

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 20, 2024

Edgar Mata
Jeebs & Zuzu LLC
5924 Anaheim NE Suite A
Albuquerque, NM 87113

**Re: Ruelas Spa & Apartments
11715 Menaul NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 5-29-24 (H22D075)**

Dear Mata,

The TCL submittal received 6-11-24, 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 (DTIS)

Project Title: Ruelas Spa & Apartments Hydrology File # _____
Legal Description: LT 7A BLK 5 PLAT OF LOT 7A BLOCK 5 ENCHANTED MESA SUBDCONT. 2131 AC
City Address, UPC, OR Parcel: 11715 Menaul Blvd. NE, Albuquerque NM 87112

Applicant/Agent: Jeeps & Zuzu LLC Contact: Edgar Mafa
Address: 5924 Anaheim Ave. NE, Suite A Phone: 505-797-1318
Email: ~~505-797-13~~ edgar@jeepsandzuzu.com

Applicant/Owner: Francisco Ruelas Contact: 5
Address: 435 Narcissus Pl, Abq NM 87123 Phone: 505-221-3845
Email: _____

TYPE OF DEVELOPMENT: ☐ Plat (# of lots) _____ ☐ Single Family Home
☒ All other Developments

RE-SUBMITTAL: ☒ YES ☐ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ☐ Engineering / Architect Certification
- ☐ Conceptual Grading & Drainage Plan
- ☐ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☒ Traffic Circulation Layout (TCL) – Administrative
- ☐ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☐ Pad Certification
- ☒ Building Permit
- ☐ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☐ Foundation Permit
- ☐ Certificate of Occupancy - ☐ Temp ☐ Perm
- ☐ Preliminary / Final Plat
- ☐ Site Plan for Building Permit - DFT
- ☐ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☐ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 6-17-24

PROJECT INFORMATION:

LEGAL DESCRIPTION:

UPC:
ACRES:
ZONING CLASSIFICATION:
OCCUPANCY USE:
CONSTRUCTION TYPE:
AUTOMATIC SPRINKLER SYSTEM:
BUILDING HEIGHT:
NUMBER OF FLOORS:

LT 7-A BLK 5 PLAT OF LOT 7-A
BLOCK 5 ENCHANTED MESA
SUBDCONT. 2131 AC
102205917329120507
0.2131
MX-L
B (1 UNIT) / R2 (7 UNITS)
VA - SPRINKLED
NFPA 13.R
26' - 6" FEET
2 FLOORS

BUILDING FIRE AREAS:

BUILDING LEVEL 1:
BUILDING LEVEL 2:

2,351 SF (gross combined all floors)
2,373 SF (gross combined all floors)

TOTAL BLDNG AREA:

4,724 GROSS SF

PARKING SPACES:

PARKING REQUIREMENTS PER INTEGRATED DEVELOPMENT
ORDINANCE (IDO) TABLE 5-5-1:

OFF-STREET PARKING REQUIRED:

BUSINESS
3.5 SPACES / 1,000 SF GFA
493 SF
RESIDENTIAL
1.2 SPACES / 1 BR UNIT
5 UNITS X 1.2

1.75 SPACES

6 SPACES
8 SPACES REQUIRED
8 SPACES PROVIDED

OFF-STREET PARKING PROVIDED:

MOTORCYCLE PARKING

1 SPACE
2 SPACE

BICYCLE PARKING

3 SPACES
4 SPACES

KEYED NOTES:

- SITE PRIMARY ENTRY. NEW DRIVE PAD INTO SITE PER CITY OF ALBUQUERQUE STANDARDS.
- GARBAGE ENCLOSURE W/ GATES - SEE DETAILS 3-5/TCL1.0 FOR GARBAGE ENCLOSURE NOTES AND DIMENSIONS.
- ASPHALT ACCESS ROAD - DRIVE AISLE: 2.5" ASPHALT PAVEMENT OVER 4" COMPACTED ROADWAY BASECOURSE. DRIVE SHALL BE DESIGNED & CONSTRUCTED CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS. - DRIVE SHALL NOT EXCEED 10% GRADE.
- VAN ACCESSIBLE PARKING W/ PRECAST CONCRETE WHEEL STOPS - PLEASE SEE DETAIL 10/TCL1.0 & 2/TCL2.0 FOR ADA PARKING SPACE DIMENSIONS.
- ADA CURB RAMP - SEE DETAIL 10/TCL1.0 & 2 & 5/TCL2.0 FOR CURB RAMP SLOPES AND DIMENSIONS.
- EXISTING POWER POLES TO REMAIN.
- SIGHT TRIANGLE PER DPM TABLE 7.5.60 (HATCHED AREAS - 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.
- 9' P.U.E. (DOC NO. 33499)
- MOTORCYCLE PARKING - SEE 1/TCL2.0
- NEW 6" CAST IN PLACE CONCRETE SIDEWALK - CROSS SLOPE NOT TO EXCEED 2%. SEE DETAIL 6/TCL2.0
- NEW CONCRETE STAIRS W/ HANDRAILS. - SEE 13/TCL2.0 FOR DETAILS.
- ACCESSIBLE ROUTE FROM ADA PARKING TO PUBLIC SIDEWALK AND TO PUBLIC AMMENITIES.
- SITE LIGHTING TO BE PROVIDED BY WALL MOUNTED LIGHTS - LIGHTING TO BE COMPLIANT W/ ABQ NIGHT SKY ORDINANCE.
- FIRE RISER ROOM
- FIRE DEPARTMENT CONNECTION - ALL FDC CONNECTIONS TO BE MOUNTED ON WALLS AND VISIBLE FROM FIRE LANE.
- KNOX BOX FOR SUITE ENTRY - FIRE ALARM PANEL
- BICYCLE RACKS - 4 BICYCLE SPACES TOTAL. - SEE 10 & 12/TCL2.0 FOR DETAILS.
- NEW CONCRETE CURB TO DELINIATE LANDSCAPE, PARKING, AND PEDESTRIAN WAYS. SEE 9/TCL1.0 FOR DETAILS.
- LANDSCAPE / XEROSCAPE AREA

USEABLE OPEN SPACE

225 SF FOR 1 BR UNIT

LOT 1
1 BR UNITS: 5 X 225 SF

1,125 SF REQUIRED
2,092 SF PROVIDED

LANDSCAPE CALCULATIONS:

MINIMUM OF 15% OF THE NET LOT AREA OF EACH DEVELOPMENT
SHALL CONTAIN LANDSCAPING PER IDO

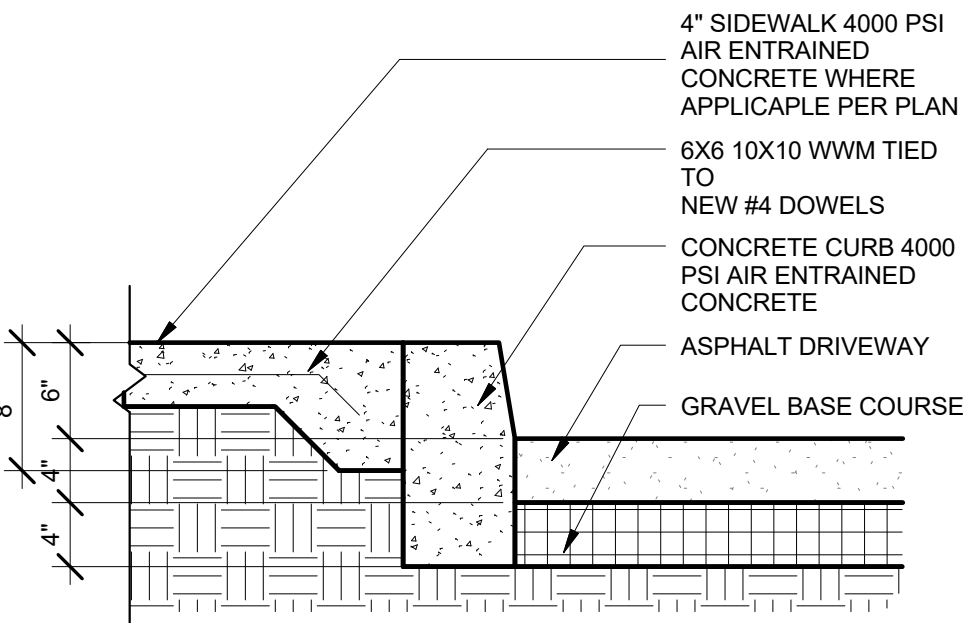
SITE AREA - BUILDING AREA: = 9,322 SF - 2,351 SF

