

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 15, 2022

Clinton Wilsey, RA
66 Architect, LLC
901 Adams St. NE
Albuquerque, NM 87110

Re: Sierra Dr. Apartments
223 Sierra Dr. SE
Traffic Circulation Layout
Architect's Stamp 08-07-2022 (K17-D094)

Dear Mr. Wilsey,

The TCL submittal received 09-12-2022 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.

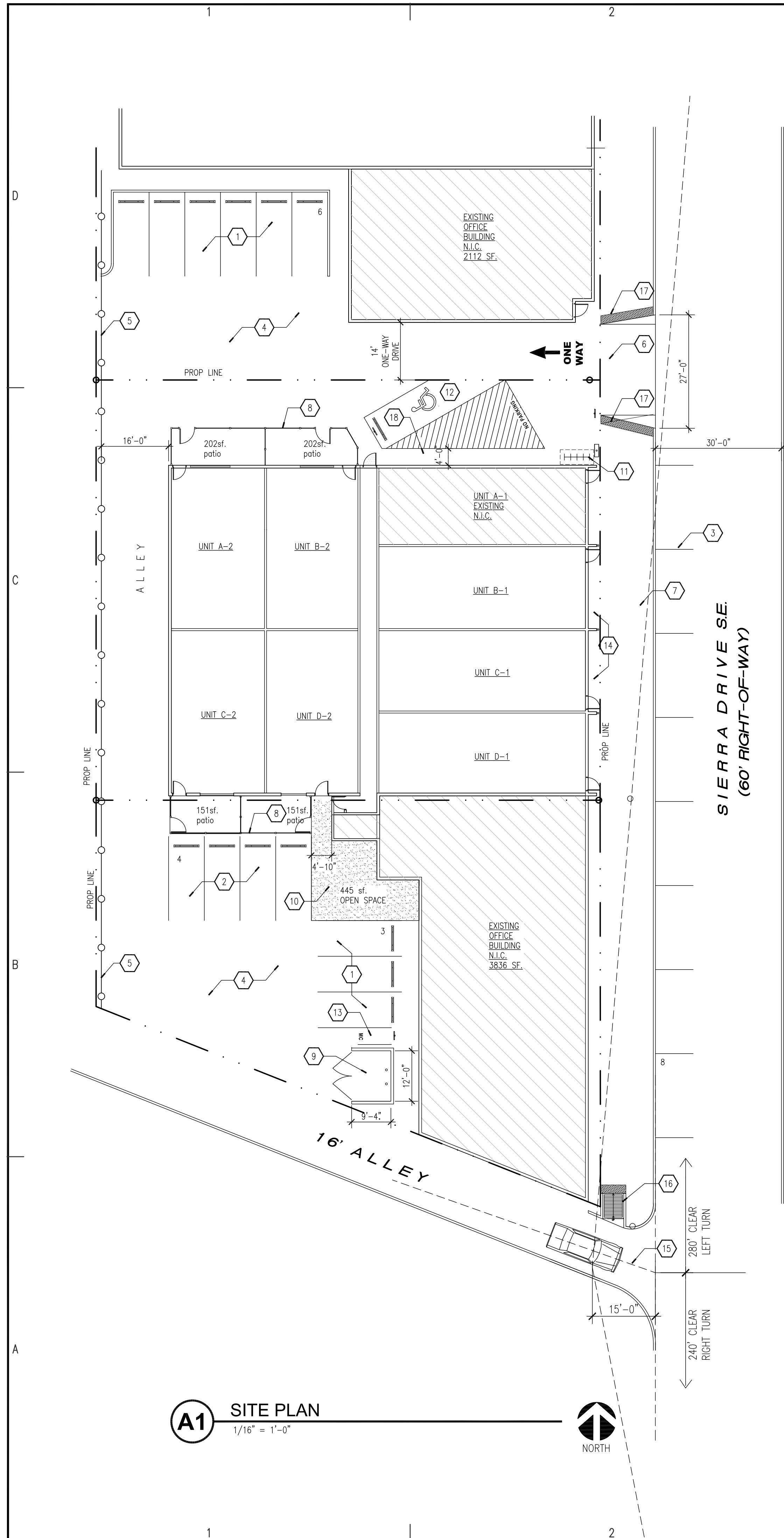
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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,

