

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 31, 2025

Bryan Bobrick
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

bryanb@iacivil.com

Re: Candelaria and 2nd Multi-Family
210 Candelaria NW
Albuquerque, NM 87107
Traffic Circulation Layout
Engineer's Stamp 10-30-25 (G14D103)-TRANS-2025-00316

Dear Mr. Bobrick,

PO Box 1293

The TCL resubmittal received 10-31-25 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.

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, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

NM 87103

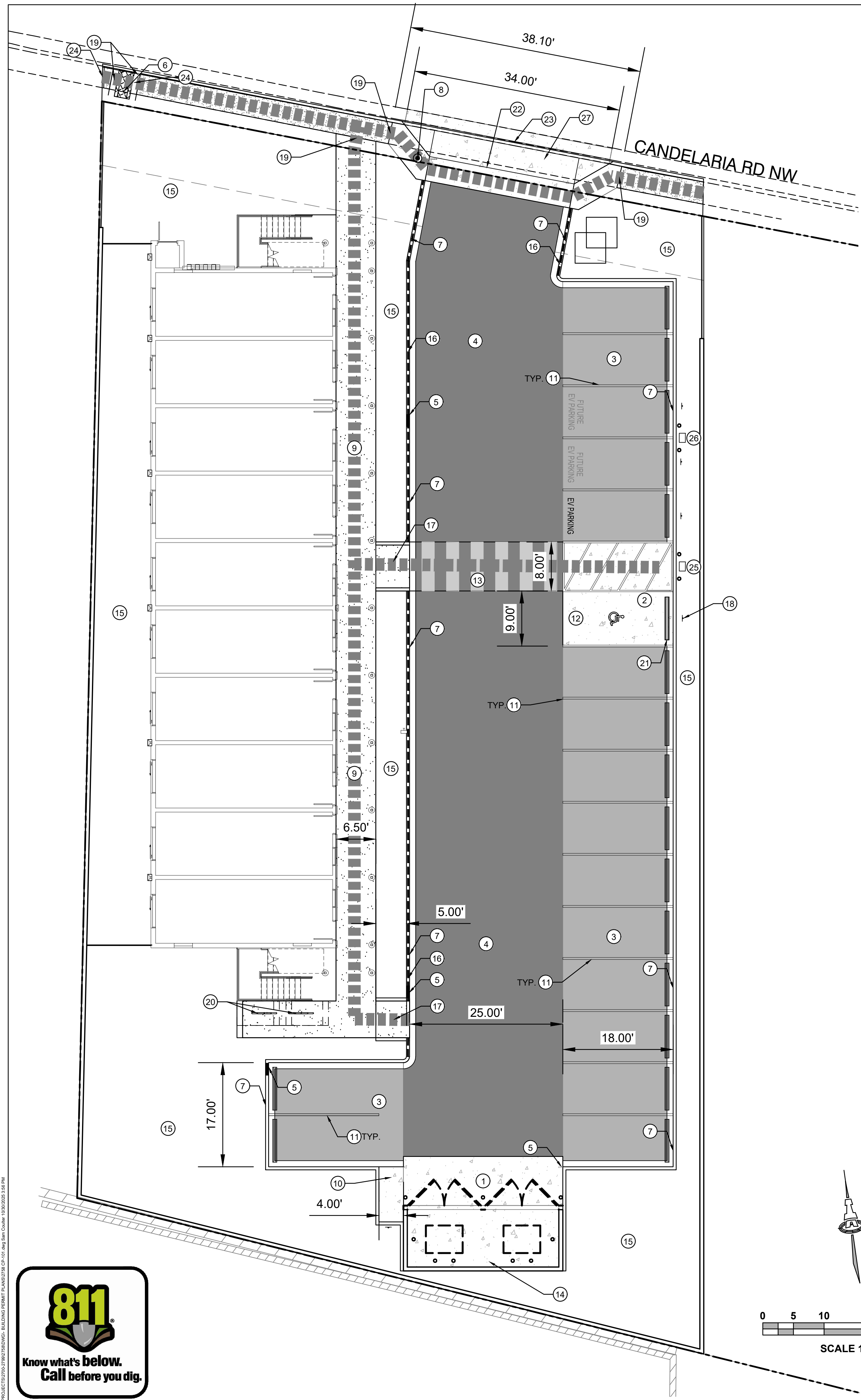
www.cabq.gov

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,

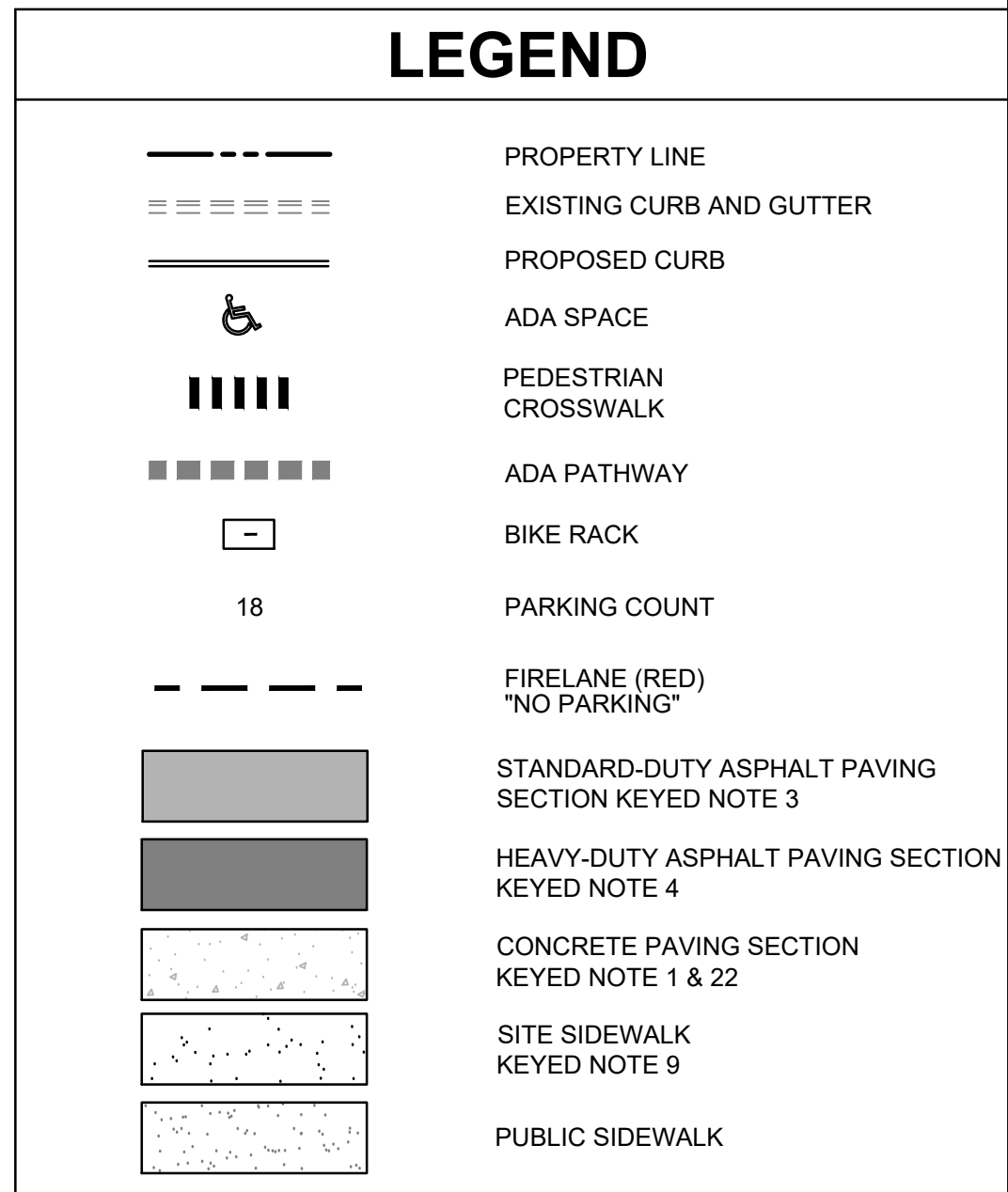
Sertil A. Kanbar

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



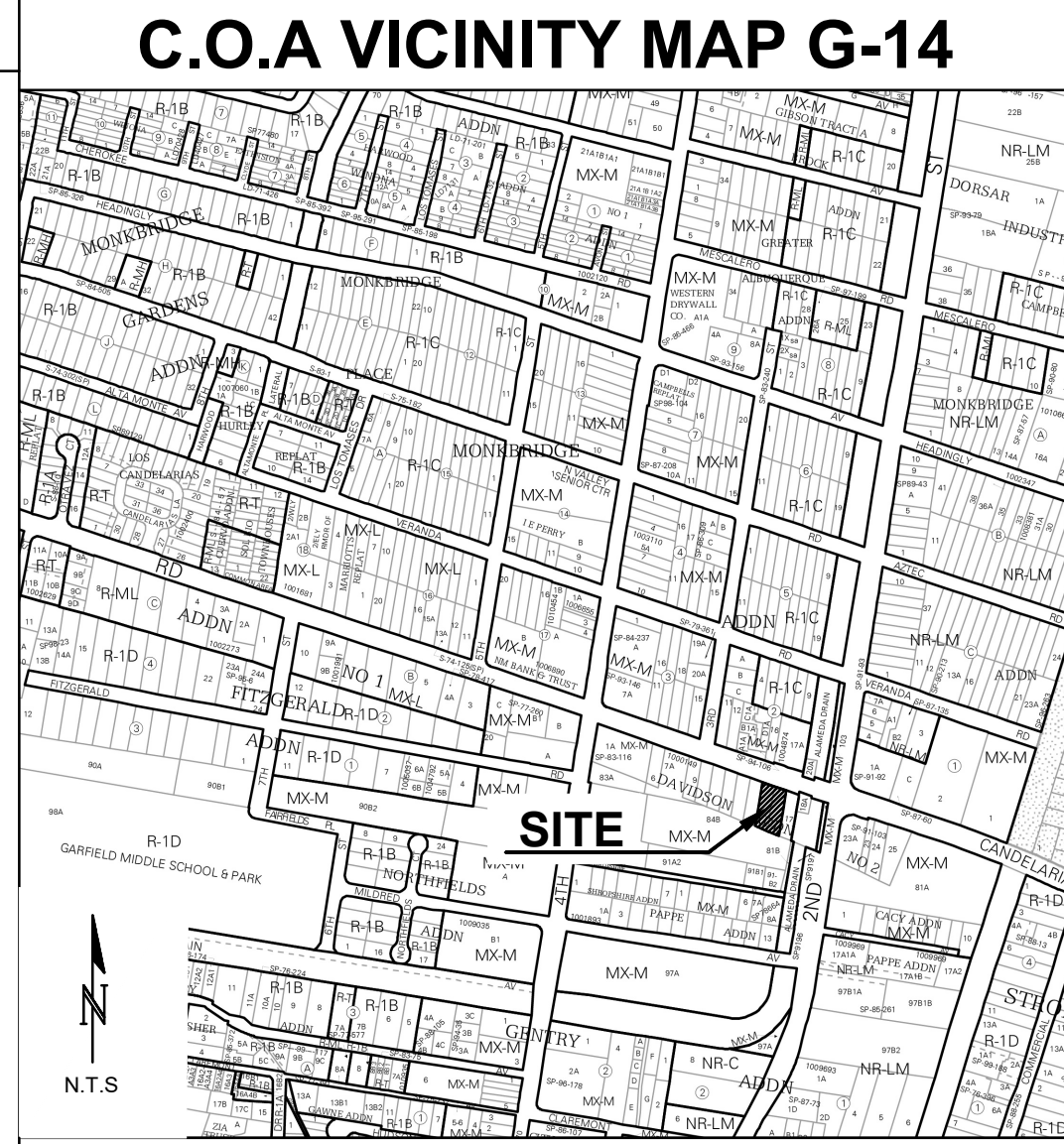
SOLID WASTE APPROVAL _____ DATE _____

TRAFFIC CIRCULATION LAYOUT APPROVED
 Sertil A. Kanbar 10/31/2025
 Signed Date



- ### GENERAL NOTES
- A. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) FOR LOCATION OF EXISTING UTILITIES.
 - B. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - C. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
 - D. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
 - E. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
 - F. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
 - G. CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
 - H. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
 - I. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.
 - J. NEW PAVEMENT SLOPE SHALL BE A MINIMUM OF 1.0% FOR CONCRETE AND 1.5% FOR ASPHALT UNLESS NOTED OTHERWISE.

- ### KEYED NOTES
1. DUMPSTER ENCLOSURE CONCRETE PAVING, SEE CP-502. CONCRETE SLAB MINIMUM REQUIREMENTS 6" THICK 4000 PSI 3/4" AGGREGATE W/ 6X6 - 10/10 WMM OR EQUAL SLOPE TO DRAIN 1/8" PER FOOT. APRON MINIMUM REQUIREMENTS 4000 PSI 3/4" AGGREGATE W/ 6" THICK CONCRETE WITH 6X6 - 10/10 WMM OR EQUAL WITH 1/2" EXPANSION JOINT BETWEEN SLAB AND APRON.
