

CITY OF ALBUQUERQUE



October 29, 2018

Ron Burstein
Studio Southwest Architects, Inc.
7107 Mountain Rd. NW
Albuquerque NM 87104

Re: Andalusia Pase 2
5600 Coors Blvd NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 03-23-17(E12D015E)
Certification dated 10-25-18

Dear Mr. Burstein,

Based upon the information provided in your submittal received 10-26-18, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. **Please remove all construction debris.** 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

If you have any questions, please contact me at (505)924-3675.

Sincerely,

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

MM via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Andalucia Phase 2 **Building Permit #:** _____ **Hydrology File #:** E12/D0150D
DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____
City Address: 5600 Coors Blvd

Applicant: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: Studio Southwest Architects, Inc. **Contact:** Ron Burstein
Address: 7101 Mountain Rd. NW Albuquerque, NM 87104
Phone#: 505-843-9639 **Fax#:** 505-992-0585 **E-mail:** rburstein@studioswarch.com

TYPE OF DEVELOPMENT: PLAT RESIDENCE DRB SITE ADMIN SITE

Check all that Apply:

DEPARTMENT:

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION

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) _____

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?

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: 10/26/2018 **By:** Ron Burstein, SSW

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

COORS BOULEVARD, NW (156' ROW)

CITY OF ALBUQUERQUE PLANNING
 These plans have been reviewed for code compliance and are
APPROVED
 ADMINISTRATIVE AMENDMENT
 FILE # 1021-1-1001-1001 #1003059
 PER ORDINANCE # 2017-15751
 CONFIRMATION OF THE PLANNING DEPARTMENT
 APPROVED BY: [Signature] DATE: 3-28-2017
 NEW DUMPSTER (REUSE LOCATION + ACCESS) AND REVISION OF PED WALKWAY ALONG EASTERN EDGE OF LOT (FRONT OF BLDG + ACCESS LAND) 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 505.843.9663
 Web Site: www.studioswarch.com
 Email: mail@studioswarch.com
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SYMBOLS LEGEND

