

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 25, 2024

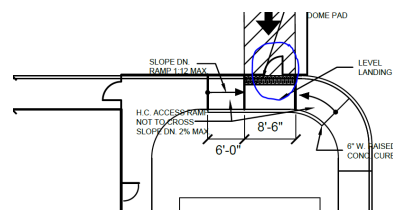
Jim Clark
Masterwork Architects, Inc.
1809 Illinois St. NE
Albuquerque, NM 87110

Re: Hanover Studio
6500 Hanover Rd. NW
Traffic Circulation Layout
Architect's Stamp 01-10-24 (J10-D040A)

Dear Mr. Clark,

Based upon the information provided in your submittal received 01-12-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of Motorcycle and Bicycle parking spaces required by the IDO.
2. Per NM ADA parking calculation requirements, 8 ADA parking spaces must be provided. Site plan only shows two ADA parking spaces.
3. Minimum ADA parking space width is 8.5 ft. please revise ADA parking dimensions notes on the site plan.
4. Please show on the site plan the dimension on each site access from the face of the curb to the Manual Swing Gate. (should be minimum 20 ft.).
5. Show the clear sight triangle on each site access.
6. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
7. Please provide shared parking and shared access agreement with the west side property. Or provide approved plat shows access and parking easement.
8. Provide a copy of Fire Marshal and Solid Waste approval.
9. Please remove Trash Enclosure details from sheets TCL1 and TCL2.
10. Please clarify, why there is a door symbol on the proposed ramp?



TRUCKING PLAN

1/16" = 1'-0"



PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

11. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
12. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
13. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
14. Please specify the City Standard Drawing Number when applicable.
15. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
16. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).
17. Please provide a letter of response for all comments given.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: HANOVER STUDIOS **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract 1 and Tract 2-A Mira Mesa Estates
City Address: 6500 Hanover RD NW

Applicant: Masterworks Architects Inc **Contact:** Jim CLark
Address: 1809 Illinois St NE **MWArchitect@comcast.net**
Phone#: 505-242-1866 **Fax#:** _____ **E-mail:** _____

Other Contact: S.T. Price Designs **Contact:** Susan Price
Address: 2325 Cutler Ave NE **susan@stpricedesign.com**
Phone#: 505-345-3850 **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

