

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 8, 2021

Stephen A Dunbar, RA
Modulus Architects
100 Sun Ave NE, Suite 600
Albuquerque, NM 87109

**Re: Tenant Improvement Project
6000 Montgomery Blvd NE
Request for Certificate of Occupancy
Transportation Development Final Inspection**
Engineer's/Architect's Stamp dated 11-20-20 (G18D042)
Certification dated 5-24-21

Dear Mr. Dunbar,

PO Box 1293

Based upon the information provided in your pictures received 6-7-21, 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.

Albuquerque

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

NM 87103

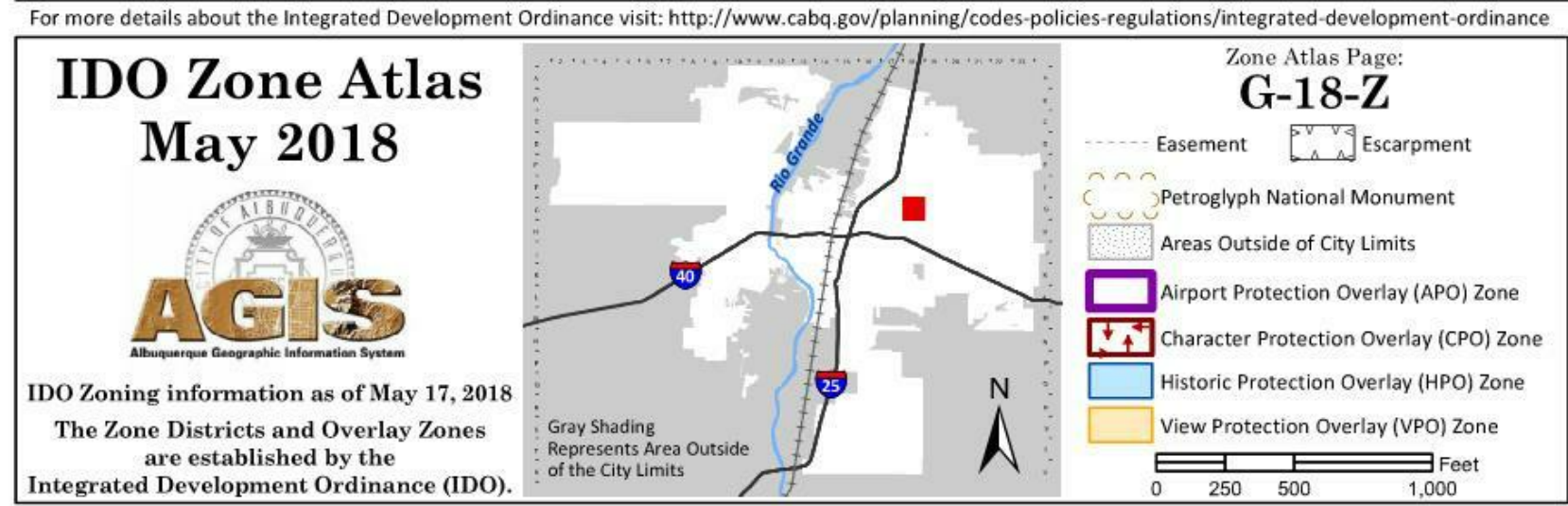
Sincerely,

www.cabq.gov

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



PARKING CALCULATIONS

SPACES REQUIRED:
RESTAURANT: 8 SPACES PER 1,000 S.F.
1,409 SF = 11 SPACES
OUTDOOR PATIO: 5 SPACES PER 1,000 S.F.
470 SF = 2 SPACES
BUSINESS: 3.5 SPACES PER 1,000 S.F.
1,009 SF = 3 SPACES
BICYCLE: 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES
16 SPACES * 10% = 1.6
MOTORCYCLE: 1 SPACE PER 1-25 PARKING SPACES
16 SPACES = 1 SPACE
SPACES PROVIDED:
TOTAL RESTAURANT: 11 SPACES
TOTAL OUTDOOR PATIO: 2 SPACES
TOTAL BUSINESS: 3 SPACES
TOTAL BICYCLE: 3 SPACES
TOTAL MOTORCYCLE: 1 SPACE
GRAND TOTAL SPACES: 20

GENERAL NOTES:

1. PATCH ASPHALT AS NECESSARY.
2. ALL EXISTING LANDSCAPE TO REMAIN. PROTECT LANDSCAPE AND ANY DAMAGED LANDSCAPE NEEDS TO BE REPLACED WITH SIMILAR AT NO COST TO OWNER.
3. EXISTING MONUMENT SIGNAGE TO REMAIN.
4. REFER TO G4 & G5 FOR DETAILS. NOT ALL DETAILS MAY APPLY TO THIS PROJECT.

