

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

November 12, 2021

David F. Moos, RA
Coscia Moos Architecture
1616 walnut St. Suite 101
Philadelphia, PA 19103

Re: OSH – Montano Rd
333 Montano Rd. NW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 8-4-21 (F14D023)
Certification dated 11-10-21

Dear Mr. Moos,

Based upon the information provided in your submittal received 11-10-21, 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:

- The ADA access aisle 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)
- 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.**" If that language is present it is not visible in the detail.
- Complete Landscaping.
- Remove porta potty, construction equipment and debris from site.

Once corrections are complete resubmit

1. The approved and stamped TCL with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

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

Sincerely,

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

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

EG via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING

These plans have been reviewed for code compliance and are APPROVED for construction. The approval of these plans shall not be construed to be a permit for any violations of any code or ordinance of this city.

CH	RADIUS	LENGTH	CH	RADIUS	LENGTH	CH	RADIUS	LENGTH
C1	24.00'	24.38'	S	24.38'	54°02'28"	11.46'		
C2	39.12'	1.15'	S	39.12'	2°53'	2.50'		
C3	106.54'	43.8'	S	106.54'	13.91'	2°22'13"	21.96'	
C4	161.20'	2.2'	S	161.20'	1.15'	1.15'		

PERMIT #: BP-2021-21050

DATE: 08/20/21



GRAPHIC SCALE IN FEET
0 10 20 30 40

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	LIMITS OF PAVEMENT REMOVAL

DEMOLITION NOTES

1. GENERAL CONTRACTOR SHALL COORDINATE DEMOLITION WITH UTILITY SERVICE PROVIDERS FOR CANCELING SERVICE AND CLOSING DOWN SYSTEMS, IF NEEDED.
2. GENERAL CONTRACTOR SHALL ESTABLISH A DEMOLITION SEQUENCE PLAN THAT ALLOWS PROPER MOBILIZATION AND COORDINATION BETWEEN SUB-CONTRACTORS AND DEMOLITION OF NON-CIVIL ITEMS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY DISPOSE OF WASTE AND COMPLY WITH THE STATE OF NEW MEXICO ENVIRONMENTAL LAW.
4. EXISTING LOCATION OF FRANCHISED UTILITY LINES AND CONDUITS IS UNKNOWN. GENERAL CONTRACTOR SHALL UTILIZE MAXIMUM PRECAUTION WHEN EXCAVATING AND REMOVING KNOWN UNDERGROUND UTILITIES.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR SITE DEMOLITION AND BUILDING DEMOLITION FROM LOCAL, STATE AND FEDERAL AGENCIES. KIMLEY HORN AND ASSOCIATES, INC. WILL NOT BE LIABLE FOR ANY STRUCTURAL AND/OR BUILDING DEMOLITION.
6. REFERENCE PAVING AND GRADING PLANS FOR ADDITIONAL DETAILS. CONTRACTOR SHALL KEEP THE DEMOLITION PLAN TOGETHER WITH THE FULL SET OF CONSTRUCTION PLANS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE DEMOLITION WITH PROPOSED INFRASTRUCTURE.
7. ALL EXISTING UTILITIES TO REMAIN.
8. ALL EXISTING UTILITY APPURTENANCES ARE TO BE BROUGHT UP TO FINAL GRADE.
9. CONTRACTOR TO COORDINATE WITH STRUCTURAL ENGINEER ON ANY DEMOLITION ADJACENT TO EXISTING BUILDINGS.

COSCIA MOOS
ARCHITECTURE

Coscia Moos Architecture
1616 Walnut Street, Suite 101
Philadelphia, PA 19103
267 761 9416

Civil Engineer
Kimley Horn

601 Cherry Street
Suite 1300
Fort Worth, TX 76102
Office: (817) 900-8528

Structural Engineer

MEP Engineer



Signature and Seal
Project

OSH MONTANO
ROAD
333 MONTANO RD NW
ALBUQUERQUE, NM

Sheet Title

DEMOLITION PLAN

Scale: As Indicated
Drawn: JED
Project No: 064593610
Sheet No:

C101

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed: *[Signature]*
Date: 8/16/21

CAUTION
EXISTING UNDERGROUND
UTILITIES. CONTRACTOR TO
VERIFY EXACT LOCATION
PRIOR TO ANY TRENCHING
OR EXCAVATION.



Know what's below.
Call before you dig.

BENCHMARKS

NM 47-10 THE STATION IS LOCATED 3.0 MILES NORTH OF DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF SECOND STREET AND MESCALERO RD. TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVENUE AND SECOND STREET, TRAVEL NORTH ON SECOND STREET 2.8 MILES TO THE INTERSECTION OF MESCALERO RD AND THE STATION IN THE MEDIAN OF SECOND STREET AT THE NORTH EDGE OF THE INTERSECTION. THE STATION MARK IS A NMSHC BRASS DISC STAMPED "STA NM47-10" SET IN TOP OF A CONCRETE POST PROJECTING 0.1 FEET ABOVE THE GROUND.

