

CITY OF ALBUQUERQUE



September 23, 2016

Joe Muhlberger, RA
Vigil & Associates
4477 Irving NW Suite A
Albuquerque, NM 87114

Re: Construction Seminars
4927 Prospect Ave NE; Bldg Permit # 201691091
30-Day Temporary Certificate of Occupancy- Transportation Development
Architect's Stamp dated 08-04-16 (H17D112)
Certification dated 09-21-16

Dear Mr. Muhlberger,

Based upon the information provided in your submittal received 09-21-16, 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.

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

1. The 6' pedestrian access aisle called out on the approved TCL must be completed per plan.
2. The ADA access aisle route to the warehouse is not in compliance with ADA guidelines for slopes requirements. One HC parking space and access aisle will need to be relocated to allow proper ADA access to the building.

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) 924-3981.

Sincerely,


Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

pl via: email
C: CO Clerk, File



VIGIL & ASSOCIATES
ARCHITECTURAL GROUP, P.C.


SEPTEMBER 21, 2016

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
TRANSPORTATION AND HYDROLOGY
600 2ND STREET NW, SUITE 201
ALBUQUERQUE, NM 87102

TRAFFIC CERTIFICATION

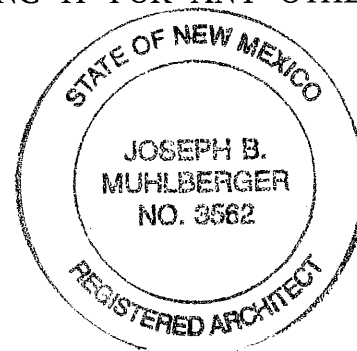
I, Joe Muhlberger, NMRA 3562, OF THE FIRM Vigil & Associates Architectural Group, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED May 5, 2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Daniel Barboa OF THE FIRM Vigil & Associates Architectural Group. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 9/20/16 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 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.



