

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 25, 2023

Stephen Leos, R. A
Stephen Leos Architect LLC
413 2ND St. SW
Albuquerque. NM 87102

Re: 9906 Indian School
9906 Indian School Rd. NE
Traffic Circulation Layout
Architect's Stamp 07-25-23 (J20-D041)

Dear Mr. Leos,

The TCL submittal received 07-17-2023 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

www.cabq.gov

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.

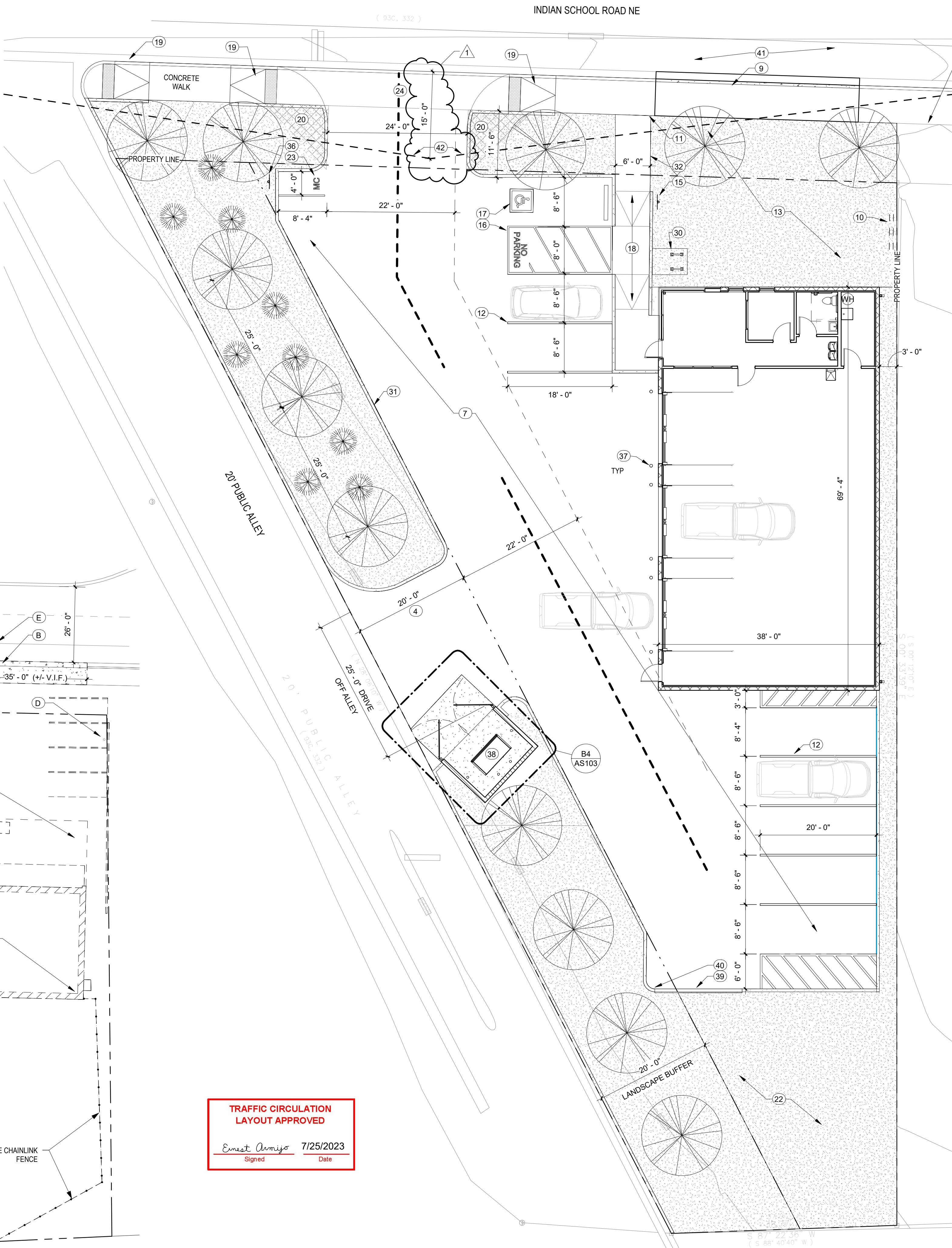
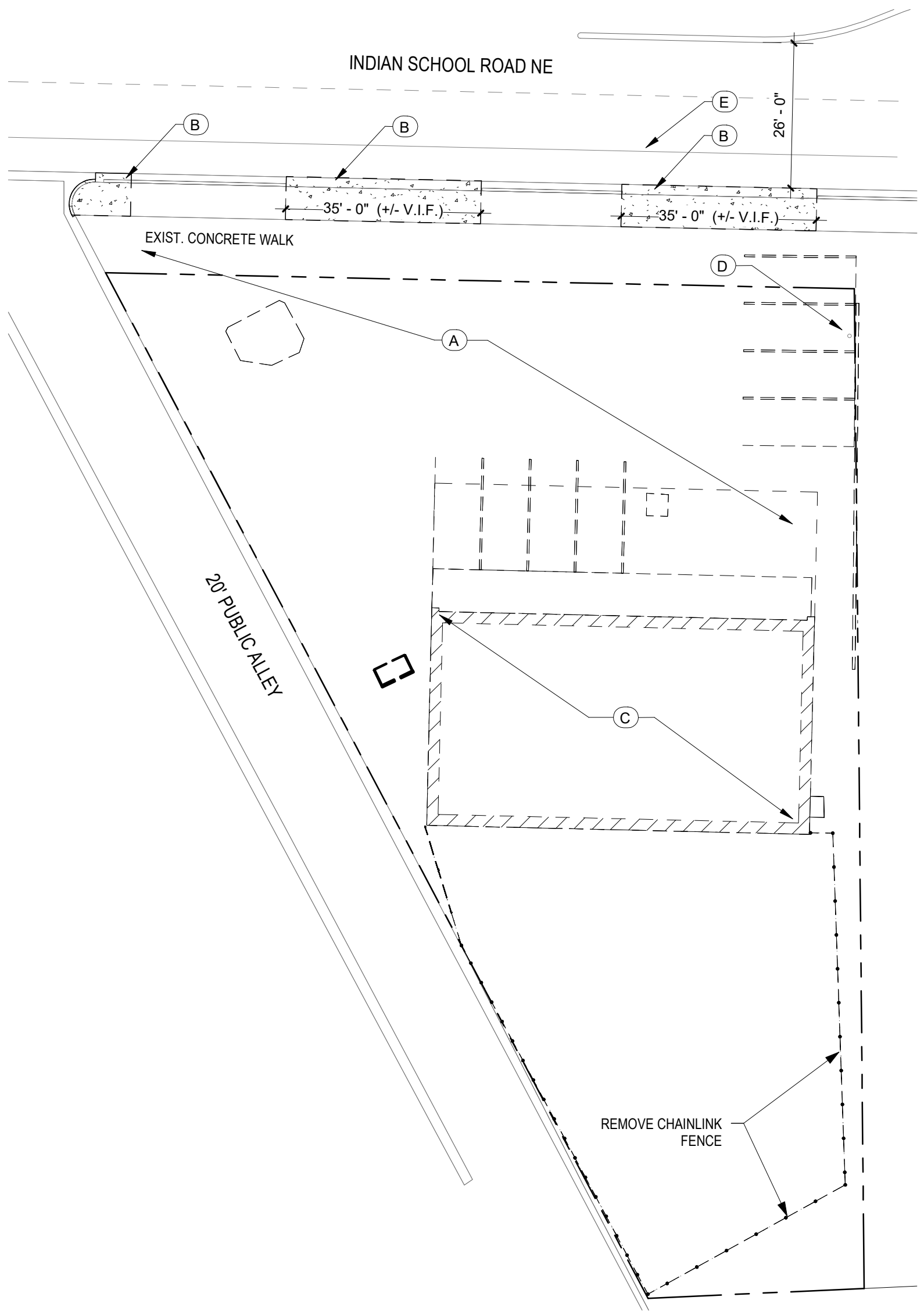
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File

