

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 12, 2024

Ubaldo Muñoz
Jeebs & Zuzu, LLC
5924 Anheim NE Suite A
Albuquerque, NM 87113

ubaldo@jeebsandzuzu.com

**Re: New Contractor Yard w/ metal building
2010 Claremont NE
Traffic Circulation Layout
Engineer's Stamp Dated 9-5-24 (H15D004A)**

Dear Muñoz,

The TCL submittal received 9-10-2024 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.

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@cabq.gov 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,

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 (REV 11/2018)

Project Title: New Contractor Yard w/ metal building **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: PARCEL B-1-B PLAT FOR PARCEL B-1-A & B-1-B MENAUL DEVELOPMENT AREA (BEING COMPRISED OF PARCEL B-1 MENAUL DEVELOPMENT AREA) CONT .6874 AC

City Address: 2010 Claremont Ave. NE Albuquerque NM 87107

Applicant: Jeebs & Zuzu, LLC **Contact:** Ubaldo Muñoz

Address: 5924 Anaheim Ave. NE Suite A Albuquerque NM, 87113

Phone#: 505-797-1318 **Fax#:** _____ **E-mail:** ubaldo@jeebsandzuzu.com

Owner: Juan Carlos Garcia **Contact:** Ubaldo Muñoz

Address: 2010 Claremont Ave. NE Albuquerque NM 87107

Phone#: 505-797-1318 **Fax#:** _____ **E-mail:** ubaldo@jeebsandzuzu.com

TYPE OF SUBMITTAL: _____ PLAT (_____ # OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: ☒ Yes _____ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

