

CITY OF ALBUQUERQUE



April 13, 2018

Joe Simons
Simons Architecture
Po Box 67408
Albuquerque, NM 87193

Re: Son Broadcasting
820 Candelaria,
Traffic Circulation Layout
Architect's Stamp dated 02-05-18 (H15-D057A)

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,

Logan Patz
Senior Engineer, Planning Department
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: SON BROADCASTING Building Permit #: 2018-03885 Hydrology File #: H15D057A

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

Legal Description: LOT EAZ SUNDTS INDUSTRIAL AREA

City Address: 820 CANDELARIA SE

Applicant: SON BROADCASTING Contact: JOHN GARCIA

Address: 820 CANDELARIA 87107

Phone#: 264-0720 Fax#: _____ E-mail: John.Garcia@sonbroadcast.com

Other Contact: SIMONS ARCHITECTURE Contact: JOE SIMONS

Address: P.O. Box 67408 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:

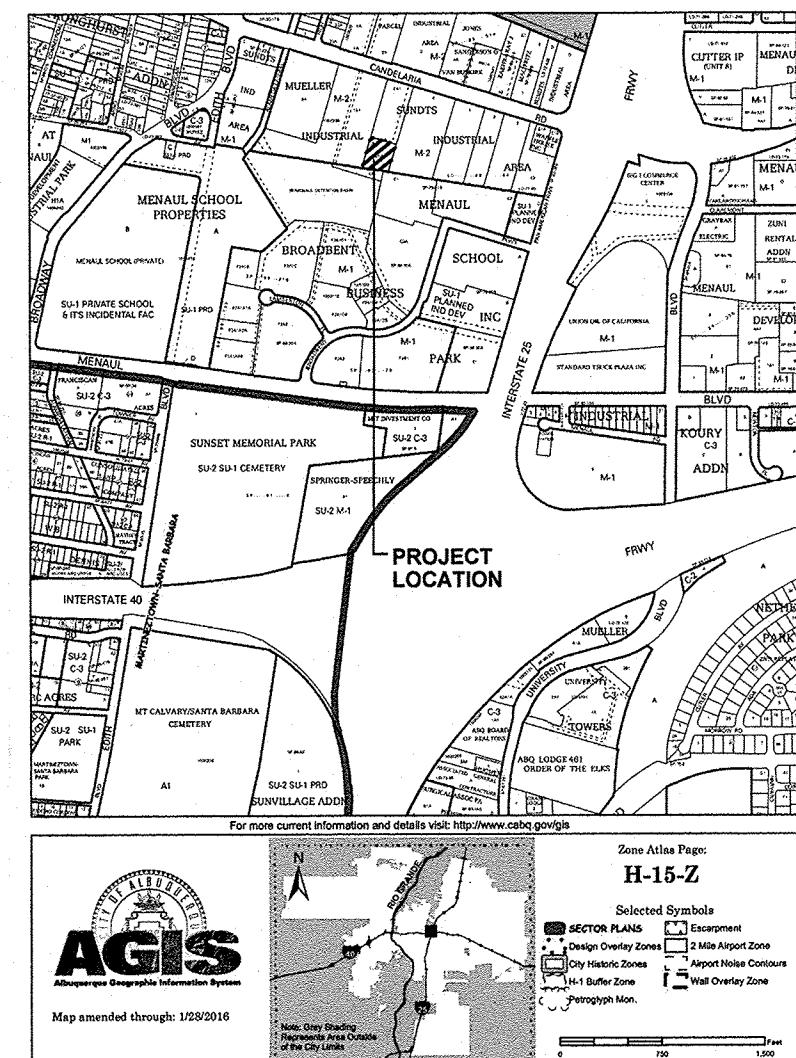
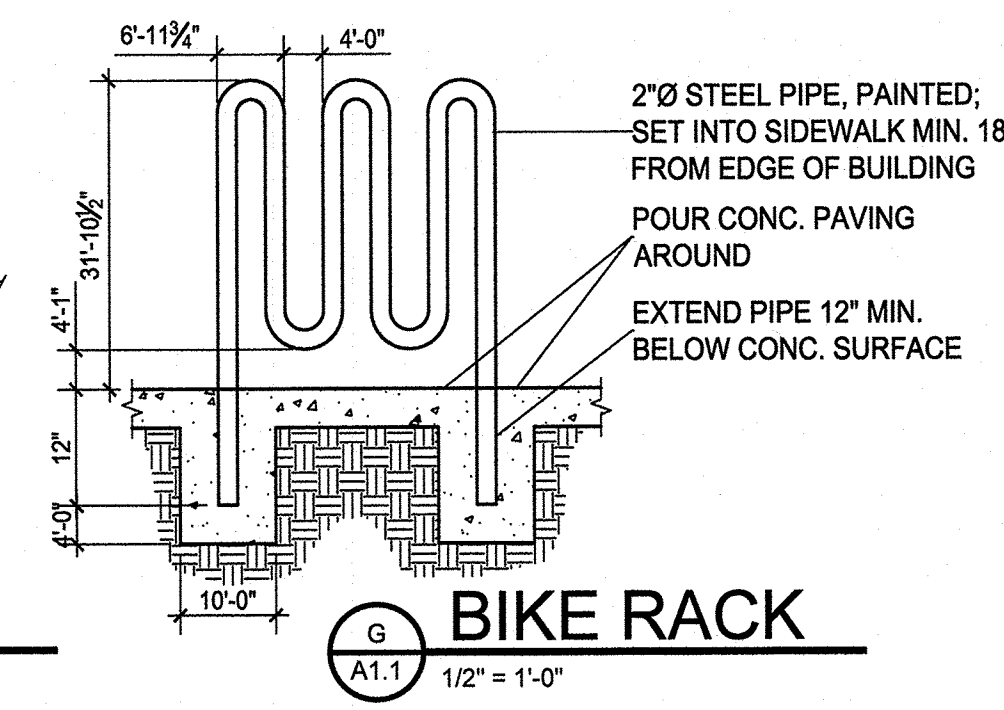
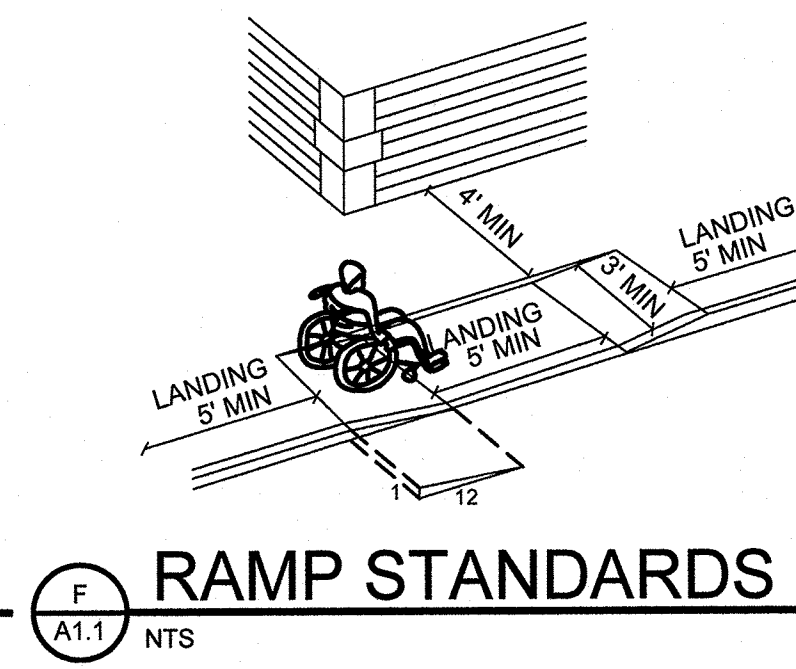
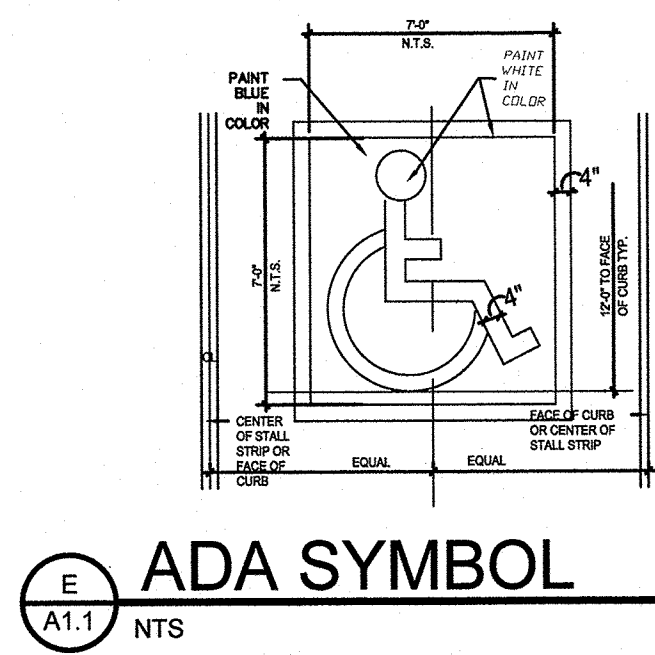
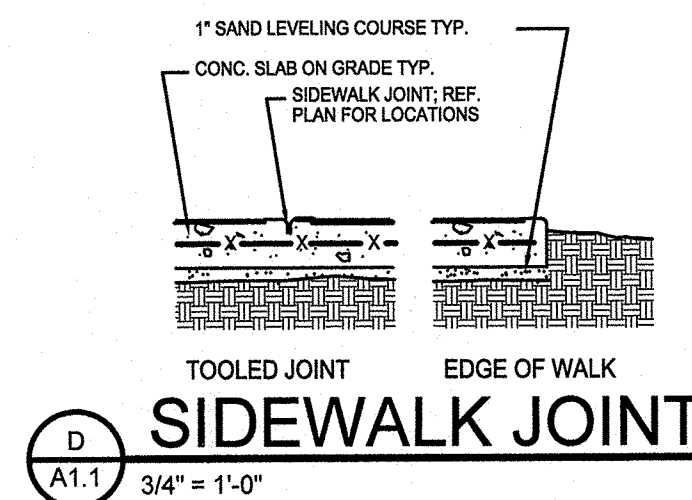
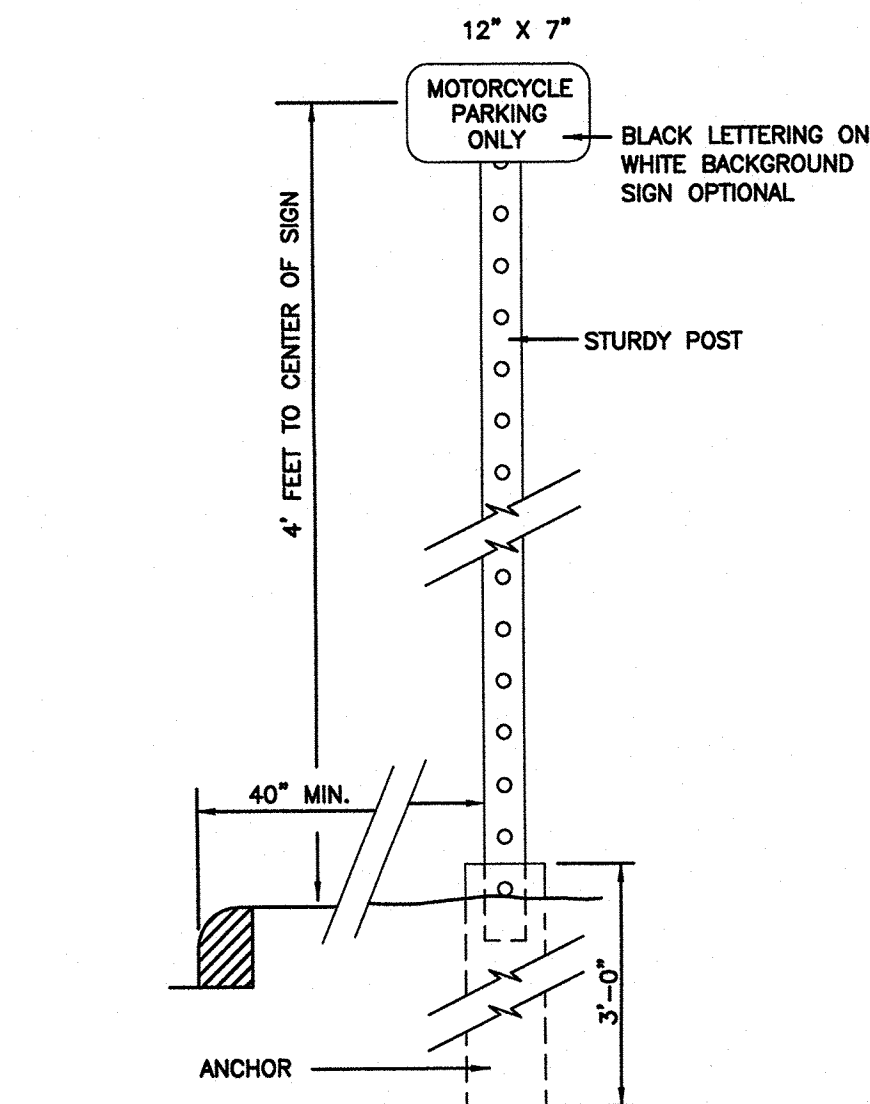
- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT 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: _____