Signature of Engineer or Architect
9/21/16

Date



Z:\CONSTRUCTION SEMINARS\15-018_CONSTRUCTION SEMINARS\CAICLOSE OUT\SUBSTANTIAL COMPLETION\15-018_LETTER_CO_9-21-16.DOCX



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

Architect: _____ **Contact:** _____

Address: _____

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

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) _____

CHECK 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: _____ **By:** _____

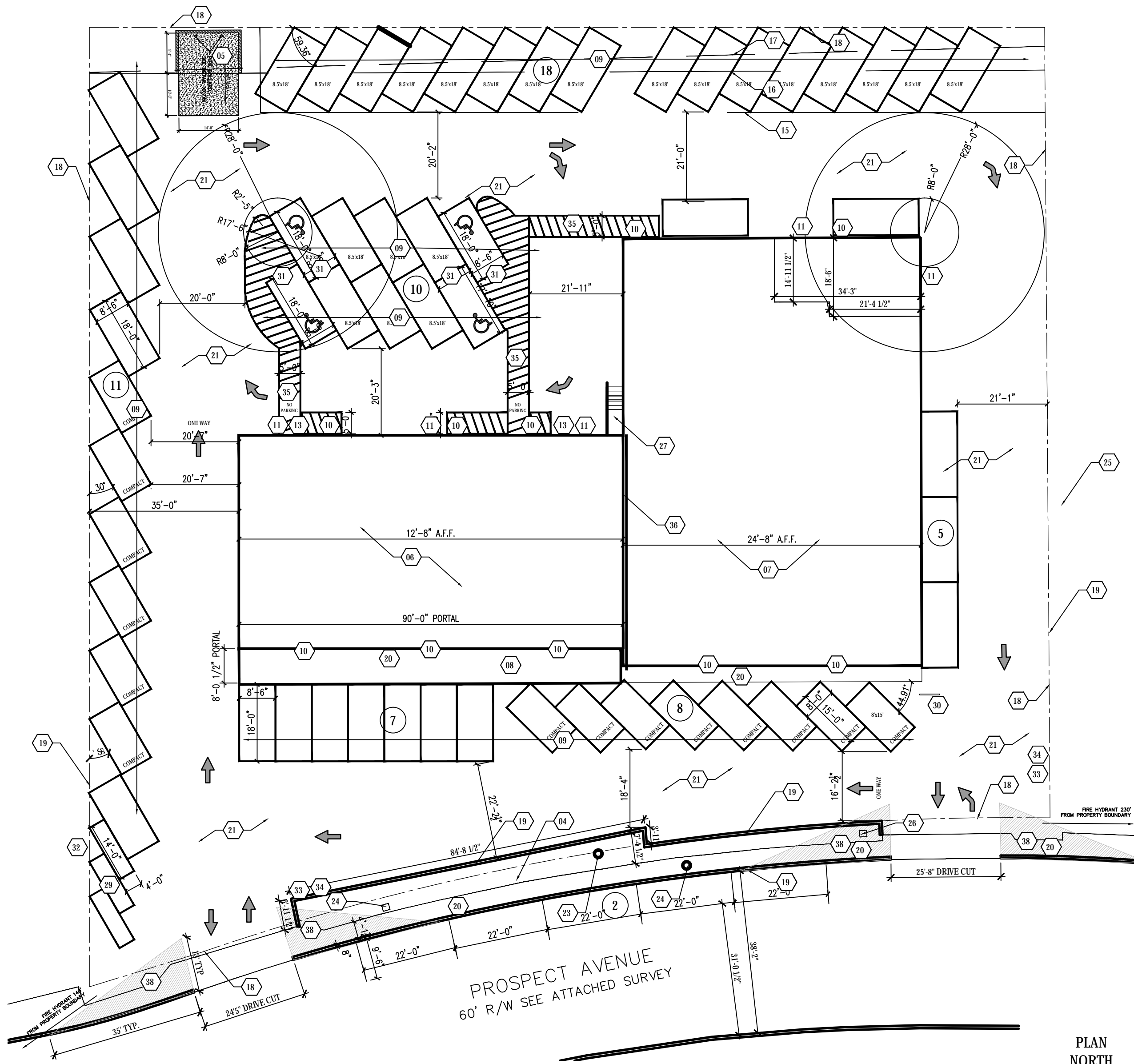
COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