SITE DATA	
LOCATION:	9906 INDIAN SCHOOL RD NE ALBUQUERQUE, NM 87112
LEGAL DESCRIPTION:	LT 1-C BLK 5 PLAT SHOWING LOTS 1-B & 1-C (COMPRISING PORTION OF LOT 1 AND VACATED WESTERLY 22' PORTION OF EUBANK BLVD NE BLOCK FIVE (5) OXSHEER HEIGHTS ADDITION CONT 0.3598 AC MIL
OWNER:	TADAY STEPHEN T JR & THERESA A TRUSTEES LVT PO BOX 2064 CORRALES NM 87048-2064
ZONING:	MX-L
ZONE ATLAS PAGE:	J-20-Z
BUILDING CONSTRUCTION:	VB (NON-SPRINKLED)
APPLICABLE CODE:	2015 IBC
TOTAL LOT AREA:	(.3598 AC) 15,633 S.F.
MAX. BUILDING HEIGHT ALLOWED:	38 FEET
BUILDING HEIGHT:	16'-8" FEET
BUILDING FOOTPRINT AREA:	2,615 GSF
OCCUPANCY CLASSIFICATION:	B - BUSINESS
REQUIRED LANDSCAPE (15% GROSS ACREAGE):	.156 ACRES (10,194.15 SF)
PAVED AREA:	6,610 S.F.
LANDSCAPE AREA:	16,975 S.F.
REQUIRED PARKING:	3 SPACES
LIGHT VEHICLE REPAIR:	1 SPACES / 1000 SF GFA 2,615 S.F. / 1000 SF GFA = 2.615 = 3 SPACES
TOTAL PARKING PROVIDED:	8 SPACES 8 ON-SITE SPACES
REQUIRED H.C. PARKING REQUIRED / PROVIDED:	1 SPACE / 1 VAN SPACE
BICYLCE PARKING REQUIRED / PROVIDED:	3 / 4
MOTORCYCLE PARKING REQUIRED / PROVIDED:	1 / 1



TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Amigo 7/25/2023
Signed Date

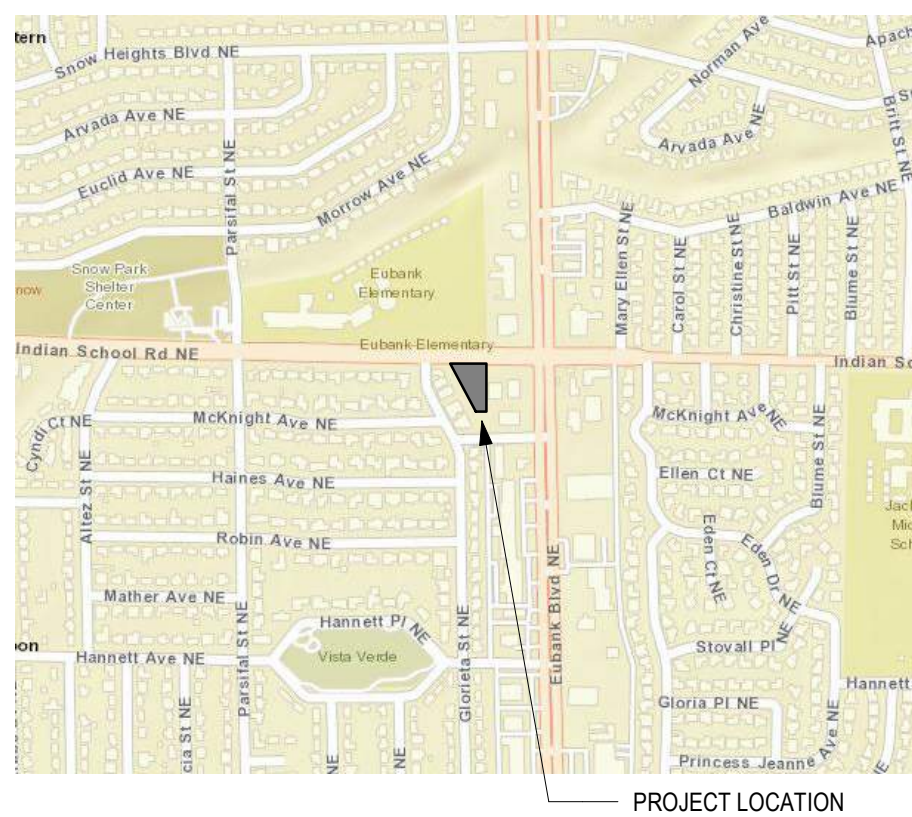
A1 DEMO - SITE PLAN
1" = 20'-0"

A2 NEW WORK - SITE PLAN
1" = 10'-0"

GENERAL NOTES

- PARKING and ACCESSIBLE PAVEMENT MARKING and STRIPING SHALL CONFORM TO THE NEW MEXICO COMMERCIAL BUILDING CODE, SECTION 1110.3 #7.2
- EXISTING BROKEN or CRACKED SIDEWALK SHALL BE REPLACED WITH NEW SIDEWALK, CURB and GUTTER, REFER TO COA STD. DRAWING 2415A AND 2430.

