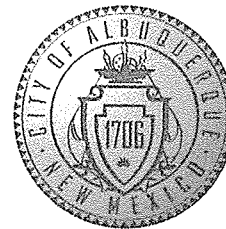


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

March 8, 2013

Stephen A. Dunbar, R.A.
Modulus Architects
220 Copper Ave. NW, Ste. 350
Albuquerque, NM 87102

Re: **Certification for Permanent Certificate of Occupancy (C.O.)**
Paradise Bakery (A-14/D006)
3550 NM 528
Architect's Stamp dated 03-07-13

Dear Mr., Dunbar

Based upon the information provided in your submittal received 03-07-13, 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,

Nino E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

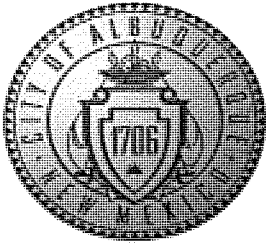
c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: PARADISE BAKERY City Drainage #: A14 D006

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 3550 NM 528 STE 103

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: MODULUS ARCHITECTS. Contact: STEPHEN DUNBAR

Address: 220 COPPER AVE N.W. STE 350

Phone#: 538-1491 Fax#: _____ E-mail: SDUNBAR@MODULUSARCHITECTS.COM

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☒ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes No Copy Provided

DATE SUBMITTED: 3/7/13 By: [Signature]

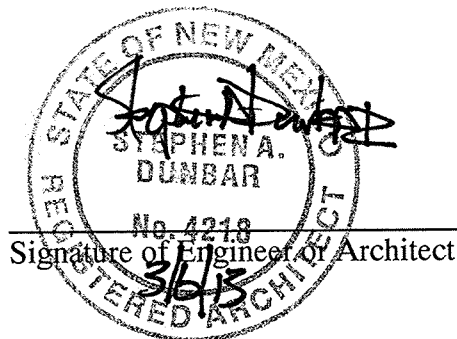
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

TRAFFIC CERTIFICATION

I, Stephen Dunbar , NMRA 4218 , of the FIRM MODULUS ARCHITECTS INC. Hereby certify that this project is in substantial design compliance with and in accordance with the design intent of the APPROVED PLAN DATED 4/4/12. The record information edited onto the original design document has been obtained by Stephen Dunbar of the firm MODULUS ARCHITECTS INC. I further certify that I have personally visited the site on 3/6/13 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 FINAL CERTIFICATE OF OCCUPANCY.

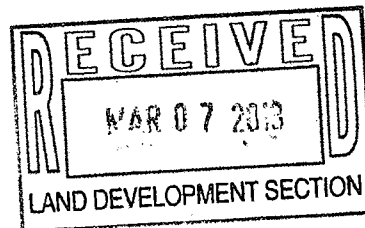
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



