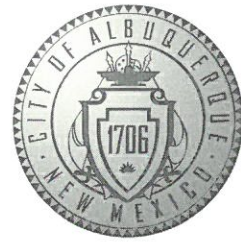


CITY OF ALBUQUERQUE



October 25, 2017

Doug Gallagher
RBA Architecture
1104 Park Ave SW
Albuquerque, NM 87102

Re: Yale Retail
416 Yale Ave. SE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 10-19-17 (K16-D011)

Dear Mr. Gallagher,

The TCL submittal received 10-19-17 is approved for Building Permit. 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 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 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,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: YALE RETAIL Building Permit #: _____ City Drainage #: K16D011

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LT 8 BLK 4 PLAT OF LTS 1-A & 8-A BLK 4 UNIVERSITY HEIGHTSADDN (being a repl of parts of its 1 thru 3 & all of its 4 & 8) 0.4181 ac.

City Address: 416 YALE AVE SE, Albuquerque, NM

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: Karim Kassam Contact: _____

Address: 11750 Holly Ave NE, Albuquerque, NM 87122

Phone#: _____ Fax#: _____ E-mail: karimkassam1@gmail.com

Architect: RBA ARCHIECTURE Contact: Doug Gallagher

Address: 1104 Park Ave SW

Phone#: 505-242-1859 Fax#: _____ E-mail: Doug@rba81.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 10/19/17 By: Karim Kassam

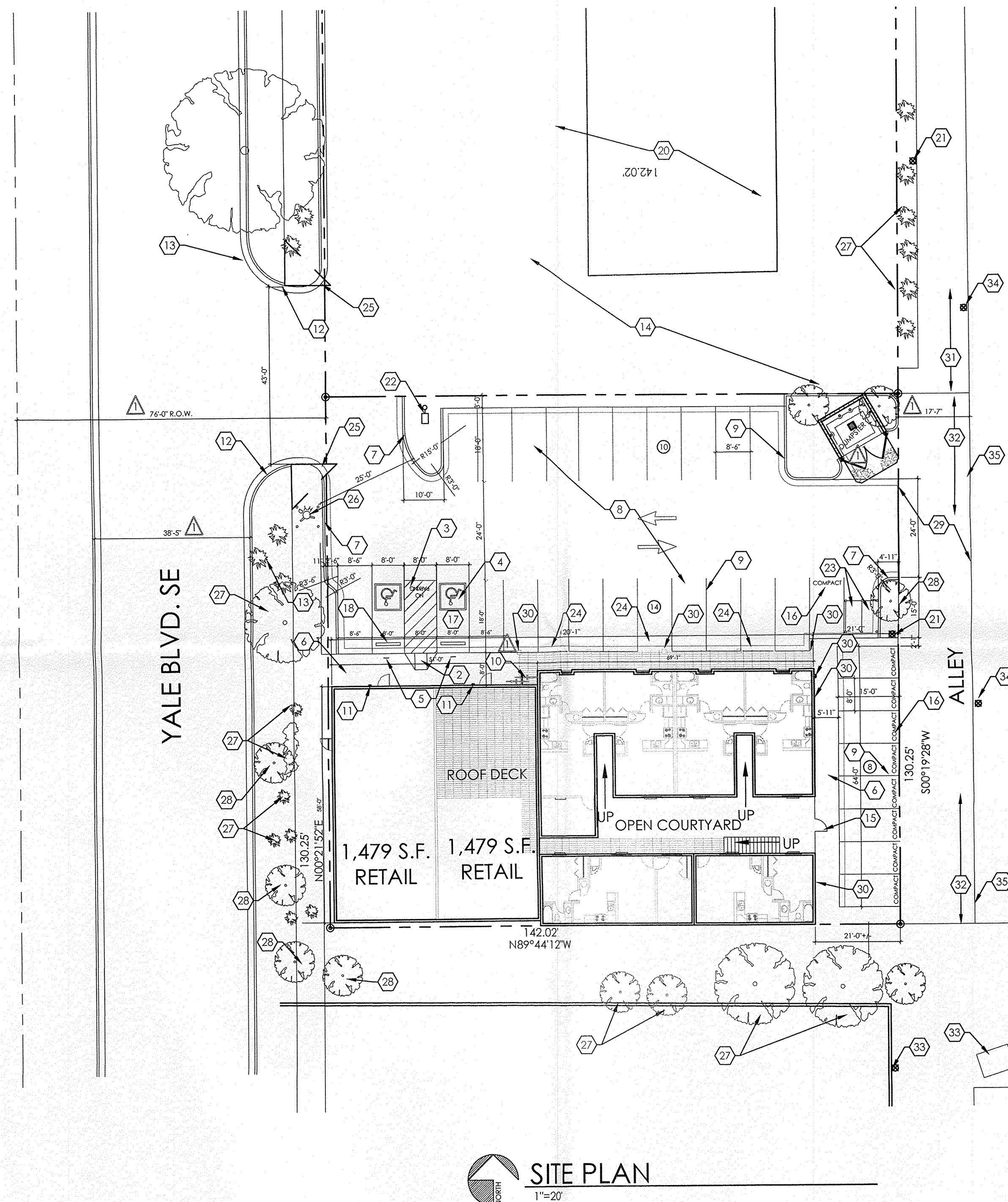
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ 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