D

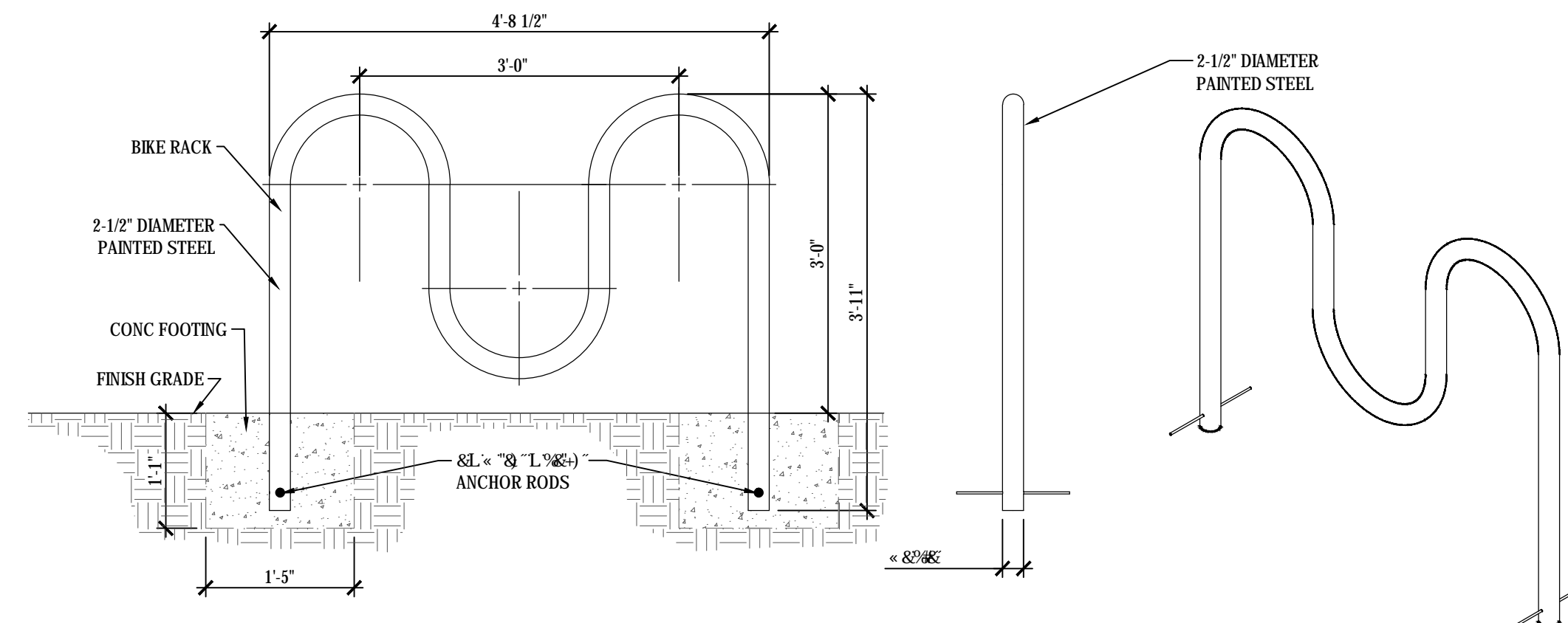
C

B

A



A1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



A5 BIKE RACK
SCALE: 3/4" = 1'-0"

IBC & IEBC REVIEW:

PROJECT ADDRESS:
4915 Prospect Ave. NE
Albuquerque, NM 87110

ZONING:
• SU-1

APPLICABLE CODES:

- 2006 INTERNATIONAL EXISTING BUILDING CODE (IEBC); ALTERATION LEVEL 3.
- 2006 INTERNATIONAL BUILDING CODE (IBC)

- State Codes
- 2009 New Mexico Commercial Building Code
 - 2014 New Mexico Electrical Code
 - 2009 State of New Mexico Energy Conservation Code
 - 2009 New Mexico Existing Building Code
 - 2012 New Mexico Mechanical Code
 - 2012 New Mexico Plumbing Code

- City Codes
- 2014 Uniform Administrative Code

OCCUPANT TYPE (Per IBC Chapter 3 & 304.1):
A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY (303.1 EXCEPTION 2).

CONSTRUCTION TYPE (Per IBC Table 601 & 602.3):
• II-B

FIRE-PROTECTION SYSTEM (Per IBC 903):

- Existing Building is non-Smokeproofed
- A FIRE ALARM AND DETECTION SYSTEM WILL BE INSTALLED PER IBC 704.4
- FIRE EXTINGUISHERS ARE PROVIDED WITHIN 75' FROM ANY POINT IN THE BUILDING

BUILDING AREA (Per IBC 502.1):

TOTAL: 10,680
UPSTAIRS: 1840 SF EACH
DOWNSTAIRS: 7000 SF TOTAL

ALLOWABLE FLOOR AREA (Per IBC Table 503):
• TABLE 503 B = 19,000 SF

ALLOWABLE HEIGHT (Per IBC Table 503):
• TABLE 503 B = 3 STORIES

OCCUPANT LOAD (Per IBC Table 1004.1.1):

TOTAL = 108
UPSTAIRS = 1,850 SF EACH UNIT = 19 OCCUPANTS PER UNIT
DOWNSTAIRS = 7,000 SF = 70 OCCUPANTS
o BUSINESS AREAS 1/100SF

NO. OF EXITS (Per IBC Table 1015.1):20020

UPSTAIRS: EACH
GROUP B: 1 PER 49 OCC.
DOWNSTAIRS:
GROUP B: 1 PER 49 OCC. (GO TO EXIT WIDTH FOR MORE THAN 49 OCC.)

