

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 21, 2023

Robert Ponto, R. A.
Robert C. Ponto & Architect
9505 Dancing River Dr.
Albuquerque, NM 87114

Re: Building A & B
543 Old Coors Rd. SW
Traffic Circulation Layout
Architect's Stamp 10-22-22 (K11-D027)

Dear Mr. Ponto,

The TCL submittal received 07-21-2023 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

NON-RESIDENCIAL COMERCIAL ZONE DISTRICT - NRC.

LOT AREA: 92,371 SF

BUILDING A RETAIL AREA: 8,400 SF.
BUILDING B LIGHT VEHICLE REPAIR: 5,644 SF.
TOTAL UNDER ROOF AREA 14,044 SF.
BUILDING HEIGHT ALLOWED: 38 FT.

PARKING REQUIREMENT PER IDO - BLDG A

PARKING REQUIRED BY IDO TABLE 5-5-1,
GENERAL RETAIL = 4 SPACES/1,000 SQ. FT.
8,400 SF./1,000= 8.4X4 SPACES = 34 SPACES REQUIRED
42 PARKING SPACES PROVIDED
1 ACCESSIBLE SPACE REQUIRED 1 SPACE PROVIDED
1 MOTORCYCLE SPACE REQUIRED 1 SPACE PROVIDED
3 BICYCLE SPACE REQUIRED 3 SPACE PROVIDED

PARKING REQUIREMENT PER IDO - BLDG B

PARKING REQUIRED BY IDO TABLE 5-5-1,
LIGHT VEHICLE REPAIR = 1 SPACES/1,000 SQ. FT.
5,644 SF./1,000= 5.6X4 SPACES = 23 SPACES REQUIRED
32 SPACES PROVIDED
1 ACCESSIBLE SPACE REQUIRED 1 SPACE PROVIDED
1 MOTORCYCLE SPACE REQUIRED 1 SPACE PROVIDED
3 BICYCLE SPACE REQUIRED 3 SPACE PROVIDED

LANDSCAPING REQUIREMENT PER IDO

I.D.O. PART 14-16-5, DEVELOPMENT STANDARDS
5-6: LANDSCAPING, BUFFERING, AND SCREENING
MINIMUM LANDSCAPE AREA 5-6(C)(2)(a)
LANDSCAPING:
BLDG A AREA: 8,400 S.F.
BLDG B AREA: 5,644 S.F.
TOTAL LOT AREA: 92,371 S.F.
TOTAL BLDGS AREA: 14,044 S.F.
LANDSCAPING REQUIRED: 78,327 S.F. X 15% = 11,750 S.F.
LANDSCAPING PROVIDED: 18,754 S.F.

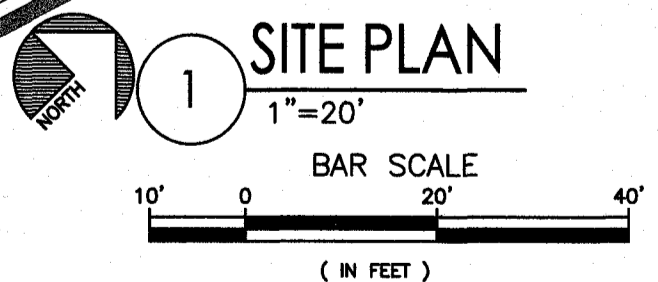
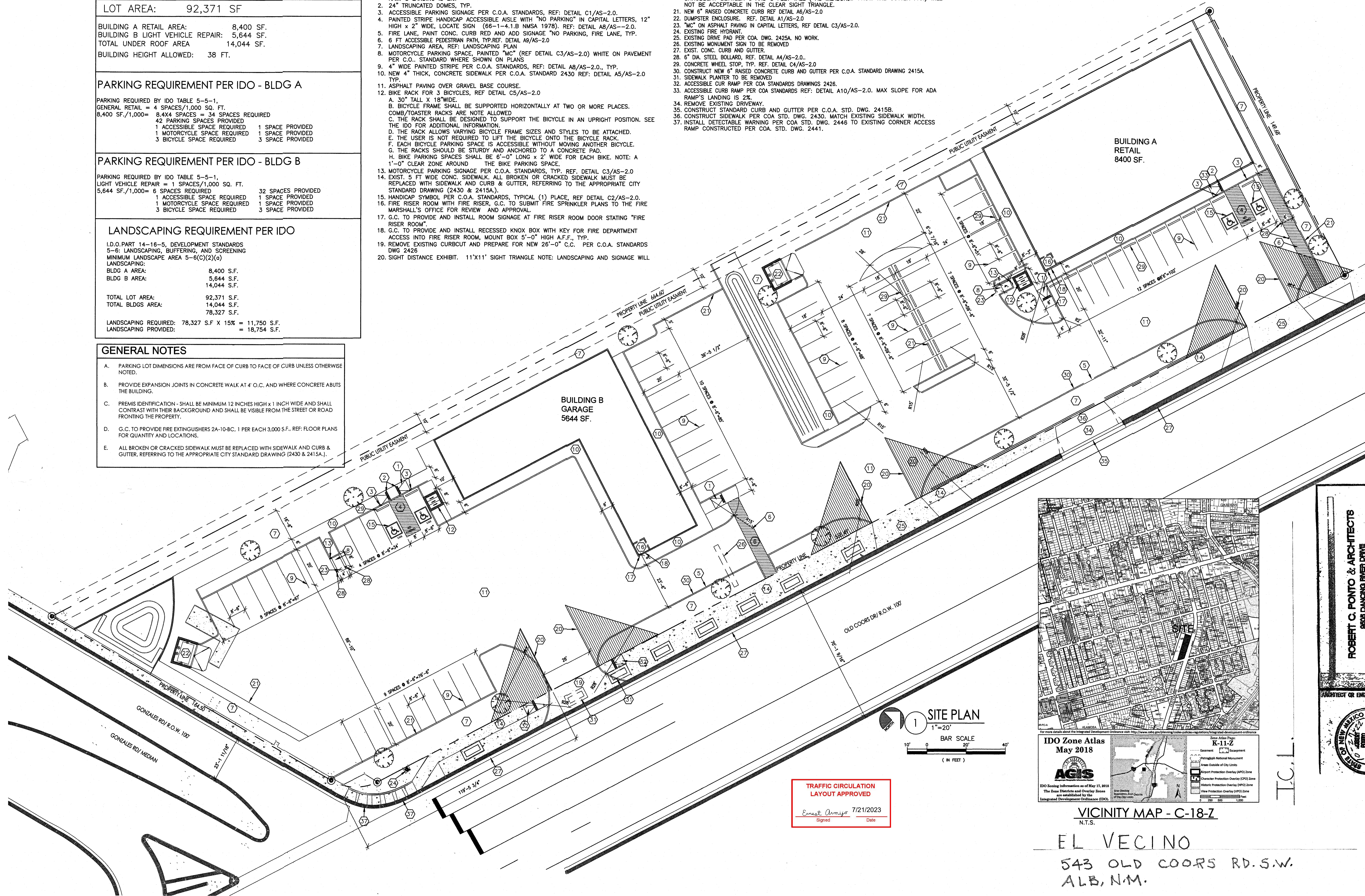
GENERAL NOTES

- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- B. PROVIDE EXPANSION JOINTS IN CONCRETE WALK AT 4' O.C. AND WHERE CONCRETE ABUTS THE BUILDING.
- C. PREMIS IDENTIFICATION - SHALL BE MINIMUM 12 INCHES HIGH X 1 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- D. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F., REF: FLOOR PLANS FOR QUANTITY AND LOCATIONS.
- E. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER, REFERRING TO THE APPROPRIATE CITY STANDARD DRAWING (2430 & 2415A.).

