

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

July 25, 2014

Kent Trauernicht, R.A.
AKT Architects
55 Camino Del Senador
Tijeras, NM 87059

Re: Wendy's, 3601 4th St. NW
Traffic Circulation Layout
Architect's Stamp dated 07-14-14 (G14-D031)

Dear Mr. Trauernicht,

The TCL submittal received 07-14-14 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. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC or other appropriate permit is required to construct these items.**

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 924-3306.

Sincerely,

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

C: File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: WENDY'S 4TH ST ZONE MAP/DRG. FILE #: G-14
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: _____

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

OWNER: JAAB RESTAURANT HOLDINGS CONTACT: BEN MANZOUR
ADDRESS: _____ PHONE: 305-606-1168
CITY, STATE: ABQ, NM ZIP CODE: _____

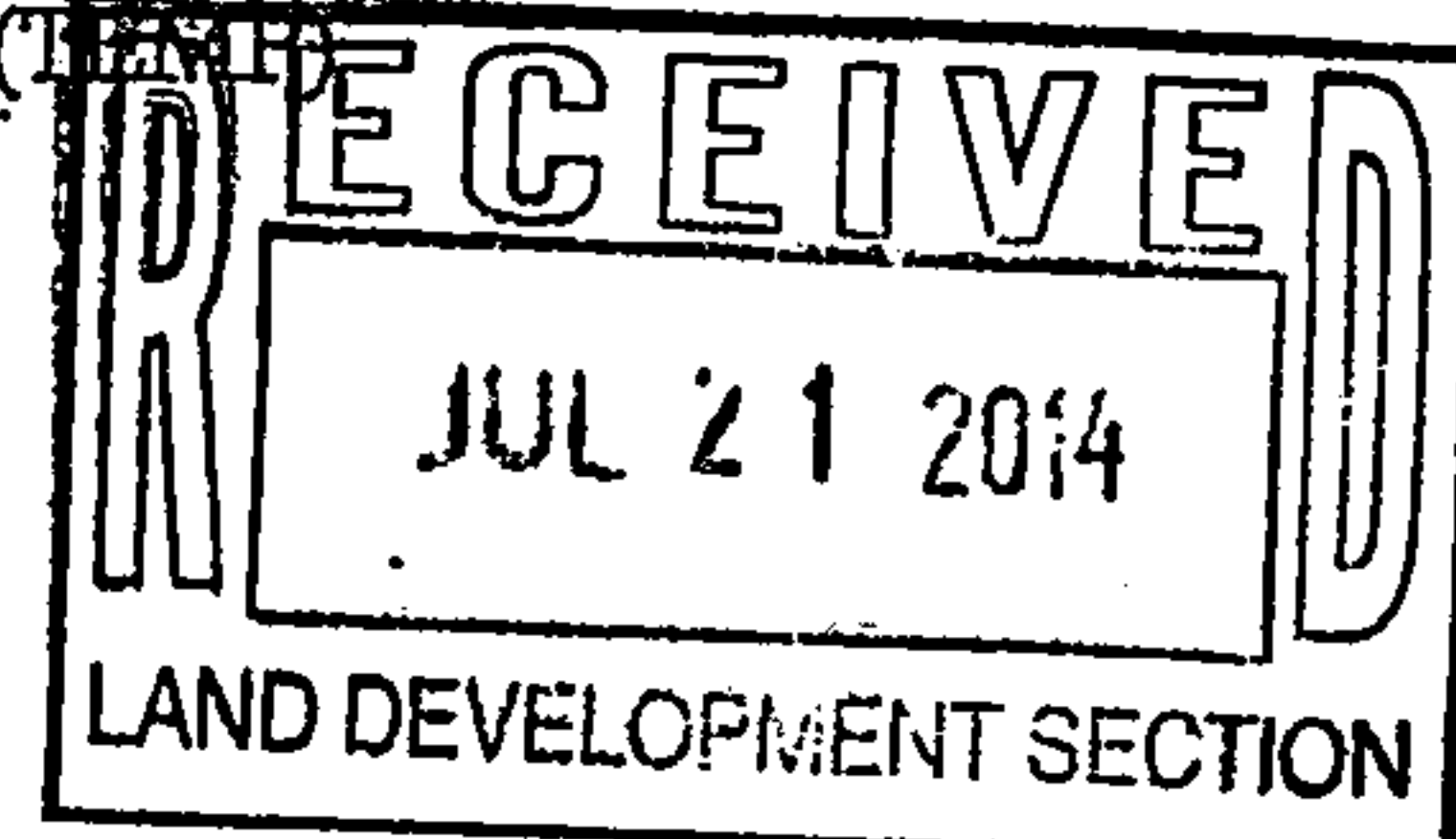
ARCHITECT: AKT Architects CONTACT: Kent Trauernicht
ADDRESS: 55 Camino Del Senador PHONE: 281-9560
CITY, STATE: Tijeras, NM ZIP CODE: 87059