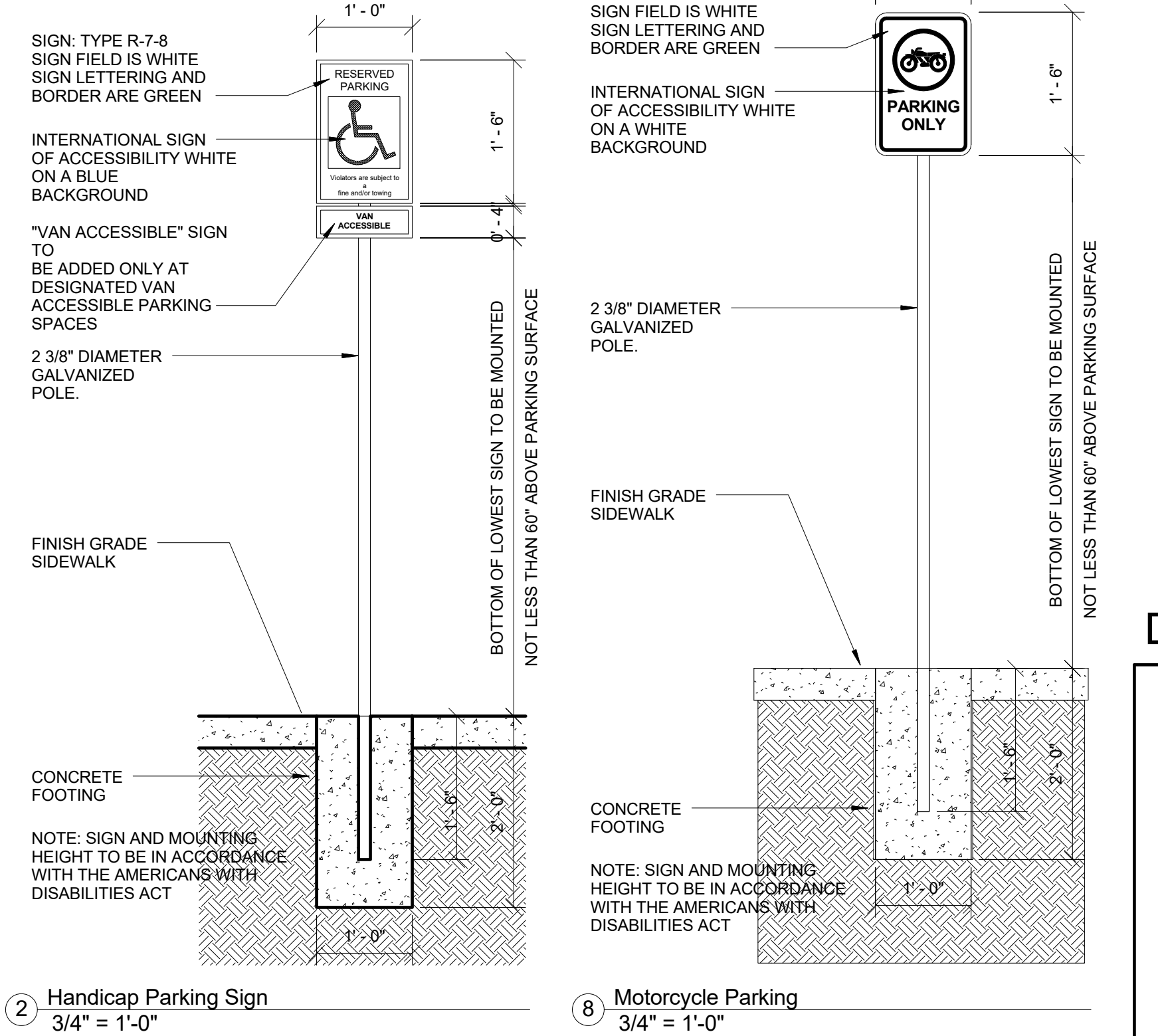
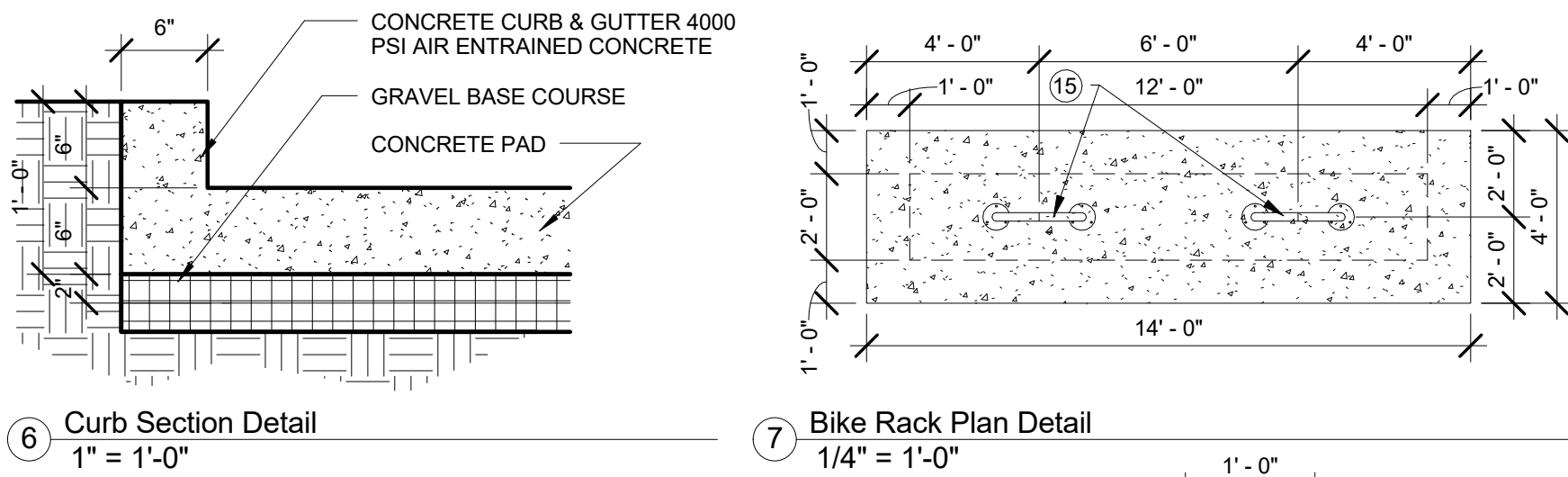
- ☒ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: 9-5-2024 **By:** Ubaldo Muñoz

