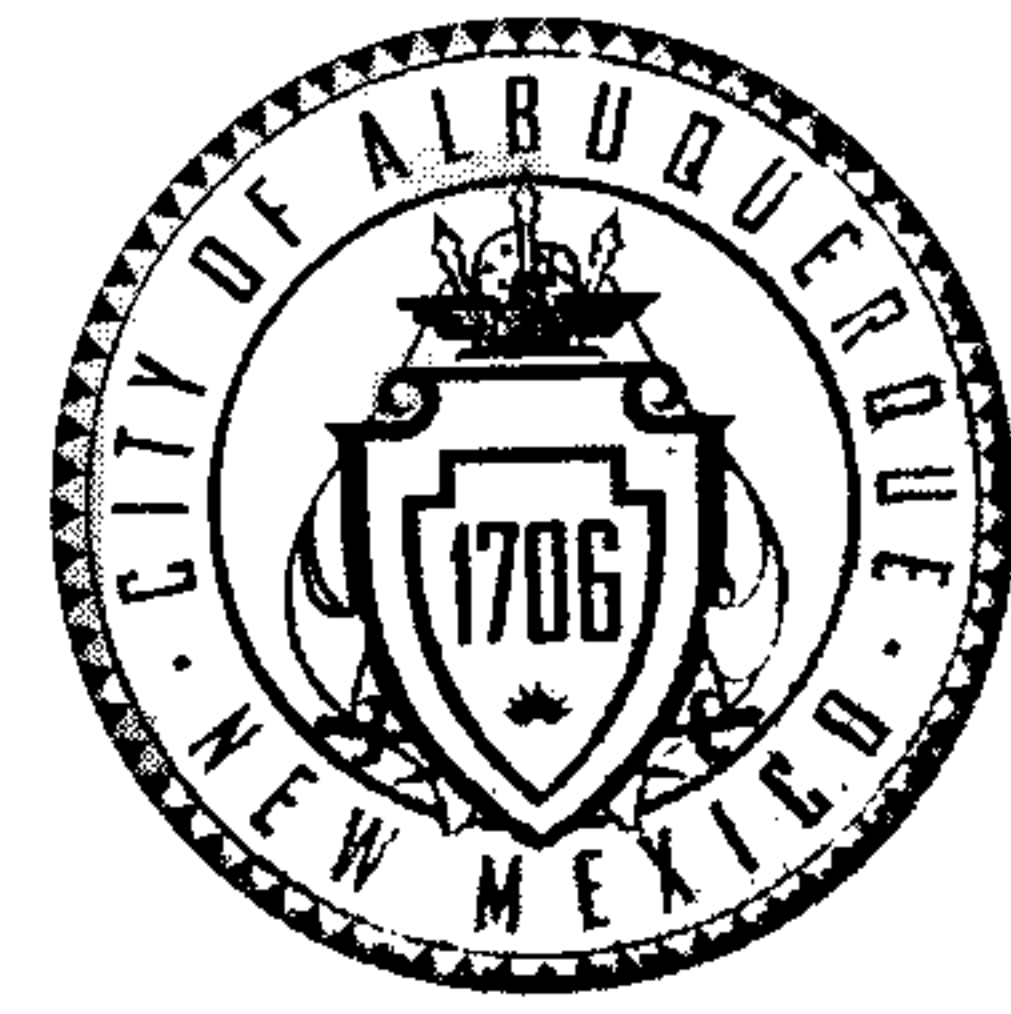


CITY OF ALBUQUERQUE



September 29, 2016

Robert Rayner, RA
R2 Architecture
5502 4th St NW
Albuquerque, NM 871013

Re: Project Name
5502 4th St NW
60-Day Temporary Certificate of Occupancy- Transportation Development
Architect's Stamp dated 09-29-16 (F14D013)
Certification dated 09-24-16

Dear Mr. Rayner,

Based upon the information provided in your submittal received 09-29-16, Transportation Development has no objection to the issuance of a 60-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 60-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

