

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

August 17, 2022

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

**Re: Townhouse**  
**623 14<sup>th</sup> St. NW**  
**Traffic Circulation Layout**  
Architect's Stamp 07-11-22 (K13-D083)

Dear Mr. Clark,

Based upon the information provided in your submittal received 07-15-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide the dimensions (width and length) for all the proposed parking spaces.
2. Provide shared access agreement with the property at the north side of your site.
3. Please define the pedestrian pathway from the public sidewalk to the building entrance, are there any ramps? If so, please provide all the proposed ramps details.
4. Please provide a sight distance exhibit
5. Show the clear sight triangle and add the following note to the plan: "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. Please see attached Intersection sight triangle.
6. Please specify the City Standard Drawing Number when applicable.
7. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
8. Please provide a letter of response for all comments given.

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

PO Box 1293

Albuquerque

NM 87103

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

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

Sincerely,

A handwritten signature in blue ink, appearing to read 'Marwa Al-najjar', with a long, sweeping horizontal line extending to the right.

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

\ma via: email  
C: CO Clerk, File

PO Box 1293

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# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: 623 14th Street Townhouse Building Permit # \_\_\_\_\_ Hydrology File # \_\_\_\_\_

DRB# \_\_\_\_\_ EPC# \_\_\_\_\_

Legal Description: \_\_\_\_\_ City Address OR Parcel 623 14th Street SW

Applicant/Agent: Treveston Elliott Architect Contact: Treveston Elliott

Address: 811 12th St NW, Alb. NM 87102 Phone: 505.259.4617

Email: treveston@tearchitect.com

Applicant/Owner: Tim Borrow Contact: Treveston Elliott

Address: 623 14th St. SW Alb. NM Phone: 505.259.4617

Email: treveston@tearchitect.com

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) ☐ RESIDENCE ☐ DRB SITE ☐ ADMIN SITE: \_\_\_\_\_

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: July 14th, 2022



# 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 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.

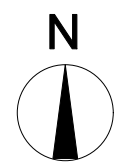
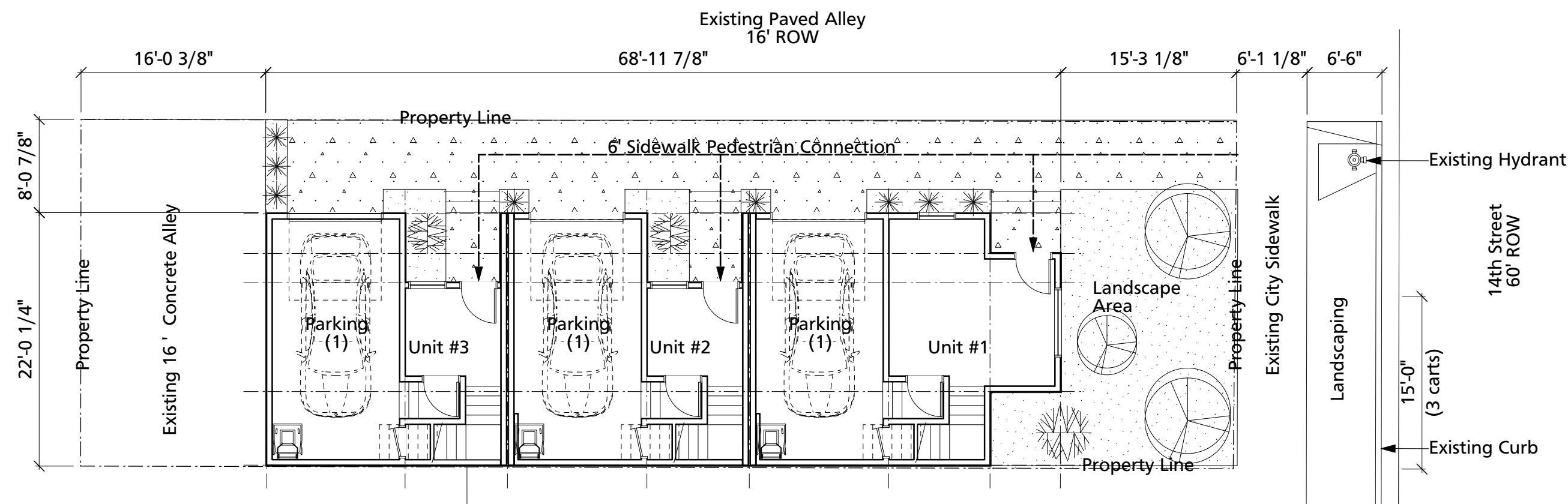
Parking: 1 spaces / DU with 2 BR  
ADA NA Townhouse  
Motorcycle NA Residential  
Bicycle NA Townhouse