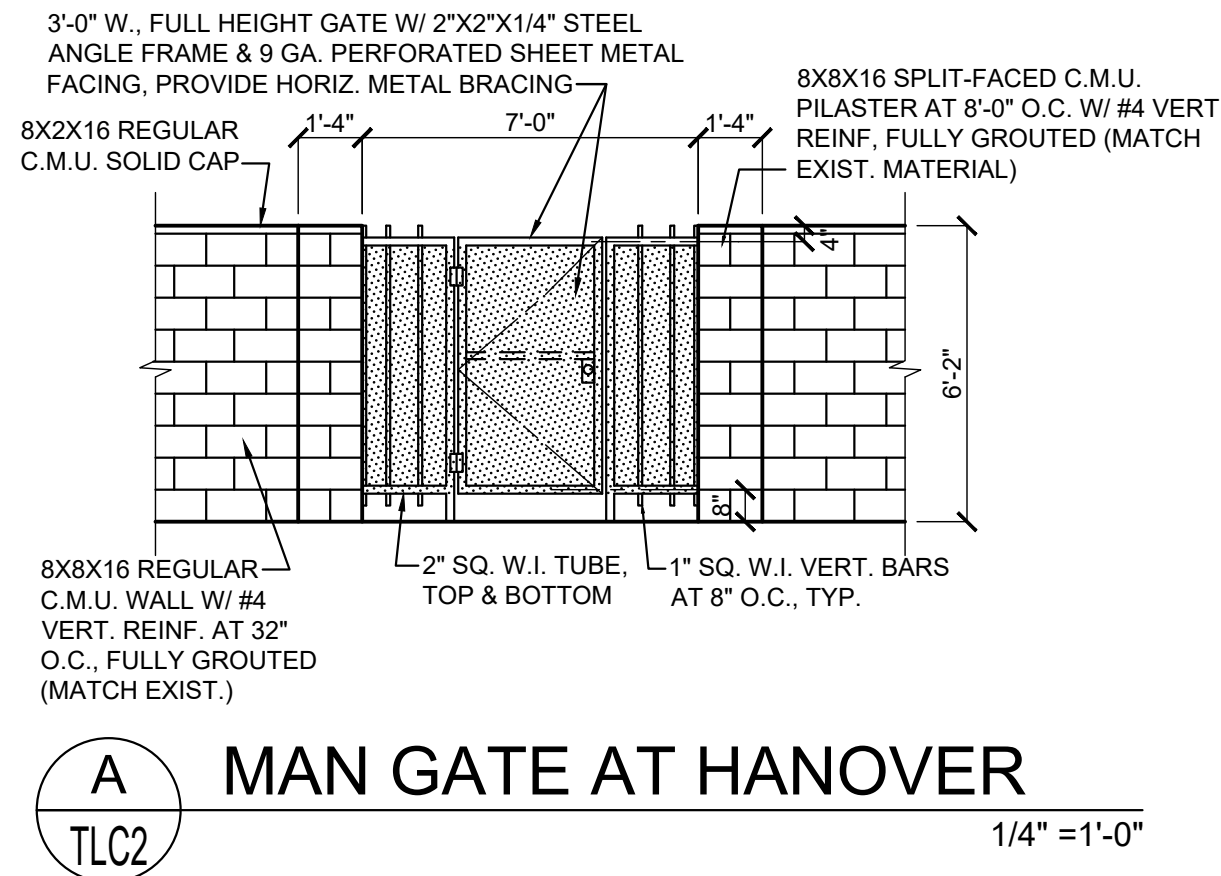
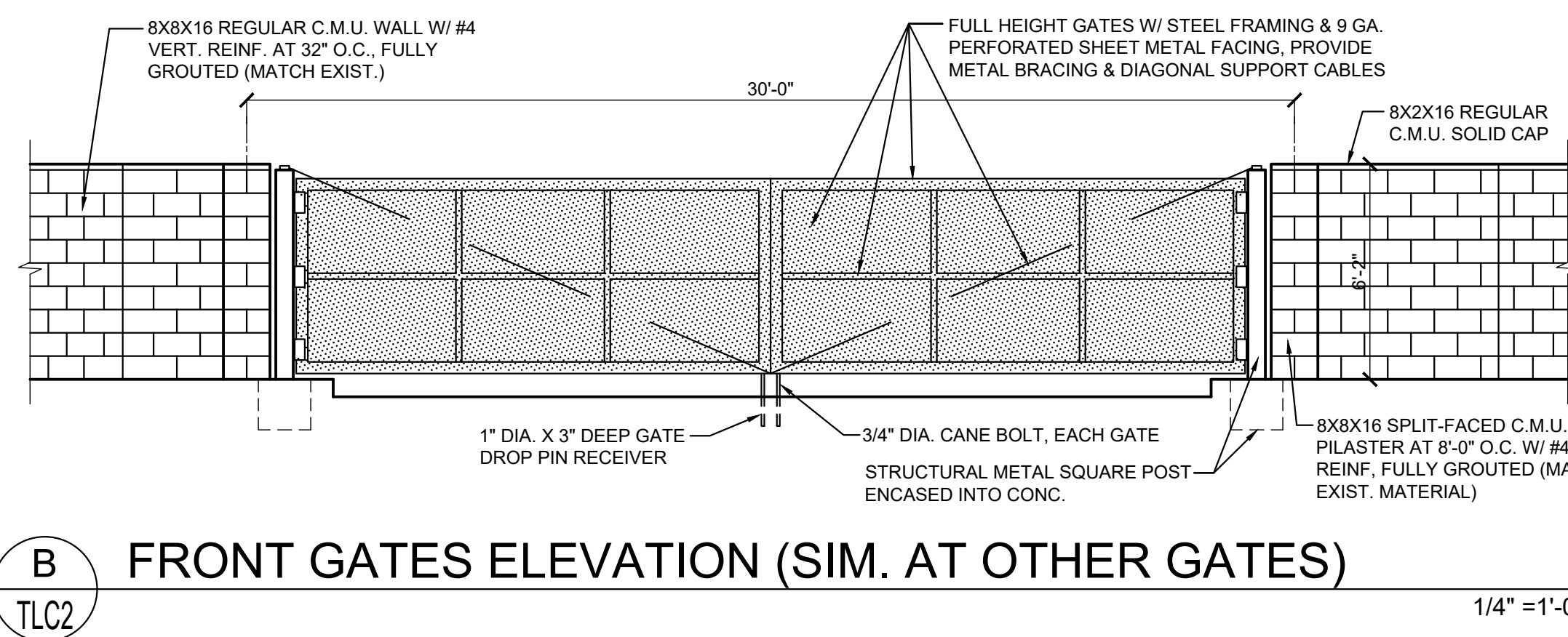
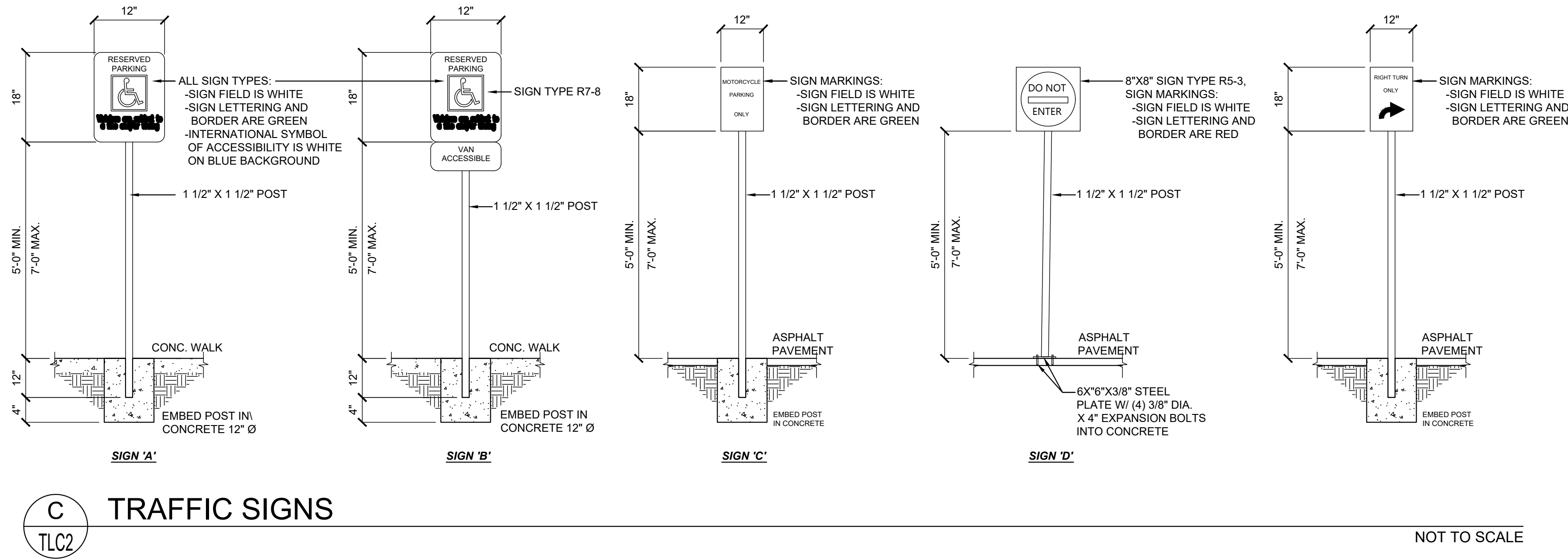
