

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 27, 2022

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 2-25-22 (G11-D058)

Dear Mr. Anderson,

The TCL submittal received 04-18-2022 is approved for Building Permit with. 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

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Sequoia Apts Building Permit # 22-04675 Hydrology File # _____
DRB# _____ EPC# _____
Legal Description: Lot 20 Corona del Sol City Address OR Parcel 5130 Sequoia Rd NW

Applicant/Agent: Scott Anderson Contact: _____
Address: 4419 4th St NW Ste B Phone: 505 401 7575
Email: scott@scaarchitects.com

Applicant/Owner: _____ Contact: _____
Address: _____ Phone: _____
Email: _____

TYPE OF DEVELOPMENT: _____ PLAT (#of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE: ☒
RE-SUBMITTAL: ☒ YES _____ NO

DEPARTMENT: ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE
Check all that apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

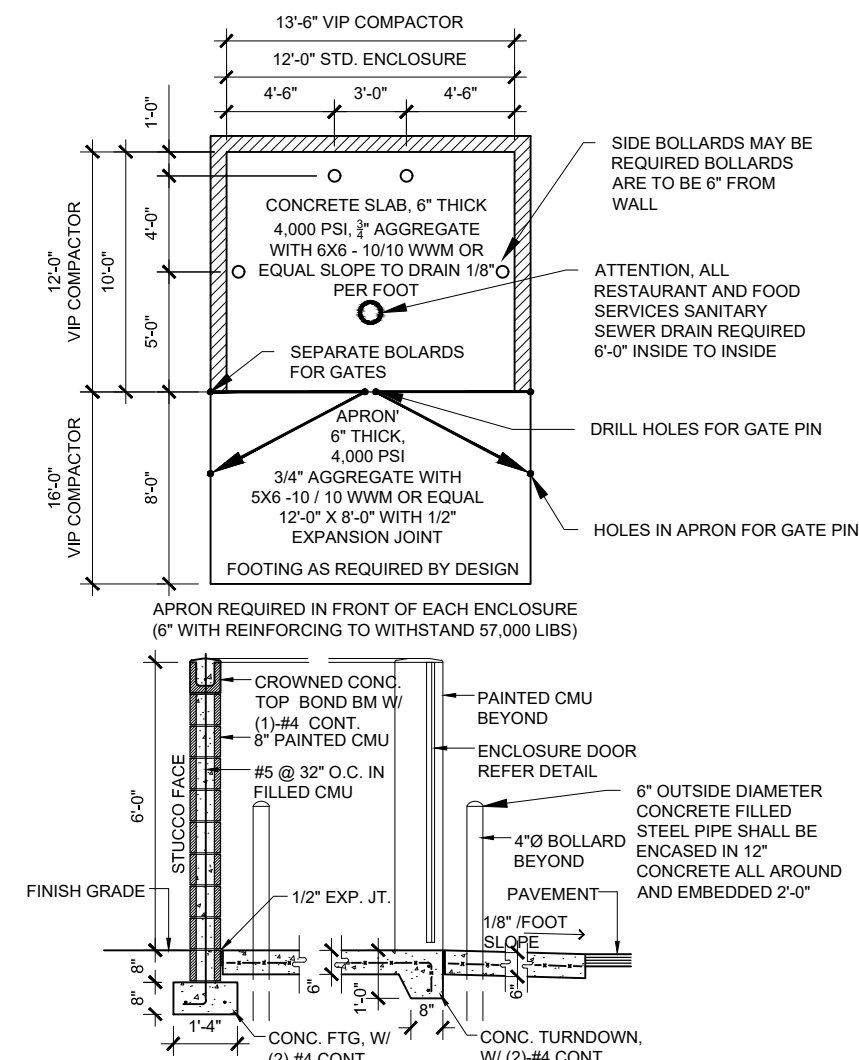
TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 6/16/2022 4/17/2022