NET AREA: = 6,971 SF
15% LANDSCAPE = 6,971 SF x .15

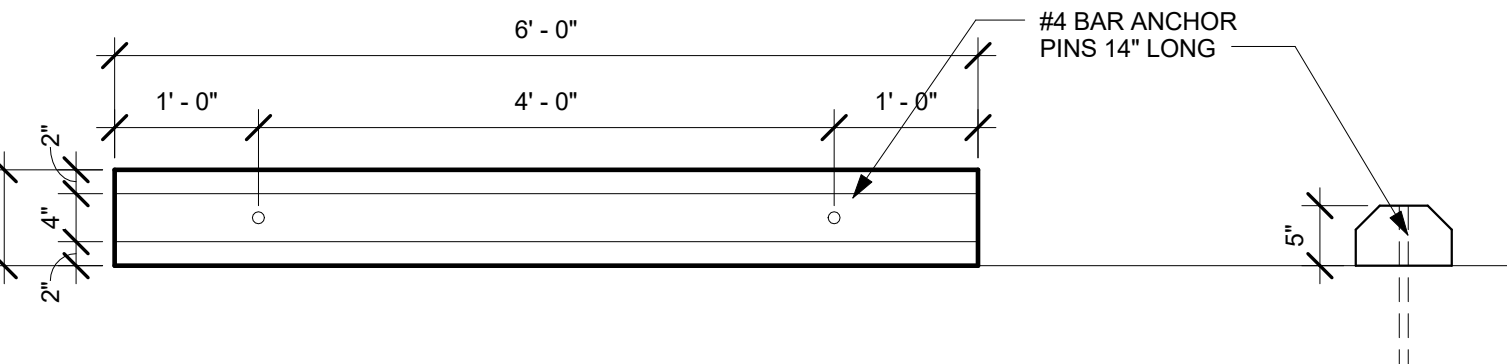
LANDSCAPE REQUIRED = 1,045 SF
LANDSCAPE PROVIDED = 1,804 SF

GENERAL NOTES:

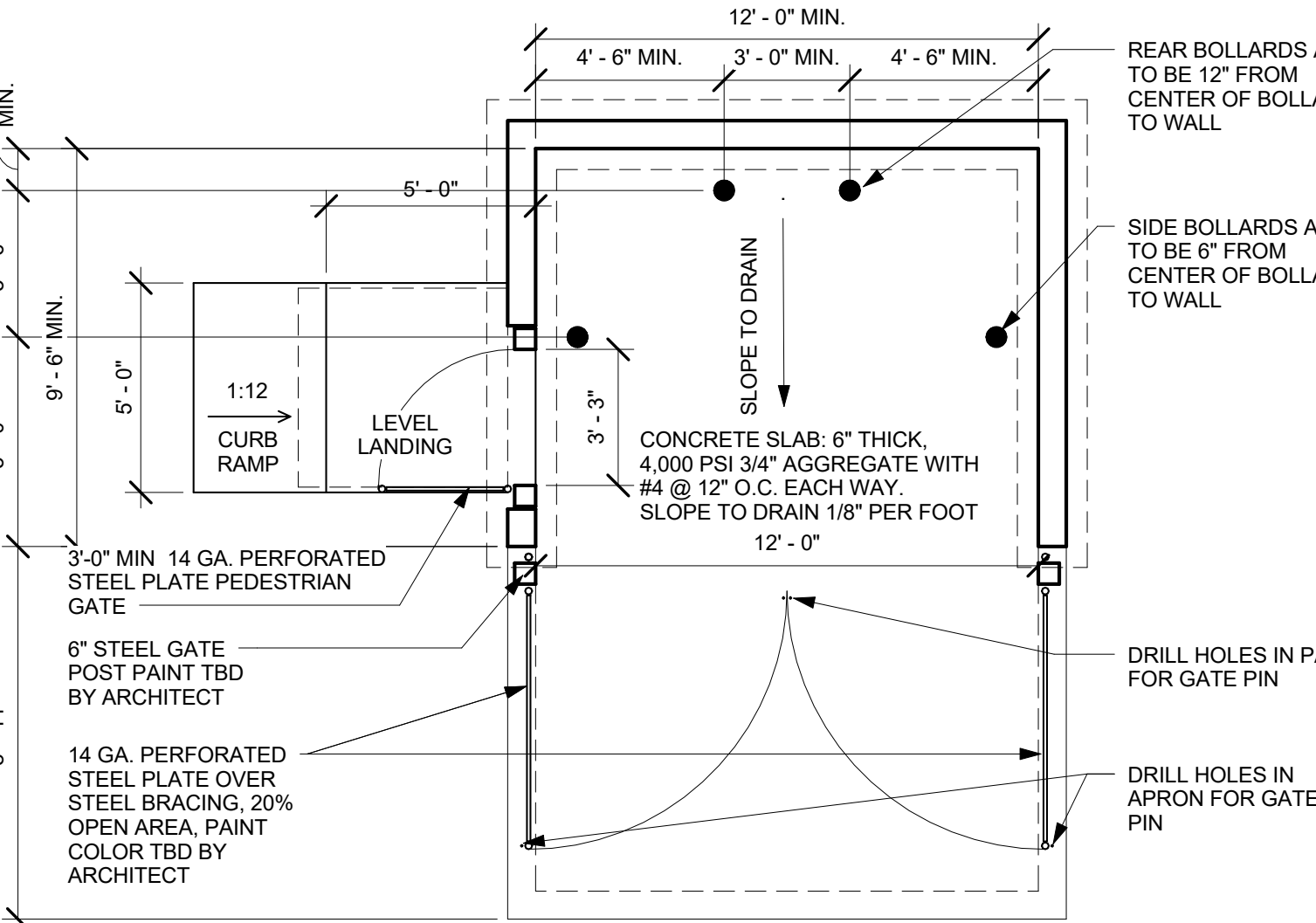
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IBC 2015, NEC 2017, IEBC 2015, UMC 2021, UPC 2021, IECC 2018, ANSI A117.1-2009, AND UFAS, IRC 2015, AND IN ACCORDANCE WITH LOCAL PERMIT REQUIREMENTS. SUBCONTRACTORS SHALL VERIFY LOCAL REQUIREMENTS.
- ALL BROKEN AND CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER AND PER CITY STANDARD DWG 2430 AND 2415A.



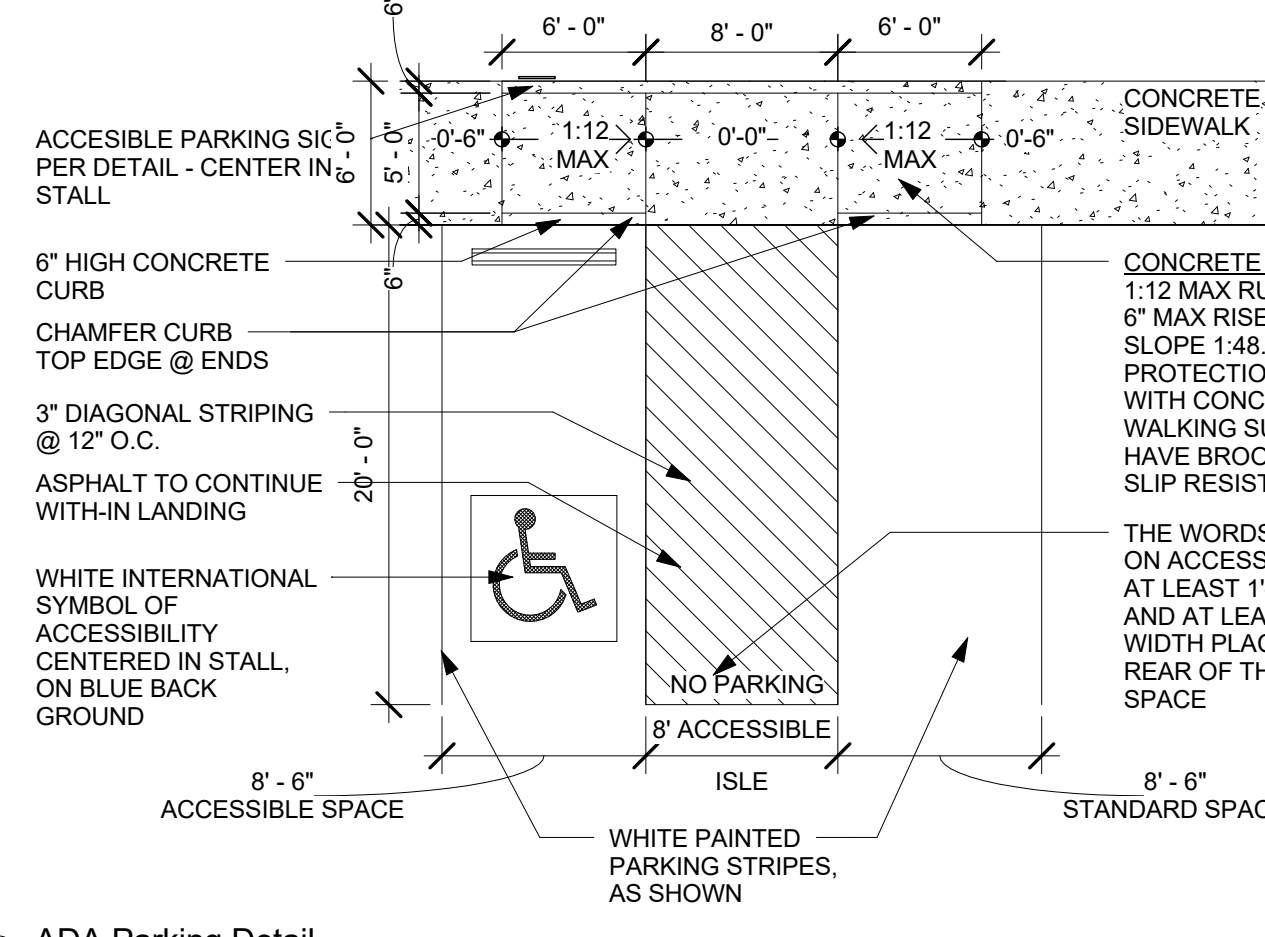
9 Curb Section Detail
1" = 1'-0"



