# CITY OF ALBUQUERQUE



May 11, 2020

John Douglas Heller, RA Mullen Heller Architecture, PC 1718 Central Ave. SW, Ste. D Albuquerque NM 87104

Re:

Hope Village

1215 3rd Street NW

**Traffic Circulation Layout** 

Architect's Stamp 05-11-20 (J14-D194)

Dear Mr. Heller,

The TCL submittal received 05-11-2020 is approved for Building Permit with. 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 <u>Drainage and Transportation Information Sheet</u> 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.

NM 87103

Albuquerque

PO Box 1293

www.cabq.gov

Nilo Salgado-Fernandez, P.E.

Senior Engineer, Planning Dept.

**Development Review Services** 

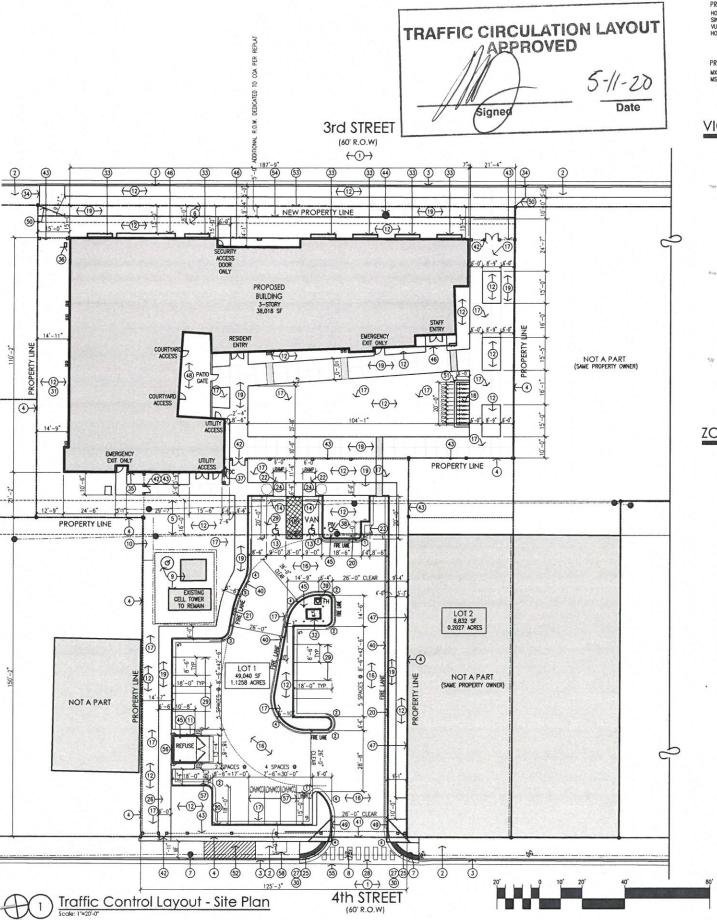
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Sincerely

via: email

C:

CO Clerk, File



PROJECT DESCRIPTION:

HOPE VILLAGE, CO-DEVELOPED BY YES HOUSING, INC. AND HOPEWORKS, IS A 42 UNIT SINGLE-SITE PERMANENT SUPPORTIVE HOUSING RENTAL COMMUNITY FOR THE MOST VULNESAGE, BROWDOULS WITH BEHAVIORAL HEALTH NEEDS AND A HIGH NEED FOR HOUSING AND SUPPORTIVE SERVICES.

PROJECT ZONING:

# VICINITY MAP



# ZONING MAP



GENERAL NOTES:

[A] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.

ID FACE OF CURB.

[B] LANDSCAPING AND SIGNING 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

(S. MICHAGNEE) PROMINING COURTER PANY WILL NOT BE ACCEPTIBLE IN THIS AREA.

(C) ANY ENCOROCHEMENT OR OVERHAMS INTO THE ROW FROM SIGNS, FENCES, CANORY, ROOF LINES, ETC. WILL REQUIRE AN AWARLA REVOCABLE ENCRONCHEMENT FERMIT.

