

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

April 3, 2023

David McEachern  
RBA Architects, PC  
1104 Park Ave. SW  
Albuquerque, NM 87102

**Re: Odacrem Coffee Shop/ 1108 Broadway Blvd. NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 04-28-2022 (J14-D200)  
Certification dated 03-14-23

Dear Mr. McEachern,

Based upon the information provided in your submittal received 03-17-23, 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.

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

Sincerely,

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

\ea via: email  
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:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

- ☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

**TYPE OF SUBMITTAL:**

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- ☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR
- ☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

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



March 14, 2023

**Re: Odacrem Coffee Shop**  
**1108 Broadway Blvd. NE**  
**Project # BP-2022-13942**  
**Approved TCL Architect's Stamp 04-28-2022 (J14-D200)**

#### **TRAFFIC CERTIFICATION**

I, **Rick Bennett**, NMRA #1240, of the firm of RBA Architecture, PC hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved Site Plan dated 4/28/22 and with Architect's stamp dated 04/28/22.

The record information was edited on the original design document has been obtained by **Rick Bennett | Architect**, of the firm. I further certify that I have personally visited the project site on March 14, 2023 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 (Permanent) for Odacrem Coffee Shop at 1108 Broadway Blvd NE, TRS 125A & 125B & 126 & 127 MRGCD Map No 37 of Bernalillo County in Albuquerque, New Mexico.

The record information presented herein 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.

Sincerely,

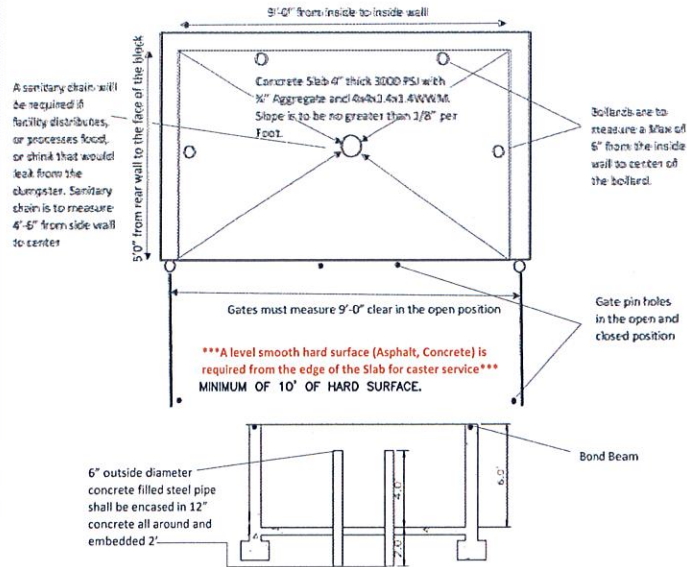
A handwritten signature in blue ink, appearing to read "Rick Bennett", written over a light blue circular stamp.

Rick Bennett, Architect



City of Albuquerque  
Solid Waste Management Department  
4600 Edith Blvd NE  
Albuquerque, NM 87107

Minimum Requirements for a Swanson Enclosure



Additional information concerning these specifications may be obtained by calling the Solid Waste department at (505) 761-8125

**DUMPSTER DETAIL**  
N.T.S.

- KEYED NOTES**
- EXISTING 4" CONC. SIDEWALK WITH CURB AND GUTTER. NO WORK. "ALL BROKEN OR CRACKED SIDEWALK MUST BE 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.
  - EXISTING CONC. PATIO.
  - EXISTING BUS STOP.
  - EXISTING DRIVE-WAY ENTRANCE.
  - 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.
  - EXISTING GRAVELED PARKING LOT.
  - EXISTING PARKING BUMPERS, TYP. REF DET A7/AS-2.0
  - EXISTING ACCESSIBLE PARKING SIGNAGE PER CABQ STANDARDS, REF: DETAIL C1/AS-2.0.
  - 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 AB/AS-2.0
  - HANDICAP SYMBOL PER CABQ STANDARDS, REF: DETAIL C2/AS-2.0.
  - 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL AB/AS-2.0, TYP.
  - LANDSCAPE AREA
  - NEW MOTORCYCLE PARKING SIGNAGE PER C.O.A. STANDARDS, TYP. REF: DETAIL C5/AS-2.0
  - 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.
  - 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 NOT 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.
  - NEW DUMPSTER SEE DETAIL A/AS-1.0. OWNER WILL TAKE CARE OF THEIR OWN RECYCLING.
  - NEW CONCRETE OR ASPHALT PAD FOR ADA PARKING.
  - NEW 4" SIDEWALK PER NH DEPT OF TRANSPORTATION TYPE 2C DRIVEWAY APRON.
  - WIDEN THE EXISTING RAMP (PER CABQ DWG. 2446) TO 4' AT POLE, KEEP/REPLACE EXISTING TRUNCATED DOMES.
  - 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 GROUND PLAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
  - NEW CURB CUT PER CABQ DETAIL 2426.

