

CITY OF ALBUQUERQUE



April 20, 2018

Simons Architecture
Joe Simons
PO Box 67408
Albuquerque, NM 87193

Re: ABQ North Storage
5124 2nd St NW
Traffic Circulation Layout
Architect's Stamp 06-29-2017 (F15D052E)

Dear Mr. Simons,

The revised TCL submittal received 04-19-18 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,

Ernest Armijo, P.E.
Senior Engineer, Planning Dept.
Development Review Services

via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: ABQ. NORTH STREET Building Permit #: _____ Hydrology File #: F15D052E

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOTS 1, 2, 3 NORTH SECOND STREET BUSINESS CENTER

City Address: 5124 2nd ST. NW. 87111

Applicant: DAVE MURPHY Contact: DAVE MURPHY

Address: _____

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

Other Contact: SIMONS ARCHITECTURE Contact: JOE SIMON

Address: P.O. BOX 67403

Phone#: 480-24794 Fax#: _____ E-mail: Joe.Simons@architects.com

Check all that Apply:

DEPARTMENT:

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

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

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) _____

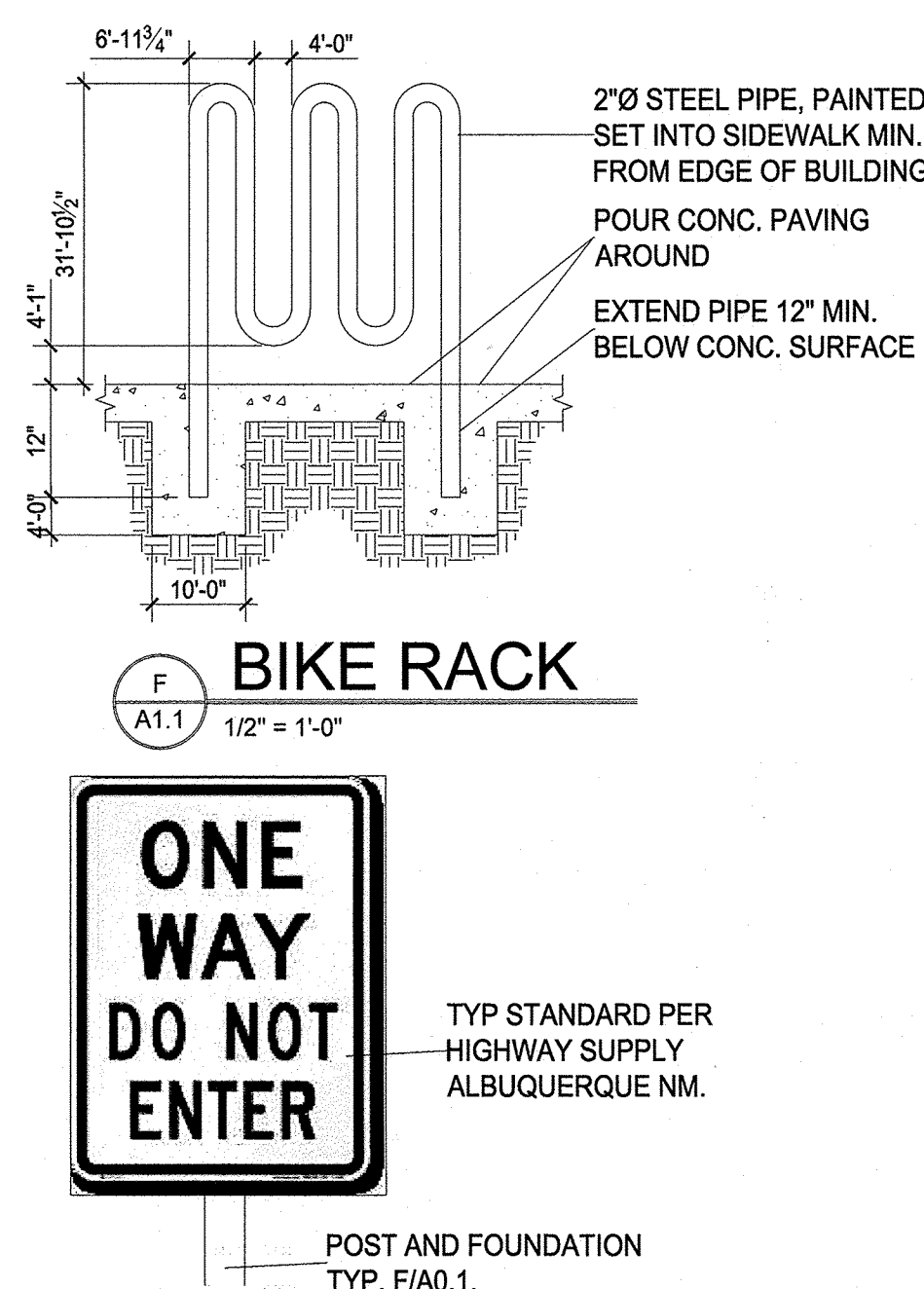
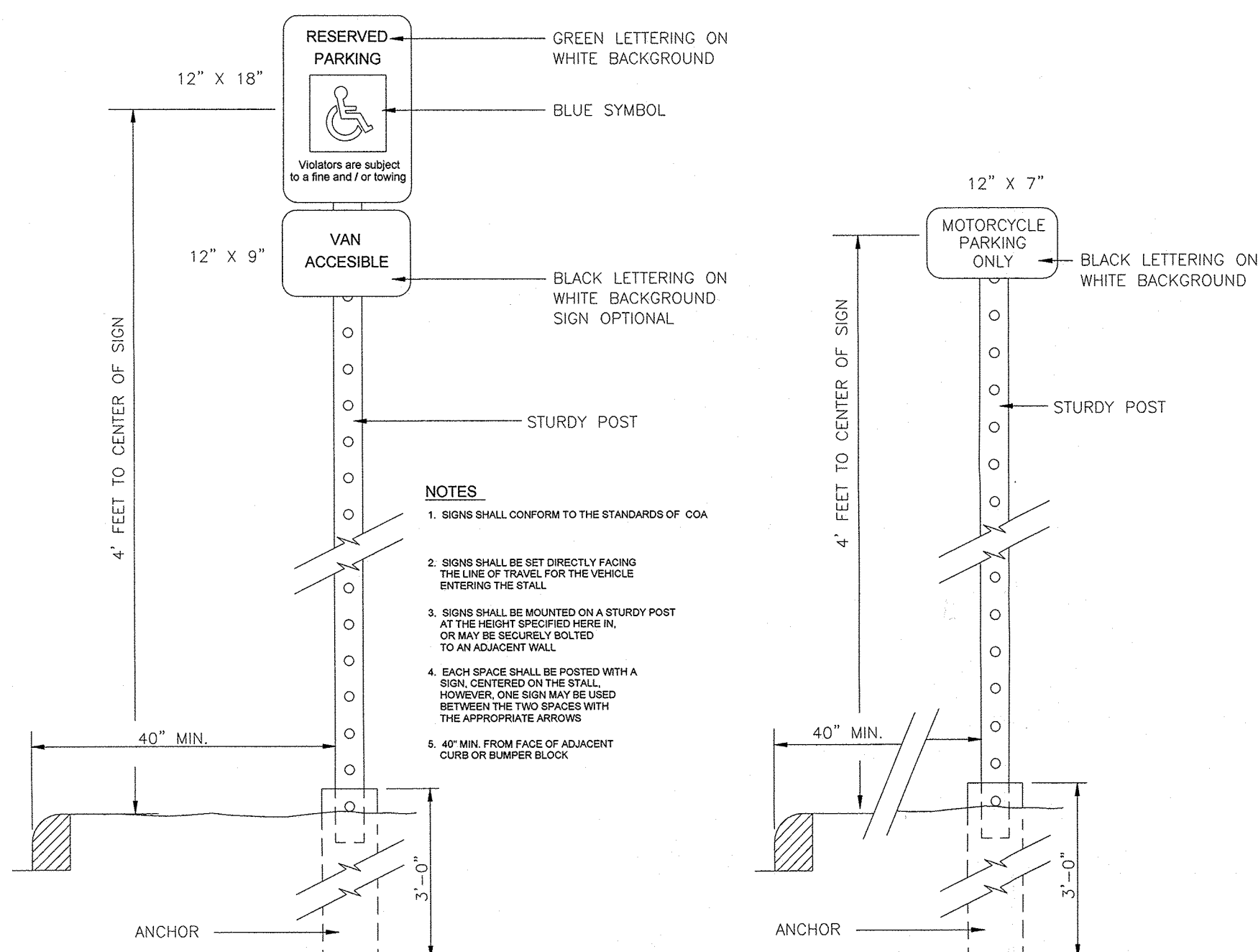


IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

☐ PRE-DESIGN MEETING?

