

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 11, 2023

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193

Re: 1407 Commissary Kitchen
1407 4th St. SW
Traffic Circulation Layout
Engineer's Stamp 6-19-2023 (L14-D063A)

Dear Mr. Thompson,

The revised TCL submittal received 6/21/2023 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 6/2018)

Project Title: Commissary Kitchen Building Permit #: _____ Hydrology File #: L-14
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: 001 001LOT 1 BLK 1 GUTIERREZ ADD, BERNALILLO COUNTY, NEW MEXICO
City Address: 1411 South 4th Street SW

Applicant: Homewise Contact: Carl Davis
Address: 1301 Siler Road Building D, Santa Fe, NM 87507
Phone#: 505-469-0572 **Fax#:** _____ **E-mail:** cdavis@homewise.org

Other Contact: Thompson Engineering Consultants Contact: Dave Thompson
Address: P O Box 65760
Phone#: 505-271-2199 **Fax#:** _____ **E-mail:** tecnm@yahoo.com

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

IS THIS A RESUBMITTAL? X Yes _____ No

DEPARTMENT X TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

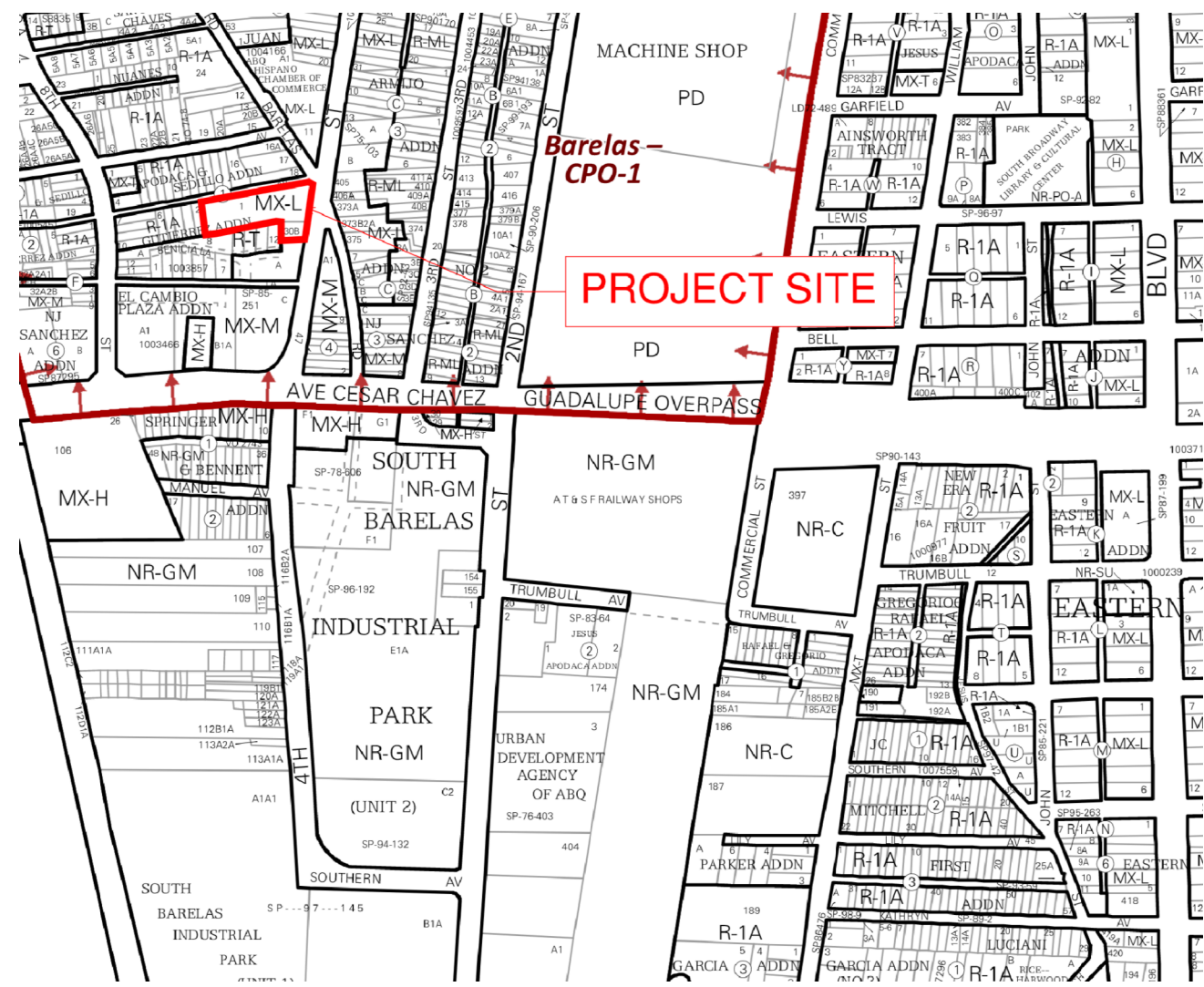
- X BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: 6-19-23 **By:** Dave Thompson

