## ITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

September 13, 2024

Treveston Elliott, RA Treveston Elliott Architect 811 12<sup>th</sup> st NW Albuquerque, NM 87102

treveston@tearchitect.com

**Parking Lot Expansion** Re: 3720 & 3730 Coors NW **Traffic Circulation Layout** 

Engineer's Stamp Dated 9-4-24 (G11D066)

Dear Mr. Elliott,

The TCL submittal received 9-6-2024 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

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 the PLNDRS@cabg.gov for log in and

Albuquerque

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,

Sertil A. Kanbar

Sertil Kanbar, PhD,PE,CFM Sr. Engineer, Planning Dept. **Development Review Services** 

C: CO Clerk, File



# City of Albuquerque Planning Department

Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title:	Hydrology File #
Legal Description:	
City Address, UPC, OR Parcel:	
Applicant/Agent:	Contact:
Address:	
Email:	
Applicant/Owner:	
Address:	
Email:	
TYPE OF DEVELOPMENT: Plat (# of lots)	
RE-SUBMITTAL:	YES NO
DEPARTMENT: TRANSPORTATION	HYDROLOGY/DRAINAGE
Check all that apply under Both the Type of Submittal a	and the Type of Approval Sought:
ГҮРЕ OF SUBMITTAL:	TYPE OF APPROVAL SOUGHT:
Engineering / Architect Certification	Pad Certification
Conceptual Grading & Drainage Plan	Building Permit
Grading & Drainage Plan, and/or Drainage	Grading Permit
Report	Paving Permit
Drainage Report (Work Order)	SO-19 Permit
Drainage Master Plan	Foundation Permit
Conditional Letter of Map Revision (CLOMR)	Certificate of Occupancy - Temp Perm
Letter of Map Revision (LOMR)	Preliminary / Final Plat
Floodplain Development Permit	Site Plan for Building Permit - DFT
Traffic Circulation Layout (TCL) – Administrative	Work Order (DRC)
Traffic Circulation Layout (TCL) - DFT	Release of Financial Guarantee (ROFG)
Approval	CLOMR / LOMR
Traffic Impact Study (TIS)	Conceptual TCL - DFT
Street Light Layout	OTHER (SPECIFY)
OTHER (SPECIFY)	

REV. 04/03/24

DATE SUBMITTED:

Rack: min. 3'-0" tall 2'-8" wide

Varying frame sizes accommodated

Rack Centered on concrete pad

**Upright Support** 

No lift Attachment

4'-0" min btwn. racks

U- Shape allows multiply place of attachment

Per CoA std. dwg 2415A Provide 1/2" Expansion joints at 36" o.c. at

immovable objects and at the beginning and end of curves

All exposed concrete corners to have 3/4" radius.

Provide contraction joints at 6' o.c.

TRAFFIC CIRCULATION
LAYOUT APPROVED

Sertil A. Kanbar 9/13/2024

# LEGEND

·--·-- PROPERTY LINE

LANDSCAPE AREA

### PARKING REQUIREMENTS per 14-16-5-5

Assumed Use Most Restrictive
2.5/1,000 GSF (Cannabis Retail)

4,500 = 11

Total Spaces required
ADA (1 per Building)
Motorcycle
Bicycle
= 1

Bicycle

# Total Spaces Provided MINIMUM LANDSCAPE per 14-16-5-6

**Total Spaces Required** 

Site Area 27,488 sq.ft. Building Footprint 4,500 sq.ft.

Landscape Area Required
15% of 22,988 sq.ft. = 3,448 sq.ft.
Landscape Area Provided: = 3,667 sq.ft.

## 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

(2) 15' DIAMETER NEW MEXICO OLIVE TREES = 1,056 SQ.FT.

#### OTHER PLANTS

PROVIDED PLANT COVERAGE

(8) 12' DIAMETER DESERT WILLOW = 944 SQ.FT.
(8) 1' DIAMETER FOUNTAIN GRASS = 6 SQ.FT.
(26) 4' DIAMETER APACHE PLUME = 325 SQ.FT.
(26) 4' DIAMETER RUSSIAN SAGE = 325 SQ.FT.

REQUIRED PLANT COVERAGE = 2,586 SQ.FT.

# PLANT MATERIAL- see LS-101 for details

New Mexico Olive mature 15' spread 20' hgt.

Desert Willow

mature 15' spread

20' hgt.

mature 2' spread 3' hgt.

Apache Plume mature 4' spread 3' hgt.

