CITY OF ALBUQUERQUE



Planning Department Transportation Development Services

July 25, 2014

William Kleinschmidt, R.A. 3441 Juan Tabo NE Albuquerque, NM 87111

Re: Albuquerque Rescue Mission, 214 Coal Ave. SW Traffic Circulation Layout Architect's Stamp dated 07-21-14 (K14-D057)

Dear Mr. Kleinschmidt,

The TCL submittal received 07-21-14 is approved for Building Permit. 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. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC or other appropriate permit is required to construct these items.**

Albuquerque Albuquerque New Mexico 87103 When the site construction is completed and a 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 TCL with a completed <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

www.cabq.gov 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 924-3306.

Sincerely,

PO Box 1293

Racquel M. Michel, P.E. Senior Engineer, Planning Dept. Development Review Services

C: File

July 21, 2014

Racquel M. Michel, P.E.

Senior Engineer, Planning Dept. Transportation Development Services City of Albuquerque

RE: Albuquerque Rescue Mission, 214 Coal Avenue SW Traffic Circulation Layout

Ms. Michel,

Attached find the revised TCL for the above-referenced project that has been updated per your comments of July 18, 2014, with the following responses to your comments:

- 1. Handicapped spaces are designated with 8.5' widths. The HC space on the west side of the building includes and 8' wide van access aisle and "van accessible" sign, the HC space on the east side has a 5' aisle.
- 2. The HC space on the west side has a "van accessible" sign.
- 3. The allowable space for this parking lot remodel will allow a 5' wide ADA accessible pedestrian pathway to the building entrance, but there is not sufficient space for a 6' wide pathway.
- 4. The existing ramp on the east side is a 1:20 slope which is under the 1:12 maximum requirement. The sill of the entrance door on the west side is flush with paving outside the door, so no ramp is required at that door.
- 5. Clear sight triangles have been added to the east drive pad, and some exiting fencing is shown to be removed to meet clear sight triangle requirements.
- 6. The clear sight triangle note has been added to the TCL drawing.
- 7. Two stamped copies of the updated TCL are attached.

Please contact me with any questions or comments.

Sincerely,

Bill Kleinschmidt William Kleinschmidt, Architect 3441 Juan Tabo NE Albuquerque, NM 87111

