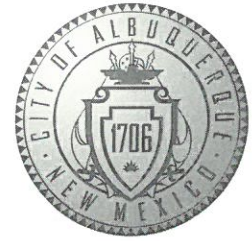


CITY OF ALBUQUERQUE



November 9, 2017

Richard P. Bennett, R.A.
RBA Architecture
1104 Park Ave. SW
Albuquerque, NM 87102

Re: Holly Shopping Center- Vanilla Shell T.I.- Suite D, 6400 Holly Ave. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 3-3-17 (C18D042D)
Certification dated 10-4-17

Dear Mr./Ms.,

Based upon the information provided in your submittal received 11-1-17, 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 Monica Ortiz at (505) 924-3981 or me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

MA/MR via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: Holly Shopping Center - Vanilla Shell T.I. - Suite D **Building Permit #:** BP-2017- 31902 **Hydrology File #:** _____
DRB#: 16DRB-70330 **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 2-A, Del Norte Plaza Subdivision
City Address: 6400 Holly Ave NE, Albuquerque, NM 87113

Applicant: Holly Partner's LLC **Contact:** Jayesh Patel
Address: 904 Copperhead Ct NE, Albuquerque, NM 87113
Phone#: 505-275-9667 **Fax#:** _____ **E-mail:** jayesh@tnjgroup.com

Other Contact: RBA Architecture Planning Design **Contact:** Darby Miera
Address: 1104 Park Ave SW
Phone#: 505-242-1859 **Fax#:** _____ **E-mail:** darby@rba81.com

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

☒ ENGINEER/ARCHITECT CERTIFICATION

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

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

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

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

☐ 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

☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 11/01/2017 **By:** Darby Miera

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



November 1, 2017

Re: Holly Shopping Center
6400 Holly Ave, NE, Alb. NM
Vanilla Shell T.I. in Bldg. 1, Suite D – BP-2017- 31902
Engineer's/Architect's stamp dated: 3/3/2017

TRAFFIC CERTIFICATION

I, **Rick Bennett**, NMRA # 1240, of The Firm of Rick Bennett Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout, approved DRB Site Development Plan with Architect's stamp dated 03/03/2017.

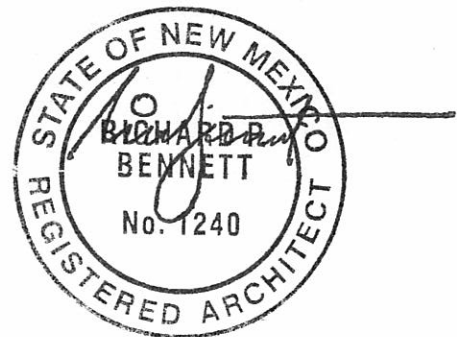
The record information edited onto the original design document has been obtained by **Rick Bennett Architect**, of the firm. I further certify that I have personally visited the project site on October 2, 2017 and have determined by visual inspection that the survey data provided is representative of 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 (Permanent) for Vanilla Shell T.I. located in Building 1, Suite D at Holly Shopping Center, 6400 Holly Ave. NE 87111, Lot 2-A, Del Norte Plaza Subdivision, Bernalillo County, Albuquerque, New Mexico.

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.

Date: 10/04/2017

Sincerely,

Rick Bennett, Architect



HOLLY SHOPPING CENTER

SITE PLAN FOR BUILDING PERMIT

INDEX OF DRAWINGS	
C-1.0	SITE PLAN, INDEX, COVER
C-2.0	SITE DETAILS
CG-101	GRADING & DRAINAGE PLAN
CG-501	GRADING DETAILS
CU-101	UTILITY PLAN
LS-1	LANDSCAPING PLAN
A-3.0	EXTERIOR ELEVATIONS

