

CITY OF ALBUQUERQUE



September 24, 2019

Mullen Heller Architecure
Doug Heller
1718 Central Ave SW, Suite D
Albuquerque, NM 87104

Re: Burque Bakehouse
640 Broadway Blvd SE
Traffic Circulation Layout
Engineer's/Architect's Stamp 09-23-2019 (K14D119)

Dear Heller,

The TCL submittal received 09-24-2019 is approved for Building Permit **with the condition of re-plat in progress. The Co will not be release before a re-plat is complete.** 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.

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 front counter personnel 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.

CITY OF ALBUQUERQUE



Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeanne Wolfenbarger', is written over a faint, large watermark of the City of Albuquerque seal.

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

[A] THE PROJECT IS AN EXISTING BUILDING WITH EXISTING SITE COMPONENTS. NEW WORK IN THE PARKING AREA IS TO DEMONSTRATE COMPLIANCE WITH CURRENT DO PARKING REQUIREMENTS, INCLUDING RE-STRIPING OF THE EXISTING PARKING STALLS, NEW MOTORCYCLE SPACE WITH SIGN, AND NEW BIKE-RACK. ALL OTHER SITE ITEMS ARE TO REMAIN AS EXISTING.

[B] GIVEN THE INSTALLED CURB/GUTTER, SIDEWALK AND LANDSCAPE STRIP ALONG BROADWAY AND THE EXISTING GRADE ELEVATIONS BETWEEN THE EXISTING SIDEWALK AND SIDEWALK TO THE BUILDING ENTRANCE, THE TEAM REFUSES TO PROVIDE AN ADJACENT ACCESSIBLE SIDEWALK TO THE BUILDING ENTRANCE FROM BROADWAY. HOWEVER, THE TEAM HAS PROVIDED A 6' WIDE 1:20 SIDEWALK AA-COMPLIANT CONNECTION BETWEEN THE SIDEWALK ALONG HAZELDEN AND THE SIDEWALK AROUND THE BUILDING TO THE ENTRY DOOR.

[C] THE PROJECT TEAM RESPECTFULLY REQUESTS A "CONDITIONAL APPROVAL" OF THE PERMIT TO PROVIDE EVIDENCE OF THE CONSOLIDATED PROPERTY VIA A PRE-1973 DEED OR RE-PLAT OF THE PROPERTY UPON ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

- [1] EXISTING ASPHALT PAVING TO REMAIN.
- [2] EXISTING SIDEWALK TO REMAIN.
- [3] EXISTING LANDSCAPING TO REMAIN.
- [4] EXISTING CMU WALL/CHAINLINK FENCING TO REMAIN.
- [5] EXISTING REFUSE PAD AND GATES TO REMAIN.
- [6] EXISTING CURB CUT TO REMAIN.
- [7] NEW PAVEMENT STRIPING AS DIMENSIONED.
- [8] NEW ADA PARKING PAVEMENT MARKING.
- [9] NEW MOTORCYCLE PARKING SPACE WITH PAVEMENT MARKING AND SIGN.
- [10] NEW ADA ACCESS ASLE PAVEMENT STRIPING.
- [11] NEW CONCRETE BUMPER.
- [12] NEW ADA PARKING SIGN PER COA STANDARD DETAIL. PROVIDE REQUIRED LANGUAGE.
VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER 66-7-352.4(c) NMSA 1978.
AT ACCESS ASLE, FEATHER NEW ASPHALT AS REQUIRED TO MEET EXISTING CURB. 1:20
MAXIMUM SLOPE AND 3" MAXIMUM THRESHOLD.
- [14] NEW WALK-IN COOLER/FREEZER WITH NEW INSULATED PAD. REFER TO FLOOR PLAN.
- [15] RELOCATED CHAINLINK FENCING AND GATE.
- [16] NEW 6"Ø CONCRETE FILLED STEEL BOLLARD, PAINTED. TYPICAL OF (6).
- [17] NEW BIKE RACK, 3 BIKE SPACES MINIMUM.
- [18] LOCATION OF DOMESTIC WATER SERVICE TO BUILDING, VIF. COORDINATE LOCATION OF
NEW BACKFLOW PREVENTER AND HOT BOX IN THE FIELD.
- [19] EXISTING GAS METER. VIF.
- [20] NEW ELECTRICAL METER & EQUIPMENT. REFER TO ELECTRICAL.
- [21] NEW "NO PARKING" PAVEMENT MARKING AT ACCESS ASLE. EACH LETTER SHALL BE A
MINIMUM OF 12" HIGH AND 2" WIDE. REFER TO 66-1-4.1.8 NMSA 1978)
- [22] NEW ADA-COMPLIANT CONCRETE SIDEWALK CONNECTION. 6'-0" WIDE MINIMUM AND 1:20 SLOPE
MAXIMUM. PROVIDE EXPANSION JOINT AT INTERSECTION WITH EXISTING SIDEWALKS AND CONTROL
JOINTS @ 5'-0" O.C. MAX. FIELD VERIFY REQUIRED LENGTH.
- [23] 10' MIN. SITE TRIANGLE AT EXISTING DRIVE CURB-CUTS.
- [24] EXISTING LOT LINE TO BE VACATED PER RE-PLAT. REFER TO GENERAL NOTES FOR REQUESTED
PERMIT CONDITIONAL APPROVAL.

RECEIVED
SEP 23 2019
LAND DEVELOPMENT SECTION

THIS PROJECT INCLUDES THE INTERIOR RENOVATION OF AN EXISTING SINGLE-STORY BUILDING WITH MINOR SITE IMPROVEMENTS TO MEET CURRENT ZONING REQUIREMENTS. THE EXISTING DRIVE ACCESS POINTS AND ASPHALT PARKING AREA ARE TO REMAIN AS-IS.

LEGAL DESCRIPTION: 009 B HIGHLAND ADD SOUTH W 75 FT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ZONING: MX-1 ZONE A1

SEE THE IDG SECTION 5.5 FOR PARKING

BAKING GOODS OR CONFECTIONARY SHOP
4 SPACES FOR EVERY 1,000 SF
BUILDING SF: 901 SF

1 MOTORCYCLE SPACE REQUIRED, 1 PROVIDED

GROUP: PROPOSED: B (FOOD PROCESSING & COMMERCIAL KITCHEN UNDER 2,500

**PROJECT
LOCATION**