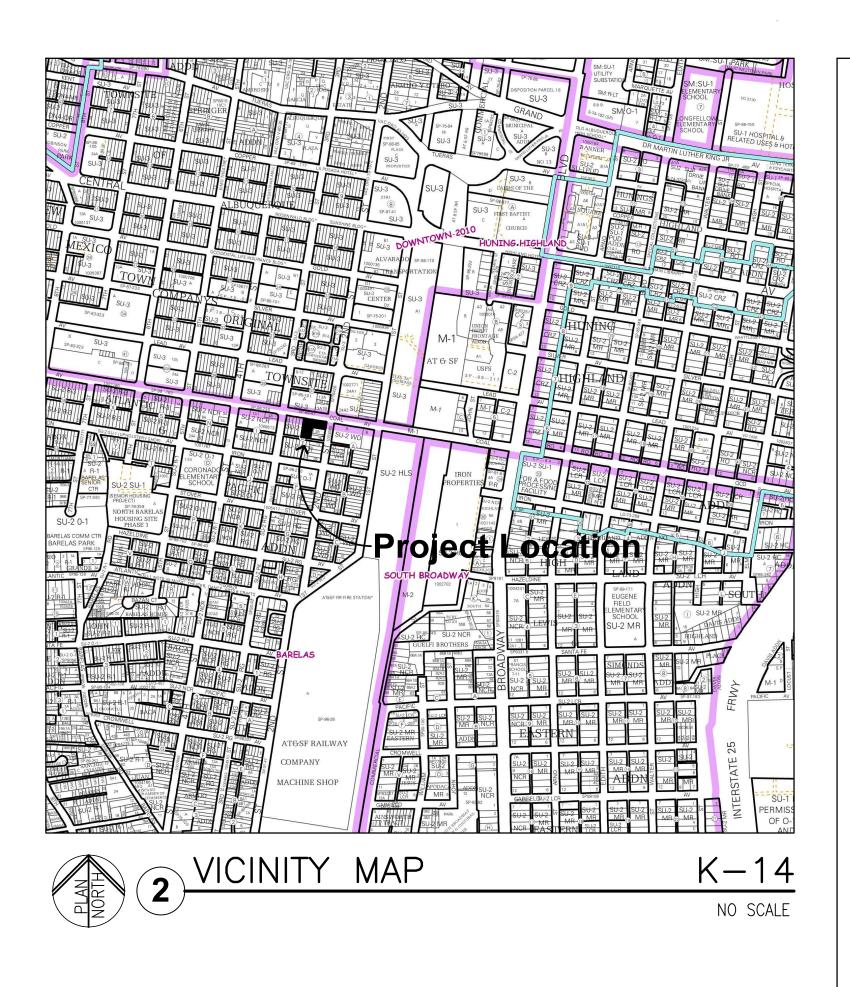
505.761.0000 wkarch@comcast.net

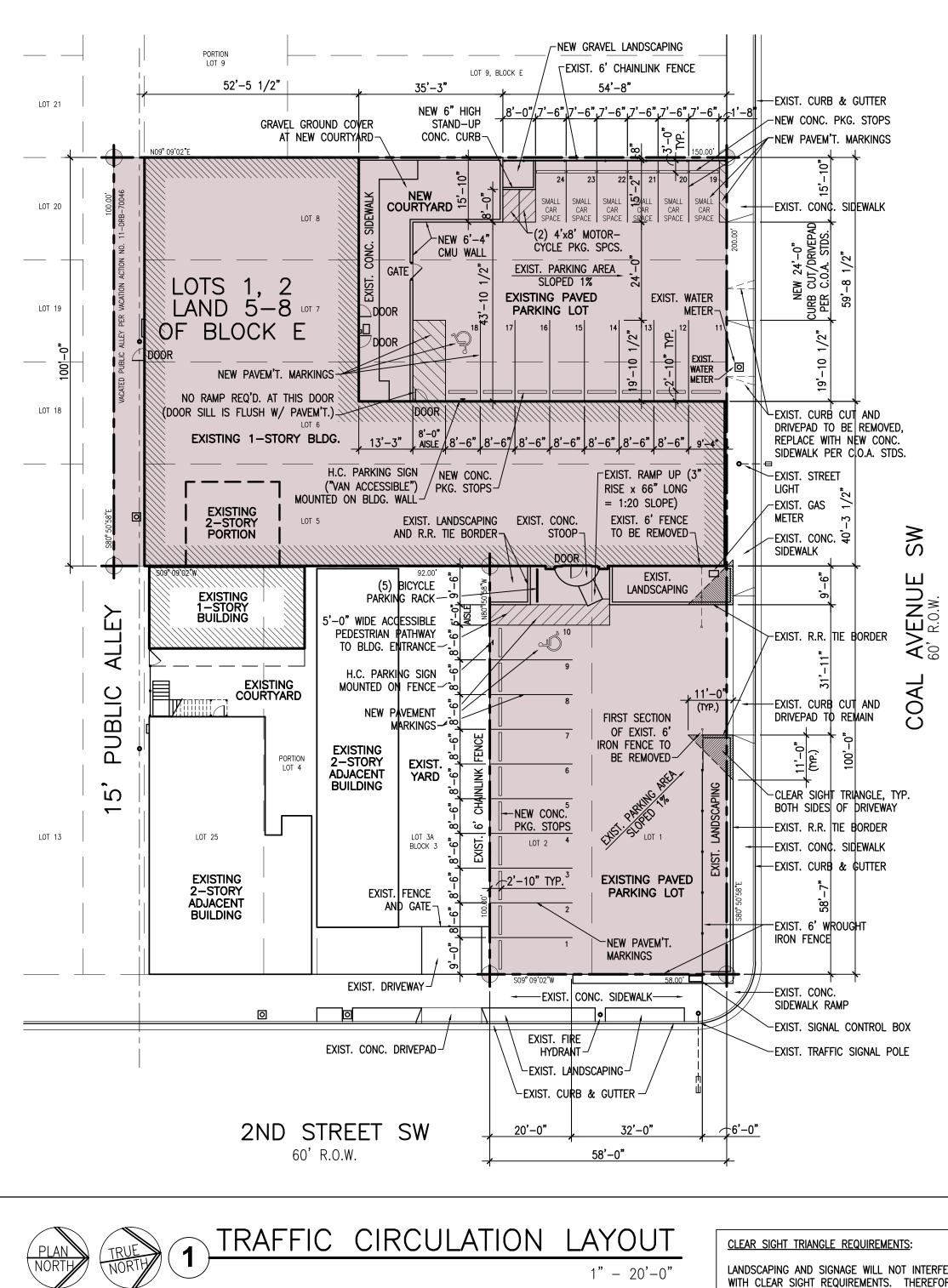
Plan Development & DRAINAGE AND TRAN	Albuquerque uning Department z Building Services Divisi SPORTATION INFORMAT (REV 02/2013)	on ION SHEET	
ALBUBUEAQUE RESCUE MISSION (REV 02/2013) Project Title: INTERIOR REMOVATION Building Permit #: City Drainage #:			
EDC//		Nork Order#:	
DRB#:			
Engineering Firm:		Contact:	
Address: Fax#:	I	E-mail:	
Owner: ALBUQUEAQUE RESCUE HIS Address: 525 200 STREET SW, 8	sion		
Phone#: 505-343-5559 Fax#:	1107	B-mail: RENEPCALB QRESCUE .OAG	
Architect: WILLIAM KLEINSCHHIDT, A Address: 3441 JUAN TABO NE,	ECHITECT		
Phone#: 505-761-0000 Fax#:	<u> </u>	B-mail: WKARCH C COMCAST. NET	
Surveyor:		Contact:	
Address:			
Phone#: Fax#:	I	3-mail:	
Contractor: HANSON'S CONSTRUCTION Address: 301 SPYLLASS SE, RIDIT	INC. CANCHO, N.H. 87124	Contact: CLARK HANSON	
Phone#: 505-975-3959 Fax#:	l	B-mail: ULARK CHANSON	
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL	LACCEPTANCE SOUGHT:	
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE		
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL		
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL		
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL		
GRADING PLAN EROSION & SEDIMENT CONTROL PLAN (ESC)	SECTOR PLAN APPROVAL FINAL PLAT APPROVAL		
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPANCY (PERM)		
CLOMR/LOMR	CERTIFICATE OF OCCUPANCY (TCL TEMP)		
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT APPROVAL		
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPROVAL		
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL SO-19 APPROVAL		
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVAL ESC CEPT ACCEPTANCE		
SO-19 OTHER (SPECIFY)	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE GRADING CERTIFICATION OTHER (SPECIFY)		
WAS A PRE-DESIGN CONFERENCE ATTENDED:		y Provided	
DATE SUBMITTED: 78 2015 BY: WILLIAM FLEINSCHHIDT			

