



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Beehive Homes Phase 3 Building Permit #: 201690549 City Drainage #: L23D022
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 1B2 of Four Hills Village Shopping Center and Apartment Complex
City Address: 13450 Wenonah Ave SE Suite 103 Albuquerque, NM 87123

Engineering Firm: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Owner: Host Care LLC Contact: Jerry Castillo
Address: 3535 Princeton Dr NE Abq, NM 87107
Phone#: 385-8560 Fax#: _____ E-mail: castillofour@msn.com

Architect: RBA Architecture PC Contact: David McEachern
Address: 1104 Park Ave SW Abq, NM 87102
Phone#: 242-1859 Fax#: _____ E-mail: david@rba81.com

Other Contact: S & J Enterprises - Contractor Contact: Jerry Castillo
Address: 3535 Princeton Dr NE Abq, NM 87107
Phone#: 385-8560 Fax#: _____ E-mail: castillofour@msn.com

Check all that Apply:

DEPARTMENT:
☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:
☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

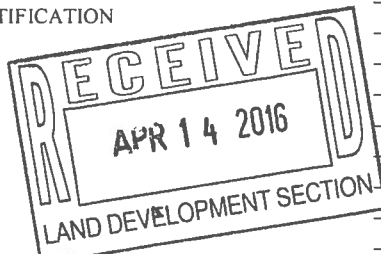
IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: _____ By: _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



April ²⁷25, 2016

David McEachem
RBA Architecture PC
1104 Park Ave., SW
Albuquerque, NM 87102

Re: Beehive Homes Phase 3
13450 Wenonah Ave., SE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 4-14-16 (L23-D022)

Dear Mr. McEachem,

The TCL submittal received 4-14-16 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 a 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 TCL with 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,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: File

EXISTING BUILDING / PARKING REQUIREMENTS
TWO SPACES PER DWELLING UNIT:

PROVIDED:
REGULAR SPACES: 7
HANDICAP ACCESSIBLE SPACES: 2
TOTAL SPACES PROVIDED: 9

EXISTING BUILDING II PARKING REQUIREMENTS

REQUIRED:
ASSISTED LIVING HOME: 8 SPACES REQUIRED
HC SPACE REQUIRED: 1 TO 25 SPACES = 1 HC SPACE

PROVIDED:
REGULAR SPACES: 15
HANDICAP ACCESSIBLE SPACES: 2
TOTAL SPACES PROVIDED: 17

NEW BUILDING III PARKING REQUIREMENTS

REQUIRED:
ASSISTED LIVING HOME: 8 SPACES REQUIRED
HC SPACE REQUIRED: 1 TO 25 SPACES = 1 HC SPACE

**PROVIDED:
NO NEW SPACES ADDED DURING THIS PHASE.**

BUILDING 1, 2 & 3 PARKING REQUIREMENTS

TOTAL PARKING REQUIRED:	24 REGULAR SPACES 3 H.C. SPACES
PARKING PROVIDED:	22 - 9'x20' SPACES 4 - 9'x20' H.C. SPACES
TOTAL PARKING PROVIDED:	26 SPACES

USABLE OPEN SPACE	
TOTAL LOT	168,596 S.F. (3.87 ACRES)
TOTAL BUILDING	- 43,270 S.F.
TOTAL CIRCULATION	- 38,207 S.F.
TOTAL OPEN AREA	87,118 S.F. (1.99 ACRES)
	51% USABLE

TRACT 1-A1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL 98C, FOLIO 108
04-23-1998

(N 90°00'00" E 155.00')
N 90°00'00" E 155.00'

(N 00°00'00" E 161.18')

N 00°00'00" E 161.18'

N 88°42'51" W 121.02
(N 88°42'51" W 121.02)

LOS CABALLEROS ESTATES
FILED VOL 96C, FOLIO 296

LINE DENOTES
PHASE 2 BOUNDARY

S 89°55'11" W 446.73
(S 89°55'11" W 446.73)

LIFE SAFETY GENERAL NOTES

- A. PRISM IDENTIFICATION - SHALL BE MINIMUM 10 INCHES HIGH X 2 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- B. FIRE SPRINKLER SYSTEM AND FIRE ALARM PLANS TO BE SUBMITTED UNDER SEPARATE PERMIT.
- C. GENERAL CONTRACTORS TO PROVIDE AND INSTALL NOOK BOX. NOOK BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION AND NOT MORE THAN 6'-0" ABOVE FINISH FLOOR. THE NOOK BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1077, AND SHALL BE INSTALLED IN THE EXTERIOR OF THE BUILDING AND THE EXTERIOR ROOF PANEL LOCATION TO BE APPROVED BY THE FIRE MARSHAL.
- D. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER BOX/ 3,000 S.F., REF: FLOOR PLANS FOR LOADING, LOCATIONS AND TYPE.
- E. ALL PENETRATIONS THROUGH A FIRE RATED FLOOR OR FIRE RATED WALL ASSEMBLY TO BE FIREPROTECTED WITH THEWAMBER AS MANUFACTURED BY THEWAMBER, LLC, WENSHI, 46992 OR OTHER APPROVED EQUAL.
- F. ALL EXIT SIGNS AND EMERGENCY LIGHTING SHALL HAVE BATTERY BACK-UP, REF: ELECTRICAL

TRACT 1481

WENONAH AVENUE S.E

N 00°00'00" E 114.28'
(N 00°00'00" E 114.28')

S 89°14'32" E 173.55'
(S 89°14'32" E 173.55')

L=115.73'
R=138.00'
 $\Delta=48^{\circ}03'02''$
S 65°13'01" E
112.37'

S 06°29'09" W 135.23

TRAMWAY ROAD SE
R.O.W. VARIES

TRACT 1B-2, FOUR
HILLS VILLAGE
SHOPPING CENTER &
APARTMENT COMPLEX
168,595 S.F.
3.8704 ACRES

L=199.50'
R=2914.79'
Δ=03°55'18"
N 04°31'30" E
199.47'

A.M.A.F.C.A. CHANNEL
R.O.W. VARIES

BEEHIVE HOMES INC.
SITE PLAN FOR TCL
ALBUQUERQUE, NM
PROJECT #1575

REVISION DATE

REVISION DATE

STATE OF NEW MEXICO
 RICHARD P. BENNETT
 No. 1240
 4/14/16
 REGISTERED ARCHITECT

RBA
ARCHITECTURE, PC
PLANNING
DESIGN

1104 Park Ave. SW
Albuquerque, NM 87102
P(505)242-1859 F(505)242-6630

DATE
04-14-2016

SHEET NUMBER

TCL-1.0

PHASE 3

1"=20'-0" 8,072 SF

EXIST. PARK

BAR SCALE
(IN FEET)



JOURNAL OF DOCUMENTATION