



January 21, 2020

Treveston Elliot
Treveston Elliot Architect
1811 12th St NW
Albuquerque, NM

Re: 10026 Central Ave SE
Project Address
Traffic Circulation Layout
Engineer's/Architect's Stamp 01-14-2020 (L20D073)

Dear Mr. Treveston,

Based upon the information provided in your submittal received 01-14-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. On the vicinity map, please identify the property.
2. Correct the address both on the DTIS form and on the site plan: 10020 Central Ave is not the correct address.
3. The scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, on the following scales may be used:

1" = 20'	1" = 40'
1" = 50'	1" = 100' (for overall layouts only)
4. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
5. ADA curb ramps must be updated to current standards and have truncated domes installed.
6. Please call out the pedestrian pathway connection to the public sidewalk.
7. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
8. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
9. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.
10. Show the clear sight triangle and add the following note to the plan:
"Landscaping and signage will not interfere with clear sight requirements."

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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 sight triangle.

11. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
12. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

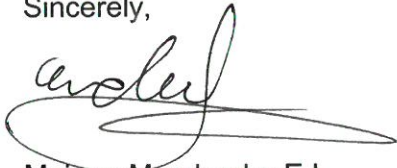
Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

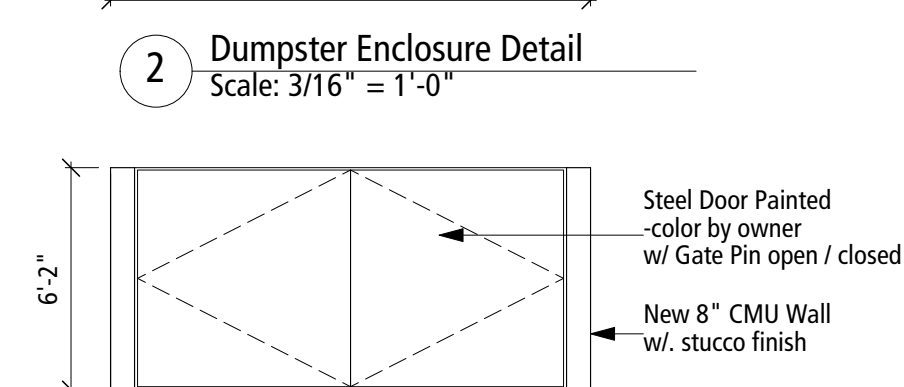
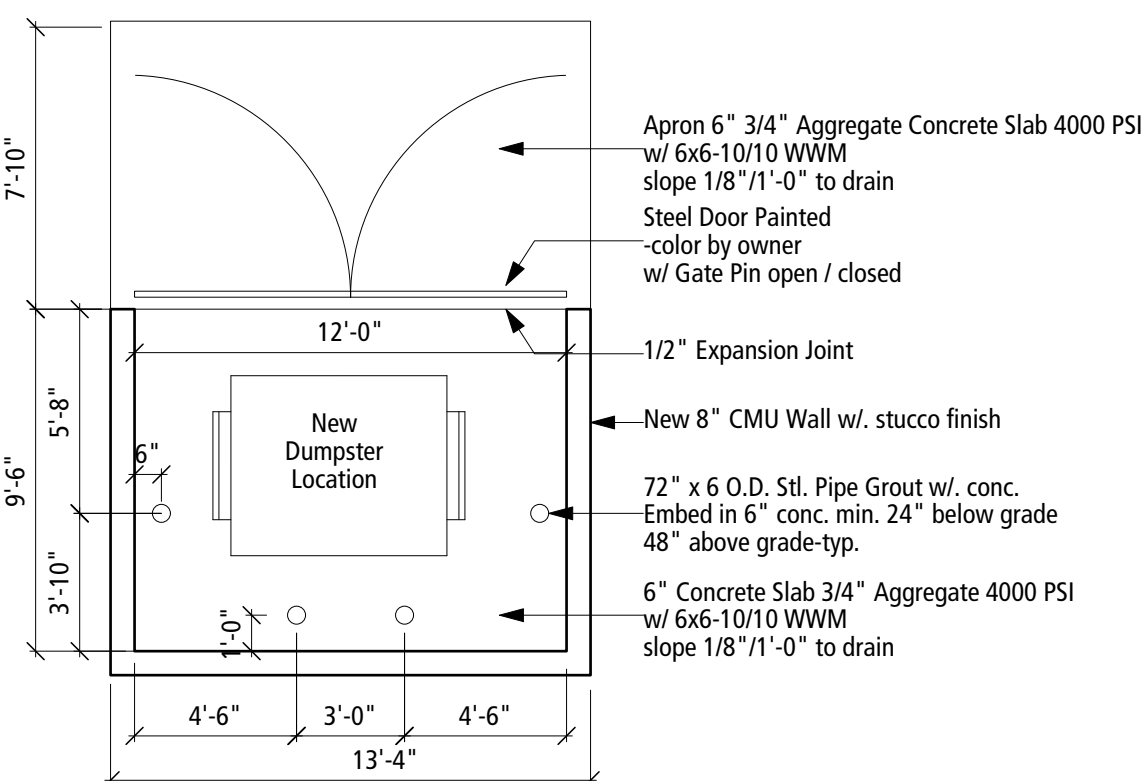
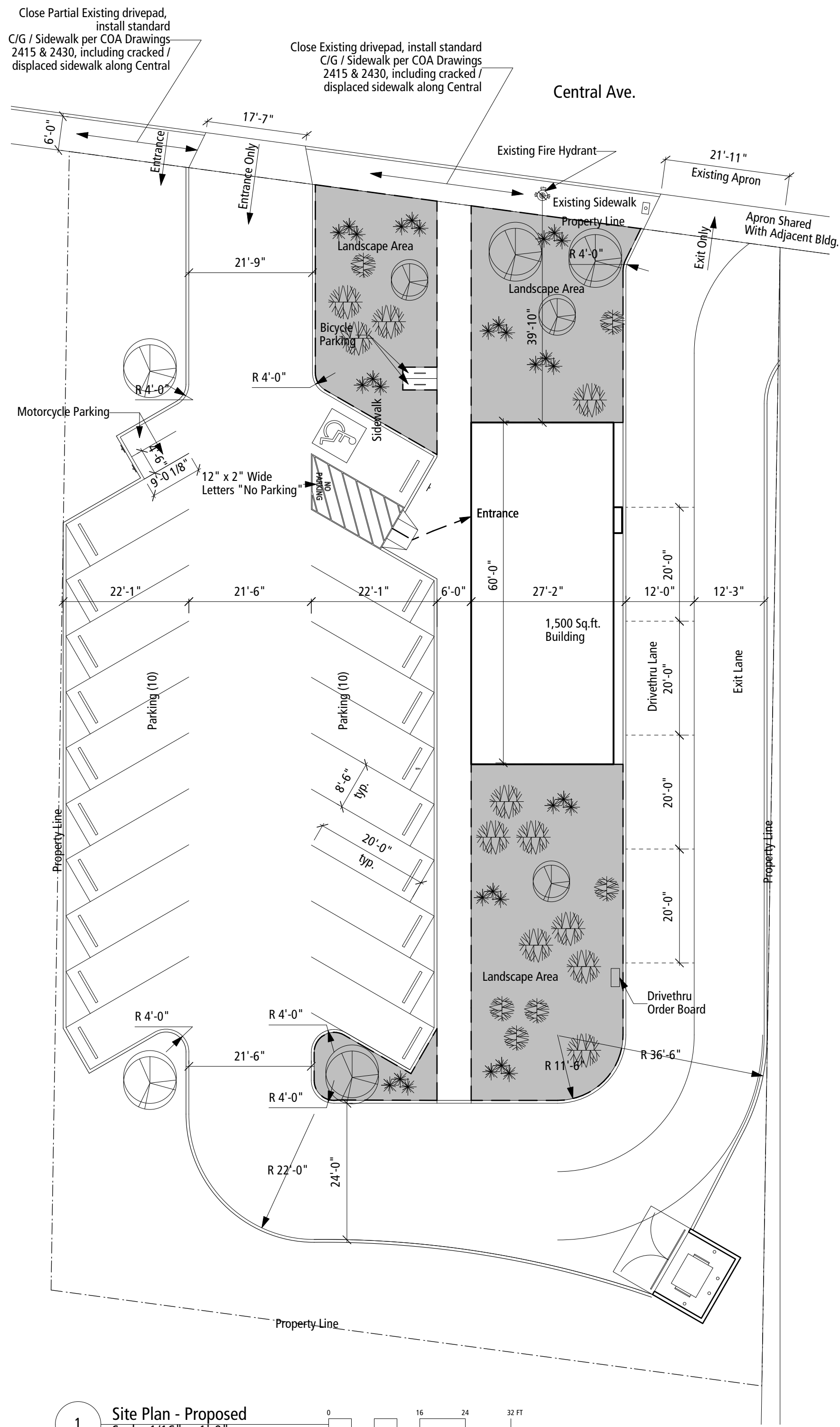
If you have any questions, please contact me at (505) 924-3675.

