

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 7, 2024

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 10/2/2023 (K09D052A)**

Dear Mr. Elliott,

The revised TCL submittal received 3/6/2024 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

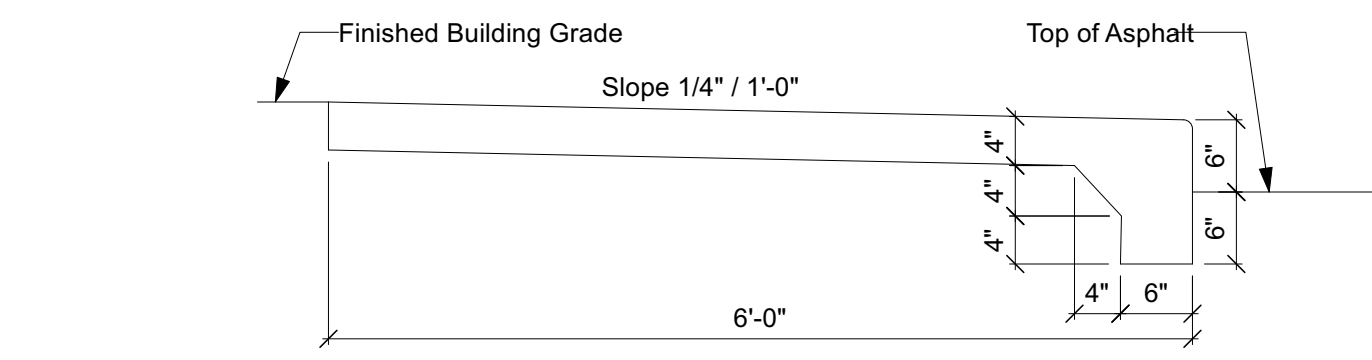
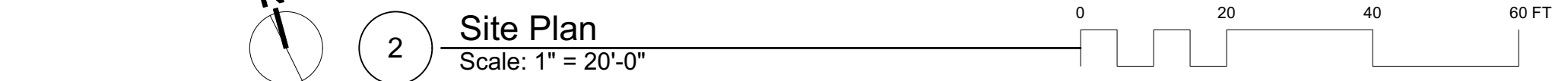
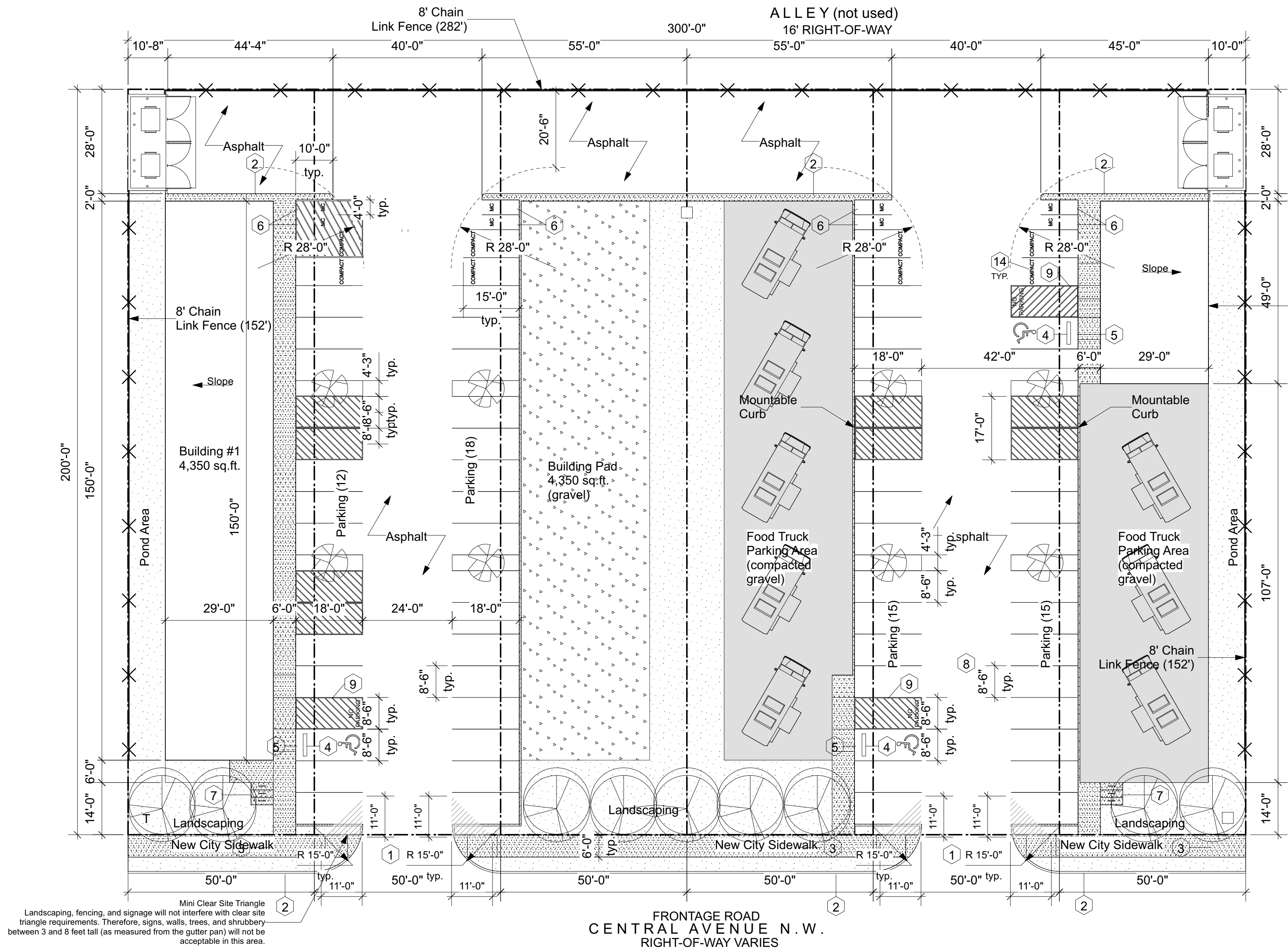
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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