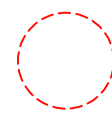


SCALE: $\frac{1}{8}'' = 1'-0''$

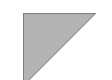


REFUSE ENCLOSURE

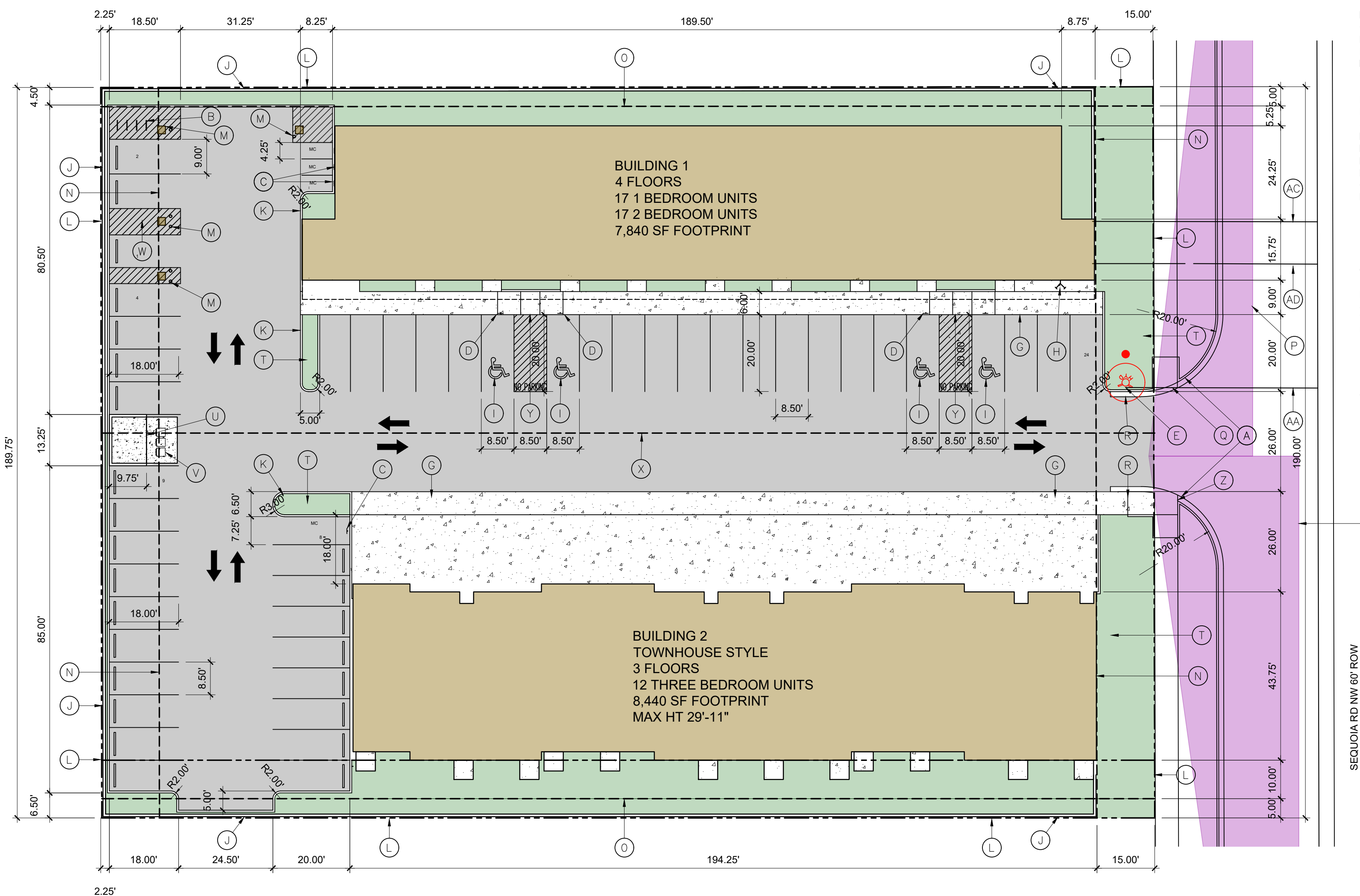
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4'-0" CLEARANCE AROUND FIRE HYDRANT

