

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 28, 2021

Patricia H. Hancock, RA
SMPC Architects
219 Central Ave NE, Suite 800
Albuquerque, NM 87102

**Re: 601 Commercial Renovation
601 Commercial St. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection**
Engineer's/Architect's Stamp dated 5-7-19 (J14D124)
Certification dated 4-15-21

Dear Ms. Hancock,

PO Box 1293

Based upon the information provided in your pictures received 4-23-21, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact Ernie Gomez at (505) 924-3981.

NM 87103

Sincerely,

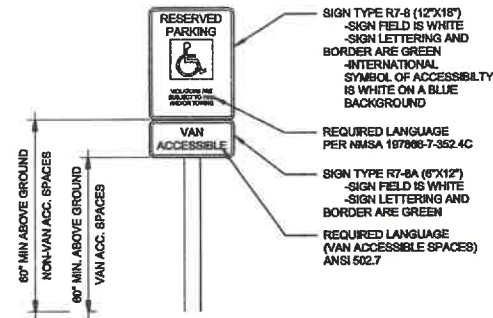
Jeanne Wolfenbarger

www.cabq.gov

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

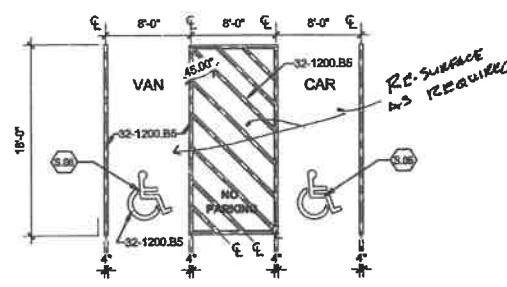
Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



SIGN TYPE R7-8 (12'X18')
-SIGN FIELD IS WHITE
-SIGN LETTERING AND BORDER ARE GREEN
-INTERNATIONAL SYMBOL OF ACCESSIBILITY IS WHITE ON A BLUE BACKGROUND

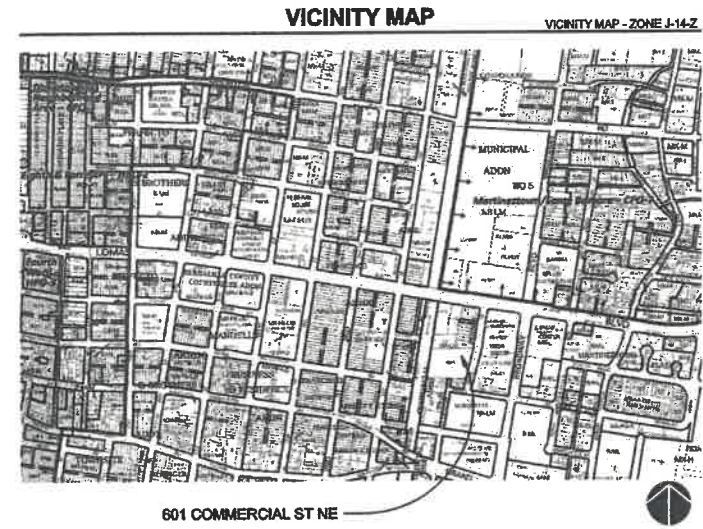
SIGN TYPE R7-8A (6'X12')
-SIGN FIELD IS WHITE
-SIGN LETTERING AND BORDER ARE GREEN
-REQUIRED LANGUAGE PER NMSA 1978-7-352.4C
-REQUIRED LANGUAGE (VAN ACCESSIBLE SPACES) ANSI 502.7



G1 ACCESSIBLE PARKING SIGN - TYP.
1/8" = 1'-0"

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

G4 ACCESSIBLE PARKING TYP.
1/8" = 1'-0"



CITY OF ALBUQUERQUE
PLANNING
APPROVED
The Approval of these plans shall not be construed to be a permit for any violation of any code or ordinance of this city.
PERMIT #: BP-2019-10688
DATE: 05/08/19
A printed copy of these plans shall be on the job site for all construction purposes.