ELEV: 4970.252
CP-1 SET CHISELED **
N: 1,506,110.52
E: 1,523,499.05
ELEV: 4977.05

LOT 50
HARPER ADDITION
(12/28/1945 D-79)

N7°47'25"E 52.67'

NOTE:
REMOVE EX. WHEELSTOPS WITHIN
LIMITS OF PAVEMENT REMOVAL

MAINTAIN EX. PVC
PIPE THROUGH CURB
FOR DRAINAGE

EX. 16" CONCRETE WATER LINE
EX. 15" CONCRETE SEWER LINE

FOURTH STREET, N.W.
(60' PUBLIC RIGHT-OF-WAY)

SET CP-1 SET CHISELED **
N=1,506,110.52
E=1,523,499.05
ELEV=4,977.05

EXISTING COMMERCIAL BUILDING
333 MONTANO ROAD, N.W.

FOUND PK N
WITH WASHE
(ILLEGIBLE)

EXISTING
(05/15/1986;
PAGE 643)

LOT 570A
HARPER ADDITION
(12/28/1945 D-79)

MONTANO ROAD, N.W.
(A VARIABLE WIDTH RIGHT-OF-WAY)

FOUND NO. 4 REBAR
WITH YELLOW PLASTIC CAP
"NMP" 0464"

EXISTING 6"
SIDEWALK EASEMENT
(02/13/1995, 95C-03)

±18785F OF EX. ASPHALT
TO BE REMOVED

±695F OF LANDSCAPE
AREA TO BE REMOVED
AND REPLACED

±695F OF ASPHALT TO BE
REMOVED AND REPLACED

±345F OF SIDEWALK TO BE
REMOVED AND REPLACED

±51F OF CURB AND GUTTER TO
BE REMOVED AND REPLACED

±18785F OF EX. ASPHALT
TO BE REMOVED

±18785F OF EX. ASPHALT
TO BE REMOVED

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TO BE REMOVED

CITY OF ALBUQUERQUE
PLANNING

These plans have been reviewed
for code compliance and are:

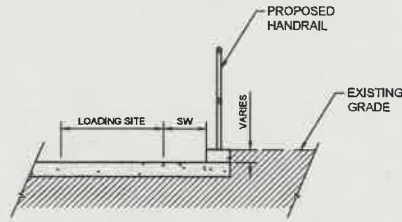
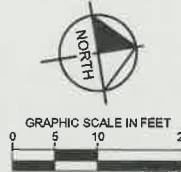
APPROVED

The Approval of these plans shall not
be construed to be a permit for any
violations of any code or ordinance
of this city.

PERMIT #: **BP-2021-21050**

DATE: **08/20/21**

A printed copy of these plans shall be on the job site for all
requested inspections.

