

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

November 14, 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
Starbucks @ Alameda, [A-14 / D6A]
3410 Alameda (NM 528)
Architect's Stamp Dated 11/15/07

Dear Mr. Rainhart:

The TCL / Letter of Certification submitted on November 15, 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,


Nilo 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

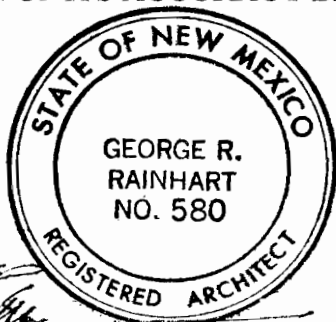
New Mexico 87103

www.cabq.gov

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
5.1.2007. THE RECORD INFORMATION EDITED ONTO THE
ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY
WILLIAM SUTHERS OF THE FIRM GEORGE RAINHART & ASSOC. I FURTHER
CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON
11.15.07 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.



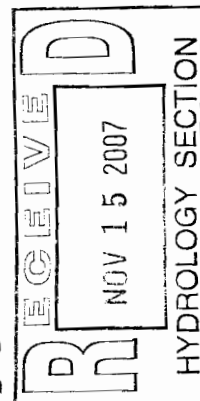

Signature of Engineer or Architect

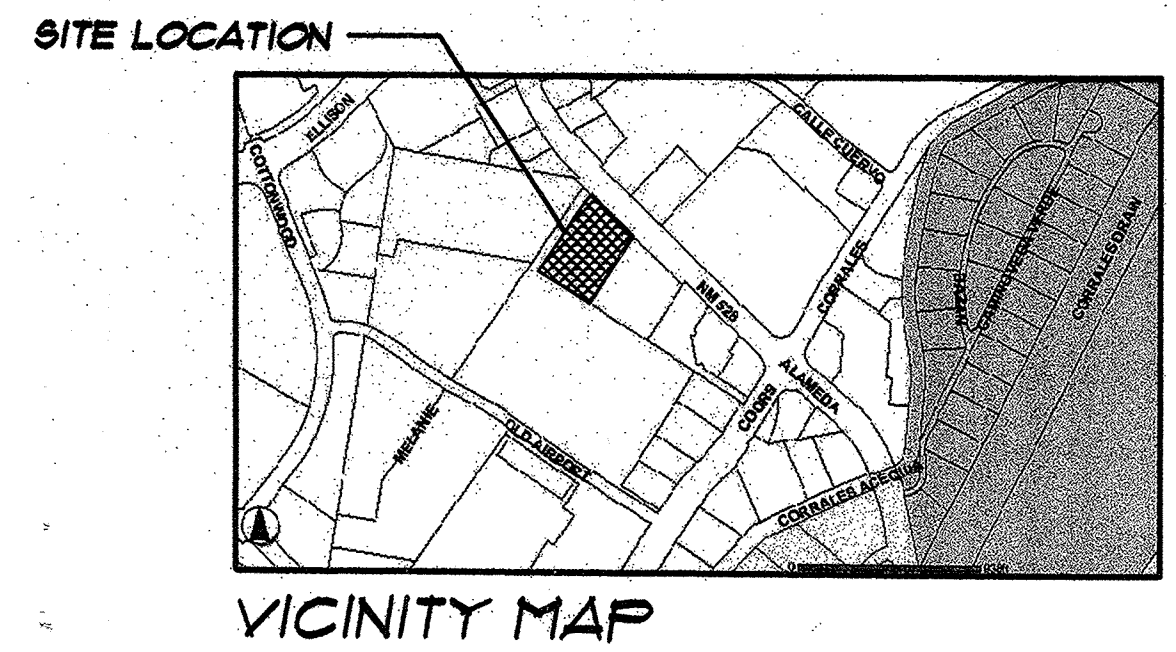
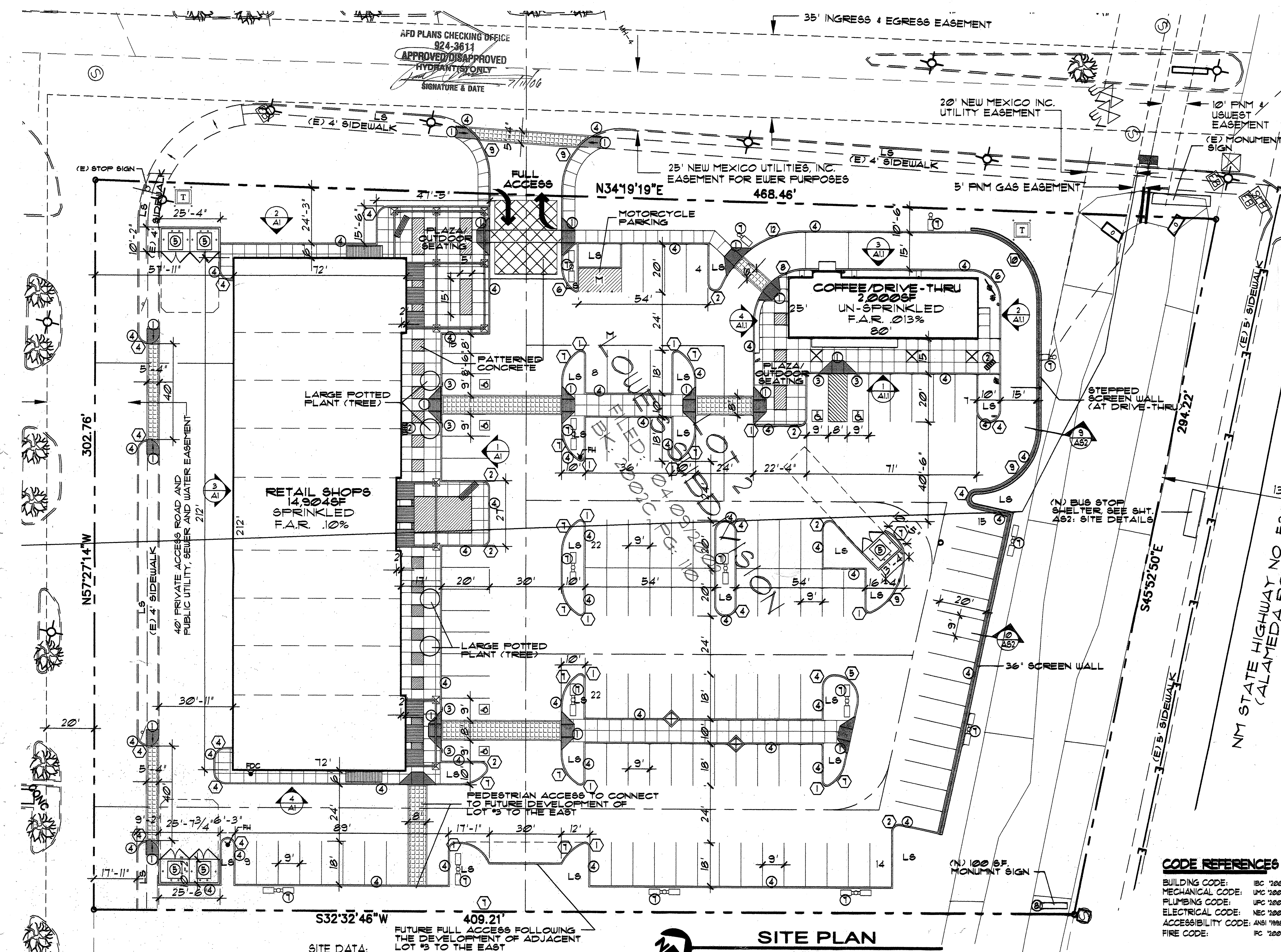
ENGINEER'S OR ARCHITECT'S STAMP

