

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 26, 2023

Treveston Elliott, R.A  
Treveston Elliott Architect  
811 12 St. NW  
Albuquerque, NM 87102

**Re: Townhomes/ 623 & 619 14<sup>th</sup> St. SW**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 12-23-22 & 11-02-22 (K13-D083)  
Certification dated 10-16-23

Dear Mr. Elliott,

Based upon the information provided in your submittal received 10-16-23, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

Albuquerque

Sincerely,

NM 87103

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

[www.cabq.gov](http://www.cabq.gov)

\xxx via: email  
C: CO Clerk, File

811 12TH STREET NW  
ALBUQUERQUE NM  
87102

o 505.259.4617

www TEarchitect.com

## **TRAFFIC CERTIFICATION**

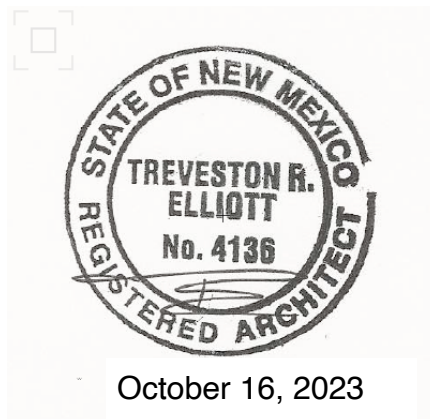
**K13-D083**

I, TREVESTON ELLIOTT ARCHITECT HEREBY CERTIFY THAT THE PROJECT AT 619 14TH STREET, ALBUQUERQUE NEW MEXICO 87104 IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED NOVEMBER 02, 2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TREVESTON ELLIOTT OF THE FIRM TREVESTON ELLIOTT ARCHITECT . I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED EN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

WITH NO EXCEPTIONS.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Treveston Elliott RA



## TREVESTON ELLIOTT ARCHITECT

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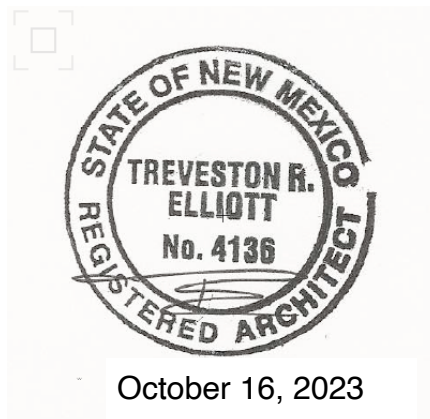
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# 623 14th Street SW Townhouses

## 1 PROJECT TEAM

OWNER: Tim Borrow  
Albuquerque, New Mexico

ARCHITECT: Treveston Elliott Architect  
811 12th Street NW  
Albuquerque, New Mexico 87102  
(505) 259-4617

STRUCTURAL ENGINEER: Randal Structural Engineering  
10155 W White Feather Lane  
Peoria AZ 85383

## 2 PROJECT SUMMARY

New three Story Townhouse Building with two townhouse units.

## 3 PROJECT INFORMATION

### PROJECT ADDRESS

623 14th Ave. SW  
Albuquerque, New Mexico 87104

### APPLICABLE CODES

2015 International Residential Code  
2018 International Energy Conservation Code

## 4 BUILDING DATA

### OCCUPANCY GROUP

R-3  
CONSTRUCTION TYPE = Vb

### INSULATION

EXTERIOR WALLS = R-20  
EXTERIOR CEILING = R-49  
EXTERIOR FLOOR = R-19  
SLAB R-VALUE DEPTH = R-10 @ 2'

FENESTRATION U FACTOR = 0.32  
SCGC = 0.40

WIND SPEED = 115 MPH  
SEISMIC ZONE = C  
SEPARATION = 1 HOUR @ LOT LINE

### ZONING

R-ML

Setbacks- 15 ft. Front  
0 Interior  
15 ft. rear  
Height- 38 ft.

Open Space 285 sq.ft. / 2 Bedroom = 285 sq.ft. required  
Total required = 570 sq.ft.  
Total provided = 868 sq.ft.  
(752 Ground Level 116 Deck Level)

Site Area 2,500 sq.ft.  
Ground Level (ea Unit) 390 sq.ft.  
Second Level (ea Unit) 218 sq.ft.  
Third Level (ea Unit) 274sq.ft.  
Total Residence Heated (ea Unit) 882 sq.ft.  
Total Residence Heated 1,764 sq.ft.