 2. CONCRETE PAVING, SEE SHEET CP-501 FOR MATERIAL LIMITS AND THICKNESS.
 3. STANDARD-DUTY ASPHALT PAVING, SEE SHEET CP-501.
 4. HEAVY-DUTY ASPHALT PAVING, SEE SHEET CP-501 FOR DETAIL.
 5. 18" WIDE (BOTTOM WIDTH) OPENING IN CURB TO PASS FLOW. SEE DETAIL SHEET CP-501. SEE CG-101 FOR ADDITIONAL INFORMATION.
 6. 18" WIDE (BOTTOM WIDTH) COVERED CONCRETE SIDEWALK CULVERT PER COA STD. DWG. 2236. SEE S.O. 19 NOTES ON CG-101 FOR ADDITIONAL INFORMATION.
 7. CONCRETE MEDIAN CURB AND GUTTER, SEE SHEET CP-501.
 8. EXISTING UTILITY POLE TO BE RELOCATED BY CONTRACTOR, TO BE COORDINATED WITH PNM.
 9. CONCRETE SIDEWALK PER DETAIL SHEET CP-501. SIDEWALK WIDTH VARIES, SEE PLAN VIEW.
 10. MOTORCYCLE PARKING & SIGN PER DETAIL SHEET CP-501.
 11. ROADWAY STRIPING, 4" WIDE WHITE PARKING LOT STRIPE.
 12. ADA PARKING, SEE DETAIL SHEET CP-501.
 13. PAINTED CROSSWALK, SEE DETAIL SHEET CP-501.
 14. REFUSE ENCLOSURE, SEE DETAIL SHEET CP-502.
 15. LANDSCAPING.
 16. PAINT CURB RED & RED STENCIL WHITE TEXT "FIRE LANE NO PARKING", 4" HIGH LETTERS, 1/2" STROKE, SEE DETAIL SHEET CP-501. EXTENT OF FIRE LANE IS DENOTED BY DASHED LINE.
 17. CURBED RAMP, SEE DETAIL SHEET CP-501.
 18. ADA SIGN, SEE DETAILS SHEET CP-501.
 19. CONTRACTOR TO VERIFY EXISTING LOCATIONS OF EXISTING CURBS, ASPHALT, AND CONCRETE PAVEMENT TIE-IN LOCATIONS AND MATCH EXISTING WITH SMOOTH TRANSITIONS.
 20. BICYCLE RACK, SEE DETAIL SHEET CP-501.
 21. CONCRETE WHEEL STOP, SEE DETAIL SHEET CP-501.
 22. CONSTRUCT DRIVEPAD AND SIDEWALK PER COA STANDARD DETAIL 2425A & B.
 23. REMOVE AND DISPOSE EXISTING 34 LF CURB & GUTTER.
 24. CONCRETE SIDEWALK PER COA STD DWG #2465.
 25. EV CHARGING STATION WITH EV PARKING SPACES, SEE DETAIL SHEET CP-502.
 26. FUTURE EV CHARGING STATION, 2" ELECTRICAL CONDUIT TO BE INSTALLED
 27. REMOVED AND DISPOSE EXISTING 133 SF PCC SIDEWALK