KEYED NOTES:

1. CURB RAMP RE: 18G4
2. TYP. CURB RE: 18G4
3. BIKE RACK RE: 13G4
4. ADA PARKING RE: 3G5
5. ADA SIGN RE: 11G5
6. MOTORCYCLE SIGN RE: 12G5
7. ADA RAMP RE: 15G4
8. CROSSWALK RE: 6G4
9. BOLLARD RE: 4G4
10. "DO NOT ENTER" SIGN RE: 12AG5
11. "DO NOT ENTER" MARKING RE: 8G5
12. "ONE WAY" MARKING FONT SIZE COLOR AND STYLE TO MATCH DETAIL 8G5
13. "ONE WAY" SIGN RE: 12AG5
14. EXISTING ENTRANCE SIGN
15. TIE IN TO EXISTING CONC. CURB
16. PAVEMENT MARKING TO FOLLOW COA STANDARD DRAWING 2600-105

GENERAL NOTES

- A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
- B. INDICATED DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- C. PARKING: AN ACCESSIBLE PAVEMENT MARKING AND STRIPPING SHALL CONFORM TO THE NEW MEXICO COMMERCIAL BUILDING CODE SECTION 1110.3 #7.2.
- D. EXISTING BROKEN OR CRACKED SIDEWALK SHALL BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.
- E. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PLAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

Easement Notes

1. 8' X 8' PNM EASEMENT (01/06/1976 BK. MISC. 457, PG. 226 AS DOC. #2872A) SHOWN HEREON AS [Symbol]
2. 5' X 20' PNM AND MST&TCO. EASEMENT (12/22/1982 BK. 980 PG. 254 AS DOC. #82-67085) [Symbol]
3. PEDESTRIAN ACCESS EASEMENT (07/14/2017 AS DOC. #2017067885) SHOWN HEREON AS [Symbol]

GRAPHIC LEGEND

- | | | | |
|----------|------------------|----------|---|
| [Symbol] | EXISTING ASPHALT | [Symbol] | PROPERTY LINE |
| [Symbol] | EXISTING CURB | [Symbol] | DIRECTION PAVEMENT MARKING PER COA DRAWING 2600-105 |
| [Symbol] | NEW CURB | | |

CONSTRUCTION DOCUMENTS

PROJECT TITLE
ZIGGIS COFFEE SHOP

6000 MONTGOMERY BLVD. NE ALBUQUERQUE, NM 87109

PROJECT MANAGER
JOB NO.
Project Number

DRAWN BY:

SHEET TITLE
ARCHITETURAL SITE PLAN

DATE
11-20-2020

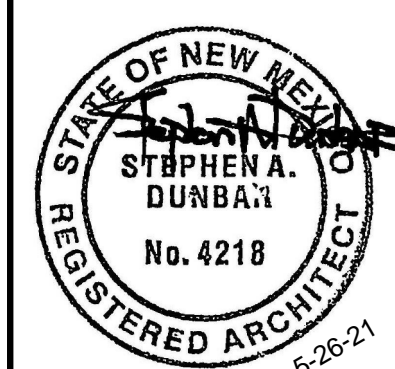
SCALE:

SHEET
G3

MODULUS ARCHITECTS



100 SUN AVENUE NE SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



REV	DATE	BY	REVISION
1	01-15-21		CITY COMMENTS
3	2-15-21		ASI 3

6000 Montgomery Blvd. N.E.

TRAFFIC CIRCULATION LAYOUT APPROVED 1/19/21

Jeanne Wolfenbarger

PARKING CALCULATIONS

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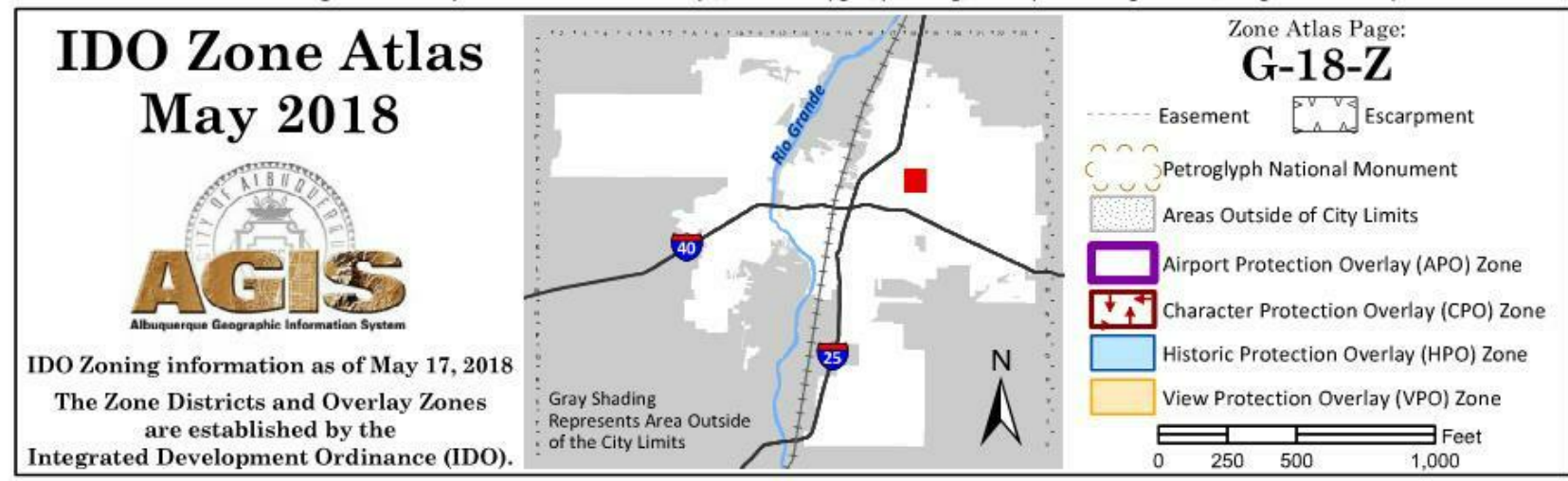
TOTAL OUTDOOR PATIO: 2 SPACES

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TOTAL MOTORCYCLE: 1 SPACE

GRAND TOTAL SPACES: 20



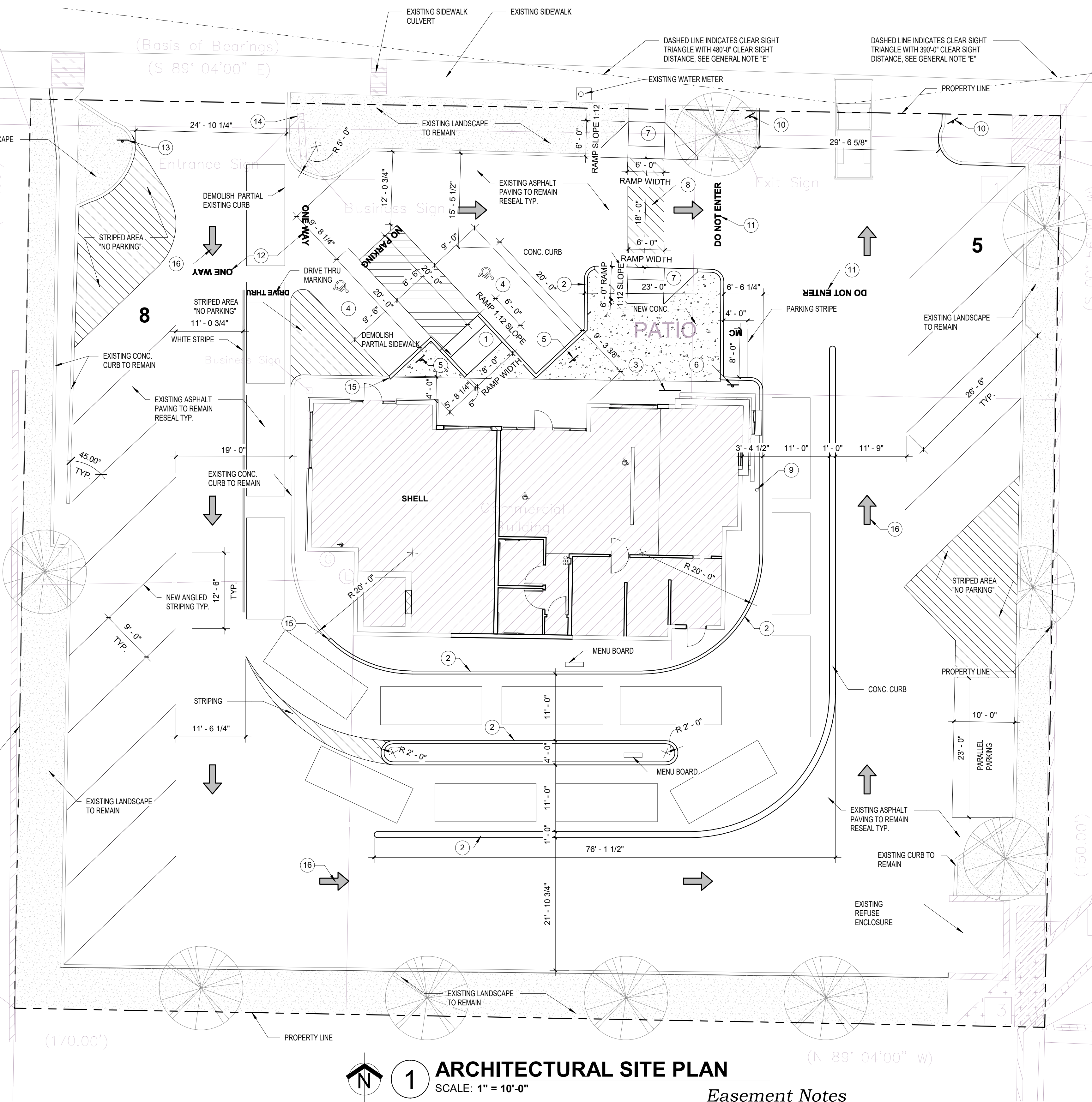
Tract B,
Altamont Unit 6
(07/08/1960
Bk. C5, Pg. 15)

