

# CITY OF ALBUQUERQUE CITY OF ALBUQUERQUE



May 11, 2020

Antonio Vigil  
Mullen Heller Architecture  
1718 central Ave SW Suite D  
Albuquerque, NM 87104

**Re: Swim Labs Swim School  
8120 Ventura St. NE  
Request for Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 7-31-19 (C20D082)  
Certification dated 5-7-20**

Dear Mr. Vigil,

Based upon the information provided in your submittal received 5-8-20, 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 Ernie Gomez at (505) 924-3981.

Sincerely,

*Jeanne Wolfenbarger*

Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

Ernie Gomez  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File

PO Box 1293  
PO Box 1293

Albuquerque

NM 887003

www.esbq.gov

May 7, 2020

Jeanne Wolfenbarger, P.E., Transportation Development  
Planning Department  
Development and Building Services Division  
City of Albuquerque  
600 2<sup>nd</sup> Street NW.  
Albuquerque, NM 87102

Re: **Permanent Certificate of Occupancy for SwimLabs Swim School  
8120 Ventura Street NE**

Dear Ms. Wolfenbarger:

I, Douglas Heller, NMRA with Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Approved Traffic Control Layout (Permit #BP-2019-36578) approved on 8/2/19.

I further certify that I personally visited the project site on May 7, 2020 and have determined by visual inspection that the corrections requested in the 30-Day Temporary Certificate of Occupancy, dated March 13, 2020, are complete. Those corrections are:

- Please add truncated domes of wheelchair ramp in public right of way.  
*Truncated domes are installed on the four ramps in the right of way.*
- Please complete sidewalk off Holley.  
*The sidewalk work was associated with the PNM transformer and is now complete.*
- Remove Fire Lane crossing over parking stall.  
*Per the Fire Marshal's request the fire lane at the end of the parking stalls are to remain to designate the fire lane through the side. At this time, the fire lane striping have not been removed. I have attached the Fire Marshal's approved Fire 1 for reference.*
- Please remove landscape materials from parking stalls.  
*All landscape material has been removed from the parking lot.*

This certification is submitted in support 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.

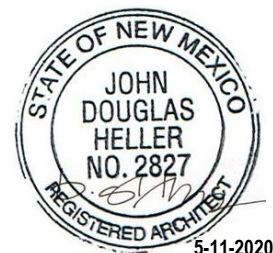
Sincerely,

**Mullen Heller Architecture, PC**



Douglas Heller, AIA, LEED AP

Attachments: Approved Traffic Control Layout, dated 8/2/19  
Approved Administrative Amendment, dated 11/18/20  
Site Photographs from Visit Conducted on 5/7/20  
Approved Fire 1, dated 3/15/19



5-11-2020

Truncated Domes installed on four ramps in right-of-way



Sidewalk complete along Holley



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** SwimLabs **Building Permit #:** BP-2019-36578 **Hydrology File #:** \_\_\_\_\_  
**DRB#:** DRB-98-324 **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** 8120 VENTURA, ST. NE, Albuquerque, NM 87122

**Applicant:** MULLEN HELLER ARCHITECTURE, PC **Contact:** DOUG HELLER, AIA  
**Address:** 1718 CENTRAL AVENUE SW, SUITE D, ALBUQUERQUE, NM 87104  
**Phone#:** 505-268-4144 **Fax#:** 505-268-4244 **E-mail:** DOUG@MULLENHELLER.COM

**Other Contact:** KLINGER CONTSTRUCTORS **Contact:** JOEL M. LOES  
**Address:** 8701 WASHINGTON NE ALBUQUERQUE NEW MEXICO  
**Phone#:** 505-822-9990 **Fax#:** \_\_\_\_\_ **E-mail:** JOELL@KLINGERLLC.COM

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes ☒ No

**DEPARTMENT** ☒ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

**TYPE OF SUBMITTAL:**

- ☒ ENGINEER/ARCHITECT CERTIFICATION  
☐ PAD CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE REPORT  
☐ DRAINAGE MASTER PLAN  
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
☐ ELEVATION CERTIFICATE  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ STREET LIGHT LAYOUT  
☐ OTHER (SPECIFY) \_\_\_\_\_  
☐ PRE-DESIGN MEETING?

