

CITY OF ALBUQUERQUE



August 7, 2018

NCA Architects – Planners - AIA
Robert Calvani R.A.
1306 Rio Grande Blvd NW
Albuquerque, NM 87104

Re: 2424 Louisiana Blvd NE 87110
Traffic Circulation Layout
Architect's Stamp dated 07-18-18 (H19-D001)

Dear Mr. Calvani,

The TCL submittal received 07-25-18 is approved for Building Permit. 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 a 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 TCL with 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,

Ernie Gomez
Plan Checker, Planning Department
Development Review Services

Logan Patz
Senior Engineer, Planning Department
Development Review Services

LWP/EG via: email
C: File



FASTRAX

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)



Project Title: SHOPS @ THE 245 Building Permit #: _____ Hydrology File #: H190001
 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 2424 LOUISIANA BLVD NE 87110

Applicant: NCA ARCHITECTS Contact: _____

Address: 1306 RIO GRANDE BLVD NW

Phone#: 255-6400 Fax#: _____ E-mail: dpuritz@nca-architects.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL) **(RESUBMITTAL)**
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ 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: 7/25/18 By: [Signature]

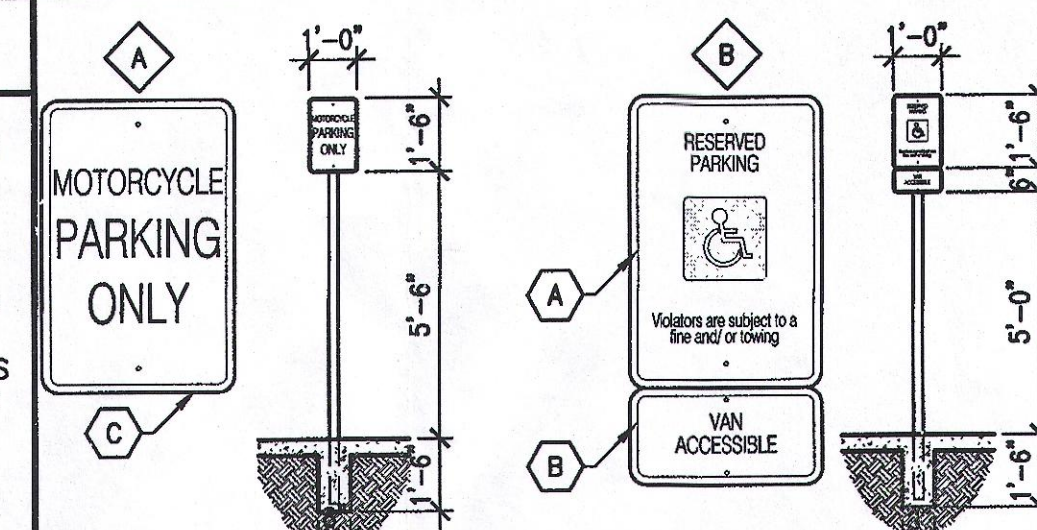
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