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

SITE



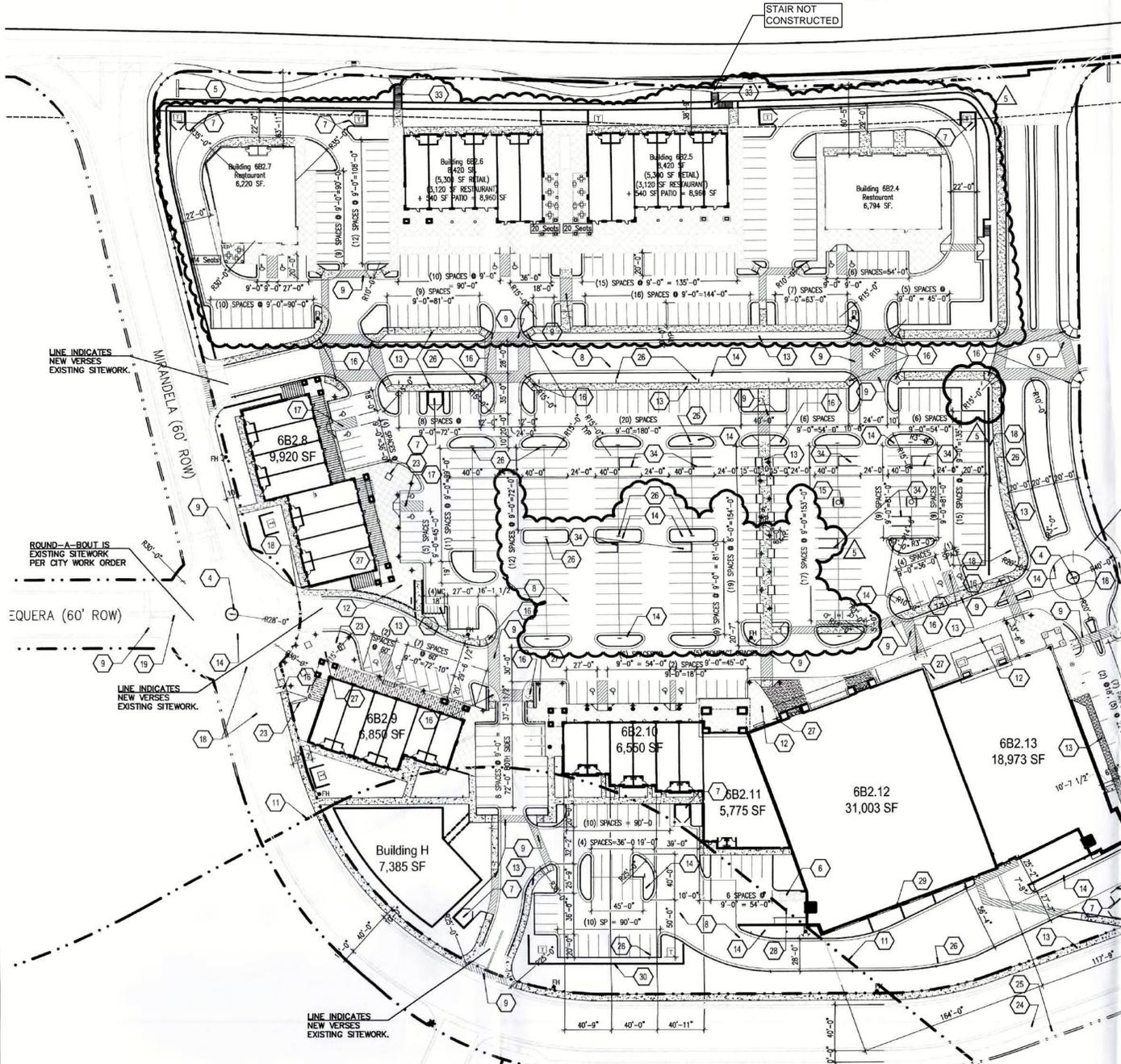
VICINITY MAP

GENERAL NOTES:

1. FAST FOOD RESTAURANTS WITH DRIVE UP WINDOWS AND GAS STATIONS SHALL NOT BE PERMITTED.
2. THE MAX. F.A.R. SHALL BE 0.35
3. NO BUILDING ELEMENTS ARE ALLOWED TO PROJECT WITHIN THE 35'-0" SETBACK AREA ALONG COORS BOULEVARD AS PER THE CORRIDOR PLAN.
4. 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
5. 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.
6. ALL PARKING BARRIERS SHALL BE TWO FEET AWAY FROM ANY PUBLIC SIDEWALK ABUTTING LOT, PEDESTRIAN WALKWAY, LANDSCAPING AREA OR ANY WALL OR FENCE.
7. 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.
8. ALL LIGHT FIXTURES SHALL MEET SECTION 14-16-3-9 AREA LIGHTING REGULATIONS OF THE COMPREHENSIVE CITY ZONING CODE.
9. 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.
10. 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.
11. 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:
 1. 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
 2. UPDATED LANDSCAPE PLAN- SHEET L-001
 3. UPDATED BUILDING ELEVATIONS- SHEET A006 AND A007
 4. UPDATED VIEW CORRIDOR SHEET VC-001 (NO CHANGES TO BUILDING HEIGHTS)



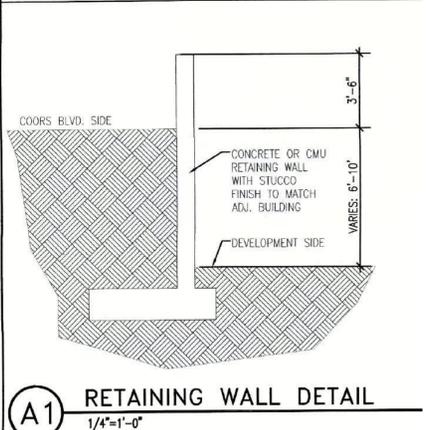
B1 SITE DEVELOPMENT PLAN
 1:80

KEYED NOTES:

