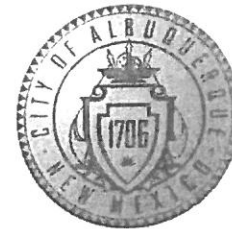


CITY OF ALBUQUERQUE



February 9, 2017

Martin Grummer, R.A.
Martin Grummer Architect
331 Wellesley NE
Albuquerque, NM 87106

Re: Any Time Fitness, 5708 McMahon NW
Request for Certificate of Occupancy- Transportation Development
Engineer's/Architect's Stamp dated 07-11-16 (A11-~~D001E~~)
Certification dated 02-01-17

DOILC

Dear Mr. Grummer,

Based upon the information provided in your submittal received 02-03-17, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

LWP via: email
C: CO Clerk, File



TRAFFIC CERTIFICATION

I, MARTIN GRUMMER , NMRA 2044, OF THE FIRM MARTIN GRUMMER - ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 7/11/2016 THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY MARTIN GRUMMER OF THE FIRM MARTIN GRUMMER - ARCHITECT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1 Feb 2017 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

FOUR PARKING SPACES ON NORTHWEST CORNER WERE ELEMENATED FOR THE INSTALLATION OF A NEW ELECTRICAL TRANSFORMER. WE HAVE A SHARED PARKING AGREEMENT BETWEEN LOTS 6a, 7a AND 8, WHICH STATES 67 SPACES ARE REQUIRED AND 90 SPACES ARE PROVIDED. WE WILL HAVE 67 SPACES REQUIRED AND 86 SPACES PROVIDED.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



Martin FM Grummer

Date: 2/2/2017

M A R T I N F M G R U M M E R
A R C H I T E C T
331 WELLESLEY PL NE ALBUQUERQUE, NM 87106
505-265-2507
mgrummer@centurylink.net

PLANT LEGEND

CONSISTENT WITH PLANT PALLET FROM SITE PLAN FOR BLDG. PERMIT, CONCEPTUAL LANDSCAPE PLAN

SYMBOL QTY. BOTANICAL NAME COMMON NAME SIZE WATER USE COVERAGE AREA

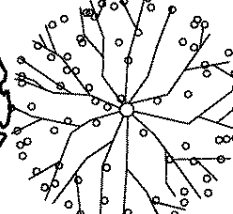
TREES



4 CHILOPSIS X CATALPA

CHITALPA

2' CAL. M



6 CELTIS OCCIDENTALIS

COMMON HACKBERRY

2' CAL. M



10 CHILOPSIS LINEARIS

DESERT WILLOW

5 GAL. L

AREA 1 164 SF
AREA 2 545 SF
AREA 3 100 SF
AREA 4 154 SF
AREA 5 48 SF
AREA 6 93 SF
AREA 7 933 SF
TOTAL 4,482 SF

2235 SF X 10 = 22350 SF

SHRUBS

- 12 ERICAMERIA LARICIFOLIA
- 18 POTENTILLA FRUTICOSA
- 15 RAPHIOLEPIS INDICA
- 11 BUDDLEIA DAVIDII
- 4 SALVIA GREGGII
- 14 HESPERALOE PARVIFLORA

TURPENTINE BUSH 1 GAL.
POTENTILLA 1 GAL.
INDIAN HAWTHORN 5 GAL.
BUTTERFLY BUSH 5 GAL.
AUTUMN SAGE 1 GAL.
RED YUCCA 5 GAL.

COVERAGE AREA
16 SF X 12 = 192 SF
9 SF X 10 = 90 SF
36 SF X 15 = 540 SF
100 SF X 11 = 1100 SF
9 SF X 4 = 36 SF
9 SF X 14 = 126 SF
4,406 SF

NOTES

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
PLANTINGS TO BE WATERED BY AUTO. DRIP
IRRIGATION SYSTEM
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY
OF THE PROPERTY OWNER
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE
AND WATER WASTE ORDINANCE
PLANTING RESTRICTIONS APPROACH
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN.
80% LIVE GROUNDCOVER OF LANDSCAPE AREAS
AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN
GRAVEL AT 2"-3" DEPTH OVER FILTER FABRIC

