

# CITY OF ALBUQUERQUE



March 7, 2019

DWL Architects  
Brandon Rael  
202 Central Ave SE  
Albuquerque, NM 87102

**Re: Bob's painting's office building**  
**8633 Paseo Alameda NE Albuquerque 87113**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp **03-04-2019** (C16D0064)

Dear Mr.Herman,

The TCL submittal received 03-07-2019 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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,

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

/MM via: email  
C: File

Fast track



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: BOB'S PTG OFFICE BLDG. Building Permit #: BP-2019-06717 Hydrology File #: C16D0064

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: 833 PASSED ALAMEDA N.E. ALB. 87113

Applicant: BOB HERMAN Contact: BOB

Address: 5816 SIGNAL N.E.

Phone#: 228-4405 Fax#: \_\_\_\_\_ E-mail: bherman13@msn.com

Other Contact: BRANDON RAE (DWL ARCH.) Contact: BRANDON

Address: 202 CENTRAL S.E.

Phone#: 242-6202 Fax#: \_\_\_\_\_ E-mail: b.rael@DWLNM.com

TYPE OF DEVELOPMENT: \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes  No

DEPARTMENT  TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

TYPE OF SUBMITTAL:

- BUILDING PERMIT APPROVAL
- \_\_\_\_\_ CERTIFICATE OF OCCUPANCY

- \_\_\_\_\_ PRELIMINARY PLAT APPROVAL
- \_\_\_\_\_ SITE PLAN FOR SUB'D APPROVAL
- \_\_\_\_\_ SITE PLAN FOR BLDG. PERMIT APPROVAL
- \_\_\_\_\_ FINAL PLAT APPROVAL
- \_\_\_\_\_ RELEASE OF FINANCIAL GUARANTEE
- \_\_\_\_\_ FOUNDATION PERMIT APPROVAL
- \_\_\_\_\_ GRADING PERMIT APPROVAL
- \_\_\_\_\_ SO-19 APPROVAL
- \_\_\_\_\_ PAVING PERMIT APPROVAL
- \_\_\_\_\_ GRADING/ PAD CERTIFICATION
- \_\_\_\_\_ WORK ORDER APPROVAL
- \_\_\_\_\_ CLOMR/LOMR
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT
- \_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

- \_\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION
- \_\_\_\_\_ PAD CERTIFICATION
- \_\_\_\_\_ CONCEPTUAL G & D PLAN
- \_\_\_\_\_ GRADING PLAN
- \_\_\_\_\_ DRAINAGE REPORT
- \_\_\_\_\_ DRAINAGE MASTER PLAN
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- \_\_\_\_\_ ELEVATION CERTIFICATE
- \_\_\_\_\_ CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- \_\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)
- \_\_\_\_\_ STREET LIGHT LAYOUT
- \_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_
- \_\_\_\_\_ PRE-DESIGN MEETING?



DATE SUBMITTED: 3/5/19 By: BOB HERMAN

COA STAFF: \_\_\_\_\_

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

**BUILDING CODE REVIEW IBC 2015 AND IBC 2015, SECTION 504 ALTERATIONS LEVEL 2**

[INTERIOR RENOVATIONS OF AN EXISTING BUILDING COMPRISING 8,160 SF GROUND FLOOR WITH AN INTERIOR MEZZANINE 1,712 SF MEZZANINE ACCESSED BY A STAIR. THE EXPANSION OF THE B OFFICE OCCUPANCY AREA INTO THE ADJOINING WAREHOUSE WILL REDUCE THE S OCCUPANCY AREA.]

**RENOVATED FACILITY OCCUPANCY AREAS:**

EXISTING BUILDING 8,160 SF. CONSTRUCTION TYPE VB REMAINS UNCHANGED

B OCCUPANCY AREA 1,712 SF (21% - WORK AREA)  
S-2 OCCUPANCY AREA 6,448 SF (79% - NOMINAL WORK)  
MEZZANINE OPEN TO THE S-1 OCCUPANCY BELOW, AREA 1,712 SF/6,448 SF = 26.5%

EXISTING BUILDING 8,160 SF. CONSTRUCTION TYPE VB, INTERIOR RENOVATIONS

B OCCUPANCY AREA 1,712 SF + 1,198 SF = 2,910 SF (36% - BUILDING RENOVATION AREA)  
S-2 OCCUPANCY AREA 6,448 SF - 1,198 SF = 5,250 SF (64% - NOMINAL WORK)  
- MEZZANINE, OPEN TO THE S-2 OCCUPANCY BELOW, AREA 1,712 SF/5,250 SF = 33% ≥ 30%  
- REDUCTION OF EXISTING MEZZANINE AREA REQUIRED <162 SF>. 1,712 - 162 = 1,550/5,250 = 29.5% ≤ 30%.

