

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 6, 2023

Treveston Elliott, RA
Treveston Elliott Architect
811 12th St. NW
Albuquerque, NM 87102

**Re: Warehouse
9531 – 9561 Central Ave. NW
Traffic Circulation Layout
Architect's Stamp 7/6/2023 (K09D052A)**

Dear Mr. Elliott,

The TCL submittal received 7/6/2023 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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 98th and Central Warehouse **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: 9561 / 9541 / 9531 / 9511 Central Ave. NW Albuquerque, New Mexico 87121

Applicant: Treveston Elliott Architect **Contact:** Treveston Elliott

Address: 811 12th Street NW, Albuquerque New Mexico 87102

Phone#: 505-259-4617 **Fax#:** _____ **E-mail:** treveston@tearchitect.com

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: 6 PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE _____

IS THIS A RESUBMITTAL? _____ Yes X No

DEPARTMENT X TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: June 7, 2023 **By:** Treveston Elliott Architect

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

PARKING REQUIREMENTS per 14-16-5-5
No Traffic Impact Study is required - development is located within a main street corridor.

UC-MS-PT Corridor

Assumed Use Most Restrictive	
3/1,000 GSF (Artisan Manufacturing)	4,350 =13
2 Spaces / Mobile Truck	10 =20

Total Spaces required	= 39
ADA (1 per Building)	= 1
Motorcycle (1 per Building)	= 1
Bicycle	= 3

Total Spaces Required	= 39
Total Spaces Provided	= 73

PROJECT AREA Table 503

BUILDING #1	= 4,350 Sq.Ft. (NON- Sprinkled)
BUILDING #2	= 203 Sq.Ft. (NON- Sprinkled)

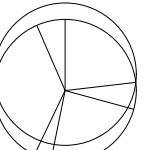

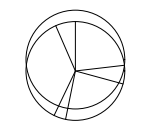
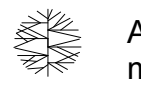

ALLOWABLE AREA	= B @ 9,000 sq.ft. / 2 Stories per
tables 504.4 / 506.2	

MINIMUM LANDSCAPE per 14-16-5-6

Site Area 1.37 Acres	=60,000 sq.ft.
Building Footprint	=4,731 sq.ft.
Net Lot Area	=55,269 sq.ft.

Landscape Area Required per 5-6(C)(2)(B) DT-UC-MS-PT 10% net lot area of	=5,527 sq.ft.
Landscape Area Provided:	=6,092 sq.ft.

PLANT MATERIAL

 Chitalpa mature 15' spread 20' hgt.	 Fountain Grass mature 2' spread 3' hgt.
 Desert Willow mature 15' spread 20' hgt.	 Apache Plume mature 4' spread 3' hgt.
	 Russian Sage mature 4' spread 4' hgt.

IRRIGATION SYSTEM
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPE AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM IS EXISTING AND SHALL BE TESTED BY THE CONTRACTOR AND REPAIRED IF REQUIRED.

LANDSCAPE COVERAGE

TREE CANOPIES AND GROUND LEVEL PLANTS SHALL COVER A MINIMUM OF 75 PERCENT OF THE TOTAL LANDSCAPE AREA AS MEASURED BY CANOPY WIDTH OR THE AREA BENEATH THE DRIPLINE OF THE MATURE SIZE OF THE ACTUAL VEGETATION. OF THE REQUIRED VEGETATIVE COVERAGE, A MINIMUM OF 25 PERCENT SHALL BE PROVIDED AS GROUND-LEVEL PLANTS(SHRUBS, GRASSES, ETC.) AS MEASURED OF THE MATURE SIZE OF THE ACTUAL VEGETATION. ALL

TREES	
(9) 15' DIAMETER NEW MEXICO OLIVE TREES	= 1,584 SQ.FT.
OTHER PLANTS	
(18) 12' DIAMETER DESERT WILLOW	= 2,034 SQ.FT.
(27) 1' DIAMETER FOUNTAIN GRASS	= 22 SQ.FT.
(21) 4' DIAMETER APACHE PLUME	= 263 SQ.FT.
(21) 4' DIAMETER RUSSIAN SAGE	= 263 SQ.FT.

REQUIRED PLANT COVERAGE	= 4,145 SQ.FT.
PROVIDED PLANT COVERAGE	= 4,166 SQ.FT.

PROJECT SUMMARY

Construct warm shell metal building, food truck lot with accessory restroom building.

