

CITY OF ALBUQUERQUE



April 21, 2017

Miriam Hicks
Dekker/Perich/Sabatini
7601 Jefferson St. NE Suite 100
Albuquerque, NM 87109

Re: El Vado Renovation & Casa Grande
2400, 2424, 2510 Central SW
Traffic Circulation Layout
Architect's Stamp dated 04-03-17 (J12-D028)

Dear Ms. Hicks,

The TCL submittal received 04-18-17 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,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: El Vado Renovation & Casa Grande
Building Permit #: 2016-27257
Hydrology File #: J12D028
DRB#: 1009542
EPC#: 2016-27260
Work Order#: 2016-27260
Legal Description: Tracts A-1, A-2, A-3 Traction city addition within projected section 13, township 10 North, range 2 East, town of Albuquerque grant, NM principal meridian city of Albuquerque, Bernalillo County, NM
City Address: 2400, 2424, & 2510 Central ave, SW Albuquerque, NM 87104

Applicant: Dekker/Perich/Sabatini
Contact: Miriam Hicks
Address: 7601 Jefferson St. NE, Suite 100, Albuquerque, NM 87109
Phone#: 1-505-761-9700
Fax#: 1-505-761-4222
E-mail: miriamh@dpsdesign.org

Other Contact: Dekker/Perich/Sabatini
Contact: Ron Witherspoon
Address: 7601 Jefferson St. NE, Suite 100, Albuquerque, NM 87109
Phone#: 1-505-761-9700
Fax#: 1-505-761-4222
E-mail: ronw@dpsdesign.org

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

☐ 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

☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

☐ OTHER (SPECIFY) _____

DATE SUBMITTED: April 03, 2017 Revised 4/13/2017
By: Miriam J. Hicks

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

DRAWING INDEX

1 OF 2 TCL-1.1 TRAFFIC CIRCULATION LAYOUT
2 OF 2 TCL-1.2 TRAFFIC CIRCULATION LAYOUT DETAILS

GENERAL SHEET NOTES

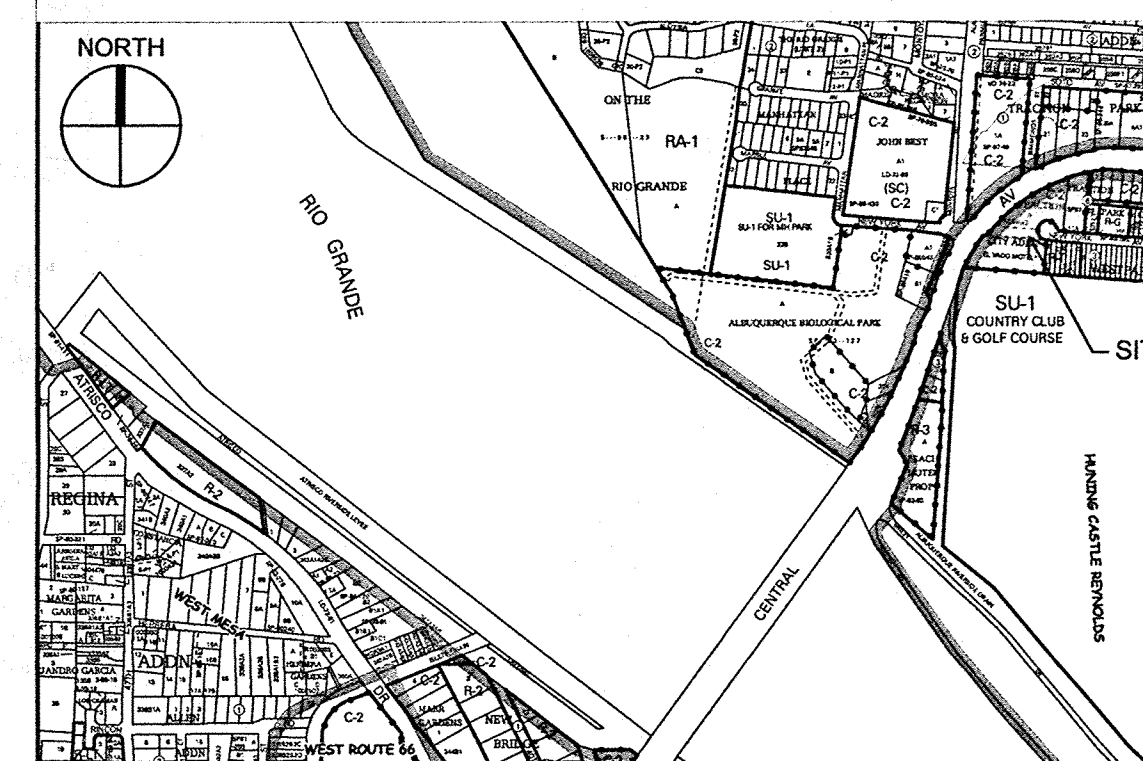
- A. SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS
B. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT
C. ALL CURBS AND ACCESSIBLE RAMP SPACES WILL BE DESIGNED AND BUILT
D. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO
E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS
F. SEE PROJECT DATA TABLE SHEET A4/SDP-1.1 AND LANDSCAPE SHEET SDP-2.1
G. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS &
H. ALL PARKING SPACES AT 9'-0" X 18'-0" UNO, RE: A1/SDP-1.1 FOR TYP.
I. ART TO PROVIDE CURB, LANDSCAPING, DRIVE CUTS, AND ACCESSIBLE RAMPS
J. ALL COMPACT PARKING SPACES AT 8'-0" X 15'-0" UNO

SHEET KEYED NOTES

1. PROPERTY LINE
2. BUILDING SETBACK
3. CUSTOM BIKE RACK, RE: C3/SDP-1.3
4. LINE OF BUILDING ABOVE
5. LOW MASONRY SITE WALL, RE: A3/SDP-1.3
6. PAINTED BIKE TRAIL RE: C1/SDP-1.1
7. LANDSCAPED AREA, RE: LANDSCAPE PLAN
8. TRASH COMPACTOR ENCLOSURE, RE: D1/SDP-1.1
9. METAL BIKE RACK IN CONCRETE SIDEWALK, PAINTED DARK GRAY BASED ON
10. PAINTED PEDESTRIAN CROSSWALK
11. PRIMARY BUILDING ENTRY, ALONG ACCESSIBLE ROUTE
12. ACCESSIBLE RAMP, RE: B1/SDP-1.3
13. 6" CONCRETE CURB
14. CONCRETE SIDEWALK, WIDTH AS NOTED, 6" MIN WIDTH
15. FIRE LANE, 20' WIDTH STANDARD, STRIPING AT CURBS RE: B5/SDP-1.3
16. RESIDENT GATE, RE: A1/SDP-1.3
17. STOP SIGN
18. LOW SEAT WALL, RE: B2/SDP-1.3
19. BENCH
20. NOT USED
21. ACCESSIBLE GROUND FLOOR DWELLING UNIT
22. CLUSTER MAILBOXES (2)
23. EXISTING FIRE HYDRANT
24. 6" MASONRY SITE WALL, RE: A2/SDP-1.3
25. FIRE LANE, 21' WIDTH STANDARD, RE: B5/SDP-1.3 AT CURBS
26. CAUTION PEDESTRIAN CROSSING SIGN, RE: B4/SDP-1.3 SIM.
27. HEATED ENCLOSURE FOR DOMESTIC REDUCED BACKFLOW PREVENTION.
28. EXISTING COA HAMMERHEAD TURN-AROUND
29. SIGN - ONE WAY DO NOT ENTER, RE: B4/SDP-1.3
30. HEATED ENCLOSURE FOR FIRE PROTECTION REDUCED BACKFLOW
31. SPEED TABLE
32. EXISTING MASONRY WALL
33. GREASE TRAP, RE: CIVIL
34. MOUNTABLE CURB 20'W TO PROVIDE VEHICULAR ACCESS

