

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 16, 2022

Edgar Mata
Jeebs & Zuzu LLC
11030 Menaul NE, Suite C
Albuquerque, NM 87112

Re: 120 La Plata Apartments
120 La Plata Rd NW
Traffic Circulation Layout
Architect's Stamp 05-16-2022 (**F15-D058**)

Dear Mr. Mata,

The TCL submittal received 09-07-2022 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, 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,

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

C: CO Clerk, File

KEYED NOTES:

1. RECOAT, SEAL, AND RESTRIPE EXISTING ASPHALT DRIVEWAY AND PARKING AREAS.
2. NEW STANDARD PARKING THROUGHOUT SITE TO BE A MINIMUM OF 8.5'X18' AS PER TABLE 7.4.77 OF DPM. SEE 5/TCL1.1 FOR DETAILS.
3. NEW ADA CONCRETE PARKING PAD AND NEW CURB RAMP ONTO NEW SIDEWALK. SEE 1 & 3/TCL1.1 FOR DETAILS.
4. EXISTING ADA CURB RAMP TO REMAIN. CONTRACTOR TO ENSURE THAT IT MEETS ADA STANDARDS.
5. EXISTING SIDEWALK TO REMAIN.
6. NEW 5' SIDEWALK AND CURB. SEE 14/TCL1.1 FOR DETAILS.
7. NEW MOTORCYCLE PARKING TO BE A MINIMUM OF 4'X8' PER TABLE 7.4.77 OF DPM. SEE 2 & 5/TCL1.1 FOR DETAILS.
8. NEW SURFACE MOUNTED BICYCLE RACKS. SEE 4 & 7/TCL1.1 FOR DETAILS.
9. EXISTING REFUSE ENCLOSURES TO REMAIN.
10. NA
11. DEMO AND RECONSTRUCT DRIVE PAD ONTO SITE. DRIVE PAD TO BE CONSTRUCTED PER DPM. SEE 6/TCL1.1 FOR DETAILS.
12. EXISTING FIRE HYDRANT TO REMAIN.
13. EXISTING SITE LIGHT POLE TO REMAIN.
14. EXISTING PUBLIC SIDEWALK TO REMAIN.
15. EXISTING PUBLIC CURB RAMP TO REMAIN. CONTRACTOR TO ENSURE THAT IT IS CONSTRUCTED PER ADA STANDARDS. PLEASE SEE 1/TCL1.2 FOR DETAILS.
16. EXISTING MAIL CENTER TO REMAIN.
17. SIGHT TRIANGLE PER DPM TABLE 7.5.60
18. NEW COMMUNITY BUILDING.
19. EXISTING CMU YARD WALLS THROUGHOUT SITE TO REMAIN.
20. EXISTING BOLLARDS TO REMAIN.
21. EXISTING BOLLARDS TO REMAIN.

PROJECT INFORMATION:

LEGAL DESCRIPTION
UPC
ACRES
ZONING
ACTUAL USE
CONSTRUCTION TYPE
ALTERATION LEVEL

TRACT A LAND DIVISION OF LOTS
2 THRU 16 FOREST ACRES ADDITION
& CEDRO COUR
101506119941620284
2.72
R-ML
R2
VB - NON SPRINKLED
ALTERATION LEVEL 1

UNIT & BUILDING MATRIX:

Building Units:	(gross)	(net)	Subtotal (gross)	(net)
BLDG TYP 1:				
Two Bed	2	1,051 sf	2,102 sf	1,566 sf
Total Building	2		2,102 sf	1,566 sf
BLDG TYP 2:				
Three Bedroom	2	1,080 sf	2,160 sf	1,884 sf
Total Building	2		2,160 sf	1,884 sf
BLDG TYP 3:				
Three Bedroom	2	1,089 sf	2,178 sf	1,818 sf
Total Building	2		2,178 sf	1,818 sf
BLDG TYP 4:				
Two Bedroom	2	860 sf	1,720 sf	1,582 sf
Total Building	2		1,720 sf	1,582 sf
BLDG TYP 5:				
Two Bedroom	2	860 sf	1,720 sf	1,582 sf
Total Building	2		1,720 sf	1,582 sf
BLDG TYP 6:				
Comm Bldg	1	1,871 sf	1,871 sf	1,291 sf
Total Building	1		1,871 sf	1,291 sf
Two Bedroom	12			
Three Bedroom	16			
Total	33		31,035 sf	25,659 sf

PARKING CALCS:

PARKING REQUIREMENTS PER INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 5/5(B) APPLICABILITY-

UPDATED PARKING REQUIREMENTS PER IDO
1.5 PARKING SPACE PER UNIT

32 TOTAL UNITS X 1.5 SPACES =
48 SPACES
STANDARD SPACES PROVIDED =
44 SPACES
ACCESSIBILITY SPACES -
4 SPACES
TOTAL SPACES -
48 SPACES
MOTORCYCLE PARKING
2 SPACES REQ. (PER IDO) PER
26-50 VEHICLE PARKING SPACES
2 MOTORCYCLE SPACES PROVIDED
BICYCLE PARKING
3 SPACES OR 10% OF REQ VEHICLE
PARKING SPACES
5 BICYCLE SPACES REQUIRED
16 BICYCLE SPACES PROVIDED