### PARKING REQUIREMENTS

No Traffic Impact Study is required. per 14-16-5-5

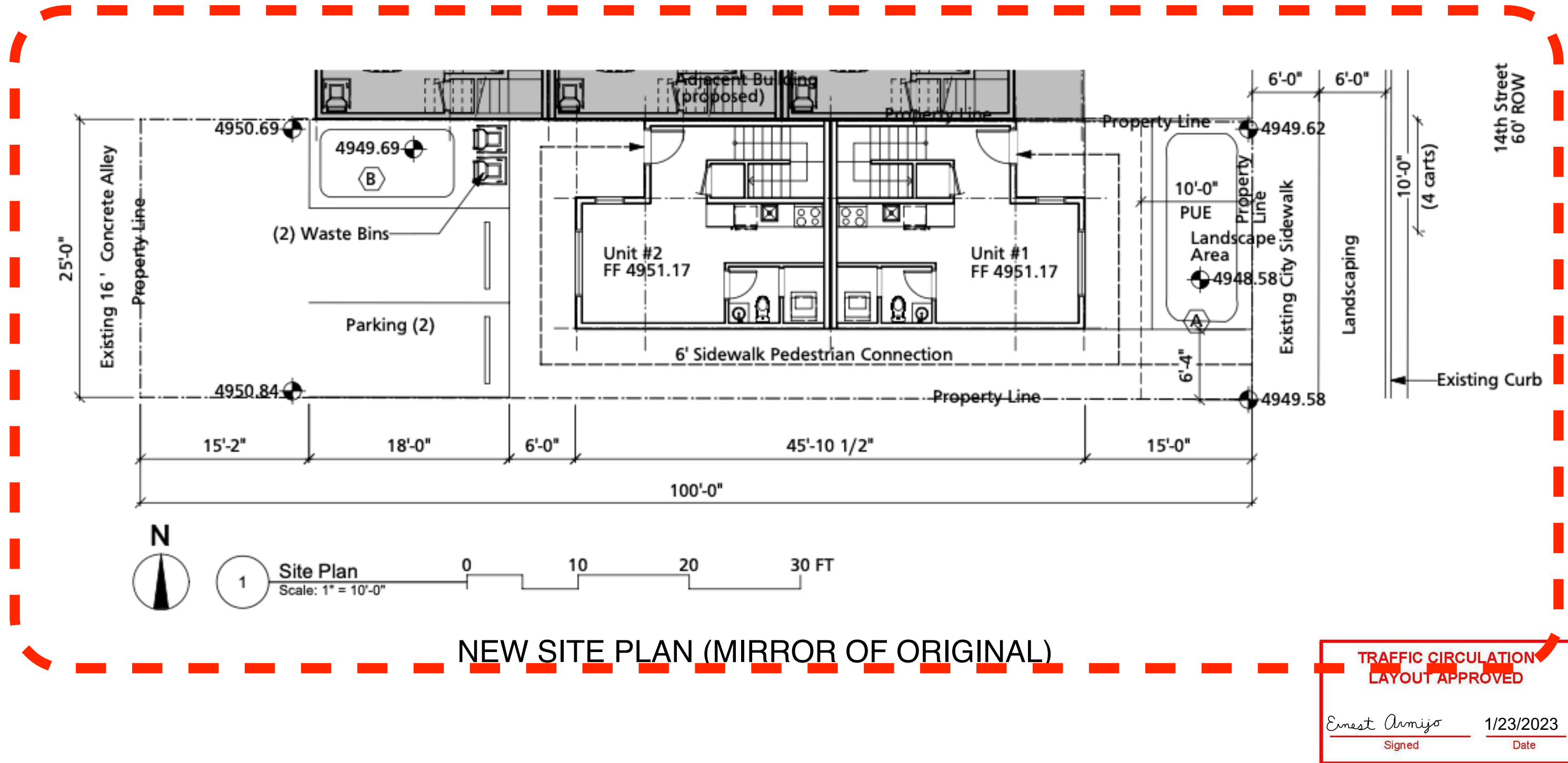
Parking: 1 spaces / DU with 2 BR  
ADA NA Townhouse  
Motorcycle NA Residential  
Bicycle NA Townhouse