LEGEND

- PAINTED DIRECTIONAL ARROWS
RIGHT IN ONLY, RIGHT OUT ONLY
RIGHT IN ONLY
3 STORY BUILDING
PEDESTRIAN / BIKE TRAIL RE: C1/SDP-1.1
UTILITY EASEMENT
RAISED PEDESTRIAN WALKING PATH
ART UTILITY EASEMENT
PARKING LOT LIGHT, 20' HIGH MAX. SITE LIGHTING WILL COMPLY WITH
COA DARK SKY REQUIREMENT. 16' HIGH MAX WITHIN 100' OF RESIDENTIAL
PROPERTY
FIRE HYDRANT, RE: CONCEPTUAL UTILITY PLAN
POST INDICATOR VALVE, 3" CLR. TO CURB ALL SIDES RE: CONCEPTUAL
UTILITY PLAN
REMOTE FIRE DEPARTMENT CONNECTION, RE: CONCEPTUAL UTILITY
PLAN
COMPACT PARKING STALL - ALL COMPACT SPACES MARKED "C" SHALL
HAVE PAVEMENT MARKING "COMPACT" IN 12" SAFETY WHITE LETTERS,
TYP
MOTORCYCLE PARKING STALL
TRANSFORMER
PEDESTRIAN LIGHT POLE
DIRECTION OF FLOW
RIGHT OF WAY



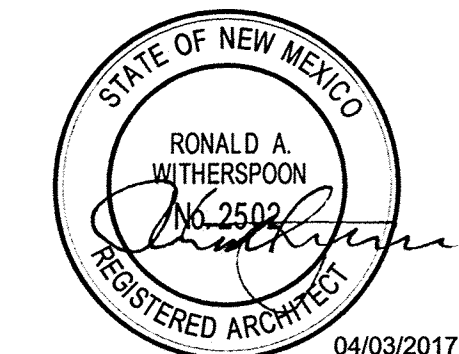
VICINITY MAP PORTION OF ZONE ATLAS # J-12-Z-1

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER
PERICH
SABATINI7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT



ENGINEER

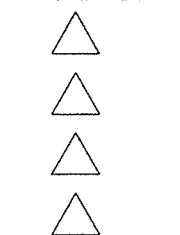
TCL

PROJECT # 1009542
APPROVED SDPS DATE - 11/17/2016
APPROVED SDP-BP DATE - 12/13/2016
APPROVED DRB DATE - 11/17/2016
FIRE DEPARTMENT APPROVAL DATE -
06/28/2016

PROJECT

EL VADO RENOVATION & CASA GRANDE
2510, 2424, AND 2400 CENTRAL AVENUE SW
ALBUQUERQUE, NM

REVISIONS



DRAWN BY MJH, CWW

REVIEWED BY RAW

DATE 05-03-2016

PROJECT NO. 15-0147

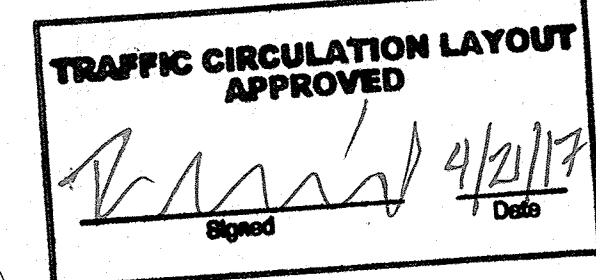
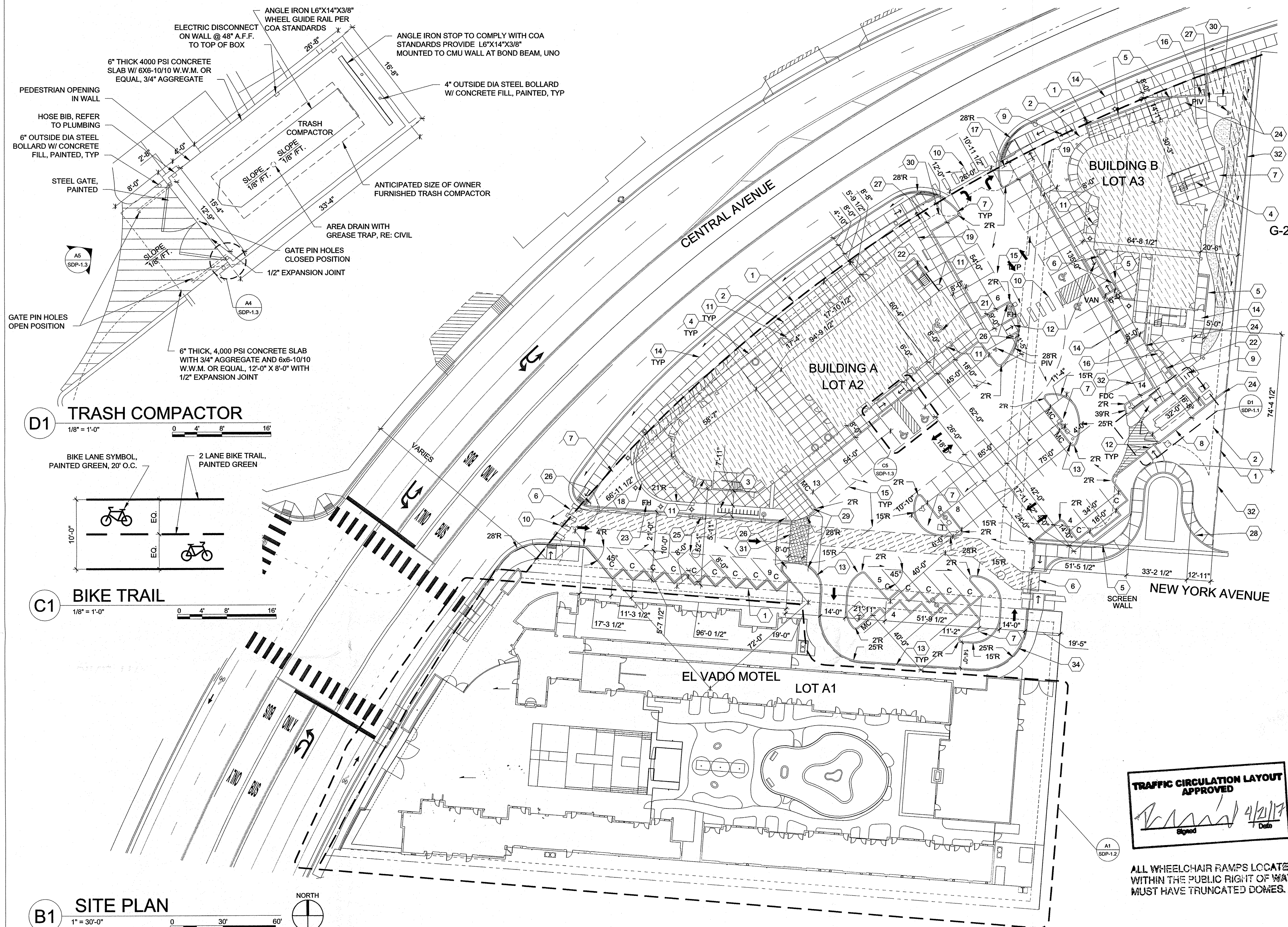
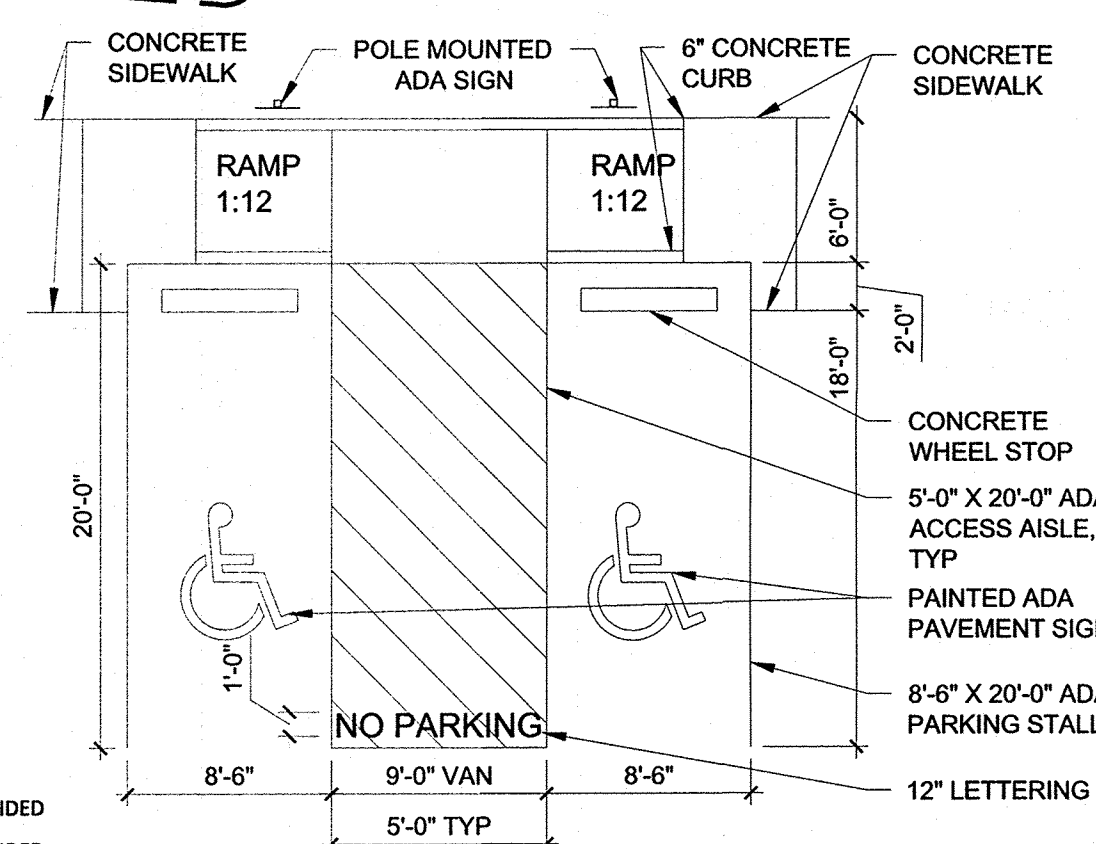
DRAWING NAME