New Mexico 87103

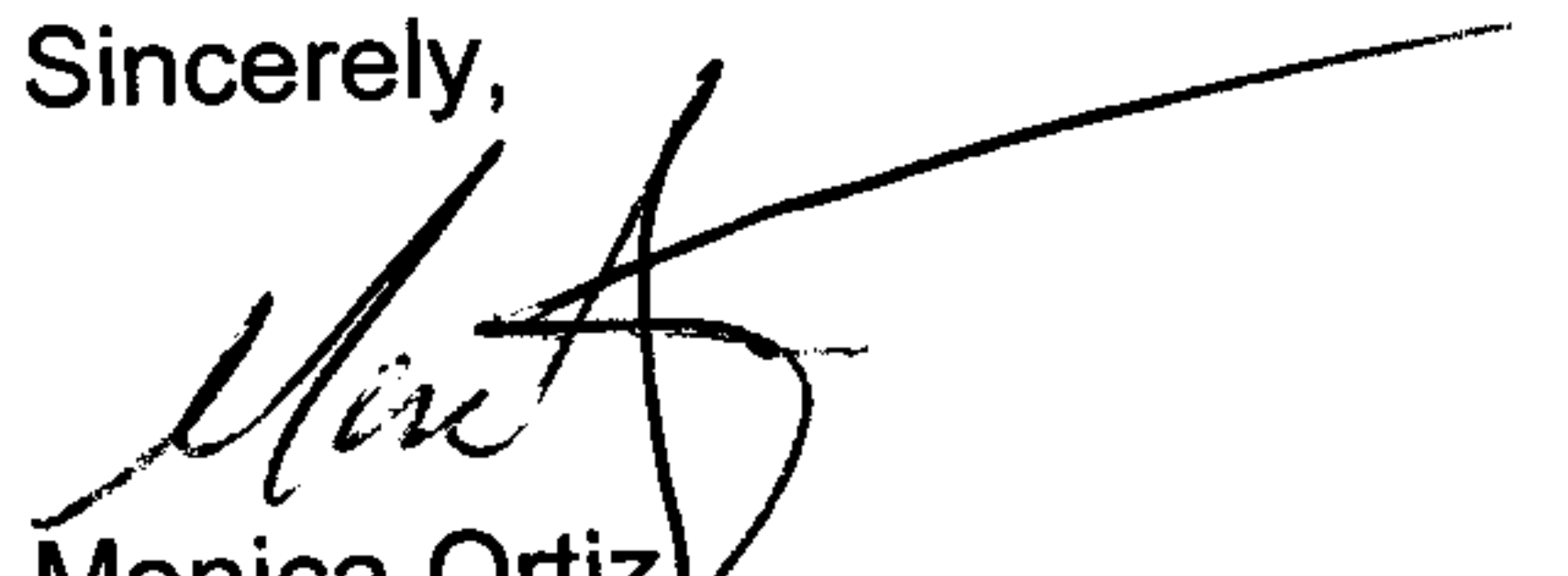
www.cabq.gov

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

1. The two curb cuts located along 4th St NW will need to be closed due to safety concerns prior to issuance of final Certificate of Occupancy.
2. The stamped approved TCL dated 07-01-2016 will need to be redlined and submitted for Final Certificate of Occupancy inspection.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3991.

Sincerely,


Monica Ortiz
Plan Checker, Planning Dept.
Development Review Services

mao via: email
C: CO Clerk, File



R² architectural
design & consulting

730 San Mateo Blvd SE , Suite 1
Albuquerque, New Mexico 87108

T: 505.884.9694 F: 888.892.5814

R2architectural.com

September 29, 2016

Project: 5502 4th Street NW

TRAFFIC CERTIFICATION

I, Robert Rayner, Architect, of the firm R² Architectural Design & Consulting, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated 7/5/16. I further certify that I have personally visited the project site on 9/29/2016 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 a final certificate of occupancy.

Exceptions:

- "START" stencil has been eliminated near the drive thru menu board.
- Bollard at menu board has been eliminated
- Bike rack has been relocated
- Shifted the Drive Thru arrow to the west as shown on new plan

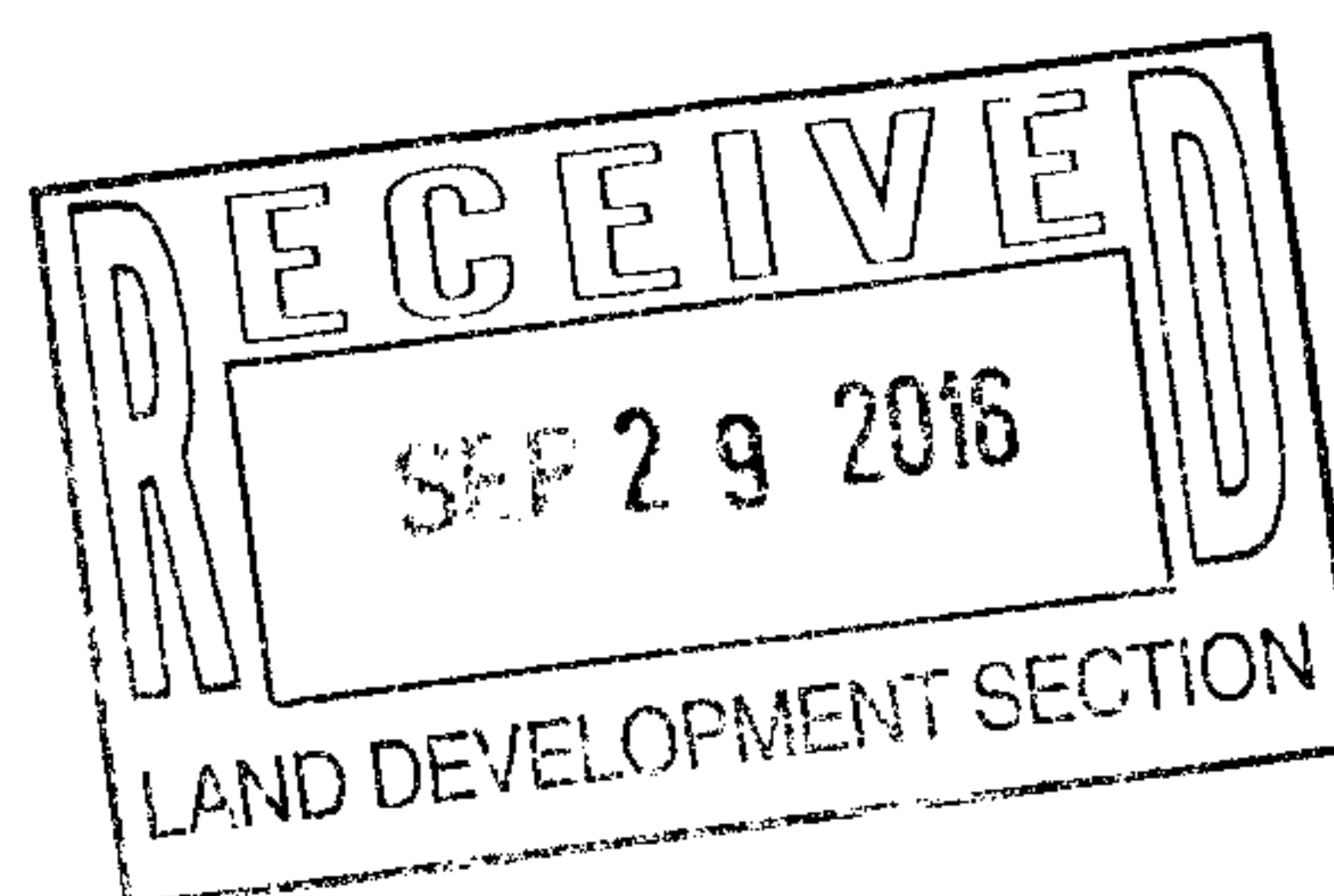
Deficiencies:

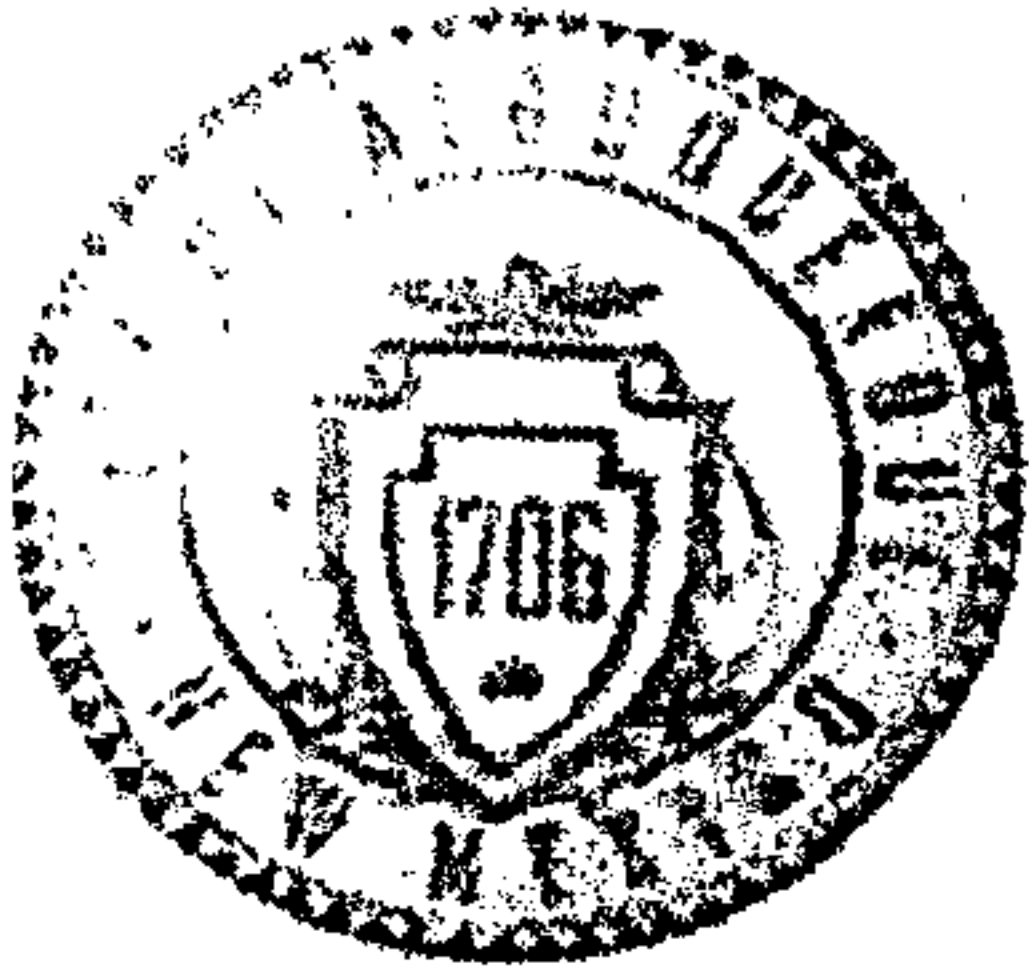
- None

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 the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Robert Rayner, AIA,

R² Architectural Design & Consulting, LLC





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10-2015)

Project Title: Dunkin Donuts Renovation Building Permit #: T201691208 Hydrology File #: F14-DOB

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

Legal Description: 008 Linda Vista Addn #1

City Address: 5502 4th Street NW

Applicant: R2 Architectural Contact: Robert Rayner

Address: 730 San Mateo Blvd SE

Phone#: 505-321-3932 Fax#: 505-792-6224 E-mail: _____

rob@r2architectural.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) _____

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) _____

IS THIS A RESUBMITTAL? Yes ☒ No

DATE SUBMITTED: 9/29/16 By: Robert Rayner

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



July 1, 2016
Robert Rayner
R2 Architectural
730 San Mateo Blvd., SE
Albuquerque, NM

Re: Dunkin Donuts Renovation
5502 4th St., NW
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 7-1-16 (F14-D013)

Dear Mr. Rayner,

The TCL submittal received 7-1-16 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