(D) ALL CURRES SURROUNDING LANDISCAPINS, SHALL PROVINGE WATER RUNOFF OPPININGS TO ALLOW SURFACE DRAININGE WATER RUNOFF OPPININGS TO ALLOW SURFACE DRAININGE WATER BLANCESTEN'S AREAS (WATER MADISCETTEN'S AND AREAS AND AREAS (WATER MADISCETTEN'S AND AREAS AND AREAS

INTO THE LANDSCAPED AREAS (WATER HARVESTING)

[E] ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.

SEPARATE PERMIT.

F ALL MERGHEINTS LOCATED IN THE REART OF WAY MAST
BE INCLUSED ON A PLEASE WORK ORDER WITH DRG.
APPROVED PLAIS.

G SIDEMUK AREA TO BE SHADED ALONG THE PRIMARY
FACAGE OF BILLIDING.

H) UNIVERSED CURB CUTS MIST BE REPLACED WITH SIDEMUK.
AND CHEMPORTHER SERVED TO COLSTANDING DETAILS.

AND CURB/GUTTER. REFER TO COA STANDARD DETAILS 2430 (SIDEWALK) AND 2415 (CURB & GUTTER).

PER THE IDO, A 6' MDE MINIMUM ADA-ACCESSIBLE PATHWAY IS REQUIRED FROM 3RD AND 4TH STREET TO THE BUILDING MAIN ENTRANCES.

#### SITE LIGHTING NOTES:

[A] THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.

[B] MX-M: THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE

TOP OF THE POLE SHALL BE 20'-0' MAXIMUM

[C] RESIDENTIAL: THE MAXIMUM HEIGHT OF A LIGHT
POLE MEASURED FROM THE FINISH GRADE TO
THE TOP OF THE POLE SHALL BE 16'-0'

MAXIMUM
[D] MX-M: MAXIMUM HEIGHT OF PEDESTRIAN

UCHTING SHALL BE 12'-0" MAXIMUM FOR POLES AND 4'-0" MAXIMUM FOR BOLLARDS.

UGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 15

Building facades shall be mounted at 15 FEET MAXIMUM.

SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SOUIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED AT 20 FEET MAXIMUM.

#### PADITIS INFORMATION

① 2'-0° (15'-0° ② 3'-0" ③ 5'-0°

#### SITE SLOPES:

J-14-Z

PARKING LOT SLOPE SHALL BE BETWEEN 1% MIN AND 8% MAX. PARKING LOT AREAS ADJACENT TO MAJOR CIRCULATION AISLES OR MAJOR ENTRANCES SHALL BE BETWEEN 1% MIN AND 5" MAX.
HANDICAP PARKING SHALL BE BETWEEN 1% MIN AND

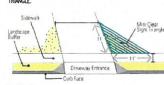
LEGAL DESCRIPTION: LOT 1, HOPE VILLAGE BLOCK 6, PARIS ADDITION CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

### BUILDING AREA:

GROSS AREAS: FIRST FLOOR GROSS AREA: SECOND FLOOR GROSS AREA: THIRD FLOOR GROSS AREA:	12,506 S 12,756 S 12,756 S
TOTAL GROSS BUILDING AREA:	38,018

## CLEAR SIGHT TRIANGLE:

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE WITHIN THE CLEAR SIGHT



PARKING CALCULATIONS

KEYED NOTES:

EXISTING ASPHALT PAVED ROAD. EXISTING CITY STANDARD SIDEWALK

EXISTING CONCRETE CURB TO REMAIN. EXISTING PROPERTY LINE.

EXISTING 16' UTILITY EASEMENT.
EXISTING 8' UTILITY EASEMENT. EXISTING UTILITY POLE.

EXISTING WATER METER MANHOLE, UPGRADE TO TRAFFIC RATED AS REQUIRED.

EXISTING CELL PHONE TOWER AND FENCED ENCLOSURE. EXISTING CELL PHONE TOWER EASEMENT.

PROPOSED REFUSE ENCLOSURE PROPOSED LANDSCAPING AREA.

PROPOSED HANDICAP PAVEMENT SIGN

| 13| PROPOSED FAMILICAP PAYEMENT SIGN. | | 14| PROPOSED CONCRETE BUMPER, TYPICAL AT EACH HANDICAP PARKING STALL | | 15| PROPOSED STRIPED HANDICAP AISLE WITH 2" WIDE x 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978. LETTERING SHALL BE LOCATED ADJACENT TO THE REAR TIRE.

