

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 16, 2025

Treveston Elliott,
Treveston Elliott Architect.
1317 Stagecoach RD SE,
Albuquerque, NM 87123

**Re: Light Vehicle Repair
714 San Mateo Ave
Traffic Circulation Layout
Engineer's/Architect's Stamp 11-20-24 (F18D040)**

Dear Mr. Elliott,

The TCL revised submittal received 10-16-2025 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.

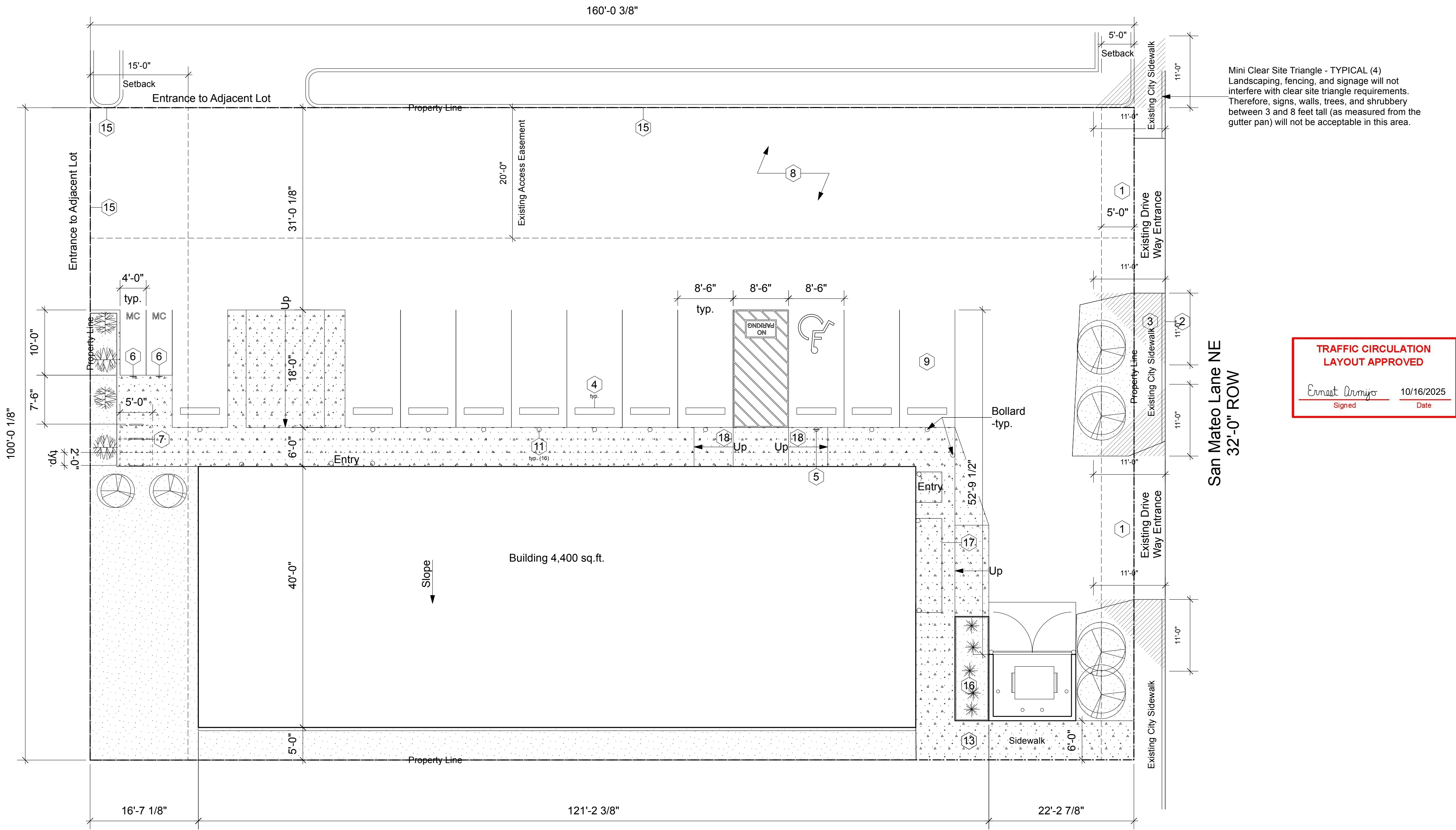
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification and the TCL through the City portal 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,

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

\xxx via: email
C: CO Clerk, File



PROJECT SUMMARY

Construct new metal building for storage uses.