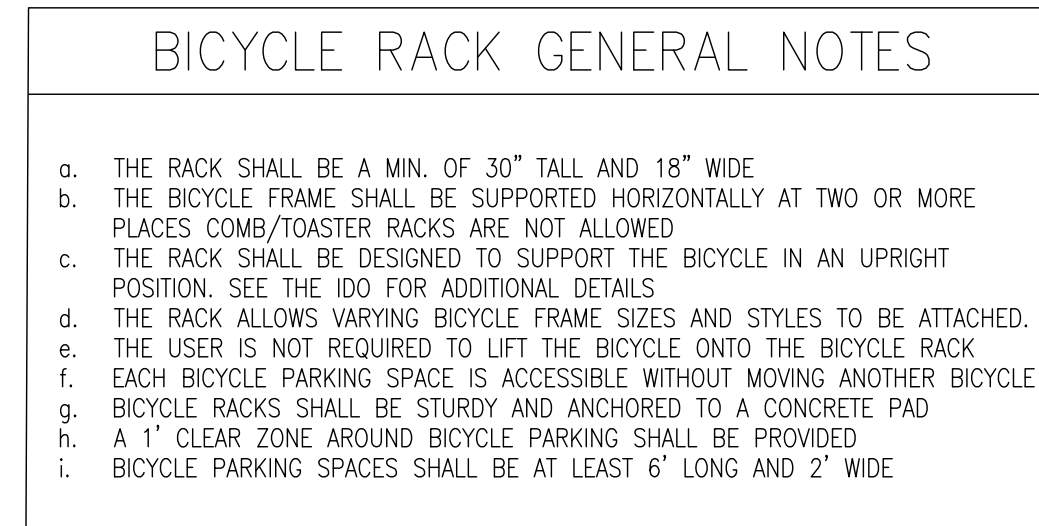
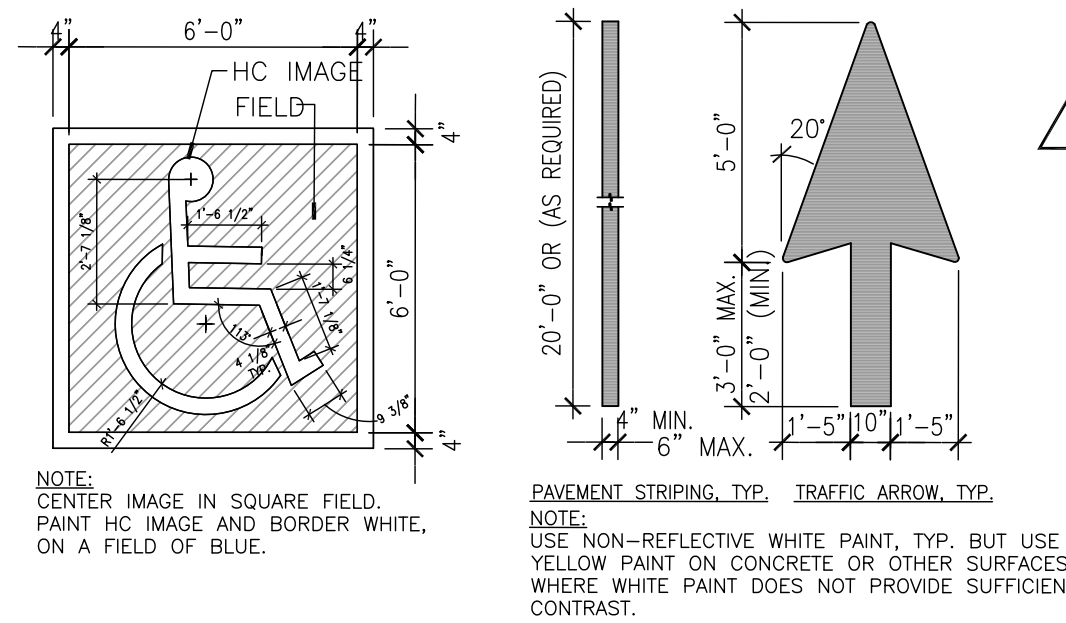