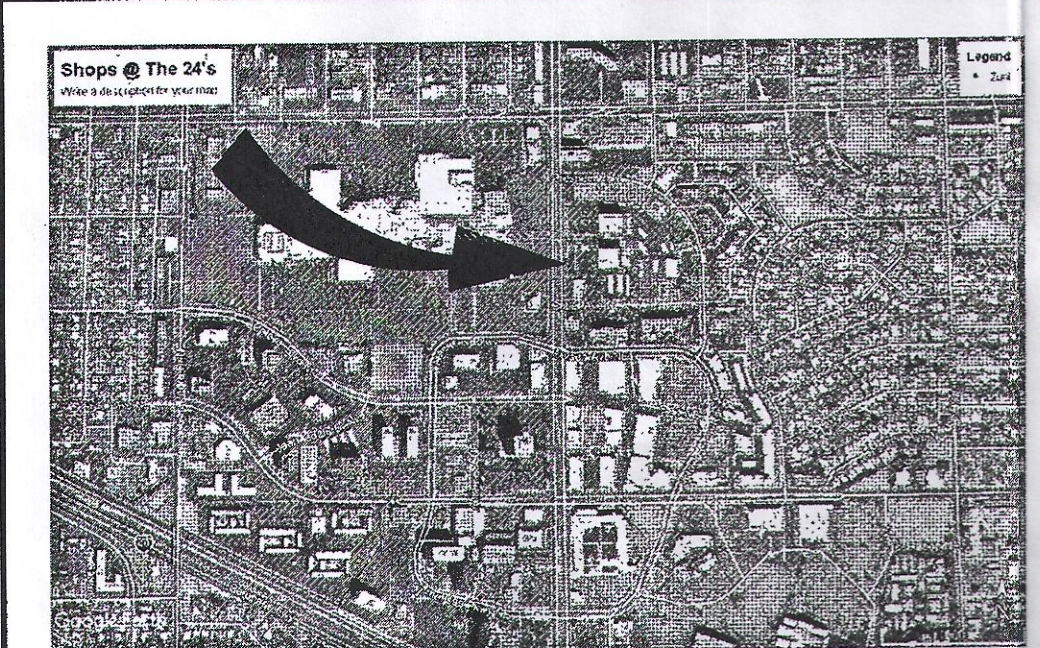
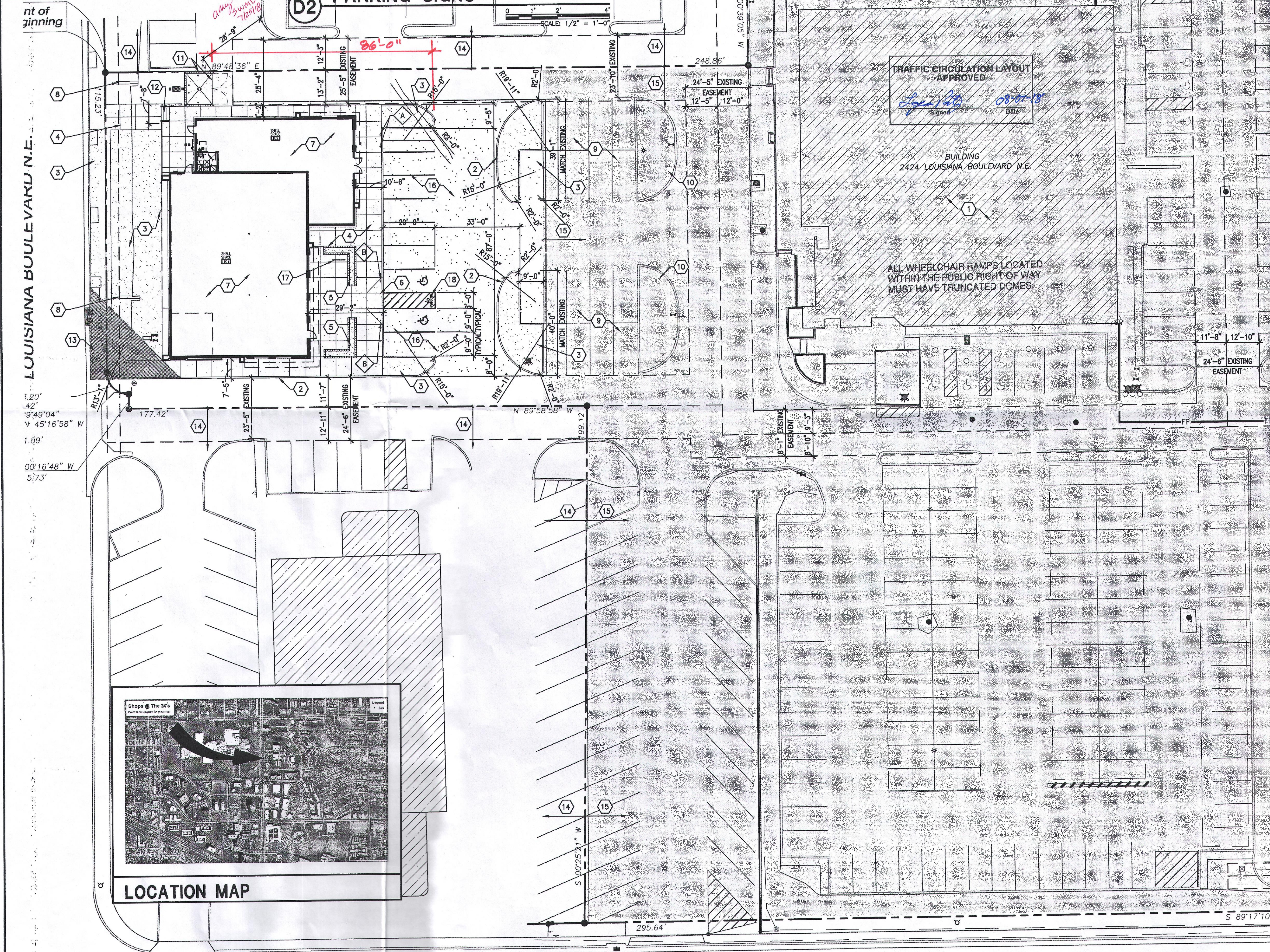
FEE PAID: _____