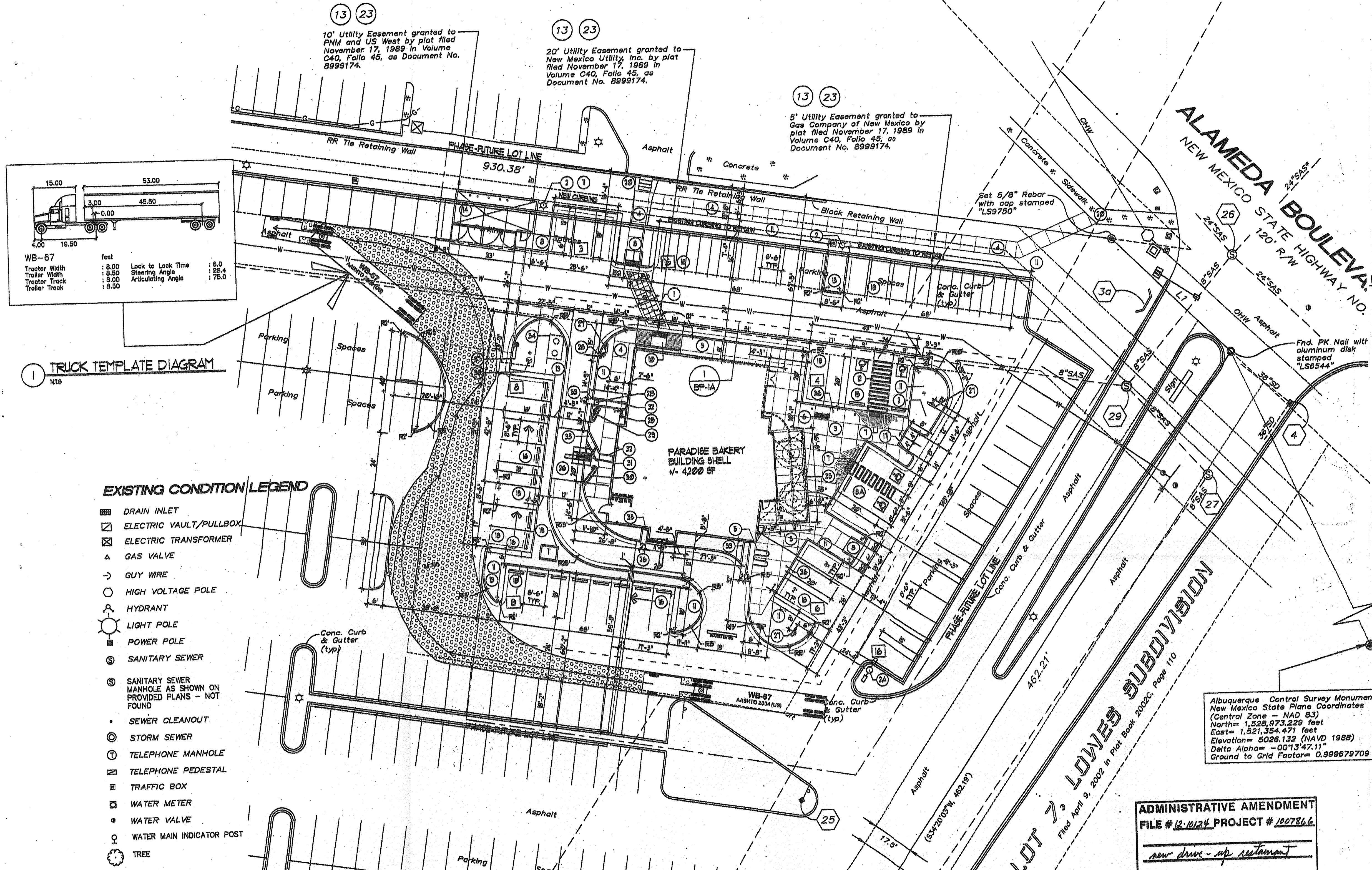
ARCHITECT'S STAMP

Signature of Engineer or Architect

Date



220 Copper Ave. NW, Suite 350
Albuquerque, New Mexico 87102
p 505.338.1499 f 505.338.1498

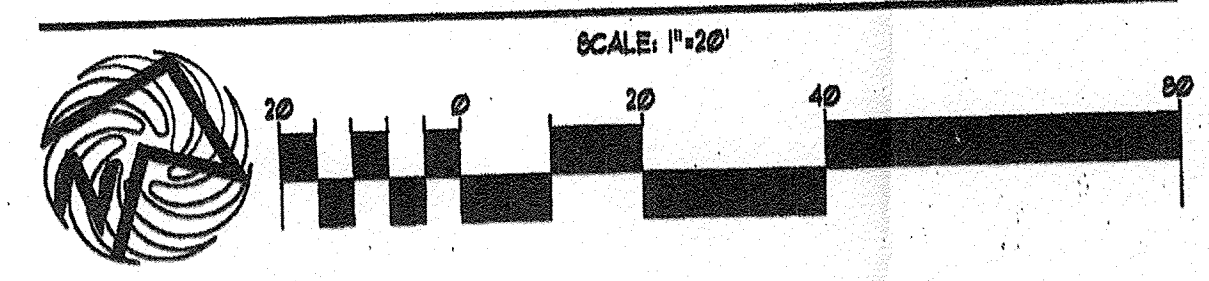


EXISTING CONDITION LEGEND

- DRAIN INLET
- ELECTRIC VAULT/PULLBOX
- ELECTRIC TRANSFORMER
- △ GAS VALVE
- GUY WIRE
- HIGH VOLTAGE POLE
- HYDRANT
- LIGHT POLE
- POWER POLE
- SANITARY SEWER
- SANITARY SEWER MANHOLE AS SHOWN ON PROVIDED PLANS - NOT FOUND
- SEWER CLEANOUT
- STORM SEWER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC BOX
- WATER METER
- WATER VALVE
- WATER MAIN INDICATOR POST
- TREE