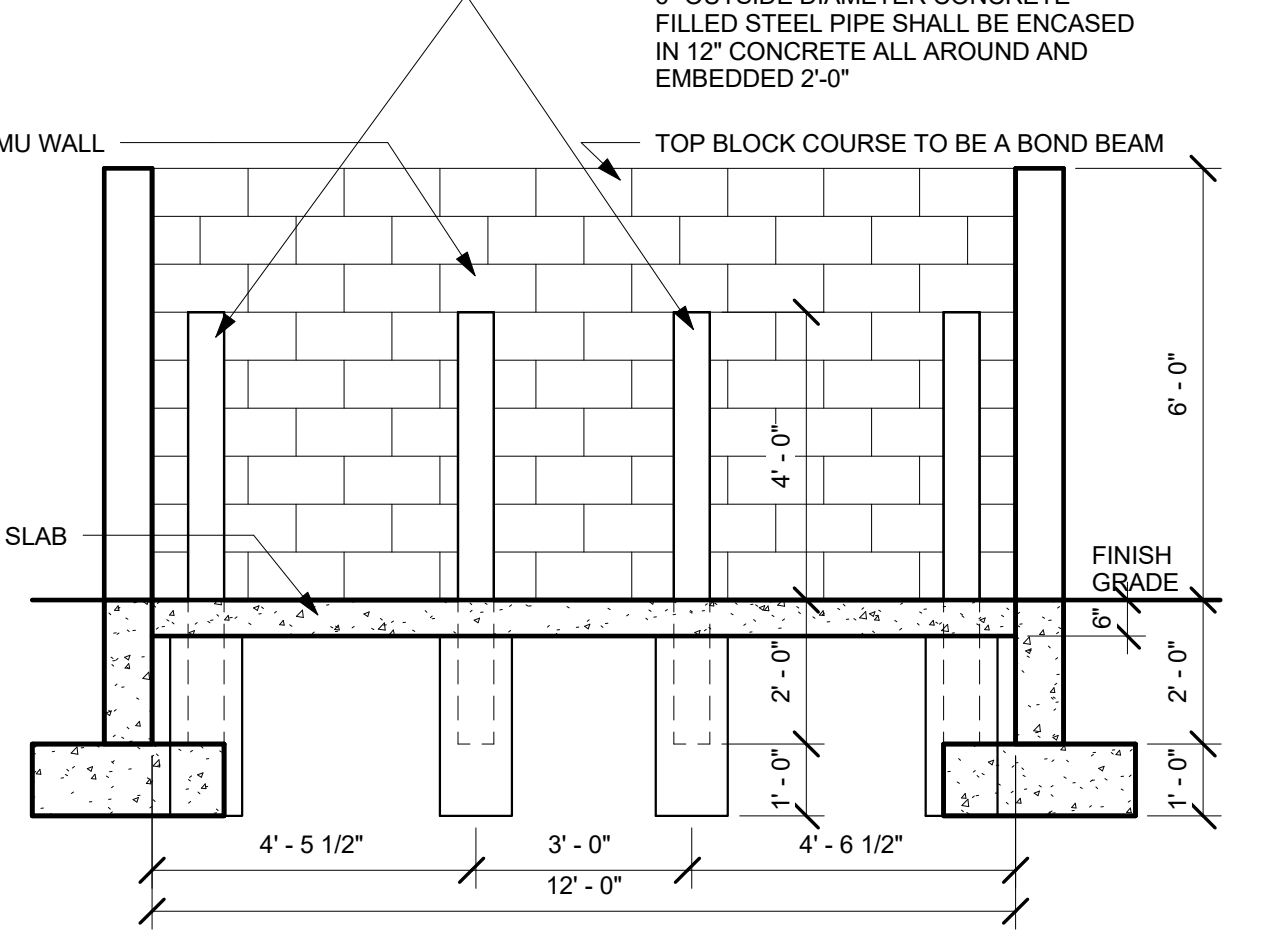
8 Concrete Bumper Detail
3/4" = 1'-0"



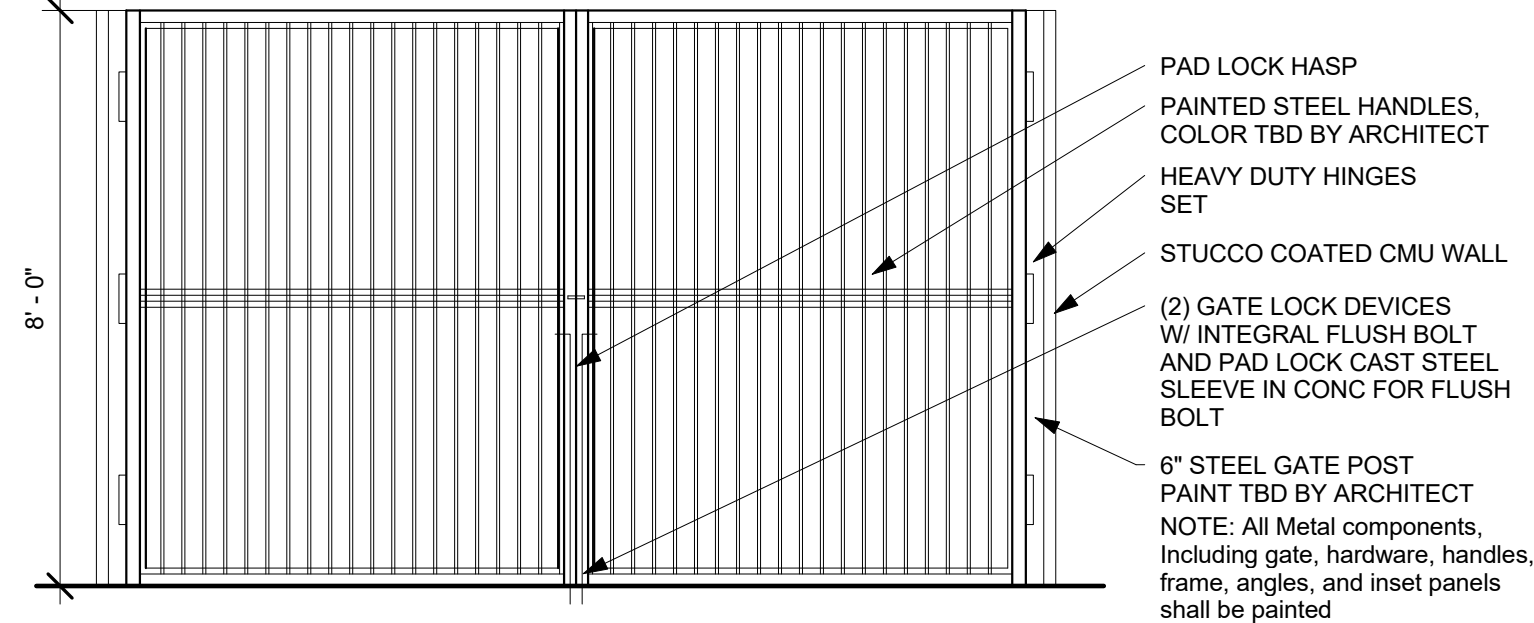
3 Single Refuse Enclosure Detail
1/4" = 1'-0"



