NO. AS101





**arcLINE**

Architectural Design LLC  
PO Box 91462  
Albuquerque  
New Mexico 87199  
P 505.681.7274  
www.arcLINE-arch.com

ARCHITECT/ENGINEER



**Palomas Peak Office Complex**  
8310 Palomas Ave NE  
Albuquerque, NM 87109

PERMIT / BID SET

REVISIONS

DATE	DESCRIPTION
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DATE	11-01-2019
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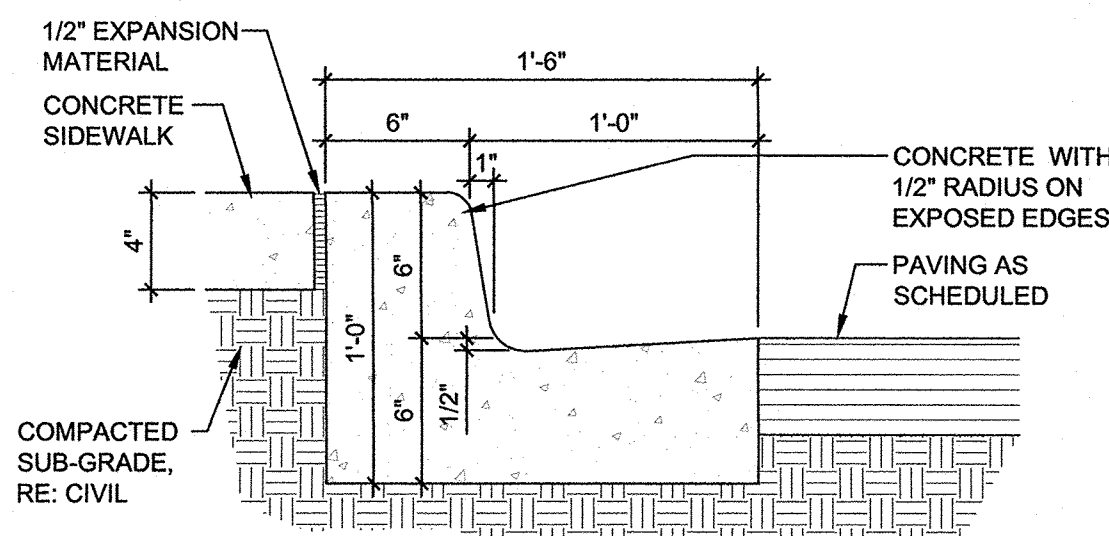
PROJECT NO.	19-0006
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DRAWING NAME  
**SITE DETAILS**

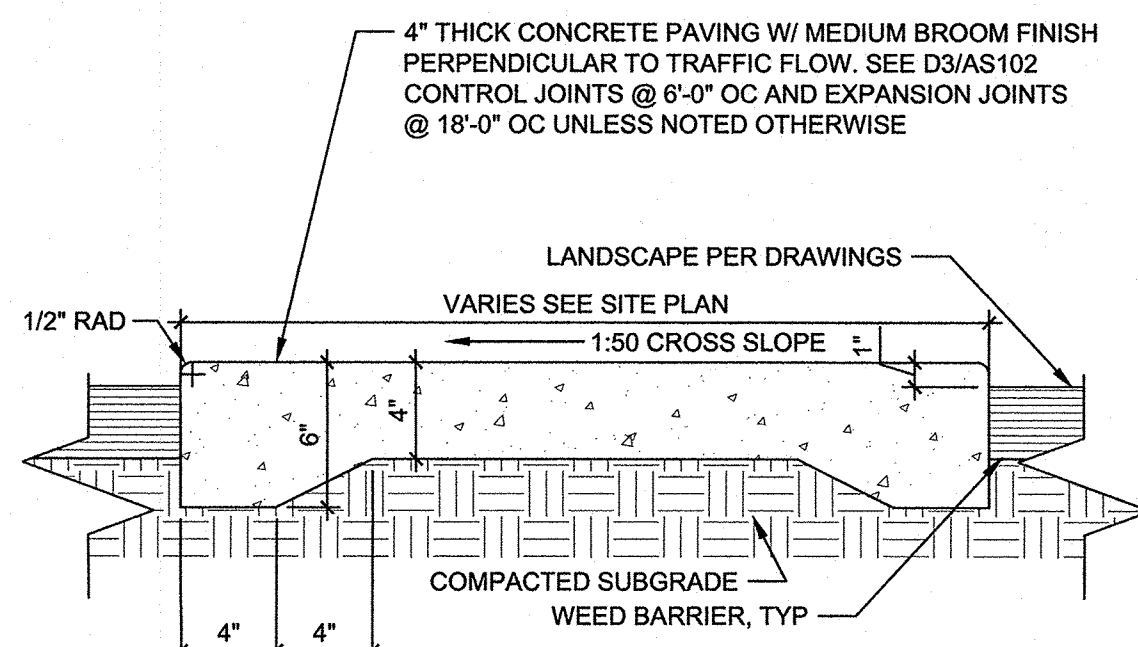
SHEET NO.

**AS102**

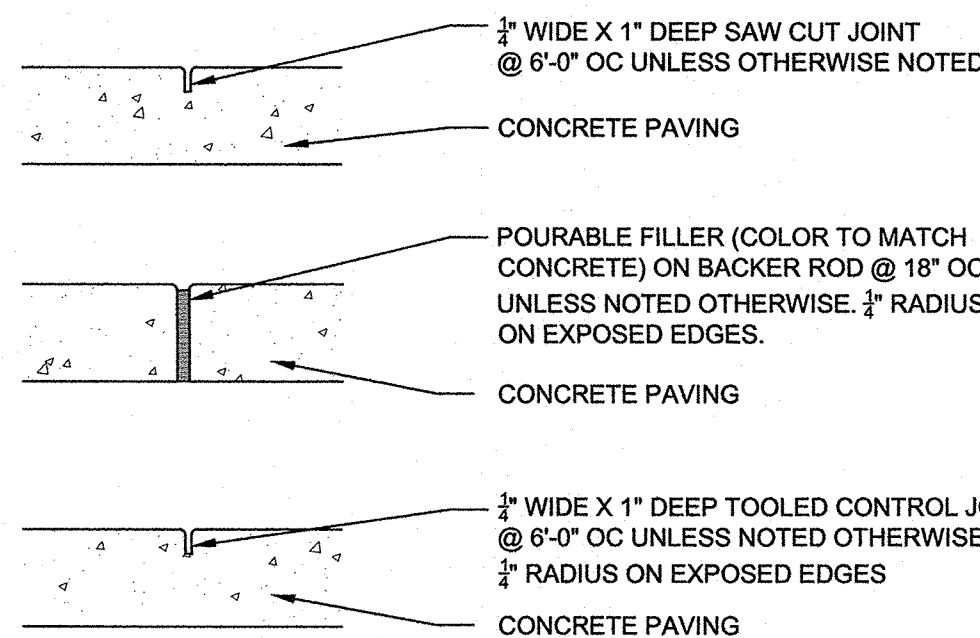
NOTE: PROVIDE CONTROL JOINTS @ 6'-0" O.C. MAX. AND DOWELED EXPANSION JOINTS @ 24'-0" O.C. MAX. UNLESS SHOWN OTHERWISE. RE: CONCRETE JOINT AND EXPANSION JOINT DETAILS AND SITE PLAN. CURB AND GUTTER JOINTING SHALL REFLECT THE JOINTING OF ADJACENT FLATWORK.



