

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 19, 2023

Elizabeth Brage
Jeebs & Zuzu LLC
11030 Menaul Blvd. NE
Albuquerque, NM 87112

Re: Hacienda Home Center
3511 Gibson Blvd. SE
Traffic Circulation Layout
Architect's Stamp 12-05-22 (L16-D043)

Dear Ms. Brage,

The TCL submittal received 01-10-2023 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 front counter personnel for log in and evaluation by Transportation.

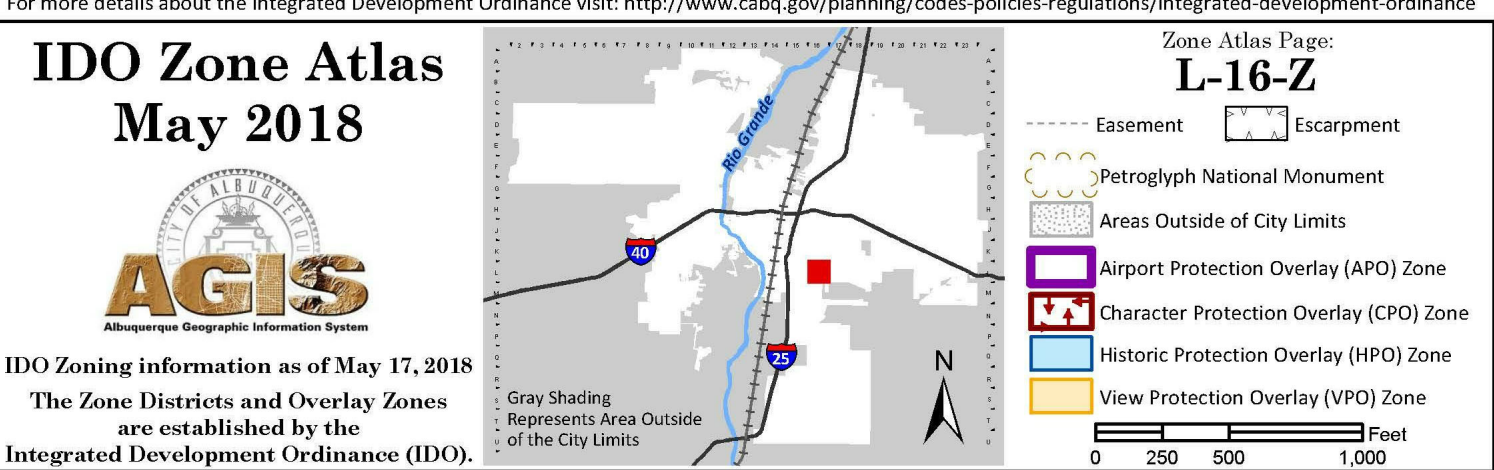
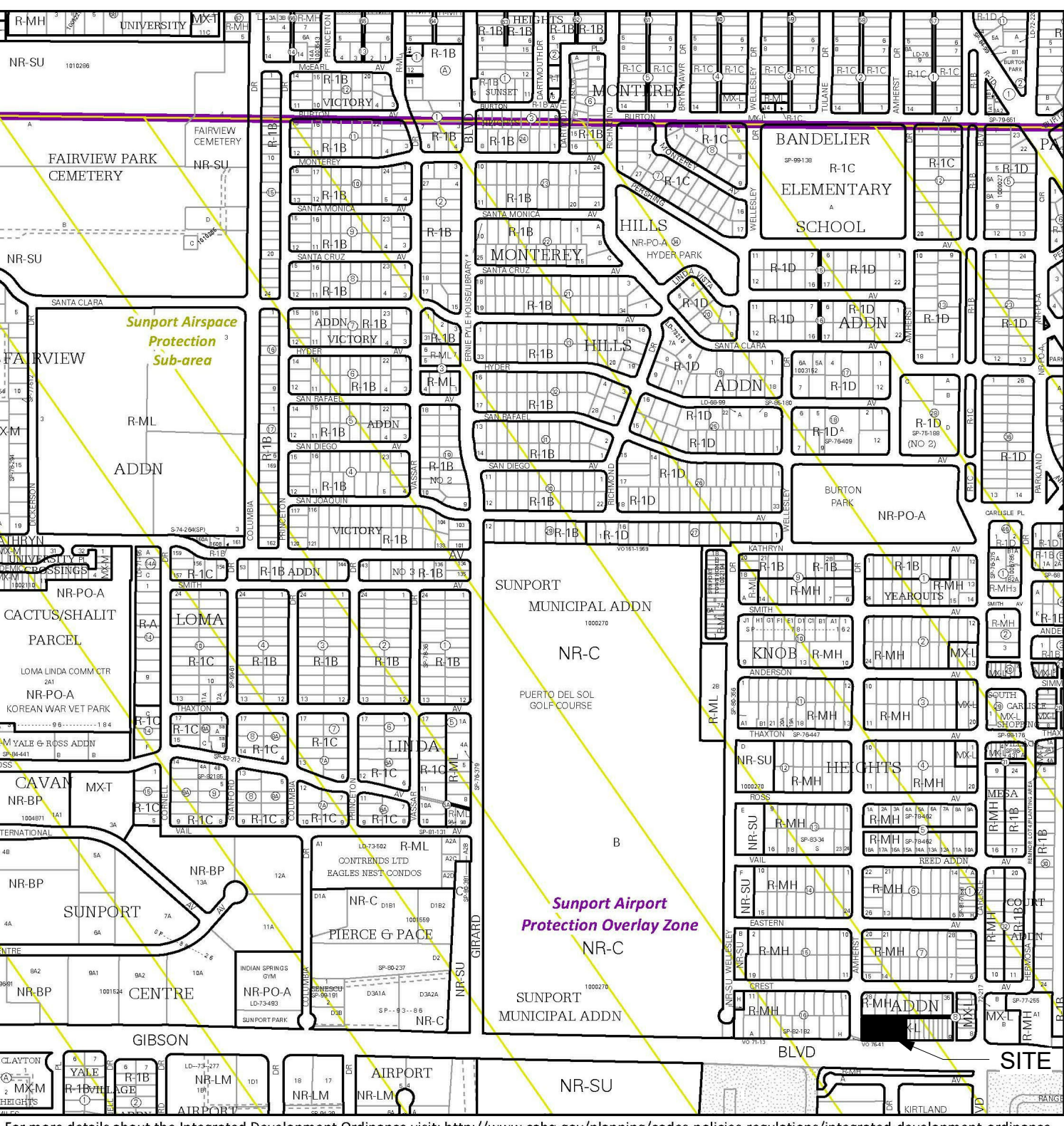
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