Total Spaces required	= 3
Total Spaces provided	= 3

### MINIMUM LANDSCAPE

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

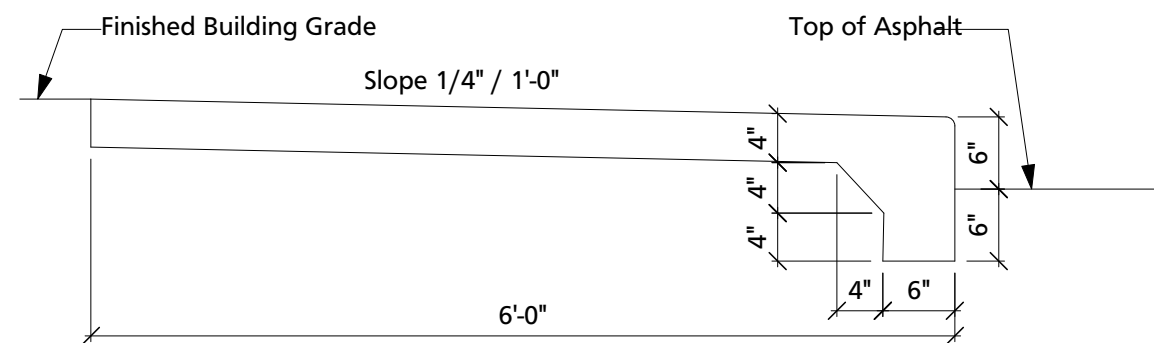
