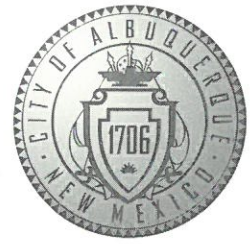


# CITY OF ALBUQUERQUE



October 10, 2018

Richard Bennett, R.A.  
RBA Architect  
6230 Montano Rd NW  
Albuquerque, NM 87102

**Re: Beehive at Montano,  
6230 Montano Rd. NW  
Request for Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 7-16-18 (E10D027)  
Certification dated 9-27-18**

Dear Mr. Bennett

Based upon the information provided in your submittal received 10-09-18, 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 @ (505) 924-3981 or Racquel Michel @ (505) 924-3991.

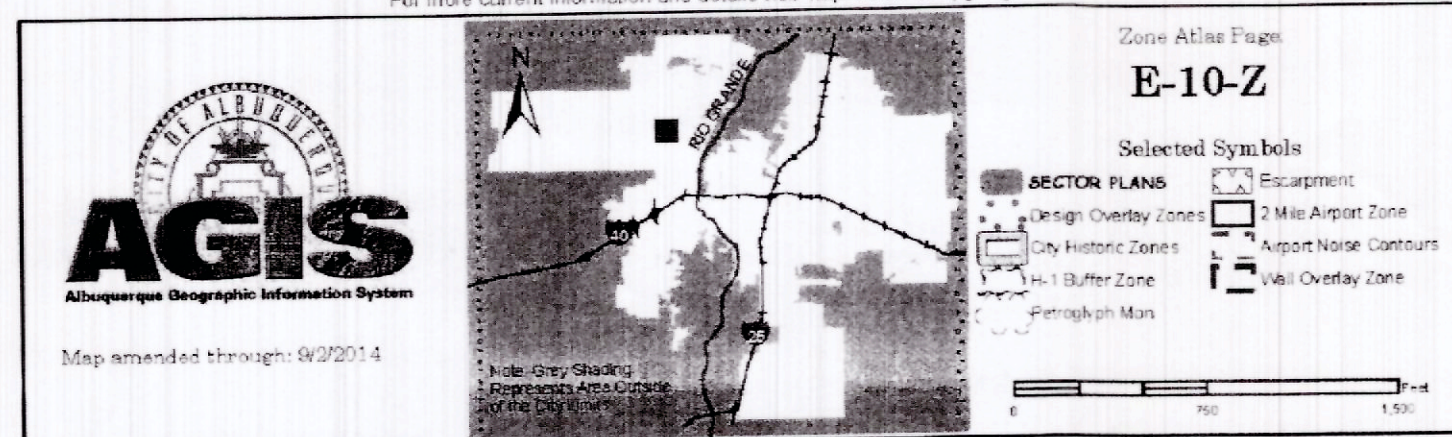
Sincerely,

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

Ernie Gomez  
Plan Checker, Planning Dept.  
Development Review Services

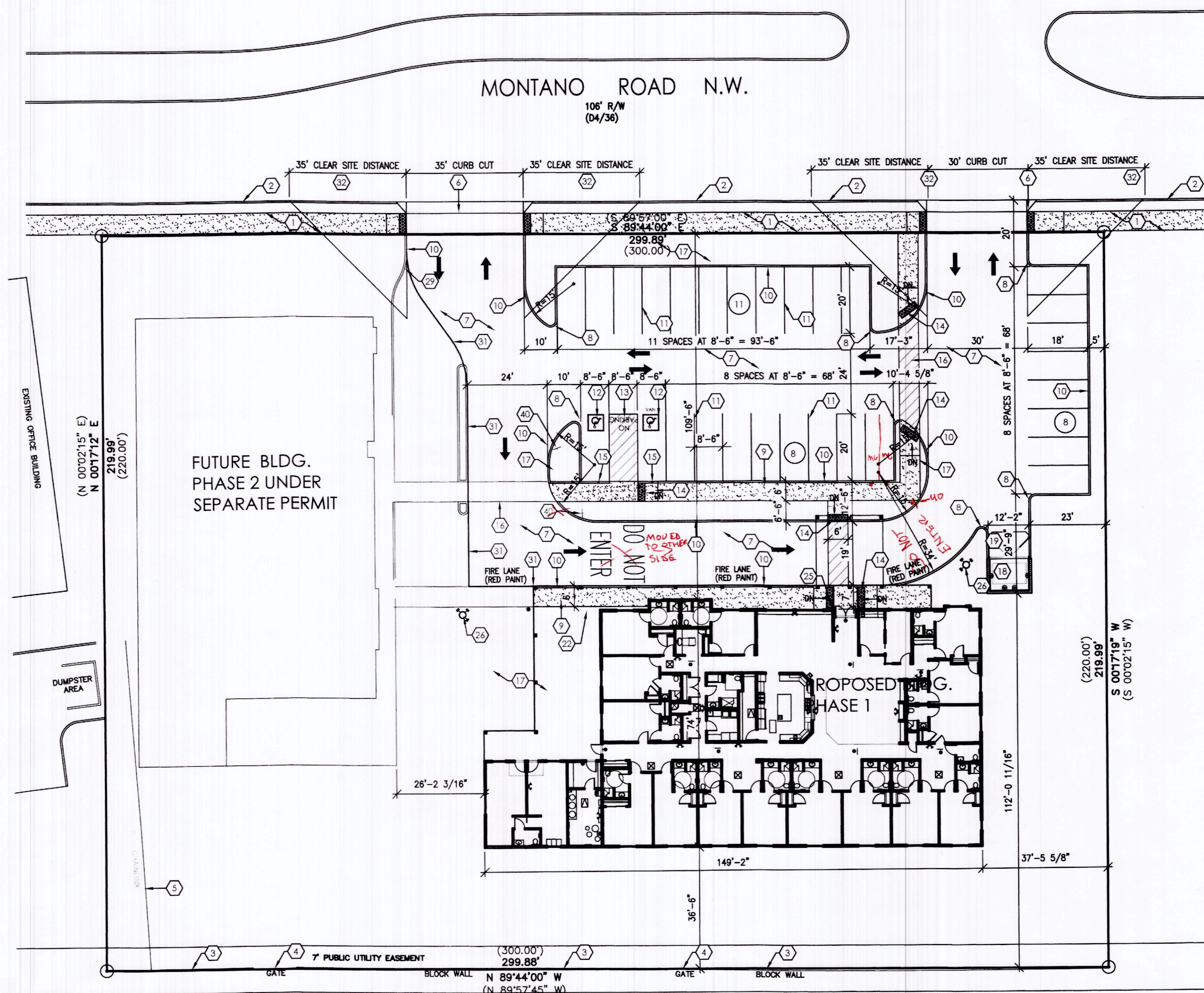
EG via: email  
C: CO Clerk, File



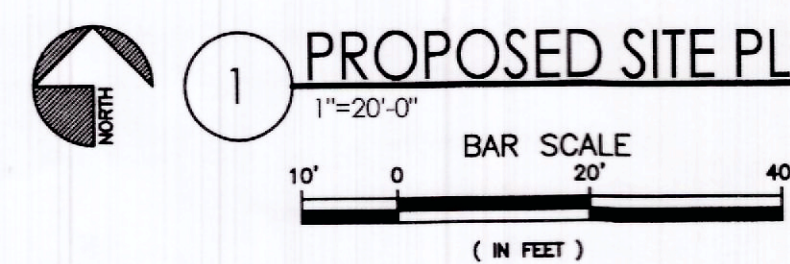


### VICINITY MAP

|   |  |
