

CITY OF ALBUQUERQUE



February 1, 2016

Mark Weaver
Mark Weaver Architecture + Design
1245 Princeton Dr., NE
Albuquerque, NM 87106

Re: Interior Remodel – 3820 Academy Parkway North
3820 Academy Parkway North, NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 1-27-16 (E17-D075)

Dear Mr. Weaver,

The TCL submittal received 1-29-16 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: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

E17D075
Resub

Project Title: Interior Remodel: 3820 Academy Parkway North NE T201593204

DRB#: _____ EPC#: _____ Building Permit #: _____ City Drainage #: _____ Work Order#: _____

Legal Description: Lot B 4, Block B, Interstate Industrial Park

City Address: 3820 Academy Parkway North NE

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: Mark Weaver Architecture + Design Contact: Mark Weaver

Address: 1245 Princeton Dr NE, Albuquerque, NM 87106

Phone#: 505-255-8046 Fax#: _____ E-mail: mw@tcast.net

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

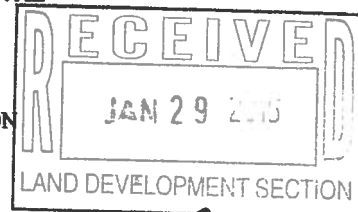
- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

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) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

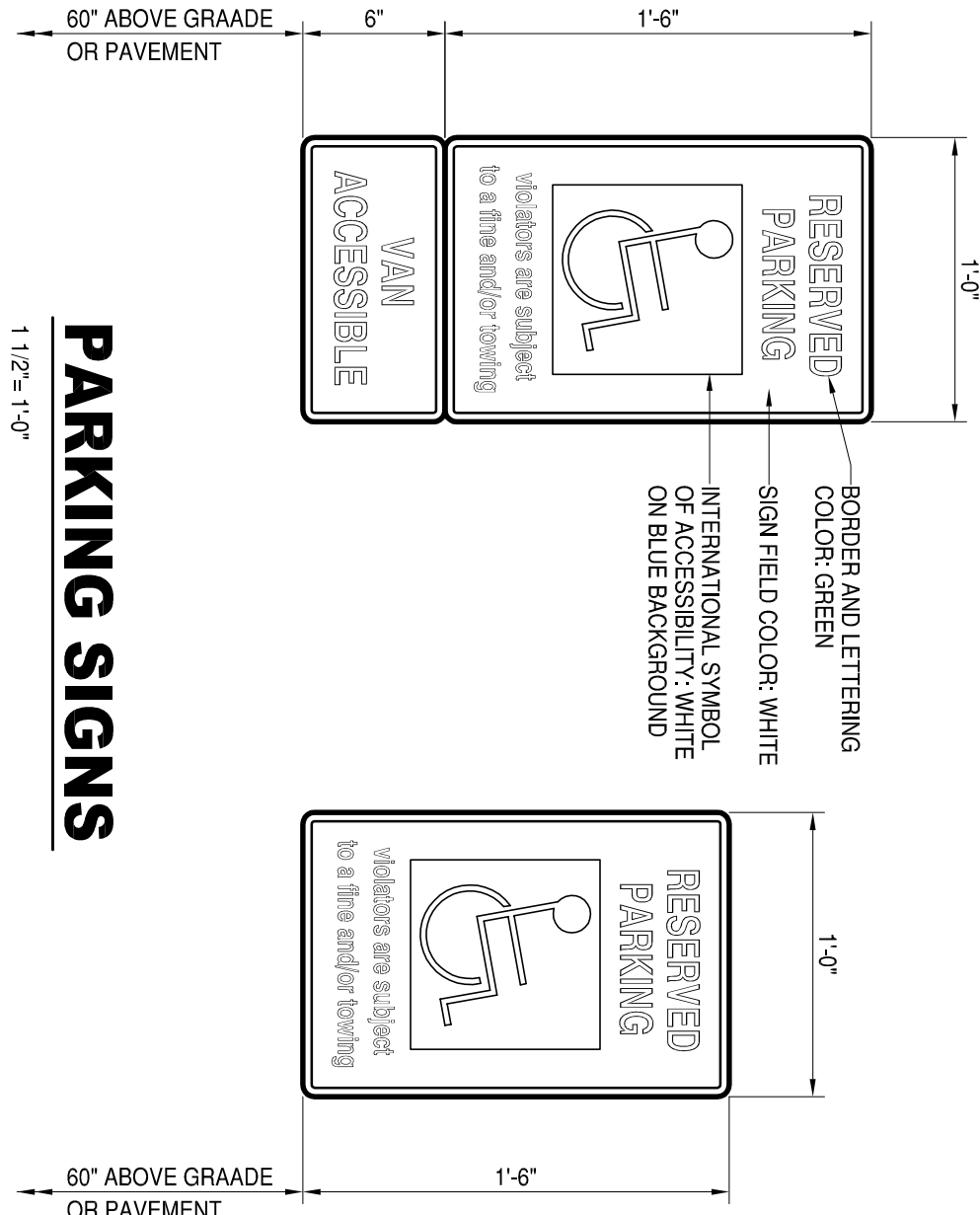
- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