PROJECT INFORMATION

PROJECT ADDRESS

9561 / 9551 / 9541 / 9531 / 9521 / 9511Central Ave. NW
Albuquerque, New Mexico 87121

APPLICABLE CODES

2015 International Building Code
2015 Uniform Plumbing Code
2015 Uniform Mechanical Code
2017 National Electrical Code
2018 International Energy Conservation Code

ZONING

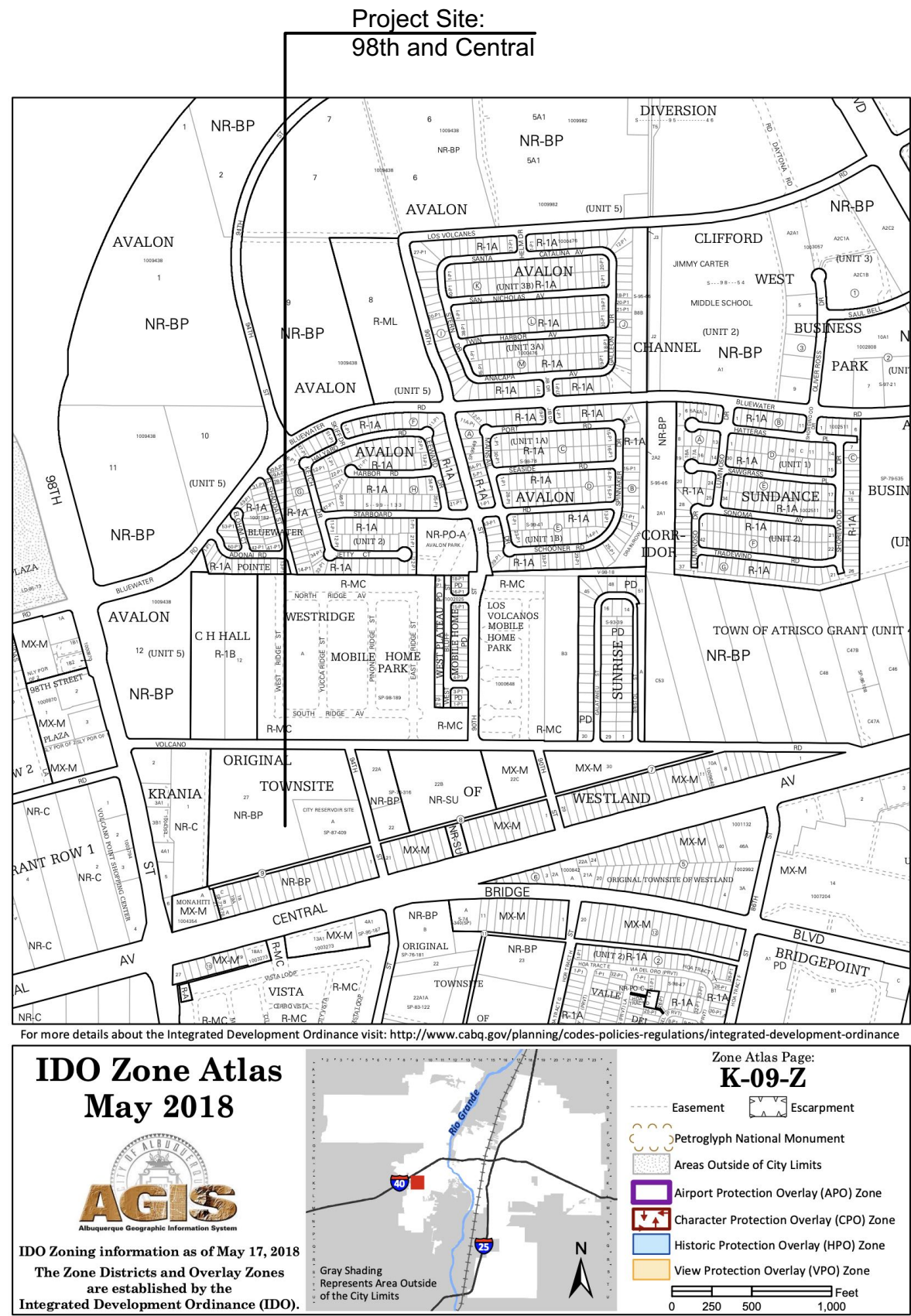
NR-BP

KEYED NOTES

- CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2426
- CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415A SEE DETAIL THIS SHEET
- CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430 SEE DETAIL THIS SHEET
- 6' X 5.75' X 4" H WHEEL STOP. PROVIDE (2) 18" LONG #4 REBAR STAKES AT EA. STOP WITH IN PARKING SPACES AS INDICATED SEE DETAIL THIS SHEET
- ADA ACCESSIBLE PARKING SIGN SEE DETAIL THIS SHEET
- MOTORCYCLE PARKING SIGN SEE DETAIL #4 THIS SHEET WITH WORDS "MC" IN CAPITAL LETTERS 1' HIGH 2" STROKE AS CLOSE TO WHERE ADJACENT VEHICLES REAR TIRE WOULD BE PARKED
- BICYCLE RACK SEE DETAIL THIS SHEET
- PARKING AND DRIVE AISLE FOR FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF APPARATUS WEIGHING AT LEAST 75,000 POUNDS. CONTRACTOR TO PROVIDE ENGINEER DATA FOR APPROVAL.
- PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPPING. SEE INDICATED LAYOUT WITH 3'X3' HANDICAP SYMBOL AND WORDS "NO PARKING" IN CAPITAL LETTERS 1' HIGH 2" STROKE AS CLOSE TO WHERE ADJACENT VEHICLES REAR TIRE WOULD BE PARKED
- ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST INCLUDE A WORK ORDER
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST INCLUDE A WORK ORDER
- COMPACT SPACE WORDS "COMPACT" IN CAPITAL LETTERS 1' HIGH 2" STROKE AS CLOSE TO WHERE ADJACENT VEHICLES REAR TIRE WOULD BE PARKED

