

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 8, 2023

Max Vasher, R.A
Max Vasher Architect
13 Martin Rd.
Placitas, NM 87043

Re: Craft Hair Salon
115 Edith Blvd. SE
Traffic Circulation Layout
Architect's Stamp 08-08-22 (K14-D084A)

Dear Mr. Vasher,

The TCL submittal received 08-01-2023 is approved for Building Permit by Transportation. 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

Albuquerque

NM 87103

www.cabq.gov

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 the PLNDRS@cabq.gov for log in and evaluation by Transportation.

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.

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 10/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

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
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

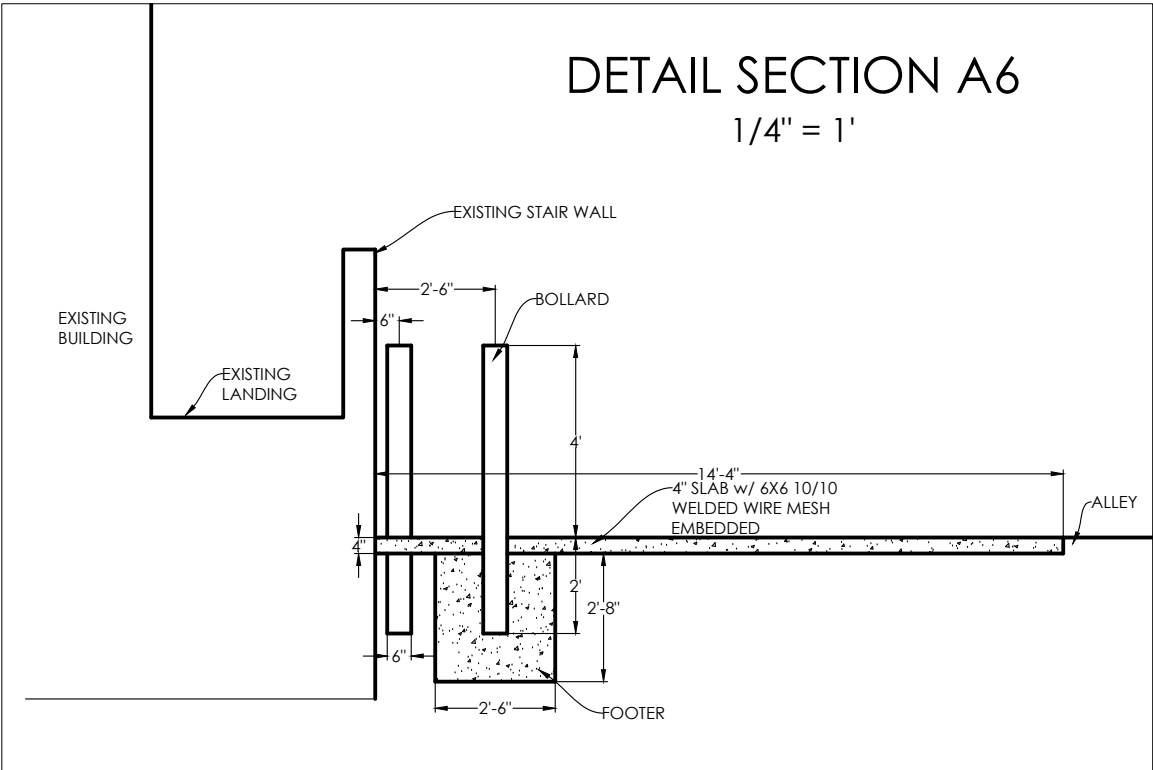
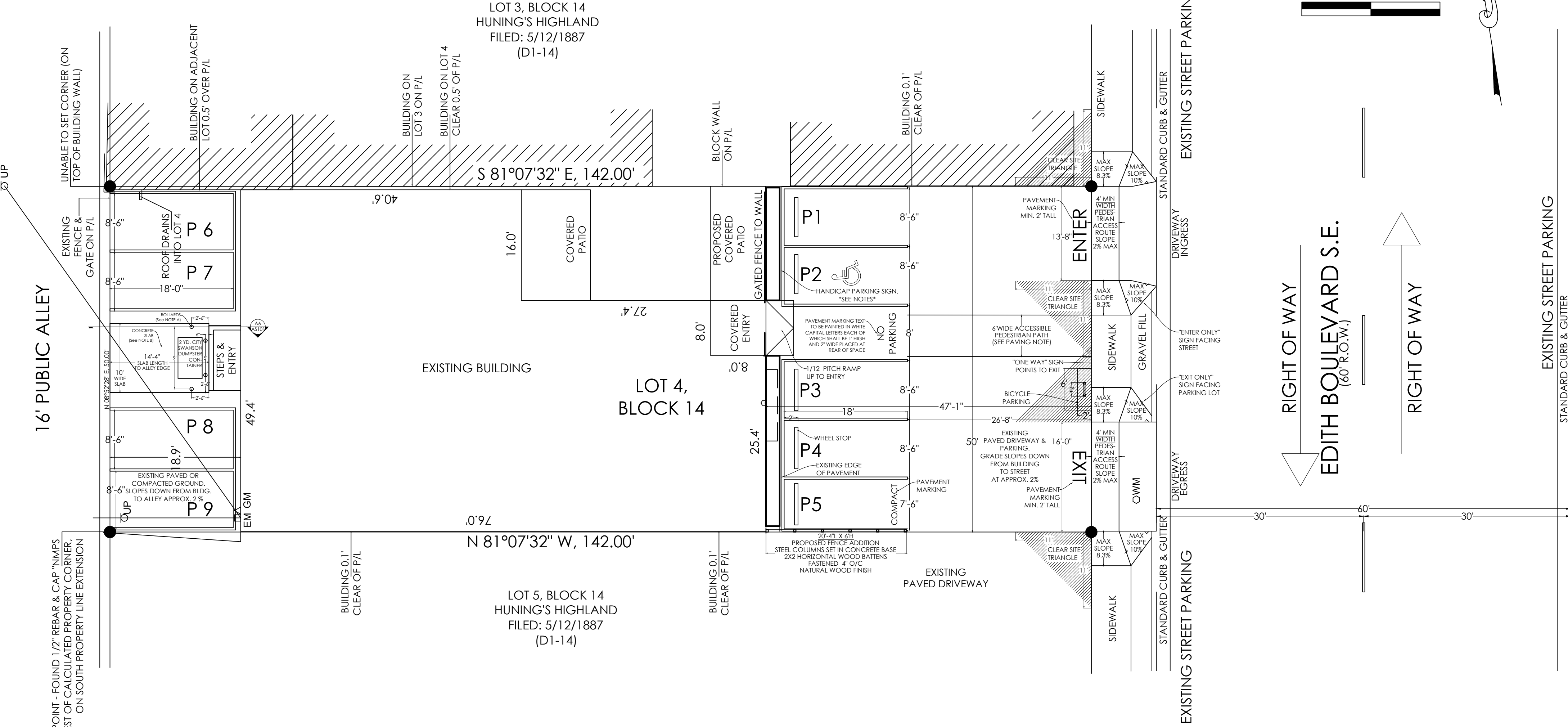
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

