

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

December 8, 2022

Treveston Elliott, RA  
Treveston Elliott Architect  
811 12<sup>TH</sup> St. NW  
Albuquerque, NM 87102

**Re: 98<sup>th</sup> St. Warehouse  
98<sup>th</sup> and Central NW  
Traffic Circulation Layout**  
Architect's Stamp 12-08-22 (K09-D052)

Dear Mr. Elliott,

The TCL submittal received 11-16-2022 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](http://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 front counter personnel for log in and evaluation by Transportation.

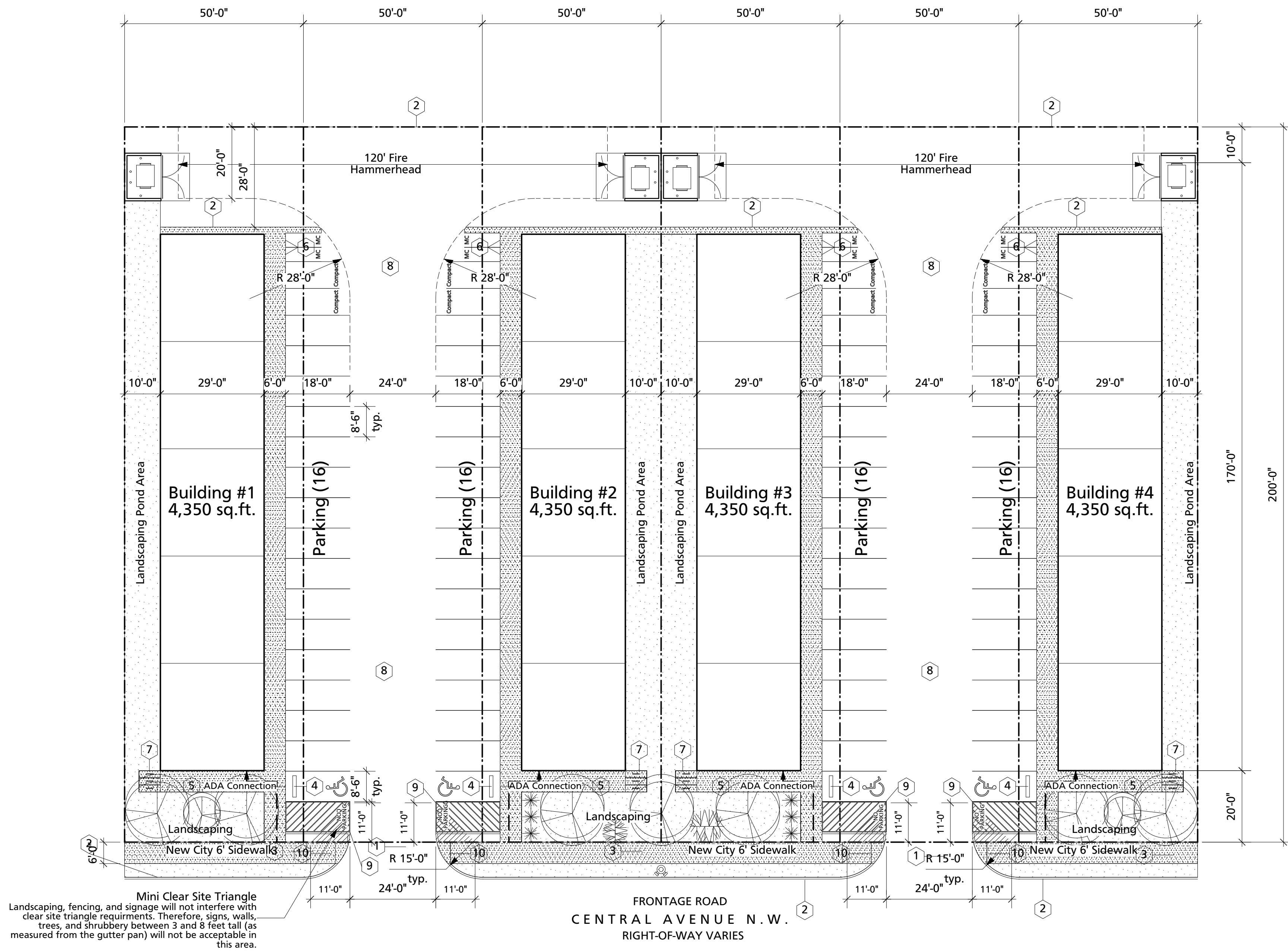
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File





PARKING REQUIREMENTS per 14-16-5-5	
Warm Shell (assuming warehouse use)	
1/1,000 GSF (Warm Shell Assuming Warehouse Use)	17,400=17.4
Total Spaces Required	= 17
ADA	= 1 (1 Van)
Motorcycle	= 3
Bicycle	= 3
Total Spaces Required	= 18
Total Spaces Provided	= 64 + 8 Compact 4 ADA VAN 8 Motorcycle 12 Bicycle

PROJECT AREA Table 503	
BUILDING #1	= 4,350 Sq.Ft. (NON- Sprinkled)
BUILDING #2	= 4,350 Sq.Ft. (NON- Sprinkled)
BUILDING #3	= 4,350 Sq.Ft. (NON- Sprinkled)
BUILDING #4	= 4,350 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	17,400 sq.ft.
Parking Lot Area	27,630 sq.ft.
Landscape Area Required	= 6,390 sq.ft.
15% of 26,988sq.ft.	
Landscape Area Provided:	= 8,480 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.