**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  
☐ FLOODPLAIN DEVELOPMENT PERMIT  
☐ OTHER (SPECIFY) \_\_\_\_\_

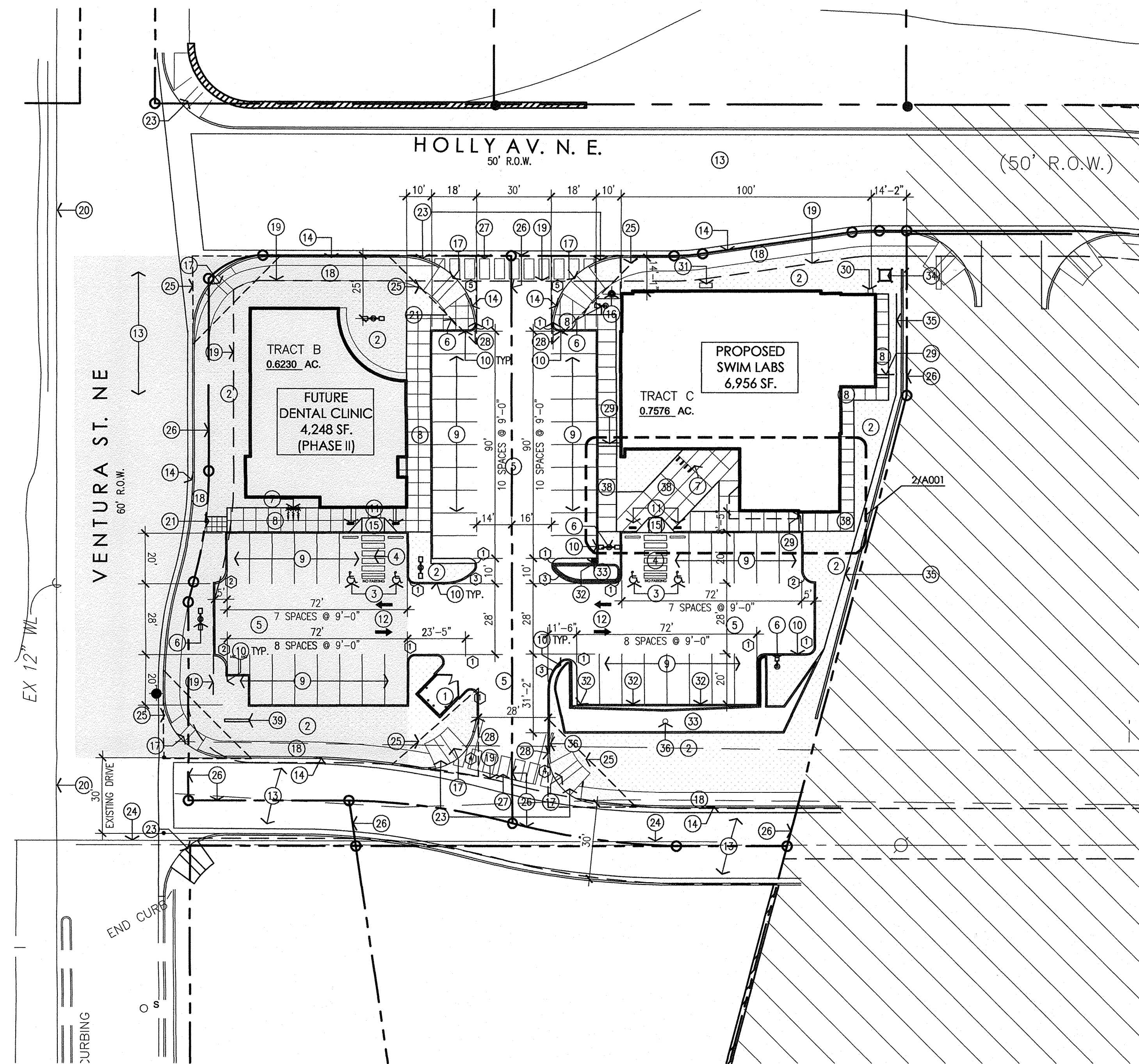
**DATE SUBMITTED:** 5-7-2020 **By:** DOUG HELLER, AIA, MULLEN HELLER ARCHITECTURE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

