## CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

September 9, 2022

David McEachern RBA Architecture 1104 Park Ave. SW Albuquerque, NM 87120

## Re: Odacrem Coffee Shop 1108 Broadway Blvd. NE Traffic Circulation Layout Architect's Stamp 04-28-2022 (J14-D200)

Dear Mr. McEachern,

The TCL submittal received 08-18-2022 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 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.

<sup>NM 87103</sup> 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

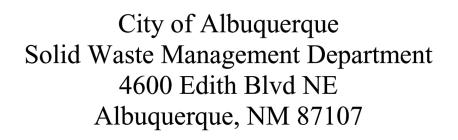


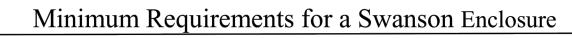
## City of Albuquerque

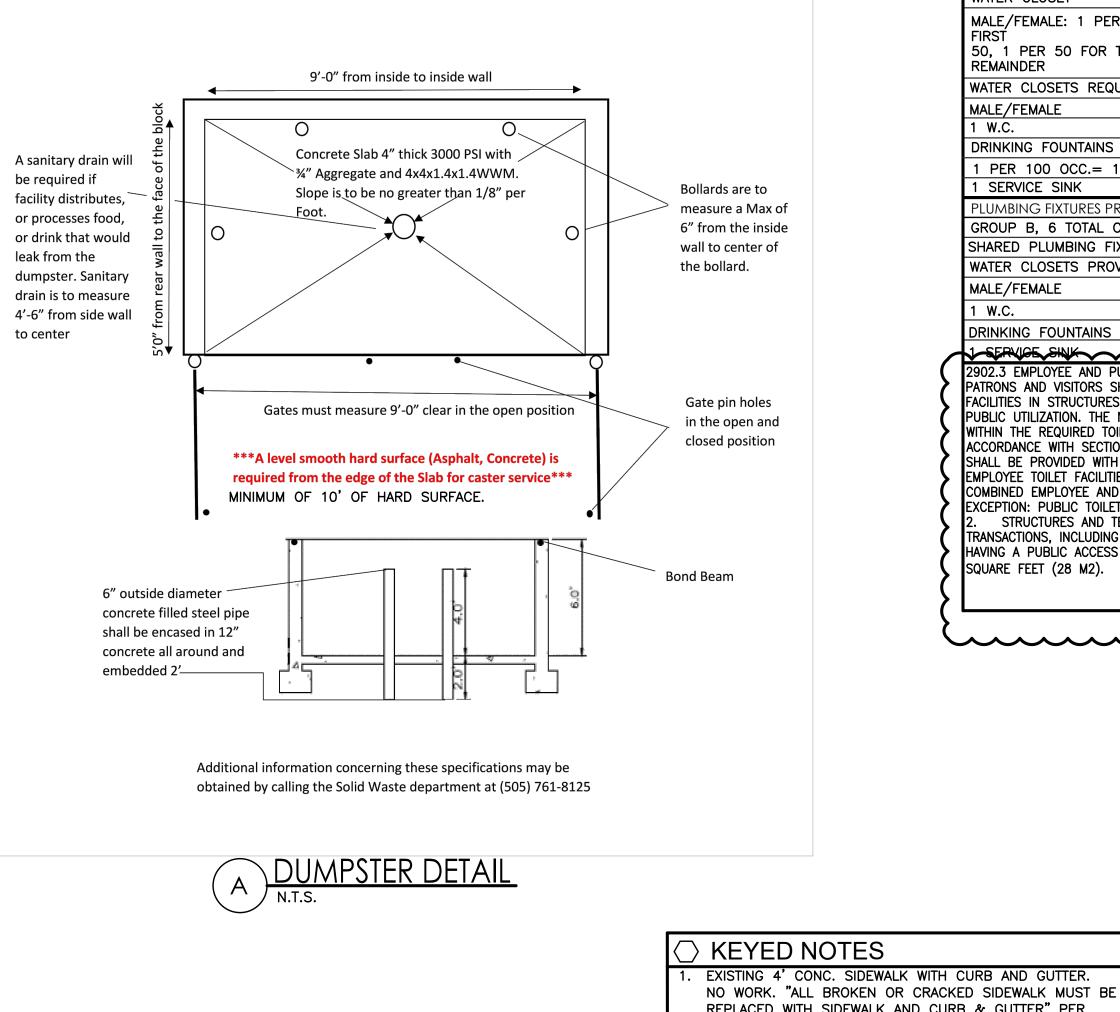
Planning Department Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title:	Building Permit #:	City Drainage #:		
DRB#: EPC#:		Work Order#:		
Legal Description:				
City Address:				
Engineering Firm:		Contact:		
Address:				
Phone#: Fax#:		E-mail:		
Owner:		Contact:		