KEYED NOTES

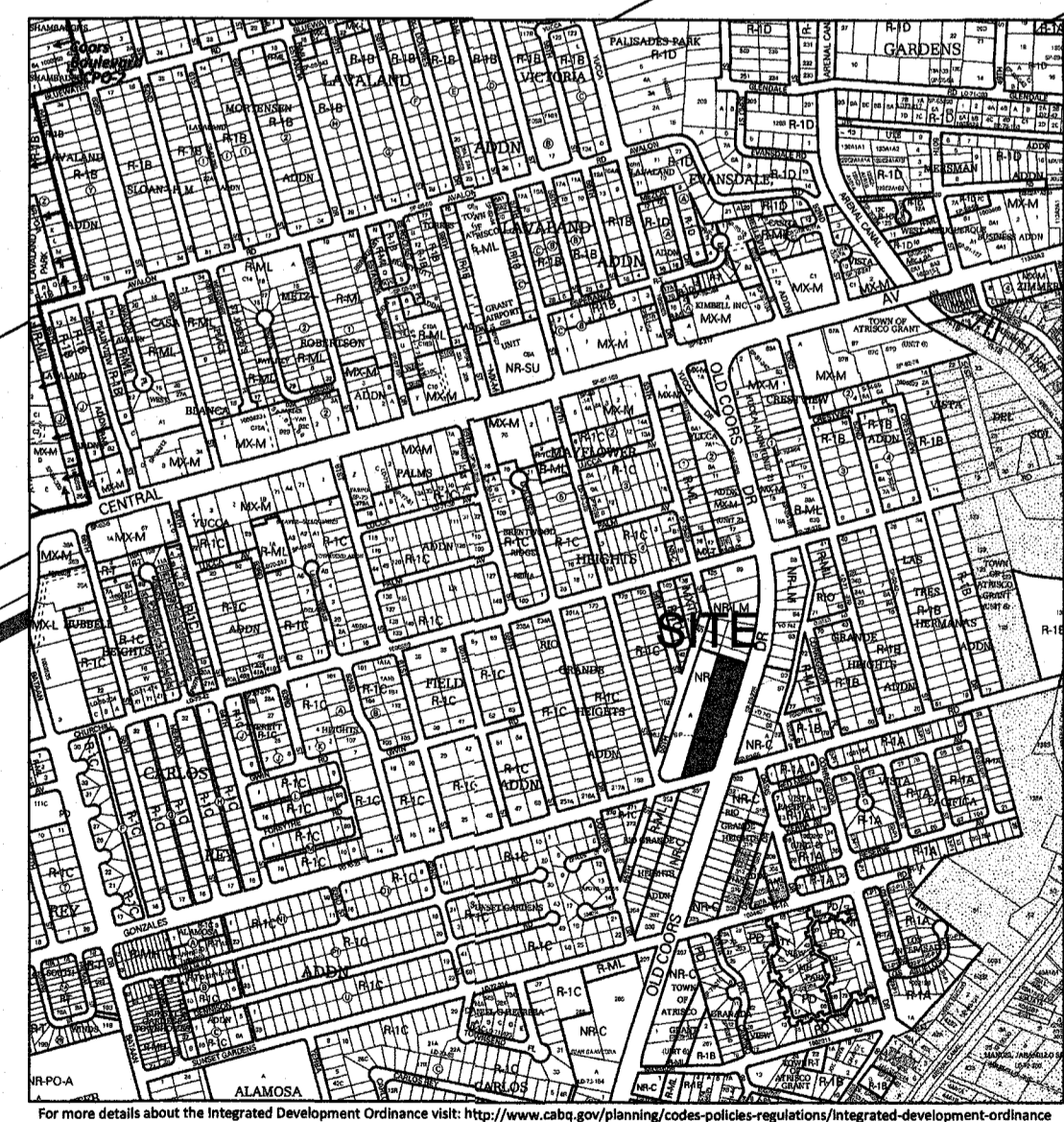
1. ACCESSIBLE CURB RAMP PER COA STANDARDS REF: DETAIL A7/AS-2.0. MAX SLOPE FOR ADA RAMP'S LANDING IS 2%.
2. 24" TRUNCATED DOMES, TYP.
3. ACCESSIBLE PARKING SIGNAGE PER C.O.A. STANDARDS, REF: DETAIL C1/AS-2.0.
4. PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE, LOCATE SIGN (66-1-4.1.B NMSA 1978), REF: DETAIL A8/AS-2.0.
5. FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE "NO PARKING, FIRE LANE, TYP.
6. 6 FT ACCESSIBLE PEDESTRIAN PATH, TYP. REF. DETAIL A9/AS-2.0
7. LANDSCAPING AREA, REF: LANDSCAPING PLAN
8. MOTORCYCLE PARKING SPACE, PAINTED "MC" (REF DETAIL C3/AS-2.0) WHITE ON PAVEMENT PER C.O.. STANDARD WHERE SHOWN ON PLANS
9. 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A8/AS-2.0., TYP.
10. NEW 4" THICK, CONCRETE SIDEWALK PER C.O.A. STANDARD 2430 REF: DETAIL A5/AS-2.0 TYP.
11. ASPHALT PAVING OVER GRAVEL BASE COURSE.
12. BIKE RACK FOR 3 BICYCLES, REF DETAIL C5/AS-2.0
A. 30" TALL X 18" WIDE.
B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES.
C. COMB/TOASTER RACKS ARE NOT ALLOWED
D. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
H. BIKE PARKING SPACES SHALL BE 6'-0" LONG X 2' WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE.
13. MOTORCYCLE PARKING SIGNAGE PER C.O.A. STANDARDS, TYP. REF. DETAIL C3/AS-2.0
14. EXIST. 5 FT WIDE CONC. SIDEWALK, ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER, REFERRING TO THE APPROPRIATE CITY STANDARD DRAWING (2430 & 2415A.).
15. HANDICAP SYMBOL PER C.O.A. STANDARDS, TYPICAL (1) PLACE, REF DETAIL C2/AS-2.0.
16. FIRE RISER ROOM WITH FIRE RISER, G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL.
17. G.C. TO PROVIDE AND INSTALL ROOM SIGNAGE AT FIRE RISER ROOM DOOR STATING "FIRE RISER ROOM".
18. G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO FIRE RISER ROOM, MOUNT BOX 5'-0" HIGH A.F.F., TYP.
19. REMOVE EXISTING CURB CUT AND PREPARE FOR NEW 26'-0" C.C. PER C.O.A. STANDARDS DWG 2426
20. SIGHT DISTANCE EXHIBIT. 11'X11' SIGHT TRIANGLE NOTE: 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.
21. NEW 6" RAISED CONCRETE CURB REF DETAIL A6/AS-2.0
22. DUMPSTER ENCLOSURE, REF. DETAIL A1/AS-2.0
23. "MC" ON ASPHALT PAVING IN CAPITAL LETTERS, REF DETAIL C3/AS-2.0.
24. EXISTING FIRE HYDRANT.
25. EXISTING DRIVE PAD PER COA. DWG. 2425A. NO WORK.
26. EXISTING MONUMENT SIGN TO BE REMOVED
27. EXIST. CONC. CURB AND GUTTER.
28. 6" DIA. STEEL BOLLARD, REF. DETAIL A4/AS-2.0.
29. CONCRETE WHEEL STOP, TYP. REF. DETAIL C4/AS-2.0
30. CONSTRUCT NEW 6" RAISED CONCRETE CURB AND GUTTER PER C.O.A. STANDARD DRAWING 2415A.
31. SIDEWALK PLANTER TO BE REMOVED
32. ACCESSIBLE CUR RAMP PER COA STANDARDS DRAWINGS 2426.
33. ACCESSIBLE CURB RAMP PER COA STANDARDS REF: DETAIL A10/AS-2.0. MAX SLOPE FOR ADA RAMP'S LANDING IS 2%.
34. REMOVE EXISTING DRIVEWAY.
35. CONSTRUCT STANDARD CURB AND GUTTER PER C.O.A. STD. DWG. 2415B.
36. CONSTRUCT SIDEWALK PER COA STD. DWG. 2430. MATCH EXISTING SIDEWALK WIDTH.
37. INSTALL DETECTABLE WARNING PER COA STD. DWG. 2446 TO EXISTING CORNER ACCESS RAMP CONSTRUCTED PER COA. STD. DWG. 2441.



TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 7/21/2023
Signed Date



IDO Zone Atlas
May 2018

AGIS

IDO Zoning Information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

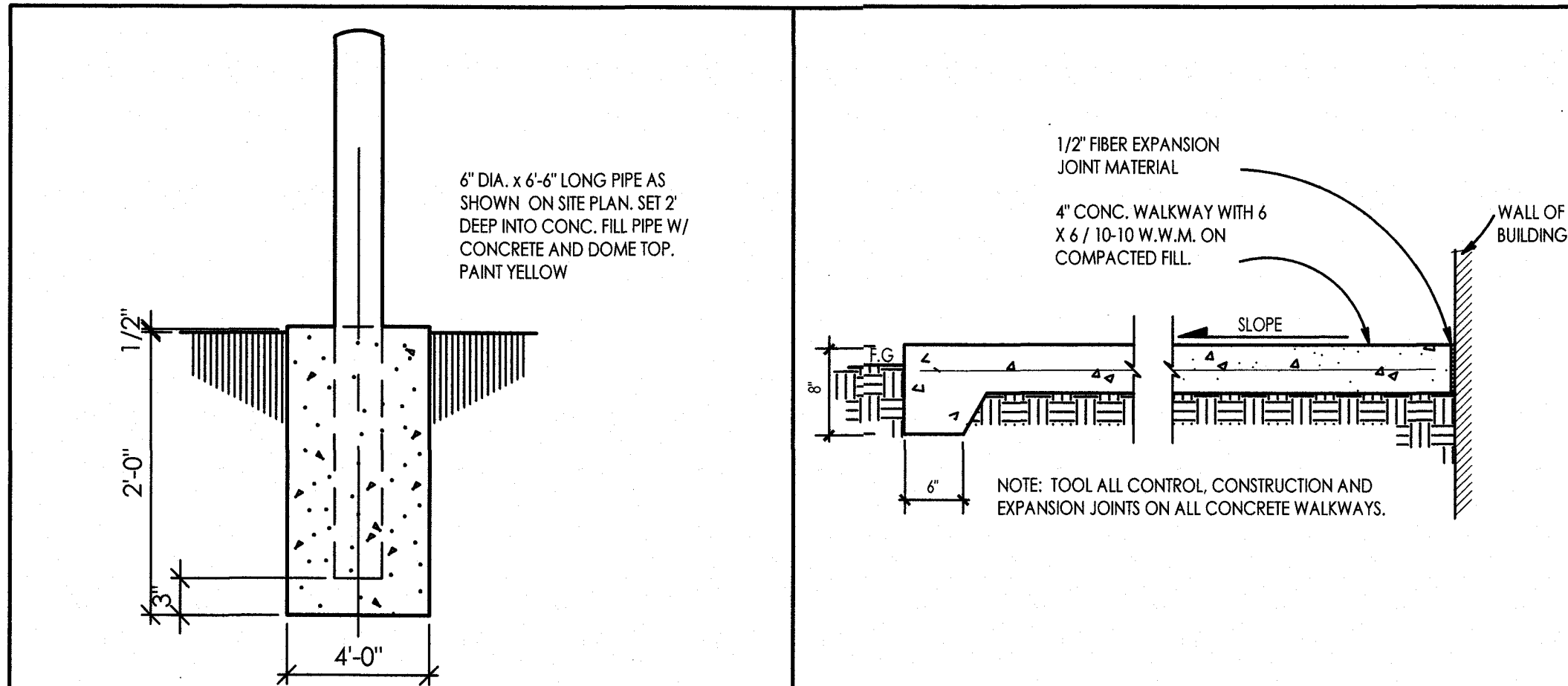
VICINITY MAP - C-18-Z
N.T.S.

EL VECINO
543 OLD COORS RD. S.W.
ALB, N.M.

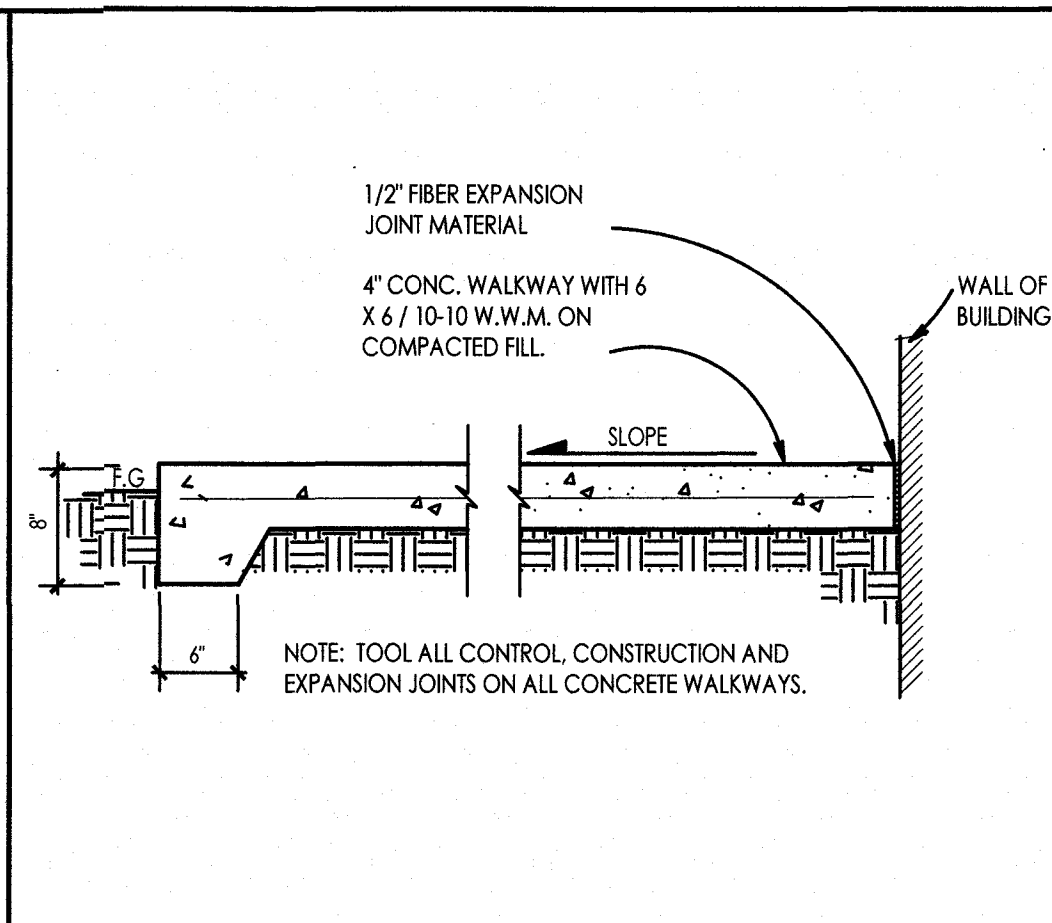
ROBERT C. PONTO & ARCHITECTS
9805 DANCING RIVER DRIVE
ALBUQUERQUE, N.M. 87114
PHONE & FAX: 800-0025 CELL: 610-9160

