

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 23, 2021

Treveston Elliot, RA
811 12th St NW
Albuquerque, NM 87114

**Re: TownHouses 615 Iron
615 Iron Street SW
Traffic Circulation Layout
Architect's Stamp 08-20-2021 (K14-D225)**

Dear Mr. Treveston,

The TCL submittal received 08-23-2021 is approved for Building Permit with. 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.

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,


Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

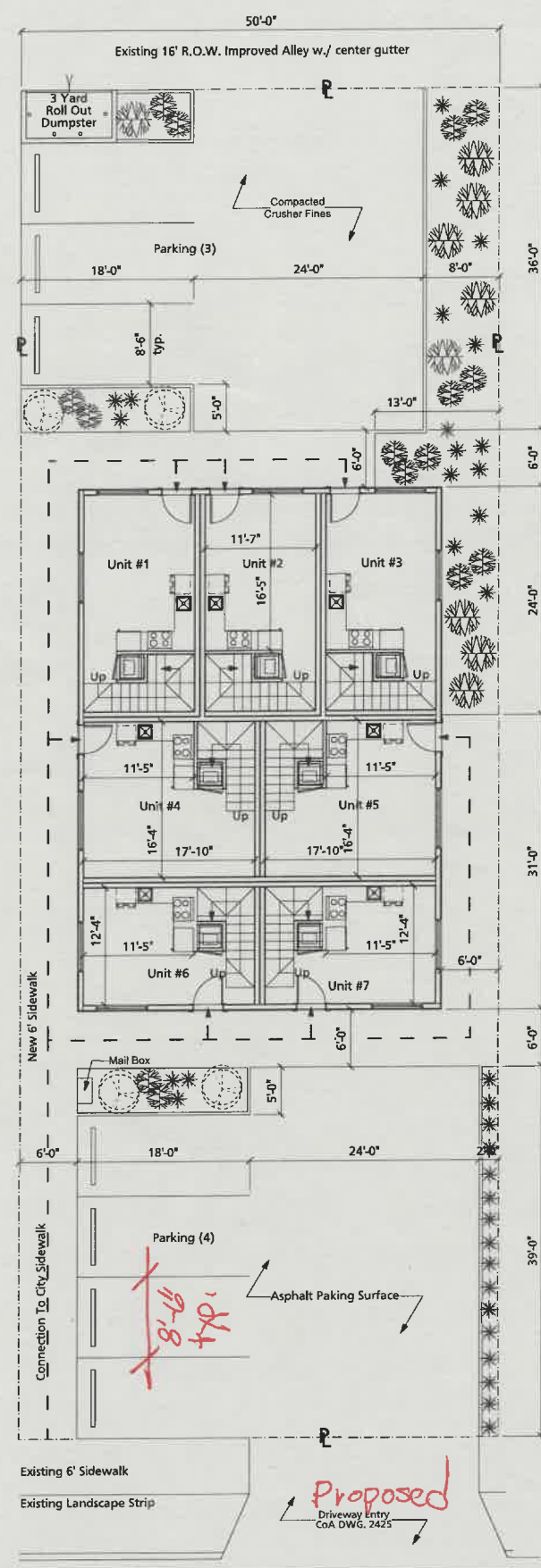
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



* NO PARKING IN ALLEY WAY

TRAFFIC CIRCULATION LAYOUT APPROVED

Signed *[Signature]* Date 8/23/21

- Plant Material**
- Chilalpa 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.

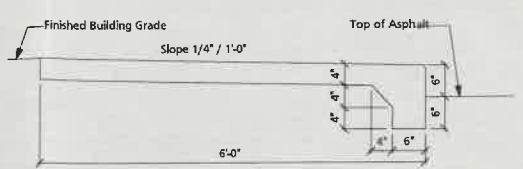
Landscape Requirements

Site Area	7,100 sq.ft.
Building Footprint	2,090 sq.ft.
Landscape Area	5,010 sq.ft.
Required Landscape %	.15 sq.ft.
Landscape Area Required	751.5sq.ft.
Landscape Area Provided	763 sq.ft.
Parking Lot Area	2,871 sq.ft.
Sidewalk Area	1,271 sq.ft.

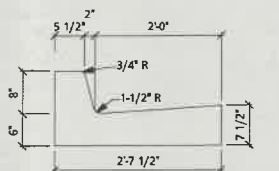
Irrigation System
Irrigation system standards outlined in the Water Conservation Landscape and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system is existing and shall be tested by the contractor and repaired if required.

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.