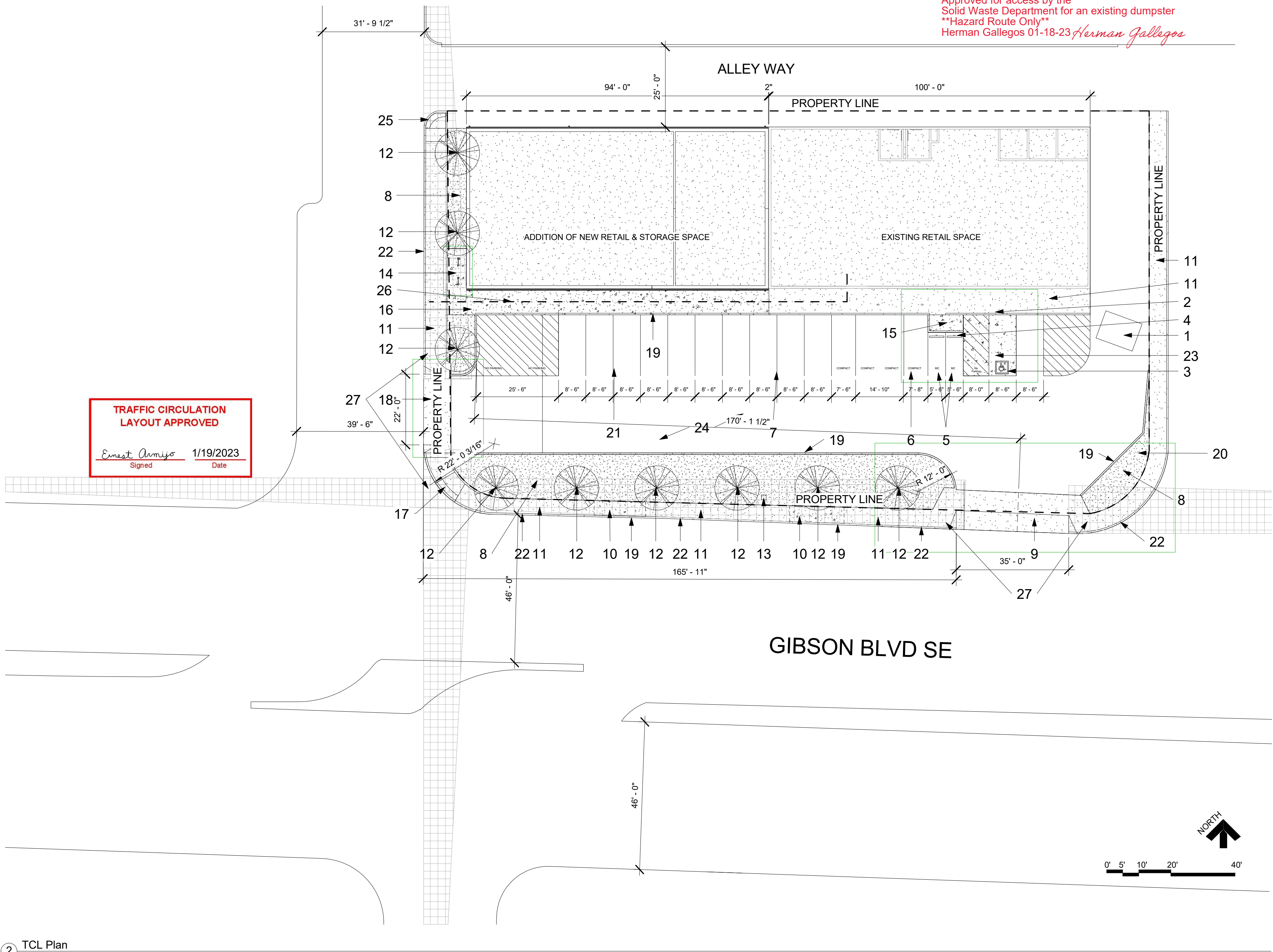
C: CO Clerk, File

ZONE ATLAS



DESIGN CRITERIA

ZONING DESIGN CRITERIA:	
1. LEGAL DESCRIPTION.....	* 021 008CARTERS SUBD E5FT OF LOT 24 WEST 20 FT OF LOT 20 ALL LOTS 21THRU 27
2. ZONING CLASSIFICATION.....	MX - L
3. PERMITTED AND ACTUAL USE.....	MERCANTILE
4. PREVIOUS ACTUAL USE.....	MERCANTILE
ARCHITECTURAL DESIGN CRITERIA:	
1. OCCUPANCY CLASSIFICATION.....	M
2. CONSTRUCTION TYPE.....	TYPE-VB, NON-SPRINKLED
3. FLOOR AREA GROSS:.....	9,724 SF
EXISTING AREA.....	5,024 SF
EXPANSION AREA.....	4,700 SF
4. OCCUPANT LOAD.....	
MERCANTILE.....	5024 SF
5024 (SF) / 60 NET = 83.73	83 PEOPLE
MERCANTILE STORAGE.....	4700 SF
4700 (SF) / 300 GROSS = 15.67	15 PEOPLE
TOTAL OCCUPANT.....	95 PEOPLE
PARKING CALCULATION:	
PARKING REQUIREMENTS PER INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 5.5(B) APPLICABILITY.	
2 SPACE REQ./ 1,000 GROSS SF PER TABLE 5-5-1 OF IDO	
9,724 SF / 1,000 SF.....	10 SPACES REQUIRED
STANDARD SPACES.....	11 PROVIDED
ADA SPACES.....	1 REQUIRED
MOTOTCYCLE SPACES.....	1 PROVIDED
COMPACT SPACES.....	2 PROVIDED
BICYCLE PARKING.....	3 REQUIRED
	4 PROVIDED
PLUMBING FIXTURE COUNT:	
CODE REQUIRED:	
WATER CLOSETS: 1/500 MALE AND 1/500 FEMALE	
LAVATORIES: 1/750 MALE AND 1/750 FEMALE	
1 DRINKING FOUNTAIN	
1 SERVICE SINK	
1 MALE WATER CLOSE	
1 MALE LAVATORY	
1 FEMALE WATER CLOSE	
1 FEMALE LAVATORY	
1 DRINKING FOUNTAIN	
1 SERVICE SINK	



