

CITY OF ALBUQUERQUE



September 28, 2017

Patricia Hancock
SMPC Architects
115 Amherst Dr. SE
Albuquerque, NM 87106

Re: Warehouse Shell Remodel
1601 Commercial St. NE
Traffic Circulation Layout
Architect's Stamp dated 9-28-17 (J14D187)

Dear Ms. Hancock,

The TCL submittal received 9-28-17 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 Dept.
Development Review Services

MA/LP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Warehouse Shell Remodel Building Permit #: BP-2017-30796 Hydrology File #: _____

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

Legal Description: Lands of Metteucci Trust, Town of Albuquerque Grant Tract A

City Address: 1601 Commercial St NE, Albuquerque, NM 87102

Applicant: SMPC Architects Contact: Dale Lusk

Address: 115 Amherst Dr SE

Phone#: (505) 255-8668 Fax#: (505) 268-6665 E-mail: d.lusk@smpcarchitects.com

Other Contact: SMPC Architects Contact: Patricia Hancock

Address: 115 Amherst Dr SE

Phone#: (505) 255-8668 Fax#: (505) 268-6665 E-mail: p.hancock@smpcarchitects.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

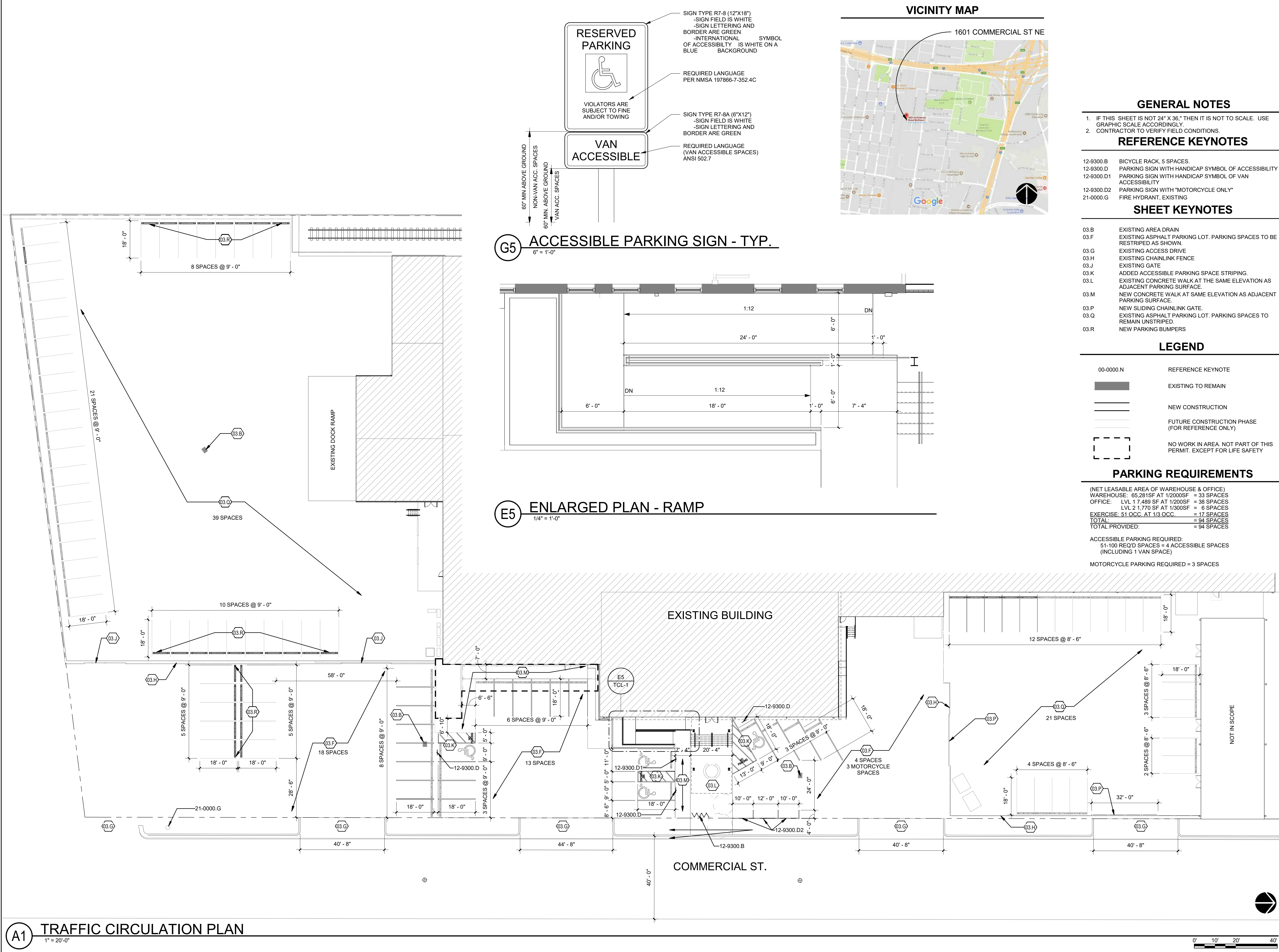
PRE-DESIGN MEETING?

