

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

July 25, 2007

George R. Rainhart, Registered Architect  
2325 San Pedro NE, Ste. 2-B  
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Shoppes of Alameda, [A-14 / D6A]  
3500 NM 528  
Architect's Stamp Dated 07/03/07

Dear Mr. Rainhart:

The TCL / Letter of Certification submitted on July 24, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

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

c: Engineer  
Hydrology file  
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

TRAFFIC CERTIFICATION

I, GEORGE RAINHART, NMPE OR NMRA #580, OF  
THE FIRM George Rainhart & Assoc. HEREBY CERTIFY THAT  
THIS PROJECT HAS IS IN DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN  
ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED  
11.30.06. THE RECORD INFORMATION EDITED ONTO THE  
ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY  
William Suttles OF THE FIRM George Rainhart & Assoc. I FURTHER  
CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON  
7.11.07 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

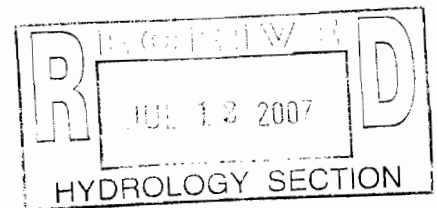
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY  
COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE  
OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE  
RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT  
VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER  
PURPOSE.



ENGINEER'S OR ARCHITECT'S STAMP

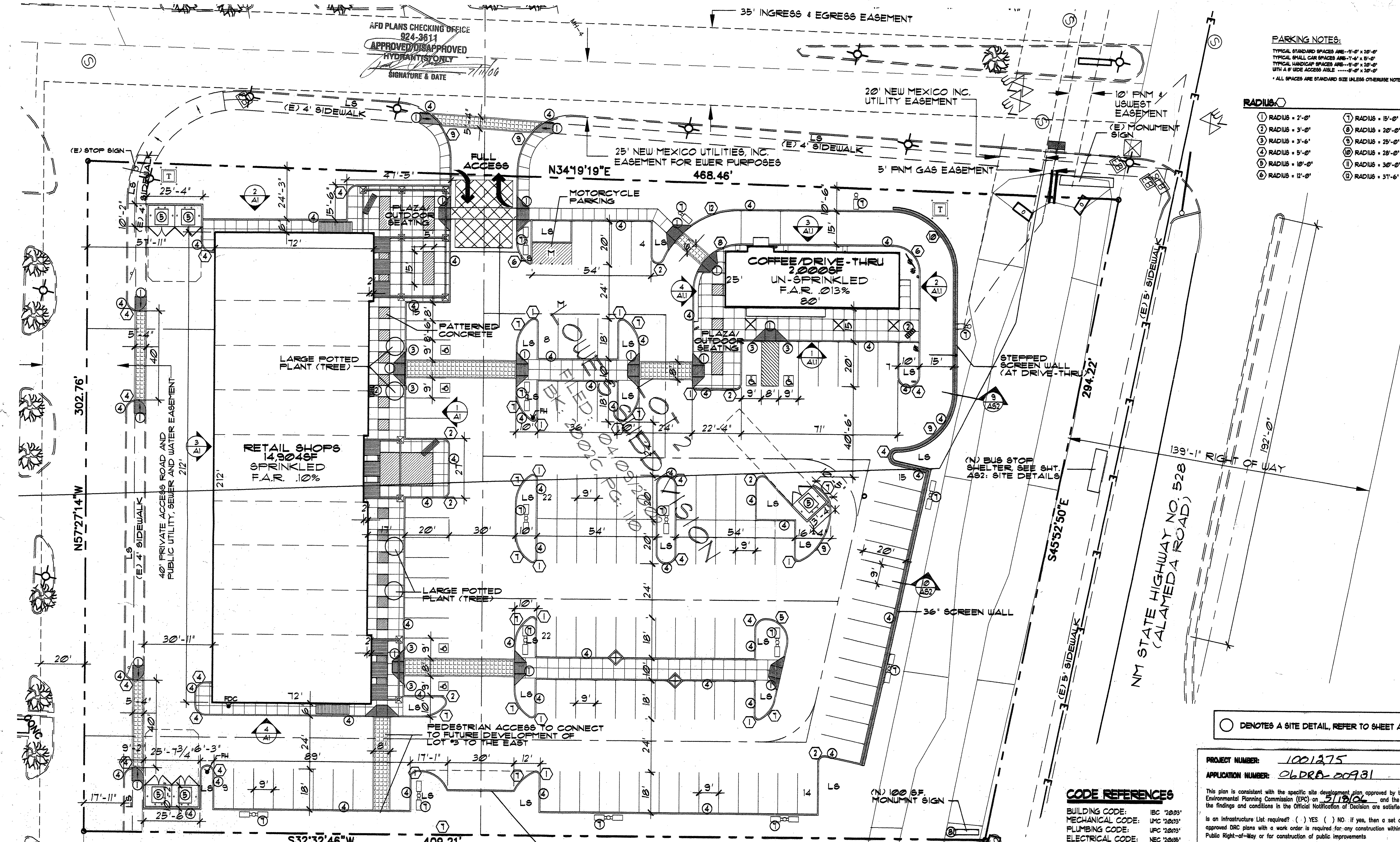
Signature of Engineer or Architect

7.13.07  
Date

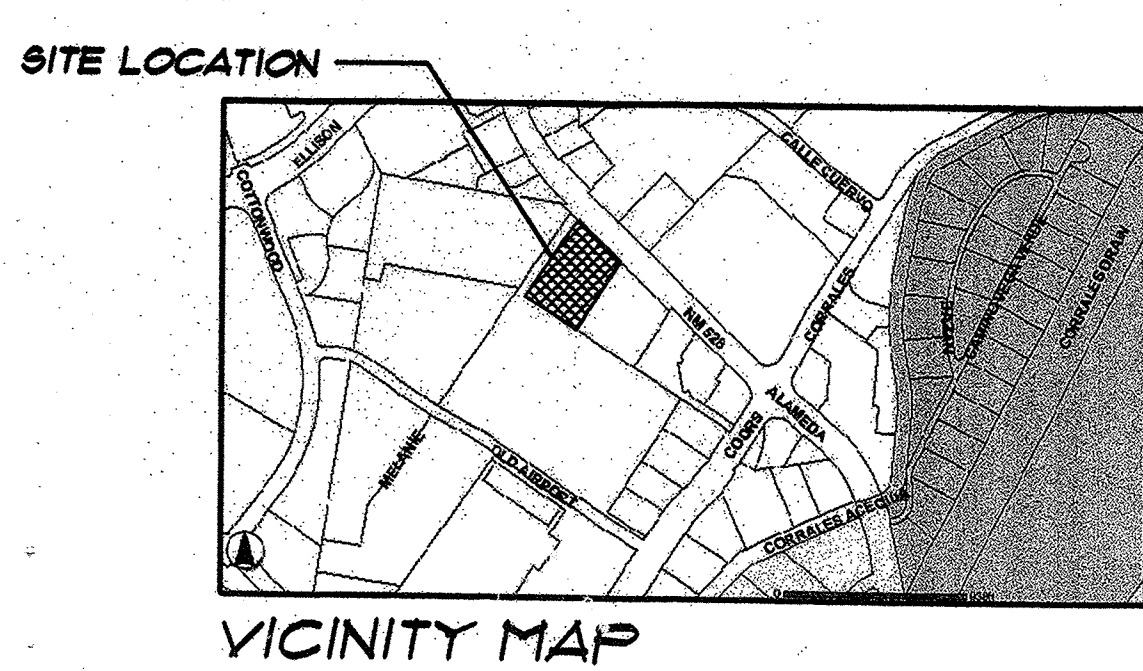


GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.  
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110  
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com





- PARKING NOTES:**  
TYPICAL STANDARD SPACES ARE 5'-0" x 20'-0"  
TYPICAL SMALL CAR SPACES ARE 4'-6" x 10'-0"  
TYPICAL HANDICAP SPACES ARE 8'-0" x 12'-0"  
WITH A 9' WIDE ACCESS AISLE - 8'-0" x 12'-0"  
\* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED \*
- RADIUS**
- |                   |                    |
|-------------------|--------------------|
| 1 RADIUS = 2'-0"  | 7 RADIUS = 15'-0"  |
| 2 RADIUS = 3'-0"  | 8 RADIUS = 20'-0"  |
| 3 RADIUS = 3'-6"  | 9 RADIUS = 25'-0"  |
| 4 RADIUS = 5'-0"  | 10 RADIUS = 28'-0" |
| 5 RADIUS = 10'-0" | 11 RADIUS = 30'-0" |
| 6 RADIUS = 12'-0" | 12 RADIUS = 31'-6" |



**SITE DATA:**

**PROPOSED USAGE:** C-2 USE  
**LOT AREA:** 159,866 SF (3.61 ACRES)  
**LANDSCAPE REQUIRED:** 6.5%  
**OCCUPANT LOAD:**  
RETAIL SHOPS 14,924 SF/30 = 497 PERSONS  
COFFEE/DRIVE-THRU 2,000 SF/15 = 133 PERSONS  
630 PERSONS  
**TOTAL ALLOWABLE AREA:** 125,000 SF  
**BUILDING AREA:**  
RETAIL SHOPS BUILDING - 14,924 SF (10% FAR)  
COFFEE / DRIVE-THRU - 2,000 SF (0.13% FAR)  
**TOTAL SQ. FOOTAGE 16,924 SF**