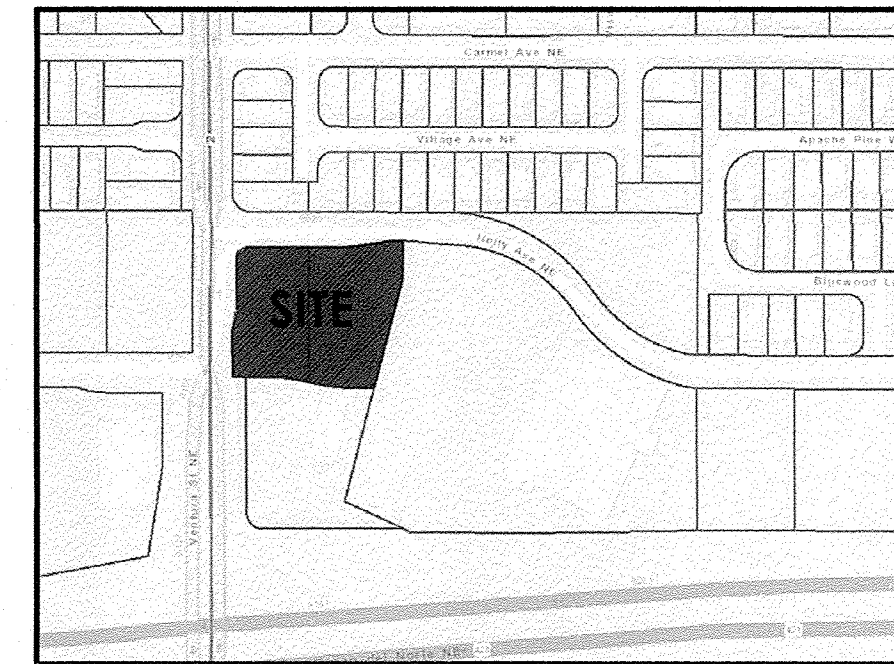
FEE PAID: \_\_\_\_\_





**1 Architectural Site Plan**  
Scale: 1"=30'-0"

- GENERAL NOTES:**
- [A] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB. LANDSCAPING AND SIGNING 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 THIS AREA.
  - [C] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
  - [D] ALL CURBS SURROUNDING LANDSCAPING SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).
  - [E] ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.
  - [F] ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
  - [G] SIDEWALK AREAS TO BE SHADED ALONG THE PRIMARY FACADE OF BUILDING.



VICINITY MAP: ZONE ATLAS PAGE H-09-Z

SHADED AREA INDICATES  
PHASE II OF THE SITE DEVELOPMENT

ALL OTHER SITE WORK IS PART OF PHASE I,  
IMPROVEMENTS UNDER AN EXISTING BUILDING  
PERMIT.

**RADIUS INFORMATION:**

- ① = 3'-0"
- ② = 5'-0"
- ③ = 15'-0"
- ④ = 20'-0"
- ⑤ = 30'-0"

**KEYED NOTES:**

- [1] PROPOSED REFUSE ENCLOSURE. 1/A002.
- [2] PROPOSED LANDSCAPING AREA. REFER TO LANDSCAPING PLAN.
- [3] PROPOSED HANDICAP PAVEMENT SIGN. SEE 6/A002.
- [4] PROPOSED STRIPED HANDICAP AISLE WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978. SEE 5/A002.
- [5] PROPOSED ASPHALT PAVING.
- [6] PROPOSED SITE LIGHTING. SEE GENERAL NOTES.
- [7] PROPOSED BIKE RACK WITH 3 SPACES. SEE 10/A002.
- [8] PROPOSED CONCRETE SIDEWALK WITH CONTROL JOINTS EVERY 5'-0" AND EXPANSION JOINTS EVERY 20'-0". SEE 7/A002.
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- [17] EXISTING CITY STANDARD HC RAMP. INSTALL TRUNCATED DOMES PER COA STANDARDS.
- [18] EXISTING CITY STANDARD SIDEWALK.
- [19] EXISTING 10' PUBLIC UTILITY EASEMENT.
- [20] EXISTING 20' PUBLIC WATERLINE EASEMENT.
- [21] PROPOSED (6' MINIMUM) SIDEWALK CONNECTION TO PUBLIC SIDEWALK. SEE DIMENSIONS FOR FOR WIDTH.
- [22] EXISTING 30' ACCESS EASEMENT.
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- [25] CLEAR SIGHT TRIANGLE: LANDSCAPING, 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.
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- [34] NEW CONCRETE PAD FOR TRANSFORMER. REFER TO ELECTRICAL.
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- [38] PROPOSED CONCRETE SIDEWALK. SEE 2/A001.
- [39] MONUMENT SIGN.

**PARKING CALCULATIONS:**

**REQUIRED PARKING:**

[BUILDING 1- 6,956 SF]  
TENANT A: 5,932 SF - TRAINING FACILITY  
(2.5 SPACES/1000 SF) = 15 SPACES REQ.  
TENANT B: 1,024 SF - FUTURE RETAIL  
(4 SPACES/1000 SF) = 4 SPACES REQ.

[BUILDING 2- 4,248 SF - DENTAL CLINIC]  
(5 SPACES/1000 SF) = 25 SPACES REQ.  
TOTAL PARKING SPACES REQUIRED = 44 SPACES  
TOTAL PARKING SPACES PROVIDED = 49 SPACES

**ACCESSIBLE PARKING:**

1 SPACE / 25 = 2 REQUIRED  
= 4 PROVIDED

**MOTORCYCLE PARKING:**

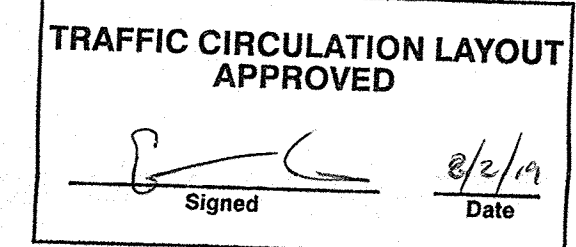
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**BICYCLE PARKING:**