Sincerely,

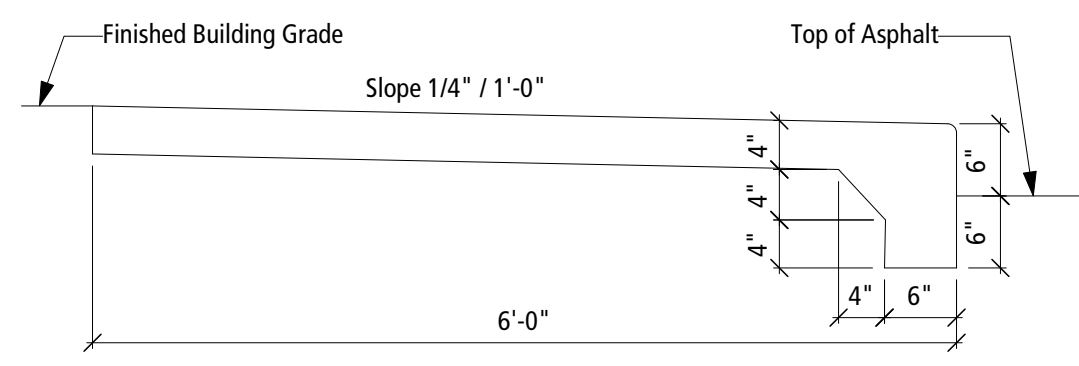
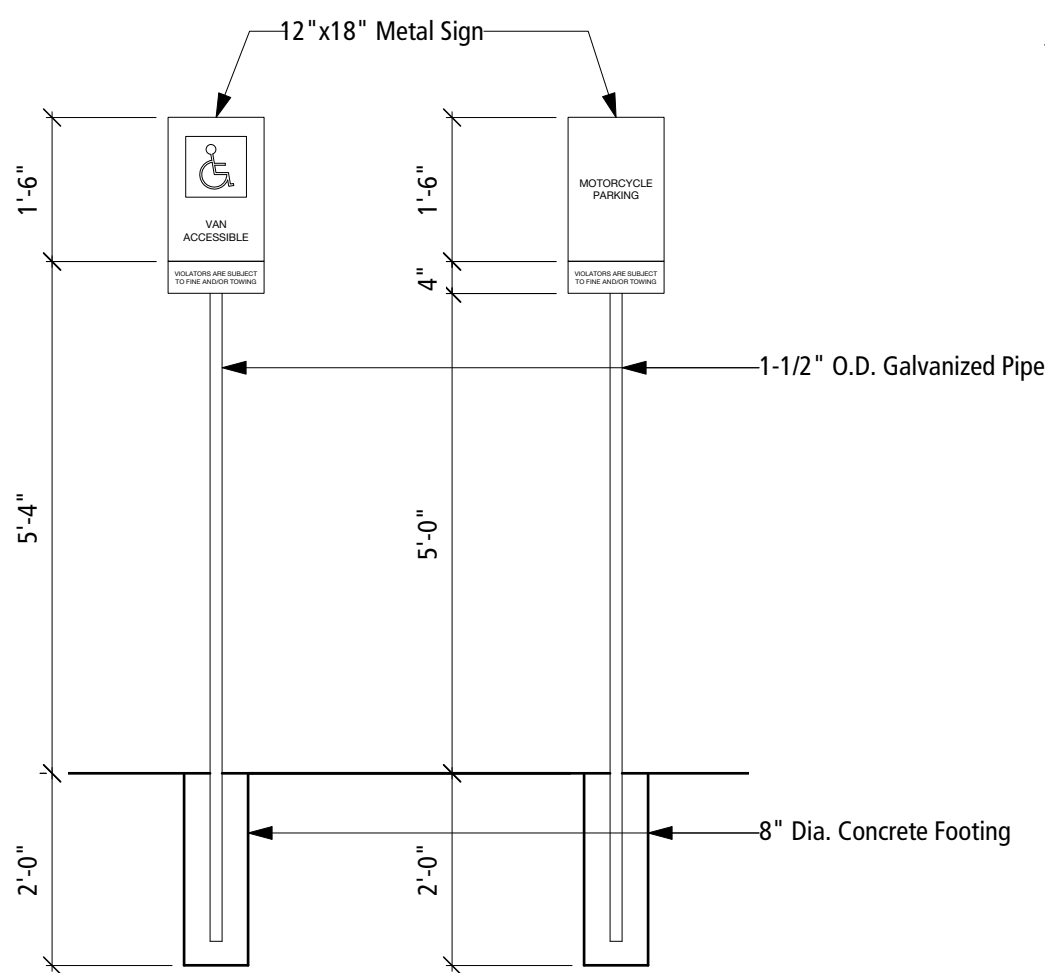


Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\\MM via: email
C: CO Clerk, File



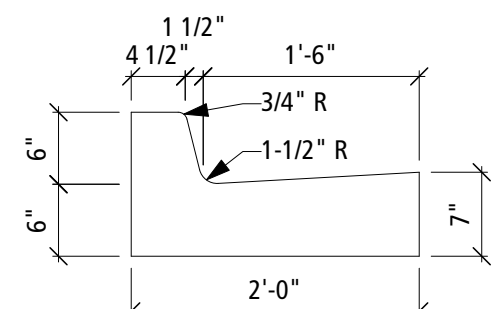
General Note:
PRE POUR INSPECTION REQUIRED BY COA SOLID WASTE DEPARTMENT.



A cross slope of 1/4" per foot shall be provided and shall slope towards the direction of the drainage area.

Concrete walks shall have contraction joints at 6' o.c. Intervals. 1/2" Expansion joints shall be installed every 36', unless otherwise shown on plans.

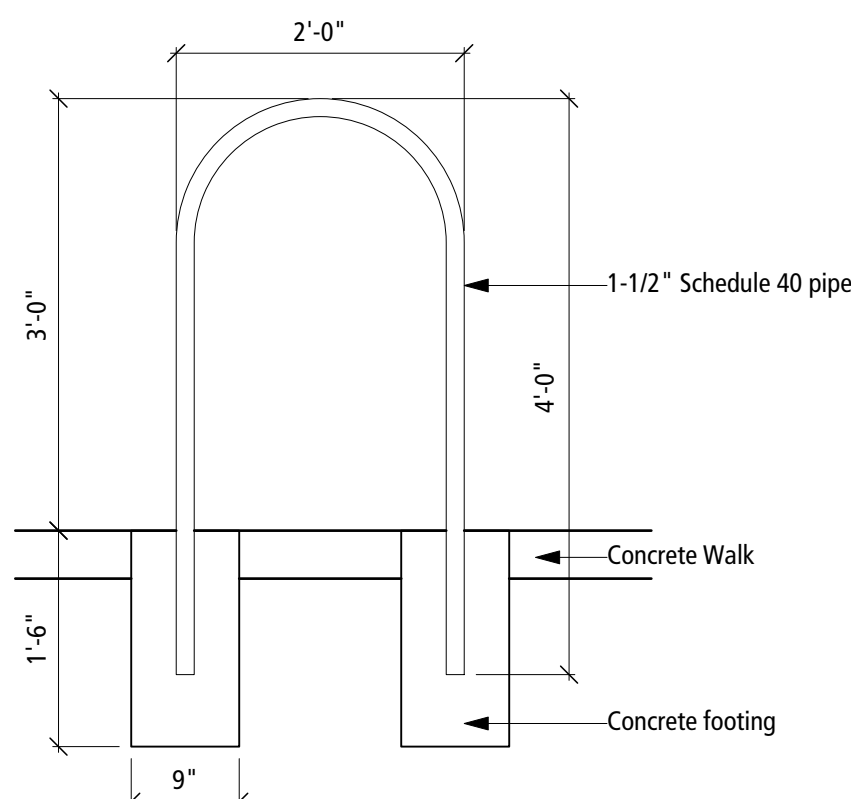
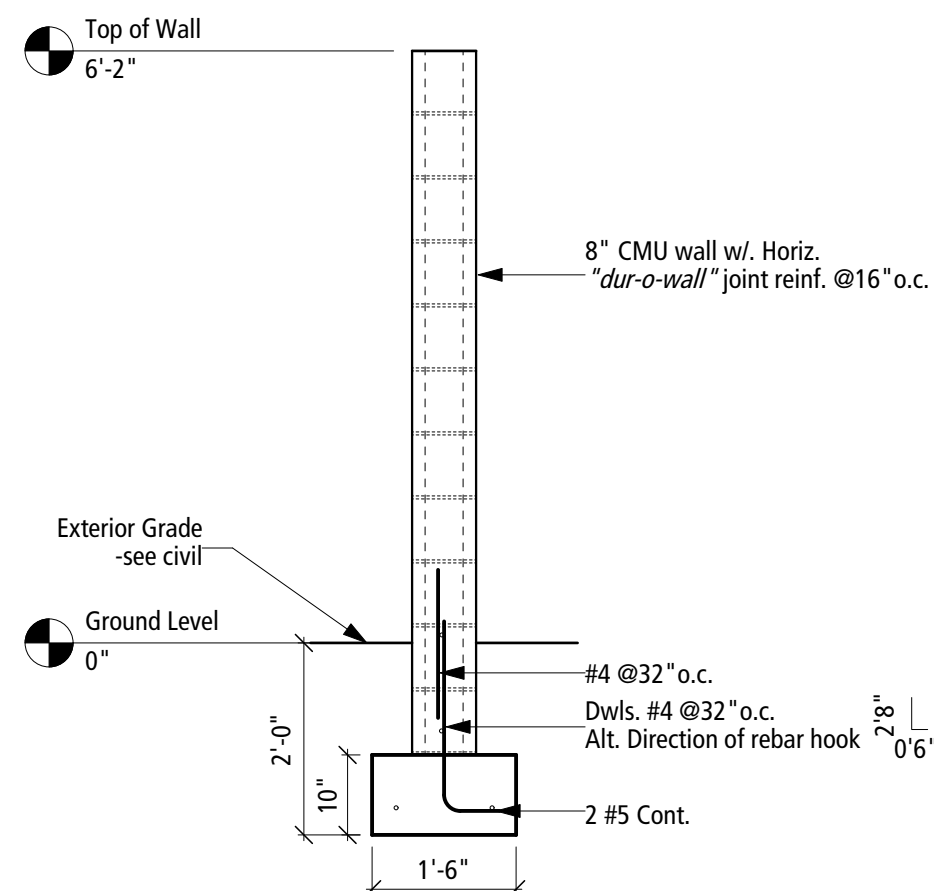
1/2" Expansion joints shall be installed where walk abut rigid structures.



