

CITY OF ALBUQUERQUE



October 30, 2020

John Douglas Heller, RA
Mullen Heller Architecture, PC
1718 Central Ave SW, Suite D
Albuquerque, NM 87104

**Re: Dr. Fanning Orthodontics
8130 Ventura St. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 7-31-19 (C20D084)
Certification dated 10-28-20**

Dear Mr. Heller,

Based upon the information provided in your submittal received 10-28-20, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Please add MC sign. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the IDO.
- Please remove construction debris and equipment.

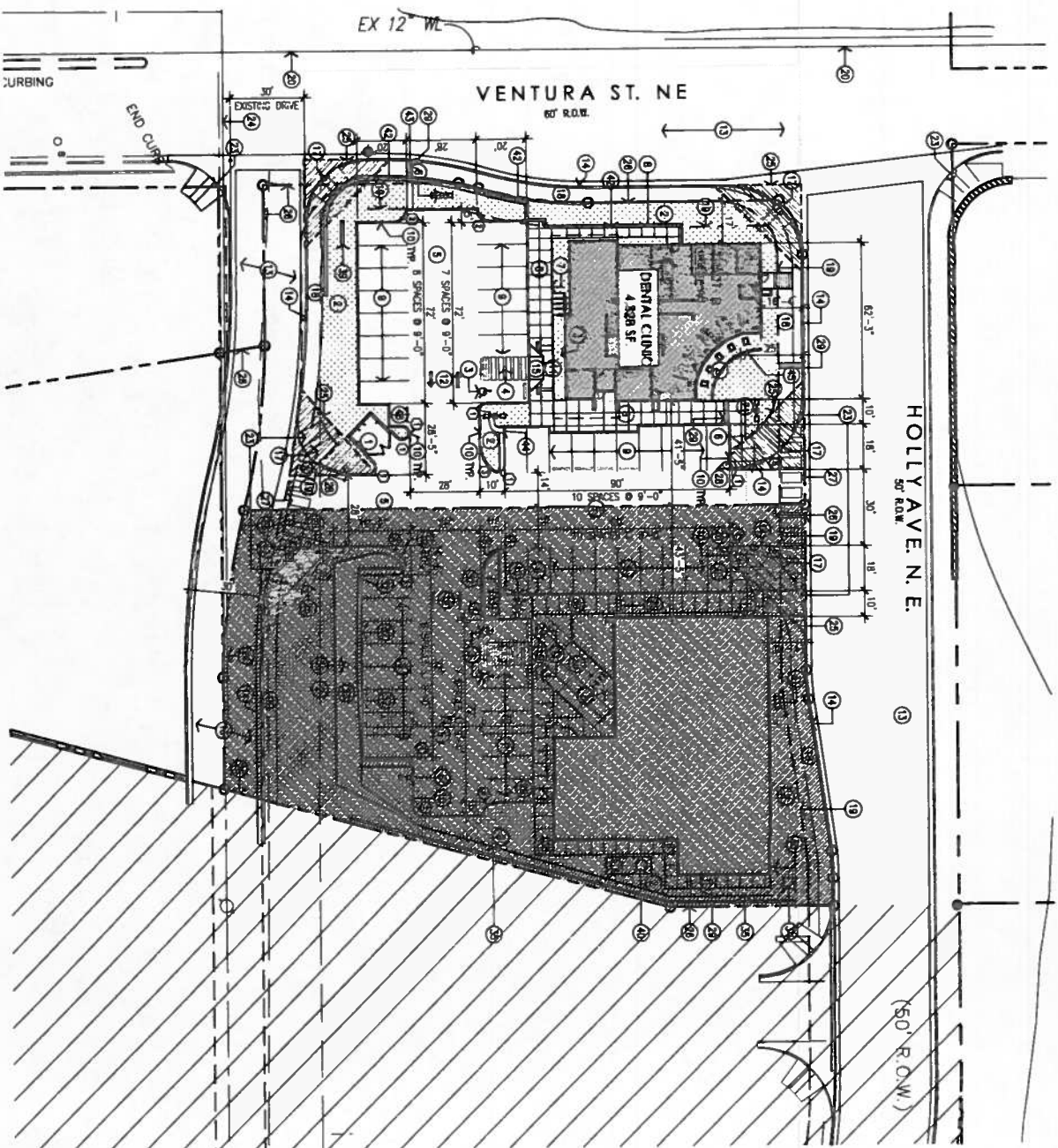
Once these corrections are complete, email pictures showing the corrections to PLNDRS@cabq.gov, and epgomez@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3981.