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



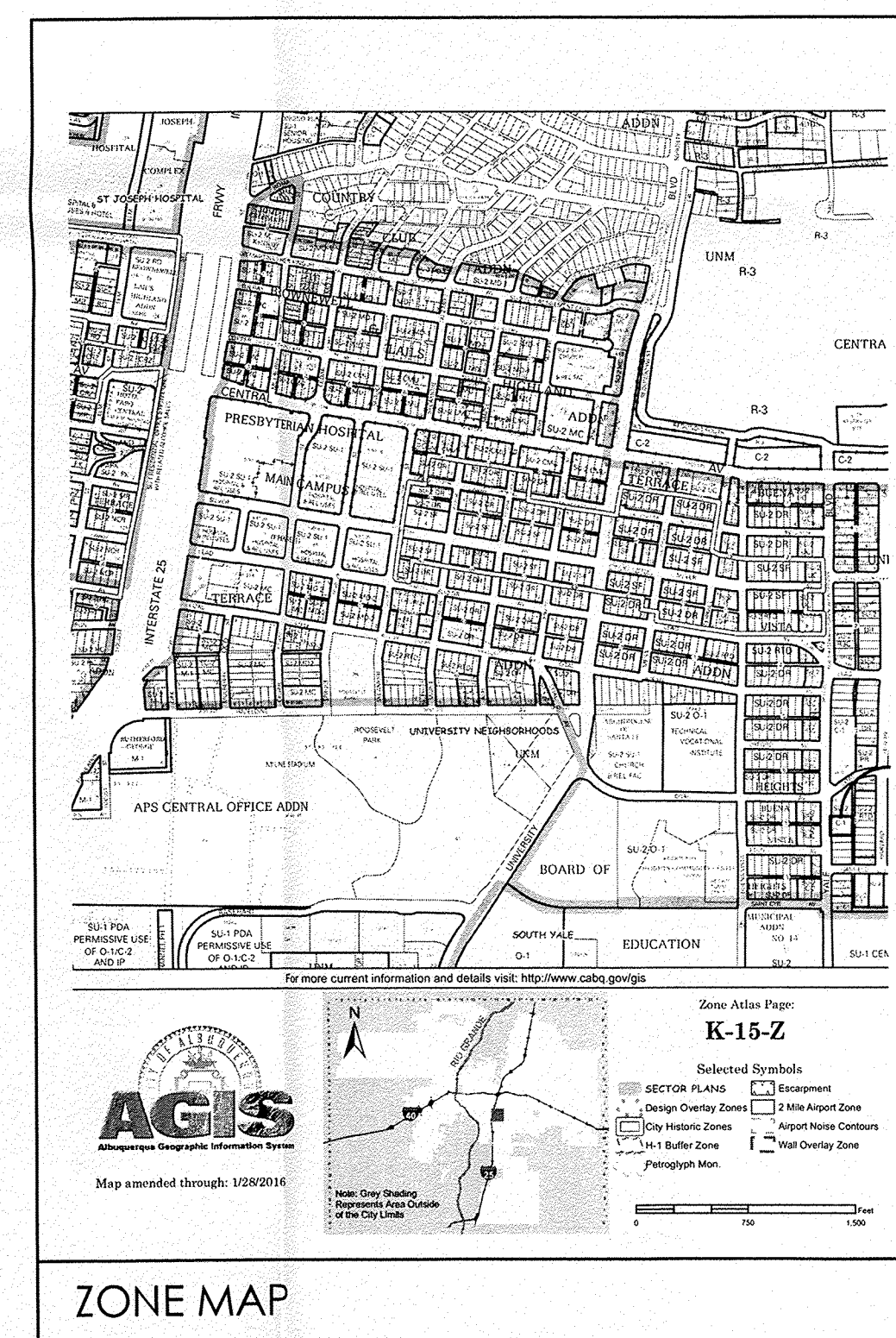
SITE PLAN
1"=20'

KEYED NOTES

1. TRASH ENCLOSURE - SEE DTL. 1/AS-2.0
2. HANDICAP RAMP ACCESS - SEE DTL. 6/AS-2.0
3. HANDICAP PARKING STRIPED ACCESS AISLE PER CODE - SEE DTL. 7/AS-2.0
4. HANDICAP PARKING SYMBOL
5. HANDICAP PARKING SIGNAGE PER CODE - SEE DTL. 8/AS-2.0
6. NEW CONC. SIDEWALK - SEE CIVIL
7. NEW CONC. CURB AND GUTTER - SEE DTL. 12/AS-2.0 AND COORDINATE WITH CIVIL GRADING AND DRAINAGE
8. ASPHALT PAVING CAPABLE OF SUPPORTING FIRE APPARATUS IMPOSED LOAD WEIGHING 75,000 LSB - SEE CIVIL
9. PAINTED PARKING SPACES
10. BICYCLE RACK FOR 2 BICYCLES - SEE DTL. 5/AS-2.0
11. FIRE DEPARTMENT SURFACE MOUNTED 'KNOX BOX' PROVIDED BY CONTRACTOR. CONTRACTOR TO VERIFY LOCATION AND MOUNTING HT. WITH FIRE MARSHAL
12. EXISTING CURB CUT TO REMAIN
13. EXISTING CONC. SIDEWALK
14. EXISTING PAVEMENT
15. TS FENCING WITH GATE - SEE DTL. 11/AS-2.0
16. WHITE PAINTED LETTERING
17. ADA VAN PARKING SPACE PER CABQ.
18. CONCRETE CURB STOP
19. EXISTING CMU WALL CONSTRUCTION
20. EXISTING GAS STATION
21. EXISTING POWER POLE TO REMAIN LINES @ 16'
22. NEW 16' HIGH SINGLE LIGHT POLE - SEE DTL. 10/AS-2.0
23. MOTORCYCLE PARKING SPACES 4'x8' PER CABQ STANDARDS W/6" BOLLARDS - SEE DTL. 4/AS-2.0 PAINTED YELLOW ALONG WITH SIGNAGE "MOTORCYCLE PARKING ONLY"
24. 6" HIGH CONC. CURB LANDSCAPE PLANTER
25. EXISTING CLEAR SIGHT TRIANGLE, REF. DTL. 9/AS-2.0
26. NEW FIRE HYDRANT WITH 4- 6" CONC. FILLED BOLLARDS
27. EXISTING LANDSCAPING
28. NEW LANDSCAPING
29. EXISTING 17'-7" WIDE ALLEY
30. LITHONIA 'KAXW' LED WALL PACK LIGHTING 12' A.F.G. - SEE ELECTRICAL
31. LIMITS OF EXISTING PAVED ALLEY
32. LIMITS OF NEW PAVED ALLEY PER CABQ SPECIFICATIONS - SEE CIVIL
33. EXISTING DUMPSTER
34. EXISTING POWER POLE TO REMAIN LINES @ 13'
35. EXISTING ALLEY FENCING
36. FIRE DEPARTMENT SIAMESE CONNECTION

