

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 25, 2023

Edgar Mata
Jeebs & Zuzu, LLC
5924 Anaheim Ave. NE
Albuquerque, NM 87113

**Re: Casitas Del Camino
60th St. NW
Traffic Circulation Layout
Architect's Stamp 06-08-23 (K11-D005A)**

Dear Mr. Mata,

The TCL submittal received 07-12-2023 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 PLAT, SIDEWALK EASEMENT AND SOUTH PROPERTY AGREEMENT ARE A CONDITIONS OF RELEASING FINAL CO.**

www.cabq.gov

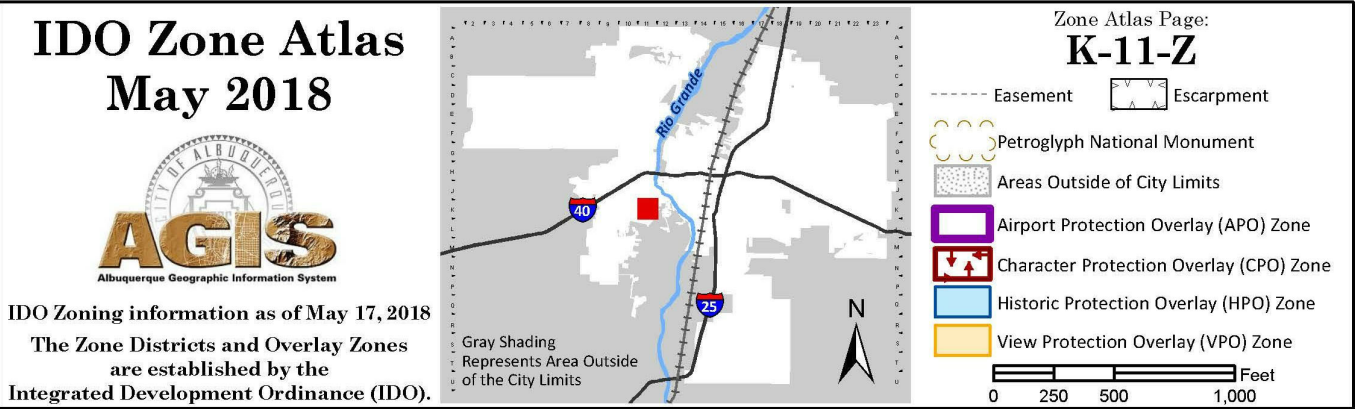
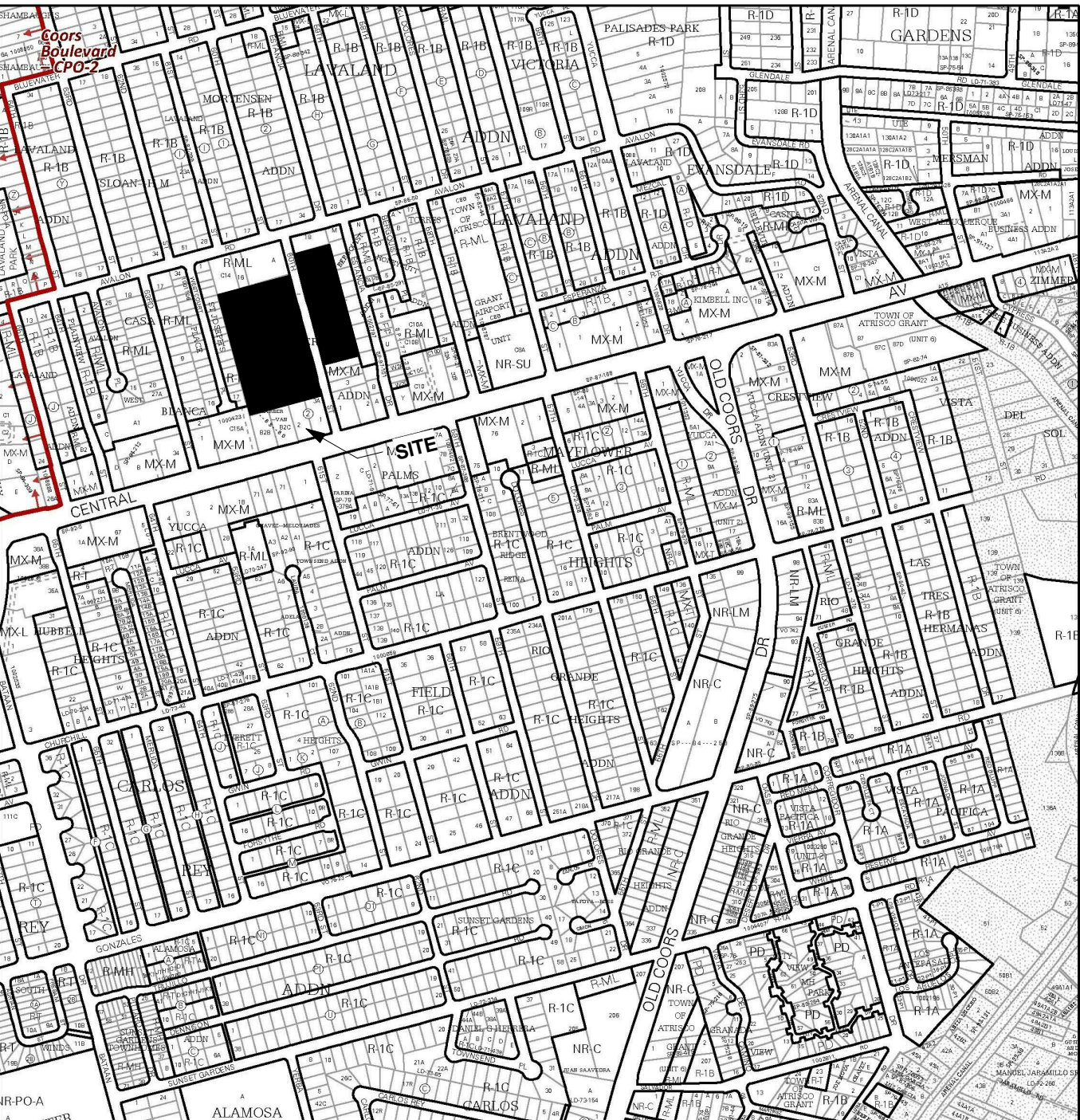
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File

ZONE ATLAS:



PROJECT INFORMATION:

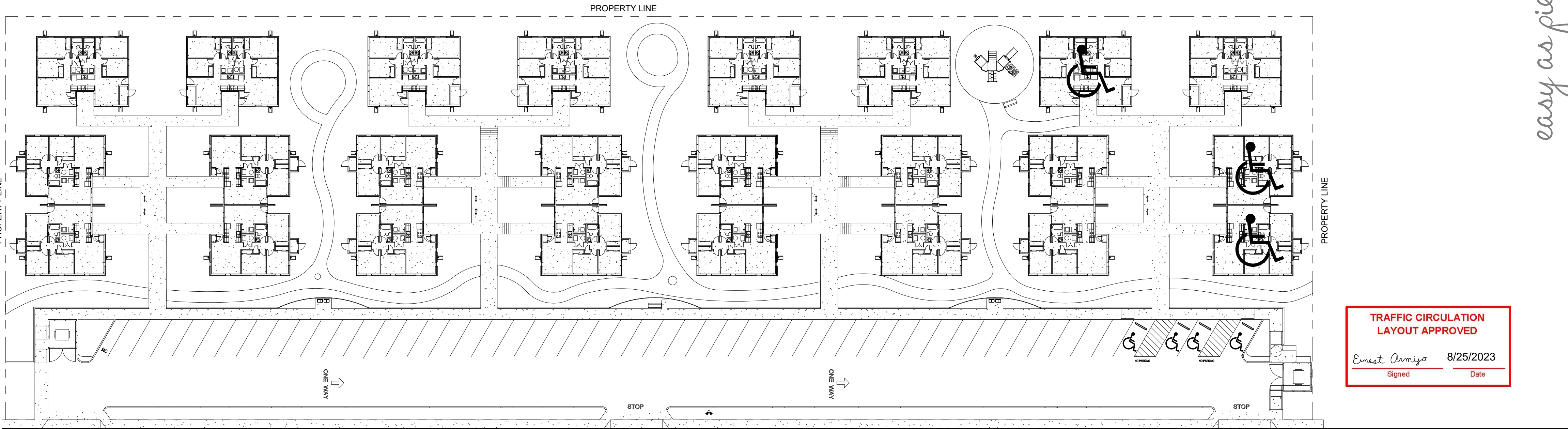
LEGAL DESCRIPTION

LOTS NUMBERED ONE (1) THROUGH FIFTEEN (15), INCLUSIVE, AND LOTS SEVENTEEN (17) THROUGH THIRTY TWO (32), INCLUSIVE, OF THE PATILLY SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 1, 1981 IN MAP BOOK C18, FOLIO 64.