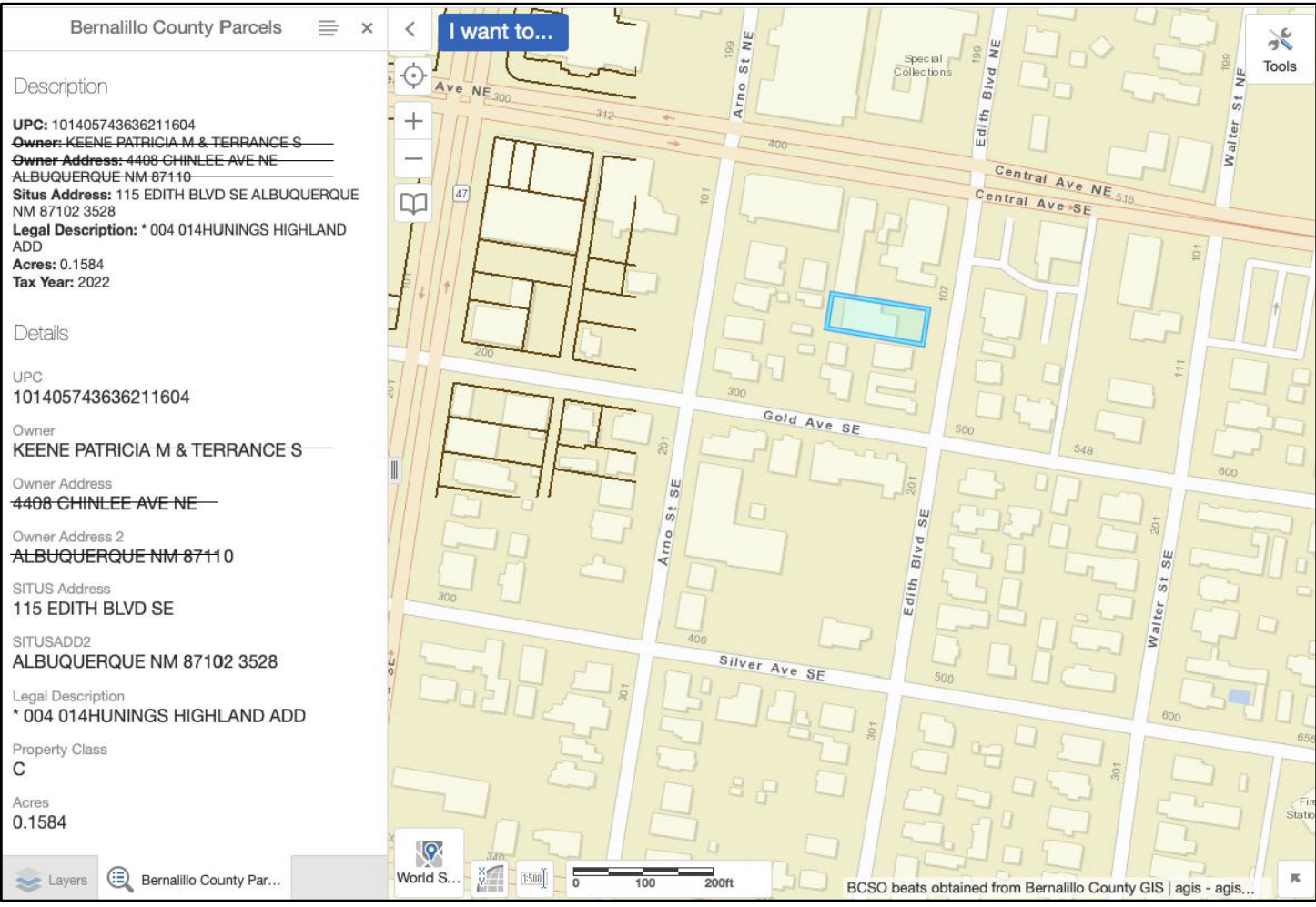
BOUNDARY/STAKED SURVEY
LOT 4, BLOCK 14, HUNING'S HIGHLAND ADDITION
115 EDITH BOULEVARD S.E., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