Total Spaces required = 2  
Total Spaces provided = 2

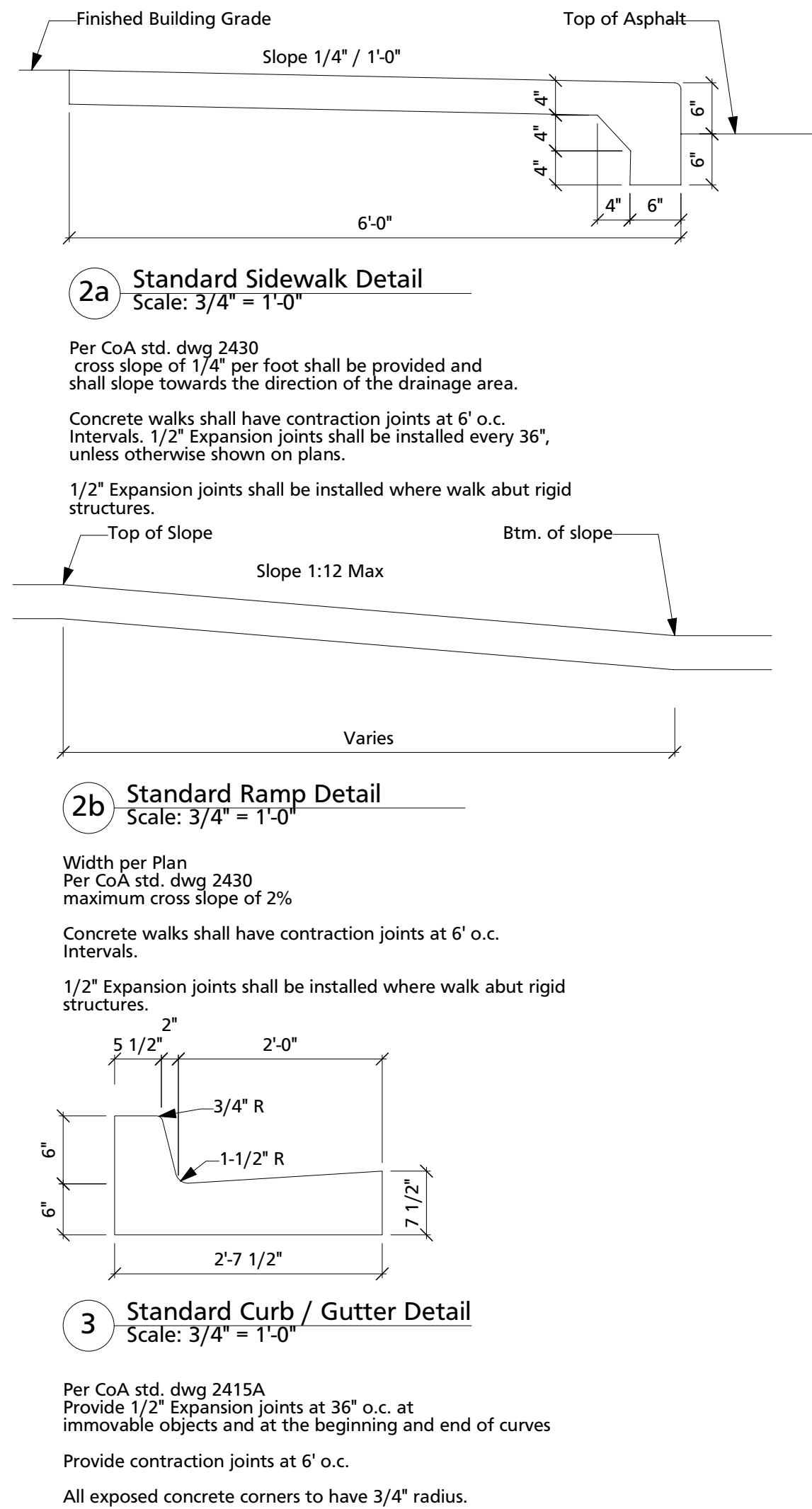
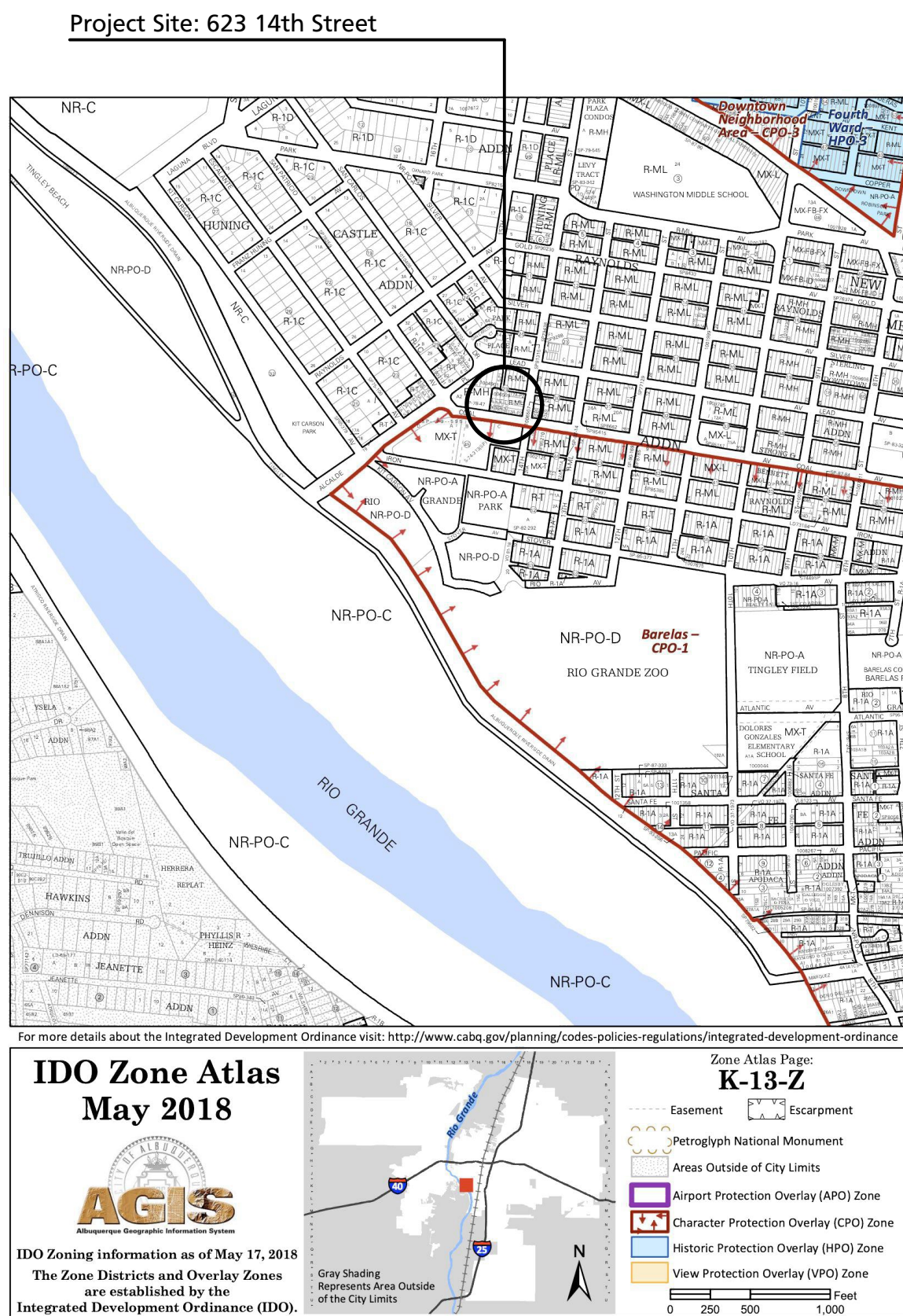
### MINIMUM LANDSCAPE

Site Area 2,500 sq.ft.  
Building Footprint 780 sq.ft.

Landscape Area Required per 5-G(2)(B) 15% of 1,720 sq.ft. = 258 sq.ft.  
Landscape Area Provided: = 284 sq.ft.