OCCUPANCY TYPE: R2 - 46 UNITS
CONSTRUCTION TYPE: TYPE 5B
AUTOMATIC SPRINKLER SYSTEM: NFPA 13.R
BUILDING HEIGHT: 24' - 0" FEET
NUMBER OF FLOORS: 2 FLOORS
LOT AREA: 142,935 SF | 3.2 ACRES
UNIT MIX
REHAB:
THREE BEDROOM 32
FOUR BEDROOM 10
NEW CONSTRUCTION:
TWO BEDROOM 30
THREE BEDROOM 16
TOTAL UNITS 88

PARKING SPACES:
PARKING REQUIREMENTS PER INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 5/5(B) APPLICABILITY-
UPDATED PARKING REQUIREMENTS PER IDO 1.5 PARKING SPACE PER UNIT
25% OF TOTAL PARKING SPACES MAY BE COMPACT PER IDO STANDARDS
REQUIRED:
132 SPACES
45 COMPACT SPACES
133 STANDADRD SPACES
9 HANDICAP SPACES
8 ELECTRIC CHARGING STATIONS
195 SPACES PROVIDED

	(gross)	(net)	Subtotal (gross)	Subtotal (net)
NEW CONSTRUCTION UNITS:				
BLDG TYP 1:				
2 Bd Unit (2 per building)	984 sf	904 sf	1,968 sf	1,826 sf
No. Buildings = 3			5,904 sf	5,478 sf
BLDG TYP 2:				
2 Bd Unit (8 per building)	993 sf	907 sf	7,944 sf	7,256 sf
No. Buildings = 3			23,832 sf	21,768 sf
BLDG TYP 3:				
3 Bd Unit (8 per building)	1,250 sf	1,093 sf	10,000 SF	8,744 SF
No. Buildings = 2			20,000 SF	17,488 SF
REHABILITATION UNITS:				
BLDG TYP 4:				
3 Bd Unit (2 per building)	1,097 sf	982 sf	2,194 sf	1,964 sf
No. Buildings = 16			35,104 sf	31,424 sf
BLDG TYP 5:				
4 Bd Unit (1 per building)	1,371 sf	1,227 sf	1,371 sf	1,227 sf
No. Buildings = 10			13,710 sf	12,270 sf
Total New Construction			49,064 sf	44,734 sf
Total Rehab			48,814 sf	43,694 sf
Total Building			98,550 sf	88,428 sf
Community Building			2,052 sf	1,576 sf
Total Project Area			100,602 sf	90,004 sf

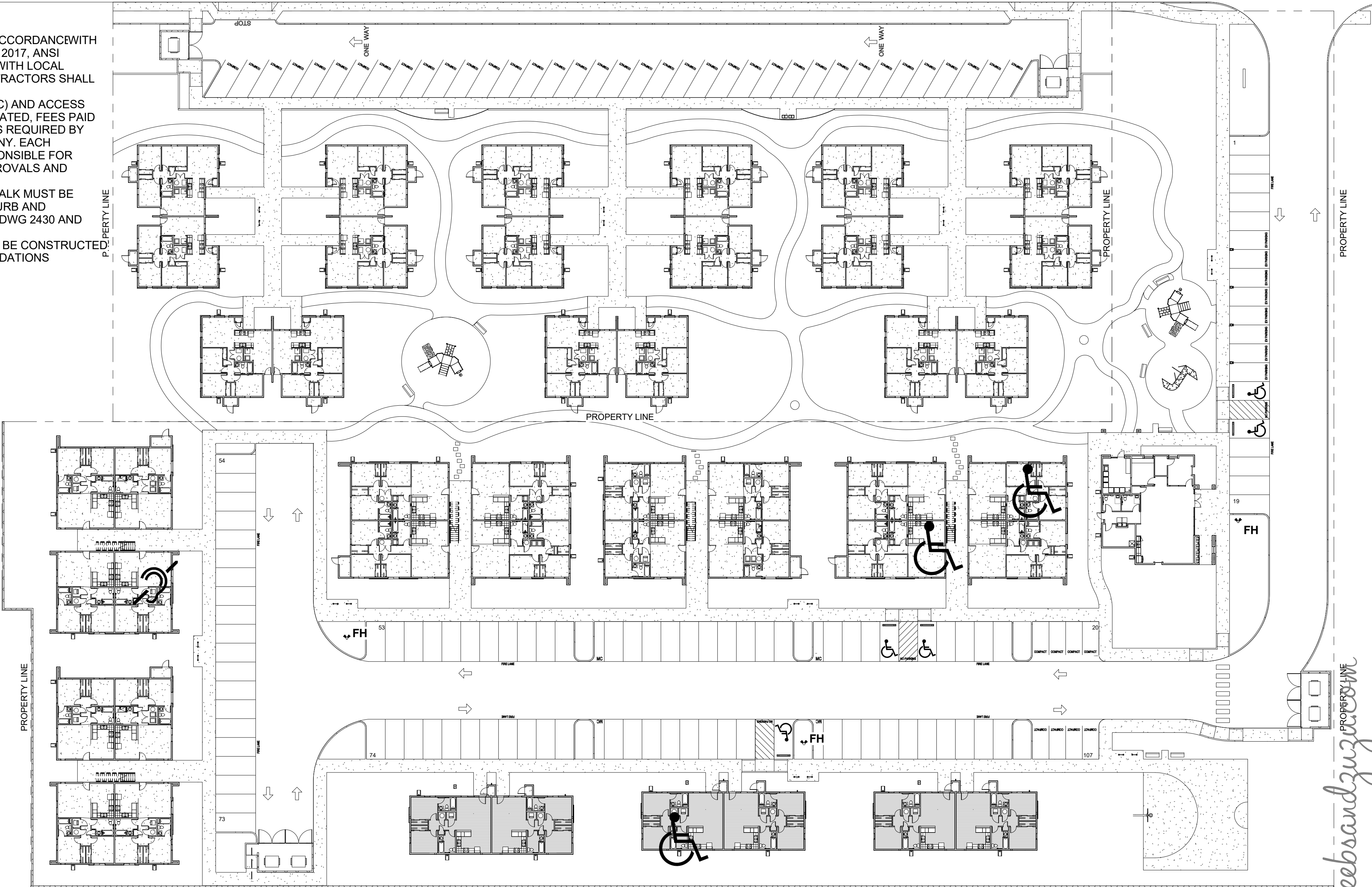


TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Amijo Signed 8/25/2023 Date

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IBC 2015, UMC 2015, UPC 2015, NEC 2017, ANSI A117.1-2009 AND IN ACCORDANCE WITH LOCAL PERMIT REQUIREMENTS. SUBCONTRACTORS SHALL VERIFY LOCAL REQUIREMENTS.
2. ALL UTILITIES (PRIVATE AND PUBLIC) AND ACCESS CONNECTIONS SHALL BE COORDINATED, FEES PAID AND CONSTRUCTION INSTALLED AS REQUIRED BY GOVERNING AGENCIES OR COMPANY. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFIC PERMIT, APPROVALS AND PAYING ALL FEES AND TAXES.
3. ALL BROKEN AND CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER AND PER CITY STANDARD DWG 2430 AND 2415A.
4. ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED BY SOILS ENGINEER

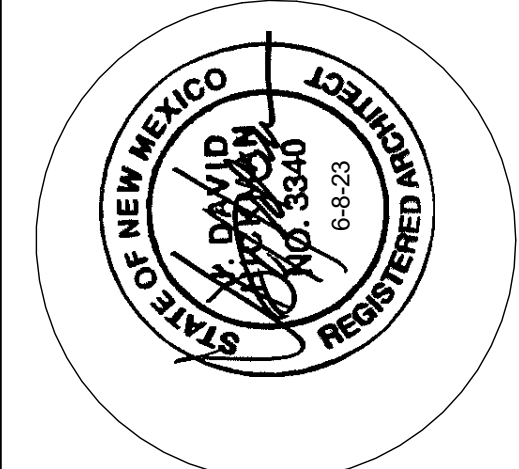


AN APPROVED PLAT, SIDEWALK EASEMENT AND SOUTH PROPERTY AGREEMENT ARE A CONDITIONS OF RELEASING FINAL CO.

