

# CITY OF ALBUQUERQUE



## ***Planning Department Transportation Development Services***

November 13, 2015

Jim Clark  
Masterworks Architects Inc.  
516 11<sup>th</sup> St., NW  
Albuquerque, NM 87102

**Re: Fraternal Order of Police Remodel  
4120 Cutler Ave. NE  
Traffic Circulation Layout  
Engineer's/Architect's Stamp dated 11-12-15 (H17-D086)**

Dear Mr. Clark,

The TCL submittal received 11-13-15 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)

Project Title: Fraternal Order of Police Headquarters Remodel Building Permit #: T201592622 City Drainage #: HF7-2086

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 1 Block 12-A Netherwood Park Addn

City Address: 4120 Cutler Ave NE

Engineering Firm: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Owner: Fraternal Order of Police Contact: Mark Manery, President

Address: 6747 Academy NE, Ste D Albuquerque, NM 87109

Phone#: 345-2639 Fax#: \_\_\_\_\_ E-mail: office@fop1.org

Architect: Masterworks Architects Inc Contact: Jim Clark

Address: 516 11th St. NW, Albuquerque, NM

Phone#: 242-1866 Fax#: 242-1802 E-mail: info@masterworksarchitects.com

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) \_\_\_\_\_

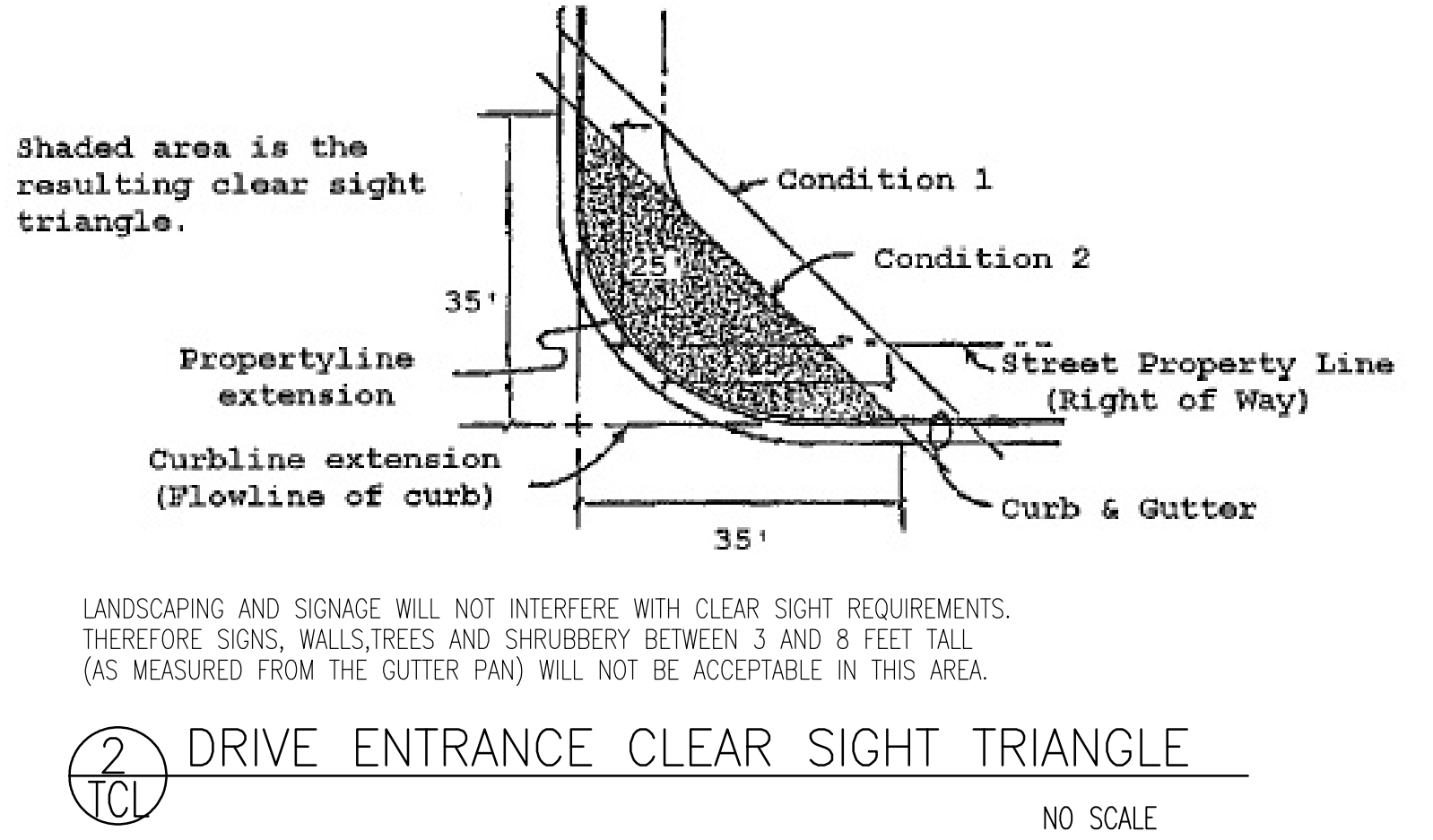
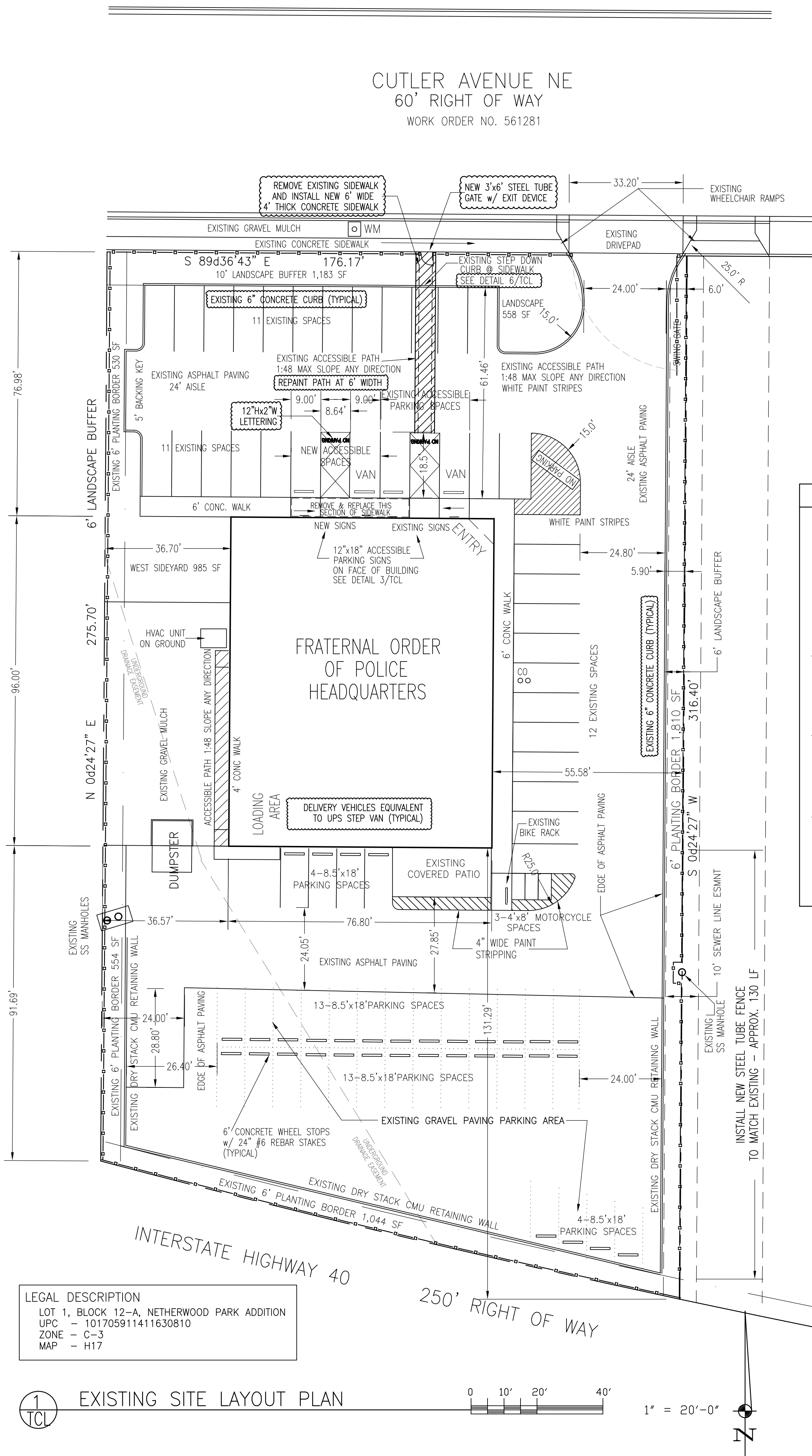
### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ 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

