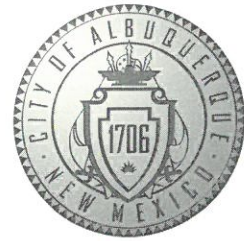


CITY OF ALBUQUERQUE



January 29, 2018

Ronal Burstein, R.A.
Studio Southwest Architects
2101 Mountain Rd. NW
Albuquerque, NM 87104

**Re: Andalusia Phase 1, 5600 Coors Blvd.
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 3-23-17 (E12D0151D)
Certification dated 1-25-18**

Dear Mr. Burstein,

Based upon the information provided in your submittal received 1-25-18, 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 me at (505)924-3991.

Sincerely,

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

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

NOT IN PHASE 1 SCOPE

COORS BOULEVARD, NW (156' ROW)

SYMBOLS LEGEND

- HARDSCAPE
- SINGLE LAMP POLE
- DOUBLE LIGHT POLE
- BIKE PARKING (5) SPACES
- TREE WELL W/ FLUSH CURB- SEE A1/A002

LIGHT BOLLARD

SITE

VICINITY MAP

GENERAL NOTES:

- FAST FOOD RESTAURANTS WITH DRIVE UP WINDOWS AND GAS STATIONS SHALL NOT BE PERMITTED.
- THE MAX. F.A.R. SHALL BE 0.35
- NO BUILDING ELEMENTS ARE ALLOWED TO PROJECT WITHIN THE 35'-0" SETBACK AREA ALONG COORS BOULEVARD AS PER THE COORS CORRIDOR PLAN.
- ALL SCREEN WALLS SHALL BE DESIGNED TO MEET THE REQUIREMENTS TO THE DESIGN STANDARDS AND SECTION 14-16-3-19 OF THE COMPREHENSIVE CITY ZONING CODE
- IF RESTAURANTS WITH ALCOHOLIC BEVERAGES ARE SOLD FOR ON PREMISE CONSUMPTION, THE APPLICANT SHALL DEMONSTRATE THAT PARKING WILL MEET THE STANDARDS AS PROVIDED IN THE COMPREHENSIVE CITY ZONING CODE FOR THE NUMBER OF SPACES REQUIRED FOR ALL OF THE PROPOSED EXISTING USES.
- ALL PARKING BARRIERS SHALL BE TWO FEET AWAY FROM ANY PUBLIC SIDEWALK ABUTTING LOT, PEDESTRIAN WALKWAY, LANDSCAPING AREA OR ANY WALL OR FENCE.
- IF SHOPPING CART CORRALS ARE PROVIDED IN THE PARKING AREAS THE OFF STREET PARKING CALCULATIONS SHALL BE MODIFIED TO REFLECT THE EXISTENCE OF THE STORAGE UNITS, AND THE PLAN SHALL BE AMENDED TO SHOW THEIR EXACT LOCATION.
- ALL LIGHT FIXTURES SHALL MEET SECTION 14-16-3-9 AREA LIGHTING REGULATIONS OF THE COMPREHENSIVE CITY ZONING CODE.
- WHEN THE FUTURE GRADE SEPARATION IS CONSTRUCTED ACCESS WILL NO LONGER BE ALLOWED TO MONTANO ROAD FROM WINTERHAVEN, CONSISTENT WITH THE LONG RANGE ROADWAY SYSTEM.
- SEATING FOR EACH PLAZA AREA HAS BEEN SHOWN ON THE SITE PLAN, AND NUMBER OF SEATS FOR EACH PLAZA HAS BEEN INDICATED WITH A NUMBER WITHIN A BOX ADJACENT TO THE PLAZA. SEATING IS PROPOSED TO BE METAL CAFE TABLES AND CHAIRS.
- ALL TRASH ENCLOSURES WILL BE REQUIRED TO PROVIDE SANITARY SEWER DRAINS PER COA ORDINANCE. ACCESS TO THESE ENCLOSURES CANNOT BE HINDERED BY VEHICLE QUEUING.