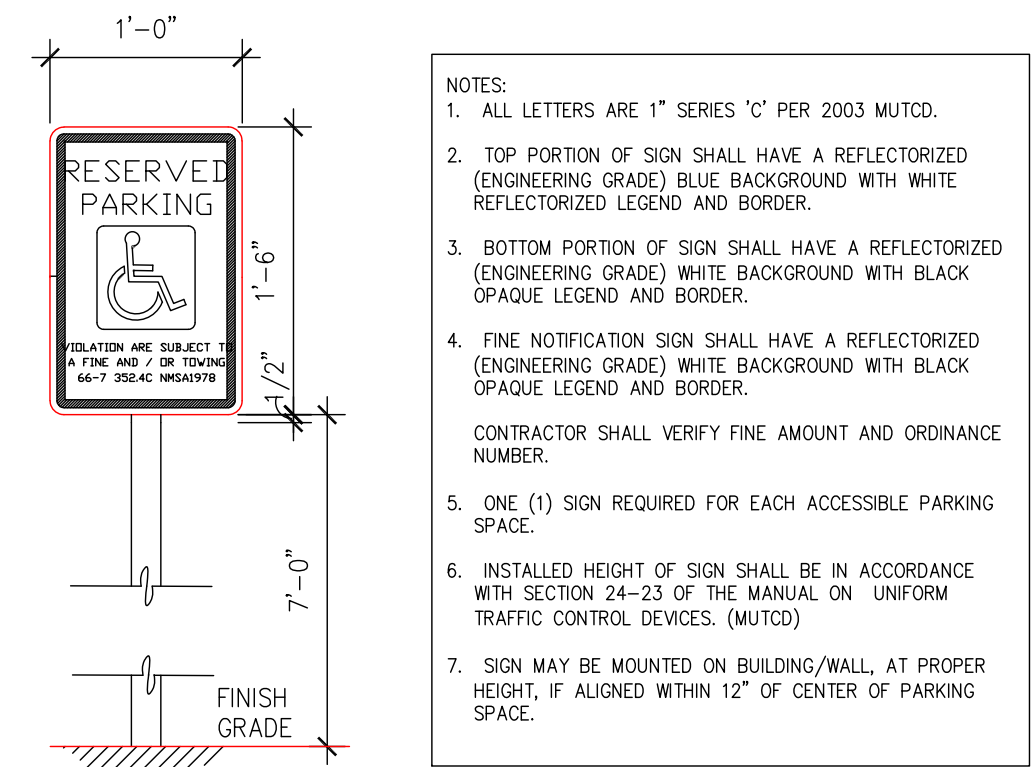
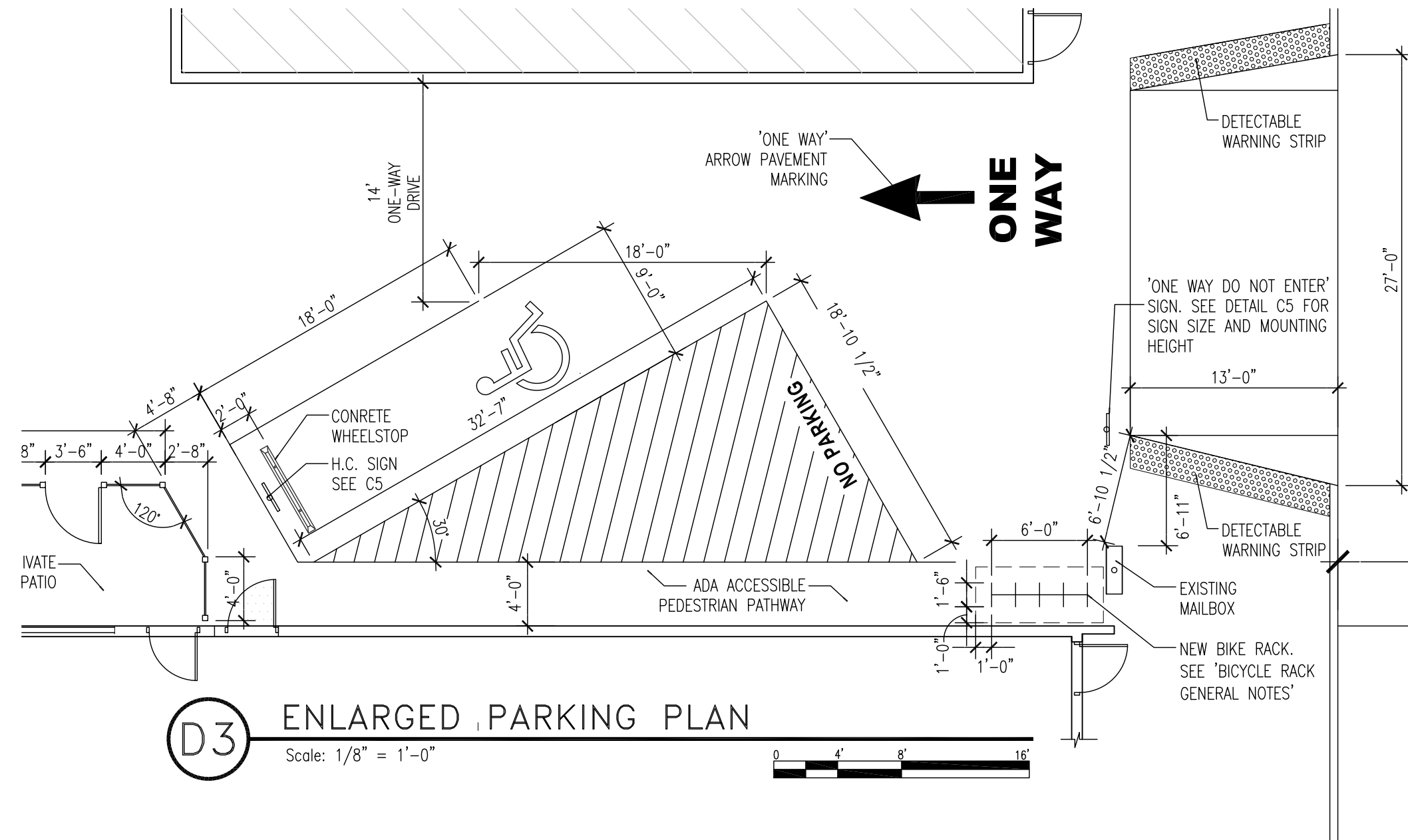
Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

