

CITY OF ALBUQUERQUE



July 23, 2020

Robert C Rayner, RA
R2 Architectural Design
PO Box 448
Albuquerque NM 87103

Re: Dunkin Brands
4201 Wyoming Blvd NE
Traffic Circulation Layout
Architect's Stamp 07-06-2020 (G19-D042)

Dear Mr. Rayner,

The TCL submittal received 07-23-2020 is approved for Building Permit with. 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 an inspection for 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, the TCL, and 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,

Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

PO Box 1293

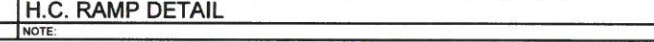
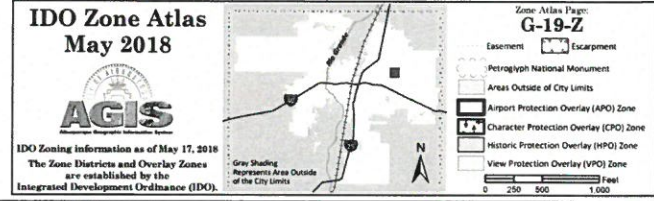
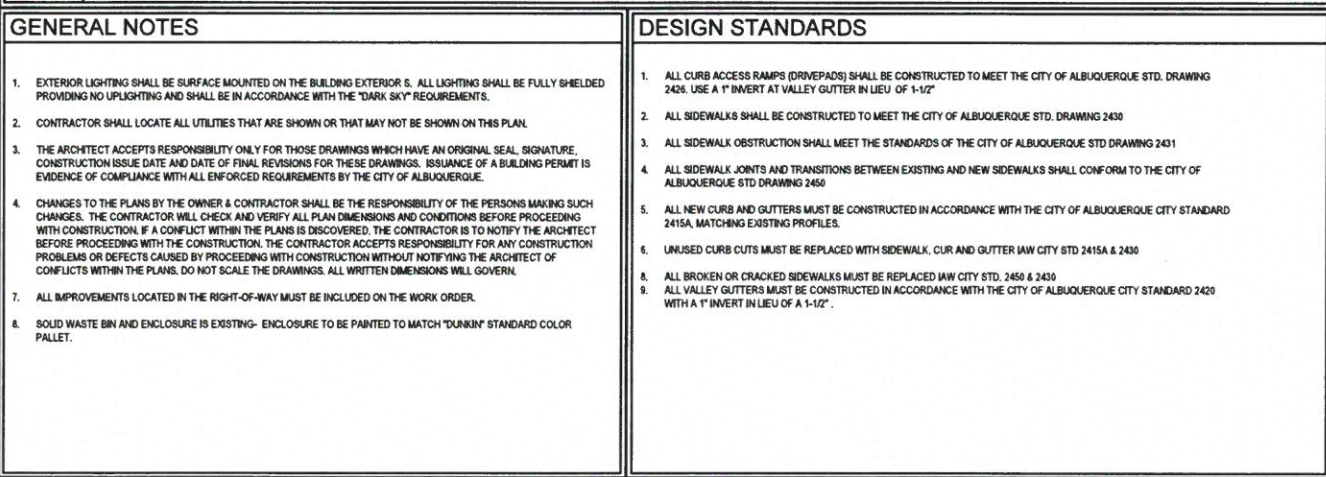
Albuquerque

NM 87103

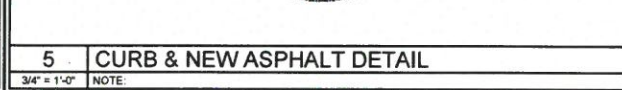
www.cabq.gov

Signed _____ Date 7/23/20

Allied Domeq 11x17.ctb



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| CONT. 84 AC
UPC 101906051439910915 | |
| <h2>EXECUTIVE SUMMARY</h2> | |
| <p>PROJECT CONSISTS OF THE RENOVATION AND CHANGE OF USE OF AN EXISTING 2,446 SF BANK BUILDING TO INCLUDE RECONFIGURATION OF TWO SMALL PARKING AREAS, THE ADDITION OF PARKING ON THE EAST OF THE BUILDING, NEW CONCRETE WALK FOR PEDESTRIAN ACCESS, NEW DRIVE THRU WINDOW ON THE SOUTH OF THE BUILDING AND THE DEMOLITION OF THE EXISTING DRIVE THRU TELLER LANES. THE EXTERIOR OF THE BUILDING WILL CONFORM TO THE TUNIKIN BRANDS CONSTRUCTION STANDARDS AND COLORS. ALL DRIVE PADS AND SITE ACCESS ARE EXISTING AND UNCHANGED. LANDSCAPING IS EXISTING AND UNCHANGED WITH THE EXCEPTION OF REPLACING ANY DEAD VEGETATION. THE BUILDINGS WILL NOT BE EQUIPPED WITH A FIRE PROTECTION SPRINKLER SYSTEM. THE PROJECT WILL NOT BE PHASED, AND WILL BE COMPLETELY CONSTRUCTED UNDER ONE BUILDING PERMIT.</p> | |
| <h2>LANDSCAPE CALCULATIONS</h2> | |
| TOTAL LOT AREA | 36,500 SF |
| TOTAL BUILDING AREAS | -2,446 SF |
| AREA NOT REQ'D PARKING | -8,000 SF |
| NET LOT AREA | 26,144 SF |
| REQ'D L'S AREA (15%) | 3,922 SF |
| L'S PROVIDED | 7,959 SF |



LEGAL DESCRIPTION
3 SUMMARY PLAT OF LOTS 3,4,6,8,9,10,13,14 OF LA MIRADA
SUBDIVISION
CONT. 84 AC
UPC 101906051439910915

04142020

SET REVISIONS		DATE
NO	DESCRIPTION	DATE
1		
2		
3		SCALE
4		
5		DRAWN
SHEET REVISIONS		CKD
		APPD

TCL-1.0