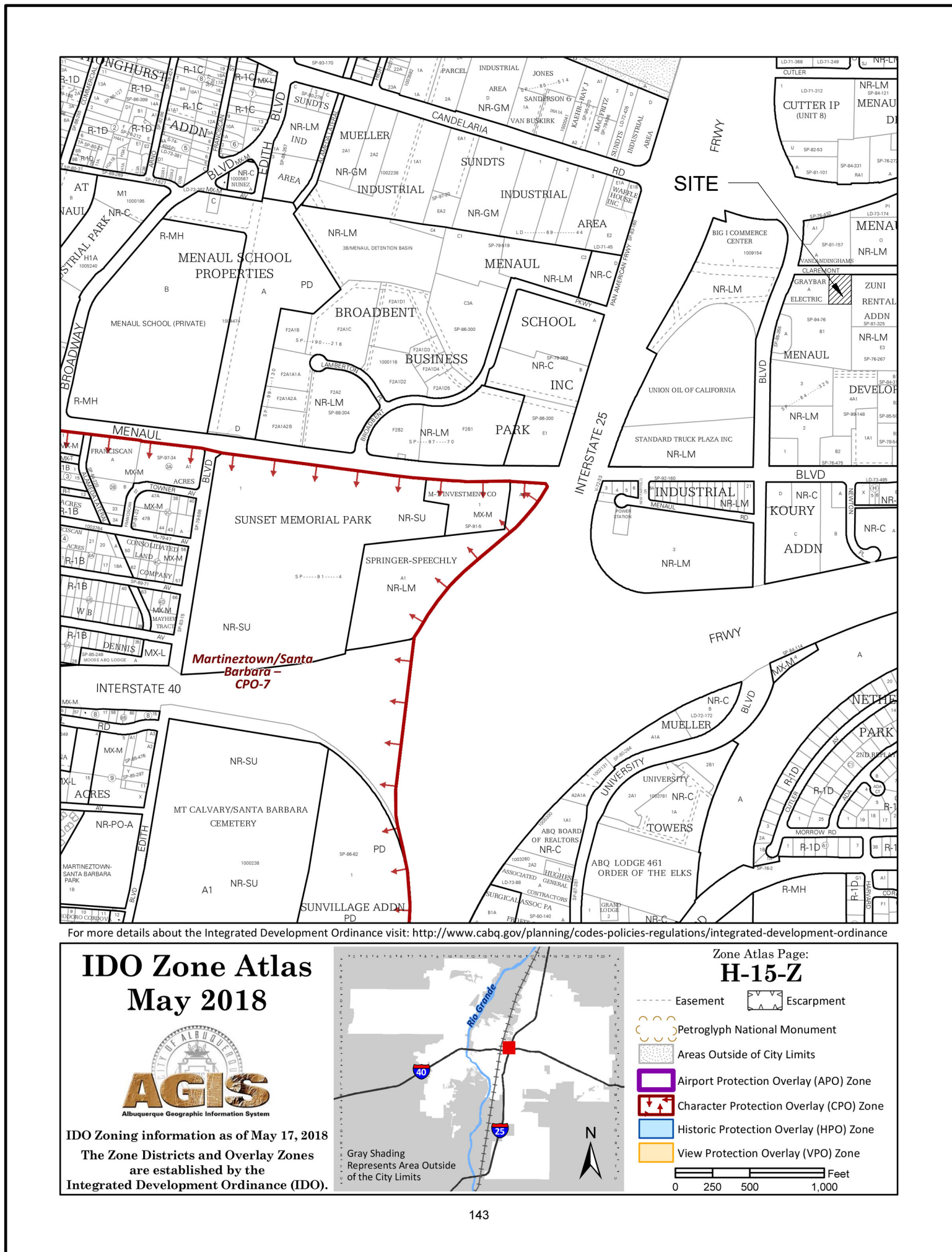
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



ZONE ATLAS



KEYED NOTES:

