

CITY OF ALBUQUERQUE



October 25, 2016

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

Re: Construction Seminars - 4927 Prospect Ave NE; Bldg Permit # 201691091
Request for Certificate of Occupancy- Transportation Development
Architect's Stamp dated 08-04-16 (H17D112)
Certification dated 10-13-16

Dear Mr. Muhlberger,

Based upon the information provided in your submittal received 10-21-16, 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.

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

Sincerely,

Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

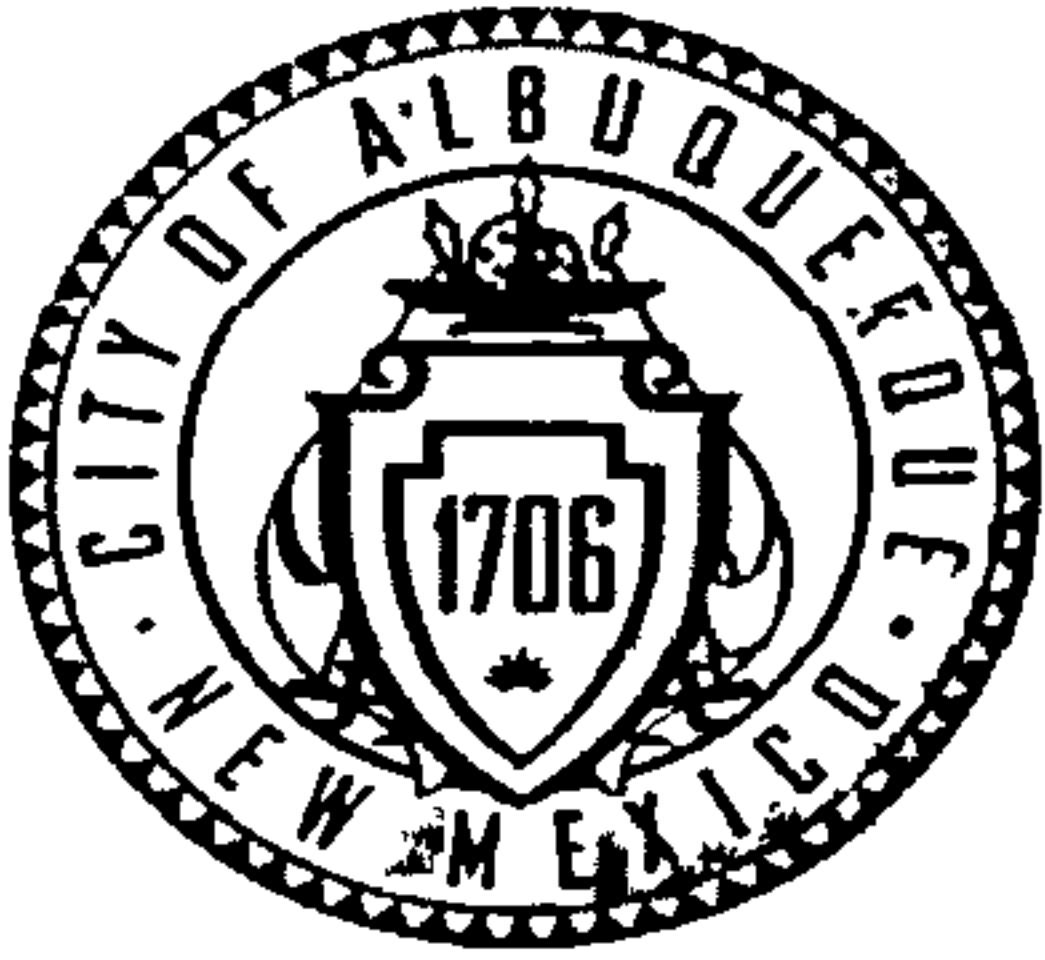
PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

mao via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Construction Seminars

Building Permit #: 201691091

City Drainage #: H17D112

DRB#:

EPC#:

Work Order#:

Legal Description: 1-LT-1-B-6-BLK 1 VIDAS ADD, CONT. 1.021 AC.