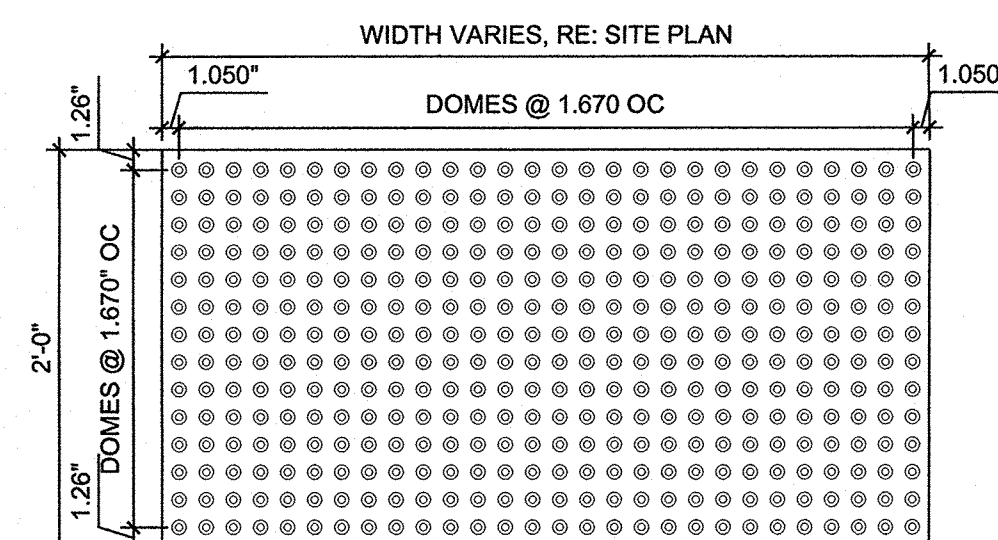
**D1 CONCRETE CURB AND GUTTER**  
1 1/2" = 1'-0"



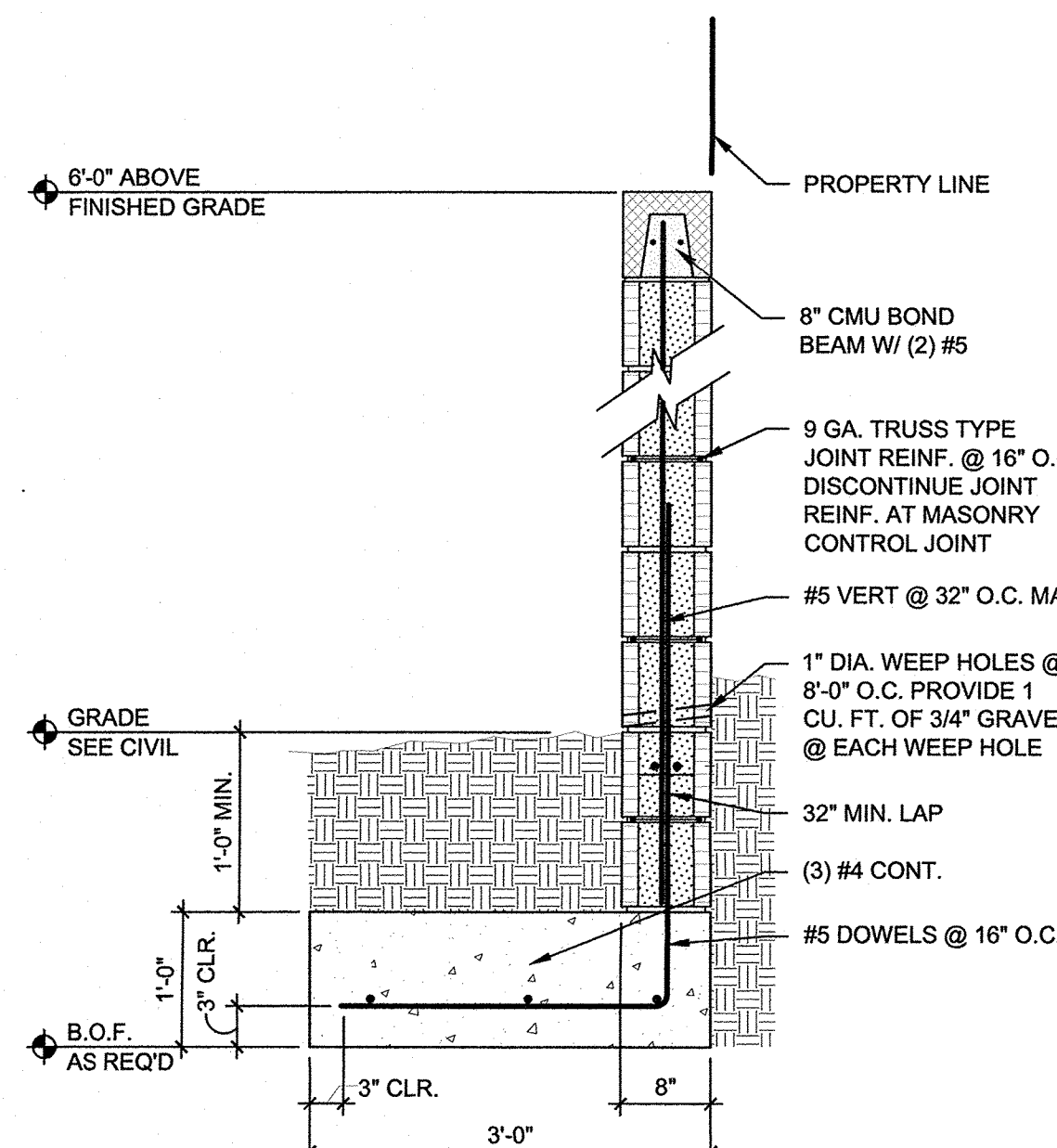
**D2 CONC SIDEWALK**  
1 1/2" = 1'-0"