EXIT TRAVEL (Per IBC Table 1016.1):

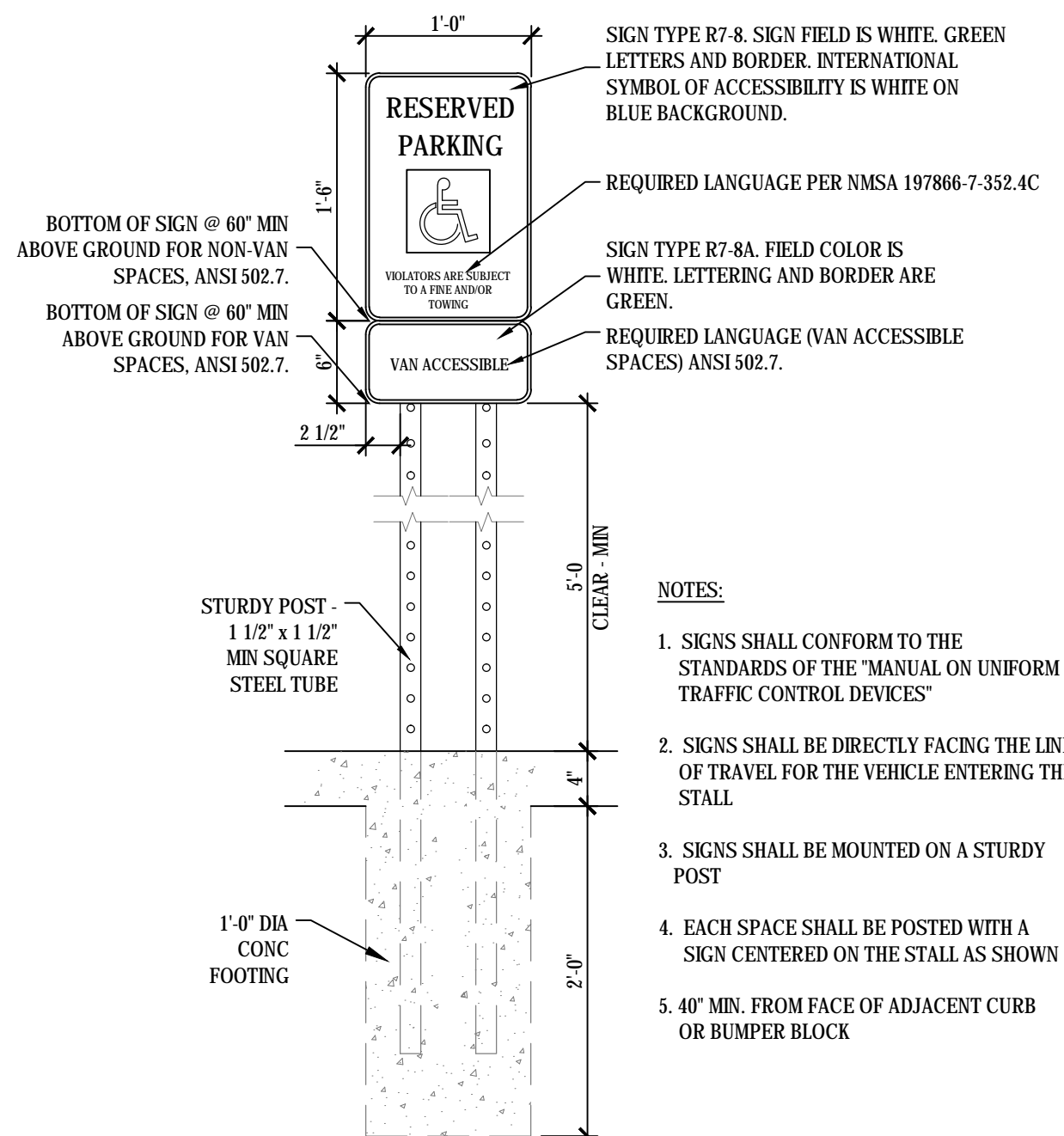
UPSTAIRS - EACH (FOR SINGLE EXIT)
GROUP B = LESS THAN 200'
o REQUIRED = 200' MAX
o PROVIDED = 94' & 83'
DOWNSTAIRS - MULTIPLE EXITS GO TO EXIT WIDTH

EXIT WIDTH (Per IBC Table 1005.1):