City Address: 4915 Prospect Avenue NE,

Engineering Firm:

Contact:

Address:

Phone#:

Fax#:

E-mail:

Owner: Airheart Holdings, LLC

Contact: Wade Airheart

Address: 8201 San Diego NE, Albuquerque, NM 87122

Phone#: (505) 249-6328

Fax#: (505) 883-4226

E-mail: wade@constructionseminars.com

Architect: Vigil & Associates Architectural Group

Contact: Daniel Barboa

Address: 4477 Irving Blvd. NW, Albuquerque, NM 87114

Phone#: (505) 890-5030

Fax#: (505) 890-5031

E-mail: daniel@va-architects.com

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: 10/14/2016

By: Daniel Barboa, V&A Architectural Group

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

*Need MC Signature & HC Van Accessible Signature
Waiting for pictures NO - Email 10/18/2016*



VIGIL & ASSOCIATES
ARCHITECTURAL GROUP, P.C.

OCTOBER 12, 2016

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

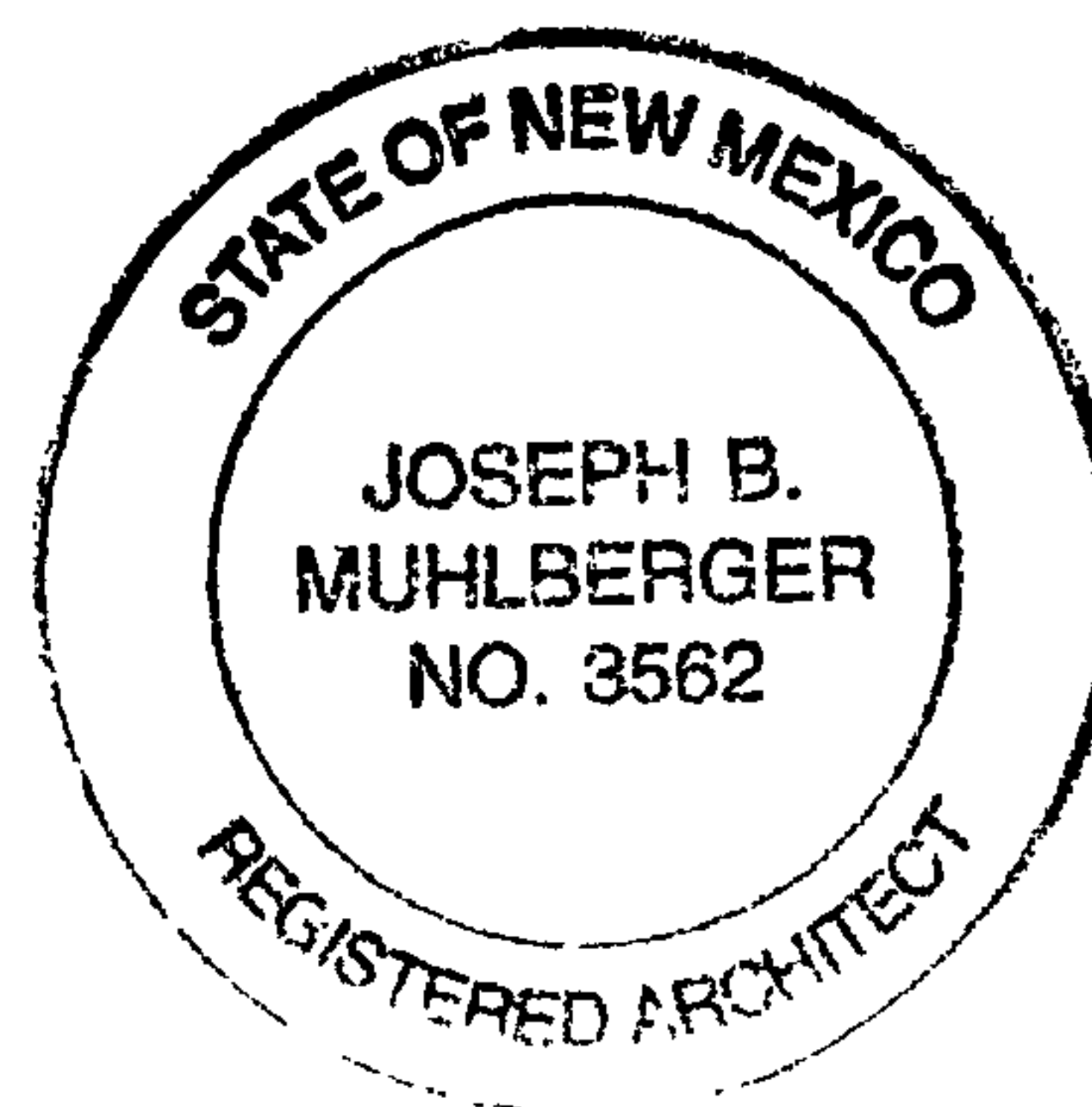
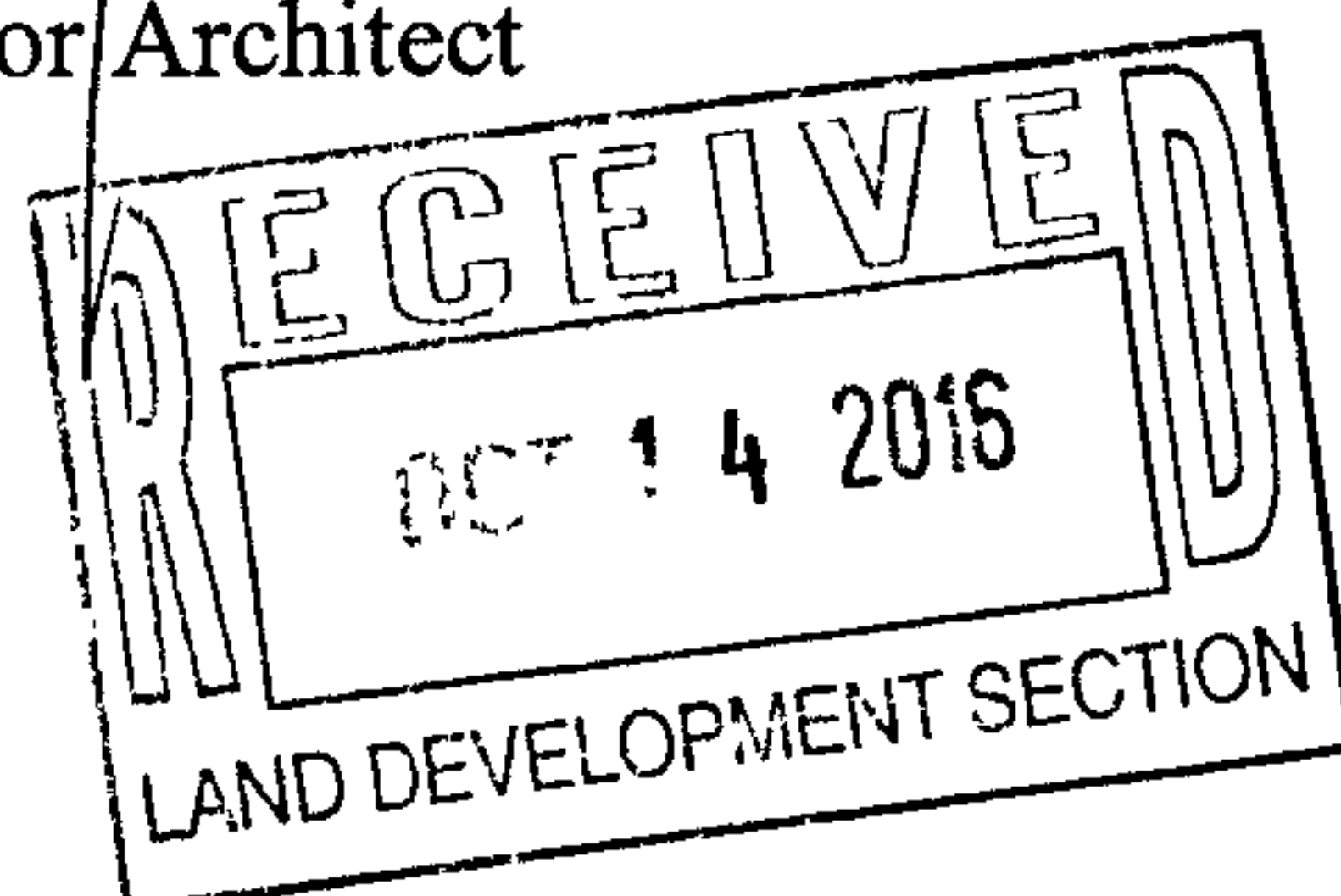
TRAFFIC CERTIFICATION

