CITY OF ALBUQUERQUE



April 26, 2019

DSD, Del Sol Design David Keleher, AIA 231 Adams St. NE Albuquerque, NM 87108

Re: 6th Street Suites 2505 6th St NW, 87108 Traffic Circulation Layout Engineer's/Architect's Stamp 4-24-19 (H14D013)

Dear Mr. Keleher,

The TCL submittal received 4-24-2019 is approved for Building Permit with. 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.

PO Box 1293

Albuquerque

NM 87103

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 <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

1. Revocable Permit required prior to release of Final CO.

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.

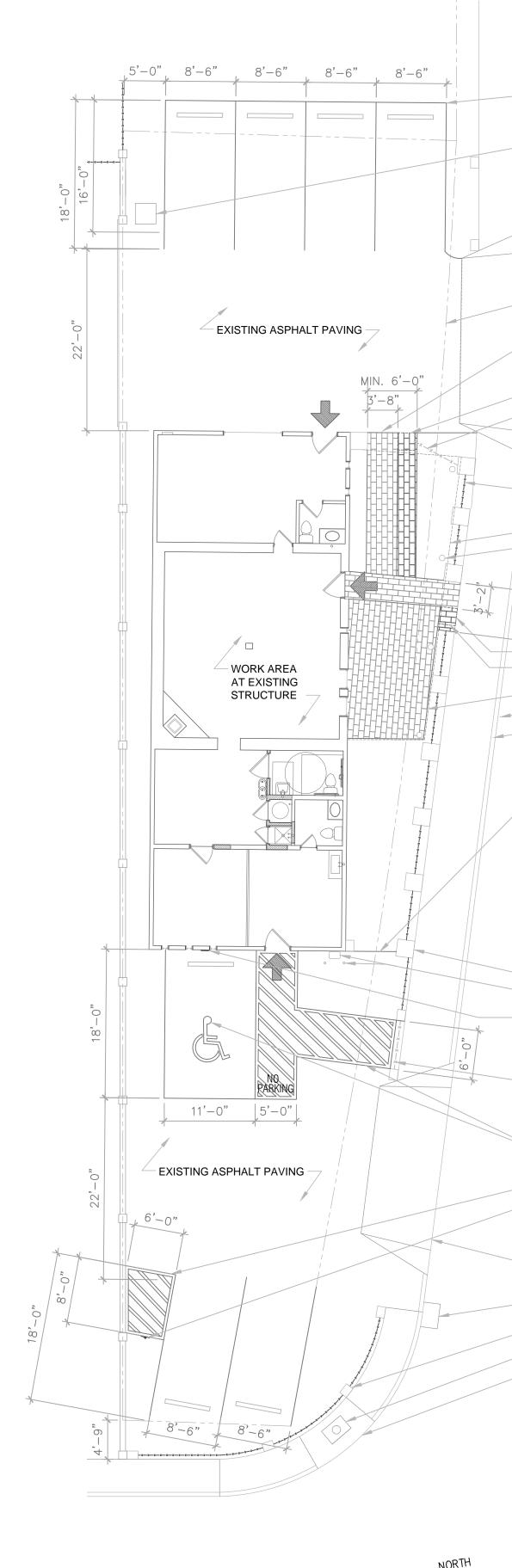
www.cabq.gov

Sincerely,

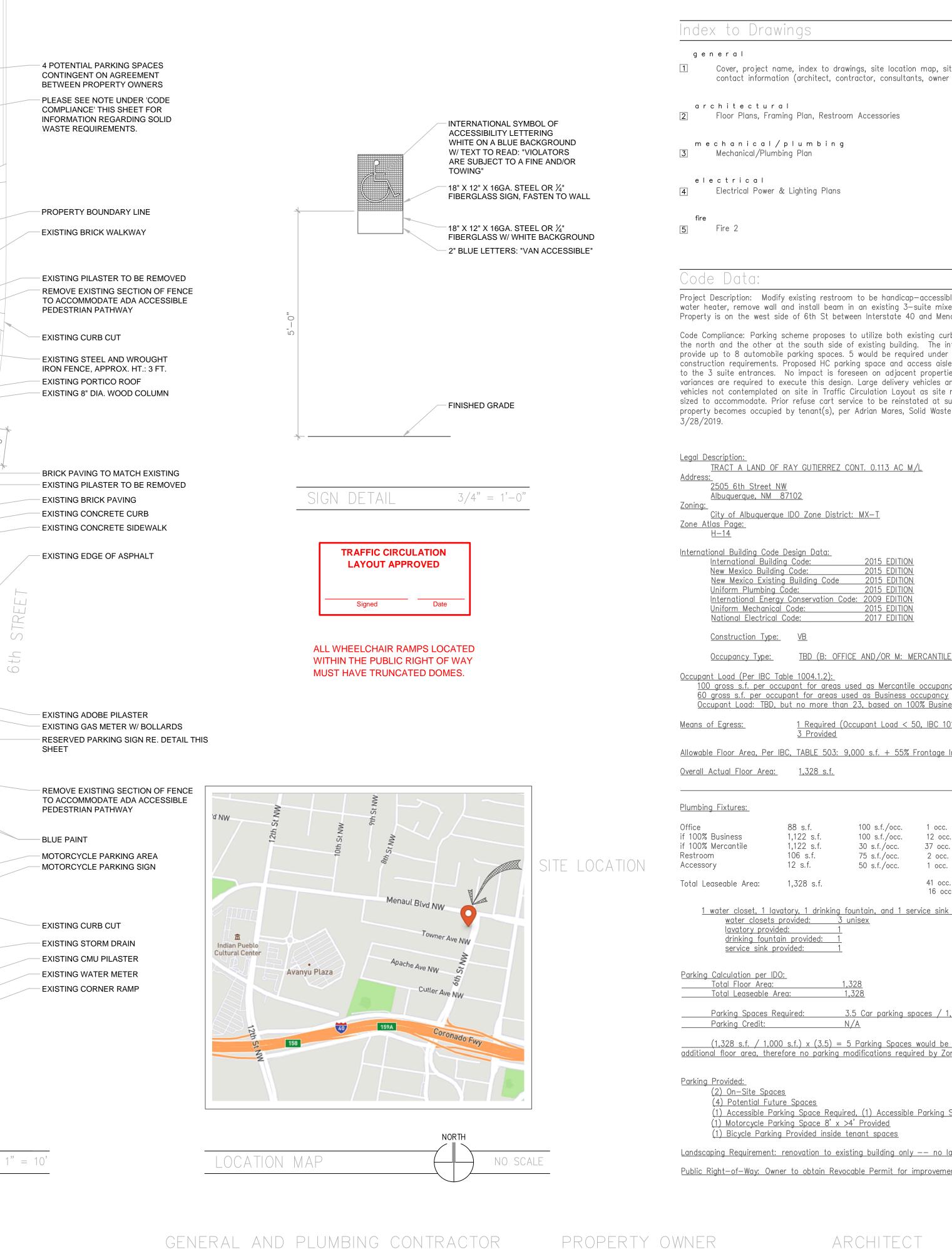
Racquel M. Michel, P.E. Traffic Engineer, Planning Dept. Development Review Services

