

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 3, 2022

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

Re: Odacrem Coffee Shop
1108 Broadway Blvd. NE
Traffic Circulation Layout
Architect's Stamp 04-28-22 (J14-D200)

Dear Mr. David McEachern,

Based upon the information provided in your submittal received 05-27-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of Bicycle parking spaces required by the IDO.
2. Please define the property line. GIS shows different lot lines, please verify.
3. Provide access easement with Tract 127, Tract 124, 125A, AND 126.
4. Granite Ave. Frontage:
 - Provide sidewalk per COA std dwg 2430 and curb and gutter per COA std dwg 2415.
 - For sidewalk waiver please contact Jeanne Wolfenbarger jwolfenbarger@cabq.gov (505-924-3991).
 - Drivepad needs to build per city requirement, and should be ADA compatible.
5. Drivepad off Broadway needs to be modified to meet COA and ADA requirements.
6. The Ramp at the corner of Broadway and Granite is not ADA compatible. Please modify it. Also, a minimum 4 ft wide pedestrian path should be shown around the pole; show this dimension on the site plan to ensure that a minimum 4ft wide path is obtained.
7. Provide the dimensions for the existing parking spaces.
8. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
9. Identify the right of way width, medians, curb cuts, and street widths on Granite Ave. NE.
10. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
11. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'

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Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

12. ADA parking spaces should be concrete or pavement.
13. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
14. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
15. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
16. ADA curb ramps must be updated to current standards and have truncated domes installed.
17. Provide ADA and Motorcycle face sign details.
18. Show all drive aisle widths and radii. Some dimensions are not shown.
19. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

20. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
21. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
22. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
23. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way. provide a copy of refuse approval.
24. A hard driving surface will be required for the ADA parking spaces.
25. Please provide a sight distance exhibit

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26. Show the clear Intersection Distance sight triangle for Broadway Blvd. and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.
27. Show the clear sight triangle for Granite Ave. and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.
28. Please specify the City Standard Drawing Number when applicable.
29. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
30. Please provide a letter of response for all comments given.
31. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

For log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Ma 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) _____

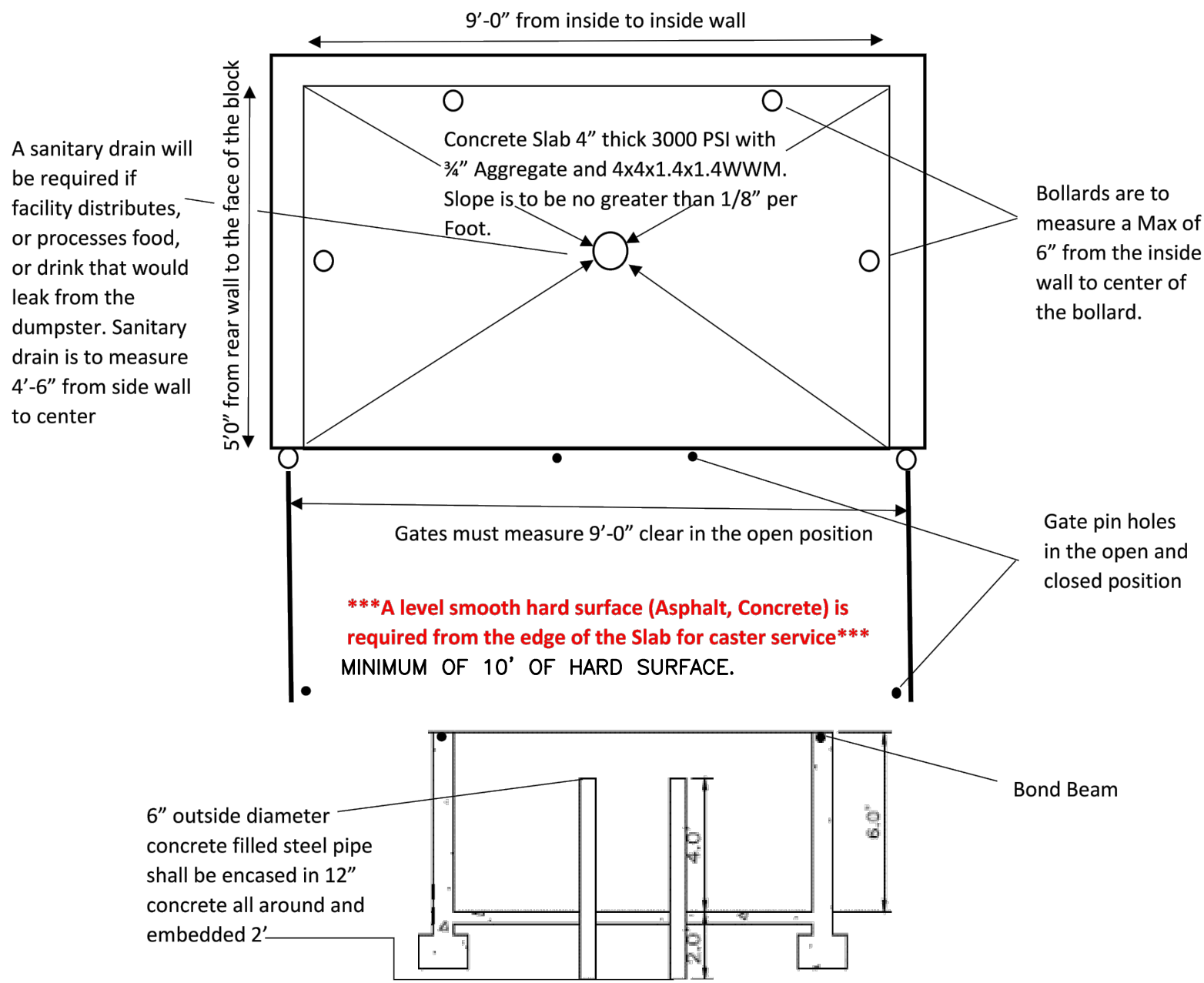
IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