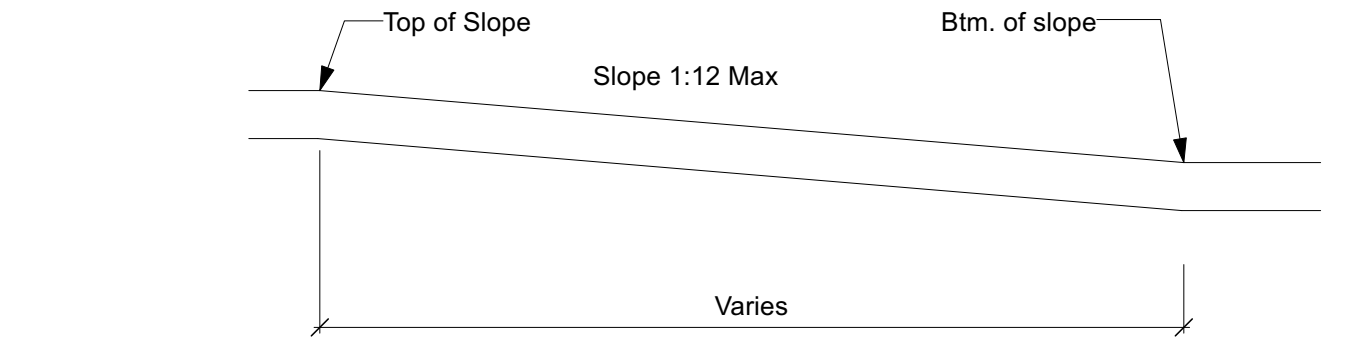


2a Standard Sidewalk Detail
Scale: 3/4" = 1'-0"

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 abut rigid structures.