Address:				
Phone#: Fax#:		_ E-mail:		
Architect:		Contact:		
Address:				
Phone#: Fax#:		E-mail:		
Other Contact:		Contact:		
Address:				
Phone#: Fax#:		E-mail:		
TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL		ERMIT APPROVAL TE OF OCCUPANCY		
TYPE OF SUBMITTAL:				
ENGINEER/ ARCHITECT CERTIFICATION		RY PLAT APPROVAL FOR SUB'D APPROVAL		
		FOR BLDG. PERMIT APPROVAL		
CONCEPTUAL G & D PLAN	FINAL PLAT			
GRADING PLAN		SE OF FINANCIAL GUARANTEE		
DRAINAGE MASTER PLAN	FOUNDATIO	ON PERMIT APPROVAL		
DRAINAGE REPORT	GRADING P	GRADING PERMIT APPROVAL		
CLOMR/LOMR	SO-19 APPR	OVAL		
TRAFFIC CIRCUITATION LAVOUT (TOL)		RMIT APPROVAL		
TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS)		PAD CERTIFICATION		
EROSION & SEDIMENT CONTROL PLAN (ESC)		WORK ORDER APPROVAL		
	CLOMR/LON	/IK		
OTHER (SPECIFY)	PRE-DESIGN	MEETING		
	OTHER (SPE	ECIFY)		
IS THIS A RESUBMITTAL?: Yes No				
DATE SUBMITTED:By: _				