Bathey with
Cap "LS 14271"

Bathey with
Cap "LS 14271"

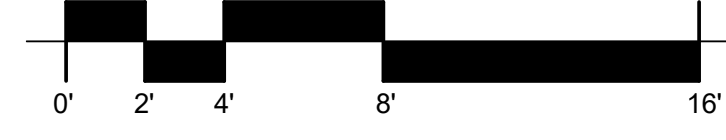
KEYED NOTES:

1. CURB RAMP RE: TO 18/A1
2. TYP. CURB RE: 10/A1
3. BIKE RACK RE: 13/A1
4. ADA PARKING RE: 3/A2
5. ADA SIGN RE: 11/A2
6. MOTORCYCLE SIGN RE: 12/A2
7. ADA RAMP RE: 15/A1
8. CORRSWALK RE: 8/A1
9. BOLLARD RE: 4/A1
10. "DO NOT ENTER" SIGN RE: 12/A2
11. "DO NOT ENTER" MARKING RE: 8/A2
12. "ONE WAY" MARKING FONT SIZE COLOR AND STYLE TO MATCH DETAIL 8/A2
13. "ONE WAY" SIGN RE: 12/A2
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16. PAVEMENT MARKING TO FOLLOW COA STANDARD DRAWING 2600-105



1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"



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- B. INDICATED DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
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GRAPHIC LEGEND

- [Symbol] EXISTING ASPHALT
- [Symbol] EXISTING CURB
- [Symbol] NEW CURB
- [Symbol] PROPERTY LINE
- [Symbol] DIRECTION PAVEMENT MARKING PER COA DRAWING 2600-105

