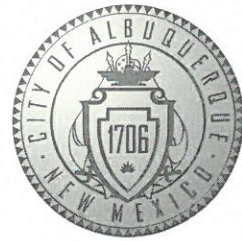


CITY OF ALBUQUERQUE



January 25, 2018

John Douglas Heller, RA
Mullen Heller Architecture P.C
1718 Central Ave. SW Suite D
Albuquerque, NM 87102

**Re: New Sherwin Williams
5731 Mc Mahon Blvd. NW
30-Day Temporary Certificate of Occupancy- Transportation Development
Transportation Development Final Inspection
Engineer's Stamp dated 6-28-17 (A11D012A)
Certification dated 1-18-18**

Dear Mr. Heller,

Based upon the information provided in your submittal received 1-18-17, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

1. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
2. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
3. It appears there are some changes in the location of ADA Parking Spaces and Motorcycles Parking Spaces, please Red Mark these changes on the site plan.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. 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

NM 87103

www.cabq.gov

January 18, 2018

Planning Department
Development and Building Services Division
City of Albuquerque
600 2nd Street NW.
Albuquerque, NM 87102

Re: **Permanent Certificate of Occupancy for the New Sherwin Williams Building
5731 McMahon Blvd NW, Albuquerque, NM. 87114**

To Whom it may Concern:

I, Doug Heller, NM Registered Architect with Mullen Heller Architecture P.C., hereby certify that the above noted project is in substantial compliance with and in accordance with the design intent of Approved Administrative Amendment dated June 28, 2017 (Project #1006973, File # 17AA 10054).

I further certify that I have personally visited the project site on January 15, 2018 and determined by visual inspection that the site 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 Engineer's Certification for Permanent Certificate of Occupancy.

The record information presented herein 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.

Please feel free to contact me if you have any questions.

