

CITY OF ALBUQUERQUE



November 16, 2016

David J. Pacheco
6721 Mariposa Place NW
Albuquerque, NM 87120

Re: Patz – Warehouse/Apartment
406 Veranda NW
Traffic Circulation Layout
Architect's Stamp dated 09-14-16 (G14D088)

Dear Mr. Pacheco,

The TCL submittal received 11-15-16 is approved for Building Permit. 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 a 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 TCL with 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,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

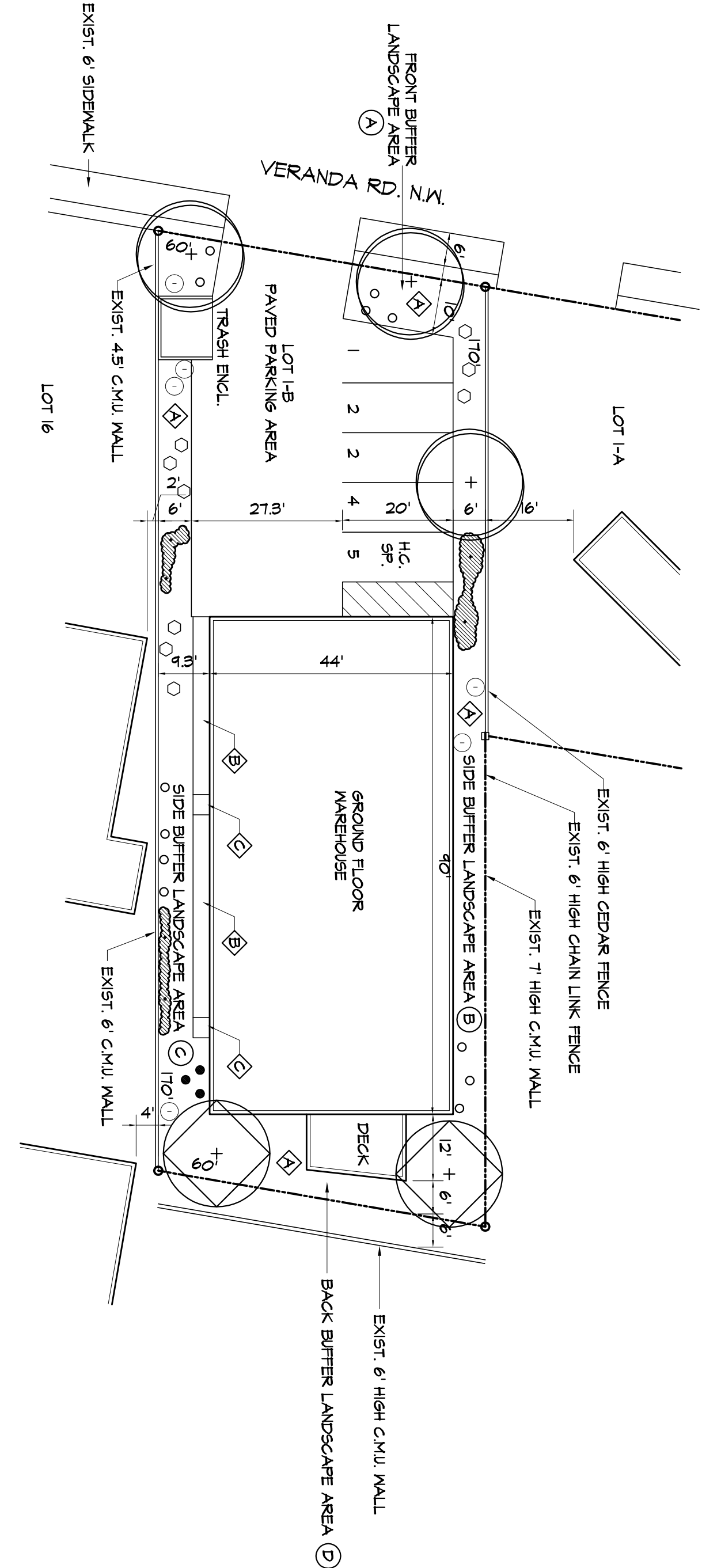
mao via: email
C: File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

