

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 25, 2022

James B Clark, RA  
Masterworks Architects Inc.  
1809 Illinois St. NE  
Albuquerque, NM 87110

**Re: Gyro Shack Commissary**  
**3210 Candelaria Rd. NE**  
**Traffic Circulation Layout**  
Architect's Stamp 07-01-2022 (H16-D111)

Dear Mr. Clark,

The TCL submittal received 09-26-2022 is approved for Building Permit by Transportation. 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

When the site construction is completed and an inspection for 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, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

NM 87103

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.

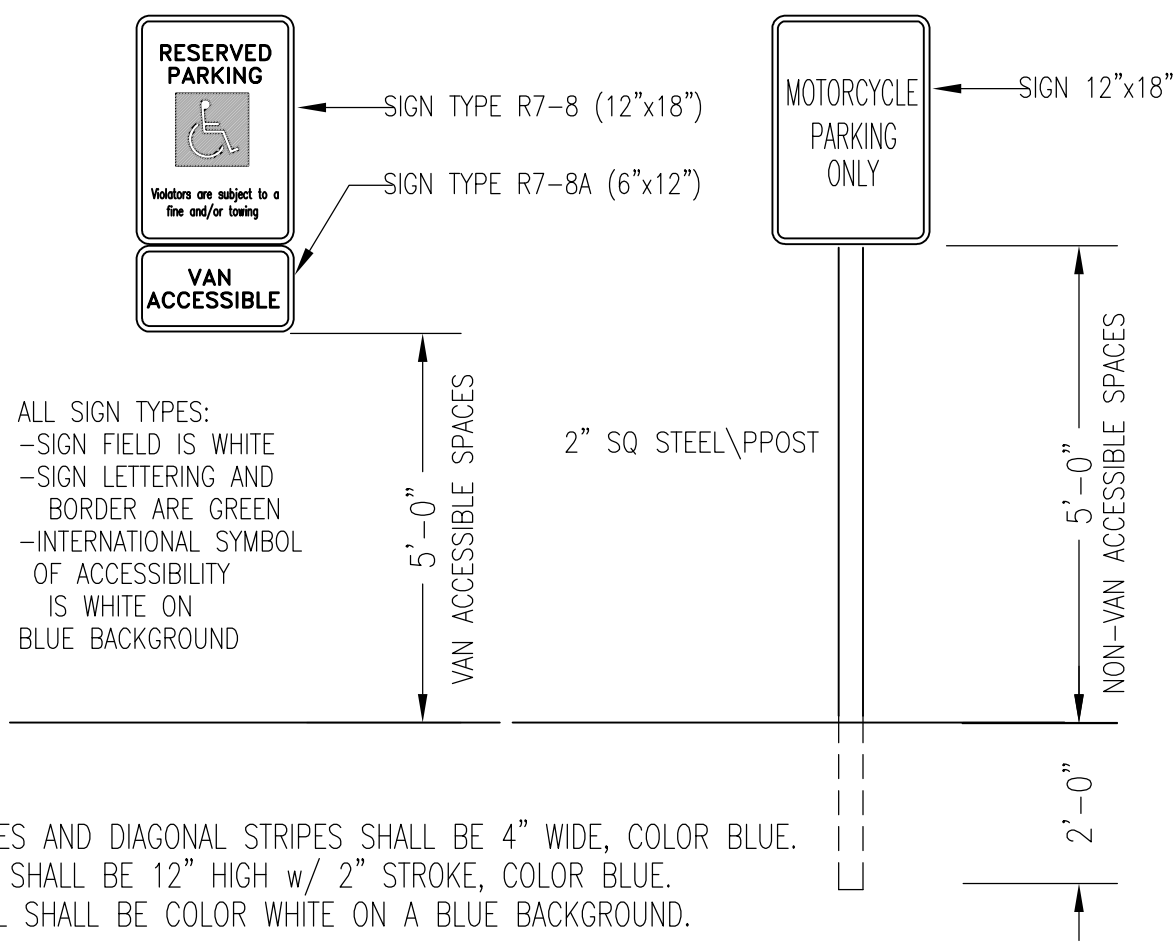
www.cabq.gov

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File

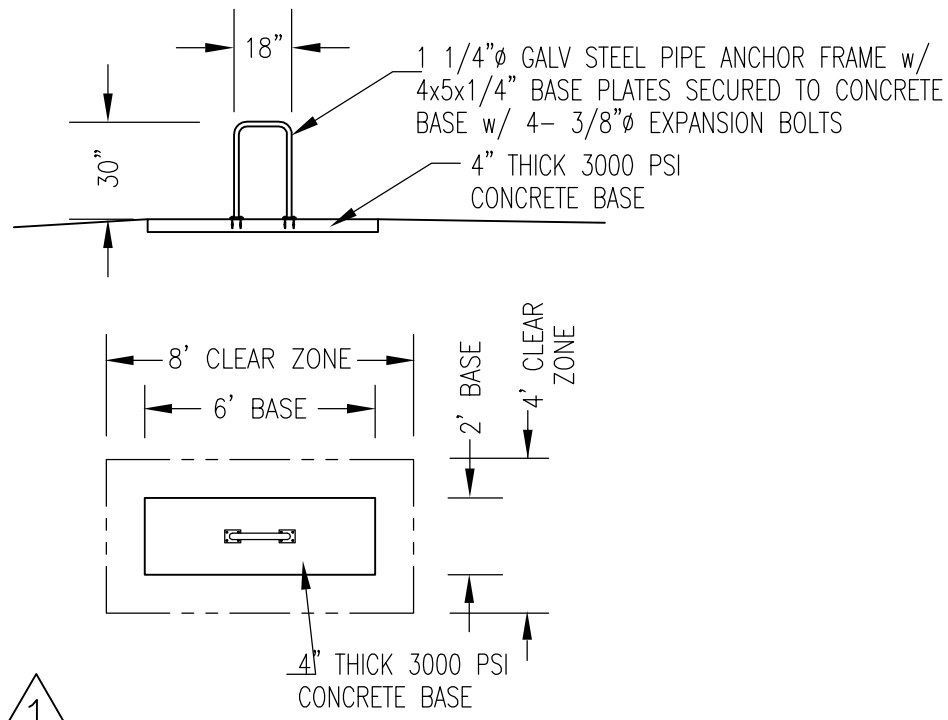




NOTE:  
PARKING SPACE LINES AND DIAGONAL STRIPES SHALL BE 4" WIDE, COLOR BLUE.  
"NO PARKING" TEXT SHALL BE 12" HIGH W/ 2" STROKE, COLOR BLUE.  
ACCESSIBLE SYMBOL SHALL BE COLOR WHITE ON A BLUE BACKGROUND.