TRAFFIC CIRCULATION LAYOUT APPROVED
[Signature]
 Signed _____ Date **10-25-17**

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



ZONE MAP

PARKING REQUIREMENTS

12 APTS 1BR/1BTH @ 1.5 SPACES EA. = 18 PARKING SPACES
 COMMERCIAL 2,958 SF/200 SF = 15 PARKING SPACES
 = 33 SPACES REQ.

10% REDUCTION FOR BUS STOP = 30 REQUIRED SPACES
 32 SPACES PROVIDED

MOTORCYCLE PARKING PER 14-16-3-1 25-50 REQUIRED OFF STREET PARKING SPACES: MINIMUM MOTORCYCLE PARKING SPACES = 2

1 BICYCLE RACK - CAPACITY 2 BIKES

YALE RETAIL & APARTMENTS
SITE PLAN
 416 YALE AVE SE, ALBUQUERQUE, NEW MEXICO
 PROJECT # 1572

PROJECT SITE

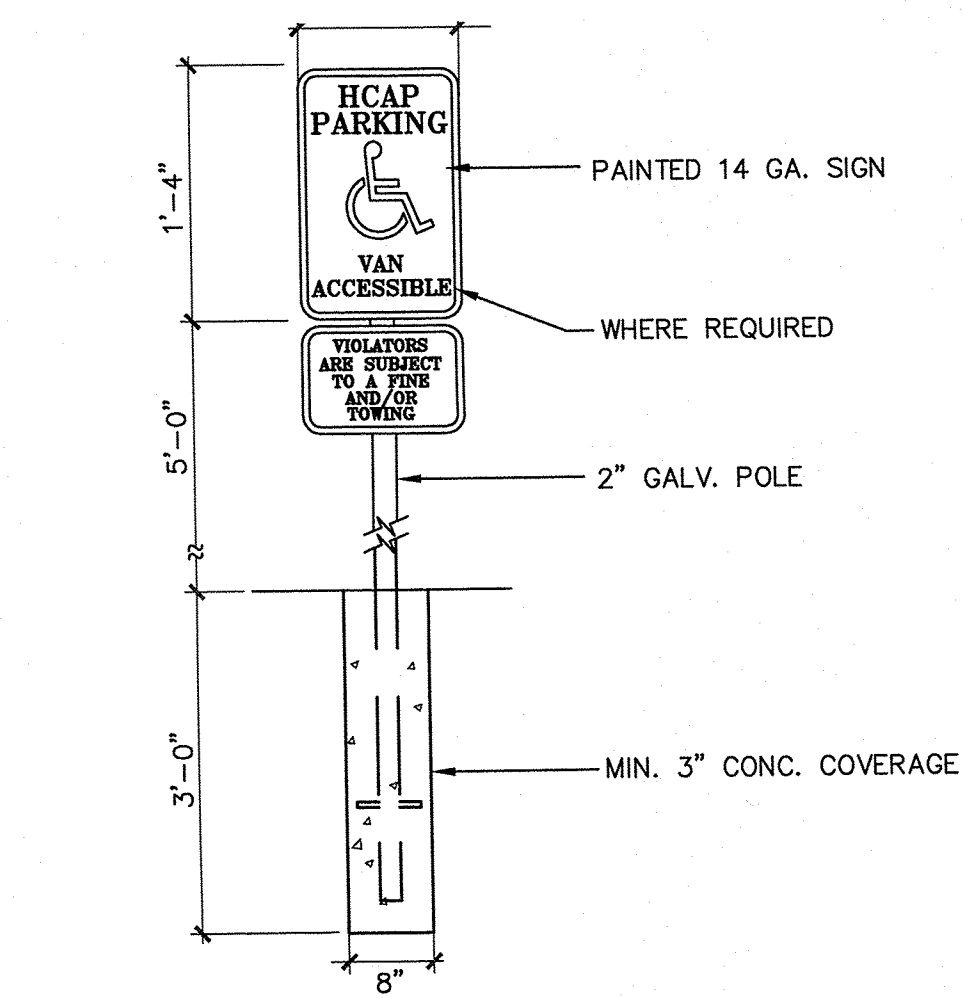
REVISION DATE
 REVISED PER CABQ TCL
 COMMENTS 10-19-2017

STATE OF NEW MEXICO
 RICHARD P. BENNETT
 No. 1240
 10/19/17
 REGISTERED ARCHITECT

RBA ARCHITECTURE PC
 PLANNING DESIGN
 104 Park Ave. SW
 Albuquerque, NM 87102
 www.rbaarch.com

DATE
 09-19-17

SHEET NUMBER
 TCL-1

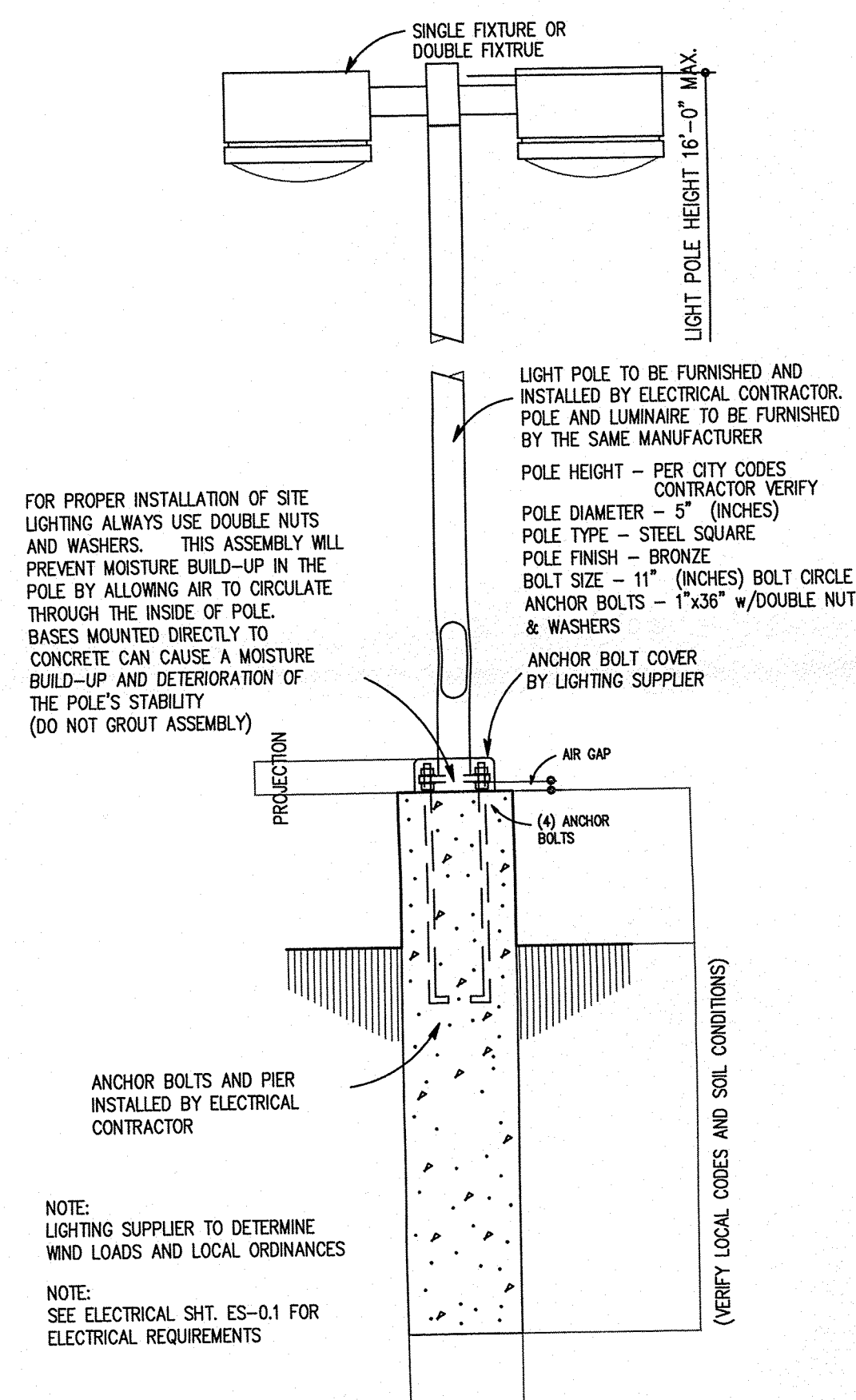


8 HANDICAP PARKING SIGN

N.T.S.

