

CITY OF ALBUQUERQUE



January 29, 2020

Treveston R. Elliot
Treveston Elliot Architect
811 12th St NW
Albuquerque, NM

Re: 424/422 Stanford
424/422 Stanford Dr. SE 87106
Traffic Circulation Layout
Engineer's/Architect's Stamp 01-14-2020 (K16D084)

Dear Mr. Elliot,

Based upon the information provided in your submittal received 01-14-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. A 5 ft. keyway is required for dead-end parking aisles.
2. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; **provide a copy of refuse approval.**
3. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area
4. 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.

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.

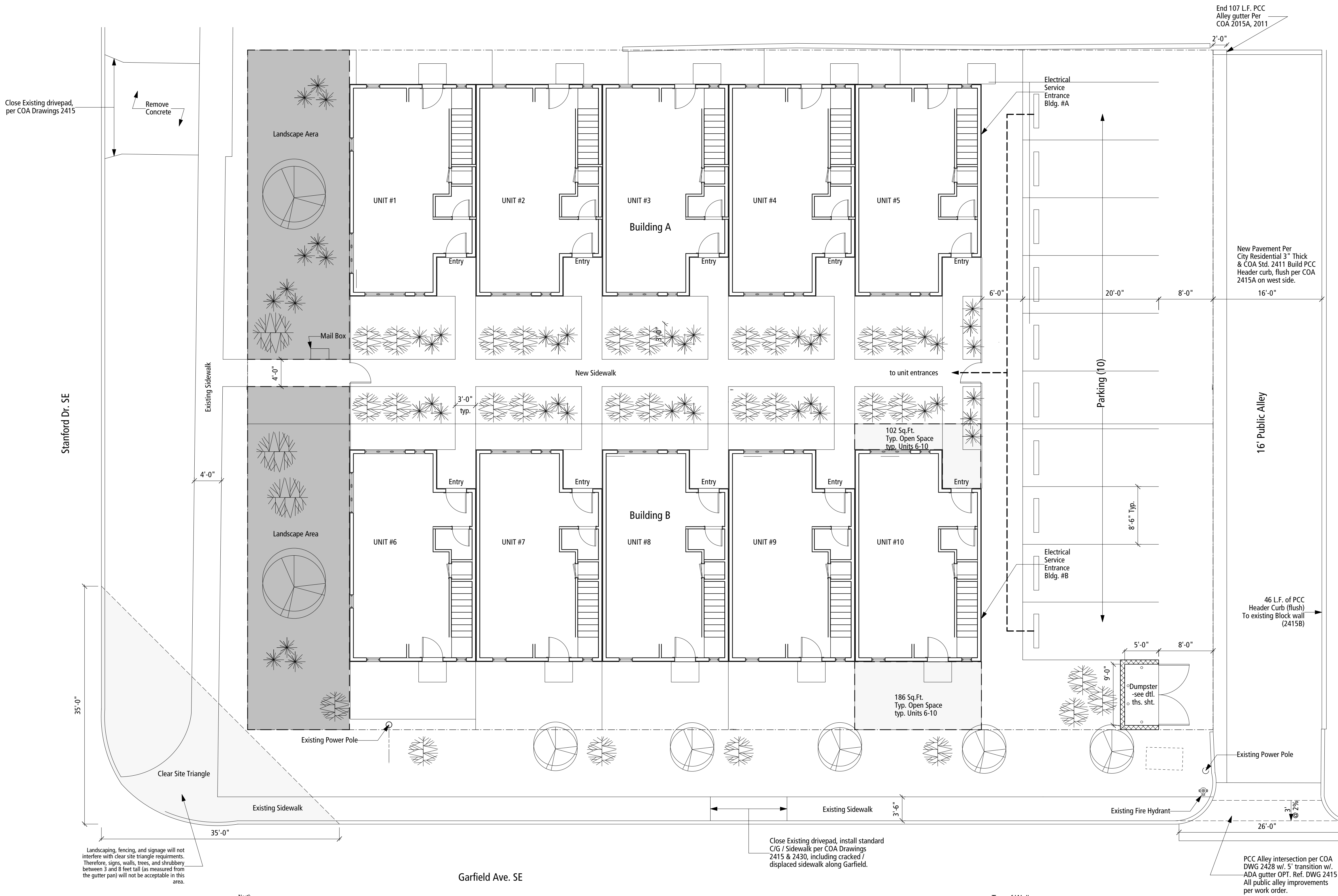
for log in and evaluation by Transportation.