**CHAPTER 10, MEANS OF EGRESS**

OCCUPANT LOAD TABLE, TAB 1004.1.2

B, OCCUPANCY: 2,188 SF / 100 SF = 21.88 OCCUPANTS (22)  
722 SF / 15 SF = 48.13 OCCUPANTS (49)  
EGRESS WIDTH REQUIREMENT, TAB 1005.1

71 X 0.15 = 10.65" REQUIRED  
(2) 3' WIDE DOORS PROVIDED [2 X 34" = 68"] EFFECTIVE WIDTH PROVIDED.

S-2 OCCUPANCY: 5,250 SF / 500 SF = 10.7 OCCUPANTS (11)  
EGRESS WIDTH REQUIREMENT, TAB 1005.1

11 X 0.15 = 1.65" REQUIRED  
(2) 3' WIDE DOORS PROVIDED [2 X 34" = 68"] EFFECTIVE WIDTH PROVIDED.

**TABLE 1006 & TABLE 1006.2.1, NUMBER OF EXITS AND EXIT DOORWAYS**

B & S OCCUPANCIES, MAXIMUM OCCUPANT LOAD OF SPACE, 49  
ACTUAL SPACES WITH OCCUPANT LOADS GREATER THAN 49 REQUIRE 2 EXITS.  
B OCCUPANCY: ACTUAL OCCUPANT LOAD 71, 2 EXITS REQUIRED, 2 EXITS PROVIDED  
S-2 OCCUPANCY: ACTUAL OCCUPANT LOAD 11, 1 EXIT REQUIRED, 2 EXITS PROVIDED

**TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE**

B OCCUPANCY WITHOUT SPRINKLER: 200 FEET  
S-2 OCCUPANCY WITHOUT SPRINKLER 300 FEET

**LEGAL DESCRIPTION:**

LOT 4 PLAT OF ALAMEDA BUSINESS PARK (A REPLAT OF TRACTB-1-A-1 LANDS OF SPRINGER BUILDING MATERIALS CORPORATION)CONT 1.7591 AC

**CITY PARCEL:**

ADDRESS: 8633 PASEO ALAMEDA NE  
LOT: 4 BLOCK: 0000  
SUBDIVISION: ALAMEDA BUSINESS PARK  
PIN: ABQ16584  
ZONING CLASSIFICATION: NR-LM

**LEGEND:**

GREY SHADE INDICATES NEW SITE WORK

**GENERAL NOTES:**

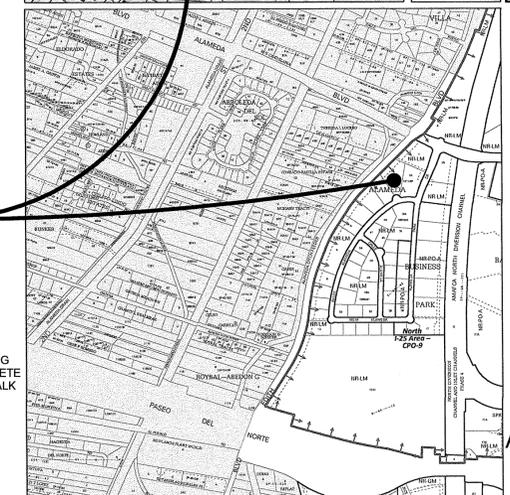
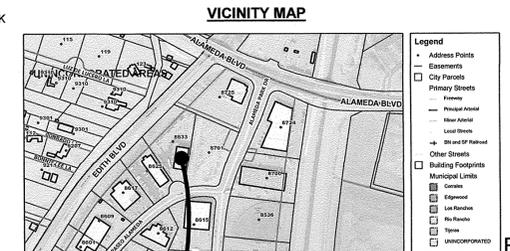
- A. IF THIS SHEET IS NOT 24" X 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.
- B. FLOOR PLANS ARE DRAWN TO SCALE BASED UPON FIELD MEASUREMENTS AND AVAILABLE DRAWINGS.
- C. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND.