2 TCL Plan
1" = 20'-0"

GENERAL NOTES:

ZONING ORDINANCE ANALYSIS: (INTEGRATED DEVELOPMENT ORDINANCE - IDO)

IDO: Applicable Sections of the IDO include:

Part 5-6 Landscaping Buffering, and Screening

(4) Renovation or redevelopment of an existing multi-family, mixed-use, or nonresidential primary building, including but not limited to reconstruction after fire, flood, or other damage, where the value of the renovation or redevelopment, as indicated by building permits, is \$500,000 or more.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IBC 2015, UMC 2015, UPC 2015, NEC 2017, ANSI A117.1-2009 AND IN ACCORDANCE WITH LOCAL PERMIT REQUIREMENTS. SUBCONTRACTORS SHALL VERIFY LOCAL REQUIREMENTS.
- ALL UTILITIES (PRIVATE AND PUBLIC) AND ACCESS CONNECTIONS SHALL BE COORDINATED, FEES PAID AND CONSTRUCTION INSTALLED AS REQUIRED BY GOVERNING AGENCIES OR COMPANY. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFIC PERMIT, APPROVALS AND PAYING ALL FEES AND TAXES.
- ALL BROKEN AND CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER AND PER CITY STANDARD DWG 2430 AND 2415A.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN THE WORK ORDER.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

KEYED NOTES:

- EXISTING DUMPSTER LOCATION TO REMAIN
- NEW ACCESSIBLE PARKING SIGNAGE - SEE 2/TCL 2.0 FOR DETAIL
- NEW ACCESSIBLE PARKING STALL - SEE 6/TCL 2.0 FOR DETAIL
- NEW MOTORCYCLE PARKING SIGNAGE - SEE 3/TCL 2.0 FOR DETAIL
- NEW MOTORCYCLE PARKING STALL TO BE A MINIMUM OF 4'X8' PER TABLE 7.4.77 OF DPM - SEE 6/TCL 2.0 FOR DETAIL
- NEW COMPACT PARKING SALL - SEE 6/TCL 2.0 FOR DETAIL
- NEW PARKING STRIPING
- NEW LANDSCAPE AREA
- DEMO AND RECONSTRUCT DRIVE PAD ONTO SITE. DRIVE PAD TO BE CONSTRUCTED PER COA STD DWG 2425B - SEE 2/TCL 2.1 FOR DETAIL
- EXISTING DRIVE PAD TO BE REMOVED AND REPLACED WITH NEW SIDEWALK, NEW CURB, AND NEW GUTTER
- EXISTING SIDEWALK AND CURBING TO REMAIN
- NEW TREES
- EXISTING SIGNAGE TO REMAIN
- NEW SURFACE MOUNTED BICYCLE RACKS - SEE 8 & 9/TCL 2.0 FOR DETAIL
- NEW CURB RAMP AND SIDEWALK - SEE 6/TCL 2.0 FOR DETAIL
- NEW SIDEWALK THAT LEADS TO PUBLIC WAY TO BE CONSTRUCTED PER COA STD DWG 2425B - SEE 2/TCL 2.1 FOR DETAIL
- EXISTING PUBLIC CURB RAMP AND TRUNCATED DOMES TO REMAIN
- EXISTING DRIVE PAD TO REMAIN WITH ADDED SIDEWALK - SEE 1/TCL 2.0 FOR DETAIL
- NEW 6" CURB - SEE 3/TCL 2.0
- EXISTING CMU WALL TO BE REMOVED
- NEW STANDARD PARKING THROUGHOUT SITE TO BE A MINIMUM OF 8.5'X18' AS PER TABLE 7.4.77 OF DPM
- EXISTING CURB TO REMAIN
- NEW ADA CONCRETE PARKING PAD AND NEW CURB RAMP ONTO NEW SIDEWALK. SEE 6/TCL 2.0 FOR DETAIL
- RECOAT, SEAL, AND RESTRIPE EXISTING ASPHALT DRIVEWAY AND PARKING AREAS
- ALL ADA RAMP ON THE CITY RIGHT OF WAY SHALL HAVE TRUNCATED DOMES
- ACCESSIBLE PATH TO PUBLIC WALKWAY
- SIGHT TRIANGLE PER DPM TABLE 7.5.60 - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, & SHUBBERY BETWEEN 3 & 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

LANDSCAPE CALCULATIONS:

MINIMUM OF 15% OF THE NET LOT AREA OF EACH DEVELOPMENT SHALL CONTAIN LANDSCAPING PER IDO

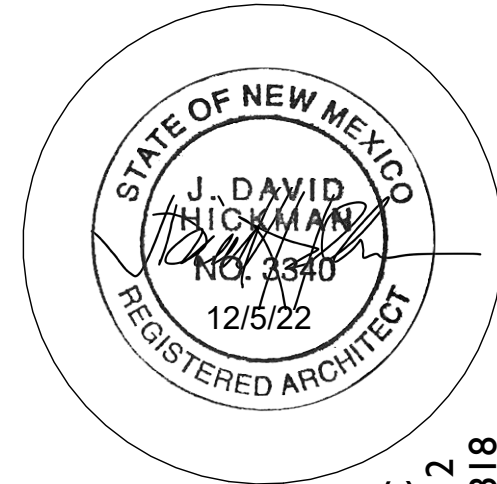
SITE AREA - BUILDING AREA: = 23,848 SF - 9,724 SF