PROJECT INFORMATION

LEGAL DESCRIPTION:
 PROPOSED LOT 15-A DAVIDSON ADD NO2 BEING COMPRISED OF PORTIONS OF LOTS 15 AND 16 DAVIDSON ADDITION NO2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SITE AREA: 0.658 ACRES = 28,684 SF

ZONING: MX-M - MIXED-USE - MODERATE INTENSITY ZONE DISTRICT

- NEIGHBORHOOD ASSOCIATION: NEAR NORTH VALLEY
- MAIN STREET CORRIDOR AREA: NO
- PREMIUM TRANSIT STATION AREA: NO
- MAJOR TRANSIT CORRIDOR AREA: NO
- WITHIN 1/4 MILE OF MAIN STREET CORRIDOR AREA: YES
- WITHIN 1/4 MILE OF PREMIUM TRANSIT AREA: NO
- COMMUNITY PLANNING AREA: NEAR NORTH VALLEY
- (APO) AIRPORT PROTECT OVERLAY: NO
- (CPO) CHARACTER PROTECTION OVERLAY: YES, NORTH 4TH CORRIDOR - CPO-9
- (HPO) HISTORIC PROTECTION OVERLAY: NO
- VIEW PROTECTION OVERLAY: NO

- ### SETBACKS:
- FRONT SETBACK:
 - MIN: 10'-0"
 - MAX: 15'-0"
 - SIDE SETBACK:
 - MIN: 0'-0"
 - MAX: N/A OR STREET SIDE: 15'-0"
 - REAR SETBACK:
 - MIN: 15'-0"
 - STREET OR ALLEY: 0'-0"
 - ALLOWABLE BUILDING HEIGHT: 55'-0"
 - ACTUAL BUILDING HEIGHT: +/- 28'-0"
 - ALLOWED EXCEPTIONS AND ENCROACHMENTS (IDO, TABLE 5-1-4):
 - DUMPSTER ENCLOSURE, MAY ENCOACH ANY AMOUNT INTO A REQUIRED SIDE OR REAR SETBACK.
 - BUILDING STEP-BACK: OVER 30'-0" TALL, A MIN STEP-BACK OF 6'-0" FROM FAÇADE ON PUBLIC STREET.

BUILDING CALCULATIONS:

- 20 DWELLING UNITS
- UNIT TYPES: STUDIO UNITS (TYPE B UNITS)
- GROSS FLOOR AREA (GFA) = 3666 SF

PARKING DATA:

- DWELLING, MULTI-FAMILY - 14-16-5 TABLE 5-5-1: 1 PARKING SPACE / 1 STUDIO UNIT
- PARKING CREDITS - 5-5(C)(6)
 - ELECTRIC VEHICLE CHARGING STATION CREDIT:
 - EACH OFF-STREET ELECTRIC VEHICLE CHARGING STATION WITH A RATING OF 240 VOLTS OR HIGHER SHALL COUNT AS 2 VEHICLE PARKING SPACES TOWARD THE SATISFACTION OF MINIMUM OFF-STREET PARKING REQUIREMENTS.
 - EV PARKING PROVIDED/CREDIT: 2 SPACES
- PARKING PROVIDED: 18 OFF-STREET
- TOTAL PARKING PROVIDED + CREDIT: 20 PARKING SPACES
- TOTAL PARKING REQUIRED: 20 PARKING SPACES
- TOTAL MOTORCYCLE PARKING PROVIDED: 1 SPACE
- TOTAL MOTORCYCLE PARKING REQUIRED: 1 SPACE
- ACCESSIBLE PARKING PROVIDED: 1 VAN ACCESSIBLE
 - REQUIRED ACCESSIBLE PARKING: 2021 NM CBC 14.7.2.19 CHAPTER 11 - ACCESSIBILITY: 1 VAN ACCESSIBLE
 - PROVIDED BICYCLE PARKING: 3
 - REQUIRED BICYCLE PARKING: 3 (3 SPACES OR 10% OF REQ OFF-STREET PARKING SPACES)

USABLE OPEN SPACE:

- MX-M: TABLE 2-4-5 - GENERAL
- ≤1 BR: 225 SF / UNIT
- (20) 1 BED UNITS X 225 SF = 4,500 SF REQUIRED
- USABLE OPEN SPACE = 6,308 SF PROVIDED

LANDSCAPE:

- REQUIRED TREES: 20 (1 PER UNIT)
- PROVIDED TREES: 20
- 25% OF NET LOT AREA TO CONTAIN LANDSCAPING
- 14,527 SF NET LOT AREA
- PROVIDED LANDSCAPING: 3,632 SF

- ### PROJECT NOTES
- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - B. ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
 - C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
 - D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.

Isaacson & Arfman, Inc.
 Civil Engineering Consultants

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 Albuquerque, NM 87108
 505-266-8828 | www.iafcivil.com

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Engineer

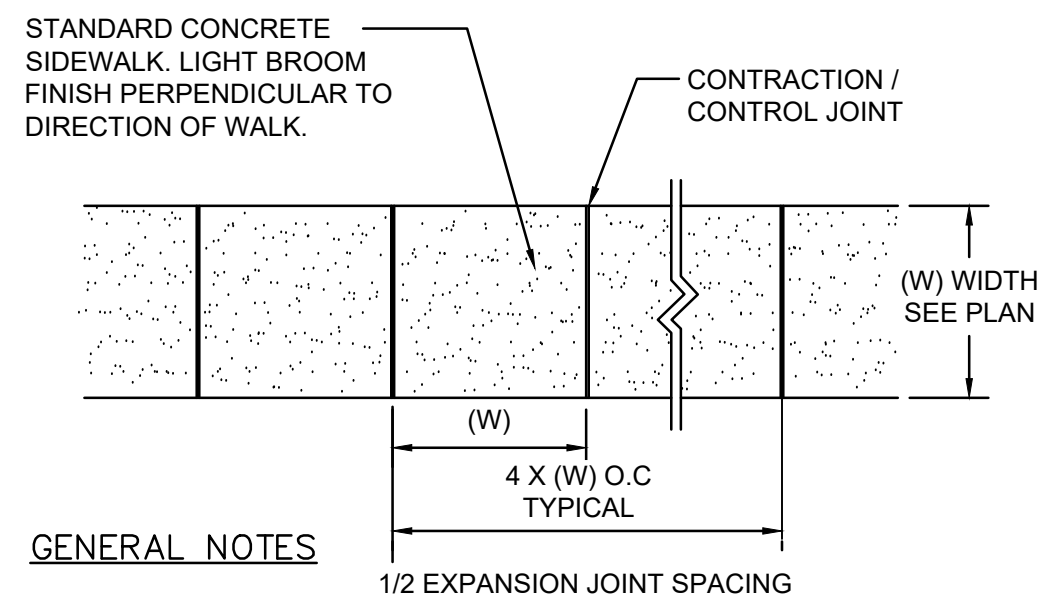
**CANDELARIA & 2nd
 MULTI-FAMILY
 ALBUQUERQUE, NM**