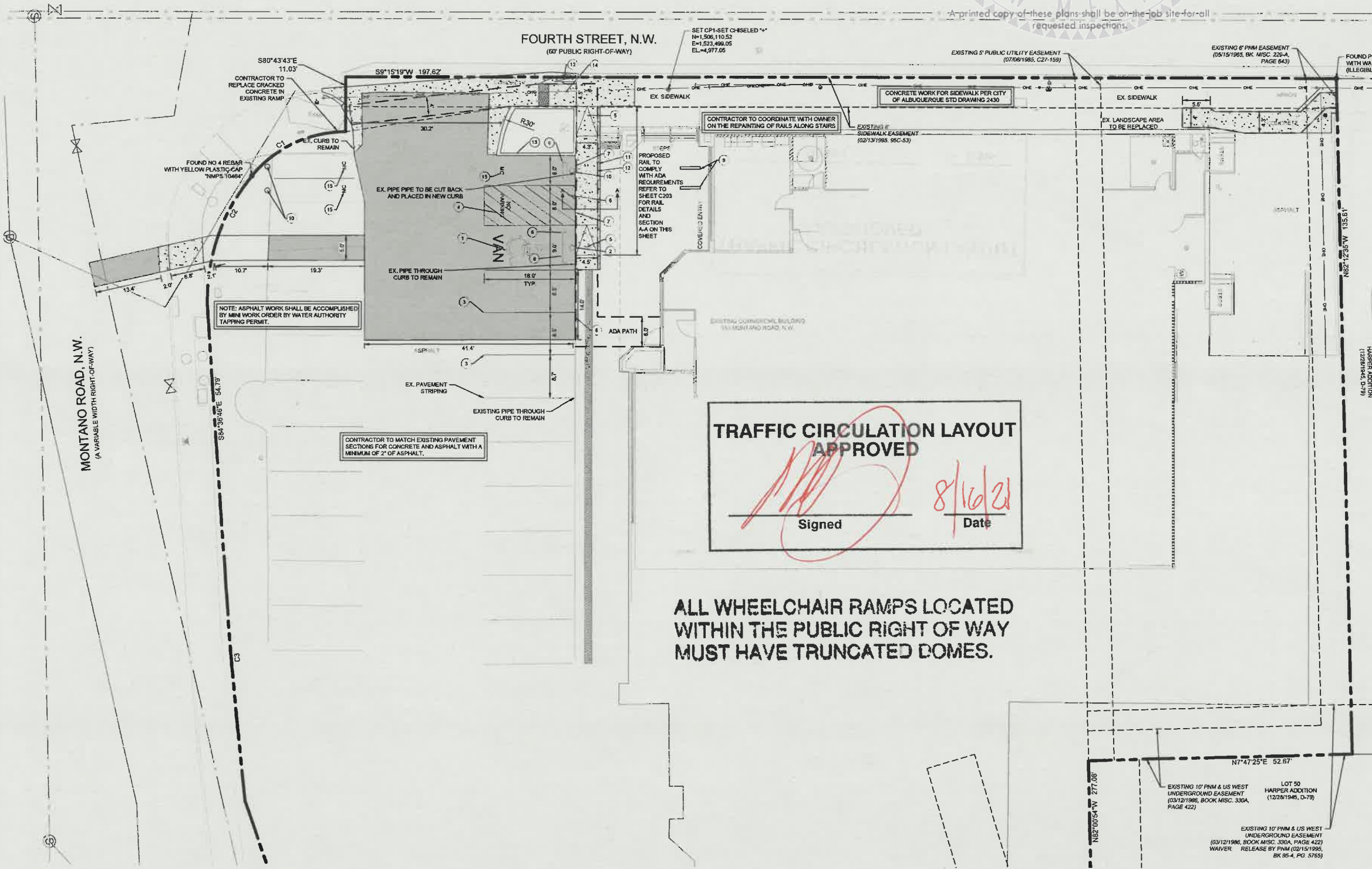


SECTION A-A
N.T.S.

NOTE: ALL BROKEN OR CRACKED SIDEWALK MUST BE
REPLACED WITH SIDEWALK AND CURB & GUTTER
PER COA STD DWG 2340 & 2415.

NOTE: ALL WORK IN CITY ROW OR SIDEWALK
EASEMENT TO BE THROUGH MINI WORK ORDER
WITH CITY OF ALBUQUERQUE.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	24.00'	21.38'	S16°15'09"E	20.68'	51°02'28"	11.46'
C2	39.00'	29.16'	S63°11'34"E	28.49'	42°50'23"	15.30'
C3	1061.54'	43.91'	S85°47'52"E	43.91'	2°22'13"	21.96'
C4	766.20'	241.39'	N88°48'38"E	240.39'	18°03'03"	121.70'



- KEY NOTES
1. PROPOSED ACCESSIBLE HC PARKING STALLS (TYP.), PER ADA MINIMUM REQUIREMENTS. REFER TO SHEET C203 FOR ADA PAVEMENT SYMBOL.
 2. PROPOSED HC SIGNS. REFER TO SHEET C203 FOR DETAIL (TYP.).
 3. PROPOSED 4" WHITE PAINTED PARKING STALL STRIPING (TYP.).
 4. PROPOSED 4" WHITE PAINTED TRAFFIC STRIPES @ 45' SPACED AT 2.0' O.C. (TYP.).
 5. PROPOSED CURB RAMP. REFER TO SHEET C203 FOR DETAIL.
 6. PROPOSED CONCRETE WHEELSTOP (TYP.) REFER TO SHEET C203 FOR DETAIL.
 7. NO CURB.
 8. 6" CURB.
 9. BIKE RACK (CONTRACTOR TO VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION).
 10. PROPOSED 12" x 18" MOTORCYCLE PARKING ONLY SIGN.
 11. PROPOSED HAND RAIL.
 12. VARIABLE HEIGHT CURB.
 13. PROPOSED 6" CURB AND GUTTER PER CITY STANDARD 2415A.
 14. PROPOSED CURB RAMP PER CITY STANDARD 2428.
 15. PROPOSED MOTORCYCLE PAVEMENT MARKING.

- SITE PLAN NOTES
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE CITY AND PROJECT SPECIFICATIONS.
 2. THE PAVEMENT UPON WHICH THE LANE AND PAVEMENT MARKERS ARE TO BE PLACED SHALL BE PREPARED TO THE APPROVAL OF THE CLIENT TO ENSURE PROPER CLEANING OF THE PAVEMENT SURFACE.
 3. PAINT SPECIFICATION SHALL BE PROVIDED BY CONTRACTOR AND APPROVED BY OWNER PRIOR TO INSTALLATION.
 4. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKERS FOR PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS.
 5. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1994.
 6. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.
 7. THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
 8. ALL EXISTING CONCRETE PAVING, SIDEWALK, STRUCTURES AND CURB DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF BY THE CONTRACTOR, OFFSITE UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER.
 9. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

NOTE: ALL WORK IN CITY ROW OR SIDEWALK
EASEMENT TO BE THROUGH MINI WORK ORDER
WITH CITY OF ALBUQUERQUE.

NOTE: ALL BROKEN OR CRACKED SIDEWALK MUST BE
REPLACED WITH SIDEWALK AND CURB & GUTTER
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ELEV:	4970.252'
CP-1	SET CHISELED "x"
N:	1,506,110.52
E:	1,523,498.05
ELEV:	4977.09'

Versions		
No.	Date	Description
1	05/07/2021	ISSUED FOR PERMIT
2	08/16/2021	METER REVISION

Architect
COSCIA MOOS ARCHITECTURE
Coscia Moos Architecture
1616 Walnut Street, Suite 101
Philadelphia, PA 19103
267 761 9416
Civil Engineer
Kimley-Horn
801 Cherry Street
Suite 1300
Fort Worth, TX 76102
Office: (817) 900-8528
Structural Engineer
MEP Engineer

