CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 7, 2021

J Kory Baker, RA PO BOX 3054 Albuquerque, NM 87016

Re: COHEN PROJECT
2929 Candelaria NE
Traffic Circulation Layout
Architect's Stamp 04-15-2021 (G16-D111A)

Dear Mr. Baker,

The TCL submittal received **07-06-2021** 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 an inspection for 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, the TCL, and a completed <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

Albuquerque

NM 87103

PO Box 1293

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.

Sincerel

www.cabq.gov

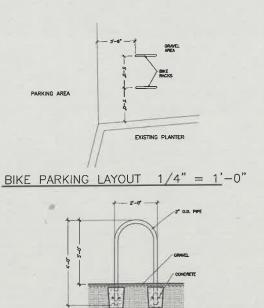
Nilo Salgado-Fernandez, P.E.

Senior Traffic Engineer, Planning Dept.

Development Review Services

C: CO Clerk, File

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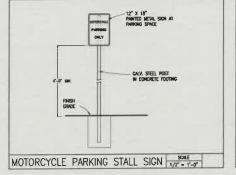


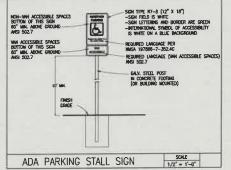
BIKE RACK DETAIL

TYPICAL FOR 2 UNITS

VICINITY MAP

1/2" = 1'-0"





PARKING CALCULATIONS:

NMBC TABLE 1106.1: 9 REQUIRED SPACES REQUIRED HC PARKING = 1 SPACES
PROVIDED HC PARKING = 2 SPACES 1 SPACE VAN ACCESSIBLE DO TABLE 5-5-4: 9 REQUIRED SPACES REQUIRED MOTORCYCLE PARKING = 1 SPACES PROVIDED MOTORCYCLE PARKING = 1 SPACES

REQUIRED PARKING: PER IDC TABLE 5-5-1 OFFICE: 3.5 SPACES/1000 SF GFA WAREHOUSING: NO REQUIREMENT

> 2575 SF/1000=2.575x3.5= REQUIRED PARKING = 9 SPACES
> PROVIDED PARKING = 13 SPACES

IDO TABLE 5-5-5: 9 REQUIRED SPACES REQUIRED BICYCLE PARKING = 3 SPACES
PROVIDED BICYCLE PARKING = 3 SPACES LEGAL DESCRIPTION
LOT B-2, AMENDED PLAT OF LOTS B-1 & B-2 OF CAMPBELLS TRACT B, BERNALILLO COUNTY NEW MEXICO

UPC# 10160602650143100 LOT AREA = 0.8752 ACRES

ADDRES ALBUQUERQUE, NEW MEXICO 87107

CODES & RESTRICTIONS
THE BUILDING SHALL BE CONSTRUCTED IN STRIC ACCORDANCE WITH THE FOLLOWING:

2015 INTERNATIONAL BUILDING CODE

2018 IE.C.C.
 ALL APPLICABLE CODES AND REGULATIONS OF THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO

IDO Zone Atlas G-16-Z May 2018 Easement Escarpment agis acter Protection Overlay (CPO) Zon ric Protection Overlay (HPO) Zone tion Overlay (VPO) Zone

N.T.S.

TRAFFIC CIRCULATION LAYOUT

REPLACE EXISTING CURB RAMP WITH ADA COMPLIANT CURB RAMP WITH TRUNCATED DOMES (ALL WORK TO BE PER CABO STANDARD DRAWINDS 2441 OTL A & 2445 DETECTABLE WARDINGS

EXISTING FIRE HYDRANT

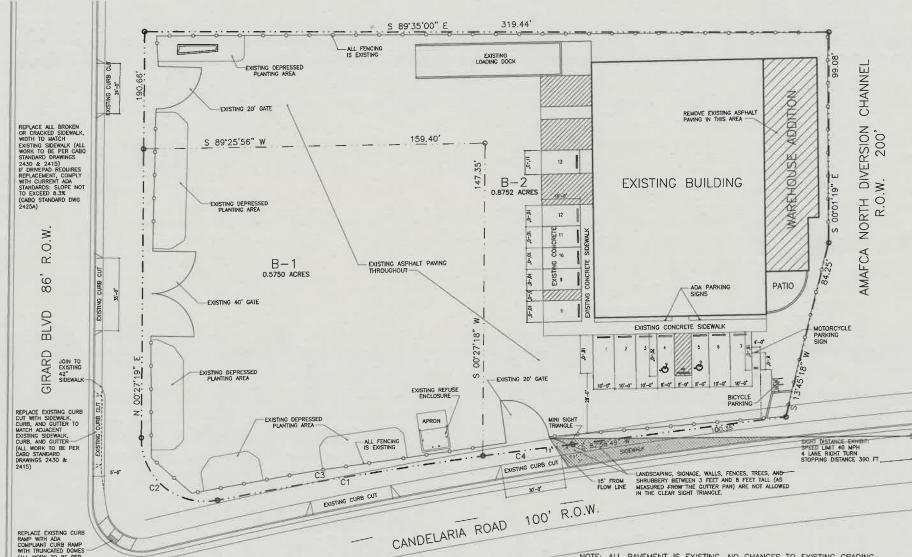
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TRAFFIC CIRCULATION LAYOUT

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

NOTE: ALL PAVEMENT IS EXISTING, NO CHANGES TO EXISTING GRADING AND DRAINAGE. NEW BUILDING ADDITION REPLACES IMPERMEABLE ASPHALT AREA TO BE REMOVED.

1" = 20' - 0"



DRAWN BY: JKB
DATE: 4-15-21

△ 6-2-21

△ 7-1-21



P.O. BOX 254 • ESTANCIA • NM 5 0 5 • 3 8 4 • 3 1 1 2 jk.boker@cent.

J. KORY BAKER

ADDITION

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WAREH

LAYOUT

CIRCULATION

TRAFFIC

AS 1.2