NET AREA: = 14,124 SF
15% LANDSCAPE = 14,124 SF x .15

LANDSCAPE REQUIRED = 2,118.6 SF
LANDSCAPE PROVIDED = 2,873.5 SF

Approved for access by the
Solid Waste Department for an existing dumpster
Hazard Route Only
Herman Gallegos 01-18-23

"EASY AS PIE"

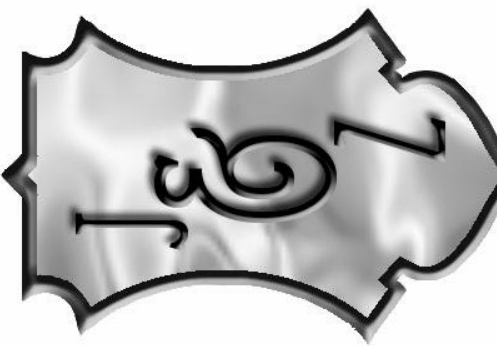


JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS

MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318



job no: 21-063

drawn: Author

checked: Checker

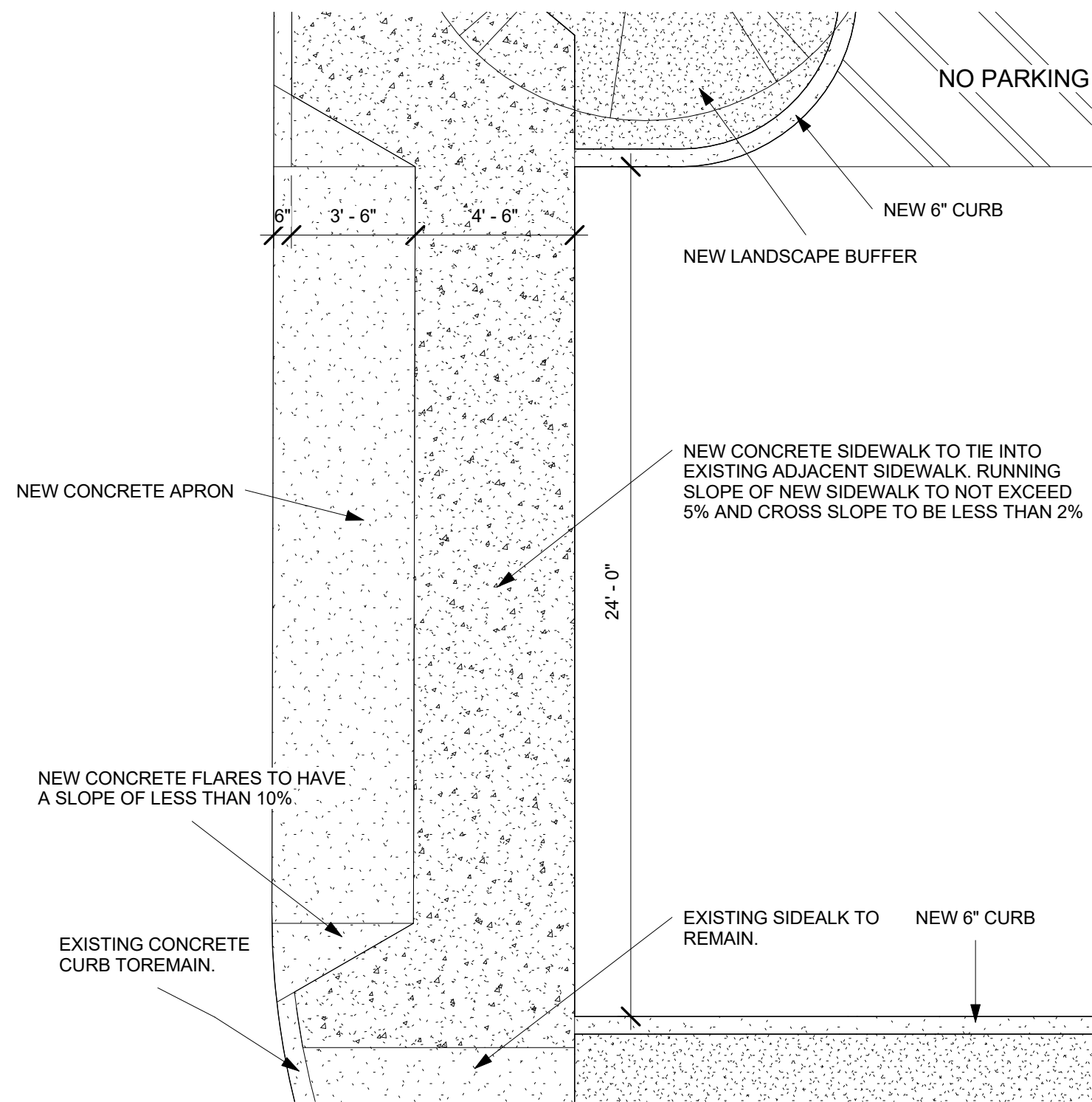
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HHC SUPPLY
3511 GIBSON BLVD SE
ALBUQUERQUE, NM 87106