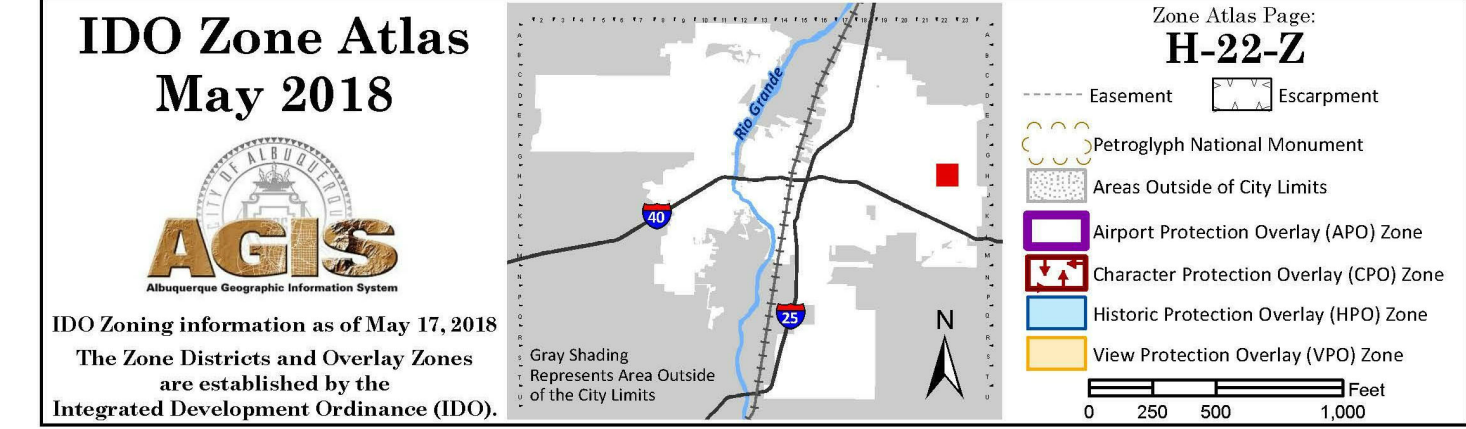
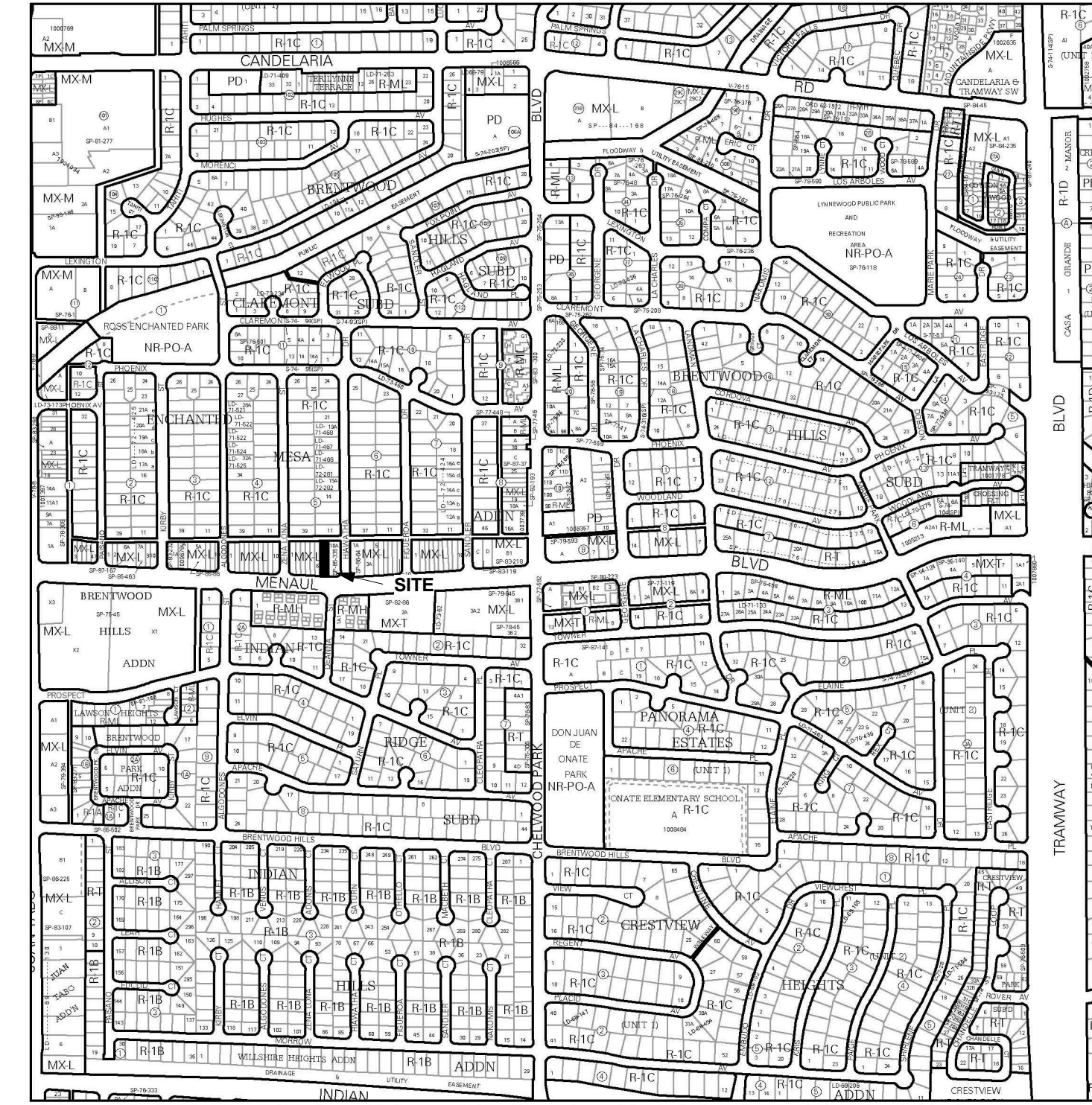
10 ADA Parking Detail
1/8" = 1'-0"



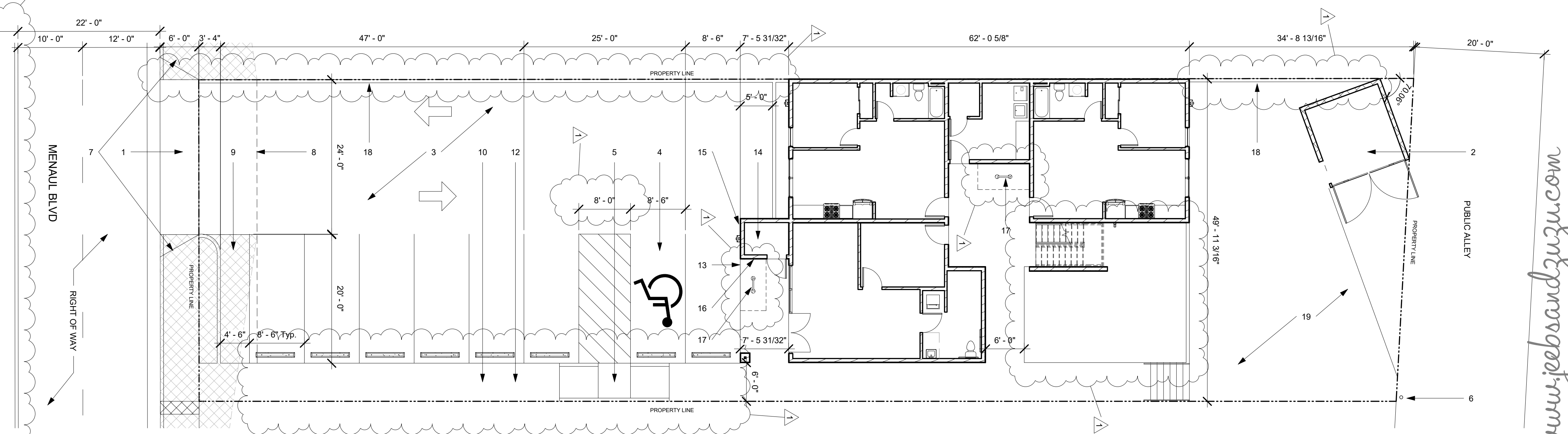
4 Trash Enclosure Section Detail
3/8" = 1'-0"