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

A DUMPSTER DETAIL
N.T.S.

KEYED NOTES

- EXISTING 5' 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. NO WORK.
- EXISTING CONCRETE CURB AND GUTTER (NO WORK).
- 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 COMPACTED GRAVEL (HATCHED AREA ON PLANS ONLY).
- 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.
- NOT USED.
- NOT USED.
- NOT USED.
- 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 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.
- NEW DUMPSTER SEE DETAIL A/AS-1.0. OWNER WILL TAKE CARE OF THEIR OWN RECYCLING.

PER IBC 2015, TABLE 2902.1

PLUMBING FIXTURES REQUIRED	
GROUP B, 6 TOTAL OCCUPANTS (MALE/FEMALE)	
WATER CLOSET	
MALE/FEMALE: 1 PER 25 FOR FIRST 50, 1 PER 50 FOR THE REMAINDER	LAVATORIES
MALE/FEMALE: 1 PER 40 FOR FIRST 80, 1 PER 80 FOR THE REMAINDER	
WATER CLOSETS REQUIRED	
MALE/FEMALE	MALE/FEMALE
1 W.C.	1 LAV.
DRINKING FOUNTAINS REQUIRED	
1 PER 100 OCC. = 1 REQUIRED	
1 SERVICE SINK	

PLUMBING FIXTURES PROVIDED	
GROUP B, 6 TOTAL OCCUPANTS (MALE/FEMALE)	
SHARED PLUMBING FIXTURES PROVIDED	
WATER CLOSETS PROVIDED	
MALE/FEMALE	MALE/FEMALE
1 W.C.	1 LAV.
DRINKING FOUNTAINS	
1 SERVICE SINK	

2902.3 EMPLOYEE AND PUBLIC TOILET FACILITIES. CUSTOMERS, PATRONS AND VISITORS SHALL BE PROVIDED WITH PUBLIC TOILET FACILITIES IN STRUCTURES AND TENANT SPACES INTENDED FOR PUBLIC UTILIZATION. THE NUMBER OF PLUMBING FIXTURES LOCATED WITHIN THE REQUIRED TOILET FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 2902.1 FOR ALL USERS. EMPLOYEES SHALL BE PROVIDED WITH TOILET FACILITIES IN ALL OCCUPANCIES. EMPLOYEE TOILET FACILITIES SHALL BE EITHER SEPARATE OR COMBINED EMPLOYEE AND PUBLIC TOILET FACILITIES. EXCEPTION: PUBLIC TOILET FACILITIES SHALL NOT BE REQUIRED IN: 2. STRUCTURES AND TENANT SPACES INTENDED FOR QUICK TRANSACTIONS, INCLUDING TAKEOUT, PICKUP AND DROP-OFF, HAVING A PUBLIC ACCESS AREA LESS THAN OR EQUAL TO 300 SQUARE FEET (28 M2).

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 MINI-SPLIT 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:

NRLM
B RESTAURANT (WALK-UP COFFEE SHOP) ST STORAGE
770 S.F.
V-B, WITHOUT FIRE PROTECTION SYSTEM
40'

TABLE 504.3, ALLOWABLE HEIGHT:
TABLE 504.4 ALLOWABLE STORIES:
TABLE 506.2 ALLOWABLE AREA:
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS:

2 STORY
9,000 S.F.
TYPE V-B, EXTERIOR-INTERIOR BEARING WALLS, NO FIRE-RESISTANCE RATING REQUIRED.
X≥30 - 0 FIRE RATING
903.2.1.2 GROUP B. NON SPRINKLED. LESS THAN 5,000 S.F., LESS THAN 100 OCC.

