## CITY OF ALBUQUERQUE



April 22, 2019

Treveston Elliott Architects Treveston Elliott, R.A 811 12<sup>th</sup> St. NW Albuquerque NM 87102

Re: 1623 - Townhouse

1623 Martin Luther King Jr. Ave. NE

**Traffic Circulation Layout** 

Engineer's/Architect's Stamp 4-16-19 (K15D103)

Dear Mr. Elliott

The TCL submittal received 4-17-2019 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.

PO Box 1293

When the site construction is completed and a 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 TCL with a completed <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

Albuquerque

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.

NM 87103

Sincerely.

www.cabq.gov

Ernest Armijo, P.E.

Senior Transportation Engineer, Planning Dept.

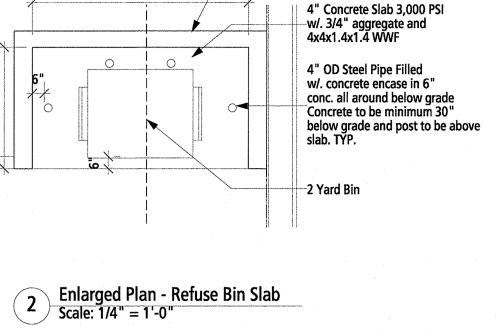
**Development Review Services** 

Ernie Gomez,

Plan Checker, Planning Dept. Development Review Services

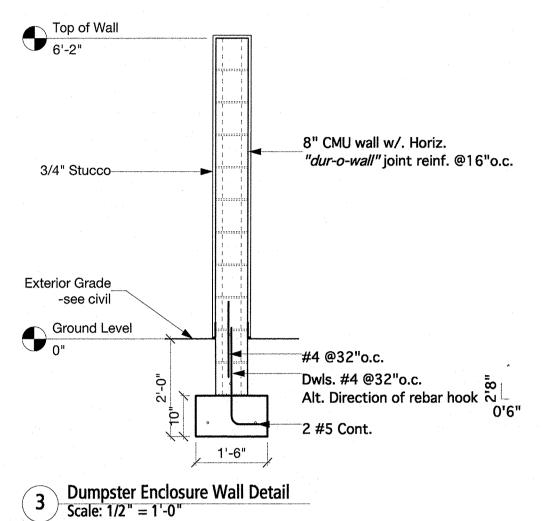
EG via: email

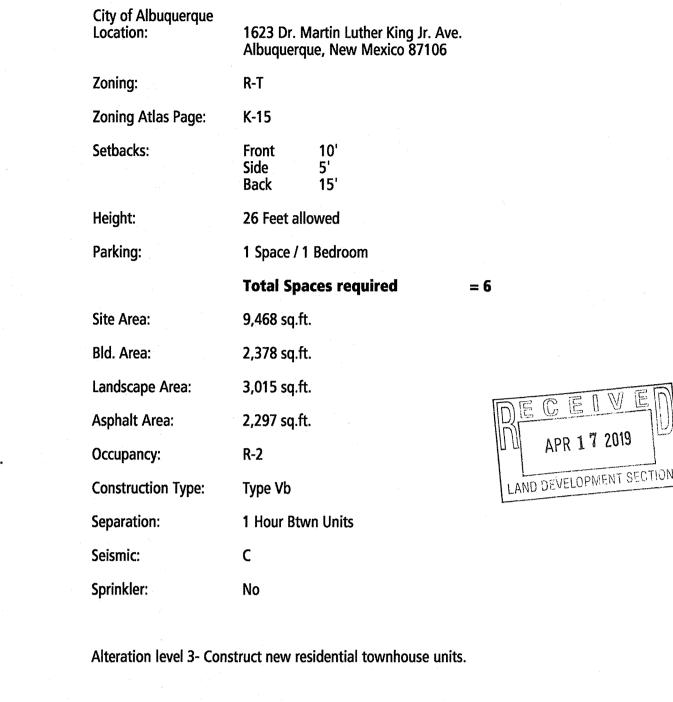
C: File



9'-0"

CMU Wall -see detail





CODE DATA

2015 International Building Code 2015 Uniform Plumbing Code 2015 Uniform Mechanical Code

2009 International Energy Conservation Code 2015 International FIRE Code

2017 National Electrical Code

Finished Building Grade

Slope 1/4" / 1'-0"

Per Plan

Top of Asphalt

Top of Asphalt

4" 6"

4 Standard Sidewalk Detail Scale: 3/4" = 1'-0"

mature 15' spread 20' hgt.