VICINITY MAP



REFERENCE KEYNOTES

- DEMO:
- REMOVE - EXISTING ASPHALT PAVING COMPLETE
 - REMOVE EXISTING CURB CUT & GUTTER, CUT/ REMOVE FROM JOINT to JOINT, PROPERLY DISPOSE TO WASTE. , SEE CIVIL
 - REMOVE EXISTING MASONRY BUILDING and FOUNDATIONS COMPLETE
 - EXISTING SIGN TO REMAIN
 - EXISTING BIKE LANE IN RIGHT OF WAY

- NEW WORK:
- EXISTING CITY SIDEWALK
 - EXISTING CONCRETE CURB and GUTTER TO REMAIN
 - EXISTING PROPERTY LINE
 - 20' WIDE LANDSCAPE BUFFER
 - NEW CONCRETE CURB, SEE C2/AS-102
 - TIE NEW CURB INTO EXISTING CURB
 - NEW ASPHALT PAVING
 - LINE DENOTES END OF PROPOSED ASPHALT PAVING
 - NEW CONCRETE CURB and SIDEWALK PER CoA STANDARD DETAIL 2430
 - EXISTING SIGN
 - NEW SIDEWALK CONNECTION TO PUBLIC SIDEWALK
 - NEW PAINTED PARKING STRIPING
 - PROPOSED LANDSCAPING AREA
 - EXISTING PUBLIC UTILITY EASEMENT
 - ACCESSABLE PARKING SIGN. "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352 4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" SEE DETAIL
 - STRIPED ADA AISLE WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.18 NMSA 1978
 - ADA PAVEMENT MARKING, SEE DETAIL D1/AS-102
 - ADA RAMP, SEE DETAIL D2/AS102
 - ADA SIDEWALK CURB RAMP, SEE DETAIL A2/AS-102
 - CLEAR SIGHT TRIANGLE: 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
 - EXISTING BUS STOP
 - SITE PONDING IN LANDSCAPE AREA
 - MOTORCYCLE PARKING SPACE
 - NEW SITE ENTRANCE PER CoA DETAIL VG-01, SEE AS-103
 - NOT USED
 - SIDEWALK TURNDOWN SEE DETAIL AS102 - D2
 - CURB RAMP SEE DETAIL AS102 - D5
 - ACCESSIBLE RAMP SEE DETAIL AS102 - C1
 - TRAFFIC STRIPING SEE DETAIL AS102 - D1
 - BICYCLE RACK SEE DETAIL D3/AS102
 - CONCRETE CURB and GUTTER SEE DETAIL C1 / AS102
 - CONCRETE FLATWORK SEE DETAIL C2 / AS102
 - CONCRETE PAVING JOINTS SEE DETAIL AS102 - C5
 - CONCRETE SIDEWALK SEE DETAIL AS102 - B1
 - HEADER CURB SEE DETAIL AS102 - B3
 - MOTORCYCLE PARKING SIGN SEE DETAIL D1/AS102, FOR POST/MOUNTING
 - BOLLARD SEE DETAIL AS102 - A2
 - TRASH ENCLOSURE SEE DETAIL B4, B2, B5 & C5 / AS102
 - NEW ROLLED CURB, SEE DETAIL B5/AS-103
 - ROLLED CURB to CURB and GUTTER TRANSITION
 - EXISTING BIKE LANE
 - INTERSECTION CLEAR SITE DISTANCE

SURFACES of PARKING and ACCESS AISLES

- ANSI - 502.5 FLOOR SURFACES
- PARKING SPACES and ACCESS AISLES SHALL COMPLY SECTION 302 AND SHALL HAVE SURFACES SLOPES NOT STEEPER THAN 1:48 (2% SLOPE)
 - ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE
 - PARKING SPACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT
 - PER 2010 ADA ADVISORY 502.4, BUILT-UP RAMPS ARE NOT PERMITTED TO PROJECT INTO ACCESS AISLES and PARKING SPACES BECAUSE THEY WOULD CREATE SLOPES GREATER THAN 1:48

CLEAR SIGHT TRIANGLE

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 WITHIN THE CLEAR SIGHT TRIANGLE

Stephen Leos Architecture
413 2nd st. sw 2nd floor
albuquerque, new mexico 87102
505.681.2329 | www.SLeosArch.com