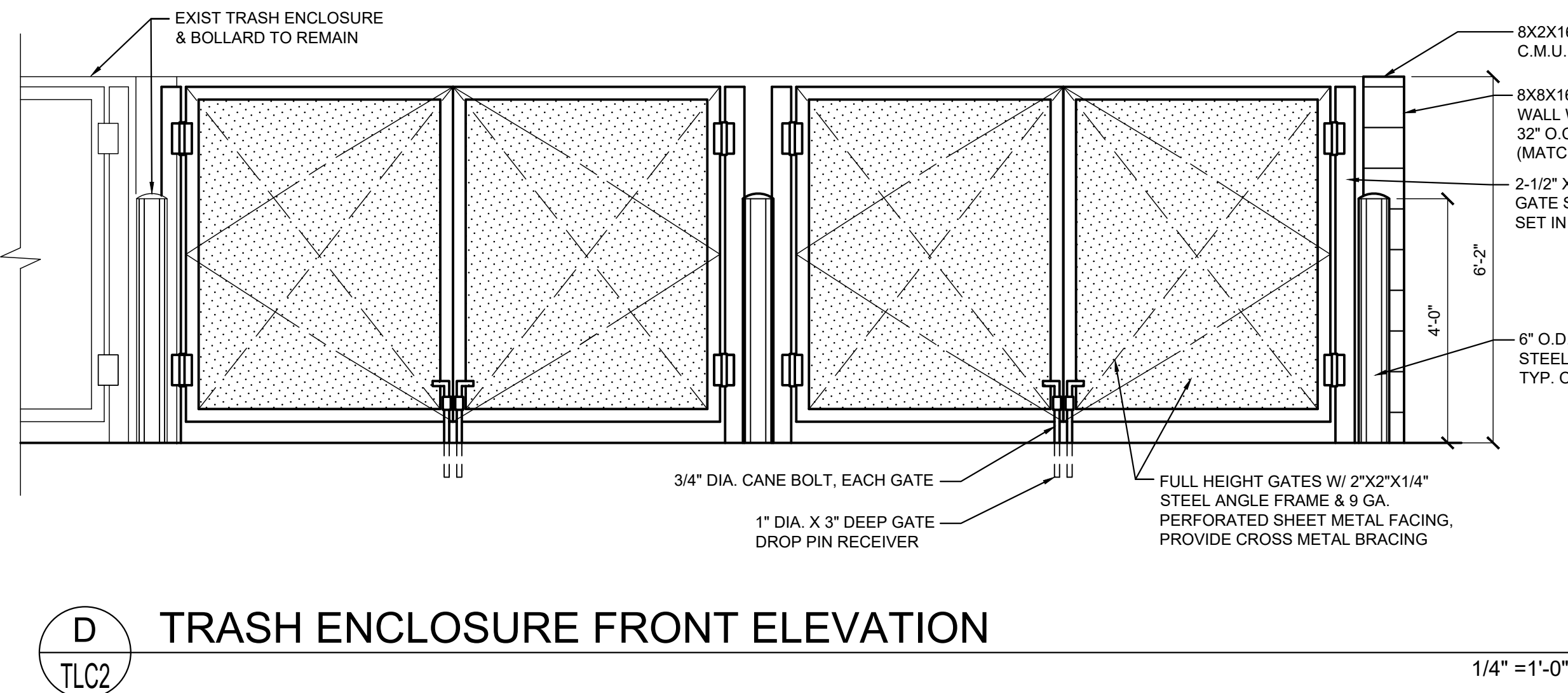
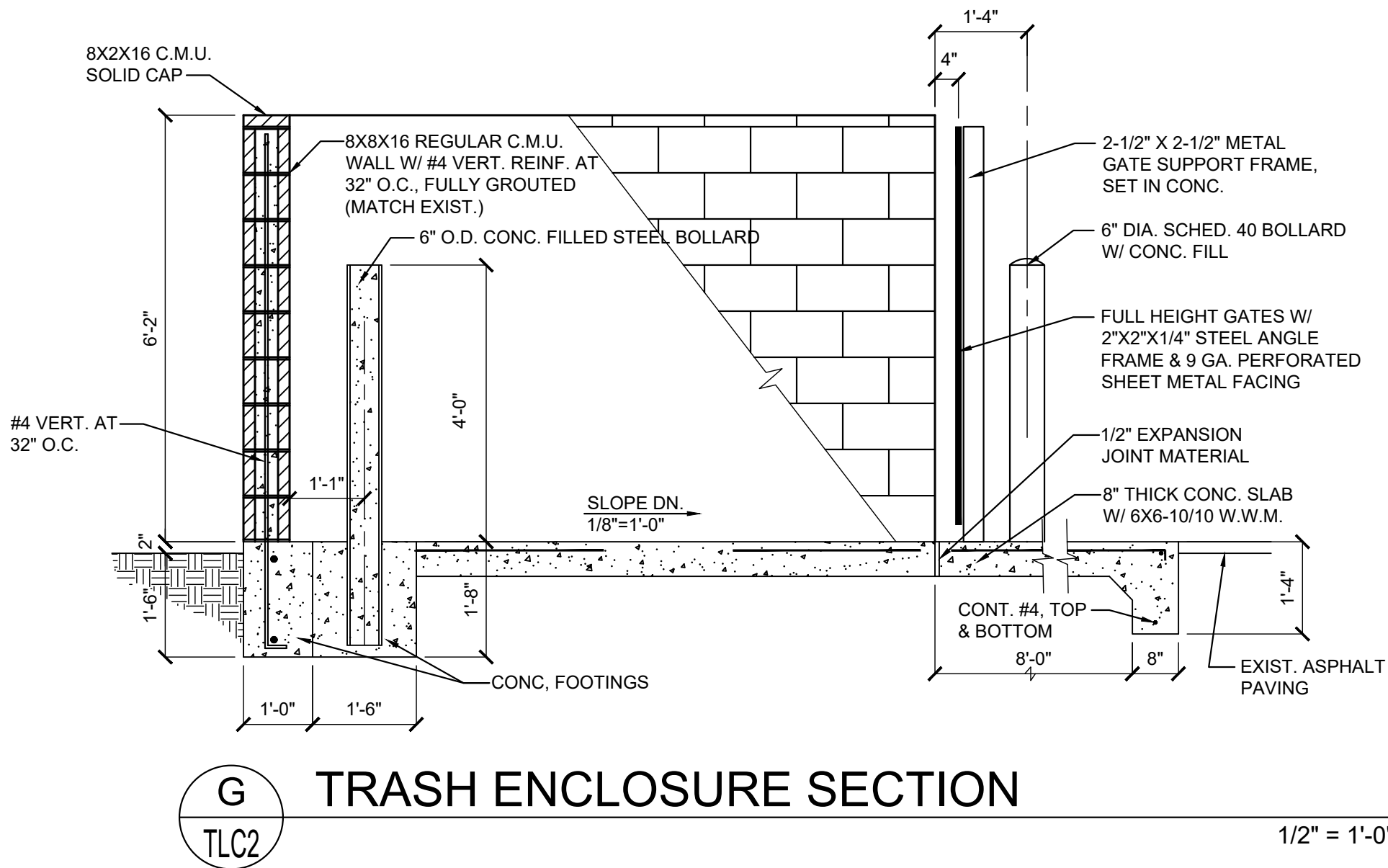
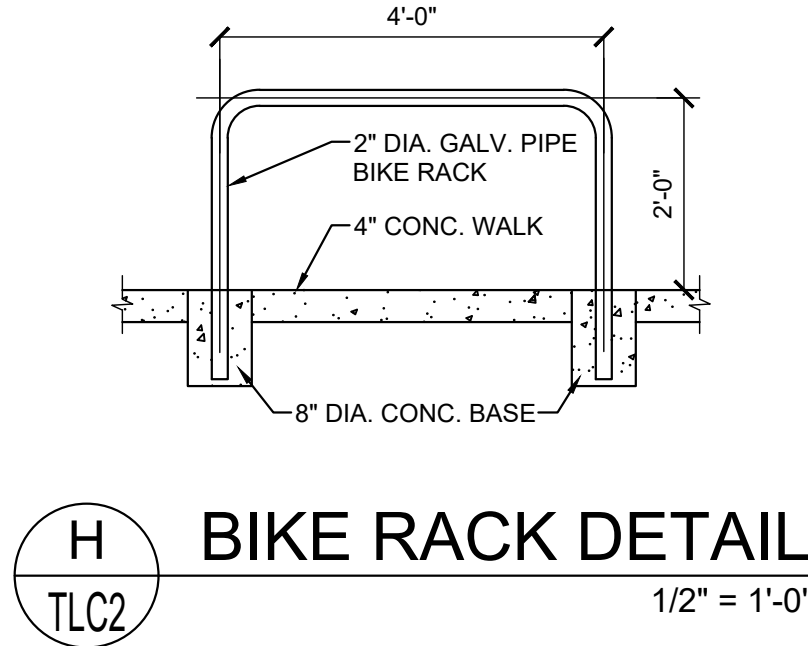
