

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

February 7, 2022

Doug Heller, RA  
Mullen Heller Architecture, PC  
1718 Central Ave SW, Ste D  
Albuquerque, NM 87104

**Re: El Parador Multi-Family Development  
201 Yale Blvd SE  
Traffic Circulation Layout  
Architect's Stamp 01-28-2022 (K15-D107)**

Dear Mr. Heller,

The TCL submittal received 02-07-2022 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.

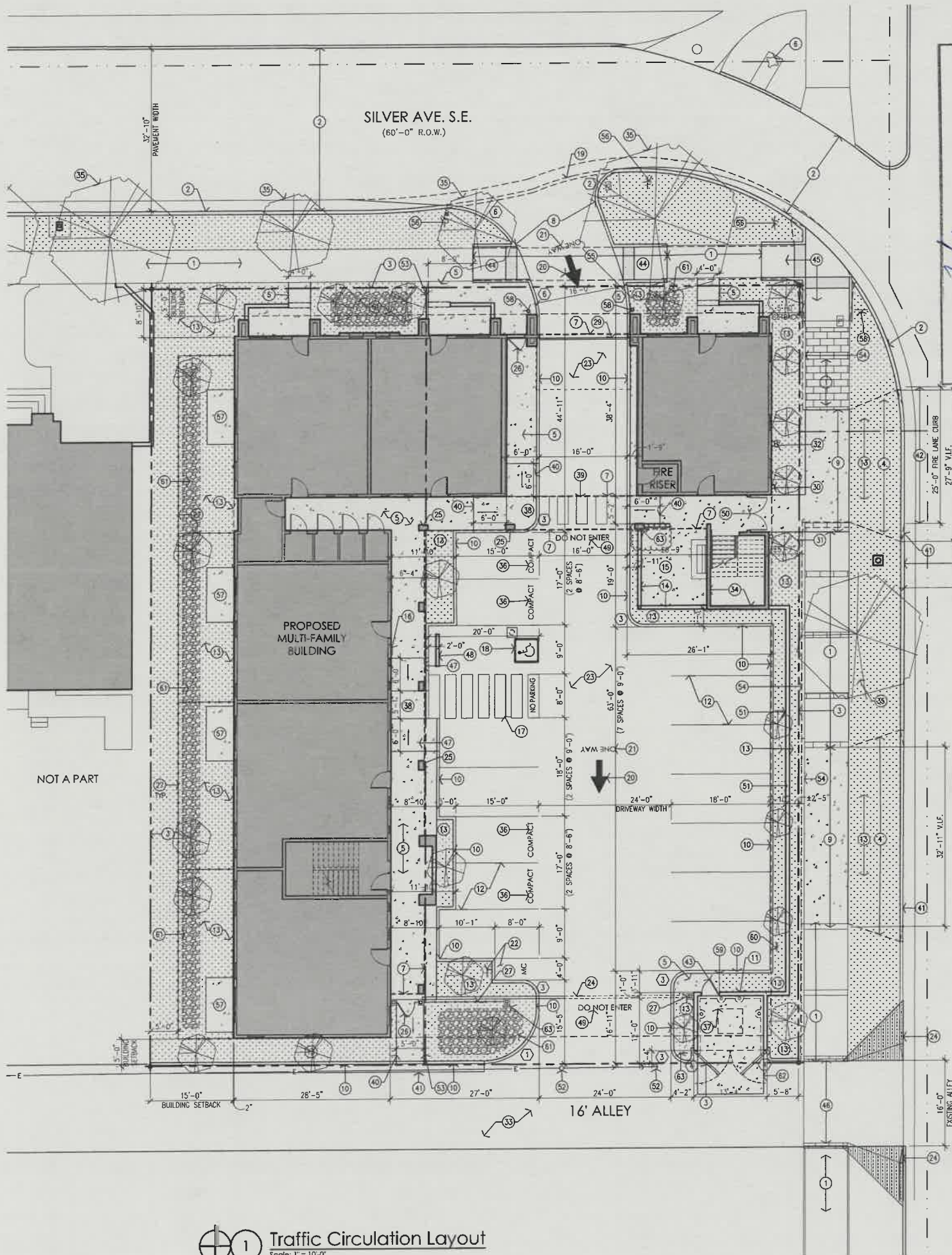
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File





TRAFFIC CIRCULATION LAYOUT  
APPROVED

YALE BLVD. S.E.  
(76'-0" R.O.W.)