- Property Corner Legend
- = Fd. 5/8" Rebar and cap stamped "L.S. 14733"
 - ✕ = Fd. PK Nail and disc stamped "L.S. 14733"
 - ✕ = Set. PK Nail and disc stamped "L.S. 9750"

SITE PLAN



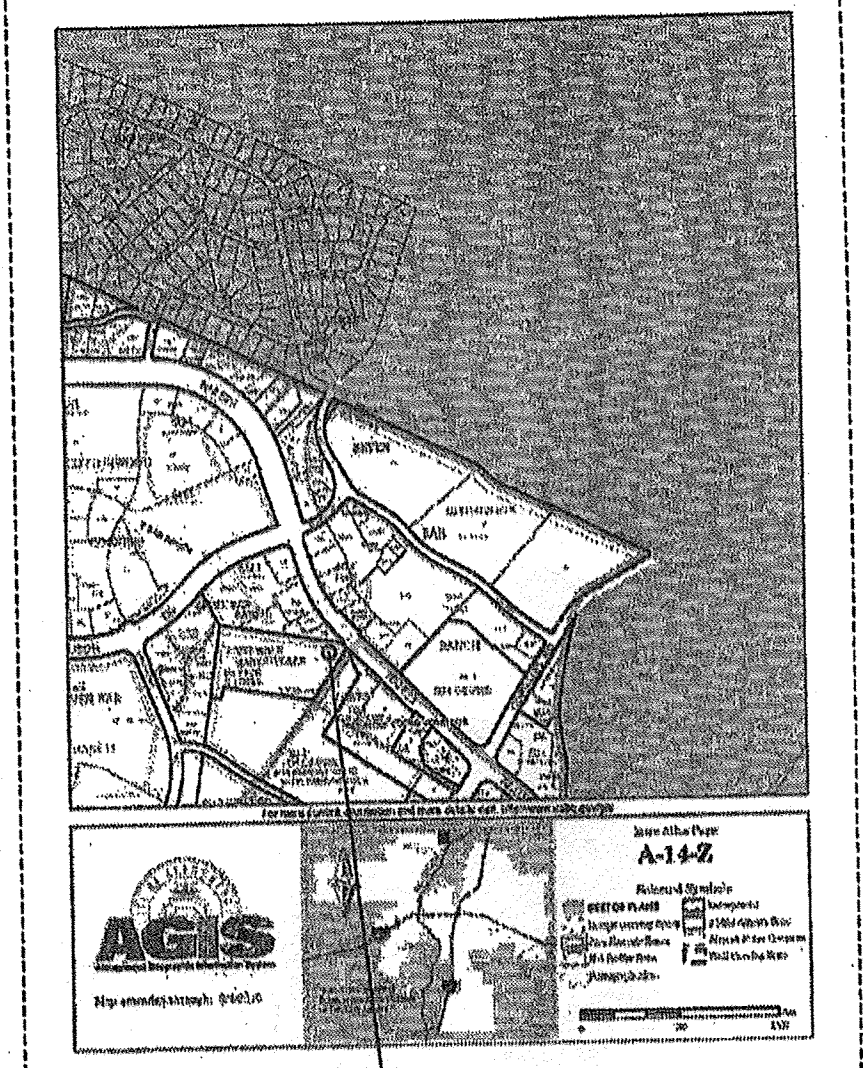
SITE DATA TABLE	
LEGAL DESCRIPTION	FOOD USER BLDG
TOTAL ACRES	9.44 AC
EXISTING ZONING	
BUILDING SIZE	92,715 SF EXIST + 42,000 SF NEW BLDG AREA = 134,715
PROPOSED USES	FOOD (42,000 SF ADDITION AREA)
TOTAL PARKING PROVIDED	548 SPACES
TOTAL PARKING REQ.	406 SPACES
HC PROVIDED	4 HC (INCLUDING 4 VAN ACCESSIBLE)
HC REQUIRED	3 HC SPACES
BIKE SPACES PROVIDED	5 BIKE SPACES
BIKE SPACES REQUIRED	2 BIKE SPACES
MOTORCYCLE SPACES PROVIDED	2 BIKE SPACES
MOTORCYCLE SPACES REQUIRED	2 BIKE SPACES

ADMINISTRATIVE AMENDMENT
FILE # 12-10124 PROJECT # 1007866

new drive-up restaurant

Marone 10/22/12
APPROVED BY DATE

- 31 NEW FIRE HYDRANT LOCATION RE: CIVIL FOR DETAILS
 - 32 NEW PIV LOCATION RE: CIVIL FOR DETAILS
- NOTE:
ALL LANDSCAPED AREAS TO BE DEPRESSURED BELOW ADJACENT PAVING TO ALLOW FOR PASSIVE SHEET FLOW WATER HARVESTING