Russian Sage

Fountain Grass

= 2,656 SQ.FT.

mature 4' spread 4' hgt.

Irrigation System
Irrigation system standards outlined in the Water Conservation
Landscape and Water Waste Ordinance shell be strictly adhered to. A fully automated irrigation system is existing and shall be tested by the contractor and repaired if required.

# PROJECT SUMMARY

# PROJECT INFORMATION

# PROJECT ADDRESS

3720 / 3730 Coors Blvd. NW Albuquerque, New Mexico 87120

## **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-L

= 11

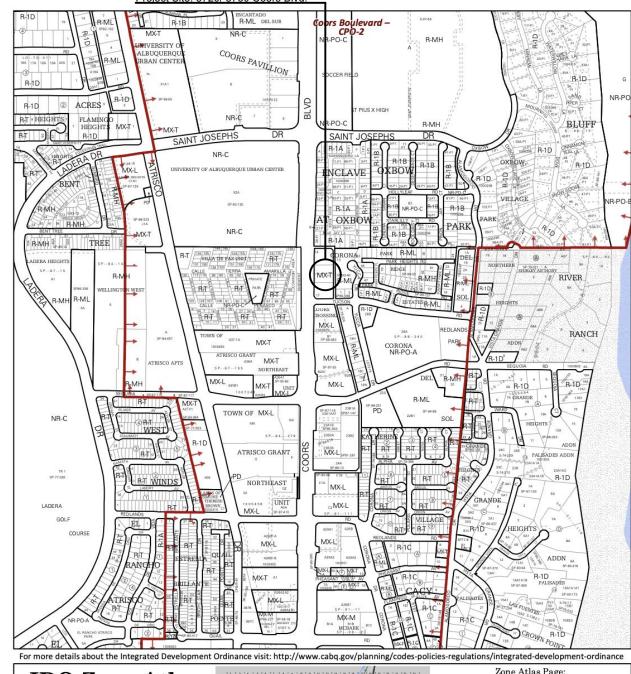
= 48

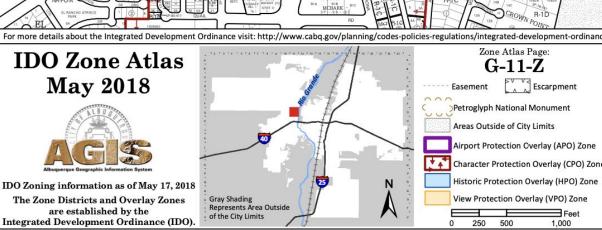
### KEYED NOTES

- 1. EXISTING CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2425
- 2. EXISTING CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415A
- 3. EXISTING CONCRETE 6' SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430
- 4. 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 #6 TCL SHEET

- 5. ADA ACCESSIBLE PARKING SIGN SEE DETAIL #7 TCL SHEET
- 6. MOTORCYCLE PARKING SIGN SEE DETAIL #7 TCL SHEET
- 7. BICYCLE RACK SEE DETAIL #5 TCL SHEET
- 8. PARKING AND DRIVE AISLE FOR FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF APPARATUS WEIGHING AT LEAST 75,000 POUNDS. CONTRACTOR TO PROVIDE ENGINEER DATA FOR APPROVAL.
- 9. 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
- 10. ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
- 11. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST INCLUDE A WORK ORDER
- 12. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER CoA STD. DTL. 2415
- 13. ALL INTERNAL RAMPS TO ADA ACCESSIBLE MAX SLOPE 1:12 WITH MAX 2% CROSS SLOPE LANDING AREA MIN. 5'X5' SEE CoA DWG 2430
- 14. 6' CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430 SEE DETAIL TCL SHEET
- 15. REPLACE DRIVEPAD RAMP APRONS, RAMPS TO BE ADA ACCESSIBLE MAX SLOPE 1:12 WITH MAX 2% CROSS SLOPE PROVIDE TRUNCATED DOMES, REFER TO CITY STANDARD DETAIL 2426, 2446

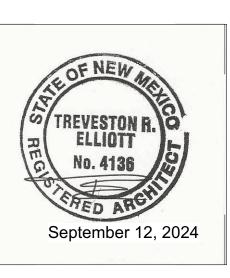




TREVESTON ELLIOTT
ARCHITECT
811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
87102

811 12TH ST. NW ALBUQUERQUE, NE 87102 C 505.259.4617 treveston@tearchited

arking Lot Expansion 3720-3730 Coors Blvd. NW
ALBUQUERQUE, NEW MEXICO



Date: September 12, 2024

Sheet: TCL

TCL