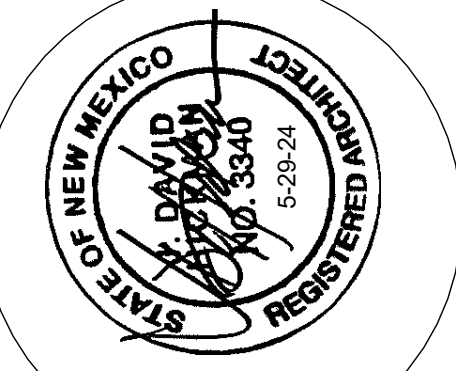
5 Trash Enclosure Gate Elevation
3/8" = 1'-0"



150



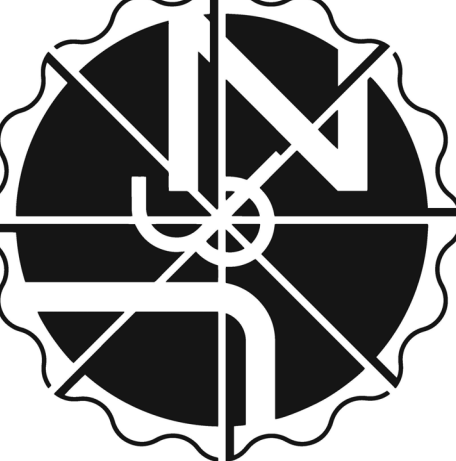
www.jeebsandzuzu.com



JEEBS & ZUZU, LLC.