- NEW PORTABLE BUILDING METAL RAMP.
- NEW PORTABLE BUILDING METAL STAIRS.
- NEW PORTABLE BUILDING METAL LANDING.
- NEW ADA CONCRETE PARKING SLAB
- NEW CURB RAMP ONTO NEW SIDEWALK. SEE 3/TC1.0 AND 5/TC1.1 FOR DETAILS.
- EXISTING ASPHALT PARKING TO REMAIN.
- NEW TRASH & RECYCLE ENCLOSURE PER DOUBLE DETAILS TCL1.1
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING POWER POLE TO REMAIN.
- EXISTING DRIVE ACCESS TO REMAIN SAME LOCATION. NEW CONCRETE APRON - 6" TH. WITH 6x6 no. 4 WELDED WIRE FABRIC REINFORCEMENT MIN. 2" FROM BOTIOM. 3,000 PSI CONCRETE PER CITY STANDARD DETAIL 2425B
- EXISTING PUBLIC SIDEWALK TO REMAIN.
- NEW 6" CONCRETE SIDEWALK 3,000 PSI PER CITY STANDARD DETAIL & LESS THAN 2% CROSS SLOPE
- EXISTING PUBLIC XEROSCAPE AREA TO REMAIN.
- MOTORCYCLE PARKING SPACE. PARKING STALL TO BE 4'X8' MINIMUM IN ITS DIMENSIONS - SEE 8/TC1.0 FOR DETAIL.
- NEW SURFACE MOUNTED BICYCLE RACKS - SEE 7/TC1.0 & 6/TC1.1 FOR DETAIL.
- SIGHT TRIANGLE PER DPM TABLE 7.4.65 - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, & SHRUBBERY BETWEEN 3 & 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- NEW 6" CONCRETE SIDEWALK THAT LEADS TO PUBLIC WAY. SEE 4/TC1.0 FOR DETAILS.
- MAIN BUILDING ENTRYWAY
- EXISTING 8' METAL FENCE TO REMAIN.
- EXISTING SLIDING METAL VEHICLE ACCESS GATE TO REMAIN.
- EXISTING METAL MAN GATE TO REMAIN.
- SLOPE LEADING TO TRASH ENCLOSURE SHALL BE LESS THAN 1/8" PER FOOT.

DESIGN CRITERIA

A. ZONING DESIGN CRITERIA	
1. LEGAL DESCRIPTION.....	PARCEL B-1-B PLAT FOR PARCEL B-1-A & B-1-B MENAUL DEVELOPMENT AREA (BEING COMPRISED OF PARCEL B-1 MENAUL DEVELOPMENT AREA) CONT .6874 AC 101505952640110209
PARCEL #.....	
2. ZONING CLASSIFICATION.....	NR-LM
3. PERMITTED AND CURRENT USE.....	BUSINESS
4. PREVIOUS USE.....	MATERIAL STORAGE YARD
B. ARCHITECTURAL DESIGN CRITERIA	
1. NEW OCCUPANCY GROUP.....	B
2. CONSTRUCTION TYPE.....	VB - NON SPRINKLED
3. FLOOR AREAS EXISTING AREA.....	1,642 SF
4. OCCUPANCY LOAD	
OFFICE 100 GROSS: 1642 SF / 100 GROSS	= 16 PEOPLE
TOTAL OCCUPANCY	= 16 PEOPLE

PARKING REQUIREMENTS:

PARKING REQUIREMENTS PER INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 5-5

TABLE 5-5-1: MINIMUM OFF-STREET PARKING REQUIREMENTS
OFFICE AND SERVICES
CONSTRUCTION CONTRACTOR FACILITY AND YARD:
NO PARKING REQUIREMENTS