CONSTRUCTION DOCUMENTS

REV	DATE	BY	REVISION

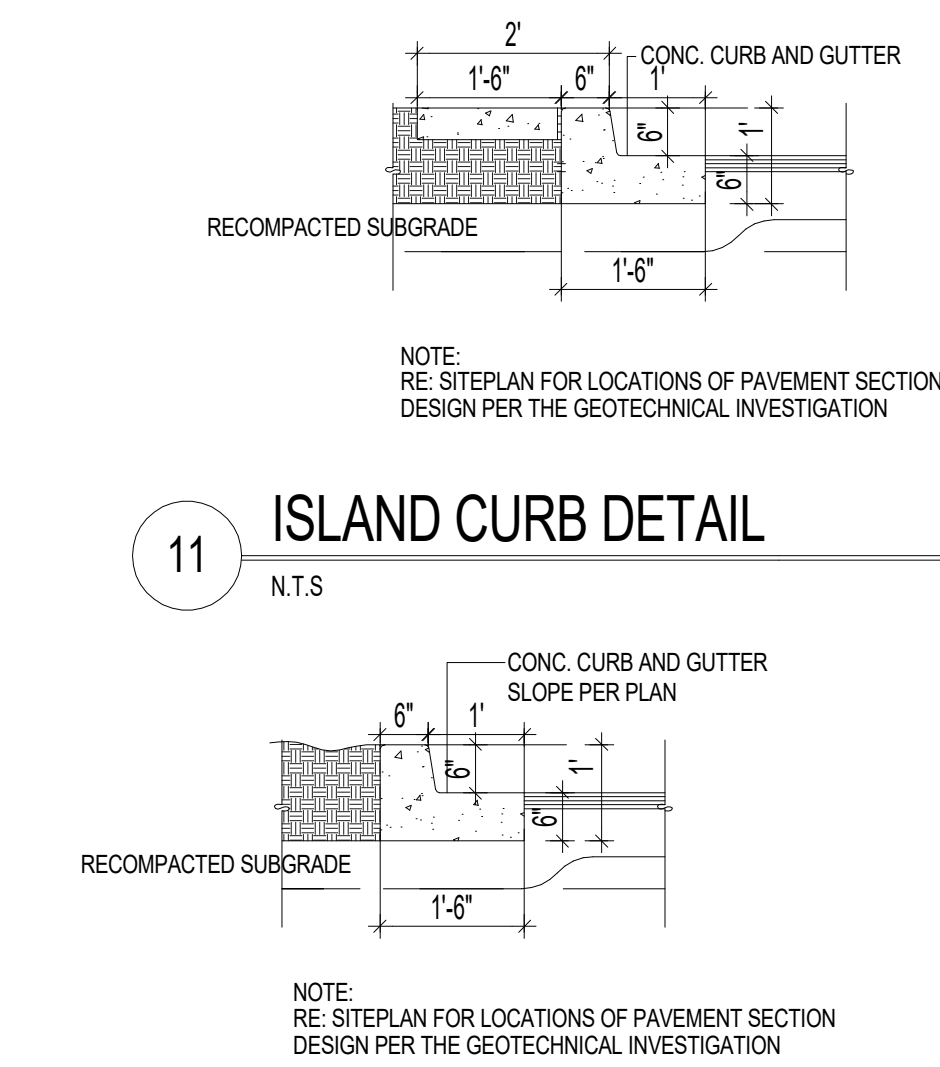
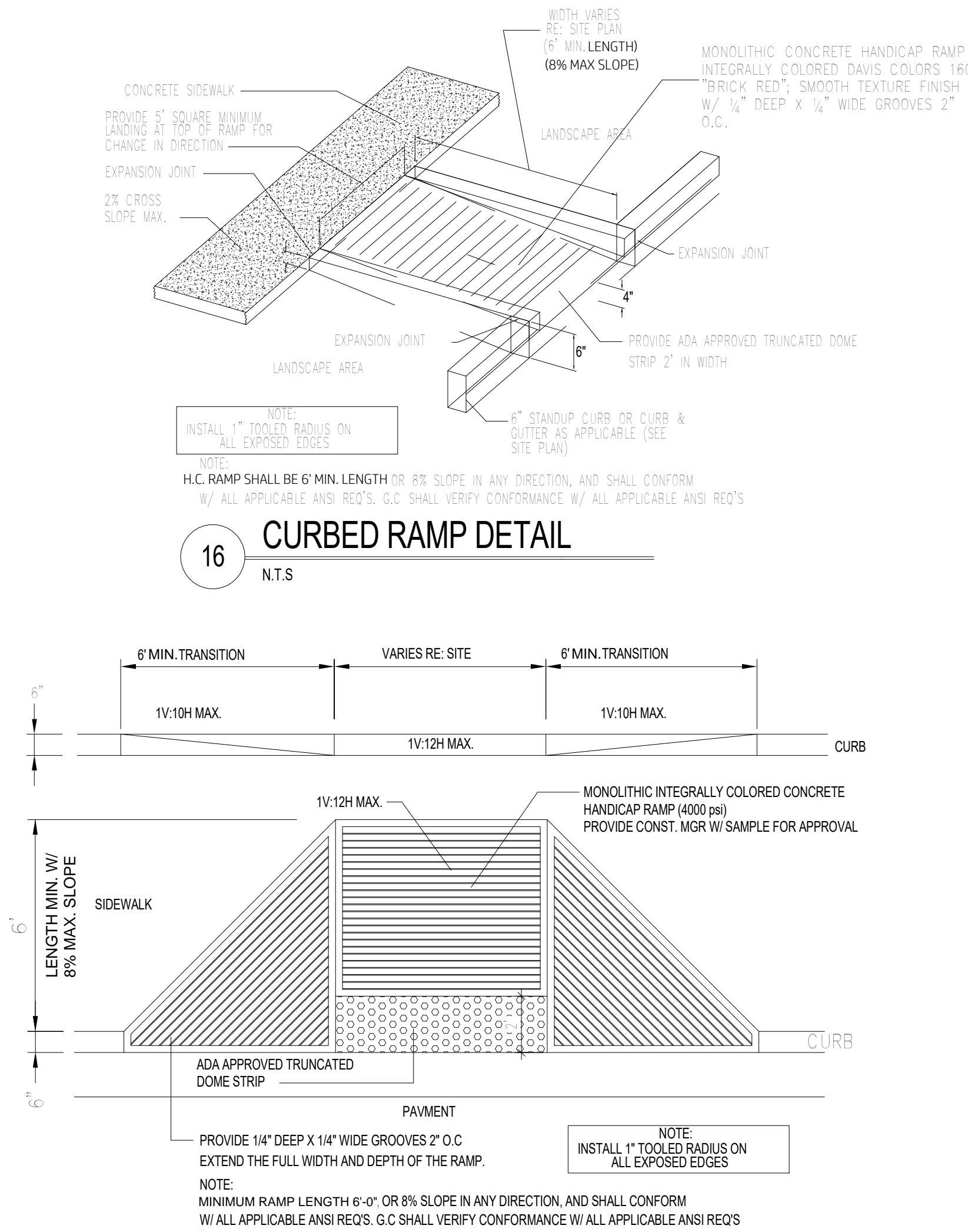
MODULUS ARCHITECTS