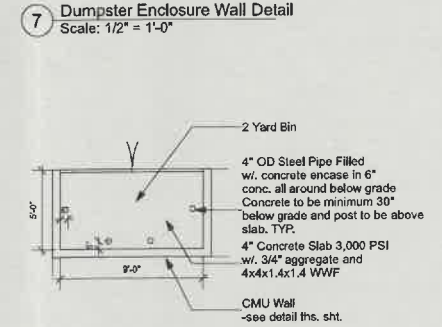
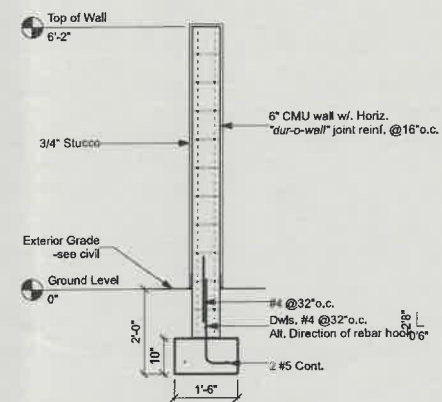
All HC ramps to be 1:12 rise max.



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.



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.



General Note:
PRE POUR INSPECTION REQUIRED BY COA SOLID WASTE DEPARTMENT.

- CODE DATA**
2015 International Building Code
2015 Uniform Plumbing Code
2015 Uniform Mechanical Code
2017 National Electrical Code
2018 International Energy Conservation Code

City of Albuquerque
Location: 615 Iron St
Albuquerque, New Mexico 87107

Zoning: R-MH
Setbacks: Front 15'
Side 5'
Rear 15'

Height: 48'
Required Open Space: 285sq.ft. / 2-bedroom
1,995sq.ft. Required
2,522sq.ft. Provided

Parking: 1 space / DU up to 2 bedroom
Total Spaces Required = 7
ADA NA Townhouse
Motorcycle NA Residential
Bicycle NA Townhouse

Total Spaces Required = 7
Total Spaces Provided = 7

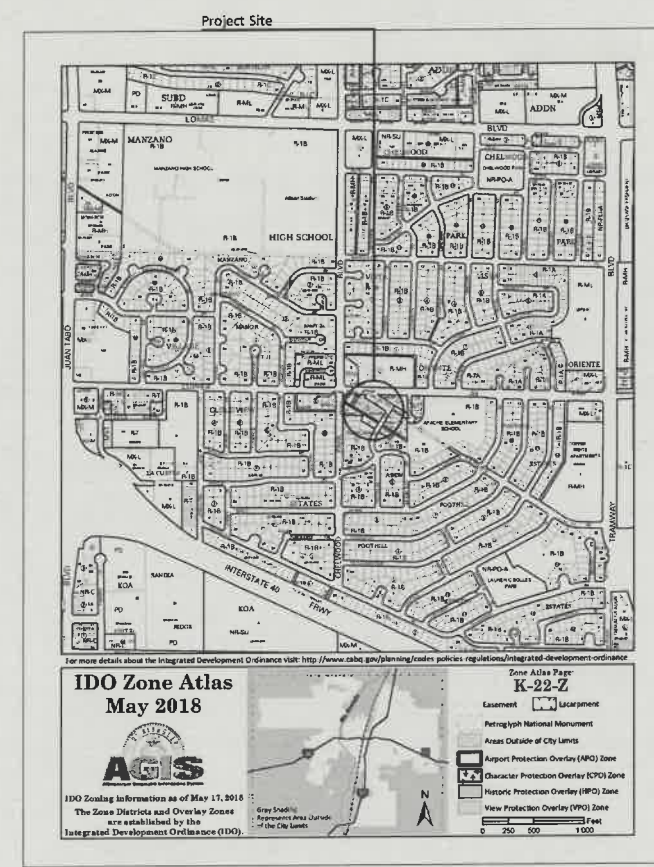
Occupancy: R-3

Project Scope: Construct new 7 unit townhome in single building on a single lot.

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

ALL BROKEN OR CRACKED CURB & GUTTER / CURB CUTS AND SIDEWALK TO BE REPLACED PER CoA Std dwg 2415 \$2430

ALL IMPROVEMENTS LOCATED IN RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER

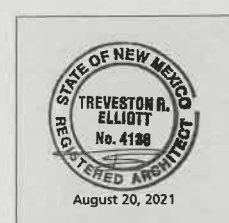


GENERAL NOTES

- DO NOT SCALE DRAWINGS
- CONTRACTOR TO COORDINATE ALL DRAWINGS PRIOR TO CONSTRUCTION.
- VERIFY EXISTING CONDITIONS IN FIELD. BRING DISCREPANCIES TO ATTENTION OF ARCHITECT.
- DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
- * DIMENSIONS TO FACE OF FINISH

TREVESTON ELLIOTT ARCHITECT
611 12TH ST. NW
ALBUQUERQUE, NEW MEXICO 87102
C: 505.259.4617
treveston@trevestonarchitect.com
www.trevestonarchitect.com

615 Iron
Concept
ALBUQUERQUE, NEW MEXICO



Date: August 20, 2021
Sheet: Traffic Circulation Layout

TCL

K14-D225