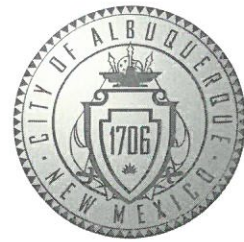


CITY OF ALBUQUERQUE



January 30, 2020

Paula Dal Santo
Paula Dal Santo
1200 Washington St. NE
Albuquerque, NM 87110

Re: Paula Dal Santo
2517 Sierra Dr. NE Lots 18A, 19A, 17A Albuquerque
Traffic Circulation Layout
Engineer's/Architect's Stamp 01-10-2020 (H17D117)

Dear Ms. Santo,

The TCL submittal received 01-21-2020 is approved for Building Permit with the condition of the owner providing easement for the east part of cul-de-sack on Sierra Dr. NE. 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.

PO Box 1293

Albuquerque

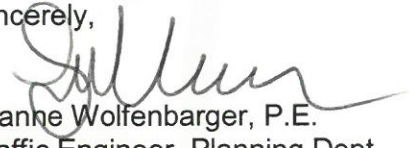
NM 87103

www.cabq.gov

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.

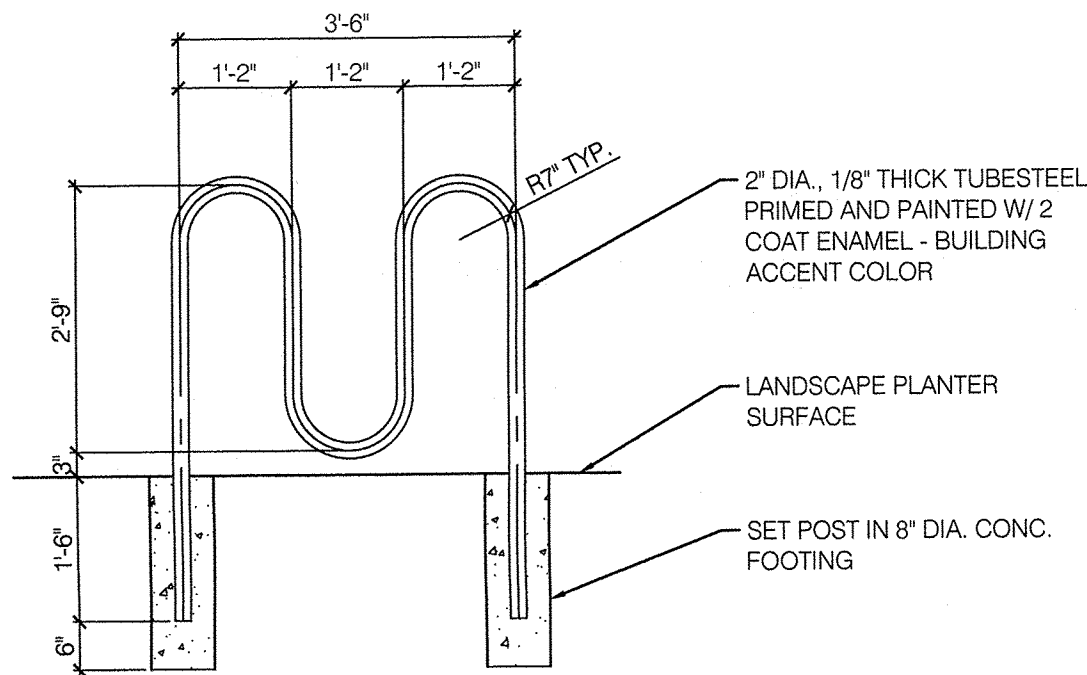
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