PROJECT NARRATIVE

PROJECT CONSISTS OF AN EXISTING BUILDING THAT WILL BE USED FOR A WALK-IN COFFEE SHOP. THE NEW ADDITION THAT WAS PREVIOUSLY BUILT BY PRIOR OWNER WITHOUT A PERMIT WILL BE PERMITTED NOW, AND WILL INCLUDE THE REMOVAL AND REPLACEMENT OF WINDOWS AND DOORS, REMOVED WINDOW AND REPLACED WITH NEW DOOR, NEW STUCCO, NEW INTERIOR COSMETIC WORK AND NEW EQUIPMENT, INCLUDING A NEW MINISPLIT HVAC SYSTEM WAS INSTALLED.

2015 I.E.B.C. DESIGN DATA

CHAPTER 5 - CLASSIFICATION OF WORK

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.

SECTION 504 - ALTERATION LEVEL 2  
504.1 SCOPE. LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OF THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.  
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.

2015 I.B.C. DESIGN DATA

IDO ZONING:

CHAPTER 3 OCCUPANCY AND USE CLASSIFICATION:

BUILDING AREA:

GROUP B:

TABLE 504.3 ALLOWABLE HEIGHT:

TABLE 504.4 ALLOWABLE STORIES:

TABLE 506.2 ALLOWABLE AREA:

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS:

TABLE 602 FIRE-RESISTANCE FOR FIRE SEPARATION:

SECTION 903 AUTOMATIC SPRINKLER SYSTEM:

SECTION 1004.1.2 OCCUPANT LOAD TABLE

BUILDING A OCCUPANT LOAD:

TOTAL OCCUPANT

TABLE 1006.3.1 MINIMUM NUMBER OF EXITS PER STORY:

MIN. NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY:

EXITS PROVIDED:

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE

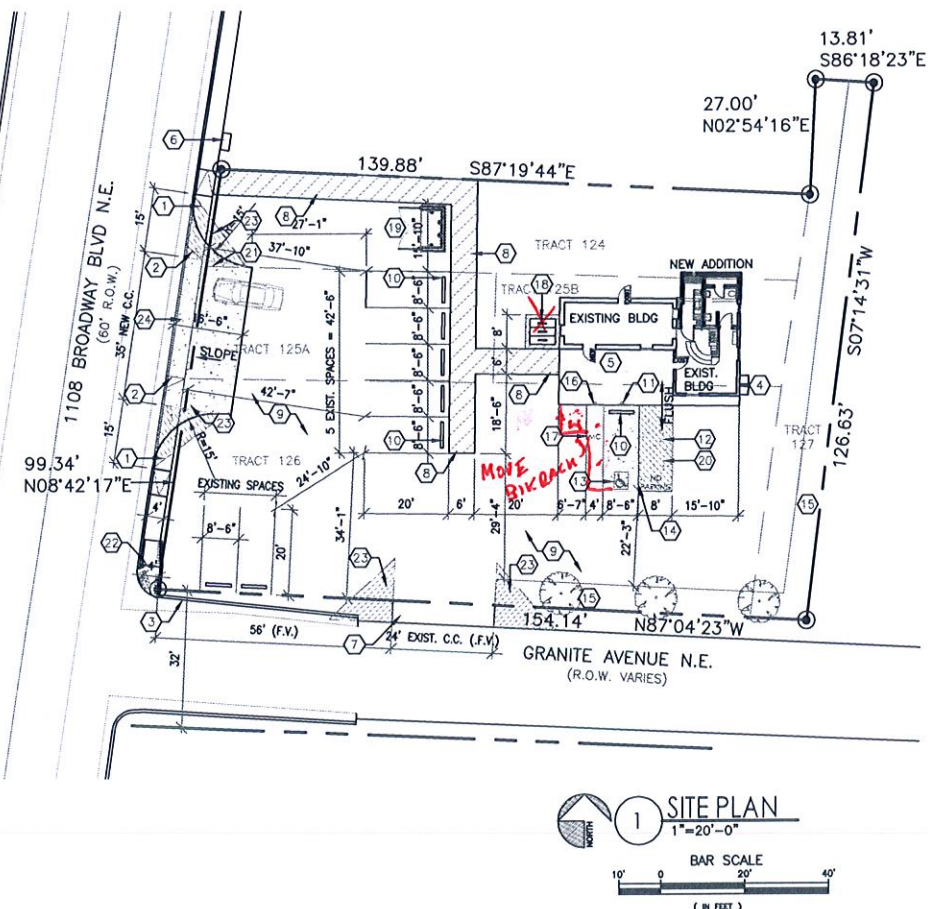
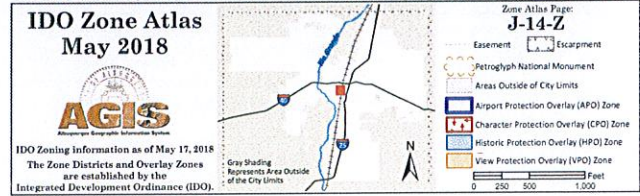
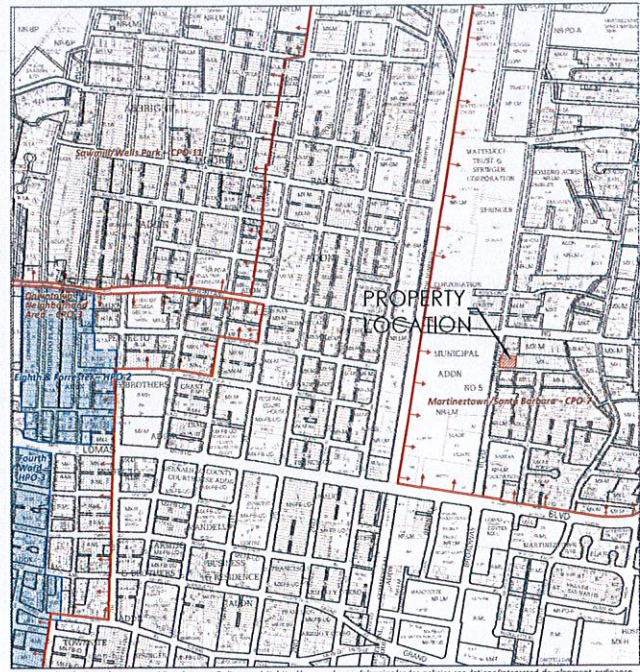
NRLM  
8 RESTAURANT (WALK-UP COFFEE SHOP)  
770 S.F.  
V-B, WITHOUT FIRE PROTECTION SYSTEM  
40  
2 STORY  
9,000 S.F.  
TYPE V-B, EXTERIOR-INTERIOR BEARING WALLS, NO FIRE-RESISTANCE RATING REQUIRED.  
X230 - 0 FIRE RATING  
903.2.1.2 GROUP B, NON SPRINKLED, LESS THAN 5,000 S.F., LESS THAN 100 OCC.