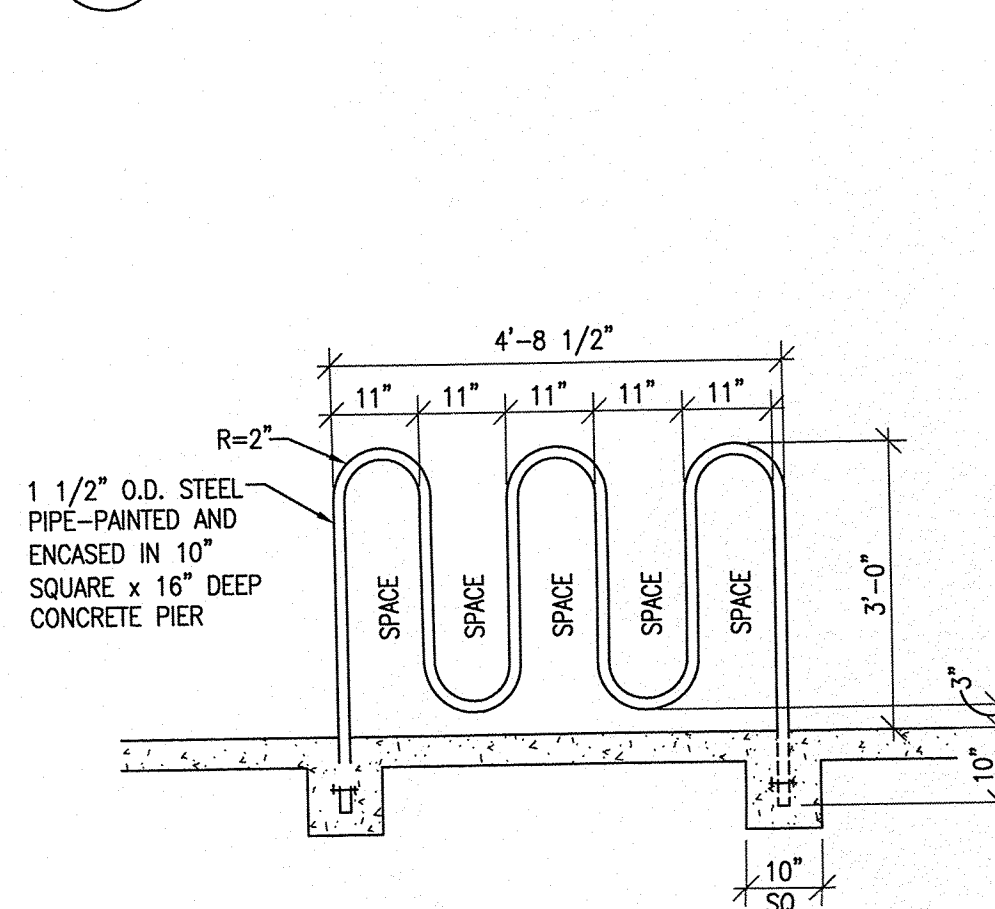
NOTING NOTES

- SITE LIGHTING TO BE A 1000 WATT METAL HALIDE VERTICAL BURN FIXTURE
- LOT IS REQUIRED TO HAVE AN INITIAL AVERAGE OF 10 FOOTCANDLES AND THEN BE REQUIRED TO MAINTAIN A MINIMUM OF 2 FOOTCANDLES
- LUMINAIRE FINISH TO BE BRONZE