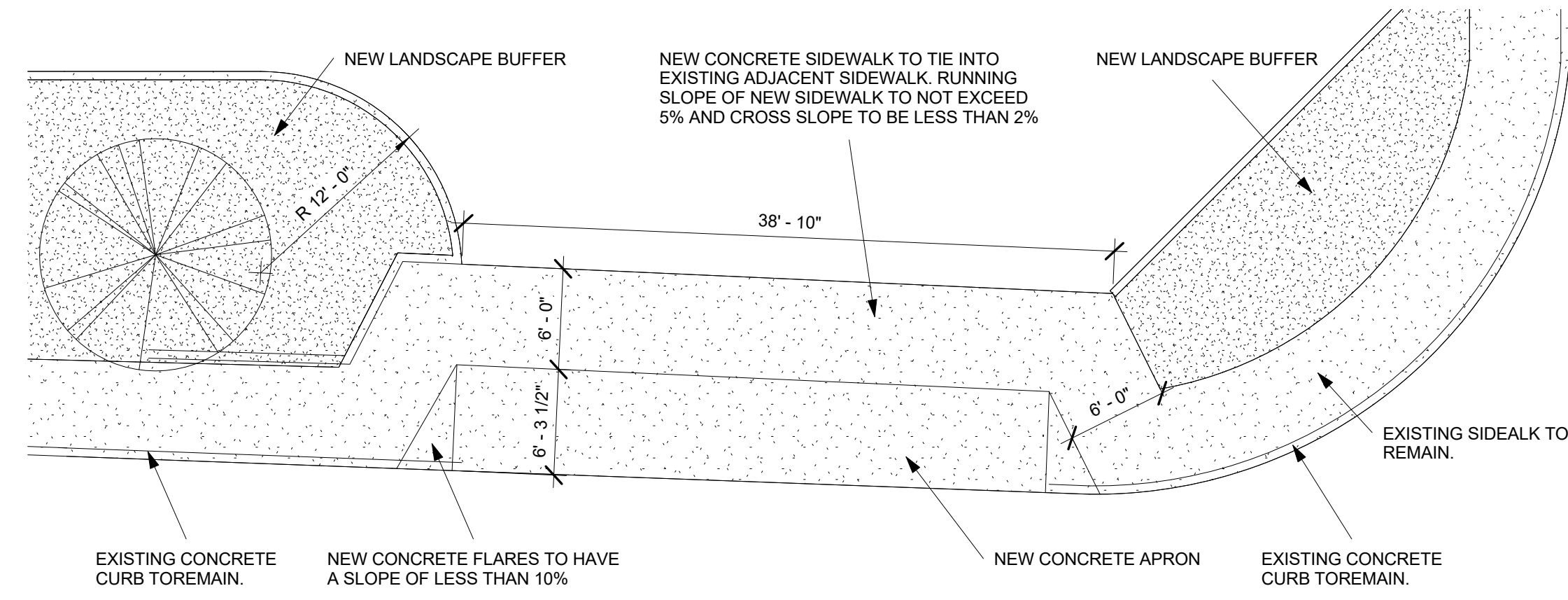
sheet no:
TCL 1.0

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TCL PLAN



1 Callout 1
1/4" = 1'-0"

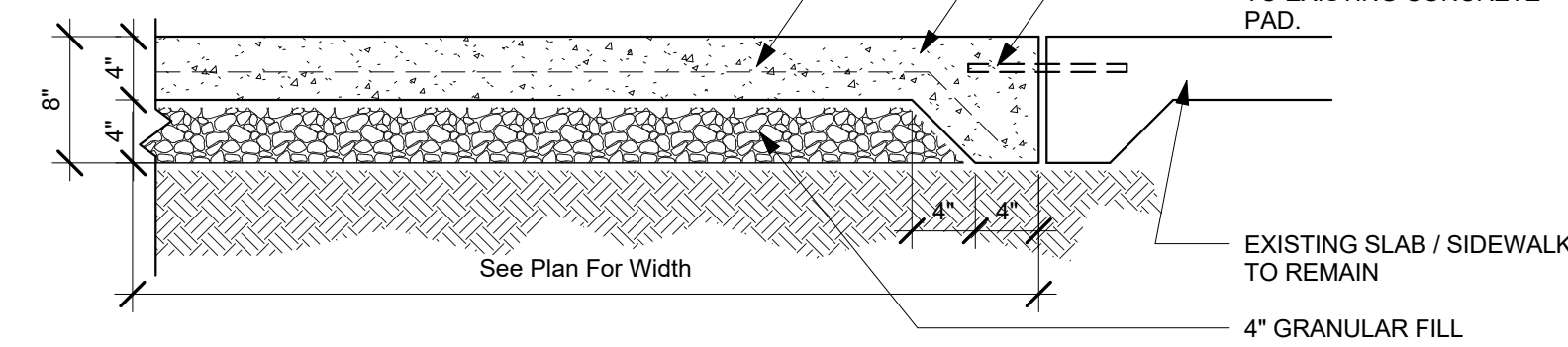


10 Callout 2
1/8" = 1'-0"

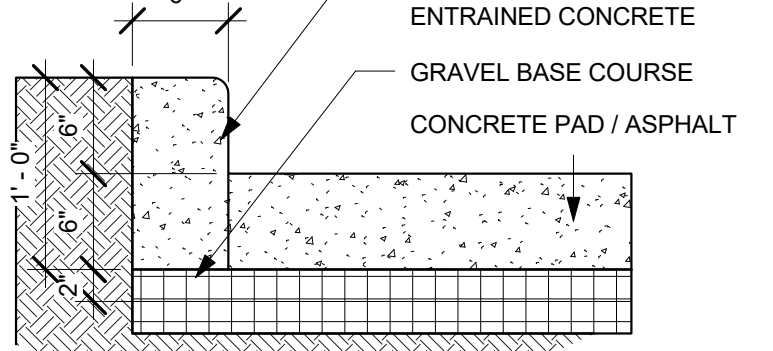
TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Amijo 1/19/2023
Signed Date

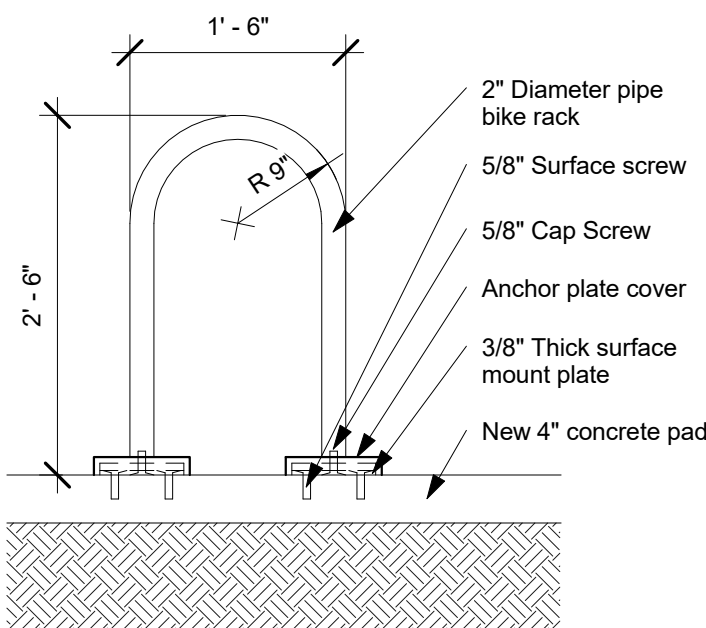
- GENERAL NOTES:
- CROSS SLOPE NOT TO EXCEED 1:48
 - SIDEWALK SLOPE NOT TO EXCEED 1:20
 - PLEASE USE SAME DETAIL AT ENTRY FROM COPPER. PAD THICKNESS THERE TO BE 6" MIN.