1 TCL - Overall Site Plan
1" = 30'-0"



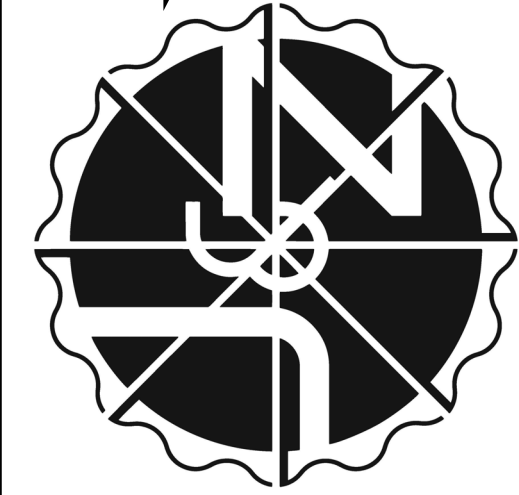
www.jeebsandzuzu.com



JEEBS & ZUZU, LLC.

5924 ANAHEIM AVENUE NE SUITE A
ALBUQUERQUE, NM 87113
P. 505-797-1318

Architecture
Construction
Design-Build



job no: -
drawn: EAM
checked: J&Z
date: Jun. 8, 2023

2 EAM
8-2-23

CASITAS DEL CAMINO

60th Street NW
Albuquerque, NM 87105

sheet no:

TCL1.0

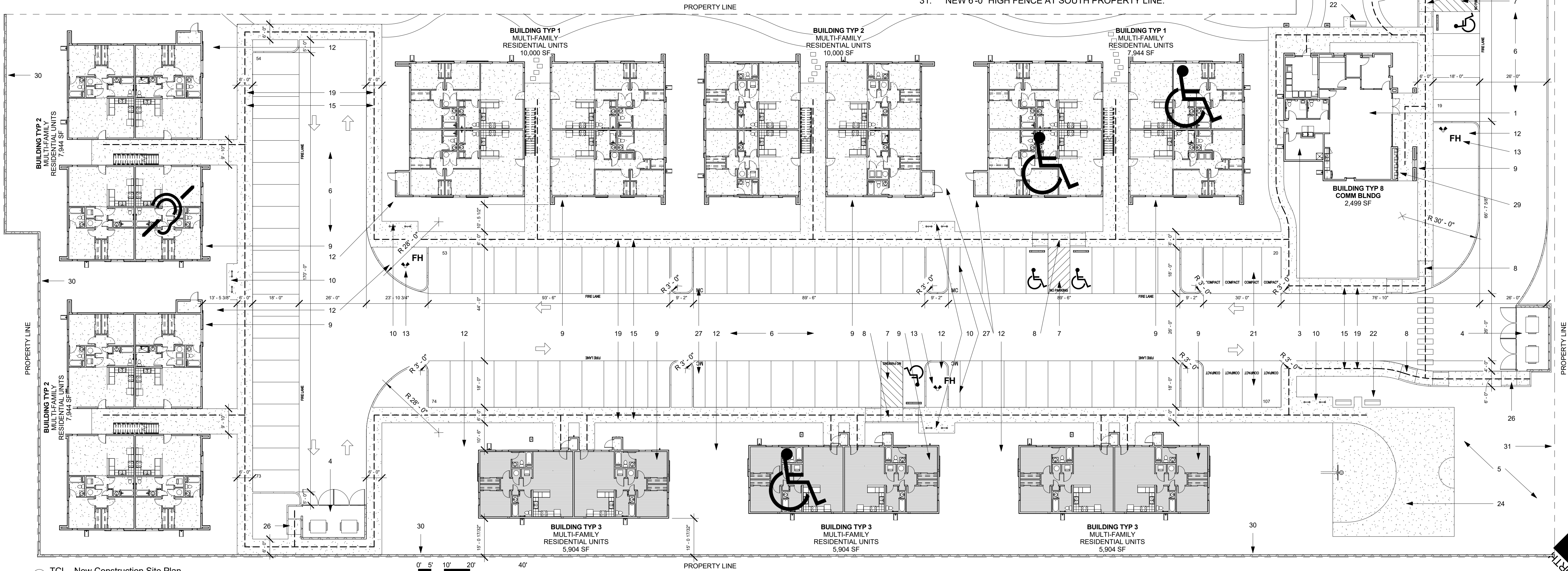
AN APPROVED PLAT, SIDEWALK EASEMENT AND SOUTH PROPERTY AGREEMENT ARE A CONDITIONS OF RELEASING FINAL CO.

TRAFFIC CIRCULATION
LAYOUT APPROVED

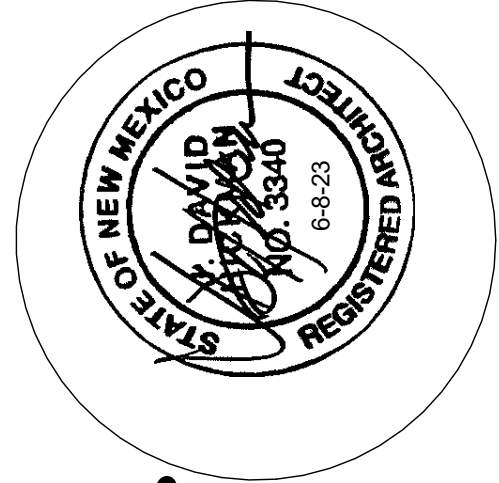
Ernest Armijo 8/25/2023
Signed Date

SITE PLAN LEGEND:

1. COMMUNITY BUILDING
2. MONUMENT SIGN - SEE DETAIL
3. MAINTENANCE RM
4. GARBAGE ENCLOSURE W/ GATES - SEE DETAILS 1-4/TCL2.0 FOR GARBAGE ENCLOSURE NOTES AND DIMENSIONS
5. DRAINAGE POND
6. ASPHALT DRIVEWAY - DRIVE AISLE: 2.5" ASPHALT PAVEMENT OVER 4" COMPACTED ROADWAY BASECOURSE. DRIVE SHALL BE DESIGNED AND CONSTRUCTED CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPRATUS WEIGHING AT LEAST 75,000 POUNDS. - DRIVE SHALL NOT EXCEED 10% GRADE. - SEE DETAIL 12/TCL2.0
7. ADA PARKING W/ PRECAST CONCRETE WHEEL STOPS - PLEASE SEE DETAIL 11 & 14/TCL2.0 FOR ADA PARKING SPACE DIMENSIONS.
8. ADA CURB RAMP - SEE DETAIL 14/TCL2.0 FOR CURB RAMP SLOPES AND DIMENSIONS
9. BUILDING IDENTIFIER SIGN TO BE ILLUMINATED FROM DUSK TO DAWN
10. (12) BICYCLE RACK ARCHES (24 SPACES) PER 7.4.115 OF CITY OF ALBUQUERQUE DPM. SEE DETAILS 6 & 15/TCL2.0
11. SIGHT TRIANGLE PER DPM TABLE 7.5.60 - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, & SHRUBBERY BETWEEN 3 & 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
12. POST INDICATOR VALVE
13. FIRE HYDRANT
14. DETECTABLE WARNING STRIP & PUBLIC CURB RAMP. SEE DETAILS ON SHEET TCL2.1
15. ACCESSIBLE ROUTE FROM ADA PARKING TO BUILDING CORRIDOR
16. N/A
17. 16' POLE MOUNTED SITE LED DOWNLIGHT W/ CUTOFF - LIGHTING TO BE DESIGNED BY ELECTRICAL ENGINEER AND SHALL BE COMPLIANT W/ ABQ NIGHT SKY ORDINANCE.
18. NEW STOP SIGNAGE - SEE DETAIL 16/TCL2.0
19. NEW 6" CAST IN PLACE CONCRETE SIDEWALK - CROSS SLOPE NOT TO EXCEED 2%. SEE DETAILS 12 & 13.
20. NEW PUBLIC SIDEWALK TO TIE INTO EXISTING PUBLIC SIDEWALK. COORDINATE SIDEWALK PLACEMENT PER CITY OF ALBUQUERQUE WORK ORDER.
21. COMPACT PARKING - SEE DETAIL 5/TCL2.0 FOR ALL PARKING DIMENSIONS.
22. ALL WEATHER PERMANENT MOUNTED BENCH W/ 30"x48" LEVEL CONCRETE PAD AT ONE SIDE FOR ADA ACCESS. SEE DETAIL 7 / TCL2.0
23. ADA PLAYGROUND AND TOT LOT PER MFA STANDARDS
24. NEW BASKETBALL COURT
25. A MINIMUM OF 10 OF THESE PARKING SPACES TO BE LABELED AS "ELECTRIC VEHICLE PARKING" CHARGING STATIONS ARE TO HAVE A MIN. OF 240 V RATING. SEE DETAIL 5/AS2.1 FOR PARKING STALL DIMENSIONS
26. ADA CURB RAMP AT REFUSE ENCLOSURES
27. MOTORCYCLE PARKING - SEE 5/TCL2.0 FOR TYP. DIMENSIONS
28. REMOVE EXISTING DRIVE PAD AND RECONSTRUCT A NEW SIDEWALK AND CURB AND GUTTER PER CABQ DWG 2415C, 2430, & 2432.
29. MAIL CENTER
30. NEW 6'-0" HIGH CMU WALL AT NORTH AND WEST PROPERTY LINES.
31. NEW 6'-0" HIGH FENCE AT SOUTH PROPERTY LINE.