100 SUN AVENUE NE SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

STEPHEN A. DUNBAR
No. 4218
REGISTERED ARCHITECT OF NEW MEXICO

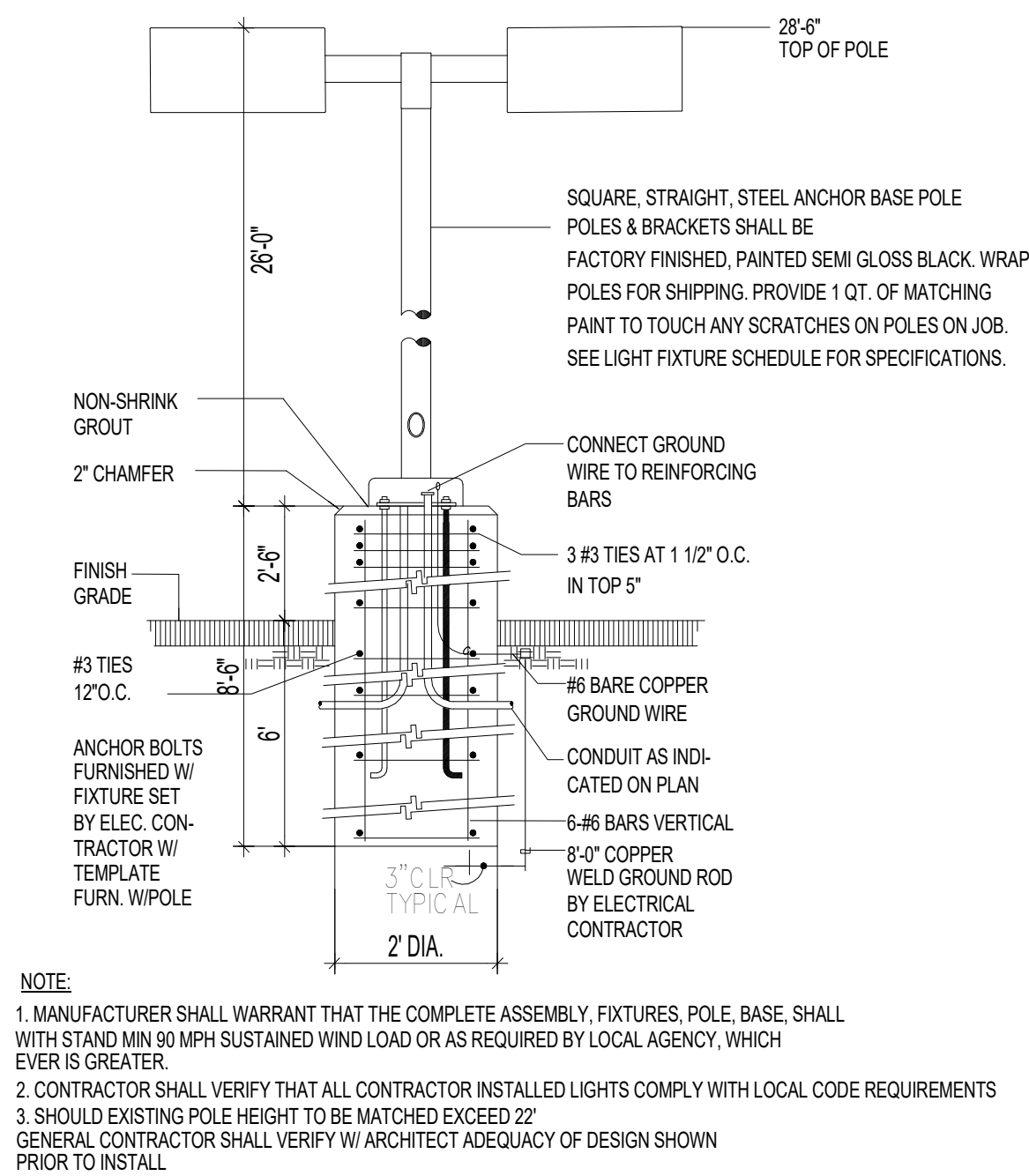
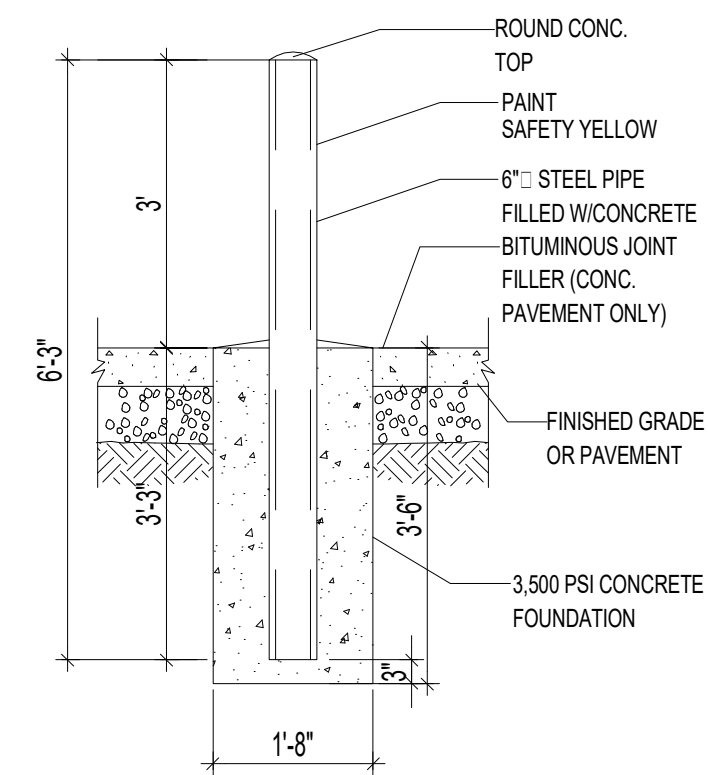