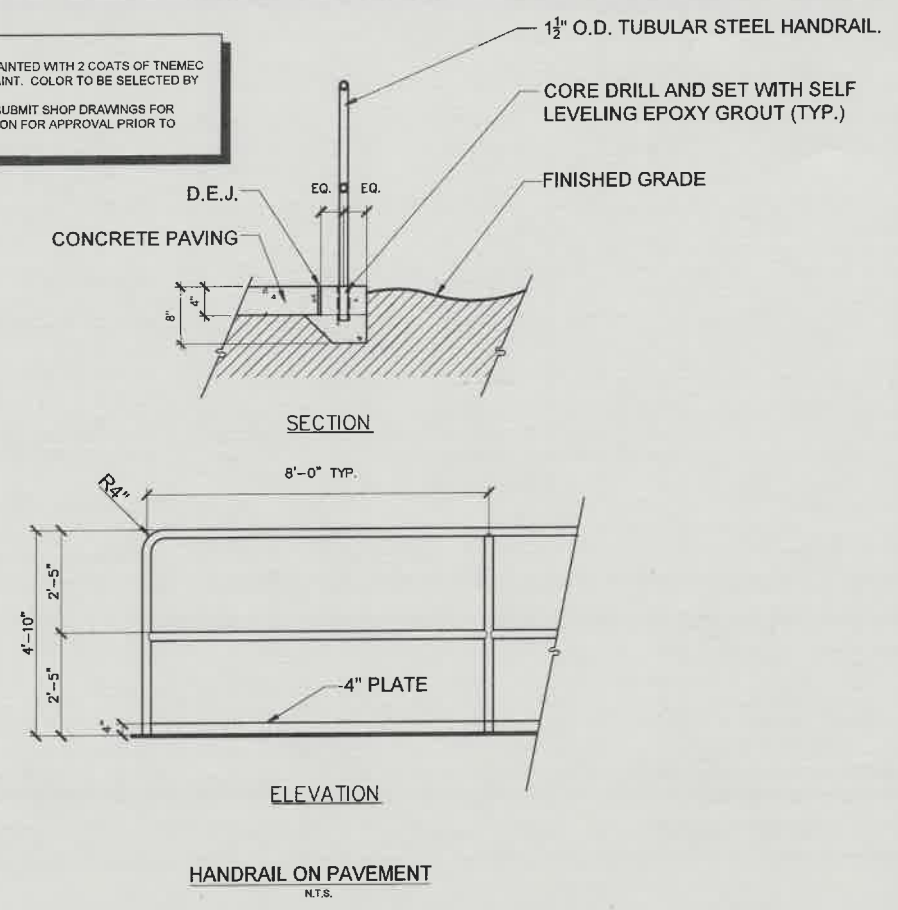


Signature and Seal
Project
OSH MONTANO ROAD
333 MONTANO RD NW
ALBUQUERQUE, NM

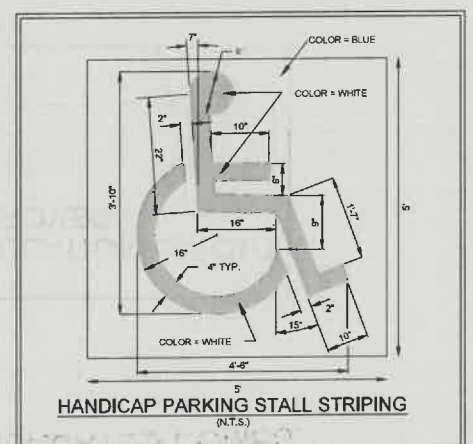
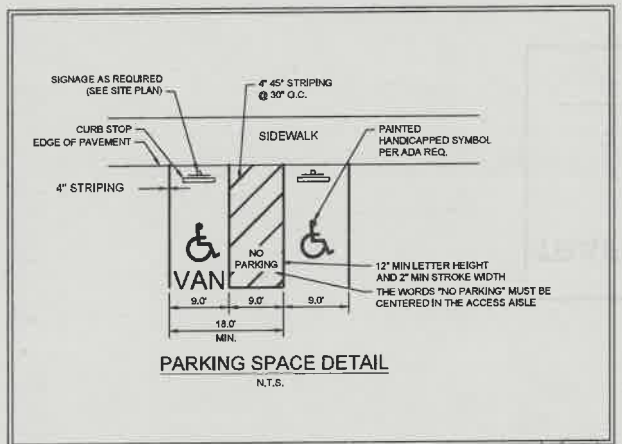
Sheet Title
TRAFFIC CIRCULATION LAYOUT
Scale: As indicated
Drawn: JED
Project No.: 064559810
Sheet No.: **C201**

F14-D023

- NOTES:
- HANDRAIL TO BE PAINTED WITH 2 COATS OF TNEC RUST INHIBITOR PAINT. COLOR TO BE SELECTED BY ARCHITECT.
 - CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR RAILING FABRICATION FOR APPROVAL PRIOR TO CONSTRUCTION.



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



CITY OF ALBUQUERQUE
PLANNING

These plans have been reviewed for code compliance and are:

APPROVED

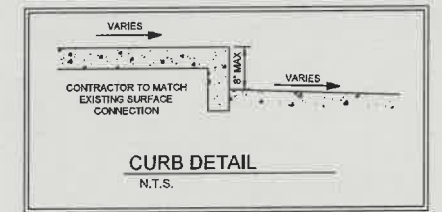
The Approval of these plans shall not be construed to be a permit for any violations of any code or ordinance of this city.