LEGAL DESCRIPTION

Lot numbered Four (4), in Block numbered Fourteen (14), Plat for Huning's Highland Addition, Albuquerque, New Mexico, as the same is shown and designated on the plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 12, 1887, in Plat Book D1, folio 14.



VICINITY MAP



NOTES

- No Proposed Structural Additions. All proposed work to be done to Existing Structure.
- All proposed work to include repair of Existing Structure and renovation of interior space.
- The Proposed Use of the structure will be as a Hair Salon with Accessory Use space.
- Occupancy Group: B Business
- Use: Office (includes Barber & Beauty Shops)
- GFA= 3120
- Bearings are geodetic (true north) based on GPS observations. There are no record bearings shown on the recorded plat of the subdivision. Distances are ground, field and record measurements.
- All property corners were found, set or otherwise determined as shown.
- Document used in this survey is recorded plat referenced hereon.
- Legal description is from the commitment for title insurance No. 2205953 dated 8/23/2022 by Old Republic National Title Insurance Company.
- The subject property lies within Zone "X" (Other Areas, Areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map No. 35001C0334G dated 9/26/2008.
- ARCHITECT MAY RELY ON EXISTING SURVEYS, DRAWING INFORMATION AND SPECIFICATIONS AS OBTAINED AND PROVIDED. ARCHITECT IS NOT RESPONSIBLE FOR ACCURACY OF SUCH EXISTING SURVEYS, DRAWING INFORMATION, AND SPECIFICATIONS.