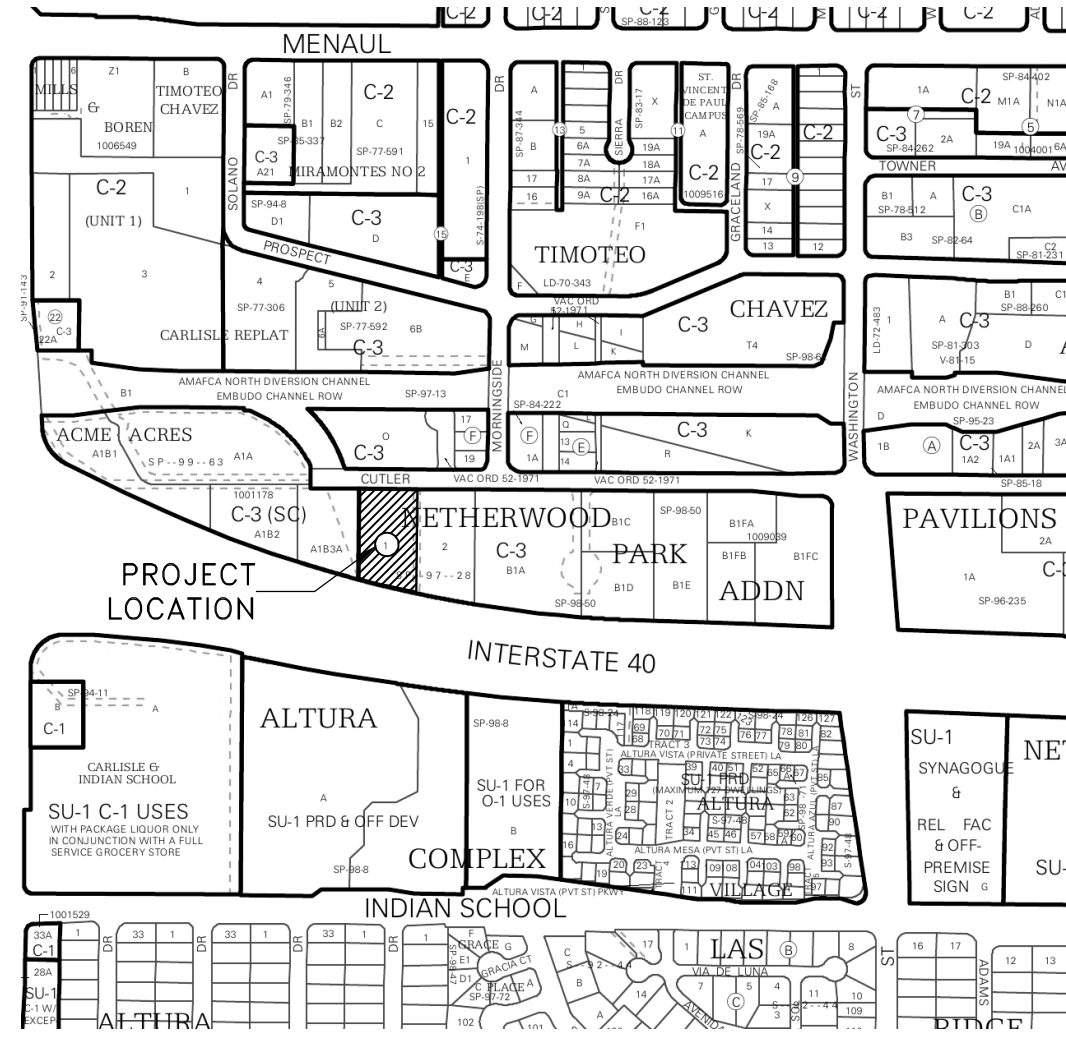
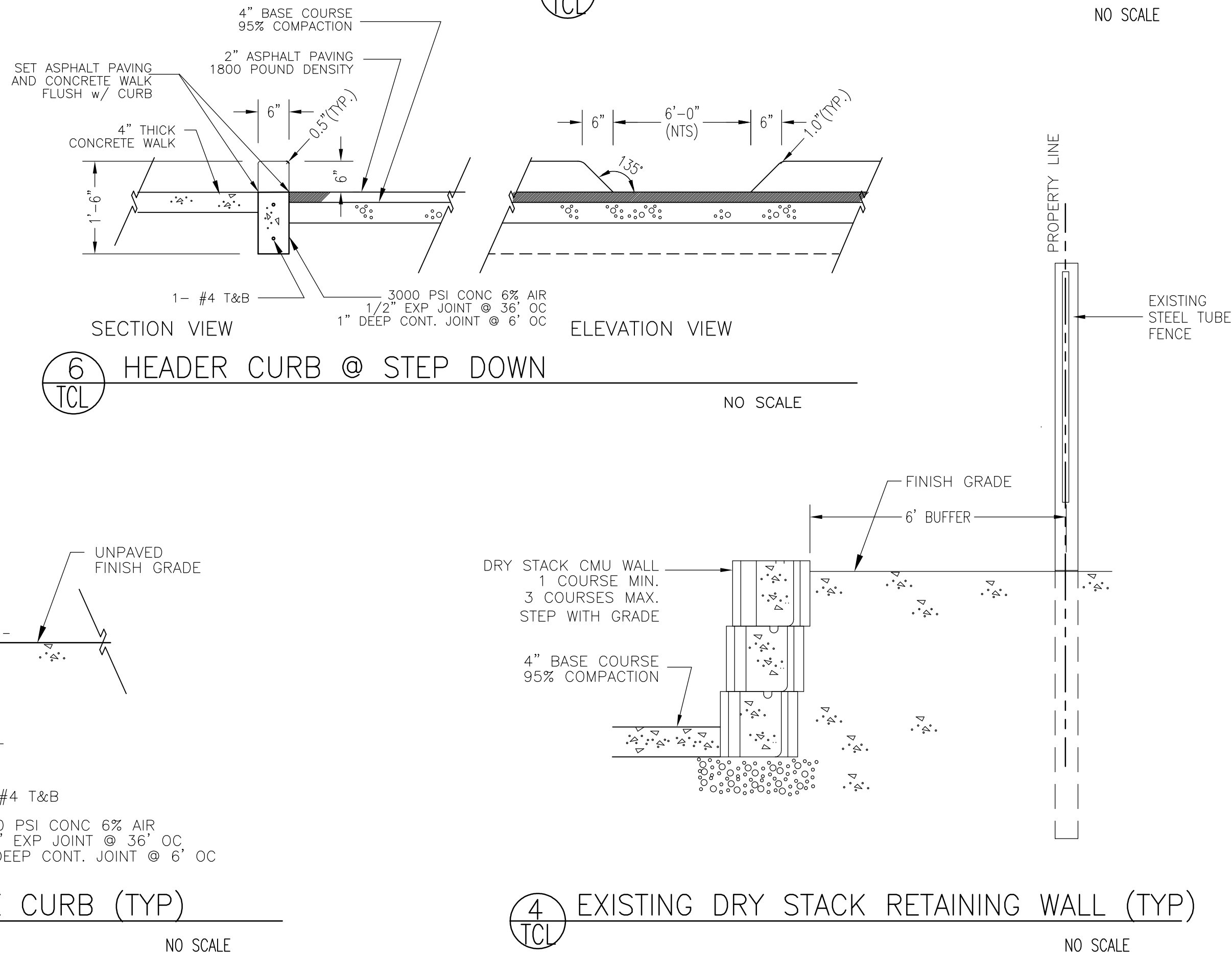
DATE SUBMITTED: 13 Nov 15 By: Dan B Clark

