

CITY OF ALBUQUERQUE



July 29, 2016 2016

William Kleinschmidt,
P.O. Box 5249
Santa Fe, NM 87502

Re: Albuquerque Rescue Mission, Interior Renovations
525 2nd St., NW
Traffic Circulation Layout
Architect's Stamp dated 12-23-15 (K14-D057)
Certification dated 07-26-16

Dear Mr. Kleinschmidt,

Based upon the information provided in your submittal received 07-26-16, 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 Monica Ortiz at (505) 924-3981 or me at (505)924-3991.

Sincerely,

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

mao via: email
C: CO Clerk, File

July 26, 2016

Transportation Development Services

City of Albuquerque

600 2nd Street NW

Albuquerque, New Mexico 87102

RE: **TCL Certification for
Albuquerque Rescue Mission, 214 Coal Avenue SW**

TRAFFIC CERTIFICATION

I, William Kleinschmidt, NMRA, of the firm William Kleinschmidt, Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated July 21, 2014. The record information edited onto the original design document has been obtained by William Kleinschmidt of the firm William Kleinschmidt, Architect. I further certify that I have personally visited the project site on July 26, 2016 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 final 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.

Bill Kleinschmidt

William Kleinschmidt, Architect

P. O. Box 5249

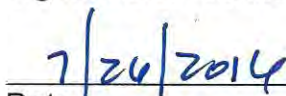
Santa Fe, New Mexico 87502

505.761.0000

wkarch@centurylink.net



Signature of Architect



Date



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: ALBUQUERQUE RESCUE MISSION T201491544
INTERIOR RENOVATION Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOTS 1,2,5,6,7,8 OF BLOCK E, ATLANTIC AND PACIFIC ADDITION

City Address: 214 COAL AVENUE SW, 87102

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: ALBUQUERQUE RESCUE MISSION Contact: RENE PALACIOS

Address: 214 COAL AVE. SW, ALBUQ., N.M. 87102

Phone#: 505-363-5559 Fax#: _____ E-mail: RENEP@ALBQRESCUE.ORG

Architect: WILLIAM KLEINSCHMIDT, ARCHITECT Contact: BILL KLEINSCHMIDT

Address: P.O. BOX 5249, SANTA FE, N.M. 87502

Phone#: 505-761-0000 Fax#: _____ E-mail: WKARCH@CENTURYLINK.NET

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) _____

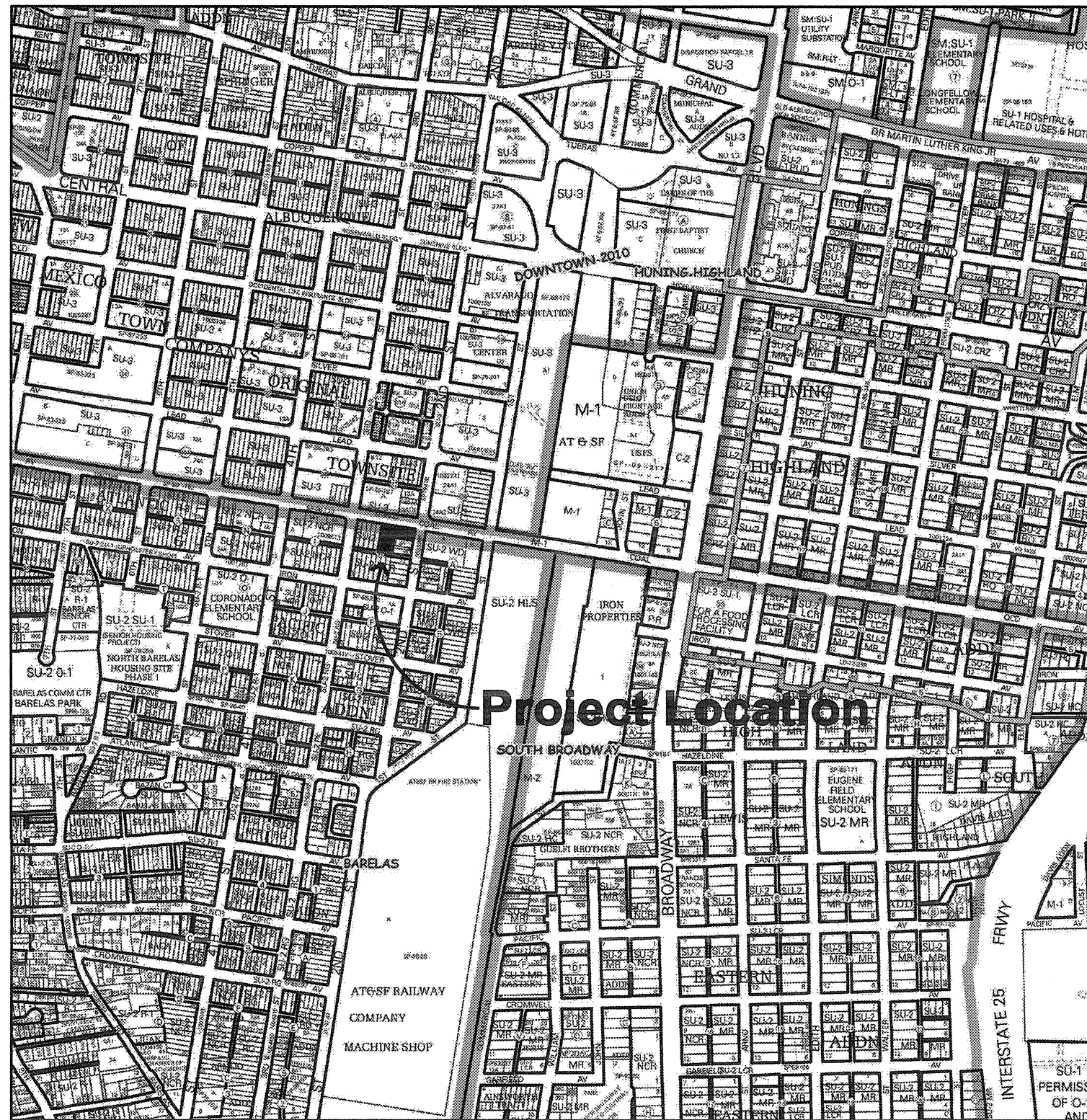
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ 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) _____