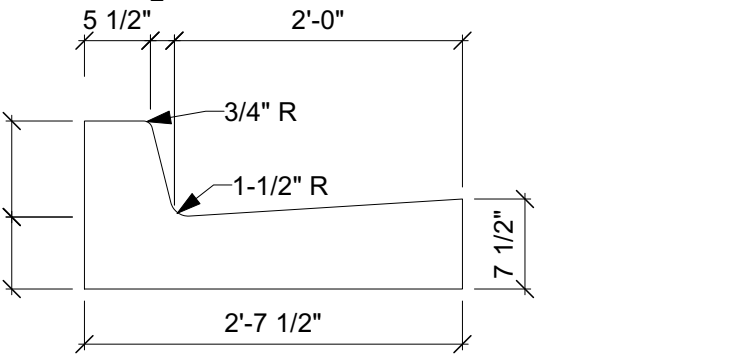


2b Standard Ramp Detail
Scale: 3/4" = 1'-0"

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 abut rigid structures.

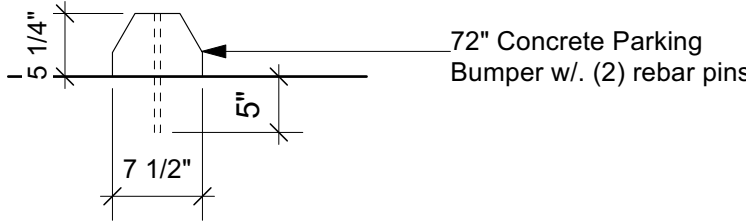


3 Standard Curb / Gutter Detail
Scale: 3/4" = 1'-0"

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

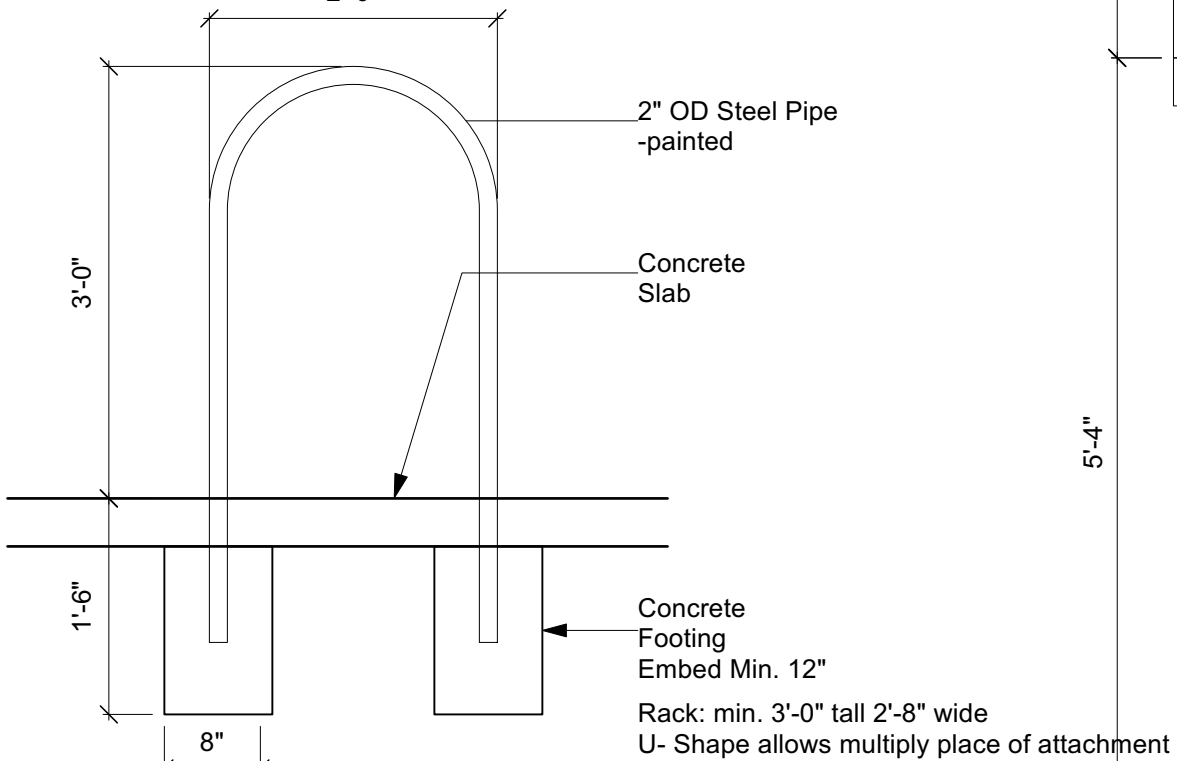
Provide contraction joints at 6' o.c.