Sincerely,

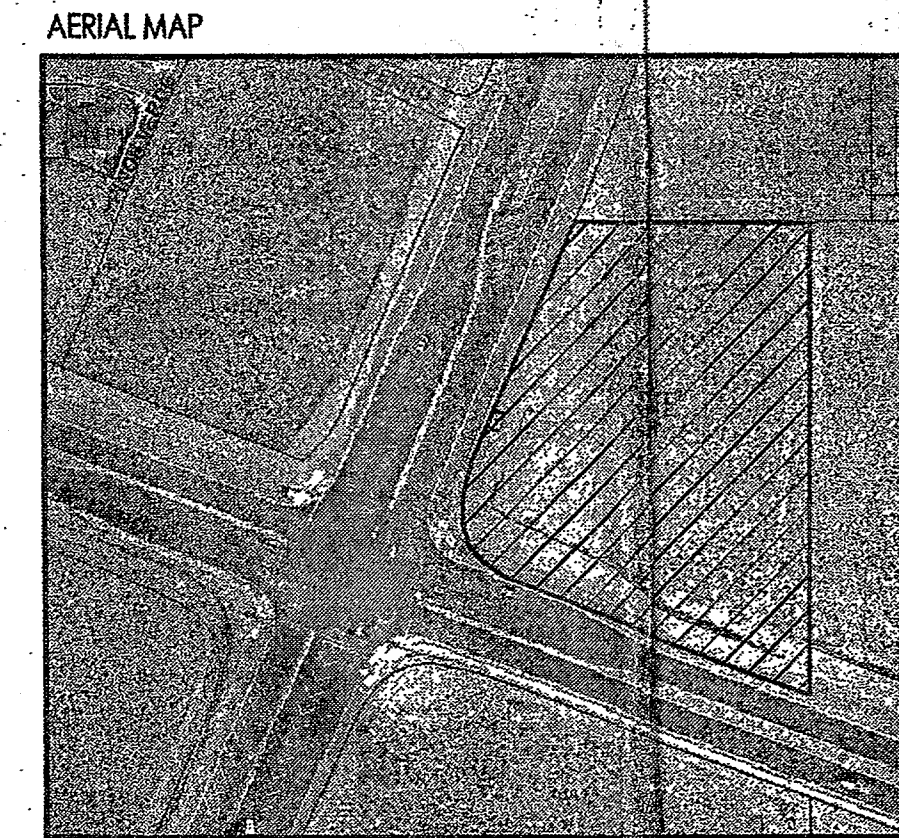
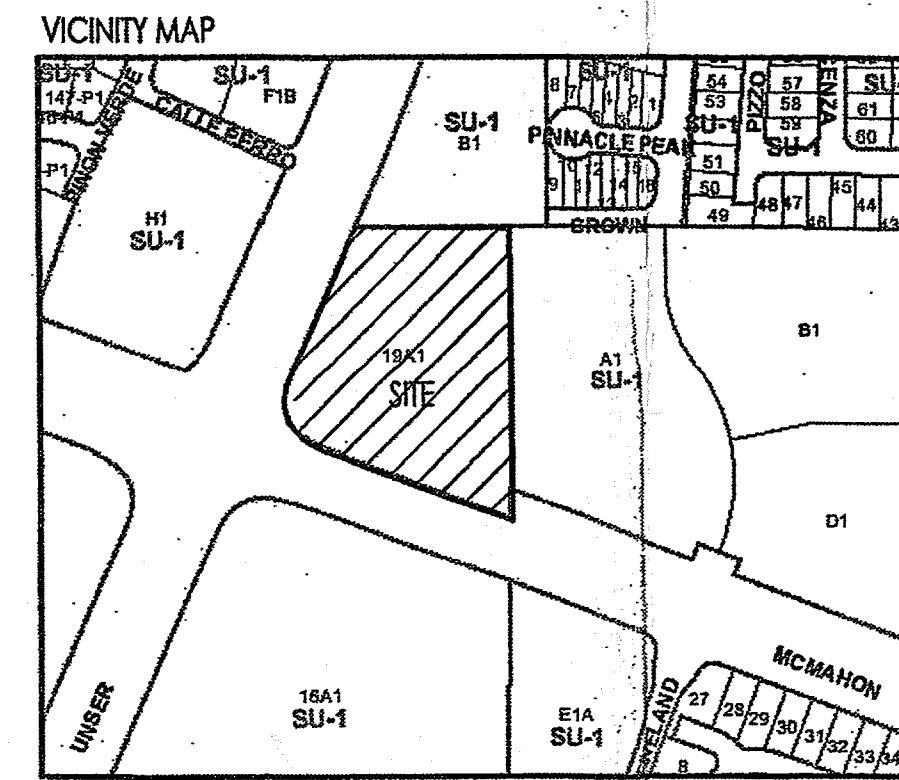