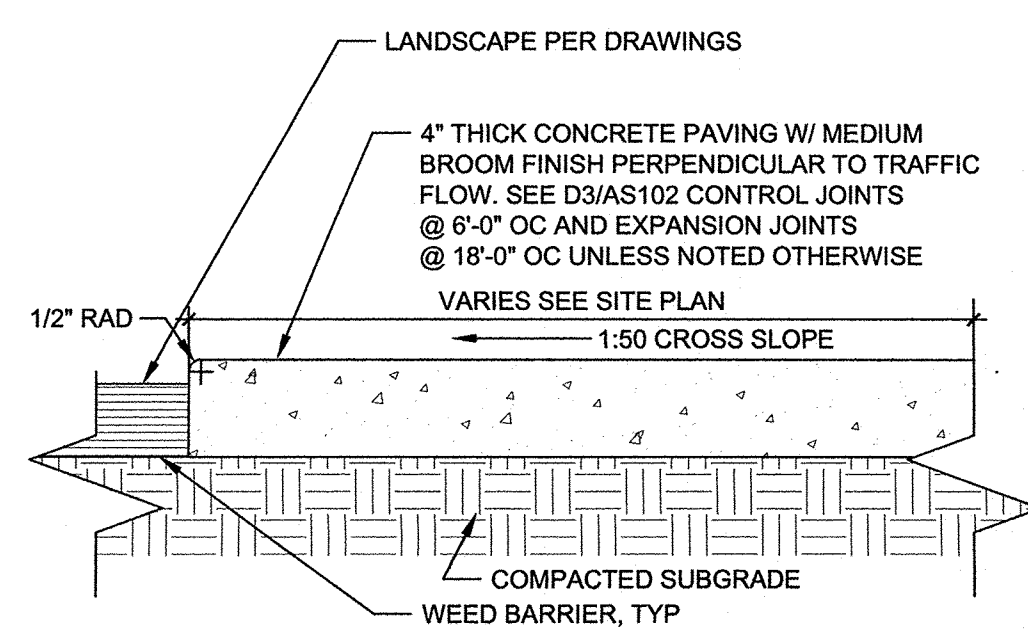
**D3 CONC PAVING JOINTS**  
1 1/2" = 1'-0"



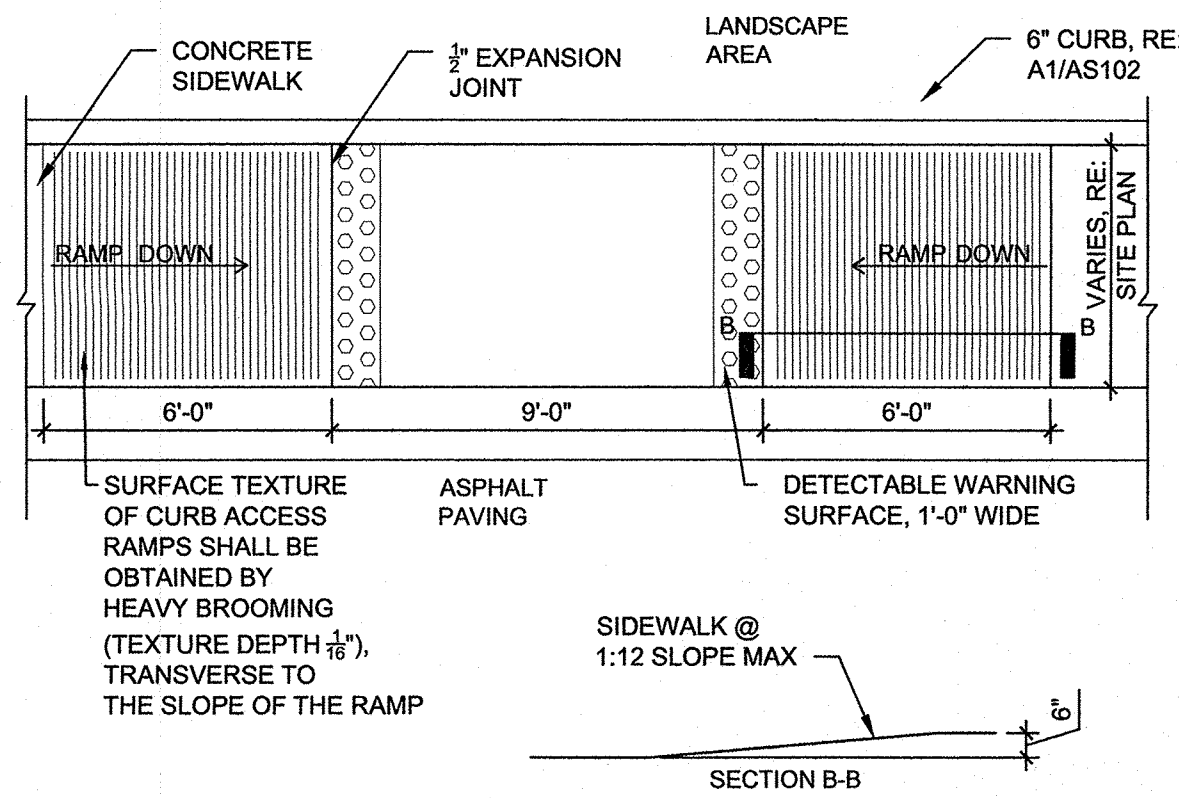
**D4 DETECTABLE/TACTILE WARNING SURFACE TILE**  
1" = 1'-0"



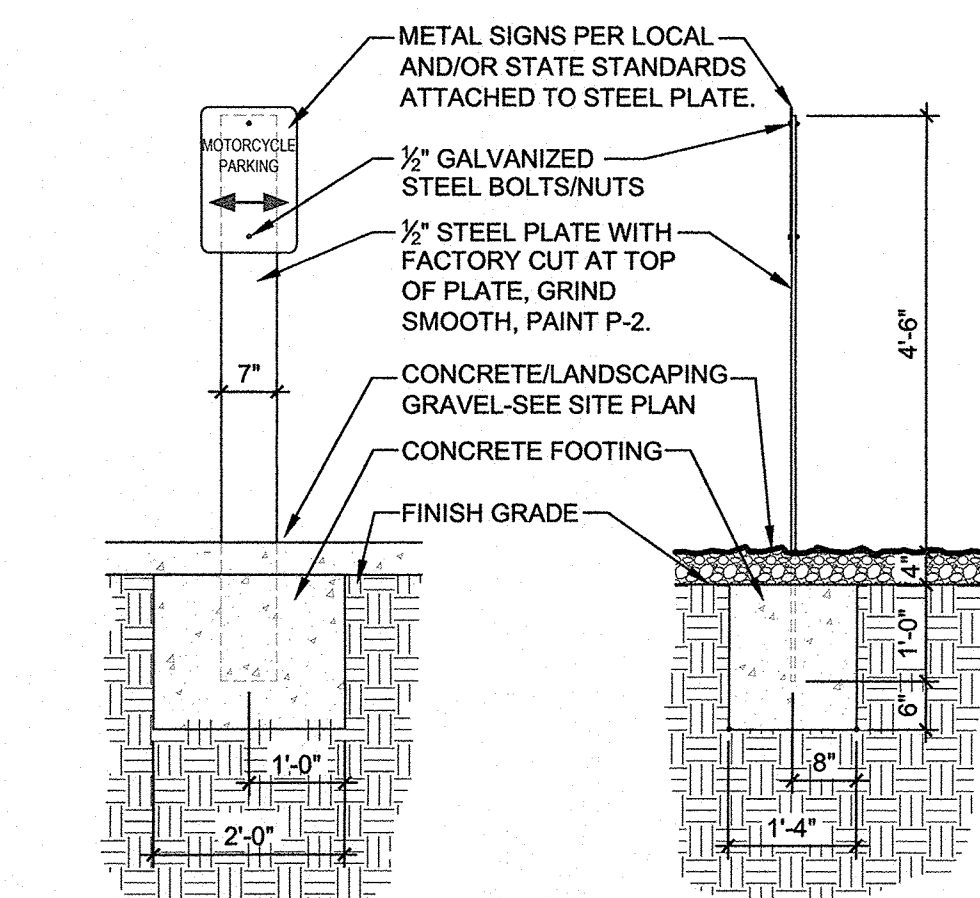
**C5 SITE WALL SECTION**  
3/4" = 1'-0"