**TRAFFIC CIRCULATION LAYOUT APPROVED**  
Ernest Amijo 12/8/2022  
Signed Date

**PROJECT SUMMARY**  
Construct four warm shell metal buildings.

**PROJECT INFORMATION**

**PROJECT ADDRESS**  
9561 / 9551 / 9541 / 9531 / 9521 / 9511 Central 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

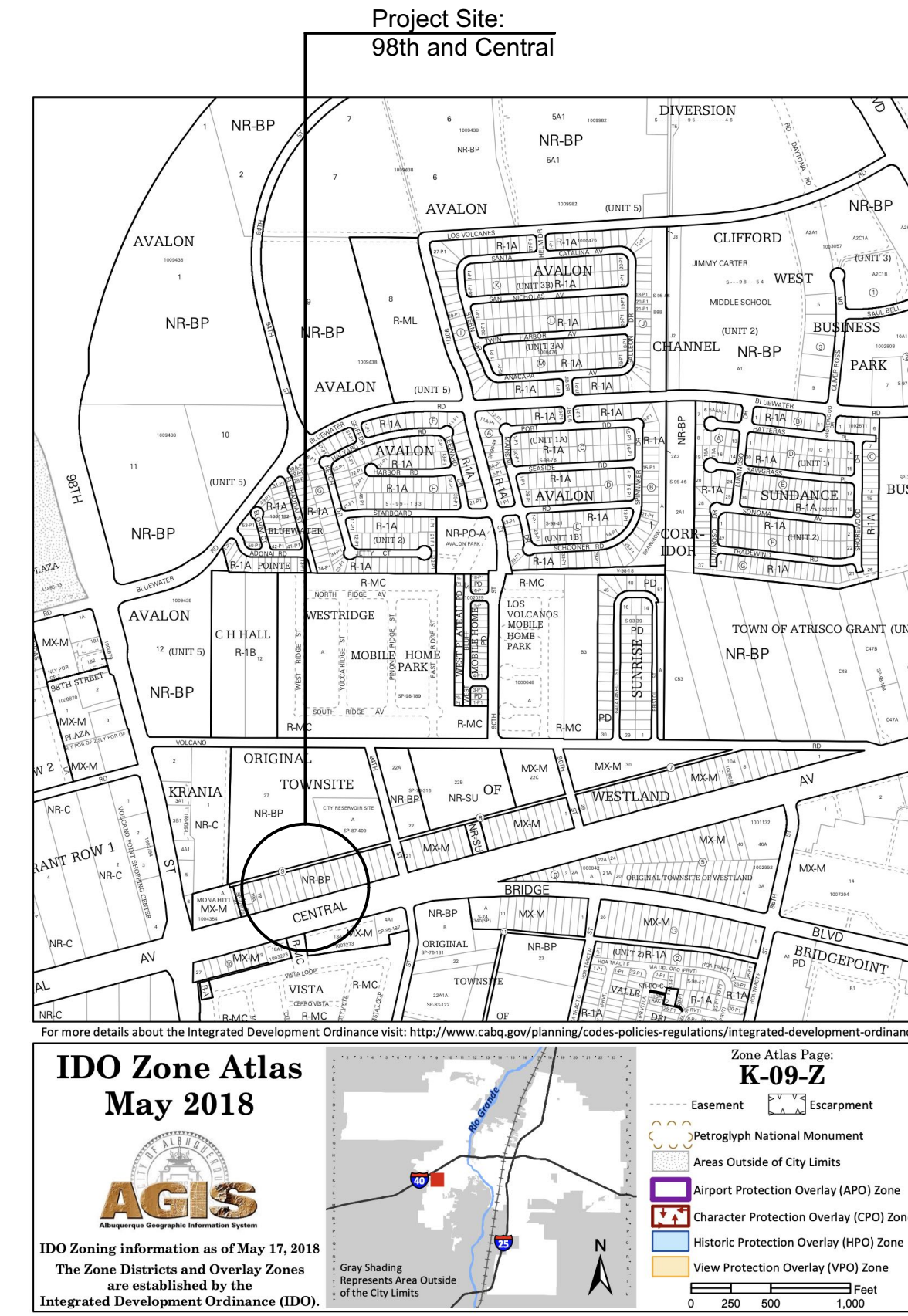
**ZONING**  
NR-BP

**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

**LEGEND**

- PROPERTY LINE
- NEW CONCRETE
- LANDSCAPE AREA



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

**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.

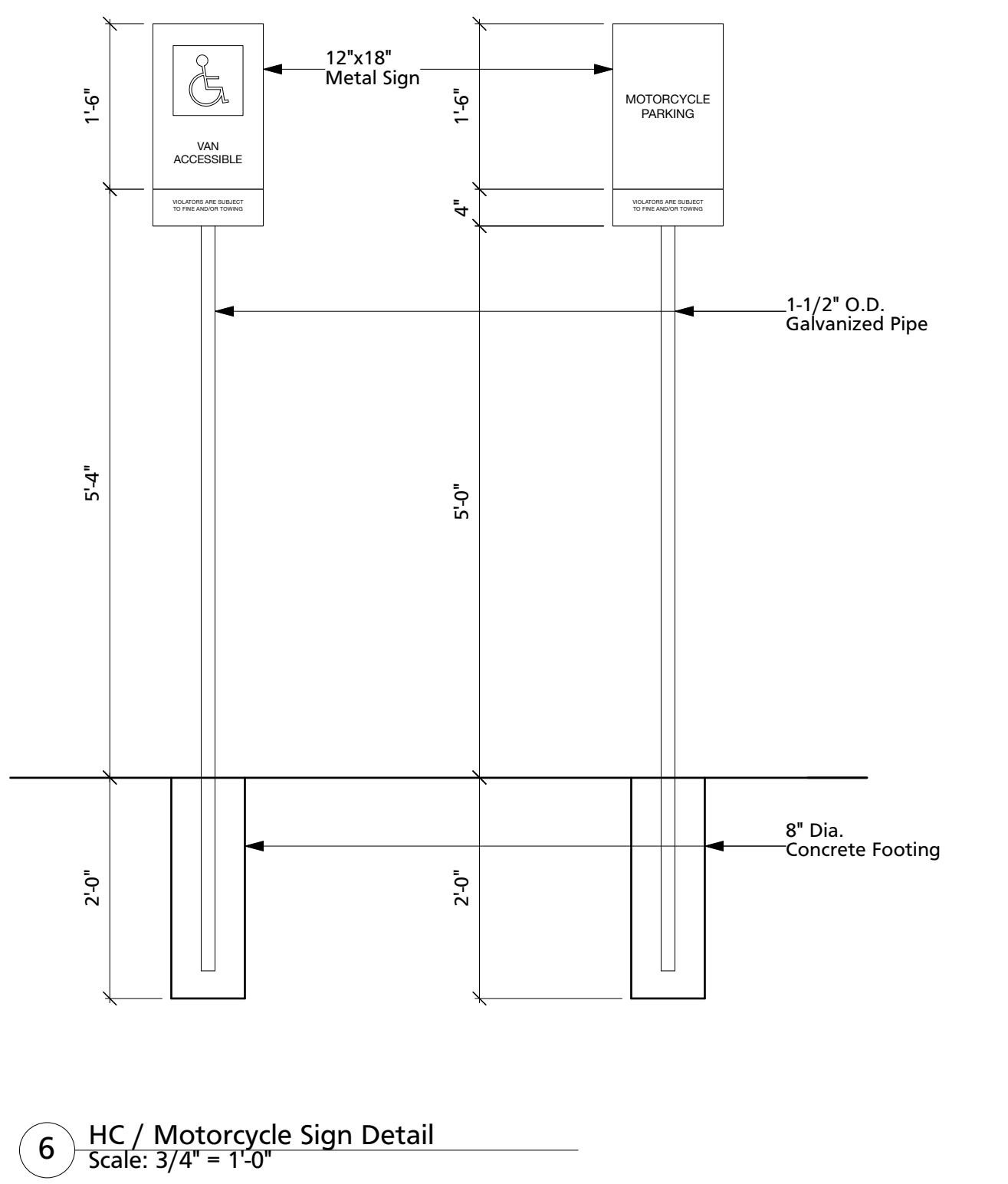