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



D1 ZONE ATLAS PAGE L-14-Z
NOT TO SCALE

- CONCRETE SIDEWALK
PER DETAIL B4/C501
- CONCRETE PAVEMENT
PER DETAIL D4/C501
- PERMEABLE PAVEMENT
ADA COMPLIANT
- CRUSHER FINES
- GRAVEL PAVE 2
PERMEABLE PAVEMENT,
PER DETAIL D2/C501

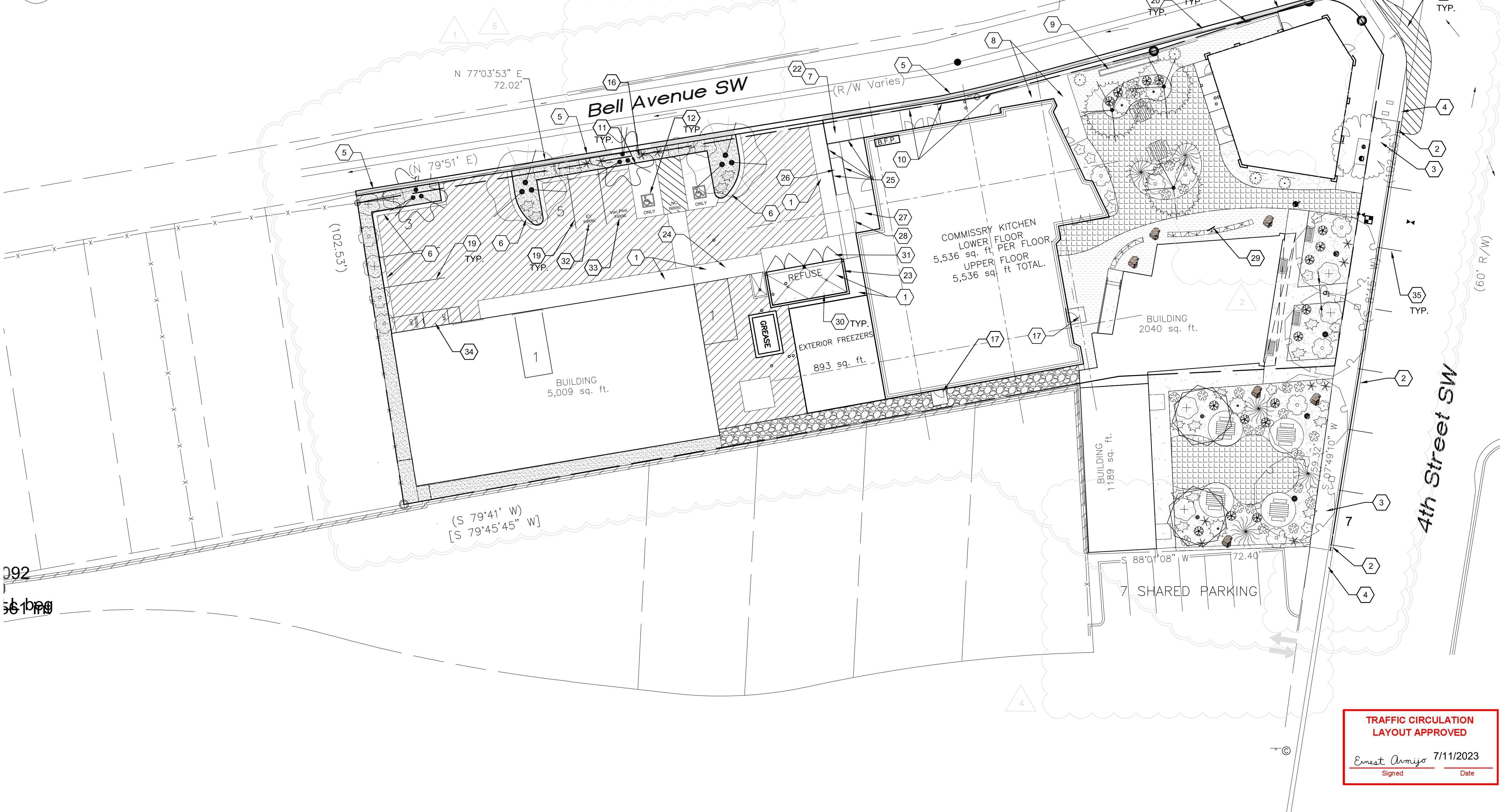
SFI Commissary (Catering Service/Vocational School)	Square Footage 5547	Parking Ratio Required 2 spaces / 1000 square feet	Parking Spaces 11
2nd Floor Workspaces (Office)		2.5 spaces / 1000 square feet	13
Subtotal for Shared Use Parking Reduction			24
Subtotal after Shared Parking Reduction Factor (1.5)			16
New Building (Restaurant/Tap Room)	1758	5 spaces / 1000 square feet	8
Art Galleries (Museum or Art Gallery)	2040	2 spaces / 1000 square feet	4
Retail	1189	2.5 spaces / 1000 square feet	2
West Building (Artisan Manufacturing)	4984	0.8 spaces / 1000 square feet	3
Subtotal for Transit Reduction			33
Transit Reduction (25*0.9)			29.7
Total Parking Spaces Required (Per IDO Rounded Down)			29
Parking Provided			
Regular Spaces			4
On-Street Spaces			7
ADA Parking Spaces			2
Electric Vehicle Charging Space (+1 credit per space - 1 space)			2
Van Pool Space (+6 credit per 1 space)			7
Shared Parking Agreement with Barelas Coffee House lot to south			7
Total Parking Provided			29