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_







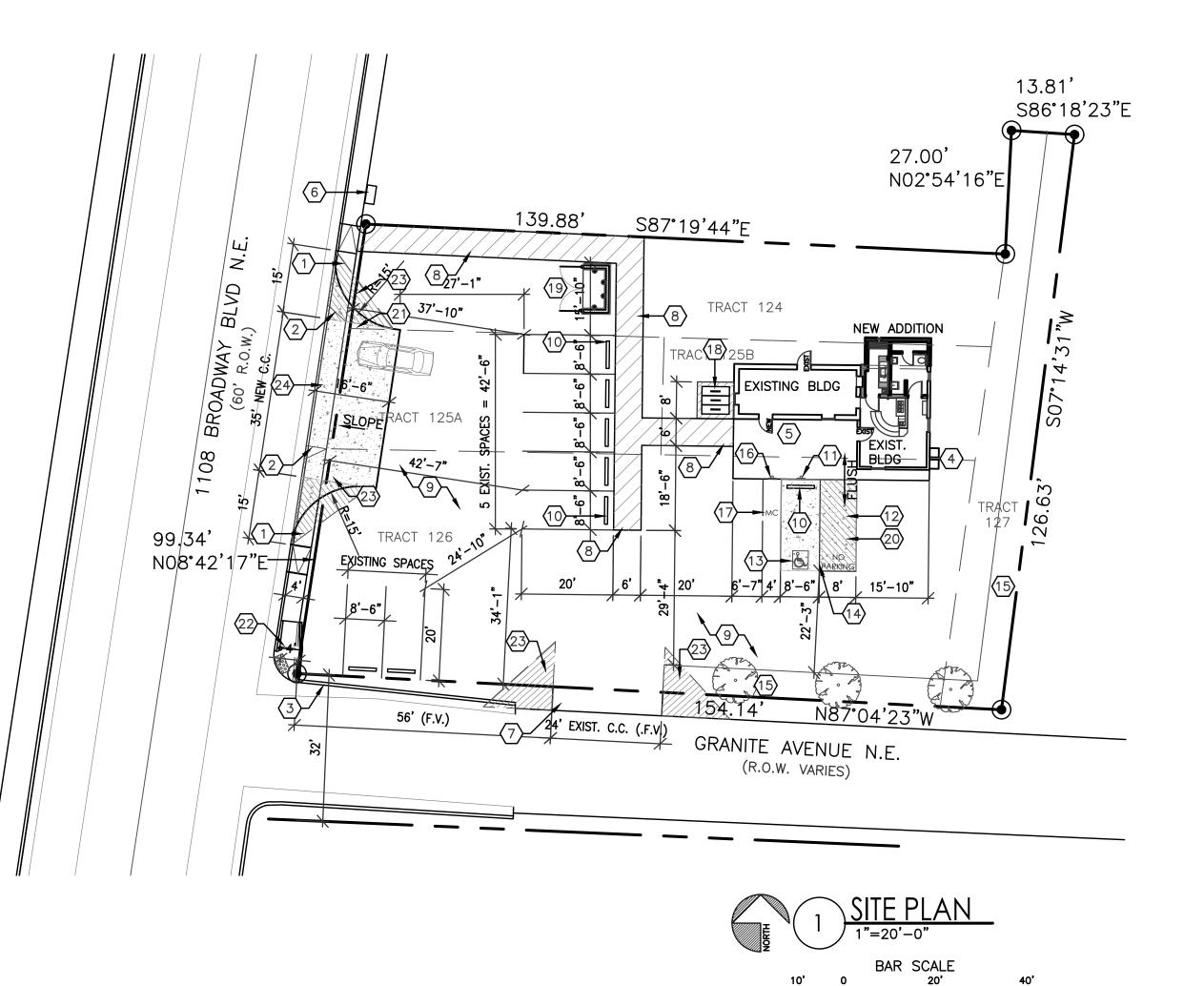
REPLACED WITH SIDEWALK AND CURB & GUTTER" PER C.O.A. STANDARD DETAILS 2430 & 2415A). EXISTING CURB CUT, TO BE REMOVED. EXISTING CONCRETE CURB AND GUTTER. EXISTING WASTE MANAGEMENT TRASH AND RECYCLE BINS. 5. EXISTING CONC. PATIO. 6. EXISTING BUS STOP. EXISTING DRIVE-WAY ENTRANCE. 8. NEW 6 FT WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY WITH CRUSHER FINE GRAVEL (HATCHED AREA ON PLANS ONLY) W/ EDGING, REF: DETAIL A5/AS-2.0. 9. EXISTING GRAVELED PARKING LOT. 10. EXISTING PARKING BUMPERS, TYP. REF DET A7/AS-2.0 11. EXISTING ACCESSIBLE PARKING SIGNAGE PER CABQ STANDARDS, REF: DETAIL C1/AS-2.0. 12. PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN (66-1-4.1.B NMSA 1978). REF: DETAIL A8/AS-2.0 13. HANDICAP SYMBOL PER CABQ STANDARDS, REF: DETAIL C2/AS-2.0. 14. 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A8/AS-2.0, TYP. 15. LANDSCAPE AREA 16. NEW MOTORCYCLE PARKING SIGNAGE PER C.O.A. STANDARDS, TYP. REF: DETAIL C5/AS-2.0 17. 4'X8' MOTORCYCLE PARKING SPACE BY CABQ STANDARDS WITH PAINTED "MC" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE AT MOTORCYCLE PARKING SPACE - WHITE ON PAVEMENT PER CABQ STANDARDS. 18. NEW BIKE RACK FOR (3) BICYCLES, SPACES SHALL BE 6'-0" LONG x 2' WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE, REF DETAIL C3/AS-2.0. A. 30" TALL x 18" WIDE., B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOTE ALLOWED C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL

- INFORMATION. D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
- E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
- F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE. G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A
- CONCRETE PAD. 19. NEW DUMPSTER SEE DETAIL A/AS-1.0. OWNER WILL TAKE CARE OF
- THEIR OWN RECYCLING. 20. NEW CONCRETE OR ASPHALT PAD FOR ADA PARKING.
- 21. NEW 4' SIDEWALK PER NM DEPT OF TRANSPORTATION TYPE 2C DRIVEWAY APRON.
- 22. WIDEN THE EXISTING RAMP (PER CABQ DWG. 2446) TO 4' AT POLE, KEEP/REPLACE EXISTING TRUNCATED DOMES.
- 23. CLEAR SIGHT TRIANGLE, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS". ALL 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.