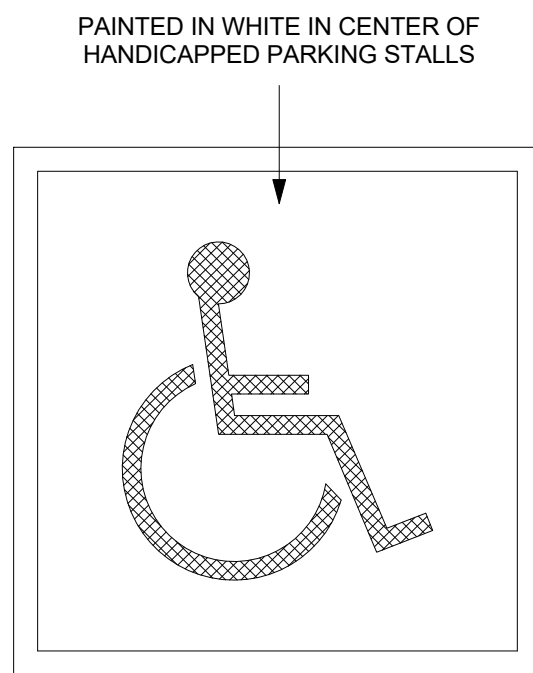
4 Sidewalk Detail
1" = 1'-0"



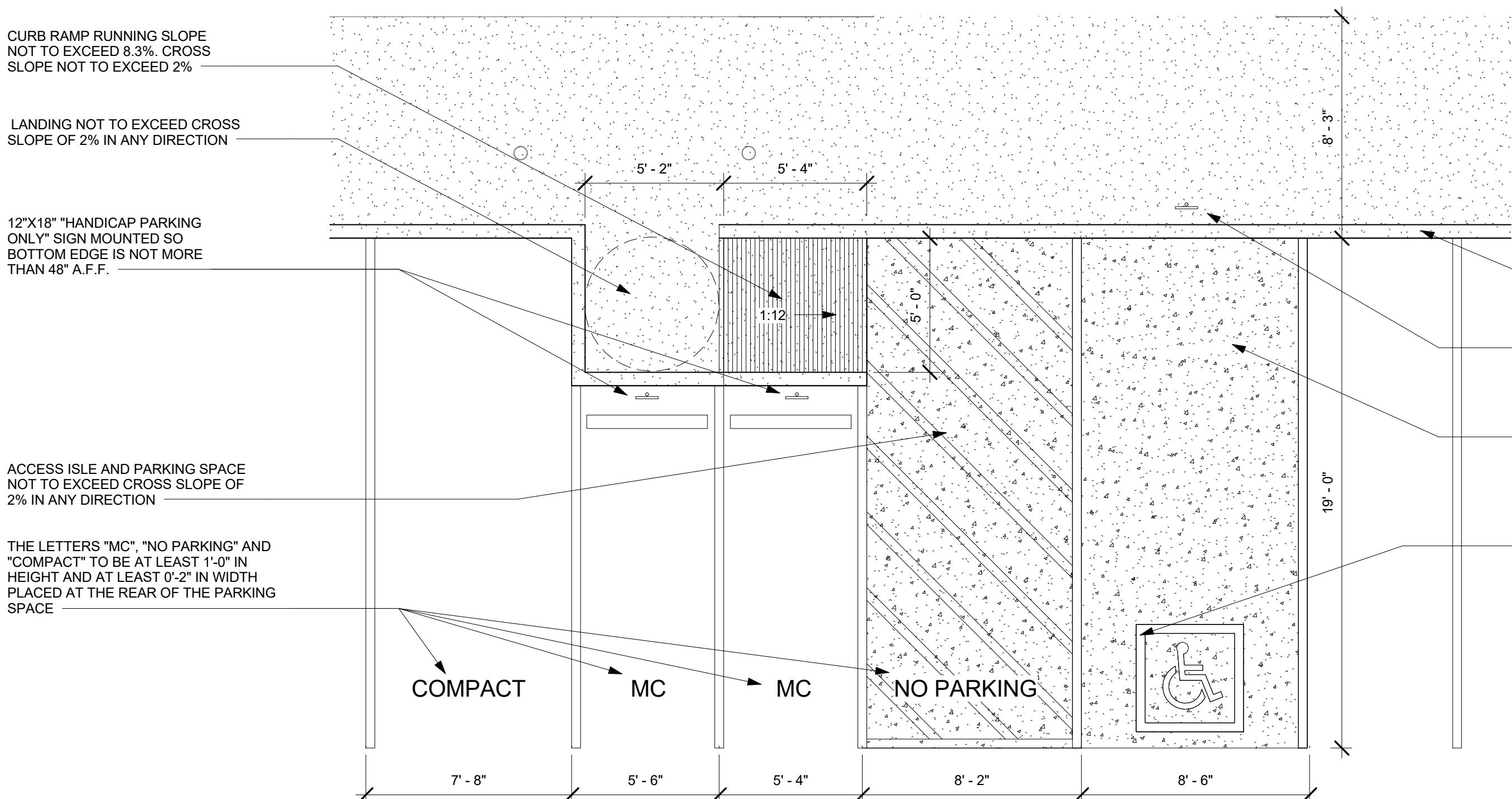
5 Curb Section Detail
1" = 1'-0"