PERMIT #: **BP-2021-21050**

DATE: **08/20/21**

NOTE: UNLESS OTHERWISE SHOWN TO FACE OF CURB WHERE PERMITS ARE SPECIFIED.

PRECAST CONCRETE WHEEL STOP

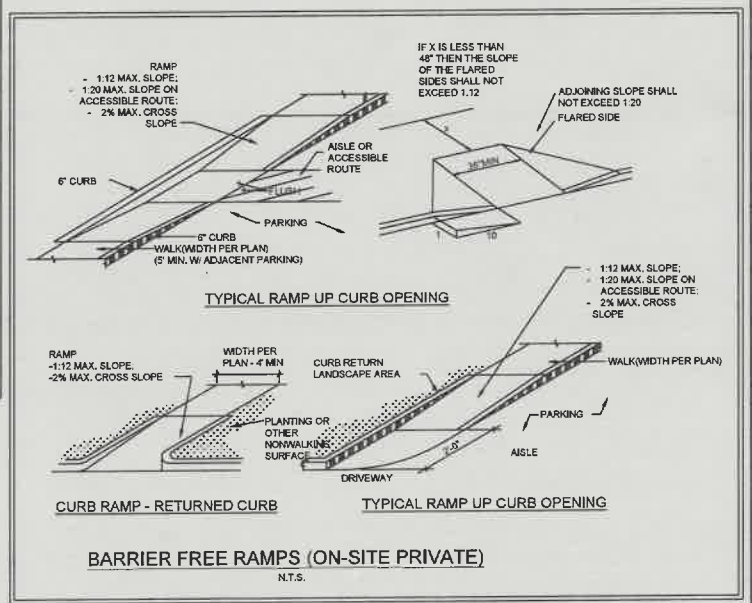
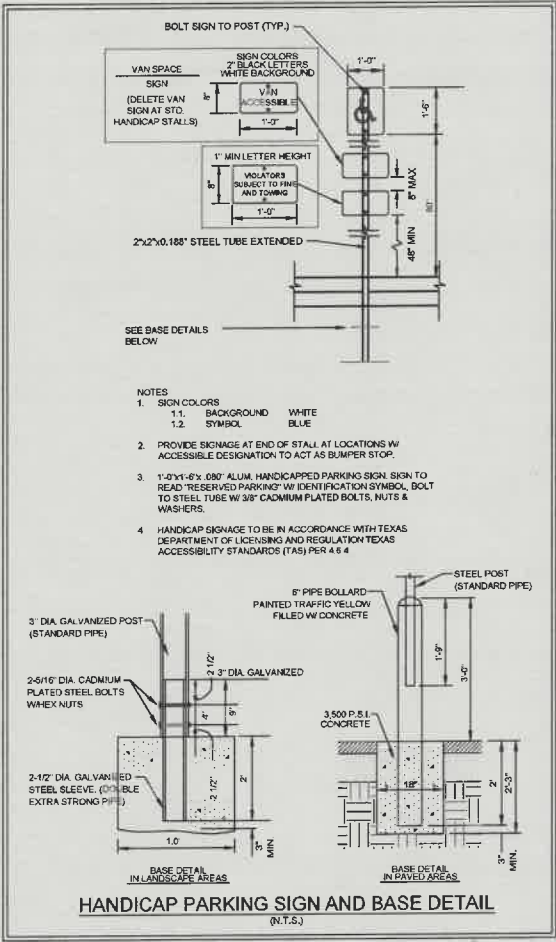


**TRAFFIC CIRCULATION LAYOUT
APPROVED**

Signed _____ Date _____

**TRAFFIC CIRCULATION LAYOUT
APPROVED**

Signed *[Signature]* Date **8/16/21**



Versions

No.	Date	Description
01	05/07/2021	ISSUED FOR PERMIT
02	06/15/2021	METER REVISION

Architect

**COSCIA MOOS
ARCHITECTURE**

Coscia Moos Architecture
1618 Walnut Street, Suite 101
Philadelphia, PA 19103
267 781 9416

Civil Engineer

Kimley»Horn

801 Cherry Street
Suite 1300
Fort Worth, TX 76102
Office: (817) 900-6528

Structural Engineer

MEP Engineer

08/04/21

LAUREN A. NUFFEL
NEW MEXICO
24254
PROFESSIONAL ENGINEER

Signature and Seal

Project

**OSH MONTANO
ROAD**

333 MONTANO RD NW
ALBUQUERQUE, NM

Sheet Title

**CONSTRUCTION
DETAILS**

Scale: As indicated Drawn: JED Project No: 064559810 Sheet No:

C203

F14-0023

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

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed

Date

8/16/21

ALL WHEELCHAIR RAMPS LOCATED
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CITY OF ALBUQUERQUE
PLANNING

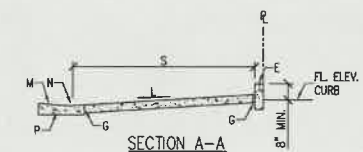
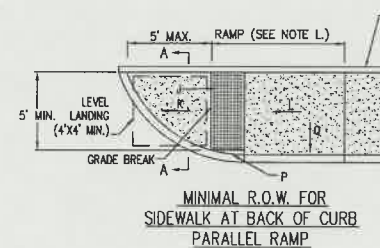
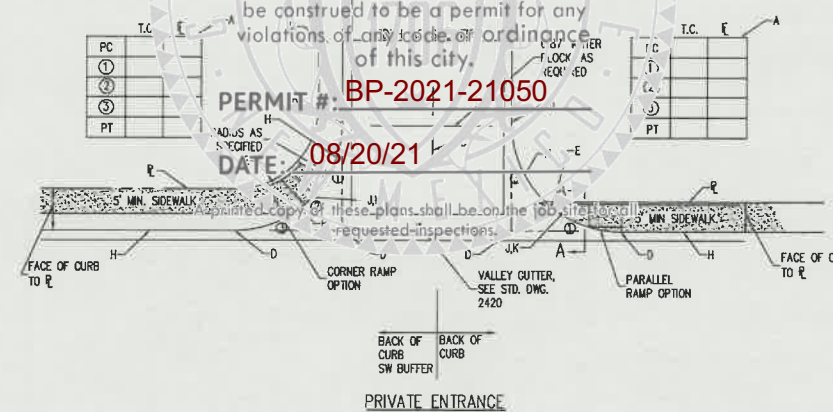
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PERMIT #: BP-2021-21050

DATE: 08/20/21



GENERAL NOTES

1. THESE DETAILS ARE PROVIDED FOR HIGH TRAFFIC VOLUME PRIVATE ENTRANCES SUCH AS ENTRANCES TO COMMERCIAL SITES, IN LIEU OF STANDARD DRIVE PAD PER CHAPTER 7 OF THE DEVELOPMENT PROCESS MANUAL.

2. SEE STD. DWGS. 2441 TO 2445 FOR ALTERNATE CURB ACCESS RAMP DETAILS. SEE DETAIL 2446 FOR DETECTABLE WARNING DEVICE DETAILS.

CONSTRUCTION NOTES

A. INCLUDE QUARTER POINT ELEVATIONS. SEE STD. DETAIL DWG. 2420. SEE LOCATION FOR QUARTER POINTS ON PLAN VIEW BELOW.

B. WHERE INTERIOR SIDEWALK CONNECTION IS TO BE PROVIDED - CONSTRUCT CURB ACCESS RAMPS PER STD. DETAIL DWGS. 2440 - 2445.

C. INITIAL GRADE TO BE 4% OR LESS WHEN CONNECTING TO COLLECTOR OR ARTERIAL STREETS, 6% OR LESS WHEN CONNECTING TO LOCAL STREETS. INCLUDE A 4-FOOT WIDE ADA ACCESSIBLE PATHWAY ACROSS ENTIRE WIDTH OF PRIVATE ENTRANCE.

D. INCLUDE ELEVATIONS AT EACH END OF CURB RETURN AND INTERSECTIONS OF PROJECTED FLOWLINES. SEE STD. DWG. 2420.

E. AT PROPERTY LINE, CONSTRUCT HEADER CURB. SEE STD. DWG. 2415B AND SECTION A-A, THIS SHEET.

F. IF SIDEWALK IS AGAINST CURB, THE SIDEWALK SHOULD BE TRANSDOMED TO KEEP THE CURB ACCESS RAMP IN THE LOCATION SHOWN.

G. 1/2" EXPANSION JOINT.

H. THEORETICAL FACE OF CURB OR FLOWLINE.

J. DETECTABLE WARNING DEVICES FOR DRIVE ENTRANCES ≥30 FEET BETWEEN FACES OF CURB (SEE STD. DWG. 2446 FOR PLACEMENT DETAILS).