Notes:

- Vocational School = Civic/Institutional and Artisan Manufacturing/Office = Other Non-residential uses per Table 5-5-3.
- 20% Reduction Applied for Location in MS and MT Area of Change per IDO Sect on 14-16-5-5(C)(5)(a).
- 10% Reduction Applied per 5-5(C)(5)(c)(2) The bus stop at 4th and Barelas Road is approximately 75 feet from the site with a peak service frequency of 45 minutes (Route 54).

PER TABLE 5-5-4 MINIMUM MOTORCYCLE PARKING REQUIREMENTS WITH LESS THAN 25 OFF-STREET PARKING REQUIRED WE NEED 1 MC SPACE. (1 PROVIDED)

PER TABLE 5-5-5 MINIMUM BICYCLE PARKING FOR NON-RESIDENTIAL USES NOT LISTED IN TABLE, 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES WHICHEVER IS GREATER. 3 SPACES REQUIRED.

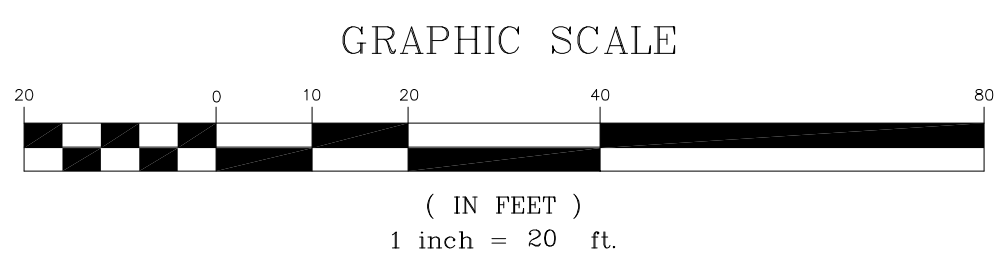


REVISIONS		
No.	Description	Date
1	CITY COMMENTS	3-21-2022
2	TCL COMMENTS	3-30-2022
3	TCL COMMENTS	4-4-2022
4	SHARED PARKING	4-21-2022
5	BUILDING SHIFT	1-10-2023
6	PARKING TABLE UPDATE	6-19-2023

