

CITY OF ALBUQUERQUE



November 6, 2017

Freddie P. Montoya
Freddie P. Montoya Architect
222 Camino De La Tierra
Corrales, NM 87048

Re: Sandia View Assisted Living
12501 Royal Ct. NE
Traffic Circulation Layout
Architect's Stamp 10-2-17(F22D015C)

Dear Mr. Montoya,

Based upon the information provided in your submittal received 10-30-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
2. All parking spaces should be kept within the property line, and cannot over hang sidewalk.
3. Please revise notes 10 and 22. Maximum slope is 2% (1:50) for ADA accessible pedestrian pathway.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981 or me at 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

MA/LP via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

F22 D0158C

Project Title: 12501 Royal Point Building Permit #: 19585 Hydrology File #: NA
DRB#: NA EPC#: NA Work Order#: NA
Legal Description: Lot 9A Block B
City Address: 12501 Royal Point Ct NE Albuquerque NM 87111

Applicant: John Lythe Contact: _____
Address: 222 Camino De La Tierra Corrales NM 87048
Phone#: 505-681-3716 Fax#: _____ E-mail: john.lythe32@hotmail.com

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

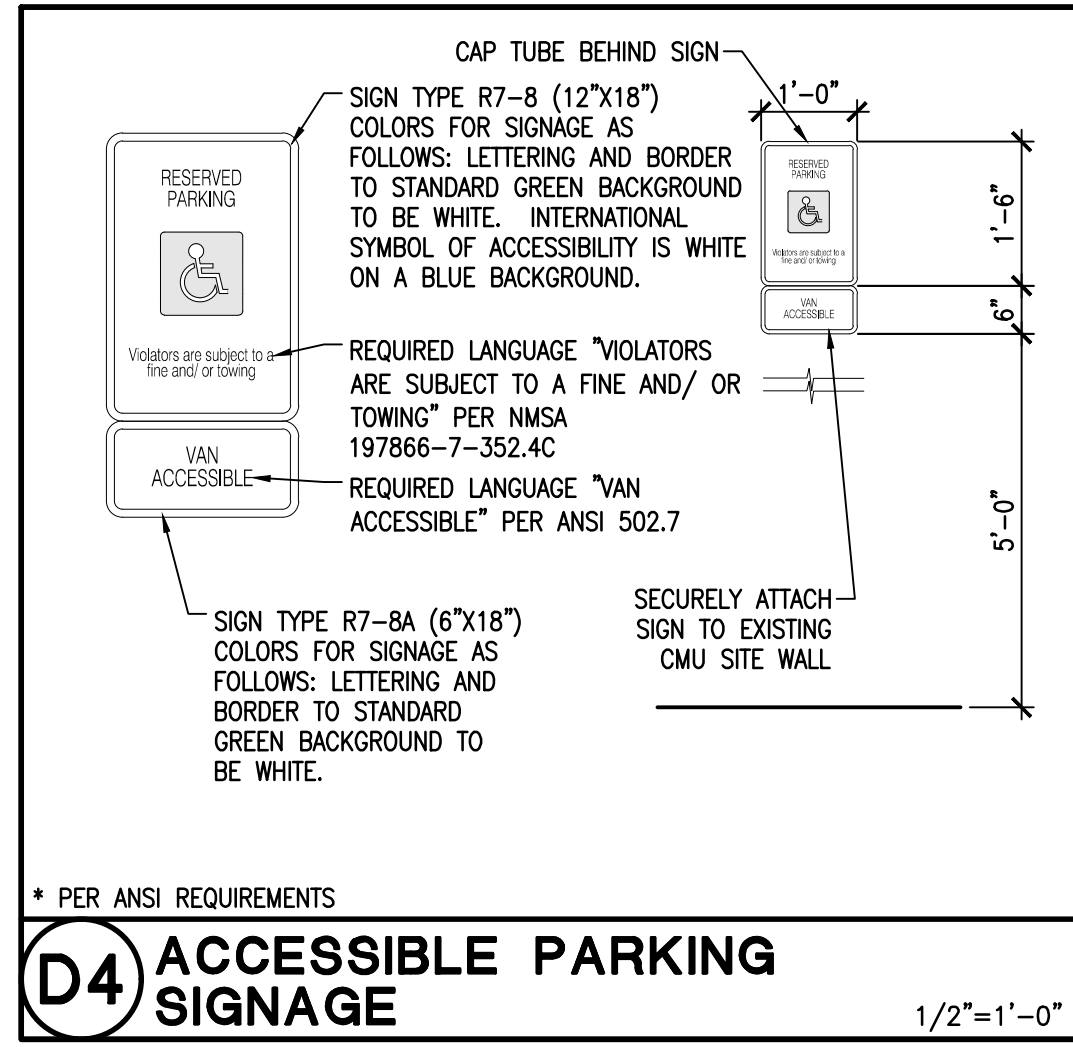
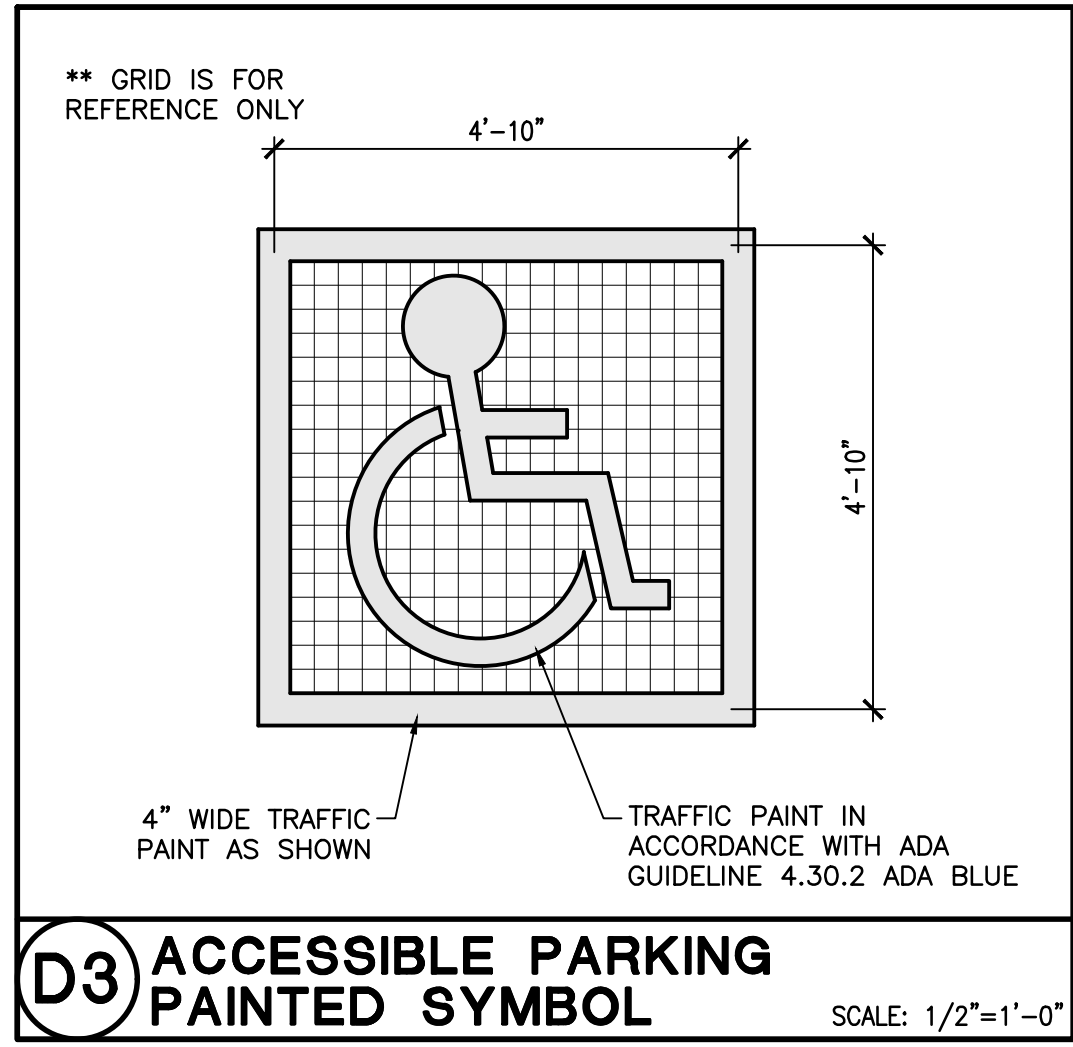
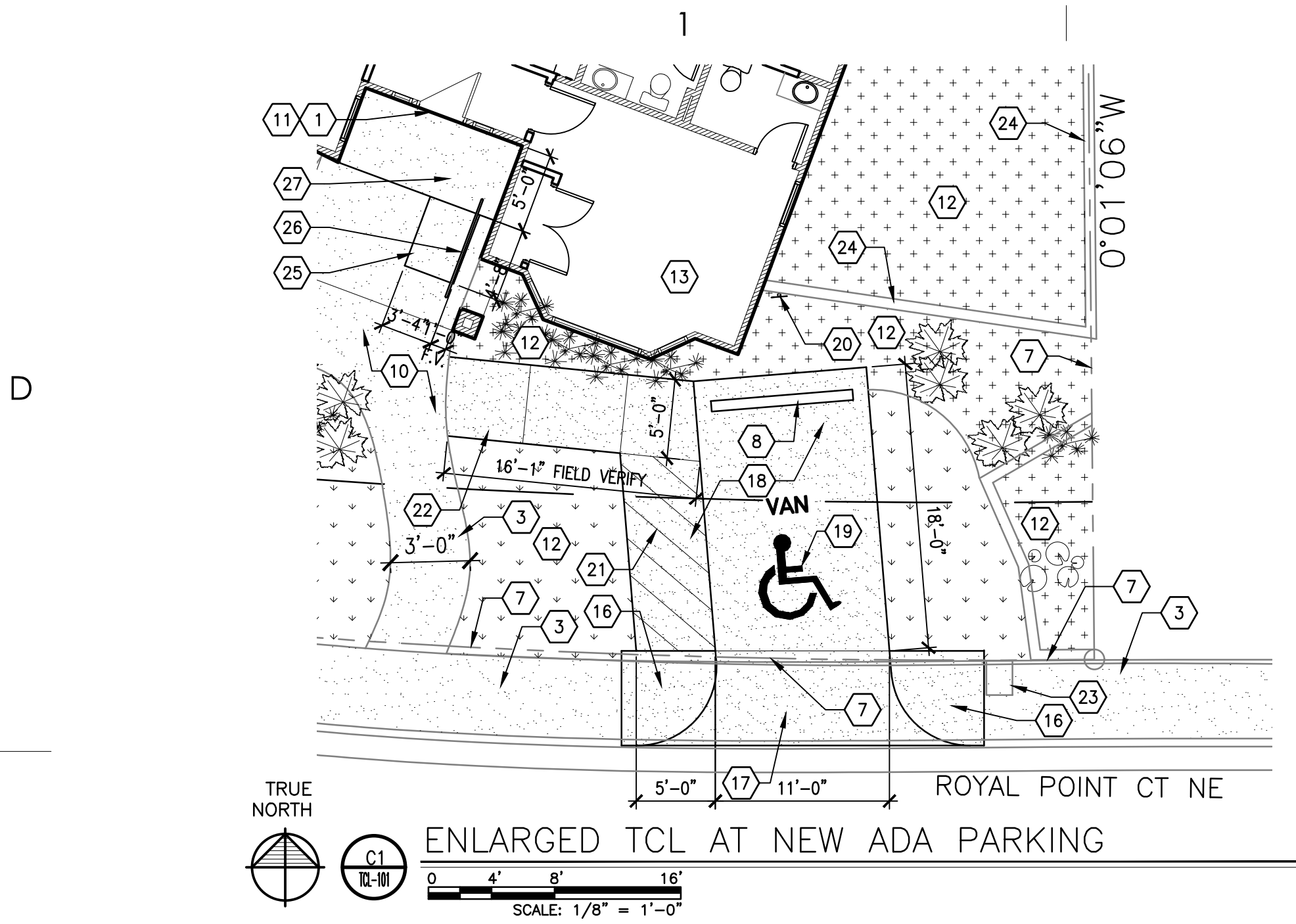
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 10-30-17 By: John Lythe