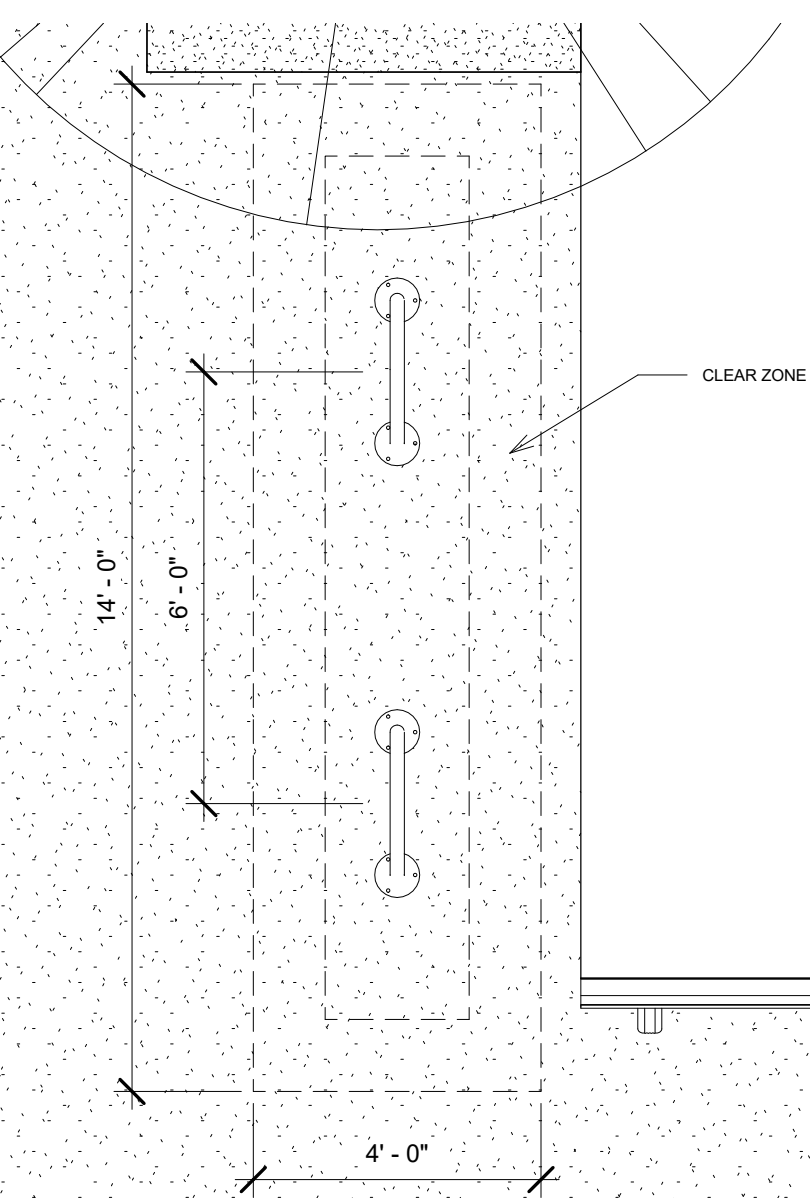
8 Bike Rack Detail
3/4" = 1'-0"



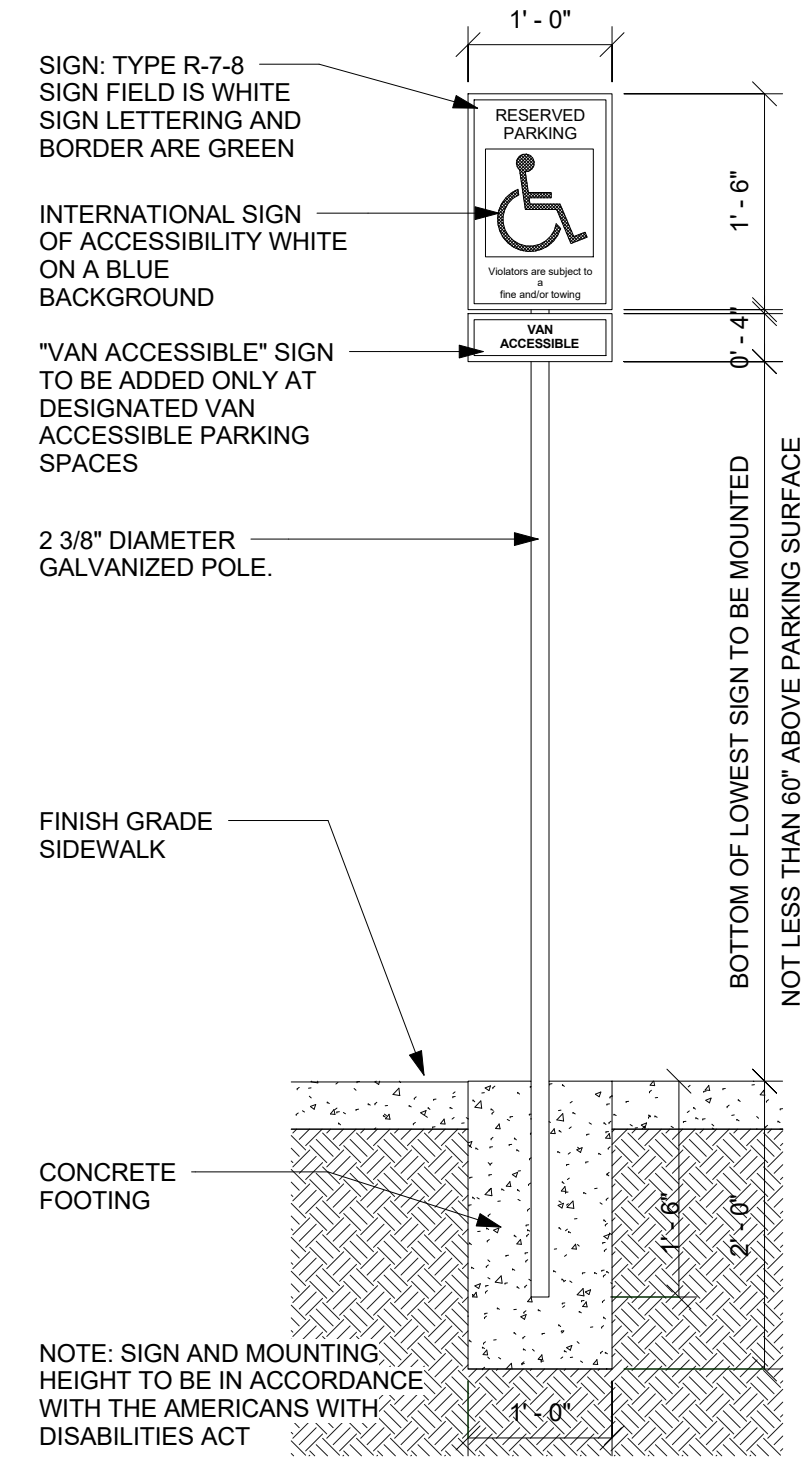
7 Accessible Parking Space Marking
3/8" = 1'-0"