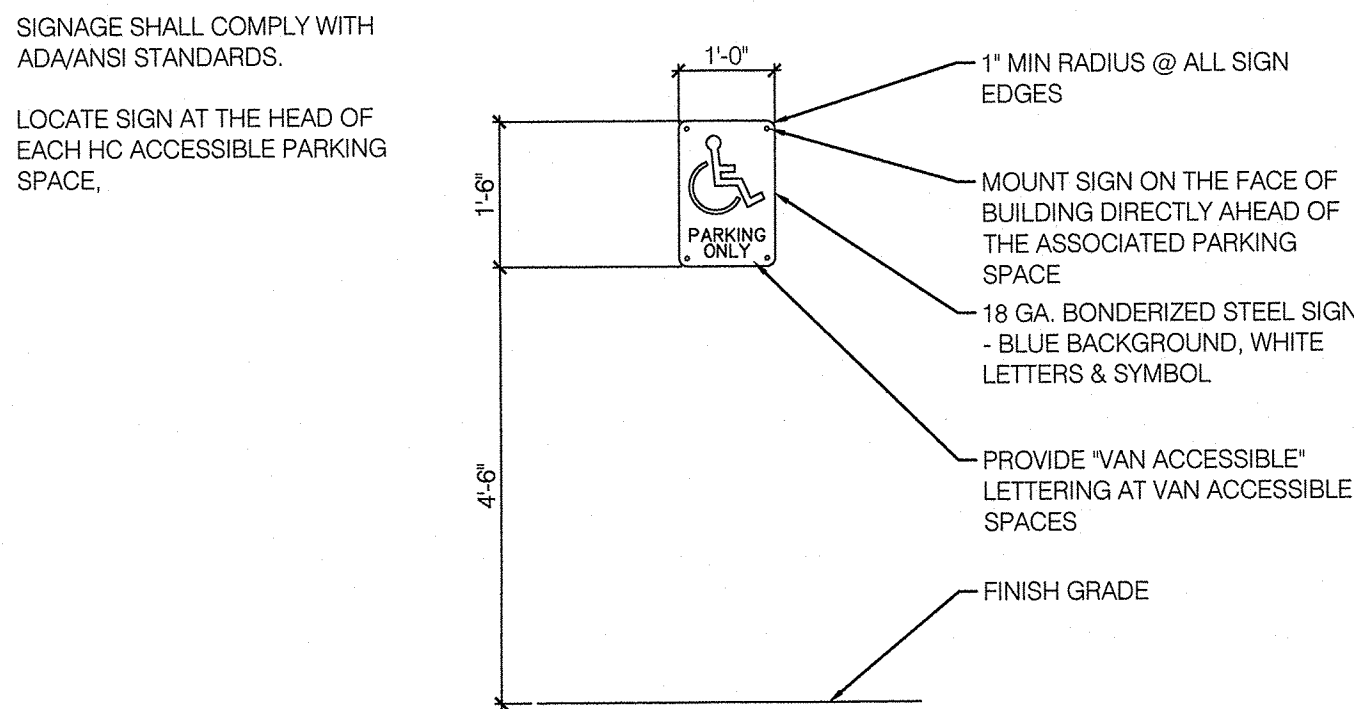

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

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

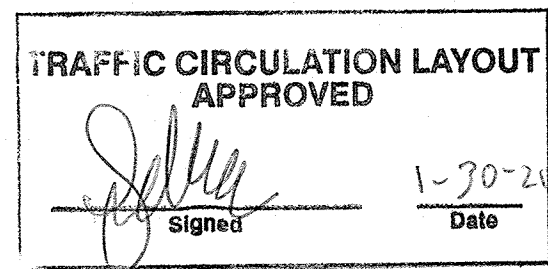
\MM via: email
C: CO Clerk, File



A1 Bike Rack Detail - 3 Stall
SCALE: 1/2"=1'-0"