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more

Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including 4. project less than 1-acre than are part of a larger common plan of development





Public Infrastructure shown on these plans for information only and not part of an approval. Separate DRC/ Permit approval and Work Order required.

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

> TRAFFIC CIRCULATION LAYOUT APPROVED

Signed



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

CLEAR SIGHT TRIANGLE. SEE PLAN FOR CLEAR SIGHT TRIANGLE LOCATIONS.

SITE AND PARKING DATA

LOCATION:	214 COAL AVENUE SW, ALBUQUERQUE, NM 87102	
PROJECT: INT	ERIOR RENOVATION OF ALBUQUERQUE RESCUE MISSION	
	ADMINISTRATIVE OFFICES AND WOMEN'S PROGRAM	
PROPERTY OWNER:	ALBUQUERQUE RESCUE MISSION	
	525 SECOND STREET SW, ALBUQUERQUE, NM 87102	
LEGAL DESCRIPTION:	ZONE MAP: K-14	
LOTS 1, 2, 5, 6, 7 AND 8, BLOCK E, ATLANTIC AND PACIFIC ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO		
UPC:	101405719626733608	
LOT AREA:	20,050 S.F. (.46 Ac)	
CURRENT ZONING:	SU-2, BARELAS SECTOR PLAN	
AUTO PARKING REQUIREMENTS:		
BUILDING USE AREA	PARKING FACTOR NO. OF SPACES	
OFFICE AREAS 4,358 S.F. DORMITORY* 20 CLIENTS		
SUB TOTAL	27	
10% TRANSIT REDUCTION (SECT.	14-16-3-1-6-A-1) -3	
TOTAL SPACES REQUIRED	24	
* "COMMUNITY RESIDENTIAL PROGRAM" DORMITORY, PER SECT. 14–16–3–1–A–7		
ACCESSIBLE PARKING SPACES REQUIRED $(1-25 = 1 \text{ SPACE REQ'D. MINIMUM})$		
SMALL CAR SPACES ALLOWED (25% OF TOTAL)		
AUTO PARKING PROVIDED: TOTAL NUMBER OF SPACES PROVIDED = 24		
ACCESSIBLE SPACES PROVIDED = 2		

SMALL CAR SPACES PROVIDED (25% OF 24) = 6

MOTORCYCLE PARKING PROVIDED: 2 (1 PER 25 AUTO SPACES MIN. REQ'D.)