TRAFFIC
CIRCULATION
PLAN

SHEET NO.

TCL-1.1

1 OF 2

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.A4 TYP ACCESSIBLE PARKING
1/8" = 1'-0"

GENERAL LOCATION: 2400, 2424, & 2510 CENTRAL AVENUE, SW
ALBUQUERQUE, NM 87104
COMMERCIAL, RETAIL, HOTEL, LOCAL TAP ROOM, AND
APARTMENTS

PROPOSED USES:

SITE LEGAL DESCRIPTION:
TRACTS A-1, A-2, A-3 TRACTION CITY ADDITION WITHIN PROJECTED SECTION 13, TOWNSHIP 10
NORTH, RANGE 2 EAST, TOWN OF ALBUQUERQUE GRANT, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

EL VADO: TRACT A-1 1.321 ACRES (57,543 SF)
CASA GRANDE: TRACT A-2 0.893 ACRES, TRACTA-3 0.584 ACRES, TOTAL 1.437 ACRES
(62,596 SF)

ZONING EXISTING ZONING: SU-1 FOR C-2 USES

GROSS COVERED SF (GSF):
EL VADO:
NEW BUILDING: 3,056 GSF
EXISTING BUILDING: 15,817 GSF
TOTAL: 17,879 GSF
CASA GRANDE:
BUILDING A: 27,082 GSF
BUILDING B: 15,499 GSF
TOTAL: 42,581 GSF

FLOOR AREA RATIO (FAR):
REQUIRED: 0.3 FAR MIN
EL VADO: 17,879 GSF / 57,543 SF = 0.31 FAR
CASA GRANDE: 42,581 GSF / 62,596 SF = 0.68 FAR

PROJECT DATA

A1

CASA GRANDE - BUILDING DATA		UNIT TYPES		1A	2B	2C	2D	2E	2F	TOTAL
BUILDING A		GROSS SF	COVERED SF							
Level 1	7,647.0	9,598.0	1	0	0	0	0	0	0	1.0
Level 2	7,153.0	8,742.0	0	0	8	2	0	0	0	10.0
Level 3	7,153.0	8,742.0	0	0	8	2	0	0	0	10.0
Total	21,953.0	27,082.0								21
BUILDING B		GROSS SF	COVERED SF							
Level 1	4,647.0	5,759.0	0	1	0	0	0	0	0	1.0
Level 2	3,901.0	4,870.0	0	0	3	0	1	1	1	5.0
Level 3	3,901.0	4,870.0	0	0	3	0	1	1	1	5.0
Total	12,449.0	15,499.0								11
BLDG SF ON SITE	34,402.00	42,581.00	1	1	22	4	2	2	2	32

NOTE: UNIT 1A (ADA ACCESSIBLE TYPE A), UNIT 2B (ADA ADAPTABLE TYPE B)

CASA GRANDE - UNIT DATA		GH/SF		OPEN SPACE		TOTAL	
QUANTITY	UNIT TYPE	BD/BA QUANTITY	UNIT	GH/SF	PER UNIT	GH/SF	PER UNIT
1	1A	180/18A	718	718	200	200	200
1	2B	280/28A	723	723	250	250	250
22	2C	280/28A	715	15,752	250	5,500	5,500
4	2D	280/28A	695	2,780	250	1,000	1,000
2	2E	280/28A	795	1,590	250	500	500
2	2F	280/28A	922	1,844	250	500	500
32							
TOTAL OPEN SPACE REQUIRED						7,950	7,950
TOTAL OPEN SPACE PROVIDED						10,785	10,785

EL VADO / CASA GRANDE PARKING		PARKING REQUIREMENTS PER C-2 ZONING AND OFF-STREET PARKING REGS WHERE REQUIRED		TOTAL
CALCS				
BOUTIQUE MOTEL		1 PER 2 GUEST ROOMS	21.00 ROOMS	11
COMMERCIAL (EXISTING)		1 PER 400 NET LEASABLE	6,787.00 NSF*	17.0
COMMERCIAL (NEW CONSTRUCTION)		1 PER 400 NET LEASABLE	2,750.00 NSF*	6.9
SUBTOTAL			9,556.00 NSF*	34.8
*10% TARE FACTOR APPLIED TO GROSS SQUARE FOOTAGE TO ACHIEVE ANTICIPATED NET LEASABLE				
CASA GRANDE				
MULTIFAMILY		1 PER DWELLING UNIT	32.00 DU	32
COMMERCIAL BLDG 1		1 PER 400 NET LEASABLE	6,738.00 NSF*	16.8
COMMERCIAL BLDG 2		1 PER 400 NET LEASABLE	3,735.00 NSF*	9.3
SUBTOTAL			10,505.00 NSF*	58.2
*5% TARE FACTOR APPLIED TO GROSS SQUARE FOOTAGE TO ACHIEVE ANTICIPATED NET LEASABLE				
TOTAL				93.0
10% TRANSPORTATION REDUCTION W/IN 300'				9.3
5% TRANSPORTATION REDUCTION W/ TRANSIT RIDER SHELTER				4.7
10% MIXED USE ON-SITE SHARED PARKING REDUCTION (MAXIMUM 20%)				9.3
TOTAL MAXIMUM REDUCTION ALLOWED = 25%, TOTAL USED = 25%				
TOTAL REQUIRED PARKING		PER 14-16-3-1 OFF-STREET PARKING REGULATIONS	69.8	72 PROVIDED
ACCESSIBLE PARKING SPACES		(51-100)	PARKING CAPACITY	4 PROVIDED
MOTORCYCLE PARKING SPACES		(51-100)	PARKING CAPACITY	3 PROVIDED
BICYCLE PARKING SPACES		1 PER 2 DU, 1 PER 1000 NET LEASABLE		35 PROVIDED
COMPACT SPACES		25% MAX		18 PROVIDED