**3 Standard Curb / Gutter Detail**  
Scale: 3/4" = 1'-0"

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.

**4 Parking Bumper**  
Scale: 3/4" = 1'-0"

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

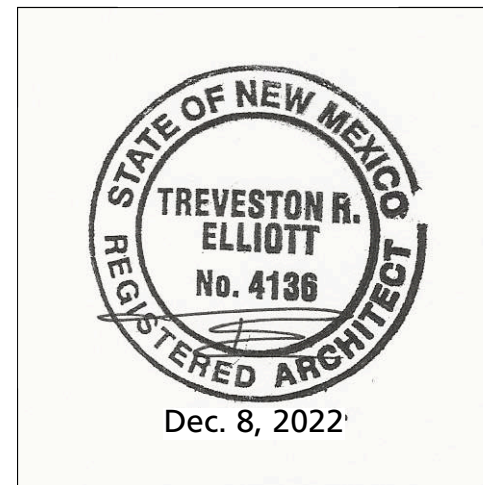
Rack: min. 3'-0" tall 2'-8" wide  
U-Shape allows multiply place of attachment  
Upright Support  
Varying frame sizes accommodated  
No lift Attachment  
2'-8" min bwn. racks  
Rack Centered on concrete pad



**TREVESTON ELLIOTT**  
ARCHITECT

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**98th and Central**  
CONCEPT STUDY  
ALBUQUERQUE, NEW MEXICO



Date: Dec. 8, 2022  
Sheet: Traffic Circulation Layout