SURVEYOR: _____ CONTACT: AKTARCH @ EARTHLINK.NET
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S/ARCHITECT'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER FOR BDDG PERMIT
2ND SUBMITTAL

CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TENTATIVE)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____



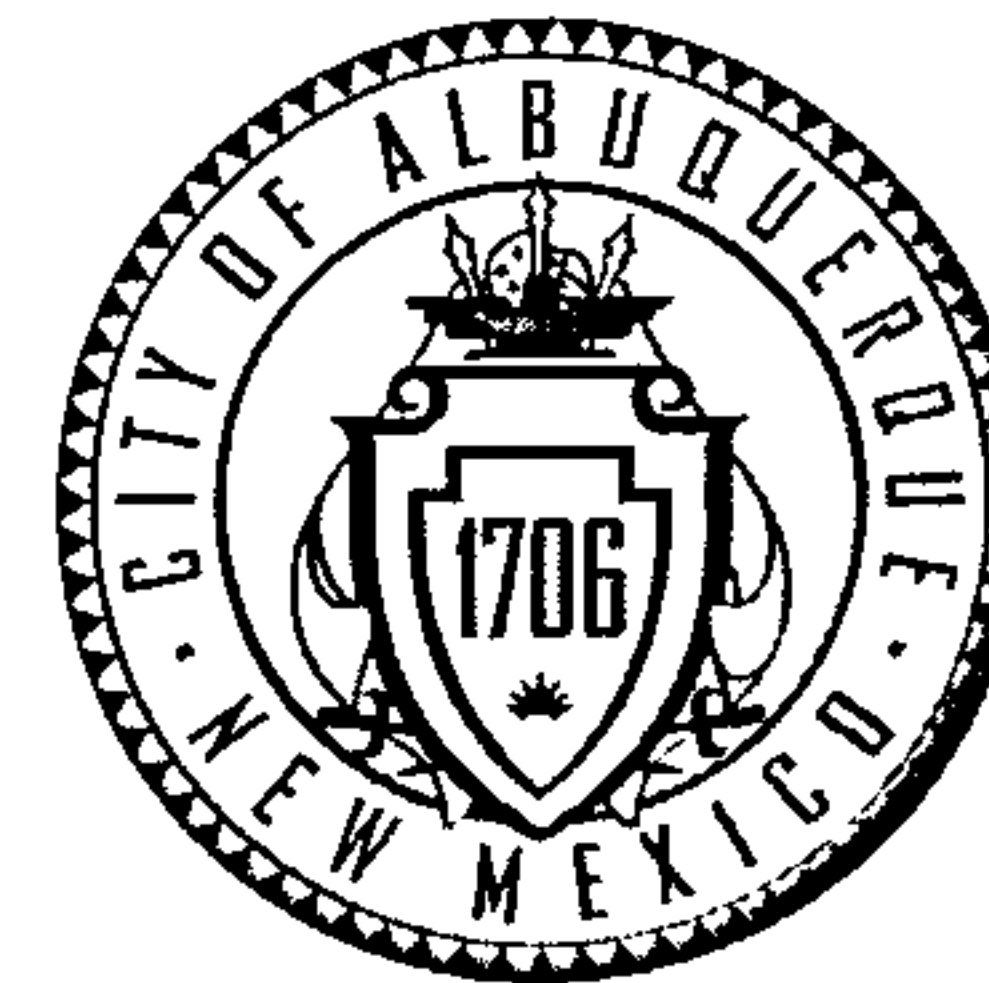
WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED 3 COPIES SUBMITTED... 2 TO BE INCLUDED IN PERMIT SETS.