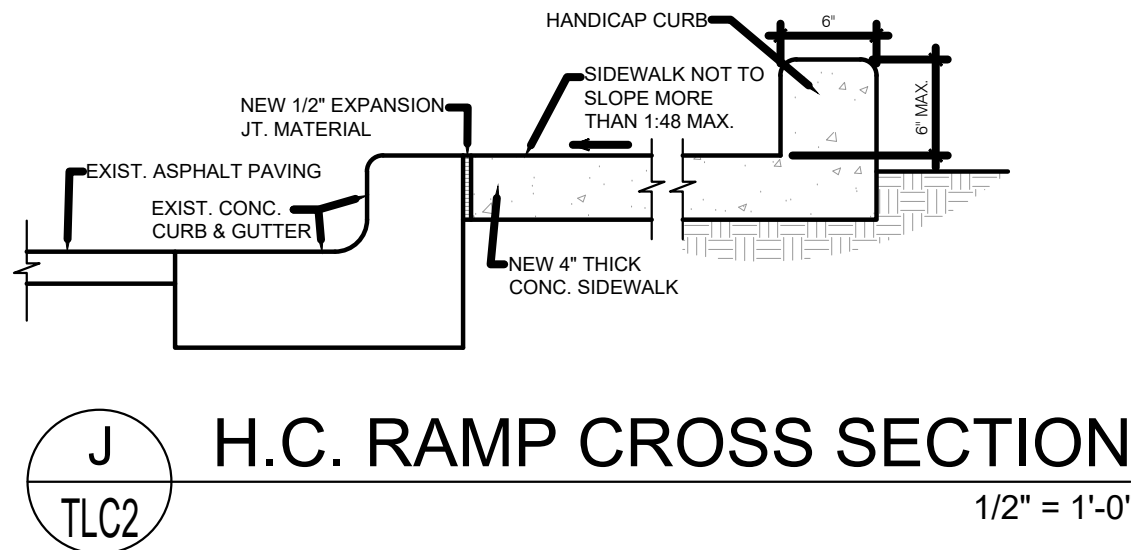
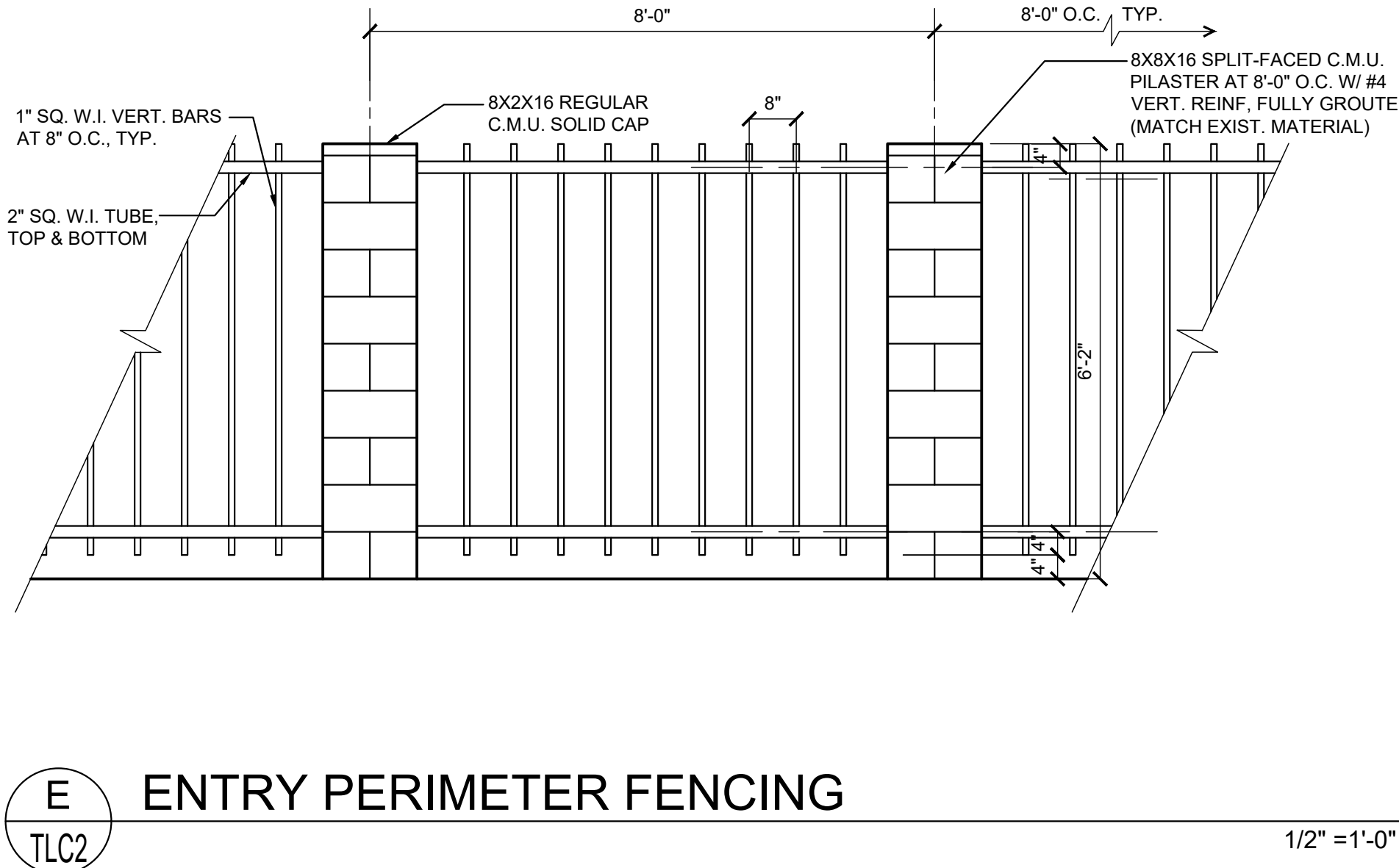
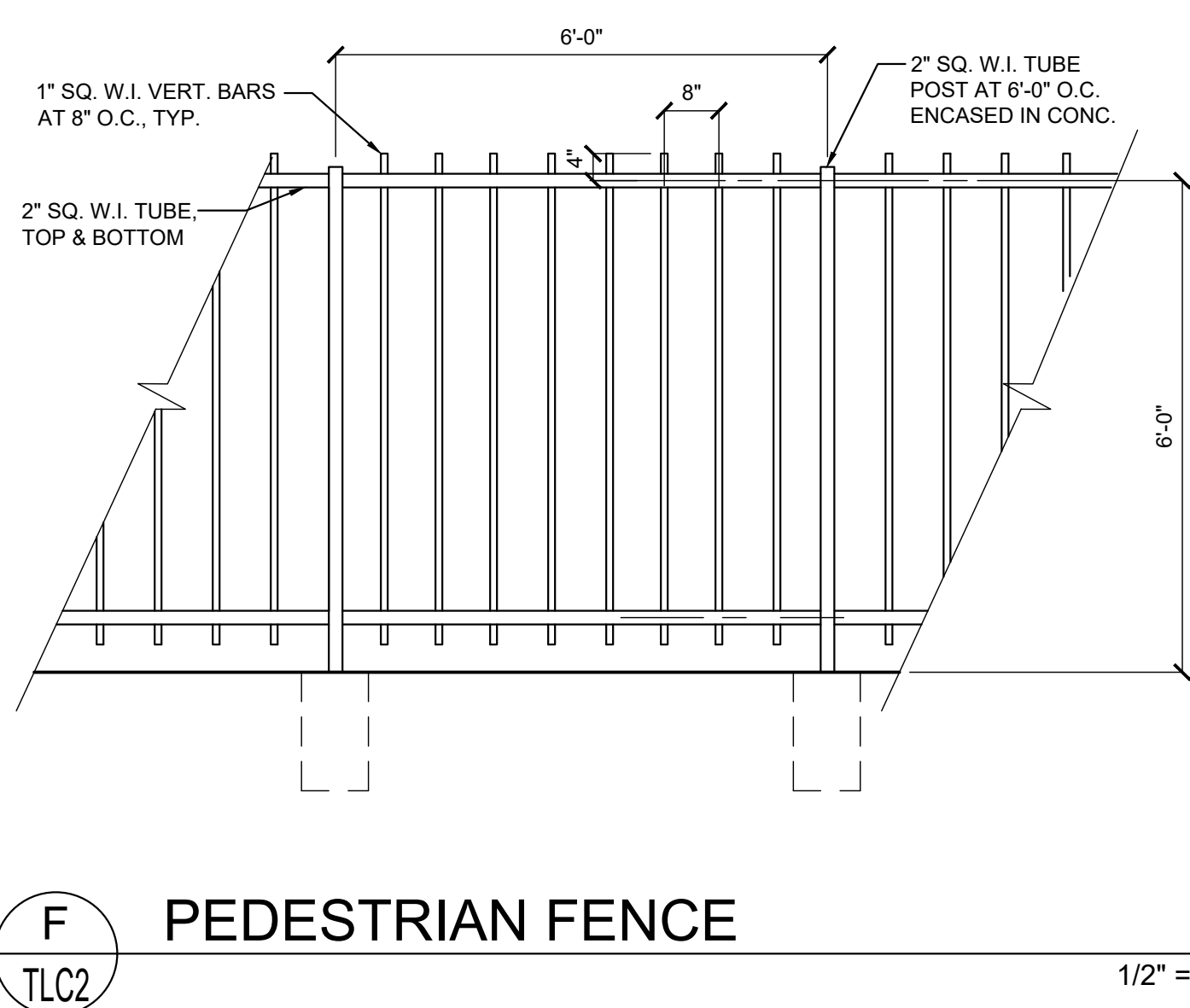