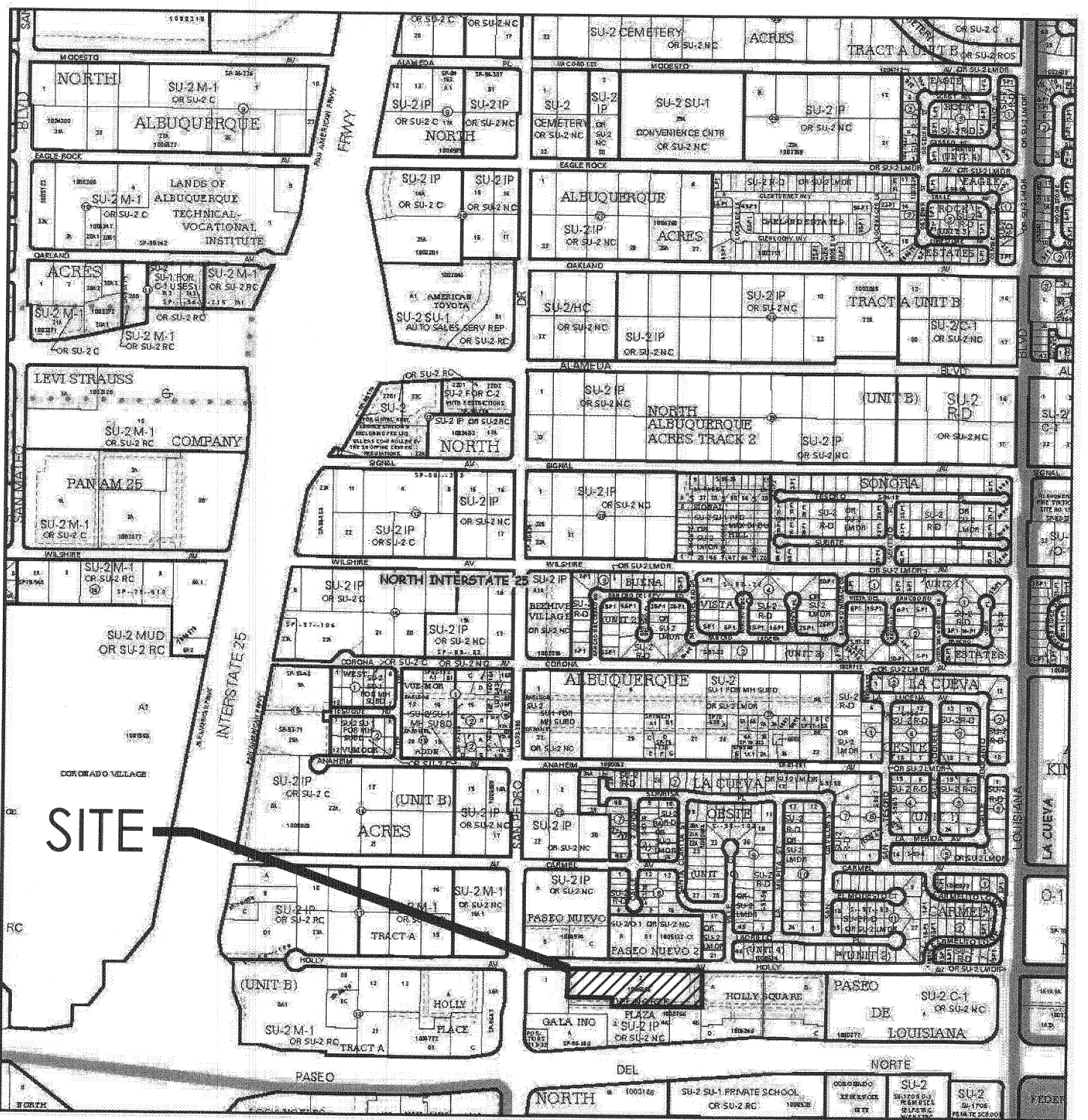
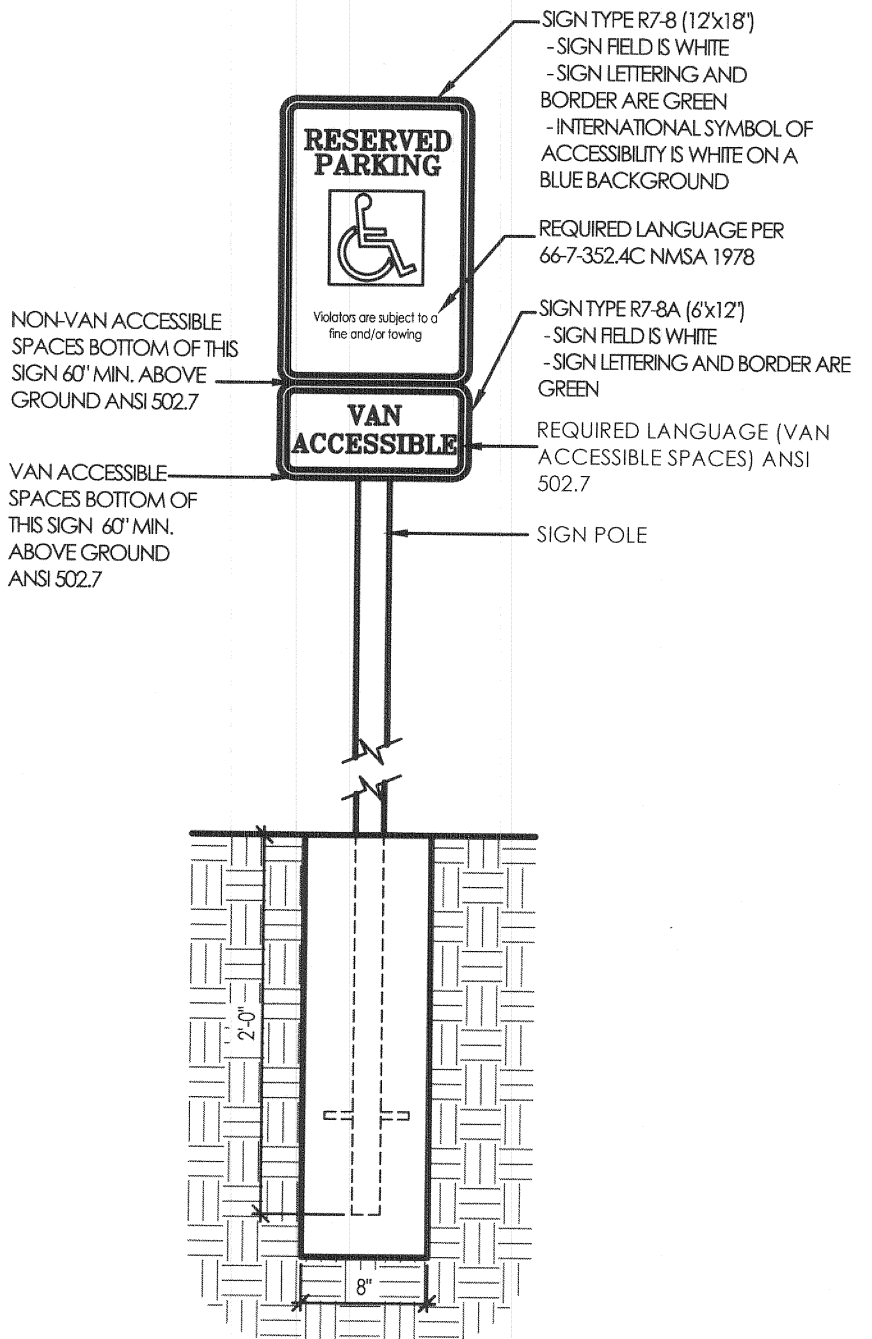
GENERAL NOTES	
A.	PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
B.	PROVIDE EXPANSION JOINTS IN CONCRETE WALK @ 40' O.C. AND WHERE CONCRETE ABUTS THE BUILDING.
C.	PREMISE IDENTIFICATION - SHALL BE MINIMUM 10" INCHES HIGH AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH BUILDING TO HAVE INDIVIDUAL PREMISE I.D.
D.	G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F., REF: FLOOR PLANS FOR QUANTITY AND LOCATIONS.