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

Architecture
Construction
Design-Build



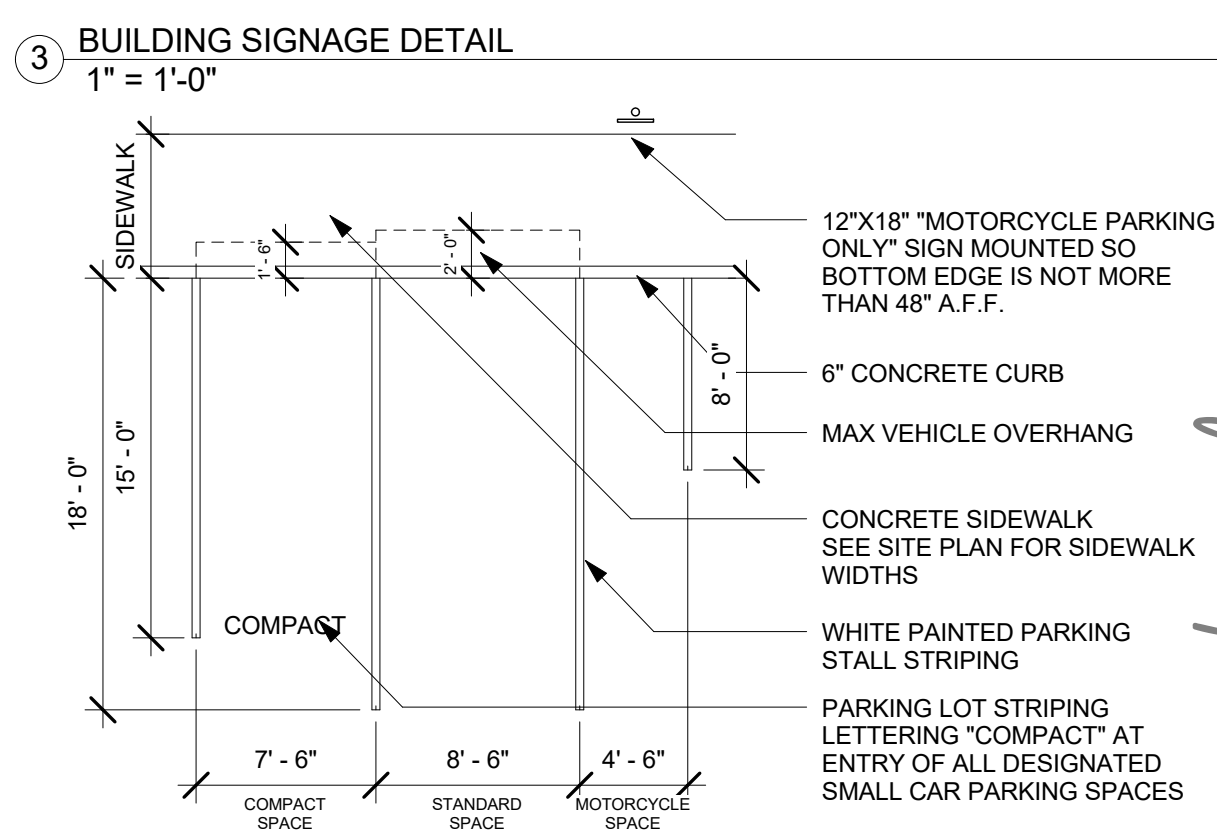
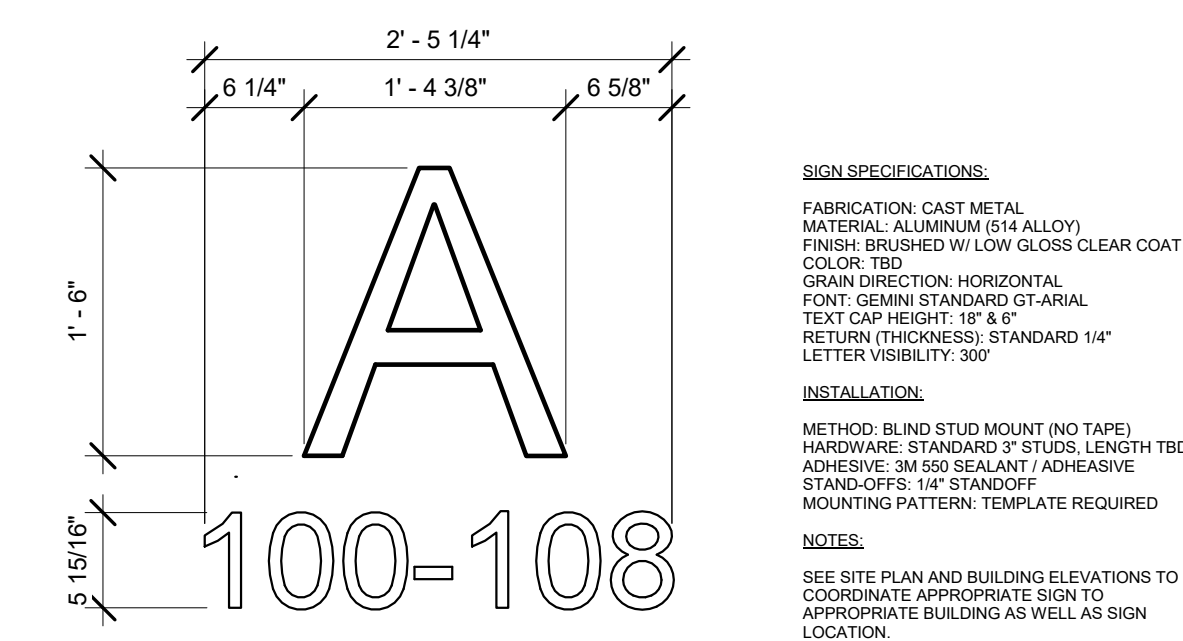
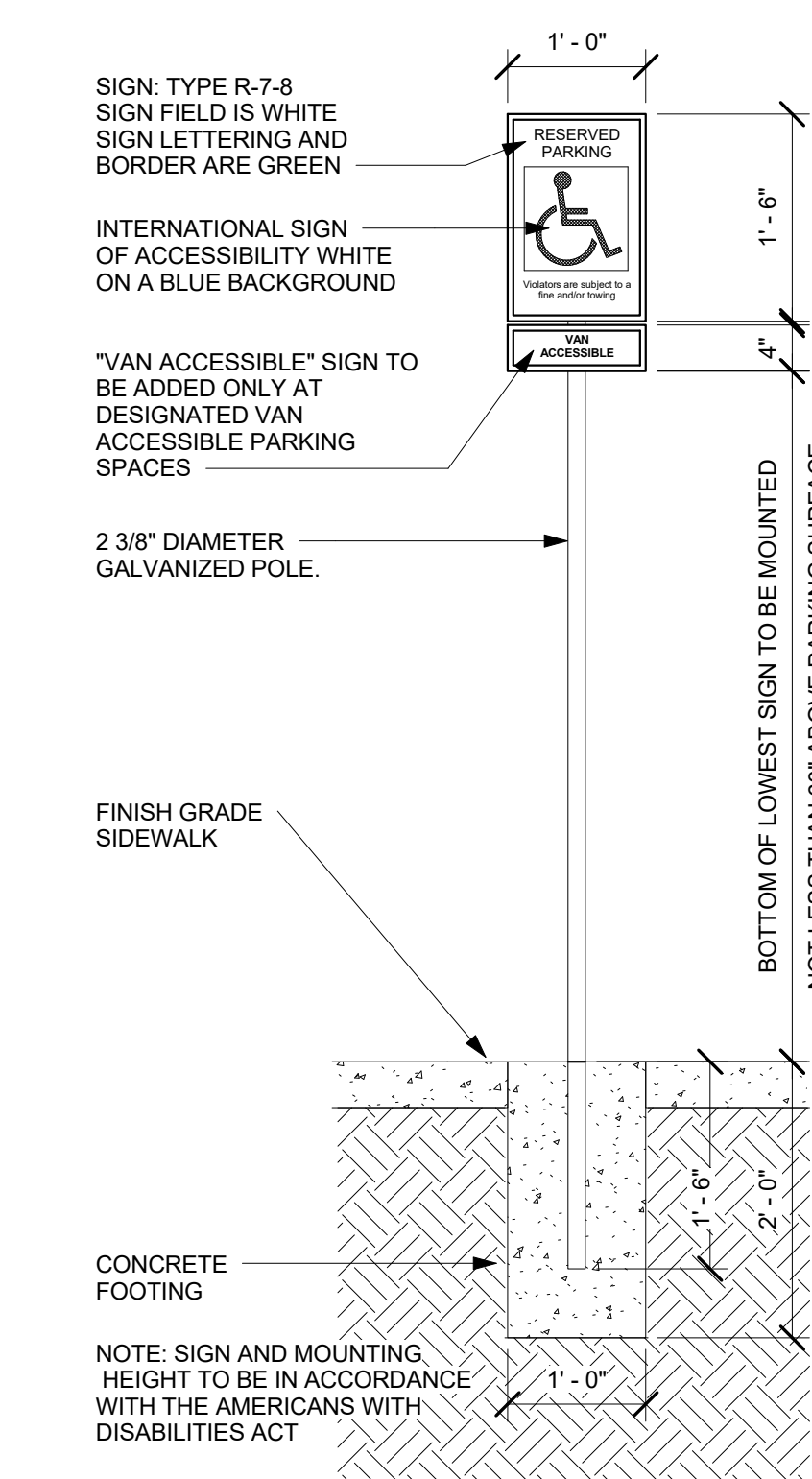
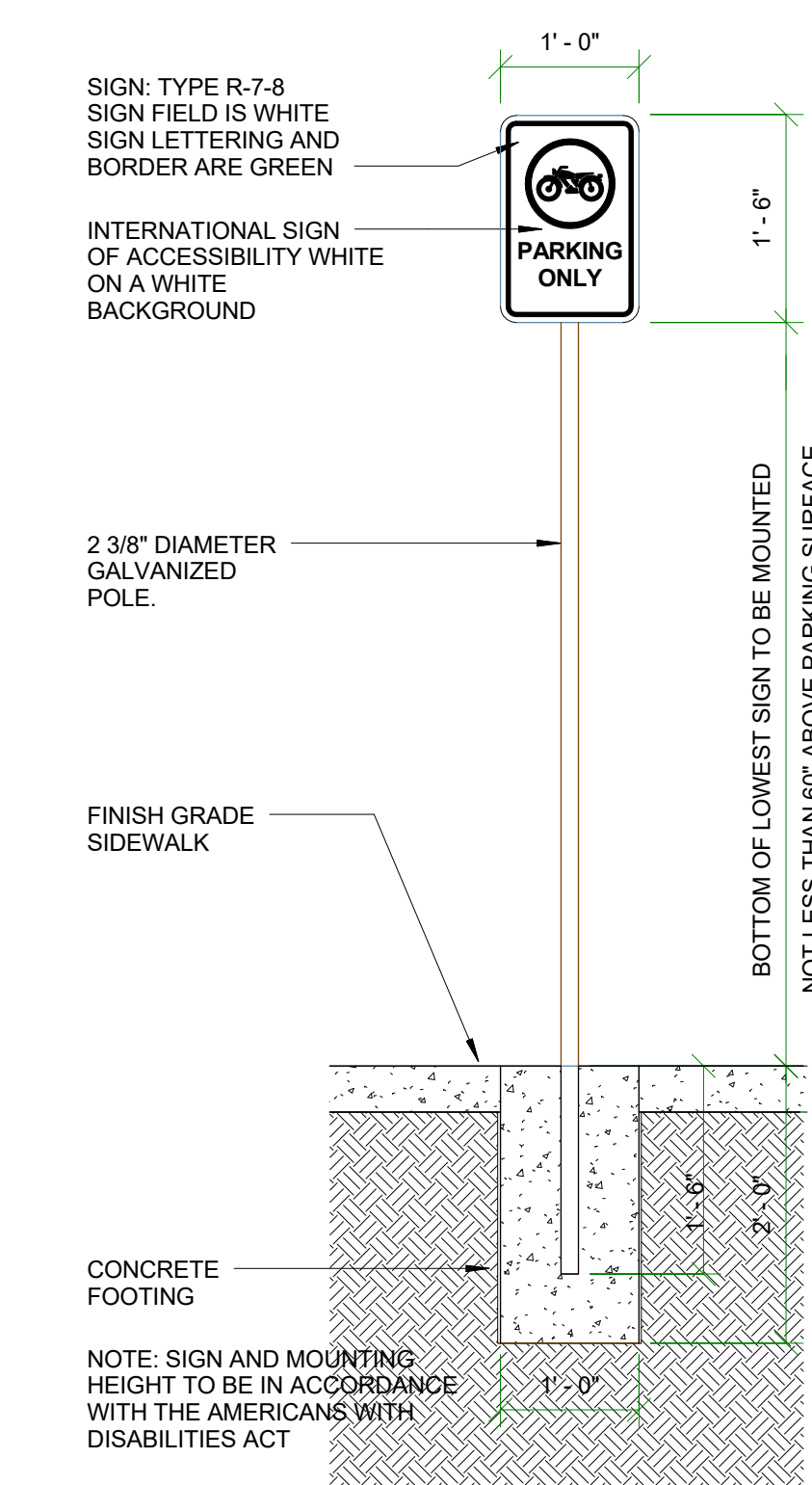
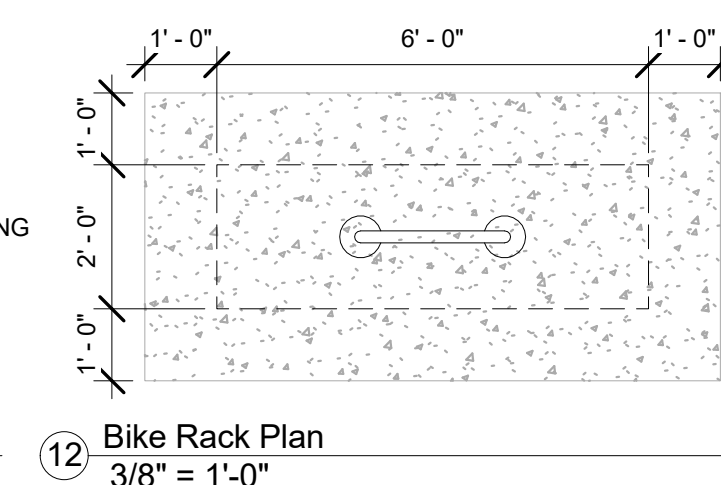