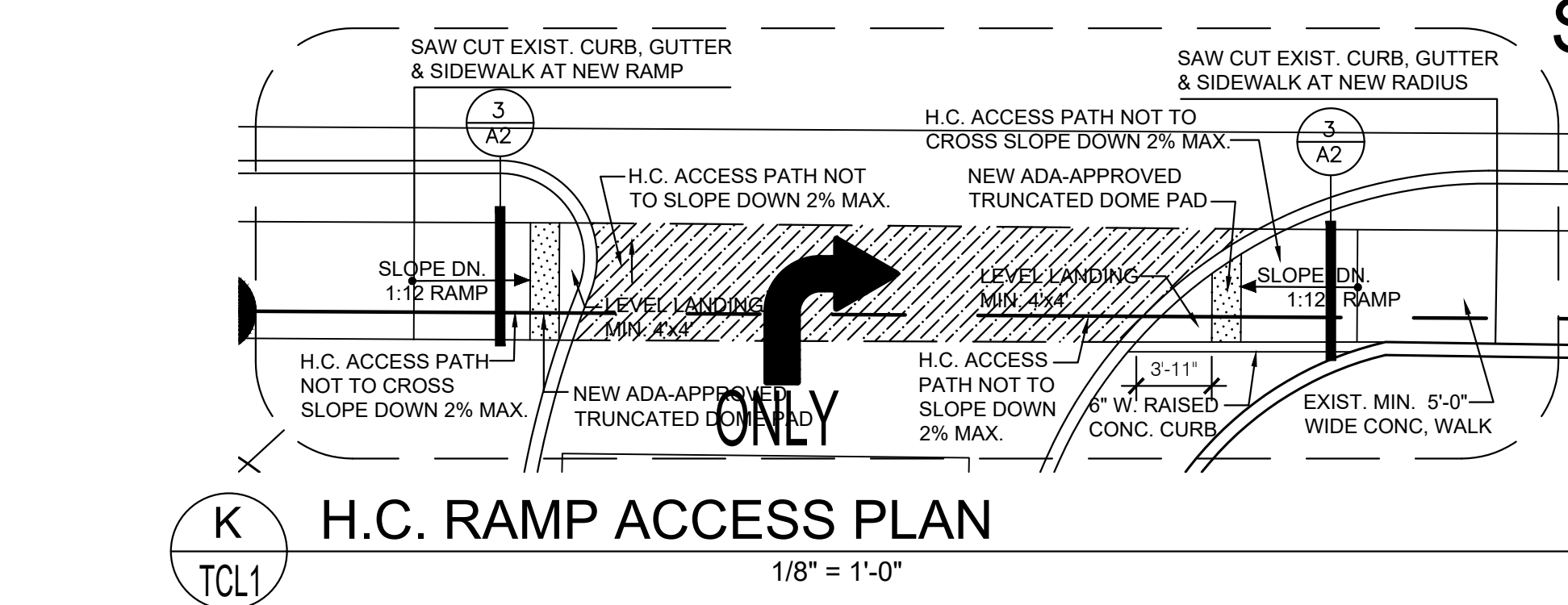
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 10 Jan 2024 **By:** MWArchitect Jim Clark