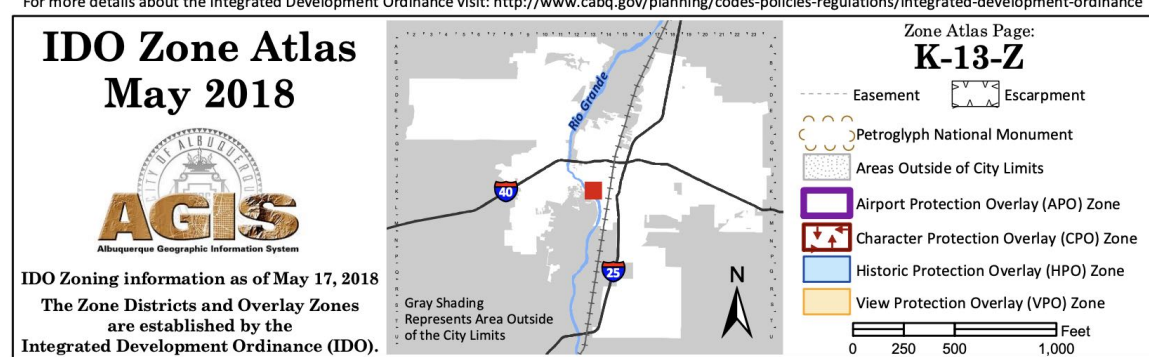
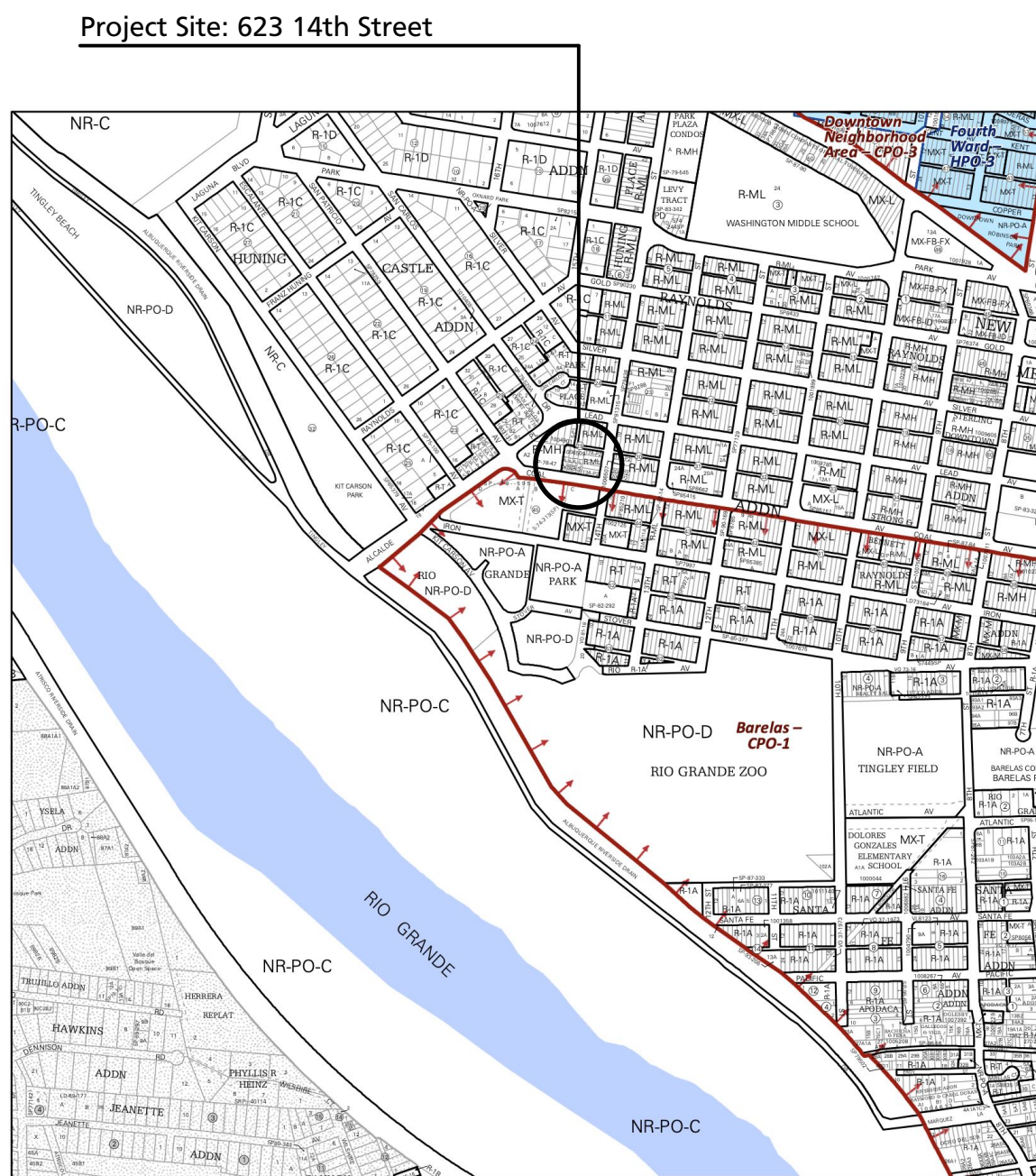
Landscape Area Required per 5-c(2)(B) 15% of 1,634 sq.ft. = 245 sq.ft.  
Landscape Area Provided: = 349 sq.ft.