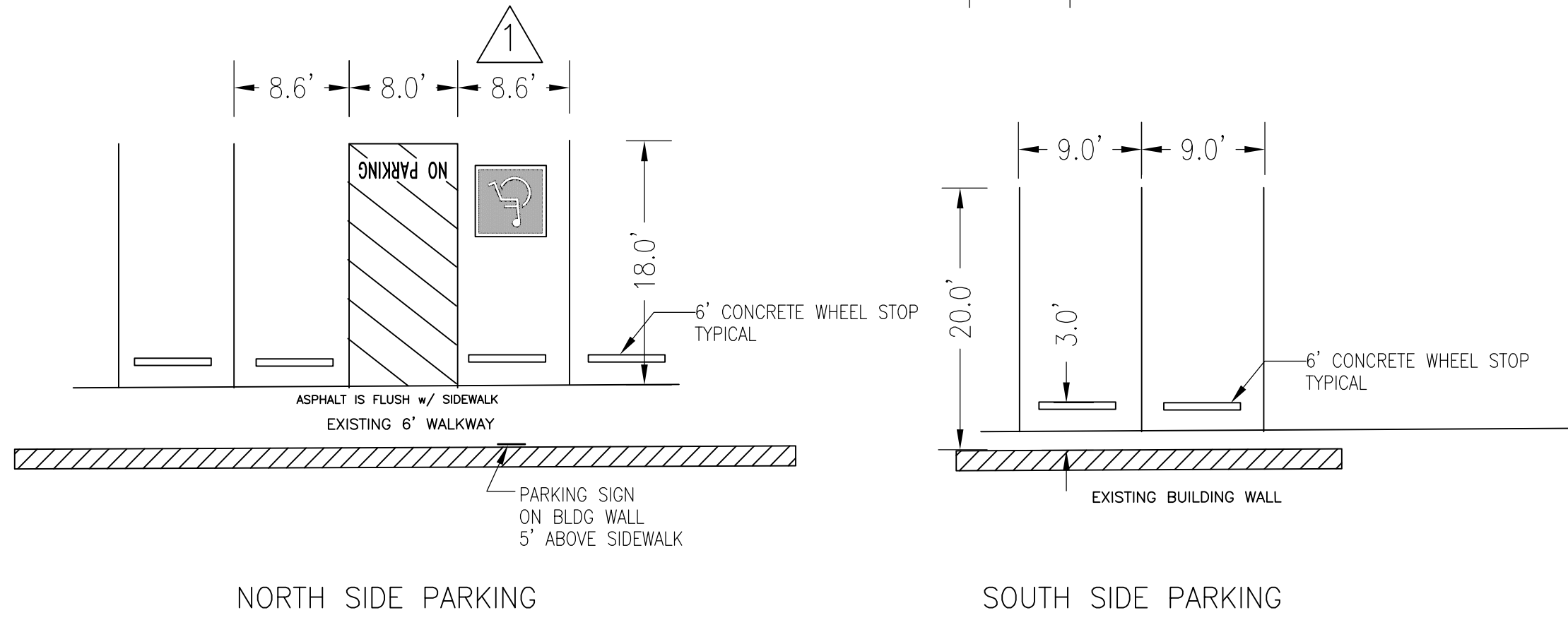
### 3 PARKING AREAS SIGNAGE

SCALE: NTS



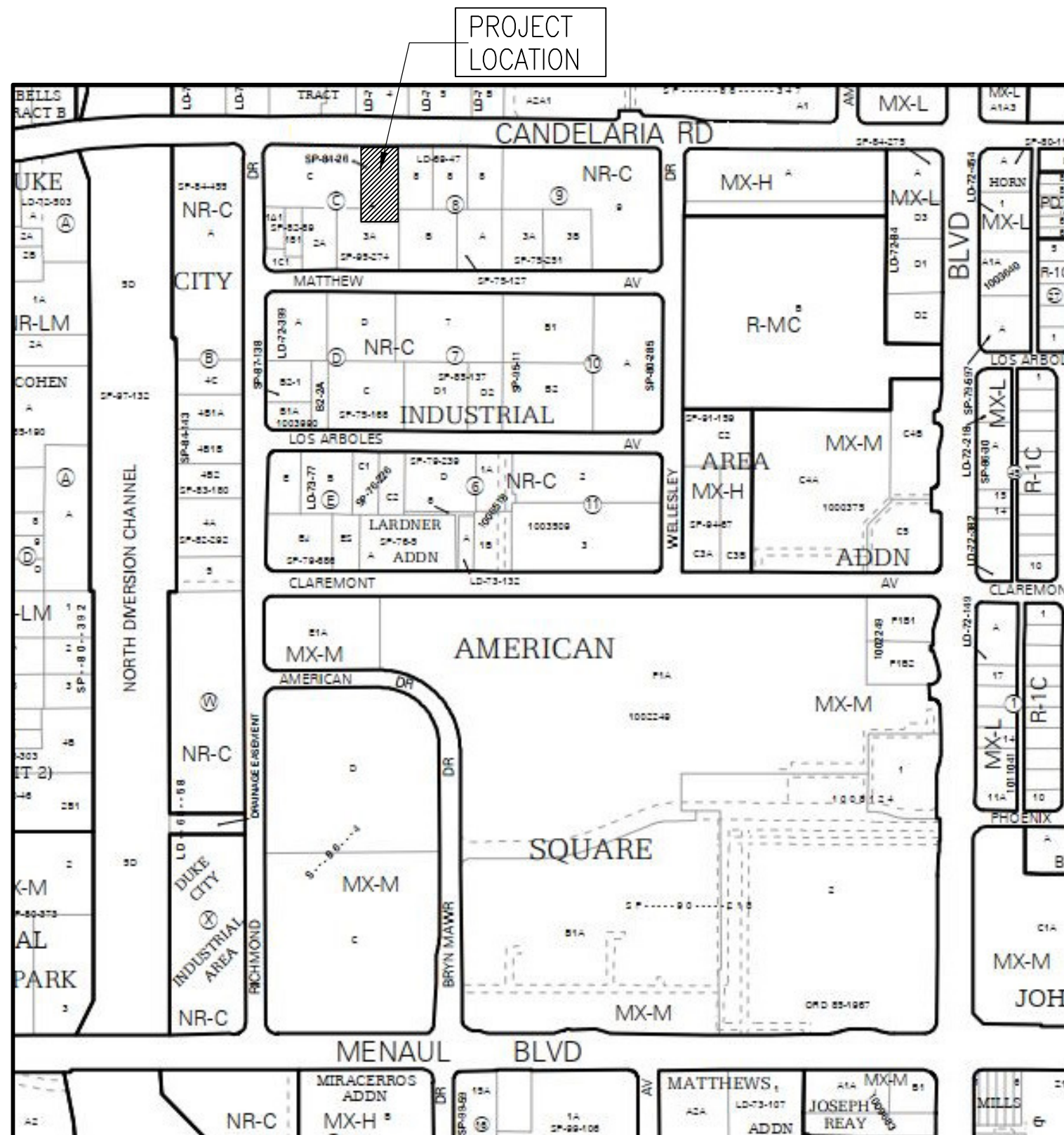
### 4 PARKING SPACE STRIPING

SCALE: NTS



### 5 ALBUQUERQUE BIKE RACK

SCALE: 1/2" = 1'-0"

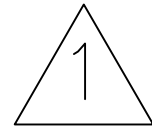


### 6 SITE LOCATION MAP

SCALE: 1" = 20.0'



LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo Signed 10/25/2022 Date

### BUILDING CODE REQUIREMENTS - I.B.C. 2015 TENANT IMPROVEMENTS

TOTAL BUILDING FLOOR AREA:		7,748.0 SF	(Section 202)
LEVEL 3 TENANT IMPROVEMENT			(I.E.B.C. Section 505)
CHANGE IN USE FROM MERCANTILE TO CATERING KITCHEN			(I.E.B.C. Chapter 10)
OCCUPIED FLOOR AREAS:			
OCCUPANCY GROUP:	FLOOR AREAS:	ALLOWABLE OCCUPANTS:	(Table 1004.1.2)
F-1	CMRCL KITCHEN >2,500 SF	3,800 SF	19 PERSONS @ 1/200 SF
B	OFFICES, SUPPORT	2,348 SF	24 PERSONS @ 1/100 SF
S-1	REPAIR SHOP	1,600 SF	16 PERSONS @ 1/100 SF
TOTAL OCCUPANTS		7,748 SF	59 PERSONS

### SCOPE OF WORK - TCL

- RESTRIPE EXISTING PARKING AND ACCESSIBLE PATHS
- INSTALL NEW PARKING AREA SIGNAGE
- CONSTRUCT NEW DUMPSTER PAD
- 
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB AND GUTTER I.A.W. CITY STANDARD DRAWING NUMBERS 2415A and 2430