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



REVISIONS

DATE	BY

MASTERWORKS ARCHITECTS, INC

1809 LLANO ST. NE 242-1866
ALBUQUERQUE, NEW MEXICO 87110

©: MWA, Inc 2021

STATE OF NEW MEXICO

JAMES BENJAMIN CLARK III
1047

TCL COA SUBMITTAL

01/02/2024

HANOVER STUDIO

ADDRESS 2
9899 HANOVER RD. NW
ALBUQUERQUE, NEW MEXICO 87121

ADDRESS 1
6800 HANOVER RD. NW
ALBUQUERQUE, NEW MEXICO 87121

TCL SITE DETAILS

st line

st price design studio

2325 Celler Ave
Albuquerque, New Mexico 87106 505.345.3850

DRAWN
JC, RE, HH

DRAWN
STP

DATE
01/02/2024

DWG NO.
23-15

SHEET

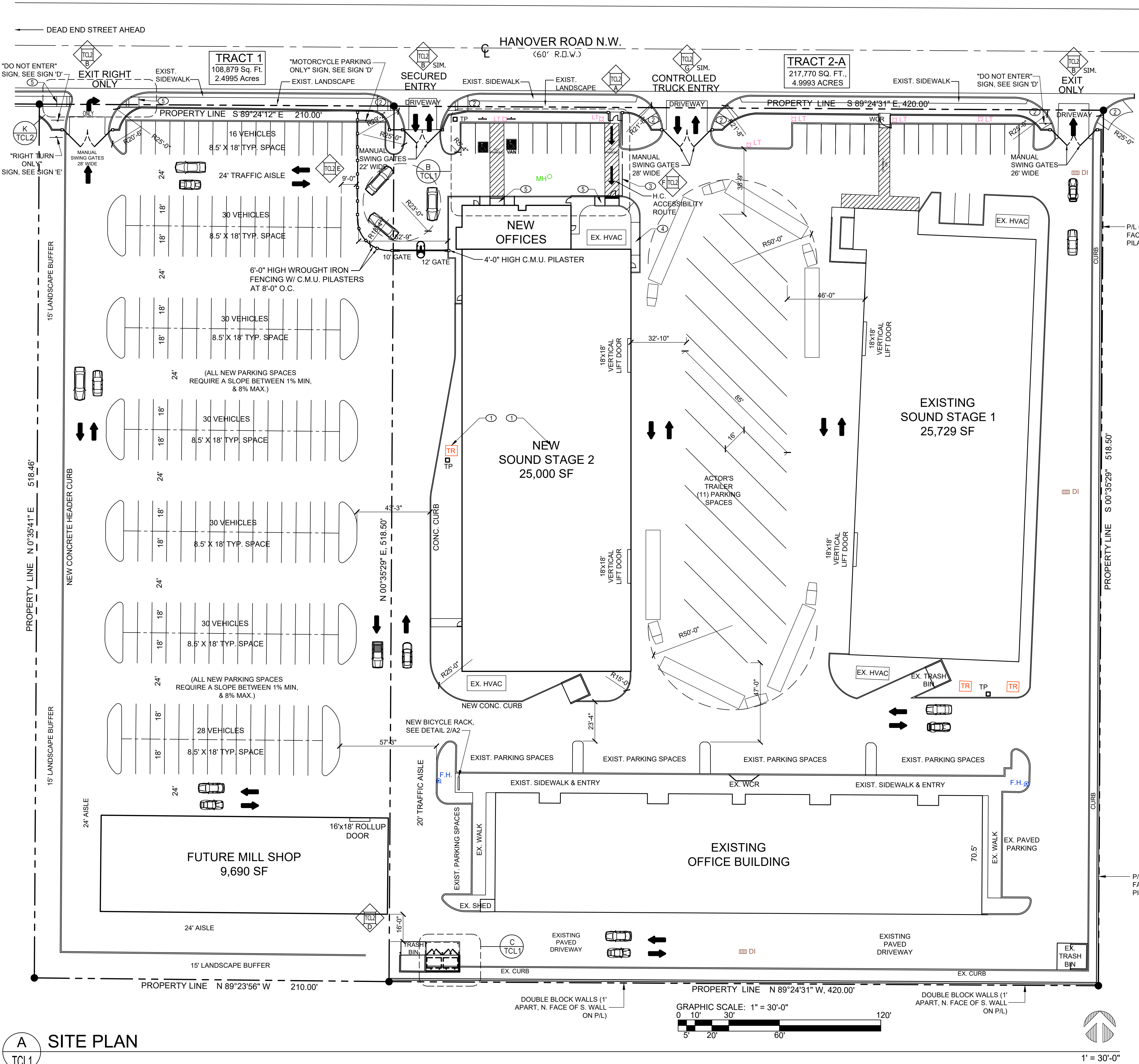
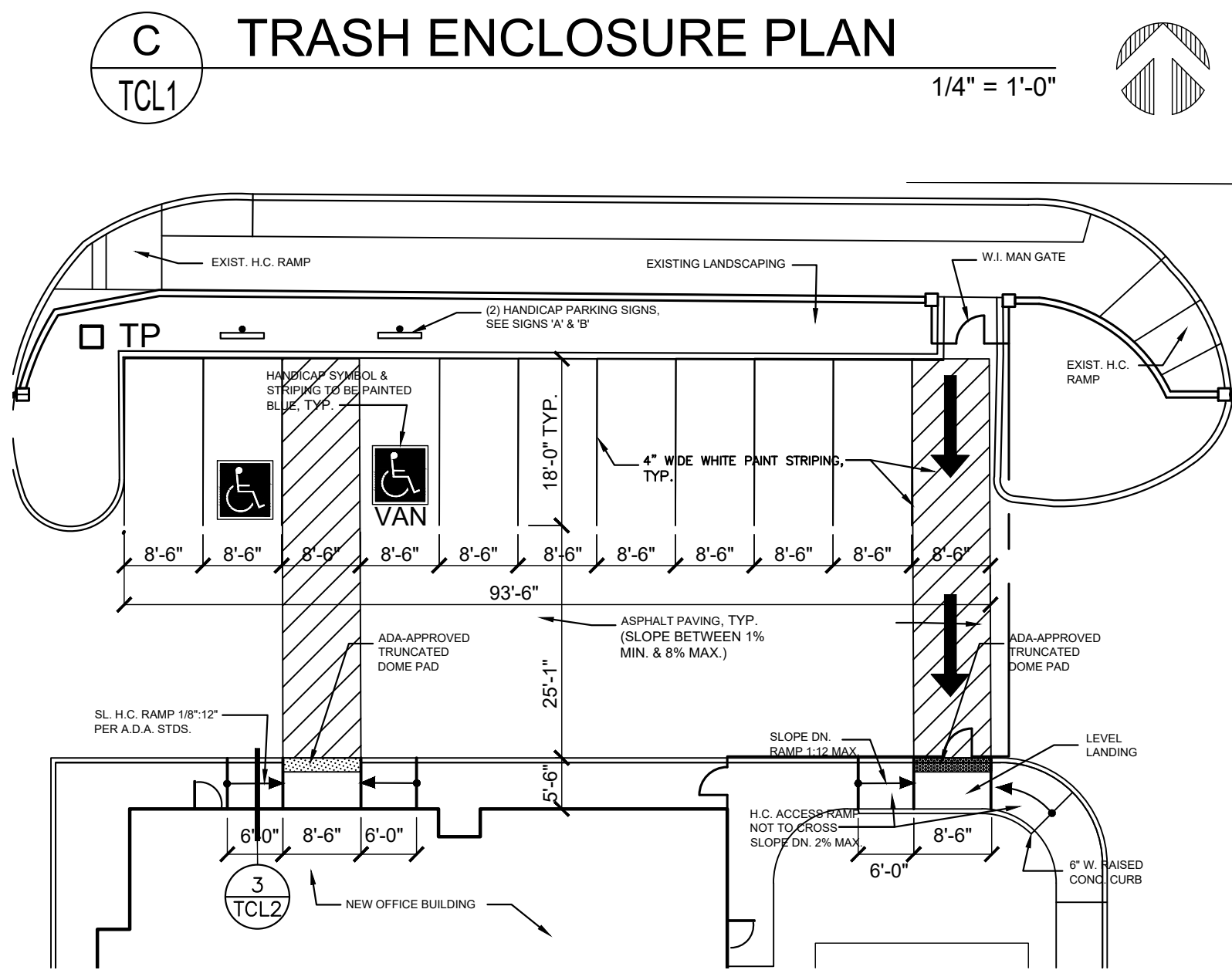
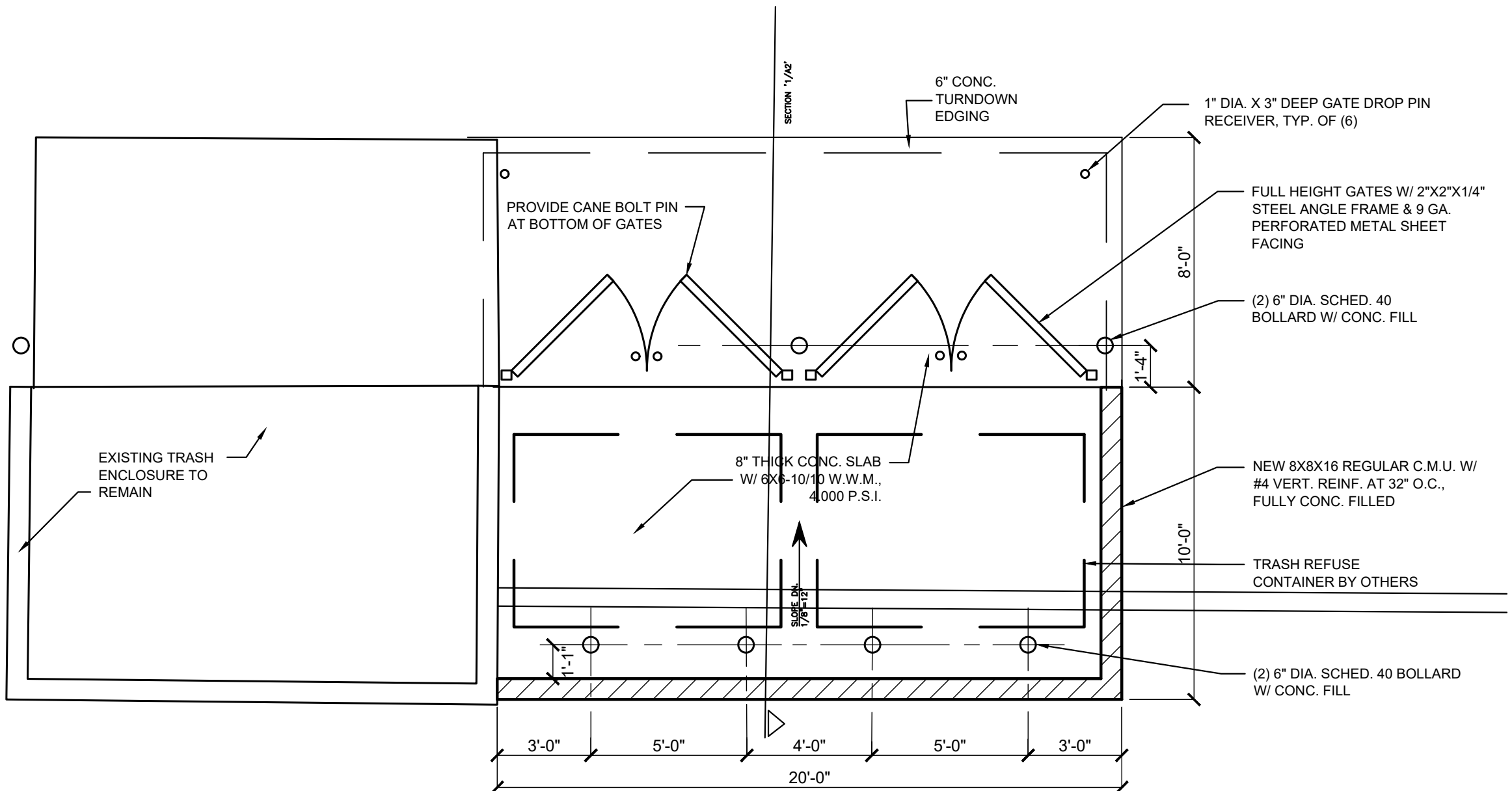
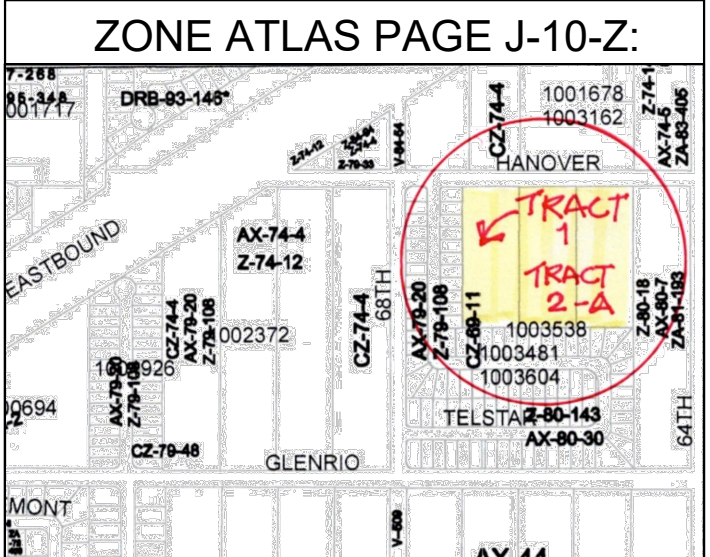
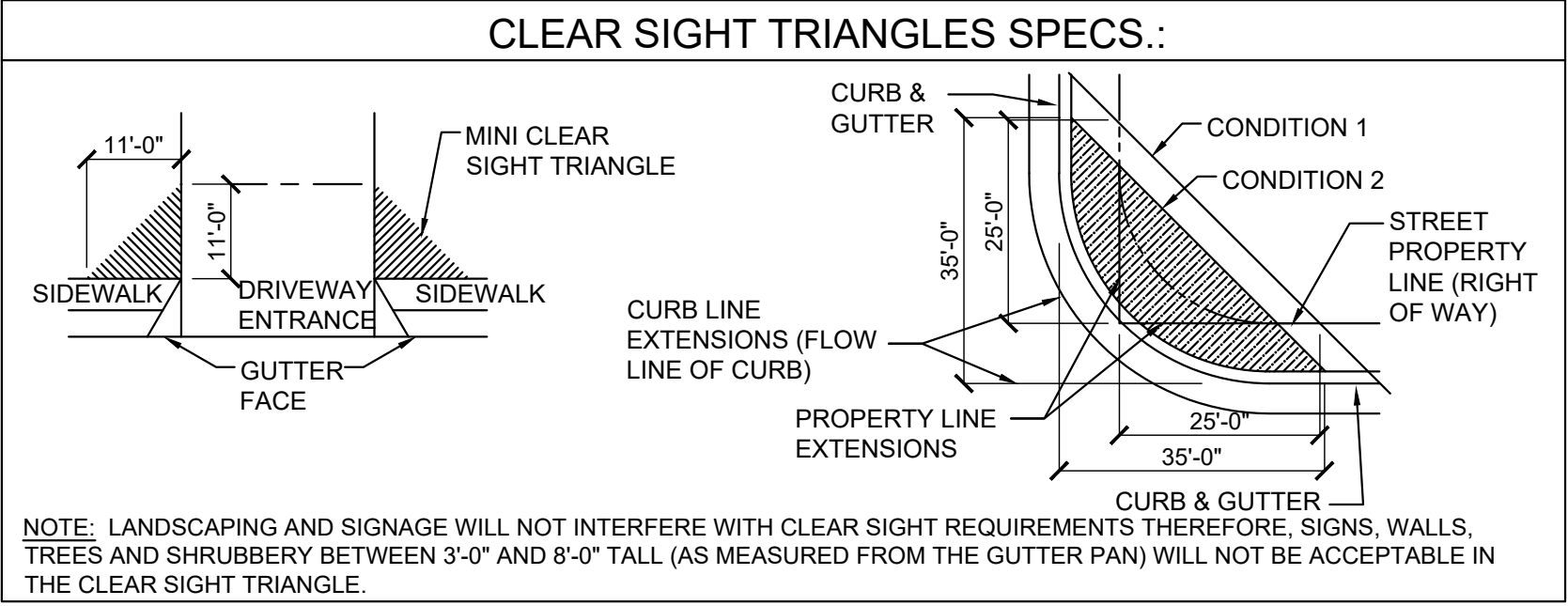
TCL2