[16] PROPOSED ASPHALT PAVING
[17] PROPOSED SITE LIGHTING. SEE GENERAL NOTES.
[18] PROPOSED BIKE RACK WITH 10 SPACES. REFER TO SITE
DETAILS ON SHEET A003.

[19] PROPOSED CONCRETE SIDEWALK WITH CONTROL JOINTS EVERY 5'-0" AND EXPANSION JOINTS EVERY 20'-0".

[20] PROPOSED CONCRETE CURB AND GUTTER. (COA STD DETAIL 2415)

[21] PROPOSED MOUNTABLE CONCRETE CURB AND GUTTER.

(COA STD DETAIL 2415)

(COA STD DETAIL 2415)

(22) PROPOSED HANDICAP PARKING SIGN. "VAN" WHERE NOTED. SIGN TO BE NOTED PRESENT 352.4C NMSA 1978.

"VOLATORS ARE SUBJECT TO A FIRE AND/OR TOWNIG".

[23] PROPOSED MOTORCYCLE PARKING STALL WITH SIGN.

PROPOSED HANDICAPPED RAMP.
PROPOSED CITY STANDARD HC RAMPED CURB (COA STD
DETAILS 2418, 2440, & 2441) AT NEW PROVATE DRIVE
ACCESS. INSTALL TRUNCATED DOMES PER COA STANDARDS. [26] PROPOSED (6' MINIMUM) SIDEWALK CONNECTION TO PUBLIC SIDEWALK. SEE DIMENSIONS FOR WIDTH.

[27] PROPOSED CURB CUT.
[28] PROPOSED PAINTED CROSSWALK STRIPING. 2'-0"x6'-0"
STRIPES AT 6'-0" ON CENTER.

[29] PROPOSED PAINTED PAVEMENT STRIPING. TIE NEW CURR CUT INTO EXISTING CURR/GUTTER

PROPOSED STORM WATER PONDING AREA.
PROPOSED ELECTRICAL TRANSFORMER AND CONCRETE PAD,
REFER TO ELECTRICAL. [33] PROPOSED RAISED CONCRETE PLANTER WITH LANDSCAPING.
[34] THE NEW SIDEWALK INTO EXISTING, FIFLD VERIFY.

[35] PROPOSED WALL MOUNTED IRRIGATION CONTROL BOX, REFER TO LANDSCAPE.

[36] PROPOSED IRRIGATION BACKFLOW PREVENTOR IN HOT BOX, REFER TO LANDSCAPE.

[37] PROPOSED BUILDING-MOUNTED FIRE DEPARTMENT

CONNECTION (FDC). PROPOSED REMOTE POST INDICATOR VALVE (PIV).
PROPOSED FIRE HYDRANT.

DASHED LINE DENOTES EXTENTS OF PAINTED CURB FIRE

[41] PROPOSED AUTOMATIC VEHICLE ACCESS GATE WITH FIRE DEPARTMENT KNOX BOX

[42] PROPOSED PEDESTRIAN ACCESS GATE WITH ACCESS CONTROL AND FIRE DEPARTMENT KNOX BOX.

[43] PROPOSED DECORATIVE FENCING.

[44] PROPOSED OVERHEAD POWER POLE BY PNM.

PROPOSED 6" STEEL PIPE, CONCRETE FILLED BOLLARD, TYPICAL AT PM, DUMPSTER ENCLOSURE, AND

TRANSFORMER LOCATIONS LINE OF BUILDING OVERHANG.
BUILDING MOUNTED LIGHTING AT MAXIMUM HEIGHT OF 15'
AFF. REFER TO SITE LIGHTING GENERAL NOTES.

[48] LANDSCAPED COURTYARD.
[49] LINE OF 11' MINI SIGHT TR
[50] TAPERED SIDEWALK CONNER LINE OF 11' MINI SIGHT TRIANGLE AT PROPOSED DRIVEWAY. TAPERED SIDEWALK CONNECTION.

[50] IAPERED SIDEMALK CONNECTION.

[51] 12" WIDE CONCRETE COLLAR ALL AROUND BICYCLE SPACES
TO DESIGNATE 1"-0" CLEAR ZONE.