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



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5

GENERAL INFORMATION

A. ALL SIDEWALK AND CURB & GUTTER ALONG ROYAL COURT STREET MUST BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARDS. UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK CURB & GUTTER. SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 - SECTION 2400 STANDARD DETAILS FOR PAVING DRAWING NUMBER 2415A - CURB CUT DETAILS, 2415B - GUTTER DETAILS, AND 2430 - SIDEWALK DETAILS.

B. REFERENCE SITE PLAN FOR REQUIRED CONCRETE SLAB SLOPES.

PROPERTY INFORMATION

ADDRESS: 12501 ROYAL CT. NE, ALBUQUERQUE, NM 87111

LEGAL DESCRIPTION: LOT NUMBERED NINE-A (9-A) IN BLOCK LETTERED "B" OF THE CORRECTED PLAT FOR LOTS 1A, 2A, 3A, 9A, 10A, 11A, 12A, 22A, 23A AND 24A, BLOCK B, ROYAL OAK, UNIT TWO, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 24, 1990 IN MAP BOOK 90C, FOLIO 227.

DEVELOPMENT TYPE: EXISTING HOME RENOVATION TO AN ASSISTED LIVING RESIDENCE

DEVELOPMENT SIZE: 3,891 HEATED SQUARE FEET

LOT SIZE: 11,738 (INCLUDES HOME)