PARKING, DRIVEWAY & PAVEMENT NOTES

- GFA= 3120
- PARKING: Building is believed to have been constructed prior to Oct. 22, 1965 and therefore need supply parking only to the extent that on-premises ground space is available as per Albuquerque Zoning Code, Part 3, Section 14-16-3-1
- Parking Space Requirements as per Albuquerque Integrated Development Ordinance 2022, Office & Services, Personal & Business Services (Small): This location is in the PT (Premium Transit Corridor) and the MS (Main St Corridor) which only requires 2.5 spaces per Gross Floor Area rounded down. See Table 5-5-1 Spaces Provided: 11 Total (2 on Street, 9 on site), includes 1 Accessible, 1 Compact, 2 Bicycle Parking Spaces are provided with a bicycle U-Rack centered in the space provided. ADA Accessible Parking Signs must have the international symbol of accessibility on it, mounted at least 60 inches above the ground and must state "Violators Are Subject To Fine and/or Towing"
- The ADA access aisles shall have the words "NO PARKING" in white 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)
- Bicycle Parking: Standard 2-Bike U-Rack set in Concrete footing with min 4" Concrete Pad over entire Bike Parking Space. See Fig 1
- All paving to adhere to City of Albuquerque Standard Drawing #2405A Paving
- Pedestrian Access Routes to comply with City of Albuquerque Specifications Design Review & Construction Section #2425A & 2425B
- All ADA Parking Spaces to be marked with Blue Paint
- BUILD NOTE: All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. Construction must adhere to City of Albuquerque City Standard Construction Drawing #2430 Sidewalk Details
- 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.

PROJECT LOCATION

CRAFT HAIR STUDIO HQ.
115 EDITH BLVD SE
ALBUQUERQUE, NEW MEXICO
87102

- 004 014 HUNING HIGHLANDS ADD.
- 0.1584 ACRES = 6900 SF
- UPC: 101405743636211604
- ZONED MXL
- LOT: D
- BLOCK: 14

INFORMATION AND INSTRUCTIONS

SCOPE OF WORK & PROJECT DESCRIPTION

RENOVATION OF 3120 SQUARE FOOT EXISTING STRUCTURE TO PROVIDE FUNCTIONAL SPACE FOR A HAIR SALON

EXECUTIVE SUMMARY

PROJECT IS LOCATED IN THE EAST DOWNTOWN AREA OF ALBUQUERQUE W/ NEAREST MAJOR CROSS STREETS OF EDITH BLVD. & CENTRAL AVE. THE PROJECT INTENDS TO RENOVATE A FORMER WAREHOUSE INTO A HAIR SALON. THE TRAFFIC CIRCULATION CONCEPT IS ONE WHERE VEHICLES TURN 90° FROM THE ROAD INTO THE PARKING LOT VIA 1 OF 2 EXISTING CURB CUTS AND THEN DIRECTLY UP TO THE FACE OF THE BUILDING. VEHICLES BACK OUT OF SPACES IN A STANDARD 90° TURN AND THEN EXIT TO THE ROAD VIA 1 OF 2 CURB CUTS THAT ACCESS THE PARKING LOT FROM THE ROAD. ADDITIONAL PARKING IS LOCATED IN THE SPACES PROVIDED AT THE BACK OF THE BUILDING WHICH IS ACCESSED VIA THE EXISTING ALLEY. THE PROPOSED ORDERED PARKING LAYOUT COVERS THE EXISTING PARKING AREA WHICH IS CURRENTLY BEING USED AS AN UNORDERED PARKING LOT. NO ADDITIONAL IMPACT TO ADJACENT SITES IS ANTICIPATED, RATHER THE THE NEW ORDERED LAYOUT SHOULD LESSEN THE IMPACT TO ADJACENT SITES. NO VARIANCES OR UNUSUAL CIRCUMSTANCES ARE ASSOCIATED WITH THIS PROJECT.

NOTES

- ALL BOLLARDS TO BE 6" OUTSIDE DIAMETER CONCRETE FILLED STEEL PIPE ENCASED IN 12" CONCRETE ALL AROUND, EMBEDDED 2' AND EXTENDING ABOVE GROUND 4'
- CONCRETE SLAB FROM WALL TO ALLEY EDGE 4" THICK 3000 PSI W/ 3/4" AGGREGATE AND 6x6 10/10 WELDED WIRE MESH. SLOPE IS TO BE NO GREATER THAN 1/8" PER FOOT W/ EVEN TRANSITION TO ALLEY EDGE.

SHEET TITLE

SITE PLAN SHEET 1
SITE PLAN

(A1) SITE PLAN

M A X V A S H E R . A R C H I T E C T

CRAFT HAIR STUDIO HQ.
ALBUQUERQUE, NEW MEXICO

Drawn by: MAX VASHER
Date: 7 Jan. 2023
Revisions:



AS101