GENERAL NOTES:

ZONING ORDINANCE ANALYSIS: (INTEGRATED DEVELOPMENT ORDINANCE - IDO)

IDO: Applicable Sections of the IDO include:

Part 5-6 Landscaping, Buffering, and Screening

(4) Renovation or redevelopment of an existing multi-family, mixed-use, or nonresidential primary building, including but not limited to reconstruction after fire, flood, or other damage, where the value of the renovation or redevelopment, as indicated by building permits, is \$500,000 or more.
5-6(C)(2)(a) A minimum of 15 percent of the net lot area of each development shall contain landscaping. - See Landscaping Plan

Part 5-12 Signs. (Erection of Monument Sign - To be Completed under Separate Permit) 5-12(B)(1) This Section 14-16-5-12 shall apply to the erection of all signs located outside of, or located within but designed to be viewed from outside of, a structure in any zone district, unless specifically exempted by this IDO. - Signs to be approved under separate permit

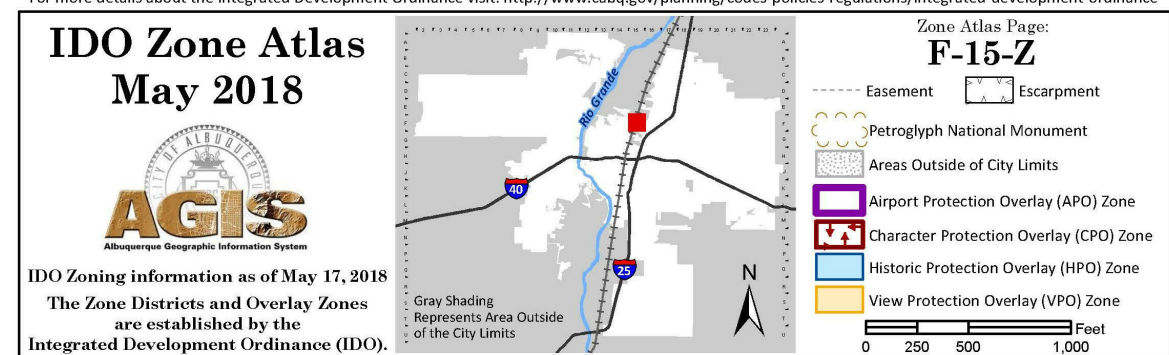
NOTE: The following Section of the IDO is NOT APPLICABLE

Part 5-5 Parking and Loading
(B) Applicability: (Explanation of lack of applicability)
5-5(B)(1)(a) - Construction of a new primary building. - (The New Leasing Office Building will contain the leasing function and manager's office for the existing complex. In this case, the office, lobby, maintenance, and community spaces are all ACCESSORY uses to the property's primary residential use. This is not a new Primary Use building.)
5-5(B)(1)(b) - Expansion of an existing building - (No existing buildings are being expanded or will receive increased areas.)
5-5(B)(1)(c) - A change in use of an existing primary use building - (No changes in use are being considered.)
5-5(B)(1)(d) - A change in use of a nonconforming existing primary use building - (No changes in use are being considered.)
Therefore, the provisions of this part of the IDO are not applicable and changes in the number of parking spaces provided are not required.

