

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

March 8, 2021

Jennifer Maddox  
DPS  
7601 Jefferson NE Suite 100  
Albuquerque, NM 87109

**Re: Valencia (Active Adult Community (K18D080))**  
**Architect's Stamp Date: 2/9/2021, Revision Date: 3/5/2021 (K18D080)**

Dear Ms Maddox:

The TCL submittal received 3-5-2021 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,

www.cabq.gov

*Jeanne Wolfenbarger*

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

EG via: email  
C: CO Clerk, File



## GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL ACCESSIBILITY STANDARDS AND GUIDELINES.
- C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO CITY OF ALBUQUERQUE STANDARDS.
- D. DRIVES TO BE ASPHALT UNLESS OTHERWISE NOTED. FIRE ACCESS LANES ARE ENGINEERED TO SUPPORT THE LOAD OF FIRE APPARATUS WEIGHING 75,000 POUNDS.
- E. EXISTING FIRE ACCESS LANES ARE MARKED FIRE LANE ON ONE SIDE OF ROADWAY. FIRE LANE SIGNAGE SHALL BE INSTALLED.
- F. FDC SHALL BE WITHIN 100 FEET OF A HYDRANT.
- G. EXISTING SLOPES DO NOT EXCEED 10% IN GRADE FOR FIRE ACCESS ROADS.
- H. SITE PLAN TO COMPLY WITH THE 2015 IFG APPENDICES B, C, AND D.
- I. 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) IS NOT ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE. SEE SHEET KEYNOTE 5.

## PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS A RENOVATION OF AN EXISTING MULTI-FAMILY HOUSING DEVELOPMENT TO AN ACTIVE ADULT LIVING FACILITY.

## PROJECT DATA

**SITE ADDRESS:** 200 VALENCIA SE, ALBUQUERQUE, NM 87108  
**ZONING:** CABO IDO MIXED USE MEDIUM (MXM)  
**ZONE ATLAS PAGE REF:** K-16-2  
**LEGAL DESCRIPTION:** TRACT 2-B PLAT OF TRACT 2-B-1 TIJERAS PLACE IMPROVEMENT CO. INC. CONT 4.2103 AC  
**SITE AREA:** 4.21 ACRES  
**SETBACKS:** FRONT=10' MIN / 10' MAX, SIDE=10' MIN / 15' MAX, REAR=15'; SEE LP101 FOR REQUIRED LANDSCAPE BUFFERS  
**BUILDING HEIGHT:** 35'  
**RENOVATION:** YES  
**HYDRANTS REQUIRED:** 3  
**HYDRANTS PROVIDED:** 4  
**SPRINKLED:** YES  
**FIRE FLOW:** 4,500 GPM  
**FLOW DURATION:** 4HR  
**BUILDING SF:** RENOVATION: 168,088 SF  
TOTAL: 168,088 SF  
**CONSTRUCTION TYPE:** 5A

## PARKING CALCULATION: CABO IDO PART 141-6-5 PARKING AND LOADING

**PARKING DATA:**  
188 UNITS x 1.5 = 282 PARKING SPACES REQUIRED  
282 PARKING SPACES x 50% (LOCATED WITHIN A PREMIUM TRANSIT AREA) = 141 SPACES REQUIRED  
138 OFF-STREET EXISTING SPACES PROVIDED  
11 ON-STREET PARKING SPACES PROVIDED, SO 138 + 11 = 149 SPACES PROVIDED  
**ACCESSIBLE PARKING:**  
10 TYPE 'A' UNITS = 10 SPACES REQUIRED  
13 SPACES PROVIDED WITH 3 BEING VAN ACCESSIBLE  
**MOTORCYCLE PARKING:**  
101 TO 150 = 141 REQUIRED SO 4 SPACES REQUIRED  
8 SPACES PROVIDED  
**BICYCLE PARKING:**  
188 UNITS x 15 = 28 SPACES REQUIRED  
5 SPACES x 6 LOCATIONS = 30 SPACES PROVIDED

**USABLE OPEN SPACE:**  
ONE BEDROOM APARTMENTS = 144 x 225 = 32,400 SF  
TWO BEDROOM APARTMENTS = 44 x 285 = 12,540 SF  
TOTAL OPEN SPACE REQUIRED = 44,940 SF  
TOTAL OPEN SPACE PROVIDED = 60,394 SF