9906 Indian School

9906 Indian School Rd NE
Albuquerque, NM 87112

FOR PERMIT

REVISIONS

NO.	DATE	DESCRIPTION
1	07/25/23	CoA TCL Comments

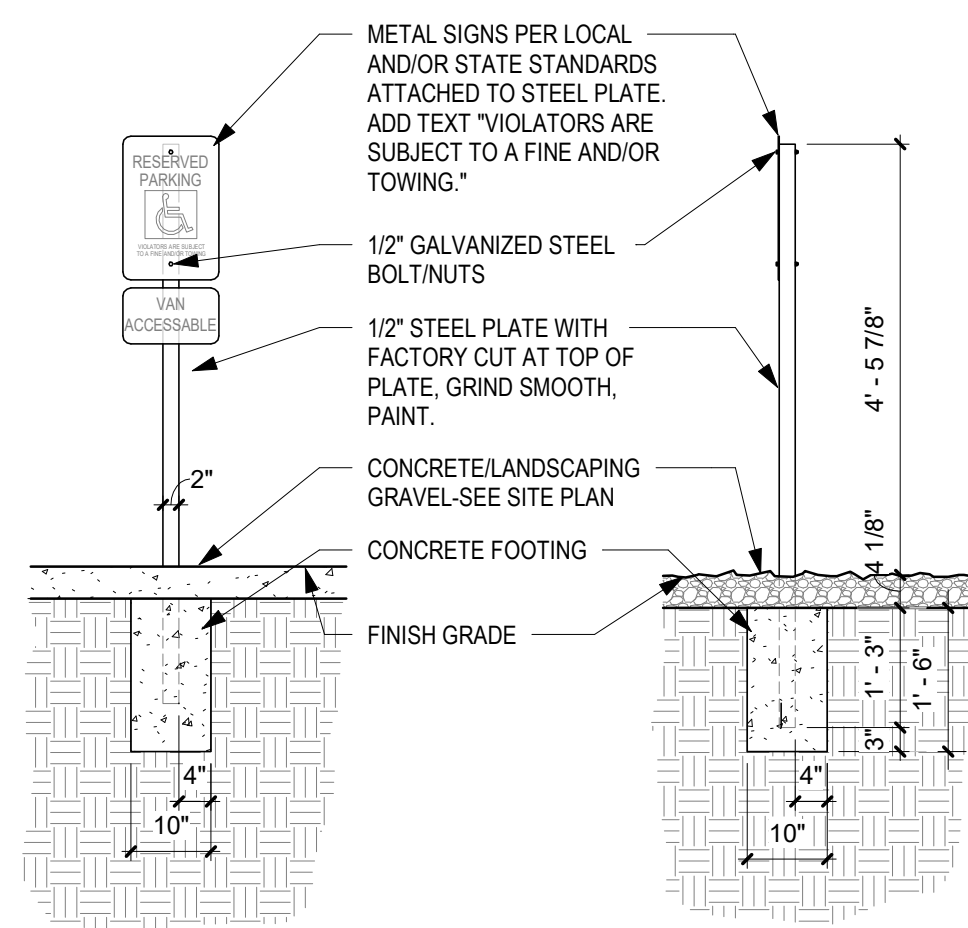
SITE PLAN

SHEET NO

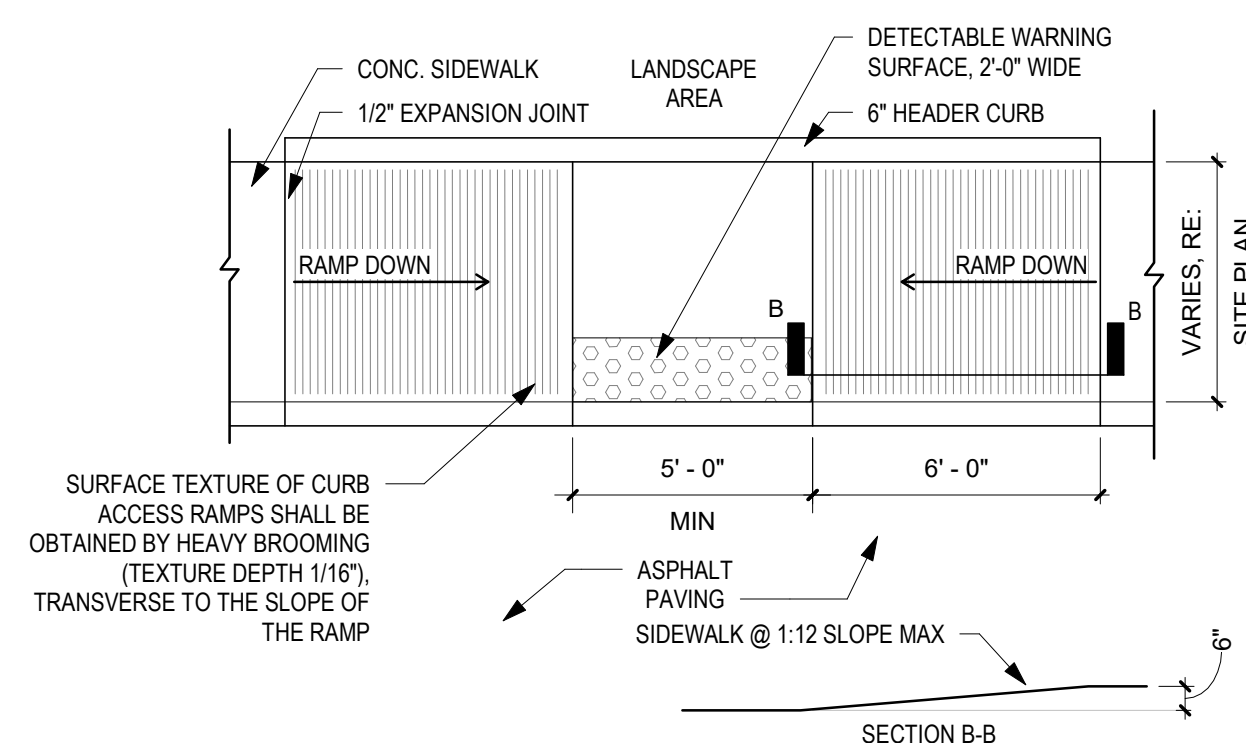
AS101

