

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 13, 2023

Delcie Dobrovolny
EQUITERRA Regenerative Design
302 Central Ave. SE
Albuquerque, NM 87102

Re: Loft @ 1801
1801 Mesa Vista Rd. NE
Traffic Circulation Layout
Architect's Stamp 06-12-23 (J15-D103)

Dear Ms. Dobrovolny,

The TCL submittal received 05-26-2023 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.

PO Box 1293

Albuquerque

NM 87103

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. **AN APPROVED WORK ORDER IS A CONDITIONAL RELEASE OF FINAL CO.**

www.cabq.gov

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,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



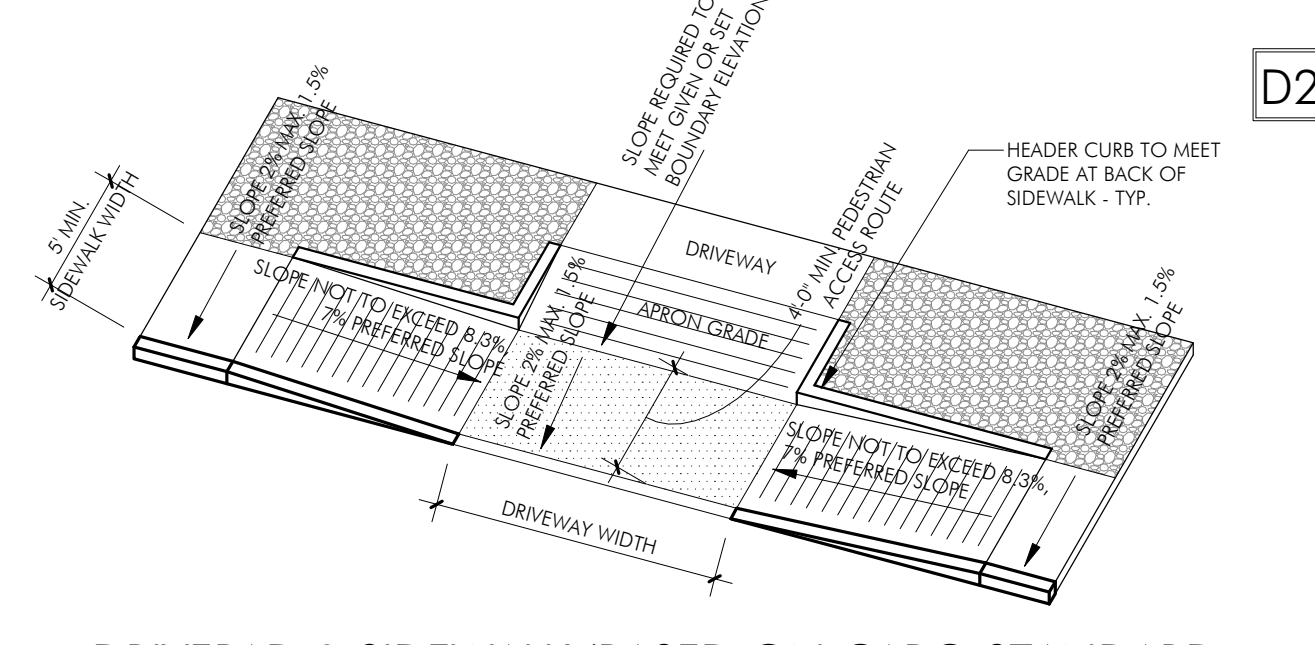
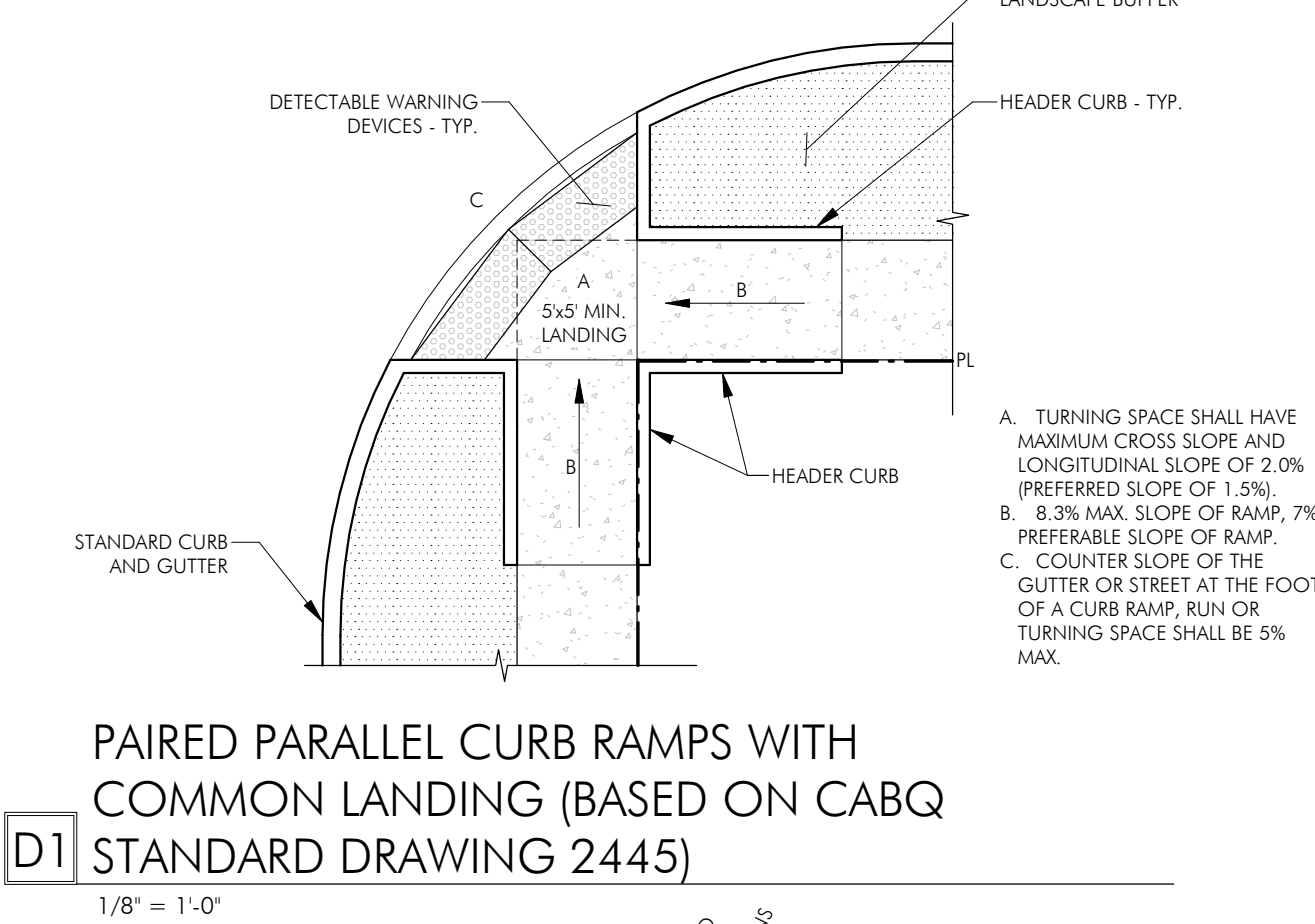
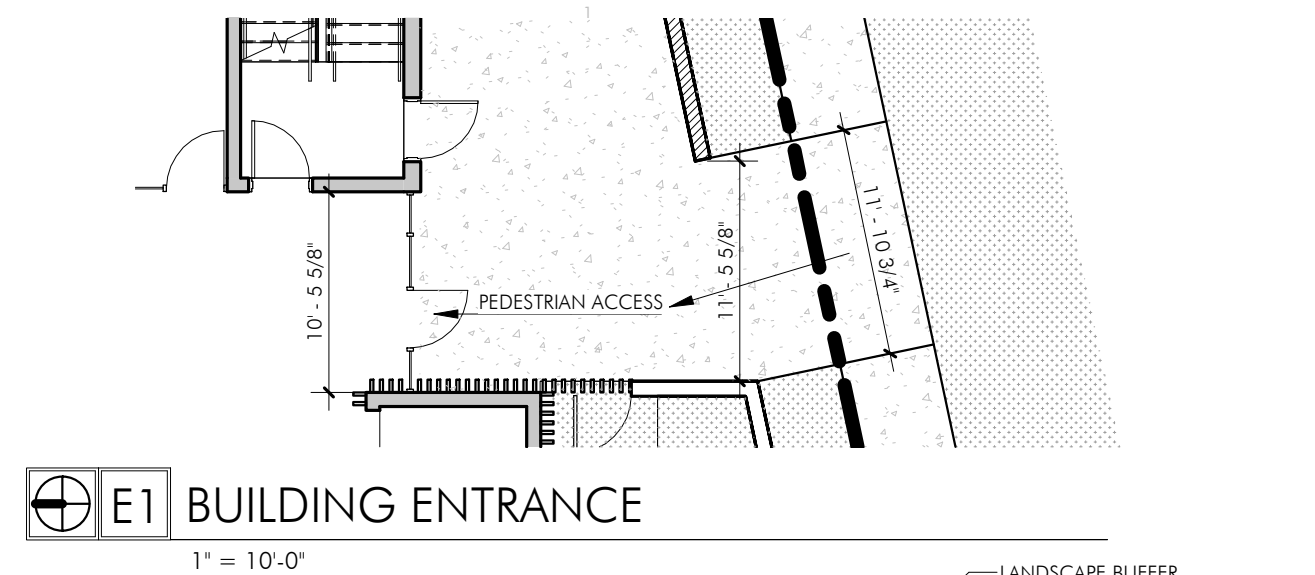
Jun 12, 2023