☐ OTHER (SPECIFY) _____

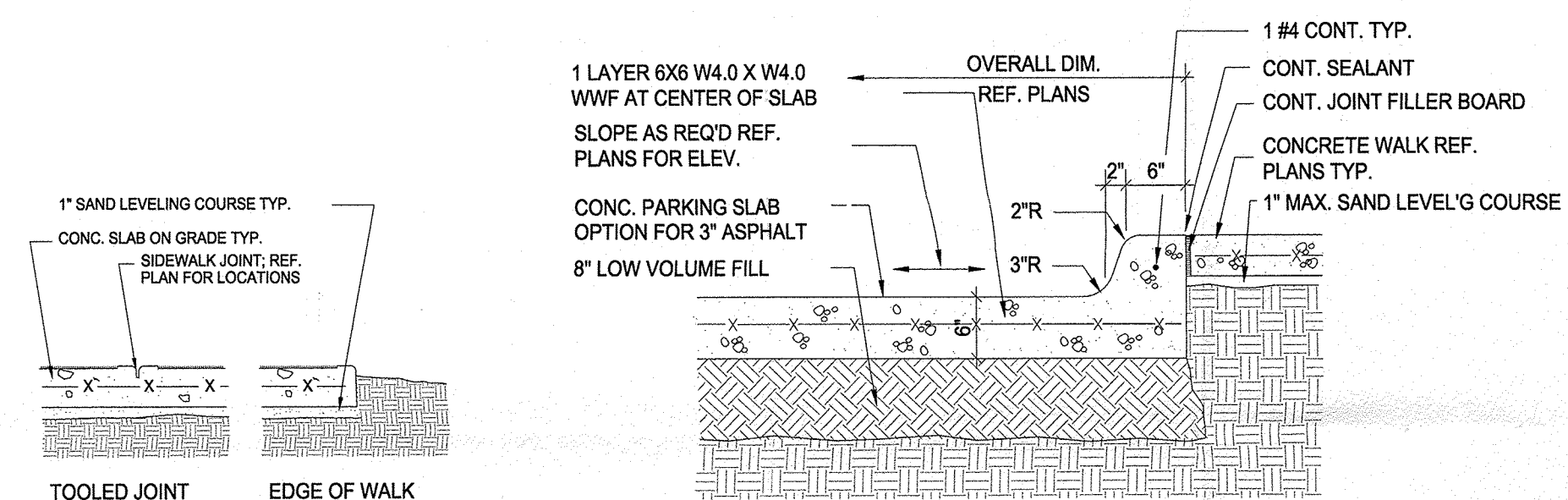
DATE SUBMITTED: 4/19/18 By: [Signature]



B
A1.1
1" = 1'-0"