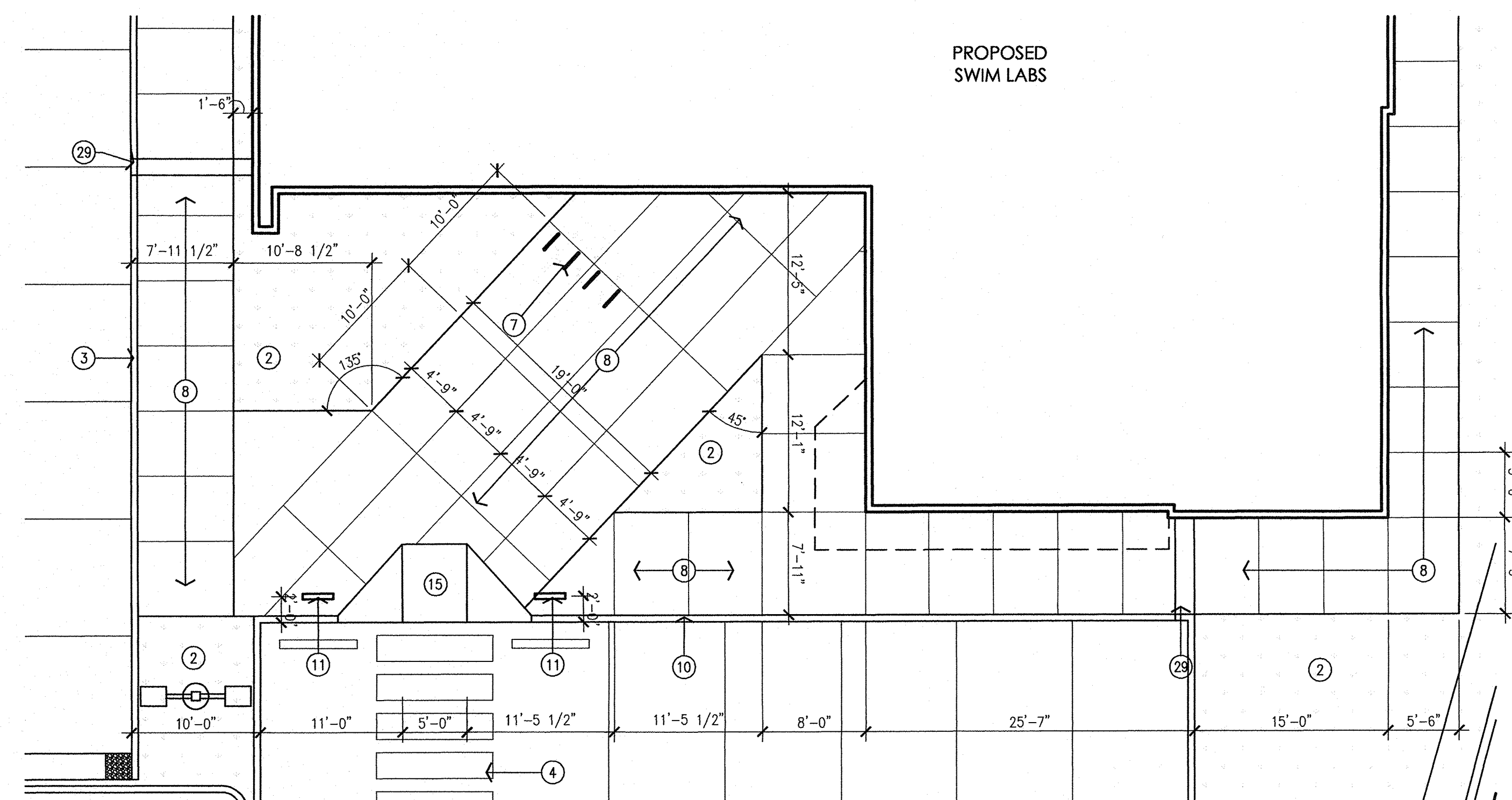
1 SPACE / 20 = 3 REQUIRED  
= 3 PROVIDED

**SITE LIGHTING NOTES:**

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- [B] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 20'-0" MAXIMUM.
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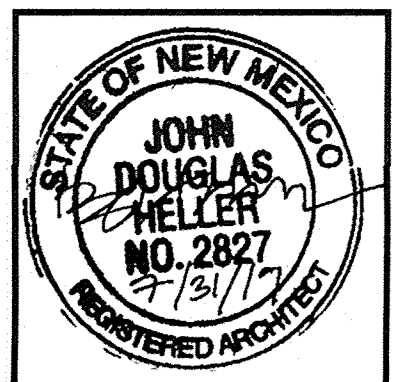
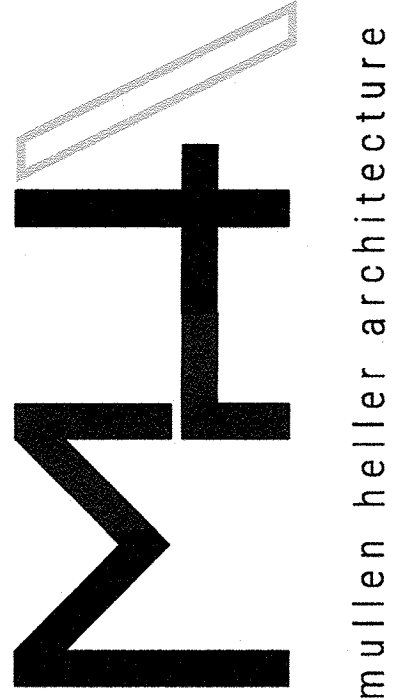


ALL WHEELCHAIR RAMPS LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.