SUBMITTED BY: Kent Trauernicht DATE: JULY 21, 2014

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

July 11, 2014

Kent Trauernicht, R.A.
AKT Architects
55 Camino Del Senador
Tijeras, NM 87059

Re: Wendy's, 3601 4th St NW
Traffic Circulation Layout
Architect's Stamp dated 6-26-14 (G14-D031)

Dear Mr. Trauernicht,

Based upon the information provided in your submittal received 7-09-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- ①. Please list the width and length for all parking spaces.
2. ✓ Please show a vicinity map.
- ③. The handicap accessible spaces must be a minimum of 8.5 feet in width.
4. ✓ The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
5. ✓ Please provide a detail of the handicap accessible parking signage
- ⑥. Provide a heavy vehicle pathway on the plan.
7. ✓ Please include two copies of the traffic circulation layout at the next submittal.
8. ✓ Show the pedestrian pathway and ADA access to the building including all ramps.
9. ✓ How will ADA access be taken to the entrance of the building? The door appears to swing in the path way.
10. Please provide an easement for any sidewalk within the right-of-way.
11. ✓ Please provide approvable signage and striping i.e. one-way and do not enter.
12. ✓ Please remove non applicable note "7" from the TCL plan.
13. ✓ We suggest that the parking on the west end of the property be changed to compact parking to widen the drive aisle.

CITY OF ALBUQUERQUE



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 me at (505) 924-3630.

Sincerely,

A handwritten signature in black ink, appearing to read 'Racquel M. Michel', is written over a horizontal line.