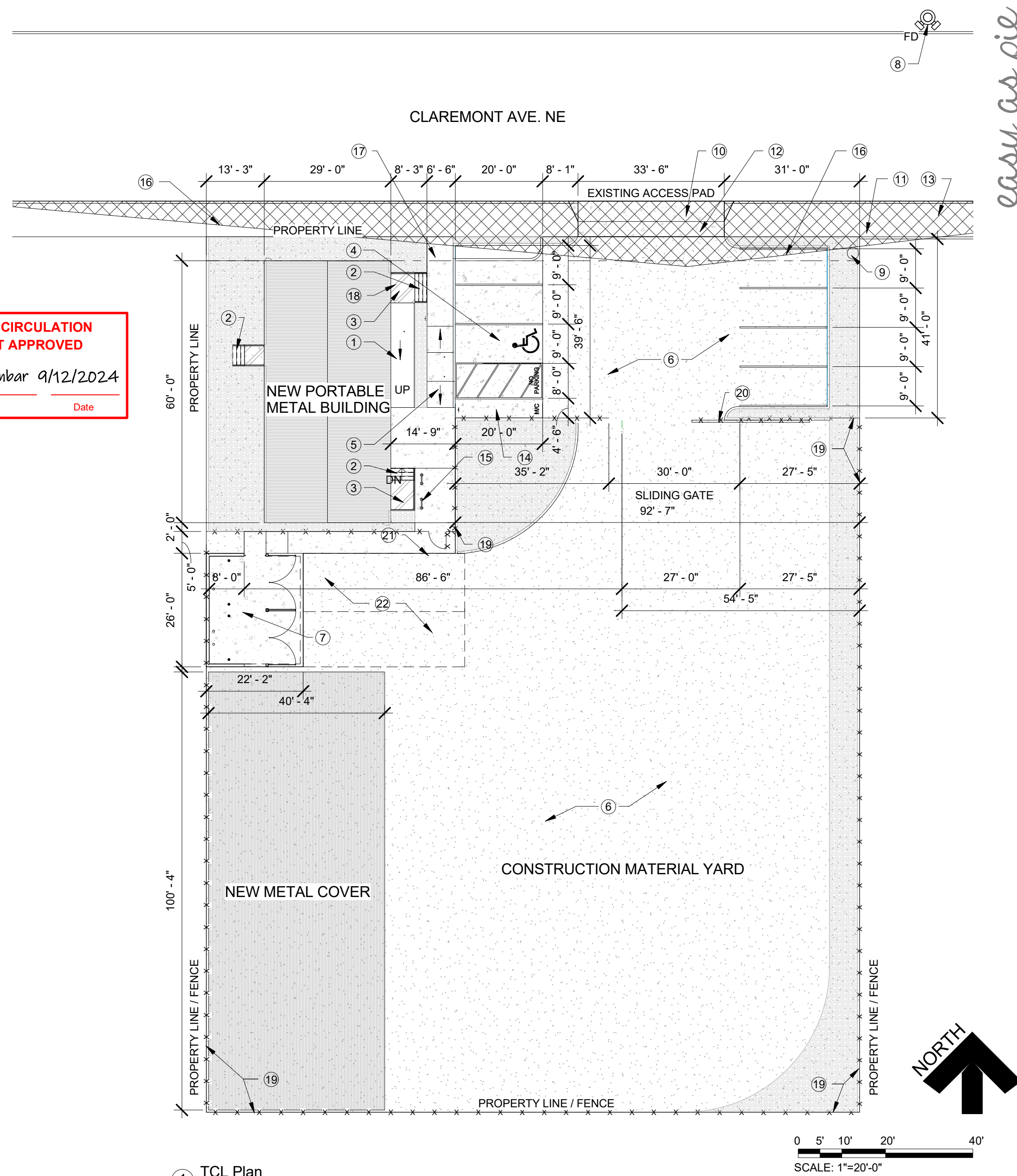
OFFICE:
3.5 SPACES PER 1,000 SF
1,642 / 1,000 = 1.64 * 3.5 = 5.74 SPACES = 6 SPACES

PARKING PROVIDED
STANDARD SPACES PROVIDED - 6 SPACE
ACCESSIBILITY SPACES - 1 SPACE
MOTORCYCLE SPACES - 1 SPACE
TOTAL MOTOR VEHICLE SPACES PROVIDED 8 SPACES
BICYCLE SPACES - 4 SPACES

GENERAL NOTES:

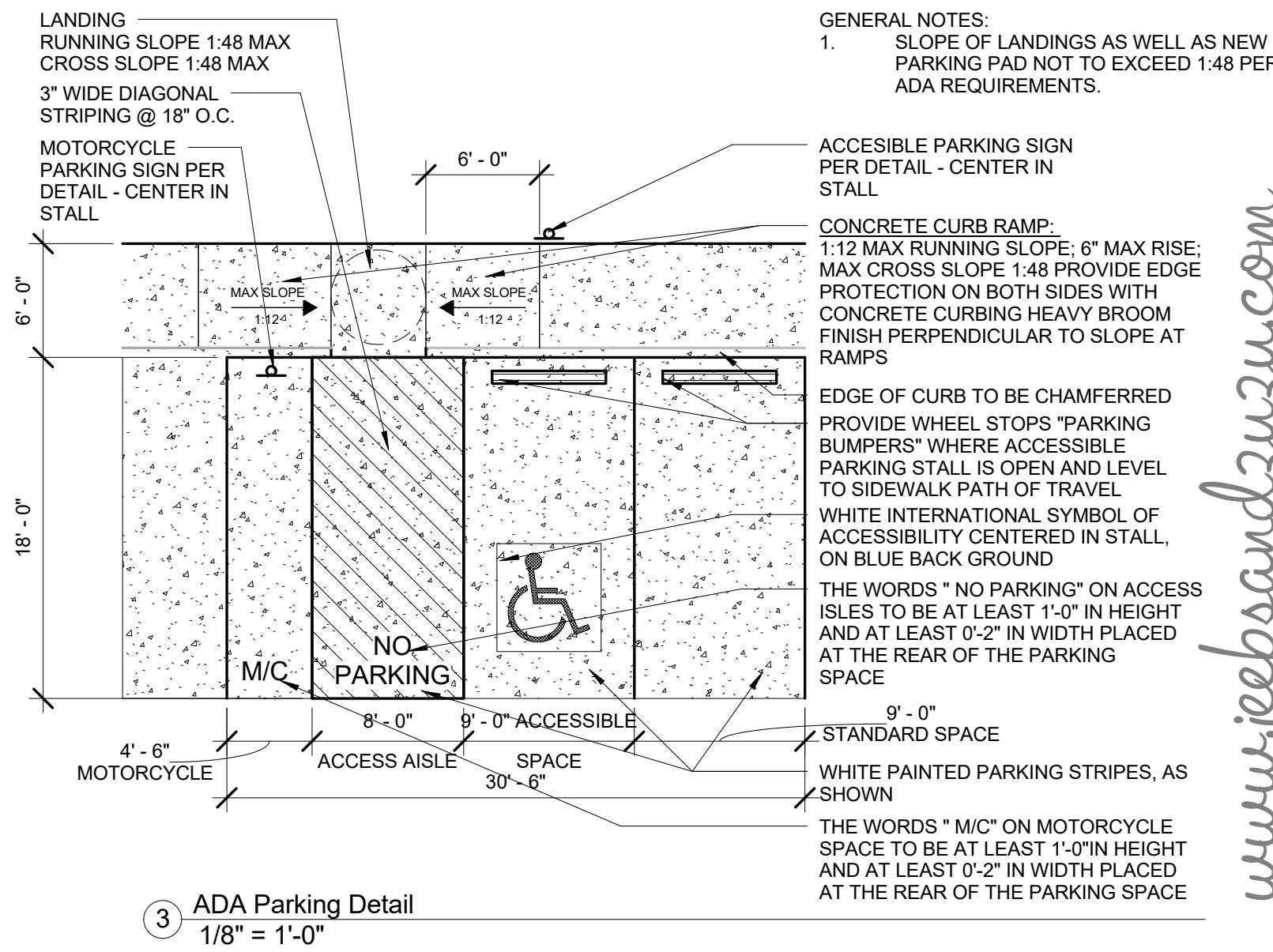
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IBC 2015, UMC 2021, UPC 2021, NEC 2017, ANSI A117.1-2009 AND IN ACCORDANCE WITH LOCAL PERMIT REQUIREMENTS. SUBCONTRACTORS SHALL VERIFY LOCAL REQUIREMENTS.
- ALL UTILITIES (PRIVATE AND PUBLIC) AND ACCESS CONNECTIONS SHALL BE COORDINATED, FEES PAID AND CONSTRUCTION INSTALLED AS REQUIRED BY GOVERNING AGENCIES OR COMPANY. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFIC PERMIT, APPROVALS AND PAYING ALL FEES AND TAXES.
- ALL DISTRIBUTED FOOD WILL BE PREPED AND COOKED OUTSIDE OF FACILITY AND WILL BE BROUGHT AT LUNCH TIME AND GIVEN TO THE CHILDREN. NO COOKING OR KITCHEN EQUIPMENT SHALL BE USED OR INSTALLED.
- 30'-0" SLIDING GATE WILL BE OPENED BY 5AM BY OWNER ON TRASH AND RECYCLE PICK-UP DATES.
- NO OVERHANGING WIRES ARE LOCATED LEADING TO AND EXITING FROM THE TRASH ENCLOSURE. NO OVERHANGING WIRES ARE PRESENT WHERE TRASH ENCLOSURES ARE LOCATED OR WHERE THE DUMPSTER WILL BE SERVICED.
- THIS PROPOSED PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR SURROUNDING BUSINESSES DURING CONSTRUCTION.
- OWNER SHALL KEEP PATH FROM THE STREET TO THE REFUSE ENCLOSURE CLEAR AT ALL TIMES SO WASTE MANAGEMENT CAN ACCESS AND SERVICE THE DUMPSTERS WITH EASE AND SAFELY.