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ARCHITECT



ENGINEER

TCL

PROJECT # 1009542
APPROVED SDPS DATE - 11/17/2016
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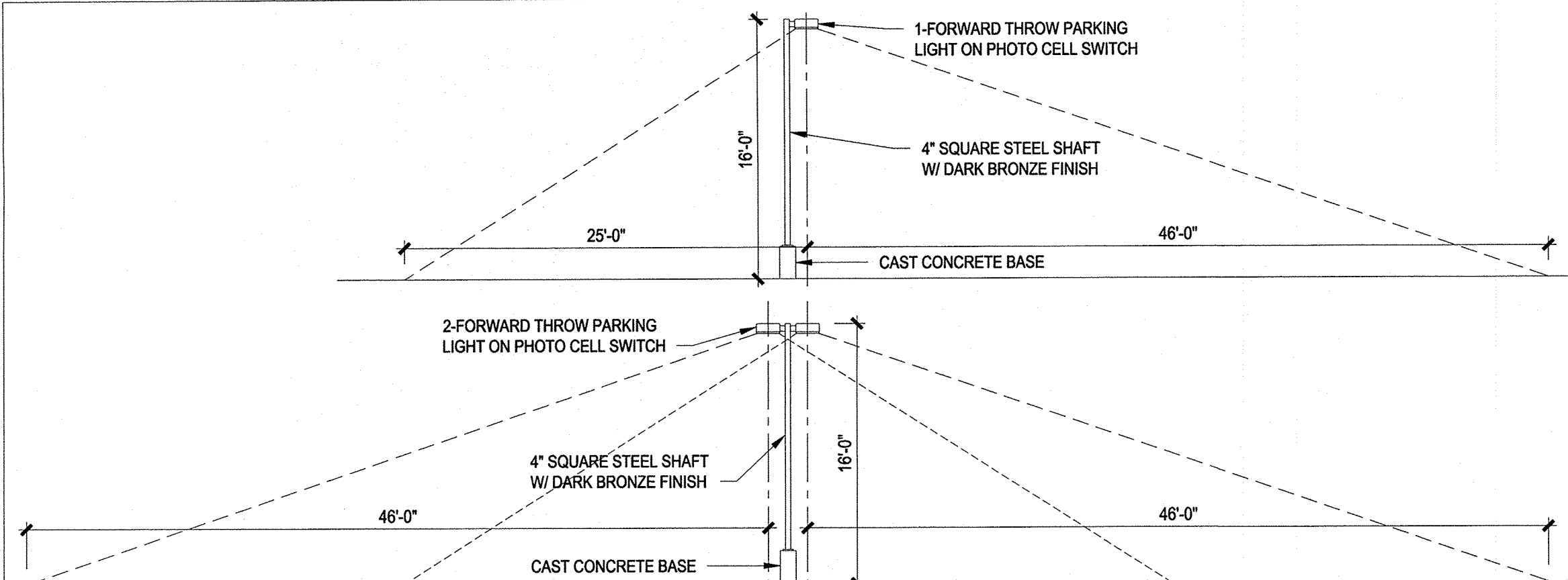
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TRAFFIC
CIRCULATION
LAYOUT DETAILS

SHEET NO.

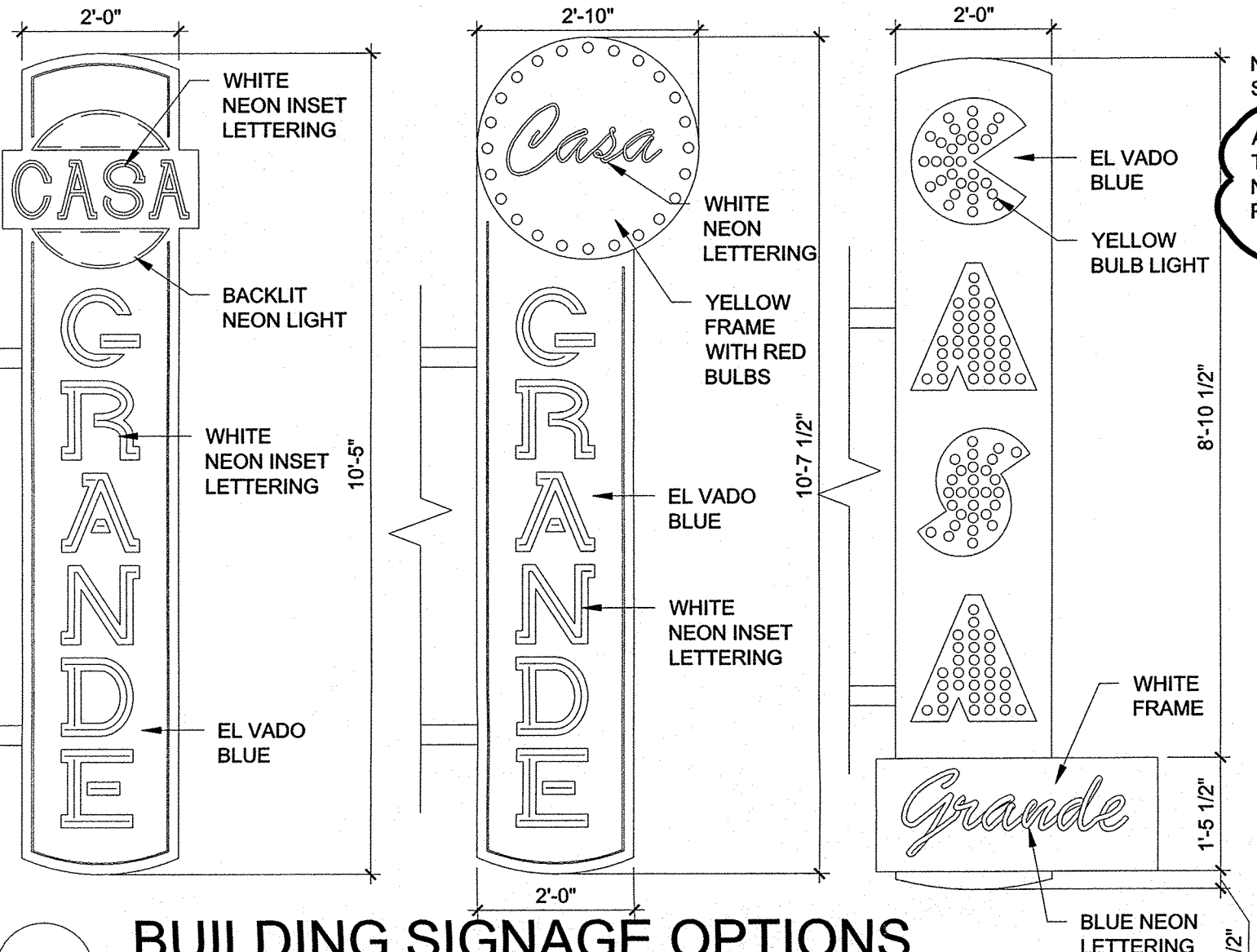
TCL-1.1

2 OF 2



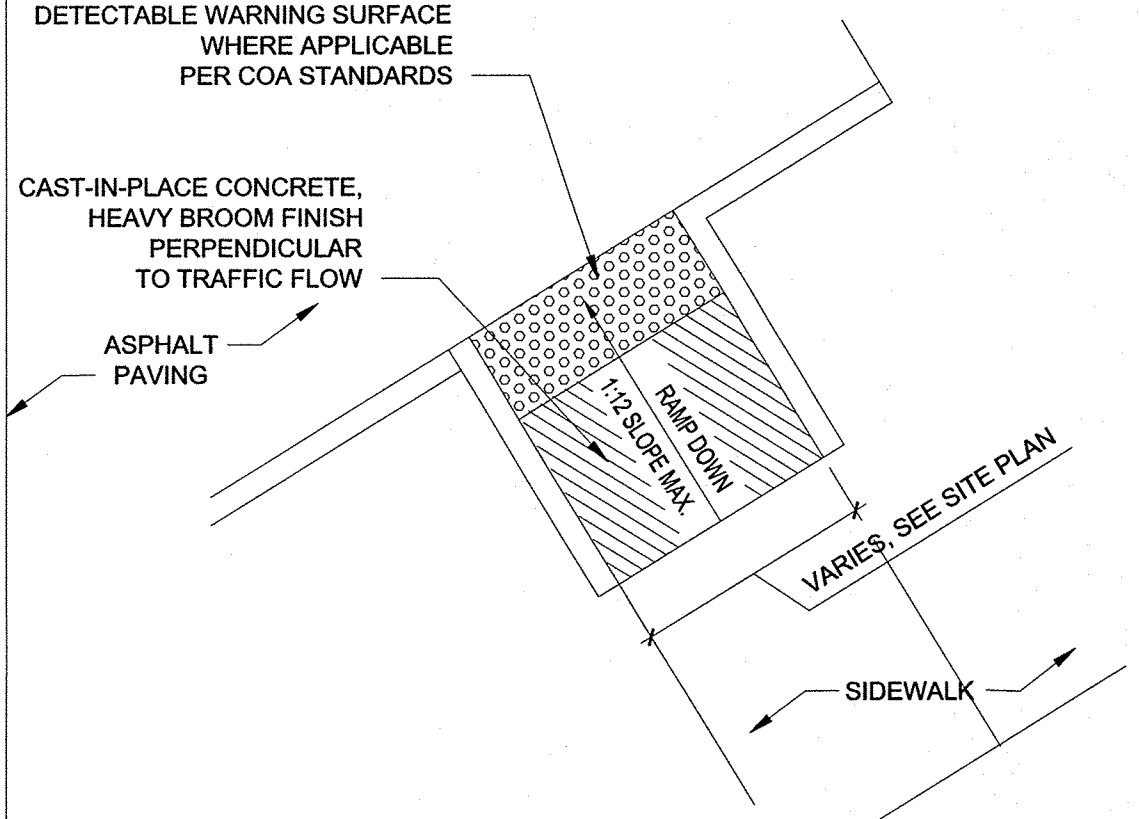
D1 LIGHT POLE

1/8" = 1'-0"