**LANDSCAPE REQUIREMENTS:** SEE LP101

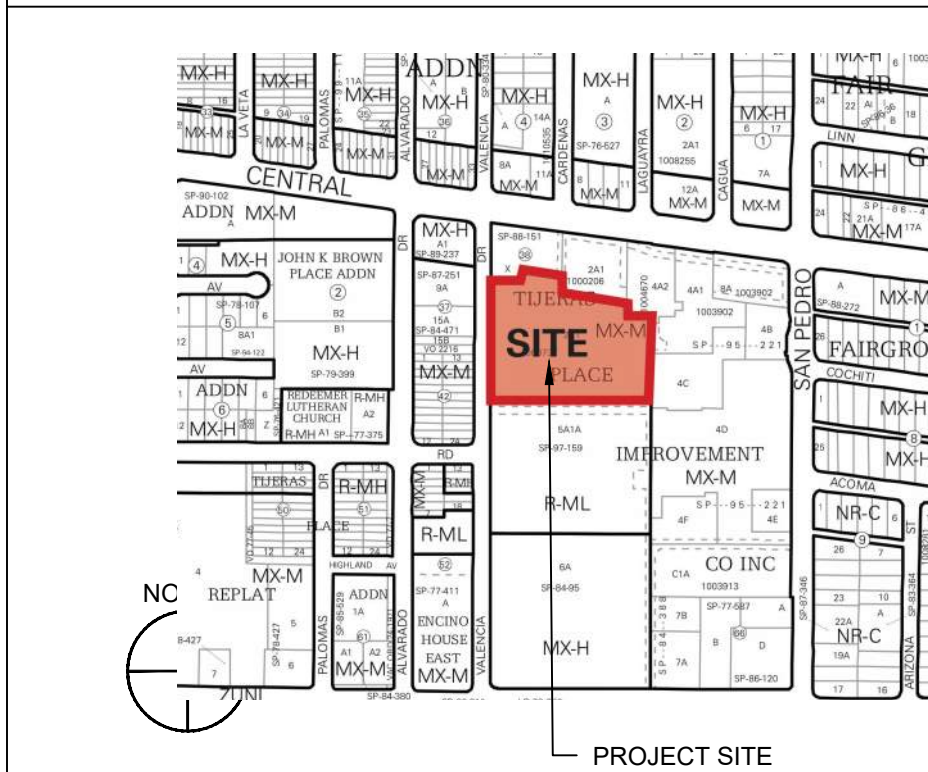
## SHEET KEYED NOTES

- EXISTING CURB TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING ASPHALT PAVEMENT TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- EXISTING TRASH ENCLOSURE
- EXISTING RETAINING WALL TO REMAIN
- STEEL ORNAMENTAL FENCE ROLLING GATE
- EXISTING BOLLARD TO REMAIN
- EXISTING COVERED PARKING
- EXISTING COVERED ENTRY (CARPORT)
- CONCRETE SIDEWALK, SEE A4/TCL2, A6/TCL2
- ACCESSIBLE RAMP SEE D5/TCL2, D6/TCL2
- SITE SIGNAGE: MOTORCYCLE PARKING, SEE B5/TCL2
- SITE SIGNAGE: ACCESSIBLE PARKING, SEE B3/TCL2, B4/TCL2
- BICYCLE RACK, SEE A1/TCL2, A2/TCL2
- SITE SIGNAGE: DO NOT ENTER, ONE WAY SIGN, SEE B2/TCL2
- TRANSFORMER, SEE ELECTRICAL
- PAINTED CROSSWALK, SEE C3/TCL2
- RAISED VEGETABLE PLANTER
- PAINTED ACCESSIBLE PARKING, SEE C4/TCL2
- TRAFFIC DIRECTIONAL ARROW C5/TCL2
- MOTORCYCLE PARKING, 4'W x 8'L MINIMUM WITH PAINTED (MOTORCYCLE), COLOR: WHITE 9"H LETTER SIZE
- RAMP SLOPE TO BE SLIGHTLY LESS THAN 1:12
- EXISTING CONCRETE ADA ACCESSIBLE RAMP
- ACCESSIBLE RAMP SEE B4/TCL3
- PAINTED PARKING SIGNAGE: (NO PARKING), COLOR: WHITE 12"H AND 2"W LETTER SIZE, (TO ALLOW FOR QUEUING TO THE GATE FOR A MINIMUM OF TWO VEHICLES)
- SITE SIGNAGE: EXIT, SEE B1/TCL2
- SITE SIGNAGE: ONE WAY ENTRANCE ONLY, SEE B6/TCL2

## LEGEND

- PROPERTY LINE  
SETBACK LINE  
FENCELINE
- DIRECTIONAL ARROW, SEE D4/TCL1  
FIRE HYDRANT / PIV, SEE CIVIL
- ACCESSIBLE PARKING, SEE E5/TCL1
- EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION, SEE LP101
- LANDSCAPE AREA, SEE LANDSCAPE SHEETS
- NEW CONCRETE SIDEWALK, SEE AS100
- NEW ASPHALT, SEE CIVIL

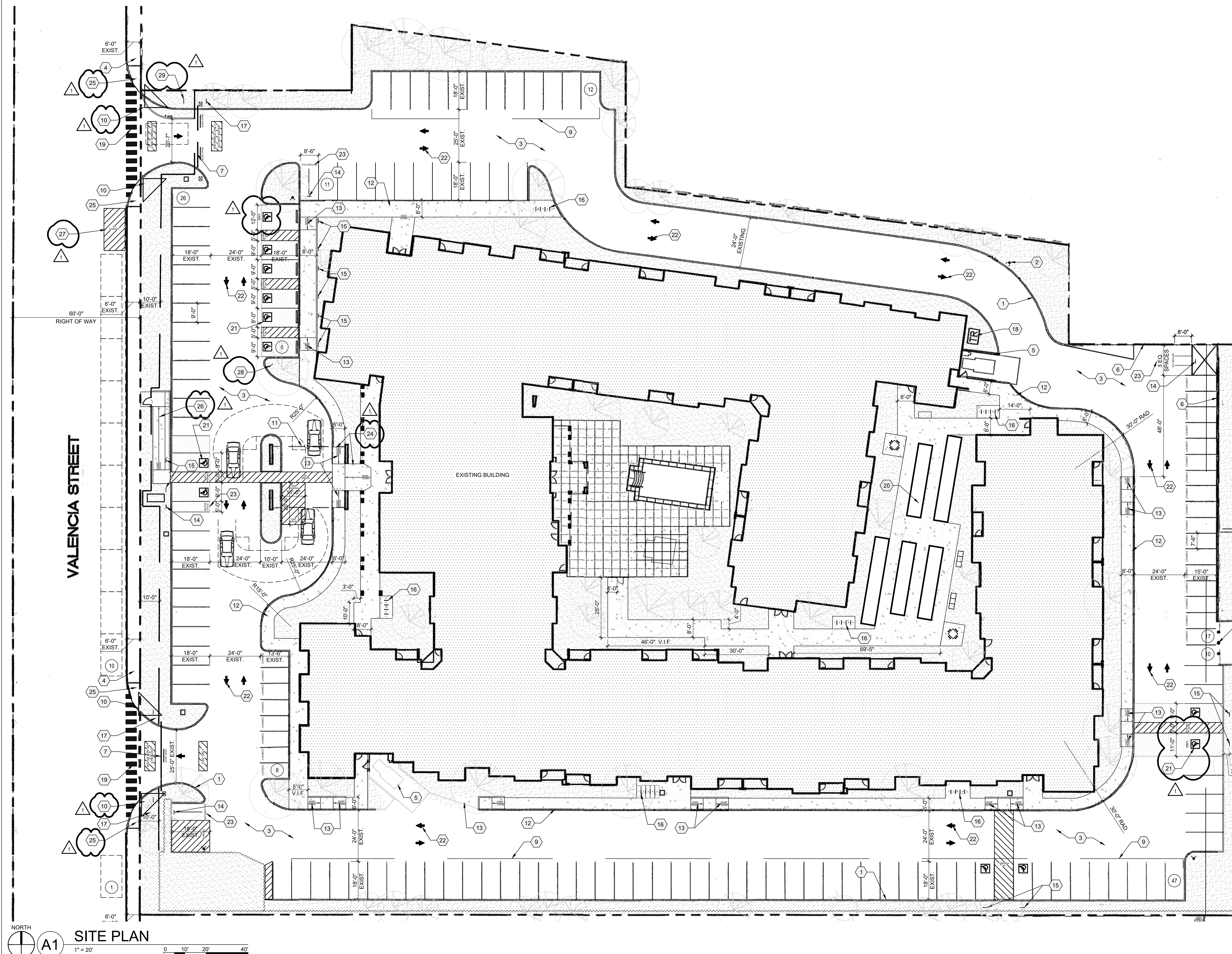
## KEY PLAN



TRAFFIC CIRCULATION LAYOUT APPROVED

03/08/2021

Jaanne Wolfenbarger



NORTH  
A1 SITE PLAN  
1" = 20'  
0 10' 20' 40'