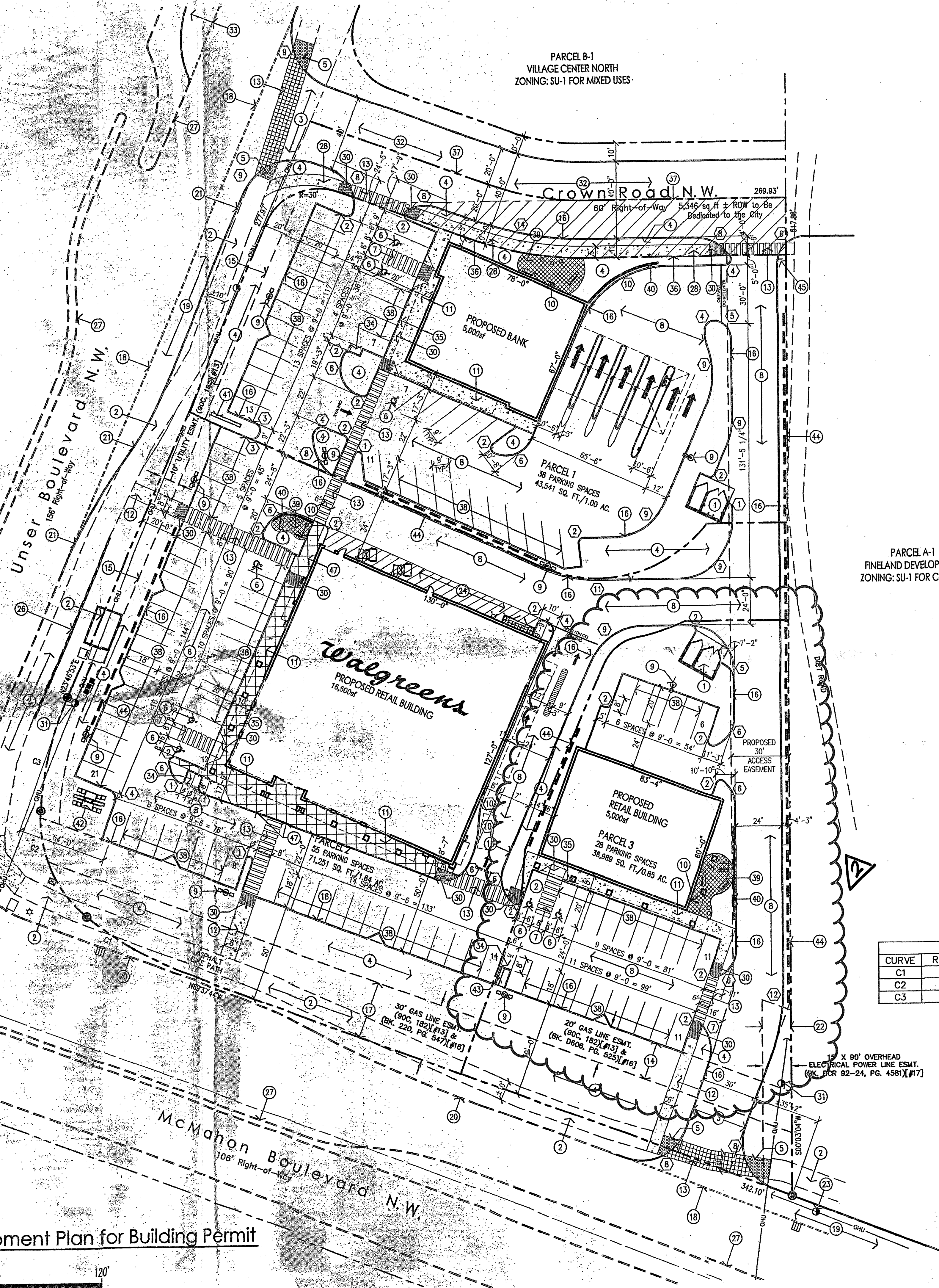
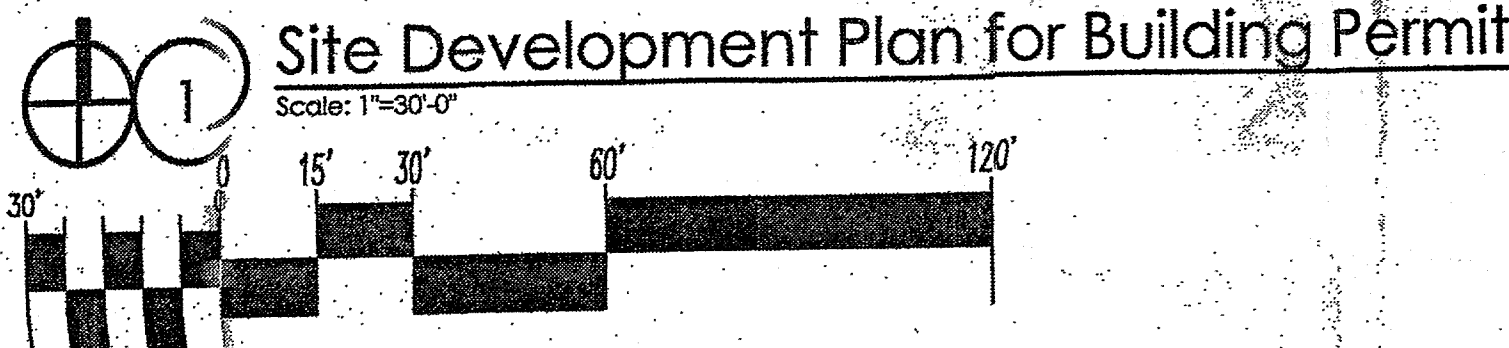
Mullen Heller Architecture PC