ISSUE: 100% CONST. DOCS.	PROJECT NUMBER: IA 2758
FILE:	BIB / SC
DRAWN BY:	FC
CHECKED BY:	10-27-2025
DATE:	

No	Date	Description

SHEET TITLE
PAVING & TRAFFIC CIRCULATION PLAN
SHEET NUMBER
CP-101



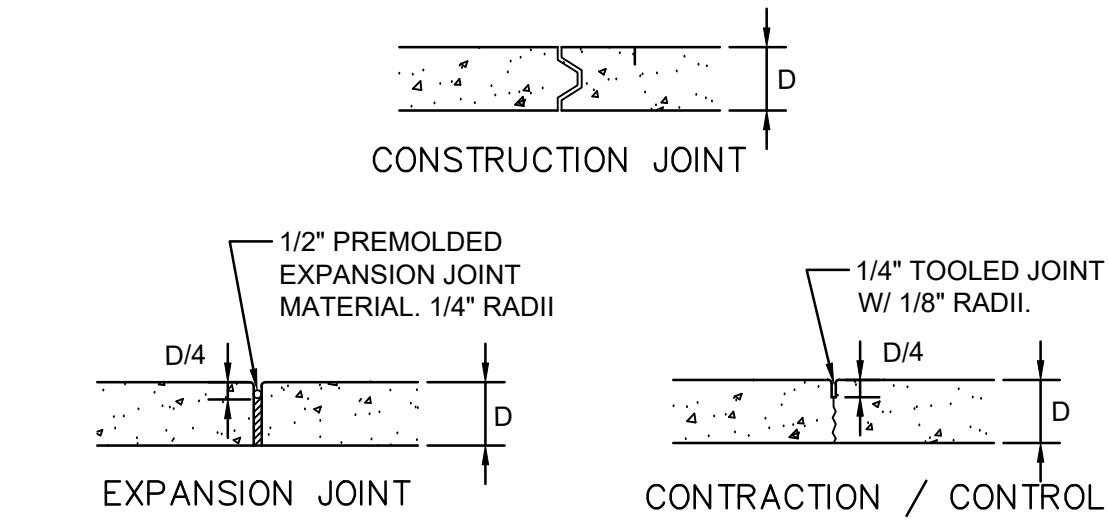


GENERAL NOTES

- 4000 PSI COMPRESSIVE STRENGTH CONCRETE
- SEE CONCRETE JOINTS DETAIL
- FINISHED EDGE OF ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP.)
- 3/8" RADII AT ALL EXPOSED EDGES.

CONCRETE WALK

BROOM FINISH SCALE: N.T.S.

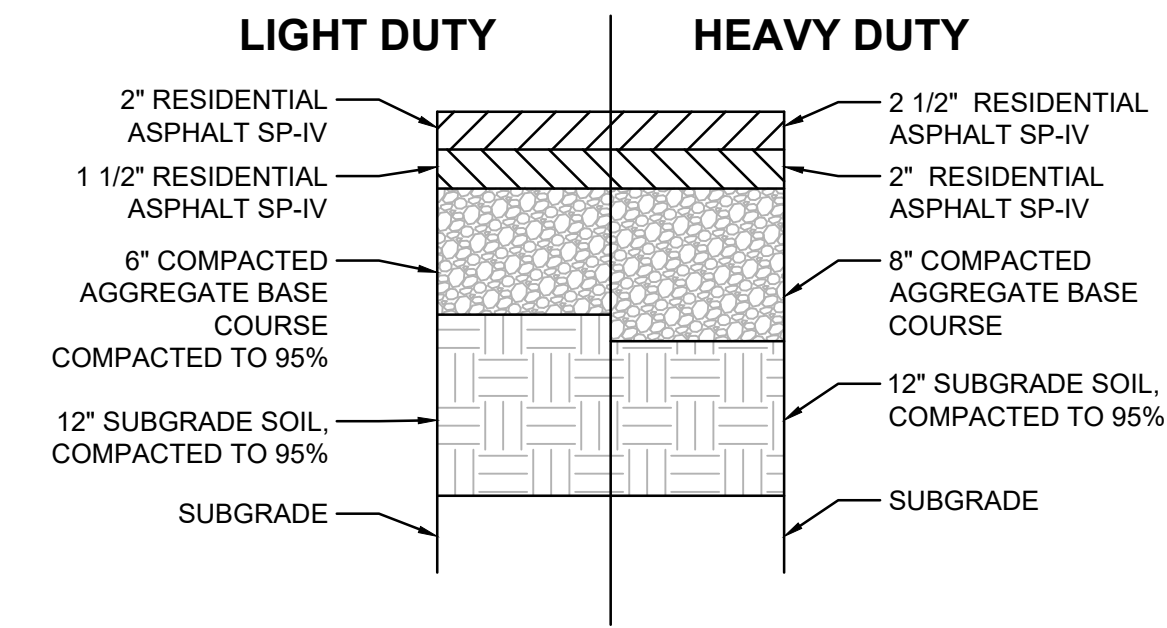


GENERAL NOTES

- ODD-SHAPED AREAS OF PAVEMENT SHOULD BE AVOIDED TO MINIMIZE RANDOM CRACKING
- LONGITUDINAL JOINT SPACING SHALL NOT EXCEED 12.5'
- TRANSVERSE JOINT SPACING SHALL BE AT REGULAR INTERVALS OF 15' OR LESS
- OFFSETS AT RADIUS POINTS SHALL BE AT LEAST 1.5' WIDE