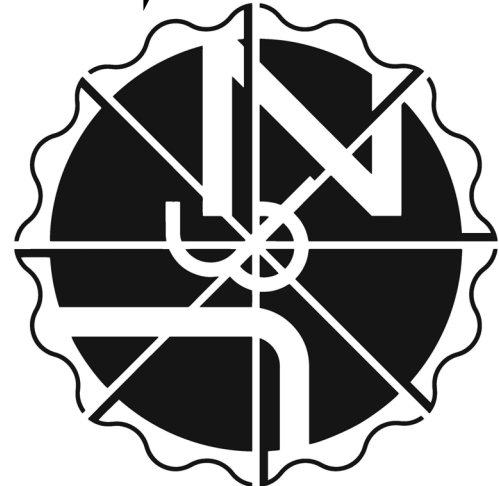
1 TCL - New Construction Site Plan
1" = 20'-0"



JEEBS & ZUZU, LLC.

5924 ANAHEIM AVENUE NE SUITE A
ALBUQUERQUE, NM 87113
P. 505-797-1318

**Architecture
Construction
Design-Build**



job no: -
drawn: EAM
checked: J&Z
date: Jun. 8, 2023

EAM
8-24-23

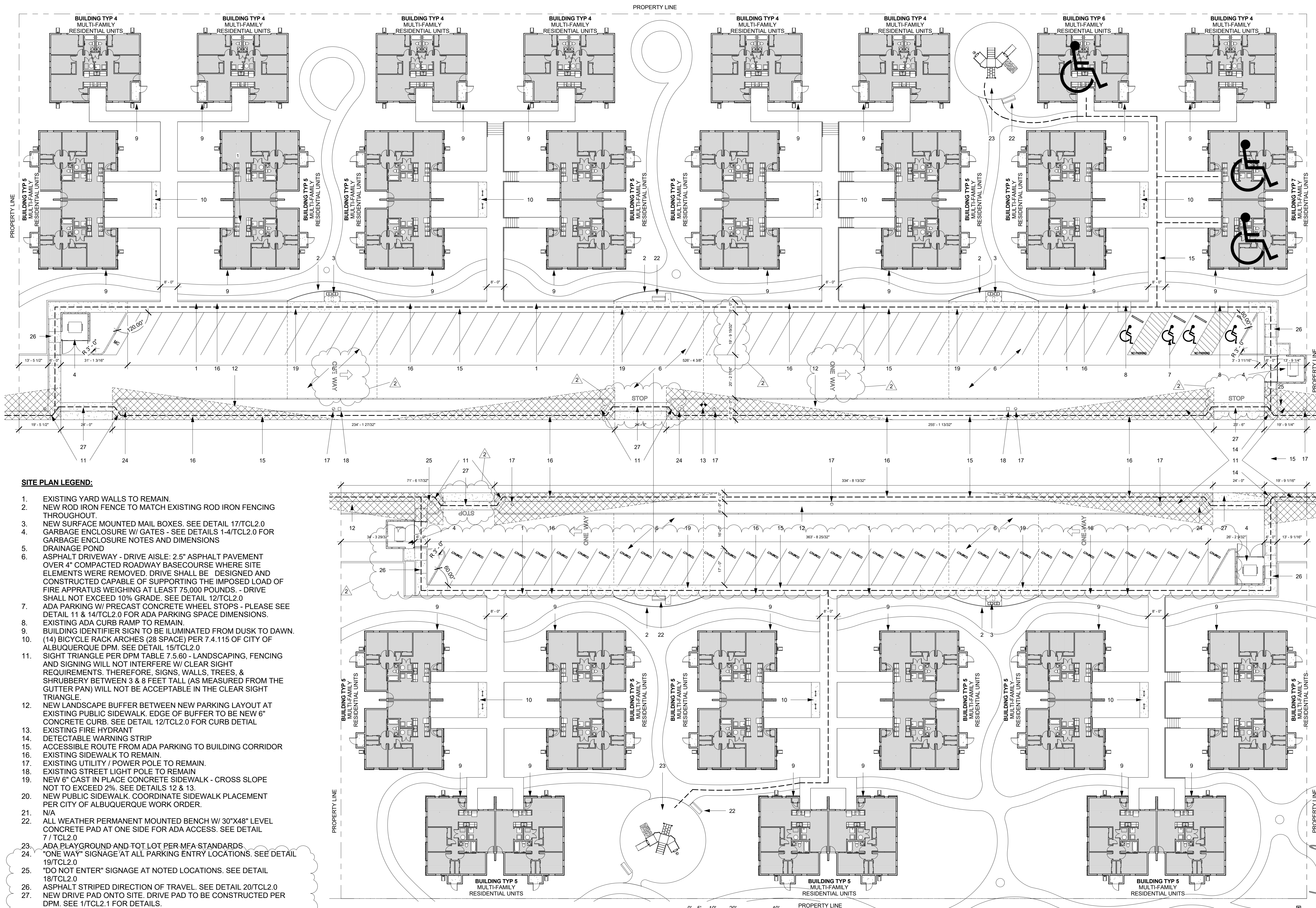
CASAS DEL CAMINO

60th Street NW
Albuquerque, NM 87105

sheet no:
TCL1.1

TRAFFIC CIRCULATION LAYOUT

www.jeebsandzuzu.com



SITE PLAN LEGEND:

- EXISTING YARD WALLS TO REMAIN.
- NEW ROD IRON FENCE TO MATCH EXISTING ROD IRON FENCING THROUGHOUT.
- NEW SURFACE MOUNTED MAIL BOXES. SEE DETAIL 17/TCL2.0
- GARBAGE ENCLOSURE W/ GATES - SEE DETAILS 14/TCL2.0 FOR GARBAGE ENCLOSURE NOTES AND DIMENSIONS
- DRAINAGE POND
- ASPHALT DRIVEWAY - DRIVE AISLE: 2.5" ASPHALT PAVEMENT OVER 4" COMPACTED ROADWAY BASECOURSE WHERE SITE ELEMENTS WERE REMOVED. DRIVE SHALL BE DESIGNED AND CONSTRUCTED CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPRATUS WEIGHING AT LEAST 75,000 POUNDS. DRIVE SHALL NOT EXCEED 10% GRADE. SEE DETAIL 12/TCL2.0
- ADA PARKING W/ PRECAST CONCRETE WHEEL STOPS - PLEASE SEE DETAIL 11 & 14/TCL2.0 FOR ADA PARKING SPACE DIMENSIONS. EXISTING ADA CURB RAMP TO REMAIN.
- BUILDING IDENTIFIER SIGN TO BE ILLUMINATED FROM DUSK TO DAWN. (14) BICYCLE RACK ARCHES (28 SPACE) PER 7.4.115 OF CITY OF ALBUQUERQUE DPM. SEE DETAIL 15/TCL2.0
- SIGHT TRIANGLE PER DPM TABLE 7.5.60 - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS. REQUIREMENTS, SIGNS, WALLS, TREES, & SHRUBBERY BETWEEN 3 & 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- NEW LANDSCAPE BUFFER BETWEEN NEW PARKING LAYOUT AT EXISTING PUBLIC SIDEWALK. EDGE OF BUFFER TO BE NEW 6" CONCRETE CURB. SEE DETAIL 12/TCL2.0 FOR CURB DETAIL
- EXISTING FIRE HYDRANT
- DETECTABLE WARNING STRIP
- ACCESSIBLE ROUTE FROM ADA PARKING TO BUILDING CORRIDOR
- EXISTING SIDEWALK TO REMAIN.
- EXISTING UTILITY / POWER POLE TO REMAIN.
- EXISTING STREET LIGHT POLE TO REMAIN
- NEW 6" CAST IN PLACE CONCRETE SIDEWALK - CROSS SLOPE NOT TO EXCEED 2%. SEE DETAILS 12 & 13.
- NEW PUBLIC SIDEWALK. COORDINATE SIDEWALK PLACEMENT PER CITY OF ALBUQUERQUE WORK ORDER.
- N/A
- ALL WEATHER PERMANENT MOUNTED BENCH W/ 30"x48" LEVEL CONCRETE PAD AT ONE SIDE FOR ADA ACCESS. SEE DETAIL 7 / TCL2.0
- ADA PLAYGROUND AND TOT LOT PER MFA STANDARDS.
- "ONE WAY" SIGNAGE AT ALL PARKING ENTRY LOCATIONS. SEE DETAIL 19/TCL2.0
- "DO NOT ENTER" SIGNAGE AT NOTED LOCATIONS. SEE DETAIL 18/TCL2.0
- ASPHALT STRIPED DIRECTION OF TRAVEL. SEE DETAIL 20/TCL2.0
- NEW DRIVE PAD ONTO SITE. DRIVE PAD TO BE CONSTRUCTED PER DPM. SEE 1/TCL2.1 FOR DETAILS.