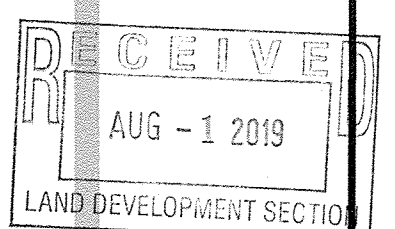
**2 Enlarged Site Plan**  
Scale: 1/8"=1'-0"

REV	DATE	DESCRIPTION
BY		



**MULLEN HELLER ARCHITECTURE**  
1718 CENTRAL AVE SW | SITE D  
ALBUQUERQUE, NM | 87109  
P | 505.268.4144  
F | 505.268.4244  
www.mullenheller.com

JOB NUMBER 18-20  
DRAWN BY MW/AG  
PROJECT MGR JDH  
DATE 7-24-2019  
PHASE CD



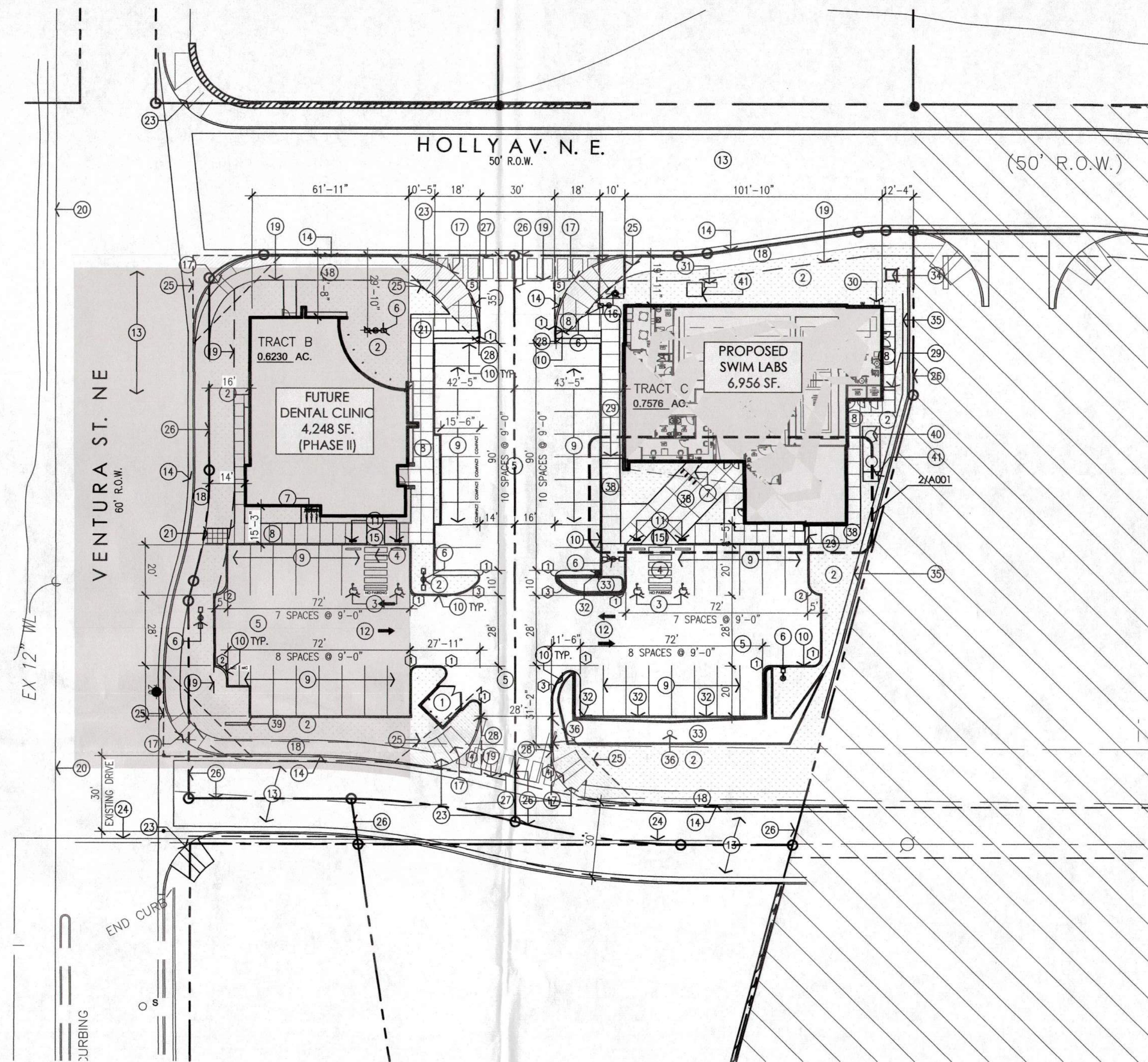
PROJECT  
**SwimLabs**  
8120 Ventura St. NE  
Albuquerque, NM 87122