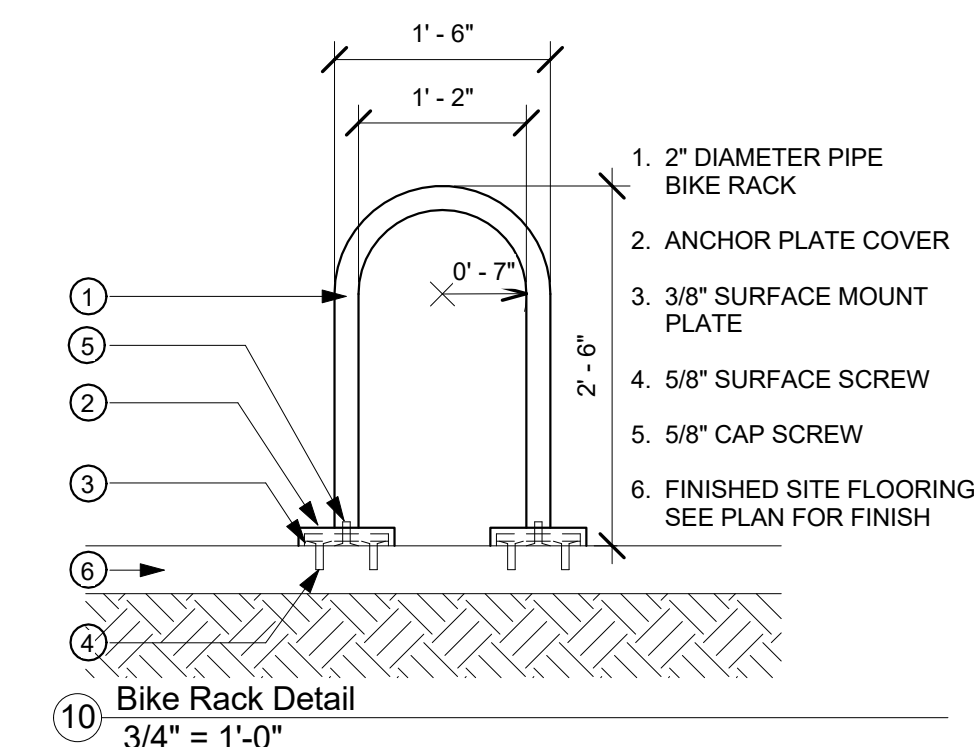
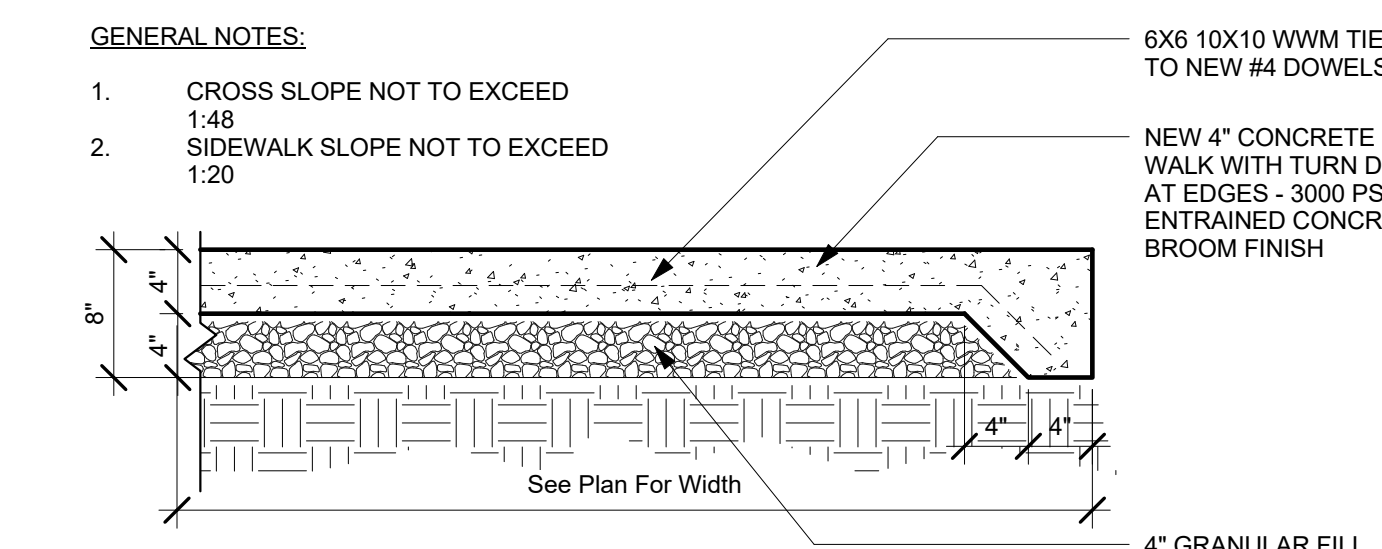
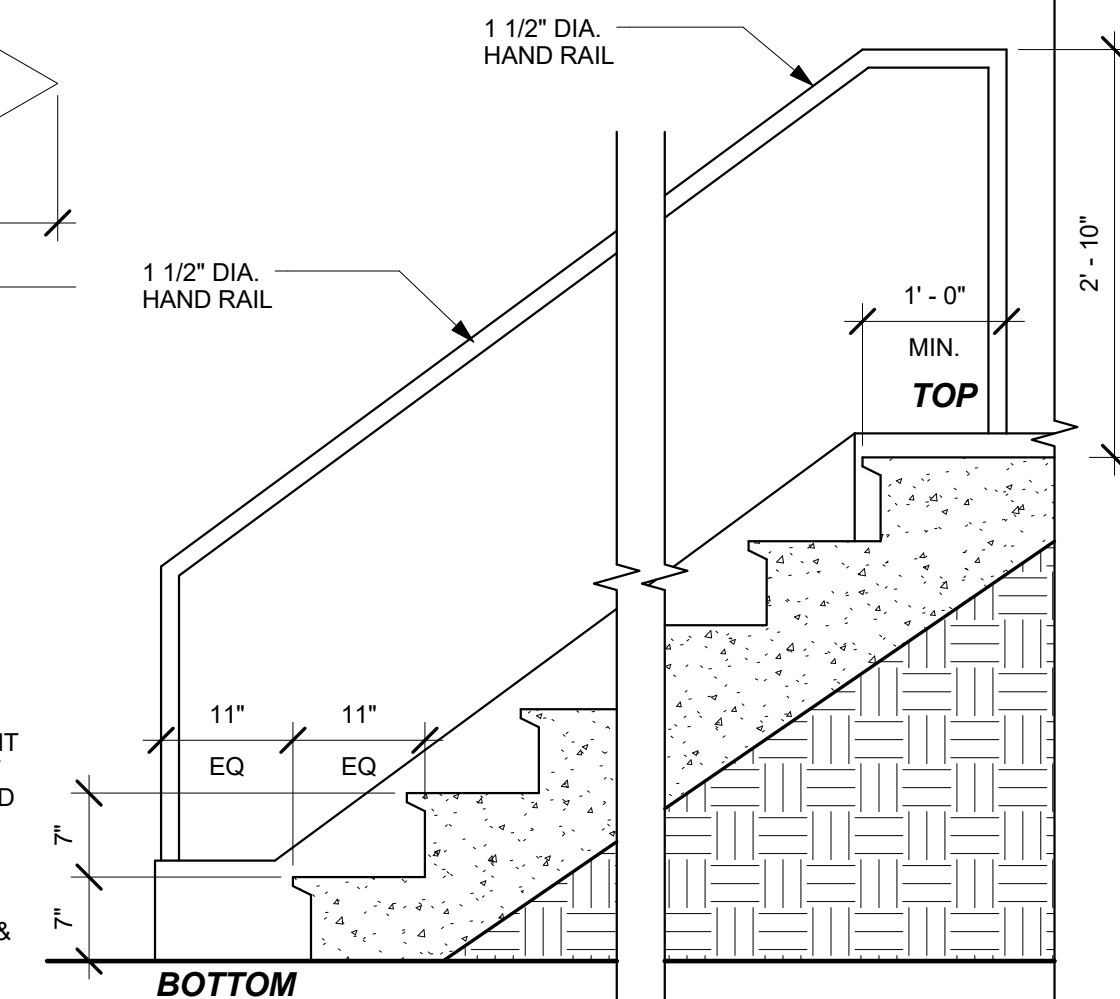
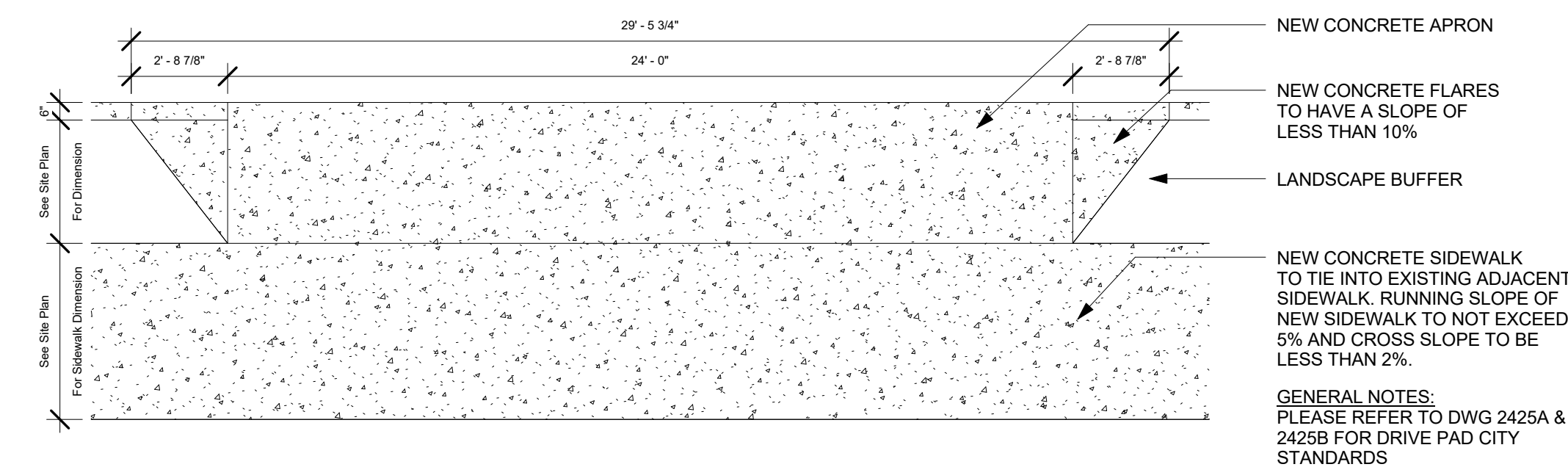
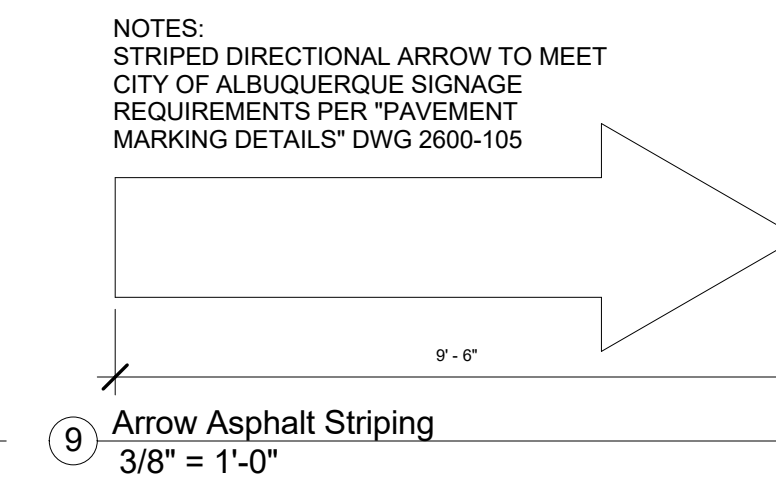
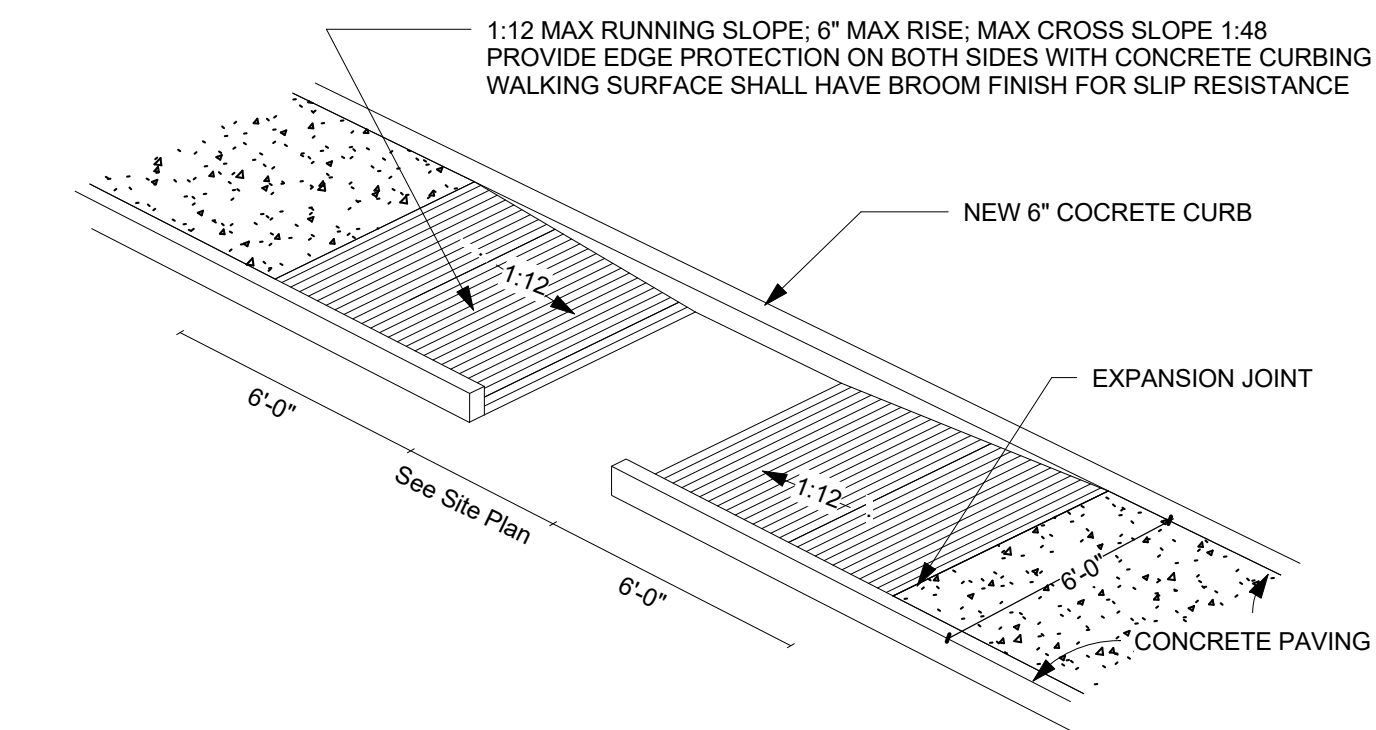
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drawn: EAM
checked: J&Z
date: May 29, 2024