LEGEND

---	PROPERTY LINE
	NEW CONCRETE
	LANDSCAPE AREA
	COMPACTED GRAVEL AREA
	GRAVEL AREA



TREVESTON ELLIOTT
ARCHITECT

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98th and Central

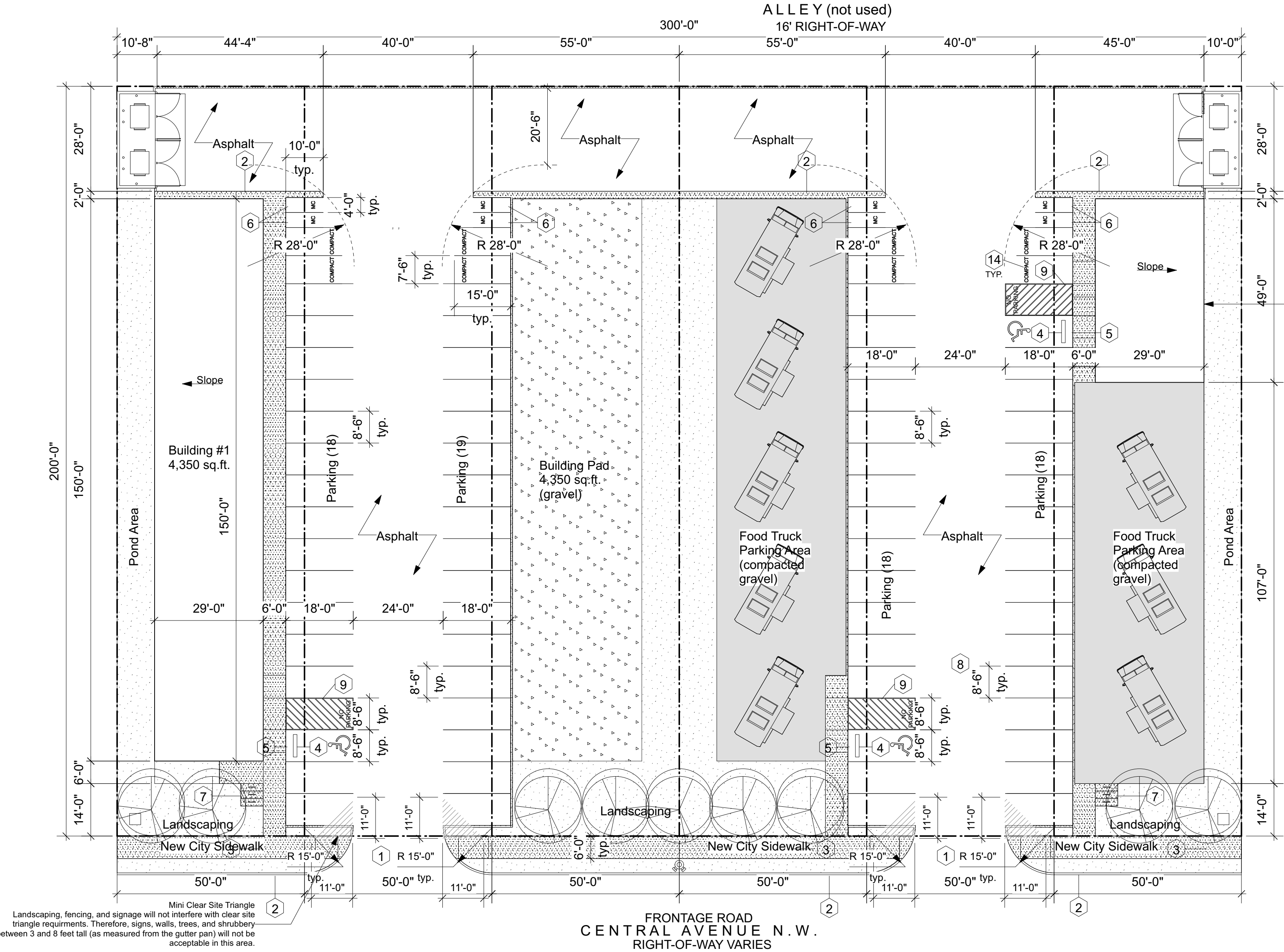
ALBUQUERQUE, NEW MEXICO



Date: July 6, 2023

Sheet: Traffic Circulation Layout

TCL



2 Site Plan
Scale: 1" = 20'-0"

SEE SW SHEET FOR DUMPSTER INFORMATION

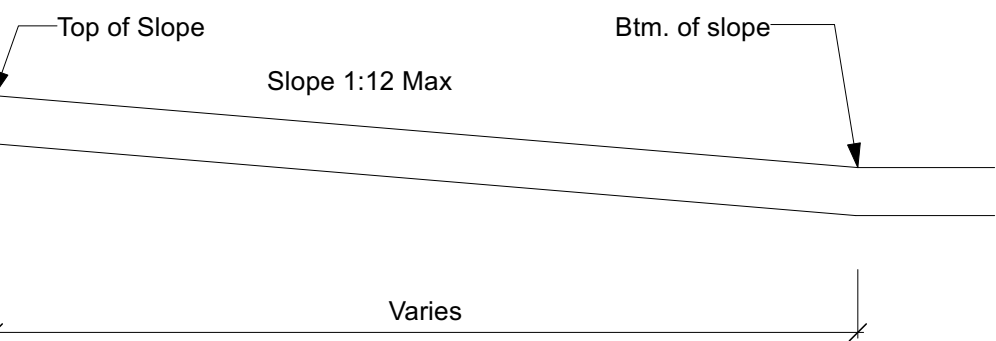
SEE FIRE-1 SHEET FOR INFORMATION

2a Standard Sidewalk Detail
Scale: 3/4" = 1'-0"

Per CoA std. dwg 2430 cross slope of 1/4" per foot shall be provided and shall slope towards the direction of the drainage area.

Concrete walks shall have contraction joints at 6' o.c. Intervals. 1/2" Expansion joints shall be installed every 36", unless otherwise shown on plans.

1/2" Expansion joints shall be installed where walk about rigid structures.



2b Standard Ramp Detail
Scale: 3/4" = 1'-0"

Width per Plan