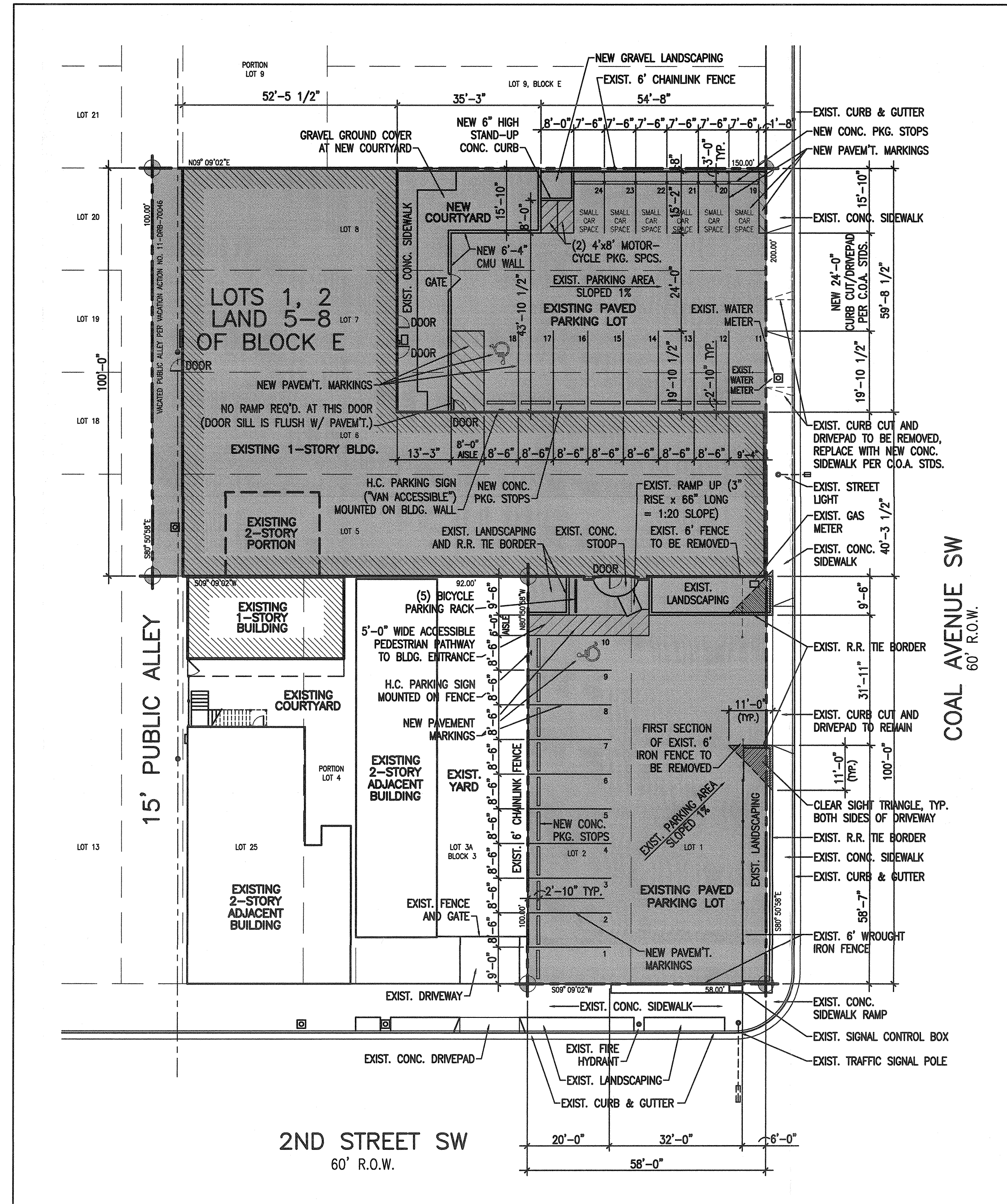
IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: 7/26/2016 By: WILLIAM KLEINSCHMIDT, ARCHITECT