CONCRETE JOINTS

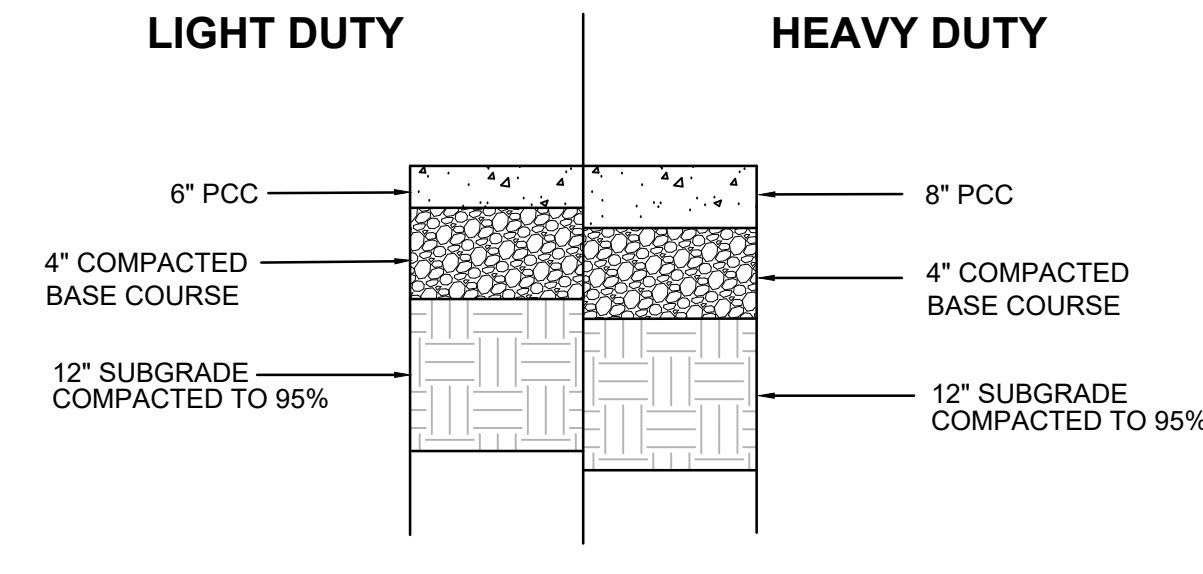
SCALE: N.T.S.



ALL EARTHWORK, OVER-EXCAVATION, COMPACTION, SUBGRADE PREPARATION ETC. TO BE PER THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEOTEK RESIDENTIAL, LLC DATED 07-07-2025. (GEOTEK PROJECT NO. 2898-ABR).

ASPHALT PAVING SECTIONS

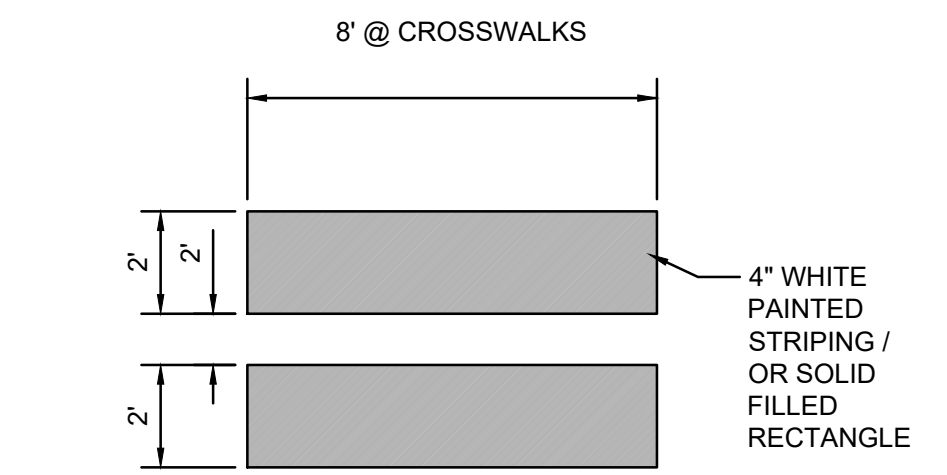
SCALE: N.T.S.



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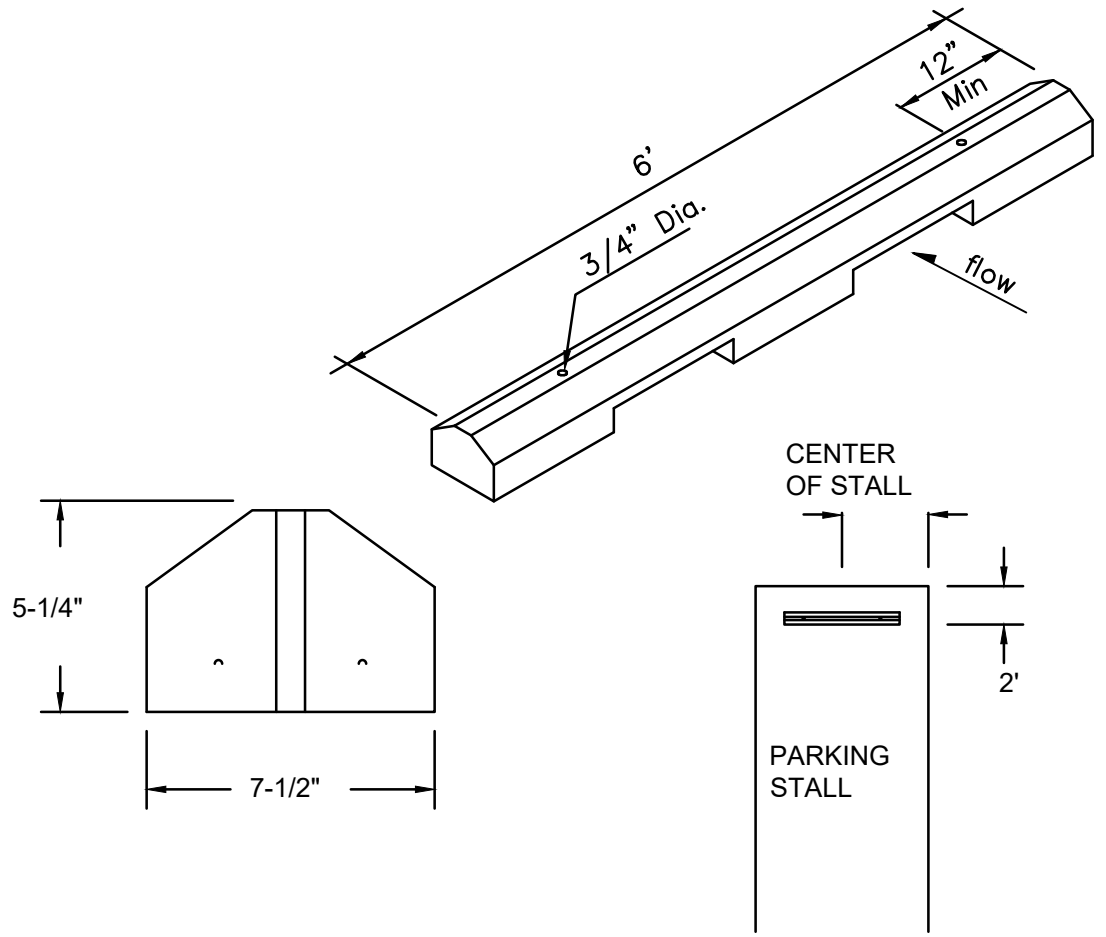
CONCRETE PAVING SECTIONS

SCALE: N.T.S.



PAINTED ACCESSIBLE CROSSWALK

SCALE: N.T.S.