ARCHITECT OR ENGINEER SEAL

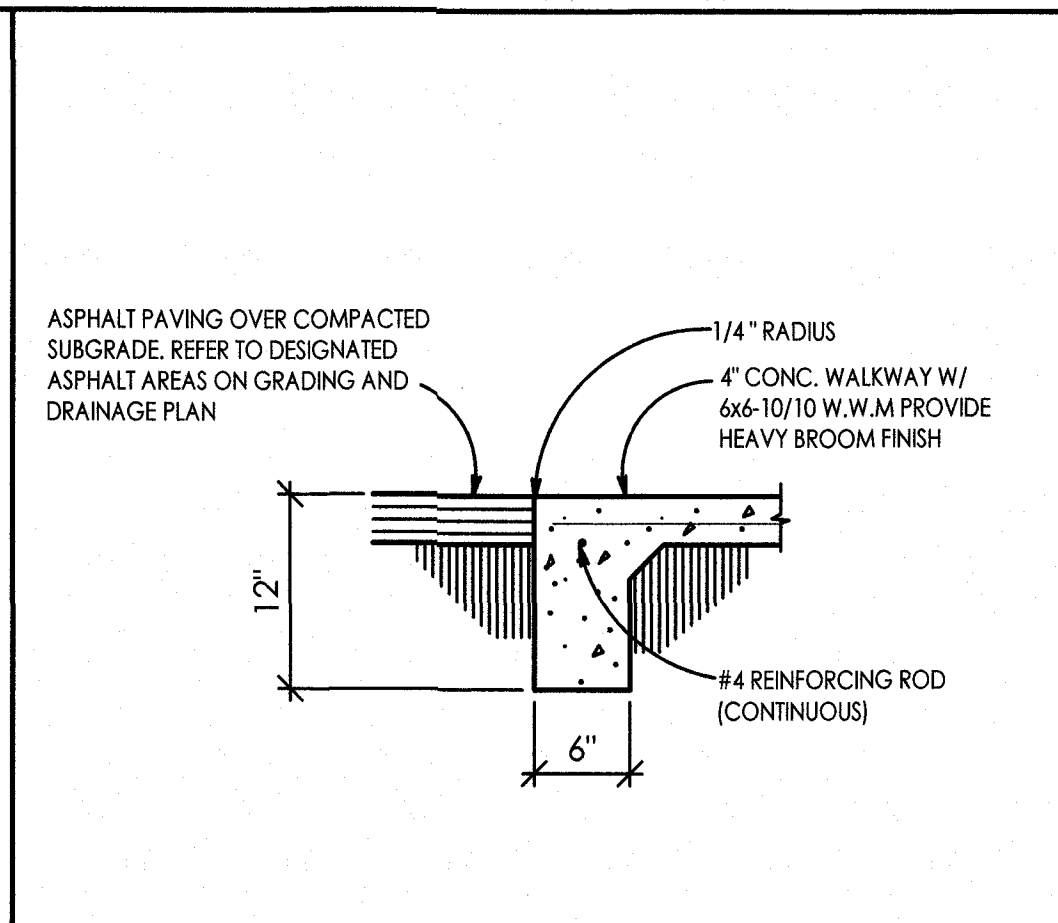
NEW MEXICO
ALBUQUERQUE
SEAL



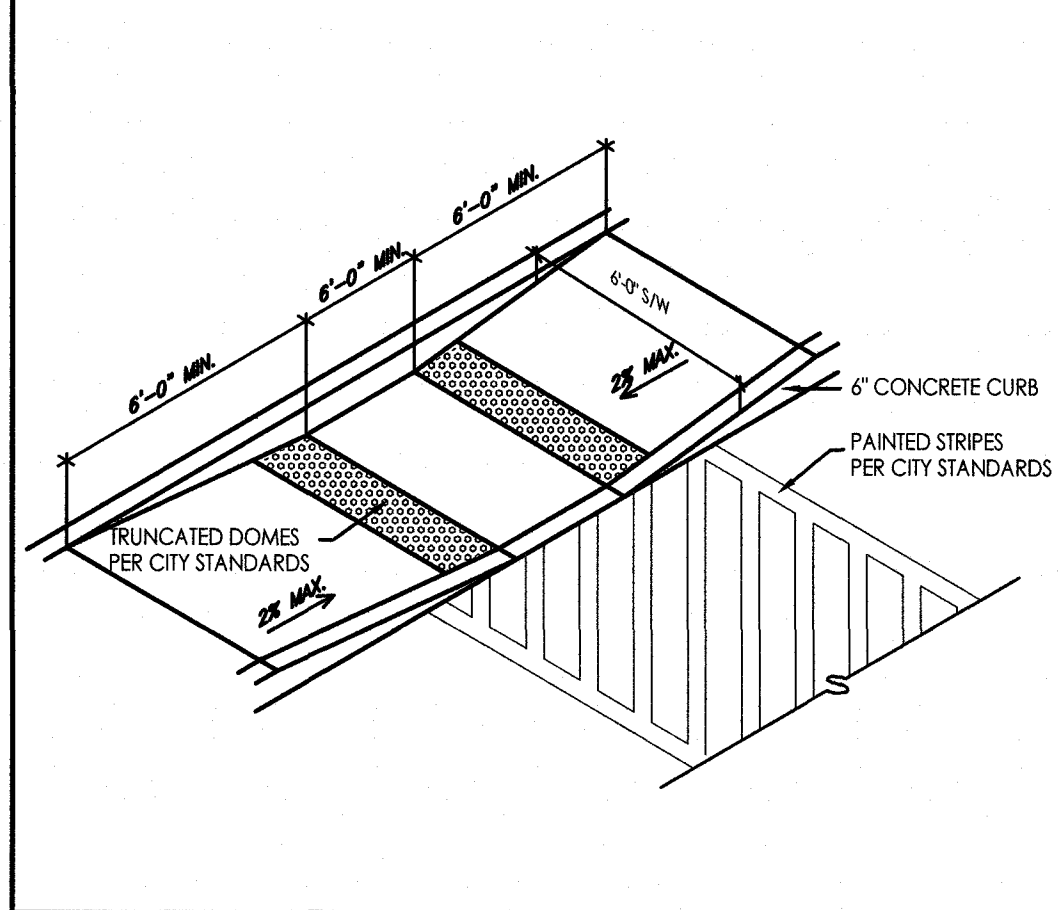
A4 BOLLARD DETAIL
3/4"=1'-0"



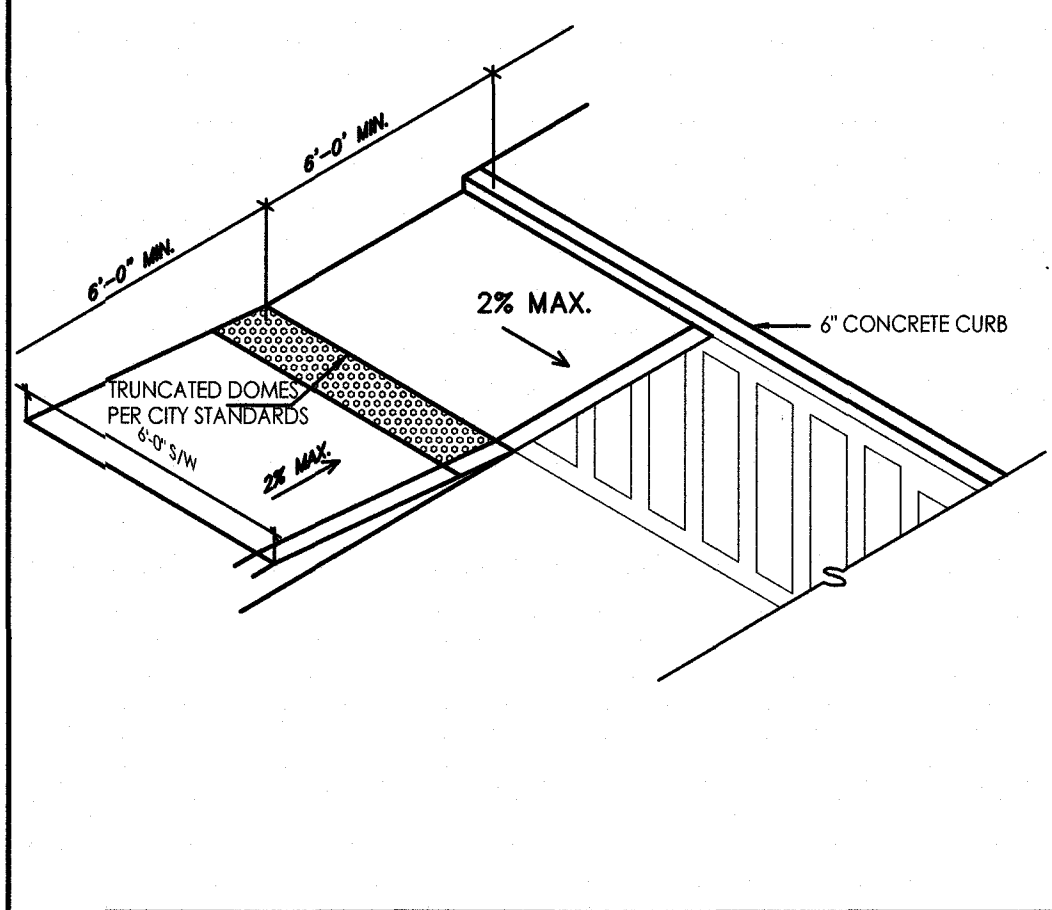
A5 TYPICAL SIDEWALK DETAIL
N.T.S.



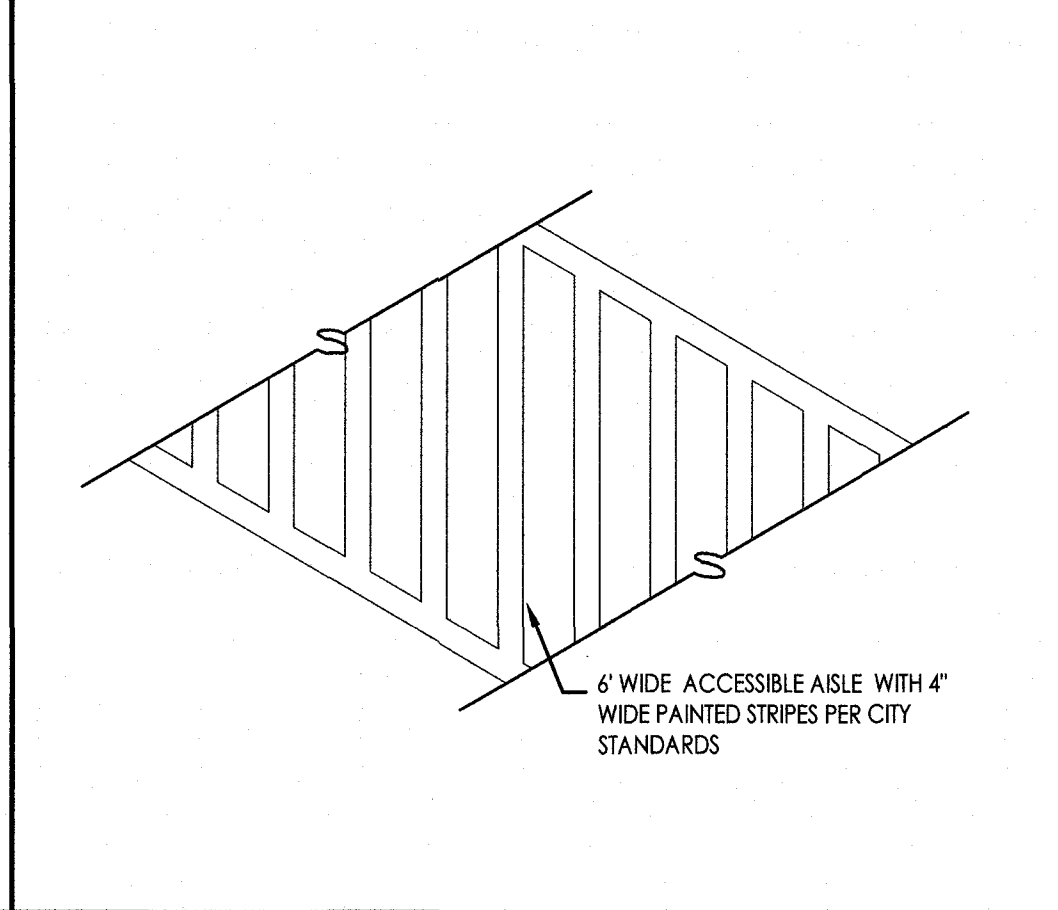
A6 CONCRETE CURB/SIDEWALK TO ASPHALT PAVING DETAIL
N.T.S.