[52] INFILL EXISTING UNUSED CURB CUT WITH NEW SIDEWALK AND CURB/GUTTER TO MATCH EXISTING. REFER TO COA STANDARD DETAILS 2430 (SIDEWALK) AND 2415 (CURB 8

GUTTER).

[53] LINE OF OLD PROPERTY LINE VACATED PER RECORDED

[54] LINE OF NEW PROPERTY LINE PER RECORDED REPLAT -[34] UNE OF NEW PROPERTY LINE PER RECORDED REPLAT —
DEDICATES 5"-0" ADDITIONAL ROW. TO CITY OF
ALBUQUERQUE IN FEE SIMPLE. NEW SIDEWALK TO ABUT
NEW PROPERTY LINE.

[55] NEW YALLEY GUTTER AT NEW DRIME ENTRANCE PER COA
SIT

[56] NEW 2' WIDE MINIMUM CONCRETE CURB APRON AT EACH SIDE OF REFUSE ENCLOSURE.

[57] PROPOSED "COMPACT" PARKING STALL WITH 4" WIDE WHITE PAREMENT LETTERING, 7"-6" WIDE x 15"-0" DEEP MINIMUM, SZE AS DIWENSONED.

[58] EXISTING RECESSED UTILITY PULL BOX TO REMAIN, VERIFY

MINIMUM PARKING REQUIRED PER IDO SECTION 5-5 AND TABLE 5-5-1. FOR THE PURPOSES OF PARKING REQUIREMENTS, THE FAULTY
SHALL BE CONSIDERED A COMMUNITY RESIDENTIAL FACILITY. THE PROJECT IS ZONED MX-M & LOCATED WITHIN MAIN STREET (MS) &
PREMIUM TRANSIT (PT) CORRIDORS.

THE BUILDING INCLUDES 42, SINGLE-OCCUPANCY UNITS, FOR A TOTAL OF 42 RESIDENTS WITHIN THE COMMUNITY RESIDENTIAL FACILITY. THE GROUND LEVEL INPATIENT CUSTODIAL CARE OFFICES AREAS SHALL BE CONSIDERED STANDARD OFFICES.

RESIDENTIAL (UC-MS-PT): COMMUNITY RESIDENTIAL FACILITY	CALCULATION	REQUIRED		
1 SPACE PER 4 PERSONS	42 / 4 =10.5 SPACES =	10 SPACES*		
OFFICE: (UC-MS-PT)	CALCULATION 12,506 SF / 1000= 12.506	REQUIRED		
2.5 SPACES PER 1,000 SF	12.506 x 2.5 = 31.26	31 SPACES*		
SUBTOTAL		41 SPACES REQUIRED		
50% REDUCTION IN PREMIUM TRANSIT AREAS [5-5(C)(5)(c)]		41 x .5 = 20* SPACE REDUCTION		
TOTAL		21 SPACES REQUIRED		
"Mote-per DO 5-M( $\chi$ )( $\chi$ ): F calculations result in a fraction of space, the number of redured spaces small be rounded down to the nearest whole manber. The nearest whole manber allowable. "Mose of redured pursuing can be compact. Therefore, 5 compact spaces are allowable.		21 SPACES PROMDED:	14 STANDARD 5 COMPACT** 2 ADA-ACCESSIBLE	
IDO SECTION [5-5(D)]: MOTORCYCLE PARKING: 1 SPACE REQUIRED IDO SECTION [5-5(E)]: BICYCLE PARKING: 3 SPACES REQUIRED		1 SPACE PROVIDED 10 SPACES PROVIDED		

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MUSICEN HELLER ARCHITECTURE 18 CENTRAL AVE SWILSTED ALBUQUERQUE, NM | 87109 P | 505.268.4144 F | 505.268.4244