PROJECT NO: 22-26

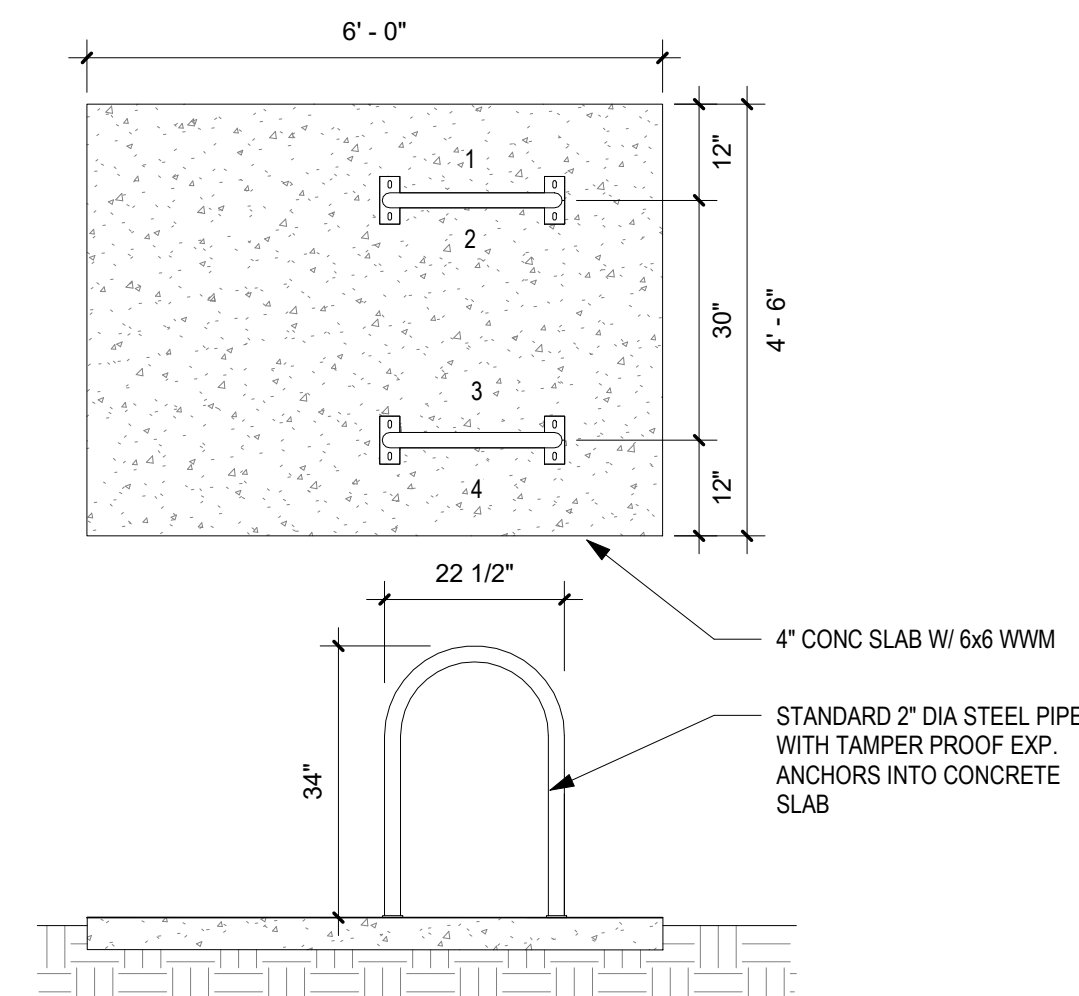
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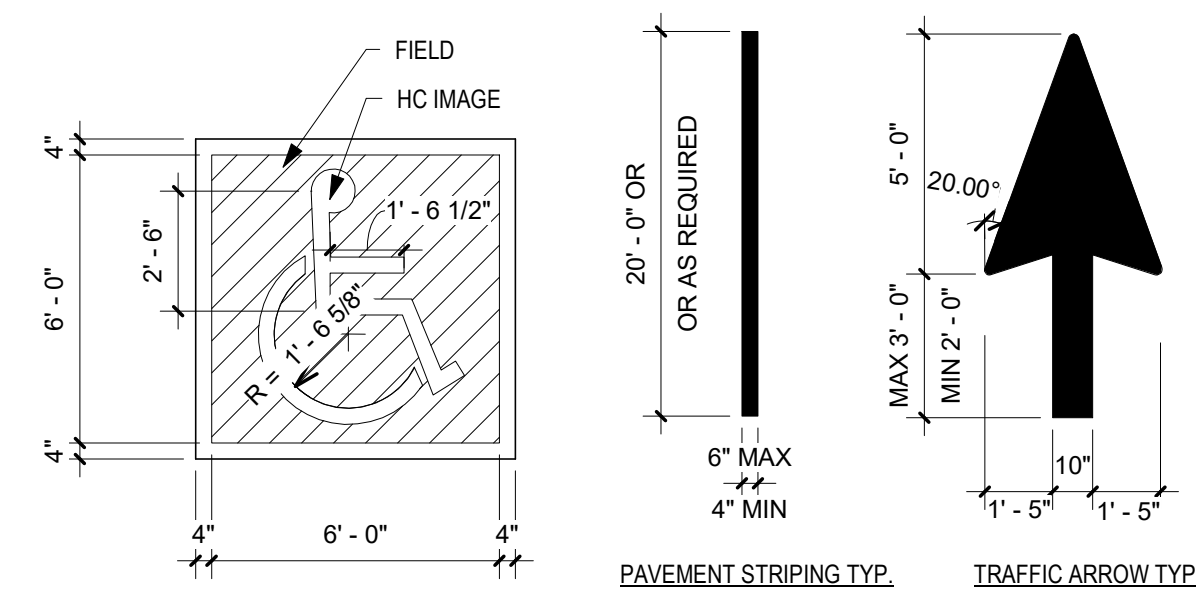
(D1) ACCESSIBLE PARK. SIGN
1/2" = 1'-0"



D2 ACCESSIBLE RAMP
1/4" = 1'-0"



D3 BICYCLE RACK DETAIL
1/2" = 1'-0"