SMPC Architect
PRINCIPLES OF DESIGN
210 Central Ave. NW Suite 800
Albuquerque, New Mexico 87102
T 505 262 8888
F 505 262 8885
www.smpcarchitect.com

GENERAL NOTES

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

REFERENCE KEYNOTES

- 02-0000.A EXISTING UTILITIES
- 02-0000.B EXISTING UTILITY POLE
- 02-0000.E EXISTING FIRE HYDRANT
- 02-0000.G EXISTING CURB CUT
- 22-0000.P COW'S TONGUE WALL DRAIN
- 32-1200.B5 HANDICAP SYMBOL MARKING AND STRIPING, BLUE
- 32-3100.B DOUBLE WALK THROUGH GATE

SHEET KEYNOTES

- 8.01 MOTORCYCLE PARKING AREA: 2 SPACES. ADD PAINT LABELS AND SIGNAGE PER COA REQUIREMENTS.
- 8.02 EXISTING ASPHALT PARKING LOT. PARKING SPACES TO BE RESTRIPTED AS SHOWN.
- 8.03 EXISTING DUMPSTER
- 8.04 EXISTING CONCRETE SIDEWALK
- 8.05 INSTALL HIC SIGNAGE PER DETAIL THIS SHEET. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. HIC SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".
- 8.06 PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS.
- 8.07 INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR PARKING SPACES AS SHOWN.
- 8.08 INSTALL 4" WIDE PAINT STRIPES AT 45 DEGREE ANGLE TO PARKING STRIPES, SPACED AT 1'-0" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). INSTALL THE WORDS "NO PARKING" AS SHOWN WITH LETTERS AT LEAST ONE FOOT HIGH AND TWO INCHES WIDE.
- 8.09 BIKE RACK, 4 SPACES
- 8.10 INSTALL PRECAST CONCRETE WHEEL STOPS, MINIMUM 6" LENGTH AND 6" HEIGHT, AT EACH PARKING SPACE.
- 8.11 NOT USED
- 8.12 REMOVE AND REPLACE EXISTING DRIVE ACCESS, REF ABQ STANDARD DWG 2425
- 8.13 REMOVE AND REPLACE EXISTING DRIVE ACCESS WITH ABQ STANDARD CURB AND GLITTER AND 8" SIDEWALK, REF ABQ STANDARD DWG 2415A AND 2430
- 8.15 INSTALL DETECTABLE WARNING SURFACE TO EXTEND 2'-0" IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF SIDEWALK OR RAMP

LEGEND

- 00-0000.N REFERENCE KEYNOTE
- PROPERTY BOUNDARY
- EXISTING TO REMAIN
- ACCESSIBLE

PARKING REQUIREMENTS

RESTAURANT	
REQUIRED:	31 SPACES
PARKING ADA	28 SPACES
	= 2 SPACES (1 STANDARD AND 1 VAN)
	= 31 SPACES
MOTORCYCLE BICYCLE	2 SPACES
	3 SPACES
PROVIDED:	31 SPACES
PARKING ADA	28 SPACES
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MOTORCYCLE BICYCLE	2 SPACES
	4 SPACES

PROPERTY DESCRIPTION

ZONE ATLAS MAP J-14
LOT 189A BLOCK 000 MRGCD MAP 37
NR-LM - NON-RESIDENTIAL LIGHT MANUFACTURING

PROJECT DESCRIPTION

PROJECT IS A RENOVATION OF AN EXISTING SHOP BUILDING AND CHANGE OF OCCUPANCY FROM S-2 TO A-2 RESTAURANT.

