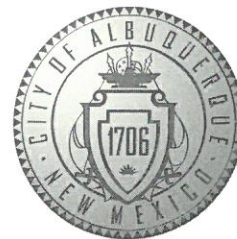


CITY OF ALBUQUERQUE



July 8, 2019

Robert Rayner, RA
R2 Architectural Design
P.O. Box 448
Albuquerque, NM 87103

Re: 7411 Hancock
7411 Hancock Ct. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 5-28-19 (D17D099)
Certification dated 7-3-19

Dear Mr. Rayner,

Based upon the information provided in your submittal received 7-3-19, Transportation Development will issue a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

1. Please label Compact stalls. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
2. The ADA access aisles shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

NM 87103

- 3 Please add wheel stops per the approved TCL Plan

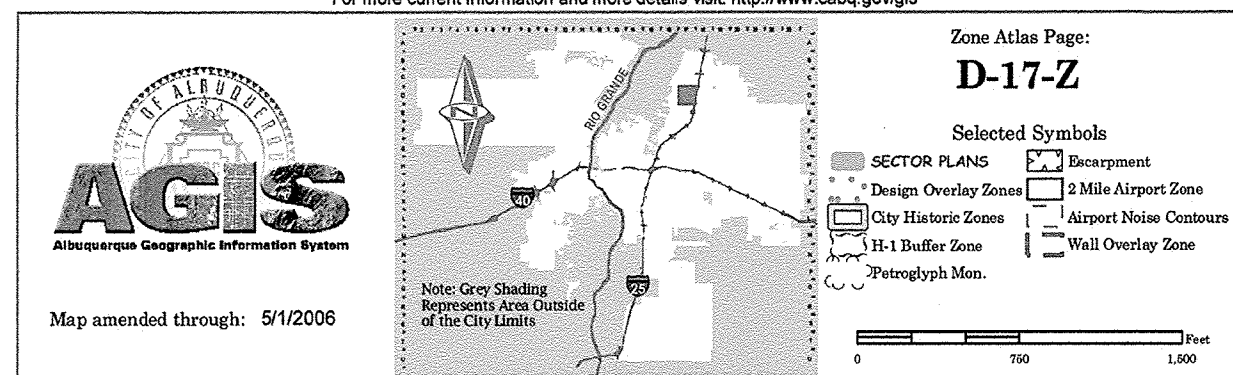
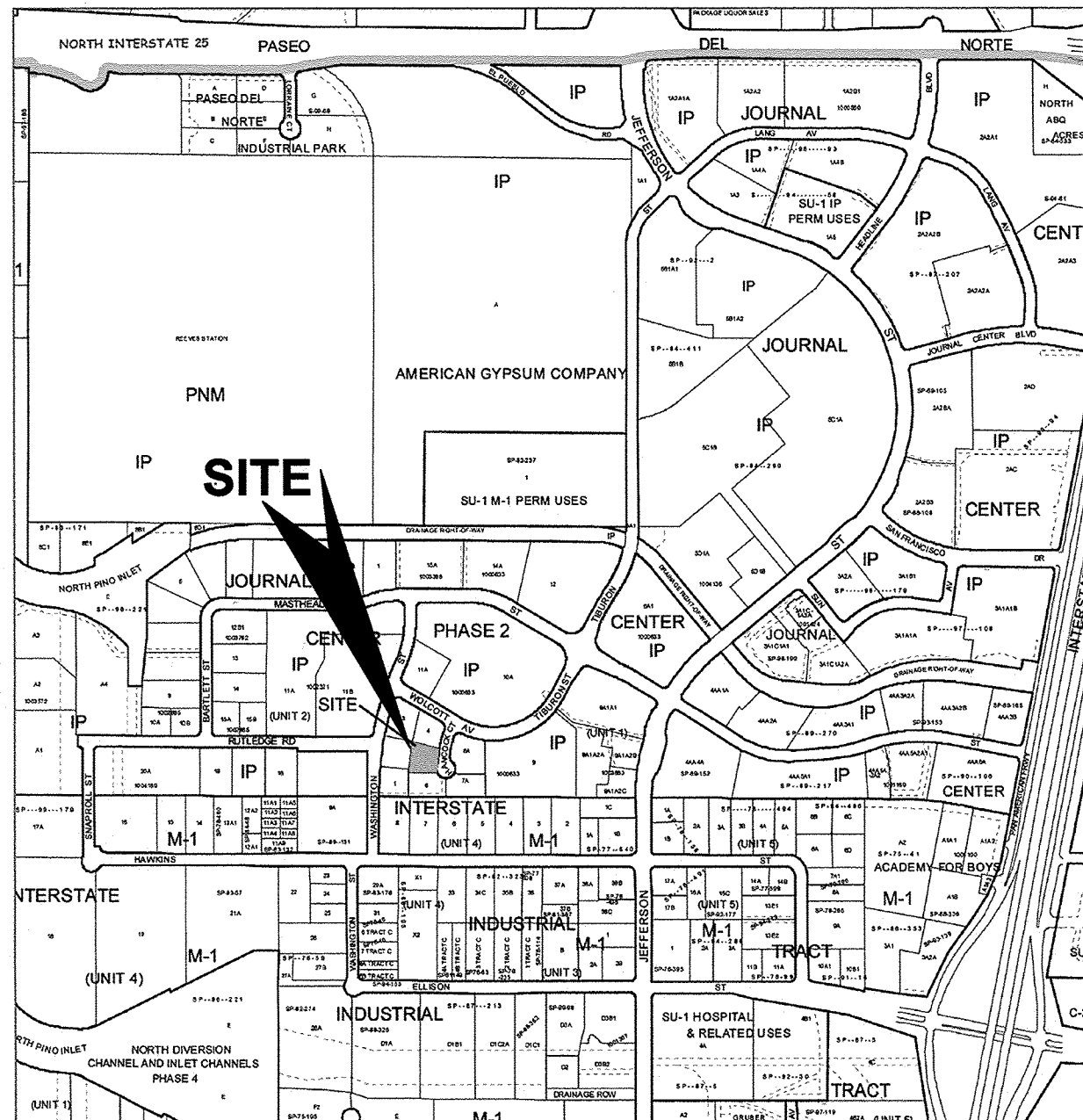
www.cabq.gov