SECTION 903 AUTOMATIC SPRINKLER SYSTEM:

SECTION 1004.1.2 OCCUPANT LOAD TABLE
BUILDING A OCCUPANT LOAD:

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.

TOTAL OCCUPANT

TABLE 1006.3.1 MINIMUM NUMBER OF EXITS PER STORY:

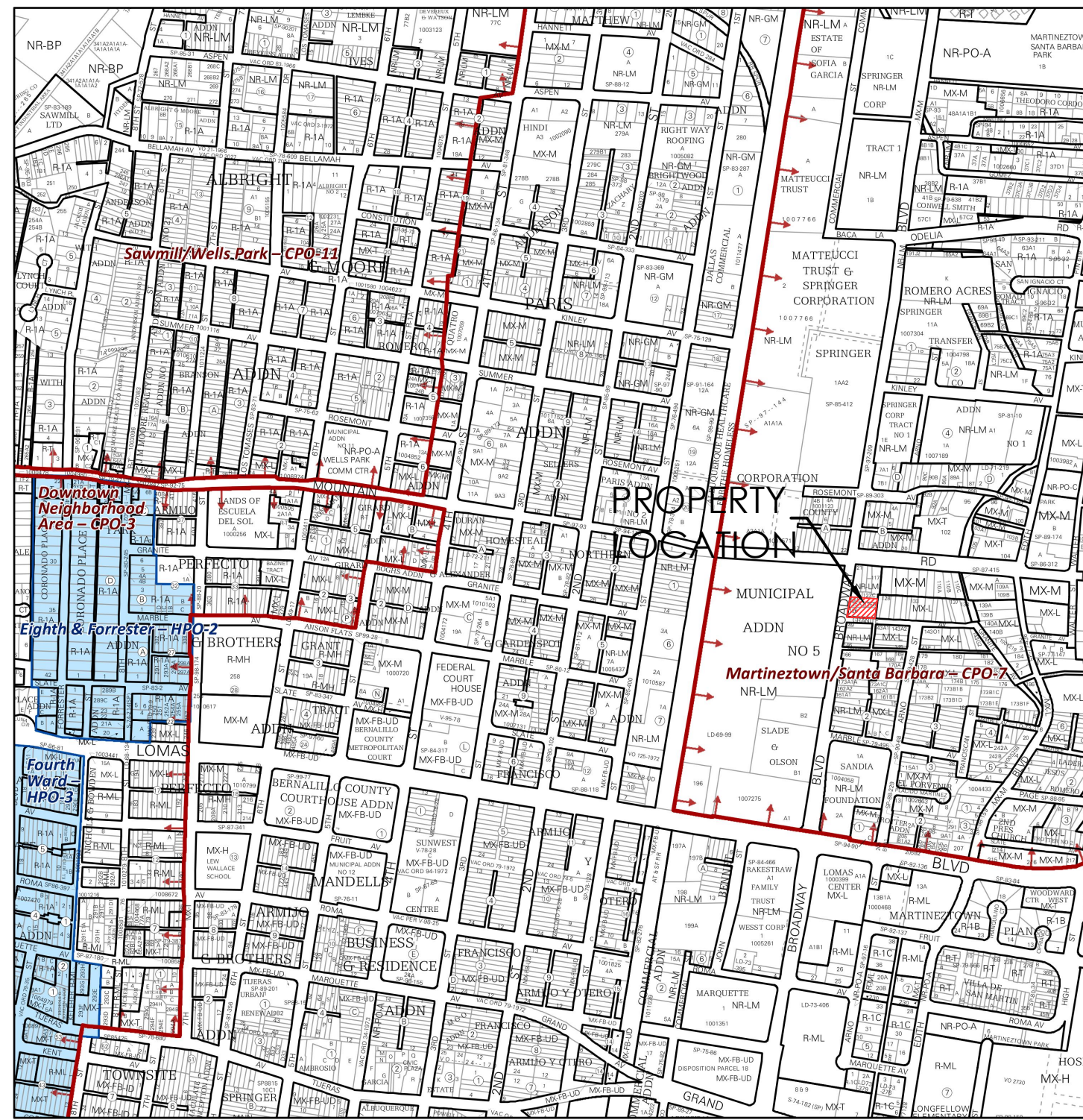
OCCUPANT LOAD PER STORY 1-500
TOTAL OCCUPANTS = 6

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

2 EXITS REQUIRED AT EACH STORY
2 EXITS PROVIDED AT EACH STORY

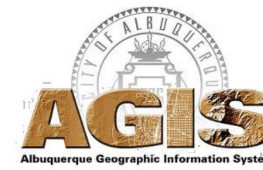
TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE

