

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 4, 2022

Edgar Mata
11030 Menaul Blvd, Ste C
Albuquerque, NM 87112

Re: Copper Terrace Bldg A
12801 Copper Ave. NE
Traffic Circulation Layout
Architect's Stamp 11-16-2021 (K22-D062)

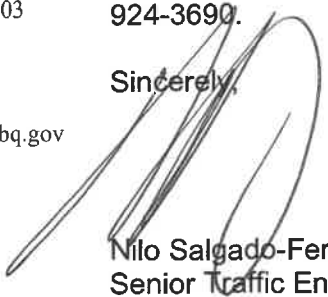
Dear Mr. Mata,

The TCL submittal received **01-03-2022** 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.

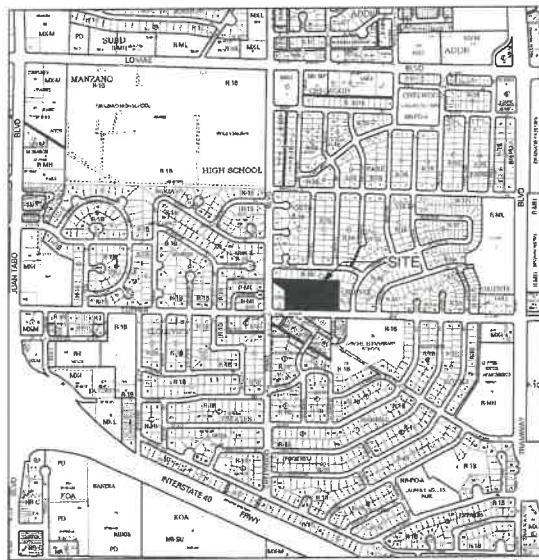
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,


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

C: CO Clerk, File

VICINITY MAP



GENERAL NOTES:

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

PROJECT INFORMATION

OCCUPANCY = R-2

100 UNITS

BUILDINGS = 10

NEW BUILDING A -	15 UNITS	3 ADA UNIT
EXISTING BUILDING B -	6 UNITS	0 ADA UNIT
EXISTING BUILDING C -	8 UNITS	0 ADA UNIT
EXISTING BUILDING D -	12 UNITS	0 ADA UNIT
EXISTING BUILDING E -	13 UNITS	0 ADA UNIT
EXISTING BUILDING F -	12 UNITS	0 ADA UNIT
EXISTING BUILDING G -	10 UNITS	1 ADA UNIT
EXISTING BUILDING H -	12 UNITS	2 ADA UNITS
EXISTING BUILDING J -	12 UNITS	1 ADA UNIT
EXISTING COMMUNITY BUILDING		

PARKING REQUIREMENTS:

TOTAL NUMBER OF EXISTING SPACES = 187

PARKING STATISTICS:

TOTAL NUMBER OF STANDARD SPACES = 167
 TOTAL NUMBER OF COMPACT SPACES = 11
 TOTAL NUMBER OF MOTORCYCLE SPACES = 5
 TOTAL NUMBER OF ADA SPACES = 9
 TOTAL NUMBER OF SPACES PROVIDED = 187

BICYCLE PARKING PLACES:

13 X 4 = 52

LEGAL DESCRIPTION:

* 001 REDIVISION TRACT C VISTA ORIENTE

UPC:

102205730729010101

ACRES:

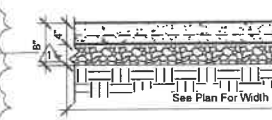
ENTIRE SITE: 3.97 ACRES
 AREA TO BE WORKED ON: APPROX 13,136 SF

KEYED NOTES:

- NEW ACCESSIBLE PARKING SPACES W/ ADA SIGNAGE - SEE DETAIL 2/TCL1.1
- NEW STANDARD PARKING SPACES (TYP) - SEE DETAIL 2/TCL1.1
- MOTORCYCLE PARKING SPACE - SEE DETAIL 2 AND 3/TCL1.1
- EXISTING CONCRETE SIDEWALK TO REMAIN
- DEMO EXISTING CONCRETE CURB AND SIDEWALK AND REPLACE WITH NEW.
- VAN ACCESSIBLE PARKING SPACES
- NEW CURB RAMP - SEE DETAIL 8/TCL1.1
- NEW CONCRETE SIDEWALK W/ CURB AND GUTTER. TIE INTO ADJACENT SIDEWALKS. SEE DETAIL 9/TCL1.1
- SCOPE OF WORK TO BE CONTAINED WITHIN THIS AREA
- SIGHT TRIANGLE PER DPM TABLE 7.5.60 - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, & SHRUBBERY BETWEEN 3 & 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- NEW ADA CONCRETE SIDEWALK TO EXTEND FROM PARKING AREA TO PUBLIC WAY OFF OF COPPER. PLEASE SEE 11/TCL1.0 EXISTING CURB TO REMAIN.