PARKING REQUIREMENTS:	
REQUIRED:	TOTAL BUILDING SQ. FT. = 24,100 S.F. 1 SPACE PER 200 SQ. FT. = 121 SPACES REQUIRED
TOTAL PARKING PROVIDED	= 145 SPACES PROVIDED (INCLUDING 8 H.C. SPACES)
HANDICAPPED SPACES REQUIRED =	8 HANDICAPPED SPACES INCLUDING (2) VAN ACCESSIBLE
HANDICAPPED SPACES PROVIDED=	8 TOTAL (2 VAN ACCESSIBLE)

KEYED NOTES	
1.	CONSTRUCT 6" CONCRETE CURB AND GUTTER. SEE: DETAIL: 06/C-2
2.	ASPHALT PAVEMENT ON BASE COURSE. SEE DETAIL: 05/C-2
3.	2'-0" RADIUS.
4.	CONSTRUCT CONCRETE SIDEWALK.
5.	4" WIDE WHITE PARKING STRIPE AS SHOWN, PER LOCAL CITY CODE AND STANDARDS.
6.	6'-0" WIDE MINIMUM HANDICAP ACCESSIBLE AISLE STRIPPING PER LOCAL CITY CODE AND STANDARDS.
7.	INTERNATIONAL SYMBOL OF ACCESSIBILITY, CENTER IN PARKING SPACE.
8.	ASPHALT PAVING & H.C. ACCESSIBLE AISLE TO BE FLUSH WITH CONCRETE SIDEWALK AT ALL LOCATIONS. SEE DETAIL 5/C-2
9.	INSTALL CONCRETE WHEEL STOP.
10.	INSTALL HANDICAP PARKING SIGNAGE AT ALL HANDICAP SPACES. DETAIL 2/C-1
11.	DUMPSTER ENCLOSURE. REF: DETAIL 08/C-2
12.	FIRE HYDRANT.
13.	EXISTING SITE LIGHT WITH CONCRETE BASE, REF: ELECTRICAL FOR DETAILS.
14.	C.M.U. RETAINING WALL, SEE CIVIL FOR DETAIL
15.	CLEAR SIGHT TRIANGLE: LANDSCAPING, FENCING AND SIGNAGE 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 THE CLEAR SIGHT TRIANGLE
16.	EXISTING SIGHT LIGHTING TO BE RELOCATED TO THIS LOCATION.
17.	6'x7' TRANSFORMER CONCRETE PAD, BUILD PER PNM DRAWING.

