

CITY OF ALBUQUERQUE



January 31, 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 01-30-2020 (K16D084)

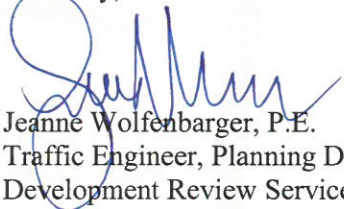
Dear Mr. Elliot,

The TCL submittal received 01-30-2020 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 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.

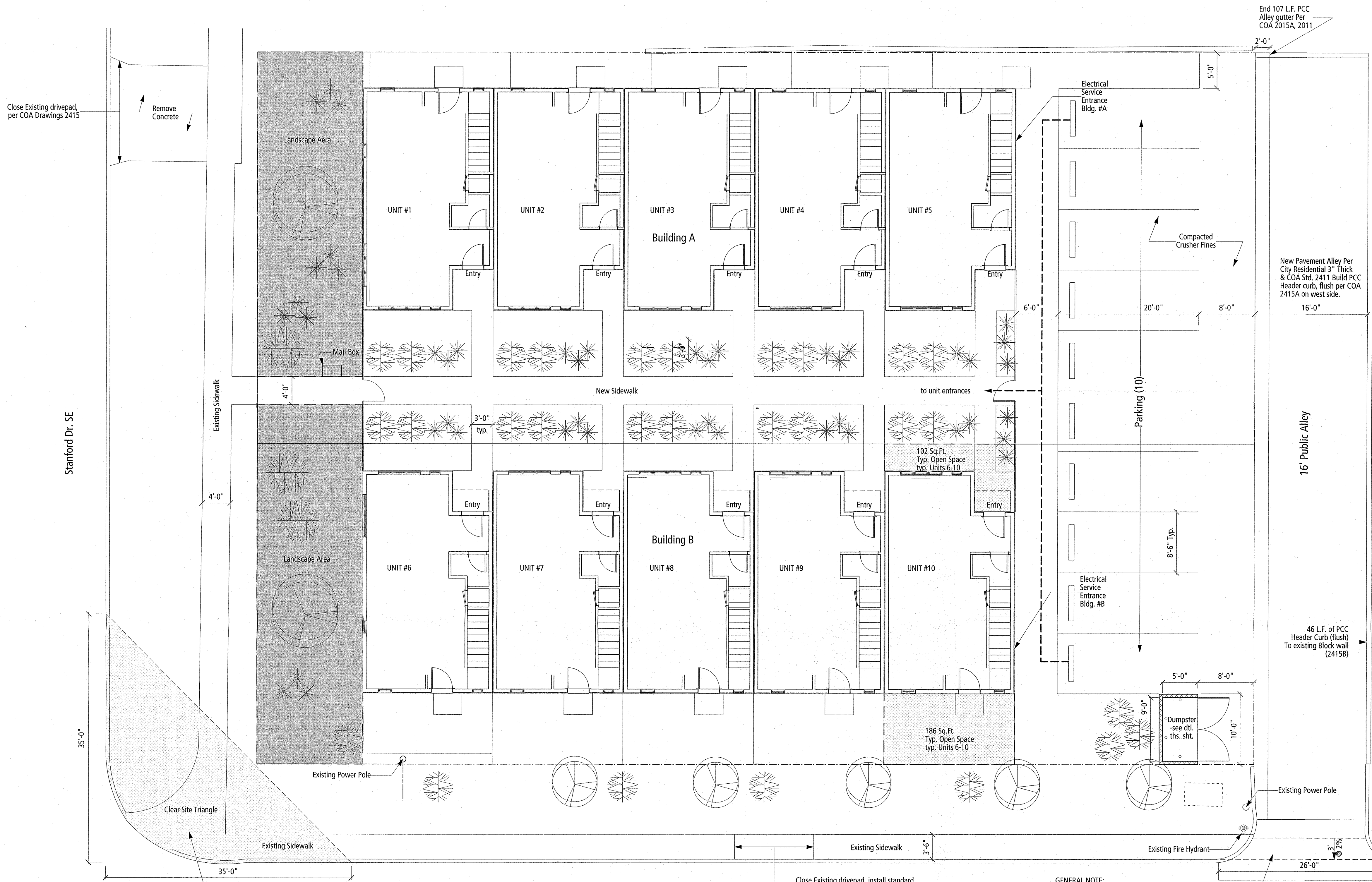
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