TRAFFIC CIRCULATION LAYOUT APPROVED
Sertil A. Kanbar 9/12/2024
Signed _____ Date _____



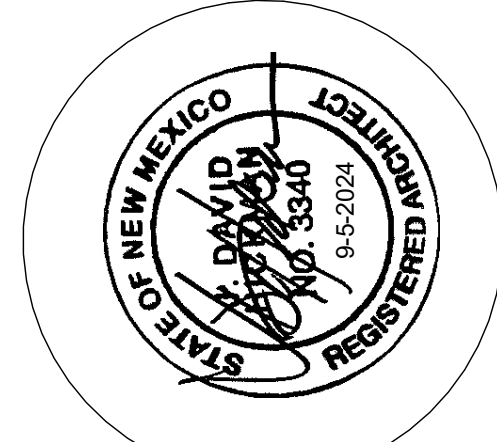
6" 3,000 PSI CONCRETE SLAB
LANDSCAPE XEROSCAPE GRAVEL
EXISTING ASPHALT PAVEMENT

4 GROUND COVER MATERIAL LEGEND
1/4" = 1'-0"



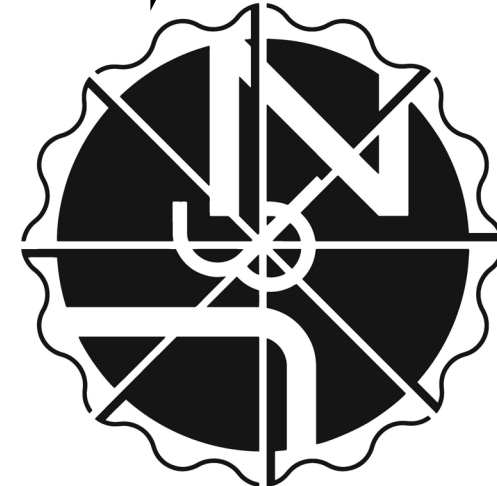
GENERAL NOTES:
1. SLOPE OF LANDINGS AS WELL AS NEW PARKING PAD NOT TO EXCEED 1:48 PER ADA REQUIREMENTS.

ACCESSIBLE PARKING SIGN PER DETAIL - CENTER IN STALL
CONCRETE CURB RAMP: 1:12 MAX RUNNING SLOPE; 6" MAX RISE; MAX CROSS SLOPE 1:48 PROVIDE EDGE PROTECTION ON BOTH SIDES WITH CONCRETE CURBING HEAVY BROOM FINISH PERPENDICULAR TO SLOPE AT RAMPS
EDGE OF CURB TO BE CHAMFERED PROVIDE WHEEL STOPS "PARKING BUMPERS" WHERE ACCESSIBLE PARKING STALL IS OPEN AND LEVEL TO SIDEWALK PATH OF TRAVEL
WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY CENTERED IN STALL, ON BLUE BACK GROUND
THE WORDS "NO PARKING" ON ACCESS ISLES TO BE AT LEAST 1'-0" IN HEIGHT AND AT LEAST 0'-2" IN WIDTH PLACED AT THE REAR OF THE PARKING SPACE
STANDARD SPACE
WHITE PAINTED PARKING STRIPES, AS SHOWN
THE WORDS "M/C" ON MOTORCYCLE SPACE TO BE AT LEAST 1'-0" IN HEIGHT AND AT LEAST 0'-2" IN WIDTH PLACED AT THE REAR OF THE PARKING SPACE



