CITY OF ALBUQUERQUE



July 23, 2019

Ted C. Grumblatt, RA FBT Architects 6501 Americas Pkwy NE, Suite 300 Albuquerque, NM 87110

Re: LA POSADA KITCHEN 2206 4th St. NW Request for Certificate of Occupancy Transportation Development Final Inspection Engineer's/Architect's Stamp dated 8-13-18 (H14D089) Certification dated XX-XX-XX

Dear Mr. Grumblatt

PO Box 1293	Based upon the information provided in your submittal received 7-18-19, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.
Albuquerque	Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:
	 Please email the required Certification Language to epgomez@cabq.gov Attached is the submittal process and sample certification language.
NM 87103	 Please remove bag and bucket covering ADA parking stall signs.
	 Please email the certification and pics of corrections for release of final CO.
www.cabq.gov	Once corrections are complete resubmit acceptable package along with a completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal please submit to <u>PLNDRS@cabq.gov</u> . If you have any questions, please contact me at (505) 924-3981
	Sincerely,

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

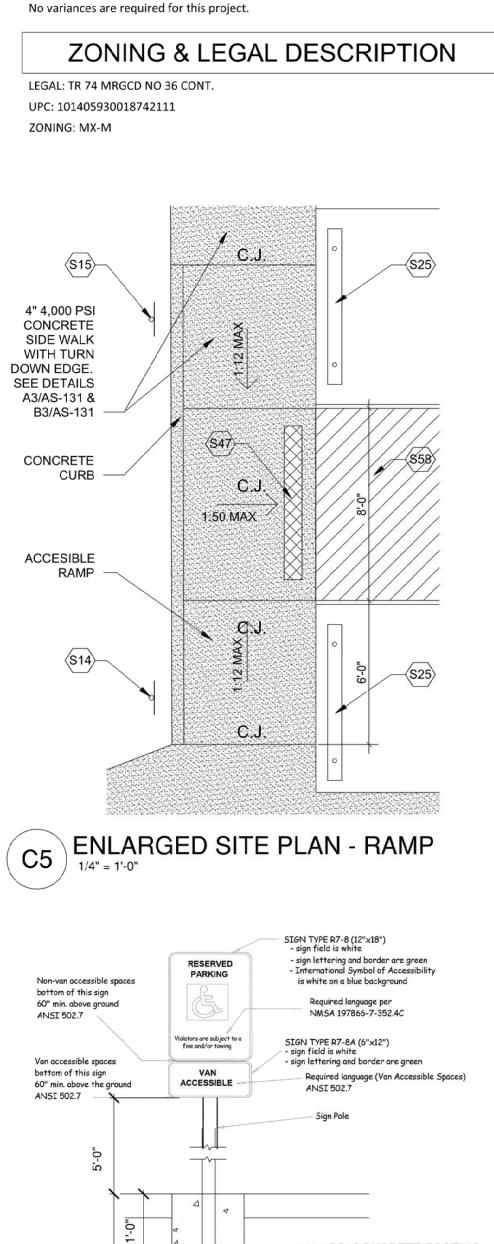
EG	via: email
C:	CO Clerk, File





EXECUTIVE SUMMARY

The project is located at 2206 Forth ST NW at the Southeast corner of 4th Street and Arvada Ave NW. Built in 2000, the existing facility consists of a 3-story congregational living for pre-trial and post- incarceration clients. An existing 2-story component serves as administrative and commons spaces (dayroom and dining room). This project is adding a larger full commercial kitchen for the preparation of all meals for residents. Total area for new addition is 1,061 sq. ft. The remainder of the project is about 1,600 sq. ft. of remodel at the ground floor of the administration area. There are applicable TIS or previously approved plans available for this site.



-4000 PSI CONCRETE FOOTING. NOTES: LOCATE SIGNS AT HEAD OF EACH H.C. ACCESSIBLE SPACE B. MOTORCYLCLE PARKING SIGN, SIMILAR, TO READ "MOTORCYCLE PARKING"

ACCESSIBLE PARKING SIGN (B5 3/4" = 1'-0"

1'-0"

GENERAL NOTES

A. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDE ON THE WORK ORDER.