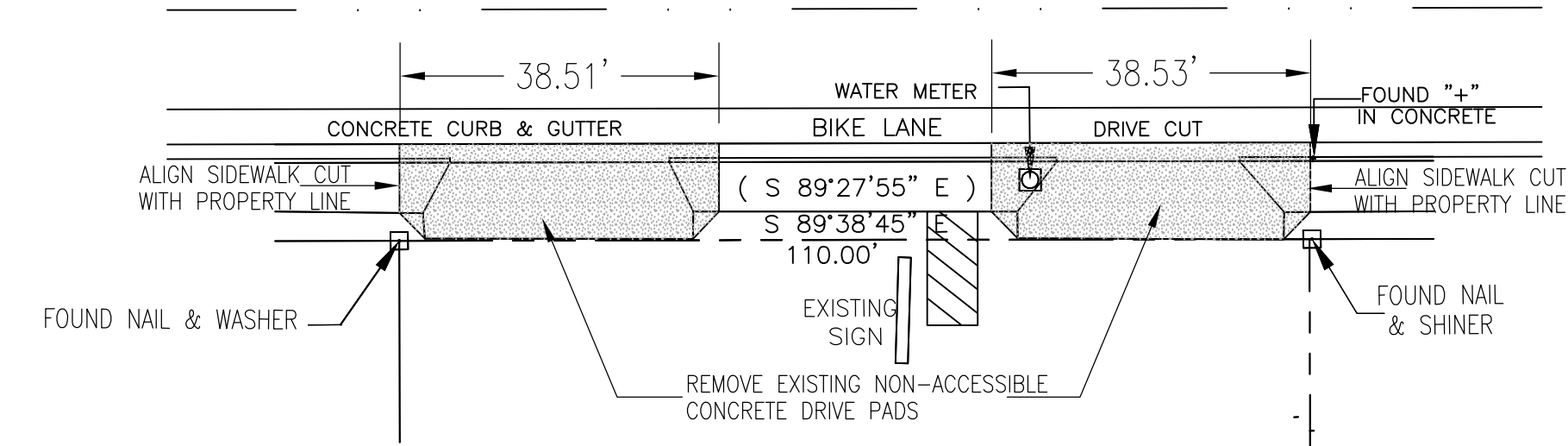
### LEGAL DESCRIPTION

3210 CANDELARIA RD NE  
LOT A BLOCK C DUKE CITY INDUSTRIAL AREA ADDN  
UPC: 101605936051610714

ZONING: NR-C  
ZONE MAP: H16

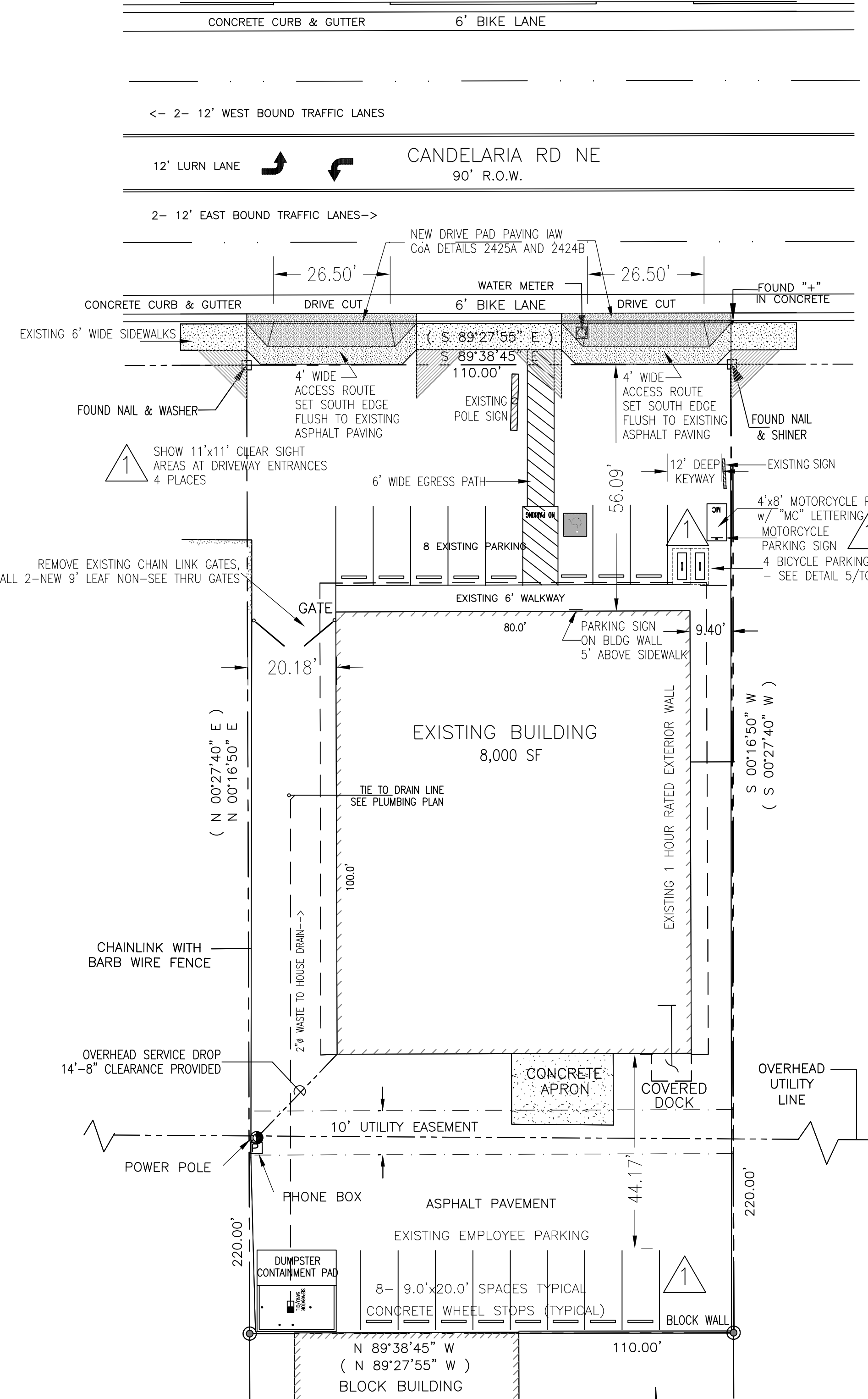
### PARKING

CATERING SERVICE - 2 SPACES / 1,000 SF ( 8,000 / 1,000 ) x 2 = 16 SPACES	EXISTING SPACES PROVIDED	16 SPACES
EXISTING SPACES	16 SPACES	
	ACCESSIBLE	1 SPACE
	MOTORCYCLES	1 SPACE
	BICYCLES	3 SPACES



### 2 EXISTING DRIVE PAD REMOVALS

SCALE: NTS



### 1 SITE LAYOUT PLAN

SCALE: 1" = 20.0'  
1" = 20'-0"

MASTERWORKS ARCHITECTS, INC  
1809 ILLINOIS ST NE 242-1886  
ALBUQUERQUE, NEW MEXICO 87110

FILE # 2210CSITE  
14 APR 2022

JAMES BENJAMIN CLARK III  
REGISTERED ARCHITECT  
1047

CHINAGE IN USE TENANT IMPROVEMENT  
GYRO SHACK COMMISSARY  
3210 CANDELARIA RD NE  
ALBUQUERQUE, NM 87107

TRAFFIC CIRCULATION PLAN  
TRAFFIC SCOPING REPORT  
DRIVE PAD DETAILS  
LOCATION MAP

TCL