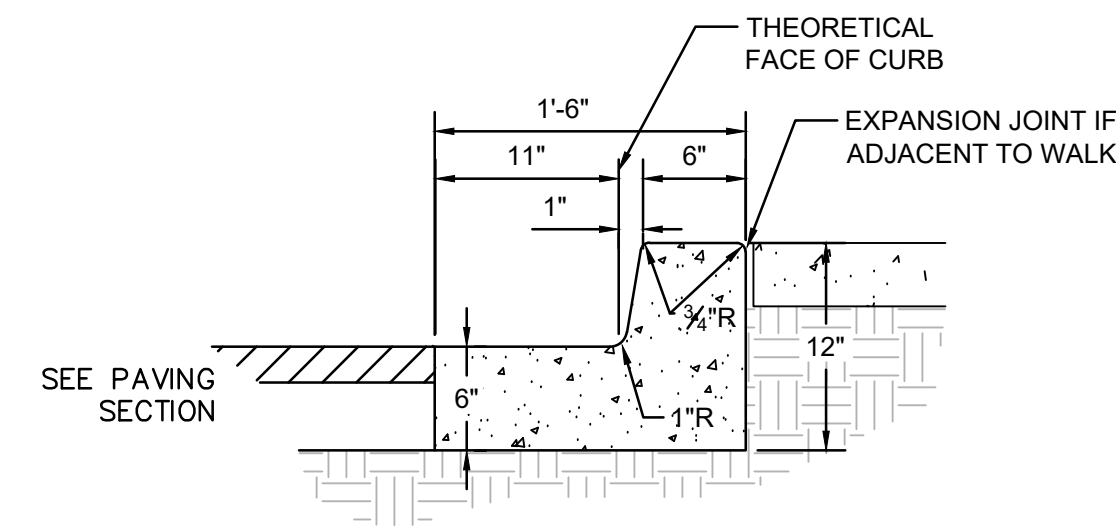


GENERAL NOTES

- WHEEL STOPS TO BE PLACED 2' BACK, CENTERED IN THE PARKING STALL. WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK.
- BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
- INSTALL EACH WITH TWO DOWELS PER MANUFACTURERS SPECIFICATIONS.

CONCRETE WHEEL STOP

SCALE: N.T.S.

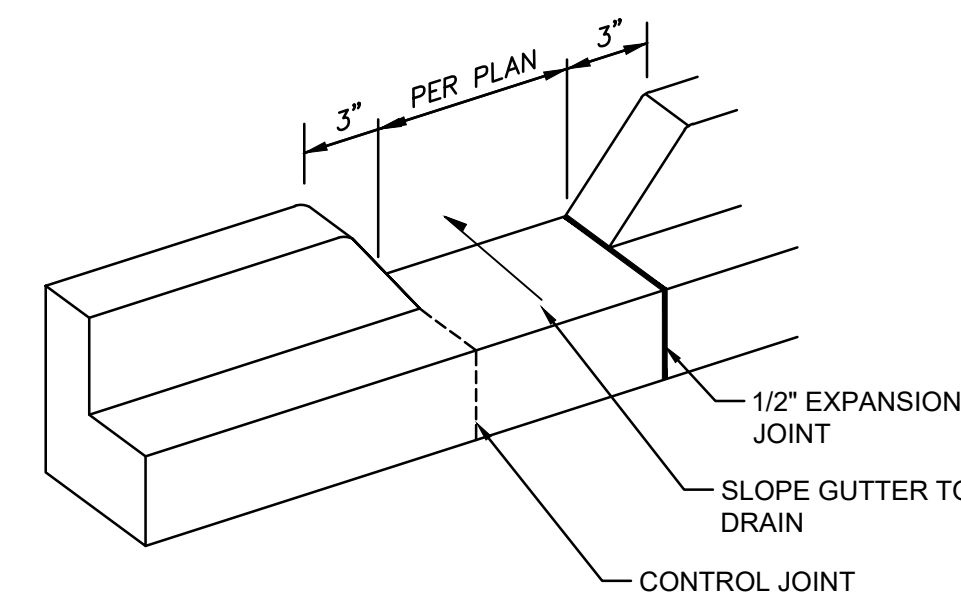


GENERAL NOTES

- REQUIRES FULL FORM ON ALL FACES.
- CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
- EXPANSION JOINTS @ 48' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.
- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" RADII.

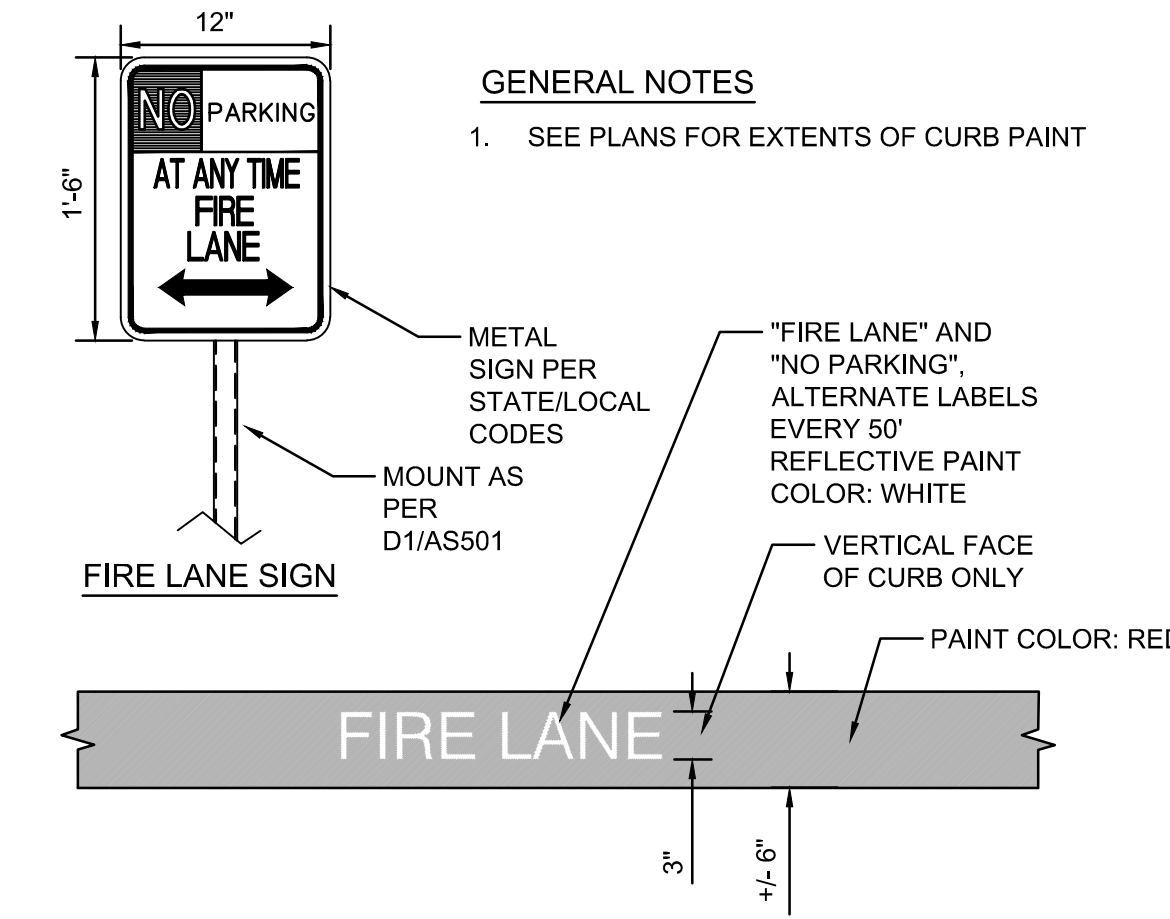
MEDIAN CURB AND GUTTER

8" WIDE THEORETICAL FACE OF CURB SCALE: N.T.S.



CURB OPENING

SCALE: N.T.S.