**Desert Willow** 

∵⁄20' hgt.

mature 15' spread

Fountain Grass (x23) mature 2' spread 3' hgt.

Apache Plume (x20)

/ Russian Sage (x17)

Irrigation system standards outlined in the Water

A fully automated drip irrigation system shall be installed.

9,468 sq.ft.

2,378 sq.ft.

7,090 sq.ft.

1,063 sq.ft.

3,015 sq.ft.

.15 sq.ft.

Conservation Landscape and Water Waste Ordinance shell be strictly adhered to.

Irrigation System

**Landscape Requirements** 

Required Landscape 15%

Landscape Area Required: Landscape Area Provided:

Site Area

Total Area:

**Building Footprint** 

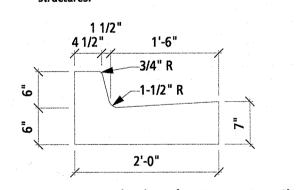
mature 4' spread 4' hgt.

mature 4' spread 3' hgt.

A 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



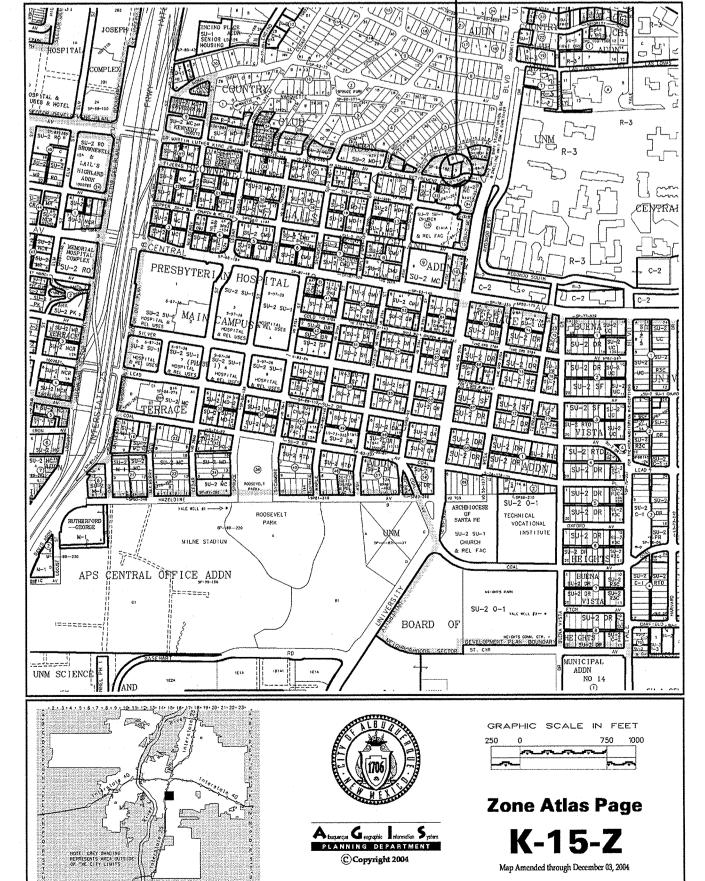
Standard Curb / Gutter Detail
Scale: 3/4" = 1'-0"

Provide 1/2" Expansion joints at 36" o.c. at immovable objects and at the beginning and end of curves

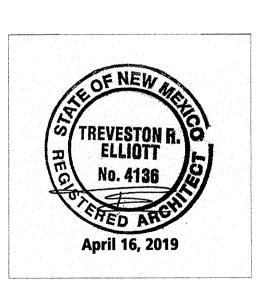
Provide contraction joints at 6' o.c.