VICINITY MAP

THIS IS AN INTERIOR REMODEL OF EXISTING OFFICE BUILDING
THERE IS NO ADDED SQUARE FOOTAGE
NO GRADING AND DRAINAGE
NO LANDSCAPE CHANGE
NO OCCUPANCY CHANGE

LEGAL DESCRIPTION

LOT EA2 SUNDT'S INDUSTRIAL AREA
 ALBUQUERQUE, NEW MEXICO
 BERNALILLO COUNTY

SITE DATA

ZONING: M-2
 ZONE ATLAS: H15
 UPC: 101505926344510336
 SITE SIZE: 43,655.96 SQ. FT. (.970 AC.)
 BUILDING SIZE / % OF SITE: 5,365 SQ. FT. / 11.1%

PARKING CALCULATIONS

EXISTING AND NEW BUILDING

BUILDING AREA: 5,365 S.F. 1ST FLOOR
 1,170 S.F. 2ND FLOOR

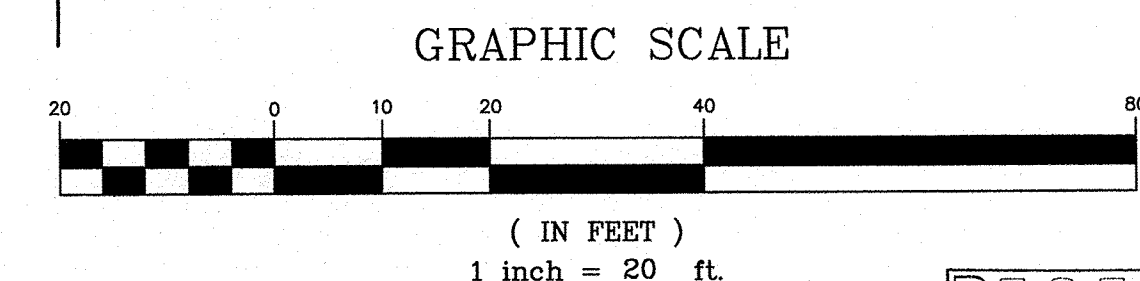
PARKING CALCULATIONS:
 200 S.F. / SPACE FIRST FLOOR = 27 PARKING SPACES
 300 S.F. / SPACE SECOND FLOOR = 4 PARKING SPACES

TOTAL EXISTING PARKING PROVIDED = 17 SPACES
 NEW PARKING REQUIRED = 14 SPACES
 TOTAL PARKING REQUIRED = 31 SPACES
 TOTAL H.C. PARKING REQUIRED = 2 SPACE
 TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE

1 BICYCLE RACK PER 20 PARKING SPACES
 BIKE SPACES REQUIRED = 2 RACKS
 BIKE SPACES PROVIDED = 2 RACKS

EXISTING LANDSCAPE

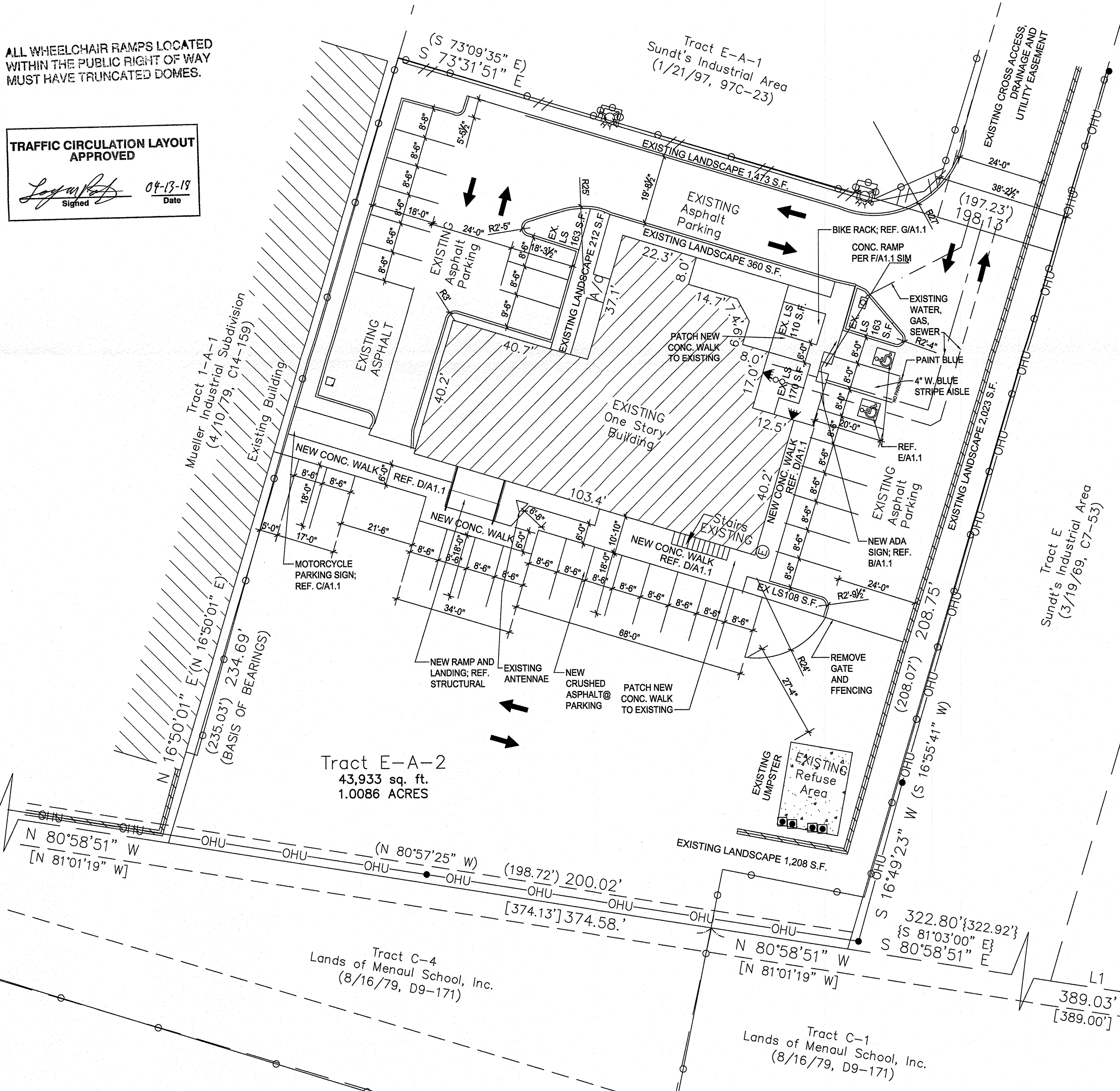
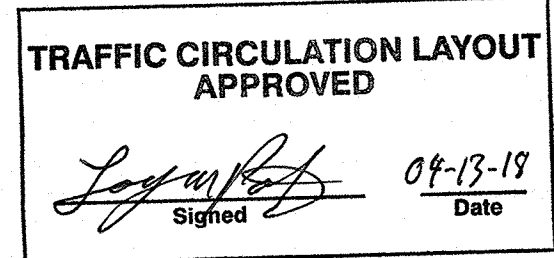
LOT AREA: 43,656 S.F.
 BUILDING AREA: 5,365 S.F.
 NET LOT AREA: 38,291 S.F.
 LANDSCAPE AREA REQUIRED (15%): 5,744 S.F.
 GROUND COVER REQUIRED (75% OF LANDSCAPE): 4,308 S.F.
 LANDSCAPE AREA PROVIDED 15.6%: 5,990 S.F.