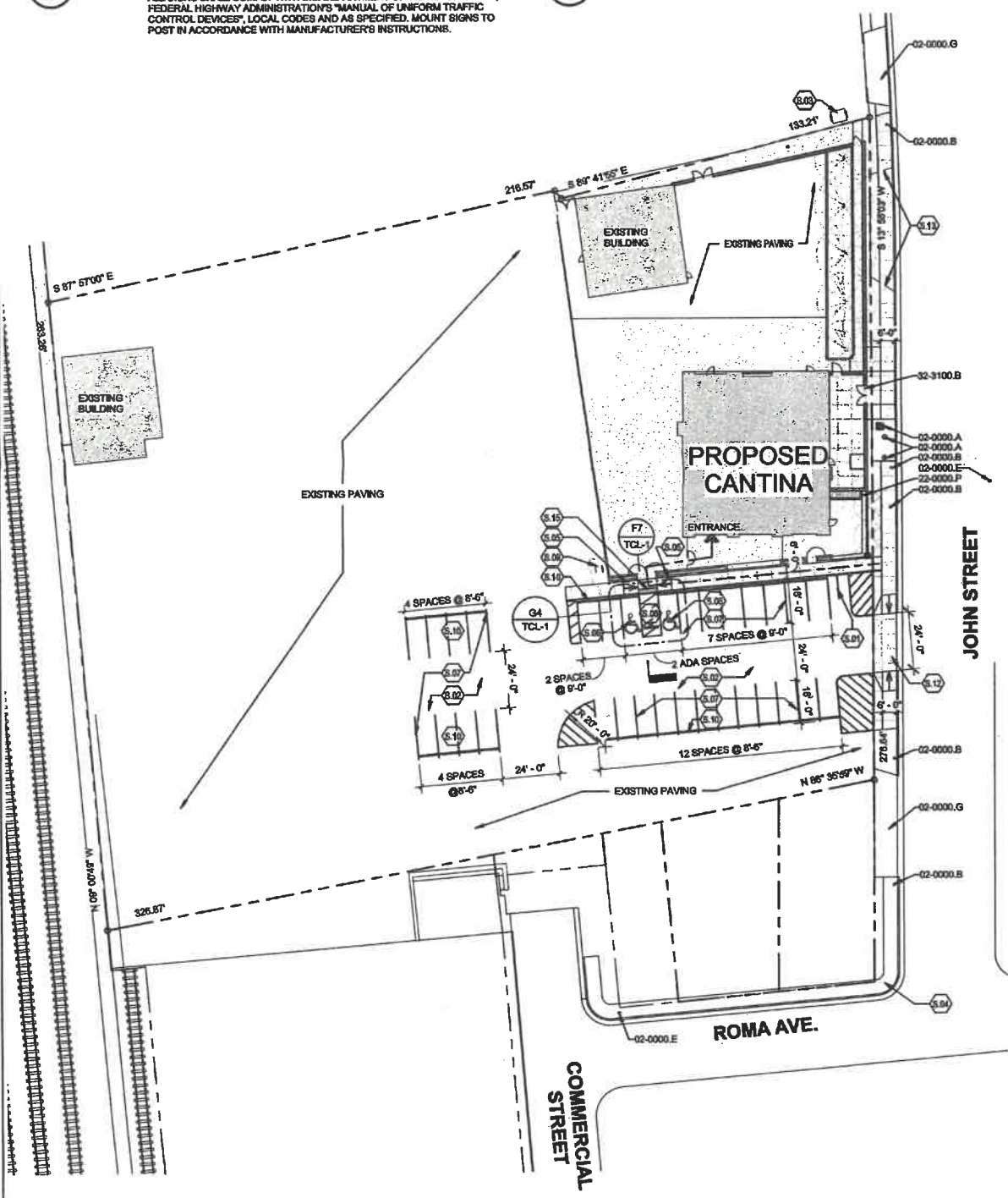


601 COMMERCIAL CANTINA
CONSTRUCTION DOCUMENTS
601 Commercial St. NE



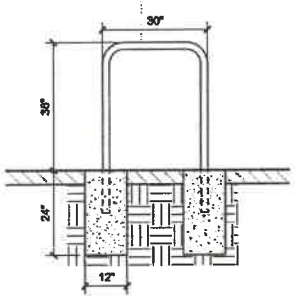
NO	DATE	DESCRIPTION
	04/19/2019	
		PROJECT#: 18002
		DRAWN BY: Author
		CHK BY: Checker