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



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas
May 2018

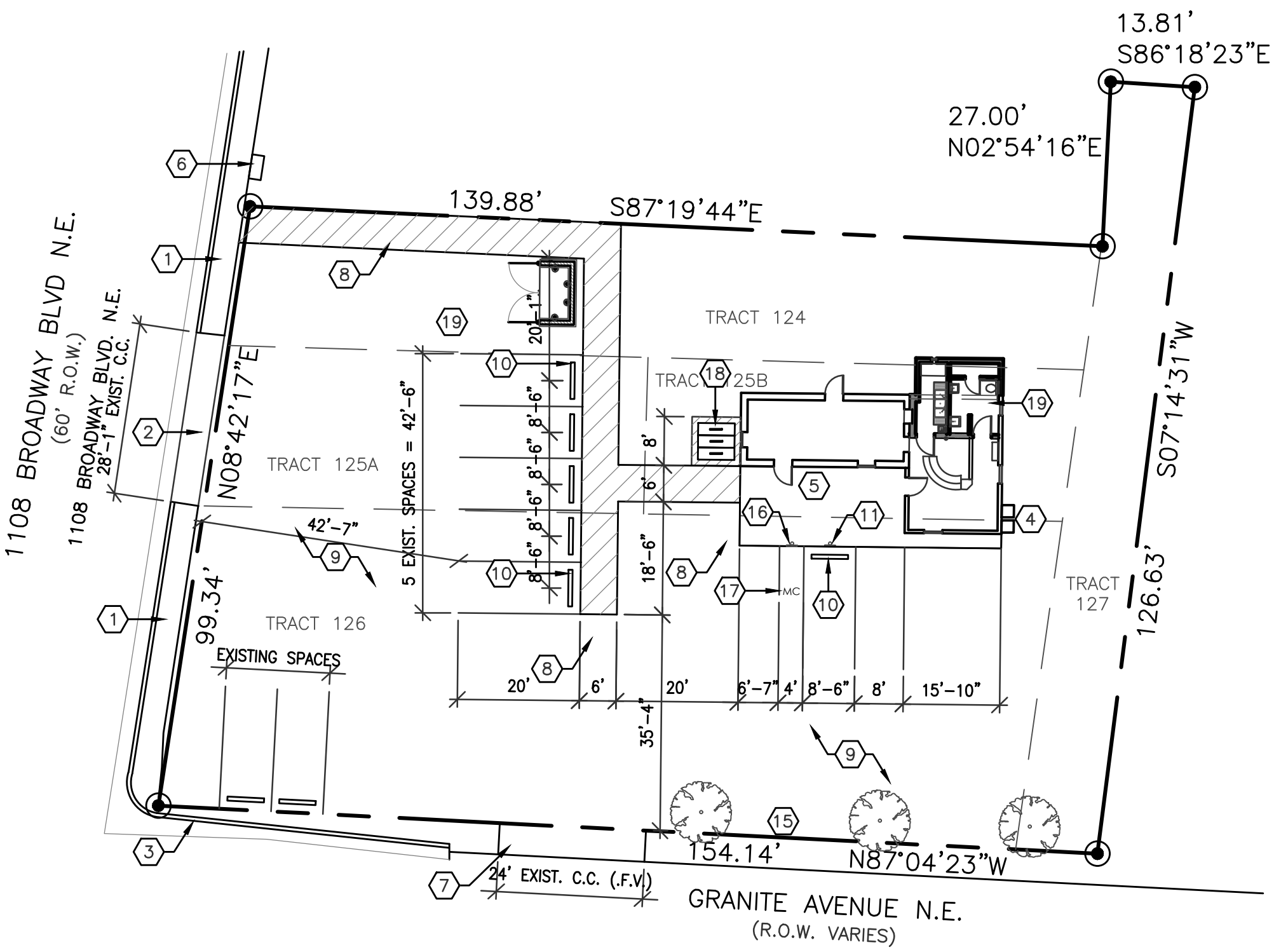
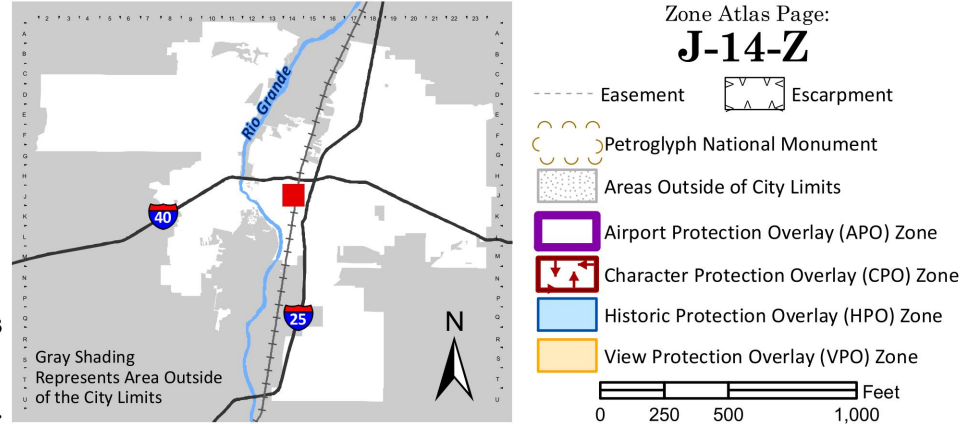


IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones

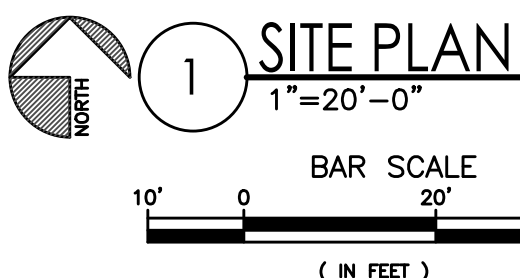
are established by the

Integrated Development Ordinance (IDO).



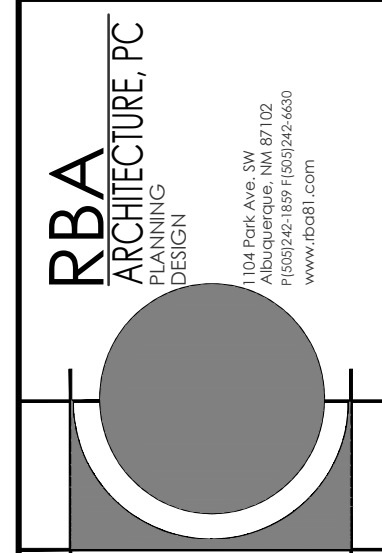
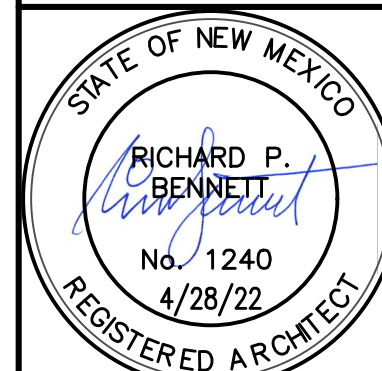
PARKING REQUIREMENTS			
COFFEE SHOP	455 S.F.	=	8/1,000 S.F.
REQUIRED		=	4 SPACES
PROVIDED		=	8 SPACES (1 HC)
		=	1 MOTORCYCLE

LEGAL DESCRIPTION
ODACREM LLC
1108 BROADWAY BLVD NE, ALBUQUERQUE, NM 87102
LEGAL: TRS 125A & 125B & 126 & 127 MRCDD
MAP NO 37 IN BERNALILLO COUNTY, NEW MEXICO
UPC: 10140584522444103
ZONE ATLAS PAGE: J14