TITLE  
**Traffic Circulation Layout**

SHEET

**TCL**





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- [40] SAND INTERCEPTOR, REFER TO PLUMBING.
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**PARKING CALCULATIONS:**

**REQUIRED PARKING:**

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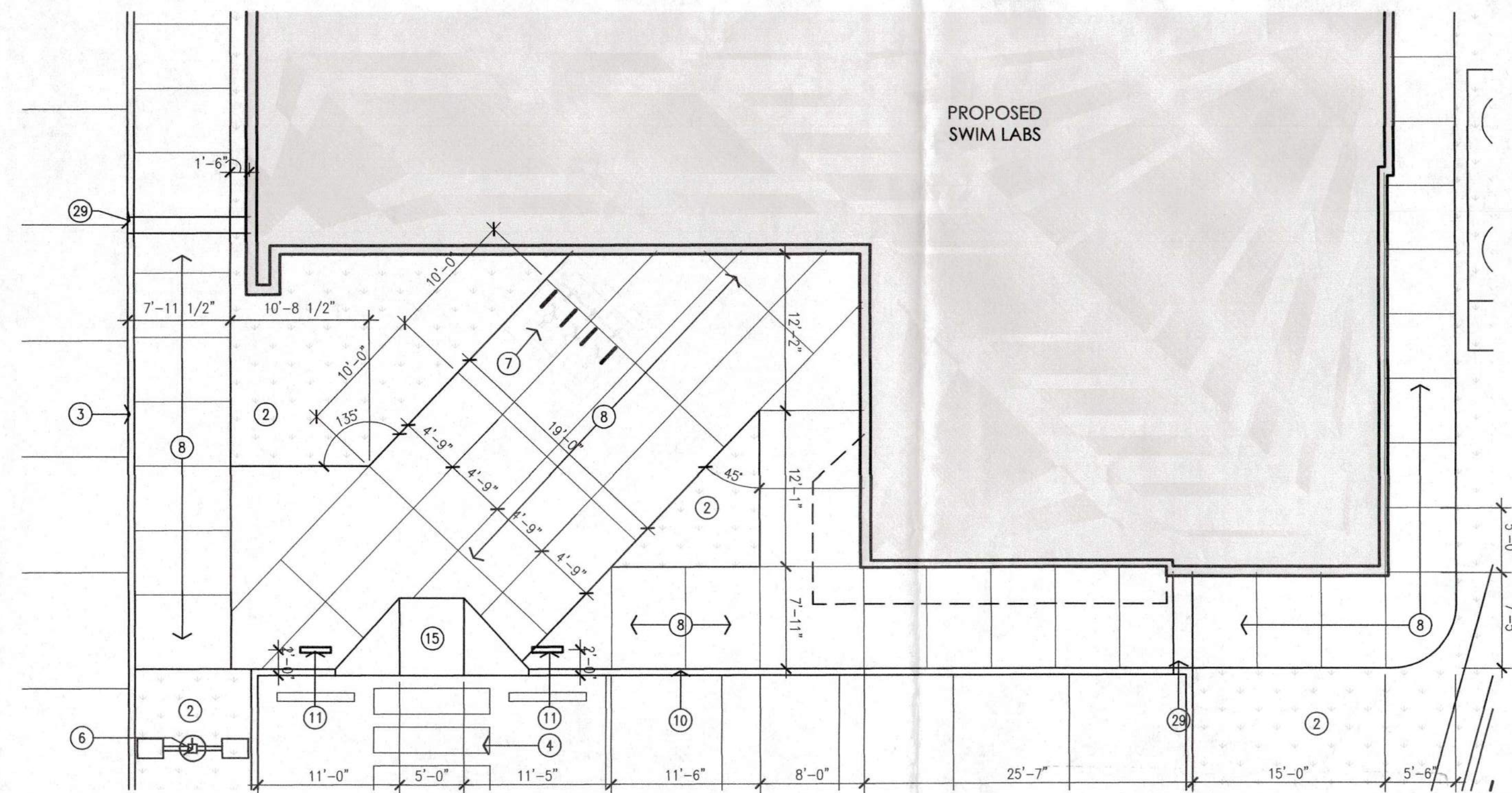
1 SPACE / 25 = 2 REQUIRED  
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**BICYCLE PARKING:**

1 SPACE / 20 = 3 REQUIRED  
MINIMUM 2 PER PREMISE = 4 PROVIDED

**SITE LIGHTING NOTES:**

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**2 Enlarged Site Plan**  
Scale: 1/8"=1'-0"