TRAFFIC CIRCULATION LAYOUT
TCL-1
SHEET 01 OF 02



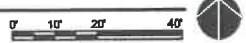
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

F7 ADA ACCESSIBLE SIDEWALK
1/2" = 1'-0"



C7 BIKE RACK
1/2" = 1'-0" IN-GROUND MOUNT

A1 TRAFFIC CIRCULATION PLAN
1" = 30'-0"



APPROVED

The Approval of these plans does not
be construed to be a permit for any
violation of any code or ordinance
of this city.

PERMIT #: **BP-2019-10688**

DATE: **05/09/19**

A permittee is responsible for these plans shall be on the job site for all
required inspections.

210 Central Ave. 10th Suite 800
Albuquerque, New Mexico 87102
T 505.262.5818
F 505.262.5805
www.smpcarchitects.com



VICINITY MAP

VICINITY MAP - ZONE J-14-Z



601 COMMERCIAL ST NE

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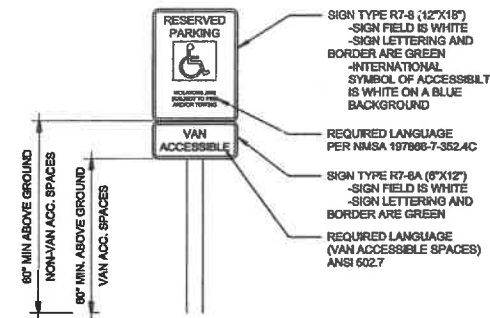
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601 COMMERCIAL CANTINA
 CONSTRUCTION DOCUMENTS
 601 Commercial St. NE

NO.	DATE	DESCRIPTION
DATE:	04/19/2019	
PROJECT #:	18002	
DRAWN BY:	Author	
CHK BY:	Checker	

