CITY OF ALBUQUERO

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

January 18, 2023

Scott Anderson, RA Scott C. Anderson & Associates Architects 4419 4th st. NW Suite B Albuquerque, NM 87102

Re: **Sequoia Apartments** 5130 Sequoia Rd. NW **Traffic Circulation Layout**

Architect's Stamp 11-30-22 (G15-D058)

Dear Mr. Anderson,

The TCL submittal received 01-09-2023 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.

PO Box 1293

Albuquerque

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.

NM 87103

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.

www.cabq.gov

Sincerely,

Ernest Armijo, P.E.

Principal Engineer, Planning Dept. Development Review Services

C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

	Project Title:		
	DRB#	Building Permit #22-04675 Hydrology File #	
	Legal Description: L. L. L.	EPC#_	
	Lat 20 Carena es	EPC# City Address OR Parcel 5130 Sequeia Ed	NH
	Applicant/Agents =		
	Address: 4419 4th Stall Stall	Phone: <u>505</u> 401 7575	
	Email: scott@scaarchiteds.c	Phone: 505 401 7575	
	STATE OF THE STATE	om	
	Applicant/Owner:	Contact:Phone:	
	Address:	Contact:	
	Email:	Pnone:	
	TYPE OF DEVELOPMENT: PLAT (#oflet	s)RESIDENCEDRB SITE ADMIN SITE:	r
	RE-SUBMITTAL: YES NO	o)RESIDENCEDRB SITE ADMIN SITE;	
	DEPARTMENT: TRANSPORTATION Check all that apply:	I Inmai agreem	
	Check all that apply:	HYDROLOGY/DRAINAGE	
	MINE OF CALL		
	TYPE OF SUBMITTAL:	TYPE OF APPROVAL/ACCEPTANCE SOUGHT:	
	ENGINEER/ARCHITECT CERTIFICATION	BUILDING PERMIT APPROVAL	
	PAD CERTIFICATION	CERTIFICATE OF OCCUPANCY	
	CONCEPTUAL G&D PLAN	CONCEPTUAL TCL DRB APPROVAL	
	GRADING PLAN	PRELIMINARY PLAT APPROVAL	
	DRAINAGE REPORT	SITE PLAN FOR SUB'D APPROVAL	
	DRAINAGE MASTER PLAN	STEET THE LANGE OF THE PARTY OF	
	FLOOD PLAN DEVELOPMENT PERMIT APP	FINAL PLAT APPROVAL	
	ELEVATION CERTIFICATE	SIA/RELEASE OF FINANCIAL GUARANTEE	
	CLOMR/LOMR	FOUNDATION PERMIT APPROVAL	
10	TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE	GRADING PERMIT APPROVAL	
	TRAFFIC CIRCLIL AFTON A ANTONIO		
20	_TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL	PAVING PERMIT APPROVAL	
	_TRAFFIC IMPACT STUDY (TIS)	GRADING PAD CERTIFICATION	
2	STREET LIGHT LAYOUT	WORK ORDER APPROVAL	
-	OTHER (SPECIFY)	CLOMR/LOMR	
	OTHER (SPECIFY) _PRE-DESIGN MEETING?	FLOOD PLAN DEVELOPMENT PERMIT	
		OTHER (SPECIFY)	
D	ATE SUBMITTED: COLOR 1/3/2022	21	
	1/3/2022		
	그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그	##### - DOWN COUNTY OF THE PROPERTY OF THE PRO	



SCOTT C. ANDERSON & associates architects

7604 rio penasco nw albuquerque, nm 87120 andersonscotte@comcast.net 505.401.7575

January 3, 2023

Ms. Marwa Al-najjarAssociate Engineer, Planning Department
Development Review Services
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
505 924-3991