DEKKER  
PERICH  
SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT



ENGINEER

PROJECT

CASA DE SIERRA APARTMENTS  
200 Valencia SE  
Albuquerque, New Mexico 87108

ISSUED FOR  
PERMIT

REVISIONS		
3/5/21	TCL	REVISION COMMENT
△		
△		
△		
△		
△		

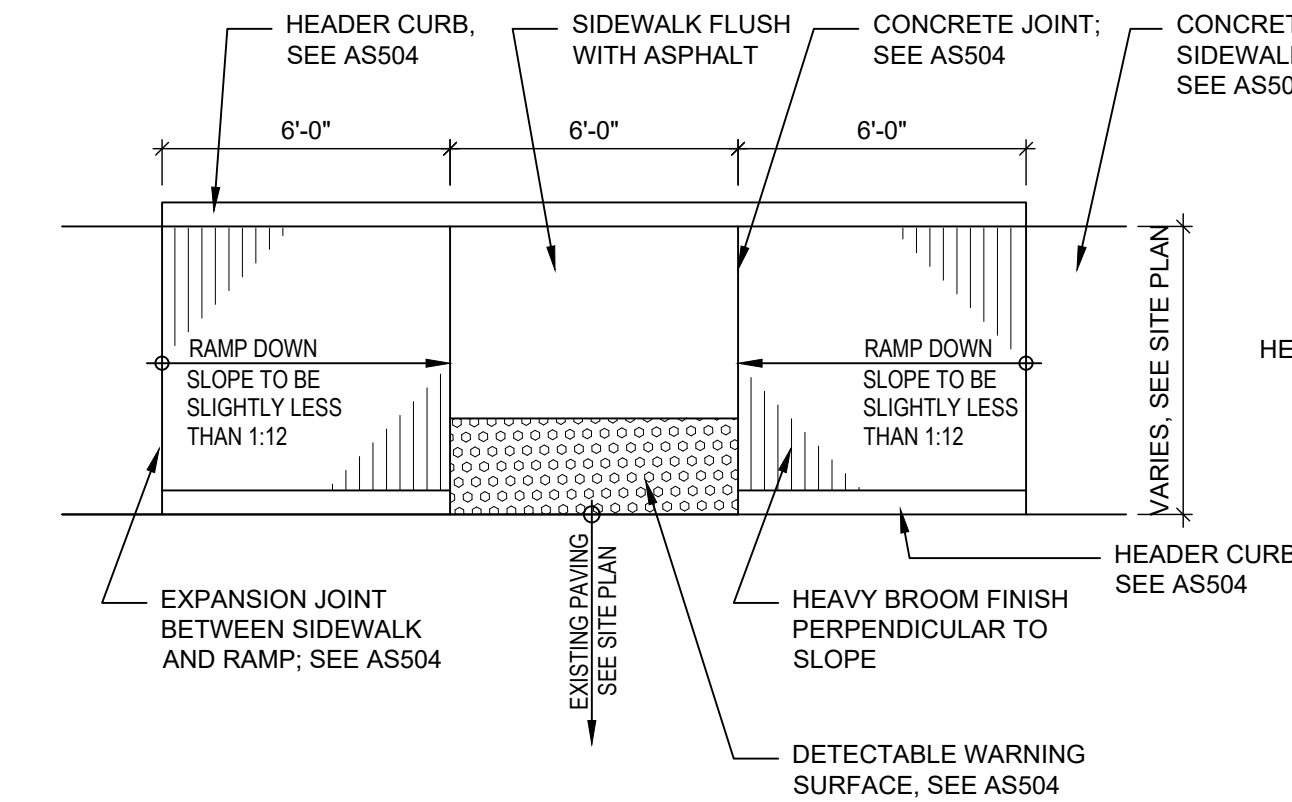
DRAWN BY  
REVIEWED BY  
DATE February 8, 2021  
PROJECT NO. 20-0226  
DRAWING NAME

SITE PLAN DETAILS

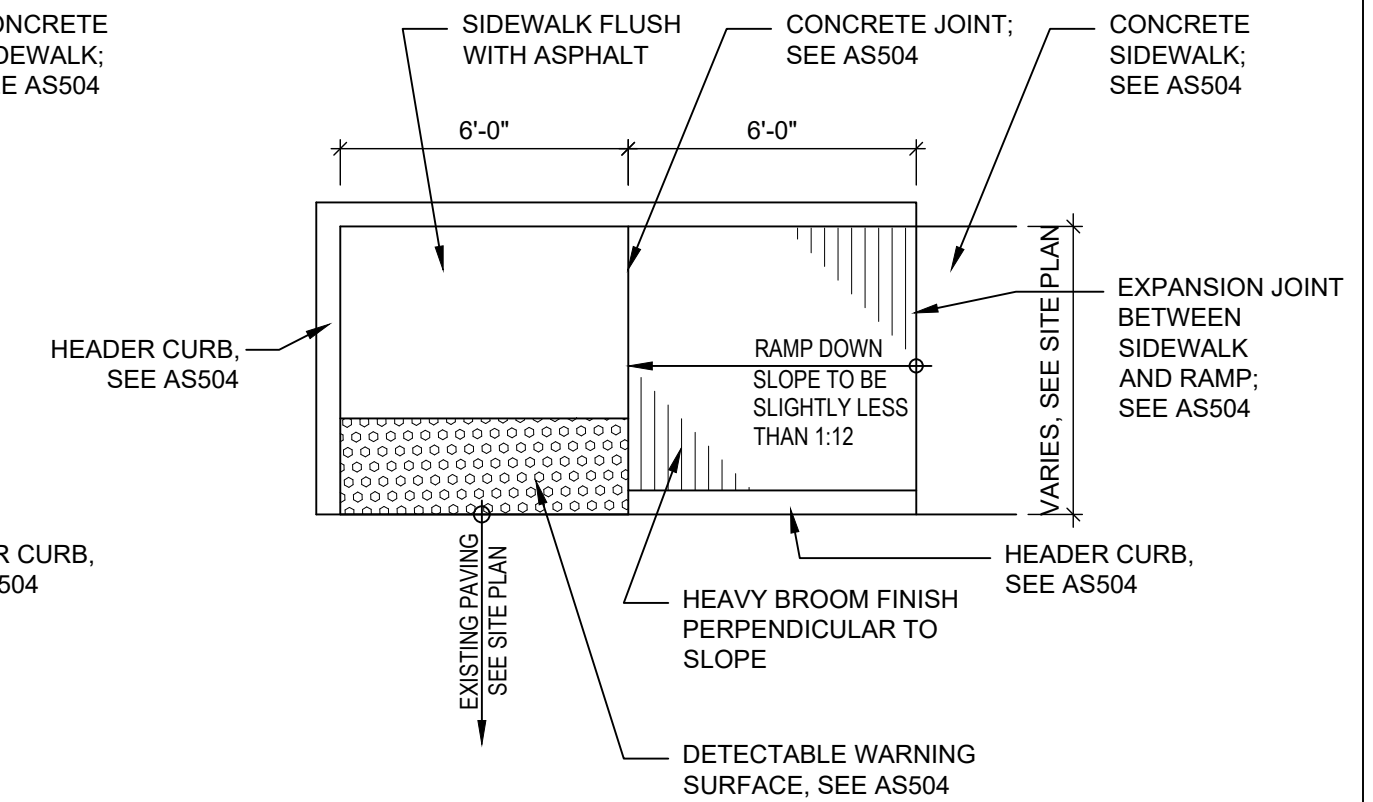
SHEET NO.  
TCL2  
OF

TRAFFIC CIRCULATION LAYOUT APPROVED  
03/08/2021

Jaume Wolfenbarger

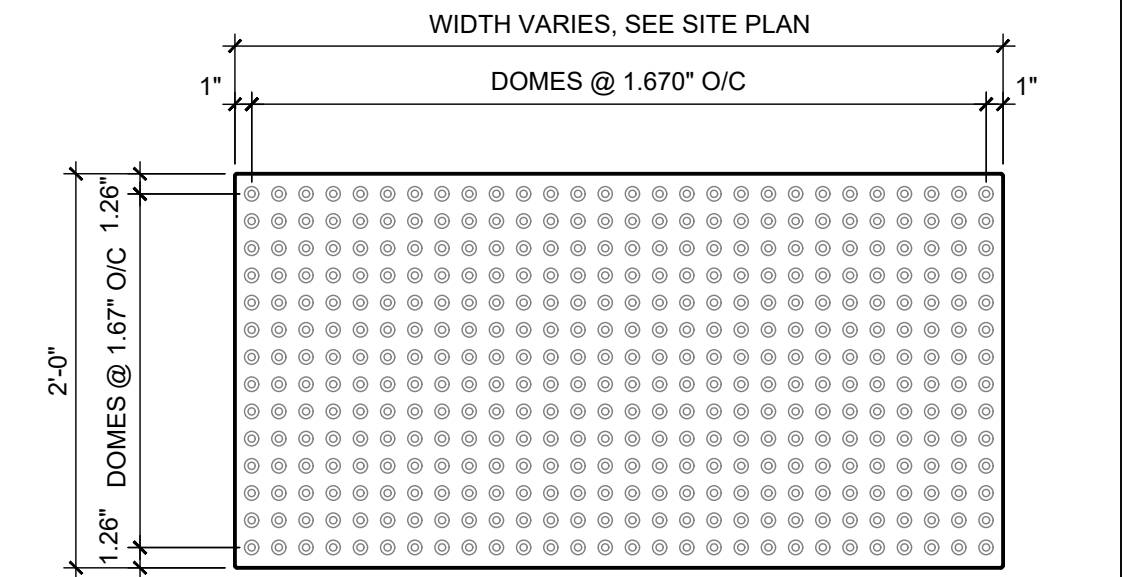


D5 ACCESSIBLE RAMP  
1/4" = 1'-0"

