

CITY OF ALBUQUERQUE



April 14, 2020

Treveston Elliott, RA
Architect
811 12th St. NW
Albuquerque NM 87102

Re: Project Name
3301 Candelaria Road NE
Traffic Circulation Layout
Architect's Stamp 04-13-2020 (G16-D097)

Dear Mr. Elliott,

The TCL submittal received 04-13-2020 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.

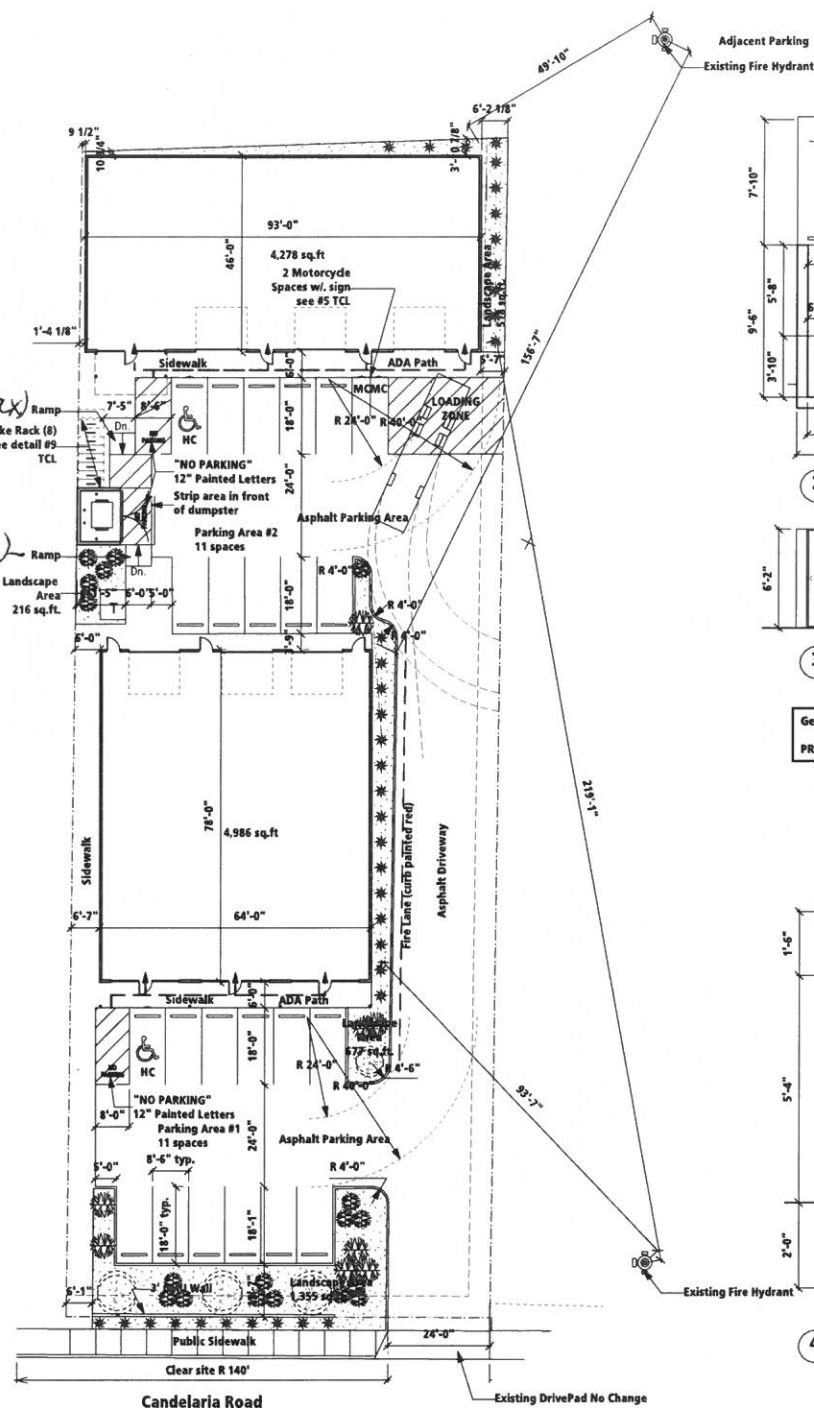
Sincerely,

Niño Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

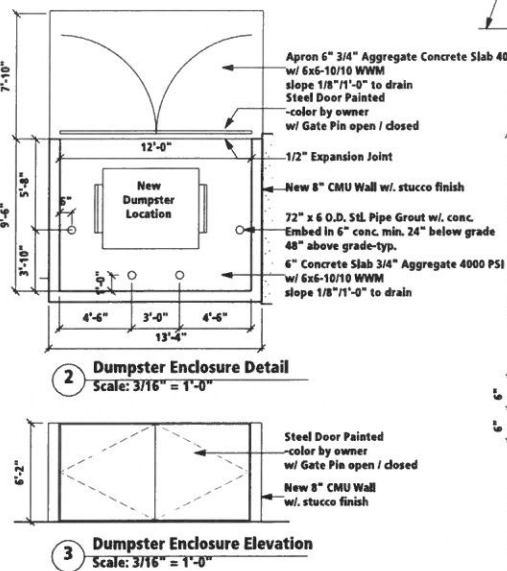
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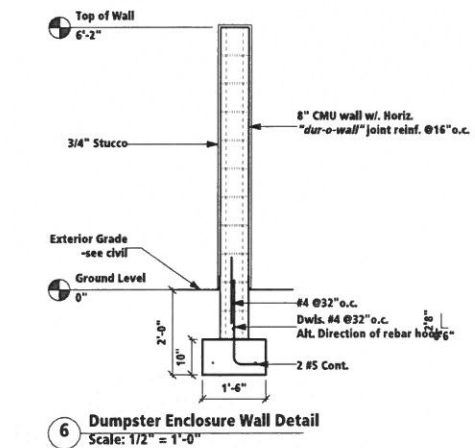
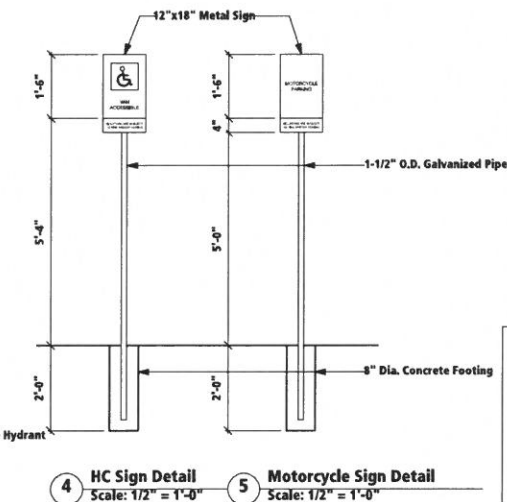
1 Site Plan - Proposed
Scale: 1" = 20'-0"

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed _____ Date 04/14/20



General Note:
PRE POUR INSPECTION REQUIRED BY COA SOLID WASTE DEPARTMENT.



Plant Material	
	Chitalpa mature 15' spread 20' hgt.
	Desert Willow mature 15' spread 20' hgt.
	Fountain Grass (x23) mature 2' spread 3' hgt.
	Apache Plume (x20) mature 4' spread 3' hgt.
	Russian Sage (x17) mature 4' spread 4' hgt.
Landscape Requirements	
Site Area 2.44 Acres	27,444 sq.ft.
Building #1 Footprint	4,986 sq.ft.
Building #2 Footprint	4,278 sq.ft.
Total Buildings	9,264 sq.ft.
Landscape Area:	18,180 sq.ft.
Required Landscape %	.15 sq.ft.
Landscape Area Required:	2,727 sq.ft.
Landscape Area Provided:	2,766 sq.ft.