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



PARKING CALCULATIONS	
AUTOMOBILES AND LIGHT TRUCKS	
OFFICE OCCUPANCY (LOWER FLOOR): @ 1 SPACE PER 200 SQ. FT.	7,707 NET LEASE SF = 39 SPACES
OFFICE OCCUPANCY (UPPER FLOOR): @ 1 SPACE PER 300 SQ. FT.	830 NET LEASE SF = 3 SPACES
BAR: @ 1 SPACE PER 4 SEATS	96 SEATS / 4 = 24 SPACES
TOTAL REQUIRED PARKING SPACES:	66 SPACES
TOTAL PARKING SPACES PROVIDED:	68 SPACES
DISABLED PARKING SPACES	
TOTAL REQUIRED SPACES FOR AUTOMOBILES AND LIGHT TRUCKS	66 SPACES
REQUIRED NUMBER OF DESIGNATED DISABLED SPACES	= 4 SPACES
TOTAL DISABLED SPACES PROVIDED:	4 SPACES
MOTORCYCLES	
TOTAL REQUIRED SPACES FOR AUTOMOBILES AND LIGHT TRUCKS	66 SPACES
REQUIRED NUMBER OF MOTORCYCLE SPACES	= 3 SPACES
TOTAL MOTORCYCLE SPACES PROVIDED:	3 SPACES
BICYCLES	
TOTAL REQUIRED SPACES FOR AUTOMOBILES AND LIGHT TRUCKS	66 SPACES
REQUIRED NUMBER OF BICYCLE SPACES [66 / 20]	= 4 SPACES
TOTAL BICYCLE SPACES PROVIDED:	4 SPACES

LANDSCAPE CALCULATIONS:	
REQUIRED LANDSCAPE AREA	
GROSS LOT AREA:	52,095.6 GSF
BUILDING FOOTPRINT:	7,971.7 GSF
NET LOT AREA:	44,123.9 NSF
	X 15%
REQUIRED AREA:	6,618.5 GSF
EXISTING LANDSCAPE PROVIDED	
PERIMETER AREAS:	5,679 SF
WEST SIDE YARD:	985 SF
TOTAL PROVIDED:	6,664 GSF
HIGH WATER TURF PROVIDED:	NONE



James B. Clark  
12 Nov 2015

STATE OF NEW MEXICO  
REGISTERED ARCHITECT  
JAMES BENJAMIN CLARK III  
1047

MASTERWORKS  
ARCHITECTS, INC  
516 ELEVENTH ST. NW 242-1866  
ALBUQUERQUE, NM 87102-1806

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FILE # 1524DSITE  
6 AUG 2015  
REV: 12 OCT 2015  
REV: 29 OCT 2015  
REV: 10 NOV 2015  
REV: 12 NOV 2015

EXISTING BUILDING REMODEL FOR  
FRATERNAL ORDER OF POLICE  
4120 CUTLER AVENUE NE  
ALBUQUERQUE, NEW MEXICO 87110

TRAFFIC  
CIRCULATION PLAN

SHEET  
TCL

1 OF 1