

CITY OF ALBUQUERQUE



May 28, 2019

R2 Architect
Robert Rayner
P.O. BOX 448
Albuquerque NM

Re:

7411 Hancock Ct. NE
Albuquerque NM
Traffic Circulation Layout
Engineer's/Architect's Stamp 05-24-19 (D17D099)

Dear Mr. Rayner,

The TCL submittal received 05-24-2019 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.

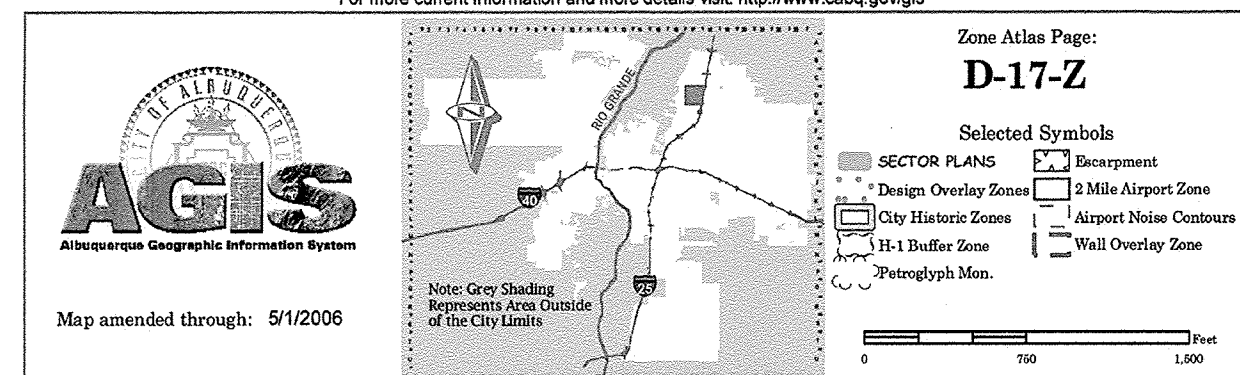
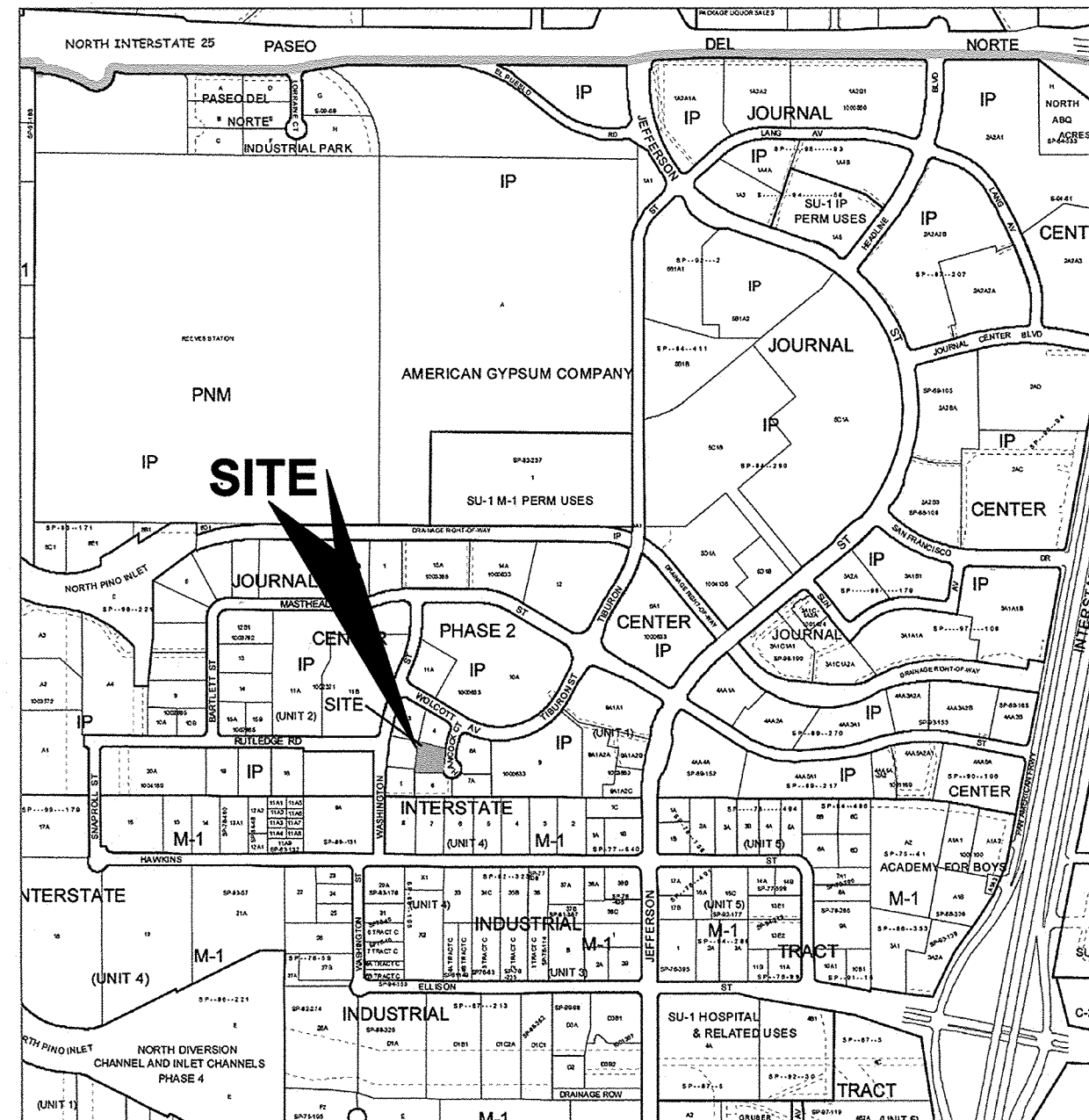
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification 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,