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

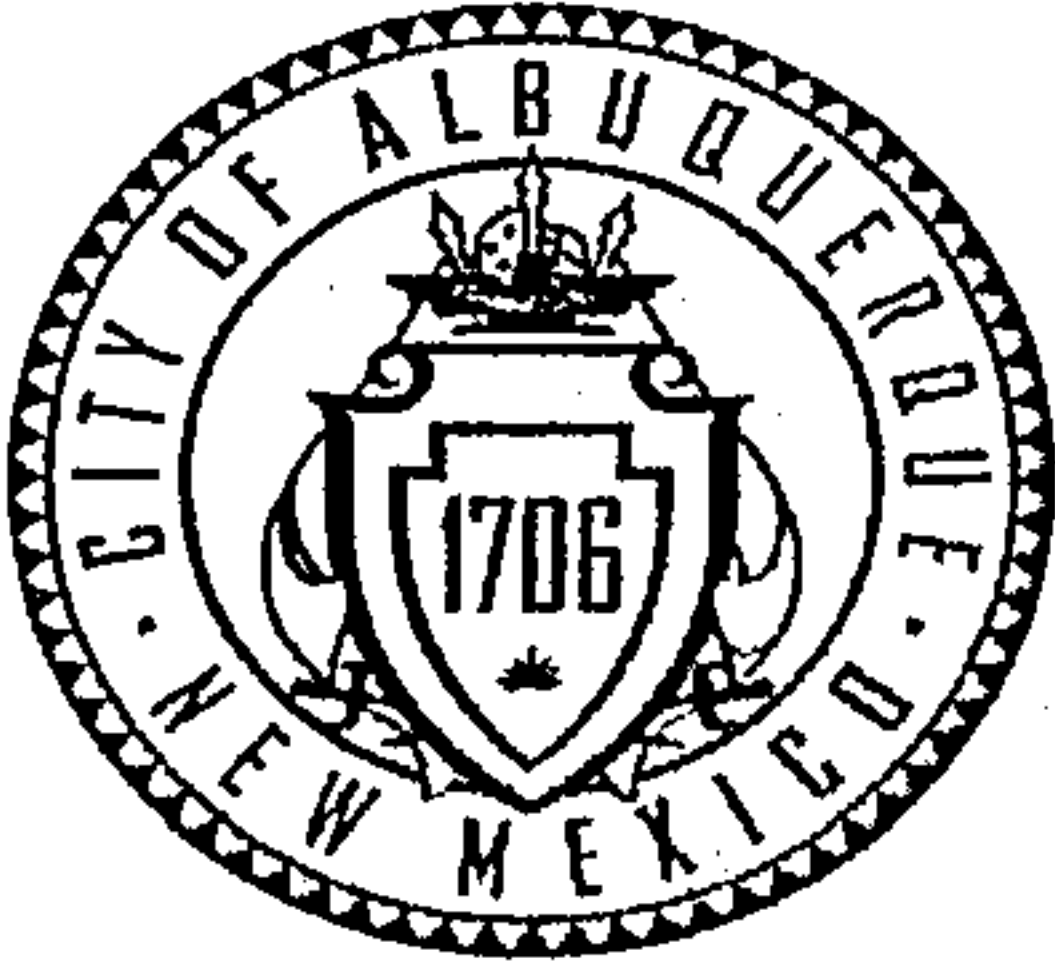
c: File
CO Clerk
mao

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 02/2013)