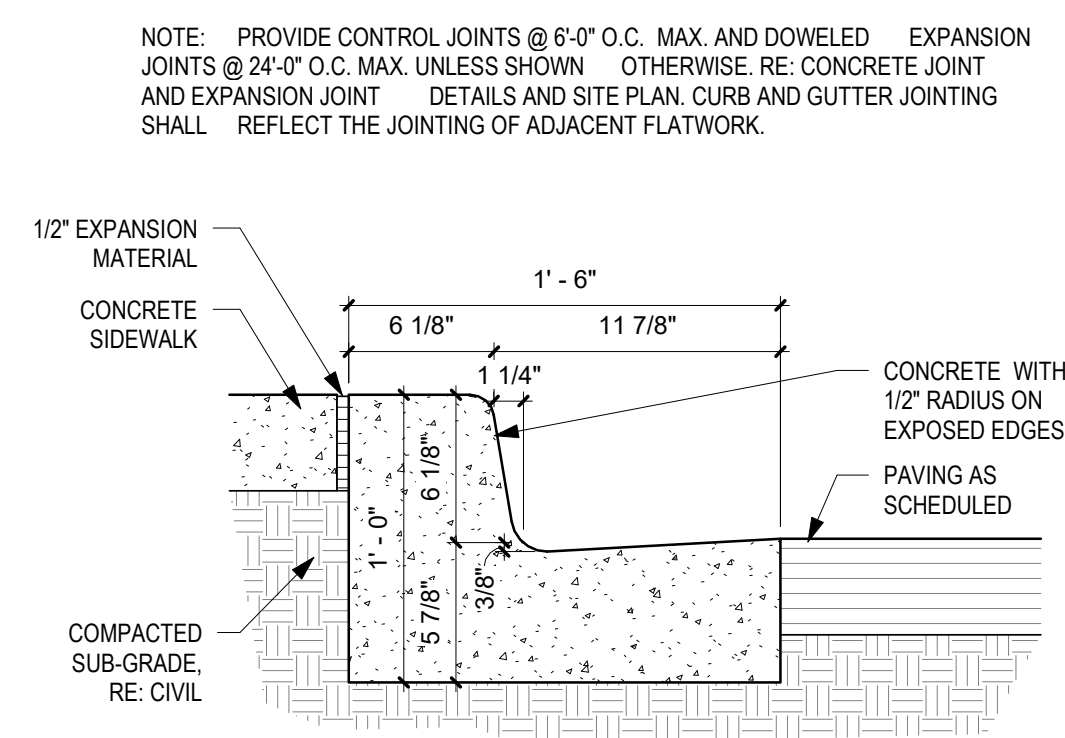


NOTE:
CENTER IMAGE IN SQUARE FIELD - PAINT HO
IMAGE AND BORDER WHITE, ON A FIELD OF
BLUE

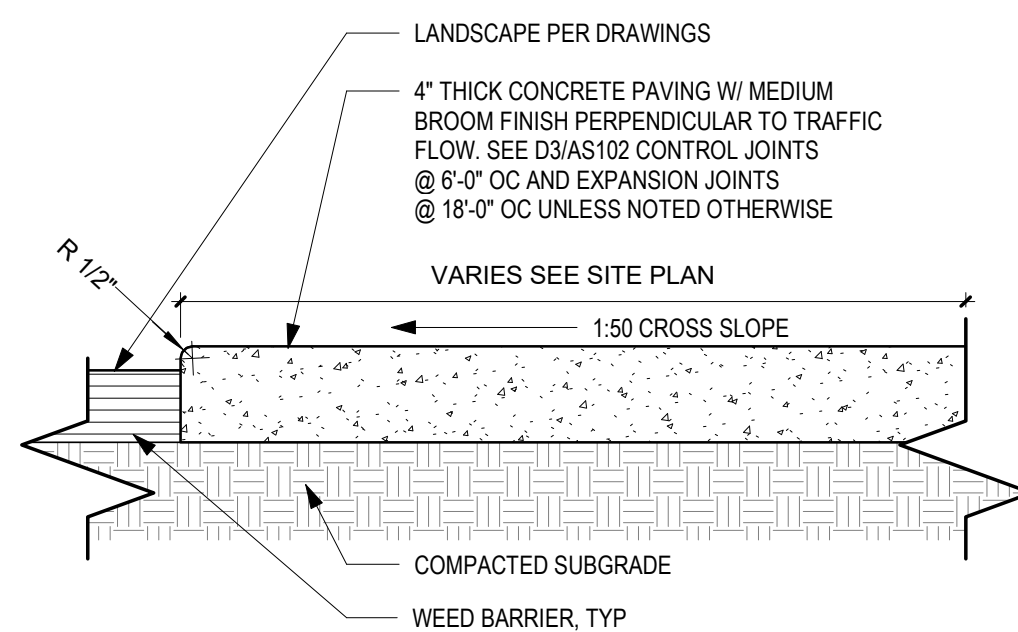
NOTE: USE NON-REFLECTIVE WHITE PAINT, TYP.
BUT USE YELLOW ON CONCRETE OR OTHER
SURFACES WHERE WHITE PAINT DOES NOT
PROVIDE SUFFICIENT CONTACT

ADA PAVEMENT STRIPING NOTE:
USE REFLECTIVE BLUE PAINT

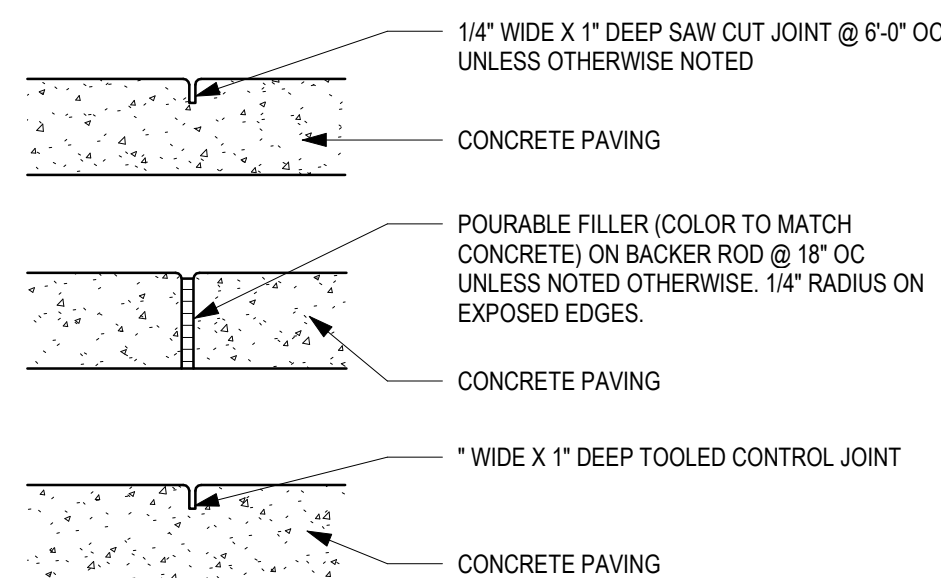
D5 TRAFFIC STRIPING DETAIL
1/4" = 1'-0"