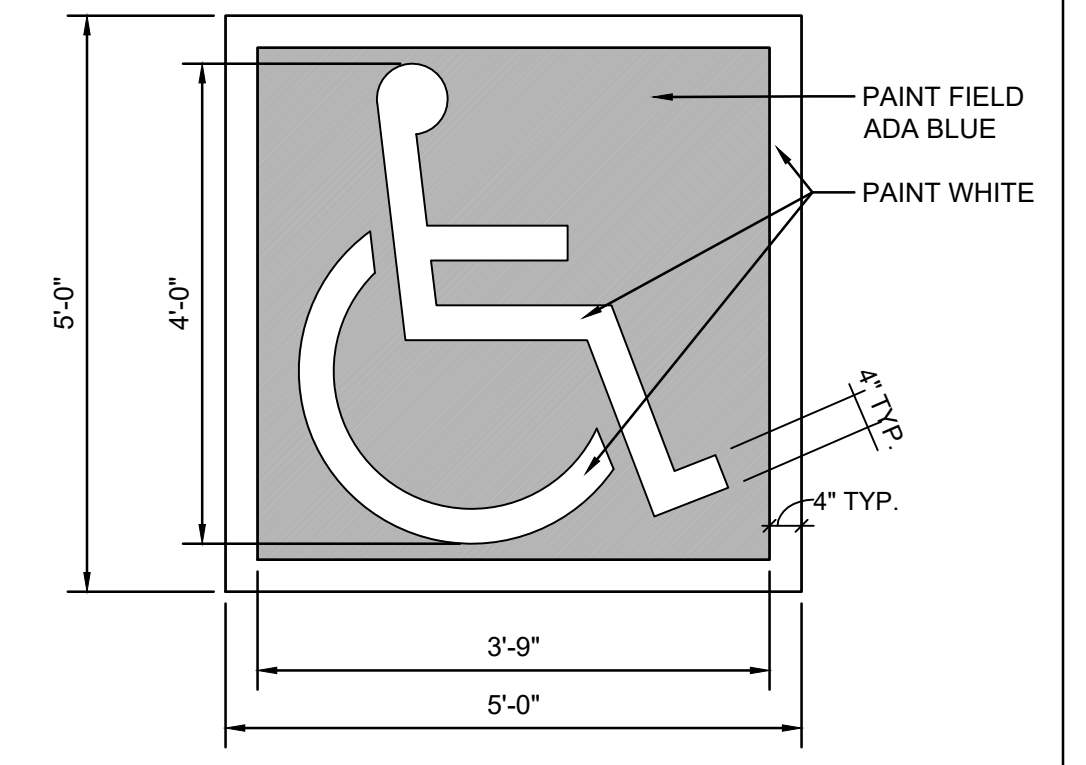


GENERAL NOTES

- SEE PLANS FOR EXTENTS OF CURB PAINT

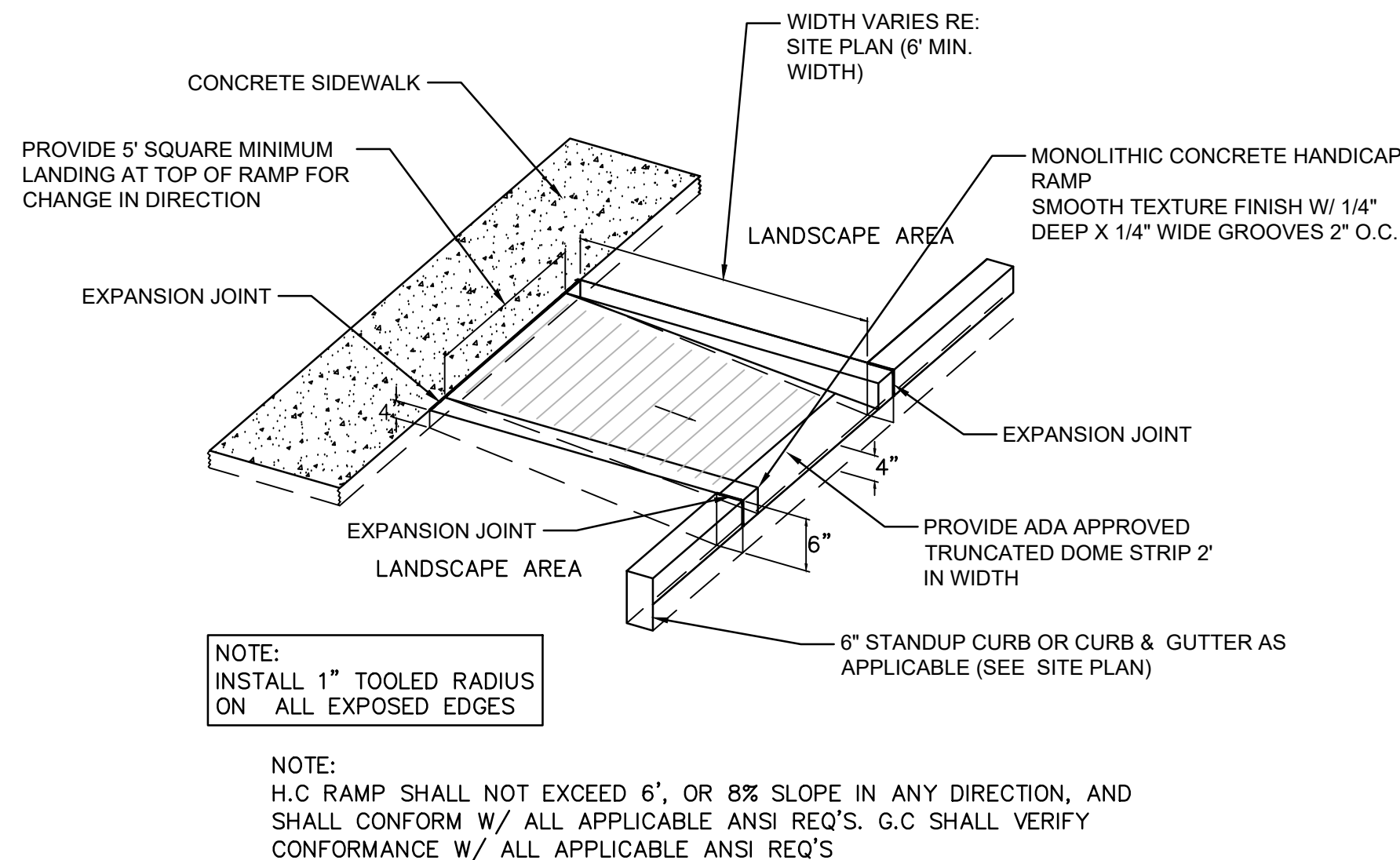
FIRELANE STRIPING AND SIGNAGE

SCALE: N.T.S.



ACCESSIBILITY SYMBOL

SCALE: N.T.S.