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



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

SEE SW SHEET FOR DUMPSTER INFORMATION
SEE FIRE-1 SHEET FOR INFORMATION



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

2" OD Steel Pipe -painted

Concrete Slab

Concrete Footing Embed Min. 12"

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

U-Shape allows multiply place of attachment

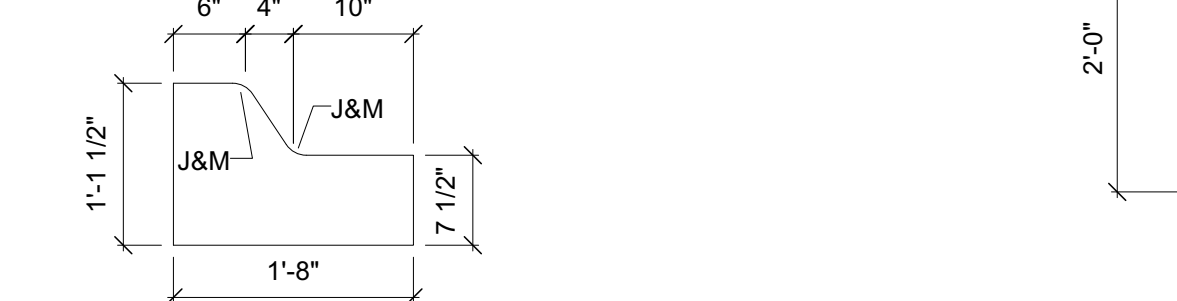
Upright Support

Varying frame sizes accommodated

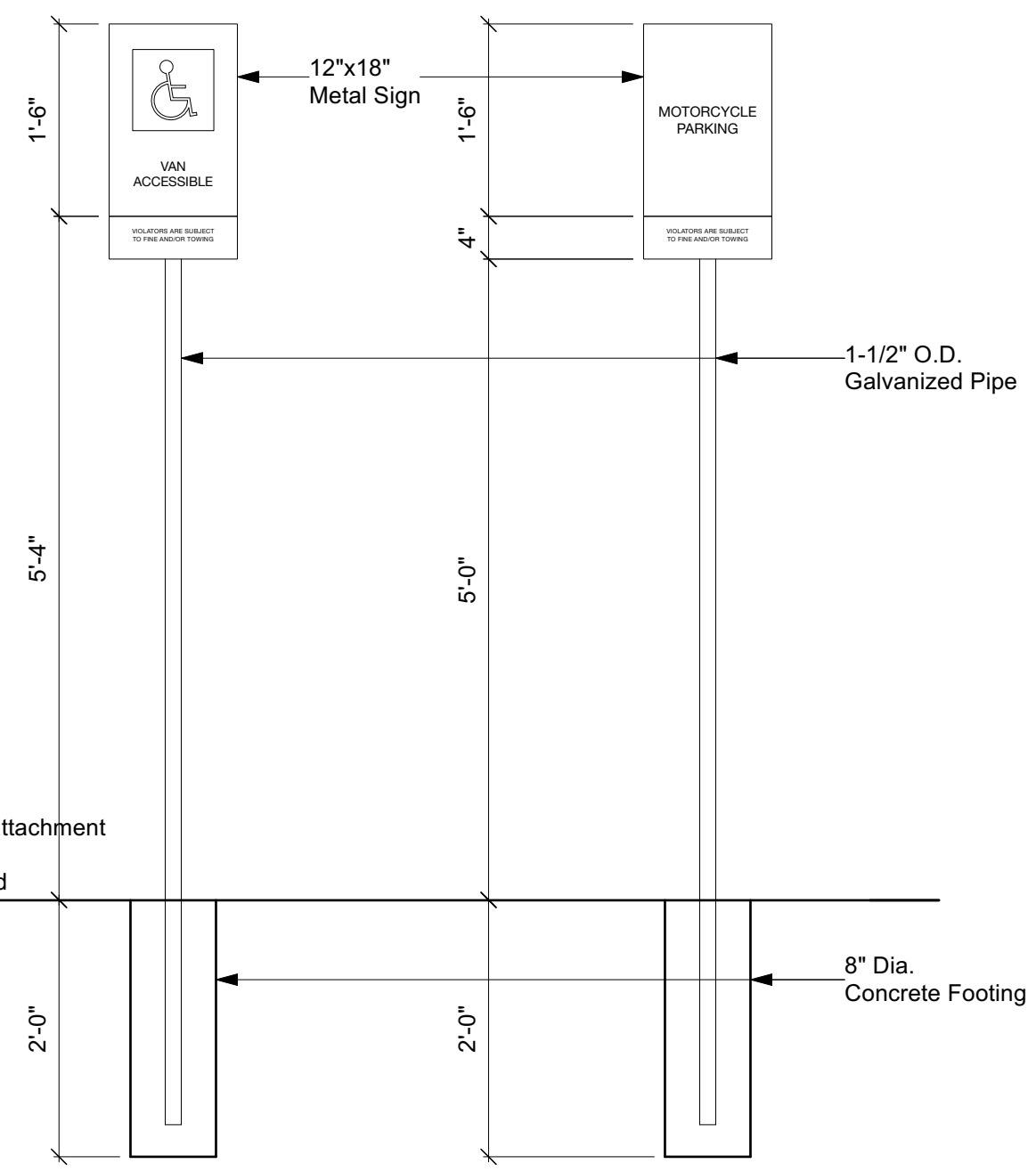
No lift Attachment

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"

PARKING REQUIREMENTS

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)	= 2
Motorcycle (1 per Building)	= 2
Bicycle	= 3
Total Spaces Required	= 39
Total Spaces Provided	= 60

PROJECT AREA

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

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	=8,290 sq.ft.
15% net lot area of	=8,290 sq.ft.
Landscape Area Provided:	=9,011 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

2022 UAC
2015 International Building Code
2015 International Existing Building Code
2015 IFC
2021 Uniform Plumbing Code
2021 Uniform Mechanical Code
2017 National Electrical Code
2018 International Energy Conservation Code
2009 ANSI