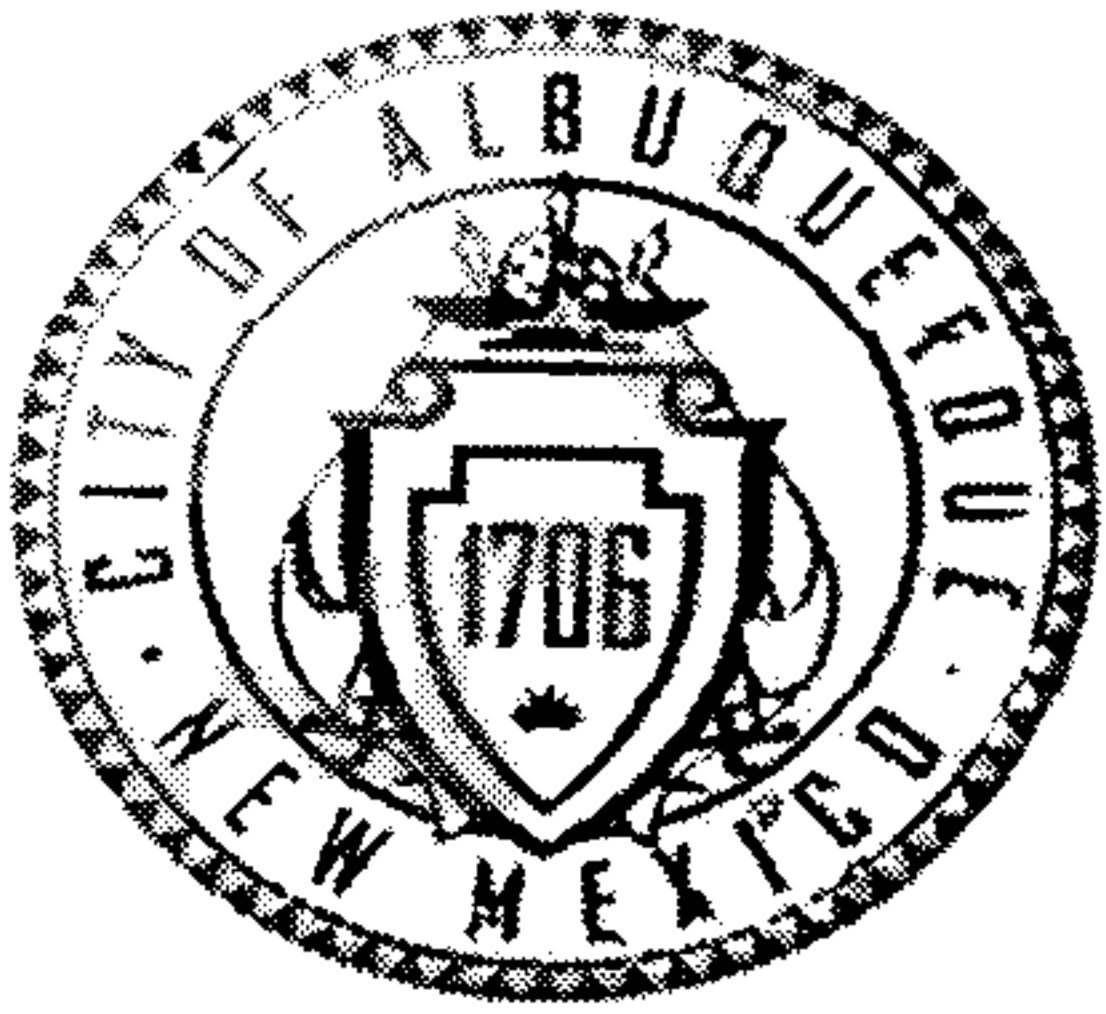
\gs via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Dunkin Donuts Renovation Building Permit #: T201691208 Hydrology File #: F14-D013
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: 008 Linda Vista Addn #1
City Address: 5502 4th Street NW

Applicant: R2Architectural Contact: Robert Rayner
Address: 730 San Mateo Blvd SE
Phone#: 505-321-3932 Fax#: 505-792-6224 E-mail: rob@r2architectural.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

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☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

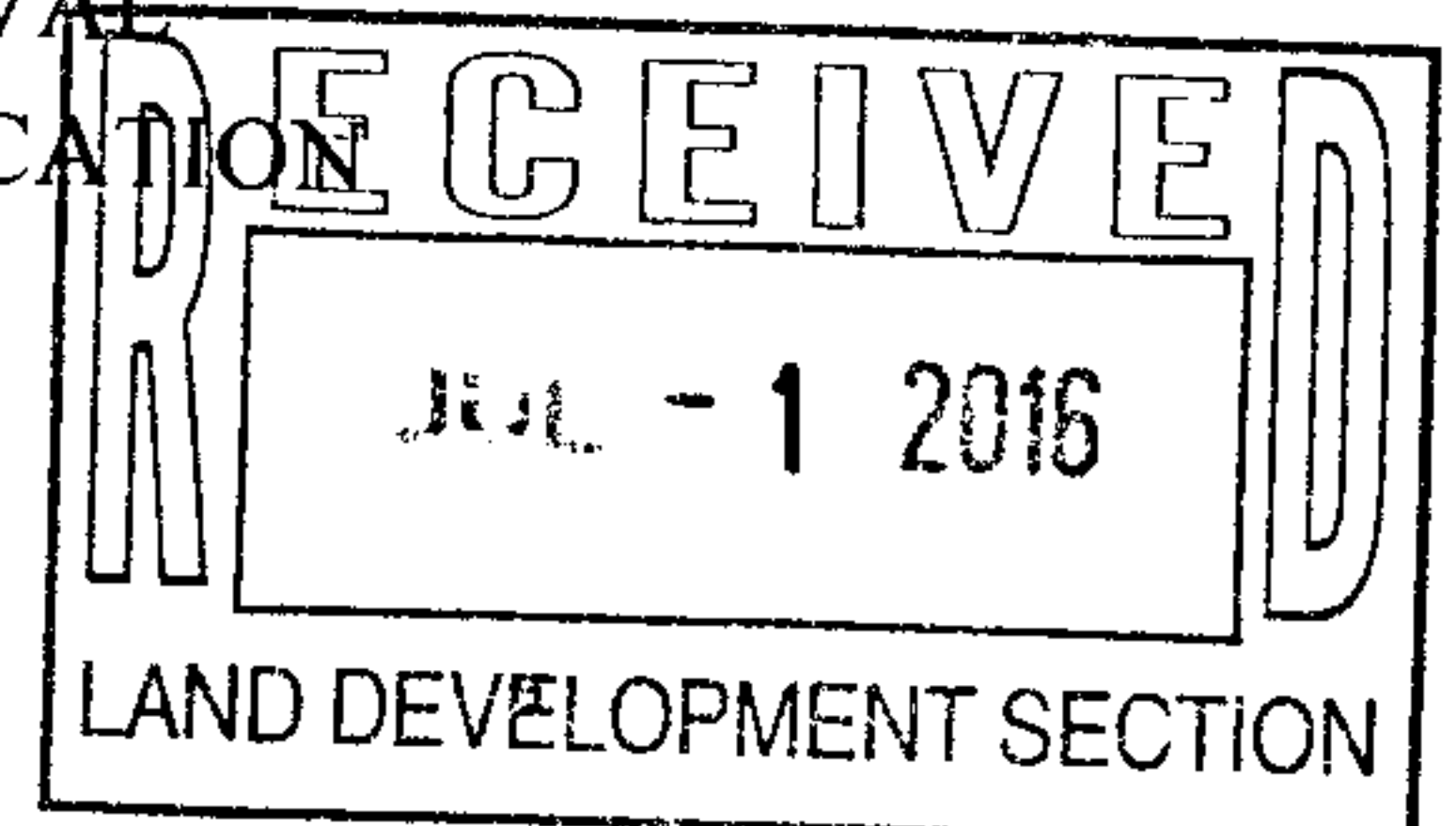
☐ PRE-DESIGN MEETING?