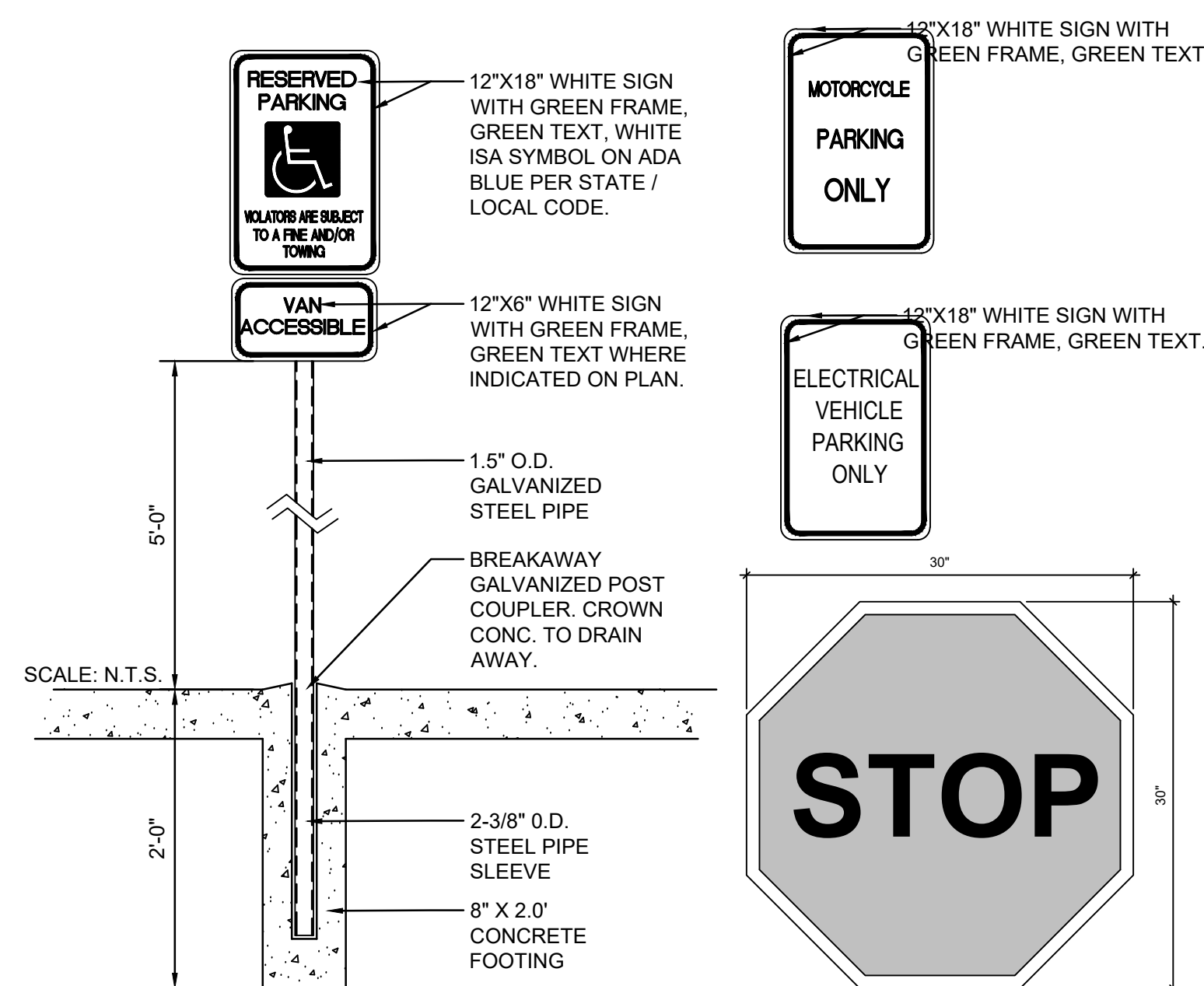


NOTE: INSTALL 1" TOOLED RADIUS ON ALL EXPOSED EDGES

NOTE: H.C RAMP SHALL NOT EXCEED 6', OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

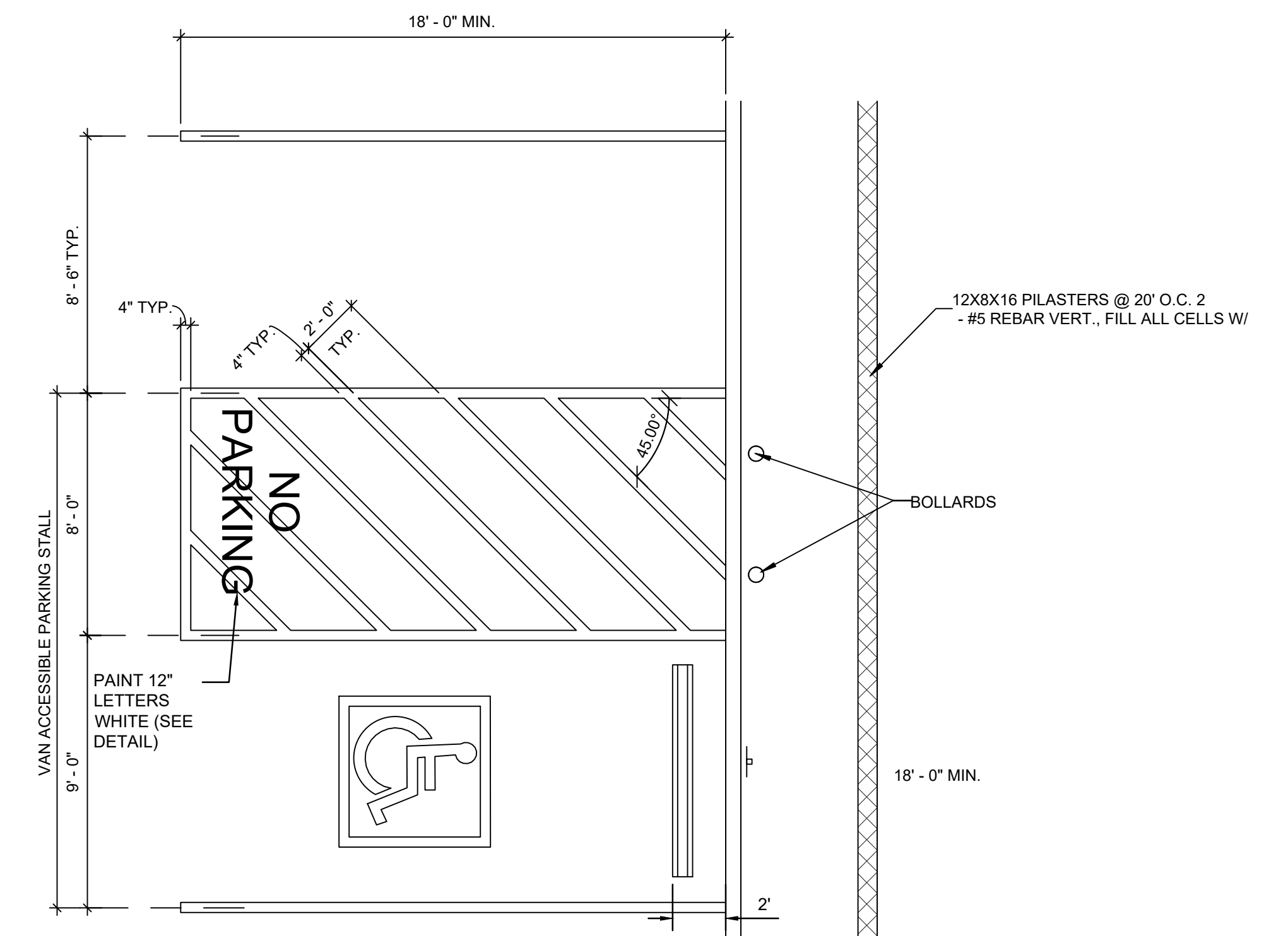
CURBED RAMP DETAIL

SCALE: N.T.S.



SIGNAGE

SCALE: N.T.S.



ADA - PARKING DETAIL - VAN

SCALE: N.T.S.

Engineer

TRAFFIC CIRCULATION LAYOUT APPROVED
Sertil A. Kanbar 10/31/2025
Signed Date

CANDELARIA & 2nd MULTI-FAMILY ALBUQUERQUE, NM

ISSUE: 100% CONST. DOCS.
PROJECT NUMBER: IA 2758
FILE: B/B / SC
DRAWN BY: FCA
CHECKED BY: FCA
DATE: 10-27-2025

No	Date	Description

SHEET TITLE
PAVING & TRAFFIC CIRCULATION PLAN

SHEET NUMBER

CP-501