Sincerely,


Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



- [a] GENERAL NOTES:
- [b] THE FOLLOWING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- [c] LANDSCAPING, AND SHADING SHALL INTERFERE WITH CLEAR SKAT REQUIREMENTS. HEREBY, SOILS, WILDS, TREES, AND SUBSTANTIALLY 3 AND 6 FEET SHALL BE MAINTAINED FROM THE OUTER PAVEMENT.
- [d] AN AMBUSHMENT OF TREASURING FROM THE ROW FROM SOILS, TREES, CURBOUT, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENLIGHTENED PERMIT.
- [e] ALL CURBS SURROUNDING LANDSCAPING, SHALL PROVIDE WATER RUNOFF OPERATIONS TO ALLOW STORMAGE DRAINAGE AND THE LANDSCAPED AREAS (PAVED AREAS) SHALL BE MAINTAINED.
- [f] ALL SIDEWALKS AND PATHWAYS WILL BE DONE UNDER SEPARATE PERMIT.
- [g] ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCULCATED PERMIT, ROAD ORDER.
- [h] SIDEWALK AREAS TO BE SAVED ALONG THE FRONTAGE HOUSE OF BUILDING.



- SHADED AREA INDICATES
PHASE 1 OF THE SITE DEVELOPMENT

THIS PROJECT IS PHASE 2 OF THE DEVELOPMENT

- RADIUS INFORMATION**

- KEYED NOTES:
- [1] PROPOSED RETISE ENCLOSURE, 1/0002.
- [2] PROPOSED LAMPSCOPE AREA, REFER TO LAMPSCOPE PLAN.
- [3] PROPOSED SHARED PAVEMENT SIGN, SEE 6/0002.
- [4] PROPOSED SHARED HANDCAP ASILE WITH 12" HIGH MOUNTED LETTERING NO PARKING PER 08-1-4.1.8 MICH 1978, SEE 6/0002.
- [5] PROPOSED LEGALITY MARK.
- [6] PROPOSED SET LATERAL, SEE GENERAL NOTES.
- [7] PROPOSED SET BACK WITH 3' SETBACK SEE 6/0002.
- [8] PROPOSED CONCRET SIGN WITH CHALKING CHITS PER 7/00-2 AND DONOR SIGN AREA REFER 20-0-1, SEE 7/0002.
- [9] PROPOSED MOUNTED PARKING STOPPING.
- [10] PROPOSED CONCRETE CURB, SEE GRADING & DRAINAGE PLAN.
- [11] PROPOSED HANDCAP PARKING SIGN, "WV WHERE MOUNTED TO BE MOUNTED PER 61-1-33.4-C MICH 1978." VOLUMES ARE SUBJECT TO A PRE AND/OR TOWING, SEE 6/0002.
- [12] PROPOSED SHARED DIRECTIONAL ARROW/ STOPPAGE ON PAVEMENT.
- [13] PROPOSED SHARED ROAD.
- [14] PROPOSED CONCRETE CURB TO REPAIR.
- [15] PROPOSED SET BACK, SEE 6/0002.
- [16] EXISTING FIRE MOUNTAIN TO REMAIN.
- [17] EXISTING CITY SHIMMOK CH RAMP, METAL TRUCKMOUNTED CURB PER COA STUDIOS.
- [18] EXISTING CITY SHIMMOK SIDEWALK.
- [19] EXISTING OF PUBLIC UTILITY EXISTENT.
- [20] EXISTING OF PUBLIC WATERSIDE EXISTENT.
- [21] PROPOSED SET LATERAL/ SHIMMOK CONNECTION TO PUBLIC SIDEWALK, SEE DIMENSIONAL FOR WIDTH.
- [22] EXISTING SET ACCESS EXISTENT.
- [23] EXISTING SIDEWALK CUT TO REMAIN LINES.
- [24] CLEAR SHIP TRAILAGE, LAMPSCOPE, AND SPONGE WILL NOT INTERFERE WITH CLEAR SHIP REMOVED.
- [25] EXISTING SIDEWALK, WALL, TREES, AND SHIMMOK BETWEEN 3 AND 6 FEET WALL (S) WASHED FROM THE GUTTER PAV. WILL NOT BE ACCEPTABLE IN THE CLEAR SHIP TRAILAGE.
- [26] EXISTING PROPERTY LINE.
- [27] EXISTING SHIMMOK.
- [28] NEW HANDS STOPPING.
- [29] NEW CURB WITH EXISTING CURB CUT.
- [30] NEW SHIMMOK, REFER TO CHALK.
- [31] NEW MOUNTED REGISTRATION CONTROL BOX, REFER TO LAMPSCOPE.
- [32] NEW REGULATION ADOPTING PREVENTION IN HOT BOX, REFER TO LAMPSCOPE.
- [33] NEW 2" CURB GROWER, REFER TO CHALK.
- [34] NEW STORM WATER GUT, REFER TO CHALK.
- [35] NEW CONCRETE AND PAV TRUCKMOUNT, REFER TO DETAIL.
- [36] NEW SMALL, REFER TO CHALK.
- [37] EXISTING FORMION OF EXISTING CURB TO ALIGN WITH NEW SIDEWALK.
- [38] EXISTING ROAD, REFER TO CHALK.
- [39] PROPOSED CONCRETE SIDEWALK, SEE 2/0001.
- [40] PROPOSED 50" ST. JUNCTION SIGN.
- [41] NEW INTERCEPT, REFER TO PLUMBING.
- [42] LEVEL, NEW OUTSIDE STOPPING AND LAMPSCOPE WILL REMAIN AS IS.
- [43] OPEN THROUGH CURB & UNDER SIDEWALK (REFER TO CHALK).
- [44] OPEN THROUGH CURB (REFER TO CHALK).
- [45] NEW LAMPSCOPE BLACK REPAIRS WILL FOLLOW CURVE OF WALL.
- [46] NEW LAMPSCOPE, REFER TO CHALK FOR EXISTING AND EXISTING.
- [47] NEW 4" WIDE, 8'-0" LONG AUTOMOBILE SPACES WITH SPACING AT EACH SPACE.