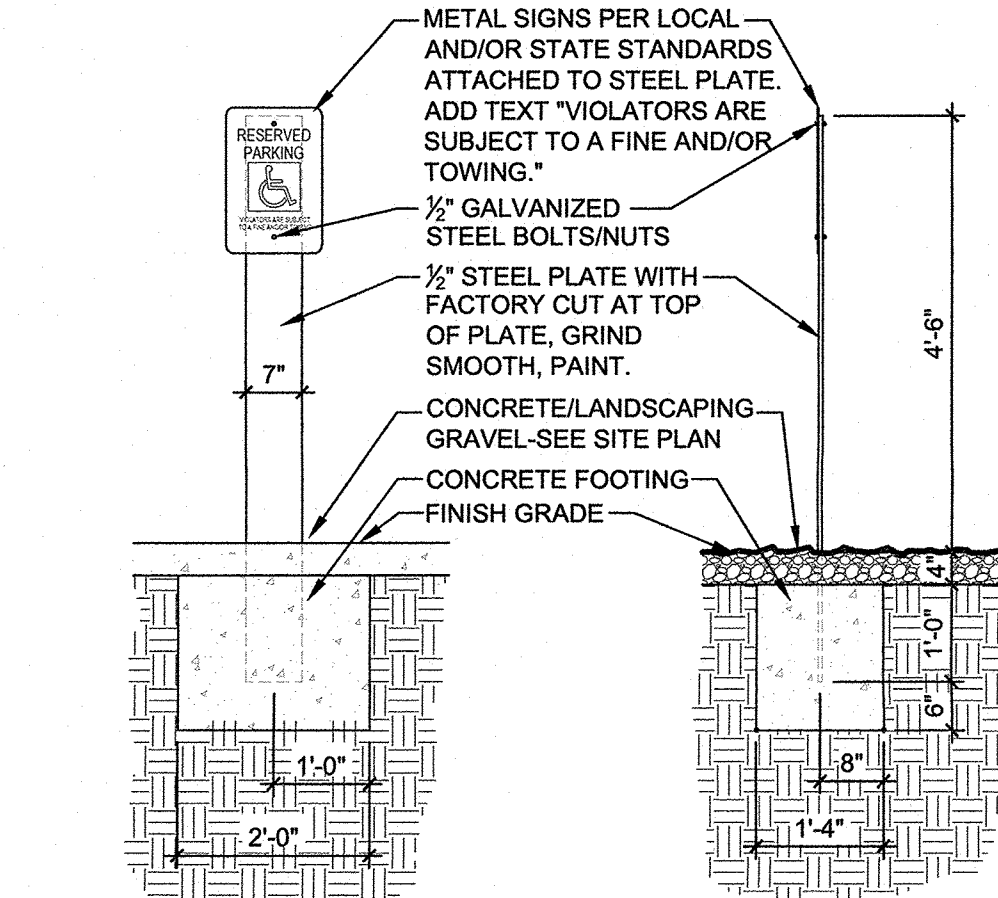
**C1 CONC. FLATWORK**  
1 1/2" = 1'-0"



**C2 ACCESSIBLE RAMP**  
1/4" = 1'-0"



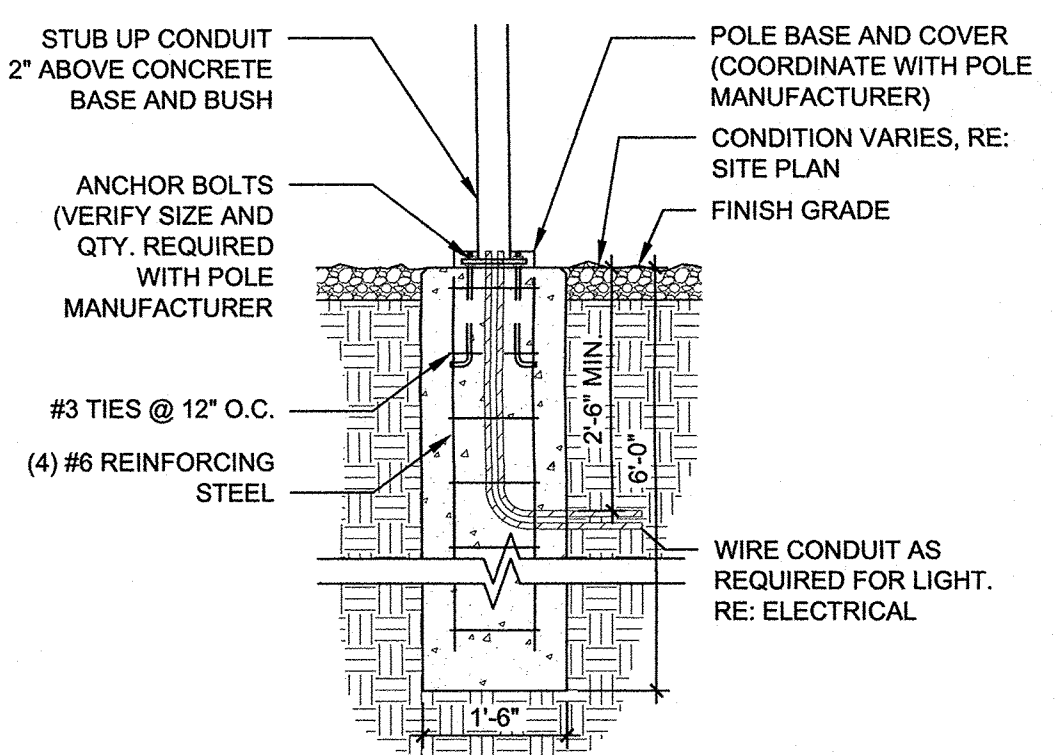
**C3 MOTORCYCLE SIGN**  
1/2" = 1'-0"