☐ OTHER (SPECIFY) _____

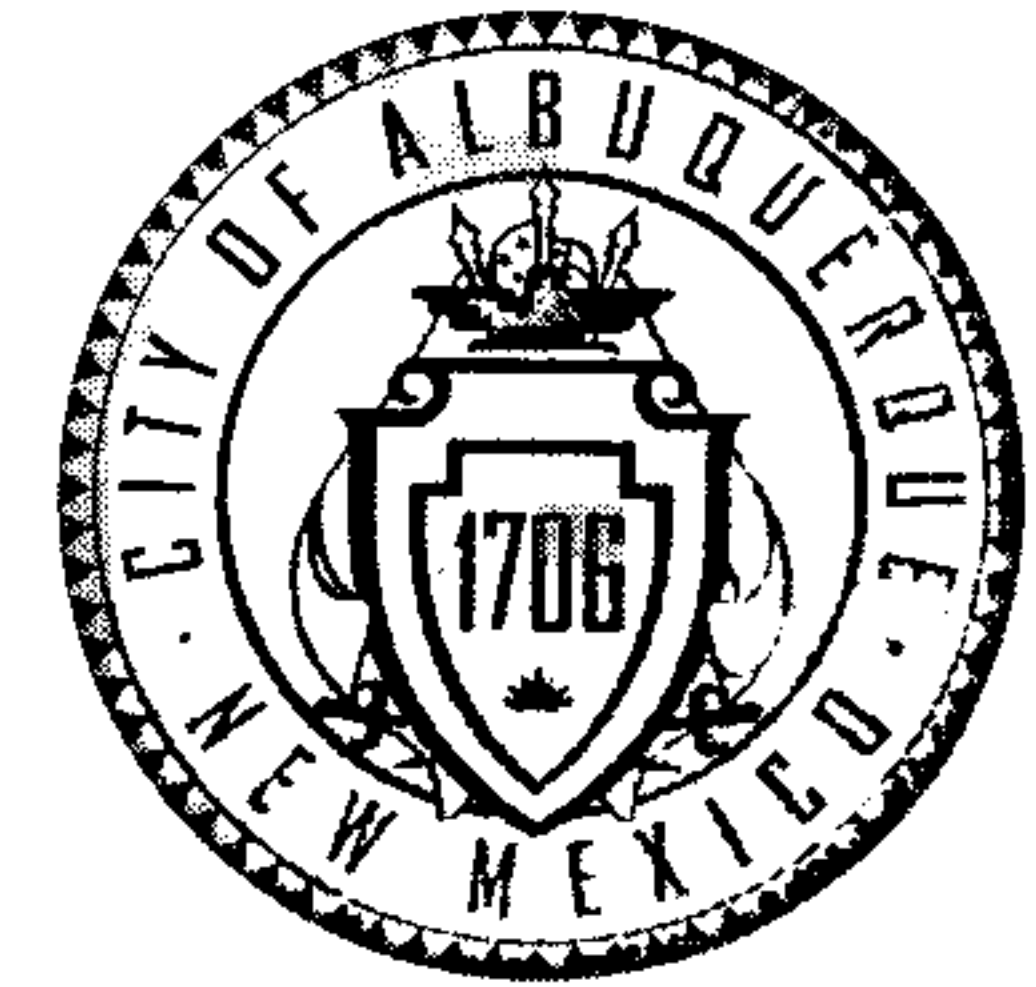
IS THIS A RESUBMITTAL?: ☒ Yes ☒ No

DATE SUBMITTED: July 1, 2016 By: Robert Rayner

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



CITY OF ALBUQUERQUE



June 28, 2016

Robert Rayner
R2 Architectural
730 San Mateo
Albuquerque, NM

Re: Dunkin donuts Renovation
5502 4th St., NW
Traffic Circulation Layout
Engineer's/Architect's Stamp **3-15-16** (F14-D013)

Dear Mr. Rayner,

Based upon the information provided in your submittal received 6-27-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
2. Clarify the extents of the current phase.
3. Please identify and dimension all existing doors, sidewalks, curbs, ADA ramps, drive pads, wall and anything that influences the parking and circulation on the site.
4. Identify the right of way width, medians, curb cuts, and street widths on 4th St. and Sanchez Rd.
5. Please list the width and length for all existing and proposed parking spaces.
6. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs. Please show a detail or call out this language.
7. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
8. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
9. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide dimensions.