JEEBS & ZUZU, LLC.

**Architecture
Construction
Design-Build**



job no: 23-024

drawn: UM

checked: JDH

date: Sep. 5, 2024

**Artistic Improvement
Construction Yard**

2010 CLAREMONT AVE NE
Albuquerque, NM 87107

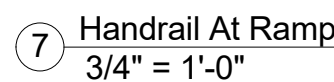
sheet no:

TCL1.0

easy as pie

www.jeebsandzuzu.com

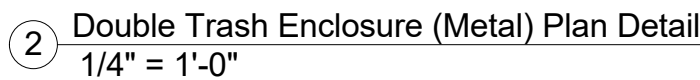
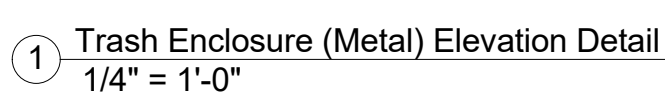
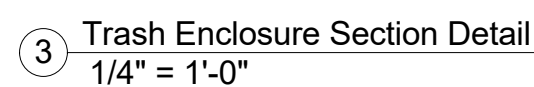
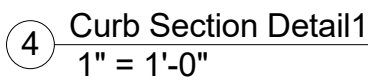
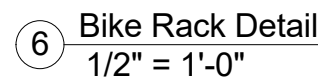
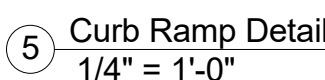
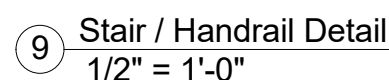
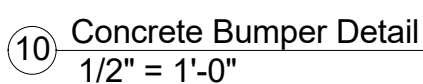
TRAFFIC CIRCULATION LAYOUT



1. CROSS SLOPE NOT TO EXCEED 1:48
2. SIDEWALK SLOPE NOT TO EXCEED 1:20
3. PLEASE USE SAME DETAIL AT ENTRY FROM COPPER. PAD THICKNESS THERE TO BE 6" MIN.

- EXISTING SLAB / SIDEWALK TO REMAIN
- 4" GRANULAR FILL

8 Sidewalk Detail
3/4" = 1'-0"



Sertil A. Kanbar 9/12/2024

Signed

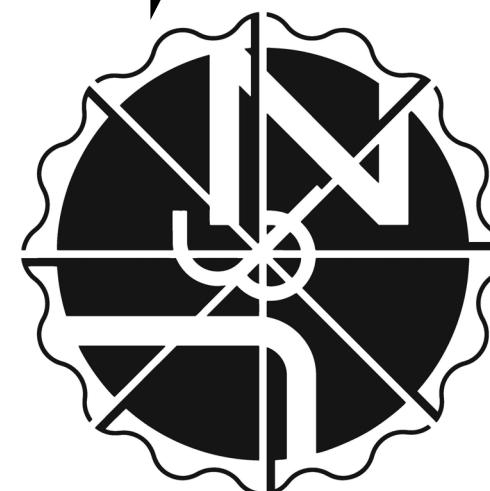
Date _____

easy as pie



5924 ANAHEIM AVENUE NE SUITE A
ALBUQUERQUE, NM 87113
P: 505-797-1318

P: 505-797-1318



job no: 23-024

drawn: UM

checked: |DH

date: Sep. 5, 2024

CULATION LAYOUT DETAILS

2010 CLAREMONT AVE NE
Albuquerque, NM 87107

sheet no:

TCL1.1

TRAFFIC CIRCULATION LAYOUT DETAILS