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



② VICINITY MAP K-14
NO SCALE



① TRAFFIC CIRCULATION LAYOUT
1" = 20'-0"

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

Public infrastructure shown on these plans for information only and not part of 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: [Signature] Date: 7/21/14

RECEIVED
JUL 21 2014
LAND DEVELOPMENT SECTION

STATE OF NEW MEXICO
WILLIAM KLEINSCHMIDT
REGISTERED ARCHITECT
NO. 1659
7/21/2014

SITE AND PARKING DATA

LOCATION: 214 COAL AVENUE SW, ALBUQUERQUE, NM 87102
PROJECT: INTERIOR 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. 1 PER 200 S.F. 22
DORMITORY* 20 CLIENTS 1 PER 4 CLIENTS 5
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 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 = 2

1 / 6 PERSONS AT DORMITORY = 3

PROJECT DESCRIPTION

- 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.
- THE BUILDING'S USE INCLUDES THE ADMINISTRATIVE OFFICES OF ALBUQUERQUE RESCUE MISSION (ARM) ON THE NORTH END OF THE BUILDING.
- 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

- THE PROJECT IS LOCATED AT THE NORTHEAST CORNER OF 2ND STREET SW AND COAL AVENUE SW IN THE DOWNTOWN / BARELAS AREA OF ALBUQUERQUE.
- 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.
- 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.
- SINCE THE TOTAL NUMBER OF PARKING SPACES IS UNDER 100, NO LANDSCAPED ISLANDS IN THE PARKING AREAS IS REQUIRED OR PROPOSED.
- 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 ITS 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.
- 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.
- THERE ARE NO APPLICABLE TRAFFIC IMPACT STUDIES OR PREVIOUSLY APPROVED PLANS ASSOCIATED WITH THIS DEVELOPMENT.
- NO VARIANCES ARE REQUESTED AS PART OF THIS DEVELOPMENT.
- EXISTING SITE DRAINAGE (INCLUDING PARKING AREA DRAINAGE) TO ADJACENT STREET STORM SEWER SYSTEMS WILL REMAIN UNCHANGED. EXISTING PAVED PARKING AREAS, AREAS ADJACENT TO BUILDING ENTRANCES, AND NEW H.C. PARKING SPACES ARE SLOPED AT A MAXIMUM OF 2%.
- THIS PROJECT WILL NOT BE PHASED.

① NEW SHEET ADDED

② REVISIONS PER TRANSPORTATION DEVELOPMENT SERVICES

DATE: 7/8/2014 REV: 7/21/2014 REV: REV:

214 COAL AVE. SE RENOVATION
ALBUQUERQUE RESCUE MISSION
214 COAL AVENUE SW, ALBUQUERQUE, NEW MEXICO 87102

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

TCL1