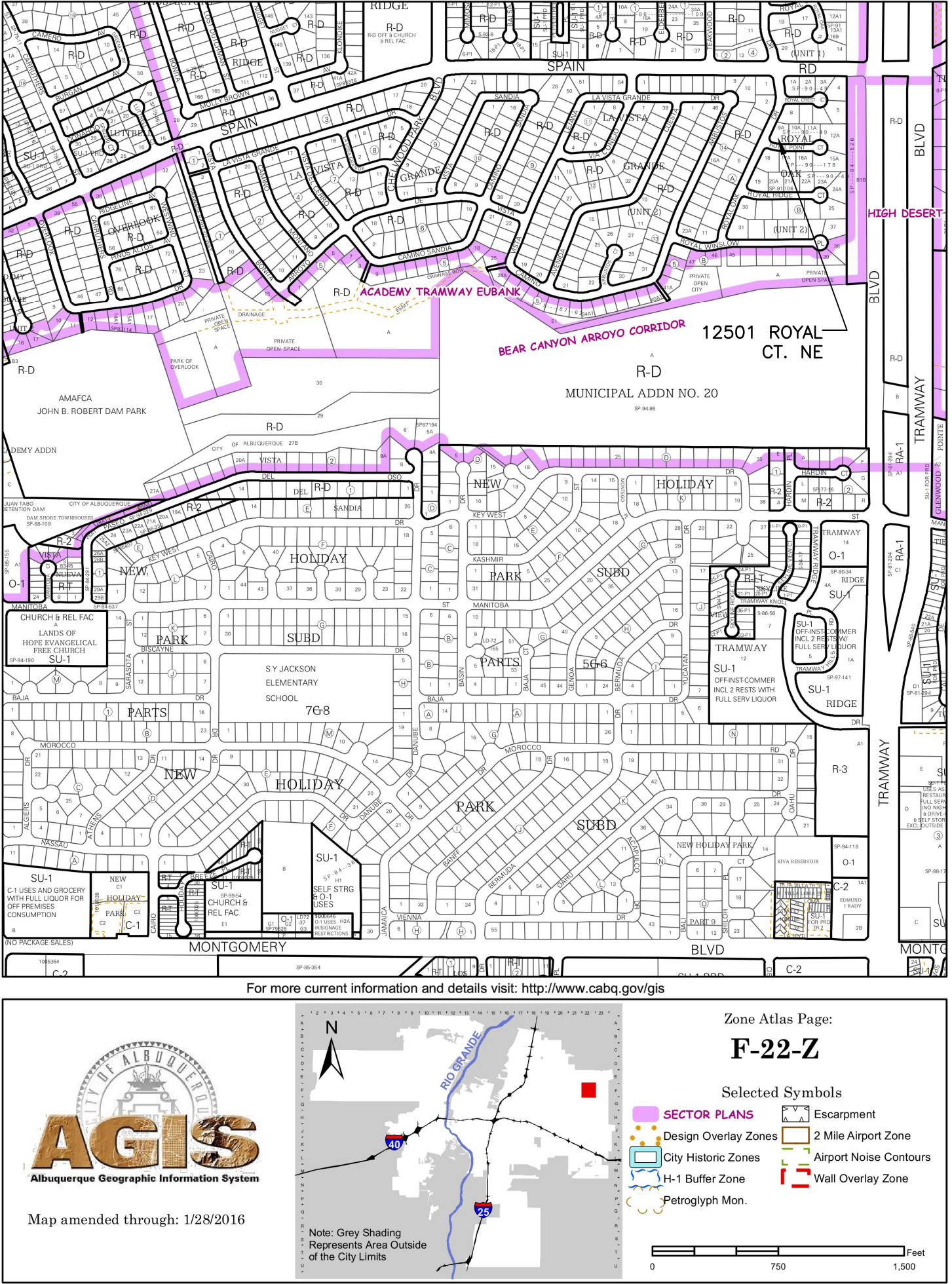
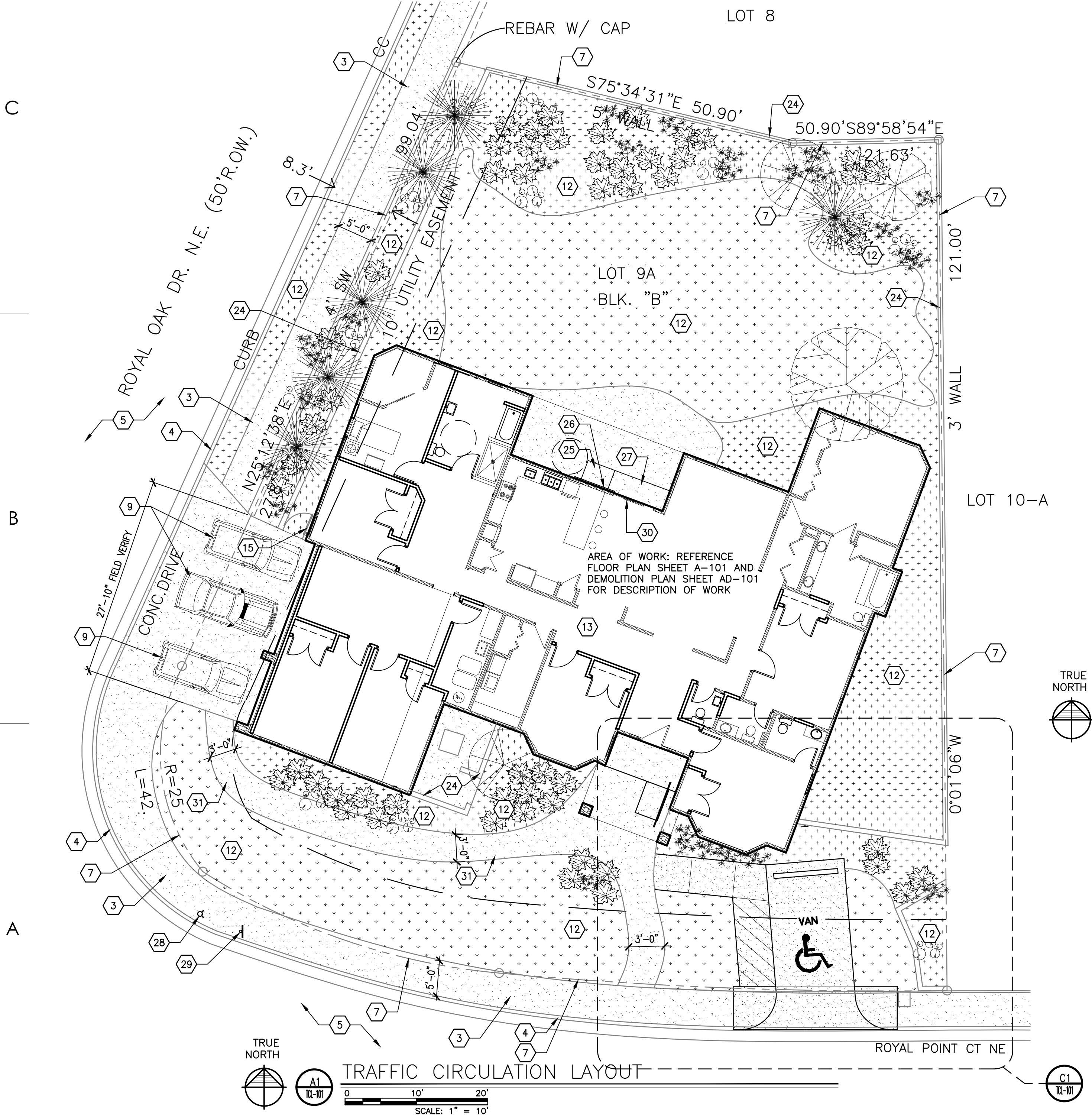
EXECUTIVE SUMMARY