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 09/28/2017 By: Patricia Hancock

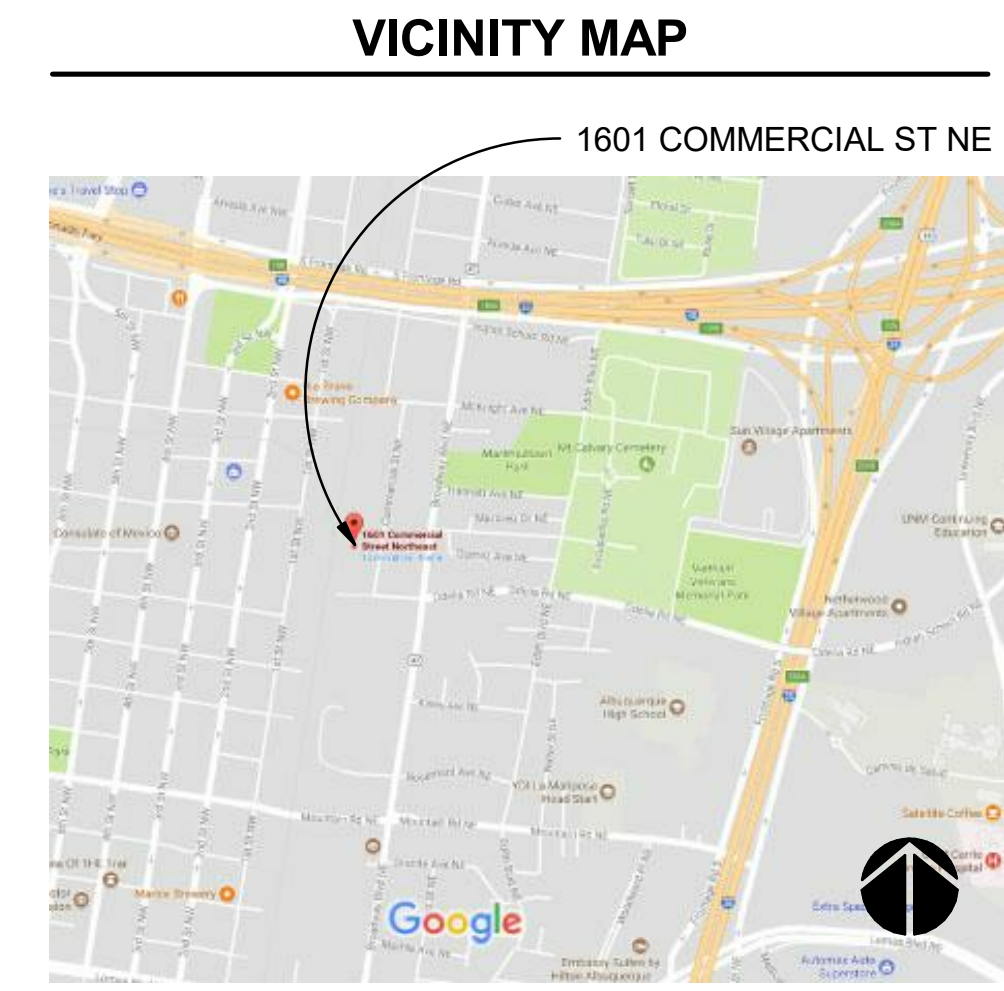