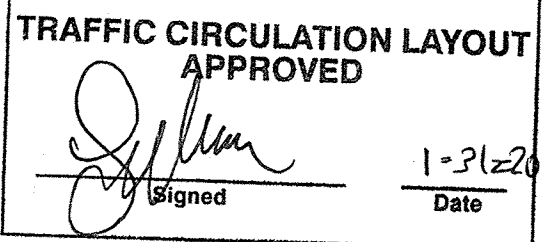

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

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

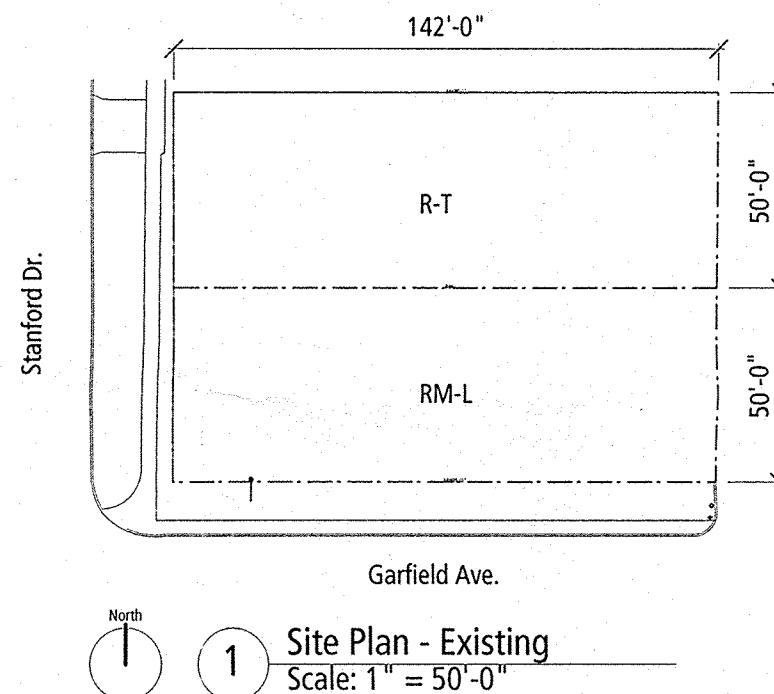
Sprinkler: NOT REQUIRED

Wind Speed: 115 3 second gust

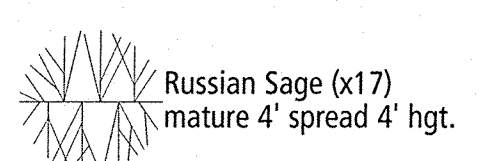
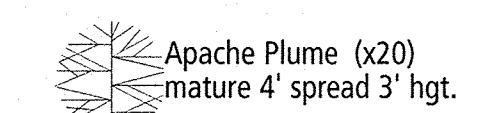
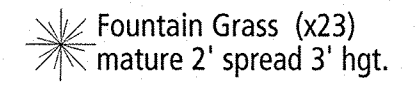
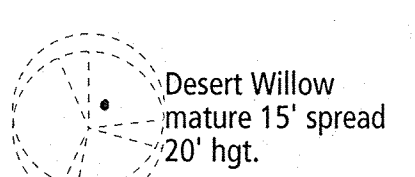
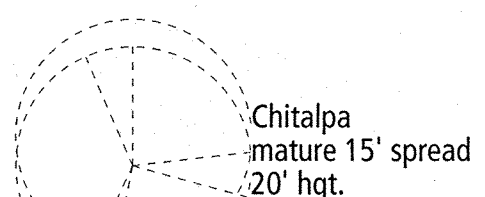
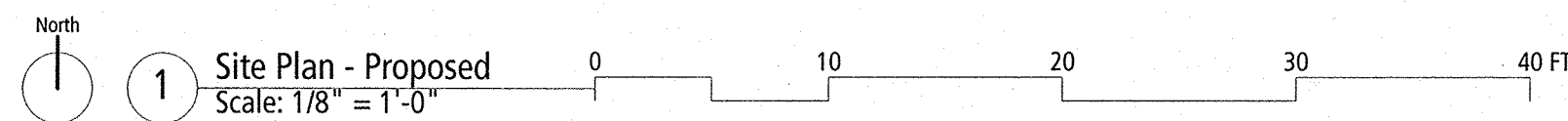