A. GENERAL PROJECT LOCATION: FAR NORTHEAST HEIGHTS TWO BLOCK SOUTHWEST OF THE SPAIN AND TRAMWAY INTERSECTION.

B. DEVELOPMENT CONCEPT FOR THE SITE: REMODEL/ UPDATE INTERIOR SPACES AND ADD ONE ACCESSIBLE PARKING SPACE FOR NEW ASSISTED LIVING RESIDENCE.

C. TRAFFIC CIRCULATION CONCEPT FOR THE SITE: TO REMAIN AS IS WITH THE EXCEPTION OF ONE ADDITIONAL ACCESSIBLE PARKING SPACE AS REQUIRED BY CODE. PARKING IS MAINLY FOR STAFF. RESIDENTS DO NOT DRIVE BUT ARE PICKED UP AND DROPPED OFF BY FAMILY.

D. IMPACT ON THE ADJACENT SITES: ACCESSIBLE PARKING SPACE WILL BE VISIBLE OFF OF ROYAL CT. STREET.



PARKING CALCULATIONS

CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE: 14-16-3-1 (A) (7)

ONE SPACE + ONE SPACE PER 4 CLIENTS

EIGHT BEDS TOTAL PROVIDED

PARKING SPACES REQUIRED: 3

ACCESSIBLE SPACES REQUIRED: 1

PARKING SPACES (OFF STREET) PROVIDED: 4

ACCESSIBLE PARKING SPACES PROVIDED: 1

LANDSCAPE REQUIREMENTS

TOTAL LOT AREA: 11,738 SQ.FT.

BUILDING AREA: 3,891 SQ.FT.

NET LOT AREA: 7,842 SQ.FT.

LANDSCAPE AREA REQUIRED (15% OF NET LOT AREA) 7,842 SQ.FT. X .15 = 1,176 SQ.FT.

LANDSCAPE AREA PROVIDED = 1,991 SQ.FT.

SIDE & FRONT LAWN = 1,266 SQ.FT.; GRAVEL/ SHRUB/ TREE = 725 SQ.FT., TOTAL = 2,167 SQ.FT.

ADDITIONAL BACKYARD LAWN = 1,638 SQ.FT.; GRAVEL/ SHRUB/ TREE = 978 SQ.FT., TOTAL = 2,616 SQ.FT. (80% VEGETATED GROUND COVERAGE PROVIDED)