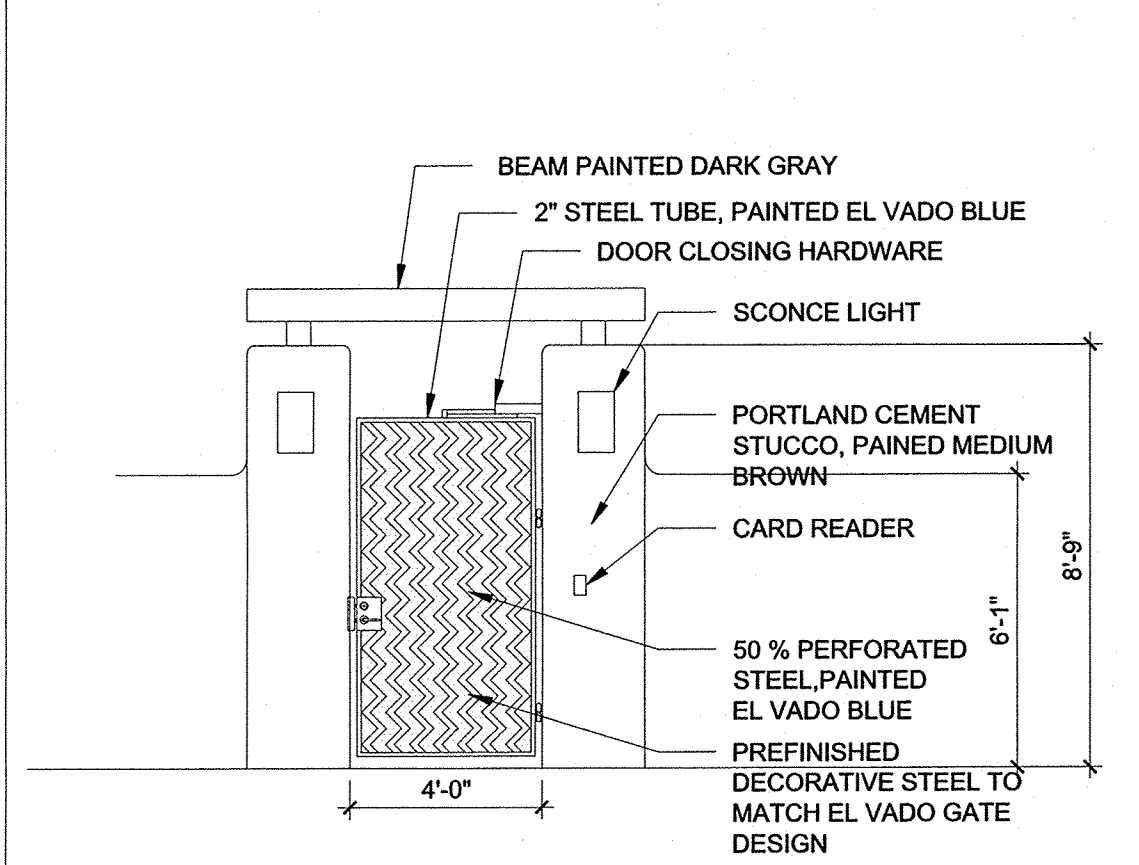
C1 BUILDING SIGNAGE OPTIONS

1/2" = 1'-0"



B1 ACCESSIBLE RAMP

1/4" = 1'-0"



A1 RESIDENT GATE

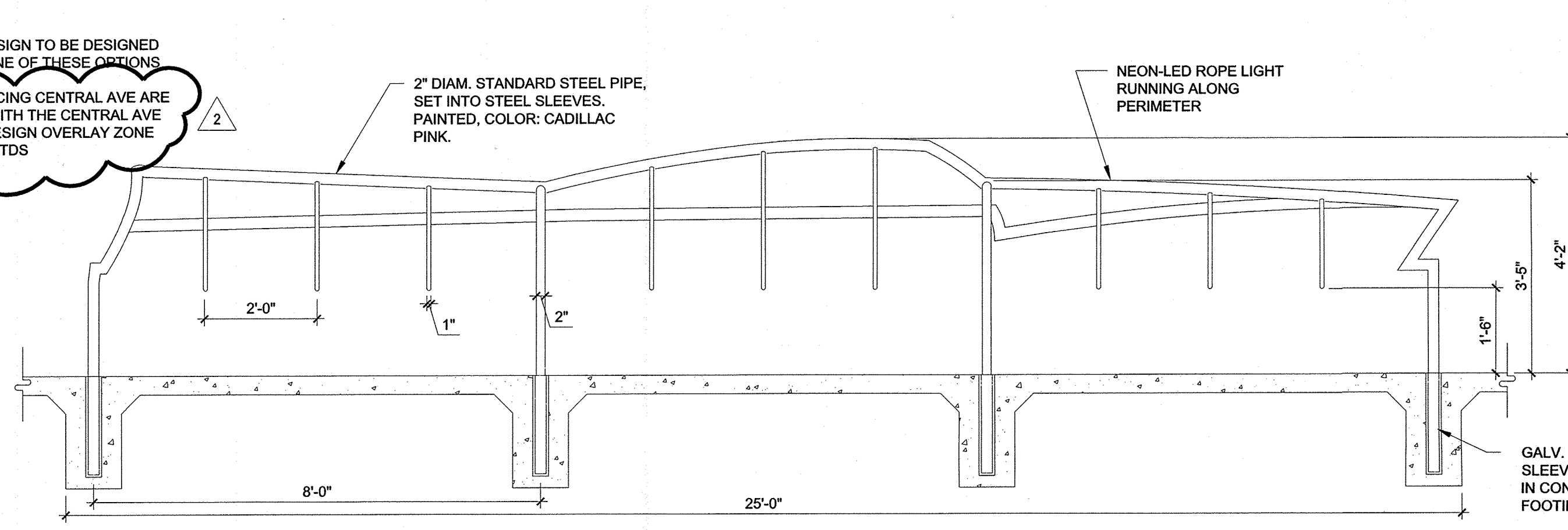
1/4" = 1'-0"

ANY LIGHT LOCATED WITHIN 100' OF RESIDENTIAL ZONED PROPERTY MUST BE NO MORE THAN 16' IN HEIGHT

NOTE: BLADE SIGN TO BE DESIGNED SIMILAR TO ONE OF THESE OPTIONS
ALL SIGNS FACING CENTRAL AVE ARE TO COMPLY WITH THE CENTRAL AVE NEON SIGN DESIGN OVERLAY ZONE PER DESIGN STDS

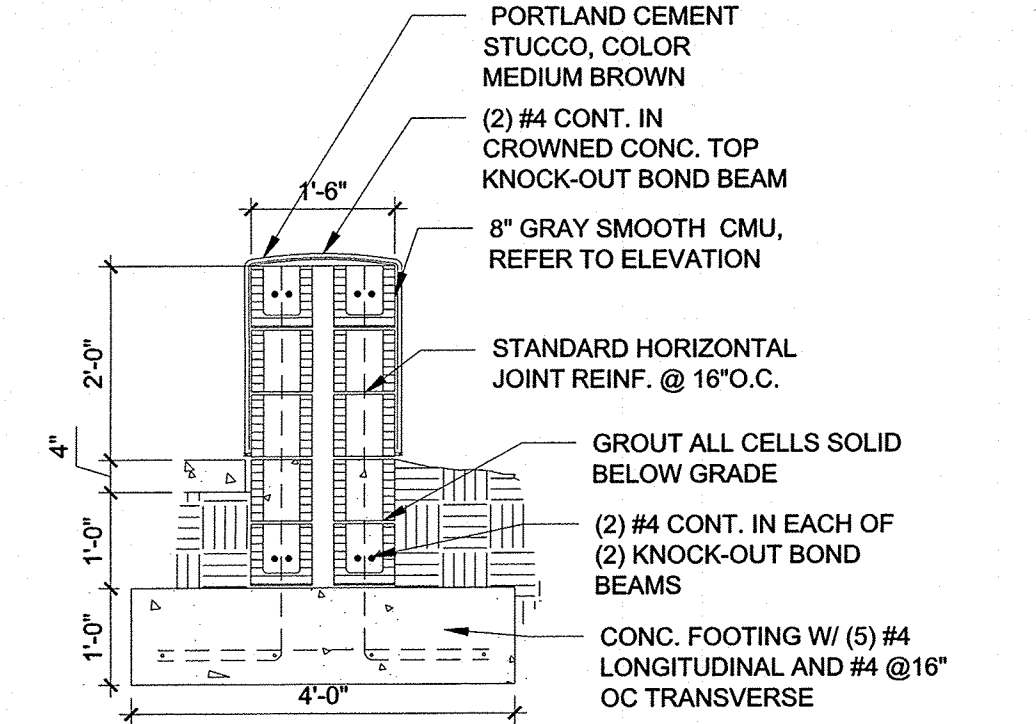
D3 BUILDING HEIGHT DIAGRAM

1/32" = 1'-0"