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

Date  
2/7/22  
Signed

## SITE DATA

### PARKING CALCULATIONS

PER IDO SECTION 5-5(C)(1)(c) OFF-STREET PARKING CALCULATION:  
WHEN A CALCULATION OF REQUIRED PARKING SPACES RESULTS IN A FRACTION OF A SPACE, THE NUMBER OF REQUIRED PARKING SPACES SHALL BE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER.

PER TABLE 5-5-1, OFF-STREET PARKING REQUIREMENTS:  
DWELLING, MULTI-FAMILY UC-MF-PF: 1.5 SPACE / DU

TOTAL PARKING REQUIRED:  
20 DWELLING UNITS x 1.5 SPACE / DU = 30 PARKING SPACES REQUIRED

PARKING REDUCTIONS/CREDITS:  
PER SECTION 5-5(C)(5)(c)(1), REDUCTION FOR 1/4 MILE PROXIMITY TO TRANSIT STATION WITH 15 MIN SERVICE FREQUENCY, REQUIRED PARKING CAN BE REDUCED BY 30%.  
SUB-TOTAL = 30 \* 0.70 TRANSIT REDUCTION = 21 REQUIRED SPACES

PER SECTION 5-5(C)(5)(c)(1), REDUCTION FOR 330 FT PROXIMITY TO TRANSIT STATION WITH 15 MIN SERVICE FREQUENCY, REQUIRED PARKING CAN BE REDUCED BY 10%.  
SUB-TOTAL = 21 \* 0.90 TRANSIT REDUCTION = 18 REQUIRED SPACES

TOTAL PARKING REQUIRED = 18 SPACES

PER SECTION 5-5(C)(6)(b), CREDIT FOR PARKING SPACE DESIGNATED AND SIGNED FOR EXCLUSIVE USE OF A SHARED CARPOOL VEHICLE = 4 SPACES.

<u>PROVIDED PARKING:</u>				
REGULAR SPACES	=	9	=	9
COMPACT SPACES	=	4	=	4
CARPOOL CREDIT	=	1	=	4
ADA SPACES	=	1	=	1
TOTAL SPACES PROVIDED	=		=	18

### PROJECT DESCRIPTION:

THIS PROJECT IS A NEW THREE STORY WOOD FRAMED MULTI-FAMILY STRUCTURE CONSISTING OF TWENTY (20) DWELLING UNITS. THE FIRST FLOOR OF THE STRUCTURE CONSISTS OF SIX (6) DWELLING UNITS AND SEVEN (7) DWELLING UNITS EACH ON THE SECOND AND THIRD FLOORS. ACCESS FROM SILVER AVENUE TO THE PARKING AREA IS VIA A DRIVE UNDER THE SECOND AND THIRD FLOORS.

THE PROJECT WILL BE CONSTRUCTED ON TWO LOTS THAT WILL BE REPLATED INTO ONE PROPERTY PRIOR TO SUBMITTING FOR BUILDING PERMIT.

BUILDING ADDRESS: 201 YALE BLVD. SE ALBUQUERQUE, NM 87106

LEGAL DESCRIPTION: LOTS 9 AND 10 BLOCK 3 BUENA VISTA HEIGHTS SUBDIVISION

PROPOSED OCCUPANCY: R2

IDO ZONING: MX-M: MIXED USE - MODERATE INTENSITY

SITE ACREAGE: 0.388 ACRES

BUILDING GROSS SQUARE FOOTAGE: FIRST FLOOR 4,892 SF SECOND FLOOR 5,382 SF THIRD FLOOR 5,382 SF GROSS BUILDING AREA 15,656 SF

### PROJECT PHASING:

THE PROPOSED PROJECT SHALL BE COMPLETED UNDER ONE PHASE.

### EASEMENTS:

THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THE PROPERTY.