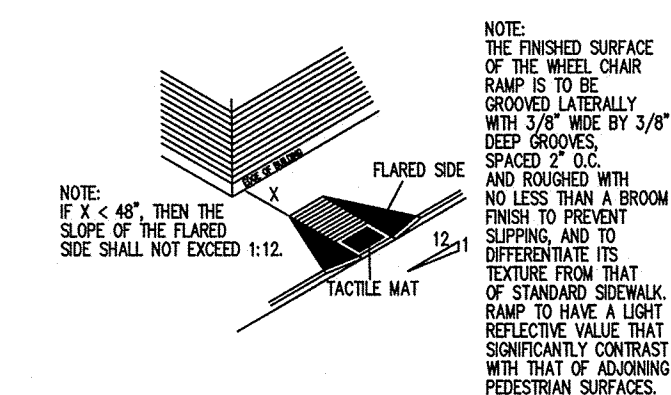
Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

/MM via: email
C: File



VICINITY MAP

N.T.S.



H.C. RAMP DETAIL

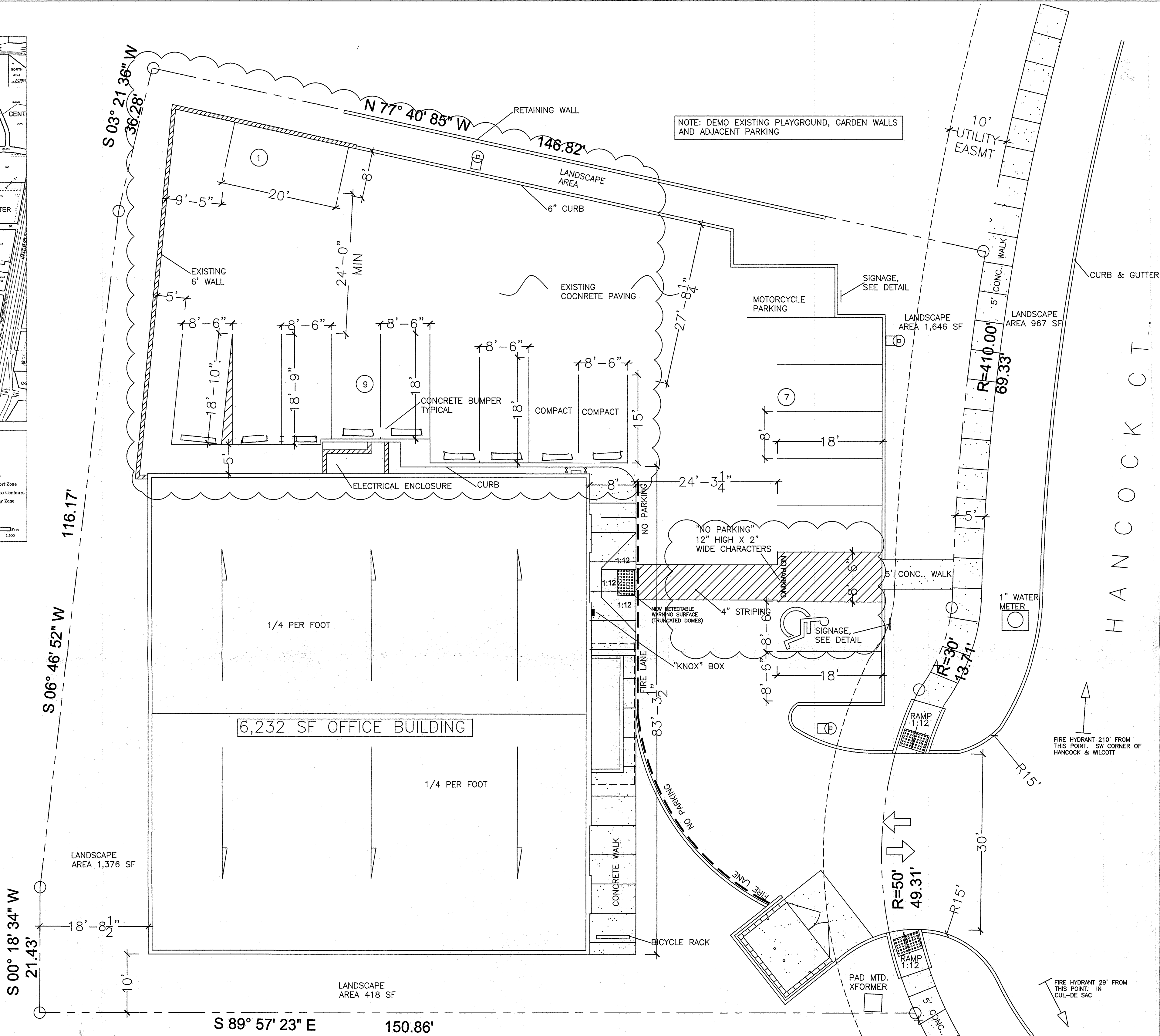
N.T.S.