City of Albuquerque Planning Department

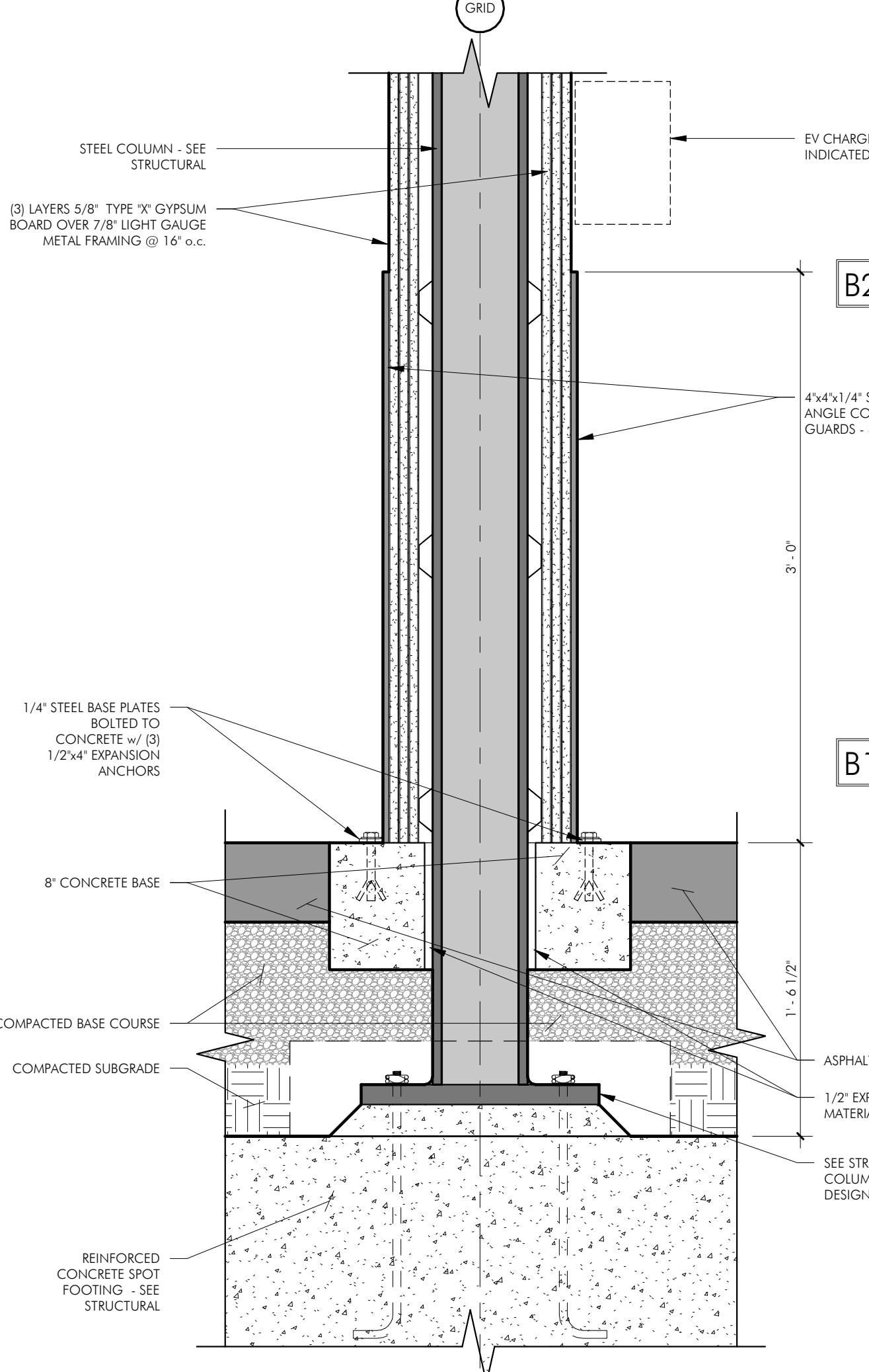
RE: TCL Submittal Comments

Corrections have been made and the submittal is being resubmitted for review

1. *A 5 ft. keyway is required for dead-end parking aisles. Please show this dimension on the site plan.*
 - a. **We have added the dimension showing the 5' keyway. Please note the south wall angles relative to the parking/drive aisle. The 5' keyway is maintained as a minimum.**
2. *Please clarify, what is the purpose of the electric gate, and is there an access off the public Alley? If so, the full width of the alley shall be paved from the parking access drive to a street, per the city standards.*
