

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

September 8, 2023

Anthony Santi  
Dekker/ Perich/ Sabatini  
7601 Jefferson St. NE  
Albuquerque, NM 87109

**Re: Farolito Senior Community**  
**10501 Central Ave. NE**  
**Traffic Circulation Layout**  
Architect's Stamp 09-05-23 (L21-D074)

Dear Mr. Santi,

The TCL submittal received 08-15-2023 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

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 the [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) for log in and evaluation by Transportation. **AN APPROVED SIDEWALK EASEMENT IS CONDITION OF RELEASING THE FINAL CO.**

[www.cabq.gov](http://www.cabq.gov)

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.

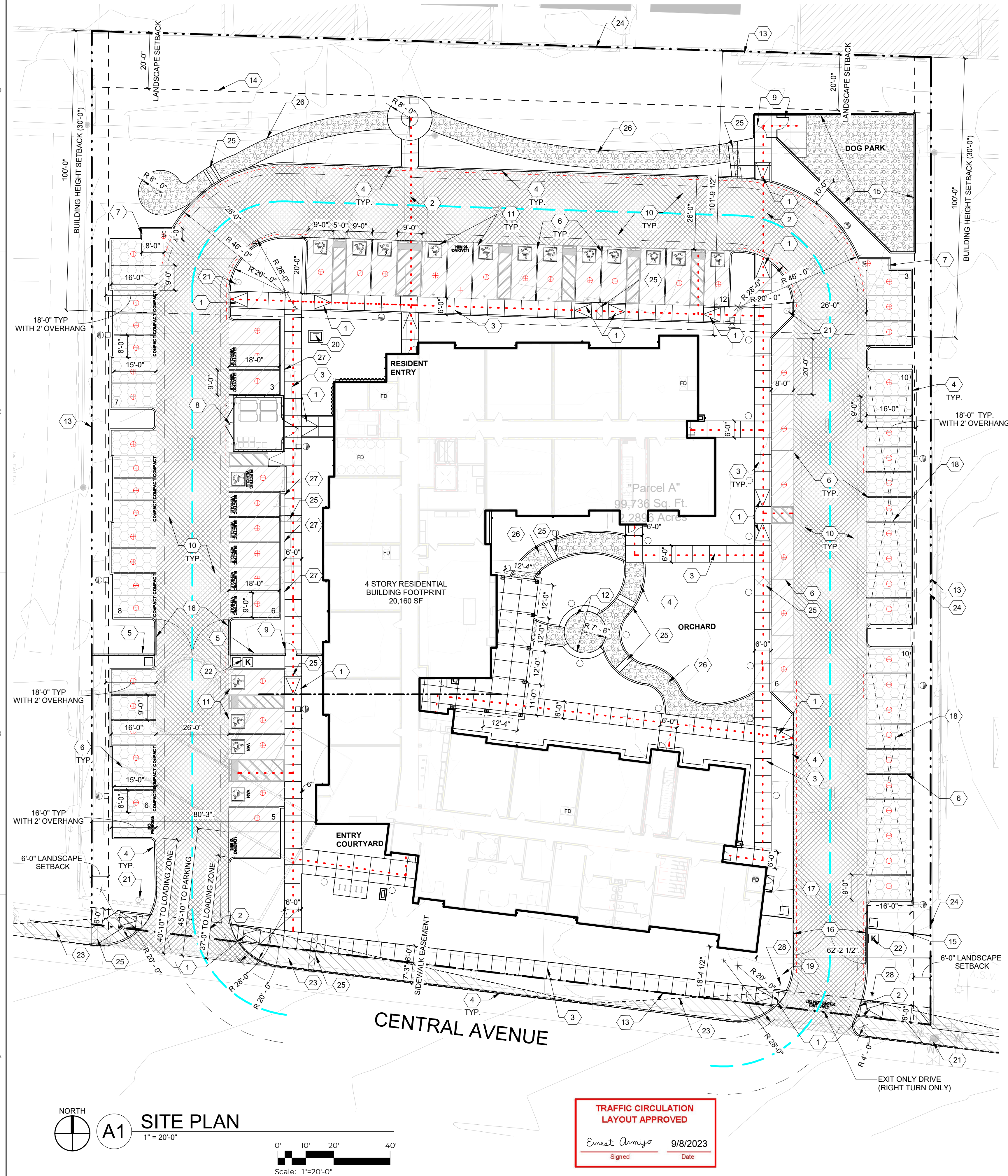
Sincerely,

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

C: CO Clerk, File



**AN APPROVED SIDEWALK EASEMENT IS CONDITION OF RELEASING THE FINAL CO.**



## PROJECT INFORMATION

**LOCATION:**  
10501 CENTRAL AVENUE NE  
ALBUQUERQUE, NM 87123

**ZONING:**  
DO - MIXED-USE - HIGH INTENSITY ZONE DISTRICT (MX-H)  
METROPOLITAN REDEVELOPMENT AREA (MRA) - EAST GATEWAY  
MAJOR TRANSIT CORRIDOR AREA  
ROUTE 66 ACTION PLAN