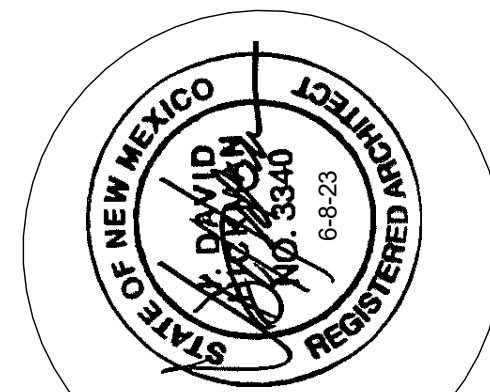
TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 8/25/2023
Signed Date

1 TCL - Rehab Site Plan
1" = 20'-0"

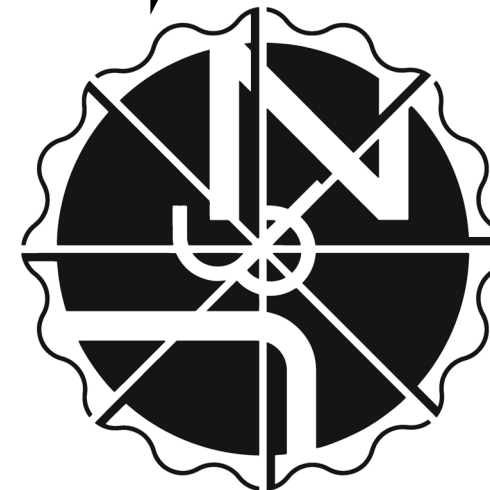
AN APPROVED PLAT, SIDEWALK EASEMENT AND SOUTH PROPERTY AGREEMENT ARE A CONDITIONS OF RELEASING FINAL CO.

easy as pie



JEEBS & ZUZU, LLC.

**Architecture
Construction
Design-Build**



job no: -

drawn: EAM

checked: J&Z

date: Jun. 8, 2023

- 1 EAM 7-27-23
- 2 EAM 8-2-23

CASAS DEL CAMINO

60th Street NW
Albuquerque, NM 87105

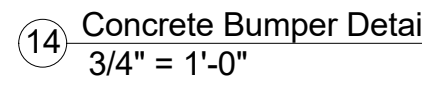
sheet no:

TCL1.2

TRAFFIC CIRCULATION LAYOUT

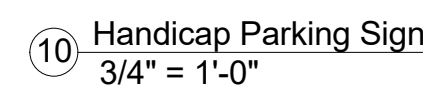
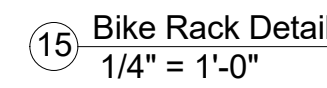
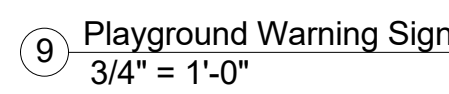
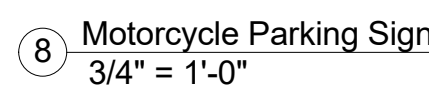
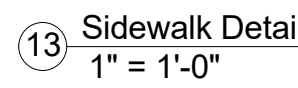


www.jeebsandzuzu.com



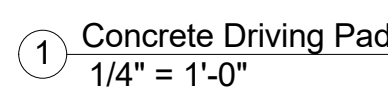
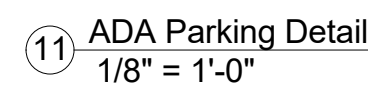
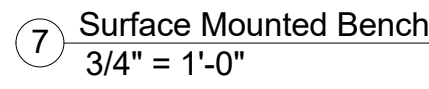
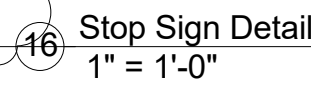
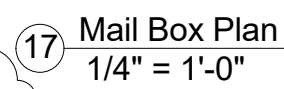
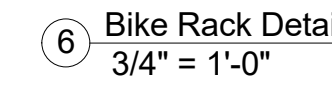
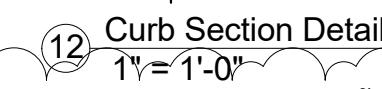
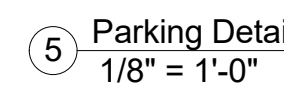
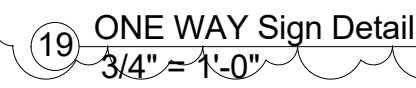
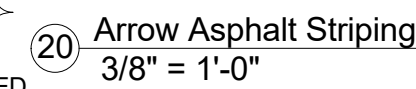
GENERAL NOTES

1. CROSS SLOPE NOT TO EXCEED
1:48
2. SIDEWALK SLOPE NOT TO EXCEED
1:20

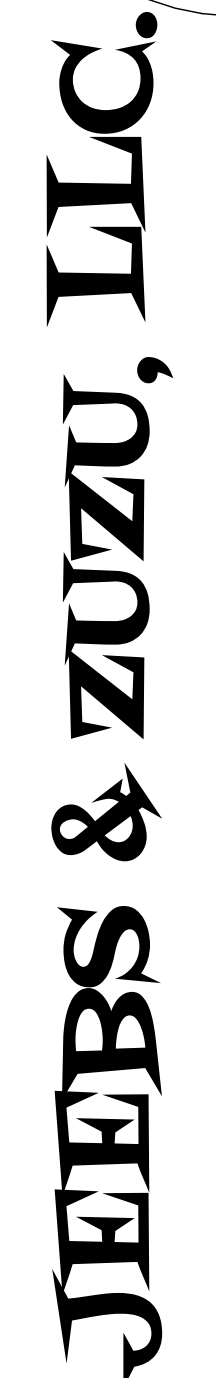


**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Ernest Armijo 8/25/2023
Signed Date

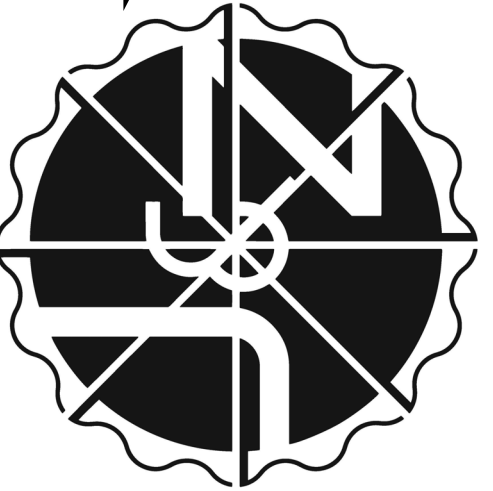


AN APPROVED PLAT, SIDEWALK EASEMENT AND SOUTH PROPERTY AGREEMENT ARE A CONDITIONS OF RELEASING FINAL CO.