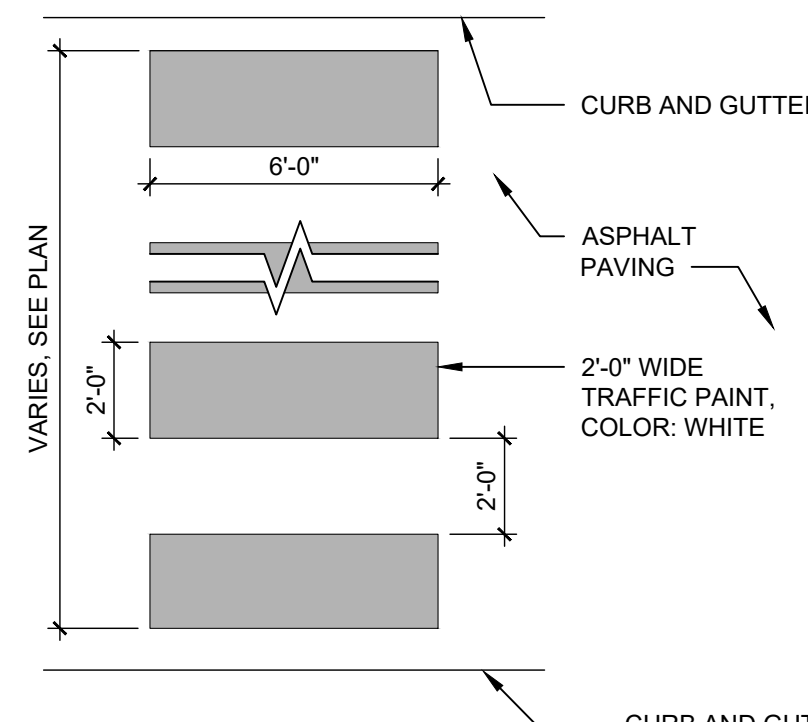


D6 ACCESSIBLE RAMP  
1/4" = 1'-0"

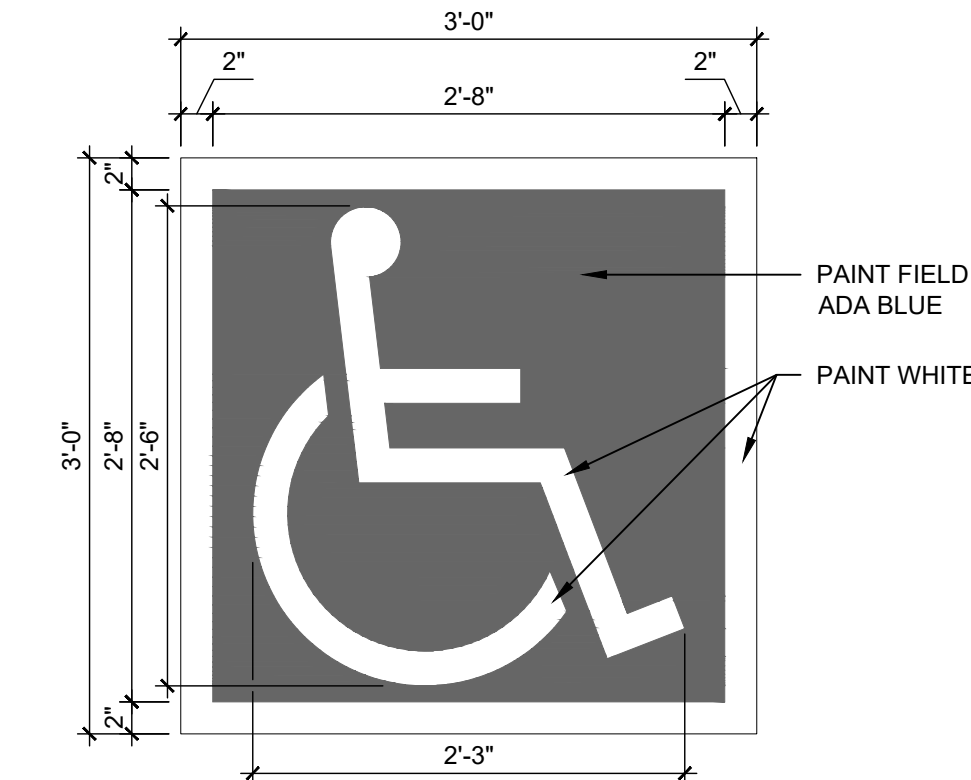
MANUFACTURER: ARMOR-TILE ADA 24"x48" IN-LINE DOME TACTILE TILE  
PART NO: ADA-C-2448-GR  
COLOR: DARK GREY  
DISTRIBUTOR: WHITE CAP CONSTRUCTION SUPPLY (505) 872-2244 WWW.ARMOR-TILE.COM



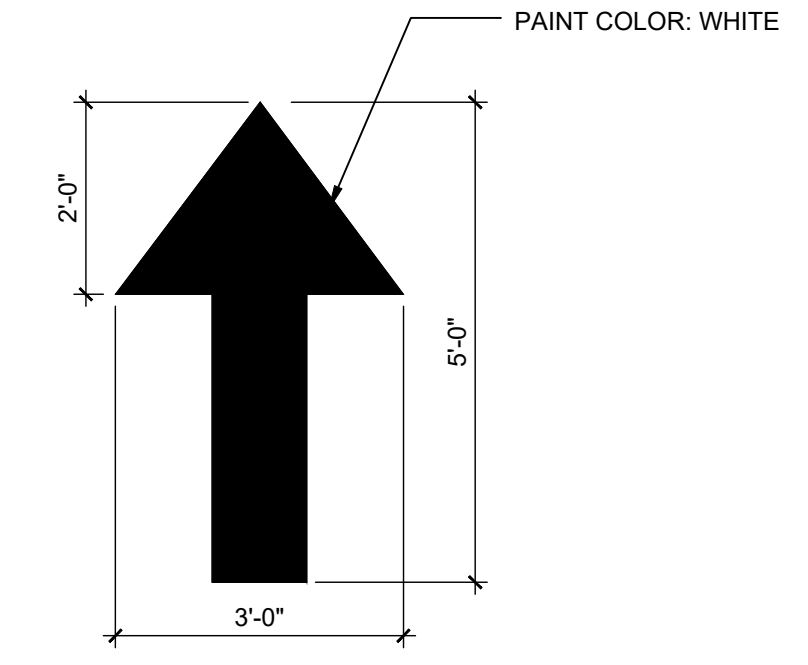
C6 DETECTABLE/TACTILE  
WARNING SURFACE TILE  
1" = 1'-0"