GENERAL NOTES:

- CROSS SLOPE NOT TO EXCEED 1/4%
- SIDEWALK SLOPE NOT TO EXCEED 1/20
- PLEASE USE SAME DETAIL AT ENTRY FROM COPPER. PAD THICKNESS THERE TO BE 6" MIN.

3 Sidewalk Detail
3/4" = 1'-0"

6X6 10X10 WMM TIED TO NEW #4 DOWELS.
 NEW 4" CONCRETE SIDE WALK WITH TURN DOWN AT EDGES - 3000 PSI AIR ENTRAINED CONCRETE. BROOM FINISH
 1/2" DIAMETER BARS @ 18" OC. EPOXY DOWELS TO EXISTING CONCRETE PAD.

EXISTING SLAB / SIDEWALK TO REMAIN
4" GRANULAR FILL

EXISTING EASEMENT KEYED NOTES:

- EXISTING 50' AT&T EASEMENT
- EXISTING 7' X 35' GUY WIRE EASEMENT
- EXISTING 5' PNM & M.S.T. & T. EASEMENT
- EXISTING 7' PNM & M.S.T. & T. EASEMENT
- EXISTING BLANKET COMCAST EASEMENT

1 Site Plan - Accessibility Plan (TCL)
1" = 20'-0"2 Key Plan.
1" = 100'-0"TCL APPROVED
04/04/2022

GENERAL NOTES:

PARKING REQUIREMENTS PER INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 5/5(B) APPLICABILITY.

UPDATED PARKING REQUIREMENTS PER IDO
1.5 PARKING SPACE PER UNIT

100 TOTAL UNITS X 1.5 SPACES = REQUIRED	150 TOTAL PARKING SPACES
STANDARD SPACES PROVIDED -	167
COMPACT SPACES PROVIDED -	11 SPACES
ACCESSIBILITY SPACES -	9 SPACES
TOTAL SPACES -	187 SPACES PROVIDED

THE ADA SYMBOLS SHOWN AT BUILDINGS IDENTIFY LOCATIONS OF ADA UNITS TO SHOW RELATIONSHIP TO ADA PARKING.

PLEASE SEE DRAWING 2405A OF CITY STANDARD SPECIFICATIONS FOR PAVING DETAILS.

DESIGN REQUIREMENTS PER DEVELOPMENT PROCESS MANUAL (DPM):

- PART 7-4(K) OFF-STREET PARKING AND SITE DESIGN
- (2) BICYCLE PARKING - SEE SITE PLAN FOR LOCATIONS AND BICYCLE PARKING DETAILS
- (3) MOTORCYCLE PARKING - SEE SITE PLAN FOR LOCATIONS AND DIMENSIONS AND SIGNAGE DETAILS
- (4) STANDARD AND SMALL CAR PARKING - SEE SITE PLAN FOR LOCATIONS AND DIMENSIONS
- (5) ADA ACCESSIBLE PARKING - SEE SITE PLAN FOR LOCATIONS AND DIMENSIONS AND PARKING/SIGNAGE/STRIPING DETAILS

BUILDING CONSTRUCTION SCOPE OF WORK:

EXISTING BUILDING A COUGHT FIRE DURING THE REMODEL CONSTRUCTION PROCESS. THAT EXISTING BUILDING IS TO BE DEMOED IN ITS ENTIRETY FROM FOUNDATION TO ROOF STRUCTURE AS WELL AS ALL ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS.

NEW BUILDING TO BE CONSTRUCTED TO BE OF 2X FRAMED CONSTRUCTION ON A CONCRETE SLAB AND SPRINKLED PER IDO STANDARDS.

NEW BUILDING TO BE 3 STORIES TALL AND HAS 5 UNITS PER BUILDING.