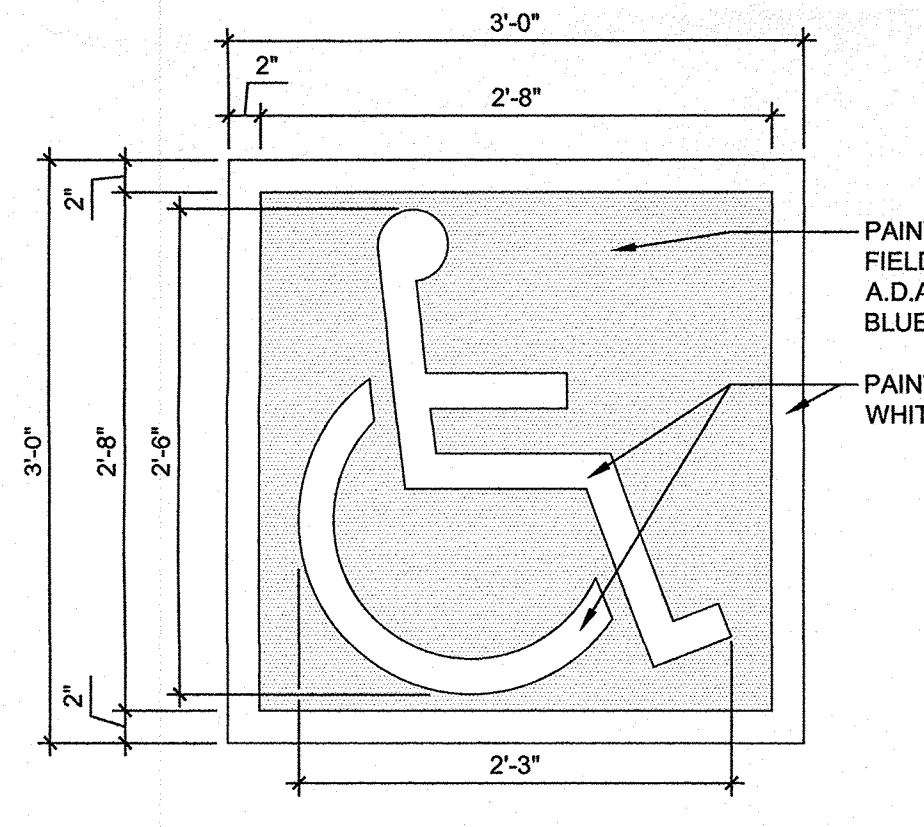
**C4 ACCESSIBLE PARK. SIGN**  
1/2" = 1'-0"

REBAR Fy = 40,000 PSI  
CONCRETE Fy = 3,000 PSI CMU  
Fm = 1,500 PSI  
GROUT = 2,000 PSI

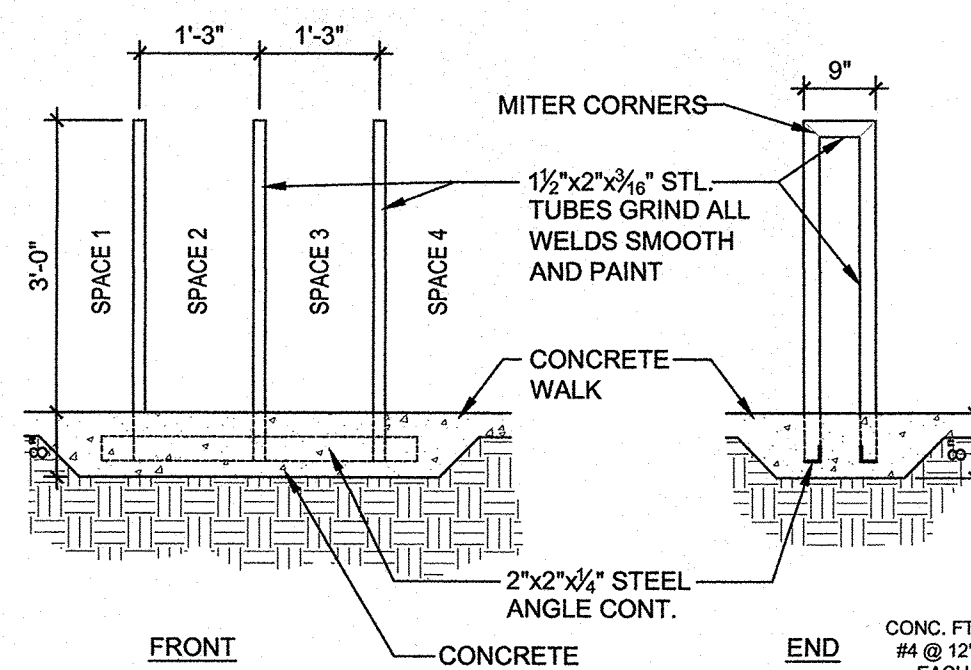
PROVIDE MASONRY CONTROL JOINTS @ 12'-0" O.C. WITH PREFORMED CONT. NEOPRENE EXPANSION JOINT. PROVIDE (1)-VERT. BAR EACH SIDE OF MCJ TO MATCH VERT. WALL REINF.



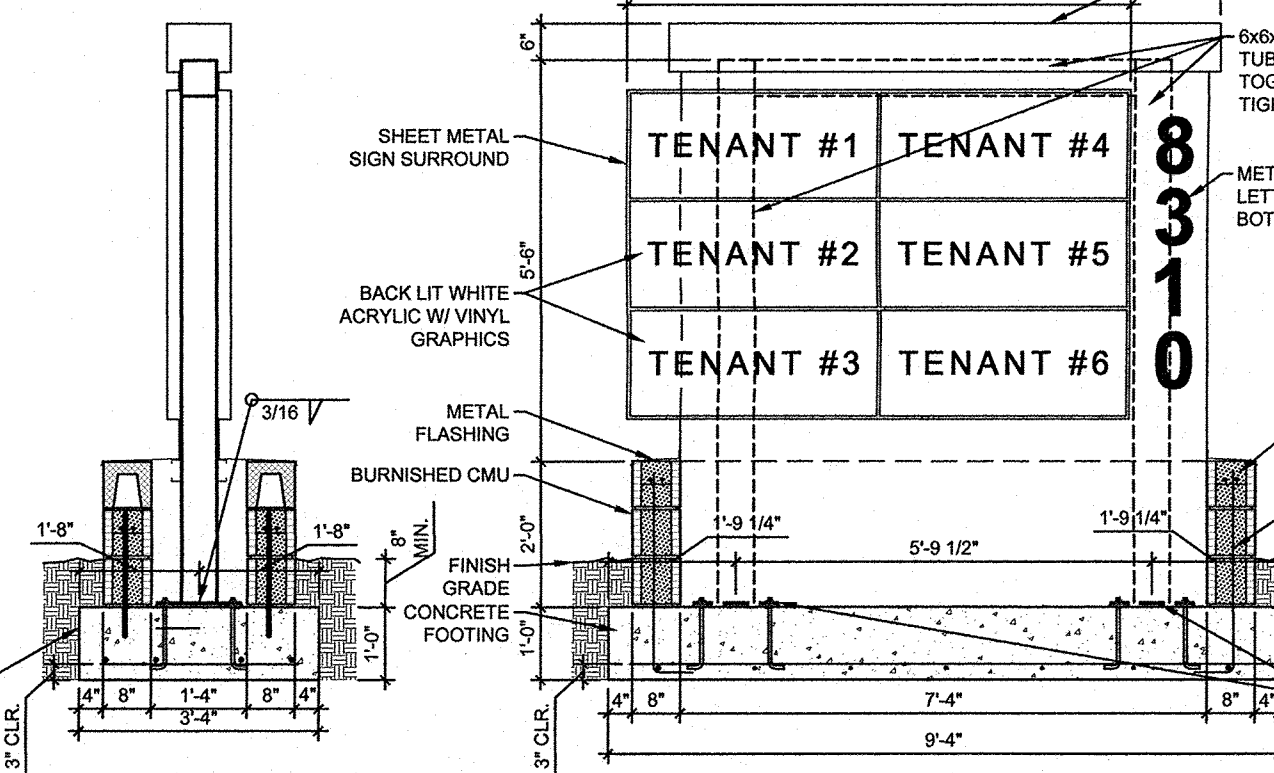
**B1 LIGHT POLE BASE**  
1/2" = 1'-0"