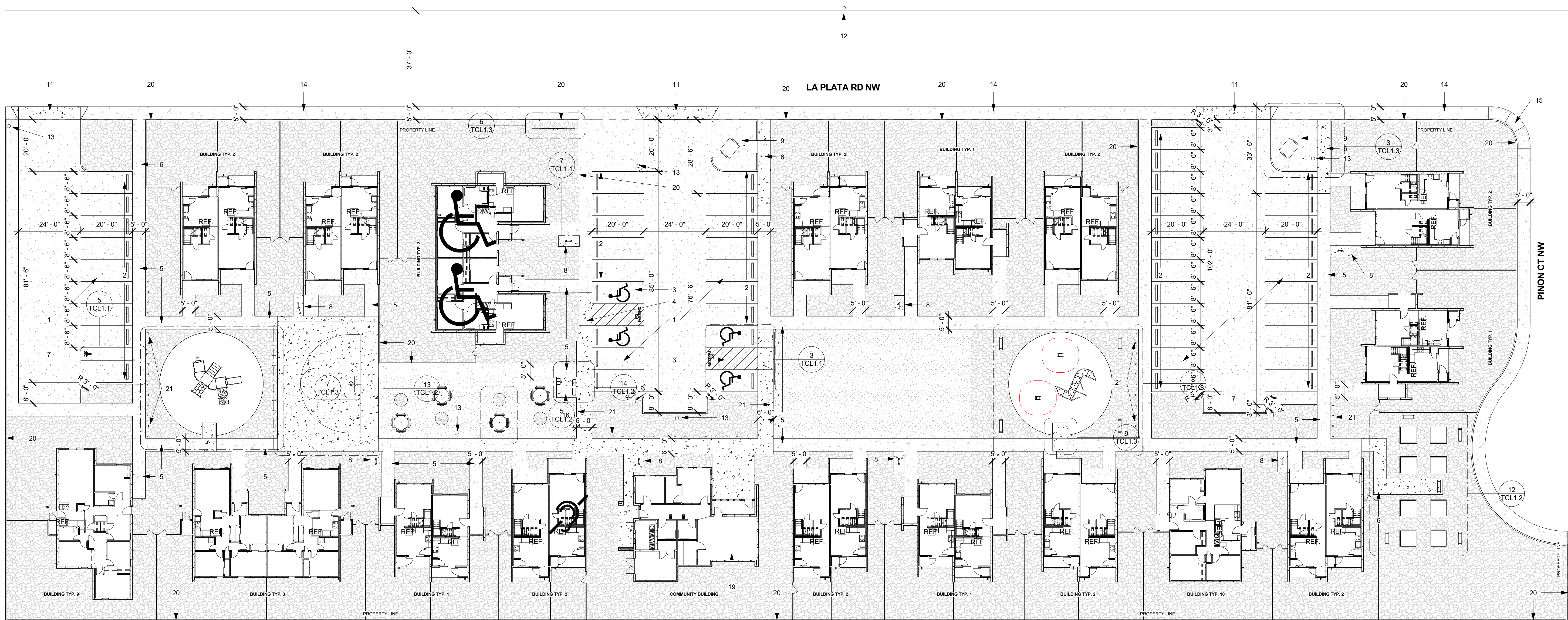
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IBC 2015, UMC 2015, UPC 2015, NEC 2017, ANSI A117.1-2009 AND IN ACCORDANCE WITH LOCAL PERMIT REQUIREMENTS. SUBCONTRACTORS SHALL VERIFY LOCAL REQUIREMENTS.
2. ALL UTILITIES (PRIVATE AND PUBLIC) AND ACCESS CONNECTIONS SHALL BE COORDINATED, FEES PAID AND CONSTRUCTION INSTALLED AS REQUIRED BY GOVERNING AGENCIES OR COMPANY. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFIC PERMIT, APPROVALS AND PAYING ALL FEES AND TAXES.
3. ALL BROKEN AND CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER AND PER CITY STANDARD DWG. 2400 AND 2415A.
4. ADA CURB RAMP ON THE CITY RIGHT AWAY MUST BE UPDATED TO CURRENT STANDARD AND HAVE TRUNCATED DOMES INSTALLED.

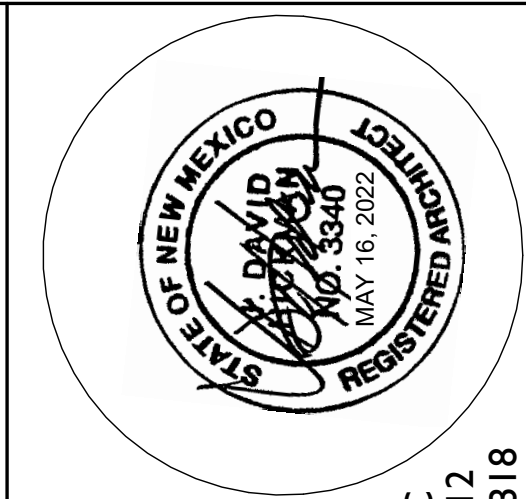
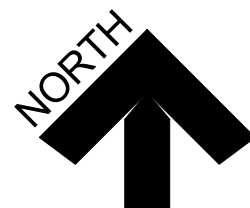
ZONE ATLAS



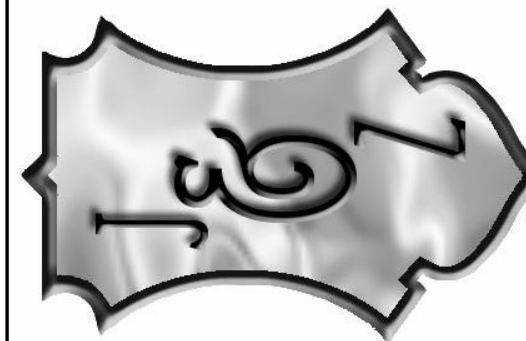
TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Armijo 9/16/2022
Signed Date



1 Site Plan - TCL
1" = 20'-0"



JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS
11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318



job no: 22-013
drawn: EAM
checked: J&Z
date: July 22, 2022

WWW.JEEBSANDZUZU.CO.M

120 LA PLATA

120 LA PLATA RD NW,
ALBUQUERQUE, NM 87107

sheet no:
TCLIO