 - a. **The rolling gate will provide access to the enclosure that holds the PNM transformer, CT Meter and Main Building Disconnect. We do not anticipate anyone needing regular access. Regardless, the alley is currently paved along it's entire length and we have added General Note 3, stating that the paved alley is to remain.**
3. *Work within the public right of way requires a work order with DRC approved plans. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."*
 - a. **Please see General Note 2, "ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN THE WORK ORDER."**

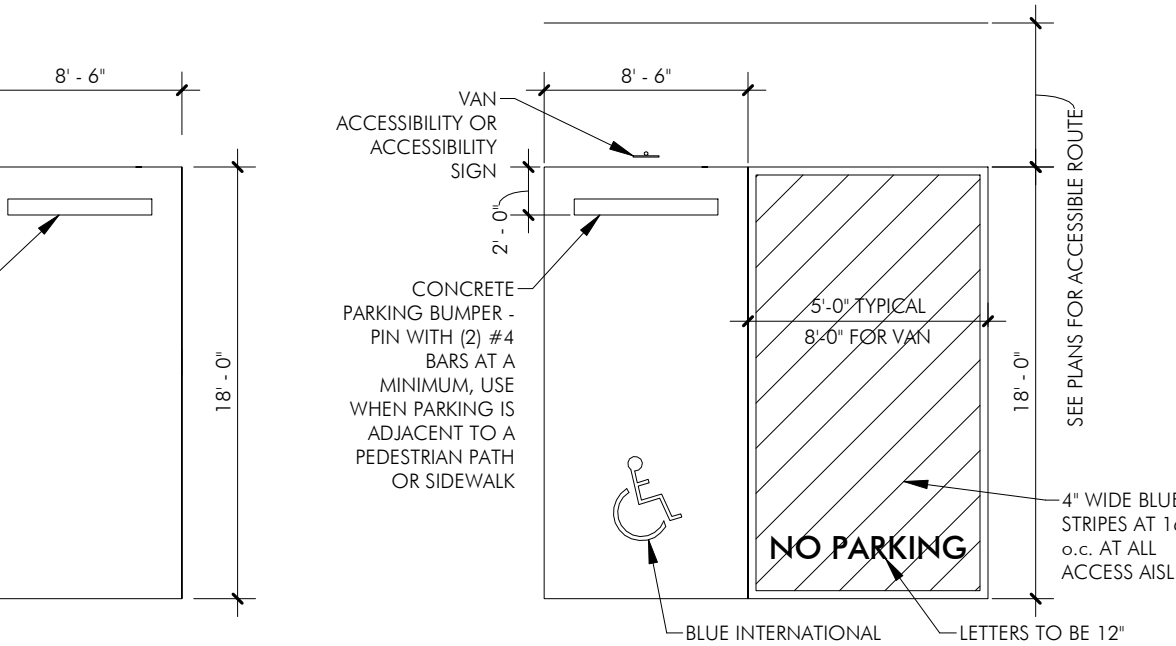
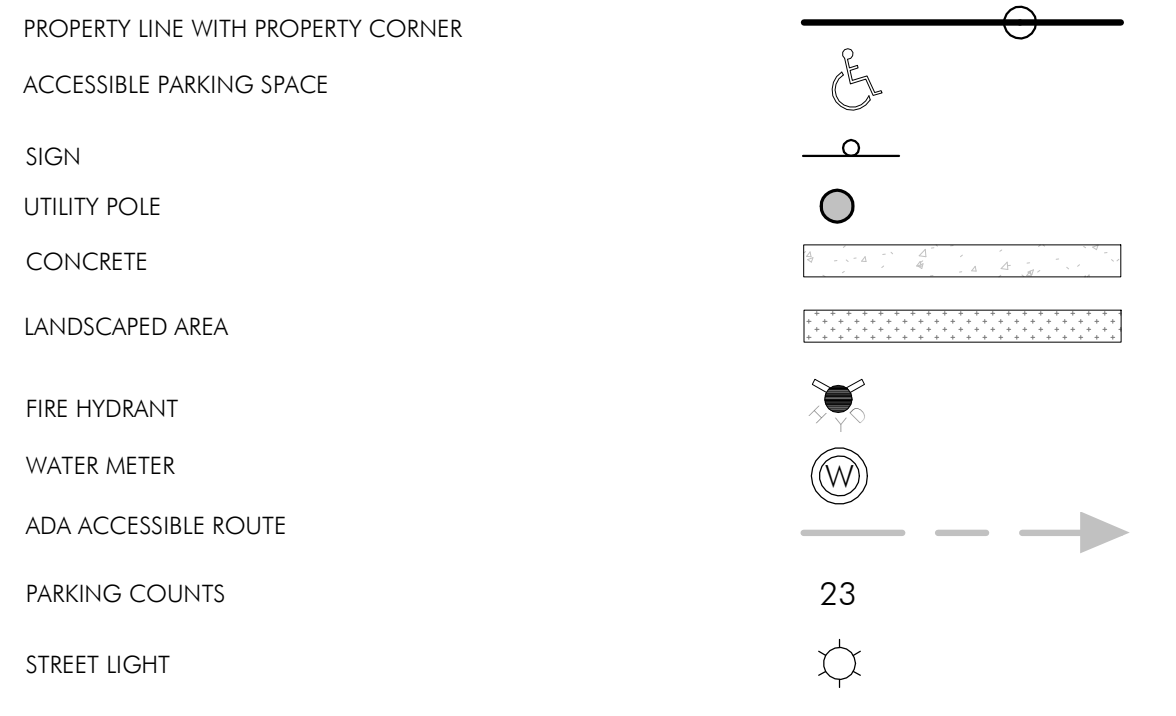