## 7 VICINITY MAP



### LEGEND

PROPERTY LINE  
NEW CONCRETE  
LANDSCAPE AREA

#### NOTE:

Townhouse project  
1. No ADA parking required.  
2. No dumpster - each unit has roll out cart.  
3. No bicycle racks required.  
4. No motorcycle parking required.

### Plant Material

Chitalpa mature 15' spread 20' hgt.  
Desert Willow mature 15' spread 20' hgt.  
Fountain Grass mature 2' spread 3' 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 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.



### GENERAL NOTES

A. DO NOT SCALE DRAWINGS

B. CONTRACTOR TO COORDINATE ALL DRAWINGS PRIOR TO CONSTRUCTION.

C. VERIFY EXISTING CONDITIONS IN FIELD. BRING DISCREPANCIES TO ATTENTION OF ARCHITECT.

D. DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

E. \* DIMENSIONS TO FACE OF FINISH

TREVESTON ELLIOTT  
ARCHITECT

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623 14th Street SW

ALBUQUERQUE, NEW MEXICO 87102



Date: December 23, 2022

Sheet: Traffic Circulation Layout

TCL



# 619 14th Street SW Townhouses

## 1 PROJECT TEAM

OWNER: Tim Borrow  
Albuquerque, New Mexico

ARCHITECT: Treveston Elliott Architect  
811 12th Street NW  
Albuquerque, New Mexico 87102  
(505) 259-4617

STRUCTURAL ENGINEER: Randal Structural Engineering  
10155 W White Feather Lane  
Peoria AZ 85383

## 2 PROJECT SUMMARY

New three Story Townhouse Building with three townhouse units.

## 3 PROJECT INFORMATION

### PROJECT ADDRESS

619 14th Ave. SW  
Albuquerque, New Mexico 87104

### APPLICABLE CODES

2015 International Residential Code  
2018 International Energy Conservation Code

## 4 BUILDING DATA

### OCCUPANCY GROUP

R-3  
CONSTRUCTION TYPE = Vb

### INSULATION

EXTERIOR WALLS = R-20  
EXTERIOR CEILING = R-49  
EXTERIOR FLOOR = R-19  
SLAB R-VALUE DEPTH = R-10 @ 2'

FENESTRATION U FACTOR = 0.32  
SCGC = 0.40

WIND SPEED = 115 MPH  
SEISMIC ZONE = C  
SEPARATION = 1 HOUR @ LOT LINE

### ZONING

R-ML

Setbacks- 15 ft. Front  
0 Interior  
15 ft. rear  
Height- 38 ft.

Open Space 285 sq.ft. / 2 Bedroom = 285 sq.ft. required  
Total required = 855 sq.ft.  
Total provided = 1,035 sq.ft.  
(965 Ground Level 70 Deck Level)

Site Area	2,989 sq.ft.
Ground Level (Unit #1)	537 sq.ft.
Ground Level (Unit #2/#3)	409 sq.ft.
Second Level (ea Unit)	410 sq.ft.
Third Level (ea Unit)	462 sq.ft.

Total Residence Heated (Unit #1)	1,409 sq.ft.
Total Residence Heated (Unit #2/#3)	1,281 sq.ft.

Total Residence Heated 3,971 sq.ft.

### PARKING REQUIREMENTS

No Traffic Impact Study is required.