### GENERAL NOTES:

- THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- LANDSCAPING AND SIGNING 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 THIS AREA.
- ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
- ALL CURBS SURROUNDING LANDSCAPING SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).
- ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER WITH DRC APPROVED PLANS.
- SIDEWALK AREAS TO BE SHADED ALONG THE PRIMARY FACADE OF BUILDING.
- ALL UNUSED CURB CUTS MUST BE REPLACED WITH COA STANDARD SIDEWALK AND CURB AND GUTTER.
- CONTRACTOR TO REFERENCE COA STANDARD DETAILS 2430 AND 2415 FOR ALL NEW SIDEWALKS AND CURBS AND GUTTER, RESPECTIVELY.
- ALL BROKEN OR CRACKED CITY SIDEWALKS MUST BE REPAIRED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARD DETAILS 2430 AND 2415, RESPECTIVELY.
- GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
- EXISTING ENTRANCE ALLEY WAY AND PARKING UTILITY POLES AND ANCHORS TO BE RELOCATED. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO COMMENCING SITE/DEMOLITION EARTHWORK.

### VICINITY MAP



### KEYED NOTES (CONTINUED):

- PONDING AREA. SEE CIVIL.
- LINE OF CONCRETE APRON. SEE 5/A002.
- "ONE WAY DO NOT ENTER" SIGNAGE. SEE 3/A002.

### REQUIRED ADA ACCESSIBLE PARKING SPACES:

PER IDO 5-5-5(C)(6)(b), WITHIN THE OFF-STREET PARKING REQUIREMENTS OF TABLE 5-5-1 AND AS ADJUSTED BY SECTION 14-16-5-5(C)(5), 3. - (PARKING REDUCTIONS) - ACCESSIBLE PARKING SHALL BE PROVIDED FOR ALL MULTI-FAMILY AND NON-RESIDENTIAL USES AS REQUIRED BY THE FEDERAL AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAA) AND NEW MEXICO STATUTES ANNOTATED, AS AMENDED.

PER ADAA:  
TOTAL PARKING IN LOT: 1-25, 1 ADA ACCESSIBLE PARKING SPACE SHALL BE PROVIDED.  
PROVIDED: 1 ADA ACCESSIBLE PARKING SPACE.

### REQUIRED MOTORCYCLE SPACES:

PER 5-5(5) MOTORCYCLE PARKING, MINIMUM REQUIRED MOTORCYCLE PARKING SHALL BE CALCULATED BASED ON THE TOTAL NUMBER OF REQUIRED OFF-STREET PARKING SPACES, AFTER REDUCTIONS, CREDITS, AND ALLOWANCES. PER TABLES 5-4, FOR REQUIRED OFF-STREET PARKING BETWEEN 1-25 SPACES, 1 MOTORCYCLE SPACE SHALL BE PROVIDED.

MOTORCYCLE SPACES PROVIDED: 1 SPACE

### REQUIRED BICYCLE SPACES:

PER TABLE 5-5-5, FOR RESIDENTIAL USE GREATER THAN 5 DWELLING UNITS, BICYCLE PARKING SHALL BE 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER.

REQUIRED SPACES: 10% OF 15 (INCLUDES MOTORCYCLE) = 1.5 SPACES

PROVIDED BICYCLE SPACES: (1) BIKE RACK LOCATED IN EACH UNIT = 20 SPACES

### CLEAR SIGHT TRIANGLE:

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 WITHIN THE CLEAR SIGHT TRIANGLE.



### SITE SLOPES:

- PARKING LOT SLOPE SHALL BE BETWEEN 1% MIN. AND 8% MAX.
- PARKING LOT AREAS ADJACENT TO MAJOR CIRCULATION AISLES OR MAJOR ENTRANCES SHALL BE BETWEEN 1% MIN. AND 5% MAX.
- ADA PARKING SHALL BE BETWEEN 1% MIN. AND 2% MAX.

### RADIUS INFORMATION:

- 1 = 10'-0"
- 2 = 5'-0"
- 3 = 3'-0"
- 4 = 1'-0"
- 5 = 31'-0"
- 6 = 15'-0"