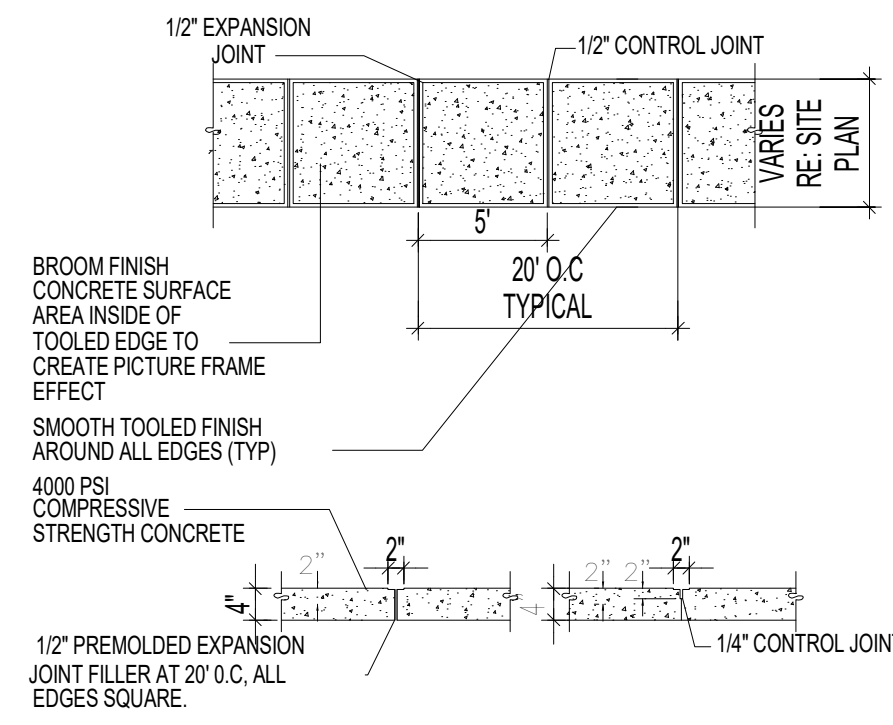
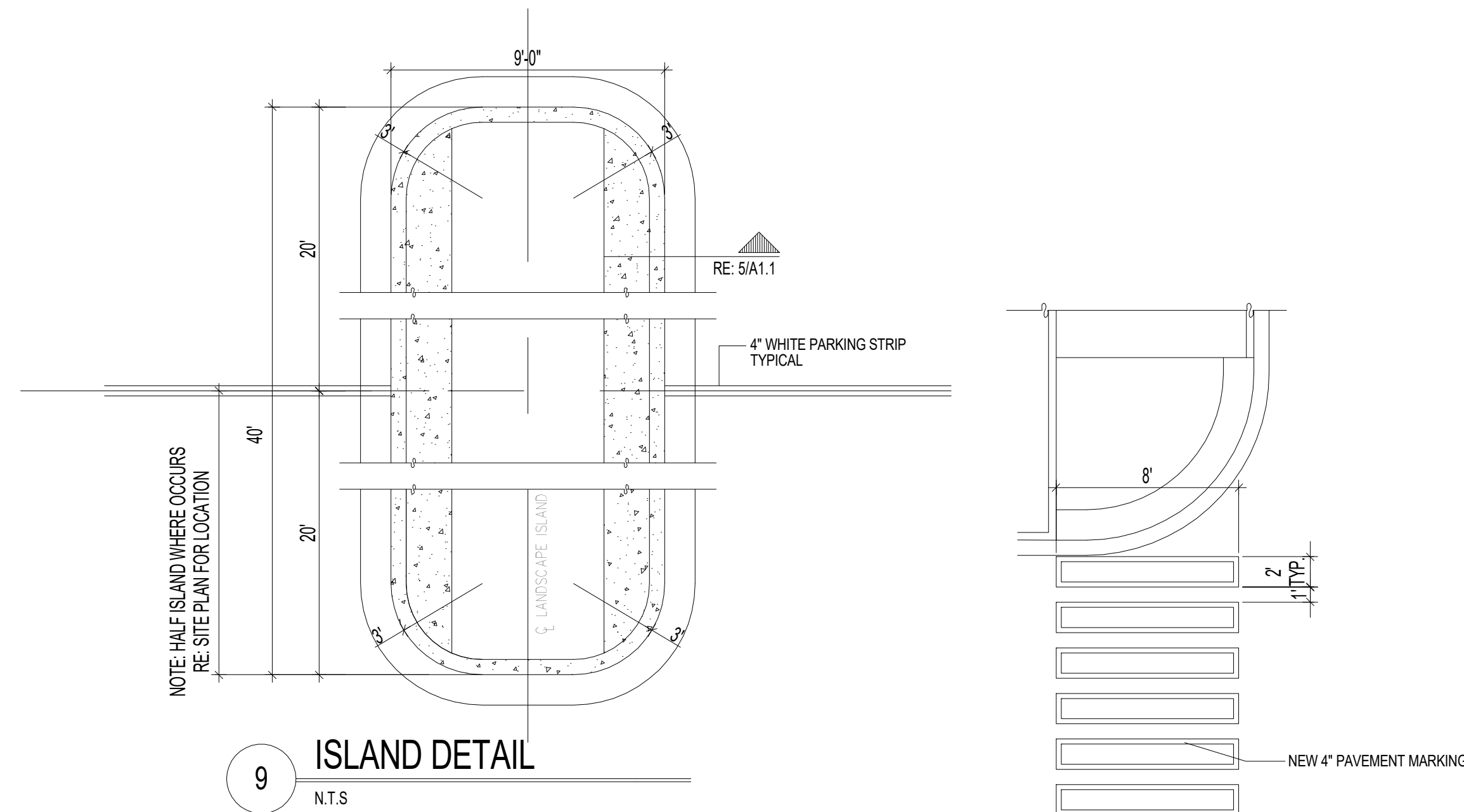
PROJECT TITLE	ZIGGIS COFFEE SHOP	
JOB NO.	6000 MONTGOMERY BLVD. NE ALBUQUERQUE, NM	DRAWN BY:
PROJECT MANAGER	87109	Project Number
SHEET TITLE	ARCHITECTURAL SITE PLAN	