Douglas Heller, AIA

Attachments: Approved Administrative Amendment, dated 7/28/17

ADMINISTRATIVE AMENDMENT
FILE # 1006973 PROJECT # 1006973
REVISIONS TO BUILD ELEVATIONS
AND MINOR SITE IMPROVEMENTS
APPROVED BY DATE
6-28-2017



RADIUS INFORMATION:

1 = 2'-0"	7 = 20'-0"	13 = 105'-0"
2 = 3'-0"	8 = 25'-0"	14 = 180'-0"
3 = 4'-0"	9 = 30'-0"	
4 = 5'-0"	10 = 50'-0"	
5 = 10'-0"	11 = 75'-0"	
6 = 15'-0"	12 = 100'-0"	

- GENERAL NOTES:
- [A] DRIVE WAY DIMENSIONS ARE FROM FACE OF CURB UNLESS NOTED OTHERWISE.
 - [B] ALL NEW DRIVEWAY CONSTRUCTION WILL BE TO CITY OF ALBUQUERQUE STANDARDS AND REQUIREMENTS. REPLAT MUST BE A CONCURRENT-DRG ACTION.
 - [C] REPLAT SHALL INCLUDE CROSS LOT ACCESS, UTILITY AND DRAINAGE AGREEMENT.
 - [E] ALL WORK WITHIN R.O.W FOR UNSER BOULEVARD, MCMAHON BOULEVARD AND CROWN ROAD WILL BE PERFORMED UNDER APPROVED COA PUBLIC WORK ORDER.

- SITE LIGHTING NOTES:
- [A] THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
 - [B] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 20 FEET.
 - [C] LIGHTING TO BE PROVIDED ON BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.

- AMENITIES NOTES:
- [A] PLAZA SPACE IS PROVIDED NEXT TO EACH OF THE THREE BUILDINGS AT PARADISE PLAZA ALONG A PEDESTRIAN PATHWAY. DECIDUOUS SHADE TREES ARE PROVIDED, ALONG WITH BENCHES, TABLES, AND OTHER ORNAMENTAL PLANTINGS.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	180.00'	60.74'	19°20'03"	N59°57'43"W	60.45'
C2	65.00'	62.01'	54°39'37"	N22°57'53"W	58.89'
C3	180.00'	60.98'	19°24'38"	N14°04'15"E	60.59'

SITE DEVELOPMENT DATA:
LEGAL DESCRIPTION: TRACT 19-A-1, PARADISE NORTH SUBDIVISION
LAND AREA: 3.8064 ACRES
CURRENT ZONING: SU-1 FOR C-1 USES
PROPOSED ZONING: SU-1 FOR C-1 USES INCLUDING PACKAGE LIQUOR SALES INCIDENTAL TO A PHARMACY USE OCCUPYING NOT LESS THAN 14,000 SF.
ZONE ATLAS PAGE: A-11-Z
BUILDING AREA: PARCEL 1- 5,000sf
PARCEL 2- 16,500sf
PARCEL 3- 5,000sf
TOTAL AREA 26,500sf
PARKING CALCULATIONS: RETAIL: 26,500 SF/200= 133 SPACES
121 SPACES PROVIDED INCLUDING HANDICAP SPACES
TOTAL HANDICAP SPACES REQUIRED: 8
TOTAL HANDICAP SPACES PROVIDED: 8
TOTAL MOTORCYCLE SPACES REQUIRED: 4
TOTAL MOTORCYCLE SPACES PROVIDED: 4
TOTAL BICYCLE SPACES REQUIRED: 7
TOTAL BICYCLE SPACES PROVIDED: 15