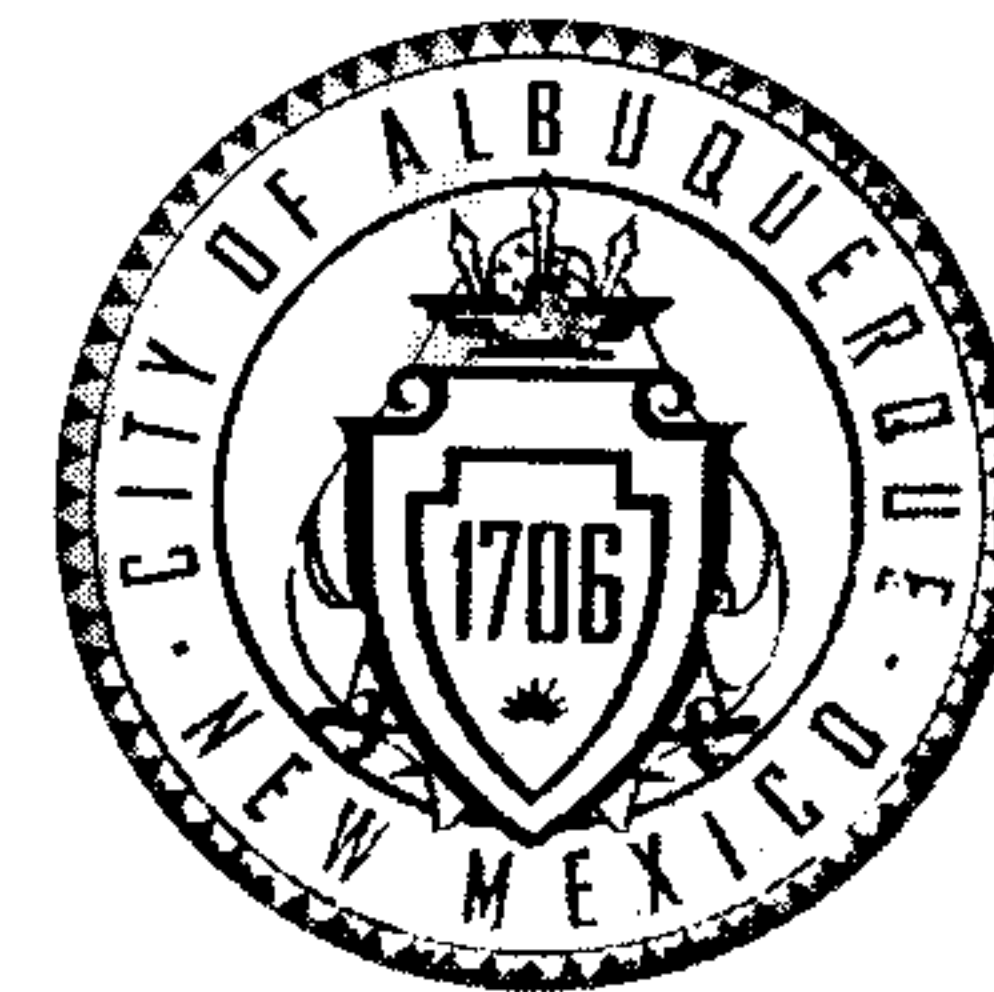
PO Box 1293

Albuquerque

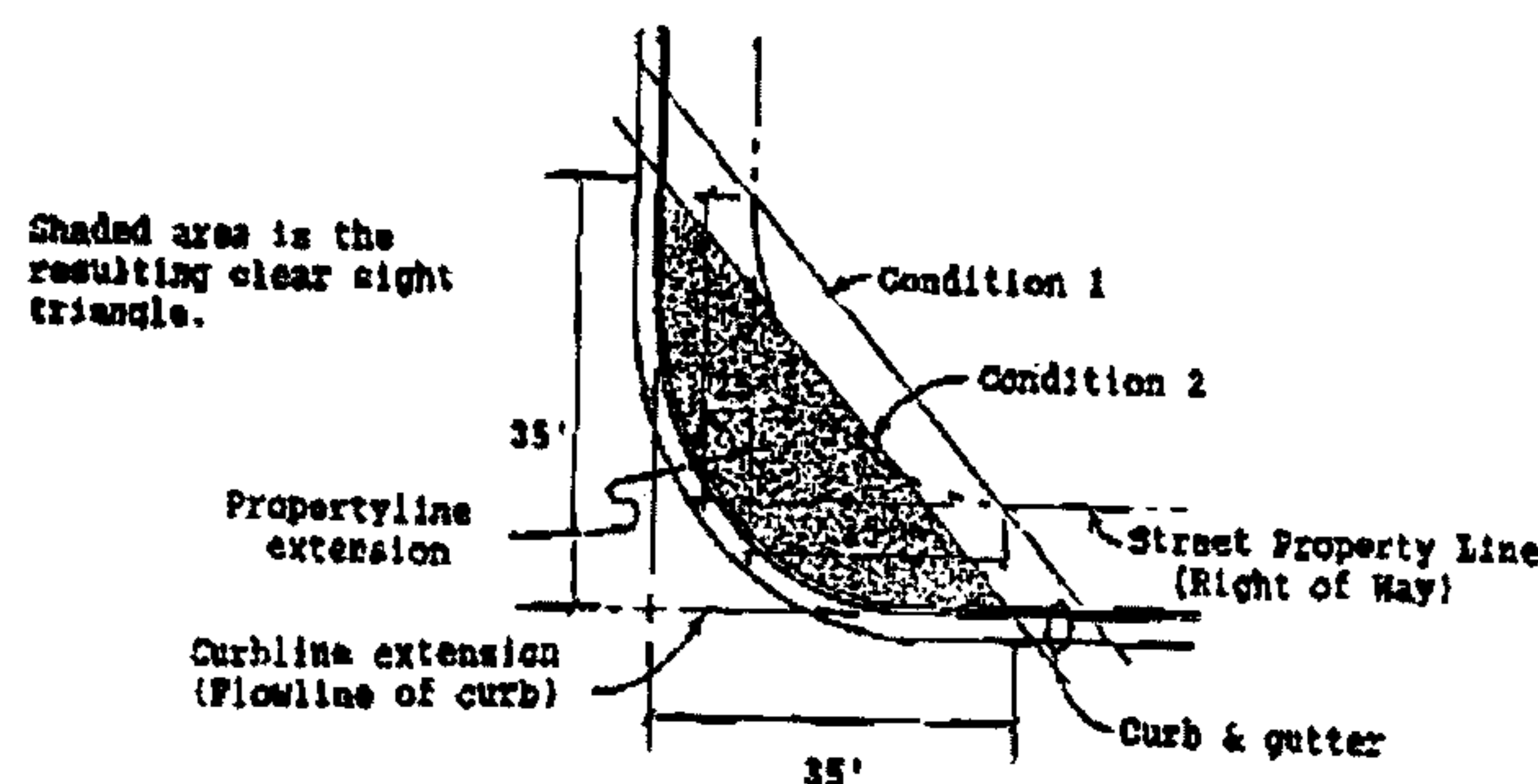
New Mexico 87103

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CITY OF ALBUQUERQUE



10. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out detail and location of barrier curb.
11. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
12. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs.
13. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*). Please show this detail for the intersection of 4th St. and Sanchez Rd. Please