UPSTAIRS - EACH
3" X 19 OCC. = 5.7"
o REQUIRED = 5.7"
o PROVIDED = 30"
DOWNSTAIRS - TOTAL
2 X 70 OCC. = 14"
o REQUIRED = 14"
o PROVIDED = 105"
WITH DOWNSTAIRS & 1 UPSTAIRS COMBINED
3 X 89 OCC. = 26.7"
o REQUIRED = 27"
o PROVIDED = 36' & 72"

A2 SITE CODE REQUIREMENTS

SCALE:



A3 ACCESSIBLE SIGN
SCALE: 1" = 1'-0"

CORRIDOR RATING (Per IBC 1018.1):

UPSTAIRS:
EXCEPTION 4: FIRE-RESISTANCE RATED IS NOT REQUIRED FOR CORRIDORS IN GROUP B WHICH IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH 1015.1.
• NO RATING IS REQUIRED FOR UPSTAIRS UNITS

DOWNSTAIRS:

- OCCUPANT LOAD SERVED BY CORRIDOR IS LESS THAN 30, THEREFORE NO RATING IS REQUIRED (TABLE 1018.1)

CORRIDOR WIDTH (Per IBC 101.8.2):

- REQUIRED = 36 IN (1018.2.2) EXISTING IS ALLOWED PER IEBC 605
- SEE EXIT WIDTH ABOVE

COMMON PATH OF TRAVEL DISTANCE (Per IBC 1014.3):

UPSTAIRS: 1014.3 EXCEPTION 2: WHERE A TENANT SPACE IN GROUP B HAS AN OCCUPANT LOAD OF LESS THAN 30, COMMON PATH SHALL NOT EXCEED 100'.
• MAXIMUM ALLOWED = 100 FT
• WORST CASE = 94 FT

DOWNSTAIRS:

- MAXIMUM ALLOWED = 75 FT
- WORST CASE = 70 FT

DEAD END CORRIDOR (Per IEBC 705.6):

- UPSTAIRS
- MAXIMUM ALLOWED = 50 FT
 - WORST CASE = NO CORRIDORS PRESENT
- DOWNSTAIRS
- MAXIMUM ALLOWED = 50 FT
 - WORST CASE = 26 FT

PLUMBING FIXTURE COUNT (Per IBC ch 29):

- UPSTAIRS - EACH
- LEVEL I DOES NOT REQUIRE NEW FIXTURE COUNT
- DOWNSTAIRS
- OCCUPANCY: MEN 35, WOMEN 35

REQUIRED (108 TOTAL OCC: 54 EACH) MALE FEMALE
WC'S (1 per 25 for first 50 and 1 per 50 after) 2 2
LAV'S (1 per 40 for first 80) 2 2
DRINKING FOUNTAINS (1 per 100) 2 1
SERVICE SINK 1

PROVIDED* MALE FEMALE
WC'S 2 3
URINALS 2 3
LAV'S 3 2
DRINKING FOUNTAINS 2 1
SERVICE SINK 1

CITY OF ALBUQUERQUE PLANNING & ZONING REVIEW:

ADDRESS:
4519 PROSPECT AVE.
Albuquerque, NM 87110

LEGAL DESCRIPTION: 1 LT-1-B-6 BLK 1 VIDAS ADD, CONT. 1.021 AC.

UPC: 101705948620341504

ZONING (14-16-2-17):