5924 ANAHEIM AVENUE NE SUITE A
ALBUQUERQUE, NM 87113
P: 505-797-1318

***Architecture
Construction
Design-Build***



job no: -

drawn: EAM

checked: J&Z

date: Jun. 8, 2023

1 EAM
7-27-23

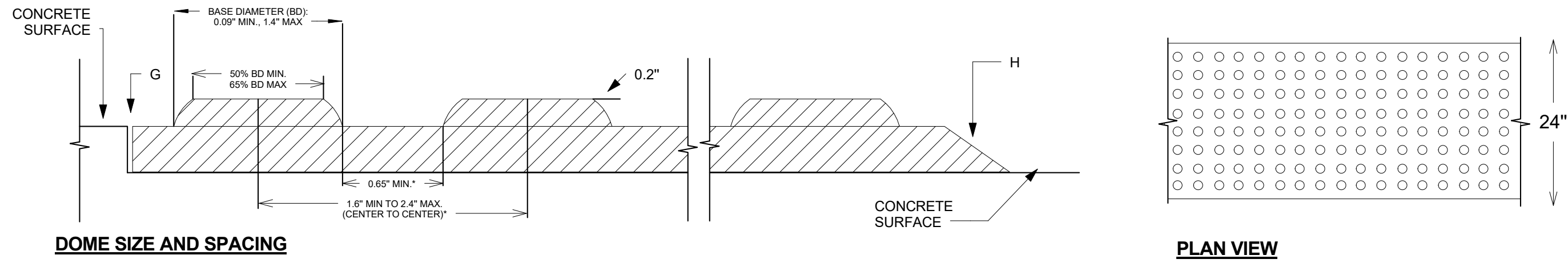
CASITAS DEL CAMINO

60th Street NW
Albuquerque, NM 87105

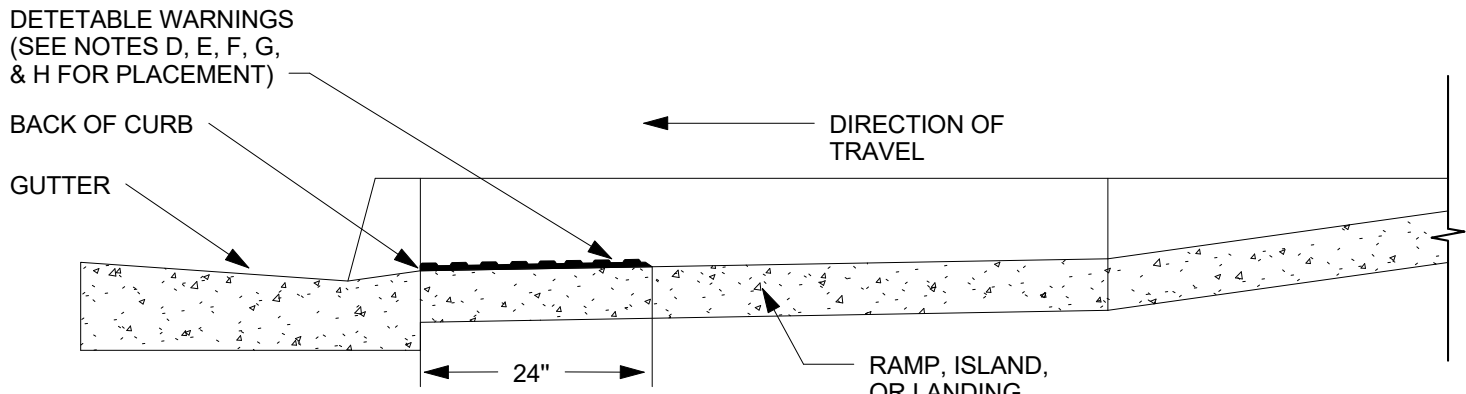
sheet no:

TCL2.0

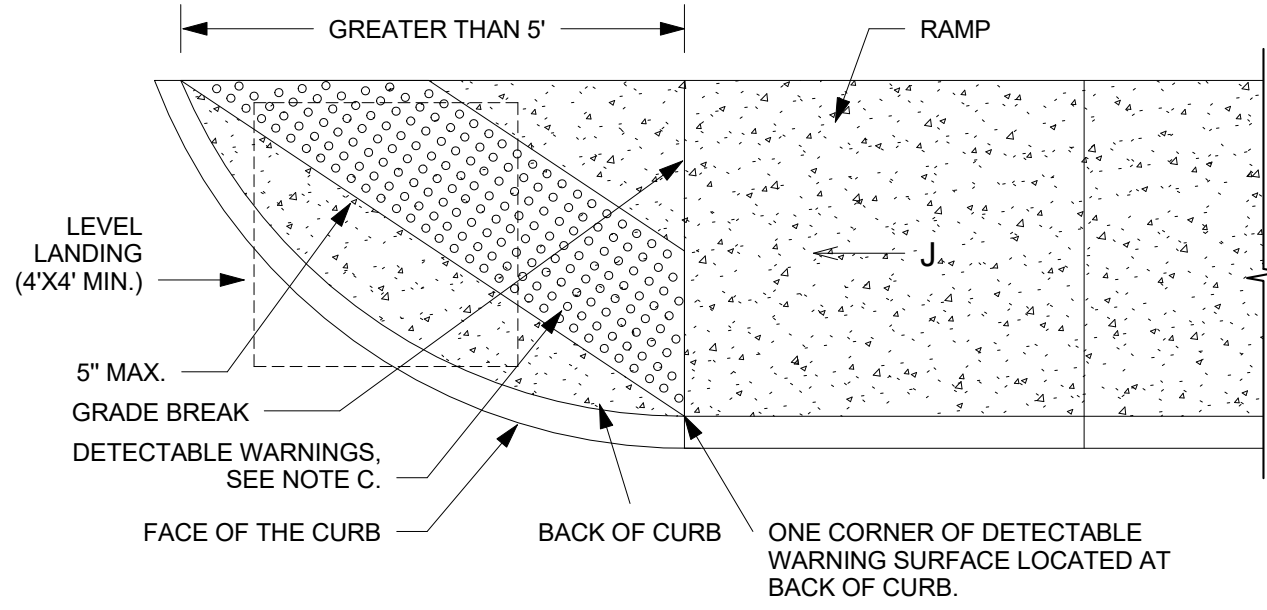
www.jeebsandzu.com



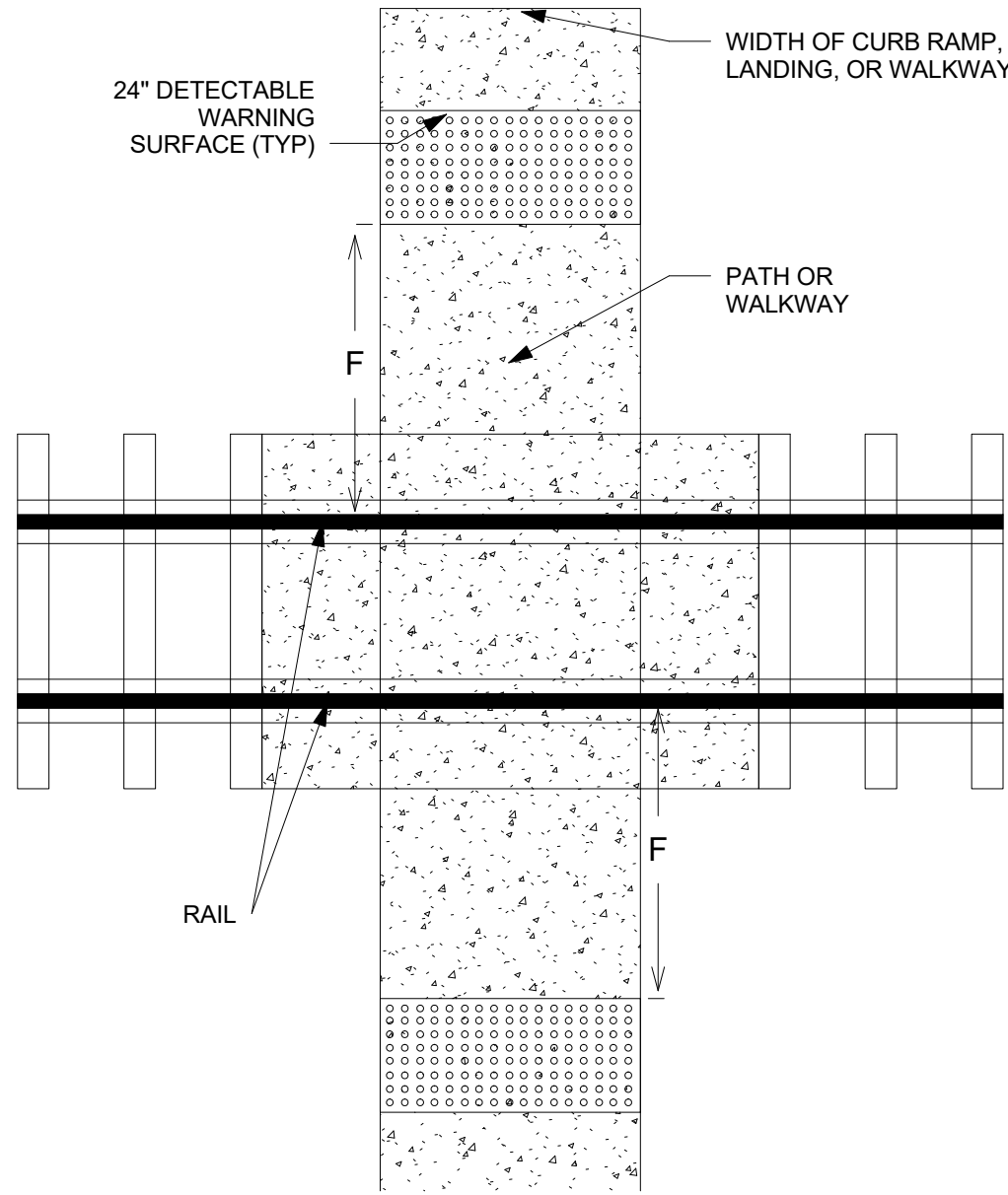
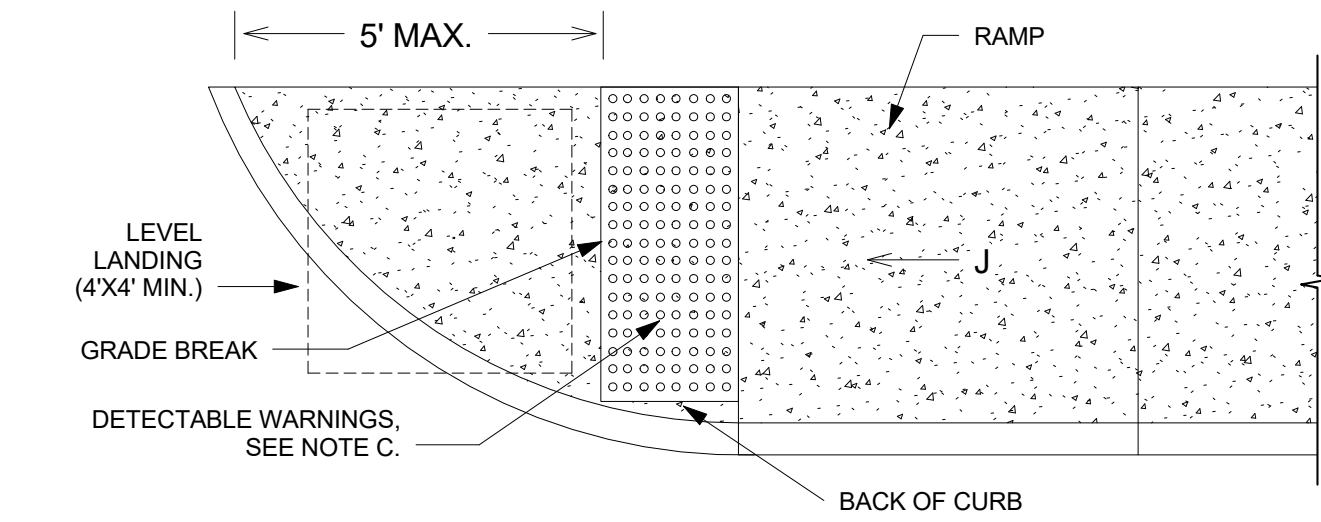
DOME SIZE AND SPACING