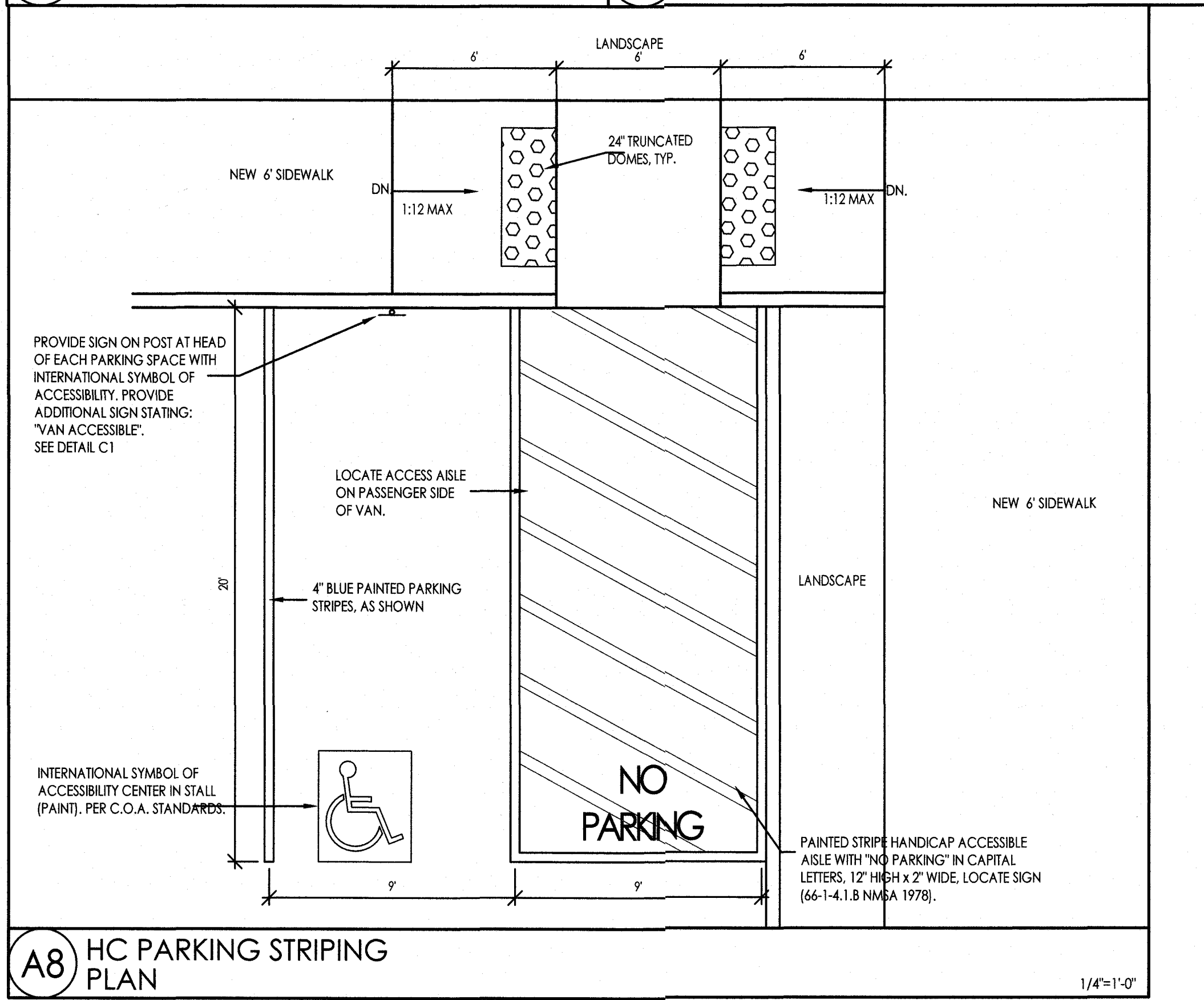
A7 ACCESSIBLE RAMP
NOT TO SCALE



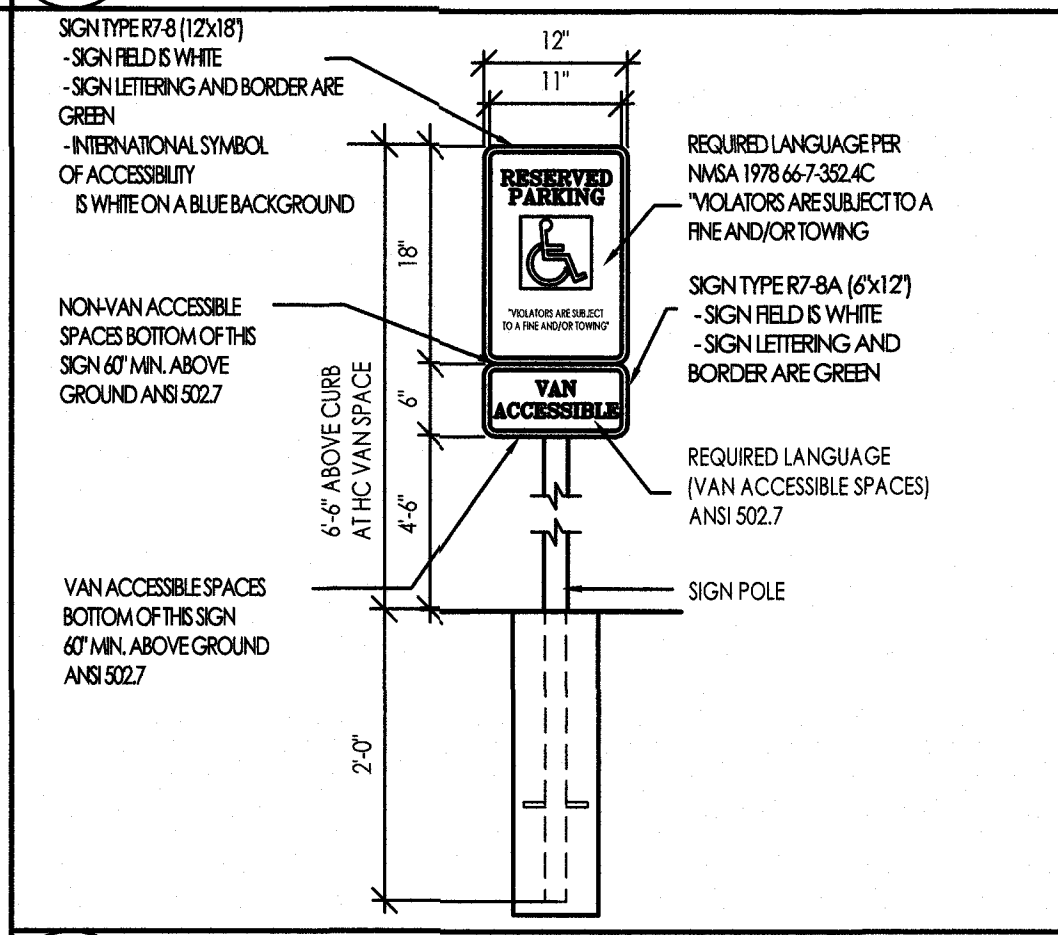
A10 ACCESSIBLE RAMP
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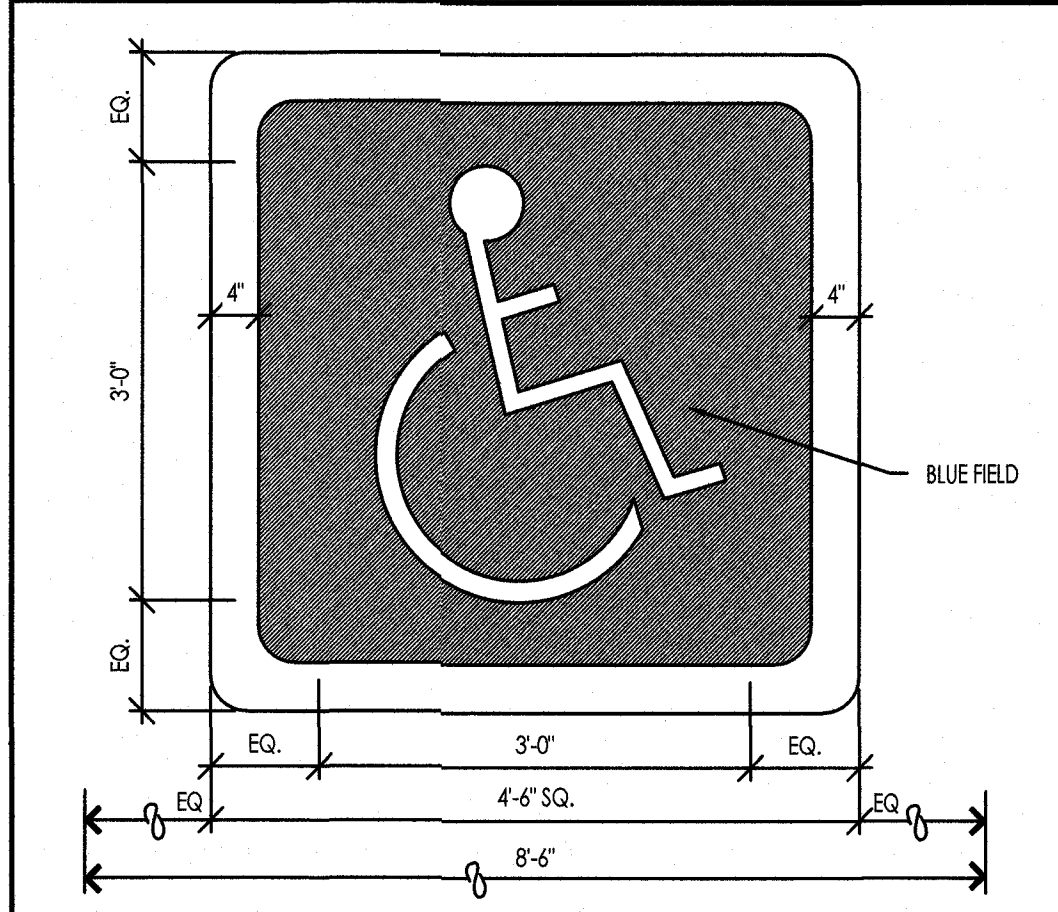
A9 ACCESSIBLE AISLE
NOT TO SCALE