Ernie Gomez, Plan Checker, Planning Dept. Development Review Services

EG via: email C: File



SITE PLAN/TRAFFIC CIRCULATION LAYOUT



GENERAL AND PLUMBING CONTRACTOR

Fix Right, LLC: Ivan Avila o: 505.999.7078 | m: 505.228.3223 e: fixrighttoday@gmail.com

Gary Smith tel: (505) 350-7566

e: nobull@gandsmeatandfoodcompany.com

Index to Drawings

1 Cover, project name, index to drawings, site location map, site plan, contact information (architect, contractor, consultants, owner agencies)

2 Floor Plans, Framing Plan, Restroom Accessories

mechanical/plumbing

[4] Electrical Power & Lighting Plans

Project Description: Modify existing restroom to be handicap-accessible, relocate water heater, remove wall and install beam in an existing 3-suite mixed-use building. Property is on the west side of 6th St between Interstate 40 and Menaul Blvd.

Code Compliance: Parking scheme proposes to utilize both existing curb cuts, one at the north and the other at the south side of existing building. The intent is to provide up to 8 automobile parking spaces. 5 would be required under new construction requirements. Proposed HC parking space and access aisle provide access to the 3 suite entrances. No impact is foreseen on adjacent properties, and no variances are required to execute this design. Large delivery vehicles and refuse vehicles not contemplated on site in Traffic Circulation Layout as site not adequately sized to accommodate. Prior refuse cart service to be reinstated at such time as property becomes occupied by tenant(s), per Adrian Mares, Solid Waste Department,

TRACT A LAND OF RAY GUTIERREZ CONT. 0.113 AC M/L

<u>2505 6th Street NW</u> Albuquerque, NM 87102

City of Albuquerque IDO Zone District: MX-T

International Building Code Design Data: International Building Code: 2015 EDITION New Mexico Building Code: 2015 EDITION 2015 EDITION New Mexico Existing Building Code 2015 EDITION Uniform Plumbing Code: International Energy Conservation Code: 2009 EDITION 2015 EDITION 2017 EDITION Uniform Mechanical Code: National Electrical Code:

<u>Construction Type:</u><u>VB</u>

Occupancy Type: TBD (B: OFFICE AND/OR M: MERCANTILE)

Occupant Load (Per IBC Table 1004.1.2): 100 gross s.f. per occupant for areas used as Mercantile occupancy

Occupant Load: TBD, but no more than 23, based on 100% Business occupancy <u>1 Required (Occupant Load < 50, IBC 1014.1, 1018.2)</u> <u>3 Provided</u> Allowable Floor Area, Per IBC, TABLE 503: 9,000 s.f. + 55% Frontage Increase = 13,950.

88 s.f. 100 s.f./occ. 1 occ. 1,122 s.f. 100 s.f./occ. 12 occ. 1,122 s.f. 30 s.f./occ. 37 occ. 106 s.f. 75 s.f./occ. 2 occ. 12 s.f. 50 s.f./occ. 1 occ. 1,328 s.f. 41 occ. if 100% M use 16 occ. if 100% B use

<u>1 water closet, 1 lavatory, 1 drinking fountain, and 1 service sink required</u> water closets provided: <u>3 unisex</u>

<u>lavatory provided:</u> drinking fountain provided: <u>service sink provided:</u>

Parking Calculation per IDO:

<u>1,328</u> 1,328 Parking Spaces Required: <u>3.5 Car parking spaces / 1,000 s.f</u> <u>N/A</u>

(1,328 s.f. / 1,000 s.f.) x (3.5) = 5 Parking Spaces would be required for this building, except no additional floor area, therefore no parking modifications required by Zoning Department.

<u>(2) On-Site Spaces</u>

(4) Potential Future Spaces (1) Accessible Parking Space Required, (1) Accessible Parking Space Provided (1) Motorcycle Parking Space 8' x >4' Provided (1) Bicycle Parking Provided inside tenant spaces

Landscaping Requirement: renovation to existing building only -- no landscaping required Public Right-of-Way: Owner to obtain Revocable Permit for improvements existing in the public Right-of-Way

> ARCHITECT Del Sol Design: David Keleher 505.205.9963 e: keleherdavid@yahoo.com



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Project #:)ate: File Name:

April 23, 201