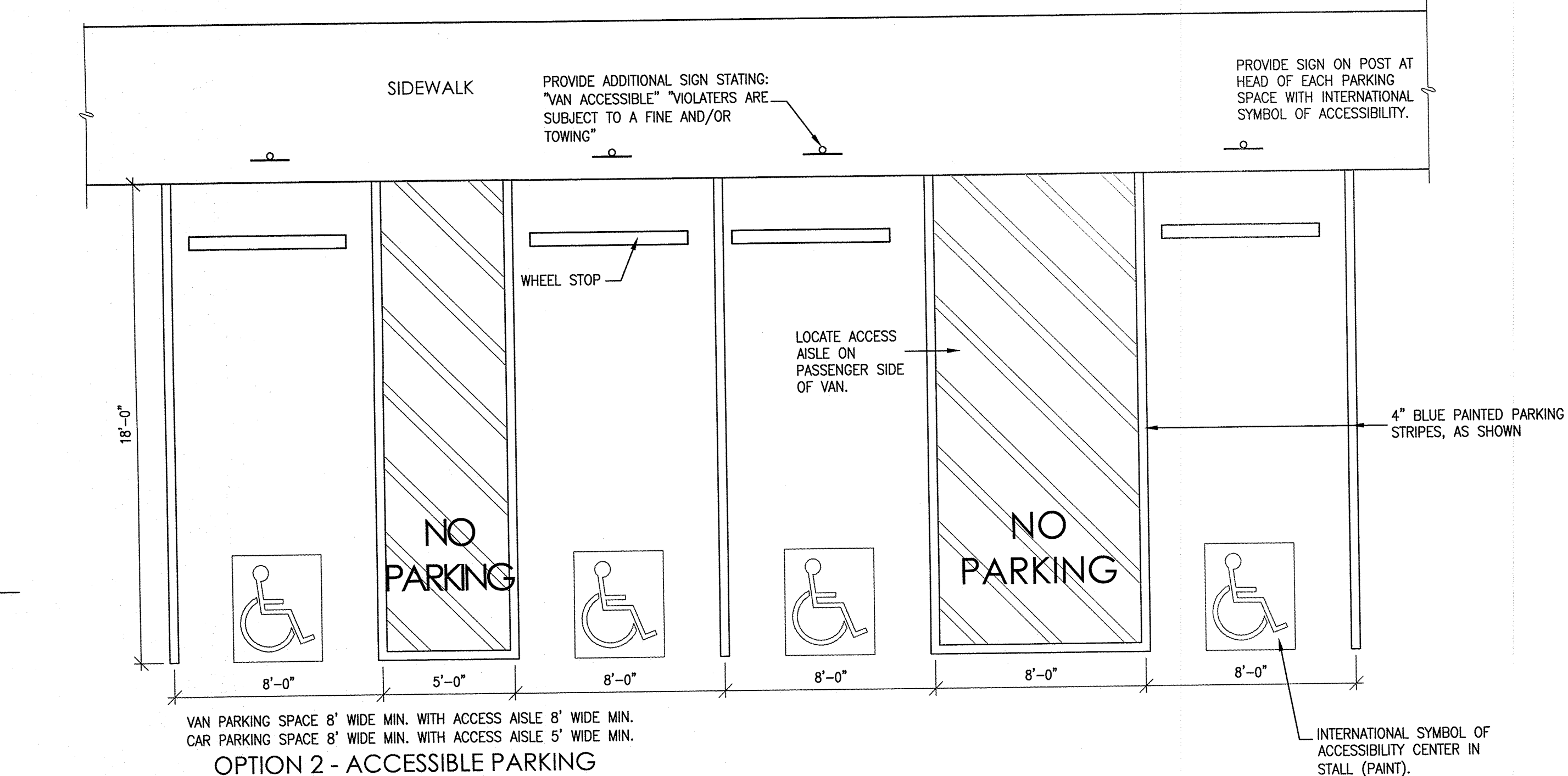
10 LIGHT POLE

N.T.S.



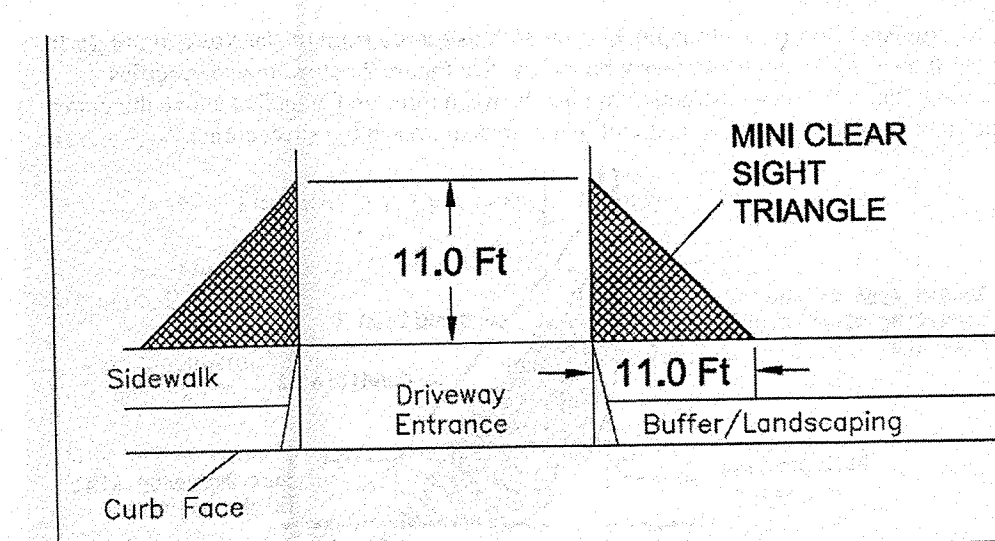
5 TYP. BICYCLE RACK

N.T.S.



7 HANDICAP PARKING DETAILS

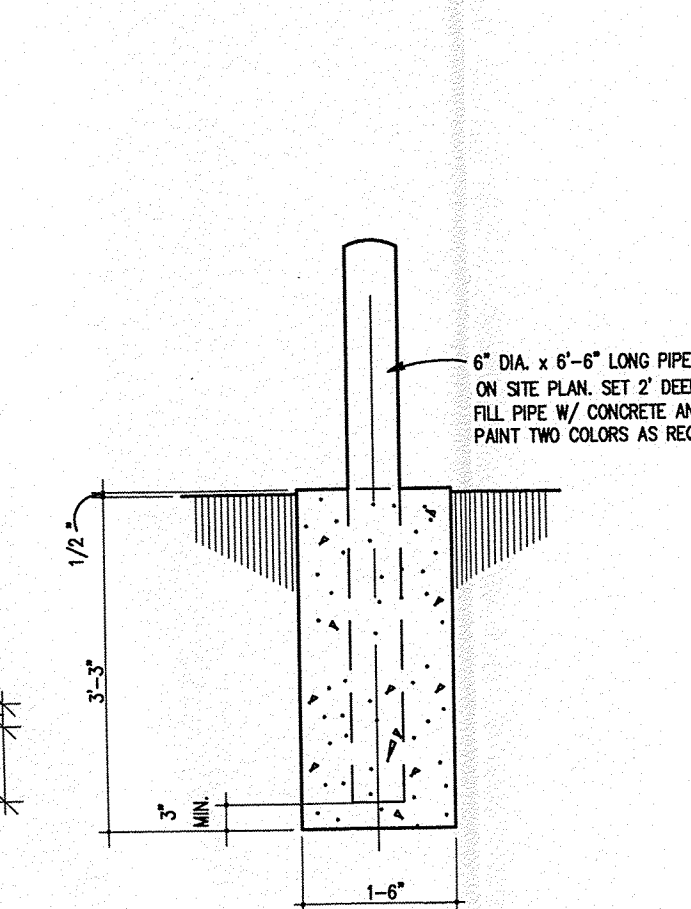
N.T.S.



NOTE: "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 THIS AREA"

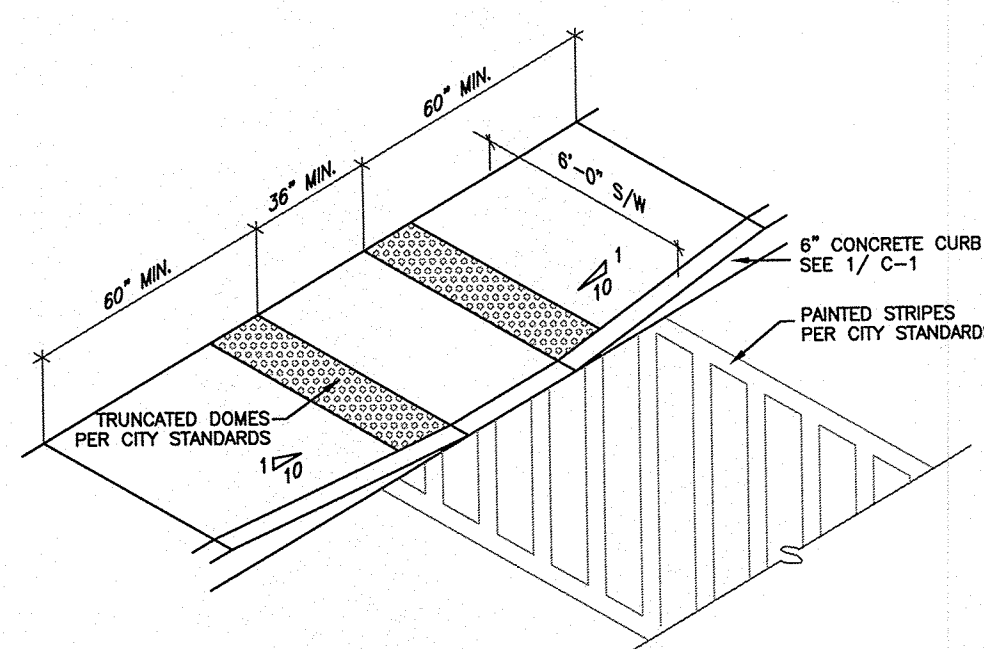
9 CLEAR SITE DISTANCE TYP.