NOTES FOR SIGNS

- A. RESERVED PARKING SIGN. SIGN TYPE R7-8. COLORS FOR SIGNAGE AS FOLLOWS: LETTERING AND BORDER TO BE STANDARD GREEN, BACKGROUND TO BE WHITE. INTERNATIONAL SYMBOL OF ACCESSIBILITY IS WHITE ON A BLUE BACKGROUND. REQUIRED LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER NMSA 197866-7-352.4C.
- B. VAN ACCESSIBLE SIGN. SIGN TYPE R7-8A. COLORS FOR SIGNAGE AS FOLLOWS: LETTERING AND BORDER TO BE STANDARD GREEN, BACKGROUND TO BE WHITE. REQUIRED LANGUAGE "VAN ACCESSIBLE" PER ANSI 502.7.
- C. MOTORCYCLE PARKING SIGN. SIGN TYPE K-1856. COLORS FOR SIGNAGE AS FOLLOWS: LETTERING AND BORDER TO BE STANDARD GREEN, BACKGROUND TO BE WHITE.



PARKING SIGNS



LOCATION MAP

GENERAL NOTES

- A. FOR LANDSCAPING INFORMATION, SEE LANDSCAPE DRAWINGS PROVIDED IN THE PERMIT DOCUMENT OF THIS PROJECT.
- B. FOR CONCRETE EDGING VERSUS CURB LOCATIONS FOR GRADING AND DRAINAGE, SEE CIVIL DRAWINGS.
- C. ALL PARKING SPACES, PUBLIC PEDESTRIAN WALKWAYS, NO PARKING AREAS, FIRE LANES AND ACCESSIBLE ACCESS AISLES SHALL BE PAINTED ON SITE. SEE SPECIFICATIONS FOR MORE INFORMATION.
- D. ALL SIDEWALK AND CURB & GUTTER ALONG LOUISIANA BLVD MUST BE CONSTRUCTED PER CITY STANDARDS. UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK CURB & GUTTER. SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 - SECTION 2400 STANDARD DETAILS FOR PAVING DRAWING NUMBER - 2415A - CURB CUT DETAILS, 2415B - GUTTER DETAILS, AND 2430 - SIDEWALK DETAILS.
- E. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
- F. 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.