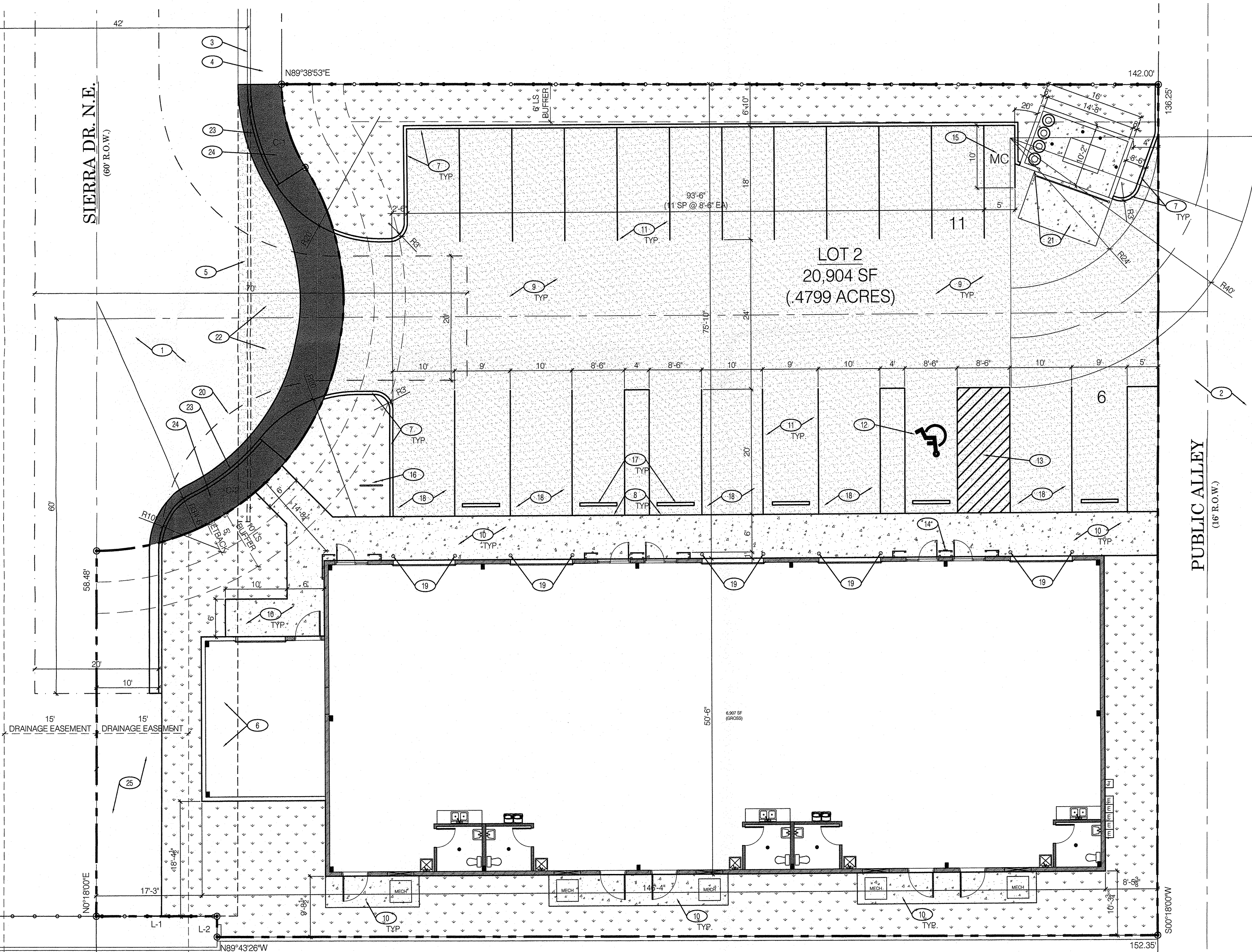
A2 Handicap Parking Space Sign
SCALE: 1/2"=1'-0"



ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

LEGEND	
	PROPERTY CORNER
	PROPERTY LINE
	LANDSCAPE AREA - PROPOSED
	CONCRETE SIDEWALK AREA - PROPOSED
	ASPHALT AREA - PROPOSED
	RIGHT-OF-WAY CONCRETE PER DRC RQMTS - PROPOSED
	FENCING - EXISTING

CURVES			
NUMBER	DELTA	RADIUS	LENGTH
C-1	31°54'37"	25.00'	13.92'
C-2	122°12'37"	40.00'	85.32'
LINES			
	BEARING	DISTANCE	
L-1	N 89°38'24" W	19.65'	
L-2	N 00°21'41" E	3.33'	



Traffic Circulation Layout
SCALE: 1"=10'

PROJECT DATA

ADDRESS: 2517 SIERRA DR. NE, ALBUQUERQUE, NM 87110

LEGAL DESCRIPTION: LOTS 18A, 19A & PORTION OF 17A, BLOCK 11, TIMOTEO CHAVEZ ADDITION, CONTAINING 0.4799AC M/L OR 20,904 SF M/L

UPC #: 1 017 059 193 230 31320

ZONE ATLAS PAGE: H-17

SITE DATA

- ZONING CODE: CITY OF ALBUQUERQUE IDO
- ZONING: NR-C
- ZONING OVERLAY DISTRICTS: NONE

SITE AREA CALCULATIONS

• GROSS SITE AREA:	20,904 SF	100%
• BUILDING AREA:	6,907 SF	33%
• ASPHALT AREA:	7,850 SF	37%
• CONCRETE AREA:	2,090 SF	8%
• LANDSCAPE AREA:	4,562 SF	22% (15% RQD)

PARKING CALCULATIONS (CITY OF ALBUQUERQUE I.D.O.)