C1 DRIVEWAY & SIDEWALK (BASED ON CABQ STANDARD DRAWING #2425B-A)
1/8" = 1'-0"

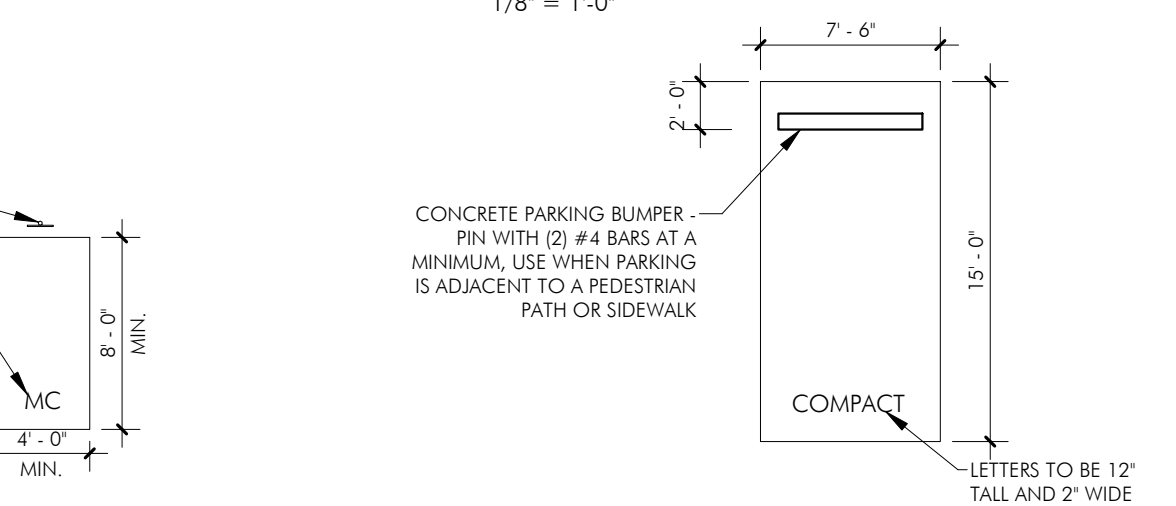


A1 COLUMN PROTECTION DETAIL AT STRUCTURAL COLUMN - SECTION
1 1/2" = 1'-0"

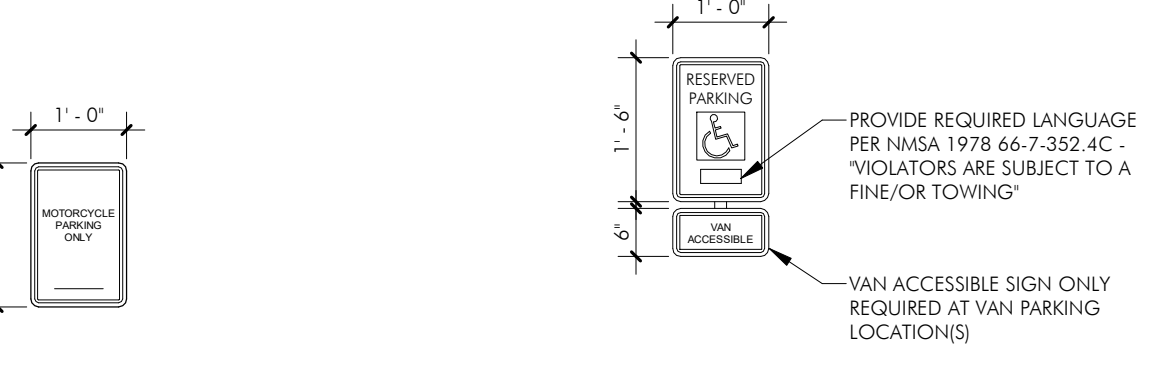
SITE PLAN LEGEND



D2 TYPICAL STANDARD PARKING
1/8" = 1'-0"