show the Mini Clear Sight Triangle detail for the other entrances off of 4th St. and Sanchez Rd.



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Albuquerque

New Mexico 87103

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Mini Clear Sight Triangle for Driveways on Residential Streets:

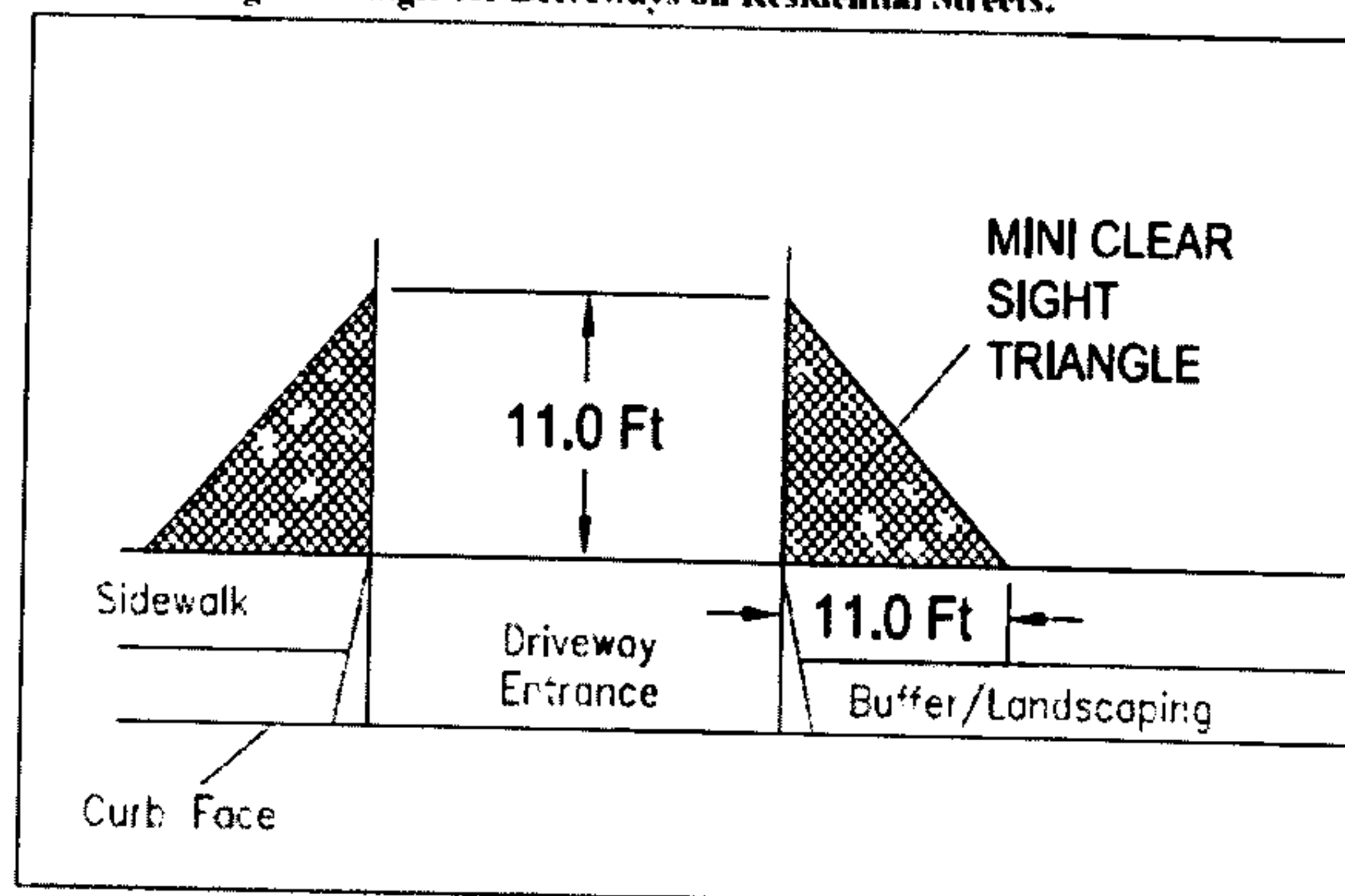


Figure 1. Mini Clear Sight Triangle

14. Please add the following note to the 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 this area."
15. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.