24.) NEW CURB CUT PER CABQ DETAIL 2426.

_ PER IBC 2015, TABLE 2902.1			PROJECT CONSISTS OF AN EXISTING BUILDING THAT WILL BE NEW ADDITION THAT WAS PREVIOUSLY BUILT BY PRIOR OWN NOW, AND WILL INCLUDE THE REMOVAL AND REPLACEMEN WINDOW AND REPLACED WITH NEW DOOR, NEW STUCCO NEW EQUIPMENT. INCLUDING A NEW MINI-SPLIT HVAC SYST	NER WITHOUT A PERMIT WILL BE PERMITTED NT OF WINDOWS AND DOORS, REMOVED D, NEW INTERIOR COSMETIC WORK AND		
PLUMBING FIXTURES REQUIRED						
GROUP B, 6 TOTAL OCCUPANTS	S (MALE/FEMALE)		2015 I.E.B.C. DESIGN DATA			
WATER CLOSET	LAVATORIES		CHAPTER 5 - CLASSIFICATION OF WORK			
MALE/FEMALE:1PER25FORMALE/FEMALE:1PER40FORFIRSTFIRSTFIRST50,1PER50FORTHE80,1PER80FORTHEREMAINDERREMAINDERREMAINDERREMAINDERREMAINDERREMAINDERREMAINDER		SECTION 503 - ALTERATION LEVEL 1 503.1 SCOPE. LEVEL 1 ALTERATION INCLUDE THE REMOVAL AND REPLACEMENT OR THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE. 503.2 APPLICATION. LEVEL 1 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7.				
WATER CLOSETS REQUIRED	LAVATORIES REQUIRED					
MALE/FEMALE	MALE/FEMALE		SECTION 504 - ALTERATION LEVEL 2 504.1 SCOPE, LEVEL 2 ALTERATIONS INCLUDE THE RECONFIC	SURATION OF SPACE. THE ADDITION OR FUN	AINATION OF ANY	
1 W.C.	1 LAV.		DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION	•		
DRINKING FOUNTAINS REQUIRED	DRINKING FOUNTAINS REQUIRED		EQUIPMENT.			
1 PER 100 OCC.= 1 REQUIRE	1 PER 100 OCC.= 1 REQUIRED		504.2 APPLICATION. LEVEL 2 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7 FOR LEVEL 1 ALTERATION AS WELL AS THE PROVISIONS OF CHAPTER 8.			
1 SERVICE SINK			AS WELL AS THE FROMISIONS OF CHAFTER 8.			
PLUMBING FIXTURES PROVIDED						
GROUP B, 6 TOTAL OCCUPANTS	S (MALE/FEMALE)		2015 I.B.C. DESIGN DATA			
SHARED PLUMBING FIXTURES PI	ROVIDED					
WATER CLOSETS PROVIDED	AVATORIES PROVIDED		IDO ZONING: CHAPTER 3 OCCUPANCY AND USE CLASSIFICATION:	NRLM B RESTAURANT (WALK-UP COFFEE SHOP)		
MALE/FEMALE M	IALE/FEMALE		BUILDING AREA:	770 S.F.		
1 W.C. 1	LAV.		GROUP B:	V-B, WITHOUT FIRE PROTECTION SYSTEM		
DRINKING FOUNTAINS			TABLE 504.3, ALLOWABLE HEIGHT: TABLE 504.4 ALLOWABLE STORIES:	40' 2 STORY		
			TABLE 504.4 ALLOWABLE STORIES. TABLE 506.2 ALLOWABLE AREA:	2 STORT 9,000 S.F.		
	2902.3 EMPLOYEE AND PUBLIC TOILET FACILITIES. CUSTOMERS,		TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS:	TYPE V-B, EXTERIOR-INTERIOR BEARING WA	alls, no fire-resistance	
PATRONS AND VISITORS SHALL BE PR	PATRONS AND VISITORS SHALL BE PROVIDED WITH PUBLIC TOILET					
FACILITIES IN STRUCTURES AND TENAN		)	TABLE 602 FIRE-RESISTANCE FOR FIRE SEPARATION:	X <u>&gt;</u> 30 - 0 FIRE RATING		
	PUBLIC UTILIZATION. THE NUMBER OF PLUMBING FIXTURES LOCATED WITHIN THE REQUIRED TOILET FACILITIES SHALL BE PROVIDED IN		SECTION 903 AUTOMATIC SPRINKLER SYSTEM:	903.2.1.2 GROUP B. NON SPRINKLED. LESS	THAN 5,000 S.F., LESS THAN 100 OCC.	
ACCORDANCE WITH SECTION 2902.1 F SHALL BE PROVIDED WITH TOILET FAC EMPLOYEE TOILET FACILITIES SHALL B COMBINED EMPLOYEE AND PUBLIC TO	FOR ALL USERS. EMPLOYEES CILITIES IN ALL OCCUPANCIES. BE EITHER SEPARATE OR DILET FACILITIES.	}	SECTION 1004.1.2 OCCUPANT LOAD TABLE BUILDING A OCCUPANT LOAD:	COFFEE SHOP 241 S.F./15 = 16 BACK OF HOUSE 191 S.F./100 = 1.91		
EXCEPTION: PUBLIC TOILET FACILITIES 2. STRUCTURES AND TENANT SPAC TRANSACTIONS, INCLUDING TAKEOUT,	CES INTENDED FOR QUICK	2	TOTAL OCCUPANT		71 (20) OCC.	
HAVING A PUBLIC ACCESS AREA LESS SQUARE FEET (28 M2).		2	TABLE 1006.3.1 MINIMUM NUMBER OF EXITS PER STORY:	OCCUPANT LOAD PER STORY 1-500 TOTAL OCCUPANTS = 6		
	$\triangle$	5	MIN. NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY: EXITS PROVIDED:	2 EXITS REQUIRED AT EACH STORY 2 EXITS PROVIDED AT EACH STORY		
tunn		)	TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE	OCCUPANCY: GROUP B/S1 WITHOUT SPRINKLER SYSTEM: 200 FEET	)	