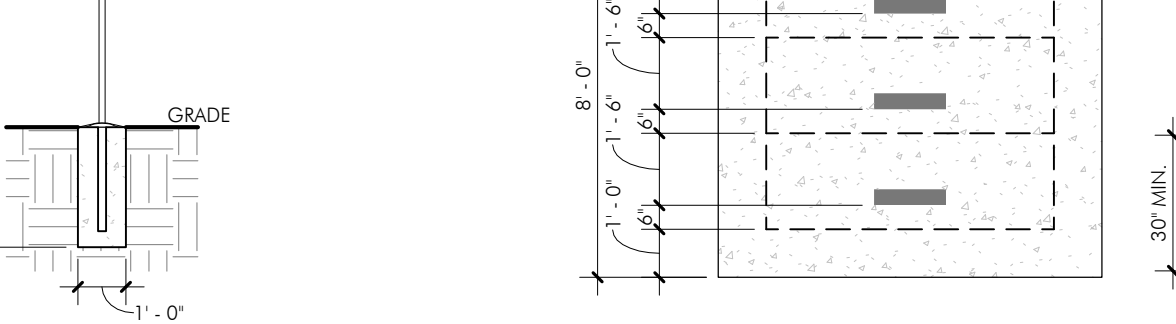
D3 TYPICAL ACCESSIBLE PARKING
1/8" = 1'-0"



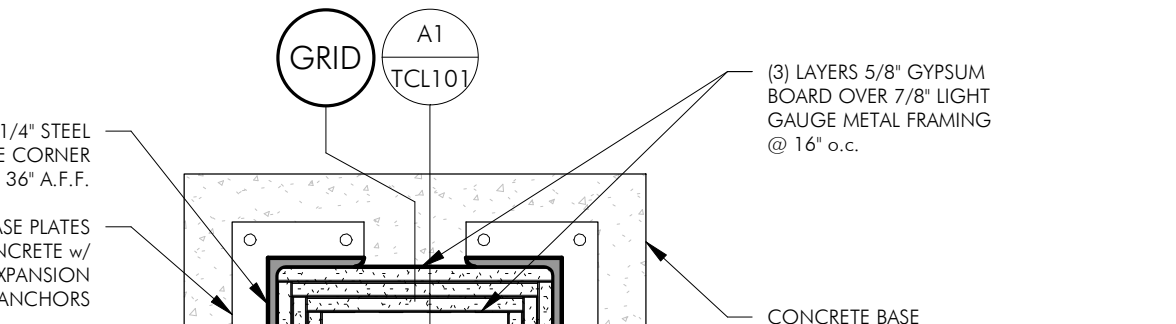
C2 TYPICAL MOTORCYCLE PARKING
1/8" = 1'-0"



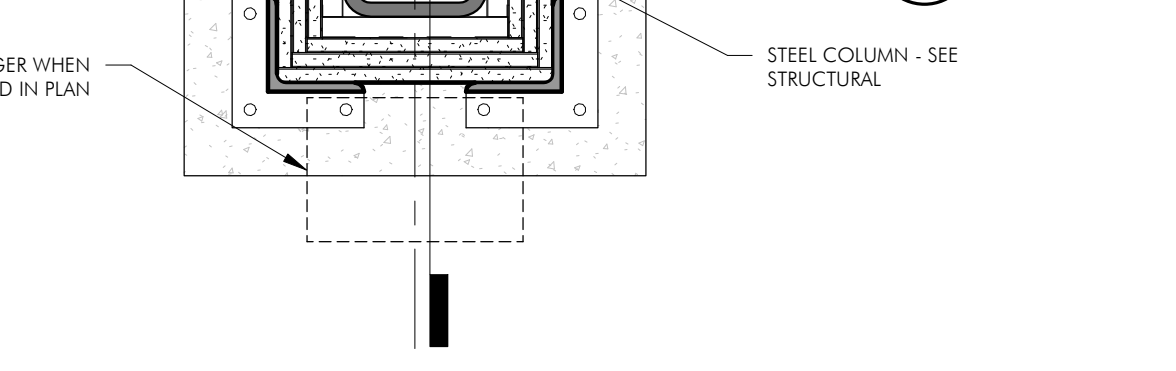
C3 TYPICAL COMPACT PARKING
1/8" = 1'-0"



B2 TYPICAL MOTORCYCLE SIGNAGE
1/2" = 1'-0"



B3 TYPICAL ACCESSIBILITY SIGNAGE
1/2" = 1'-0"



B1 TYPICAL POST-MOUNTED SIGNAGE
1/4" = 1'-0"

A2 COLUMN PROTECTION DETAIL AT STRUCTURAL COLUMN - PLAN
1 1/2" = 1'-0"

PROJECT INFORMATION

PROJECT ADDRESS: 1801 MESA VISTA ROAD NE ALBUQUERQUE, NM 87106

LEGAL DESCRIPTION: LOTS NUMBERED ONE (1), TWO (2) AND FIVE (5) IN BLOCK NUMBERED THREE (3) OF THE SIGMA CH ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 18, 1938, IN BOOK D, PAGE 16.