Per CoA std. dwg 2430 maximum cross slope of 2%

Concrete walks shall have contraction joints at 6' o.c. Intervals.

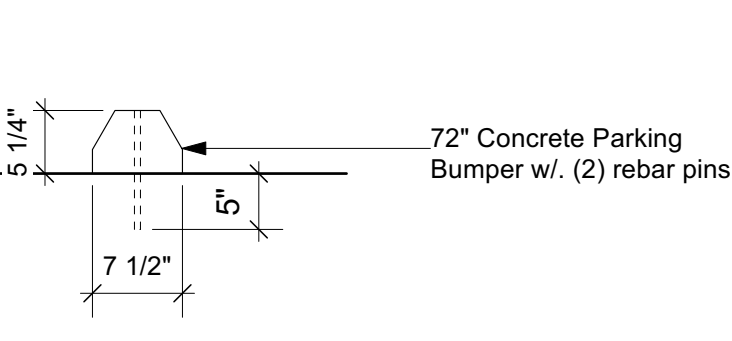
1/2" Expansion joints shall be installed where walk about rigid structures.

3 Standard Curb / Gutter Detail
Scale: 3/4" = 1'-0"

Per CoA std. dwg 2415A Provide 1/2" Expansion joints at 36" o.c. at immovable objects and at the beginning and end of curves

Provide contraction joints at 6' o.c.

All exposed concrete corners to have 3/4" radius.



6 Mountable Curb
Scale: 3/4" = 1'-0"

5 Bike Rack
Scale: 3/4" = 1'-0"

Rack: min. 3'-0" tall 2'-8" wide

U-Shape allows multiply place of attachment

Upright Support

Varying frame sizes accommodated

No lift Attachment

2'-8" min bwn. racks

Rack Centered on concrete pad

6 Mountable Curb
Scale: 3/4" = 1'-0"

7 HC / Motorcycle Sign Detail
Scale: 3/4" = 1'-0"

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Alvarez
Signed Date

7/6/2023