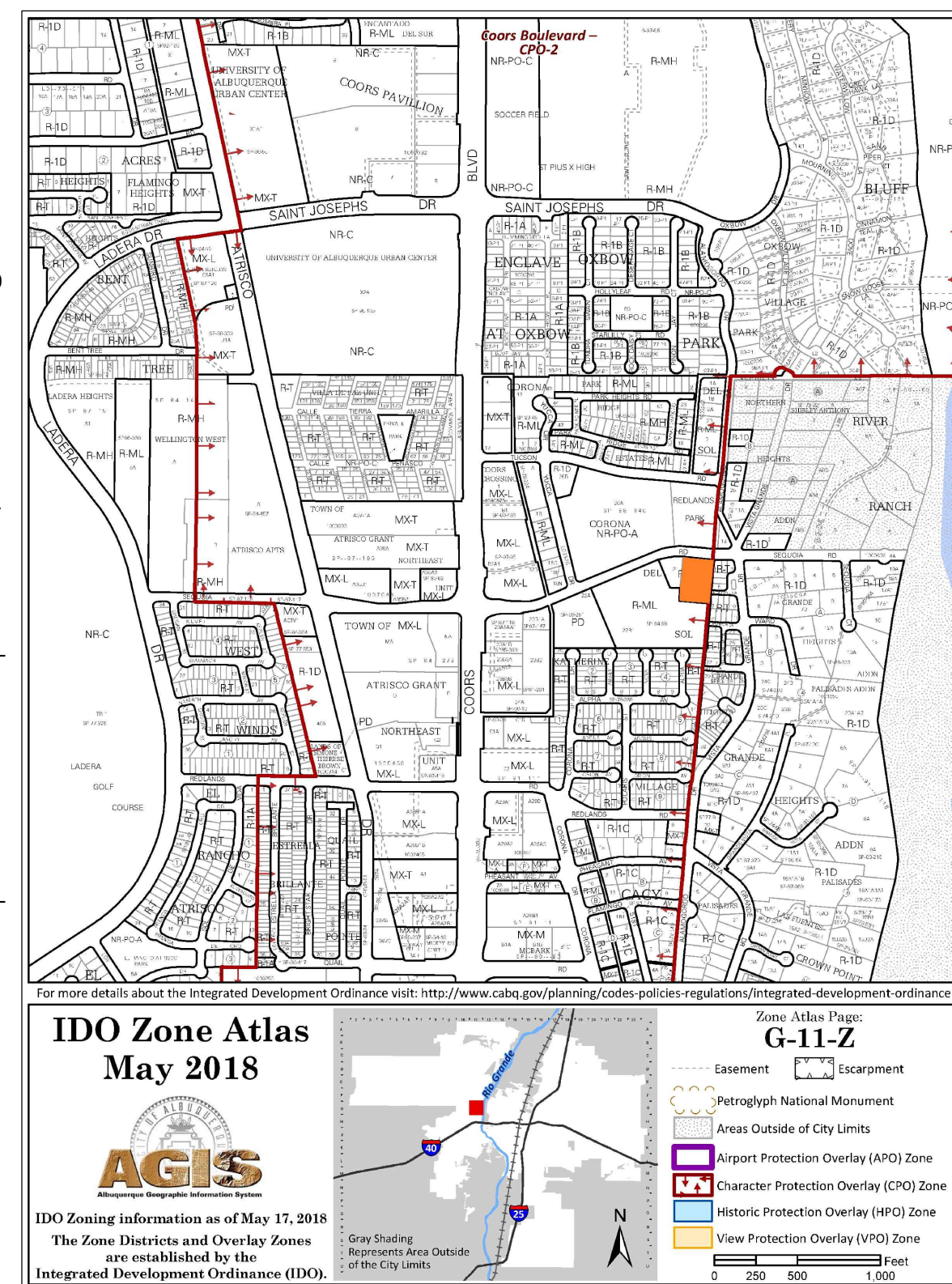


CLEAR SIGHT TRIANGLE



KEYED NOTES

- A. NEW DRIVE CUT REF CITY OF ALBUQUERQUE STANDARD DETAIL 2426 FOLLOW PARALLEL RAMP DETAIL, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE.
- B. 8 SPACE BIKE RACK, REF DETAIL THIS SHEET
- C. MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
- D. H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
- E. NEW FIRE HYDRANT
- F. IRRIGATION BO
- G. NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
- H. FIRE DEPT. CONNECTION
 - I. HC PARKING SYMBOL
 - J. 8" CMU WALL
- K. HEADER CURB, REF DETAIL THIS SHEET
- L. EXISTING PROPERTY LINE
- M. 8" STEEL BOLLARD, PAINT TRAFFIC YELLOW.
- N. 15' BUILDING SETBACK
- O. 5' BUILDING SETBACK
- P. CLEAR SIGHT TRIANGLE: LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE AREA TRIANGLE IS 39X280' WEST TRIANGLE IS 27X240'.
- Q. CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2441, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE.
- R. RED PAINT WITH "FIRE LANE" NOTATION.
- S. STRUCTURAL COLUMN
- T. PLANTING BED
- U. REFUSE ENCLOSURE REF. DETAIL THIS SHEET
- V. RECYCLING CONTAINER COLLECTION POINT
- W. RECYCLING CONTAINER STORAGE
- X. 10' NEIGHBORHOOD EDGE PROTECTION LINE
- Y. PARALLEL CURB RAMP COA DETAIL 2443 A
- Z. CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2444 D, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE.