**LEGAL DESCRIPTION:**  
TRACT IN N 1/2 NW 1/4 NW 1/4 CONT 2.2860 AC MLTRACT IN N 1/2 NW  
1/4 NW 1/4 CONT 2.2860 AC ML

**ZONE ATLAS:**  
L-21-Z

**SITE AREA:**  
2.285 ACRES (99, 532 SQ. FT.)

**DENSITY:**  
35.9 DU / ACRES

**OCCUPANCY AND CONSTRUCTION TYPE:**  
APARTMENTS R-2, B (LEASING, & AMENITY)  
CONSTRUCTION TYPE: 5-A (4 STORY APARTMENT BUILDINGS)

**BUILDING SETBACKS:**  
FRONT = 5' MIN. / N/A MAX.  
SIDE = 5' MIN. / N/A MAX.  
REAR = 15'

**BUILDING HEIGHT:**  
MAXIMUM ALLOWED = 65'-0"  
MAXIMUM PROVIDED = 51'-6"

**BUILDING AREA:**  
LEVEL 1 = 20,160 GSF  
LEVEL 2 = 17,532 GSF  
LEVEL 3 = 18,814 GSF  
LEVEL 4 = 18,814 GSF  
TOTAL = 75,320 GSF

**SPRINKLERED:**  
YES, NFPA 13R

**FIRE FLOW:**  
3,750 GPM

**HYDRANTS REQUIRED:**  
4

**SOLID WASTE NARRATIVE:**  
TRASH SHALL BE PROVIDED ON SITE WITH A INTERNAL COMPACTOR AND TRASH CHUTE SERVING THE RESIDENTS. THE INTERNALCOMPACTOR SHALL BE SERVED WITH TWO CY. CARTS ON CASTERS (4 TOTAL ON SITE) COLLECTING UPPER LEVEL REFUSE COLLECTED AT THE CHUTE AND WEELED OUT TO THE REFUSE CONTAINER BY BUILDING MANAGEMENT AND BY SOLID WASTE PERSONNEL ON SERVICE DAYS.

## OPEN SPACE CALCULATIONS

**REQUIRED USABLE OPEN SPACE:** (TABLE 2-4-7) MX-H ZONING

1 BEDROOM UNIT = 200 SF OPEN SPACE REQUIRED	
2 BEDROOM UNIT = 250 SF OPEN SPACE REQUIRED	
1 BEDROOM UNITS PROVIDED: 72 UNITS X 200 =	14,400 SF
2 BEDROOM UNITS PROVIDED: 10 UNITS X 250 =	2,500 SF
TOTAL OPEN SPACE REQUIRED:	16,900 SF