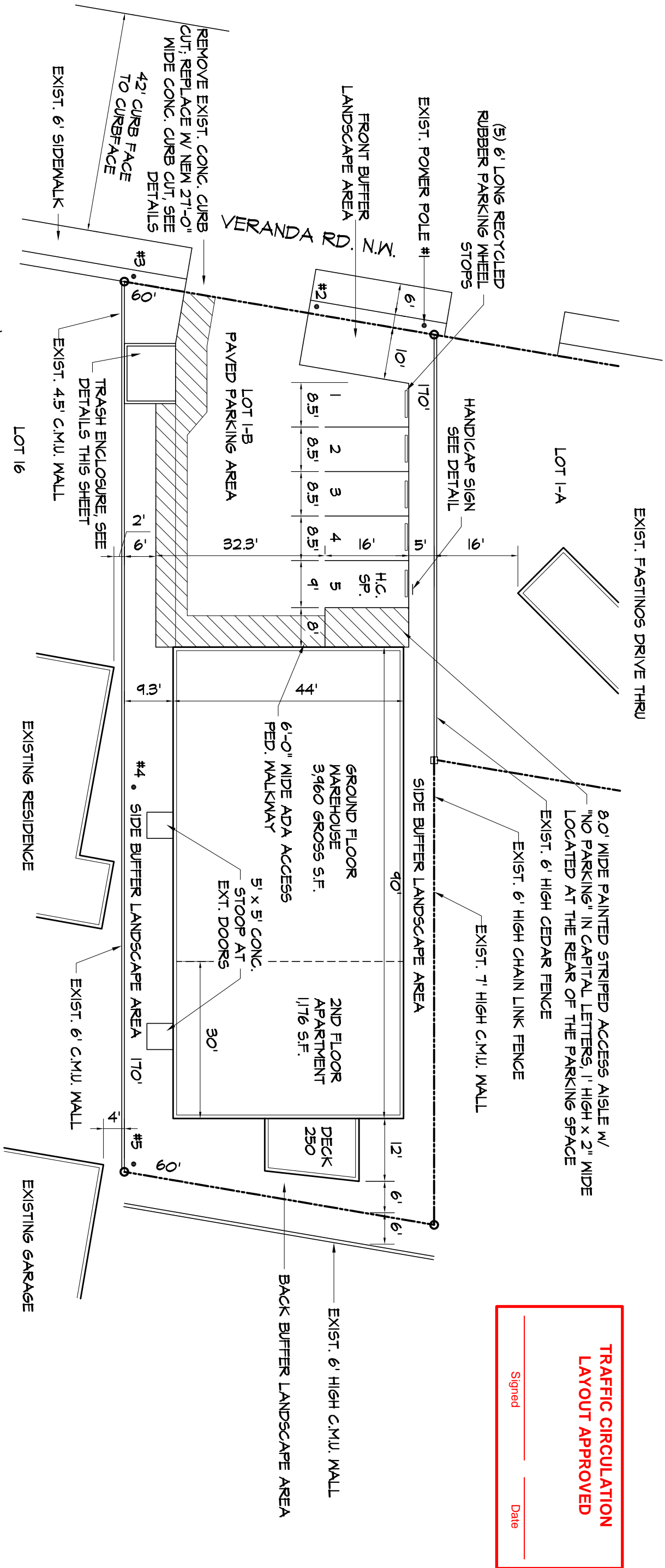


Landscape Plan
1" = 20'-0"

Landscape Legend			
Qty.	Size	Common/Botanical	H x W Area Total Water Use
Trees			
2	2" Cal.	Chinese Pistache	40 x 30 100 Medium
3	2" Cal.	Honey Locust	50 x 40 1200 Medium
Shrubs			
9	1 Gal.	Cherry Sage	2 x 3 7 Medium
7	1 Gal.	Heavenly Bamboo	6 x 6 28 Medium
6	1 Gal.	Buffalo Juniper	1 x 12 144 Low +
Ground Cover			
12	1 Gal.	Buffalo Grass	1' x 2' 3 Medium
3	1 Gal.	Blue Fescue	1' x 2' 3 Medium
Hardscape			
Landscape gravel over filter fabric - all planting areas			
Crusher fines with steel edging - walking path along west side of building			
5' x 5' concrete stoop at exterior doors			

Landscape Calculations			
Total Lot Area		10,081 sq. ft.	
Net Lot Area		6,121 sq. ft.	
Minimum Landscaped Area Required		420 sq. ft.	
Landscape Area Provided			
Front Landscape Area 'A'		600 sq. ft.	
Side Landscape Area 'B'		840 sq. ft.	
Back Landscape Area 'C'		1,100 sq. ft.	
Total Landscape Area Provided		3,490 sq. ft.	