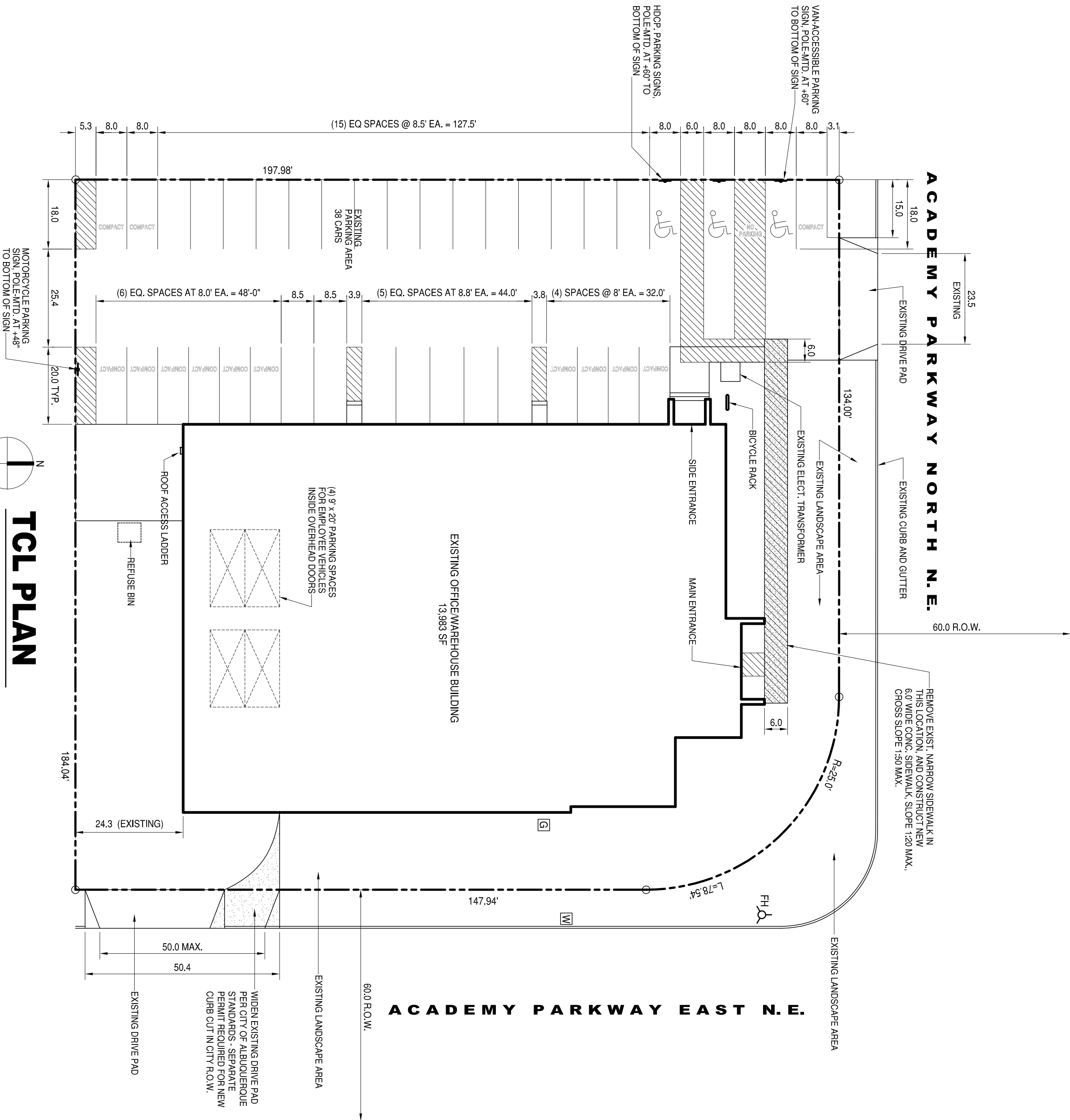
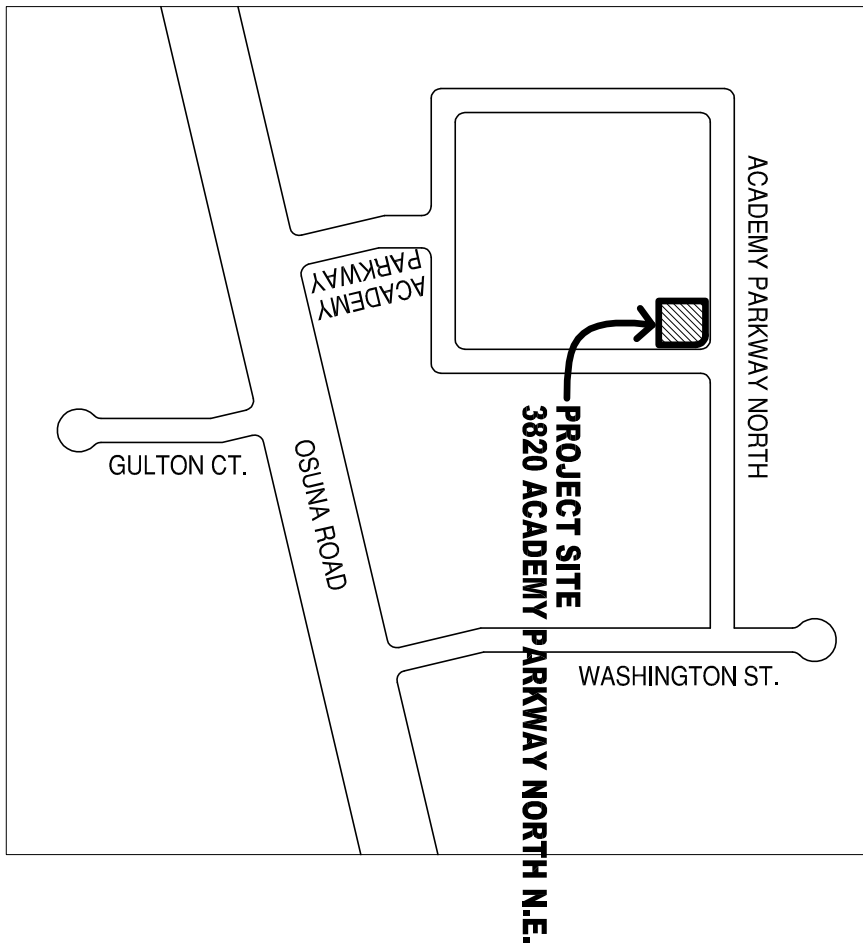
IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 01-27-15 By: Mark Weaver