|---|--|
| <b>NEW BUILDING   PARKING REQUIREMENTS</b>  |  |
| TWO SPACES PER DWELLING UNIT:   |  |
| REQUIRED:<br>ASSISTED LIVING HOME: 8 SPACES REQUIRED<br>OFFICE AREA: $647.5 \text{ S.F.} / 200 = 4 \text{ SPACES}$<br>TOTALS SPACES REQUIRED: 12 SPACES<br>HC SPACE REQUIRED: 1 TO 25 SPACES = 1 HC SPACE |  |
| <b>FUTURE BUILDING   PARKING REQUIREMENTS</b>   |  |
| REQUIRED:<br>ASSISTED LIVING HOME: 8 SPACES REQUIRED<br>OFFICE AREA: $307.5 \text{ S.F.} / 200 = 2 \text{ SPACES}$<br>TOTALS SPACES REQUIRED: 10 SPACES<br>HC SPACE REQUIRED: 1 TO 25 SPACES = 1 HC SPACE |  |
| <b>BUILDING PHASE 1 &amp; 2 PARKING REQUIREMENTS</b>  |  |
| TOTAL PARKING REQUIRED:   | 22 REGULAR SPACES<br>1 H.C. SPACES   |
| PARKING PROVIDED:   | 27 - $9 \times 20$ SPACES<br><u>2 - <math>9 \times 20</math> H.C. SPACES</u> |
| TOTAL PARKING PROVIDED:   | 29 SPACES  |