1 Site Plan  
Scale: 1" = 10'-0"

Approved for access by the Solid Waste Department  
for 3-trash carts. Recycle carts were declined.  
Herman Gallegos 07-14-22 *Herman Gallegos*

## 7 VICINITY MAP



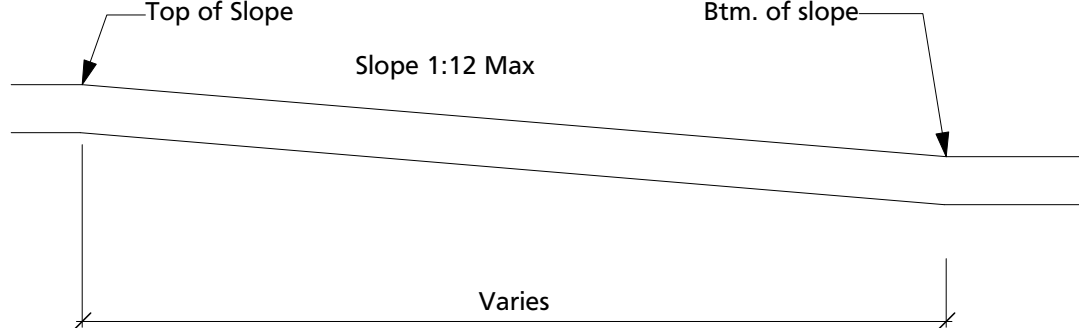
### 2a Standard Sidewalk Detail

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 about rigid structures.



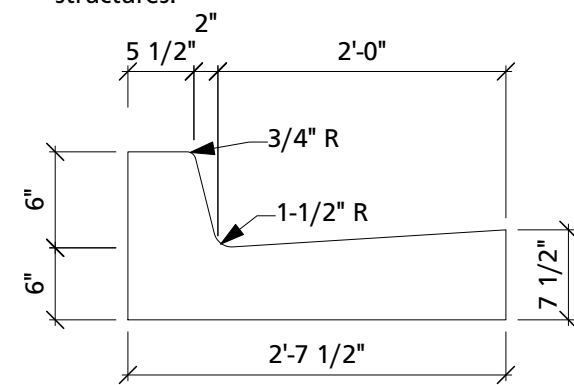
### 2b Standard Ramp Detail

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.

### KEYED NOTES

- CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415A SEE DETIAL TCL SHEET
- CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430 SEE DETIAL 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.

### LEGEND

- PROPERTY LINE
- NEW CONCRETE
- LANDSCAPE AREA

#### NOTE:

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

### 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.

#### 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.

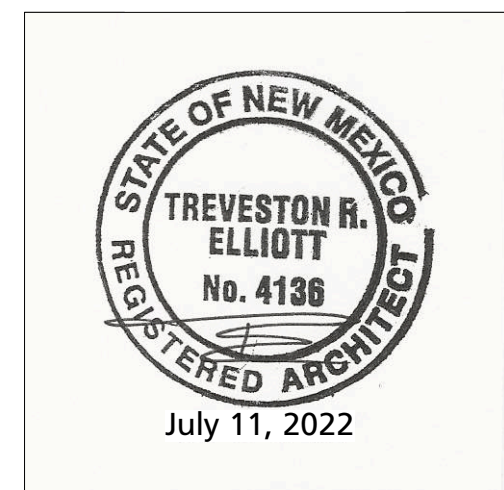
E. \* DIMENSIONS TO FACE OF FINISH

TREVESTON ELLIOTT  
ARCHITECT

811 12TH ST. NW  
ALBUQUERQUE, NEW MEXICO  
87102  
C 505.259.4617  
treveston@earthlink.com  
www.earthlink.com

619 14th Street SW

ALBUQUERQUE, NEW MEXICO 87102



Date: July 11, 2022

Sheet: Traffic Circulation Layout

TCL