**PROVIDED USABLE OPEN SPACE:**

XX,XXX SF OF USABLE OPEN SPACE PROVIDED

## UNIT DATA

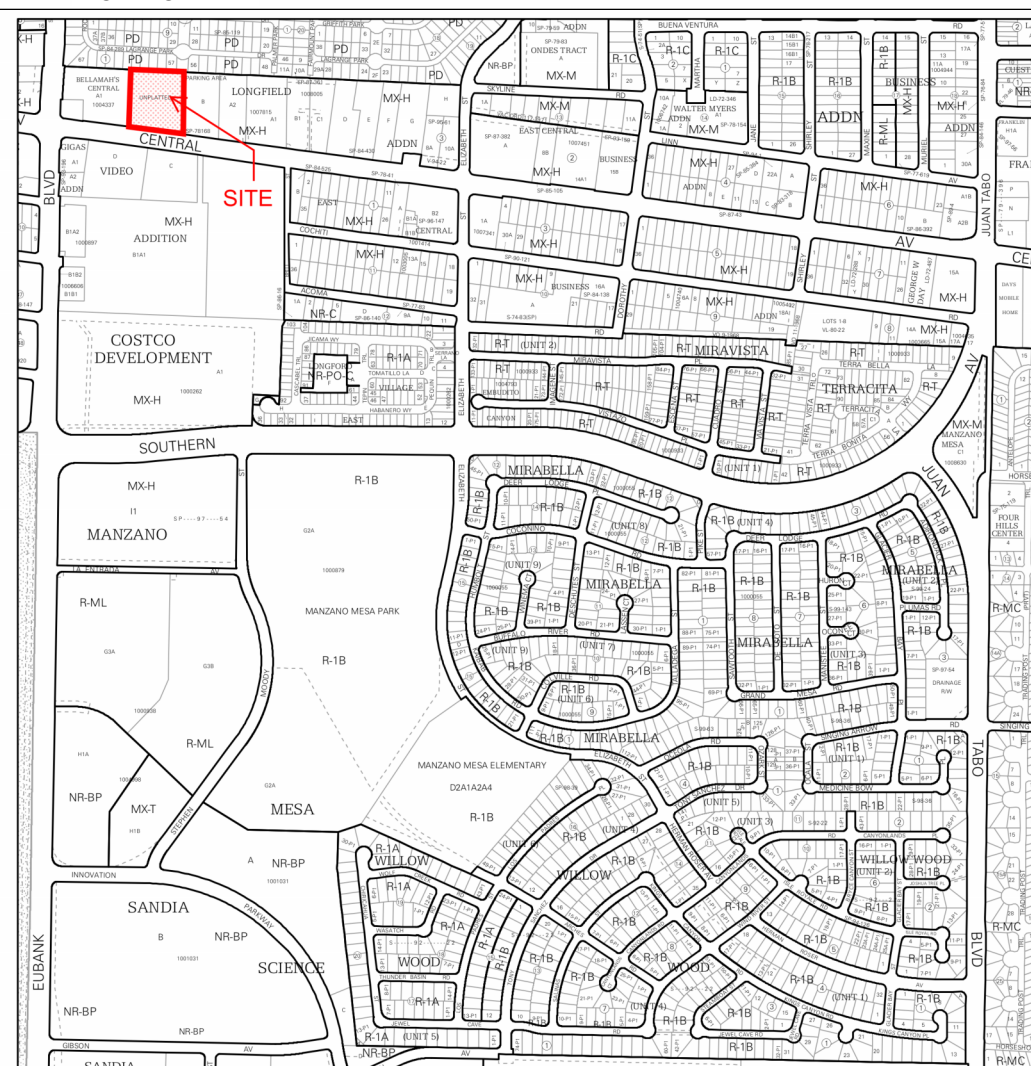
UNIT TYPE	GROSS HEATED SQUARE FOOTAGE (GHSF)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL QUANTITY	TOTAL AREA (GHSF)
UNIT 1	650	14	18	20	20	72	46,800
UNIT 2	790	1	3	3	3	10	7,900
		15	21	23	23	82	
<b>TOTAL GHSF PER FLOOR</b>		<b>9,890</b>	<b>14,070</b>	<b>15,370</b>	<b>15,370</b>		54,700

## SHEET KEYNOTES

- |   |  |  |
|---|--|--|
| 1. CONCRETE ACCESSIBLE RAMP TYP.  |  | HEAVY DUTY ASPHALT (RATED FOR UP TO 75,000 LBS)              |
| 2. PAINTED PEDESTRIAN CROSSWALK, RE: C4/SDP1.2  |  | LIGHT DUTY ASPHALT   |
| 3. CONCRETE SIDEWALK WITH CONTROL JOINTS, WIDTH AS NOTED  |  | STABILIZED DECOMPOSED GRANITE PATH (ACCESSABLE)              |
| 4. CONCRETE CURB, SEE CIVIL   |  | PERMIABLE PAVING, RE: CIVIL                                  |
| 5. 6" CMU WALL.   |  |  |
| 6. PARKING STRIPING   |  | PROPERTY LINE  |
| 7. MOTORCYCLE ONLY PARKING SIGNAGE  |  | SETBACK (SEE DEMENTION FOR ADDITIONAL DETAILS)               |
| 8. REFUSE ENCLOSURE, RE: SDP-5.7  |  | ACCESSIBLE ROUTE   |
| 9. PEDESTRIAN GATE W/ KEYCARD ACCESS  |  | FIRELANE STRIPPIING MARKING FIRE ACCESS LANE, RE: C2/SDP 1.2 |
| 10. ASPHALT PAVING, RE: CIVIL FOR PAVEMENT SECTIONS   |  | REFUSE TRUCK ROUTE   |
| 11. ACCESSIBLE PARKING STALL, RE: D2/SDP1.2   |  | EXISTING FIRE HYDRANT LOCATION                               |
| 12. CONCRETE SEAT WALL, RE: C3/SDP1.2   |  | FIRE HYDRANT LOCATION, RE: CIVIL                             |
| 13. PROPERTY LINE   |  | FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNTED                |
| 14. 6" PUBLIC UTILITY EASEMENT  |  | TRANSFORMER, RE: ELECTRICAL                                  |
| 15. 6" VIEW FENCING   |  |  |
| 16. VEHICULAR GATE ON FOBBED SENSOR & CALL BOX  |  |  |
| 17. FIRE DEPARTMENT CONNECTION (FDC)  |  |  |
| 18. PV CAPABLE PARKING CANOPY (OPTIONAL - ALTERNATE BID)  |  |  |
| 19. POST INDICATOR VALVE (PIV)  |  |  |
| 20. TRANSFORMER, RE: ELECTRICAL   |  |  |
| 21. FIRE HYDRANT, RE: CIVIL   |  |  |
| 22. LOCATION OF KNOX BOX  |  |  |
| 23. CLEAR SIGHT TRIANGLE (PER COA) LANDSCAPING<br>AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT<br>REQUIREMENTS. AL ABISONS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8<br>FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN<br>THE CLEAR SIGHT TRIANGLE |  |  |
| 24. EXISTING MASONRY WALL TO REMAIN   |  |  |
| 25. SIDEWALK CULVERT, RE: CIVIL   |  |  |
| 26. STABILIZED CRUSHER FINE PATH RE: B1/SDP1.3  |  |  |
| 27. E.V. CAPABLE CHARING STATION  |  |  |
| 28. EXIT ONLY SIGNAGE DO NOT ENTER, RE: D1/SDP1.3   |  |  |