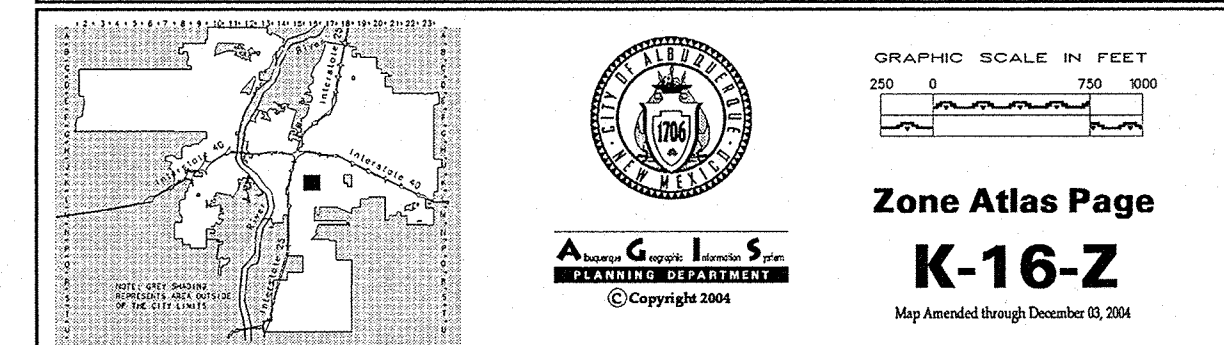
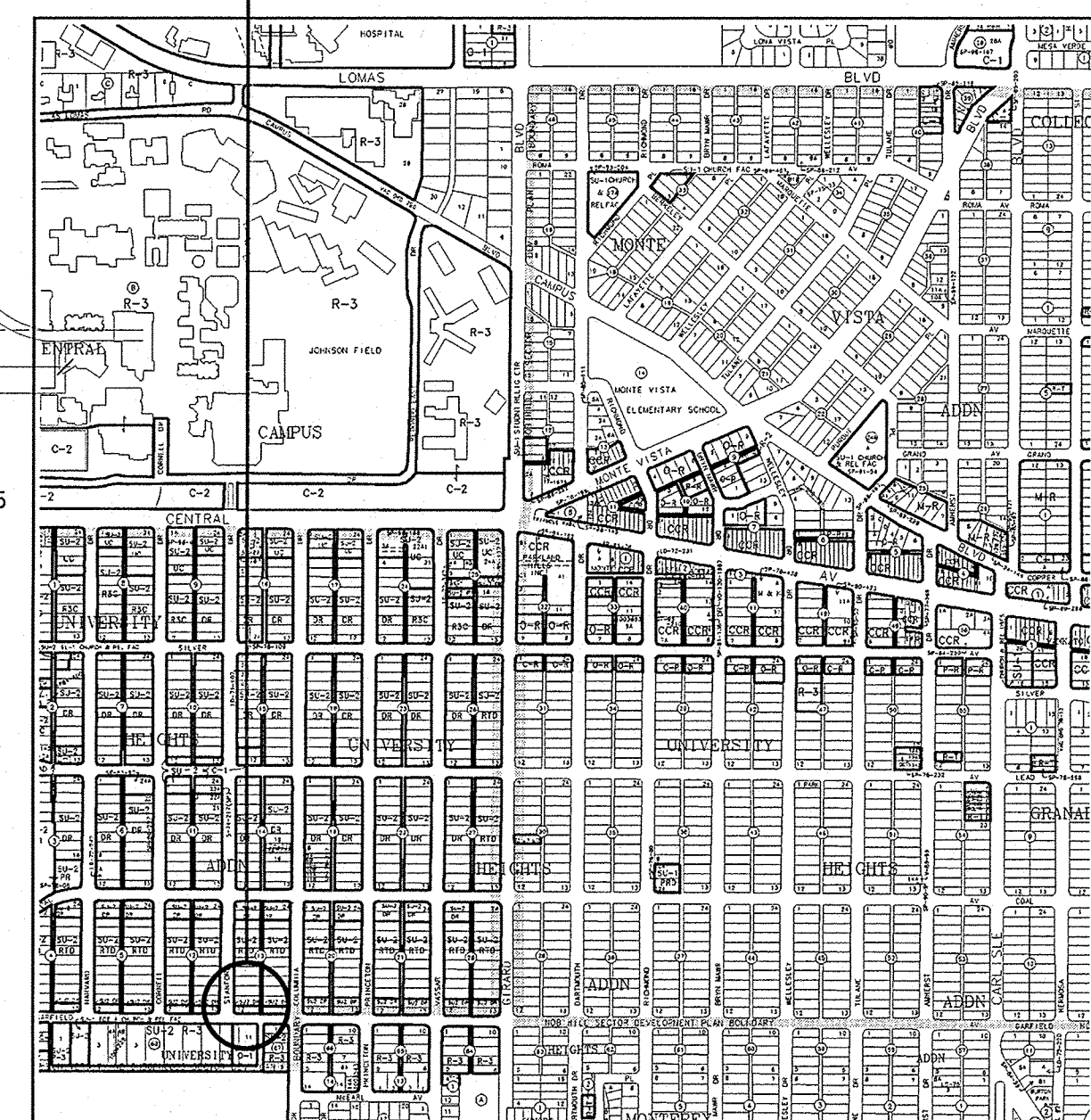
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

CITY OF ALBUQUERQUE
 "SOLID WASTE"
 MANAGEMENT DEPARTMENT
 APPROVED
 6/3/20

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



Project Site: 422 / 424 Stanford Dr. SE



Irrigation System
 Irrigation system standards outlined in the Water Conservation Landscape and Water Waste Ordinance shall be strictly adhered to.