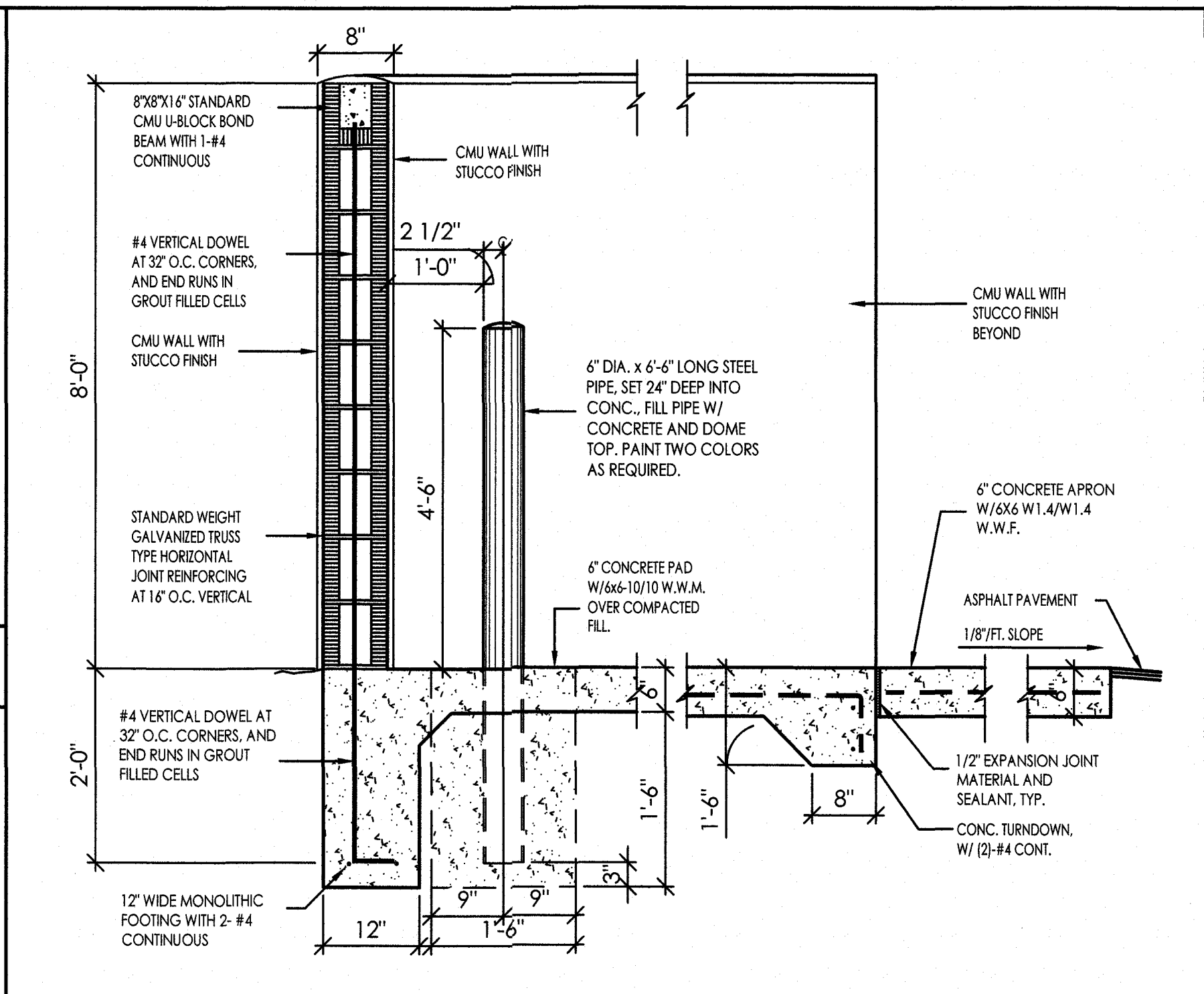
A8 HC PARKING STRIPING PLAN
1/4"=1'-0"



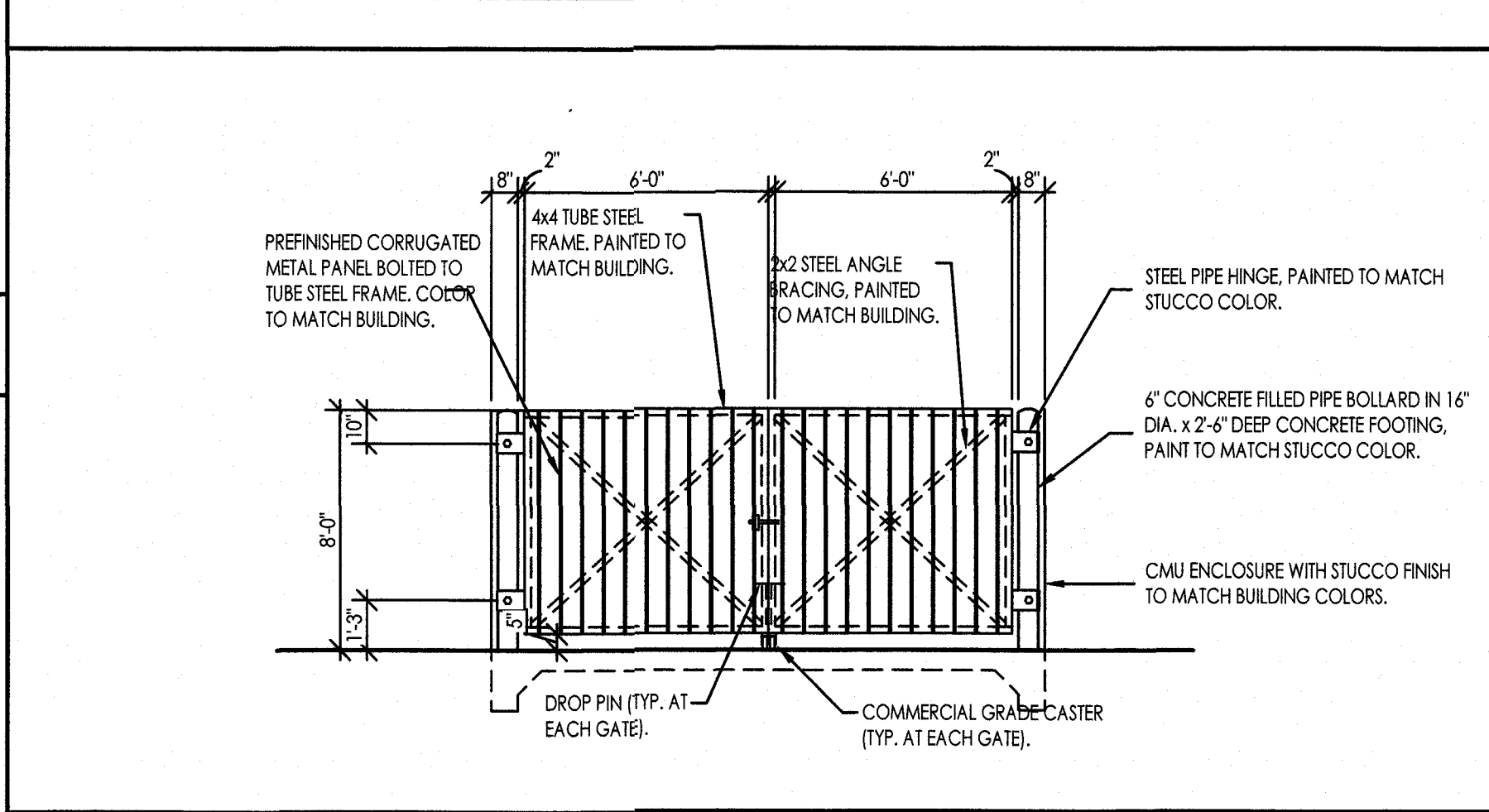
C1 HC PARKING SIGNAGE ELEVATIONS
3/4"=1'-0"