- AA. NEW 4" PVC TO HYDRANT
- AB. NEW 4" PVC SANITARY SEWER
- AC. NEW 1" TO DOMESTIC WATER METER
- AD. NEW 4" PVC TO FIRE RISER



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

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND OBSTACLES TO VISIBILITY BETWEEN 3 AND 5 FEET FALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

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

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-6 (3).

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

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

RECESS ALL WINDOWS 2'.

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

THE APPROXIMATE TO THE REFUSE ENCLOSURE SHALL NOT EXCEED 2' PER 1' 0".

ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER IN ACCORDANCE WITH THE APPROPRIATE CITY STANDARD DRAWING (L&S & 24-54).

COORS BOULEVARD - CPO-2
HEIGHT PER 14-16-3-6 (D) (IDO PAGE 130) NOT APPLICABLE

PARKING:
MULTI-FAMILY DWELLING: 46 X 1.5 = 69 SPACES
12 GARAGES EACH HAVE A CHARGING STATION
SPACES PROVIDED: 48 SURFACE + 24 GARAGE (12 X 2) + 4 ON STREET = 76 SPACES
HC REQUIRED: 3 STANDARD, 1 VAN
4 MOTORCYCLE REQUIRED
2 EA. 6 SPACE BIKE RACK

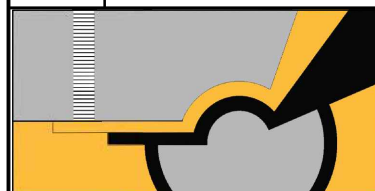

GROSS LOT AREA = 51,888 SF
BUILDINGS = 15,914 SF
NET LOT AREA = 35,974 SF
REQUIRED LANDSCAPE AREA @ 15% = 5,396 SF ; 8,638 SF PROVIDED