APPROVED BY: [Signature]  
DATE: 11/02/2019  
as shown.  
for tract C (Pad 3)  
Building elevations  
FILE # 00352 PROJECT # 004987  
ADMINISTRATIVE AMENDMENT  
PR-2019

DESCRIPTION	BY
DATE	REV
1	2
3	4
5	6



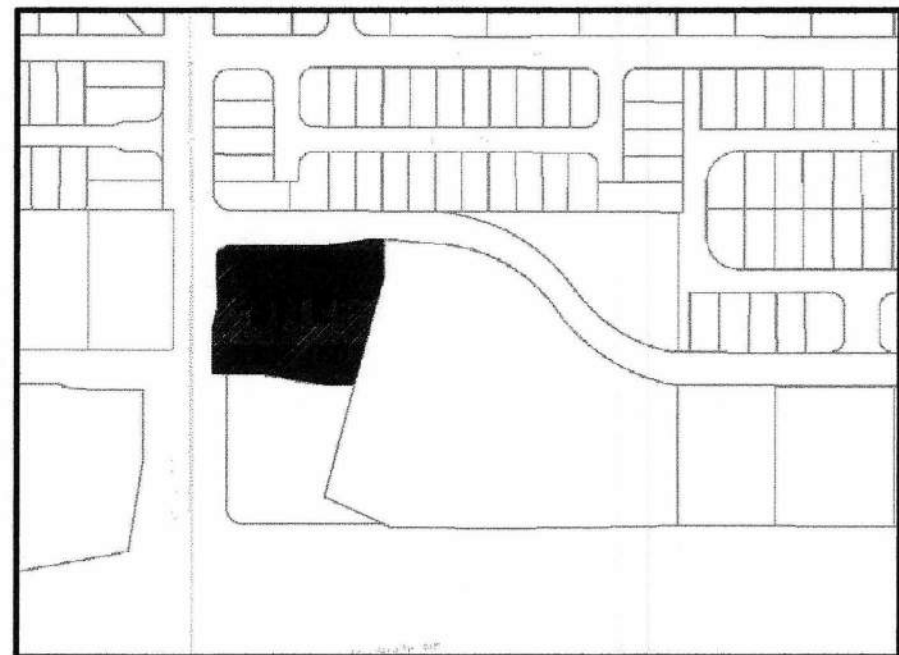
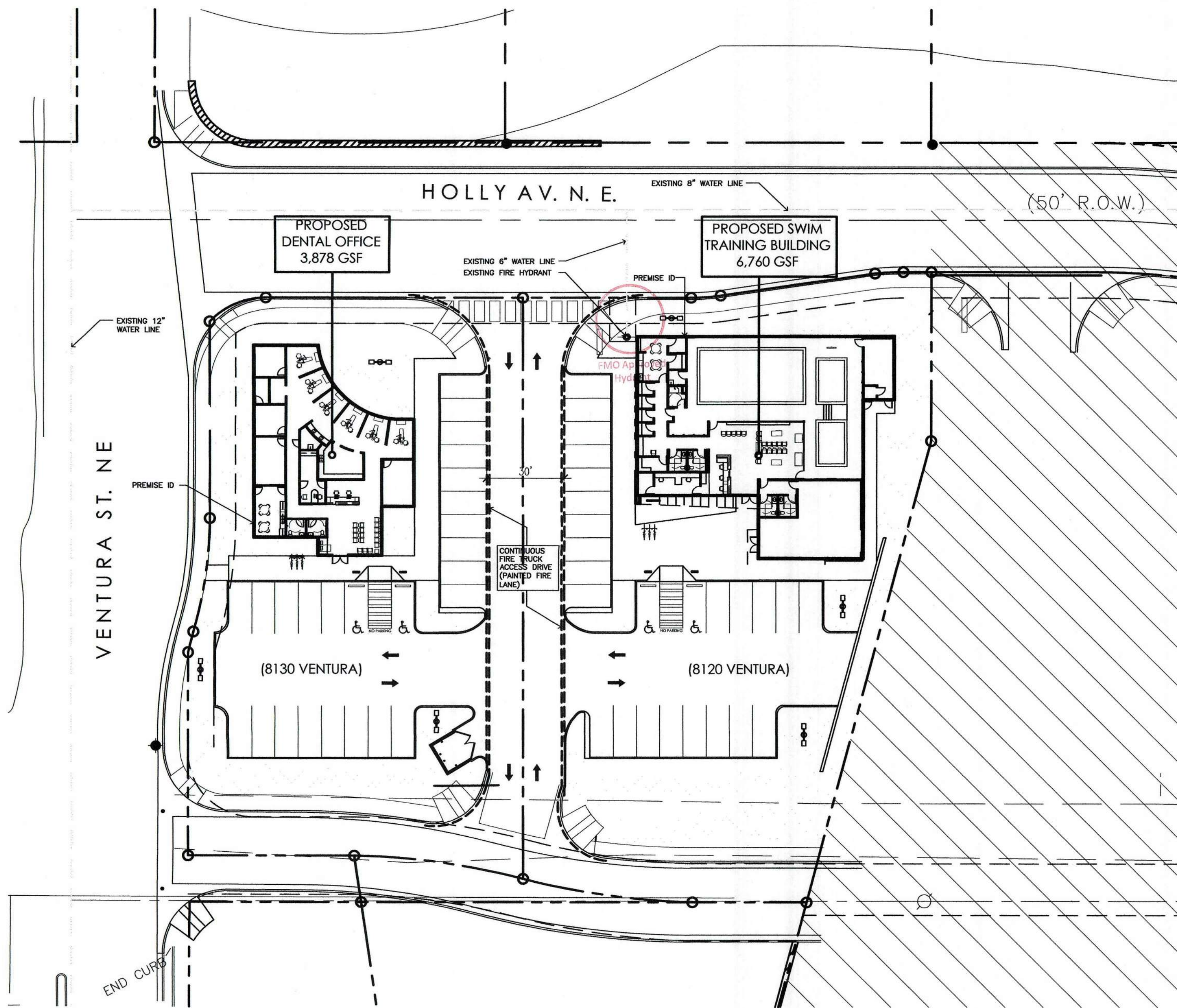
MULLEN HELLER ARCHITECTURE  
1718 CENTRAL AVE SW | STE D  
ALBUQUERQUE, NM 87109  
P | 505.268.4144  
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www.mullenheller.com