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

Sincerely,

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File



CODE DATA
2015 International Building Code
2015 Uniform Plumbing Code
2015 Uniform Mechanical Code
2017 National Electrical Code
2009 International Energy Conservation Code
2015 International FIRE Code

City of Albuquerque
Location: 422/ 424 Stanford Dr. SE
Albuquerque, New Mexico 87106

Zoning: R-ML / R-T

Zoning Atlas Page: G-16

Setbacks:
15' Front R-T
15' Rear R-T
5' Side R-T
15' Front R-ML
15' Rear R-ML
5' Side Interior R-ML
10' Side Corner R-ML

Height:
26' Max R-T
35' Max R-ML

Parking: 1 Space per 2 BR DU

Total Spaces required = 10
Total Spaces provided = 10

Usable Open Space 250 sq.ft. per two bedroom R-ML
NA per R-T

Bld. Area:
Building A = 5,250 sq.ft. (1,050 sq.ft. per unit)
Building B = 5,250 sq.ft. (1,050 sq.ft. per unit)
Total = 10,500 sq.ft.

Occupancy: R-3

Construction Type: Type Vb

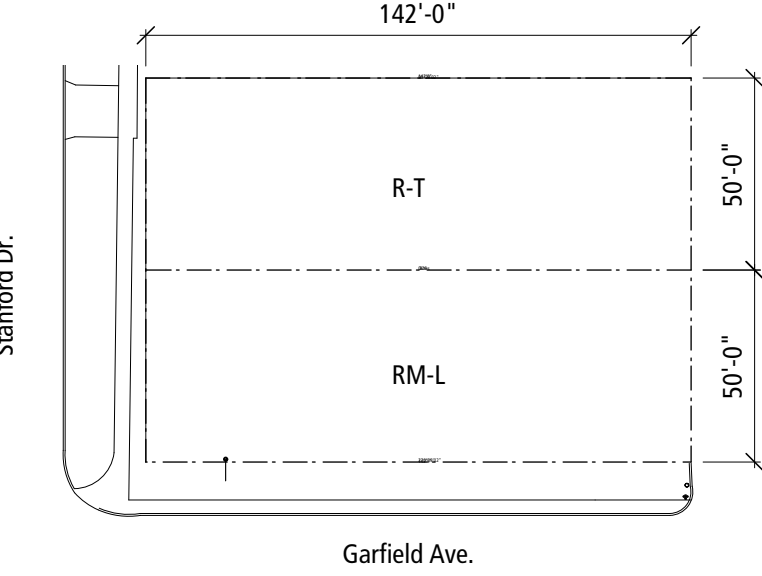
Separation: 1 Hour Btwn Units

Seismic: C

Sprinkler: NOT REQUIRED

Wind Speed: 115 3 second gust

Construct two new residential townhouse buildings with five units in each on single lot.



1 Site Plan - Existing
Scale: 1" = 50'-0"

Project Site: 422 / 424 Stanford Dr. SE



1 Site Plan - Proposed
Scale: 1/8" = 1'-0"

- Chitalpa mature 15' spread 20' hgt.
- Desert Willow mature 15' spread 20' hgt.
- Fountain Grass (x23) mature 2' spread 3' hgt.
- Apache Plume (x20) mature 4' spread 3' hgt.
- Russian Sage (x17) 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.

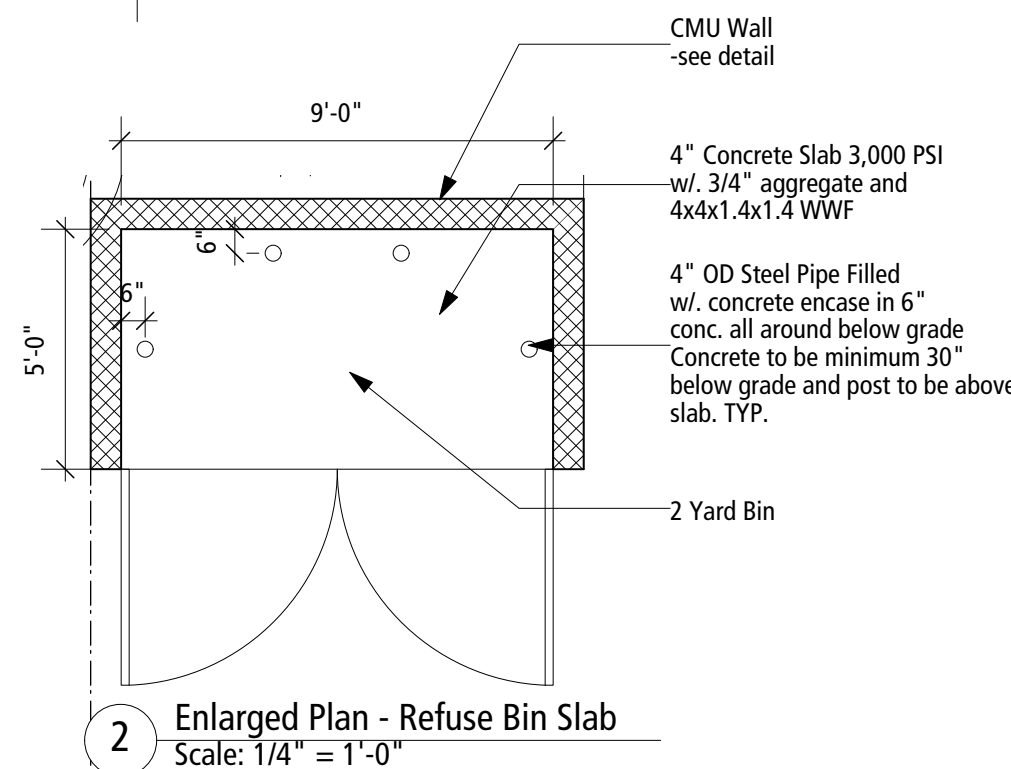
A fully automated drip irrigation system shall be installed.