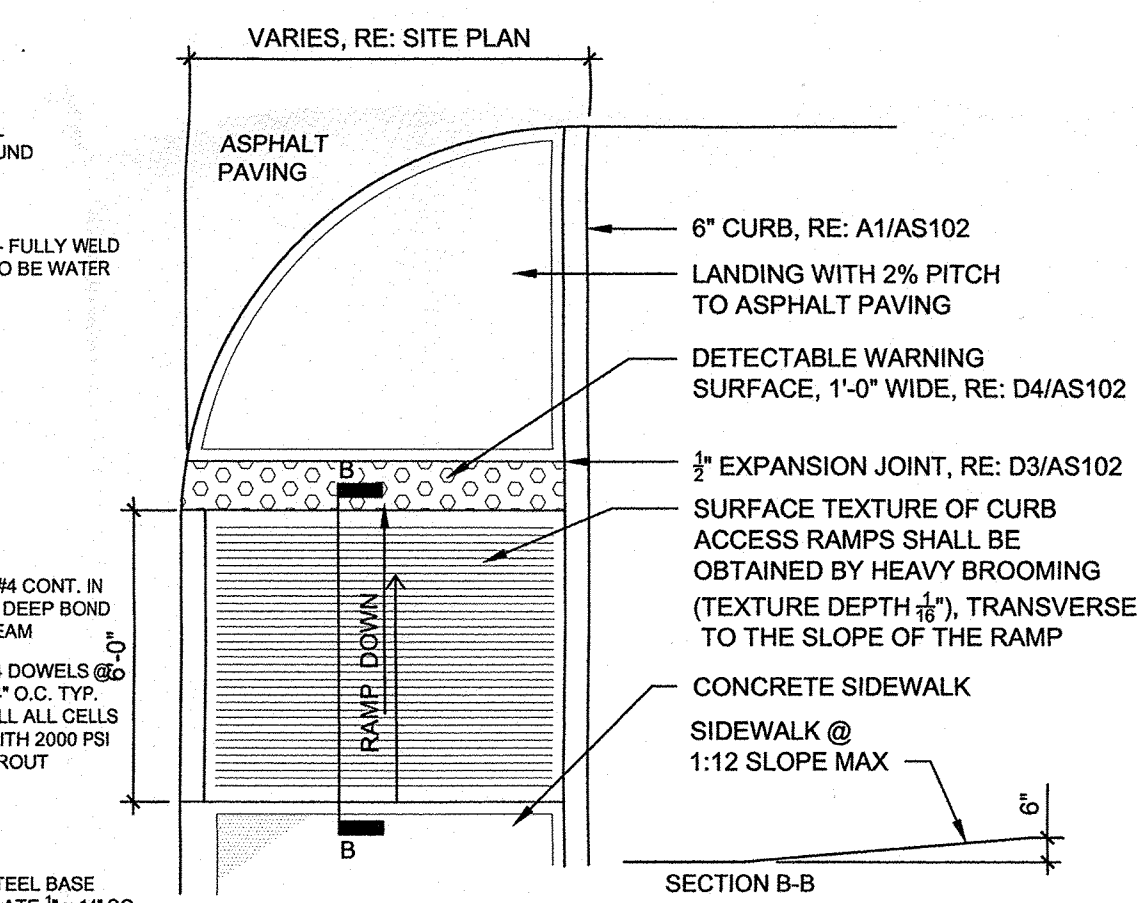
**B2 A.D.A. PARKING SPACE PAVEMENT SIGNAGE**  
1" = 1'-0"



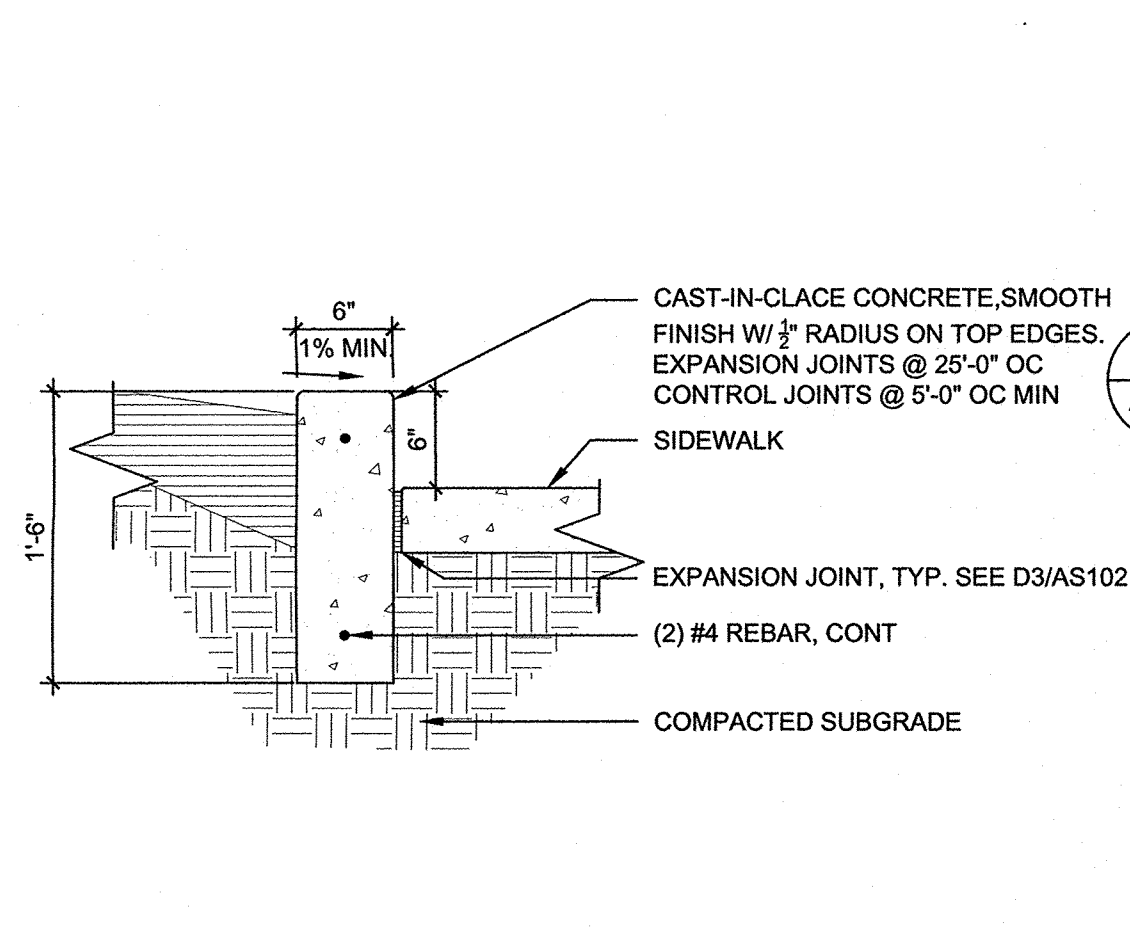
**B3 BICYCLE RACK**  
1/2" = 1'-0"