SITE PAVEMENTS SCOPE OF WORK:

REMOVE AND REPLACE EXISTING SIDEWALKS ADJACENT TO EXISTING BUILDING A SO AS TO COMPLETE NEW ACCESSIBLE ROUTE THROUGH THE PROPERTY CONNECTING PUBLIC WAY, ACCESSIBLE PARKING SPACES, ACCESSIBLE SIDEWALKS, PUBLIC SPACES, AND DESIGNATED ACCESSIBLE UNITS. NEW ACCESSIBLE ROUTES SHALL COMPLY WITH 2009 ANSI A117.1 AND 2010 ADA STANDARDS WITH A RUNNING SLOPE OF LESS THAN 5% AND A CROSS SLOPE LESS THAN OR EQUAL TO 2%. PER 403.3 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DEPT. OF JUSTICE).

DEMO EXISTING ASPHALT PAVEMENT AT DESIGNATED ACCESSIBLE PARKING SPACES AND ADJACENT TO EXISTING BUILDING A. RECONSTRUCT TO DIMENSIONS AND DETAILS PROVIDED AND SUCH THAT PARKING SPACE MAINTAINS SLOPES LESS THAN OR EQUAL 2% IN ALL DIRECTIONS. CONSTRUCT CONCRETE CURB RAMPS PER THE REQUIREMENTS OF THE PROVIDED DETAILS.