KEYED NOTES

- 4" THICK CRUSHER FINES EXISTING LANDSCAPE TO REMAIN EXISTING MEDIAN AND LANDSCAPING. NO CHANGES PROPOSED EXISTING WATER METER TO REMAIN SCUPPER / LEADERHEAD AND DOWNSPOUT. 147 S07 EXISTING CONCRETE DRIVEPAD TO REMAIN. S08 EXISTING UTILITY POLE TO REMAIN. S10 SHADE CANOPY. S14 ACCESSIBLE PARKING SIGN. STANDARD TYPE. SEE DETAIL THIS SHEET S15 ACCESSIBLE PARKING SIGN. VAN ACCESSIBLE TYPE. SEE DETAIL THIE SHEET ACCESSIBLE PARKING SYMBOL. SEE DETAIL THIS SHEET. S16 S20 CONCRETE FILLED STEEL PIPE BOLLARD. SEE DETAIL THIS SHEET. S22 CONCRETE HEADER CURB. CONCRETE MOW STRIP (WITH TURN DOWN CONCRETE EDGE S24 ALL EXPOSED EDGES). 6'-6" X 8" CONCRETE PARKING BUMPER. SEE DETAIL THIS SHEET. S25 EXISTING CONCRETE PAVING / SIDEWALK TO REMAIN. S26 EXISTING ASPHALT PAVING TO REMAIN. S28 EXISTING ASPHALT PAVING TO REMAIN. PATCH AND REPAIR. S30 FURNISH AND APPLY SEAL COAT AND RESTRIPE SPACES PER NEW PLAN. EXISTING CHAIN-LINK FENCE TO REMAIN. S31 S33 EXISTING CONCRETE CURB TO REMAIN. S40 EXISTING MASONRY REFUSE ENCLOSURE SCREEN WALL AND GATE TO REMAIN. EXISTING DUMPSTER TO REMAIN. S41 S47 DETECTABLE WARNING FINISH AT CONCRETE ACCESSIBLE RELOCATE PLANTS THAT CONFLICT WITH NEW WORK, OWNER S52 TO PROVIDE DIRECTION ON NEW LOCATION. MODIFY EXISTING IRRIGATION SYSTEM TO ACCOMMODATE NEW WORK. 6" DIAGONAL BLUE STRIPING AT 2'-0" O.C. S58 S59 PROPERTY LINE. SEE SURVEY. S60 6'-0" LONG BIKE RACK. SPACE FOR 12 BIKES EACH RACK. PARKING REQUIREMENTS: In accordance with the IDO (Revised and Updated through May 2018) 5-5 Parking, 5-5(B) Applicability - None of the activities listed that trigger parking requirements are applicable to this project. 5-5(B)(1)(a) This project is an addition to an existing building and is not the construction of a new primary building.
 - 5-5(B)(1)(b) The existing primary building is 18,221 sf and the expansion is approximately 1,050 sf which is below the threshold of 25% or 2,500 sf. 5-5(B)(1)(c) This project does not constitute a change in use.
 - 5-5(B)(1)(d) This project does not constitute a change in use as a tenant

The parking requirements for the original building project (permitted in 2001) were 14 spaces. The current parking lot has a total of 14 spaces of which two are accessible spaces.

LANDSCAPING REQUIREMENTS

improvement.

In accordance with the IDO (Revised and Updated through May 2018) 5-6 Landscaping, Buffering and Screening, 5-6(B) Applicability – None of the activities listed that trigger conformance with landscaping requirements are applicable to this project.

5-6(B)(1) This project is an addition to an existing building and is not the construction of a new multi-family, mixed-use, or non-residential primary building or accessory paring structure.

5-6(B)(2) This project does not involve constructing a new parking lot. 5-6(B)(3) The existing primary building is 18,221 sf and the expansion is approximately 1,050 sf which is below the threshold of 25% or 2,500 sf.

5-5(B)(4) This project does not constitute a Renovation or redevelopment of an existing multi-family, mixed-use, or non-residential primary building, including but not limited to reconstruction after fire, flood, or other damage, where the value of the renovation or redevelopment, as indicated by building permits, is \$500,000 or more.

The landscaping requirement for the original building project (permitted in 2001) was 15% of net lot area. The lot is 10,803 sf and 15% is 1,620 sf. 3,083 sf of landscaping was provided. This project reduces the amount of existing mature landscape by approximately 300 sf; therefore the existing landscape still exceeds the original requirement of 15% of net lot area.

PROJECT SITE







MAIL: 6501 Americas Pkwy NE., Ste. 300 Albuquerque, NM 87110

PHO: 505.883.5200 FAX: 505.884.5390 WEB: www.fbtarch.com

CONSULTANT

CIVIL

Walla Engineering Ltd 6501 Americas Pkwy NE, Ste. 301 Albuquerque, NM 87110 p_505.881.3008 f_505.881.4025 STRUCTURAL Walla Engineering Ltd 6501 Americas Pkwy NE, Ste. 301 Albuquerque, NM 87110 p 505.881.3008 f 505.881.4025 MECHANICAL Arsed Engineering - Pat Sedillo Albuquerque, NM p 505.761.3100 ELECTRICAL A C Engineering - Bud Telck Albuquerque, NM p_505.842.5787 No. 3382 ARCHITECT La Pasada Kitchen Addition 2206 FOURTH STREET NW ALBUQUERQUE, NM 87102 MARK DATE DESCRIPTION 100% CD's ISSUE: DATE: SEPTEMBER 24, 2018 PROJECT NO: CAD DWG FILE: DRAWN BY: RH CHECKED BY: BEB SHEET TITLE TCL - SITE PLAN TCL