

RE: Charity Mom's Learning Center 833 Gibson Blvd. SE (L14D057)

From: Barnes, Brian K. (bbarnes@cabq.gov)

To: holybarbarian@yahoo.com

Date: Tuesday, November 15, 2022 at 01:35 PM MST

I hope all is well. I am reaching out about the Project located at 833 Gibson Blvd SE. PB # 2022-43084 Day Care Remodel. Our Office's analysis would not require a Fire 1 for this project. The level of alteration is low enough that the existing infrastructure would be able to support the required fire flow. Please accept this email as a formal approval in lieu of the standard Fire 1 Stamped Drawings. If there are any questions or concerns please feel free to reach out to our office.

Respectfully,

Brian Barnes
Lieutenant Fire Marshals Office
Albuquerque Fire Rescue
600 2nd Street NW
Albuquerque NM 87102
505 924 3611



From: Eric Munn <holybarbarian@yahoo.com>
Sent: Thursday, November 10, 2022 2:49 PM
To: Barnes, Brian K. <bbarnes@cabq.gov>
Subject: Fw: Charity Mom's Learning Center 833 Gibson Blvd. SE (L14D057)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hi Mr. Barnes, on this remodel of exist. bldg. project BP-2022-43084, Transportation is asking for Fire Dept. approval.... could you write a letter/email to Marwa Al Najjar with your approval? see below.... Thank you!

Eric Munn 688-2914

TI Design Services

----- Forwarded Message -----

From: Al-najjar, Marwa G. <malnajjar@cabq.gov>

To: Eric Munn <holybarbarian@yahoo.com>

Cc: Armijo, Ernest M. <earmijo@cabq.gov>

Sent: Thursday, November 10, 2022 at 01:47:59 PM MST

Subject: Charity Mom's Learning Center 833 Gibson Blvd. SE (L14D057)

Hello Eric,

Prior to approve the TCL for the project mentioned above:

- Please provide the width for the existing drivepads accesses, existing drive aisles, and the one way drive. See attached blue marked site plan.
- Clear sight triangle must start at the back of the sidewalk. Please see attached.
- Define ADA pathways (from the public sidewalk and from ADA aisle to the building entrance) by labeling of ramps, flush pavement, dimensioning of pathways, doorways, etc.
- Provide a copy of fire Marshal Approval. MR. Barnes, could you write an email to Marwa in Transportation? TCL site plan is attached below....
 - 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**).

If you have any questions, let me know.



MARWA AL NAJJAR

ASSOCIATE ENGINEER

o 505.924.3675

malnajjar@cabq.gov

cabq.gov/planning