Project Title: WENDY'S Building Permit #: _____ City Drainage #: G14D031

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

Legal Description: _____

City Address: 3601 4TH ST. NW

Engineering Firm: AKT ARCHITECTS Contact: KENT

Address: 55 CAMINO DEL SENADOR

Phone#: 281-9560 Fax#: _____ E-mail: AKTARCH@EARTHLINK.NET

Owner: Tierjas 87059 Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT

_____ DRAINAGE PLAN 1st SUBMITTAL

_____ DRAINAGE PLAN RESUBMITTAL

_____ CONCEPTUAL G & D PLAN

_____ GRADING PLAN

_____ EROSION & SEDIMENT CONTROL PLAN (ESC)

_____ ENGINEER'S CERT (HYDROLOGY)

_____ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)

_____ ENGINEER'S CERT (TCL)

_____ ENGINEER'S CERT (DRB SITE PLAN)

_____ ENGINEER'S CERT (ESC)

_____ SO-19

_____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

_____ SIA/FINANCIAL GUARANTEE RELEASE

_____ PRELIMINARY PLAT APPROVAL

_____ S. DEV. PLAN FOR SUB'D APPROVAL

_____ S. DEV. FOR BLDG. PERMIT APPROVAL

_____ SECTOR PLAN APPROVAL

_____ FINAL PLAT APPROVAL

_____ CERTIFICATE OF OCCUPANCY (PERM)

_____ CERTIFICATE OF OCCUPANCY (TCL TEMP)

_____ FOUNDATION PERMIT APPROVAL

☒ BUILDING PERMIT APPROVAL

_____ GRADING PERMIT APPROVAL

_____ PAVING PERMIT APPROVAL

_____ WORK ORDER APPROVAL

_____ GRADING CERTIFICATION

_____ SO-19 APPROVAL

_____ ESC PERMIT APPROVAL

_____ ESC CERT. ACCEPTANCE

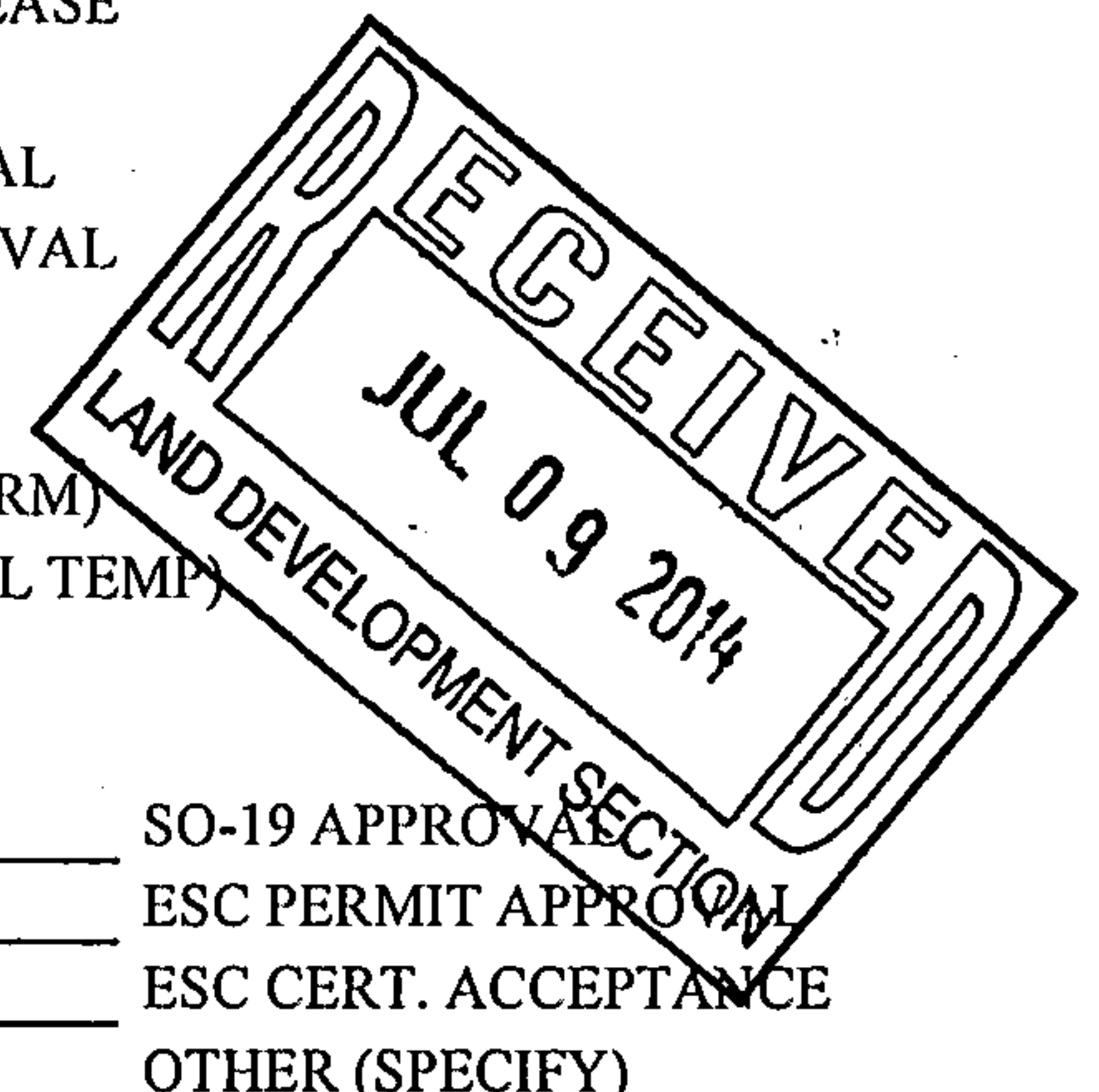
_____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: 7/9/14 By: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



CITY OF ALBUQUERQUE



May 12, 2010

Kent Trauernicht, R.A.
AKT Architects
P.O. Box 3366
Albuquerque, NM 87190

Re: Wendy's Addition, 3601 4th Street NW, Traffic Circulation Layout
Architect's Stamp dated 05-03-10 (G14-D031)

Dear Mr. Trauernicht,

The TCL submittal received 05-06-10 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this 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. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. 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 Hydrology at the Development Services Center of Plaza Del Sol Building.

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 924-3306.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: WENDY'S 4TH ST. ADDITION ZONE MAP: G-14/0031
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: 3601 4TH ST NW

ENGINEERING FIRM: N/A CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: DUMBUE CHEESE CORP. CONTACT: TIM/ERNIE
 ADDRESS: 4810 HARDWARE NE PHONE: 883.5285
 CITY, STATE: ABQ, NM 87109 ZIP CODE: _____

ARCHITECT: AKT ARCHITECTS. (KENT) CONTACT: KENT
 ADDRESS: 55 CAMINO DEL SENADOR PHONE: 201 9560
 CITY, STATE: TIJERAS ZIP CODE: 87059