TYPE OF DEVELOPMENT: MULTIFAMILY (R-2)

SIZE OF DEVELOPMENT: 0.47 ACRE

EXECUTIVE SUMMARY:

- PROJECT IS LOCATED AT MESA VISTA ROAD AND BUENA VISTA DRIVE.
- THE DEVELOPMENT CONCEPT FOR THE SITE IS A 4 STORY APARTMENT BUILDING. THE PODIUM LEVEL OF THE BUILDING CONTAINS THE SECURE PARKING GARAGE. THREE APARTMENT LEVELS ARE TO BE BUILT ON TOP OF THE PODIUM LEVEL. THERE WILL BE A SMALL MANAGEMENT OFFICE LOCATED OFF OF THE FRONT ENTRANCE LOBBY ALONG MESA VISTA ROAD.
- TRAFFIC CIRCULATION CONCEPT: RESIDENTS OF THE APARTMENT BUILDING CAN ACCESS THE BUILDING FROM BUENA VISTA DRIVE VIA A SECURED PARKING GARAGE AT THE LOWEST LEVEL OF THE BUILDING (STREET LEVEL). ENTRY TO AND EXIT FROM THE PARKING GARAGE IS THROUGH LOCKED AUTOMATED OVERHEAD COILING DOORS. GARAGE PARKING IS PROVIDED WITH 24' WIDE, TWO-WAY DRIVE AISLES WITH 90 DEGREE PARKING SPACES. A REFUSE AND RECYCLING ENCLOSURE APPROVED BY ABQ SOLID WASTE WILL BE PROVIDED AT THE NORTHWEST PERIMETER OF THE BUILDING. CITY SERVICE ACCESS TO THE REFUSE AND RECYCLING ENCLOSURE WILL BE VIA THE ALLEY ENTRANCE FROM BUENA VISTA DRIVE, AND EXITING SERVICE VEHICLES ARE ASSUMED TO EXIT BY CONTINUING DOWN TO THE ALLEYS END AT MESA VISTA ROAD.
- WE DO NOT ANTICIPATE IMPACT ON ADJACENT SITES.

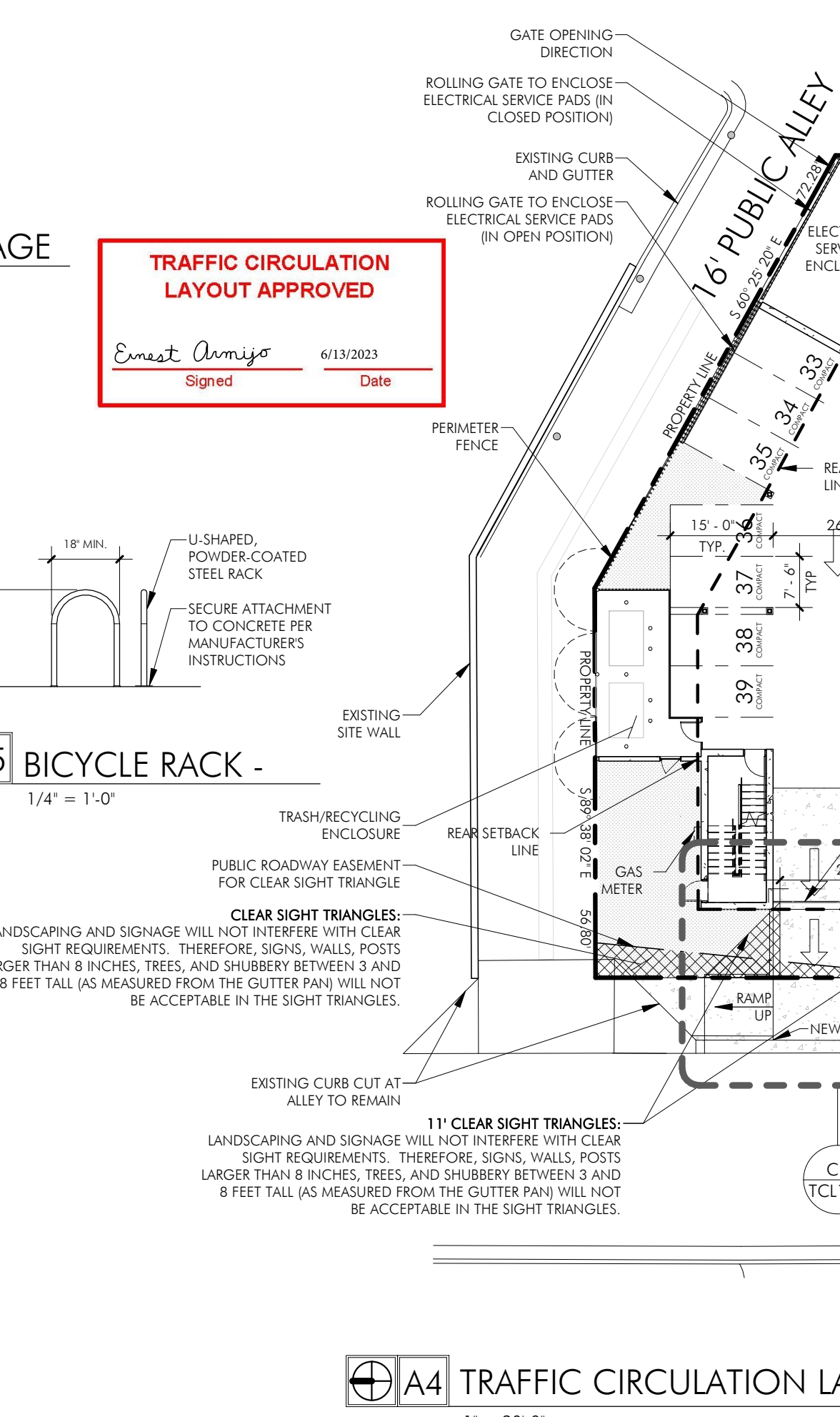
BUILDING SETBACKS: (ZONING: R-MH):
FRONT: 15'
SIDE, STREET: 10'
SIDE, INTERIOR: 5'
REAR: 5'