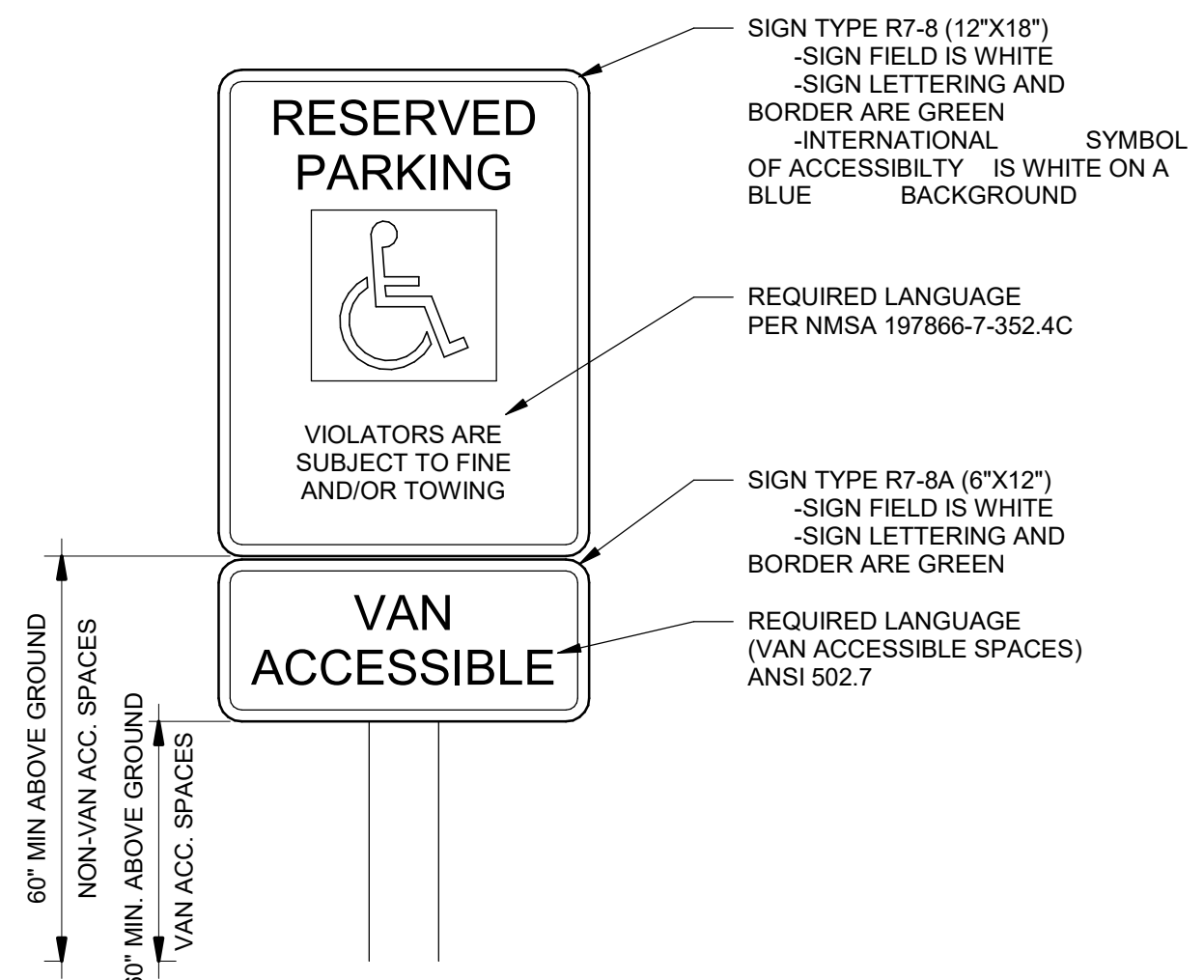
COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