## PROPOSED SITE PLAN

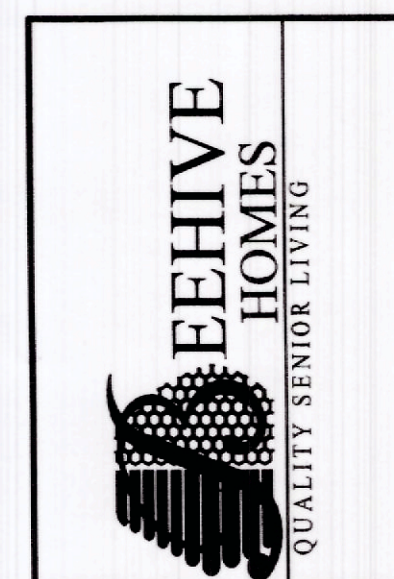


**LEGAL DESCRIPTION**  
6230 MONTANO RD NW 87120.  
LOTS 0-26 THROUGH 0-31, VOLCANO CLIFFS,  
UNIT 1 ALBUQUERQUE, BERNALILLO COUNTY,  
NEW MEXICO.

**TRAFFIC CIRCULATION LAYOUT  
APPROVED**

*[Signature]* 7/25/16  
Signed Date

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



## LIFE SAFTY GENERAL NOTES

- A. PREMIS IDENTIFICATION: SHALL BE MINIMUM 10 INCHES HIGH X 2 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- B. FIRE SPRINKLER SYSTEM AND FIRE ALARM PLANS TO BE SUBMITTED UNDER SEPARATE PERMIT.
- C. GENERAL CONTRACTOR TO PROVIDE AND INSTALL NOCK BOX. NOCK BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION AND BE MOUNTED NO HIGHER THAN 6'-0" ABOVE FINISH FLOOR. THE NOCK BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN ACCESS TO BUILDING AND FIRE RISER ROOM. FINAL LOCATION TO BE APPROVED BY THE FIRE MARSHALL.
- D. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F., REF: FLOOR PLANS FOR QUANTITY, LOCATION AND TYPE.
- E. ALL PENETRATIONS THROUGH A FIRE RATED FLOOR OR FIRE RATED WALL TO BE FIRE STOPPED WITH THERMABAR AS MANUFACTURED BY THERMAFLEX, LLC, WABASH, 46972 OR OTHER APPROVED EQUAL.
- F. ALL EXIT SIGNS AND EMERGENCY LIGHTING SHALL HAVE BATTERY BACK-UP, REF. ELECTRICAL.