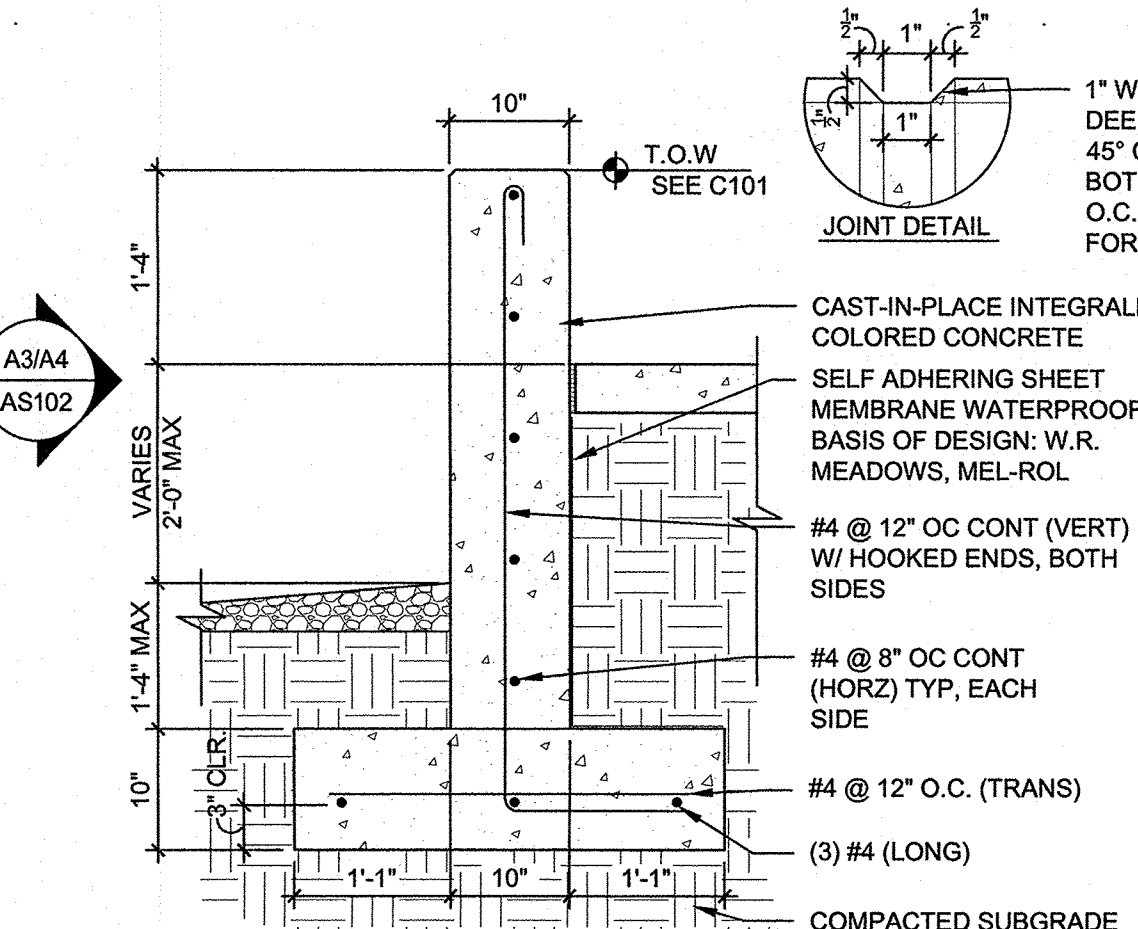
**B4 MONUMENT SIGN**  
3/8" = 1'-0"



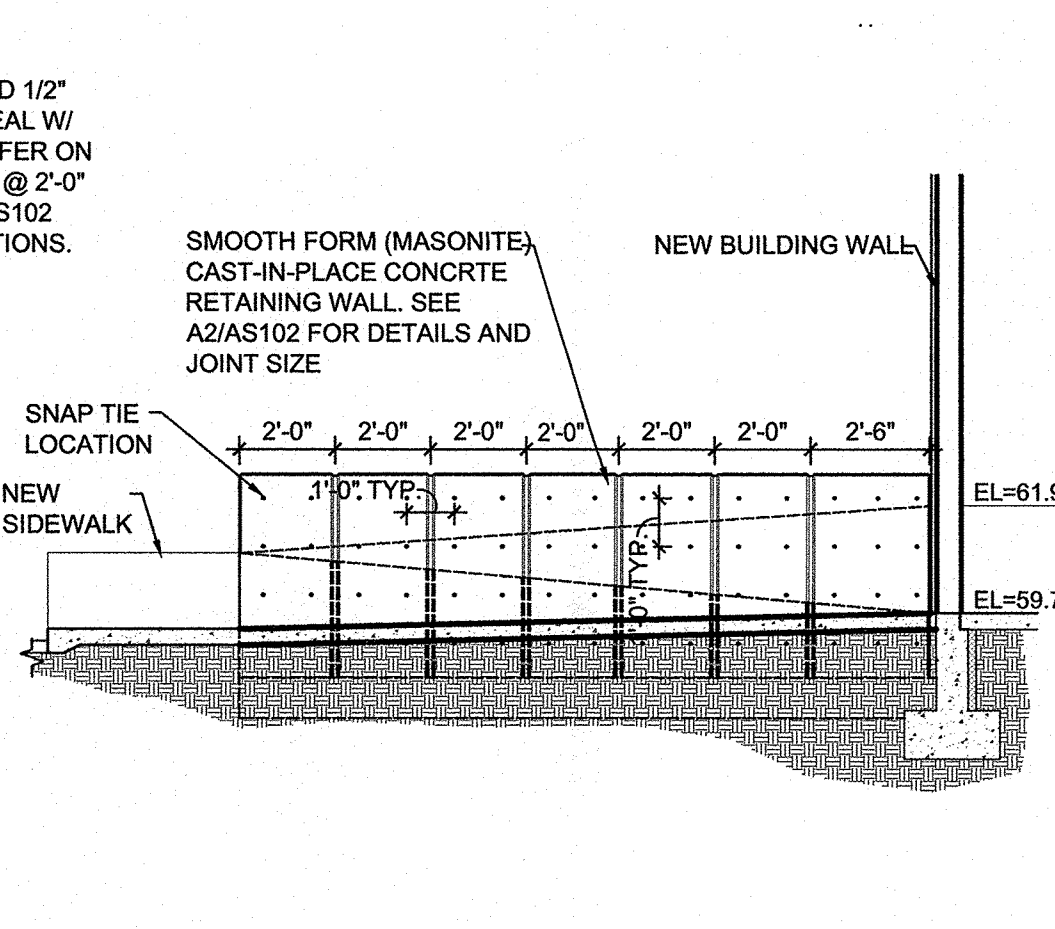
**B5 ACCESSIBLE RAMP**  
1/4" = 1'-0"