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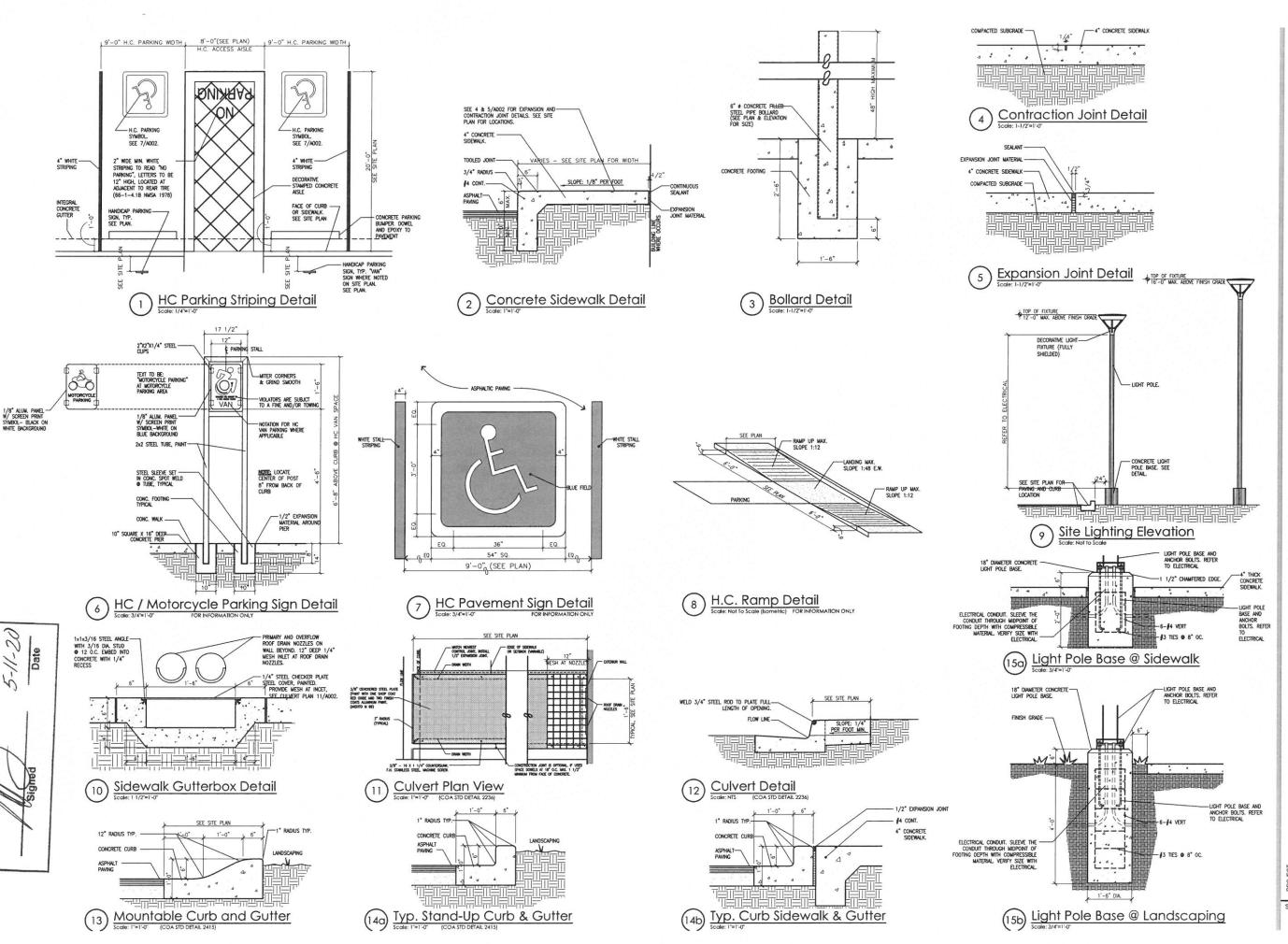
DATE PHASE

