

CITY OF ALBUQUERQUE



April 13, 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 TCL submittal received 04-11-18 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

C: via: email
File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: ABQ. NORTH STOP 66 Building Permit #: _____ Hydrology File #: F150052E

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

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

City Address: 5124 2ND STREET NW

Applicant: DAVE MURPHY Contact: _____

Address: 5124 2ND ST. NW

Phone#: 400-7260 Fax#: _____ E-mail: murprop7@gmail.com

Other Contact: SIMONS ARCHITECTURE PC Contact: JOE SIMONS

Address: P.O. BOX 67408 ABQ 87193

Phone#: 480-4796 Fax#: _____ E-mail: Joe@simonsarchitecture.com

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) _____

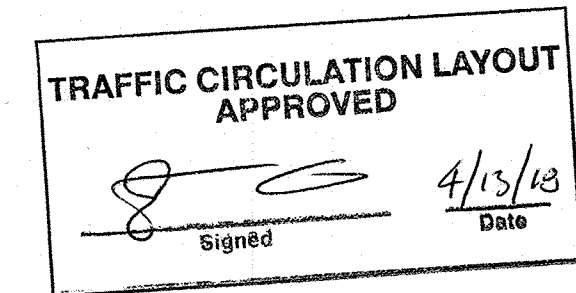
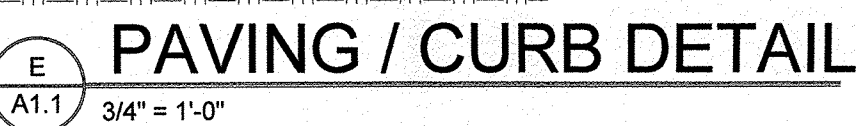
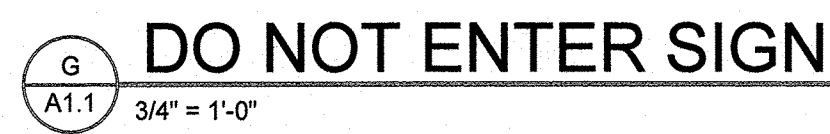
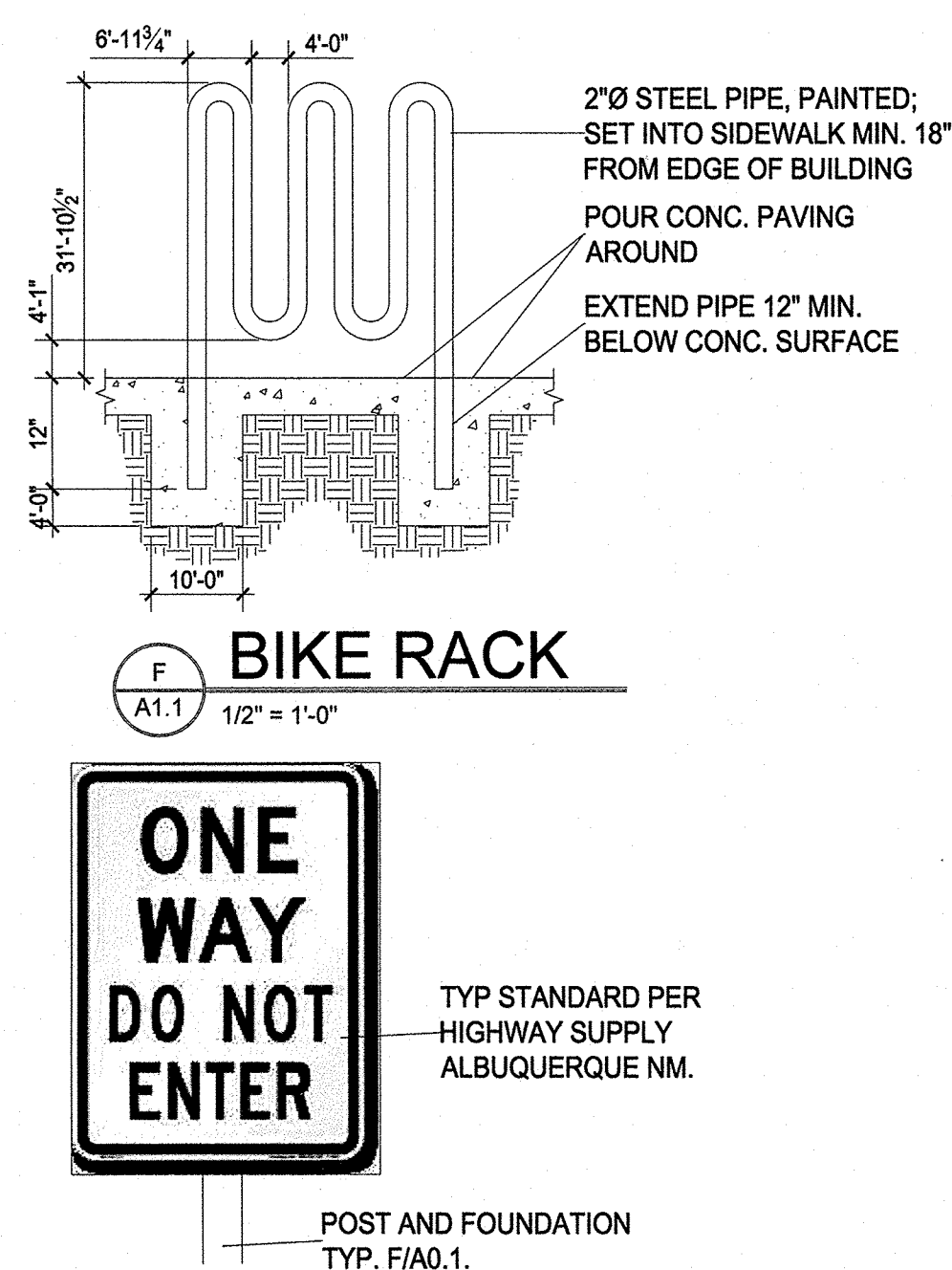
TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ 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: 4.11.18 By: JOE SIMONS

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

[illegible]

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 - 2,466 S.F.
BUILDING G - 6,710 S.F.
BUILDING H - 3,081 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.

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

ZONING:
ZONE ATLAS:
SITE SIZE: 128,748 SQ. FT. (2.861 AC.)
BUILDING SIZE / % OF SITE: 53,180 SQ. FT. / 41.31%

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

LANDSCAPE CALCULATIONS

LOT AREA:	128,748 S.F.
BUILDING AREA:	63,180 S.F.
NET LOT AREA:	<u>75,568 S.F.</u>
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 (17.20%): 12,966 S.F.

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTED IN THE CLEAR SIGHT TRIANGLE.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

STATE OF NEW MEXICO
Joseph F. Simons, Jr.
No. 2890
6-29-17
REGISTERED ARCHITECT

SIMONS ARCHITECTURE IS NOT RESPONSIBLE FOR ANY WORK DONE BY CONTRACTORS/SUB-CONTRACTORS OR SUPPLIER IN ALL MEASUREMENTS AND DIMENSIONS TO BE CHECKED & CONFIRMED BY OWNER & CONTRACTOR.

SIMONS ARCHITECTURE, ALL RIGHTS RESERVED

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joseph f. simons jr., aia
nm lic 002890
p.o. box 67408
abq, n.m., 87193-7408
ph.505.480.4796
joe@simonsarchitecture.com



**SIMONS
ARCHITECTURE**

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

DESIGNED & DRAWN BY
JFS

A1.1