IDO TABLE 5-1-1 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

TOTAL REQUIRED = 11,865 SF

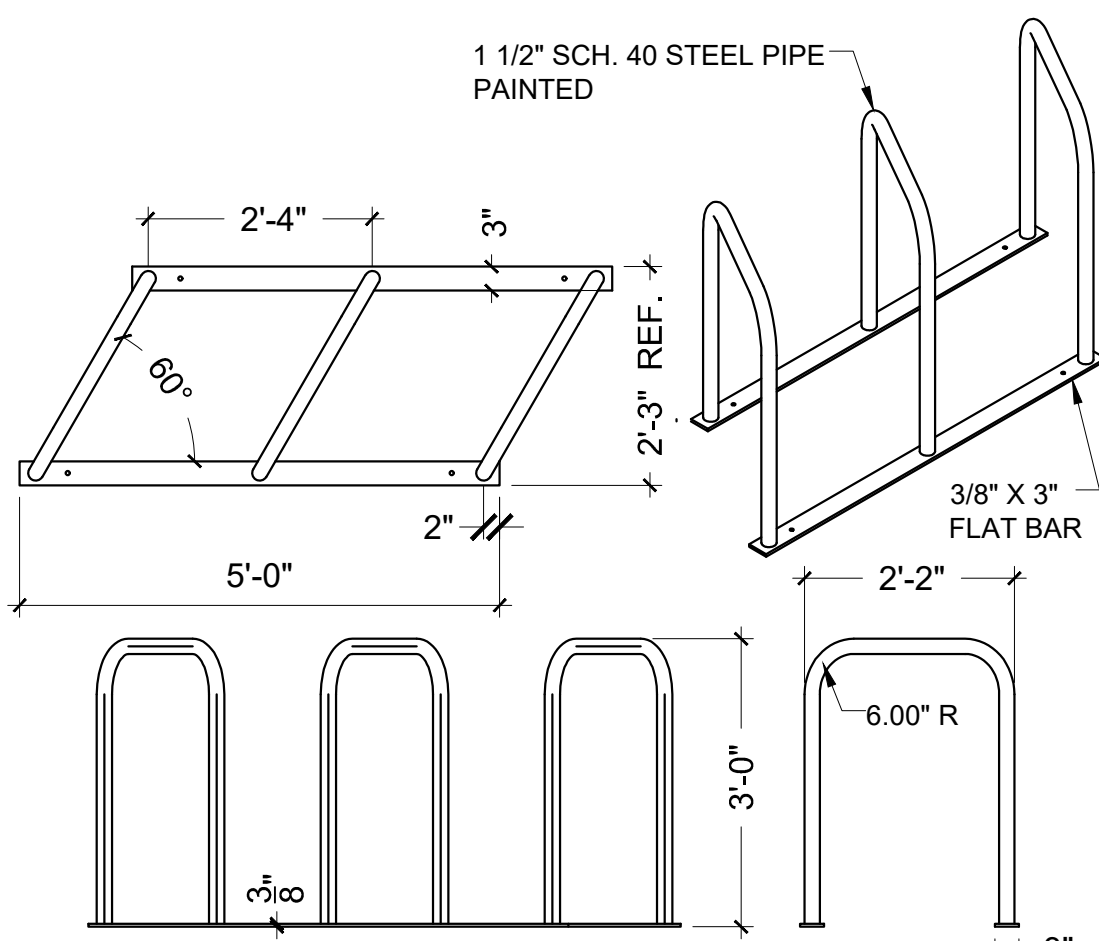
GRADE LEVEL= 11,684 SF
BALCONIES = 0 SF
3RD FLOOR DECK = 620 SF
TOTAL = 12,304 SF

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

No	Revision	Item	Date
		SCOTT C. ANDERSON & associates architects 4410 4th St. n.w. ste. B albuquerque, nm 87107 scott@scandarchitects.com 505.461.7775	
SEQUOIA APARTMENTS 5130 SEQUOIA RD NW ALBUQUERQUE, NM 87120			
DRAWING TITLE			
<h1>SITE PLAN</h1>			
SEAL	DESIGNED	PROJECT NO	
	DRAWN	SCALE	
	CHECKED	DRAWING NO	
	REVIEWED	<h1>A-100</h1>	
	DATE		
	02/25/2022		