PARKING ANALYSIS:			
BUILDINGS			
STUDIO BUILDINGS	25,000 SF x 2		50,000 GFA
EXISTING OFFICE BUILDING	19,975 GFA		
MEZZANINE ADDITION	9,100 GFA		
STUDIO ANNEX - SECURITY OFFICES	2,979 GFA		
			32,054 GFA
WAREHOUSE			
			9,690 GFA
PARKING REQUIREMENTS			
OFFICES	3.5 SPACES / 1,000 = 0.0035 x GFA	IDO Table 5-5-1	
WAREHOUSE	NO REQUIREMENT -0-		
AS USED FOR LIGHT MANUFACTURING	1 SPACE / 1,000 = 0.001 x GFA		
FILMING STUDIO			
OPERATIONAL OBSERVATIONS	1 SPACE / 500 SF = 0.002 GFA		
REQUIRED PARKING			
STUDIO BUILDINGS	(STANDARD) 50,000 SF x .001 = 50 SPACES		
	(AS OBSERVED) 50,000 SF x .002 = 100 SPACES		
OFFICES	32,054 SF x .0035 = 112 SPACES		
WAREHOUSE AS SHOP	9,690 SF x .001 = 10 SPACES		
	TOTAL REQUIRED = 222 SPACES		
PARKING PROVIDED AS DESIGNED			
TRACT 2A	180 SPACES		
TRACT 1	77 SPACES		
ACTOR'S TRAILERS	20 SPACES		
	TOTAL REQUIRED = 257 SPACES		
DESIGN PARAMETERS			
GFA = GROSS FLOOR AREA TO EXTERIOR FACE OF WALLS	IDO DPM CHAPTER 23.3.G		
PARKING STALL SIZES			
STANDARD SPACES	8.5' W x 18' L		
COMPACT	7.5' W x 15' L		
ACCESSIBLE STANDARD	8' W x 18' L		
VAN ACCESSIBLE	8' W x 8' W x 18' L		