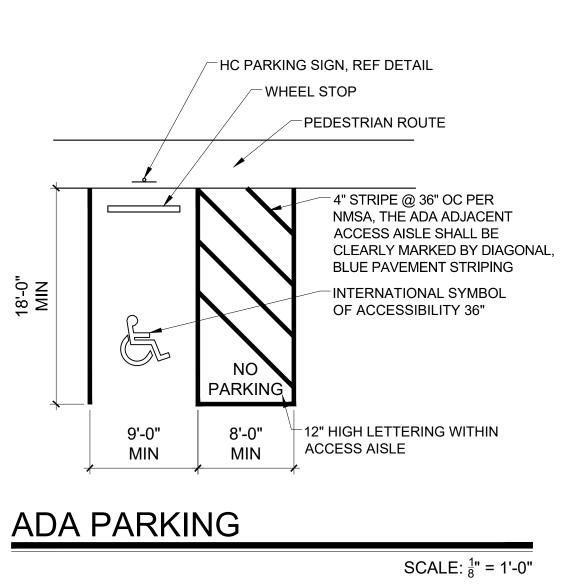
Re: Traffic layout certification, 5130 Sequoia Rd NW, BP 2022-04675

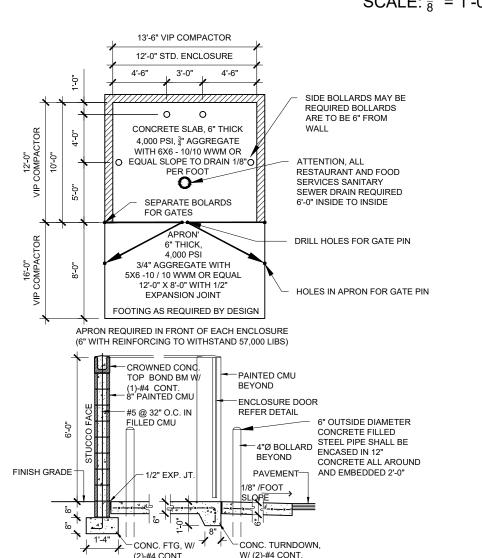
Dear Ms. Al-najjar:

The Owner wishes to reduce the clear span over the tuck under parking by adding 3 new structural columns. Each of these columns will be protected by steel bollards. The new columns will be placed 18ft from the inside face of the curb to the south of the building. The new columns are called out in keyed note "AH".

Respectfully,

Scott Anderson





1 1/2" SCH. 40 STEEL PIPE

PAINTED

2" //

5'-0"

BIKE CORRAL

REFUSE ENCLOSURE

SCALE: NTS

FLAT BAR

∤∤ 3"