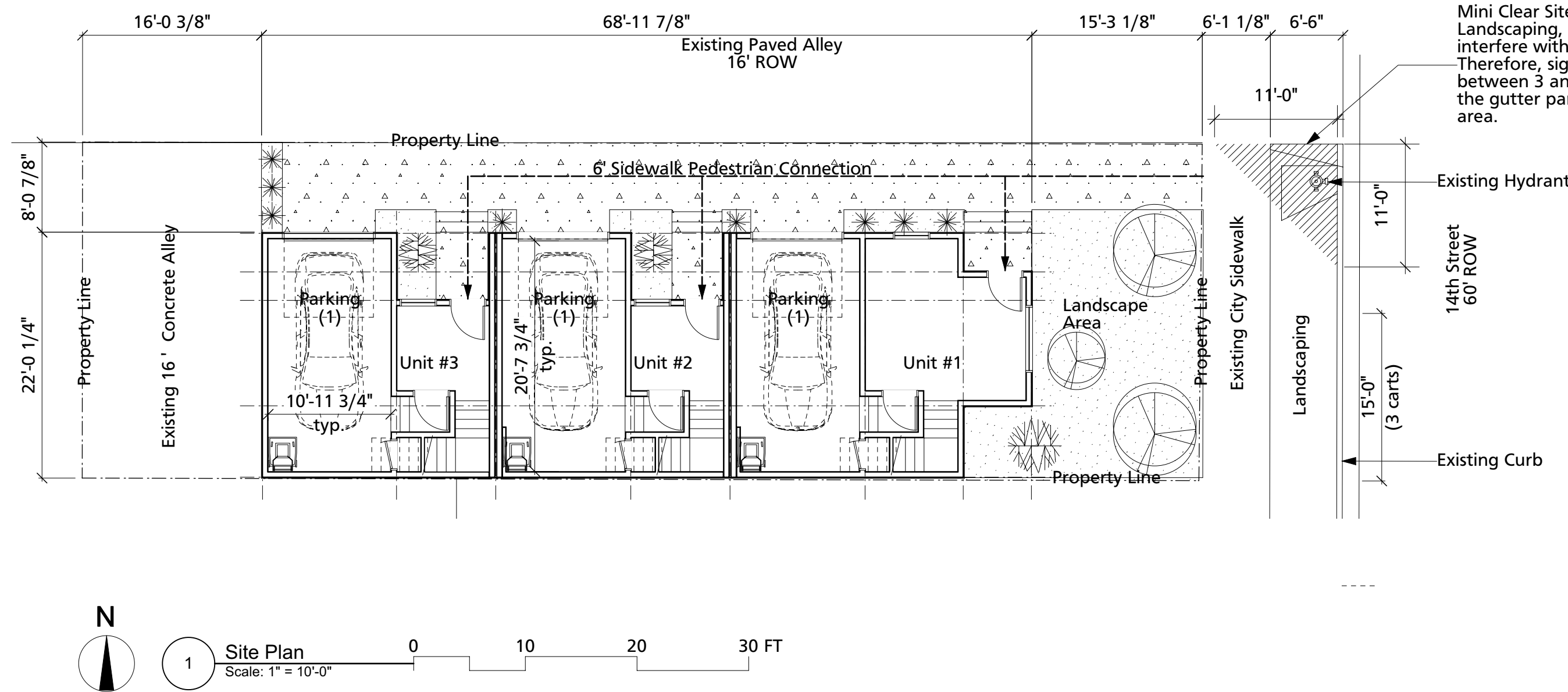
Parking: 1 spaces / DU with 2 BR  
ADA NA Townhouse  
Motorcycle NA Residential  
Bicycle NA Townhouse

Total Spaces required	= 3
Total Spaces provided	= 3

### MINIMUM LANDSCAPE

Site Area	2,989 sq.ft.
Building Footprint	1,355 sq.ft.

Landscape Area Required per 5-C(2)(B) 15% of 1,634 sq.ft. = 245 sq.ft.  
Landscape Area Provided: = 349 sq.ft.



Mini Clear Site Triangle  
Landscaping, fencing, and signage will not interfere with clear site triangle requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.

TRAFFIC CIRCULATION  
LAYOUT APPROVED  
Ernest Olmiso  
Signed  
11/4/2022  
Date