- GROSS BUILDING AREA: 6,907 SF
- NET LEASABLE AREA: 6,907 SF

- PARKING SPACES RQD:
 - (50% OFFICE) 6,907/2 X 3/1000 = 10.4 (THUS 11)
 - (50% WAREHOUSE) = NONE REQUIRED
- PARKING SPACES PROVIDED: 17

- HANDICAP PARKING SPACES REQUIRED: 1
- HANDICAP PARKING SPACES PROVIDED: 1 (VAN ACCESSIBLE)

- MOTORCYCLE PARKING SPACES REQUIRED: 1
- MOTORCYCLE PARKING SPACES PROVIDED: 1

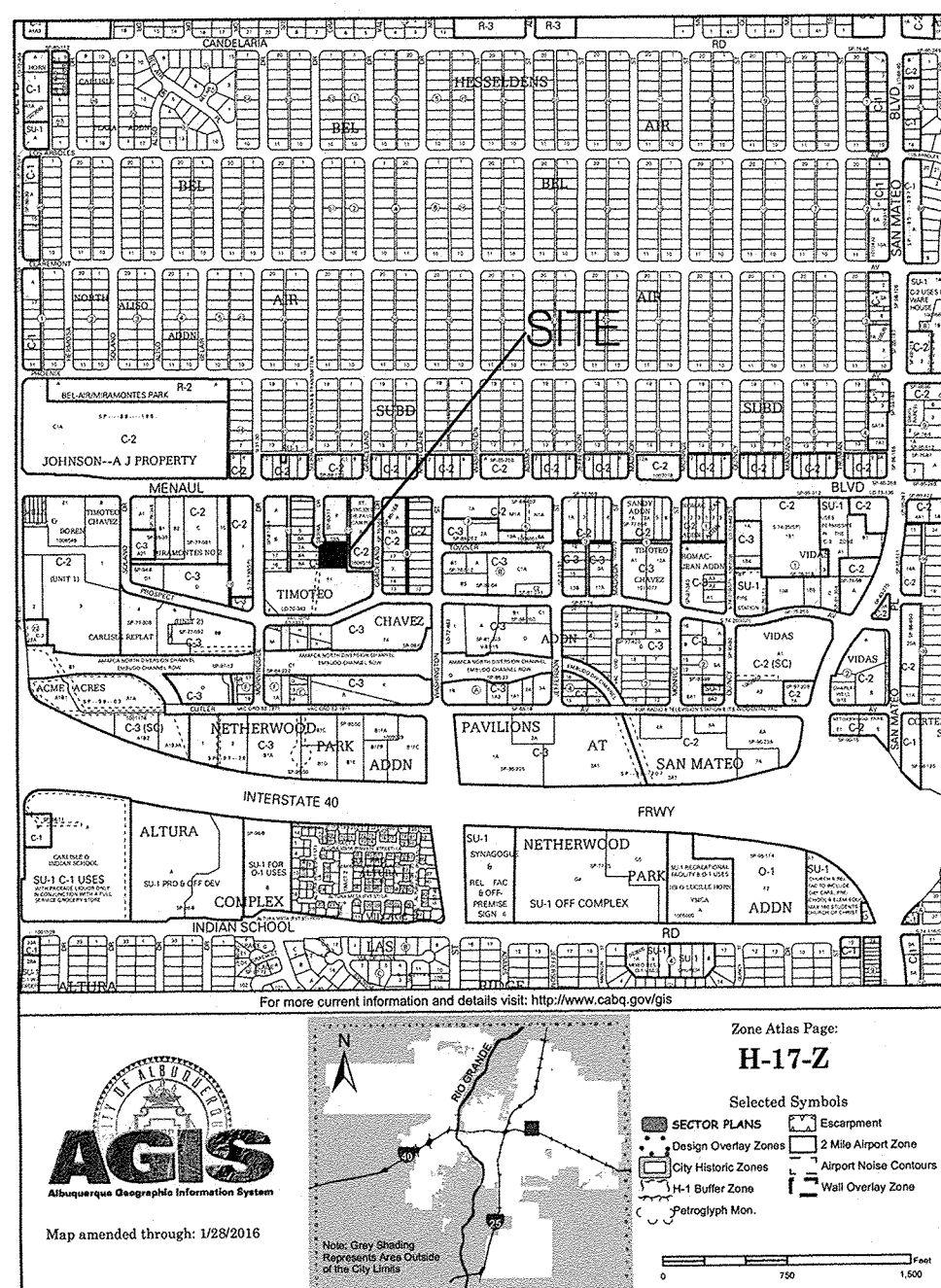
- BIKE RACK SPACES REQUIRED: 3
- BIKE RACK SPACES PROVIDED: 3