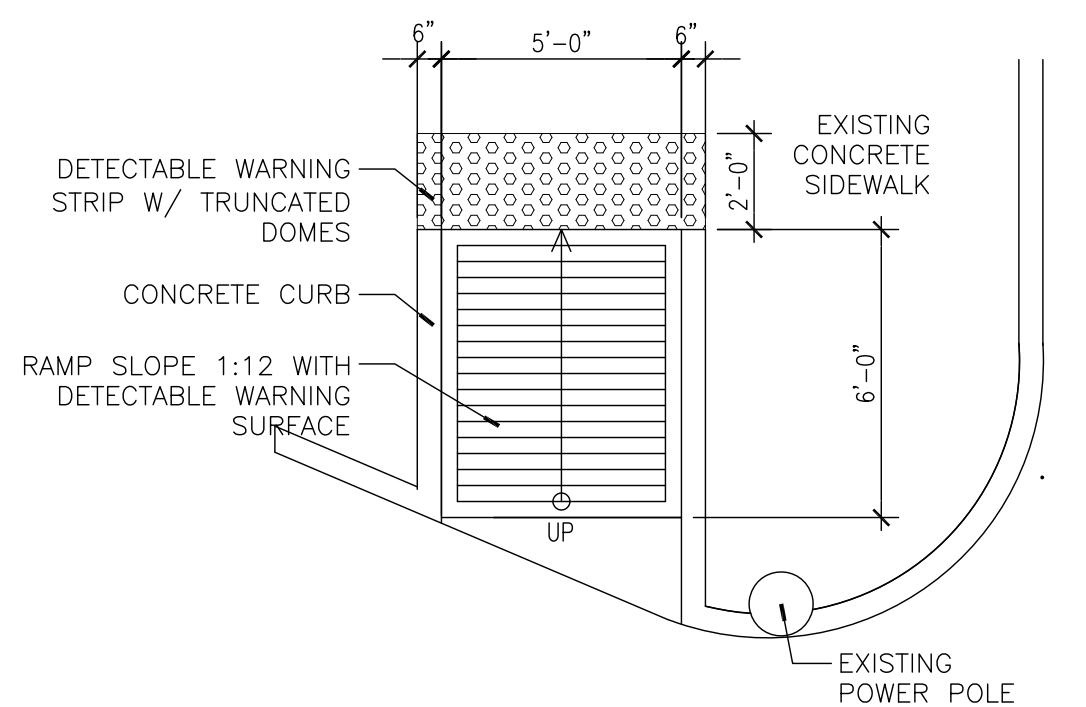


TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Amigo 9/15/2022
Signed Date



LEGAL DESCRIPTION:
LOTS 9,10,11,12 MESA GRANDE HEIGHTS
ZONE: MX-T (MAIN STREET MS)
UPC# 101705718515532803
ZONE ATLAS: K17
.606 ACRES TOTAL LOTS 9-12



SITE PLAN KEY NOTES

- EXISTING 8'-6"x20" PARKING SPACES AND WHEEL STOPS TO REMAIN
- NEW 8'-6" X 20' PARKING SPACES W/ CONC. WHEEL STOPS
- 9' X 20' PARALLEL PARKING SPACE
- EXISTING (ASPHALT) SHARED DRIVE, ALLEY AND PARKING TO REMAIN. REPAIR ALL CRACKS AND POTHOLES IN ASPHALT.
- EXISTING 8'H PROPERTY FENCE TO REMAIN
- EXISTING DRIVE AND APRON
- EXISTING SIDEWALK. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED W/ SIDEWALK CURB & GUTTER. REFER TO COA DPM STANDARD DRAWINGS 2430 AND 2415
- 6'H PATIO ENCLOSURE, W/42" GATE. SEE ENLARGED PLANS.
- EXISTING DUMPSTER ENCLOSURE TO REMAIN
- DESIGNATED OPEN SPACE AREA. PROVIDE PARK BENCH
- BICYCLE PARKING RACK. SEE "BICYCLE PARKING RACK GENERAL NOTES"
- 9'X20' VAN ACCESSIBLE H.C. PARKING SPACE. PROVIDE H.C. PARKING ONLY SIGN PER DETAIL C5
- 4'X8' MOTORCYCLE PARKING SPACE. PROVIDE 12X18 SIGN W/ LOWER EDGE AT 4'-0" A.F.G.. SIGN SHALL STATE "MOTORCYCLE PARKING ONLY". PROVIDE PAVEMENT MARKING "MC" IN DIRECTION OF MOTORCYCLE ENTERING THE SPACE
- EXISTING ELEVATIONS AT STREET FRONT TO REMAIN. NO NEW WORK OR CHANGES TO EXTERIOR ELEVATIONS
- CLEAR SITE TRIANGLE DISTANCE FOR "2 LANE UNDIVIDED" 25MPH SPEED LIMIT = 280' LEFT TURN AND 3240' RIGHT TURN PER CABQ DPM TABLE 3.9.5-2. 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 SITE TRIANGLE DISTANCE
- NEW HANDICAP ACCESSIBLE CURB RAMP. SEE DETAIL B2
- PROVIDED NEW DETECTABLE WARNING STRIPS (TRUNCATED DOMES)
- 4' ADA ACCESSIBLE PEDESTRIAN PATHWAY. 4' IS MAXIMUM WIDTH AVAILABLE ON SITE. PATHWAY IS FLUSH WITH FINISH GRADE AND ASPHALT.