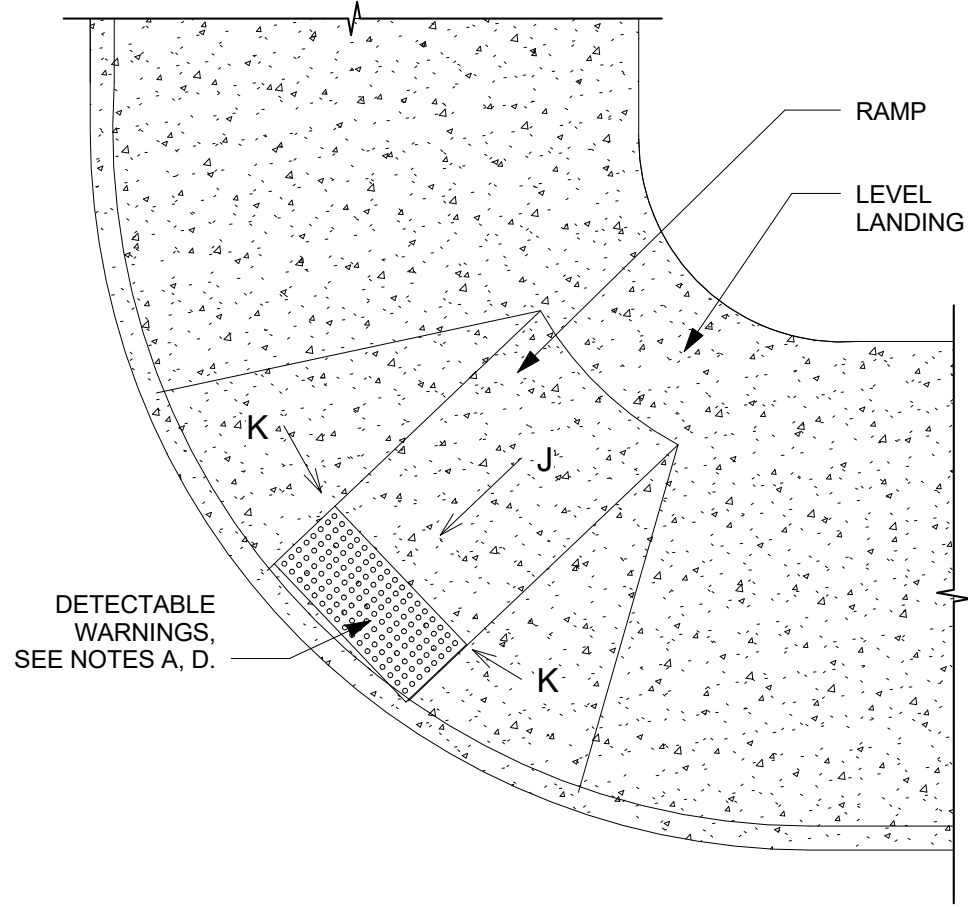
PLACEMENT - PROFILE



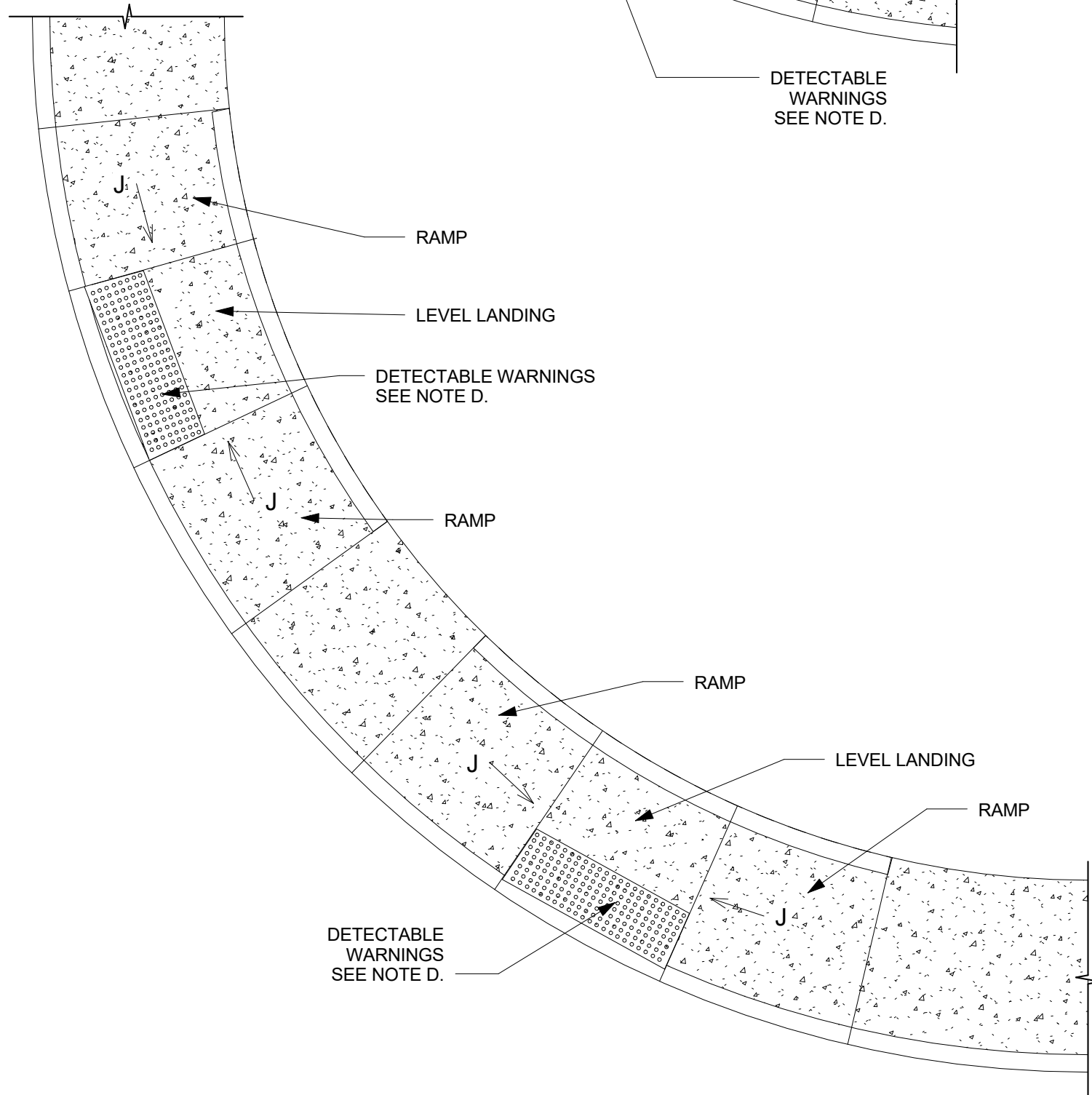
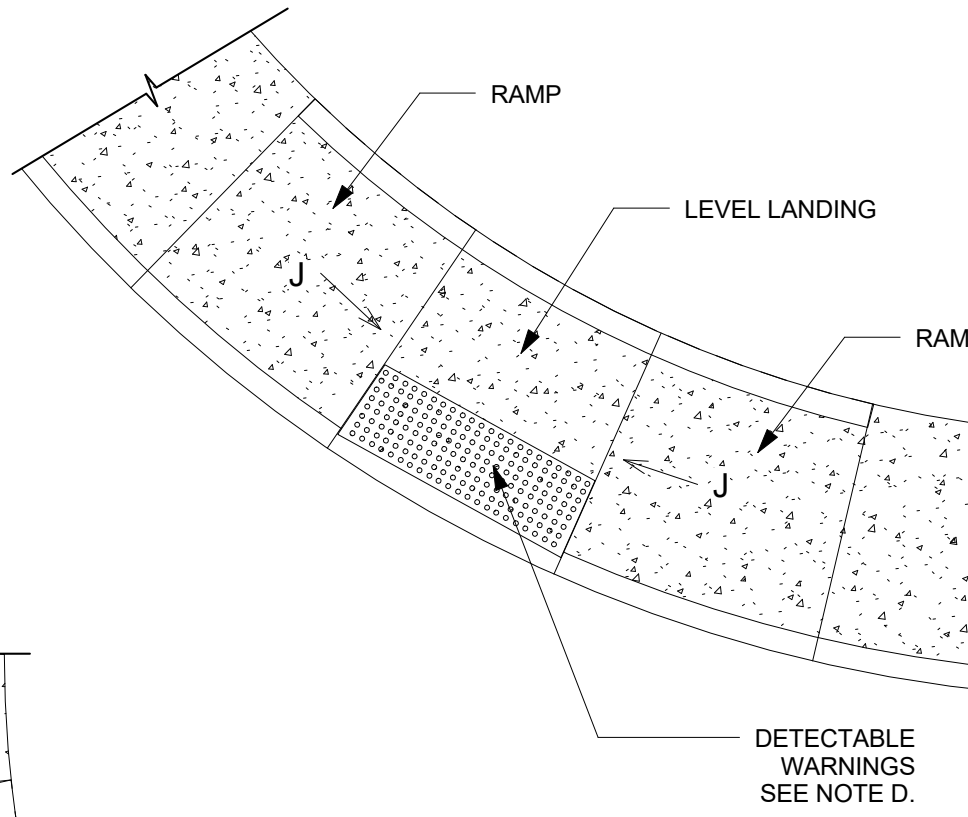
PLACEMENT ON PARALLE CURB RAMPS