- NUMBER OF RESIDENTS TO OCCUPY**
- 8 RESIDENTS
- GENERAL NOTES**
- A. THIS DRAWING IS DERIVED FROM PLAT SURVEY PROVIDED BY THE OWNER. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY INCONSISTENCIES TO THE OWNER. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY INCONSISTENCIES TO THE OWNER.
- B. REFERENCE SITE PLAN SHEET AS-101.1 FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
- KEYED NOTES**
- EXISTING RESIDENCE MAIN ENTRY.
 - EXISTING CONCRETE PAVING.
 - EXISTING CONCRETE SIDEWALK TO REMAIN.
 - EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
 - EXISTING ASPHALT PAVED STREET TO REMAIN.
 - EXISTING CONCRETE RAMP TO REMAIN.
 - EXISTING PROPERTY LINE TO REMAIN.
 - NEW 6" CONCRETE BUMPER SECURED TO CONCRETE SLAB WITH REBAR OR AS REQUIRED.
 - EXISTING DRIVE PARKING.
 - FIELD VERIFY EXISTING CONCRETE PAVING FROM ACCESSIBLE PARKING TO MAIN ENTRY DOOR HAS 1:20 SLOPE MAXIMUM (1% MINIMUM TO 6% MAXIMUM SLOPE). REPLACE WITH NEW PAVING TO MEET THESE SLOPE REQUIREMENTS IF EXISTING CONDITION DOES NOT.
 - MAIN ENTRY DOOR TRANSITION FROM INTERIOR TOP OF FINISH FLOOR TO EXTERIOR TOP OF NEW CONCRETE SLAB/ RAMP OVER EXISTING CONCRETE IS NO GREATER THAN 1/2". PROVIDE ADA DOOR THRESHOLD. PROVIDE NEW 1:20 RAMP (NO HANDRAIL NEEDED) OR 1:14 CONCRETE RAMP WITH STEEL HANDRAIL 2'-10" AFF TO CENTER.
 - EXISTING LANDSCAPE AREA TO REMAIN.
 - RESIDENCE.
 - EXISTING SITE WALL TO REMAIN.
 - EXISTING GATE TO REMAIN.
 - NEW CONCRETE RAMP TO MEET COA STANDARDS DWGS.
 - NEW CONCRETE DRIVE/ RAMP TO MEET COA STANDARDS DWGS.
 - NEW 4" CONCRETE SLAB FOR ACCESSIBLE PARKING. 1% MINIMUM AND 2% MAXIMUM SLOPE.
 - NEW PAINTED PARKING SYMBOL. SEE DETAIL D3 THIS SHEET.
 - PARKING SIGN. SEE DETAIL D4 THIS SHEET. INSTALL SIGN AT EXISTING SITE WALL.
 - PAINT/ STRIPING AS SHOWN.
 - NEW CONCRETE SIDEWALK WITH CONTROL JOINTS AS SHOWN. SLOPE TO BE 1:20 MAXIMUM. SEE KEYED NOTE 10 THIS SHEET.
 - EXISTING WATER METER TO REMAIN.
 - EXISTING CMU SITE WALL TO REMAIN.
 - NEW 1:14 SLOPE CONCRETE RAMP. FIELD VERIFY DIMENSION PROVIDED IS REQUIRED TO ACHIEVE 1:14 SLOPE.
 - NEW 1 1/2" STEEL HANDRAIL AT 2'-10" A.F.F. TO CENTER, EXTEND 1'-0" PAST RAMP ENDS.
 - NEW CONCRETE SLAB RAMP LANDING. TOP OF SLAB TO BE 1/2" MAX BELOW TOP OF ADA DOOR THRESHOLD.
 - EXISTING FIRE HYDRANT TO REMAIN.
 - EXISTING STOP/ STREET NAMES SIGN TO REMAIN.
 - EXISTING BACK DOOR TO REMAIN.
 - EXISTING CONCRETE SIDEWALK TO REMAIN. VERIFY 1% MINIMUM AND 6% MAXIMUM SLOPE.

LANDSCAPING LEGEND

	SOD/ GRASS LAWN
	GRAVEL GROUND COVER
	BUSH/ JUNIPER PLANT/ GROUNDCOVER
	EVERGREEN TREE
	DECIDUOUS TREE
	CONCRETE PAVING

100% CONSTRUCTION DOCUMENT SET

REVISION

REVISION	DATE	DESCRIPTION

DRAWN BY: WA
CHECK BY: FM
DATE: JUNE 01, 2017

SHEET NAME:
TRAFFIC CIRCULATION LAYOUT

SHEET NUMBER:

TCL-101

ALBUQUERQUE

12501 ROYAL CT. NE

SANDIA VIEW ASSISTED LIVING

NEW MEXICO

REGISTERED ARCHITECT

10/2/17

FREDDIE P. MONTOYA

NO. 2676

CASA DESIGN STUDIO (DESIGNER)

CONTACT NUMBER: 505.908.0046 C

CASA DESIGN STUDIO

IN CONJUNCTION WITH

FREDDIE P. MONTOYA ARCHITECT