A1 TRAFFIC CIRCULATION PLAN
1" = 20'-0"

G5 ACCESSIBLE PARKING SIGN - TYP.
6" = 1'-0"

E5 ENLARGED PLAN - RAMP
1/4" = 1'-0"



GENERAL NOTES

- IF THIS SHEET IS NOT 24" X 36" THEN IT IS NOT TO SCALE. USE GRAPHIC SCALE ACCORDINGLY.
- CONTRACTOR TO VERIFY FIELD CONDITIONS.

REFERENCE KEYNOTES

12-9300.B BICYCLE RACK, 5 SPACES.
12-9300.D PARKING SIGN WITH HANDICAP SYMBOL OF ACCESSIBILITY
12-9300.D1 PARKING SIGN WITH HANDICAP SYMBOL OF VAN ACCESSIBILITY
12-9300.D2 PARKING SIGN WITH "MOTORCYCLE ONLY"
21-0000.G FIRE HYDRANT, EXISTING

SHEET KEYNOTES

03.B EXISTING AREA DRAIN
03.F EXISTING ASPHALT PARKING LOT, PARKING SPACES TO BE RESTRIPTED AS SHOWN.
03.G EXISTING ACCESS DRIVE
03.H EXISTING CHAINLINK FENCE
03.J EXISTING GATE
03.K ADDED ACCESSIBLE PARKING SPACE STRIPING.
03.L EXISTING CONCRETE WALK AT THE SAME ELEVATION AS ADJACENT PARKING SURFACE.
03.M NEW CONCRETE WALK AT SAME ELEVATION AS ADJACENT PARKING SURFACE.
03.P NEW SLIDING CHAINLINK GATE.
03.Q EXISTING ASPHALT PARKING LOT, PARKING SPACES TO REMAIN UNSTRIPED.
03.R NEW PARKING BUMPERS

LEGEND

00-0000.N REFERENCE KEYNOTE

EXISTING TO REMAIN

NEW CONSTRUCTION

FUTURE CONSTRUCTION PHASE (FOR REFERENCE ONLY)

NO WORK IN AREA, NOT PART OF THIS PERMIT, EXCEPT FOR LIFE SAFETY

PARKING REQUIREMENTS

(NET LEASABLE AREA OF WAREHOUSE & OFFICE)
WAREHOUSE: 65,281SF AT 1/2000SF = 33 SPACES
OFFICE: LVL 17,489 SF AT 1/2000SF = 38 SPACES
OFFICE: LVL 21,770 SF AT 1/3000SF = 6 SPACES
EXERCISE: 51 OCC. AT 1/3 OCC. = 17 SPACES
TOTAL: = 94 SPACES
TOTAL PROVIDED: = 94 SPACES

ACCESSIBLE PARKING REQUIRED:
51-100 REQ'D SPACES = 4 ACCESSIBLE SPACES (INCLUDING 1 VAN SPACE)

MOTORCYCLE PARKING REQUIRED = 3 SPACES

SMPCArchitects
PRINCIPLES OF DESIGN.

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Albuquerque, New Mexico 87108
T 505 255 8668
F 505 268 6665
www.smpcarchitects.com

STATE OF NEW MEXICO
PATRICIA H. HANCOCK
No. 2095
REGISTERED ARCHITECT
9/18/17

WAREHOUSE SHELL REMODELING
CONSTRUCTION DRAWINGS

1601 COMMERCIAL ST NE
ALBUQUERQUE, NM

NO	DATE	DESCRIPTION
DATE:	2017-09-13	
PROJECT #:	17005	
DRAWN BY:	DRL	
CHD BY:	PHH	

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SHEET TITLE

TRAFFIC CIRCULATION LAYOUT

TCL-1

SHEET OF