PEDESTRIAN AT-GRADE
RAIL CROSSINGS



PLACEMENT ON PERPENDICULAR CURB
RAMPS WITH FLARED SIDED SLOPES



PLACEMENT ON PERPENDICULAR CURB RAMP

GENERAL NOTES FOR DWG 2446:

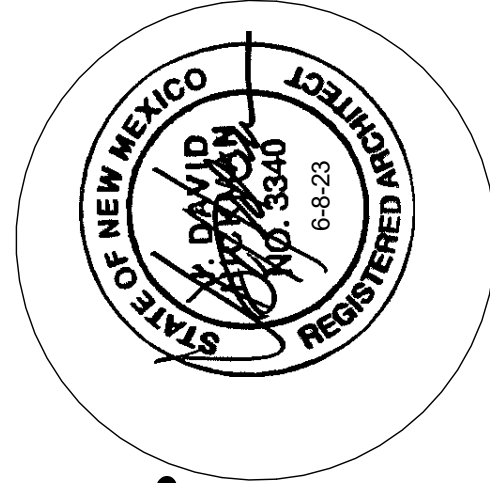
1. PROVIDE DETECTABLE WARNINGS ON ANY CURB RAMP OR LANDING WHERE THE ACCESSIBLE ROUTE CROSSES A PUBLIC STREET. DETECTABLE WARNINGS ARE NOT REQUIRED AT DRIVEWAYS UNLESS THE DIVEWAY IS PROVIDED WITH TRAFFIC CONTROL DEVICES OR IS PERMITTED TO OPERATE LIKE A PUBLIC STREET AS DETERMINED BY THE CITY ENGINEER.
2. SELECT A DETECTABLE WARNING SURFACE THAN CONTRASTS VISUALLY (LIGHT-ON-DARK OR DARK-ON-LIGHT) WITH ADJACENT SURFACES.
3. IN NEW CONSTRUCTION, INSTALL CAST-IN-PLACE REPLACEABLE DETECTABLE WARNING PLATES, PANELS, TILES, OR PAVERS. IN RETROFITS, INSTALL SURFACE-APPLIED DETECTABLE WARNING PANELS SHALL BE MECHANICALLY ANCHORED.

CONSTRUCTION NOTES:

- A. INSTALL DETECTABLE WARNING SURFACE SO THAT IT EXTENDS 24" IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH (NOT INCLUDING SIDE FLARES) OF THE RAMP OR LANDING.
- B. PLACE DETACTABLE WARNINGS SO THAT THE ROWS OF TRUNCATED DOMES ARE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP OR LANDING AND THE ROADWAY
- C. ON PARALLEL CURB RAMPS, PLACE DETECTABLE WARNINGS ON THE RAMP SURFACE AT THE GRADE BREAK IF GRADE BREAK IS WITHING 5' FROM BACK OF CURB. IF THE GRADE BREAK IS GREATER THAN 5' FROM BACK OF CURB, PLACE DETACTABLE WARNINGS AT A DIAGONAL USING A MAXIMUM DISTANCE OF 5' FROM FACE OF CURB.
- D. ON PERPENDICULAR CURB RAMPS, PLACE DETECTABLE WARNINGS AT THE BACK OF CURB,
- E. ON CUT-THROUGH ISLANDS, PLACE DETECTABLE WARNINGS IN LINE WITH THE BACK OF CURB IF DETECTABLE WIRNINGS SUREFACES ON THE ENTRANCE AND EXIT SIDES OF THE ISLAND CAN BE SEPARATED BY 2' MIN. OF WALKWAY. IF NECESSARY TO ACHIEVE 2' MIN. SEPERATION, PLACE DETECTABLE WARNINGS IN LINE WITH THE FACE OF CURB. IF THE ISLAND HAS NO CURB, PLACE DETECTABLE WARNINGS AT THE EDGE OF ROADWAY. SEE COA STD DWG. 2448.
- F. PLACE DETECTABLE WARNINGS AT RAIL CROSSINGS SO THAT THE EDGE NEAREST THE RAIL IS 6' TO 15' FROM THE CENTERLINE OF THE NEAREST RAIL ALIGH ROWS OF TRUNCATED DOMES PARALLEL TO THE DIRECTION OF TRAVEL.
- G. RECESS OR CAST-IN DETECTABLE WARNINGS SO THAT THE SURFACE TO WHICH THE TRUNCATED DOMES ARE ATTACHED IS FLUSH WITH ADJACENT CONCRETE.
- H. IN RETROFITS, DETECTABLE WARNING MAT MAY BE MECHANICALLY ANCHORED TO THE SURFACE OF THE CONCRETE IF THE MAT EDGE IS BEVELED WITH A MAXIMUM SLOPE OF 2H: 1V.
- J. 8.3% MAX SLOPE, 7% PREFERRED SLOPE.

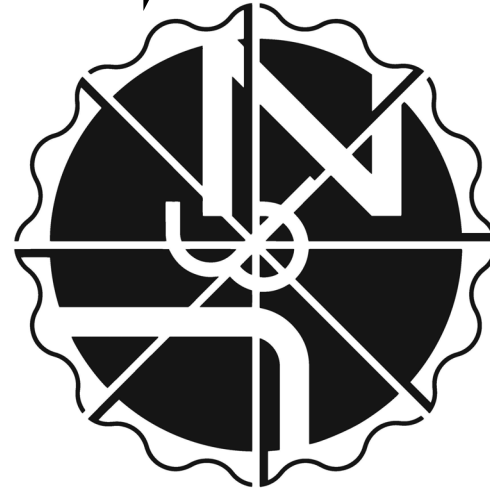
TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 8/25/2023
Signed Date



JEEBS & ZUZU, LLC.

Architecture
Construction
Design-Build



job no: -
drawn: EAM
checked: J&Z
date: Jun. 8, 2023

3 EAM
8-24-23

CASITAS DEL CAMINO

60th Street NW
Albuquerque, NM 87105

sheet no:

TCL2.1

3

SITE DETAIL

1 Drafting 2
1/4" = 1'-0"