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

REVISION DATE
05-25-2022



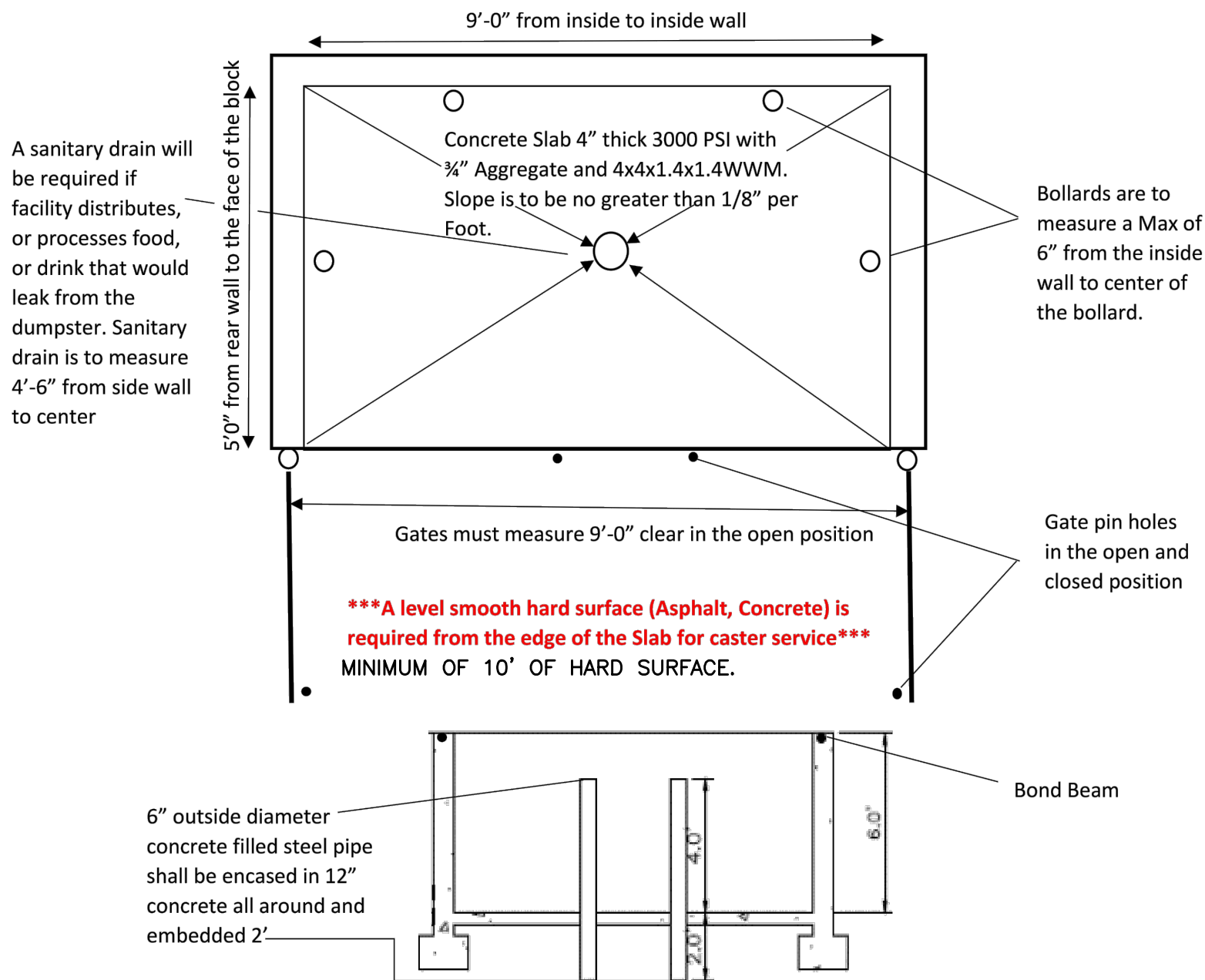
DATE
04-28-2022

SHEET NUMBER

AS-1.0

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

Minimum Requirements for a Swanson Enclosure

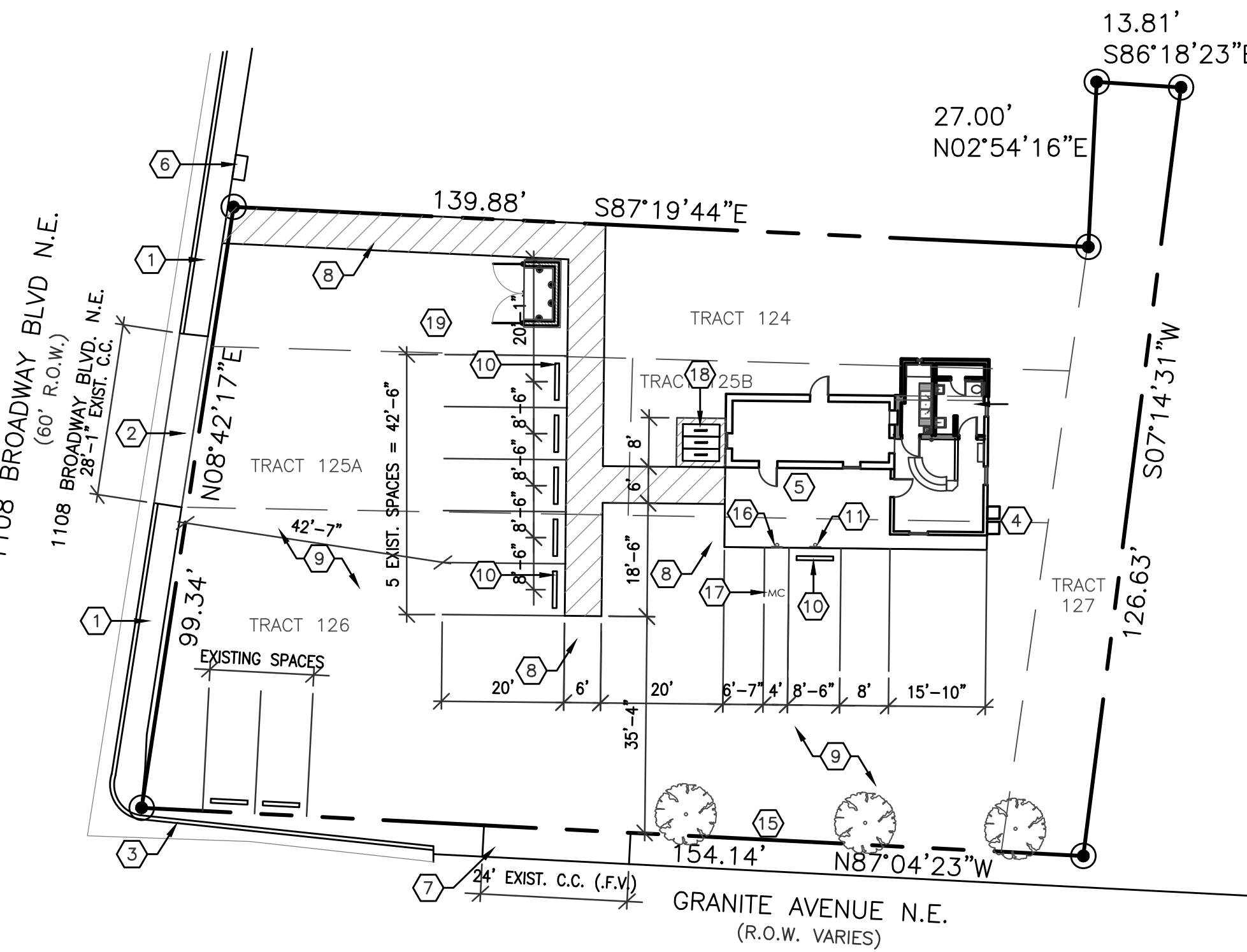


Additional information concerning these specifications may be obtained by calling the Solid Waste department at (505) 761-8125

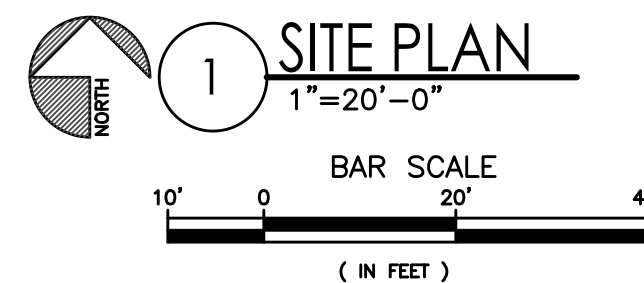
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Approved for access by the
Solid Waste Department for a single trash enclosure.
2-yard front load dumpster on casters nothing greater
Herman Gallegos 05-12-22, Herman Gallegos



