CITY OF ALBUQUERQUE

August 15, 2019

Jozy Tosta
Jozy Tosta Construction
3301 Candelaria Road NE
Albuquerque, NM

Re: Project Name
3301 Candelaria Road NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 08-12-2019 (G16D097)

Dear Mr.Tosta,

Based upon the information provided in your submittal received 08-12-2019, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Part of the new drivepad portion is outside the property line.
2. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking.
3. Please list the width for all proposed parking spaces. Some dimensions are not shown.
4. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
5. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
6. All bicycle racks shall be designed according to the following guidelines:
    a. The rack shall be a minimum 30 inches tall and 18 inches wide.
    b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
    c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
    d. The rack allows varying bicycle frame sizes and styles to be attached.
    e. The user is not required to lift the bicycle onto the bicycle rack.
    f. Each bicycle parking space is accessible without moving another bicycle.
7. Bicycle racks shall be sturdy and anchored to a concrete pad.
8. A 1-foot clear zone around the bicycle parking stall shall be provided.
9. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

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Albuquerque
NM 87103
www.cabq.gov

10. A 5 ft. keyway is required for dead-end parking aisles.
11. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
12. provide a copy of refuse approval.
13. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
14. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.

Once corrections are complete resubmit

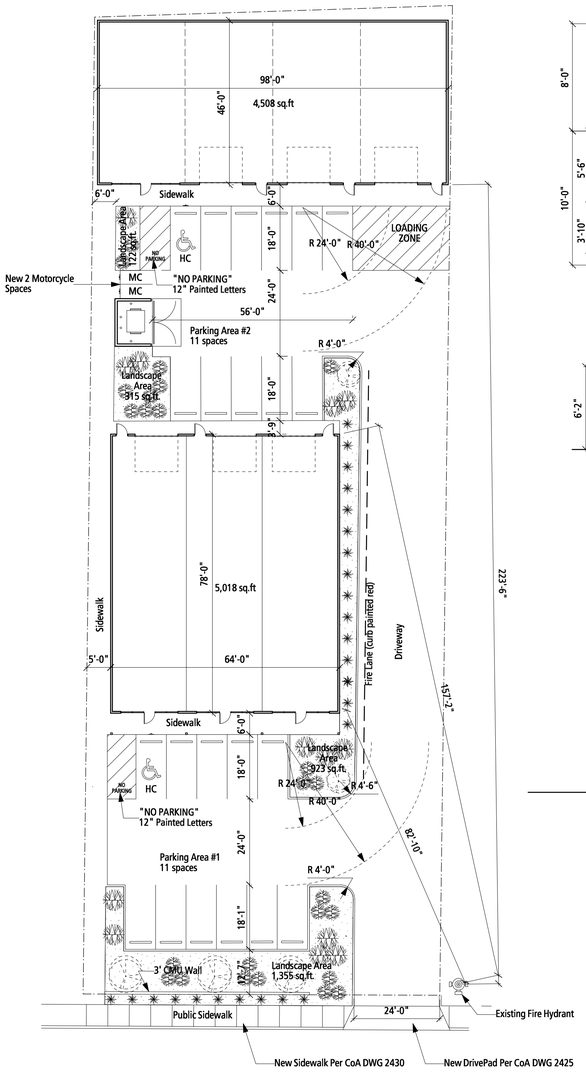
1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The $75 re-submittal fee.

for log in and evaluation by Transportation.

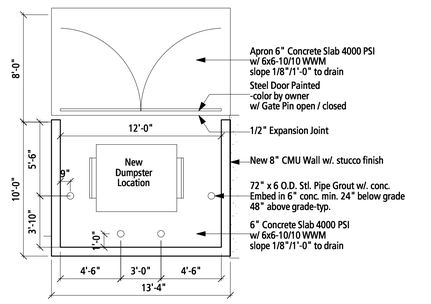
If you have any questions, please contact me at (505) 924-3675.

Mojgan Maadandar,E.I.
Associate Engineer, Planning Dept.
Development Review Services

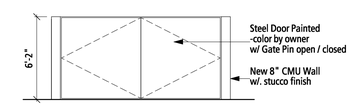
\MM via: email
C: CO Clerk, File



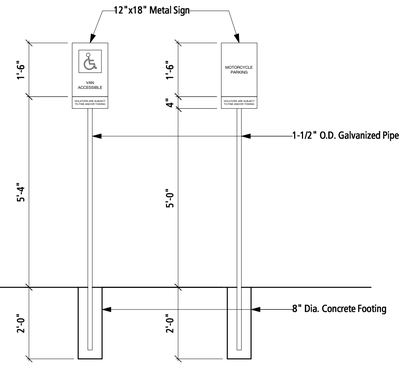
1 Site Plan - Proposed
Scale: 1" = 20'-0"