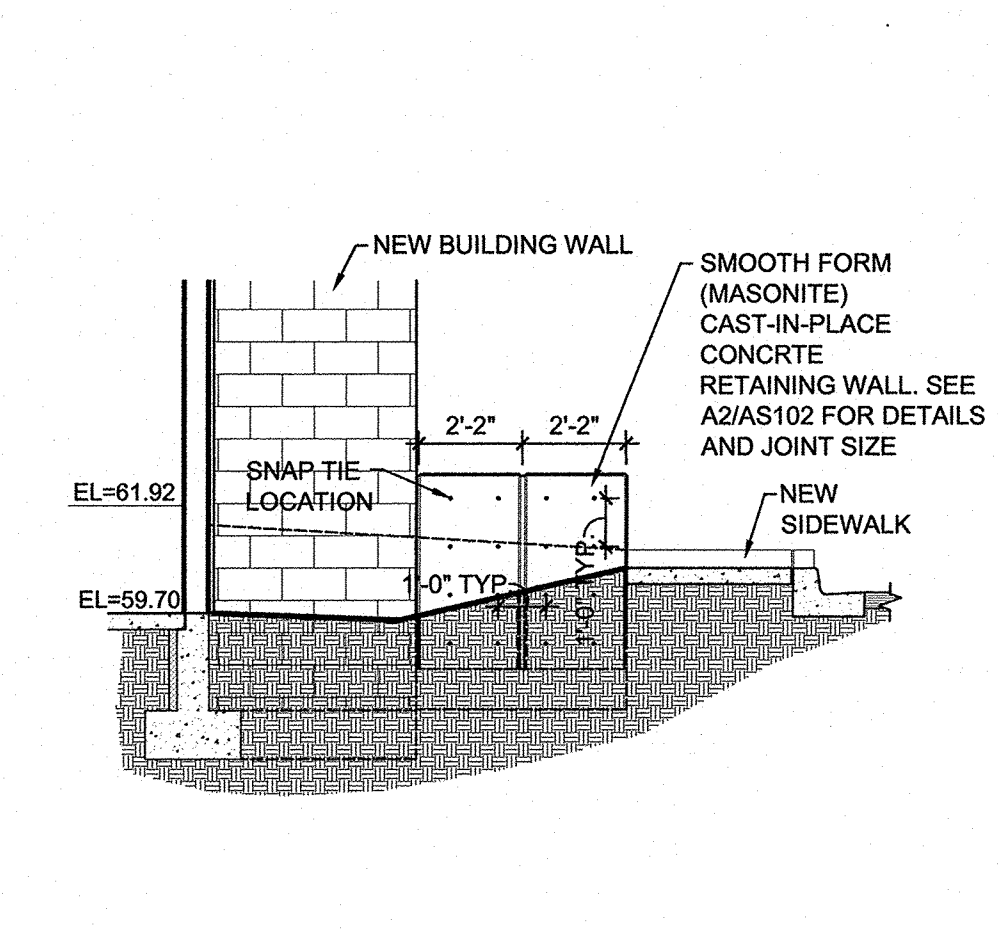
**A1 HEADER CURB**  
1" = 1'-0"



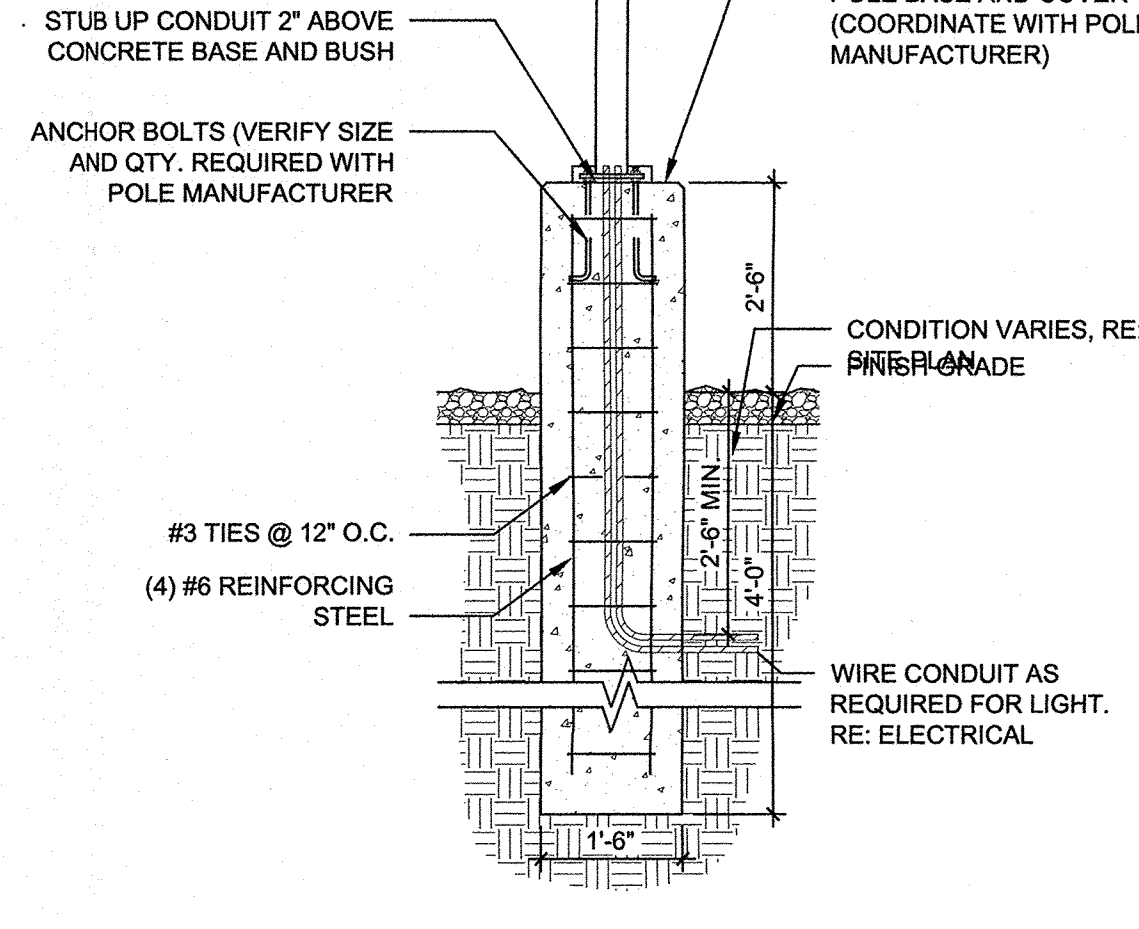
**A2 RETAINING WALL**  
3/4" = 1'-0"



**A3 WALL ELEVATION**  
1/4" = 1'-0"



**A4 WALL ELEVATION**  
1/4" = 1'-0"



**A5 LIGHT POLE BASE**  
1/2" = 1'-0"