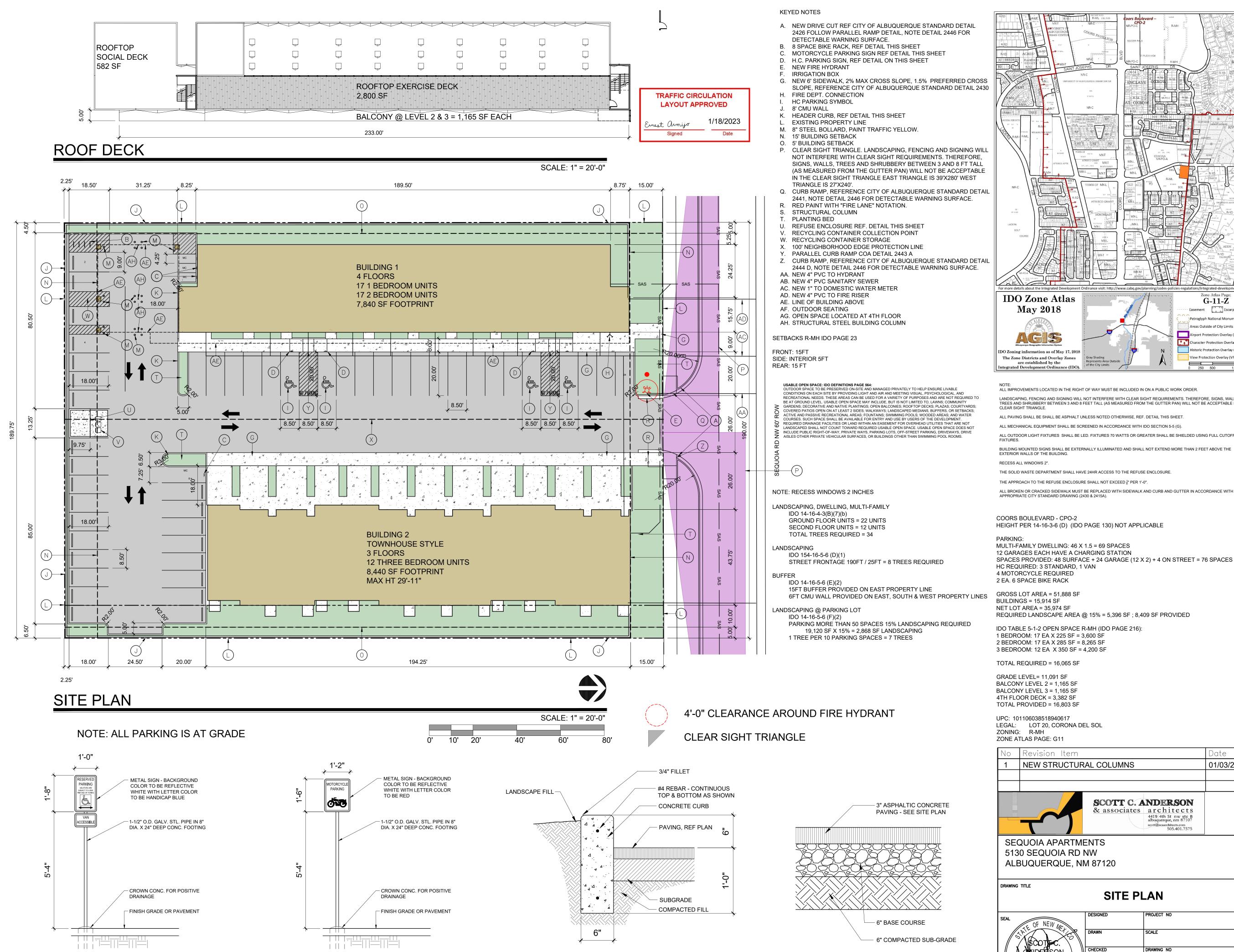
HC SIGN

SCALE: NTS

- 2'-2" - +

[−]6.00" R

SCALE: 1/2" = 1'-0"



CURB DETAIL

SCALE: NTS

SCALE: 1/2" = 1'-0"

MOTORCYCLE SIGN

GROSS LOT AREA = 51,888 SF BUILDINGS = 15,914 SF NET LOT AREA = 35,974 SF

RECESS ALL WINDOWS 2".

LADERA

IDO Zone Atlas

May 2018

DO Zoning information as of May 17, 2018

are established by the

ntegrated Development Ordinance (IDO).

The Zone Districts and Overlay Zones Gray Shading

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.

ALL PAVING SHALL BE SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

THE SOLID WASTE DEPARTMENT SHALL HAVE 24HR ACCESS TO THE REFUSE ENCLOSURE.

THE APPROACH TO THE REFUSE ENCLOSURE SHALL NOT EXCEED \$\frac{1}{8}" PER 1'-0".

APPROPRIATE CITY STANDARD DRAWING (2430 & 2415A).

LANDSCAPING, FENCING AND SIGNING 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 THE

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT

ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER IN ACCORDANCE WITH THE

G-11-Z

Areas Outside of City Limits

REQUIRED LANDSCAPE AREA @ 15% = 5,396 SF; 8,409 SF PROVIDED

IDO TABLE 5-1-2 OPEN SPACE R-MH (IDO PAGE 216): 1 BEDROOM: 17 EA X 225 SF = 3,600 SF 2 BEDROOM: 17 EA X 285 SF = 8,265 SF

3 BEDROOM: 12 EA X 350 SF = 4,200 SF TOTAL REQUIRED = 16,065 SF

GRADE LEVEL= 11,091 SF BALCONY LEVEL 2 = 1,165 SF BALCONY LEVEL 3 = 1,165 SF 4TH FLOOR DECK = 3,382 SF TOTAL PROVIDED = 16,803 SF

PAVING SECTION

SCALE: NTS

UPC: 101106038518940617 LEGAL: LOT 20, CORONA DEL SOL ZONING: R-MH ZONE ATLAS PAGE: G11