2 Dumpster Enclosure Detail
Scale: 3/16" = 1'-0"

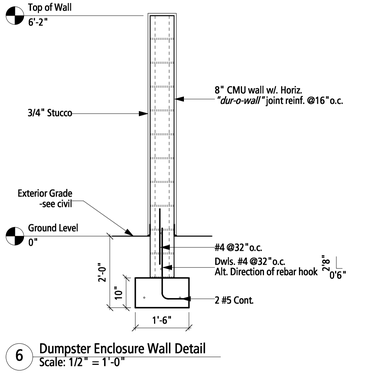


3 Dumpster Enclosure Elevation
Scale: 3/16" = 1'-0"

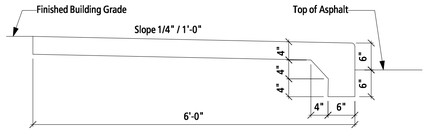


4 HC Sign Detail
Scale: 1/2" = 1'-0"

5 Motorcycle Sign Detail
Scale: 1/2" = 1'-0"



6 Dumpster Enclosure Wall Detail
Scale: 1/2" = 1'-0"

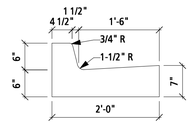


7 Standard Sidewalk Detail
Scale: 3/4" = 1'-0"

A cross slope of 1/4" per foot shall be provided and shall slope towards the direction of the drainage area.

Concrete walks shall have contraction joints at 6' o.c. Intervals. 1/2" Expansion joints shall be installed every 36", unless otherwise shown on plans.

1/2" Expansion joints shall be installed where walk abut rigid structures.



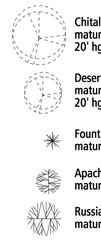
8 Standard Curb / Gutter Detail
Scale: 3/4" = 1'-0"

Provide 1/2" Expansion joints at 36" o.c. at immovable objects and at the beginning and end of curves

Provide contraction joints at 6' o.c.

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

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	4,992 sq.ft.
Building #2 Footprint	4,508 sq.ft.
Total Buildings	9,500 sq.ft.
Landscape Area:	17,944 sq.ft.
Required Landscape %	.15 sq.ft.
Landscape Area Required:	2,692 sq.ft.
Landscape Area Provided:	2,715 sq.ft.
Parking Lot Area	12,097 sq.ft.
Sidewalk Area	3,000 sq.ft.

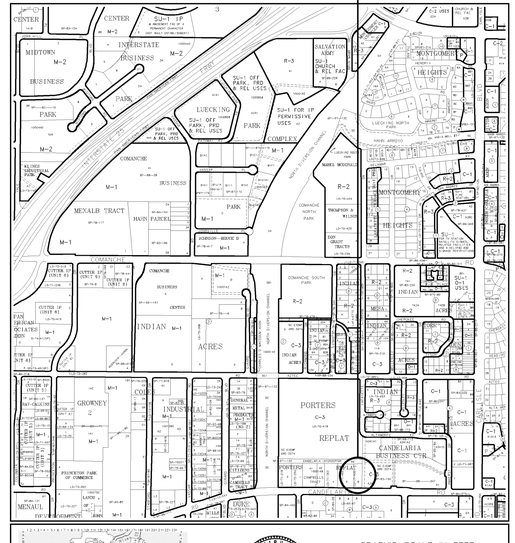
Irrigation System
Irrigation system standards outlined in the Water Conservation Landscape and Water Waste Ordinance shell be strictly adhered to. A fully automated irrigation system is existing and shall be tested by the contractor and repaired if required.

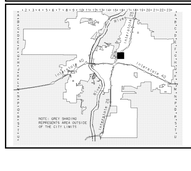
CODE DATA
2015 International Building Code
2015 Uniform Plumbing Code
2015 Uniform Mechanical Code
2017 National Electrical Code
2009 International Energy Conservation Code
2015 International FIRE Code

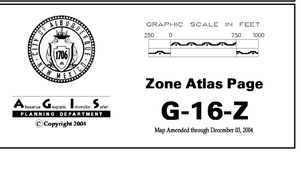
City of Albuquerque Location:	3301 Candelaria Rd. NE Albuquerque, New Mexico 87107		
Zoning:	NR-C		
Zoning Atlas Page:	G-16		
Setbacks:	5' Front		
Height:	35' Max		
Parking:	3.5/1,000 GSF Office NA Warehouse 4/1,000 GSF General Retail	@1,000 = 3.5 @2,600 = 10.4	
	Total Spaces required		**= 14**
Bld. Area:	Building #1 Building #2	= 5,070 sq.ft = 5,110 sq.ft.	
	Total	= 10,180 sq.ft.	
Expected Occupancy:	Building #1		
	Suite A- M	Mercantile Area @ 470GSF/60 Storage Area @ 1,220GSF/300	= 8 = 4
	Suite B-M	Mercantile Area @ 470GSF/60 Storage Area @ 1,220GSF/300	= 8 = 4
	Suite C- M	Mercantile Area @ 470GSF/60 Storage Area @ 1,220GSF/300	= 8 = 4
	Total Occ.		**= 36**
	Building #2		
	Suite D-	B @ 1,000 GSF/100 S-1 @ 4,110 GSF/500	= 10 = 8
	Total Occ		**= 18**
Construction Type:	Type Vb		
Separation:	NA		
Seismic:	C		
Sprinkler:	No		

Construct new Buildings.

Project Site: 3301 Candelaria Rd. NE







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STATE OF NEW MEXICO
TREVESTON R. ELLIOTT
No. 4136
REGISTERED ARCHITECT
August 12, 2019

Date: **August 12, 2019**

Sheet: Traffic Circulation Layout

TCL