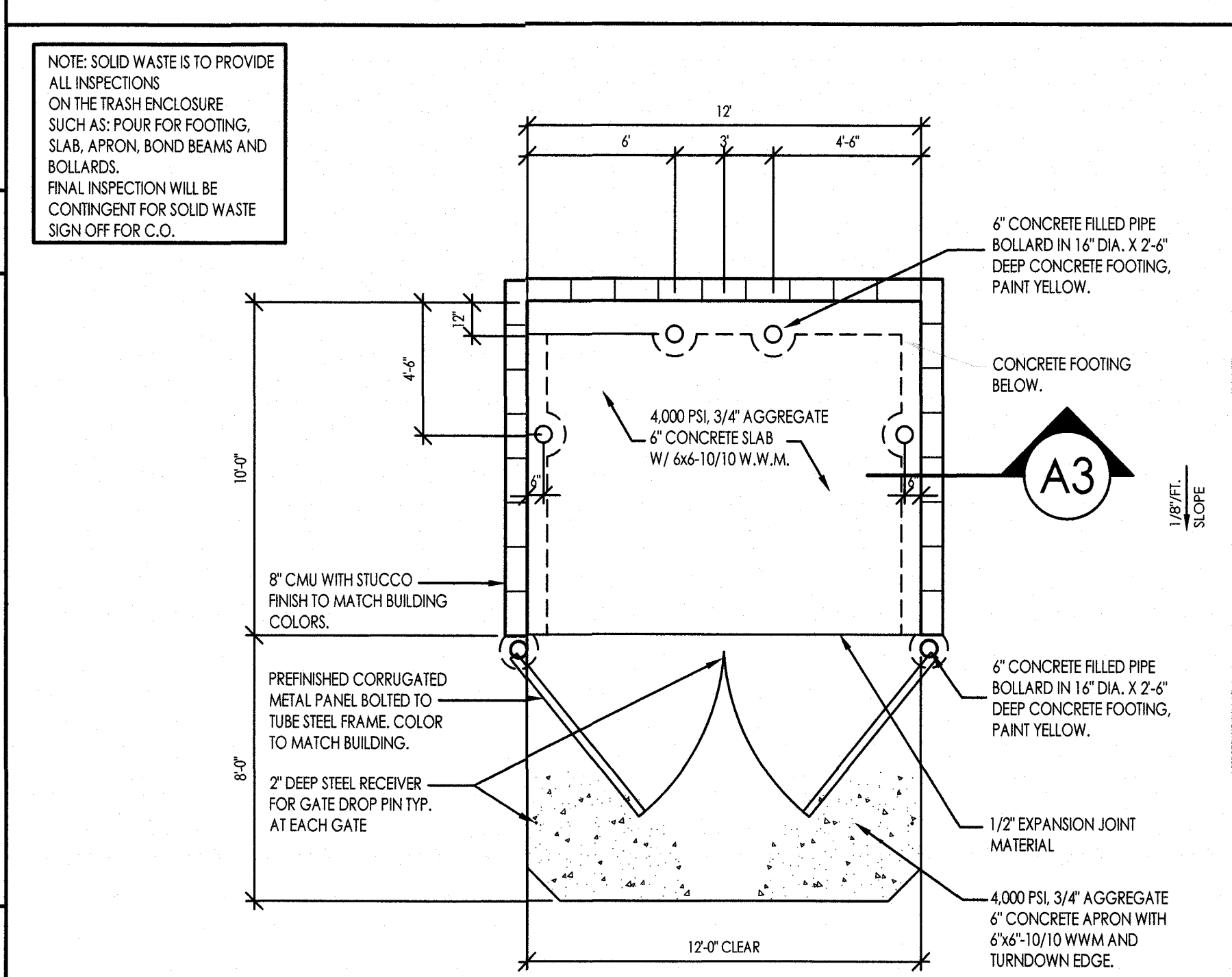
C2 HC PARKING MARKING PLAN
3/4"=1'-0"



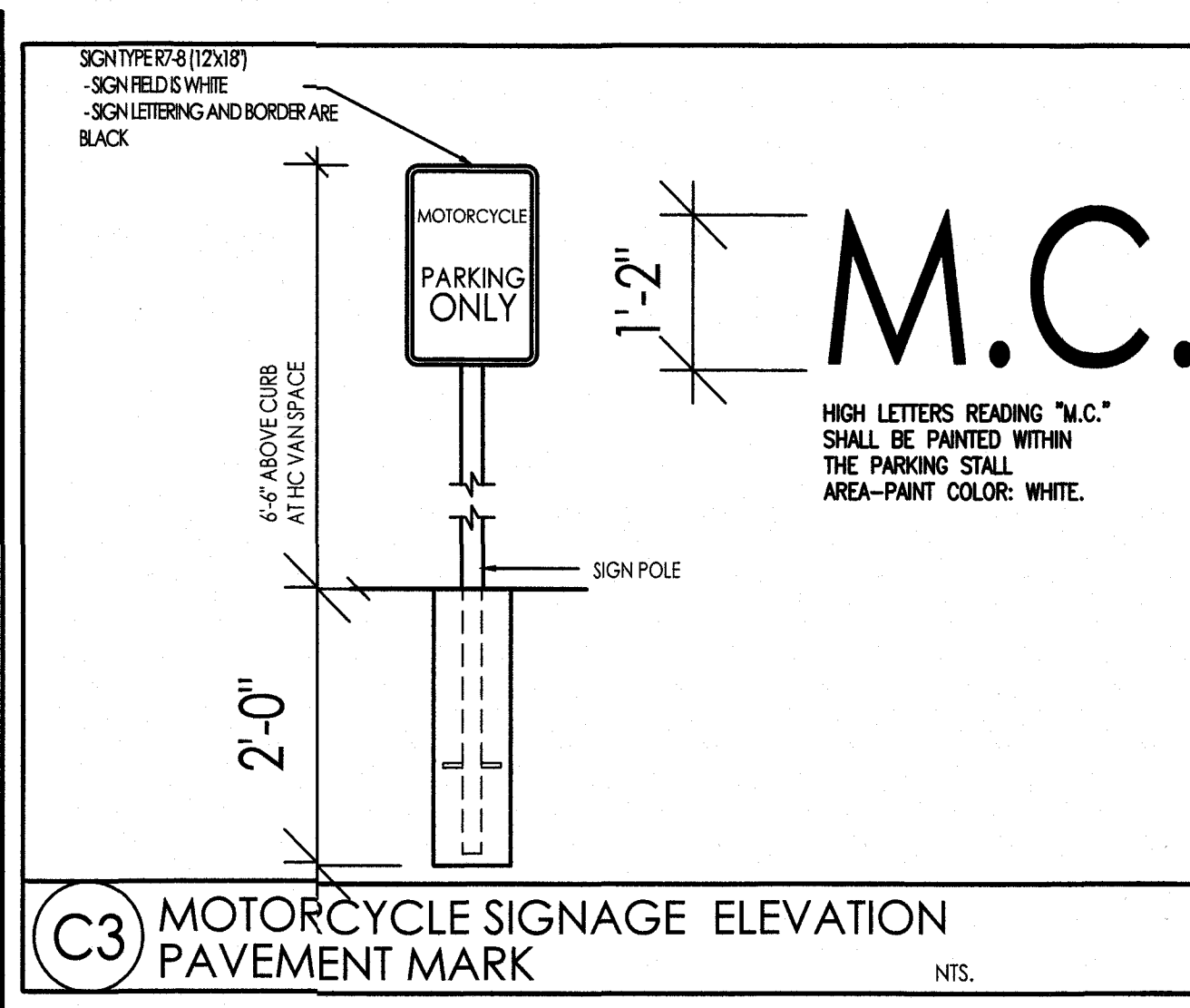
A3 ENCLOSURE CMU WALL DETAIL
3/4"=1'-0"