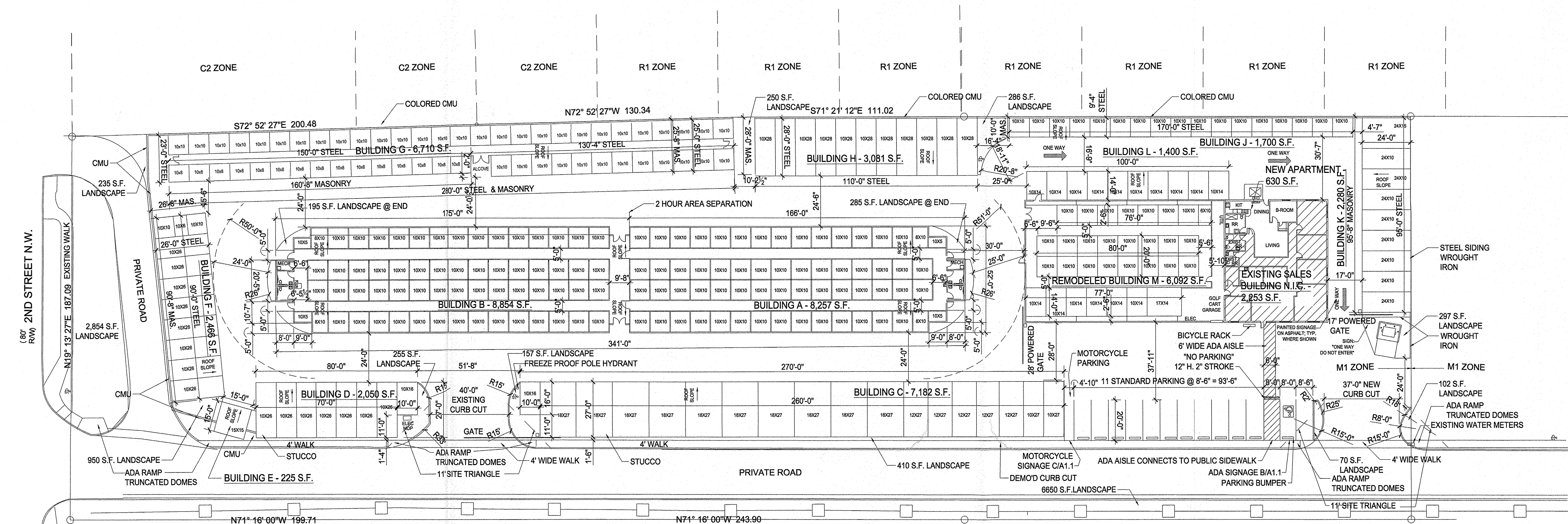
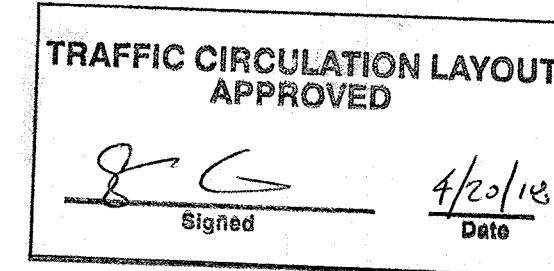
C
A1.1
1" = 1'-0"

G
A1.1
3/4" = 1'-0"



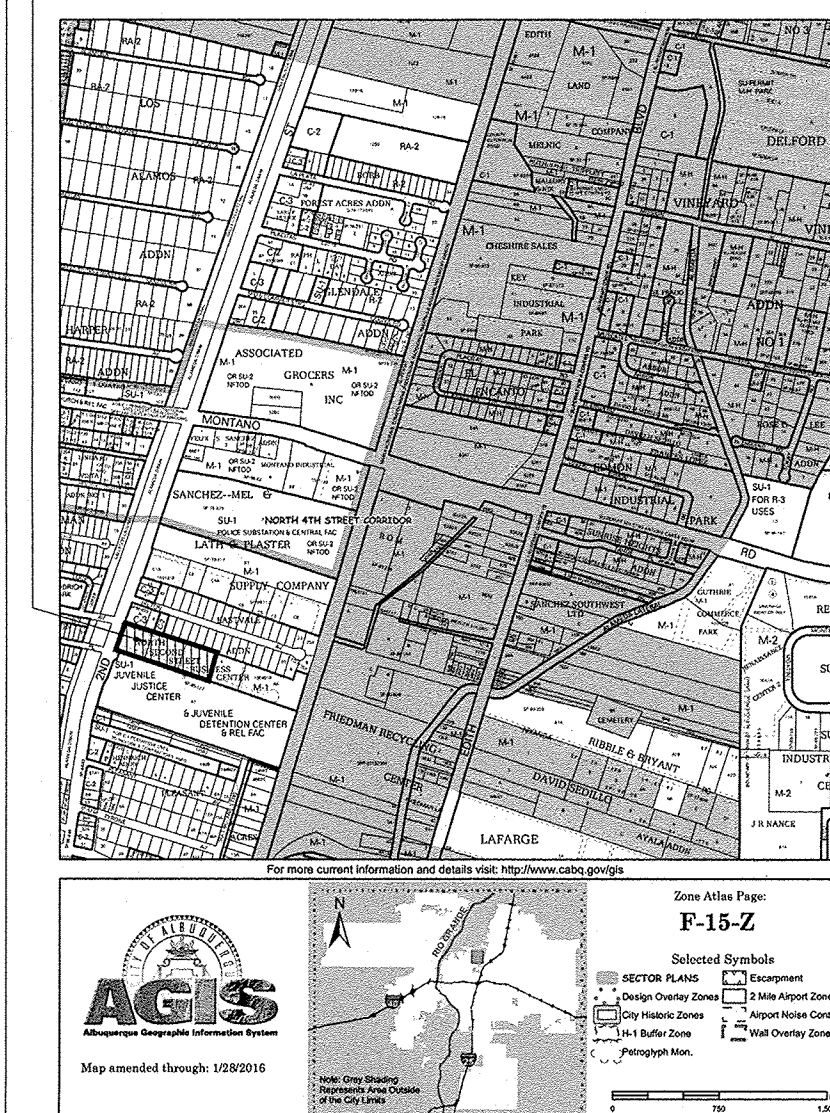
D
A1.1
3/4" = 1'-0"