COPPER AVE



JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS

MAKING HOUSE CALLS

SUITE C
11030 MENAUL NE
ALBUQUERQUE, NM 87112
P. 505-797-1318

job no: 21-055

drawn: EAM

checked: J&Z

date: Nov. 16, 2021

12/2/21
 12/7/21
 12/20/21

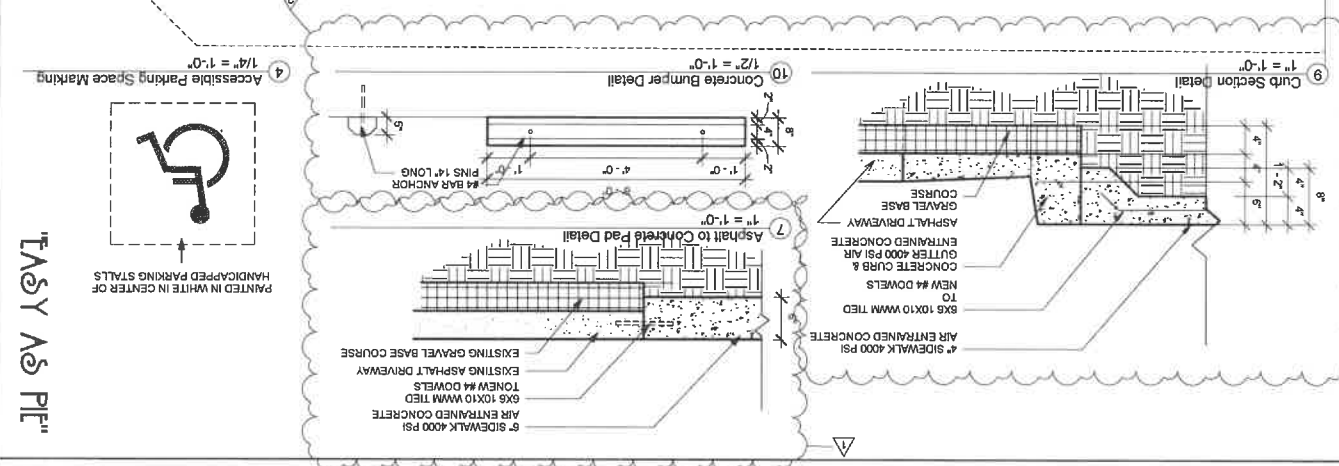
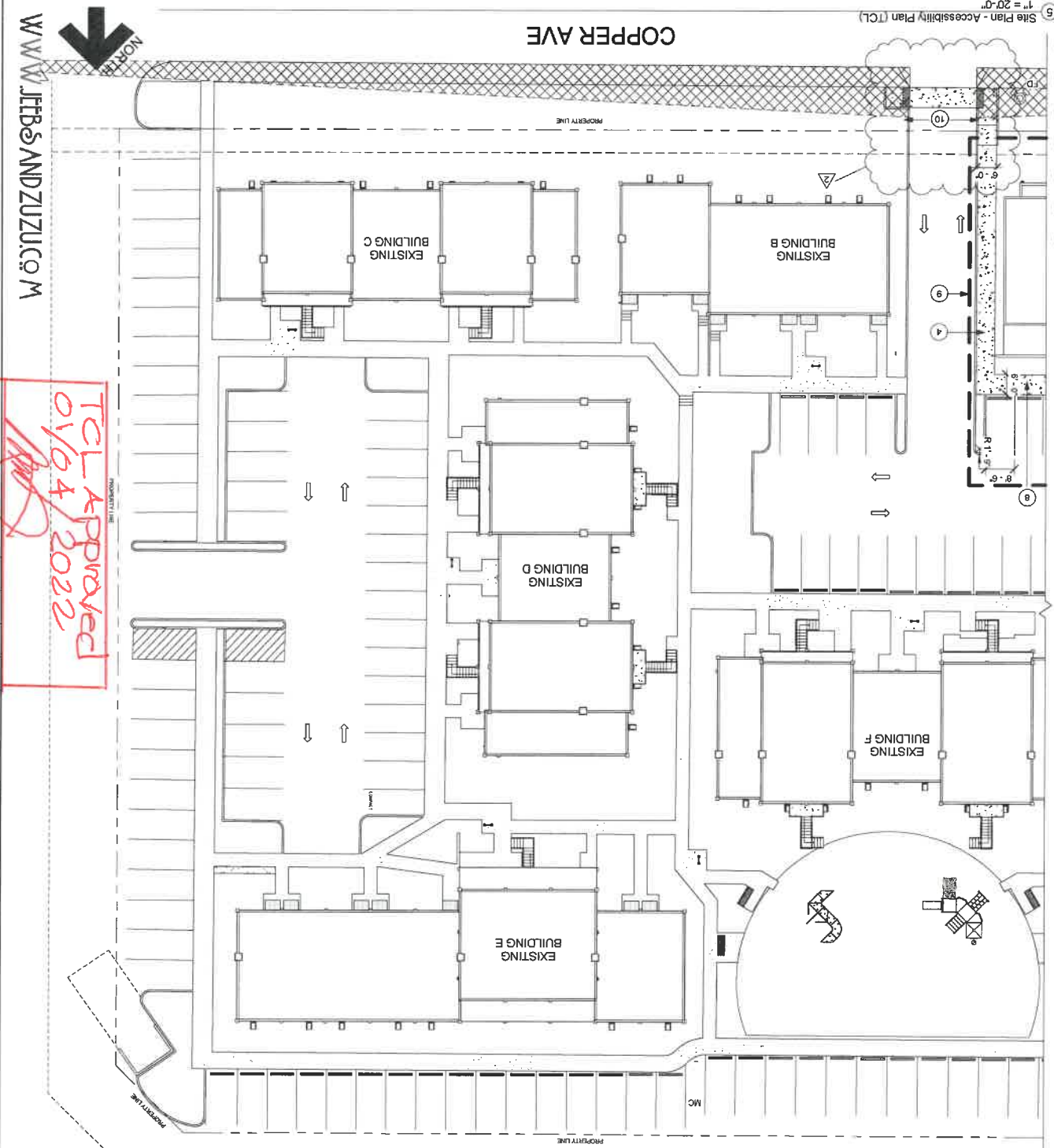
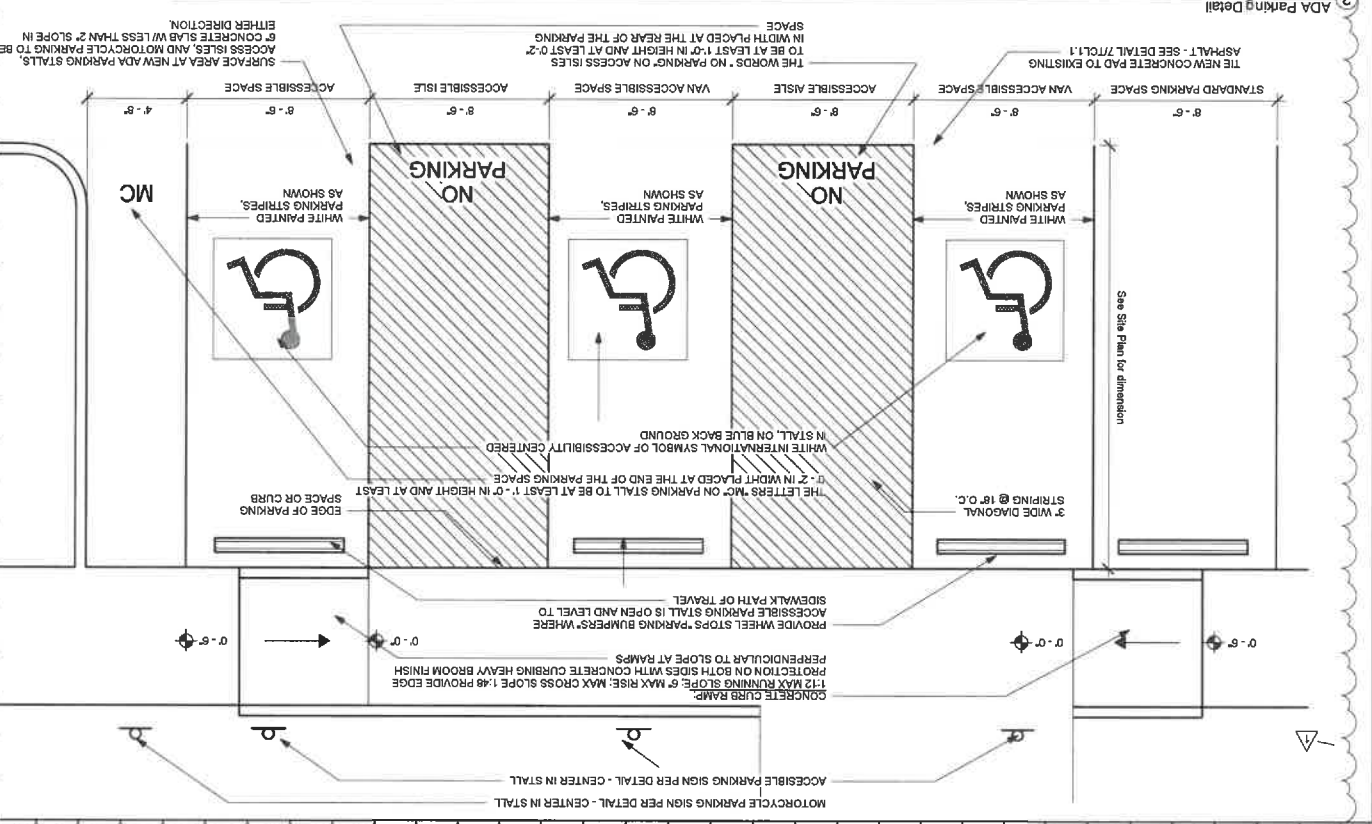
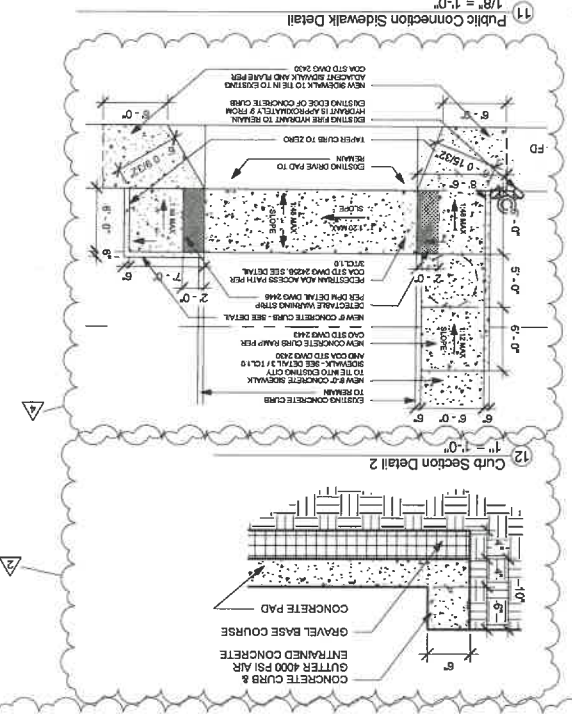