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

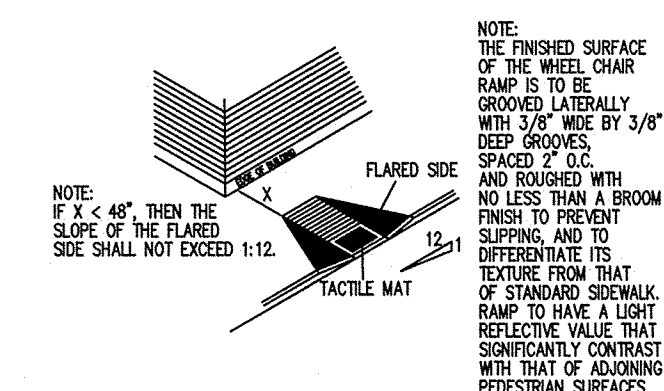
Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



VICINITY MAP

N.T.S.



NOTE: IAW NMSA 1978, 2010 ADA STANDARDS, NMBC 2009 AND ANSI 2003

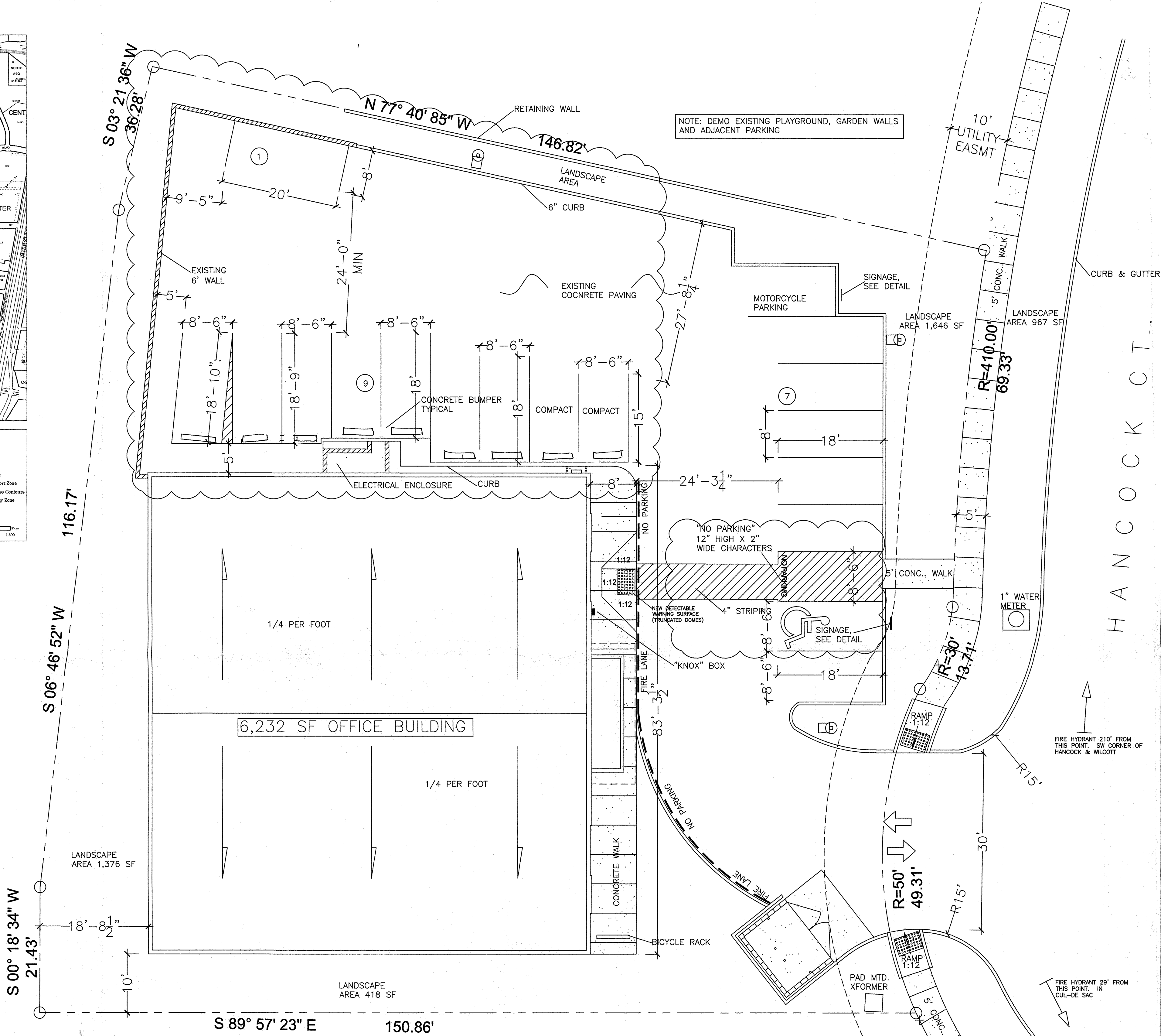
H.C. RAMP DETAIL

N.T.S.