- KEYED NOTES:
- [1] PROPOSED CMU DUMPSTER ENCLOSURE.
 - [2] EXISTING ASPHALT BIKE PATH TO REMAIN.
 - [3] PROPOSED CONCRETE CURB CUT 30" WIDE (STD. DWG. 2420) TO BE CONSTRUCTED TO COA STANDARDS.
 - [4] PROPOSED LANDSCAPING WITH DRIP IRRIGATION.
 - [5] PROPOSED CONCRETE HC RAMP WITH TRAUNTED DOMES (STD. DWG. 2440) CONSTRUCTED TO COA STANDARDS.
 - [6] PROPOSED HANDICAP PAVEMENT SIGN.
 - [7] PROPOSED HANDICAP AISLE STRIPING.
 - [8] PROPOSED ASPHALT CONCRETE PAVING.
 - [9] PROPOSED SITE LIGHT. SEE 7/SHEET 6.
 - [10] PROPOSED BIKE RACK WITH 6 SPACES.
 - [11] PROPOSED CONCRETE SIDEWALK.
 - [12] PROPOSED 6" CONCRETE PEDESTRIAN CONNECTION TO CITY SIDEWALK.
 - [13] PROPOSED SCORED CONCRETE PEDESTRIAN CONNECTION.
 - [14] EXISTING 20" GAS LINE EASEMENT.
 - [15] EXISTING 10" PUBLIC UTILITY EASEMENT.
 - [16] PROPOSED CONCRETE CURB. SEE GRADING AND DRAINAGE PLAN.
 - [17] EXISTING 30" GAS LINE EASEMENT.
 - [18] REMOVE EXISTING CITY CURB AND GUTTER FOR NEW CURB CUT.
 - [19] PROPOSED DECELERATION LANE.
 - [20] EXISTING CITY CURB TO REMAIN.
 - [21] NEW CONCRETE CURB & GUTTER TO COA STANDARDS (STD. DWG. 2415A). SEE GRADING AND DRAINAGE.
 - [22] EXISTING OVERHEAD ELECTRICAL POWER LINE EASEMENT. RELOCATED EXISTING POWER POLE FOR CONSTRUCTION OF NEW DECELERATION LANE.
 - [23] PROPOSED SURFACE LOADING AREA.
 - [24] EXISTING UTILITY VAULT TO REMAIN.
 - [25] EXISTING RETAINING WALL TO REMAIN.
 - [26] EXISTING CONCRETE MEDIAN TO REMAIN.
 - [27] PROPOSED 6" CONCRETE CITY SIDEWALK (STD. DWG. 2430).
 - [28] EXISTING HANDICAP RAMP TO REMAIN.
 - [29] PROPOSED HANDICAP RAMP.
 - [30] EXISTING UTILITY POLES TO REMAIN.
 - [31] PROPOSED CITY STREET TO BE CONSTRUCTED TO CITY OF ALBUQUERQUE STANDARDS. PAVEMENT WIDTH=30'-0".
 - [32] REMOVE EXISTING CURB AND GUTTER FOR CONSTRUCTION OF NEW MEDIAN PER CITY OF ALBUQUERQUE STANDARDS.
 - [33] PROPOSED MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE (4 REQUIRED, 4 PROVIDED).
 - [34] PROPOSED HANDICAP PARKING SIGNS. TYPICAL OF 6.
 - [35] PROPOSED NEW PROPERTY LINE.
 - [36] EXISTING PROPERTY LINE TO BE REMOVED.
 - [37] PAINTED PARKING STRIPING.
 - [38] STAMPED COLORED CONCRETE PLAZA AREA WITH BENCH SEATING AND FLOWER POTS. SEE LANDSCAPING PLAN.
 - [39] 3'-0" HIGH CMU SCREEN WALL WITH STUCCO TO MATCH BUILDING COLOR.
 - [40] PROPOSED MONUMENT SIGN AT PARCEL 1 75 SF. TOTAL SEE 6/SHEET 5.
 - [41] PROPOSED MONUMENT SIGN AT PARCEL 2 75 SF. TOTAL SEE 5/SHEET 5.
 - [42] PROPOSED MONUMENT SIGN AT PARCEL 3 75 SF. TOTAL SEE 6/SHEET 5.
 - [43] SPLIT-FACE CMU RETAINING WALL. COLOR: TAN. HEIGHT VARIES FROM 24" TO 48" ABOVE GRADE. SEE CIVIL.
 - [44] PROPOSED STOP SIGN.
 - [45] EXISTING SIGNALIZED INTERSECTION TO REMAIN.
 - [46] THIS AREA OF CONCRETE TO BE FLUSH WITH PAVEMENT.

PROJECT NUMBER: 10006973 APPLICATION NUMBER: 28778-70119
THIS PLAN IS CONSISTANT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED: January 17, 2008 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.
IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
DRG SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:
TRAFFIC ENGINEER, TRANSPORTATION DIVISION
UTILITIES DEVELOPMENT
PARKS AND RECREATION DEPARTMENT
CITY ENGINEER
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)
SOLID WASTE MANAGEMENT
DEB CHAIRPERSON, PLANNING DEPARTMENT
4-16-08
4-16-08
4/16/08
8/5/08
4/17/08
4/16/08

CONSensus PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Paradise Plaza
Northeast Corner of Unser Blvd. NW and McMahon Blvd. NW
Albuquerque, New Mexico

Site Development Plan for Building Permit

job number
drawn by
project manager
date

Mullen Heller
Architecture P.C.
924 Park Avenue SW
Suite B
Albuquerque, NM 87102
505 268 4144 [p]
505 268 4244 [f]

revision
by
date
rev

4/16/08
4/9/08
12/15/07

sheet
1 of 7