N.T.S.



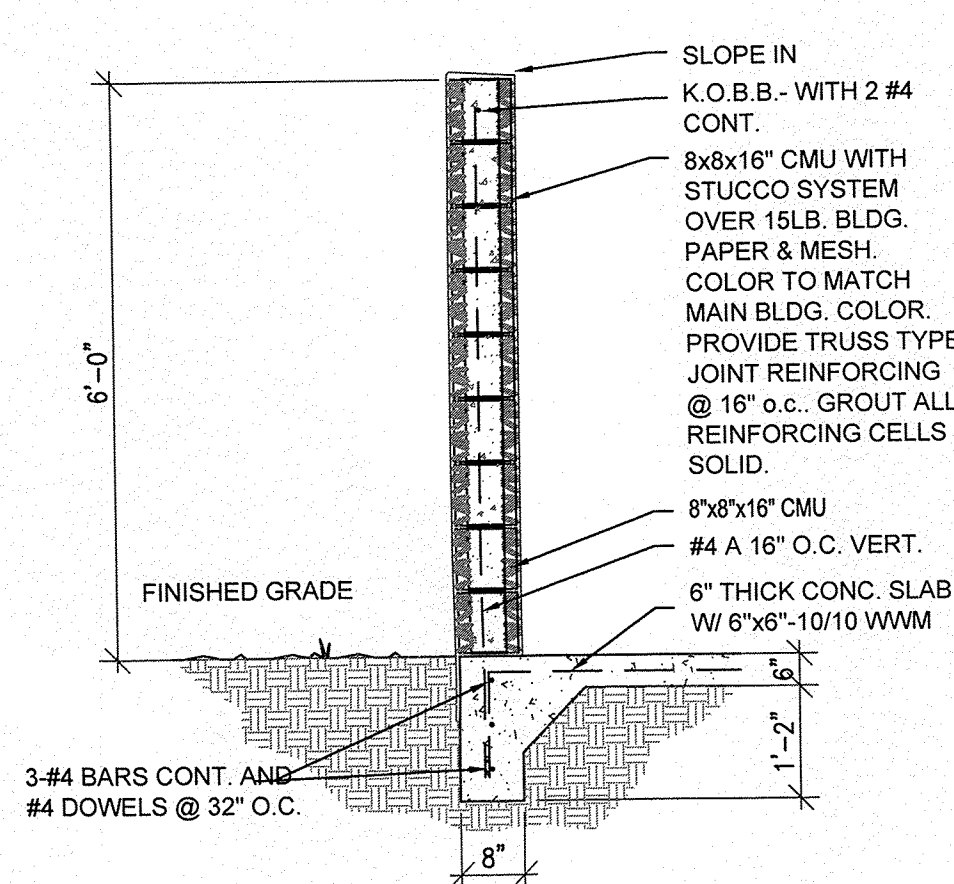
4 TYPICAL BOLLARD

N.T.S.



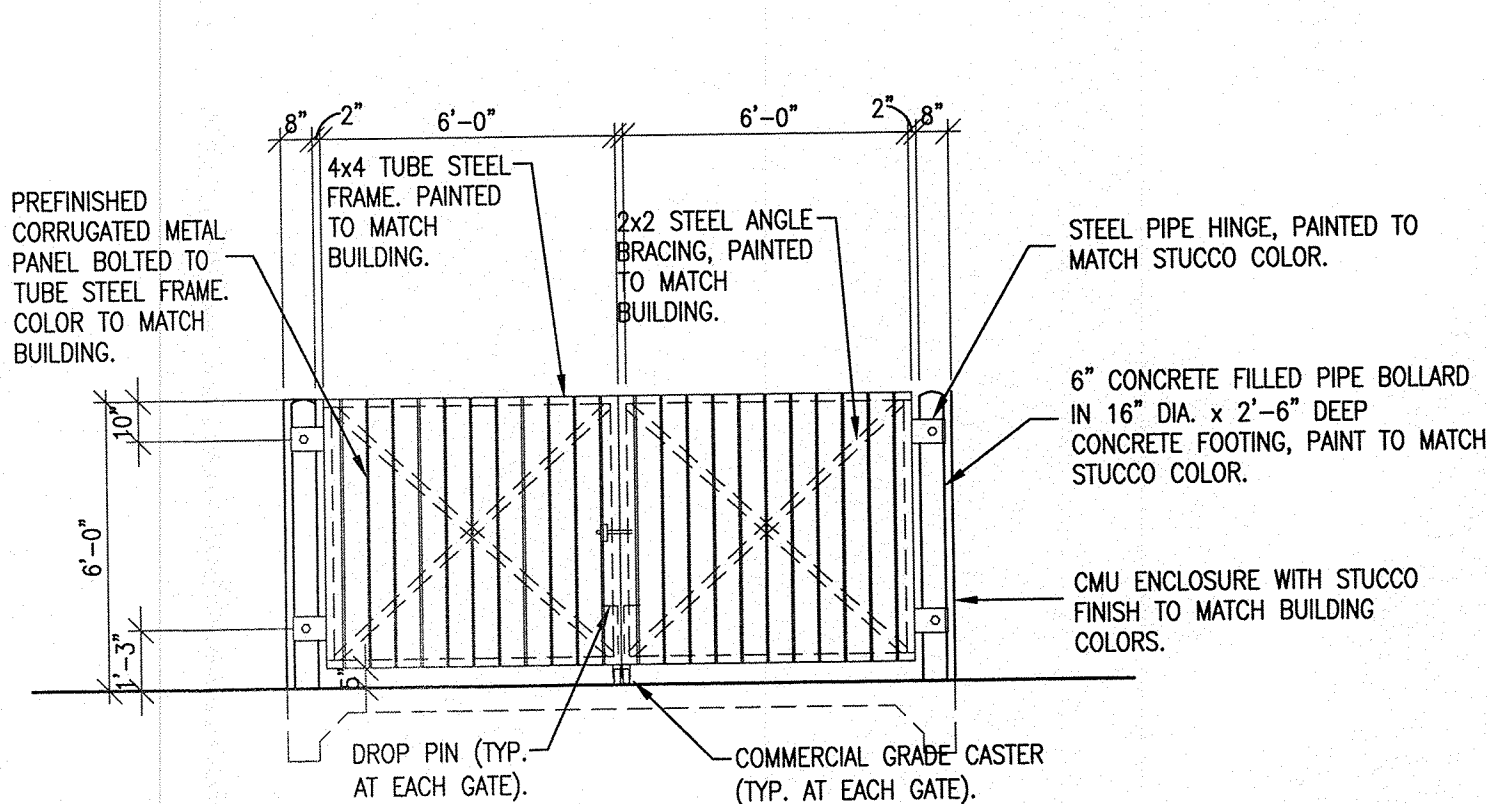
6 HANDICAP RAMP ISOMETRIC

N.T.S.