TRAFFIC CIRCULATION LAYOUT APPROVED

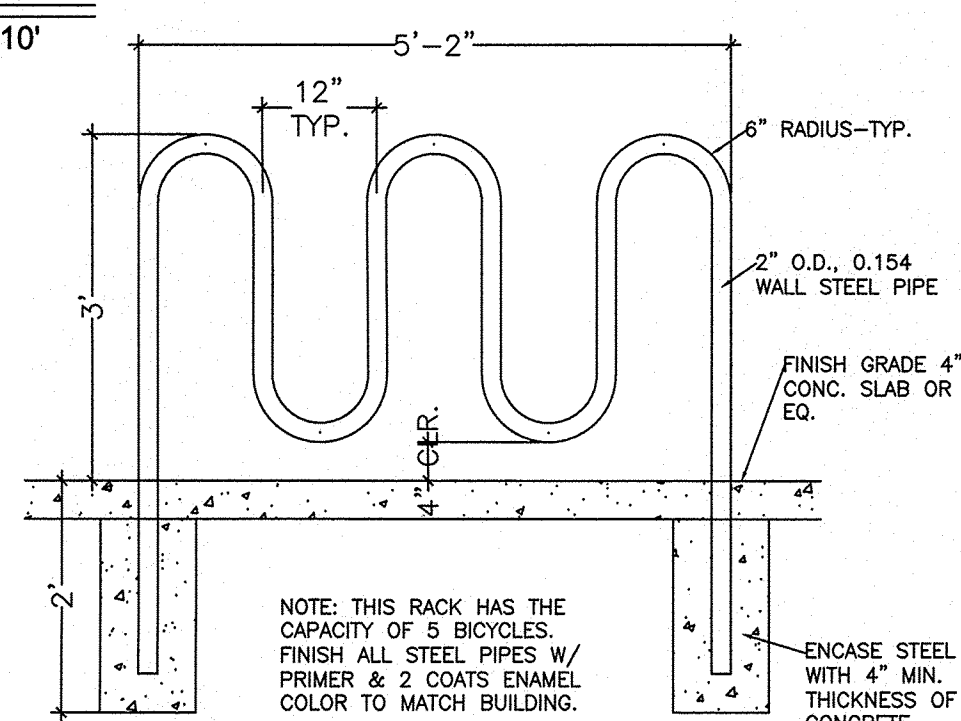
09/28/2019
Date

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



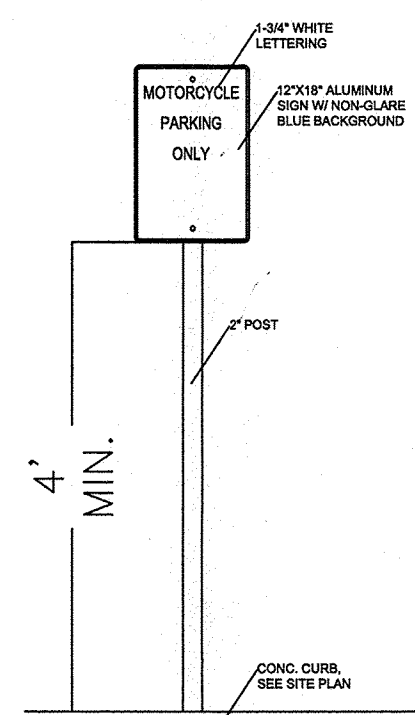
SITE PLAN

SCALE: 1"= 10'



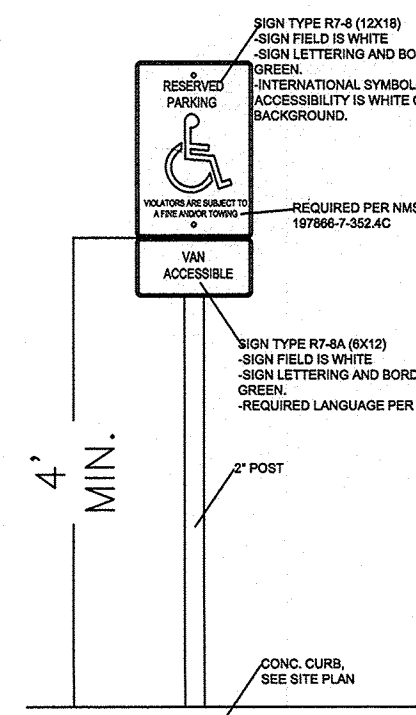
BICYCLE RACK

N.T.S.



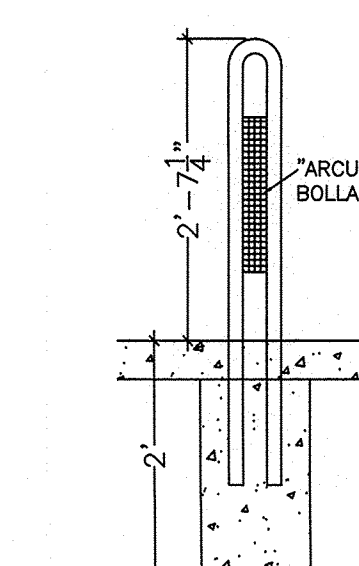
M.C. SIGN DETAIL

N.T.S.



H.C. SIGN DETAIL

N.T.S.



BOLLARD DETAIL

N.T.S.

PROJECT DATA:

PROJECT: OFFICE BUILDING RENOVATION
7411 HANCOCK CT. NE
ALBUQUERQUE, NM 87122
(505) 797-2272

OWNER: CORDOVA CONTRACTING & DEVELOPMENT LLC
316 OSUNA RD NE #202
ALBUQUERQUE, NEW MEXICO 87107
(505) 243-9675

ARCHITECT: R2 ARCHITECTURAL DESIGN & CONSULTING LLC
NM REG. #4049
PO BOX 448
ALBUQUERQUE, NM 871103
(505) 321-3932

CONTRACTOR: CORDOVA CONTRACTING & DEVELOPMENT LLC
316 OSUNA RD NE #202
ALBUQUERQUE, NEW MEXICO 87107
(505) 243-9675

ZONING: IP

BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC) 2015
NEW MEXICO BUILDING CODE (COMMERCIAL)

ACCESSIBILITY CODE: ICC/ANSI A 117.1-2015

SEISMIC DESIGN CATEGORY: D

SEISMIC FACTOR: CAT III, (IE) 1.25

BUILDING AREA: 6,232 SF

CONST. TYPE: V-B

ALLOWABLE AREA: 9,500 SF

BUILDING HEIGHT: 16'-0"

OCCUPANCY: B-OFFICE

OCCUPANT LOAD: TO BE DETERMINED

FIXTURE COUNT: TO BE DETERMINED

PARKING REQ.: 3.5 SPACES PER 1,000 GFA.
GFA=6,232 SF
3263 / 1000 = 6.232
6.232 X 3.5 = 21.8 SPACES
ONE OF WHICH MUST BE H.C. ACCESSIBLE.
+ 1 MOTORCYCLE SPACE