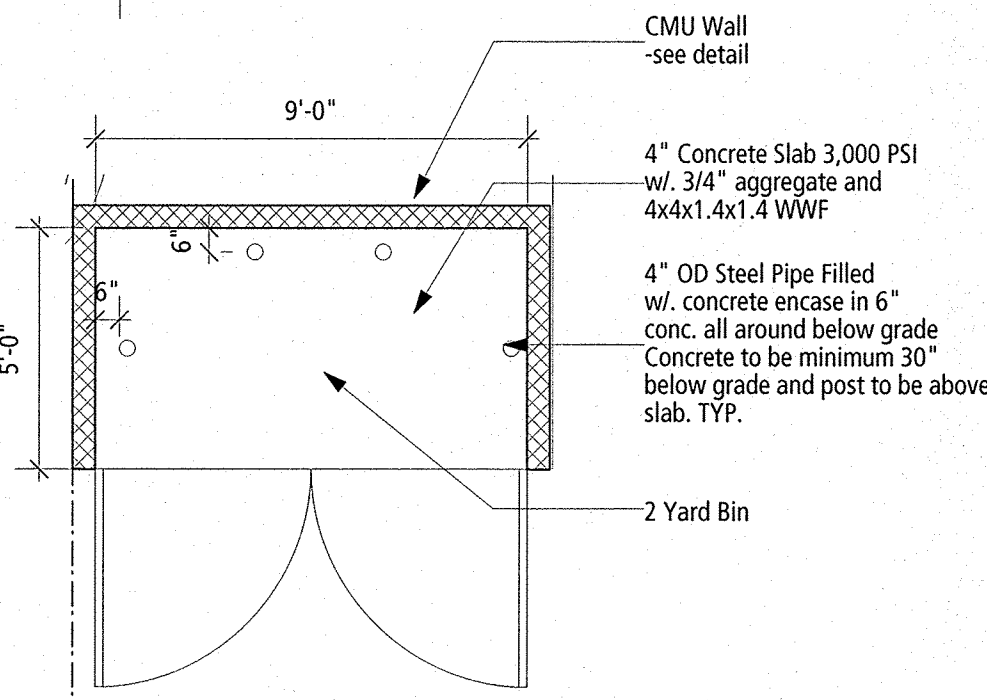
A fully automated drip irrigation system shall be installed.

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.

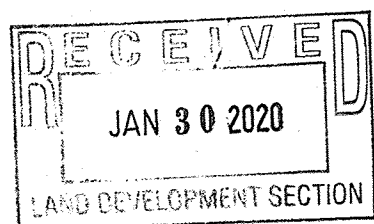
Landscape Area Required: 1,308 sq.ft.
 Landscape Area Provided: 1,438 sq.ft.



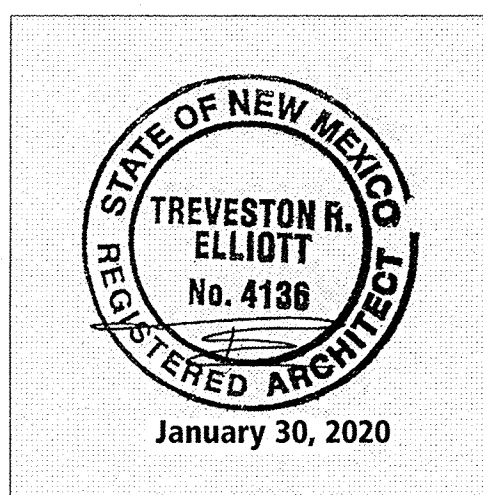
General Note:
 PRE POUR INSPECTION REQUIRED BY COA SOLID WASTE DEPARTMENT.

TREVESTON ELLIOTT ARCHITECT

811 12TH ST. NW
 ALBUQUERQUE, NEW MEXICO
 87102
 C 505.259.4617
 treveston@architect.com
 www.trevestonarchitect.com



422 / 424 Stanford Dr. SE
 ALBUQUERQUE, NEW MEXICO 87106



Date: January 30, 2020

Sheet: Traffic Circulation Layout

TCL