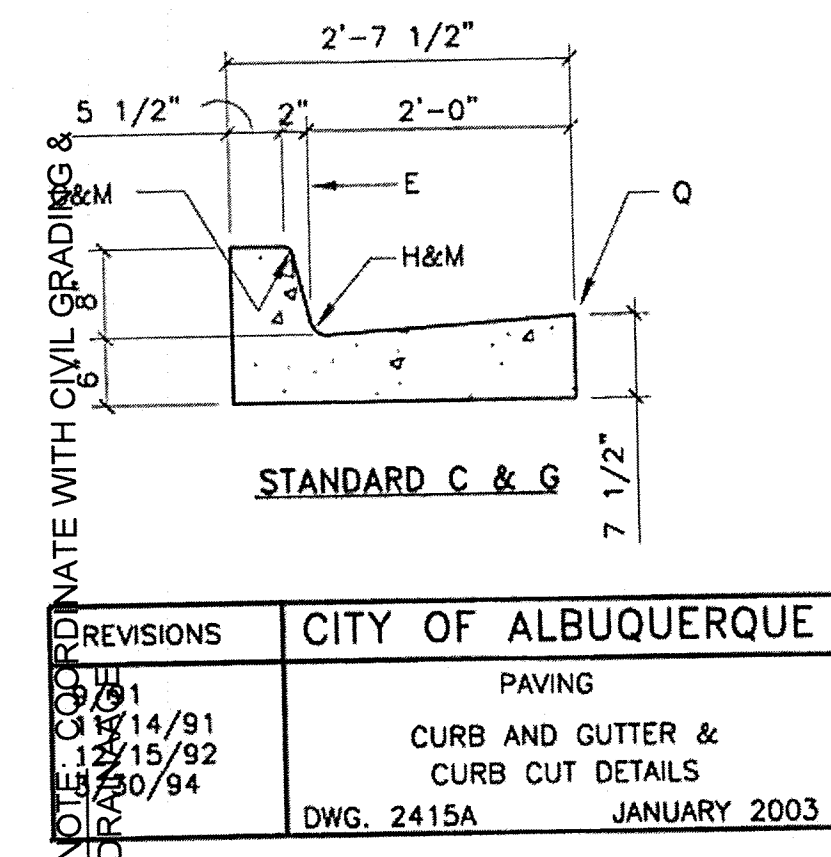
3 DUMPSTER ENCLOSURE SECTION

N.T.S.



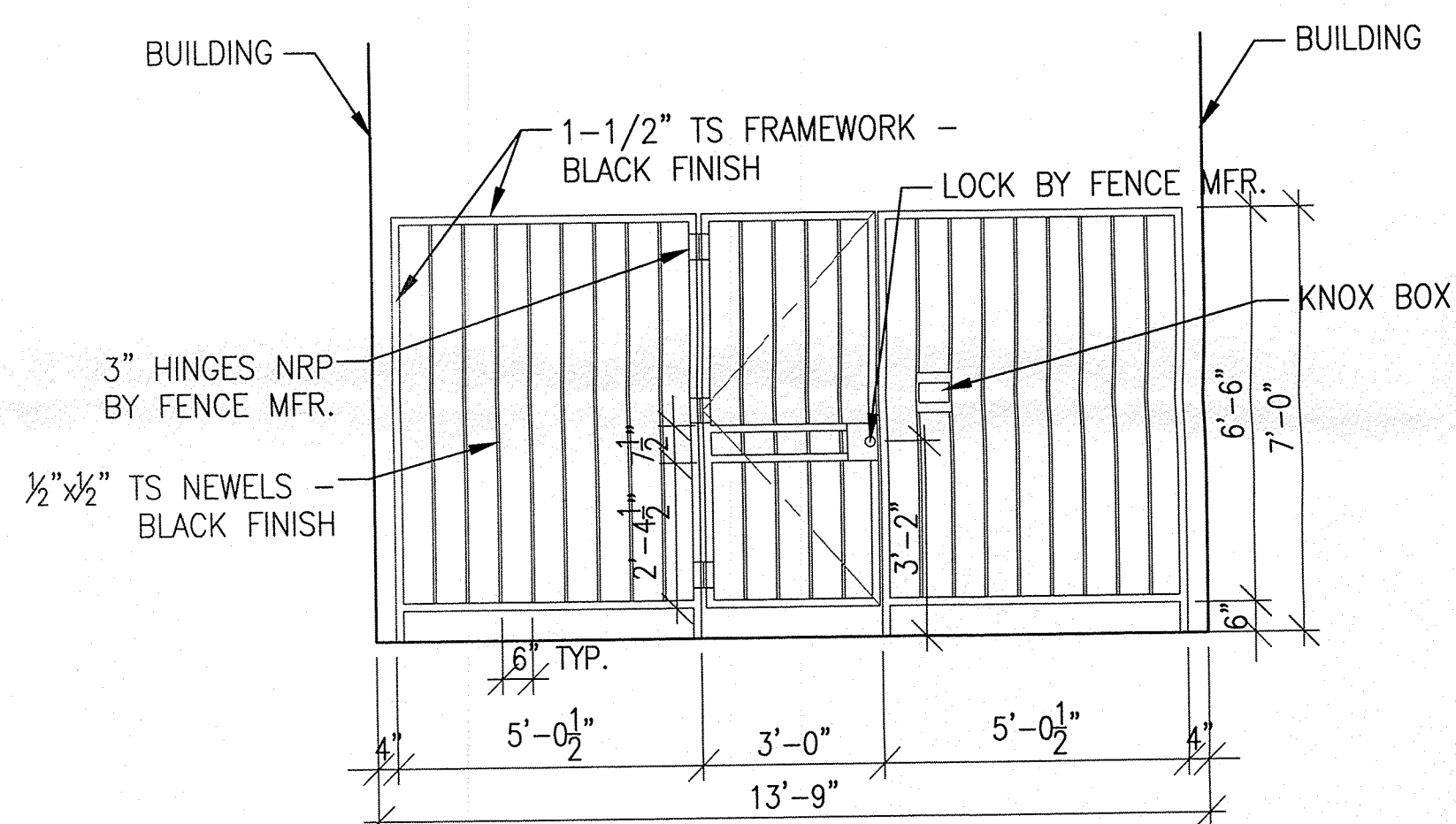
2 DUMPSTER ENCLOSURE ELEVATION

N.T.S.