REDUCTION.: PARKING MAY BE REDUCED 30% DUE TO PROXIMITY OF TRANSIT STOP WITHIN 1320' OF SITE W/ < 15MIN FREQUENCY IDO 5-5(C)(5)(c).
SITE IS 1150' FROM TRANSIT STOP LOCATED SOUTH OF MASTHEAD ON JEFFERSON (STOP 6658 & 6604)
ROUTE 140, 251 & 551
21 SPACES X 30%=6.3 SPACES (REDUCTION)
21 SPACES-6 SPACES=15 SPACES (REQUIRED AFTER REDUCTION)

PARKING PROVIDED: 17 SPACES TOTAL-WITH REDUCTION
ONE OF WHICH IS H.C. ACCESSIBLE, ONE MOTORCYCLE SPACE, AND 2 COMPACT SPACES (25% OF REQUIRED SPACES MAY BE COMPACT SPACES)

EXECUTIVE SUMMARY:

THE RENOVATION AND CHANGE OF OCCUPANCY OF AN EXISTING 6,232 S.F. BUILDING FROM A DAYCARE FACILITY TO A TWO TENANT OFFICE BUILDING. THIS PROJECT WILL INCLUDE THE REMOVAL OF THE PLAYGROUND AREA IN ORDER TO ACCOMMODATE THE INCREASE IN PARKING REQUIREMENTS. PARKING, AND LANDSCAPING WILL BE IN ACCORDANCE WITH THE CURRENT CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO). THIS RENOVATION WILL NOT EFFECT ADJACENT PROPERTIES. THE BUILDING DOES NOT HAVE A FIRE PROTECTION SPRINKLER SYSTEM DUE TO THE PROXIMITY OF FIRE HYDRANTS. THIS CHANGE IN USE AND REVISIONS TO THE SITE PLAN ARE CONSIDERED A "MINOR AMMENDMENT" TO THE PREVIOUSLY APPROVED SITE PLAN AS DIRECTED BY THE CITY OF ALBUQUERQUE PLANNERS AS DISCUSSED IN A RECENT PRT MEETING.

DESIGN DATA:

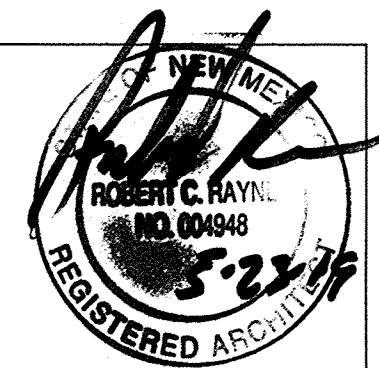
SOIL BEARING PRESSURE: 1,000 PSF
CONCRETE: 3,000 PSI REDI-MIX
ROOF LOADING: 25PSF + 20PSF SNOW LOAD
PRE-ENGINEERED WOOD TRUSS DRAWINGS ATTACHED.

GENERAL NOTES:

1. PREMISE IDENTIFICATION SHALL CONSIST OF 6" HIGH (MIN.) NUMBERS ON A CONTRASTING BACKGROUND PLACED IN A LOCATION THAT IS PLAINLY VISIBLE FROM THE STREET.

LEGAL:

LOT NUMBERED (5) OF JOURNAL CENTER PHASE 2, UNIT 1, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 25, 2001, IN PLAT BOOK 2000C, FOLIO 84. 5016 AC UPC#107106320317230604



R² ARCHITECTURAL DESIGN
PO BOX 448
ALBUQUERQUE, NEW MEXICO 87103
TEL: 505.321.3932

NO.	DATE	COMMENTS
1	09/28/2019	AS SHOWN

BUILDING RENOVATION/CH. OF OCCUPANCY

7411 HANCOCK CT NE
ALBUQUERQUE, NM 87122

SITE PLAN & PROJECT DATA

-SHEET-

C100



**R² architectural
design & consulting**

**PO BOX 448
Albuquerque, NM 87103-0448**

T: 505-321-3932

R2architectural.com

July 3, 2019

Project: 7411 Hancock Ct NE

TRAFFIC CERTIFICATION

I, Robert Rayner, Architect, of the firm R² Architectural Design & Consulting, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan/letter dated 5/28/19. I further certify that I have personally visited the project site on 7/3/19 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a final certificate of occupancy.

Exceptions:

- None

Deficiencies:

- None

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

A handwritten signature in black ink, appearing to read 'Robert Rayner', is written over a horizontal line.

Robert Rayner, AIA,

R² Architectural Design & Consulting, LLC