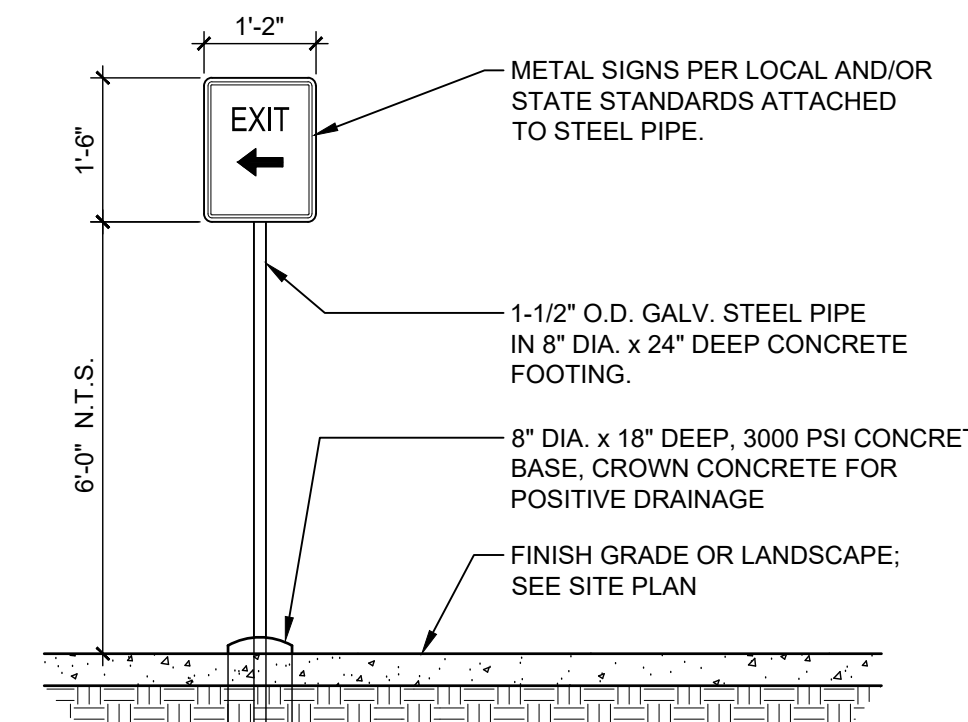
C3 PAINTED CROSSWALK  
1/4" = 1'-0"



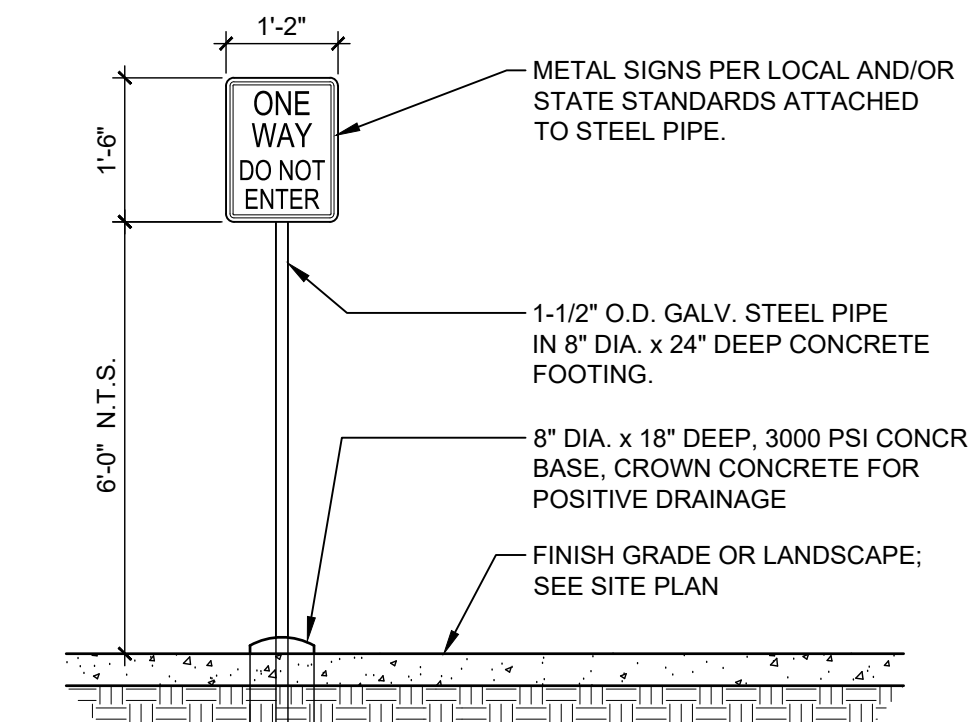
C4 ACCESSIBLE  
PAVEMENT MARKING  
1" = 1'-0"



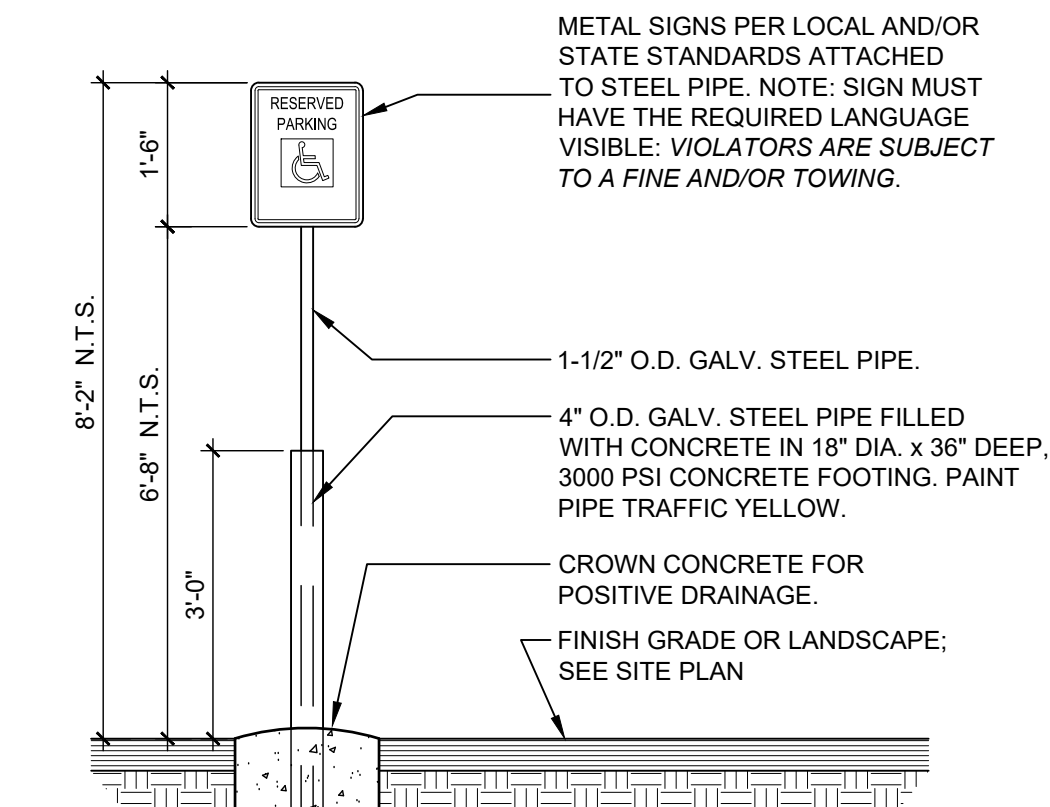
C5 PAINTED  
DIRECTIONAL ARROW  
1/2" = 1'-0"