SITE INFORMATION

1. LEGAL DESCRIPTION: LOT 3-A-1, BLOCK "C" LOUISIANA SUBDIVISION
2. DEVELOPMENT TYPE: BUSINESS (DENTAL, RETAIL)
3. SIZE: PROJECT AREA - 21,854 SF TOTAL PROPERTY AREA - 132,992 SF
4. PARKING: SEE PARKING CALCULATIONS ON THIS SHEET
5. EXECUTIVE SUMMARY:
- 5.1 ALONG LOUISIANA BLVD NE NORTH OF CUTLER AVE NE
 - 5.2 DEVELOPMENT CONCEPT-NEW 1 STORY BUILDING AND OFF STREET PARKING
 - 5.3 TRAFFIC CALCULATION CONCEPT-INTERNAL SITE
 - 5.4 IMPACT ON ADJACENT SITES-NONE
 - 5.5 TRAFFIC IMPACT STUDIES-NONE REQUIRED
 - 5.6 VARIANCES-NON REQUIRED

KEYED NOTES

- EXISTING 4 STORY BUILDING.
- CONCRETE CURB.
- LANDSCAPED AREA.
- CONCRETE SIDEWALK.
- RAISED PLANTER.
- H.C. RAMP.
- PROPOSED SINGLE STORY BUILDING.
- EXISTING MONUMENT SIGN.
- EXISTING PARKING SPACES.
- EXISTING ISLAND.
- DUMPSTER PAD AND CMU SITE WALL.
- CONCRETE STAIRS.
- PROVIDE CLEAR SIGHT AT THIS LOCATION.
- ADJACENT PROPERTY NOT IN SCOPE OF WORK.
- AREA NOT IN SCOPE OF WORK.
- NEW ASPHALT PAVING.
- BICYCLE RACK.
- 1'-0" HIGH X 2' WIDE "NO PARKING" LETTERING ON ASPHALT PAVEMENT IN ADA ACCESS AISLE PER 66-1-4.1.8 NMSA 1976.

PARKING CALCULATIONS

EXISTING TOWER	
1st FLOOR (BANK)	11,619sf / 333.3 = 35 SPACES REQUIRED
2nd FLOOR (OFFICE)	15,792sf / 285.71 = 56 SPACES REQUIRED
3rd FLOOR (OFFICE)	15,792sf / 285.71 = 56 SPACES REQUIRED
TOTAL	147 SPACES REQUIRED

4th FLOOR (RESIDENTIAL)	6 UNITS X 2 = 12 SPACES REQUIRED (all are basement parking)
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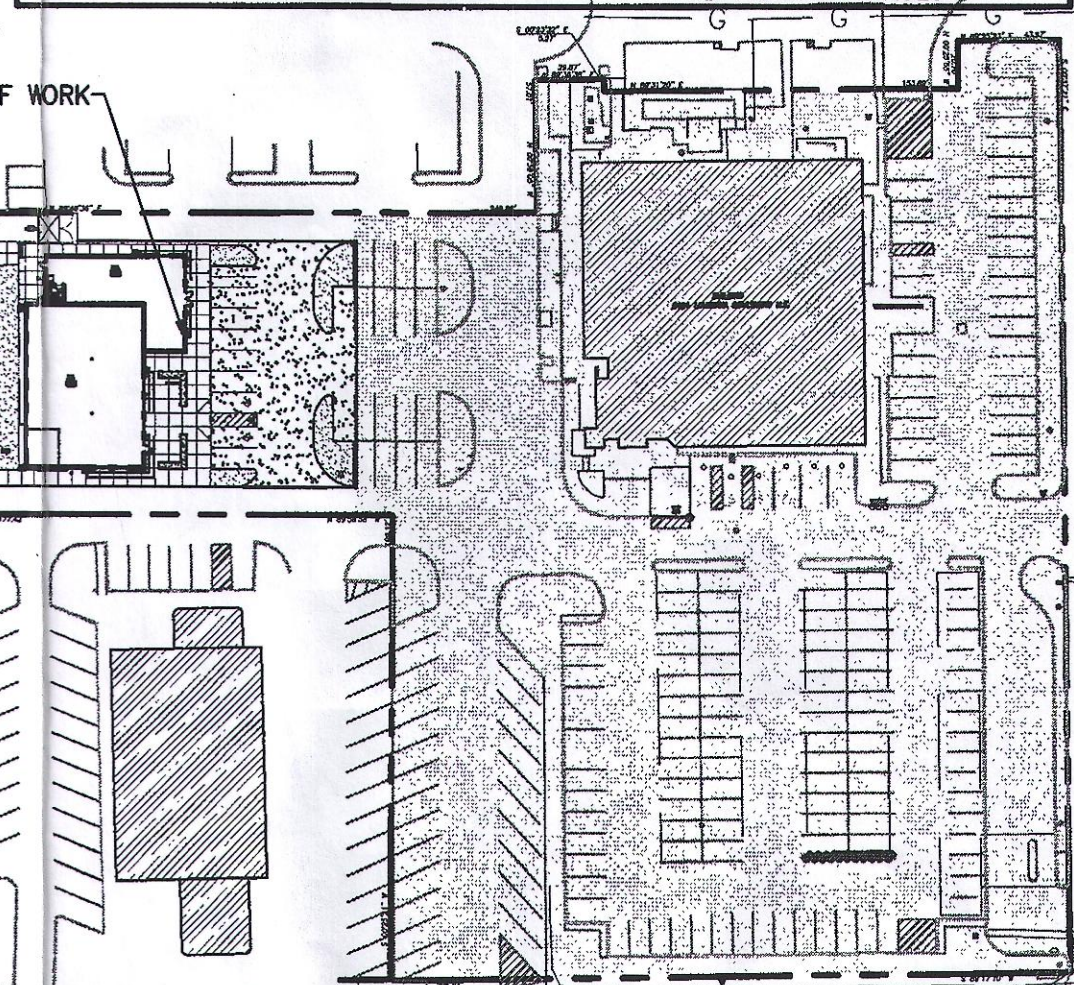
NEW CONSTRUCTION	
DENTIST OFFICE	5 SPACES/DOCTOR X 4 = 20 SPACES REQUIRED
RETAIL SPACE	1,649sf / 200 = 8 SPACES REQUIRED
TOTAL	28 SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED FOR SITE	
EXISTING TOWER	220 PARKING SPACES REQUIRED
NEW CONSTRUCTION	28 PARKING SPACES REQUIRED
TOTAL	175 PARKING SPACES REQUIRED (before parking space reductions)