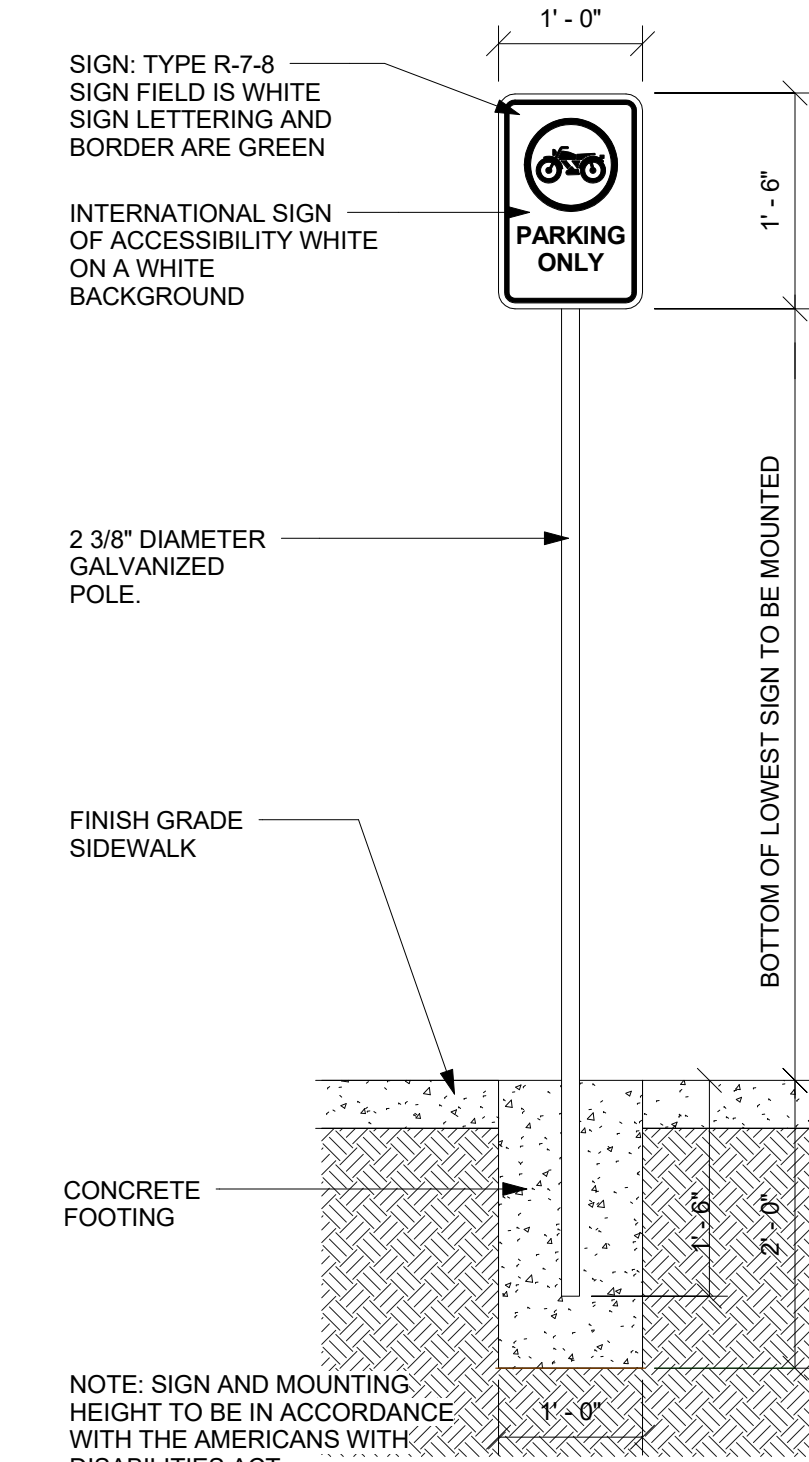
6 Parking Detail
1/4" = 1'-0"



11 Bicycle Parking
3/8" = 1'-0"

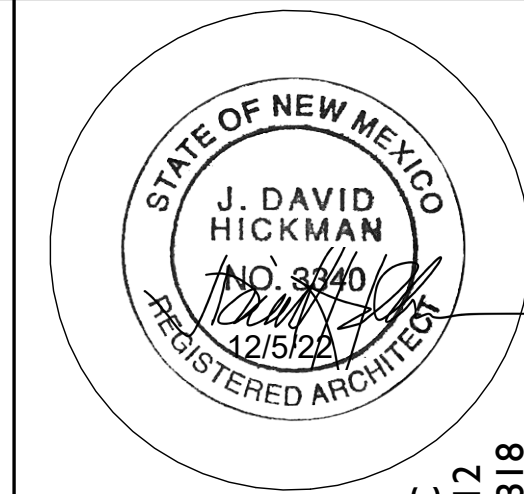


2 ADA Parking Signage
3/4" = 1'-0"

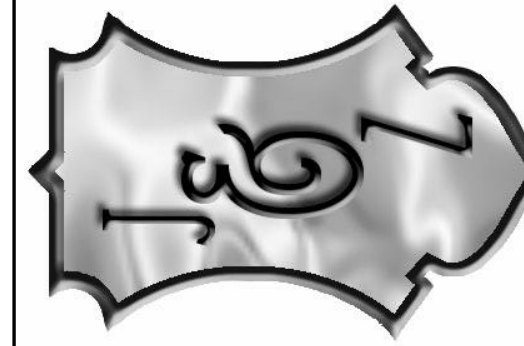


3 Motorcycle Parking Signage
3/4" = 1'-0"

"EASY AS PIE"



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