K. LEVEL LANDING (2% MAXIMUM SLOPE).

L. 8.3% MAXIMUM SLOPE, 7% PREFERRED SLOPE.

M. SLOPE OF GUTTER NOT TO EXCEED 2% ADJACENT TO RAMP.

N. FLUSH WITH RAMP AND GUTTER.

P. CURB AND GUTTER (SEE STD. DWG. 2415 - GUTTER AT CURB ACCESS RAMP).

Q. 2% MAXIMUM CROSS-SLOPE, 1.5% PREFERRED CROSS-SLOPE.

R. NOT USED.

S. VARIES WITH AVAILABLE RIGHT-OF-WAY.

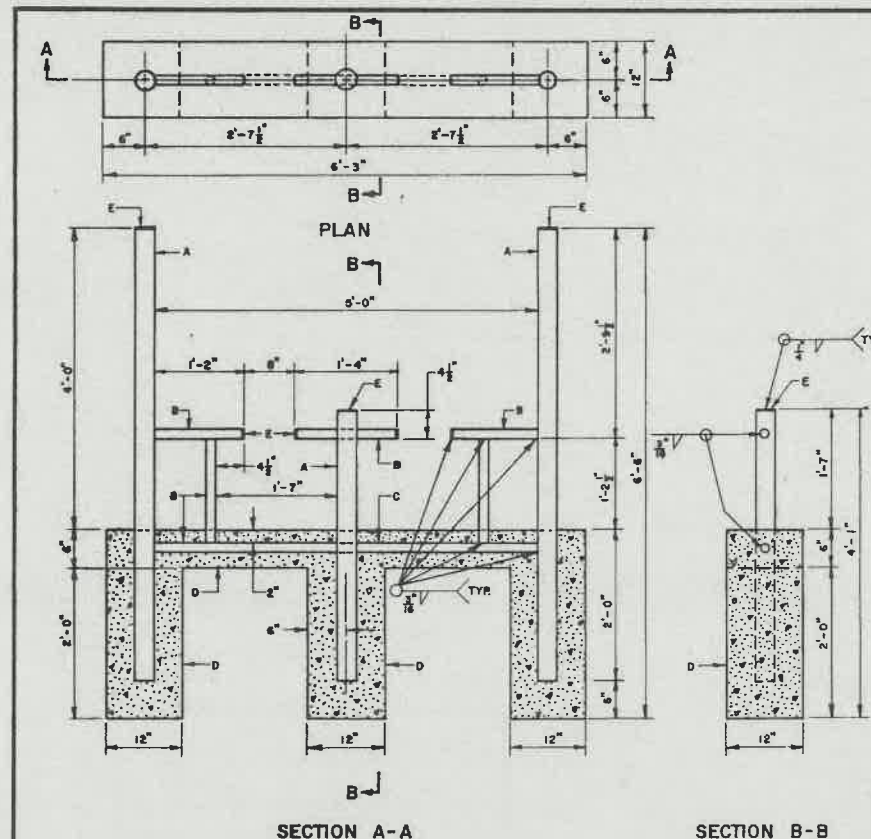
REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PRIVATE ENTRANCE DETAILS-
	ILLUSTRATING TWO R/W CONDITIONS
	DWG. 2426 JUNE 2019

GENERAL NOTES:

1. SQUARE TUBING MAY BE USED IN LIEU OF SCH. 40 PIPE.
2. GALVANIZE BICYCLE GATEWAY AFTER FABRICATION.
3. GRIND ALL WELDS SMOOTH.

CONSTRUCTION NOTES:

- A. 3" DIA. SCH. 40 PIPE, TYPICAL.
- B. 1 1/2" DIA. SCH. 40 PIPE, TYPICAL.
- C. ENCLOSE BOTTOM MEMBER IN CONCRETE.
- D. PORTLAND CEMENT CONCRETE.
- E. 1/4" FLAT CAP, TYPICAL.



REVISIONS	CITY OF ALBUQUERQUE
	TRAFFIC
	BICYCLE GATEWAY
	DWG. 2529 AUG 1994

GENERAL NOTES

1. CURB, GUTTER AND CUT-OFF WALL WILL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE (PCC).

2. FOR STANDARD AND MEDIAN C & G ADJACENT TO ASPHALT CONCRETE (AC) PAVEMENT, PROVIDE CONTRACTION JOINTS AT 12' MAX. SPACING. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES. 1/2" EXPANSION JOINTS TO BE INSTALLED AT CURB RETURNS AND AT A MAXIMUM SPACING OF 200' BETWEEN CURB RETURNS AND SEPARATELY CONSTRUCTED DRIVEWAYS.

3. FOR ALL OTHER C & G AND CUT-OFF WALL PROVIDE CONTRACTION JOINTS AT 10' MAX. SPACING, 1/2" EXPANSION JOINTS AT CURB RETURNS & AT A MAXIMUM SPACING OF 100' BETWEEN CURB RETURNS & EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT ALL FINISHED FACES. REINFORCEMENT SHALL NOT BE USED IN CUT-OFF WALLS.

4. FOR C & G CONSTRUCTED WITH PCC PAVEMENT, CONTRACTION JOINTS AND EXPANSION JOINTS SHALL BE THE SAME AS THE PAVEMENT JOINTS.

5. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.

6. REMOVE & REPLACE PAVEMENT 1' WIDE ADJACENT TO TOP OF GUTTER WHEN CONSTRUCTING C & G ADJACENT TO EXISTING AC PAVEMENT.

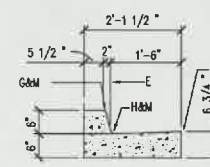
7. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND C & G WHEN CAST ADJACENT TO EACH OTHER.

8. ADA = AMERICANS WITH DISABILITY ACT.

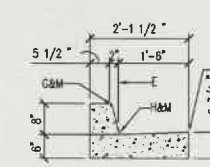
CONSTRUCTION NOTES

SEE COA DRAWING 2415B

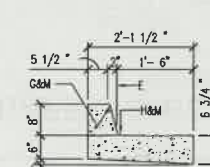
REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	CURB AND GUTTER DETAILS
	DWG. 2415A JUNE 2019



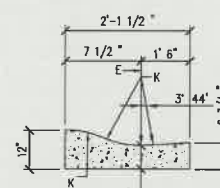
6" STANDARD C & G



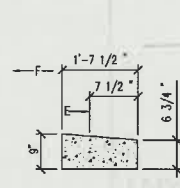
8" STANDARD C & G



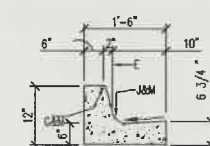
8" DEPRESSED GUTTER



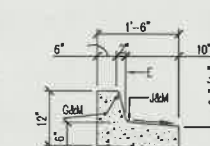
ROLL CURB



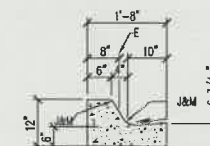
ESTATE CURB



6" MEDIAN C & G



6" DEPRESSED MEDIAN C & G



MOUNTABLE MEDIAN CURB

Versions		
No.	Date	Description
05/07/2021		ISSUED FOR PERMIT
05/16/2021		METER REVISION