> Layout Village Circulation

pe Works | Hope \ 5 Third Street NW Traffic

HOD 1215 Albuq

SHEET TCL



CIRCULATION LAYOUT

TRAFFIC

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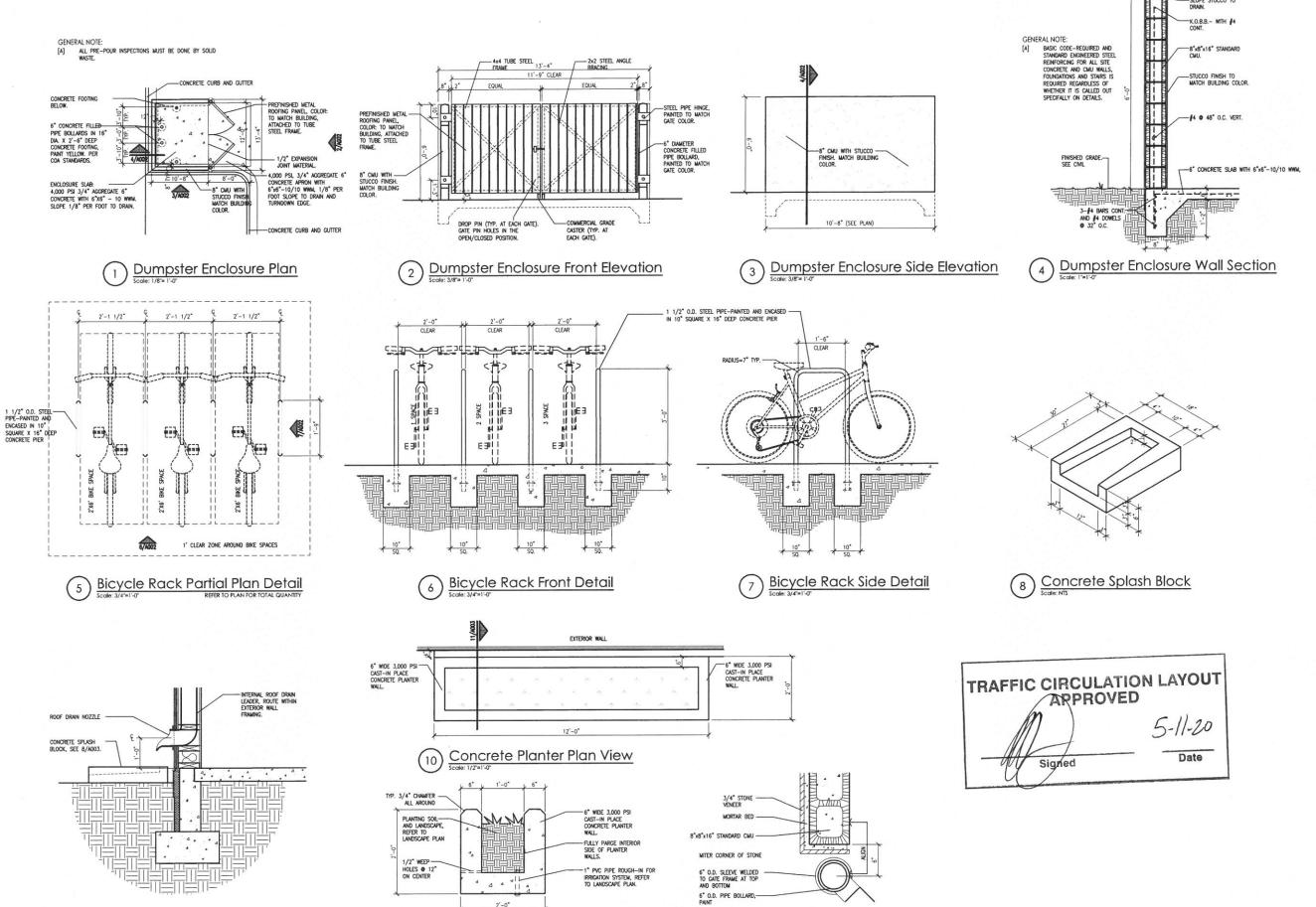
5-11-2020 PHASE

РРОБЕТ Works | Hope Village 1215 Third Street NW Albuquerque, NM 87102

A002

Details

Site



Gate Detail
Scale: 1 1/2"=1'-0"

(12)

Concrete Planter Detail

Internal Roof Drain Nozzle @ Concrete Splash Block

-SLOPE STUCCO TO DRAIN.



MULLEN HELLER ARCHITECTURE 1718 CENTRAL AVE SW | STE. D ALBUQUERQUE, NIM | 87109 P | 505.268.4144 F | 505.268.4244

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JOB NUMBER 18-13 PROJECT MGR

5-11-2020 PHASE TCL

PROJECT
HOPE Works | Hope Village
1215 Third Street NW
Albuquerque, NM 87102

THE
Sife Details

SHEET A003