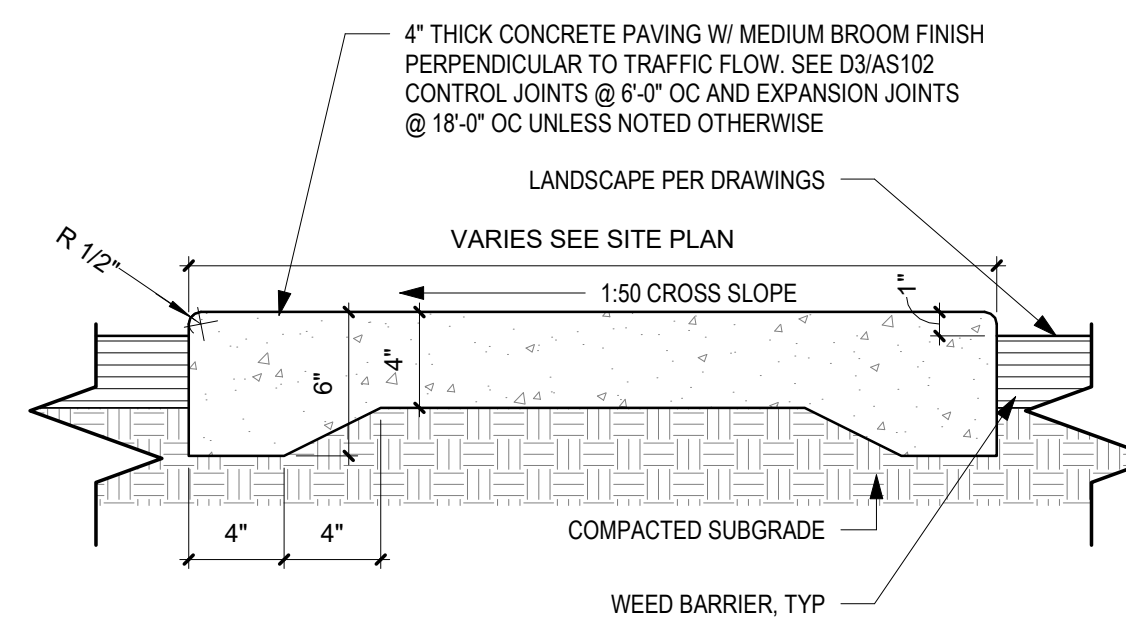
(C1) CONCRETE CURB AND GUTTER



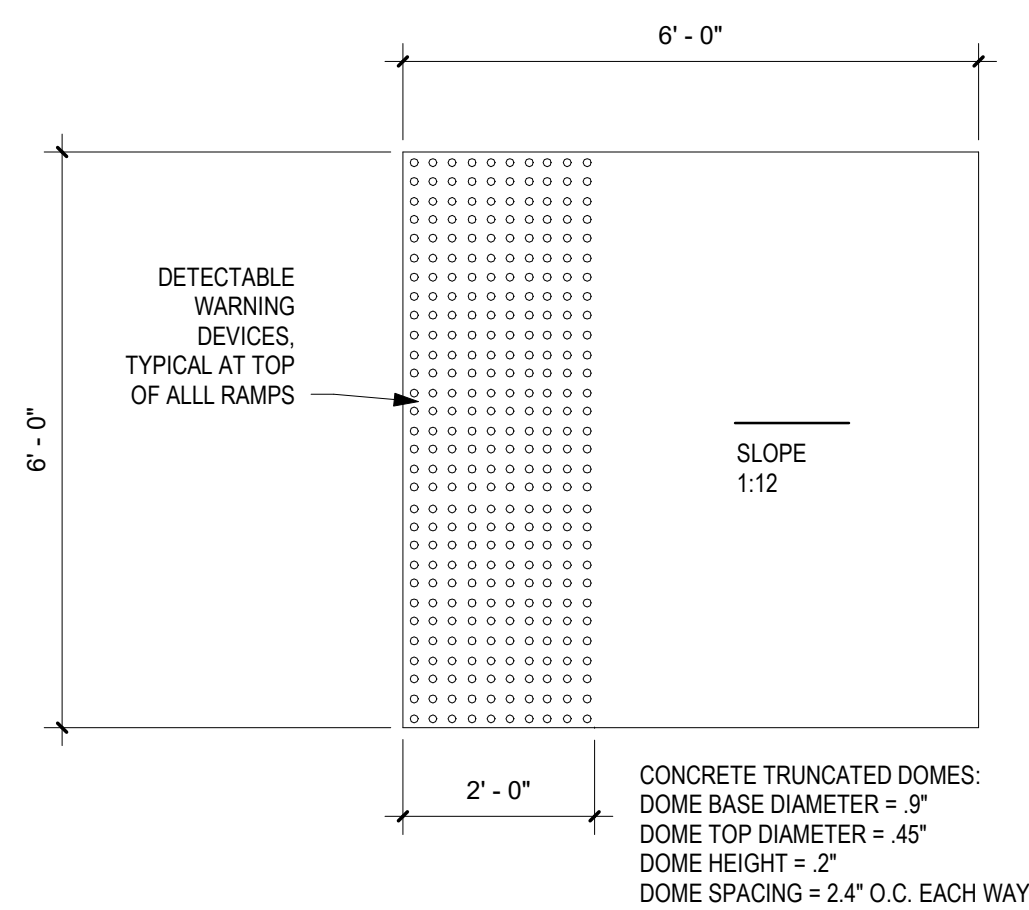
C2 CONCRETE FLATWORK



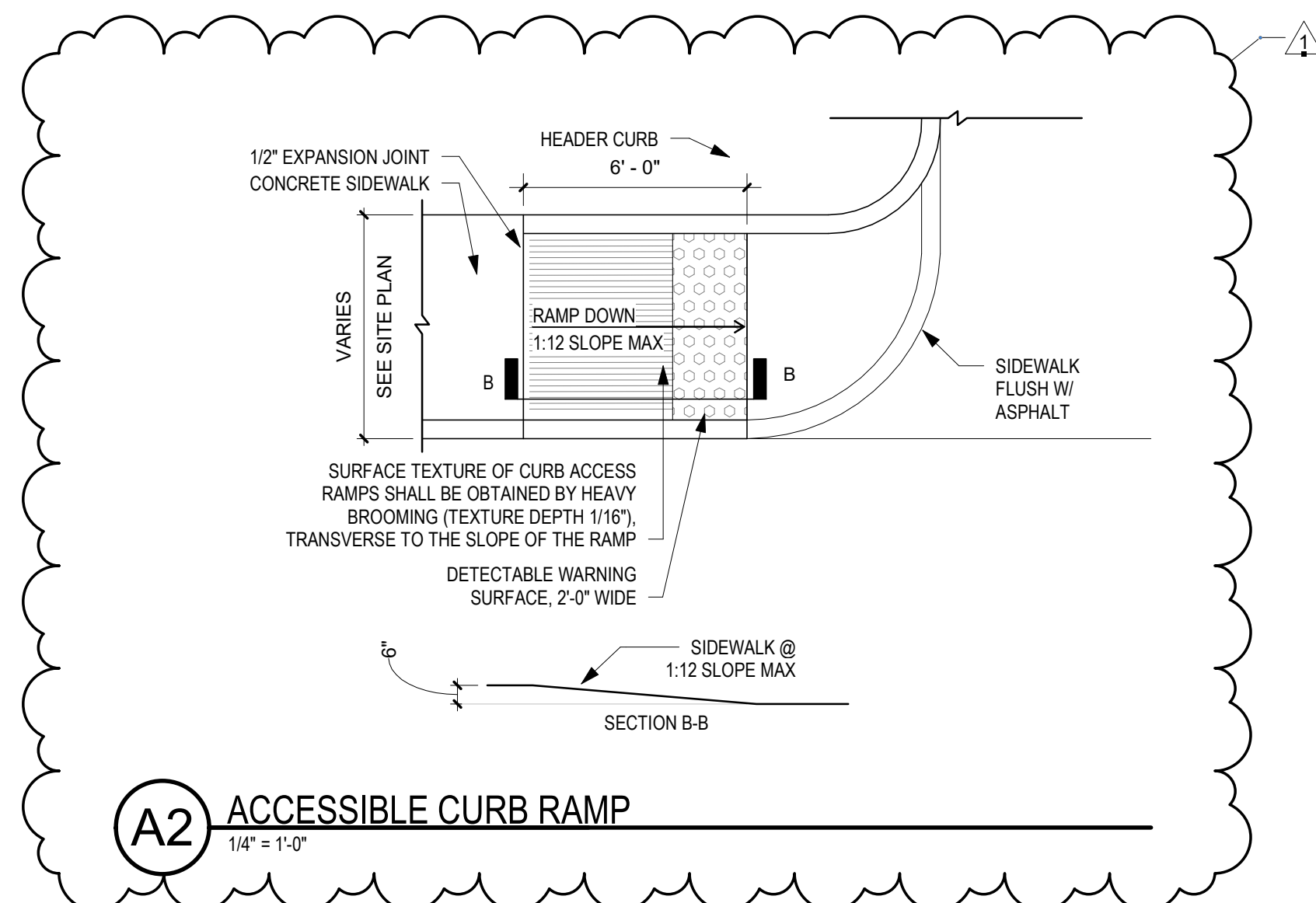
C3 CONCRETE PAVING JOINTS



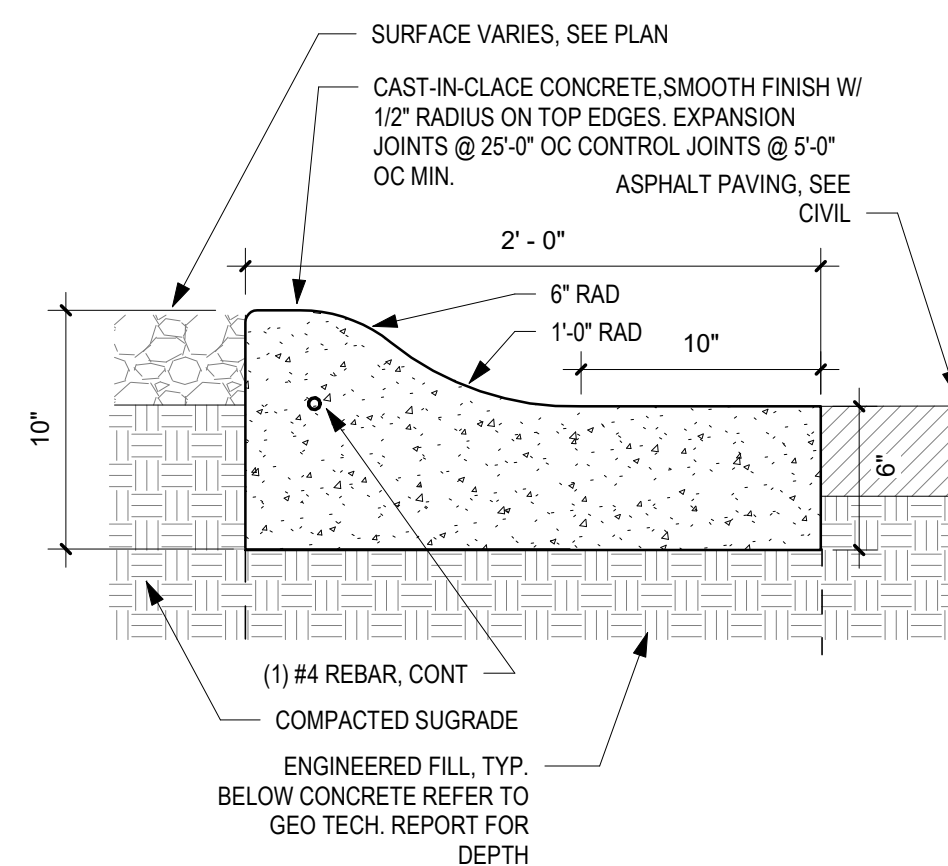
C5 CONCRETE SIDEWALK
1 1/2" = 1'-0"



A1 CURB RAMP
1/2" = 1'-0"



A2 ACCESSIBLE CURB RAMP
1/4" = 1'-0"



A5 ROLL CURB
1 1/2" = 1'-0"



9906 Indian School

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Albuquerque, NM 87112

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REVISIONS		
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SITE DETAILS

SHEET NO

AS102

PROJECT NO: 22-26

DATE JULY 10, 2023