DATE	11-20-2020	SHEET
SCALE:	TCL1	

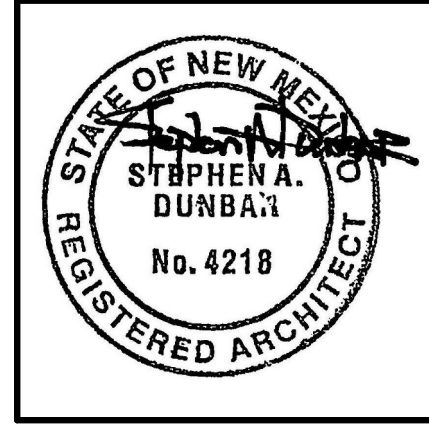


TRAFFIC CIRCULATION LAYOUT APPROVED 1/19/21

Jeanne Wolfenbarger



PROJECT TITLE				
ZIGGIS COFFEE SHOP				
PROJECT MANAGER		JOB NO.	DRAWN BY:	
		Project Number		
SHEET TITLE				
ARCHITECTURAL SITE DETAILS				
DATE		SHEET		
12-31-20		AA1		
SCALE:				



MODULUS ARCHITECTS

100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

REV	DATE	BY	REVISION



Planning Department – Transportation & Hydrology

City of Albuquerque
600 2nd Street NW, Suite 201
Albuquerque, NM 87102
925.965.4475

May 24, 2021

RE: Traffic Certification for Ziggis Coffee at 6000 Montgomery Blvd. NE (BP-2020-52645)

To whom it may concern,

I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above referenced project is in substantial compliance with and in accordance with the design intent of the Architectural Site Plan (TCL), dated 2-15-21. I further certify that Carlos Torres, Sr. Project Manager at Modulus Architects, personally visited the site on 5-24-21 and has determined by visual inspection that the improvements installed to date are representative of actual site conditions and is true and correct to the best of his 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 the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Sincerely,

Stephen Dunbar, AIA
Principal in Charge
Modulus Architects, Inc.
110 Sun Avenue NE, Suite 305
Albuquerque, NM 87109
(O) 505.338.1499, Ext. 1004