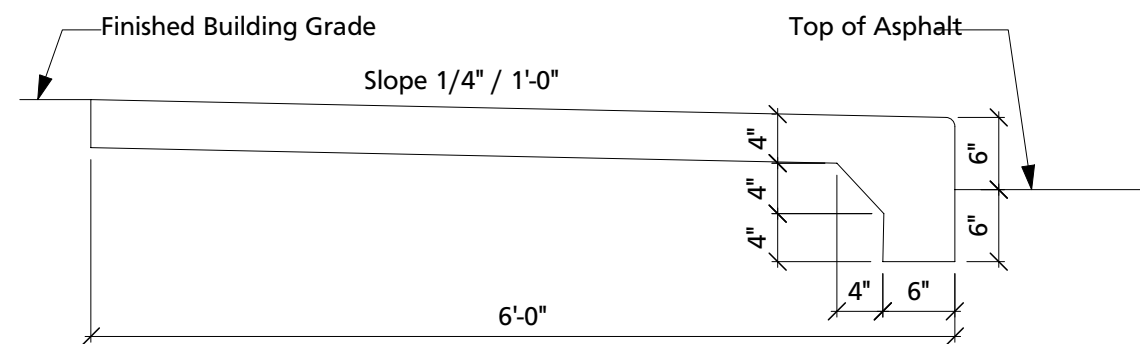
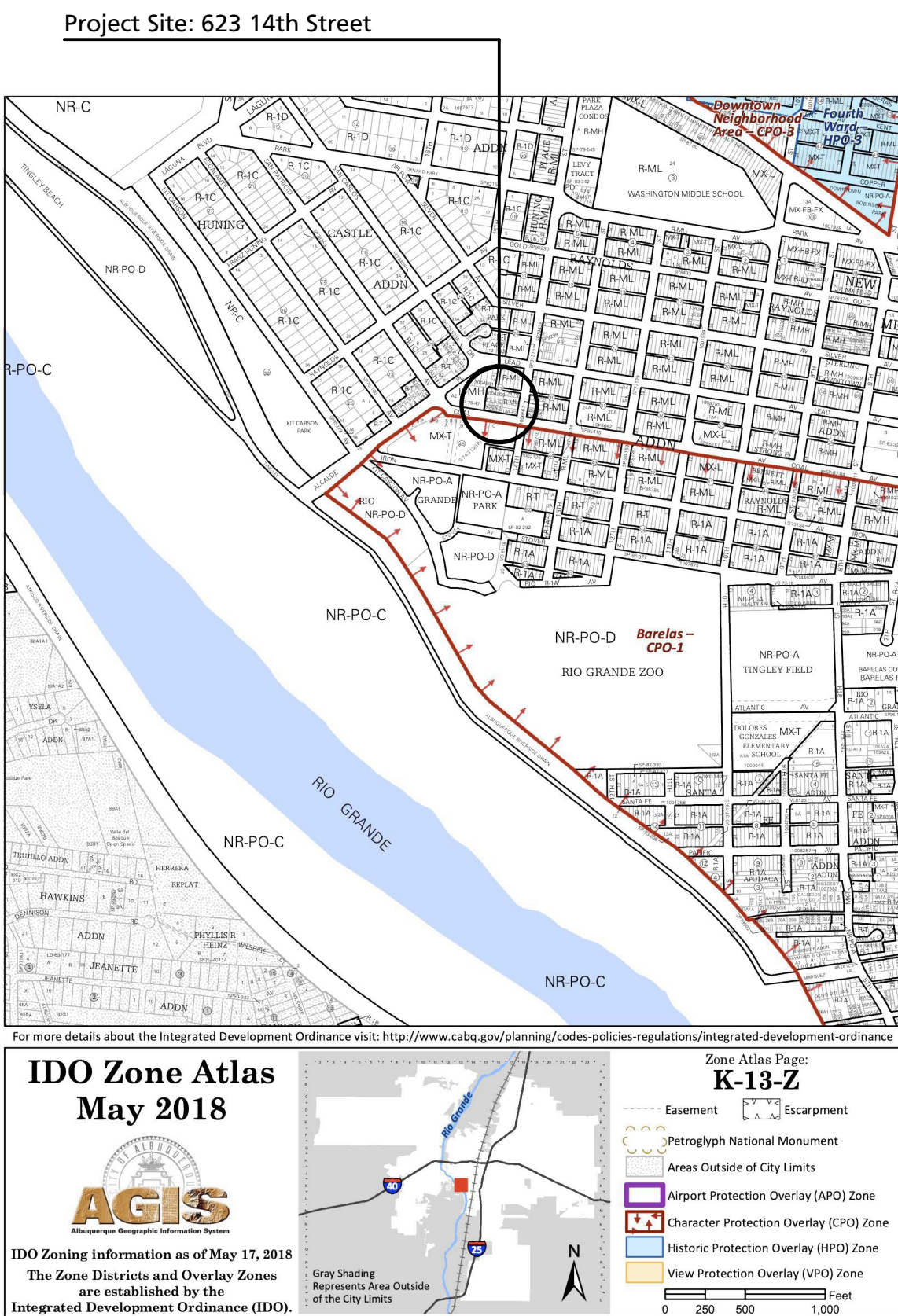
### KEYED NOTES

- CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415A SEE DETAIL TCL SHEET
- CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430 SEE DETAIL TCL SHEET
- 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 PER CoA STD. DTL. 2415
- ALL INTERNAL RAMPS TO ADA ACCESSIBLE MAX SLOPE 1:12 WITH MAX 2% CROSS SLOPE LANDING AREA MIN. 5'X5' SEE CoA DWG 2430

### SOLID WASTE NOTES

- SITE WILL NOT HAVE RECYCLING CARTS.

## 7 VICINITY MAP



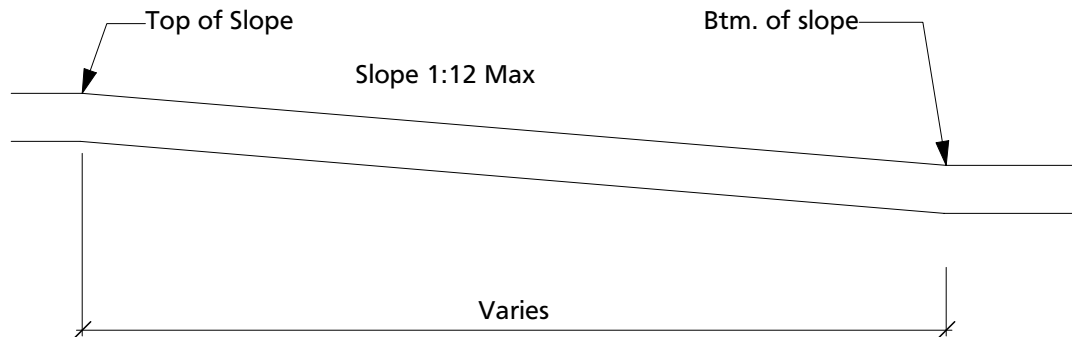
### 2a Standard Sidewalk Detail

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.



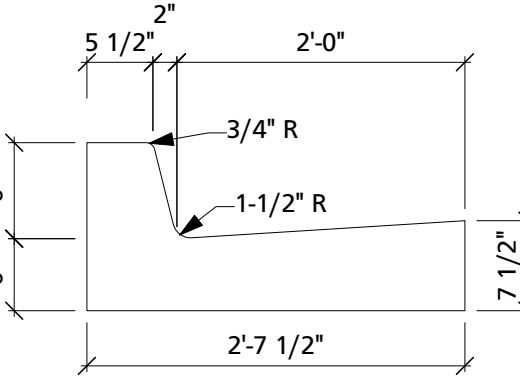
### 2b Standard Ramp Detail

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.

### LEGEND

PROPERTY LINE  
NEW CONCRETE  
LANDSCAPE AREA

### NOTE:

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  - No dumpster - each unit has roll out cart.
  - No bicycle racks required.
  - No motorcycle parking required.

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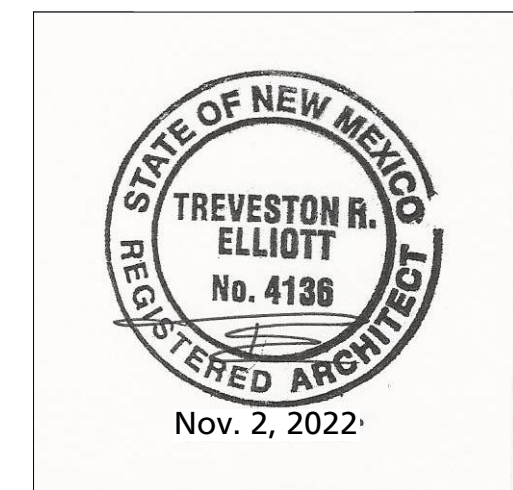
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619 14th Street SW

ALBUQUERQUE, NEW MEXICO 87102



Date: Nov. 2, 2022

Sheet: Traffic Circulation Layout

TCL