11 15 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





SITE DATA:

PROPOSED USAGE:	C-2 USE
LOT AREA:	15,266 SF (3.61 ACRES)
LANDSCAPE REQUIRED:	6.5%
OCCUPANT LOAD:	
RETAIL SHOPS	14,904 SF/30 = 497 PERSONS
COFFEE/DRIVE-THRU	2,000 SF/15 = 133 PERSONS
	630 PERSONS
TOTAL ALLOWABLE AREA:	12,500 SF
BUILDING AREA:	
RETAIL SHOPS BUILDING - 14,904 SF (10% FAR)	
COFFEE / DRIVE-THRU - 2,000 SF (0.13% FAR)	
TOTAL SQ. FOOTAGE	16,904 SF

PARKING REQUIRED:

0 - 15,000 - 1 CAR PER 200	75 CARS
15,000 TO 42,000 - 1 CAR PER 250	8 CARS
TOTAL CARS REQUIRED	83 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
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: NY 528 (ALAMEDA BLVD.)
1 COORS RD.

ZONING: SU-1 FOR C-2 USES & 1P PERMISSIVE USES
SU-1 FOR C-2 USES/1P 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 (14,904 SF)
COFFEE/DRIVE-THRU: NON-SPRINKLED (2,000 SF)

SITE LEGEND

EXISTING PROPERTY LINE	PROPOSED BIKE RACK
EXISTING CURB	EXISTING SITE LIGHTING
PROPOSED CURB	PROPOSED PARKING LOT LIGHTING
EXISTING ZONE LINE	PROPOSED OUTDOOR SEATING EA. BENCH SEATS FOUR (4)
PROPOSED SIDEWALK	PROPOSED LANDSCAPING
PROPOSED CROSSWALK/ RECESSED BRICK PAVERS	FIRE DEPARTMENT CONNECTION
PROPOSED FIRE HYDRANT	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: IFC '2003'

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Project Engineer	7-12-06
Transportation Division	7-12-06
Water Utility Department	7-12-06
Parks and Recreation Department	10-16-06
City Engineer	10-16-06
N/A	
Environmental Health Department	7-12-06
Public Works Department	10-17-06
DRB Chairperson, Planning Department	

* Environmental Health, if necessary

- PARKING NOTES:**
- TYPICAL STANDARD CAR SPACES ARE 5'-0" x 10'-0"
TYPICAL SMALL CAR SPACES ARE 4'-0" x 5'-0"
TYPICAL HANDICAP SPACES ARE 8'-0" x 12'-0"
WITH A 9' WIDE ACCESS AISLE - 5'-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" |

REVISION

REV	DATE	BY
1		
2		
3		
4		
5		

PROJECT TITLE
SHOPPES OF ALAMEDA
NY STATE HIGHWAY 528 (ALAMEDA) & COORS BLVD.
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER
William Suttles

DRAWN BY
URS

JOB NO.
0615A

DATE
8/3/2006

SCALE
1"=20'

SHEET
AS1

OF
1

HYDROLOGY SECTION

DRB SUBMITTAL

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