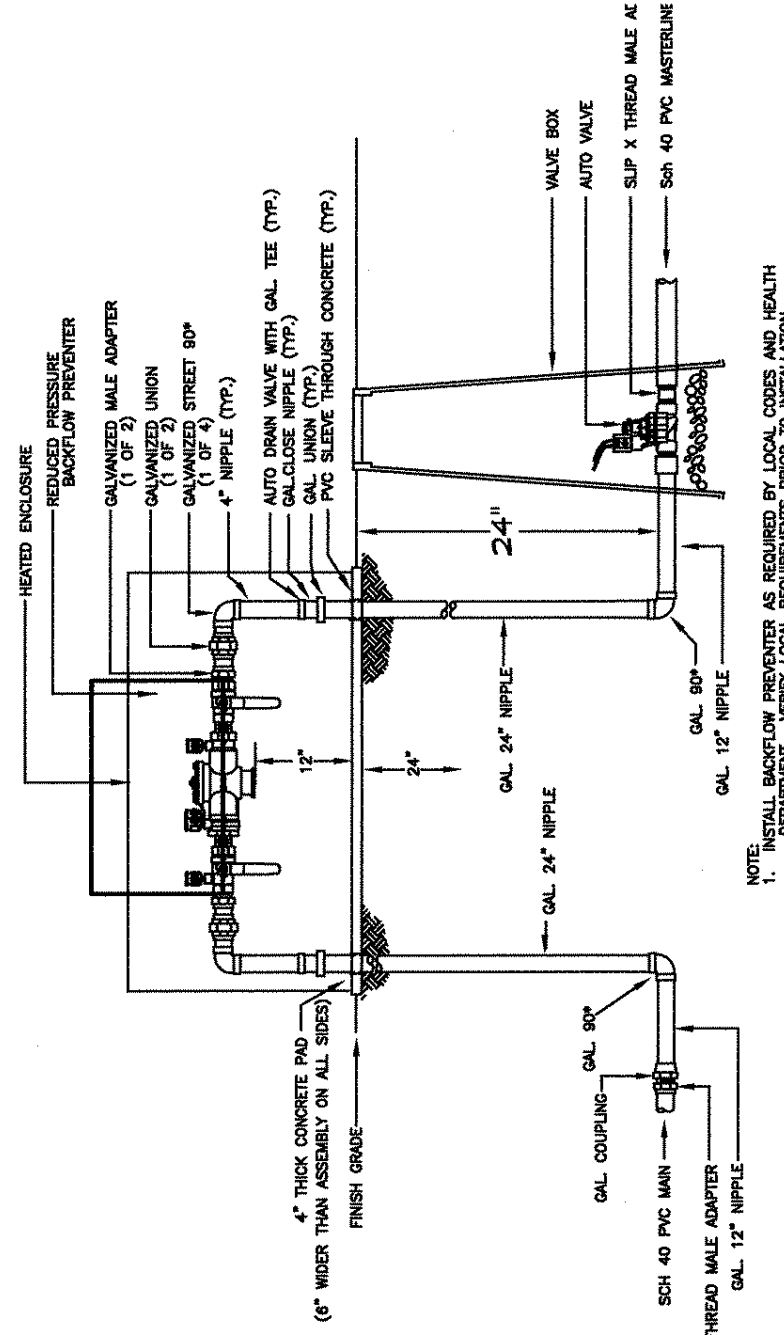
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE
OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE
C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
NO PARKING SPACE SHALL BE MORE THAN 100'
FROM A TREE.

LANDSCAPING AND SIGNING 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 THIS AREA.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA 91300 SF
TOTAL BUILDING AREA 6300 SF
NET LOT AREA 25000 SF
LANDSCAPE REQUIREMENT 15%
3750 SF
TOTAL LANDSCAPE REQUIREMENT 3750 SF
TOTAL BED PROVIDED 4482 SF
GROUND COVER REQUIRED 80% PER COMMENT
3000 SF
TOTAL GROUNDCOVER REQUIREMENT 3000 SF
TOTAL GROUNDCOVER PROVIDED 4482 SF (88%)
PARKING LOT TREES REQUIREMENT 1 SHADE TREE / 10
4 REQ. T PROVIDED
12 TOTAL
SHADE TREE PROVIDED 87/10
SHADE TREE PROVIDED



NOTE:
1. MINIMUM MAINTENANCE REQUIREMENTS AS SPECIFIED BY LOCAL, STATE AND FEDERAL
EXPERIMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

LANDSCAPE PLAN - LOT 8

1" = 20'-0"

0 10' 20' 40' 80'

80'

40'

20'

10'

0 10' 20' 40' 80'

80'

40'

20'

10'

0 10' 20' 40' 80'

80'

40'

20'

10'

0 10' 20' 40' 80'

Mastervalue w/RPBA

80'

40'

20'

10'

0 10' 20' 40' 80'

80'

40'

20'

10'

0 10' 20' 40' 80'

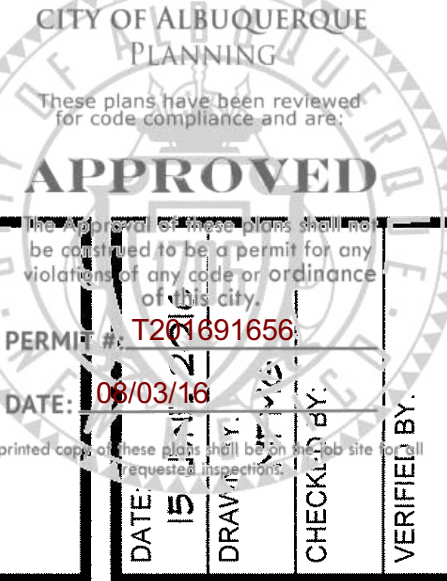
80'

40'

20'

10'

0 10' 20' 40' 80'



REVISIONS	DATE	BY
1	22 MAR 16	
2	15 MAY 16	
3	15 JUNE 16	

SHEET NO:
L1.2
4 OF 6

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

DOHC

Project Title: McMAMON DRIVE Building Permit #: 201637 Hydrology File #: AL1001E
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 8, PLAT OF McMAMON MARKET PLACE
City Address: 5708 McMAMON NW

Applicant: MARTIN GRUMMER ARCHITECT Contact: MARTIN
Address: 331 WHEELER PL NE
Phone#: 245-2507 Fax#: _____ E-mail: MGRUMMER@CENTURYLINK.NET
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:
☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION

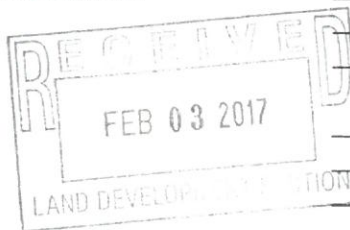
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL) AA
☐ TRAFFIC IMPACT STUDY (TIS)

☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

☐ 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



IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 3 FEB 2017 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____