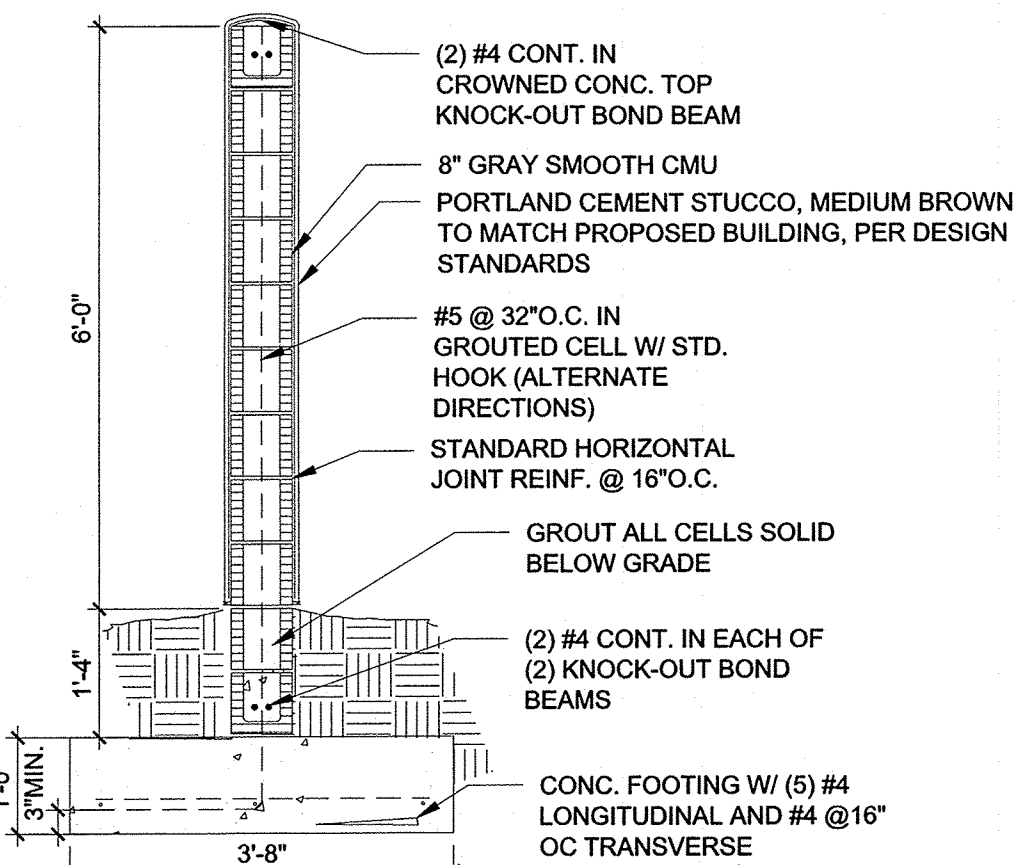
C3 CUSTOM BIKE RACK DETAIL

1/2" = 1'-0"



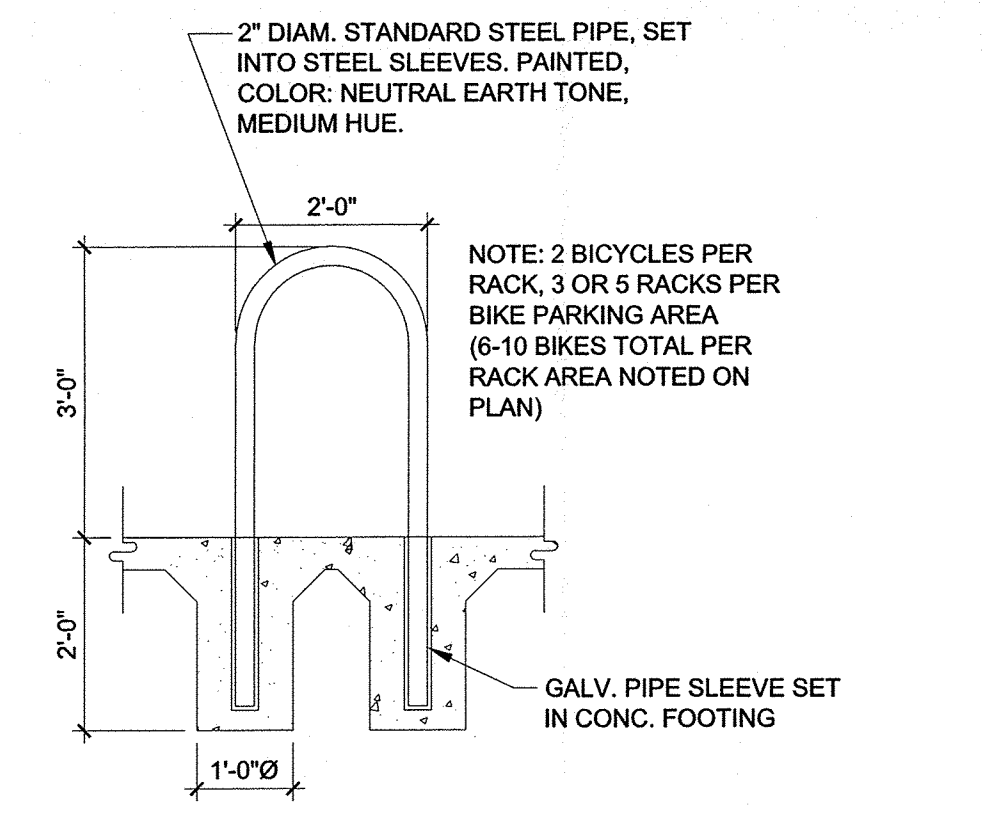
B2 CMU SEAT WALL SECTION

1/2" = 1'-0"



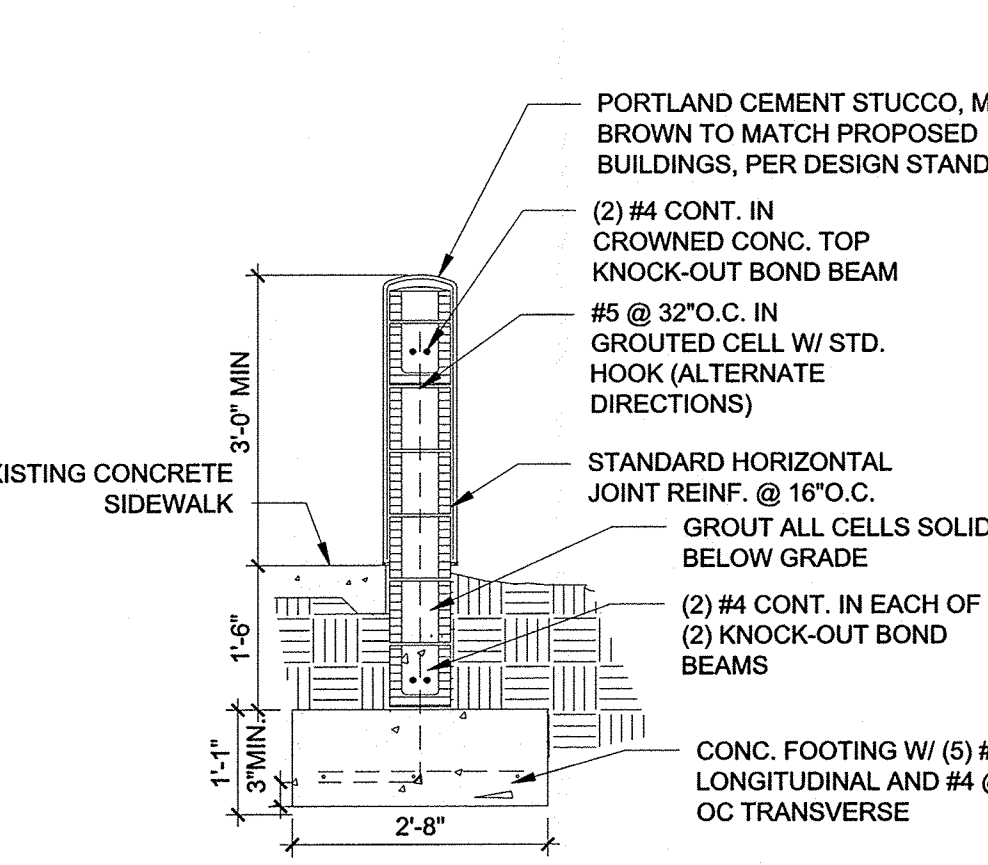
A2 CMU WALL SECTION

1/2" = 1'-0"