- SITE LIGHTING NOTES:**
- [A] THE LOCATION OF THE LIGHTING FIXTURES (ON-OFF ARMLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
 - [B] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE BASE OF THE POLE TO THE TOP OF THE POLE SHALL BE 20'-0" MAXIMUM.
 - [C] LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 15 FEET MAXIMUM.
 - [D] SITE LIGHTING SHALL BE FULLY SHIELDED, AND NOT BE DIRECTLY SHINING ON ADJACENT ROAD OR UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED AT 20 FEET MAXIMUM.

[illegible]

REV	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5	09/30/19	AG	COA_COMMENTS



MILLER HELLER ARCHITECTURE
1718 CENTRAL AVE SW | STE D
ALBUQUERQUE, NM | 87109
P | 505.265.4144
F | 505.265.4244
www.mhbuildings.com

JOB NUMBER	18-15
DRAWN BY	SEJ / AV
PROJECT MGR	JDH
DATE	02-11-2020
PHASE	SHELL PERMIT

DRAWN BY SEE JAY

PROJECT 1109

DATE 02-11-2020

PHASE SHELL PERMIT

PROJECT
Fanning Orthodontics
8130 Ventura Street NE
Albuquerque, NM 87122

TITLE
Architectural Site Plan

TITLE
Architectural Site Plan

A001

MULLEN+HELLER

ARCHITECTURE. P.C.

October 28, 2020

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

Re: **Permanent Certificate of Occupancy for
Dr. Fanning Orthodontics
8130 Ventura St NE
Albuquerque, NM 87122**

Dear Ms. Wolfenbarger:

I, Doug 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-2020-05944). The attached Traffic Control Layout shows "redlined" revisions made to the site plan per construction coordination.

This certification only pertains to Tract B of the development. I further certify that I have personally visited the project site on October 23, 2020, 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.

The construction of the sitework matches the approved permit drawings with a few minor exceptions, which include:

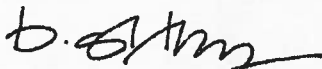
- Given the dramatic slope of the site, it was determined that an accessible sidewalk connection to the public sidewalk would not be possible on the west side of the parking lot. Connection to the public sidewalk is still available at the northeast corner of the property.
- In the approved Architectural Site Plan, four parking spaces were updated to be "compact" to make room for a more generous sidewalk
- The motorcycle parking moved next to the trash enclosure for a more efficient use of space.

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.

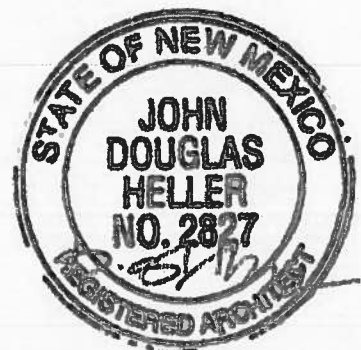
Please feel free to contact me if you have any questions.