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



PARKING SIGNS



TCL PLAN

ON-SITE VEHICLE PARKING

VEHICLE PARKING REQUIREMENTS

OFFICE AREA @ 1,550,000 SF = 37.25	38 CARS
STORAGE AREA @ 1,550,000 SF = 4.27	42 CARS
BASIC VEHICLE PARKING REQUIREMENT (INCLUDING 3 HOOP ACCESSIBLE SPACES) PLUS 2 MOTORCYCLE SPACES AND BICYCLE RACK	

VEHICLE PARKING PROVIDED

REGULAR SPACES	22
COMPACT CAR SPACES	13
VAN ACCESSIBLE HOOP SPACES	1
HOOP ACCESSIBLE SPACES	3
EMPLOYEE PARKING INSIDE O.H. DOORS	4
TOTAL AUTOMOBILE PARKING PROVIDED ON-SITE	42 CARS
2 MOTORCYCLE SPACES	
1 BICYCLE RACK	

ALLOWABLE AREA CALCULATIONS

BASIC ALLOWABLE AREAS PER I.B.C. TABLE 503	
OFFICE AREA (OCCUPANCY GROUP B)	9,000 SF
STORAGE AREA (OCCUPANCY GROUP S-2)	13,500 SF
INCREASE DUE TO FRONTAGE ON TWO SIDES	
1 = $(245.38/490.75) \cdot 2530 / 30 = 25\%$ INCREASE	
ALLOWABLE OFFICE AREA = $9,000 \times 1.25$	11,250 SF
ALLOWABLE STORAGE AREA = $13,500 \times 1.25$	16,875 SF

PROJECT DATA

STREET ADDRESS:
3820 ACADEMY PARKWAY NORTH NE, ALBUQUERQUE NM

LEGAL DESCRIPTION:
LOT B-4, BLOCK B, INTERSTATE INDUSTRIAL PARK

ZONE ATLAS PAGE: E-17

ZONING CLASSIFICATION: M-1

PROJECT DESCRIPTION:
EXISTING OFFICE WAREHOUSE BUILDING. THE WORK INCLUDES NEW PARTITION WALLS, ROOM FINISHES, OVERHEAD DOORS, HVAC SYSTEMS, ELECTRICAL SYSTEMS AND LIGHTING, PLUMBING PIPING AND FIXTURES, SITE WORK INCLUDES CONCRETE PEDESTRIAN WALK AND DRIVE PAD, AND PARKING LOT STRIPING.

SITE AREA: 0.8240 AC

TOTAL BUILDING AREA: 13,983 SF

CONSTRUCTION TYPE: V-B

SEISMIC DESIGN CATEGORY: D

OCCUPANCY CLASSIFICATION:

OFFICE AREA 7,449 SF / 100 = 75 OCCUPANTS

STORAGE AREA 6,534 SF / 500 = 14 OCCUPANTS

TOTAL OCCUPANT LOAD = 89

mark weaver
architecture + design

1245 princeton dr. ne, albuquerque, new mexico (505) 255-8046

DATE: 01-26-15

REVISIONS:

INTERIOR TENANT REMODEL
3820 ACADEMY PARKWAY NORTH NE
ALBUQUERQUE, NEW MEXICO 87109

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TCL

SHEET NUMBER

1 OF 1