## GENERAL SHEET NOTES

- C. SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE SHALL COMPLY WITH ALL CITY OF ALBUQUERQUE AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- D. COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
- E. REPAIR AREAS TO MATCH PRE-CONSTRUCTION CONDITION WHERE UTILITY WORK, GRADING AND/OR STAGING OCCURS, INCLUDING AREAS OUTSIDE OF LIMIT OF WORK BOUNDARY.
- F. ALL EXISTING ASPHALT AND CONCRETE TO BE REMOVED PRIOR TO CONSTRUCTION.
- G. REMOVE EXISTING TREES PRIOR TO CONSTRUCTION.
- H. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION. SEE CIVIL.
- I. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- J. AN ACCESSIBLE RAMP SHALL BE PROVIDED WITH ACCESSIBILITY STANDARDS OF THE PROJECT CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.
- K. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-8-5 OUTDOOR LIGHTING.
- L. REFER TO CIVIL AND ELECTRICAL FOR DEMOLITION ITEMS.
- M. REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.
- N. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- O. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
- P. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
- Q. PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE, SLAB, CURB, CONCRETE SIDEWALKS TO DRAIN, TYP. RE: CIVIL FOR CURB ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS.
- R. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED A DEMOLITION AND CONSTRUCTION.
- S. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, NO SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAV) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- T. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS PER CITY OF ALBUQUERQUE.
- U. ALL RAMPS, SIDEWALKS, CURBS AND GUTTERS IN THE R.O.W. SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARD DRAWINGS.
- V. SOLID WASTE CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.
- W. DURING CONSTRUCTION, COORDINATE WITH CITY OF ALBUQUERQUE'S MEDIAN LANDSCAPING PROJECT AT THIS LOCATION.
- X. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.



## LEGEND

	LANDSCAPED AREA
	HEAVY DUTY ASPHALT (RATED FOR UP TO 75,000 LBS)
	LIGHT DUTY ASPHALT
	STABILIZED DECOMPOSED GRANITE PATH (ACCESSABLE)
	PERMEABLE PAVING, RE: CIVIL
	PROPERTY LINE
	SETBACK (SEE DEMENTION FOR ADDITIONAL DETAILS)
	ACCESSIBLE ROUTE
	FIRELANE STRIPPING MARKING FIRE ACCESS LANE, RE: C2/SDP 1.2
	REFUSE TRUCK ROUTE
	EXISTING FIRE HYDRANT LOCATION
	FIRE HYDRANT LOCATION, RE: CIVIL
	FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNTED
	TRANSFORMER, RE: ELECTRICAL
	PROPOSED 20' LIGHT POLE
	PHOTOVOLTAIC (PV) CARPORT, ALTERNATE BID (SEPERATE PERMIT REQUIRED)
	BIKE RACK (4 BIKE CAPACITY) RE: B2/SDP 1.2
	SITE BENCH

DEKKER  
PERICH  
SABATINI

# Architecture in Progress



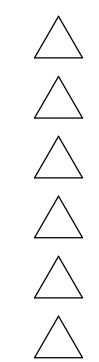
SEAL

PROJECT

**FAROLITO SENIOR  
COMMUNITY**  
10501 CENTRAL AVENUE NE  
ALBUQUERQUE, NM 87123

ISSUED FOR  
PERMIT

## REVISIONS



DRAWN BY BH

REVIEWED BY CWW

DATE 05/12/23

PROJECT NO: 22-0083

DRAWING NAME

# TRAFFIC CIRCULATION PLAN

SHEET NO. \_\_\_\_\_

TCL