PROJECT NARRATIVE



TRAFFIC CIRCULATION

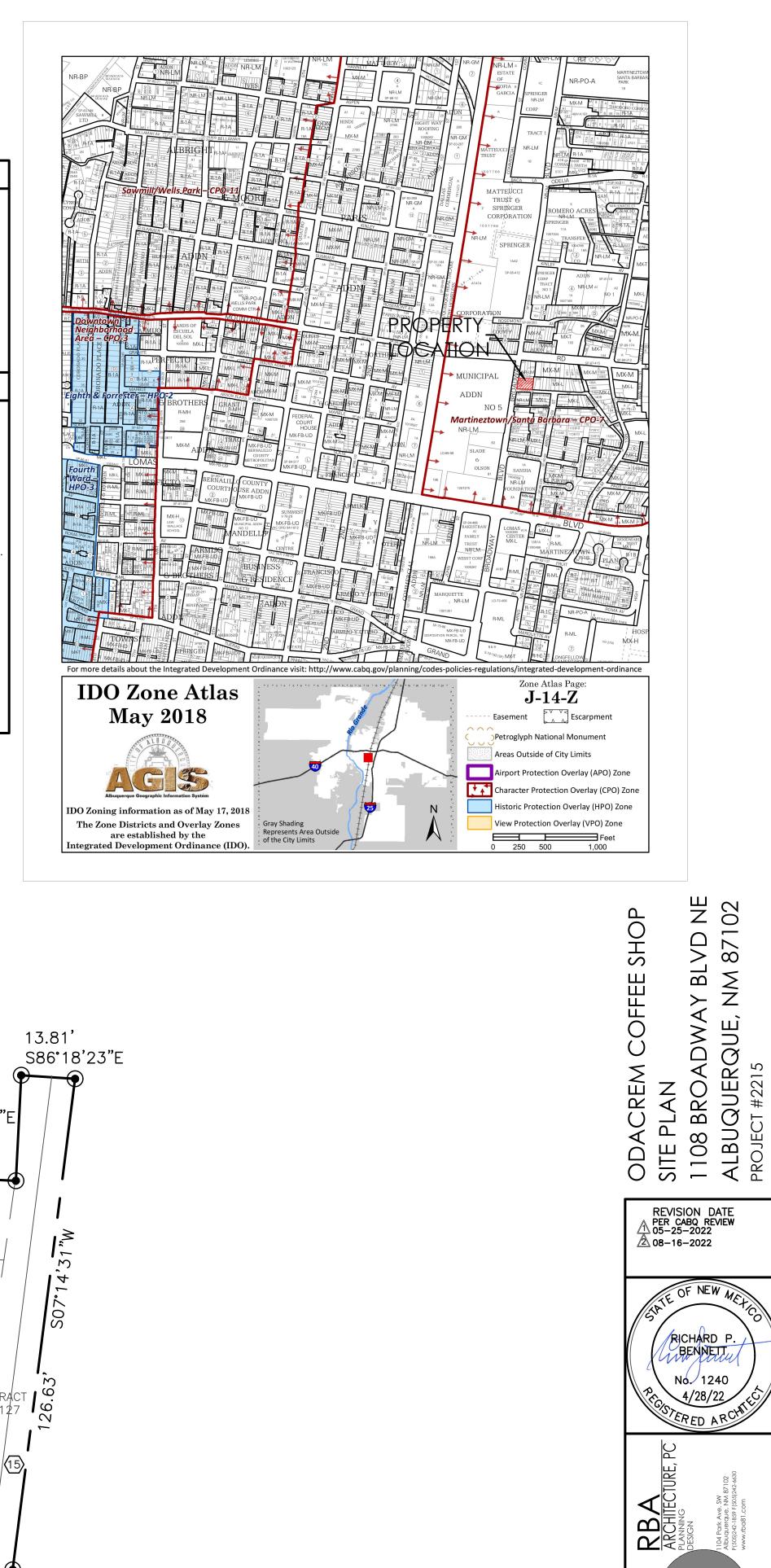
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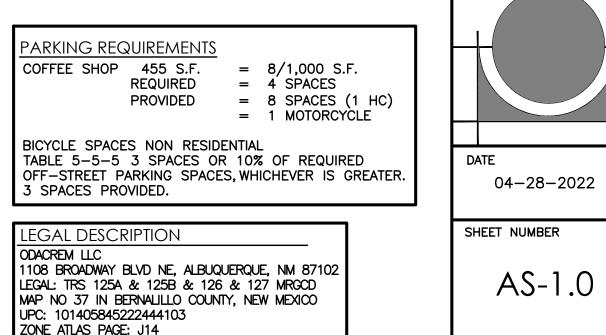
Emest Armijo 9/9/2022

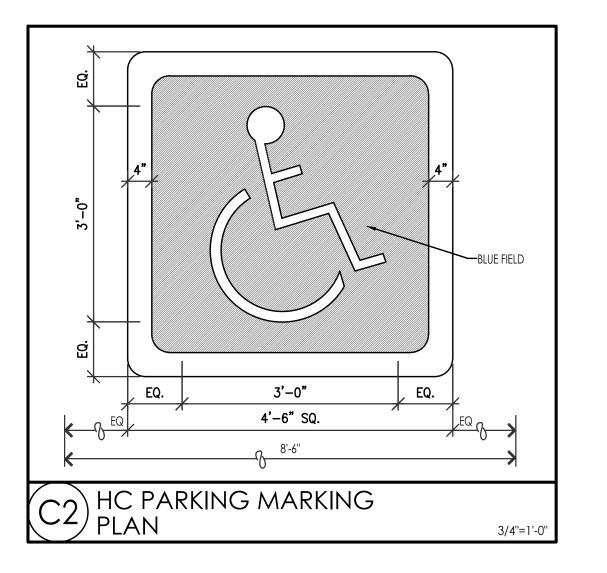
Signed

Date

## ( IN FEET )







SIGN TYPE R7-8 (12'x18')					
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