COFFEE SHOP 241 S.F./15 = 16 OCC.  
BACK OF HOUSE 191 S.F./100 = 1.91 OCC  
STORAGE 325 S.F./300 = 1.08 OCC.  
= 19.71 (20) OCC.

OCCUPANT LOAD PER STORY 1-500  
TOTAL OCCUPANTS = 6  
2 EXITS REQUIRED AT EACH STORY  
2 EXITS PROVIDED AT EACH STORY

OCCUPANCY: GROUP B/S1  
WITHOUT SPRINKLER SYSTEM: 200 FEET

TRAFFIC CIRCULATION  
LAYOUT APPROVED  
Ernest Amigo 9/9/2022  
Signed Date



PARKING REQUIREMENTS  
COFFEE SHOP 455 S.F. = 8/1,000 S.F.  
REQUIRED = 4 SPACES  
PROVIDED = 8 SPACES (1 HC)  
= 1 MOTORCYCLE

BICYCLE SPACES NON RESIDENTIAL  
TABLE 5-5-5, 3 SPACES OR 10% OF REQUIRED  
OFF-STREET PARKING SPACES, WHICHEVER IS GREATER.  
3 SPACES PROVIDED.

LEGAL DESCRIPTION  
ODACREM LLC  
1108 BROADWAY BLVD NE, ALBUQUERQUE, NM 87102  
LEGAL: TRS 125A & 125B & 126 & 127 MRGOD  
MAP NO 37 IN BERNALILLO COUNTY, NEW MEXICO  
UPC: 10140684522444103  
ZONE ATLAS PAGE: J14

ODACREM COFFEE SHOP  
SITE PLAN  
1108 BROADWAY BLVD NE  
ALBUQUERQUE, NM 87102  
PROJECT #2215

REVISION DATE  
PER CABQ REVIEW  
05-25-2022  
08-18-2022

STATE OF NEW MEXICO  
RICHARD P. BENNETT  
No. 12440  
4/28/22  
REGISTERED ARCHITECT

RBA  
ARCHITECTURE PC  
1108 BROADWAY BLVD NE, SUITE 200  
ALBUQUERQUE, NM 87102  
PHONE: (505) 243-1108  
WWW.RBA-ARCHITECTURE.COM

DATE  
04-28-2022

SHEET NUMBER  
AS-1.0