Sincerely,
Mullen Heller Architecture, PC



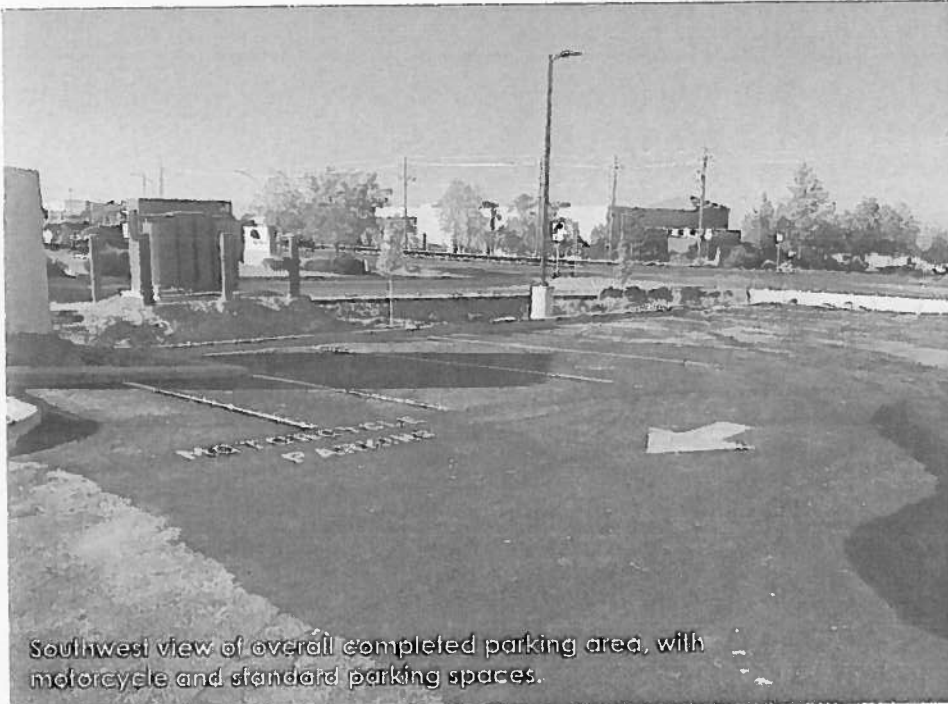
Doug Heller, AIA, LEED AP

Attachments: Site Photographs from Visits Conducted on 10/23/2020
Approved TCL for Permit dated 08/02/2019
Approved Architectural Site Plan for Permit dated 02/20/2020



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ARCHITECTURE. P.C.



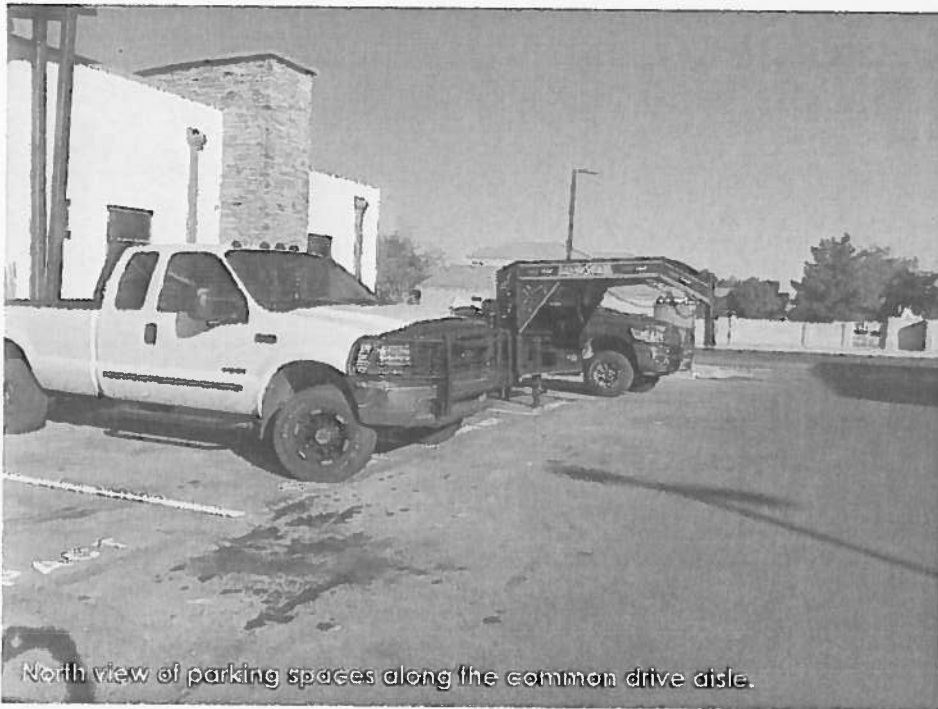
Southwest view of overall completed parking area, with motorcycle and standard parking spaces.



West view of ADA accessible parking spaces, access isle, parking signs, and bike rack.

MULLEN+HELLER

ARCHITECTURE, P.C.



North view of parking spaces along the common drive aisle.



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

C20D082

Project Title: Dr. Fanning Orthodontics Building Permit #: BP-2020-05944 Hydrology File #: C20D082

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

Legal Description: _____

City Address: 8130 Ventura St NE, Albuquerque, NM 87122

Applicant: MULLEN HELLER ARCHITECTURE, PC Contact: Doug Heller

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 Constructors, LLC Contact: Joel Loes

Address: 8701 Washington NE, Albuquerque, NM 87113

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 (of TCL)

_____ 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: 10-27-2020

By: DOUG HELLER, AIA, MULLEN HELLER ARCHITECTURE *D. Heller*

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____