1. APPROXIMATE BOUNDS OF ARCHEOLOGICAL AEA
2. LOADING AREA
3. LIGHT BOLLARDS, RE DETAIL B5/A002, ALSO SEE GENERAL NOTE 8
4. DEVELOPMENT IDENTITY TOWER, RE DETAIL D5 SHEET A-003
5. DEVELOPMENT SIGN, RE DETAIL B3/A-003
6. TRASH COMPACTOR
7. REFUSE ENCLOSURE - RE DETAILS D4/A002 & D5/A002
8. ASPHALT PAVING, TYPICAL UNLESS NOTED OTHERWISE (U.N.O.)
9. PEDESTRIAN CROSSING OF SPECIAL PAVING, 10' WIDE TYPICAL U.N.O. 6'-0" MIN.
10. LOT LINE TO BE REMOVED
11. 300'-0" O-1/ PRD BUFFER PER SITE DEVELOPMENT PLAN FOR SUB DIVISION
12. PLAZA AREA/ BUILDING ENTRY WITH SPECIAL PAVING
13. CONCRETE SIDE WALK 6'-0" WIDE U.N.O.
14. LANDSCAPE PLANTER WITH STANDING CURB AT PERIMETER, TYPICAL
15. TREE WELL WITH STANDING CURB AT WHEEL STOP
16. HANDICAP RAMP AT SIDEWALK AND VEHICULAR INTERSECTION, TYPICAL
17. 9x20 HANDICAP PARKING SPACE AND 9x20 ACCESSIBLE AISLE WITH RAMP UP TO SIDEWALK, TYPICAL U.N.O.- REFER TO DETAIL C3/A002
18. CMU PARKING AREA SCREEN WALL 3'-0" TALL, FINISH TO MATCH ADJACENT - RE DETAIL D1/A002
19. TRAFFIC ISLAND WITH ROLLED CURB, TYPICAL
20. NEW LEFT TURN LANE, BY CITY OF ALBUQUERQUE WORK ORDER (COAWO)
21. RECONFIGURE CENTER MEDIAN FOR LEFT IN ONLY MOVEMENT BY COAWO
22. RETAINING WALL RE DETAIL A1/A001
23. DEVELOPMENT SIGN RE DETAIL D3/A003
24. 6'-0" BIKE LANE CONNECTING TO LEARNING ROAD
25. 10'-0" TRAIL CONNECTING TO THE LEARNING ROAD
26. PARKING LOT AREA LIGHT, TYPICAL PER DETAIL B1/A003
27. BICYCLE PARKING FOR 5, REFER TO DETAIL D2/A002
28. COVERED LOADING AREA
29. ARCHITECTURAL FEATURES TO ENHANCE REAR FACADES OF BUILDINGS
30. 3'-0" HIGH WALL OR DENSE LANDSCAPE SCREEN
31. ROOF TOP MECHANICAL UNIT WITH SCREEN WALL, RE DETAIL A4/A002
32. MOTORCYCLE PARKING (6 TOTAL)
33. CONCRETE STAIR RE D2/A003
34. CART CORRAL
35. TREE WELL IN SIDEWALK

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
SUBTOTAL: RETAIL	2	---	RETAIL (PHASE 1)	6B2.13	18,973 SF					
			RETAIL (PHASE 1)	6B2.11	5,775 SF					
			RETAIL (PHASE 1)	6B2.10	6,550 SF					
			RETAIL (PHASE 1)	6B2.9	8,850 SF					
			RETAIL (PHASE 1)	6B2.8	9,920 SF					
			RETAIL (PHASE 2)	6B2.5	5,300 SF	FIRST 15,000	1 SPACE/200 SF	075 SPACES		
			RETAIL (PHASE 2)	6B2.6	5,300 SF	NEXT 45,000	1 SPACE/250 SF	180 SPACES		
			RETAIL (PHASE 2)	6B2.7	6,220 SF	ALL>60,000=29,671	1 SPACE/300 SF	99 SPACES		
			RETAIL (PHASE 2)	6B2.4	6,794 SF		1 SPACE/200 SF	34 SPACES		
			RETAIL (PHASE 2)	6B2.5	3,120 SF		1 SPACE/200 SF	16 SPACES		
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	180 SPACES			
SUBTOTAL: OFFICE			OFFICE (PHASE 3)	H	7,586 SF		1 SPACE/300 SF	25 SPACES		
TOTAL					125,956 SF			539 SPACES	458 SPACES	
ALL TRACTS	194,000	23						539 SPACES	458 SPACES	508 SPACES



A1 RETAINING WALL DETAIL
 1/4"=1'-0"

TRAFFIC CIRCULATION LAYOUT CERTIFICATION
 I, RONALD BURSTEIN, NEW MEXICO REGISTERED ARCHITECT #2507, 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, WITH THE EXCEPTION OF THE CENTER STAIR CONNECTING THE SITE TO COORS BLVD. THE STAIR IS PENDING A FINAL DECISION. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE SITE ON 10/24/18 AND DETERMINED BY VISUAL INSPECTION THAT THE SITE INFORMATION SHOWN ON THIS DRAWING IS SUBSTANTIALLY 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 TEMPORARY 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.
 RONALD BURSTEIN
 RONALD BURSTEIN NMRA 2057
 DATE: 10-25-18

CONSULTANTS
 Architect: [Blank] Engineer: [Blank]
NOT FOR CONSTRUCTION

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

Phase 2

No	Date	Description
Revision Schedule		
1	01/17/2005	EPC Conditions incorporated Condition # Shown Thus (SD)
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