TRAFFIC CIRCULATION LAYOUT

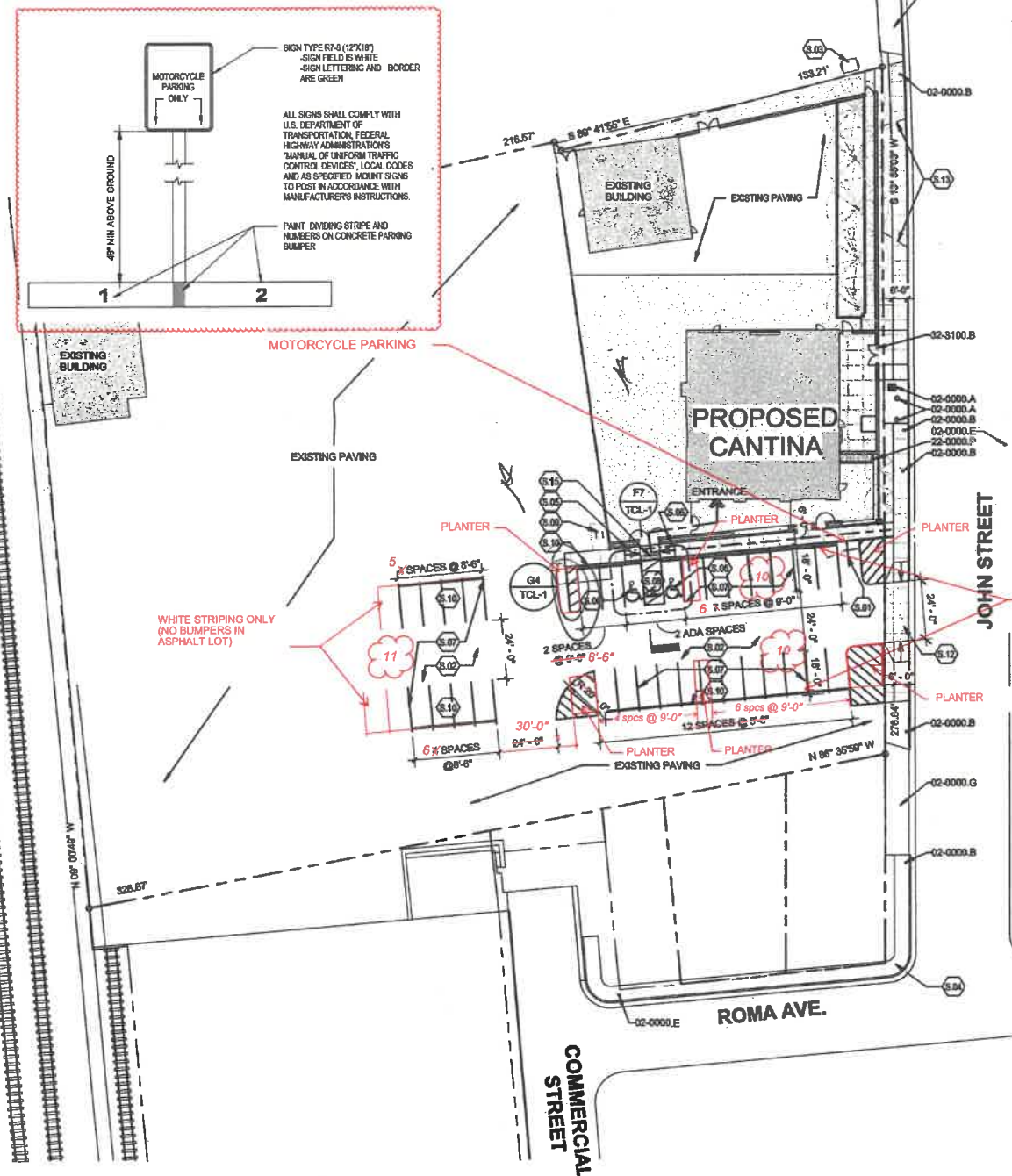
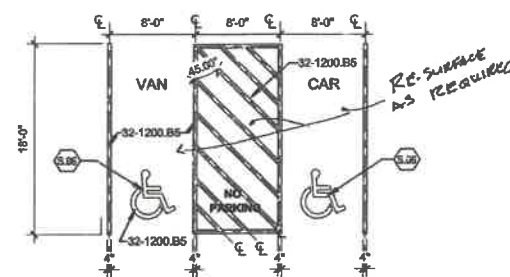
TCL-1



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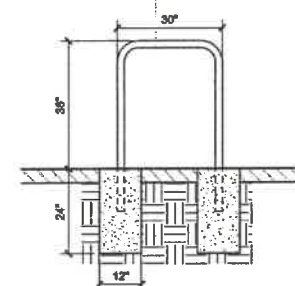
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CONCRETE BUMPERS FOR DEMARCATION ONLY (NO STRIPING IN CONCRETE LOT) EXCEPT FOR (2) ADA SPACES TO BE STRIPED BLUE

F7 ADA ACCESSIBLE SIDEWALK
1/2" = 1'-0"



C7 BIKE RACK
1/2" = 1'-0"

IN-GROUND MOUNT

TCL Substantial Compliance
April 15, 2021

A1 TRAFFIC CIRCULATION PLAN
1" = 30'-0"




April 15, 2021

TRAFFIC CERTIFICATION

I, **Patricia Hancock**, NMRA 2095, OF THE FIRM **SMPC Architects**, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED **5/7/2019**. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY **Karl Larson** OF THE FIRM **Larson Homes**. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON **4/15/2021** AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR **Certificate of Occupancy**.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



ENGINEER'S OR ARCHITECT'S STAMP

Signature of Engineer or Architect

April 15, 2021

Date



Patricia Hancock
2021.04.15 18:37:53-06'00'