- TCL KEYED NOTES**
- CONCRETE PAVEMENT PER DETAIL D4/C501.
 - STANDARD CURB AND GUTTER PER COA STD DWG 2415A.
 - CONCRETE SIDEWALK ALONG 4TH STREET PER COA STD DWG 2430.
 - EXISTING CURB AND GUTTER TO REMAIN.
 - ESTATE CURB PER COA STD DWG 2415B.
 - MEDIAN GUTTER PER DETAIL A5/C501.
 - CONCRETE CURB ACCESS RAMP PER DETAILS ON C504.
 - CONCRETE SIDEWALK PER DETAIL B4/C501.
 - PLANTER SEE LANDSCAPING.
 - TURNDOWN EDGE ON SIDEWALK PER DETAIL E4/C501.
 - CONCRETE PARKING BLOCK PER DETAIL F2/C501.
 - ADA RESERVED PARKING STALL, PER DETAIL A3/C502.
 - SEE LANDSCAPING PLANS.
 - BICYCLE RACK PER DETAIL F3/C501.
 - NOT USED
 - ADA VAN ACCESSIBLE RESERVED SIGN PER DETAIL D2/C502.
 - CONCRETE STOOP PER DETAIL C1/C501.
 - RIP RAP EROSION PROTECTION PER DETAIL D3/C501.
 - 4" WIDE WHITE TRAFFIC PARKING.
 - PAINT CURB RED WITH 6" TALL WHITE LETTERS READING "NO PARKING FIRE LANE".
 - "NO PARKING FIRE LANE SIGNS AT 100' INTERVALS ON EACH SIDE OF BELL AVENUE SW.
 - PAINT CURB YELLOW WHERE HEIGHT IS BETWEEN 1/4" AND 6" TALL.
 - 6" TALL CMU SCREEN WALL PER DETAIL C1/C502.
 - PAINTED CROSSWALK, 12" WIDE WHITE STRIPES, 6" LONG AT 4' ON CENTER.
 - HANDRAIL PER DETAIL A2/C501.
 - CONCRETE RAMP WITH MAX SLOPE 1 1/2". PROVIDE TURN DOWN EDGE SIMILAR TO DETAIL F4/C501 WITH MINIMUM BURY OF 12". SLOPE CONCRETE SURFACE AWAY FROM BUILDING AT 1.6%.
 - CONCRETE PLATFORM WITH TURN DOWN EDGE SIMILAR TO DETAIL E4/C501 WITH MINIMUM BURY OR 12". SLOPE CONCRETE SURFACE AWAY FROM BUILDING AT 1.6%.
 - CHAIN PAINTED SAFETY YELLOW BETWEEN SECTIONS OF HANDRAIL TO IDENTIFY HAZARD. PROVIDE SIGN HANGING FROM CHAIN INDICATING "FALL HAZARD" AT 6' INTERVALS.
 - BIKE RACK PER DETAIL F3/C-501.
 - 6" STEEL BOLLARD.
 - GATES PER ARCHITECTURAL PLANS.
 - ELECTRICAL VEHICLE CHARGING STATION PARKING STALL WITH SIGN AND PAINTED LETTERS.
 - VAN POOL PARKING STALL WITH SIGN AND PAINTED LETTERS
 - MOTORCYCLE PARKING SPACE WITH SIGN AND 12" TALL "MC" LETTERS.
 - STRIPING IN 4TH STREET SHOWN ONLY TO DETERMINE AVAILABLE PARKING. DO NOT PAINT PARKING STRIPES IN PUBLIC ROW.

Stamp and signature area with a circular seal containing the number 9677 and the date 6-19-23.

TRAFFIC CIRCULATION LAYOUT APPROVED
Consent Armijo 7/11/2023
Signed Date



A1 SITE PAVING PLAN
1" = 20'-0"

PERMIT SET