SITE PLAN GENERAL NOTES

- PROJECT CONSISTS OF INTERIOR REMODEL OF EXISTING BUILDING AND CHANGE OF USE, TO BECOME 7 UNIT, SINGLE STORY APARTMENT COMPLEX. NO ADDITIONAL SQUARE FOOTAGE IN PROJECT. SITE WORK LIMITED TO THE ADDITION OF (1) H.C. PARKING SPACE, AND MOTORCYCLE PARKING SPACE, AND OUTDOOR PATIOS. OVERALL PARKING COUNT IS UNCHANGED AND LESS RESTRICTIVE PER NEW USE. ADDITIONAL ON-STREET PARKING MADE AVAILABLE. THIS BUILDING IS PRE-1965 AND SHOULD MEET THE PARKING EXEMPTIONS PER IDO (ABQ IDO Sect.5-5(B)(2)(b)). BUILDING PROJECT IS LOCATED ON LOTS 10 & 11. SITE WORK IS LOCATED ON LOTS 9-12, ALL UNDER THE SAME OWNERSHIP AND WITH EXISTING PARKING AGREEMENTS. TRAFFIC FLOW, FIRE ACCESS, PEDESTRIAN ACES IS EXISTING TO REMAIN.
- ALL EXISTING GRADES BELOW 6%
- ALL EXISTING DRIVEWAYS/CURBOUTS EXISTING TO REMAIN

OPEN SPACE/LANDSCAPE DATA

REQUIRED OPEN SPACE PER IDO TABLE 2-4-1:
(MX-T ZONE: MULTIFAMILY RESIDENTIAL UC/MS/PT
1 BEDROOM UNIT: 225 SQ.FT. PER UNIT: 3 UNITS = 675 SF.
2 BEDROOM UNIT: 285 SQ.FT. PER UNIT: 4 UNITS = 1140 SF.
TOTAL OPEN SPACE AREA REQUIRED = 1815 SF.
50% REDUCTION FOR UC/MS/PT = 908 SF. OPEN SPACE REQ.
OPEN SPACE AVAILABLE = 445 SF.

LANDSCAPE REQUIREMENTS

NOTE* NO AREA AVAILABLE FOR LANDSCAPING OR TREES

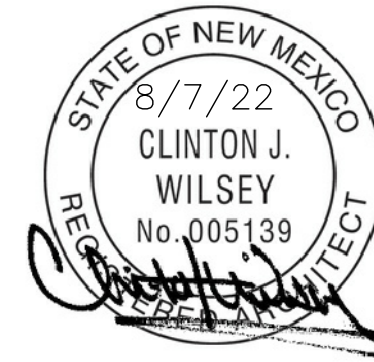
PARKING DATA

*NOTE: PARKING CALCS INCLUDE THE RESIDENTIAL UNITS IN THIS PROJECT AND OFFICE UNITS ON SITE UNDER SAME OWNER AND W/ SHARED PARKING AGREEMENT. PARKING CALCS FOR REFERENCE. EXISTING BUILDING IS PRE-1965 AND SHOULD MEET THE EXEMPTION FOR IDO OFFSTREET PARKING REQUIREMENTS. (ABQ IDO Sect.5-5(B)(2)(b))

REQUIRED PER IDO TABLE 5-5-1:
(MULTIFAMILY RESIDENTIAL UC/MS/PT 1 SP. PER D.U.
7 DWELLING UNITS = 7 SPACES
(OFFICE SPACE) 2.5 PER 1000SF.
5950SF. OF OFFICE = 15 SPACES
22 TOTAL SPACES REQUIRED ON SITE

30% REDUCTION FOR PROXIMITY TO TRANSIT
22 SPACES REQUIRED W/ REDUCTION = -6 SPACES
SHARE PARKING REDUCTION PER IDO TABLE 5-5-3
REDUCTION FACTOR 1.3 = -5 SPACES
TOTAL ALLOWABLE REDUCTION NOT TO EXCEED 50%
TOTAL PARKING REQUIRED AFTER REDUCTIONS = 11 SPACES
TOTAL OFFSTREET PARKING PROVIDED = 14 SPACES
TOTAL ONSTREET PARKING PROVIDED = 8 SPACES
TOTAL PARKING PROVIDED = 22 SPACES

ARCHITECT:



Architect:
Clint Wilsey RA / 66Architect, LLC
clint.wilsey@gmail.com
505 280-0043

DRAWN BY: CAC

3	8/20/22	PERMIT REVIEW CORRECTIONS
2	8/1/22	PERMIT REVIEW CORRECTIONS
1	7/1/22	PERMIT REVIEW SET

ISSUE: PERMIT SUBMITTAL

223 SIERRA DRIVE
APARTMENTS

223 Sierra Dr. SE
Albuquerque, NM 87108

DATE: 8/20/22

SHEET TITLE:

TRAFFIC
CIRCULATION
LAYOUT

TCL