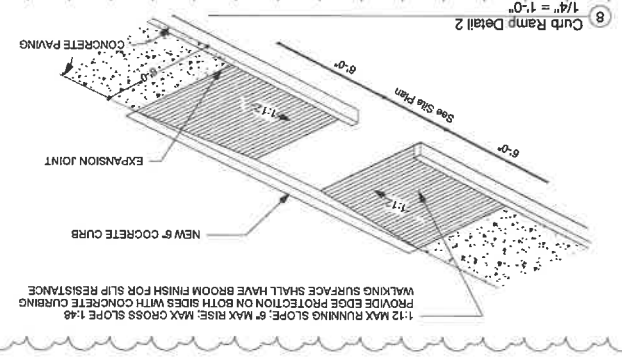
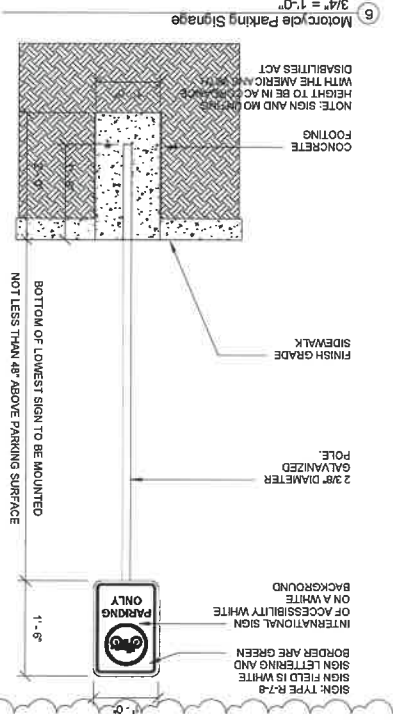
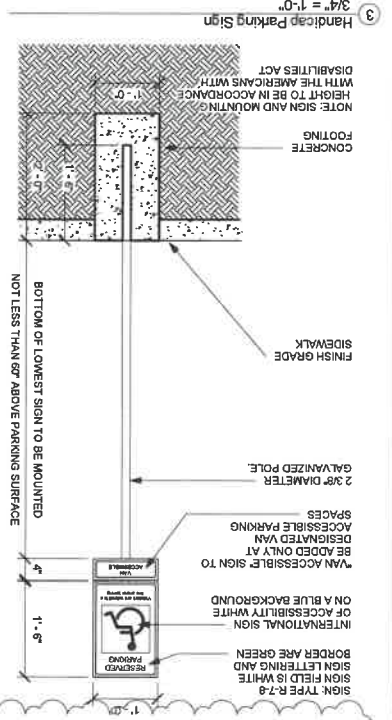
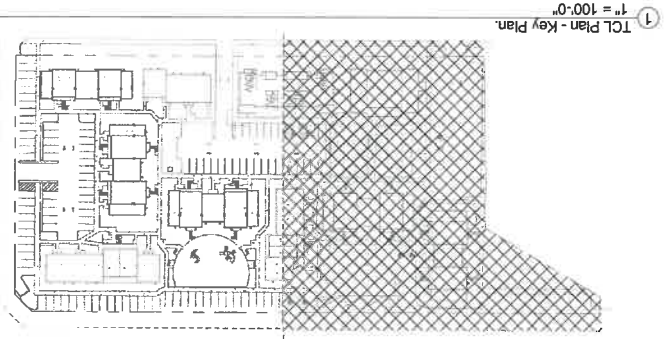
COPPER TERRACE APARTMENTS
RECONSTRUCTED BUILDING A12801 COPPER AVE NE
ALBUQUERQUE, NM 87123

sheet no:

TCL1.0

WWW.JEEBSANDZUZU.CO.M

TRAFFIC CONTROL LAYOUT 1



"EASY AS PIE"

WWW.JEBSANDZUZU.COM

PROPERTY LINE
TCL Approved
01/04/2022
[Signature]

job no:	21-055
drawn:	EAM
checked:	J&Z
date:	Nov. 16, 2021


1
12/22/21


2
12/17/21


3
12/20/21


4
1/13/22

COOPER TERRACE APARTMENTS
 RECONSTRUCTED BUILDING A

12801 COOPER AVE. NE.
 ALBUQUERQUE, NM 87123

Sheet no: TCU



JFFBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS
11030 MENAUL NE SUITE 8
ALBUQUERQUE NM 87112
P: 505-797-1100

FACTORS
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K22-D062