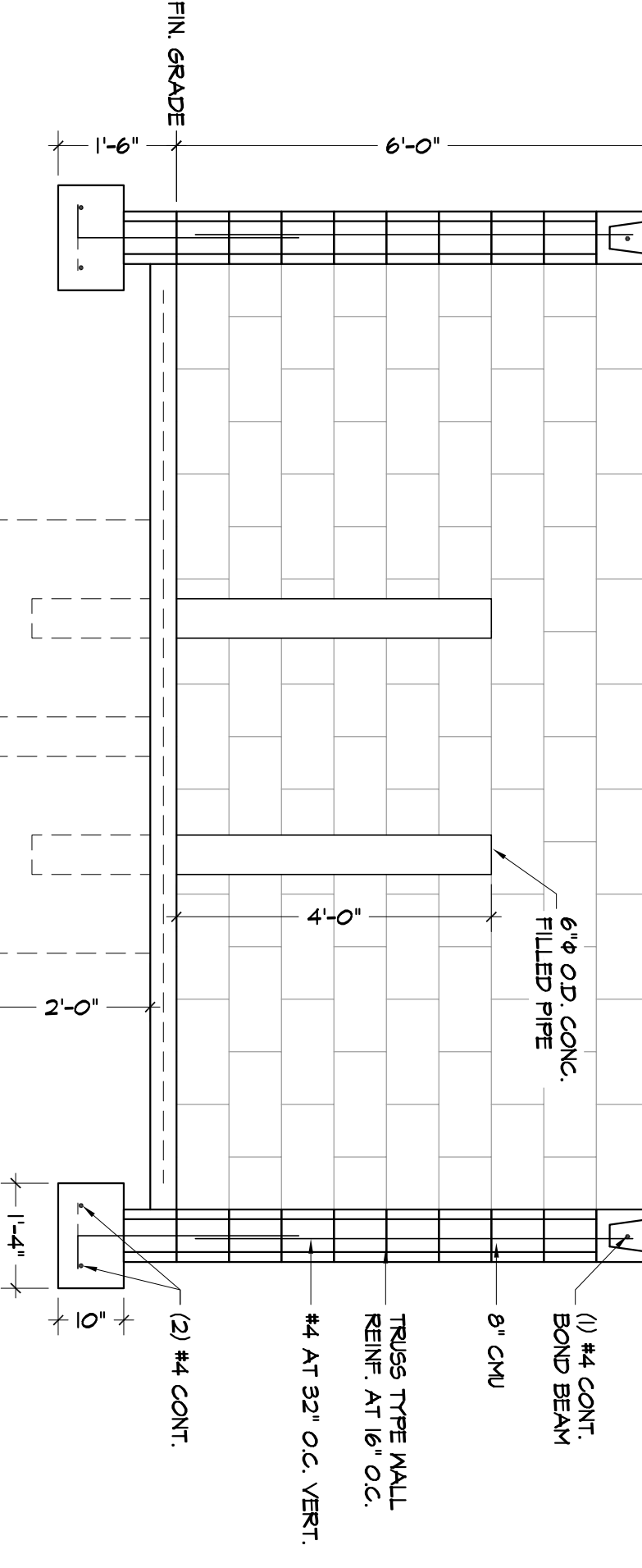
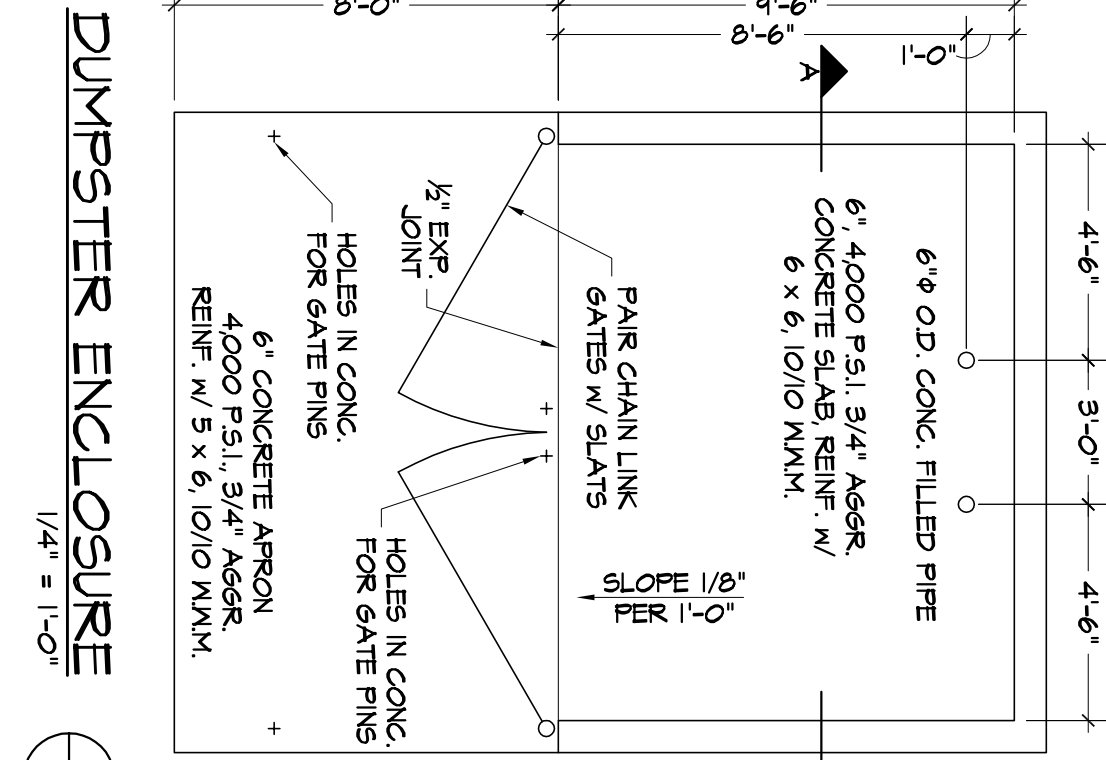
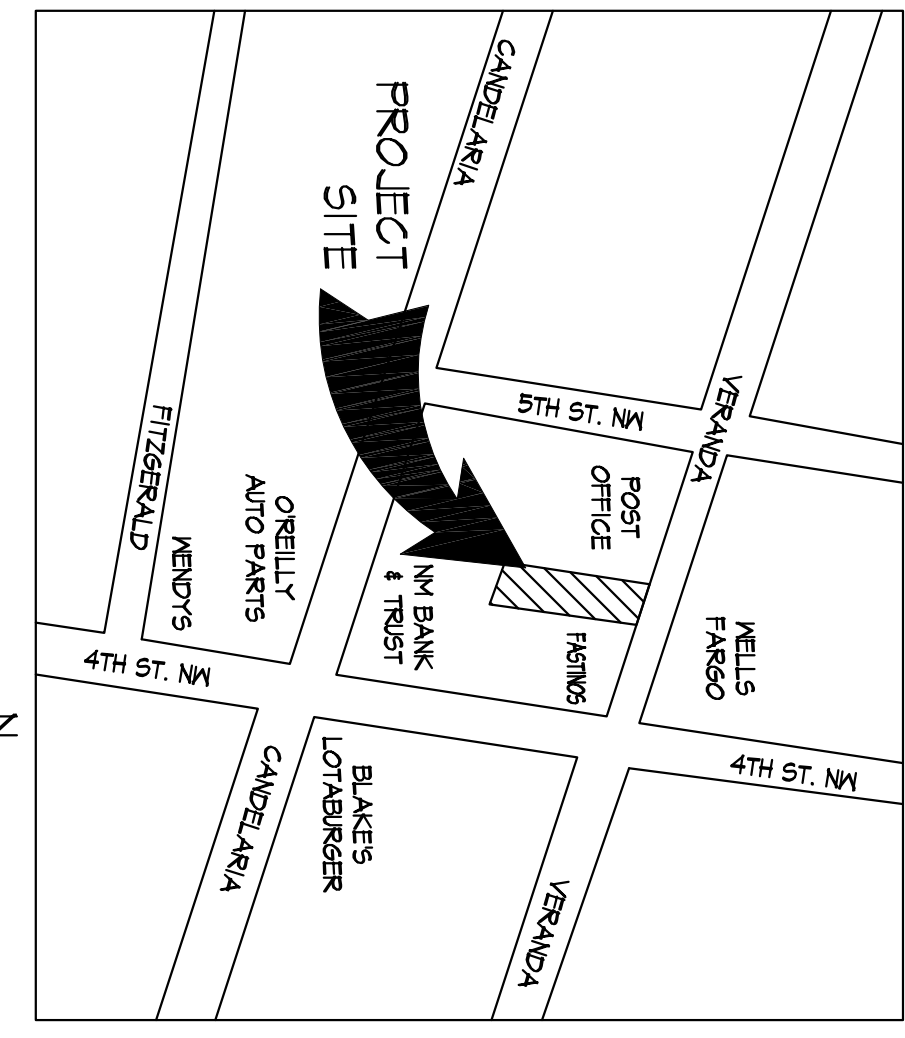
1. Landscape & irrigation notes
2. Responsibility of the property owner
3. Irrigation system will be completely underground
4. Receptive tree king's shrubs to receive (2) to (3) ft. of water
5. Location of controller to be field determined