**CHAPTER 11, ACCESSIBILITY**

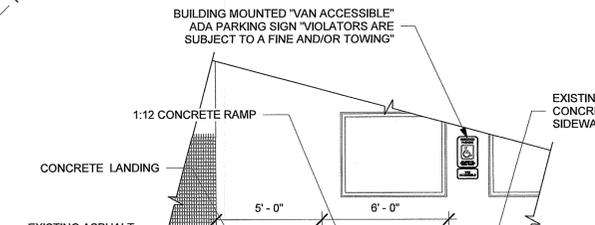
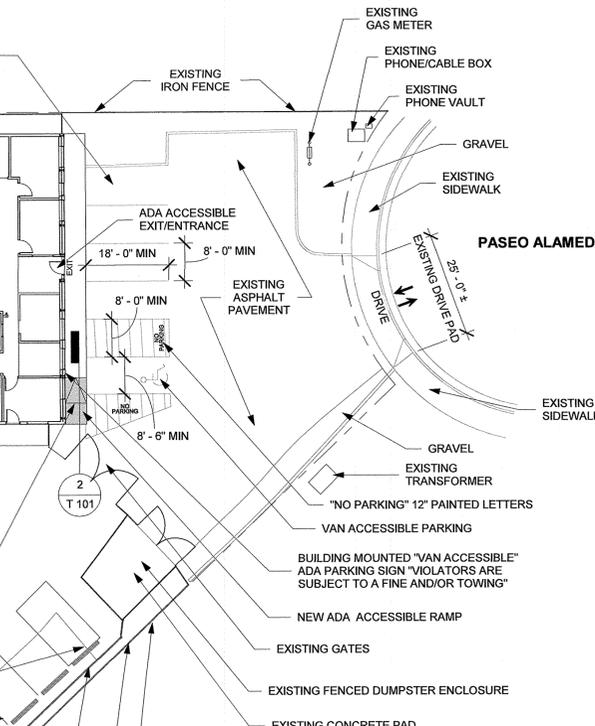
- 1104.1, WITHIN SITE: AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE SITE SHALL BE PROVIDED FROM ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE SERVED.
- 1104.3, CONNECTED SPACES: "... AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED TO EACH PORTION OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES CONNECTING ACCESSIBLE PEDESTRIAN WALKWAYS AND TO PUBLIC WAY."
- 1104.3.1, EMPLOYEE WORK AREAS: "COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS SHALL BE ACCESSIBLE ROUTES."
- TABLE 1106.1, ACCESSIBLE PARKING SPACES: TOTAL PARKING SPACES, 17 MINIMUM NUMBER ACCESSIBLE SPACES, 1
- 1109.2, TOILET FACILITIES: EACH TOILET ROOM SHALL BE ACCESSIBLE.

A.L.T.A / N.S.P.S. LAND TITLE SURVEY OF LOT 4 ALAMEDA BUSINESS PARK WITHIN ELENA GALLEGOS GRANT PROJECTED SECTION 15, T. 11 N., R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO DECEMBER 2018

LEGAL DESCRIPTION: LOT 4 PLAT OF ALAMEDA BUSINESS PARK (A REPLAT OF TRACTB-1-A-1 LANDS OF SPRINGER BUILDING MATERIALS CORPORATION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESCRIBED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 15, 1999, IN CASE NO. 99C-152-187.



ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



**IDO & IBC TABLE 1106.1**

COA PARKING REQUIREMENTS, OFF-STREET PARKING REGULATIONS, TABLE 5-1-1  
OFFICES, B OCC: 3.5/1000, 2,910 SF [0.00035 X 2910] = 10.185 REQUIRED  
CONTRACTOR STORAGE, S-2 OCC: NONE REQ'D = 0.0 REQUIRED  
11.0 REQ'D, 11 PROVIDED

DESIGNATED DISABLED PARKING REQ'S: 1 - 25: 1 REQUIRED  
(1 VAN PROVIDED - IBC 1106.5)

DESIGNATED MOTORCYCLE PARKING REQ'S: 1 - 25: 1 REQUIRED  
(1 PROVIDED - IDO TABLE 5-5-4)

DESIGNATED BICYCLE PARKING REQ'S: 3 BICYCLE REQUIRED  
(3 PROVIDED - IDO TABLE 5-5-5)

**TOTALS AND SIZES:**

PARKING PROVIDED = 11 PARKING (WIDTH 8'-0" MIN X LENGTH 18'-0" MIN)  
VAN PARKING = 1 PARKING (WIDTH 8'-6" MIN X LENGTH 18'-0" MIN)  
ADA VAN PARKING AISLE = 1 AISLE (WIDTH 8'-0" MIN AISLE WITH "NO PARKING" TEXT)  
MOTORCYCLE PARKING = 1 PARKING  
BICYCLE PARKING = 3

**1 TRAFFIC CIRCULATION PLAN**  
SCALE: 1" = 20'-0"

**2 TYPICAL RAMP DETAIL**  
SCALE: 1/4" = 1'-0"



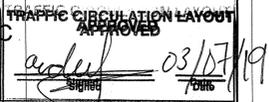
DWL ARCHITECTS & PLANNERS, INC. OF NM

202 CENTRAL AVE. S.E. EAST COURTYARD ALBUQUERQUE, NEW MEXICO, 87102

PH (505) 242-6202 FAX (505) 242-4159 W.EASTMAN@DWLNM.COM



MARCH 2019



TENANT IMPROVEMENTS  
**BOB'S PAINTING**  
OFFICE BUILDING  
8633 PASEO ALAMEDA BLVD. NE  
ALBUQUERQUE, NM 87113



**ISSUE/REVISION**

No.	Description	Date

PROJECT NUMBER: 20-1902

CAD DWG FILE: DWL-NM\_BOBS PAINTING

DRAWN BY: B. RAEL

CHECKED BY: W. EASTMAN

SHEET TITLE:

**TRAFFIC CIRCULATION PLAN**

**T 101**

OF SHEET