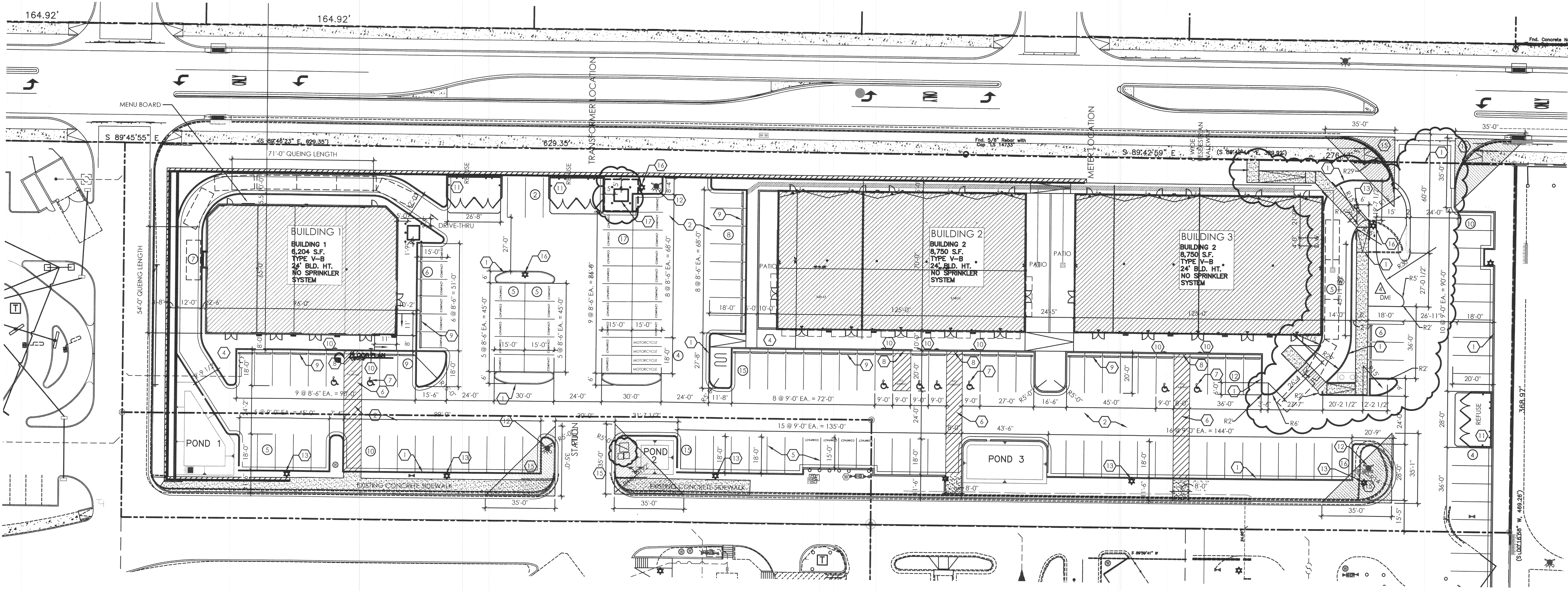
DESIGN CRITERIA	
BUILDING CONSTRUCTION TYPE:	2-B NON-COMBUSTIBLE
MAXIMUM BUILDING SIZE:	9,000 SQ. FT.
FIRE SEPARATION:	2-HOUR SEPARATION WALLS BETWEEN SPACES
MAXIMUM BUILDING HT:	24'-0" (NOT TO EXCEED 30'-0")

2 H.C. ACCESSIBLE SIGN DETAIL
C-1 1" = 25'-0"

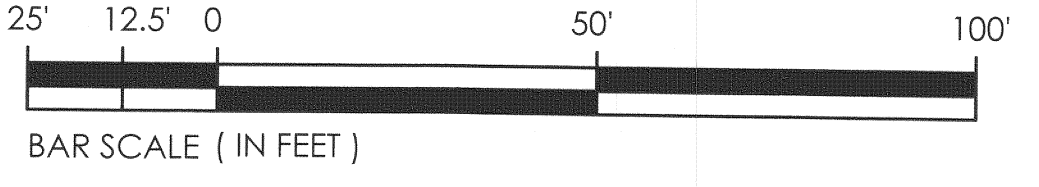


VICINITY MAP - C-18-Z
N.T.S.

PROJECT NUMBER:	1006868
APPLICATION NUMBER:	
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED 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 DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OF FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:	
<i>Reginal M. M. M.</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	4/12/17 DATE
<i>Thurley Cade</i> ABCWUA	05-22-17 DATE
<i>Bandorel</i> PARKS AND RECREATION DEPARTMENT	4/12/17 DATE
<i>Kasey Brissett</i> CITE ENGINEER	4/12/17 DATE
<i>M</i> *ENVIRONMENTAL HEALTH DEPARTMENT	5-22-17 DATE
<i>M</i> SOLID WASTE MANAGEMENT	5-22-17 DATE
<i>John C. C.</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	5-22-17 DATE



1 OVERALL SITE PLAN
C-1 1" = 25'-0"



HOLLY SHOPPING CENTER
SITE PLAN
8136 HOLLY AVE. NW, Albuquerque, NM 87106
PROJECT # 1547

REVISION DATE
03-04-2016
08-25-2016
03-07-2017

STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
03/03/17
REGISTERED ARCHITECT

RBA
ARCHITECTURE
PLANNING
DESIGN
1001 YORK AVE. SW
FARMINGTON, NM 87401
www.rbaarch.com

DATE
05-09-2016

SHEET NUMBER
C-1