Parking Lot Area	12,097 sq.ft.
Sidewalk Area	3,000 sq.ft.
Irrigation System	
Irrigation system standards outlined in the Water Conservation Landscape and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system is existing and shall be tested by the contractor and repaired if required.	

CODE DATA
2015 International Building Code
2015 Uniform Plumbing Code
2018 Uniform Mechanical Code
2017 National Electrical Code
2009 International Energy Conservation Code
2015 International FIRE Code

City of Albuquerque
Location: 3301 Candelaria Rd. NE
Albuquerque, New Mexico 87107

Zoning: NR-C

Zoning Atlas Page: G-16

Setbacks: 5' Front

Height: 35' Max

Parking:	3.5/1,000 GSF Office	@1,000 = 3.5
	NA Warehouse	
	4/1,000 GSF General Retail	@2,600 = 10.4
Total Spaces required		= 14
Total Spaces provided		= 22

Bld. Area: Building #1 = 4,986 sq.ft.
Building #2 = 4,278 sq.ft.
Total = 9,264 sq.ft.

Vanilla Shell: No Occ.

Construction Type: Type IIIb

Separation: NA

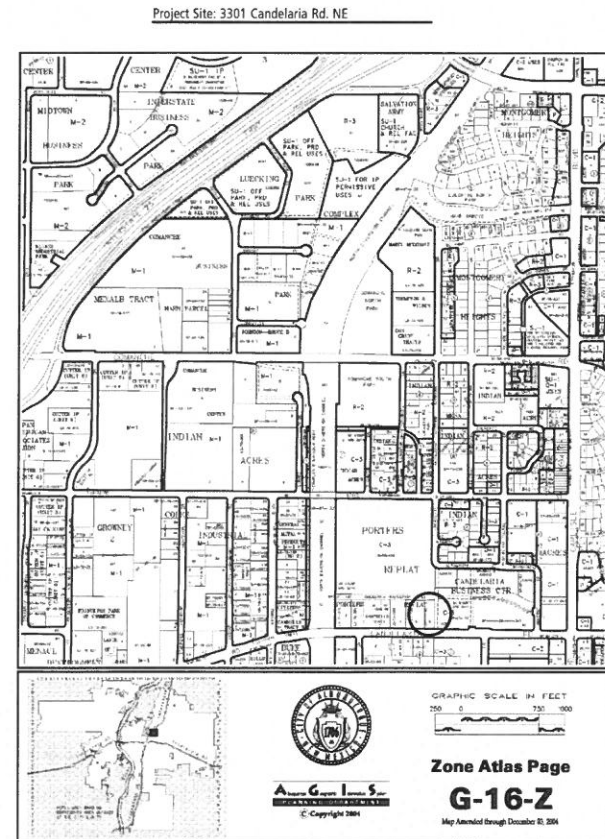
Seismic: C

Sprinkler: Non-Sprinkled

Construct new Buildings.

TREVESTON ELLIOTT
ARCHITECT
811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
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treveston@earthlink.net
www.trevestonarchitect.com

3301 Candelaria Road NE
ALBUQUERQUE, NEW MEXICO 87107



Date: April 13, 2020

Sheet: Traffic Control Layout

TCL