JOB NUMBER 18-20  
DRAWN BY AV/AG  
PROJECT MGR JDH  
DATE 9-12-2019  
PHASE CD

PROJECT  
Swim Labs  
8120 Ventura St. NE  
Albuquerque, NM 87122  
TITLE  
Architectural Site Plan

A001





VICINITY MAP: ZONE ATLAS PAGE H-09-Z

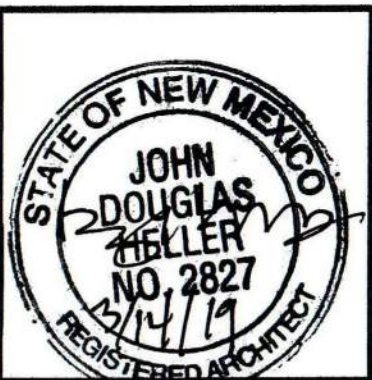
GENERAL NOTES:  
[A] ALL PARKING DRIVES TO BE ASPHALT CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.  
[B] FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

CODE DATA

BUILDING ADDRESS:	8120 VENTURA ST. NE ALBUQUERQUE, NEW MEXICO 87122
CONSTRUCTION TYPE:	TYPE II-B
OCCUPANT LOAD:	87
SQUARE FOOTAGE:	SWIM TRAINING BUILDING: 6,760 GROSS SF DENTAL OFFICE: 3,878 GROSS SF
FIRE PROTECTION:	NON-SPRINKLERED  SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL OF ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, KITCHEN SUPPRESSION SYSTEM, OR ANY OTHER FIRE RELATED SYSTEM.  THE FIRE SPRINKLER SYSTEM WILL BE SUPERVISED WHEN REQUIRED BY THE 2015 INTERNATIONAL FIRE CODE.
BUILDING HEIGHT:	23'-0" ABOVE FINISH FLOOR LEVEL.
FIRE SEPARATION:	NO FIRE SEPARATION REQUIRED.
FIRE FLOW CALCS:	PER 2015 IFC: APPENDIX B, TABLE B105.1  PROPOSED SWIM LABS BUILDING: II-B @ 6,760 SF = 1,750 GALLONS/MINUTE (2 HOUR DURATION)  PROPOSED DENTAL OFFICE BUILDING: V-B @ 3,878 SF = 1,750 GALLONS/MINUTE (2 HOUR DURATION)  (NO REDUCTION FOR FIRE SPRINKLER SYSTEM) TOTAL BUILDING FIRE FLOW = 1,750 GALLONS/MINUTE
FIRE HYDRANT DISTRIBUTION:	PER 2015 IFC: APPENDIX C, TABLE C105.1  1 FIRE HYDRANT REQUIRED PER APPENDIX C  1 EXISTING FIRE HYDRANT PROVIDED  AVERAGE SPACING BETWEEN HYDRANTS SHALL BE 500 FEET  MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO HYDRANT SHALL BE 250 FEET



REV	DATE	BY	DESCRIPTION
1			
2			
3			
4			



MULLEN HELLER ARCHITECTURE  
1718 CENTRAL AVE SW | STE D  
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PHASE	SCHEMATIC



PROJECT  
Swim Labs  
8120 Ventura St. NE  
Albuquerque, NM 87122

TITLE  
Fire Safety Site Plan