COSCIA MOOS
ARCHITECTURE

Coscia Moos Architecture
1616 Walnut Street, Suite 101
Philadelphia, PA 19103
267 781 9416

Civil Engineer

Kimley»Horn

801 Cherry Street
Suite 1300
Fort Worth, TX 76102
Office (817) 900-8528

Structural Engineer

MEP Engineer



Signature and Seal

Project

OSH MONTANO
ROAD
333 MONTANO RD NW
ALBUQUERQUE, NM

Sheet Title

CONSTRUCTION
DETAILS

Scale: As Indicated
Drawn: JED
Project No.: 084558810
Sheet No.:

C204

F14-0023

CITY OF ALBUQUERQUE
PLANNING

These plans have been reviewed
for code compliance and are:

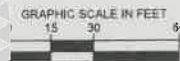
APPROVED

The Approval of these plans shall not
be construed to be a permit for any
violations of any code or ordinance
of this city.

PERMIT #: **BP-2021-21050**

DATE: **08/20/21**

A printed copy of these plans shall be on the job site for all
requested inspections.



LEGEND

--- PROPERTY LINE
--- ADJACENT PROPERTY LINE

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	24.00'	21.38'	S16°15'09"E	20.68'	51°02'28"	11.46'
C2	39.00'	29.16'	S63°11'34"E	28.49'	42°50'23"	15.30'
C3	1061.54'	43.91'	S85°47'52"E	43.91'	2°22'13"	21.96'
C4	766.20'	241.39'	N88°48'38"E	240.39'	18°03'03"	121.70'

Existing Parking				
	Gross Floor Area	Required Spaces/1000SQFT	Required Spaces	Total Spaces Provided
Las Fallas	14211.4	4	56.85	-
Other Retail	8289.8	4	33.16	-
Combined	22501.2	-	90.00	97

Proposed Parking					
	Gross Floor Area	Required Spaces/1000SQFT	Required Spaces	% Change	Total Spaces Provided
Medical Facility	14211.4	5	71.06	25.0	-
Other Retail	8289.8	4	33.16	0	-
Combined	22501.2	-	104.22	15.8	98

**TRAFFIC CIRCULATION LAYOUT
APPROVED**

Signed

Date

CAUTION
EXISTING UNDERGROUND
UTILITIES. CONTRACTOR TO
VERIFY EXACT LOCATION
PRIOR TO ANY TRENCHING
OR EXCAVATION.



Know what's below.
Call before you dig.

BENCHMARKS

NM 47-10 THE STATION IS LOCATED 3.0 MILES NORTH OF
DOWNTOWN ALBUQUERQUE AT THE
INTERSECTION OF SECOND STREET AND
MESCALERO RD. TO REACH THE STATION FROM
THE INTERSECTION OF CENTRAL AVENUE AND
SECOND STREET, TRAVEL NORTH ON SECOND
STREET 2.8 MILES TO THE INTERSECTION OF
MESCALERO RD AND THE STATION IN THE MEDIAN
OF SECOND STREET AT THE NORTH EDGE OF THE
INTERSECTION. THE STATION MARK IS A NM5HC
BRASS DISC STAMPED "STA NM47-10" SET IN TOP
OF A CONCRETE POST PROJECTING 0.1 FEET
ABOVE THE GROUND.

ELEV 4870.252'
CP-1 SET CHASELEID **
N 1506.116.52
E 1523.459.06
ELEV 4877.05'

Versions

No.	Date	Description
01	05/07/2021	ISSUED FOR PERMIT
02	06/16/2021	METER REVISION

Architect

COSCIA MOOS
ARCHITECTURE

Coscia Moos Architecture
1616 Walnut Street, Suite 101
Philadelphia, PA 19103
267 761 9415

Civil Engineer

Kimley»Horn

801 Cherry Street
Suite 1300
Fort Worth, TX 76102
Office: (817) 900-8528

Structural Engineer

MEP Engineer

08/04/21



Signature and Seal

Project

**OSH MONTANO
ROAD**
333 MONTANO RD NW
ALBUQUERQUE, NM

Sheet Title

PARKING PLAN

Scale As Indicated Drawn JED Project No. 064559810
Sheet No.

C501

F14-0023

TRAFFIC CERTIFICATION

I, David Moos, NMPE OR NMRA No. 6178, OF THE FIRM Coscia Moos Architecture, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 8/16/2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY _____ OF THE FIRM _____. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON _____ 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 30 day Temporary Certificate of Occupancy.

Items not completed for Temp C of O:
Final Landscape stone and (3) trees.

Site photos attached showing site is ready for occupancy and Temp C of O.

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.



Signature of Engineer or Architect

11/10/2021
Date















City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: OSH - Montano Road **Building Permit #:** _____ **Hydrology File #:** BP-2021-2105
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract 1-A-1 of Montano Y Quatro Subdivision
City Address: 333 Montano Rd NW

Applicant: Coscia Moos Architecture **Contact:** Erica Anderson-Blaylock
Address: 1616 Walnut Street, Suite 101
Phone#: 267-761-9416 x140 **Fax#:** _____ **E-mail:** eanderson-blaylock@cosciamoos.com

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

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
☐ 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
☒ 30 day Temporary 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: 11/10/2021 **By:** Coscia Moos Architecture

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____