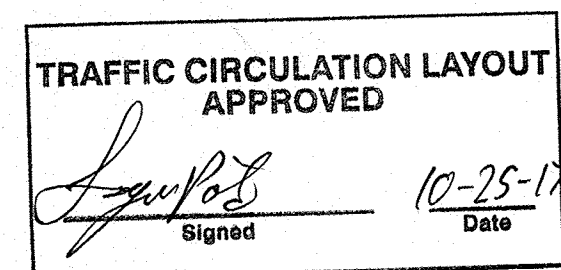
12 TYPICAL CURB & GUTTER

N.T.S.

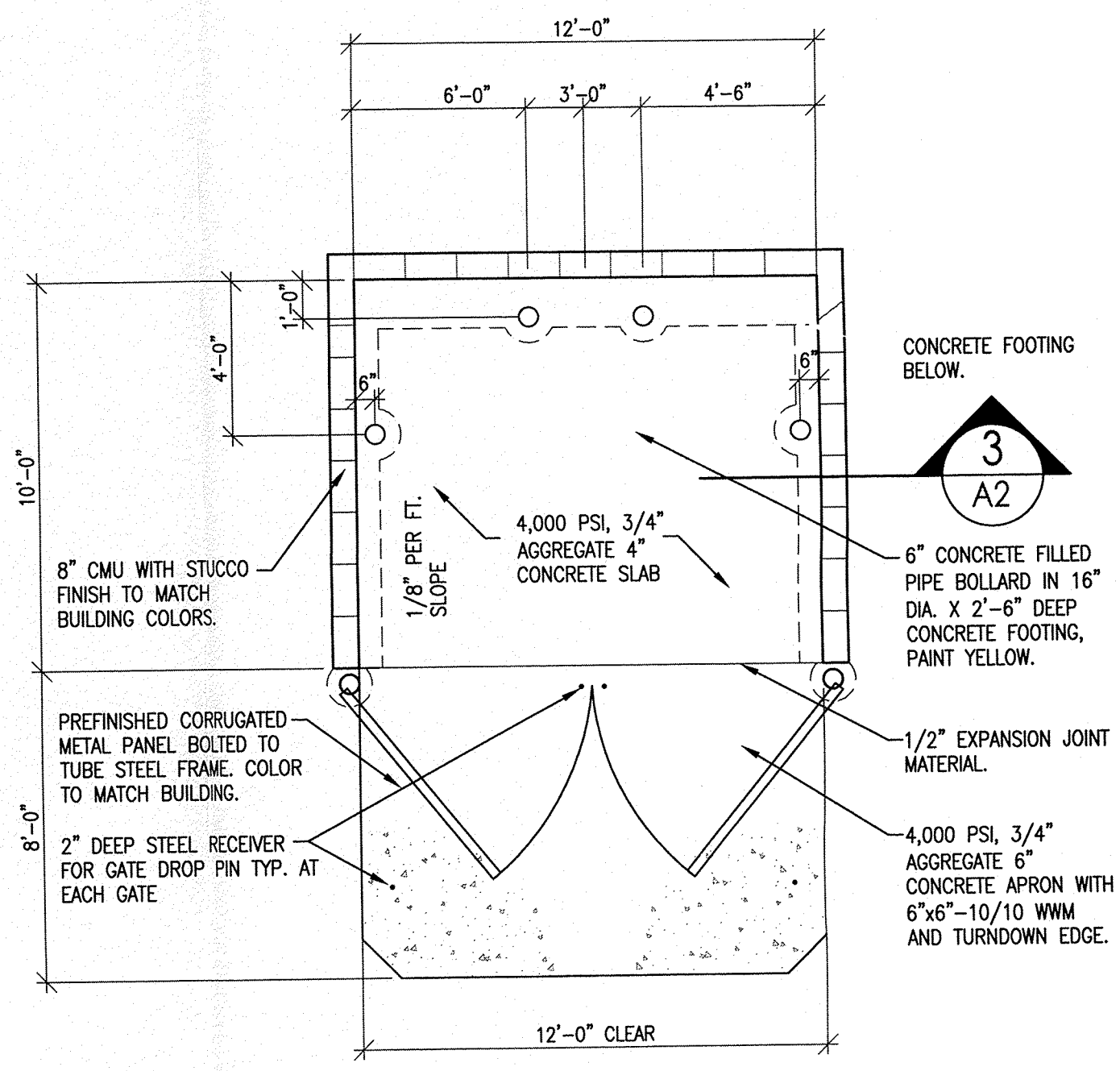


11 TYPICAL FENCE W/GATE

N.T.S.



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

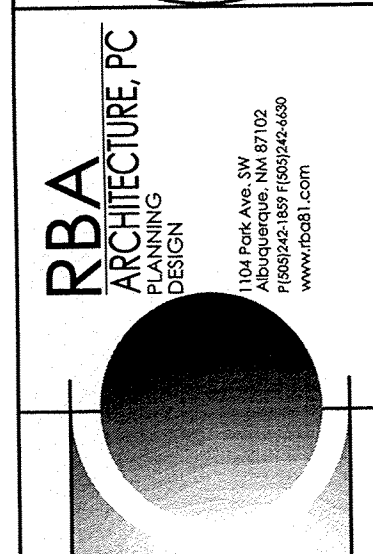
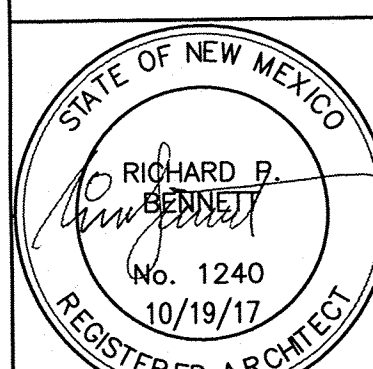


1 DUMPSTER ENCLOSURE

N.T.S.

YALE RETAIL
ARCHITECTURAL SITE DETAILS
416 YALE SE ALBUQUERQUE, NEW MEXICO
PROJECT #1572

REVISION DATE
REVISED PER CABO TCL
COMMENTS 10-19-2017



DATE

09-26-17

SHEET NUMBER

AS-2.0