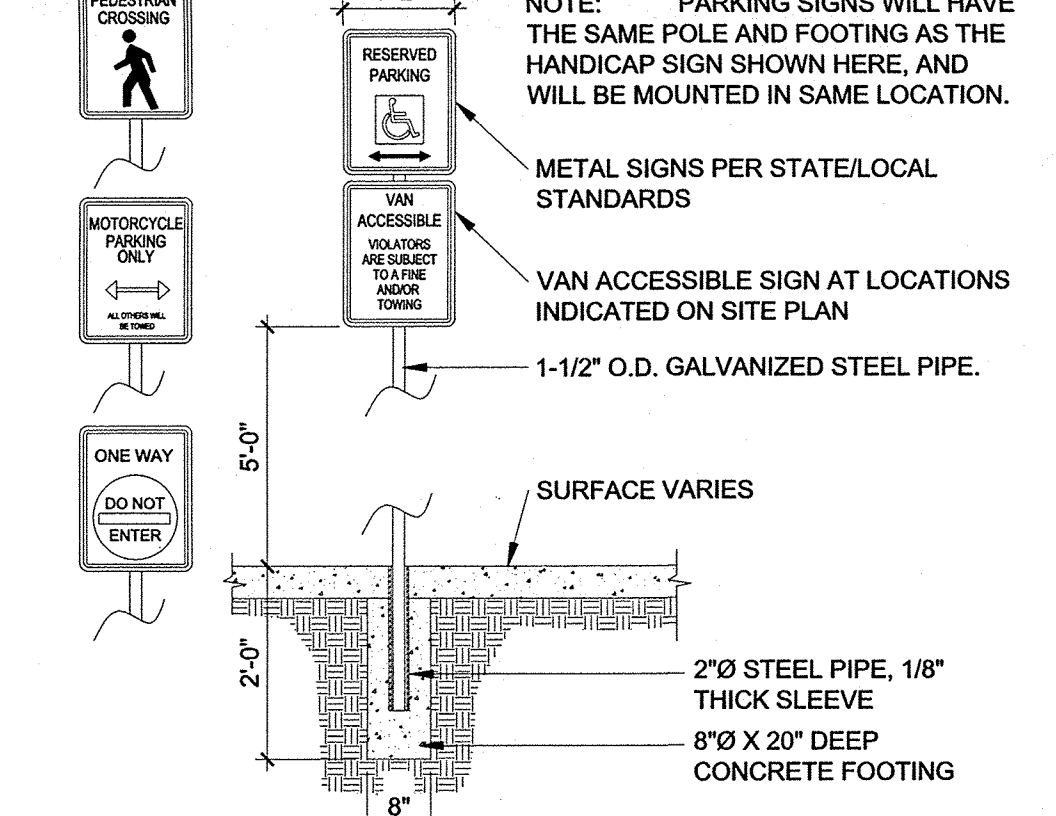
B3 TYP. BIKE RACK DETAIL

1/2" = 1'-0"



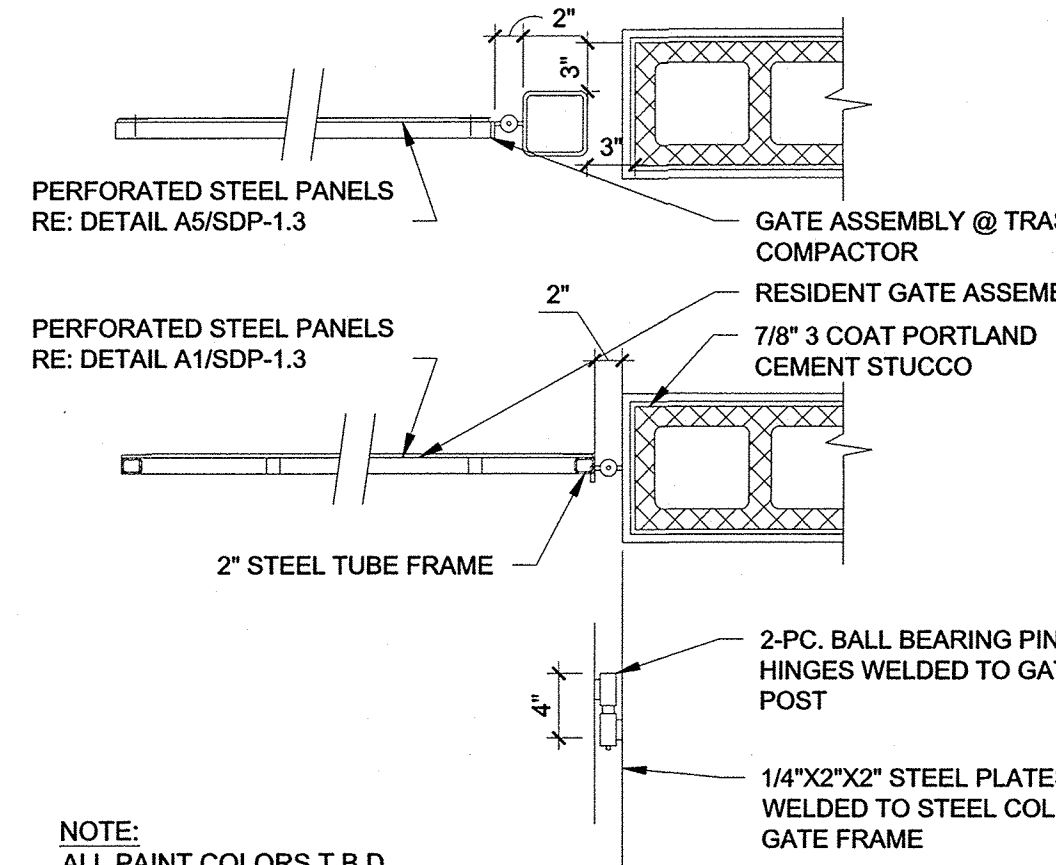
A3 CMU SCREEN WALL SECTION

1/2" = 1'-0"