LEGAL DESCRIPTION:	
ADDRESS 1	
6500 HANOVER ROAD N.W. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 87121	
TRACT 2A MIRA MESA ESTATES	
ZONE ATLAS MAP PAGE J-10	
Tract numbered Two-A (2-A) of Mira Mesa Estates, as the same is shown and designated on the plat entitled "Plat of Tract 2-A, Mira Mesa Estates, Being a replat of Tracts 2 and 3, Projected Section 15, Township 10 North, Range 2 East, Town of Atisico Grant, City of Albuquerque, Bernalillo County, New Mexico, August 2007", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 12, 2007 In Map Book 2007C, folio 255 which property is also shown on that certain Condominium Plat for Hanover Business Park Condominium , filed in the office of the County Clerk of Bernalillo County, New Mexico on March 4, 2009 as document number 2009022970.	
ADDRESS 2	
99999 HANOVER ROAD N.W. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 87121	
TRACT 1 MIRA MESA ESTATES	
ZONE ATLAS MAP PAGE J-10	
Tract numbered One (1) of Mira Mesa Estates, as the same is shown and designated on the plat entitled "Plat of Tract 1, Mira Mesa Estates, Projected Section 15, Township 10 North, Range 2 East, Town of Atisico Grant, City of Albuquerque, Bernalillo County, New Mexico, August 2007", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 12, 2007 In Map Book 2007C, folio 255 which property is also shown on that certain Condominium Plat for Hanover Business Park Condominium , filed in the office of the County Clerk of Bernalillo County, New Mexico on March 4, 2009 as document number 2009022970.	

EXECUTIVE SUMMARY	
The project is located at 6500 Hanover Road NW and adjacent to property 99999 Hanover Rd. NW. Currently there's an existing Studio of 25,729 SF and an Office Complex 19,980 SF. These buildings are on Tract 2-A of Mira Mesa Estates. At present there is no development on Lot 1 of Mira Mesa Estates with Address 99999 Hanover Road NW.	
The proposed new development will consist of a 25,000 SF Studio with adjoining security rooms, offices, and restrooms that amount to 2,979 SF. This Building will be built on Lot 2-A, 6500 Hanover Road NW.	
The proposed new development will be a Mill Shop 9,690 SF with parking for both developments on Lot 1, 99999 Hanover Road NW.	
The lots need to be secured and we have an approved 6'-0" wall variance facing Hanover Road. We are proposing 6'-0" high gates at all entries and exits onto Hanover. Two of the gates will be exit only, and two will be both entry and exit gates. The exit nearest to the west boundary will be a "right turn only," diverting traffic onto Hanover Road then Coors Boulevard versus driving through the adjacent neighborhood. There will also be two people gates onto Hanover Road. The adjacent sites North and East are industrial in nature and we believe there will be no adverse effects. Both properties back up to the rear yards of Residences on the South and West sides. With the "secured" property and landscape buffer, it will be an improvement since access for squatters and graffiti artists will hopefully be eliminated.	
Variances for 6500 Hanover Rd. NW and 99999 Hanover Rd. NW	
VA-2023-00218 to allow a 6'-0" high masonry wall was approved on October 4, 2023.	
VA-2023-00219 to allow a 6'-0" high masonry wall was approved on October 4, 2023.	

LEGEND OF SYMBOLS	
TR	ELECTRIC TRANSFORMER PAD
TP	UTILITY PEDESTAL
LT	LIGHT STAND
FH	FIRE HYDRANT
DI	DROP INLET
MH	SANITARY SEWER MANHOLE
WCR	WHEEL CHAIR RAMP
MB	MAIL BOXES
LEGEND OF SYMBOLS	
1.	TRANSFORMER TO BE RELOCATED.
2.	EXISTING WHEEL CHAIR RAMP TO REMAIN.
3.	PEDESTRIAN CONTROL FENCE, RAMPED DOWN SIDEWALK WITH GUARDRAIL.
5.	NEW HANDICAP RAMP PER ENLARGED PLAN LAYOUT.



REVISIONS

DATE	BY

MASTERWORKS ARCHITECTS, INC.

1809 ILLINOIS ST. NE 242-1866
ALBUQUERQUE, NEW MEXICO 87110

OC: MWA, Inc 2021

REGISTERED ARCHITECT

JAMES BENJAMIN CLARK III
1047

TCL COA SUBMITTAL

01/02/2024

HANOVER STUDIO

ADDRESS 2
99999 HANOVER RD. NW
ALBUQUERQUE, NEW MEXICO 87121

ADDRESS 1
6500 HANOVER RD. NW
ALBUQUERQUE, NEW MEXICO 87121

TCL SITE PLAN & NOTES

st price

st price design studio

2325 Coffer Ave
Albuquerque, New Mexico 87106 505.345.3850

JC, RE, HH

5/7/24

01/02/2024

SCALE

JOB NO.
23-15

SHEET

TCL1

2

SHEETS