SURVEYOR: N/A. CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) _____

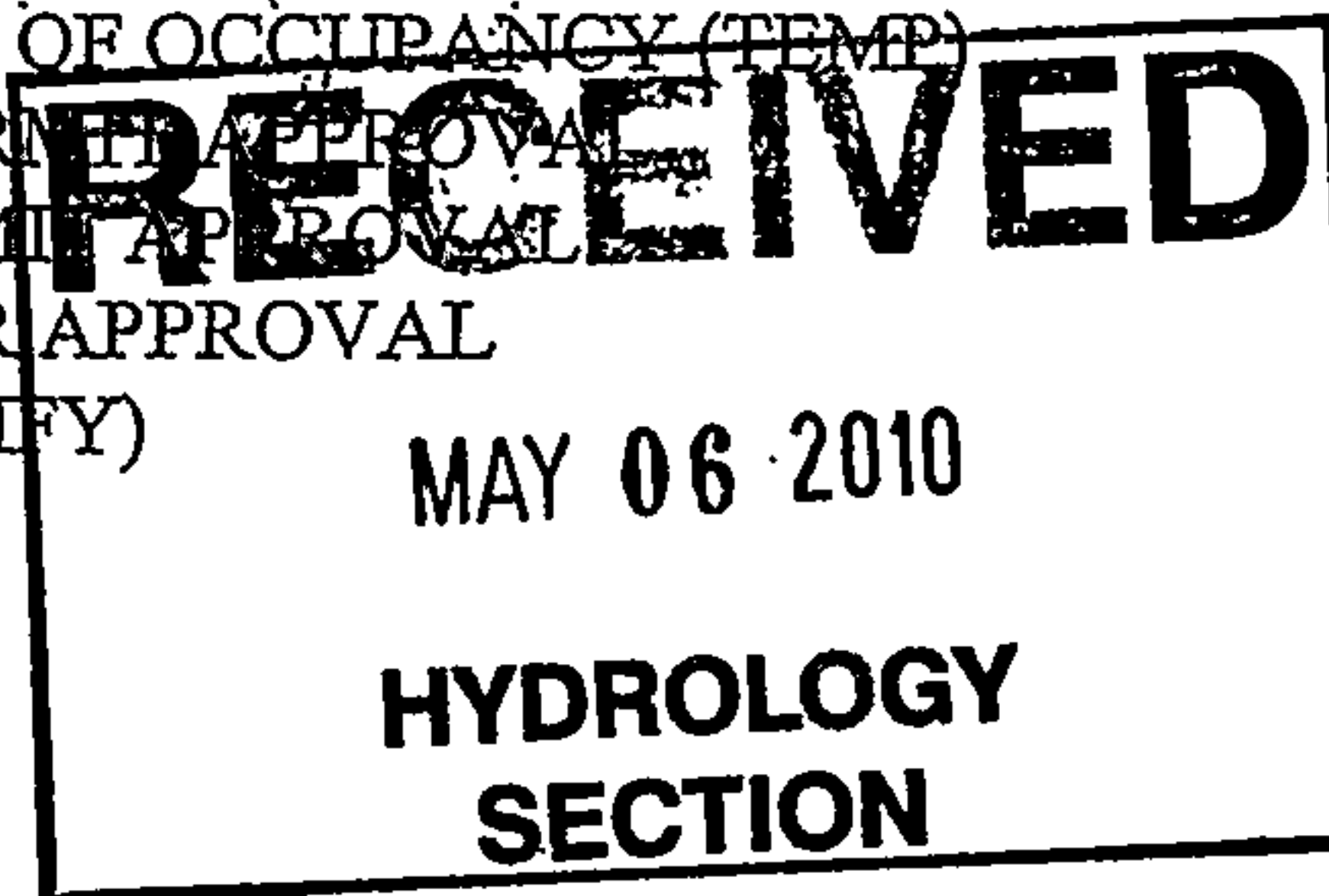
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SLA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

SEE ATTACHED PRELIM REVIEW SHEET

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: KENT TRAUERNICHT BY: 5/6/10

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.