- SU-1

PARKING (14-16-3-1):SEE SITE PLAN AS-101

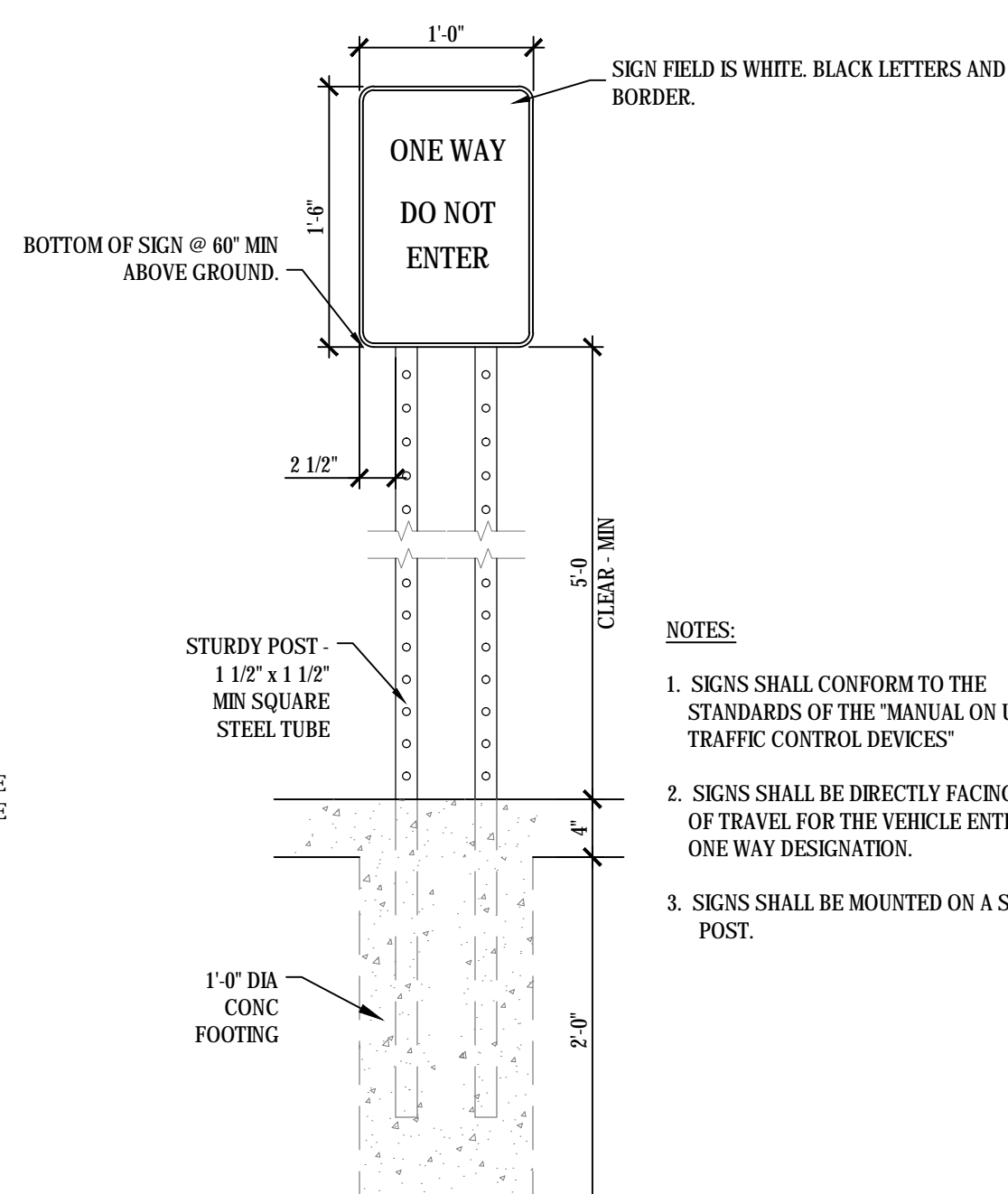
- EXISTING APPROVED SITE PLAN REQUIRES 65 PARKING SPACES. REFER TO EXHIBIT A ATTACHED.
- PROVIDED = 59 + 2 (GARAGE) = 61 TOTAL

PARKING REQUIREMENTS REDUCTIONS:

- 10% IF WITHIN 300' OF PUBLIC TRANSIT ROUTE 14-16-3-1-E6.a
o BUS ROUTE AT SAN MATEO, THEREFORE REDUCE REQUIRED AMOUNT BY 10%, OR 6.5 SPACES. THEREFOR, REQUIRED PARKING REDUCED TO 59.

LANDSCAPING (14-16-3-10):

- PROPERTY SITE LANDSCAPE PLAN WILL NOT BE ALTERED.



A4 'ONE WAY' SIGN
SCALE: 1" = 1'-0"

GENERAL NOTES

LEGAL DESCRIPTION:

LOT NUMBERED ONE-B-SIX (1-B-6), IN BLOCK NUMBERED ONE (1), PLAT OF VIDAS SUBDIVISION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 23, 1976, IN PLAT BOOK B11, FOLIO 19.