PROJECT INFORMATION

PROJECT ADDRESS

4714 SAN MATEO LANE
ALBUQUERQUE NM 87109

APPLICABLE CODES

2024 UAC
2021 International Building Code
2021 International Existing Building Code
2021 IFC
2021 Uniform Plumbing Code
2021 Uniform Mechanical Code
2020 National Electrical Code
2021 International Energy Conservation Code
2021 ICC

ZONING

MX-H

KEYED NOTES

- EXISTING CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2425 SEE DETAIL TCL SHEET
- EXISTING CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415A SEE DETAIL TCL SHEET
- EXISTING CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430 SEE DETAIL TCL SHEET
- 6' X 5.75' X 4" H WHEEL STOP. PROVIDE (2) 18" LONG #4 REBAR STAKES AT EA. STOP WITH IN PARKING SPACES AS INDICATED SEE DETAIL TCL SHEET
- ADA ACCESSIBLE PARKING SIGN SEE DETAIL TCL SHEET
- MOTORCYCLE PARKING SIGN SEE DETAIL TCL SHEET
- BICYCLE RACK SEE DETAIL TCL SHEET
- PARKING AND DRIVE AISLE FOR FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF APPARATUS WEIGHING AT LEAST 75,000 POUNDS. CONTRACTOR TO PROVIDE ENGINEER DATA FOR APPROVAL.
- PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPPING. SEE INDICATED LAYOUT WITH 3'X3' HANDICAP SYMBOL AND WORDS "NO PARKING" IN CAPITAL LETTERS 1" HIGH 2" STROKE AS CLOSE TO WHERE ADJACENT VEHICLES REAR TIRE WOULD BE PARKED. ALL STRIPPING IN BLUE
- ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
- 4" STEEL BOLLARD -SEE SWR #6
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER CoA STD. DTL. 2415
- PROVIDE 6' WIDE ACCESSIBLE PATH (≤2.0% CROSS-SLOPE) ACROSS THE EXISTING DRIVE ENTRANCE WITH TRUNCATED DOMES AT EACH END.
- ALL INTERNAL RAMPS TO ADA ACCESSIBLE MAX SLOPE 1:12 WITH MAX 2% CROSS SLOPE LANDING AREA MIN. 5'X5' SEE CoA DWG 2430
- EXISTING CONCRETE CURB
- 12" RAISED PLANTER
- AWNING
- ALL INTERNAL RAMPS TO ADA ACCESSIBLE MAX SLOPE 1:12 WITH MAX 2% CROSS SLOPE LANDING AREA MIN. 5'X5' SEE CoA DWG 2430

LEGEND

- PROPERTY LINE
- NEW CONCRETE
- LANDSCAPE AREA

PARKING REQUIREMENTS

1/1,000 GSF (Light Vehicle Repair)	4,400 = 4.4
Total Spaces required	= 4
ADA (1 per Building)	= 1
Motorcycle	= 1
Bicycle	= 3

Total Spaces Required	= 4
Total Spaces Provided	= 11

PROJECT AREA

STORAGE = 4,400 Sq. Ft. (Non-Sprinkled)

ALLOWABLE AREA = S-1 @ 17,500 sq.ft./ 2 Stories per tables 504.4 / 506.2

MINIMUM LANDSCAPE

Site Area 16,004 sq.ft.
Building Footprint 4,400sq.ft.

Landscape Area Required 15% of 11,604 sq.ft. = 1,740 sq.ft.
Landscape Area Provided: = 1,811 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.

LANDSCAPE COVERAGE

TREE CANOPIES AND GROUND LEVEL PLANTS SHALL COVER A MINIMUM OF 75 PERCENT OF THE TOTAL LANDSCAPE AREA AS MEASURED BY CANOPY WIDTH OR THE AREA BENEATH THE DRIPLINE OF THE MATURE SIZE OF THE ACTUAL VEGETATION. OF THE REQUIRED VEGETATIVE COVERAGE, A MINIMUM OF 25 PERCENT SHALL BE PROVIDED AS GROUND-LEVEL PLANTS(SHRUBS, GRASSES, ETC.) AS MEASURED OF THE MATURE SIZE OF THE ACTUAL VEGETATION. ALL

TREES

(4) 15' DIAMETER NEW MEXICO OLIVE TREES = 1,056 SQ.FT.

OTHER PLANTS

(2) 12' DIAMETER DESERT WILLOW = 224 SQ.FT.
(5) 1' DIAMETER FOUNTAIN GRASS = 4 SQ.FT.
(2) 4' DIAMETER APACHE PLUME = 25 SQ.FT.
(2) 4' DIAMETER RUSSIAN SAGE = 25 SQ.FT.

REQUIRED PLANT COVERAGE = 1,305 SQ.FT.
PROVIDED PLANT COVERAGE = 1,334 SQ.FT.

Plant Material- see LS-101 for details

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

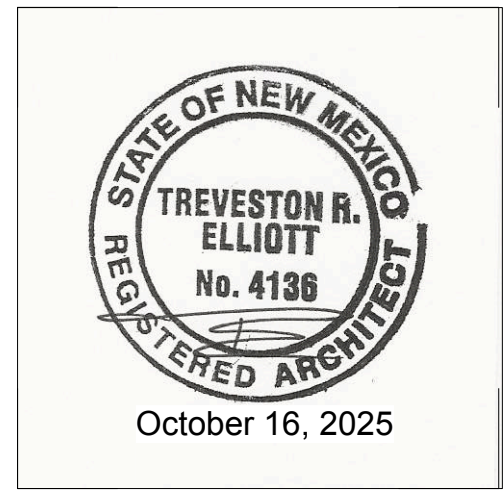
TREVESTON ELLIOTT
ARCHITECT

Metal Building

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Date: June 24, 2025
October 16, 2025
Sheet: TCL

TCL