TRACT 1 FUTURE DEVELOPMENT

NOVEMBER 18, 2016:

- UPDATED SITE PLAN- SHEET A001
 - ADDED BUILDINGS 6B2.7 & 6B2.4 (RESTAURANTS), 6B2.5 & 6B2.6 (RETAIL AND RESTAURANT)
 - UPDATED PARKING CALCULATIONS
 - UPDATED TRASH ENCLOSURE LOCATIONS AND ACCESS, AND ADDED NOTE 11 PER SOLID WASTE
- UPDATED LANDSCAPE PLAN- SHEET L-001
- UPDATED BUILDING ELEVATIONS- SHEET A006 AND A007
- UPDATED VIEW CORRIDOR SHEET VC-001 (NO CHANGES TO BUILDING HEIGHTS)

PARKING DATA BY TRACT AND USE

(BASED ON SHARED PARKING AGREEMENT)

TRACT	TRACT AREA	F.A.R.	USE	BUILDING NUMBER	BUILDING AREA	BREAK DOWN PER ZONE CODE	PARKING RATIO	PARKING REQ'D	15% TRANSIT REDUCTION	PARKING PROVIDED
2			RETAIL (PHASE 1)	6B2.13	18,973 SF					
			RETAIL (PHASE 1)	6B2.12	31,003 SF					
			RETAIL (PHASE 1)	6B2.11	5,775 SF					
			RETAIL (PHASE 1)	6B2.10	6,550 SF					
			RETAIL (PHASE 1)	6B2.9	6,850 SF					
			RETAIL (PHASE 1)	6B2.8	9,920 SF					
			RETAIL (PHASE 2)	6B2.5	5,200 SF					
			RETAIL (PHASE 2)	6B2.6	5,300 SF					
SUBTOTAL: RETAIL					89,871 SF					
			RESTAURANT (PHASE 2)	6B2.4	6,794 SF	204 SEATS	1/4 SEATS	51 SPACES		
			RESTAURANT (PHASE 2)	6B2.5	3,120 SF	94 SEATS + 20 OUTDOOR	1/4 SEATS	29 SPACES		
			RESTAURANT (PHASE 2)	6B2.6	3,120 SF	94 SEATS + 20 OUTDOOR	1/4 SEATS	29 SPACES		
			RESTAURANT (PHASE 2)	6B2.7	6,220 SF	187 SEATS + 14 OUTDOOR	1/4 SEATS	51 SPACES		
SUBTOTAL: RESTAURANT					18,254 SF	634 SEATS	1/4 SEATS	160 SPACES		
SUBTOTAL: OFFICE			OFFICE (PHASE 3)	11	7,385 SF		1 SPACE/300 SF	25 SPACES		
TOTAL					125,956 SF			539 SPACES	-81 SPACES	600 SPACES
ALL TRACTS	594,000	23						539 SPACES	458 SPACES	600 SPACES

- 15 MIN. PARKING SPACE REQUIRED TO PROVIDE
- 6 MOTORCYCLE SPACES REQUIRED, 6 PROVIDED
- FAR SHALL NOT EXCEED .35 FOR ENTIRE SITE

KEYED NOTES:

- APPROXIMATE BOUNDS OF ARCHEOLOGICAL AREA
- LOADING AREA
- LIGHT BOLLARDS, RE DETAIL B5/A002, ALSO SEE GENERAL NOTE 8
- DEVELOPMENT IDENTITY TOWER, RE DETAIL D5 SHEET A-003
- DEVELOPMENT SIGN, RE DETAIL B3/A-003
- TRASH COMPACTOR
- REFUSE ENCLOSURE - RE DETAILS D4/A002 & D5/A002
- ASPHALT PAVING, TYPICAL UNLESS NOTED OTHERWISE (U.N.O.)
- PEDESTRIAN CROSSING OF SPECIAL PAVING, 10' WIDE TYPICAL U.N.O.- 6'-0" MIN.
- LOT LINE TO BE REMOVED
- 300'-0" O'-1' PRD BUFFER PER SITE DEVELOPMENT PLAN FOR SUB DIVISION
- PLAZA AREA/ BUILDING ENTRY WITH SPECIAL PAVING
- CONCRETE SIDE WALK 6'-0" WIDE U.N.O.
- LANDSCAPE PLANTER WITH STANDING CURB AT PERIMETER, TYPICAL
- TREE WELL WITH STANDING CURB AT WHEEL STOP
- HANDICAP RAMP AT SIDEWALK AND VEHICULAR INTERSECTION, TYPICAL
- 9x20 HANDICAP PARKING SPACE AND 9x20 ACCESSIBLE AISLE WITH RAMP UP TO SIDEWALK, TYPICAL U.N.O.- REFER TO DETAIL C3/A002
- CMU PARKING AREA SCREEN WALL 3'-0" TALL, FINISH TO MATCH ADJACENT - RE DETAIL D1/A002
- TRAFFIC ISLAND WITH ROLLED CURB, TYPICAL
- NEW LEFT TURN LANE, BY CITY OF ALBUQUERQUE WORK ORDER (COAWO)
- RECONFIGURE CENTER MEDIAN FOR LEFT IN ONLY MOVEMENT BY COAWO
- RETAINING WALL RE DETAIL A1/A001
- DEVELOPMENT SIGN RE DETAIL D3/A003
- 6'-0" BIKE LANE CONNECTING TO LEARNING ROAD
- 10'-0" TRAIL CONNECTING TO THE LEARNING ROAD
- PARKING LOT AREA LIGHT, TYPICAL PER DETAIL B1/A003
- BICYCLE PARKING FOR 5. REFER TO DETAIL D2/A002
- COVERED LOADING AREA
- ARCHITECTURAL FEATURES TO ENHANCE REAR FACADES OF BUILDINGS
- 3'-0" HIGH WALL OR DENSE LANDSCAPE SCREEN
- ROOF TOP MECHANICAL UNIT WITH SCREEN WALL, RE DETAIL A4/A002
- MOTORCYCLE PARKING (6 TOTAL)
- CONCRETE STAIR RE D2/A003
- CART CORRAL
- TREE WELL IN SIDEWALK

TRAFFIC CIRCULATION LAYOUT CERTIFICATION
I, RONALD BURSTEIN, NEW MEXICO REGISTERED ARCHITECT #2057, OF THE FIRM STUDIO SOUTHWEST ARCHITECTS INC. HEREBY CERTIFY THAT THE TRAFFIC AND PEDESTRIAN RELATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED NOVEMBER 18, 2016. I FURTHER CERTIFY THAT A REPRESENTATIVE OF STUDIO SOUTHWEST ARCHITECTS PERSONALLY VISITED THE SITE ON 01/24/18 AND DETERMINED BY VISUAL INSPECTION THAT THE SITE INFORMATION SHOWN ON THIS DRAWING IS REPRESENTATIVE OF THE ACTUAL SITE CONDITIONS AND IS A TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT 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 THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

STATE OF NEW MEXICO
RONALD BURSTEIN
NOV 18 2016
REGISTERED ARCHITECT

RONALD BURSTEIN NMRA 2057
DATE 1-25-18

ADMINISTRATIVE AMENDMENT
FILE #10121 PROJECT #10028893
REDUCTION OF BLDG SF, REQUIRED BLDG CONFIGURATION, REVISED PARKING LAYOUT
UPDATE TO PARKING CALC. > PARKING
APPROVED BY DATE
3-22-2017

NEW DUMPSTER/REFUSE LOCATION + ACCESS, AND DELETION OF PED. WALKWAY ALONG EASTERN SIDE OF SITE (FRONT OF BLDG + ACCESS LANE) TO ALLOW TRAFFIC FLOW FROM PARKING LOT.

STUDIO
SW
ARCHITECTS

STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 Fax 505.843.9683
Web Site: www.studioswarch.com
Email: mail@studioswarch.com

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CONSULTANTS

Architect Engineer

NOT FOR CONSTRUCTION

Andalucia Tract 6B
Site Development Plan
Coors and Montano NW, SEC
Albuquerque, NM

Phase 2

No	Date	Description
1	01/17/2005	EPC Conditions incorporated Condition # Shown Thus (B2)
2	07/23/2015	Administrative Amendment Building Footprint Adjustments
3	08/17/2015	Planning Comments Incorporated
4	07/19/2016	Revised Building and Parking Layout
5	11/18/2016	Revised Building and Parking Layout

ISSUE: DES DEVELOP
PROJECT NUMBER: 1535
FILE: A001.dwg
DRAWN BY: SMO/SFS
CHECKED BY: RB
DATE: NOVEMBER 18, 2016

SHEET TITLE
SITE DEVELOPMENT
PLAN FOR BUILDING
PERMIT

A001