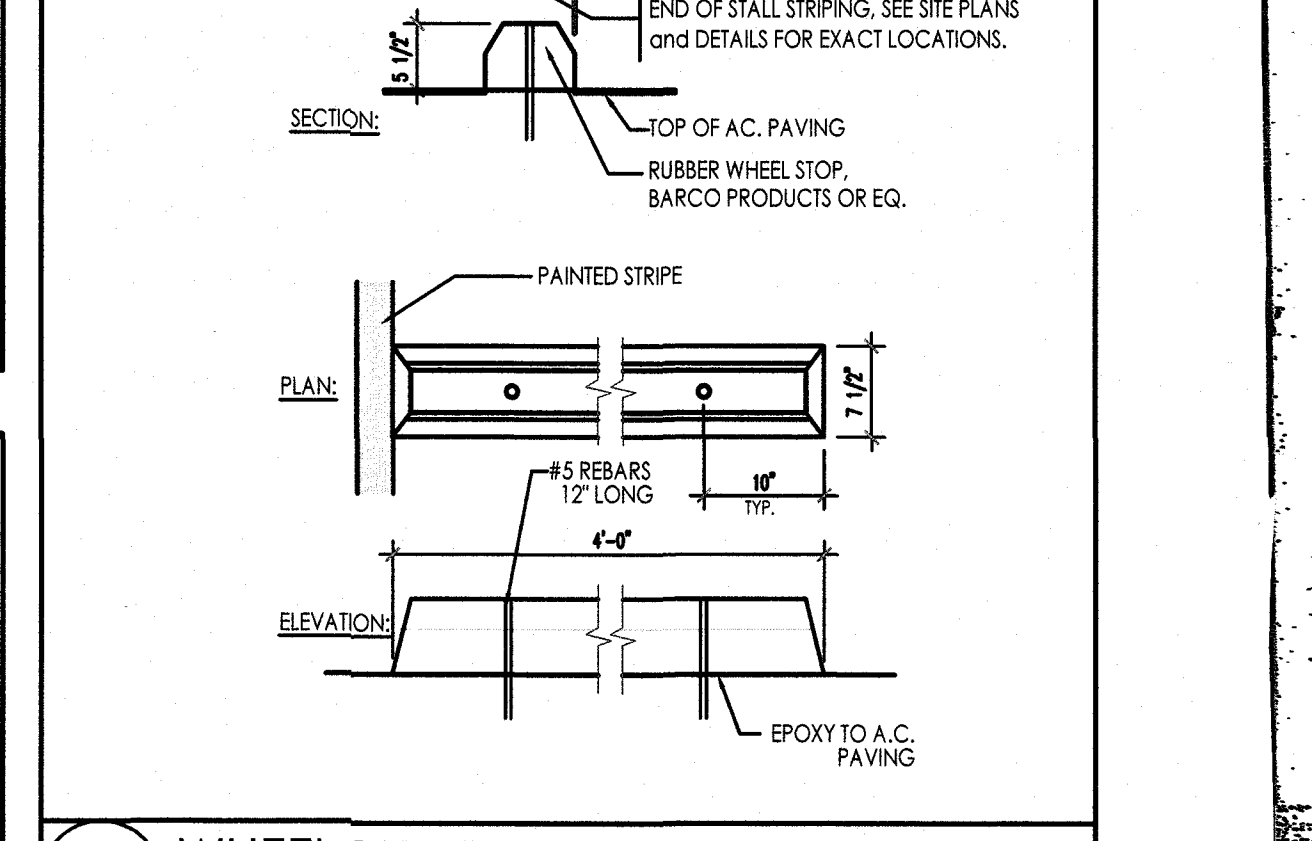
A2 REFUSE ENCLOSURE ELEVATION
1/4"=1'-0"



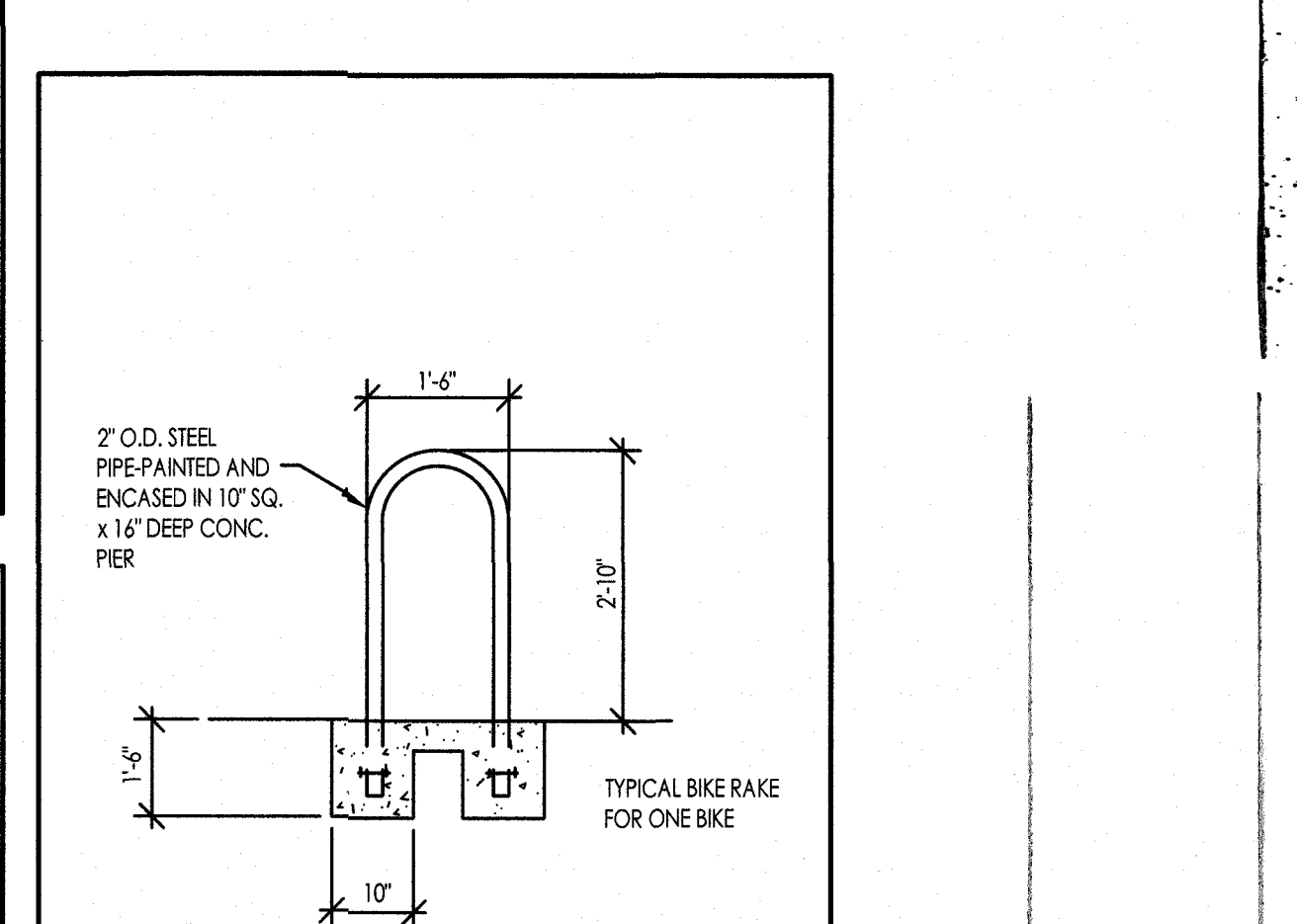
A1 REFUSE ENCLOSURE PLAN
1/4"=1'-0"



C3 MOTORCYCLE SIGNAGE ELEVATION PAVEMENT MARK
N.T.S.



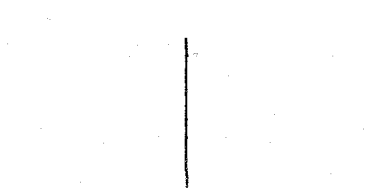
C4 WHEEL BUMPER DETAIL
N.T.S.



C5 BIKE RACK ELEVATION
NOT TO SCALE

ROBERT C. PONTO & ARCHITECTS
9605 DANCING RIVER DRIVE
ALBUQUERQUE, N.M. 87114
PHONE & FAX: 800-0025 CELL: 610-6180

ARCHITECT OR ENGINEER SEAL



EL VECINO
543 OLD COORS RD. S.W. ALB. N.M.

T.C.L. DETAILS

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Arriaga 7/21/2023
Signed Date