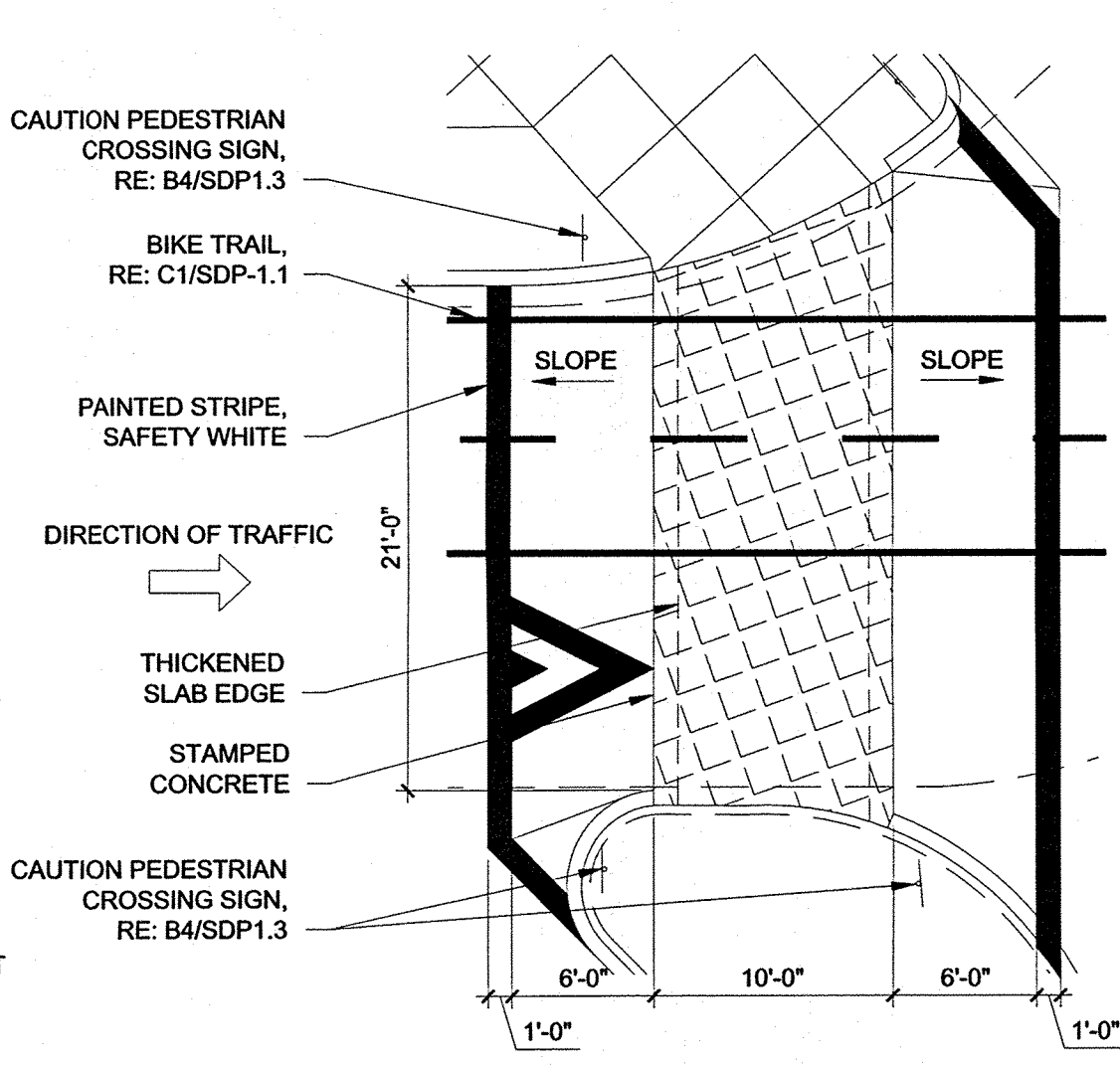
B4 PARKING SIGNS

1/2" = 1'-0"



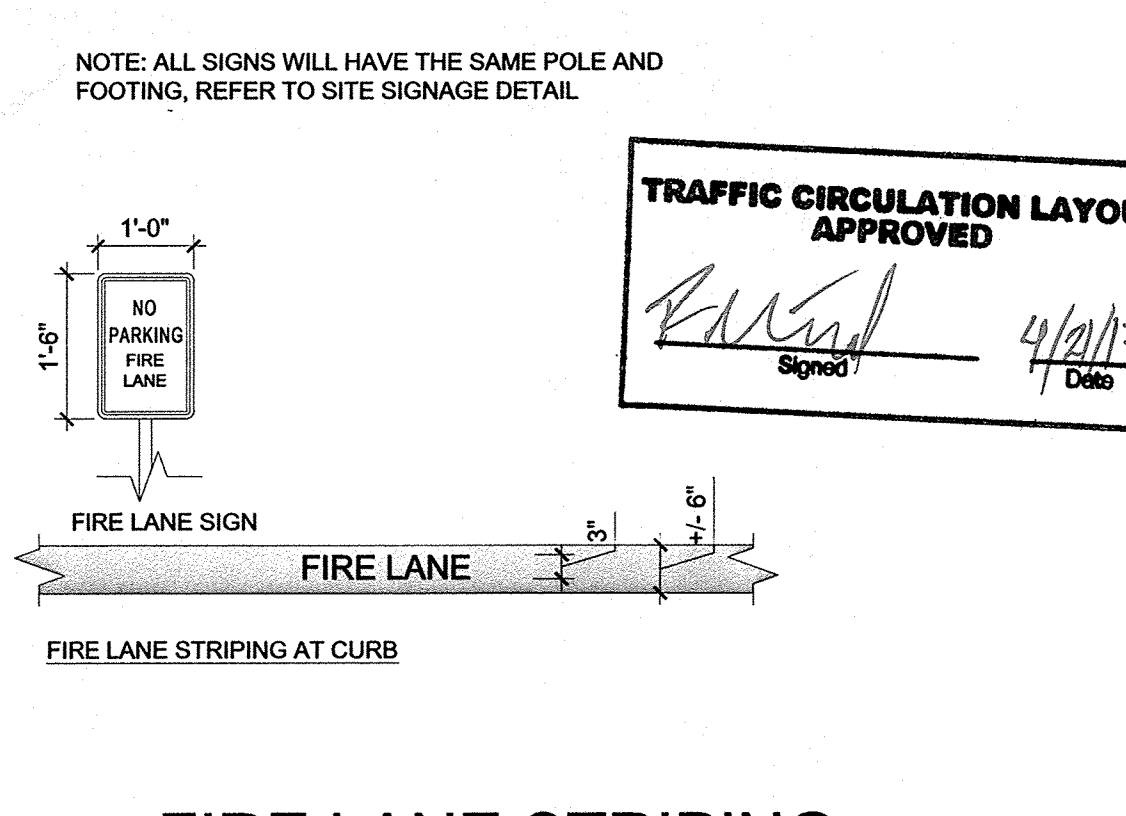
A4 CORNER DETAIL

1" = 1'-0"



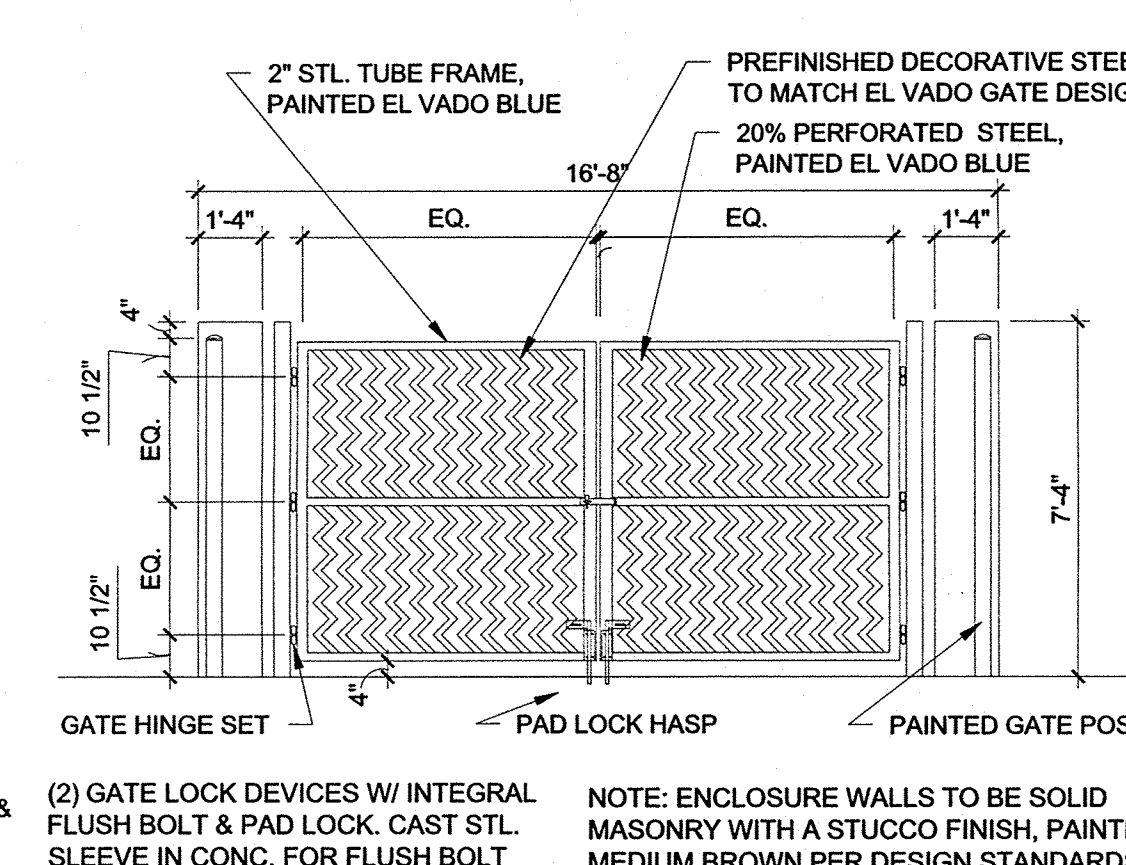
C5 SPEED TABLE

1/8" = 1'-0"



B5 FIRE LANE STRIPING AND SIGNAGE

1/2" = 1'-0"



A5 GATE AT TRASH COMPACTOR

1/4" = 1'-0"