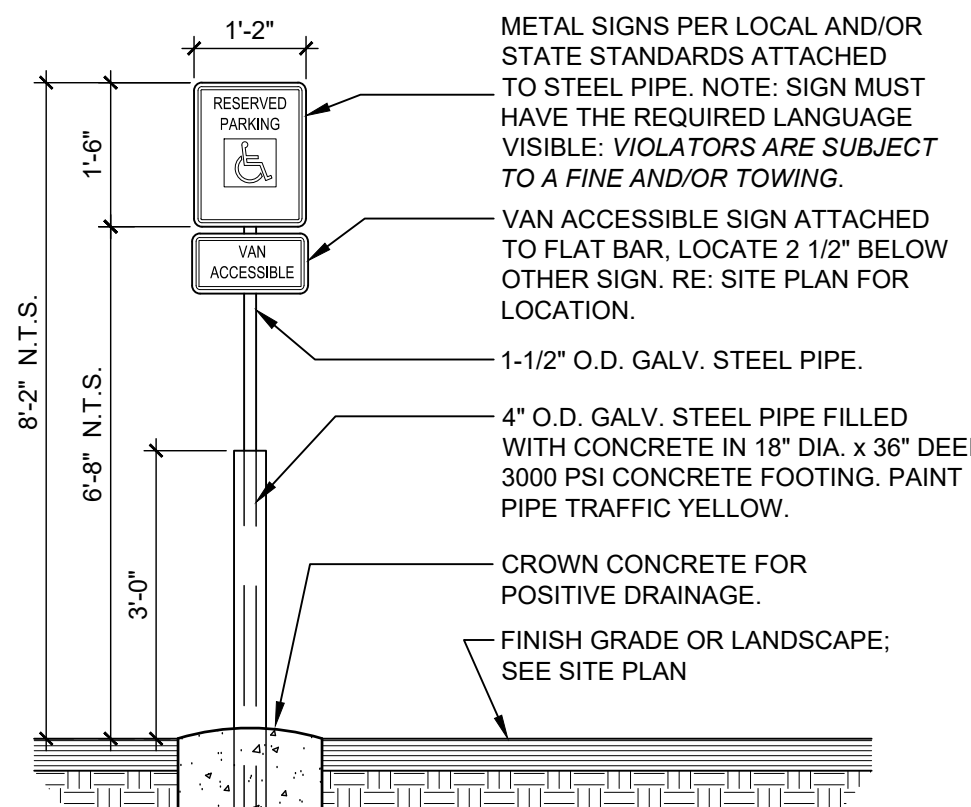
B1 POLE MOUNTED  
EXIT SIGN  
1/2" = 1'-0"



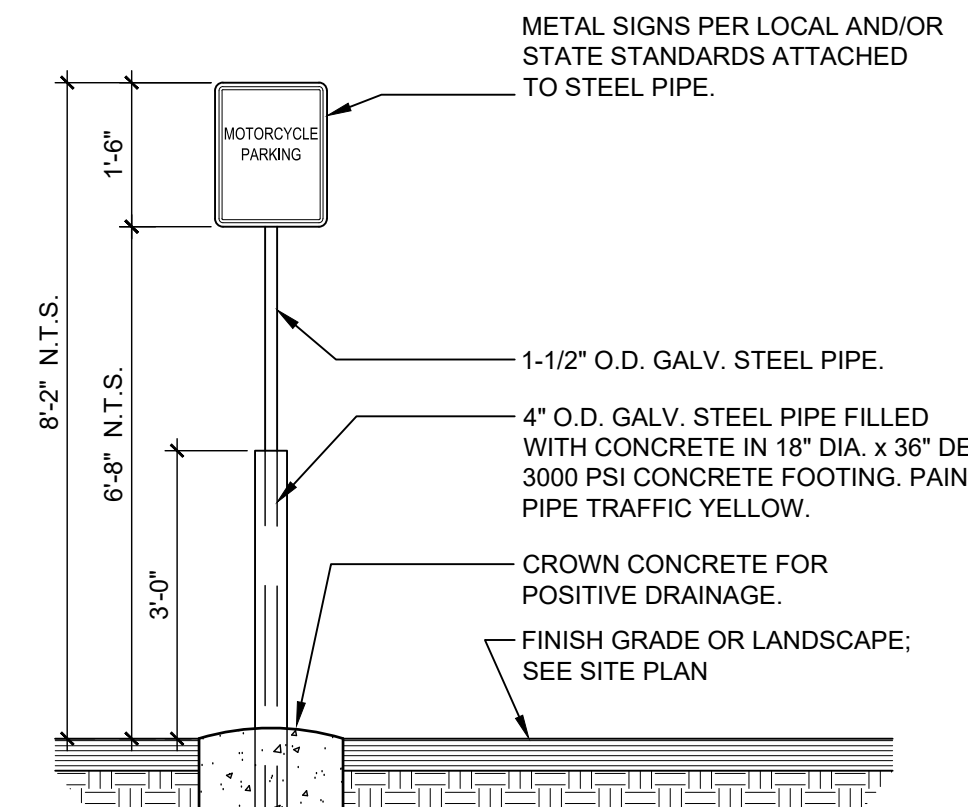
B2 POLE MOUNTED  
ONE WAY SIGN  
1/2" = 1'-0"



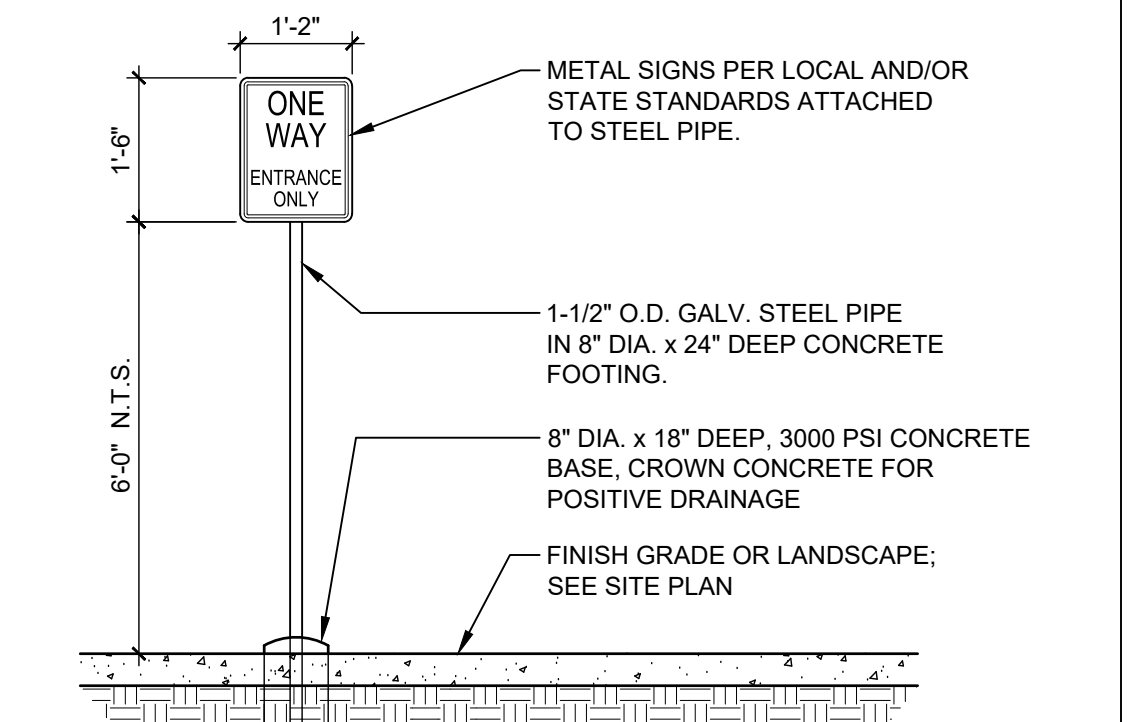
B3 POLE MOUNTED ACCESS.  
PARKING SIGNAGE  
1/2" = 1'-0"