PROJECT VICINITY MAP

- KEYED NOTE:
- 1 8" INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 6/A11
 - 2 EXISTING LIGHT POLE LOCATION TO REMAIN
 - 3 LIGHT POLE LOCATION RE: DETAIL 3/A11
 - 4 EXISTING LIGHT POLE LOCATION TO BE RELOCATED
 - 5 CONC. SIDEWALK ADJACENT BLDG RE: DET 8/A11 RE: SITE PLAN FOR JOINT LAYOUT
 - 6 CONC. SIDEWALK ADJACENT BLDG RE: DET 7/A11 RE: SITE PLAN FOR JOINT LAYOUT
 - 7 INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 13/A12
 - 8 BENCH LOCATION RE: DETAIL 10/A12
 - 9 HANDICAP RAMP RE: 15/A11
 - 10 HANDICAP RAMP RE: 16/A11
 - 11 HANDICAP RAMP RE: 5/A11
 - 12 HANDICAP RAMP RE: 11/A11
 - 13 INDICATES LANDSCAPE PLANTING AREA G.C. TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
 - 14 DRIVE AISLE PAINT DETAIL RE: DET 9/A12
 - 15 6" HIGH CONC. ISLAND RE: SITE GRADING PLAN FOR INFO
 - 16 REFUSE ENCLOSURE RE: DET 4/A13
 - 17 HC PARKING STALL RE: DET 2/A12
 - 18 HC PARKING STALL RE: DET 3/A12
 - 19 WHEELSTOP RE: DET 4/A12
 - 20 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS RE: DET. 7/A12
 - 21 PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
 - 22 PROPOSED TRANSFORMER LOCATION
 - 23 EXISTING SIDEWALK TO REMAIN
 - 24 EXISTING TREE TO REMAIN
 - 25 SIDEWALK UNDERDRAIN RE: SITE GRADING PLAN FOR INFO
 - 26 HEAVY DUTY ASPHALT RE: DET 1/A11
 - 27 LIGHT DUTY ASPHALT RE: DET 2/A11
 - 28 BUILDING GAS METER LOCATION
 - 29 6" CONCRETE DRIVE THRU PAD REINFORCED WITH 4 BARS EA WAY AT 12" O.C OVER PREPARED SUBGRADE RE: DETAIL 12/16/A14 FOR DETECTOR LOOP INFO
 - 30 DRIVE THRU DIRECTIONAL SIGNAGE LOCATION RE: DETAIL 5/A14 FOR FOUNDATION INFO
 - 31 DRIVE THRU CLEARANCE BAR DETAIL RE: DETAIL 7/A14 FOR FOUNDATION INFO
 - 32 PREVIEW BOARD DETAIL RE: DETAIL 4/A14 FOR FOUNDATION INFO
 - 33 MENU SIGN DETAIL RE: DETAIL 3/A14 FOR FOUNDATION INFO
 - 34 CANOPY DETAIL RE: DETAIL 8/A14 FOR FOUNDATION INFO
 - 35 CONCRETE FLUME DETAIL RE: DETAIL 6/A12 FOR INFO
 - 36 CONCRETE CHANEL 2" WIDE WITH 6" CURB EA SIDE-SLOPE TO DRAIN
 - 37 GREASE WASTE INTERCEPTOR LOCATION RE: DETAIL 8/A13 FOR INFO
 - 38 CMU KNEE WALL W/ CAP BLOCK RE: DETAIL 5/A12 FOR INFO
 - 39 6" DIAMETER PIPE BOLLARD RE: DETAIL 4/A11 FOR INFO
- NOTE: TYPICAL AT EACH HEAD IN PARKING SPACE ADJACENT TO BUILDING STRUCTURE

REVISION

REV	DATE	BY
1		
2		
3		
4		

MODULUS ARCHITECTS

220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE: PARADISE COTTONWOOD COMMONS
3500 N. 20th
ALBUQUERQUE, NEW MEXICO

DRAWN BY: JS

JOB NO.: XXXXX

PROJECT MANAGER: STEPHEN DANBAR AIA

SHEET: BP-1

SCALE: AS NOTED

DATE: 4/4/12

RECEIVED
MAR 07 2013
-ENT SECTION