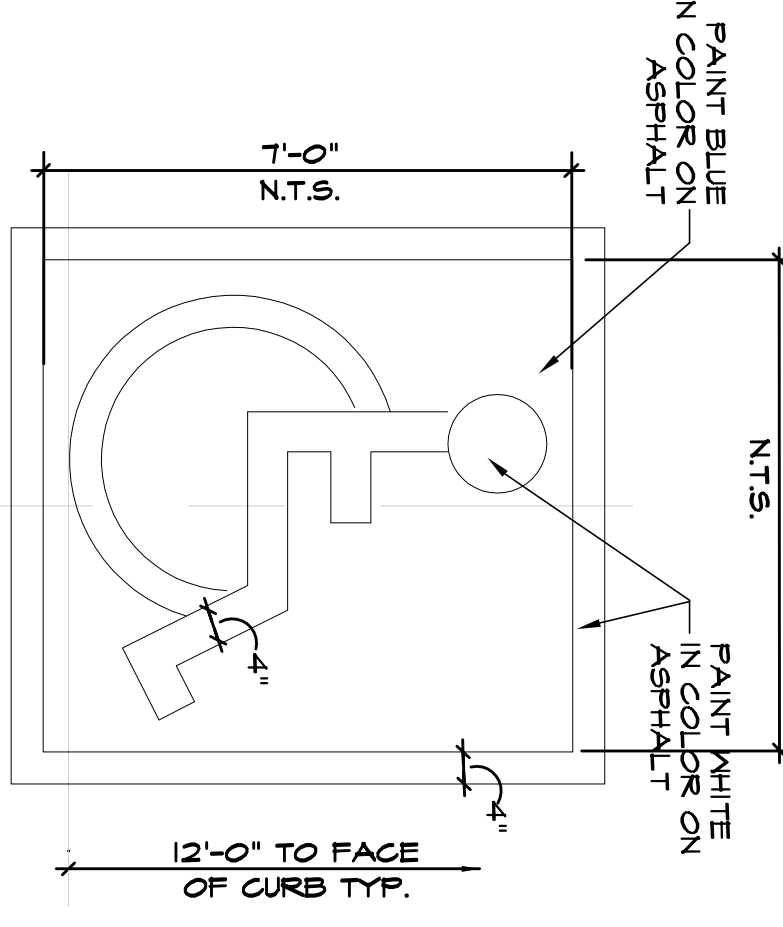
Site Plan
1" = 20'-0"

LEGAL DESCRIPTION
LOT 1-B BLOCK 11 MONTERO ADDITION
PROJECTED SECTION 5 TOWNSHIP 10N,
RANGE 12E, T10S, R12E, S5E
GRANT BERNALILLO COUNTY, NEW MEXICO
PROJECT ADDRESS
406 VERANDA RD. N.W., ALBUQUERQUE, NM
PROJECT DESCRIPTION
GROUND FLOOR WAREHOUSE WITH
SECOND FLOOR APARTMENT
SITE ZONING
C-9
ZONE MAP
6-14-Z

PARKING BREAKDOWN
OFFICE = 30 / 200 = 1 SPACE REQUIRED
WAREHOUSE = 3,160 / 2,000 = 2 SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED = 3 SPACES REQUIRED
PARKING SPACES SUPPLIED ON SITE = 5
TOTAL PARKING SPACES SUPPLIED = 2



Dumpster Enclosure Section - A-A
1/4" = 1'-0"



Parking Space - H.C. Symbol
1/2" = 1'-0"