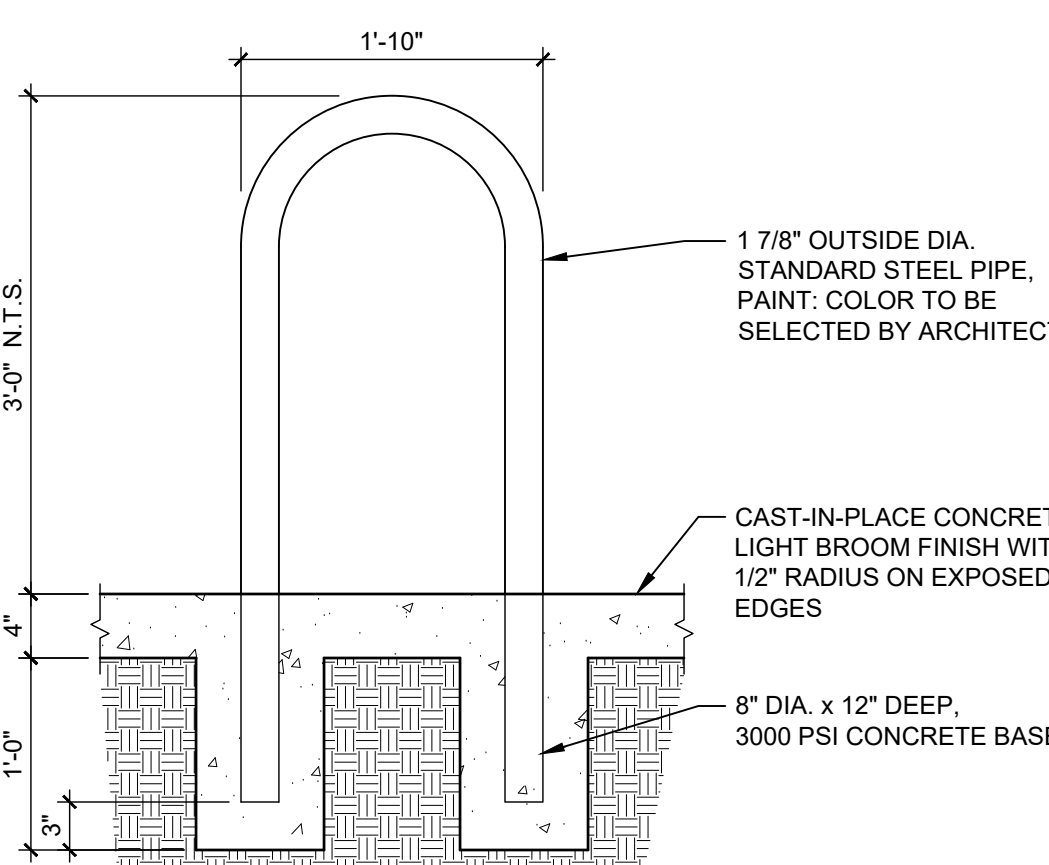
B4 POLE MOUNTED ACCESS.  
PARKING SIGNAGE (VAN)  
1/2" = 1'-0"



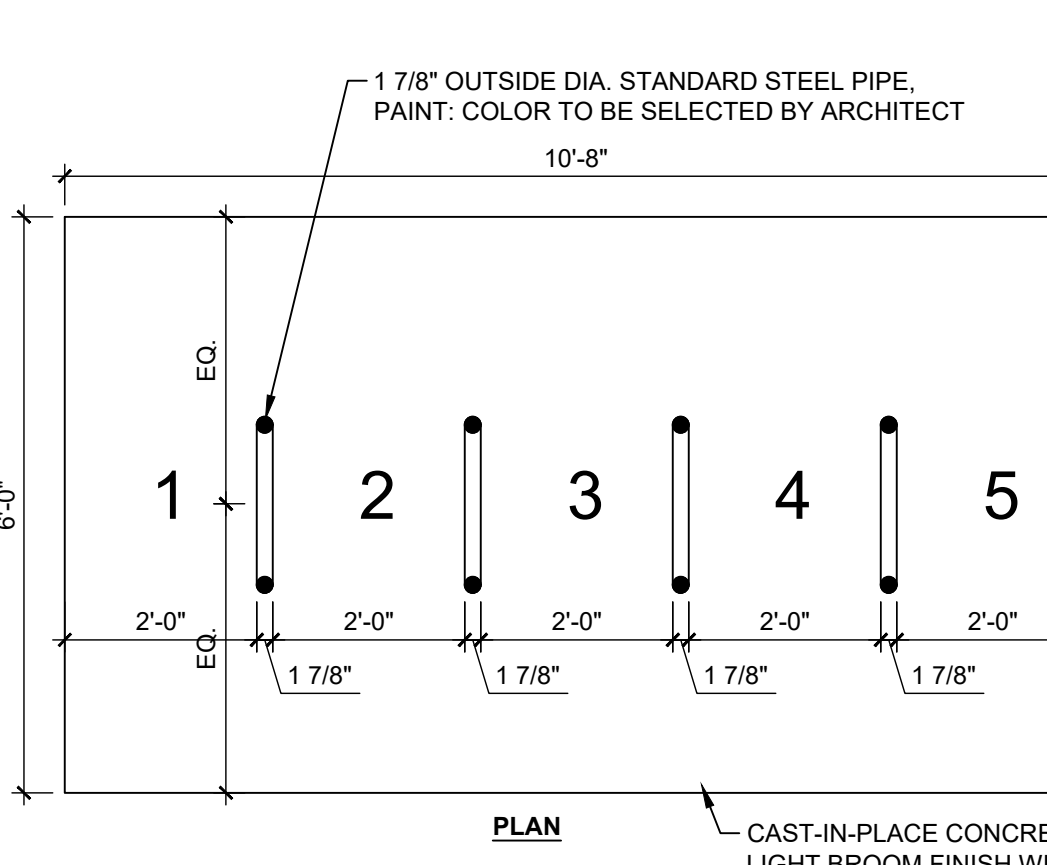
B5 POLE MOUNTED  
MOTORCYCLE SIGN  
1/2" = 1'-0"