GENERAL NOTES

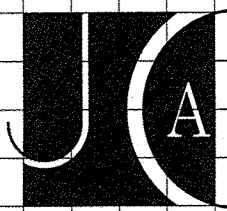
- [1] ALL RIGHT-OF-WAY IMPROVEMENTS TO BE APPROVED SEPARATELY THROUGH D.R.C. REVIEW PROCESS
- [2] THIS PROJECT WILL BE COMPLETED IN 1 PHASE
- [3] ALL PARKING LOT AREAS SHALL HAVE SLOPE BETWEEN 1% AND 6%
- [4] ALL HANDICAP PARKING SPACES AND AISLES SHALL HAVE SLOPE BETWEEN 1% AND 2%

KEYED NOTES

- [1] EXISTING ASPHALT PAVED PUBLIC ROADWAY
- [2] EXISTING ASPHALT PAVED PUBLIC ALLEY
- [3] EXISTING CURB PUBLIC CURB & GUTTER
- [4] EXISTING PUBLIC SIDEWALK
- [5] REMOVE EXISTING CURB & GUTTER AS NECESSARY TO INSTALL PROPOSED
- [6] REMOVE EXISTING ASPHALT AND BASE COURSE AS NECESSARY TO INSTALL PROPOSED
- [7] 6" HIGH STANDING CURB - TYPICAL BETWEEN PARKING AND LANDSCAPE AREAS
- [8] FLUSH GRADE TRANSITION BETWEEN ASPHALT AND SIDEWALK - TYPICAL AT NORTH BUILDING FACADE
- [9] ASPHALT PAVED PARKING LOT - PAVEMENT DESIGN PER GEOTECHNICAL REPORT REQUIREMENTS
- [10] 4" THK CONCRETE SIDEWALK W/ BROOM FINISH
- [11] PARKING SPACE STRIPING - WHITE ALKYD PAINT
- [12] HANDICAP PARKING SPACE SYMBOL - BLUE ALKYD PAINT
- [13] HANDICAP PARKING SPACE ACCESS AISLE W/ CROSS-HATCH STRIPING - WHITE ALKYD PAINT
- [14] BUILDING MOUNTED HANDICAP PARKING SPACE SIGN - REFER TO DETAIL A2/TCL
- [15] MOTORCYCLE PARKING SPACE - PROVIDE PAVEMENT MARKING - WHITE ALKYD PAINT
- [16] BIKE RACK - REFER TO DETAIL A1/TCL
- [17] PRECAST CONCRETE PARKING BUMPER ANCHORED W/ #4 REBAR - TYP OF 6
- [18] OVERHEAD DOOR VEHICLE ACCESS AISLE
- [19] STEEL BOLLARD - TYP @ OH DOOR CORNERS
- [20] FIRE DEPARTMENT ACCESS HAMMERHEAD - FIRE 1 PLAN FOR THIS PROJECT WAS APPROVED ON 12-27-19. PROJECT REFERENCE: 19-1463
- [21] 7' HIGH CONCRETE DUMPSTER ENCLOSURE W/ CONCRETE PAD AND STEEL GATES PER CABQ SOLID WASTE REQUIREMENTS - TURNING RADI SHOWN FOR REFERENCE
- [22] INFILL ASPHALT PAVING PER D.R.C. REQUIREMENTS
- [23] CONCRETE CURB & GUTTER PER D.R.C. REQUIREMENTS
- [24] CONCRETE SIDEWALK W/ HANDICAP RAMPS @ DRIVE ENTRANCE PER D.R.C. REQUIREMENTS
- [25] DRAINAGE IMPROVEMENTS IN THIS AREA WILL BE SUBMITTED FOR APPROVAL THROUGH THE GRADING & DRAINAGE PLAN REVIEW PROCESS



Vicinity Map
SCALE: none



Judson
Cervenak
Architects

P.O. Box 40509
Albuquerque, NM 87196
Tel 505.983.3400
Fax 505.983.3402
ju@jwcervenak.com

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Back 4100 (Shell & Core)

2517 Sierra Dr. NE
Albuquerque, NM 87110

Title: Traffic Circulation Layout

Edition: CABQ Approval

Issue Date: 1.10.20

Revision 1:

Revision 2:

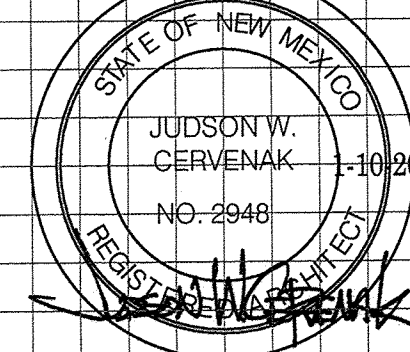
Revision 3:

Project ID: 17-08

File Name: 17-08 C-101.dwg

Drawing By: JW

Consultant:



TCL