## KEYED NOTES

1. EXISTING SIDEWALK.
2. EXISTING CONCRETE CURB.
3. EXISTING BLOCK WALL.
4. EXISTING GATES.
5. REMOVE EXISTING CHAINLINK FENCE.
6. SAW CUT CURB AND GUTTER AND REMOVE FOR NEW CURB CUT AND DRIVE PAD, BUILD NEW DRIVE PAD PER C.O.A. STANDARD DRAWING 2426, REF: GRADING AND DRAINAGE PLANS. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DCR APPROVED PLANS.
7. ASPHALT PAVING.
  - a. 2'-0" RADIUS.
8. CONCRETE SIDEWALK, SLOPE SIDEWALK 1/4"/FT. AWAY FROM BUILDING.
9. 6" RAISED CONCRETE CURB PER CITY OF ABQ STANDARDS, REF: SHEET AS-2 AND GRADING AND DRAINAGE PLAN.
10. 2" WIDE PAINTED PARKING STRIPE PER CITY OF ABQ STANDARDS, REF: AS-2 FOR DETAILS.
11. HANDICAP ACCESSIBLE SYMBOL PER CITY OF ABQ STANDARDS, REF: AS-2 FOR DETAILS.
12. HANDICAP ACCESSIBLE AISLE PER CITY OF ABQ STANDARDS, REF: AS-2 FOR DETAIL.
13. HANDICAP ACCESSIBLE CURB RAMP PER CITY OF ABQ STANDARDS, REF: AS-2 FOR DETAIL.
14. HANDICAP ACCESSIBLE SIGNAGE PER CITY OF ABQ REQUIREMENTS, REF: AS-2 FOR DETAILS.
15. PEDESTRIAN STRIPED WALKWAY, REF: PLANS FOR WIDTH.
16. LANDSCAPING AREA, REF: LANDSCAPING PLANS.
17. ENCLOSED DUMPSTER LOCATION, REF: AS-2 FOR DETAILS.
18. CONCRETE SLAB AND APRON, FOR DUMPSTER.
19. BIKE RACK, REF: C-2 FOR DETAILS.
20. MOTORCYCLE PARKING SIGNAGE PER CITY REQUIREMENTS.
21. FIRE DEPARTMENT CONNECTION (FDC) LOCATION, NOTE: FDC LOCATION TO BE WITHIN 100 FEET OF FIRE HYDRANT.
22. NOT USED.
23. POST INDICATOR VALVE AND METERED CHECK VALVE PER STANDARD SPEC.
24. G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO BUILDING AND FIRE RISER ROOM, MOUNT BOX 5'-0" HIGH A.F.F.
25. NEW FIRE HYDRANT.
26. REMOVE TREES AND BUSHES AS NEEDED.
27. 1'-6" RADIUS.
28. 1'-0" RADIUS.
29. 5'-0" RADIUS.
30. ROLLED ASPHALT SEPARATING PHASE 1 AND 2.
31. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENT. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL AT MEASURED FROM THE GUTTER WILL BE UNACCEPTABLE IN THIS AREA.  
NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DCR APPROVED PLANS.
32. "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHATEVER AN ADJACENT VEHICLE'S TIRE WOULD BE PLACES. (68-1-4.1.B NMSA 1978).
33. 24" TRUNCATED DOMES, REF: GRADING AND DRAINAGE PLANS.
34. FIRE DEPARTMENT CONNECTION (FDC) LOCATION, NOTE: FDC LOCATION TO BE WITHIN 100 FEET OF FIRE HYDRANT.
35. PREMIS ID TO BE 24 INCH HIGH NUMERALS, 4" STROKE ON A CONTRASTING BACKGROUND.
36. FIRE RISER ROOM WITH SIGNAGE "FIRE RISER ROOM".
37. NEW 48" WIDE WROUGHT IRON GATE WITH KEYS LOCKSET.
38. G.C. TO PROVIDE AND INSTALL KNOX BOX WITH KEY TO GATE FOR FIRE DEPARTMENT ACCESS TO BUILDING AND FIRE RISER ROOM, MOUNT BOX 5'-0" HIGH A.F.F.
39. NEW SIGN "DO NOT ENTER".

RECEIVED  
JUN 21 2016  
HUMAN DEVELOPMENT SECTION

BEEHIVE HOMES INC.  
TRAFFIC CIRCULATION LAYOUT PLAN  
ALBUQUERQUE, NM  
PROJECT # 1577

REVISION DATE  
07/19/16 TCL  
07/21/16 TCL

STATE OF NEW MEXICO  
RICHARD B. BENNETT  
No. 1240  
7/12/16  
REGISTERED

**RBA**  
ARCHITECTURE, PC  
PLANNING  
DESIGN

1101 Park Ave. SW  
Atlanta, GA 30331  
phone: 404.525.4680  
www.rba1.com

DATE 07-12-2016

SHEET NUMBER

TCL-1.0





September 27, 2018

Re: Beehive

6230 Montano Rd, NW, Alb. NM 87120

Beehive Montano – BP-2016-27278

Engineer's/Architect's stamp dated: 7/12/2016

#### TRAFFIC CERTIFICATION

I, Rick Bennett, NMRA #1240, of the firm of RBA Architecture, PC hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout, approved TCL Site Plan dated 7/25/2016 and with Architect's stamp dated 07/12/2016.

The record information was edited on 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 September 27, 2018 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 Beehive located at 6230 Montano Rd. NW 87120, Lot O-31-A, Volcano Cliffs Subdivision, Bernalillo County in Albuquerque, New Mexico.

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.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Bennett', with a long, sweeping horizontal line extending to the right.

Rick Bennett, Architect





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Beehive at Montano Building Permit #: \_\_\_\_\_ City Drainage #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lots 0-26 through 0-31, Volcano Cliffs, Unit 1

City Address: 6230 Montano Rd NW Abq, Nm 87120

Engineering Firm: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: RBA Architecture, PC Contact: David

Address: 1104 Park Ave Sw Albuquerque, NM 87102

Phone#: 242-1859 Fax#: \_\_\_\_\_ E-mail: david@rba81.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### 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)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

### CHECK 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
- ☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 9-27-2018 By: David McEachern

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_