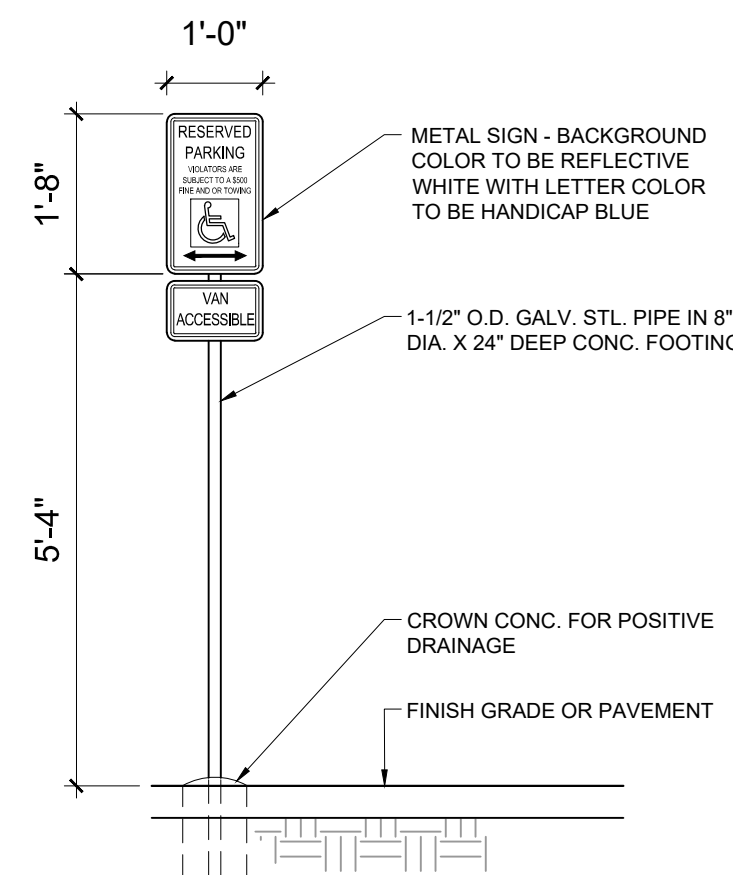


Jeanne Wolfenbarger



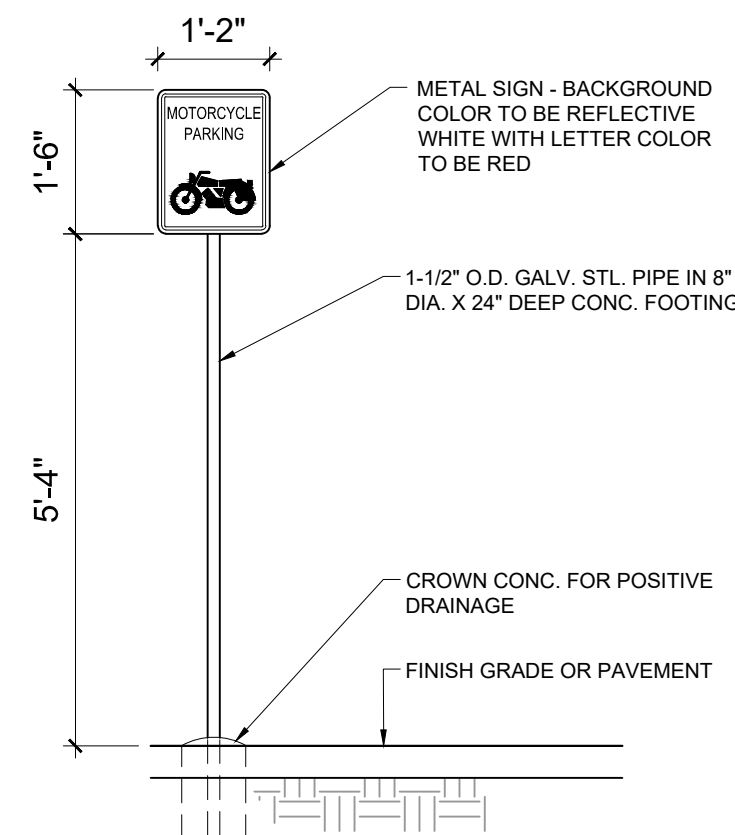
BIKE CORRAL

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



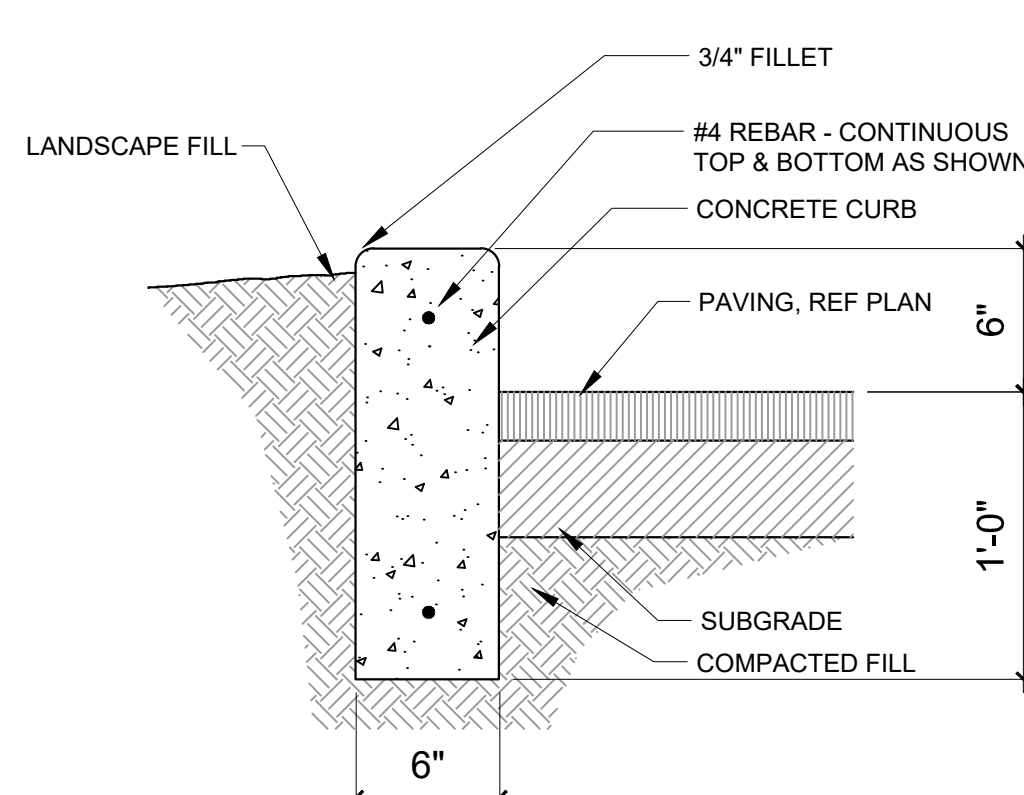
HC SIGN

SCALE: NTS



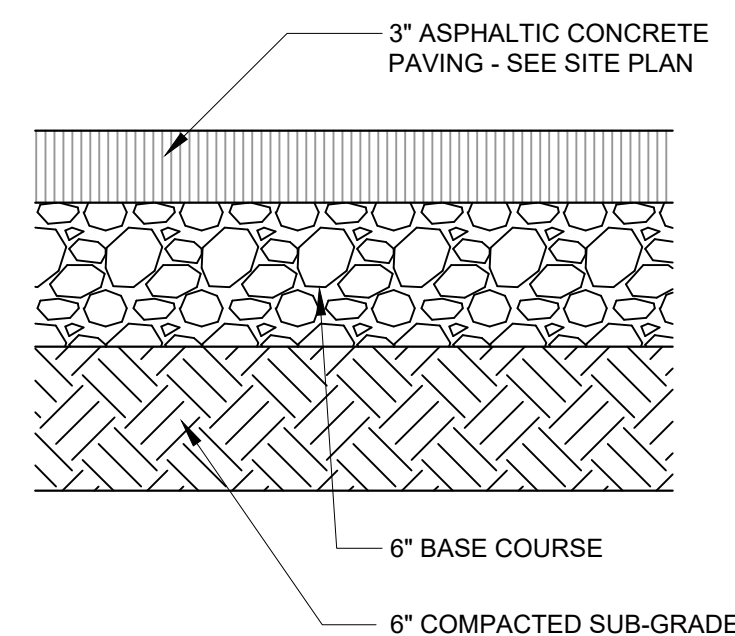
MOTORCYCLE SIGN

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



CURB DETAIL

SCALE: NTS



PAVING SECTION

SCALE: NTS



SCOTT C. ANDERSON
& associates architects

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

April 17, 2022

Mr. Nilo Salgado-Fernandez, PE

Senior Traffic 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 Mr. Salgado-Fernandez:

I am writing in response to your letter of April 16, 2022.

1. Keyed note "Z" changed to COA standard drawing 2444 Detail D.
2. Please reference ADA parking detail in top left corner of the sheet. On the detail a note stating " 12" HIGH LETTERING WITHIN ACCESS AISLE".

Respectfully,

Scott Anderson