Landscape Requirements

Site Area 14,200 sq.ft.
Building Footprint 5,476 sq.ft.

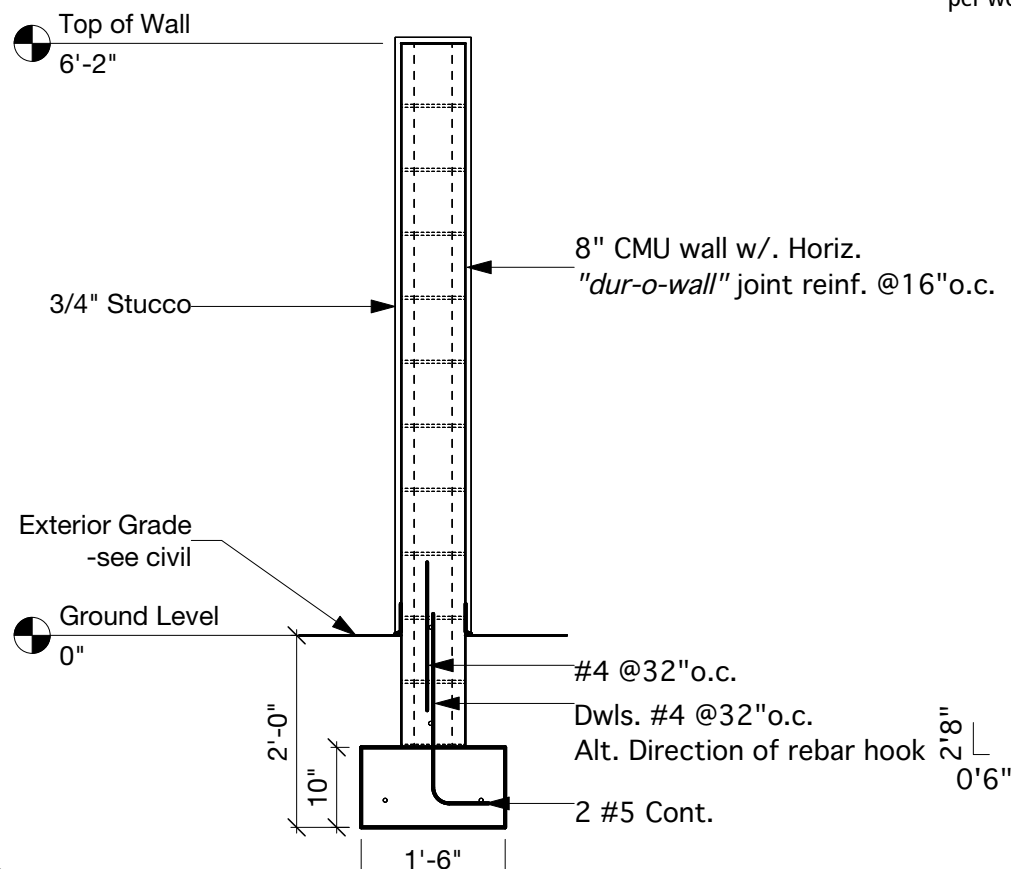
Total Area: 8,724 sq.ft.
Required Landscape 15% .15 sq.ft.

Landscape Area Required: 1,308 sq.ft.
Landscape Area Provided: 1,438 sq.ft.



2 Enlarged Plan - Refuse Bin Slab
Scale: 1/4" = 1'-0"

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



3 Dumpster Enclosure Wall Detail
Scale: 1/2" = 1'-0"

TREVESTON ELLIOTT ARCHITECT

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

422 / 424 Stanford Dr. SE

ALBUQUERQUE, NEW MEXICO 87106

STATE OF NEW MEXICO
TREVESTON R. ELLIOTT
No. 4136
January 14, 2020

Date: January 14, 2020

Sheet: Traffic Circulation Layout

TCL