PARKING CALCULATIONS

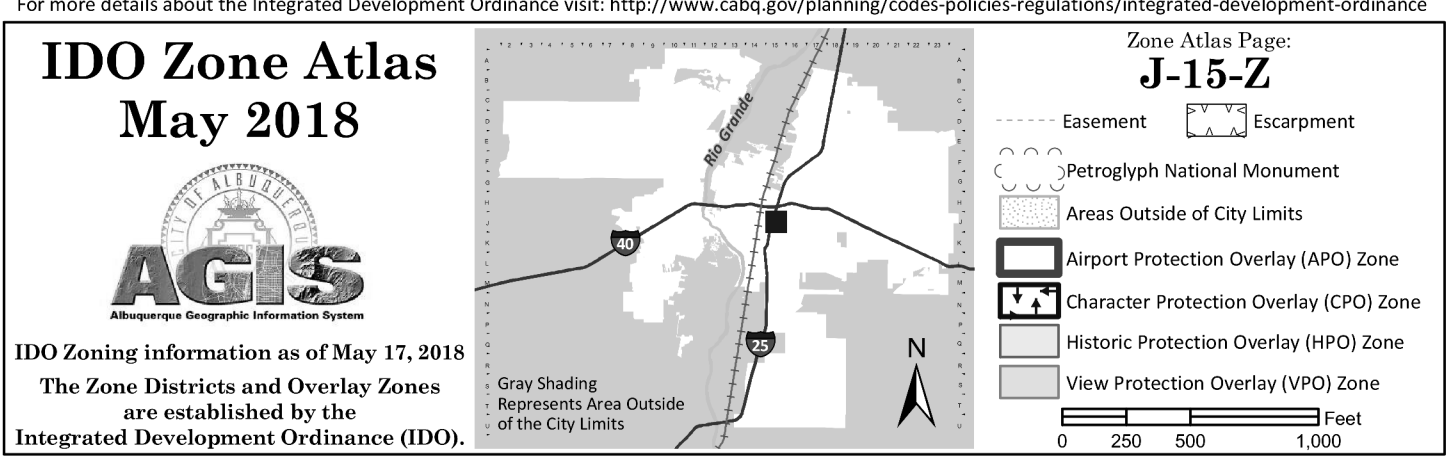
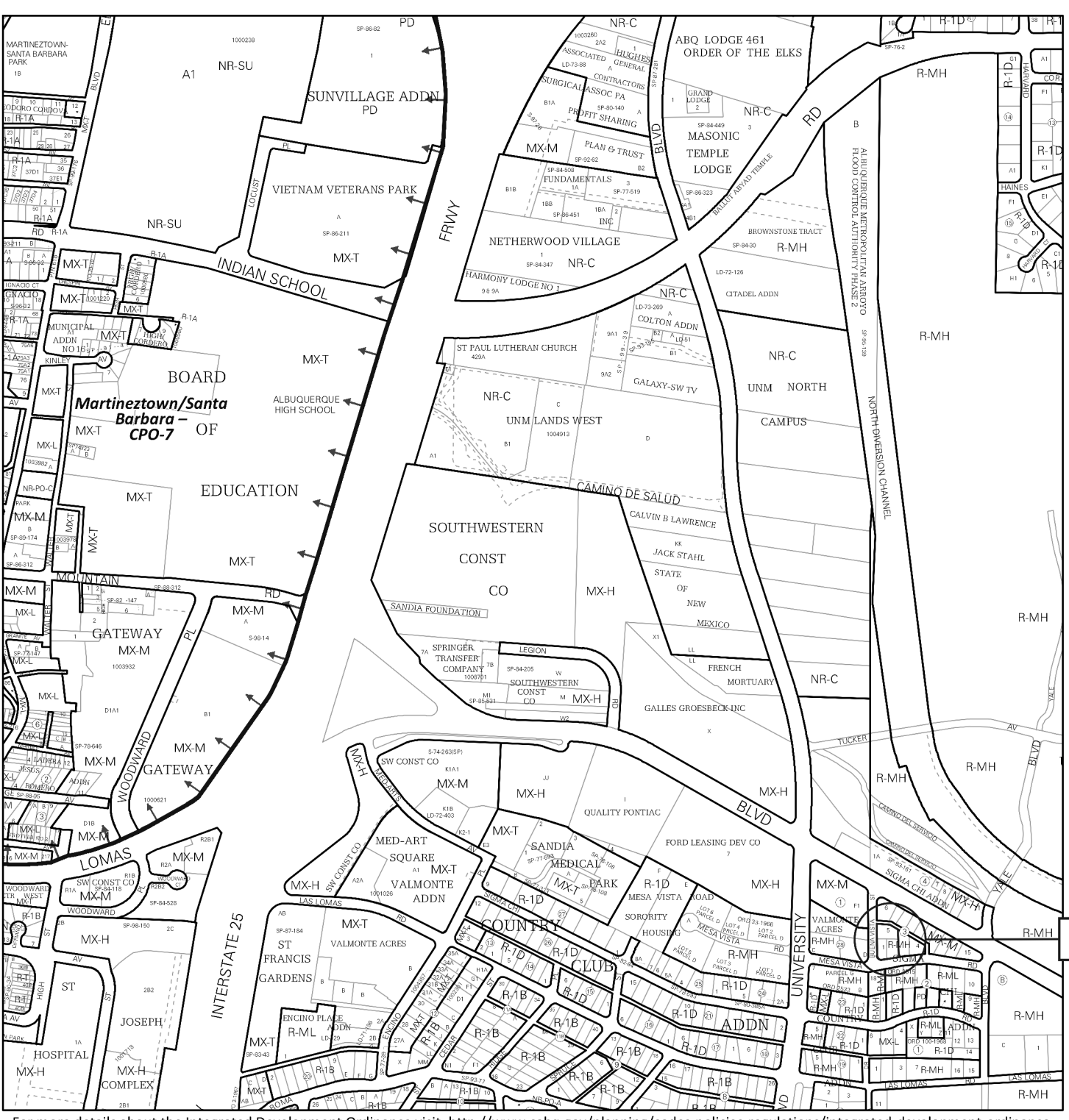
REQUIRED PARKING	
RESIDENTIAL - 26 1BR @ 1.2, 6 2BR @ 1.6, 3 3R @ 1.8	46.2 SPACES
OFFICE (3.5/1000 SF) @ 1068 SF	3.7 SPACES
TOTAL SPACES REQUIRED PRIOR TO REDUCTIONS	49.9 SPACES
PARKING REDUCTIONS	
20% DUE TO DESIGNATION AS MT IN AREAS OF CHANGE	9.98 SPACES
10% DUE TO PROXIMITY TO TRANSIT	4.99 SPACES
TOTAL SPACES REQUIRED AFTER REDUCTIONS	34.93
TOTAL SPACES PROVIDED	39
ADA SPACES REQUIRED/PROVIDED	2/3
VAN ACCESSIBLE SPACES REQUIRED/PROVIDED	1/1
MOTORCYCLE SPACES REQUIRED/PROVIDED	2/2
BICYCLE PARKING REQUIRED/PROVIDED	4/4