TRAFFIC CIRCULATION LAYOUT

APPROVED

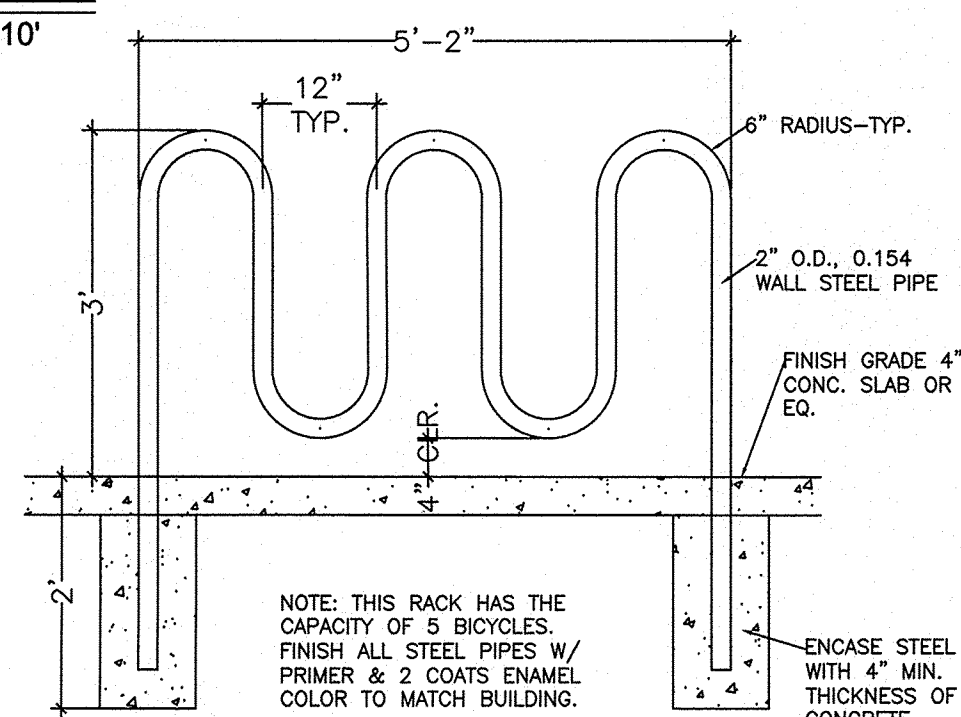
09/28/2019
Date

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



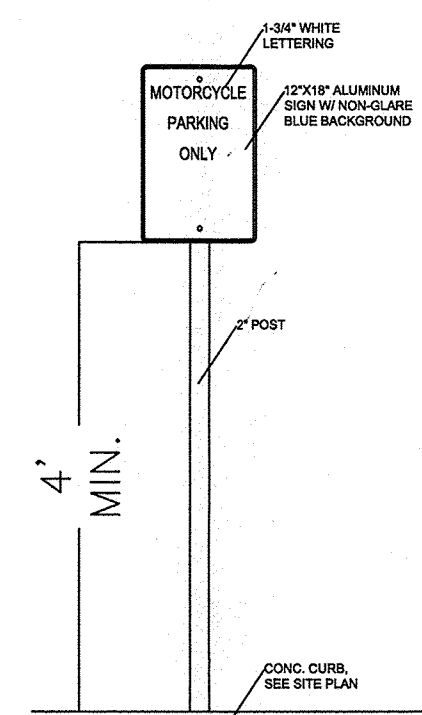
SITE PLAN

SCALE: 1"= 10'



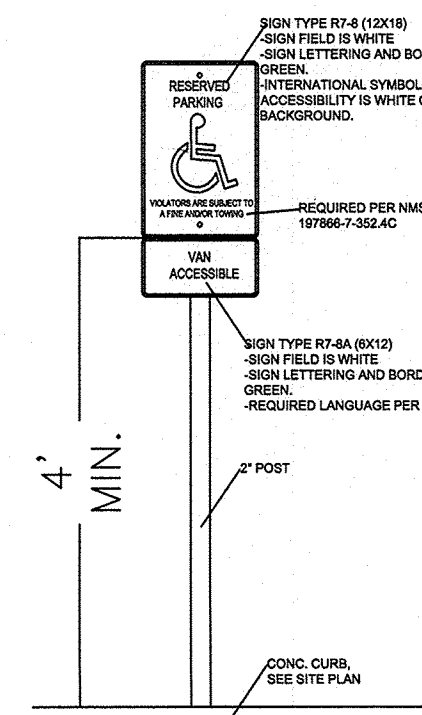
BICYCLE RACK

N.T.S.



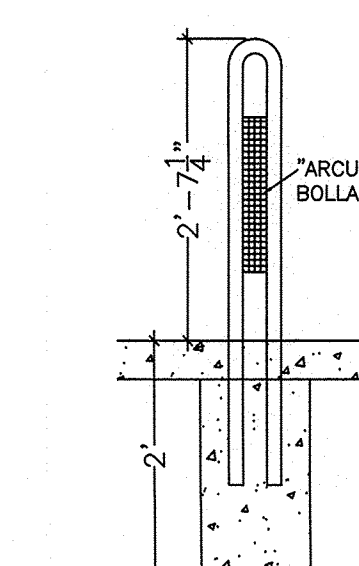
M.C. SIGN DETAIL

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 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:

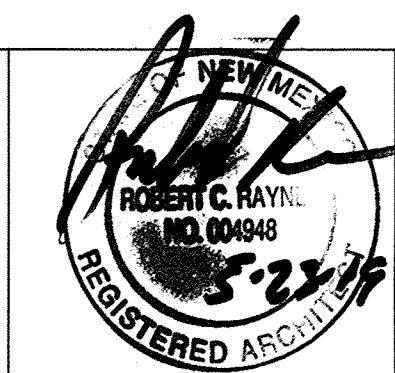
SOIL BEARING PRESSURE: 1,000 PSF
CONCRETE: 3,000 PSI REDI-MIX
ROOF LOADING: 25PSF + 20PSF SNOW LOAD
PRE-ENGINEERED WOOD TRUSS DRAWINGS ATTACHED.

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 (6) 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