### KEYED NOTES:

- EXISTING CITY SIDEWALK.
- EXISTING CITY CURB AND GUTTER.
- PROPERTY LINE.
- EXISTING DRIVEWAY TO BE REMOVED.
- NEW CONCRETE SIDEWALK WITH CONTROL JOINTS EVERY 5'-0" WITH EXPANSION JOINTS EVERY 20'-0". SEE 1/A003.
- EXISTING FIRE HYDRANT.
- LINE OF BUILDING ABOVE.
- NEW DRIVEWAY PER COA STANDARD DETAIL 2426. SEE 7/A003.
- NEW CITY SIDEWALK TO MATCH EXISTING PER COA STANDARD DETAIL 2430.
- NEW HEADER CURB. SEE 4/A003.
- NEW REFUSE ENCLOSURE. SEE 5/A002.
- NEW PAINTED PARKING STRIPING.
- NEW LANDSCAPE AREA.
- NEW PATIO WALL.
- NEW CONCRETE PATIO.
- NEW HANDICAP PARKING SIGN, "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING". SEE 3/A002.
- NEW STRIPED ADA ACCESS AISLE WITH 12" HIGH, WHITE PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978. LETTERING SHALL BE LOCATED ADJACENT TO REAR TIRE. SEE 1/A002.
- NEW ADA PAVEMENT SIGN. SEE 2/A002.
- EXISTING CURB AND GUTTER TO BE REMOVED.
- NEW WHITE PAINTED DIRECTIONAL ARROW ON PAVEMENT. SEE 8/A003.
- NEW 12" HIGH, WHITE PAINTED PAVEMENT LETTERING "ONE-WAY".
- NEW 4'x8' MOTORCYCLE PARKING SPACE AND 12" HIGH, WHITE PAINTED PAVEMENT LETTERING "MC" WITH SIGNAGE. SEE 3/A002.
- NEW ASPHALT PAVING.
- CLEAR SIGHT TRIANGLE: 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.
- NEW BUILDING COLUMN.
- NEW 3' WIDE PEDESTRIAN ACCESS GATE.
- NEW 6' HIGH FENCE.
- NEW 24" WIDE ROLLING VEHICULAR GATE.
- NEW 16" WIDE VEHICULAR GATE.
- NEW FIRE DEPARTMENT KNOX BOX.
- NEW REMOTE POST INDICATOR VALVE (PIV).
- NEW BUILDING-MOUNTED FIRE DEPARTMENT CONNECTION (FDC).
- EXISTING ALLEY TO REMAIN.
- NEW EXTERIOR STAIRWELL.
- EXISTING TREE TO REMAIN.
- NEW "COMPACT" PARKING STALL WITH 12" HIGH, WHITE PAINTED PAVEMENT LETTERING.
- NEW 4 CUBIC YARD ROLL-OUT CONTAINER.
- THIS AREA FLUSH WITH ASPHALT. 2% MAX. SLOPE AT CURB RAMP LANDING.
- NEW 2'-0" x 5'-0" PAINTED WHITE CROSSWALK STRIPING.
- NEW RAMP. SEE TO 4/A002 SIMILAR.
- NEW CURB AND GUTTER PER COA STANDARD DETAIL 2415.
- EXTENTS OF FIRE LANE CURB, PAINTED RED PER A.F.R.
- NEW 3' WIDE REFUSE ENCLOSURE ACCESS GATE.
- NEW PARALLEL CURB RAMP WITH TRUNCATED DOMES PER COA STANDARD DETAIL 2443-C.
- NEW PARALLEL CURB RAMP WITH TRUNCATED DOMES PER COA STANDARD DETAIL 2445-B.
- EXISTING CURB RAMPS TO REMAIN.
- NEW HANDICAP PARKING RAMP. SEE 1/A002.
- NEW CONCRETE WHEEL STOP.
- NEW 12" HIGH, WHITE PAINTED PAVEMENT LETTERING "DO NOT ENTER".
- NEW 6'-0" WIDE DOUBLE PEDESTRIAN ACCESS GATE.
- NEW 6'-0" TALL CMU WALL.
- EXISTING POWER POLE AND CABLE TO BE REMOVED.
- PROPERTY LINE TO BE REMOVED VIA REPLAT. REPLAT IS A CONDITION OF FINAL CERTIFICATE OF OCCUPANCY.
- REMOVE EXISTING CURB ON BACK SIDE OF EXISTING CITY SIDEWALK.
- EXISTING CITY SIDEWALK TO BE REMOVED FOR NEW DRIVEWAY.
- EXISTING CITY SIGN TO REMAIN.
- NEW 5' x 10' CONCRETE STOOP.
- NEW 48" HIGH BOLLARD.
- END OF CONCRETE SIDEWALK.
- PARKING SIGN "RESERVED FOR VAN POOL PARKING". SEE 3/A002.