CITY OF ALBUQUERQUE



16. All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
17. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

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

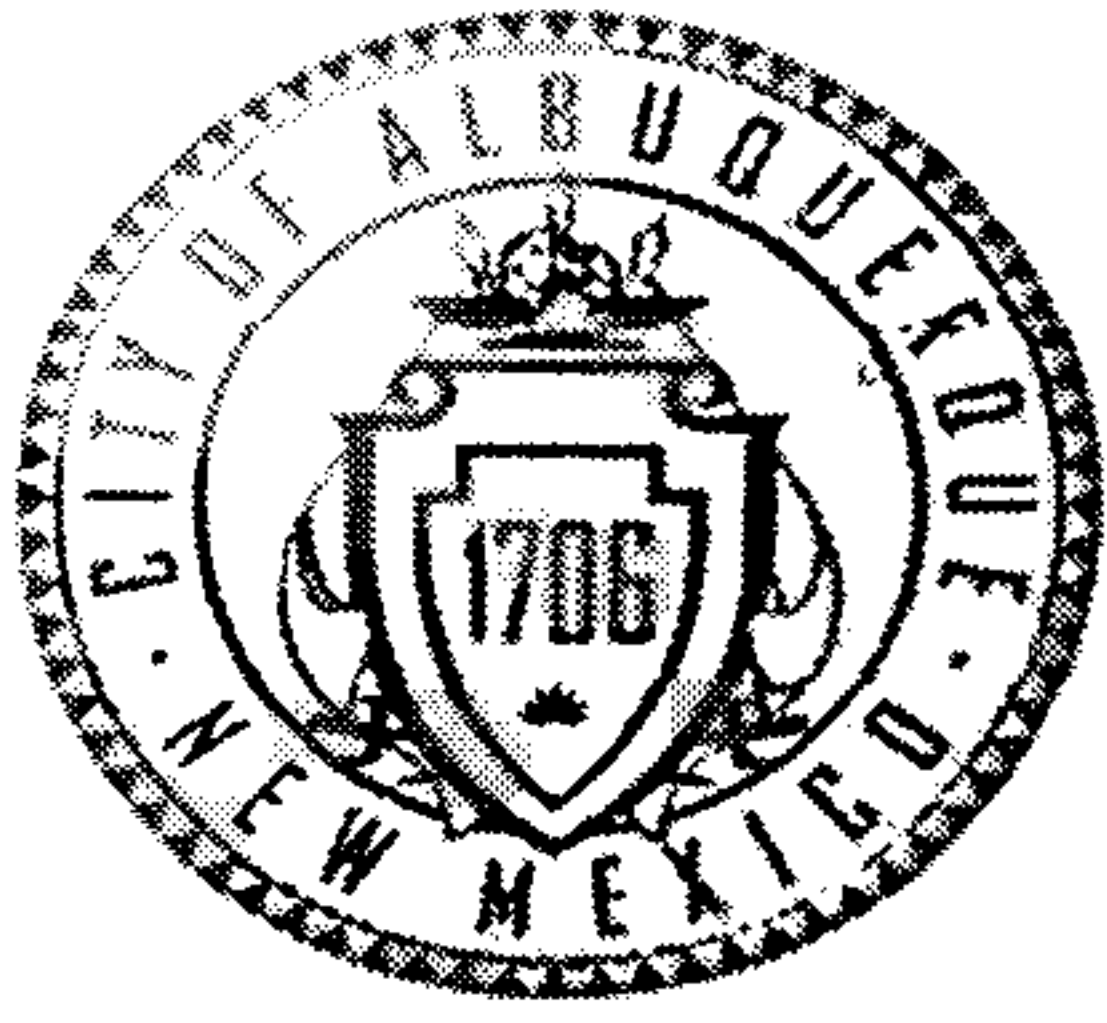
PO Box 1293

\gs via: email
C: CO Clerk, File

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Dunkin Donuts Renovation Building Permit #: T201691208 Hydrology File #: F14D013

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

Legal Description: 008 Linda Vista Addn #1

City Address: 5502 4th Street NW

Applicant: R2 Architectural Contact: Robert Rayner

Address: 730 San Mateo Blvd SE

Phone#: 505-321-3932 Fax#: 505-792-6224 E-mail: _____

rob@r2architectural.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:

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- ☐ CONCEPTUAL G & D PLAN
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- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

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☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING?

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: June 27, 2016

By: Robert Rayner

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 6, 2002

Larry Read, PE
Larry Read & Associates
4800 Juan Tabo Blvd. NE
Albuquerque, NM 87111

RE: Dunkin' Donuts Drainage Plan (F14-D13) Dated April 25, 2002

Dear Mr. Read:

Building Permit for the above referenced drainage plan received May 28, 2002 is not necessary. City ordinance does not require Building Permit for paving an area less than 1000 square feet. It appears that the area of paving for this site is less than 1000 square feet, a permit is not required for the proposed improvements to this site.

For future reference, relative elevations on plans are not approved by the City of Albuquerque.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos Montoya, PE
City Floodplain Administrator

C: File