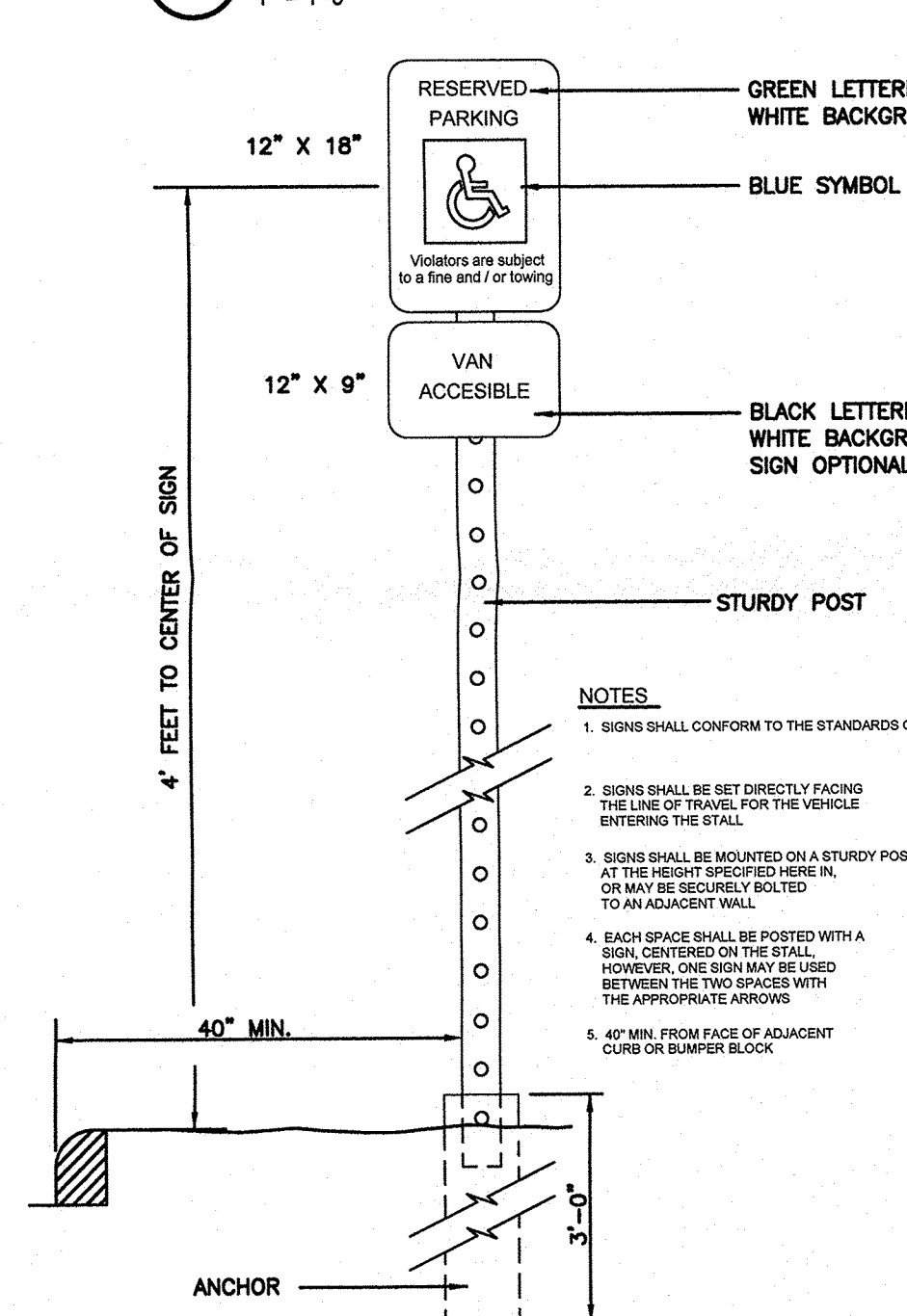
SITE PLAN

1" = 20'-0"

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

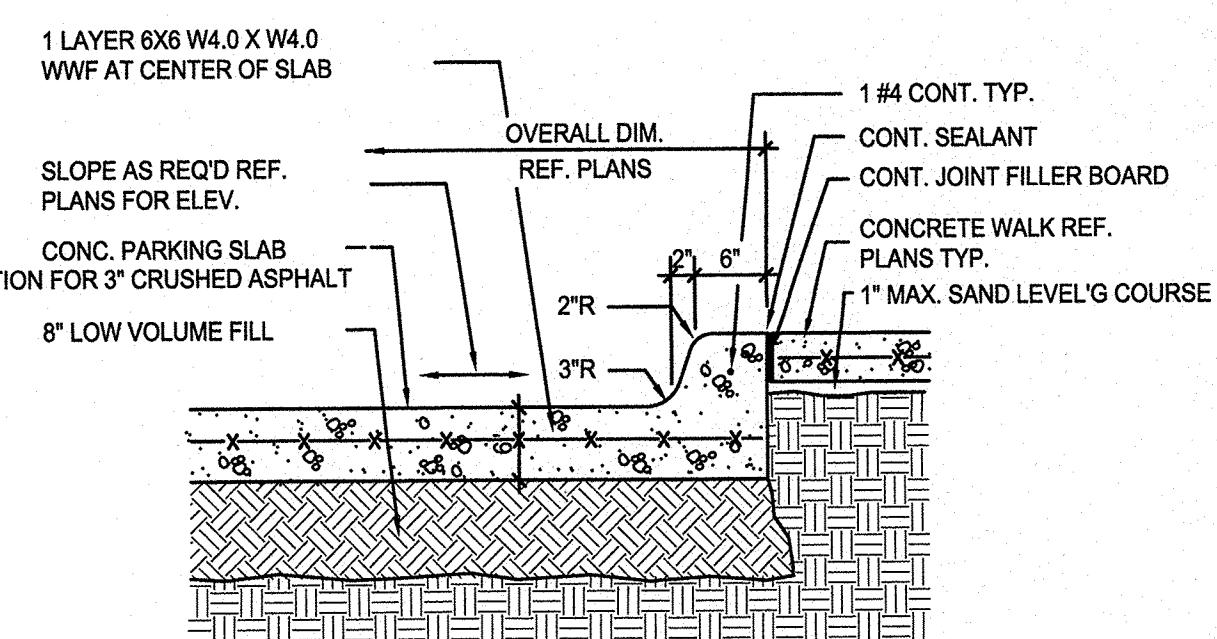


MOTORCYCLE



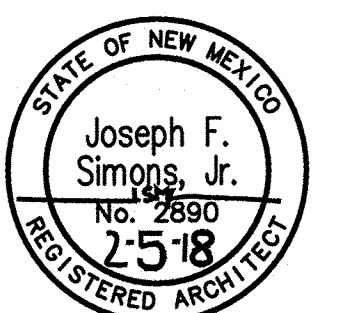
H.C. SIGNAGE

1" = 1'-0"



PAVING / CURB DETAIL

3/4" = 1'-0"



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 ph. 505.480.4796
 joe@simonsarchitecture.com



SON BROADCASTING
 820 CANDELARIA
 ALBUQUERQUE, NM 87107
 BERNALILLO COUNTY

JOB NUMBER	SON-001
DATE	2.1.18
REVISIONS	4.5.18

DESIGNED & DRAWN BY
 JFS

A1.1
TCL