Provide 1/2" Expansion joints at 36" o.c. at immovable objects and at the beginning and end of curves

Provide contraction joints at 6' o.c.

All exposed concrete corners to have 3/4" radius.



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: 10020 Central Ave. SE
 Albuquerque, New Mexico 87123

Zoning: MX-H

Zoning Atlas Page: L-20

Setbacks: 5' - Front
 0' - Side
 15' - Rear

Height: 26'

Parking: 8/1,000 GSF @ 1,500= 12

Bld. Area: 1,500sq.ft.

Occupancy: Vanilla Shell

Construction Type: Type Vb

Separation: NA

Seismic: C

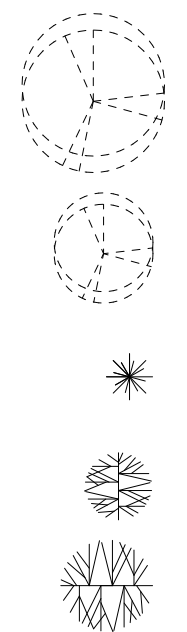
Sprinkler: None

PLUMBING REQUIREMENTS

Vanilla Shell

New drive thru restaurant building.

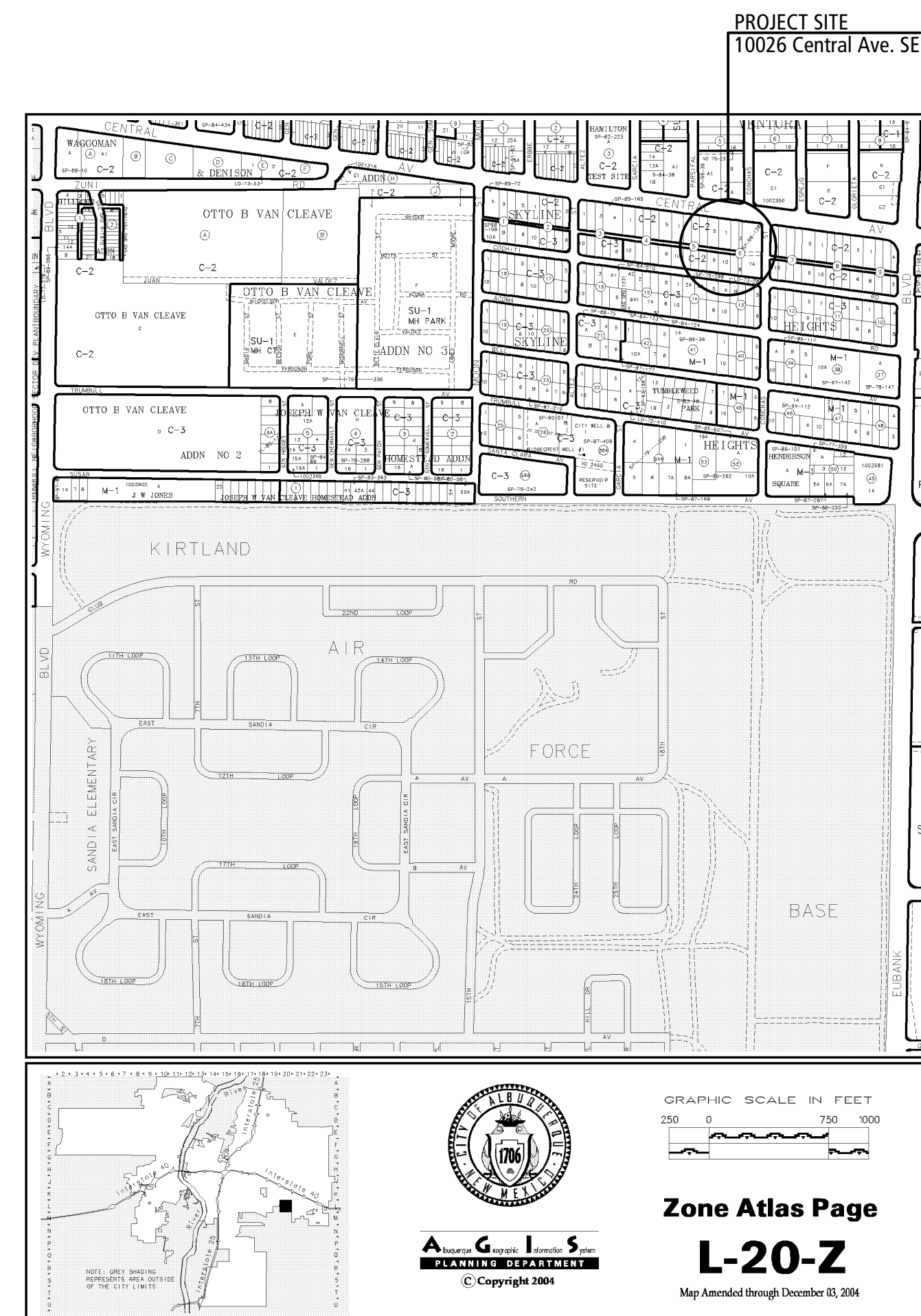
Plant Material



Landscape Requirements

Site Area	24,997 sq.ft.
Building Footprint	1,500 sq.ft.
Landscape Area:	23,497 sq.ft.
Required Landscape %	.15 sq.ft.
Landscape Area Required:	2,350 sq.ft.
Landscape Area Provided:	3,538 sq.ft.
Parking Lot Area	14,080 sq.ft.
Sidewalk Area	1,048 sq.ft.

Irrigation System
 Irrigation system standards outlined in the Water Conservation Landscape and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system is existing and shall be tested by the contractor and repaired if required.

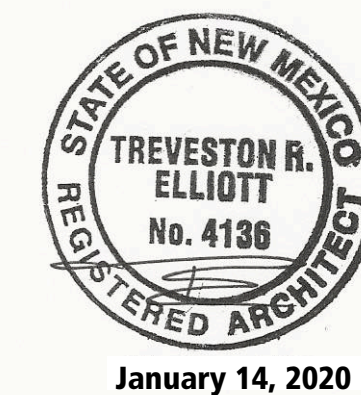


TREVESTON ELLIOTT ARCHITECT

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

Absolute Investment Realty

10020 Central Ave. SE
 Albuquerque, New Mexico 87123



Date: January 14, 2020

Sheet: Fire-2

TCL