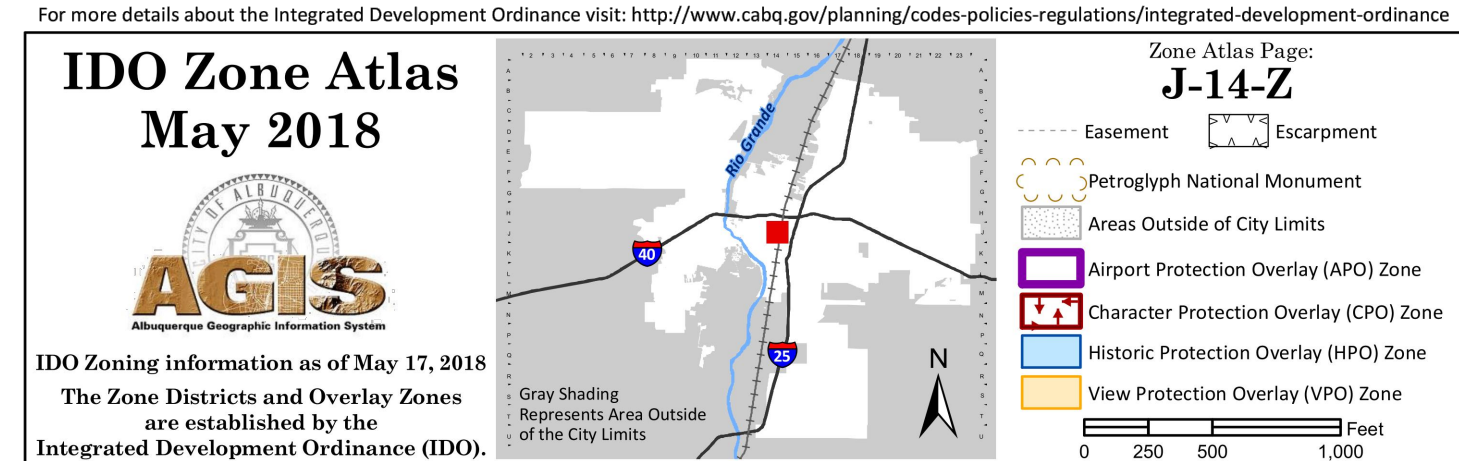
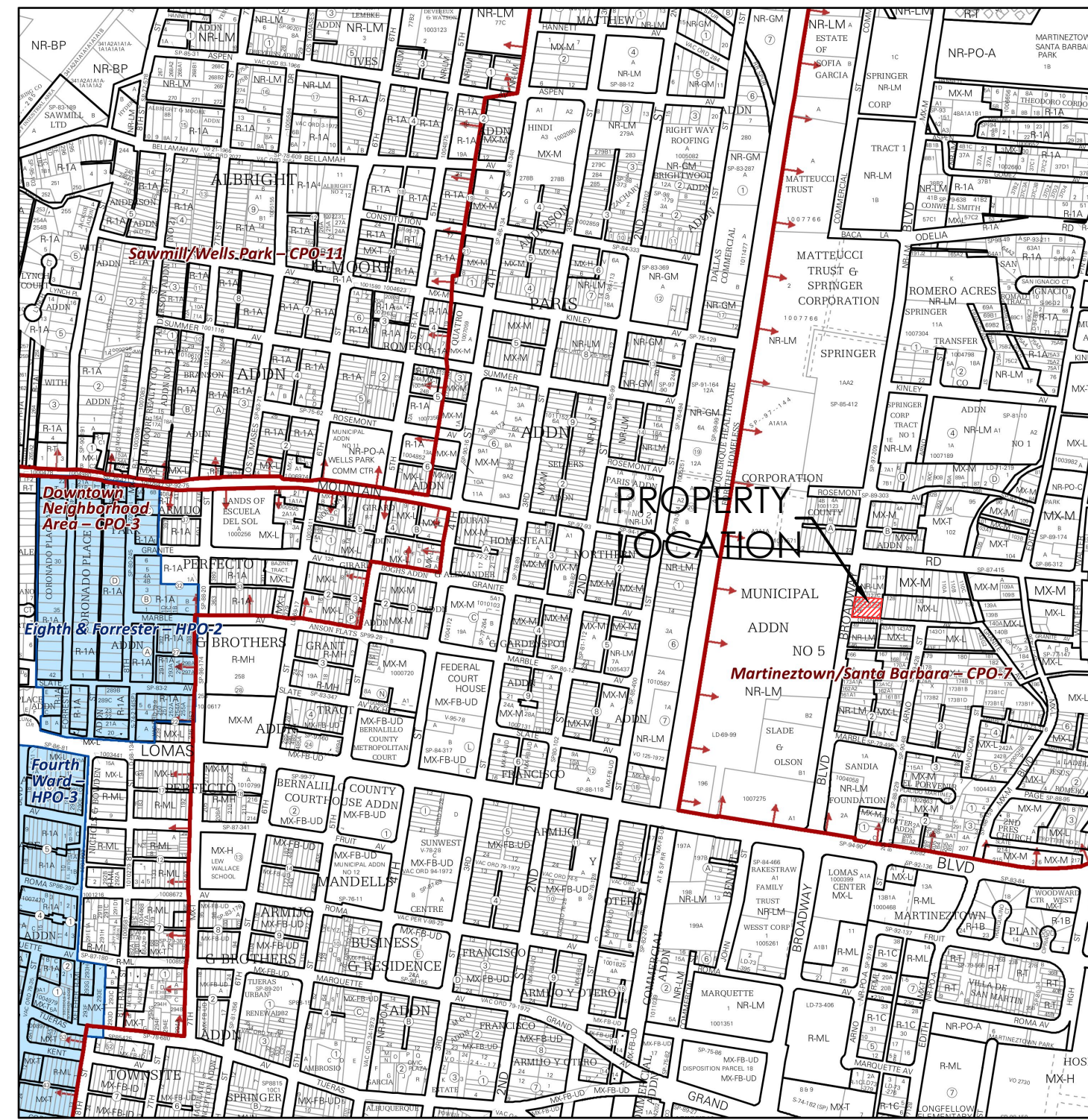
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TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS:
TABLE 602 FIRE-RESISTANCE FOR FIRE SEPARATION:
SECTION 903 AUTOMATIC SPRINKLER SYSTEM:
SECTION 1004.1.2 OCCUPANT LOAD TABLE
BUILDING A OCCUPANT LOAD:
TOTAL OCCUPANT
TABLE 1006.3.1 MINIMUM NUMBER OF EXITS PER STORY:
MIN. NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY:
EXITS PROVIDED:
TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
NRLM
B 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.
X≥30 - 0 FIRE RATING
903.2.1.2 GROUP B. NON SPRINKLED. LESS THAN 5,000 S.F., LESS THAN 100 OCC.
COFFEE SHOP 445 S.F./100 = 4.45 OCC.
STORAGE 325 S.F./300 = 1.08 OCC.
= 5.53 (6) 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
WITHOUT SPRINKLER SYSTEM: 200 FEET



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

REVISION DATE
STATE OF NEW MEXICO RICHARD P. BENNETT No. 1240 4/28/22 REGISTERED ARCHITECT
RBA ARCHITECTURE PC PLANNING DESIGN 1108 Broadway Blvd NE Albuquerque, NM 87102 www.rbaarch.com
DATE 04-28-2022
SHEET NUMBER AS-1.0