GENERAL NOTES

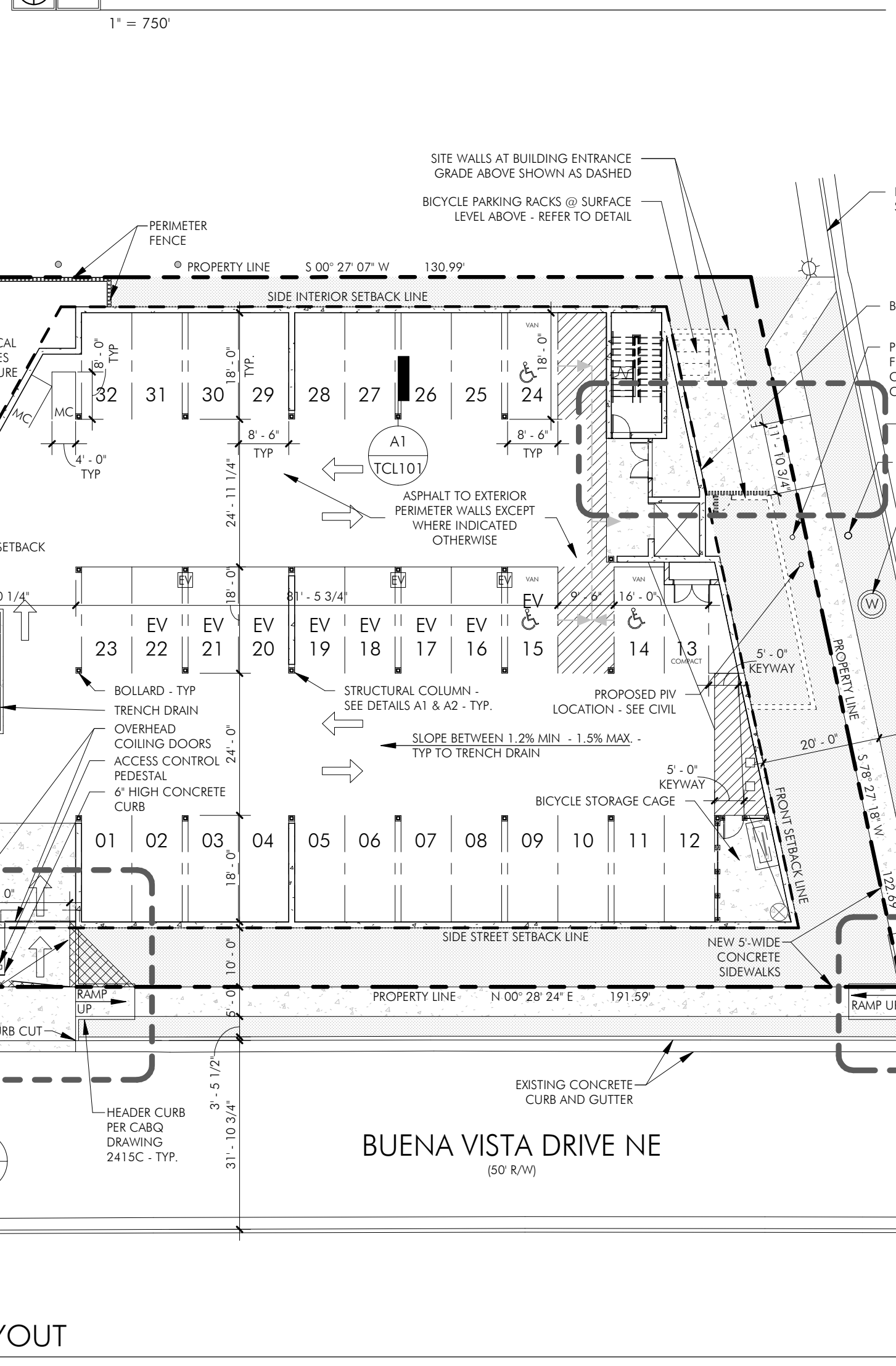
- REMOVE AND REPLACE EXISTING SIDEWALK AS INDICATED.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
- EXISTING PAVED ALLEY TO REMAIN.



A4 TRAFFIC CIRCULATION LAYOUT
1" = 20'-0"



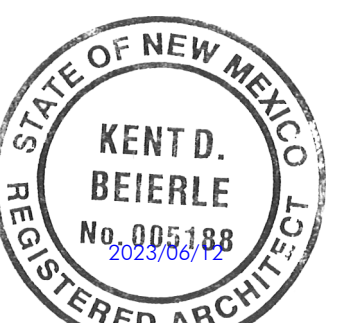
D4 ZONE ATLAS MAP
1" = 750'



A4 TRAFFIC CIRCULATION LAYOUT
1" = 20'-0"

302 central ave se
albuquerque, nm 87102
ph 505.242.2851
www.equitterra.design

LOFT @ 1801
1801 MESA VISTA LLC
4509 AHERTON WAY NW
ALBUQUERQUE, NM 87120



TCL SUBMITTAL

DRAWN BY: CD
CHECKED BY: KB/DD
DATE: JUN 12, 2023

TRAFFIC CIRCULATION LAYOUT

22007
TCL101