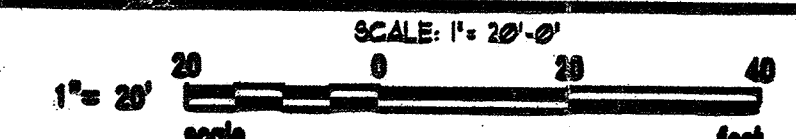
**PARKING REQUIRED:**

0 - 15,000 - 1 CAR PER 200 = 83 CARS  
15,000 TO 42,000 - 1 CAR PER 250 = 166 CARS  
TOTAL CARS REQUIRED = 249 CARS  
**TOTAL H.C. PARKING REQUIRED = 4 SPACES**  
**TOTAL H.C. PARKING PROVIDED = 6 SPACES**  
**TOTAL STANDARD PARKING PROVIDED = 181 SPACES**  
**TOTAL MOTORCYCLE PARKING REQUIRED = 3 SPACES**  
**TOTAL MOTORCYCLE PARKING PROVIDED = 2 SPACES (PARKS 4 MOTORCYCLES)**  
**TOTAL PARKING PROVIDED = 186 SPACES**  
**TOTAL PARKING REQUIRED = 83 SPACES**  
**BIKE SPACES REQUIRED:** 6 SPACES  
**BIKE SPACES PROVIDED:** 10 SPACES  
**SITTING SPACES REQUIRED:** 8 SPACES  
**SITTING SPACES PROVIDED:** 8 SPACES

**CODE DATA**

**ADDRESS:** NM 528 (ALAMEDA BLVD.)  
**ZONING:** 4 CORRS RD  
SU-1 FOR C-2 USES & IF PERMISSIVE USES  
SU-1 FOR C-2 USES/IF PERMISSIVE USES/  
R-3 PERMISSIVE USES  
**OCCUPANCY:** M  
**BUILDING TYPE:** TYPE IIB  
**SEISMIC ZONE:** 2B  
**ALLOWABLE AREA:** 12,500 SF  
**# OF STORIES:** ONE  
**FIRE PROTECTION:** RETAIL SHOPS: SPRINKLED (14,924 SF)  
COFFEE/DRIVE-THRU: NON-SPRINKLED (2,000 SF)

**SITE PLAN**



**SITE LEGEND**

- |                        |                        |                               |   |                      |  |                       |
|------------------------|------------------------|-------------------------------|---|----------------------|--|-----------------------|
| EXISTING PROPERTY LINE | EXISTING CURB          | PROPOSED CURB                 | EXISTING ZONE LINE                                | PROPOSED SIDEWALK    | PROPOSED CROSSWALK - RECESSED BRICK PAVERS | PROPOSED FIRE HYDRANT |
| PROPOSED BIKE RACK     | EXISTING SITE LIGHTING | PROPOSED PARKING LOT LIGHTING | PROPOSED OUTDOOR SEATING EA. BENCH SEATS FOUR (4) | PROPOSED LANDSCAPING | FIRE DEPARTMENT CONNECTION                 | PROPOSED TRANSFORMER  |
| VEHICLE INGRESS/EGRESS |                        |                               |   |                      |  |                       |

**CODE REFERENCES**

**BUILDING CODE:** IBC '2003'  
**MECHANICAL CODE:** UMC '2003'  
**PLUMBING CODE:** UPC '2003'  
**ELECTRICAL CODE:** NEC '2003'  
**ACCESSIBILITY CODE:** ANSI '1998'  
**FIRE CODE:** IRC '2003'

**PROJECT NUMBER:** 1001275  
**APPLICATION NUMBER:** 06DRB-20931

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 3/13/06 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 DRD plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

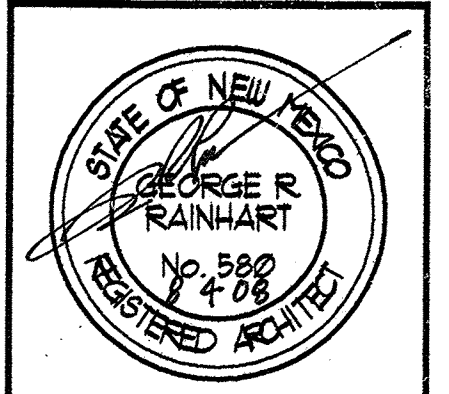
**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL**

Traffic Engineering/Transportation Division	7-12-06
Water Utility Department	7/12/06
Parks and Recreation Department	7/12/06
City Engineer	10/16/06
Environmental Health Department	
Sanitation Department	7-12-06
DRB Chairperson, Planning Department	10/17/06

\* Environmental Health, if necessary

REV	DATE	BY	REVISION
1	7/12/06		
2	7/12/06		
3	7/12/06		
4	7/12/06		
5	7/12/06		
6	7/12/06		
7	7/12/06		
8	7/12/06		
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11	7/12/06		
12	7/12/06		

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC  
2325 SAN PEDRO N.E. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT TITLE	SHOPPES OF ALAMEDA	PROJECT NUMBER	1001275
PROJECT MANAGER	William Suttles	APPLICATION NUMBER	06DRB-20931
JOB NO.	0613A	DATE	7-12-06
DRAWN BY	URS	DATE	7/12/06
SHEET TITLE	SITE PLAN FOR BLDG. PERMIT	DATE	10/16/06
DATE	8/31/06	DATE	7-12-06
SCALE	1"=20'	DATE	10/17/06
SHEET	AS1	DATE	

DRB SUBMITTAL