EXISTING AND NEW SPACES	
EXISTING SPACES	220 PARKING SPACES
SPACES REMOVED FROM NEW CONSTRUCTION	-50 PARKING SPACES
SPACES ADDED IN NEW CONSTRUCTION	+8 PARKING SPACES
TOTAL	178 SPACES PROVIDED

ACCESSIBLE PARKING SPACES	
REQUIRED	2 PARKING SPACES
PROVIDED	2 PARKING SPACES

MOTORCYCLE PARKING SPACES	
REQUIRED	2 PARKING SPACES
PROVIDED	2 PARKING SPACES



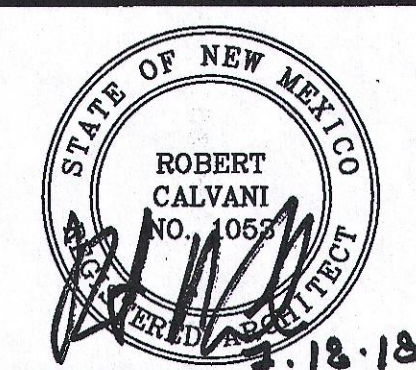
OVERALL SITE PLAN
NOT TO SCALE

NCA

ARCHITECTS - PLANNERS - AIA

1306 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-255-6400 505-288-8954 FAX
WWW.NCA-ARCHITECTS.COM

ARCHITECT



CONSULTANT

PROJECT TITLE

**SHOPS
@
THE 24s**

ALBUQUERQUE
NEW MEXICO

REVISIONS:

NO.	DATE	DESCRIPTION
07.18.18	REVISION 1	

DATE DESCRIPTION

DRAWN BY: CHECKED BY:
BJ DP

PROJECT NUMBER:
A1807

DATE:
07.17.18

SHEET TITLE:

**TRAFFIC CIRCULATION
LAYOUT AND SITE
DIMENSION PLAN**

SHEET NO:

AS-100