ZONING

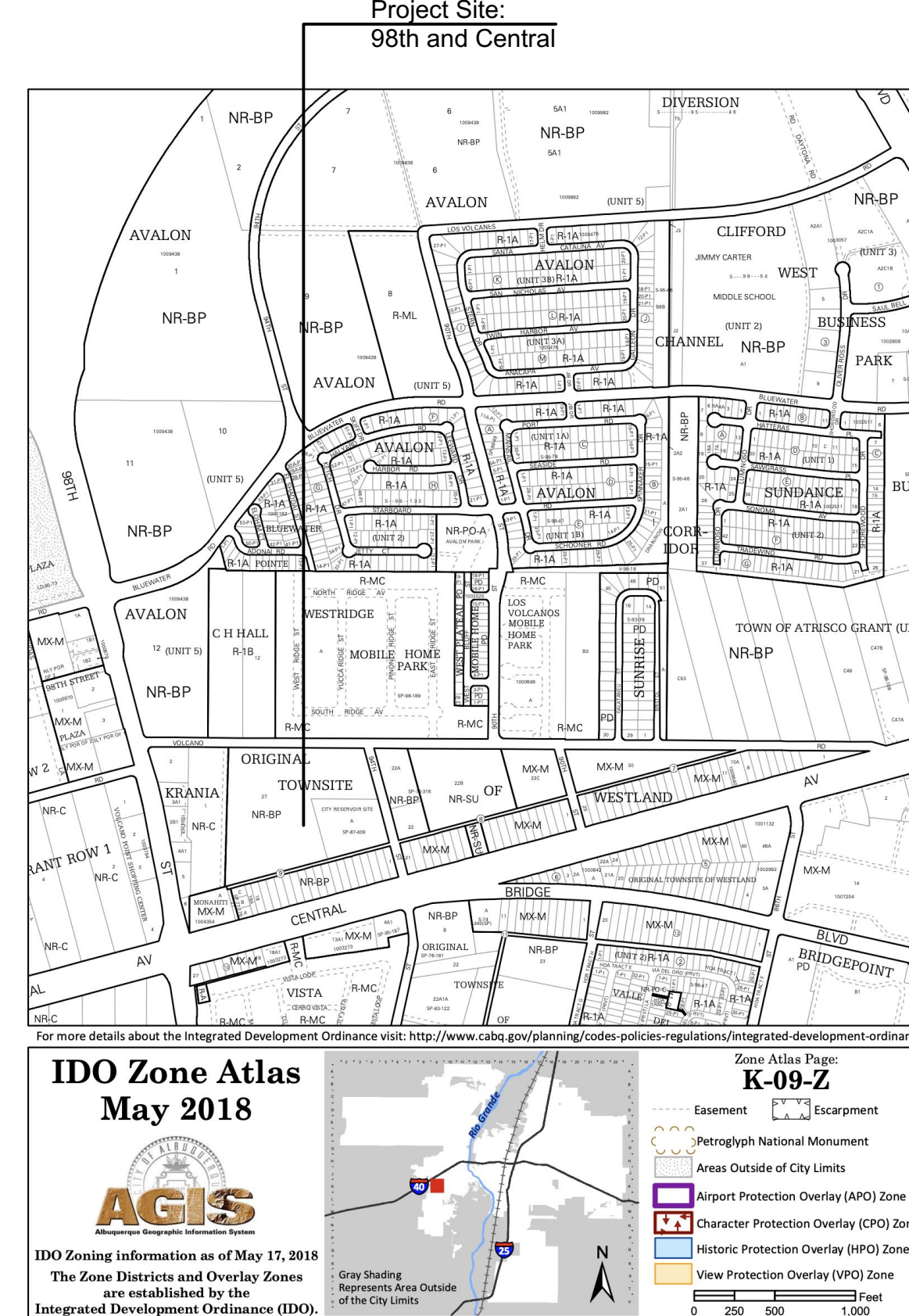
NR-BP

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 I 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 STRIPING. 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

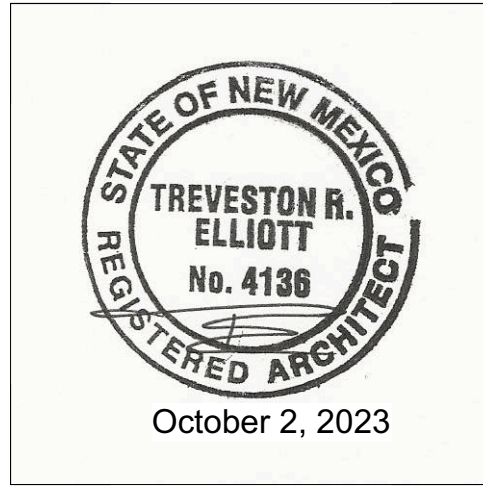
LEGEND

---	PROPERTY LINE
---	NEW CONCRETE
---	LANDSCAPE AREA
---	COMPACTED GRAVEL AREA
---	GRAVEL AREA
---	8' CHAIN LINK FENCE



TREVESTON ELLIOTT
ARCHITECT
811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
87102
C 505.259.4617
treveston@earthlink.net
www.earthlink.net

98th and Central
ALBUQUERQUE, NEW MEXICO



Date: October 2, 2023

Sheet: Traffic Circulation Layout

TCL

TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Amijo
Signed
3/7/2024
Date