1 EAM
6-12-24

Ruelas Spa & Apartments

11715 MENAUL BLVD NE ALBUQUERQUE 87112

sheet no:
TCL1.0



**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Sertil A. Kanbar 6/20/2024

Sign

Date:

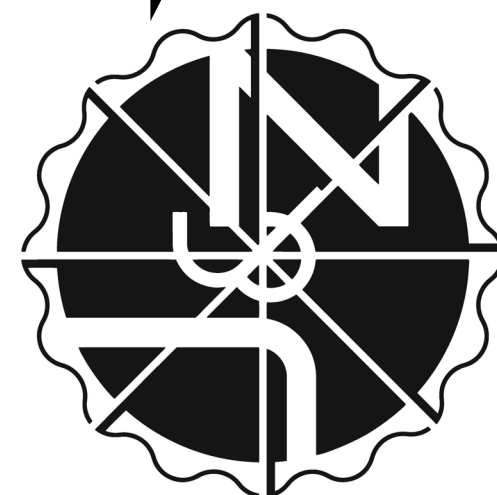


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**Architecture
Construction
Design-Build**



job no: 24-015

drawn: EAM

checked: J&Z

date: May 29, 2024

1 EAM
2-20-24

Ruelas Spa & Apartments

11715 MENAUL BLVD NE ALBUQUERQUE 87112

sheet no:

TCL2.0

TCL DETAILS