1 LT-1-B-6 BLK 1 VIDAS ADD CONT 1.021 AC
UPC: 101705948620341504

EASEMENTS AND NOTES AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 1976, IN PLAT BOOK B11, FOLIO 19, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AND RIGHTS INCIDENT THERETO, FILED APRIL 30, 1974 IN BOOK MSC. 364, PAGE 945, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

1. ALL IMPROVEMENTS LOCATED WITHIN RIGHT OF WAY MUST BE INCLUDED IN WORK ORDER.
2. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK CURB AND GUTTER.

SHEET KEYNOTES

1. NOT USED.
2. NOT USED.
3. NOT USED.
4. EXISTING LANDSCAPE, TO REMAIN AS IS.
5. NEW DUMPSTER LOCATION.
6. EXISTING SINGLE STORY FLAT ROOF, TO REMAIN AS IS.
7. EXISTING DOUBLE STORY FLAT ROOF, TO REMAIN AS IS.
8. EXISTING PORTAL COVERED WALK WAY, TO REMAIN AS IS.
9. NEW PARKING STRIPING, TYPICAL.
10. EXISTING EXTERIOR MAN DOOR, LOCATION TO REMAIN.
11. EXISTING OVERHEAD GARAGE DOOR, TO REMAIN AS IS.
12. NOT USED.
13. EXISTING OVERHEAD DOOR, FILLED AT INTERIOR, TO REMAIN AS IS.
14. NOT USED.
15. EXISTING 20'-0" ACCESS EASEMENT FILED 2-23-1976, VOLUME B11, FOLIO 19, TO REMAIN AS IS.
16. EXISTING 10'-0" UTILITY EASEMENT FILED 2-23-1976, VOLUME B11, FOLIO 19, TO REMAIN AS IS.
17. EXISTING OVERHEAD UTILITY LINES, TO REMAIN AS IS.
18. PROPERTY BOUNDARY, TO REMAIN AS IS.
19. EXISTING 6" CONCRETE CURB, TO REMAIN AS IS.
20. EXISTING CONCRETE SIDE WALK TO REMAIN.
21. EXISTING ASPHALT PAVEMENT.
22. EXISTING WATER METER LOCATION.
23. EXISTING FIRE HYDRANT.
24. EXISTING PHONE PEDESTAL LOCATION.
25. EXISTING ADJACENT BUILDING BEYOND PROPERTY BOUNDARY.
26. EXISTING SIGN, LOCATION TO REMAIN, CONTENTS WILL BE UPDATED PER NEW OWNER
27. NEW EGRESS LANDING AND STAIR.
28. NOT USED.
29. NEW MOTORCYCLE PARKING.
30. NEW BICYCLE RACK, 14-16-3-1-B.3
31. ADA SIGNAGE. REFER TO A3/AS-120 FOR DETAILS. NMBC 1110.1
32. MOTORCYCLE PARKING SIGNAGE. 14-16-3-1-C
33. ONE WAY SIGN.
34. DO NOT ENTER SIGN.
35. NEW PEDESTRIAN CONNECTION, 14-16-3-1-H
36. EXG 2 HR SEPARATION: 12" SOLID MASONRY, NO OPENINGS.
37. NEW ACCESSIBLE PAVEMENT MARKINGS. NMBC 1110.3
38. 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.

LEGEND

date: FEBRUARY 22, 2016
drawn by: V & A
checked by:
file name: XXXXXX_XXXX.dwg
revisions:

AS-120

VIGIL & ASSOCIATES
ARCHITECTURAL GROUP, P.C.
4477 Irving NW, Suite A
Albuquerque, New Mexico 87114
Ph: 505.650.5500
www.VA-architects.com

**CONSTRUCTION SEMINARS
RENOVATIONS**

4915 PROSPECT AVENUE NE, ALBUQUERQUE, NM 87110

PROPOSED SITE PLAN - TRAFFIC CIRCULATION LAYOUT SUBMISSION

project no.