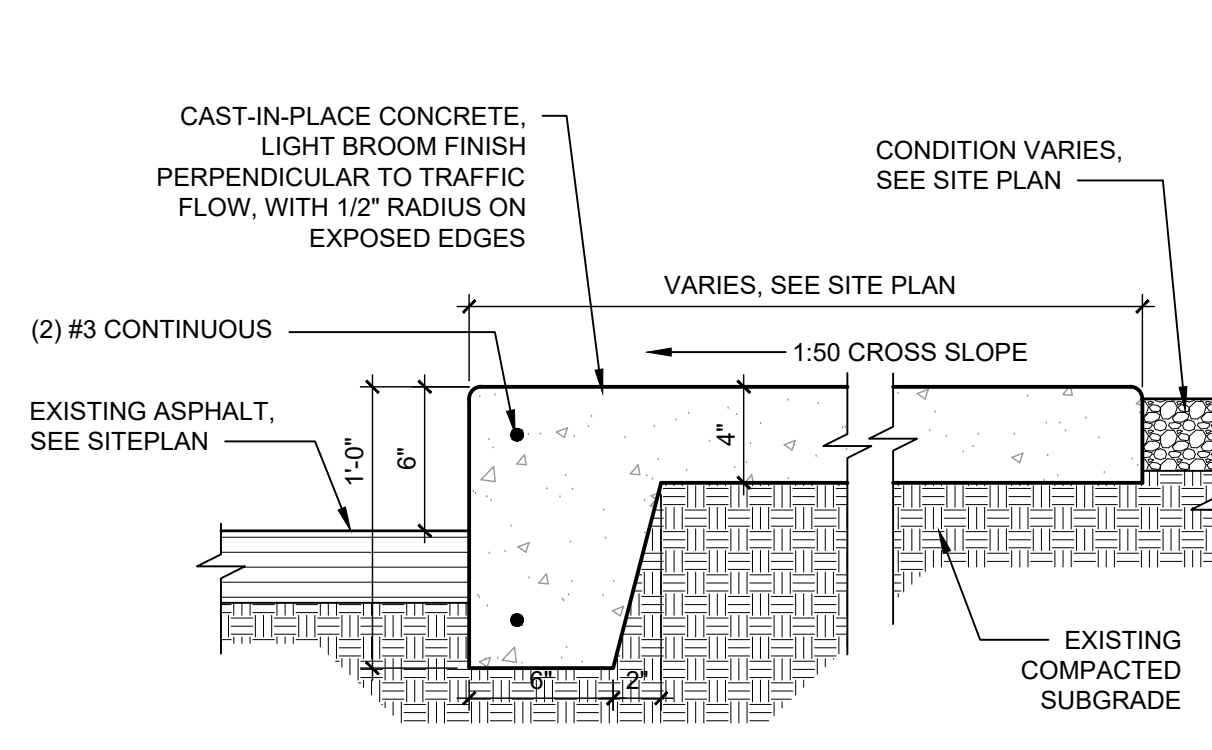
B6 POLE MOUNTED  
ONE WAY ENTRANCE SIGN  
1/2" = 1'-0"



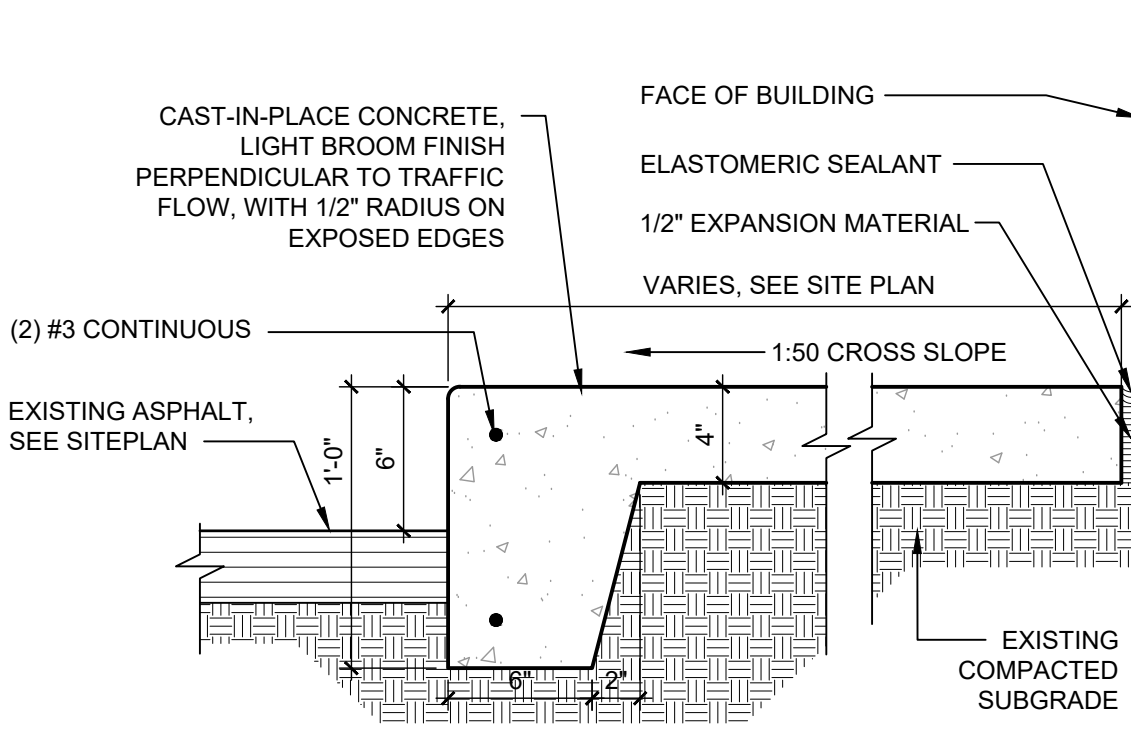
A1 BICYCLE RACK  
1" = 1'-0"



A2 BICYCLE RACK  
1/2" = 1'-0"



A4 CONCRETE TURNDOWN SIDEWALKS  
1 1/2" = 1'-0"



A6 CONCRETE JOINTS and  
JOINT SPACING  
1 1/2" = 1'-0"

CONTROL AND EXPANSION JOINT SPACING - SEE PLANS FOR LOCATIONS				
APPROX WIDTH OF CONCRETE	CURB & GUTTER, ROLL, HEADER, FLUSH CURBS	5' WALK	8' WALK & BLDG APRON	5'-12' WALK
CONTROL JOINTS	4' OC	5' OC	8' OC	6' OC
EXPANSION JOINTS	16' OC	15' OC	24' OC	18' OC



CONCRETE SIDEWALK: SEE AS504  
HEADER CURB: SEE AS504  
EXISTING SIDEWALK T.O. GRADE V.I.F.

1 1/2"

7'-0"

2'-10"

1'-0"

EQ.

EQ.

EQ.

EQ.

EQ.

RAMP SLOPE TO BE SLIGHTLY LESS THAN 1:12

30'-0" VERIFY WITH EXISTING GRADES

CONCRETE RETAINING WALL

DOWELS #4 @ 18" O.C. W/STD. HOOKS  
#4 @ 18" O.C. VERT.

CONCRETE SIDEWALK: SEE AS504

1-1/2" STANDARD PIPE RAIL

1 1/2"

2'-10"

EXPANSION JOINT: SEE AS504

EXISTING ASPHALT T.O. GRADE V.I.F.

2'-0" VERIFY WITH EXISTING GRADES

1'-0"

8"

EXPANSION JOINT BETWEEN LANDING AND RAMP: SEE AS504

NOTE: PAINT ALL STEEL, SEE AF621 FINISH LEGEND