

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 14, 2006

Shelly Hughes
JLS Architects
1600 Rio Grand Blvd
Albuquerque, NM 87104

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Offices and Warehouse for Kim Brooks Office Building [B-13/D-20r]
(4477 Irving Blvd NW), Albuquerque, NM
Engineer's/Architect's Stamp Dated 09-13-2006

Dear Mrs. Hughes,

The TCL submittal dated September 13, 2006 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer needs stamp 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 Hydrology at the Development Services Center of Plaza Del Sol Building.

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 924-3306.

Sincerely,

Kristal Metro, PE
Senior Engineer
Development and Building Services

cc: Hydrology file
File

Project Data

LOCATION:	4477 IRVING BLVD. NW ALBUQUERQUE, NM
OWNER:	KIM & CHRISTINE BROOKS
UPC NUMBER:	101306519530020112
LEGAL DESCRIPTION:	C1, B1, A1 IRVING LAND PARTNERS
CURRENT ZONING:	M-1
ZONE ATLAS PAGE:	B13
APPLICABLE CODE:	2003 IBC
CONSTRUCTION TYPE:	V-B (NOT-SPRINKLED)
OCCUPANCY GROUP:	B
OCCUPANT LOAD HOMES BY KIM BROOKS:	34
3416 S.F. / 100 = 34	
OCCUPANT LOAD JD HOMES:	35
3484 S.F. / 100 = 35	
TOTAL OCCUPANT LOAD:	69

Parking Requirements

PARKING REQUIRED:	6,900 S.F. @ 1:200 = 34.5 SPACES
PARKING PROVIDED:	= 35 SPACES
STANDARD SPACES: 27	COMPACT SPACES: 6
REQUIRED H.C. PARKING:	2 SPACES
H.C. PARKING PROVIDED:	2 SPACES
BICYCLE PARKING PROVIDED:	3 SPACES

General Notes

1. VERIFY ALL EXISTING SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS. ALL EXISTING STUB-OUTS TO BE USED AND TIED INTO NEW LINES FOR BUILDING.
 2. CURBS DIMENSIONED TO FACE OF CURB U.N.O.
 3. PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION WITH DRIVEWAY CONSTRUCTION
- VERIFY ALL NEW DRIVEWAY REQUIREMENTS WITH CITY OF ALBUQUERQUE STANDARDS

A NEW OFFICE BUILDING FOR:

HOMES BY
KIM BROOKS
PO Box 90925 Albuquerque NM 87199-0925

4477 IRVING BLVD. NW
ALBUQUERQUE, NEW MEXICO

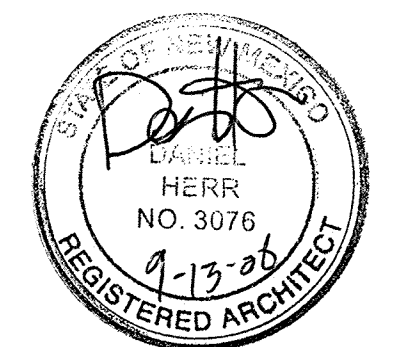
JBS
ARCHITECTS

1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437

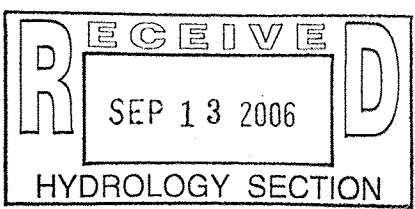
Site Plan & Details

REVISIONS
9.01.06

ARCHITECT



ENGINEER



DATE
09.12.06

SHEET
C1