BICYCLE PARKING REQUIRED AND PROVIDED: 5

1 / 20 AUTO SPACES = 1 / 6 PERSONS AT DORMITORY = 3

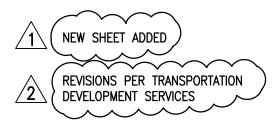
PROJECT DESCRIPTION

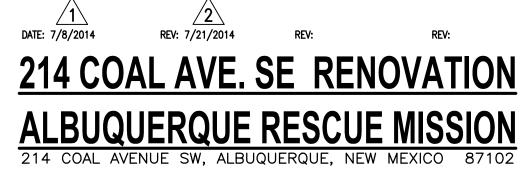
- 1. THIS PROJECT CONSISTS PRIMARILY OF THE INTERIOR REMODEL OF AN EXISTING BUILDING, WITH MINOR EXTERIOR WORK INCLUDING THE REPLACEMENT OF WINDOWS AND SOME EXTERIOR DOORS, AND THE ADDITION OF A CMU COURTYARD WALL.
- 2. THE BUILDING'S USE INCLUDES THE ADMINISTRATIVE OFFICES OF ALBUQUERQUE RESCUE MISSION (ARM) ON THE NORTH END OF THE BUILDING.
- 3. THE REMAINDER OF THE BUILDING IS FOR ARM'S WOMEN'S PROGRAM, WITH A DORMITORY FOR 20 BEDS, AND ANCILLARY SPACES INCLUDING LOUNGE AREA, COMPUTER/READING AREA, CLASSROOM, RESTROOM/SHOWER ROOM, AND STAFF OFFICES.

EXECUTIVE SUMMARY

- 1. THE PROJECT IS LOCATED AT THE NORTHEAST CORNER OF 2ND STREET SW AND COAL AVENUE SW IN THE DOWNTOWN / BARELAS AREA OF ALBUQUERQUE.
- 2. THE PROPOSED DEVELOPMENT MAKES USE OF EXISTING ASPHALT-PAVED PARKING AREAS ALREADY ON THE PROPERTY, NO NEW PAVED PARKING AREAS ARE PROPOSED. A PORTION OF THE WEST PARKING AREA WILL BE CONVERTED TO AN ENCLOSED COURTYARD WITH GRAVEL GROUND COVER, SO SOME ASPHALT PAVING WILL BE REMOVED AND THE SIZE OF THE PARKING AREA REDUCED BY 820 S.F.
- 3. THE TRAFFIC CIRCULATION CONCEPT PROPOSES RE-STRIPING OF THE EXISTING PARKING AREAS ON THE EAST AND WEST SIDES OF THE EXISTING BUILDING, INCLUDING STANDARD, SMALL CAR AND H.C. PARKING SPACES. DRIVE AISLE WIDTHS AND PARKING SPACE SIZES MEET THE C.O.A. MINIMUM STANDARDS.
- 4. SINCE THE TOTAL NUMBER OF PARKING SPACES IS UNDER 100, NO LANDSCAPED ISLANDS IN THE PARKING AREAS IS REQUIRED OR PROPOSED.
- 5. THERE ARE TWO EXISTING STREET CURB CUTS ON COAL AVENUE SW. THE CURB CUT / DRIVEPAD FOR THE EAST PARKING AREA ENTRANCE WILL REMAIN UNCHANGED. THE CURB CUT / DRIVEPAD FOR THE WEST PARKING AREA ENTRANCE WILL BE RELOCATED WEST OF IT'S CURRENT LOCATION TO ALIGN WITH THE NEW PARKING AISLE. THE NEW CURB CUT / DRIVEPAD AND REPLACEMENT SIDEWALK ALONG COAL AVENUE SW WILL BE INSTALLED IN ACCORDANCE WITH C.O.A. D.P.M. CHAP. 23, SECT. 6 STANDARDS.
- 6. THE TRAFFIC CIRCULATION DESIGN WILL HAVE NO IMPACT ON ADJACENT SITES AND STREETS SINCE THE SIZE AND LOCATION OF PARKING AREAS AND LOCATION OF INGRESS/EGRESS TO THE PARKING AREAS FROM COAL AVENUE SW WILL NOT CHANGE.
- 7. THERE ARE NO APPLICABLE TRAFFIC IMPACT STUDIES OR PREVIOUSLY APPROVED PLANS ASSOCIATED WITH THIS DEVELOPMENT.
- 8. NO VARIANCES ARE REQUESTED AS PART OF THIS DEVELOPMENT.
- 9. EXISTING SITE DRAINAGE (INCLUDING PARKING AREA DRAINAGE) TO ADJACENT STREET STORM SEWER SYSTEMS WILL REMAIN UNCHANGED. ÉXISTING PAVED PARKING AREAS, AREAS ADJACENT TO BUILDING ENTRANCES, AND NEW H.C. PARKING SPACES ARE SLOPED AT A MAXIMUM OF 2%.

10. THIS PROJECT WILL NOT BE PHASED.





WILLIAM KLEINSCHMIDT : ARCHITECT 3441 JUAN TABO NE : ALBUQUERQUE, NEW MEXICO : 87111 : 505-761-0000 : wkarch@comcast.net

TCL1