E
A1.1
3/4" = 1'-0"



A
A1.1
1" = 30'-0"

PROJECT LOCATION
@HATCHED



BUILDING SUMMARY

BUILDING A - 8,257 S.F.	BUILDING B - 8,854 S.F.
BUILDING C - 7,182 S.F.	BUILDING D - 2,050 S.F.
BUILDING E - 225 S.F.	BUILDING F - 2,468 S.F.
BUILDING G - 6,710 S.F.	BUILDING H - 3,081 S.F.
BUILDING I - 1,400 S.F.	BUILDING J - 1,700 S.F.
BUILDING K - 2,280 S.F.	BUILDING L - 1,400 S.F.
TOTAL NEW BUILDING - 44,205 S.F.	
REMODELED BUILDING M - 6,092 S.F.	
EXISTING SALES NIC - 2,253 S.F.	
REMODELED APARTMENT - 630 S.F.	
TOTAL BUILDING ONSITE - 53,180 S.F.	

LEGAL DESCRIPTION

LOTS 1, 2 & 3 NORTH SECOND STREET BUSINESS CENTER
ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY

SITE DATA

ZONING:	M-1
ZONE ATLAS:	F15
SITE SIZE:	128,748 SQ. FT. (2,881 AC.)
BUILDING SIZE / % OF SITE:	53,180 SQ. FT. / 41.31%

PARKING CALCULATIONS

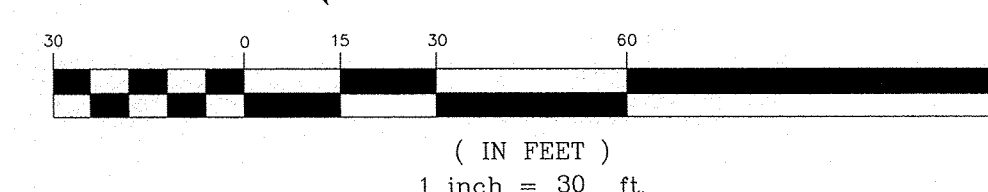
EXISTING AND NEW BUILDING	
OFFICE AREA:	2,233 S.F.
PARKING CALCULATIONS:	
OFFICE - 200 S.F. SPACE = 12 PARKING SPACES	
APARTMENT = 1 PARKING SPACES	
13 SPACES	
TOTAL STANDARD PARKING PROVIDED =	12 SPACES
TOTAL H.C. PARKING REQUIRED =	1 SPACE
TOTAL H.C. PARKING PROVIDED =	1 SPACE
TOTAL MOTORCYCLE SPACES REQUIRED =	1 SPACE
TOTAL MOTORCYCLE SPACES PROVIDED =	1 SPACE
TOTAL PARKING PROVIDED =	13 SPACES
TOTAL PARKING REQUIRED =	13 SPACES

1 BICYCLE RACK PER 20 PARKING SPACES	
BIKE SPACES REQUIRED =	1 RACK
BIKE SPACES PROVIDED =	1 RACK

LANDSCAPE CALCULATIONS

LOT AREA:	128,748 S.F.
BUILDING AREA:	53,180 S.F.
NET LOT AREA:	75,568 S.F.
LANDSCAPE AREA REQUIRED (15%):	11,335.20 S.F.
GROUND COVER REQUIRED: (75% OF LANDSCAPE)	8,501.40 S.F.
STREET TREES:	30' O.C.
LANDSCAPE AREA PROVIDED (17.08%):	12,908 S.F.
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE CUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.	

GRAPHIC SCALE



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ABQ NORTH STORAGE
5124 2ND STREET NW
ALBUQUERQUE, NM 87111
BERNALILLO COUNTY

JOB NUMBER	MUR-004
DATE	3.24.18
REVISIONS	3.29.18 4.5.18 4.18.18
DESIGNED & DRAWN BY	JFS

A1.1