All exposed concrete corners to have 3/4" radius.

Project Site: 1623 Dr. Martin Luther King Jr. Ave.
Albuquerque, New Mexico 87106



1623 MLK AALBUQUERQUE, NEW ME



Date: April 16, 2019

Sheet: Traffic Circulation Layout

TCL



## City of Albuquerque

# Planning Department Development & Building Services Division

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: 1623 - Townhouse	Building Permit #:	Hydrology File #: K15010
DRB#:	EPC#:	Work Order#:
Legal Description:		
City Address: 1623 Martin Luther Kir	ng Jr. Ave. NE Albuquerque New Me	xico 87106
Applicant: Treveston Elliott Architect		Contact: Treveston Elliott
Address: 811 12th St NW Albuquerqu		
Phone#: 505.259.4617	Fax#:	E-mail: treveston@tearchitect.com
Owner: Hunter Greene		Contact:
Address: 6200 Seagull Ln NE Suite A	Albuquerque New Mexico 87109	
		E-mail: hunter.greene@svn.com
TYPE OF SUBMITTAL: PLAT (_ IS THIS A RESUBMITTAL?:  DEPARTMENT: _X TRAFFIC/ TRA	Yes X No	
	nor or miles	or brainviol
Check all that Apply:  TYPE OF SUBMITTAL:  ENGINEER/ARCHITECT CERTIFICATION  CONCEPTUAL G & D PLAN  GRADING PLAN  DRAINAGE MASTER PLAN  DRAINAGE REPORT  FLOODPLAIN DEVELOPMENT PE  ELEVATION CERTIFICATE  CLOMR/LOMR  X TRAFFIC CIRCULATION LAYOU'  TRAFFIC IMPACT STUDY (TIS)  OTHER (SPECIFY)  PRE-DESIGN MEETING?	CATIONBUIL CER' PREI SITE SITE SITE FINA SIA/ RMIT APPLIC GRA SO-1 (TCL) ND DEVELOPMENT SECTION GRA WORCLOOFLOOFLOOFLOO	APPROVAL/ACCEPTANCE SOUGHT:  LDING PERMIT APPROVAL  DIFICATE OF OCCUPANCY  LIMINARY PLAT APPROVAL  PLAN FOR SUB'D APPROVAL  PLAN FOR BLDG. PERMIT APPROVAL  LI PLAT APPROVAL  RELEASE OF FINANCIAL GUARANTEE  NDATION PERMIT APPROVAL  DING PERMIT APPROVAL  10 APPROVAL  ING PERMIT APPROVAL  DING/PAD CERTIFICATION  K ORDER APPROVAL  MR/LOMR  DOPLAIN DEVELOPMENT PERMIT  ER (SPECIFY)
DATE SUBMITTED: April 16, 2019	By: Treveston Elliott	
COA STAFF:	ELECTRONIC SUBMITTAL REC	EIVED:

FEE PAID:

### City of Albuquerque Planning Department

#### One Stop Shop - Development and Building Services

04/17/2019 Issued By: BLDAVM 364703

**Permit Number:** 

2018 061 021

**Category Code 970** 

**Application Number:** 

18REV-61021, Review: Drain Plan-Lomr-Traffic Impact

Address:

**Location Description:** 

1623 MARTIN LUTHER KING JR AVE NE

**Project Number:** 

null

**Applicant** 

TREVESTON ELLIOTT

Agent / Contact

811 12TH ST NW

TREVESTON ELLIOTT

ALBUQUERQUE NM 87102

811 12TH ST NW

ALBUQUERQUE NM 87102

treveston@tearchitect.com

TREVESTON@TEARCHITECT.COM

**Application Fees** 

**REV Actions** 

\$225.00

TOTAL:

\$225.00

Tendered