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 10/13/16 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

10/13/16
Date



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

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.

PO Box 1293

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

Albuquerque

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.

New Mexico 87103

www.cabq.gov

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.

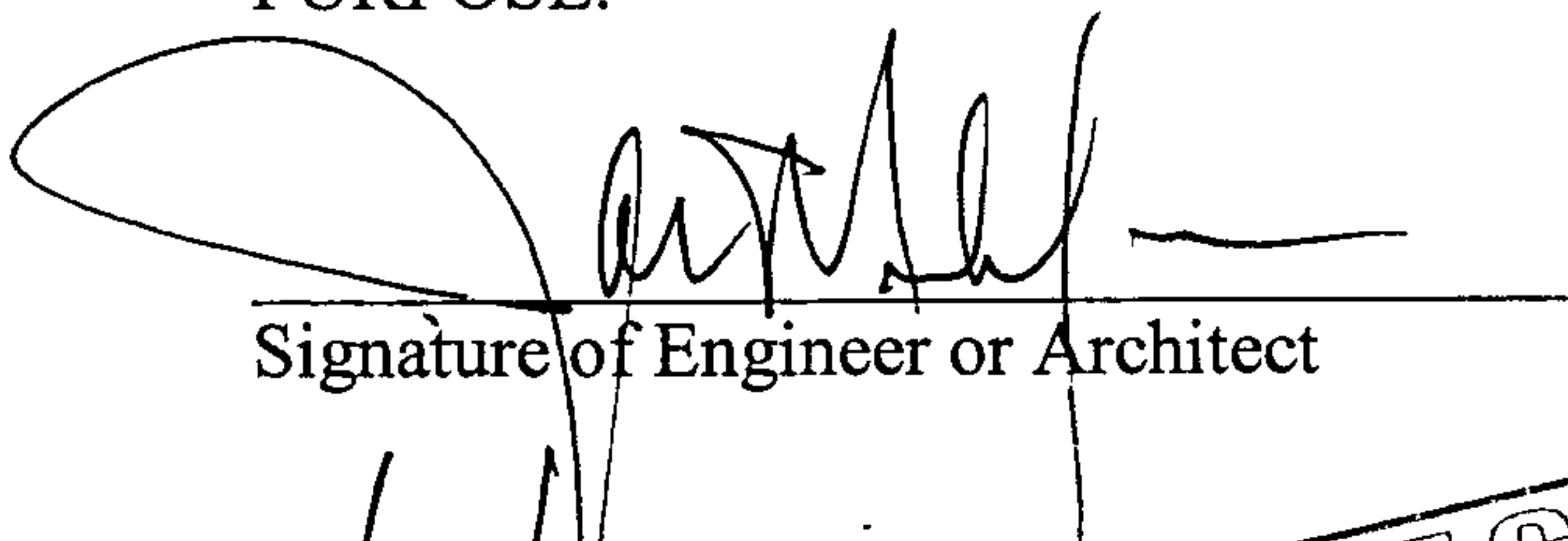
SEPTEMBER 21, 2016

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

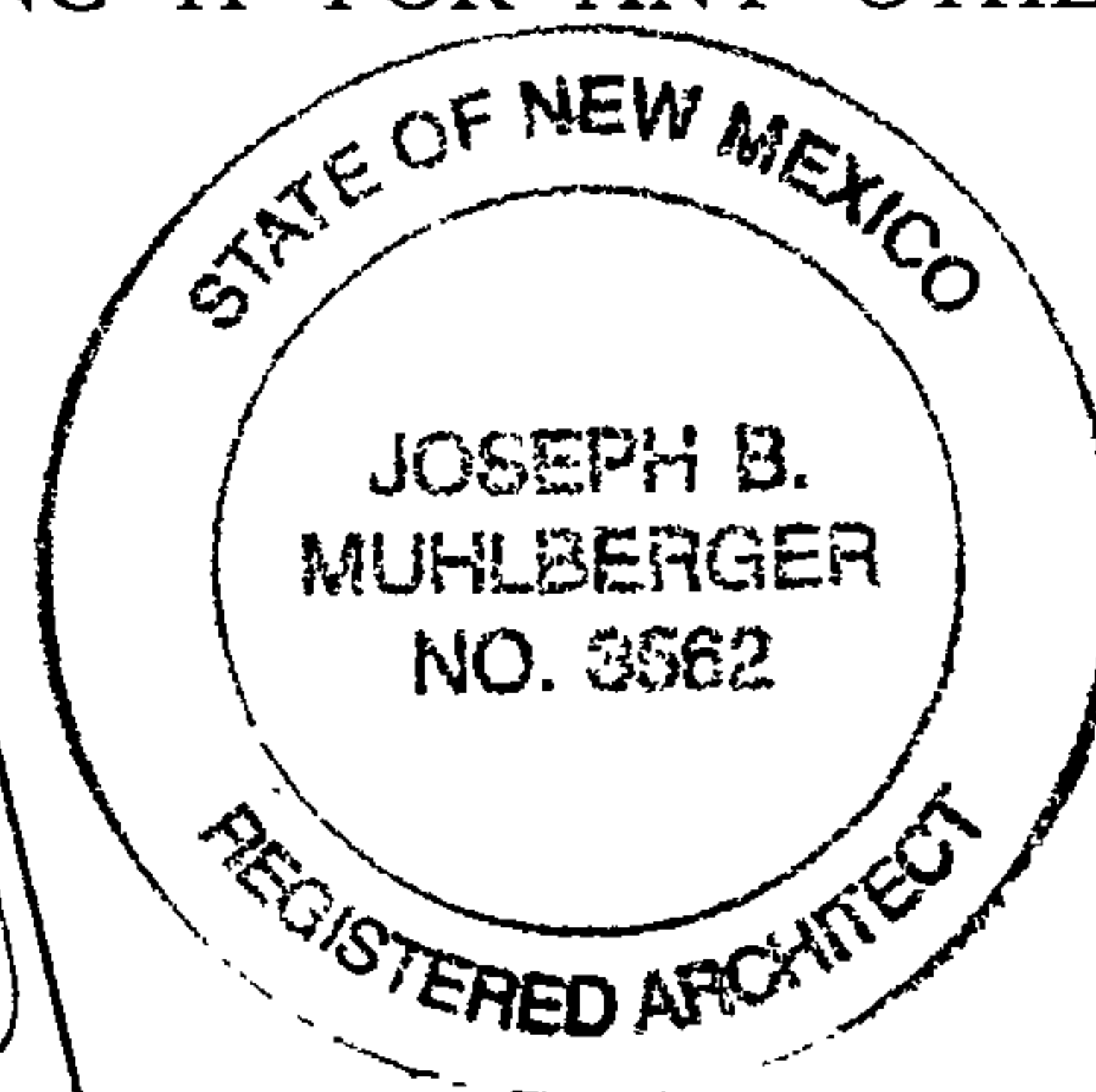
TRAFFIC CERTIFICATION

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.

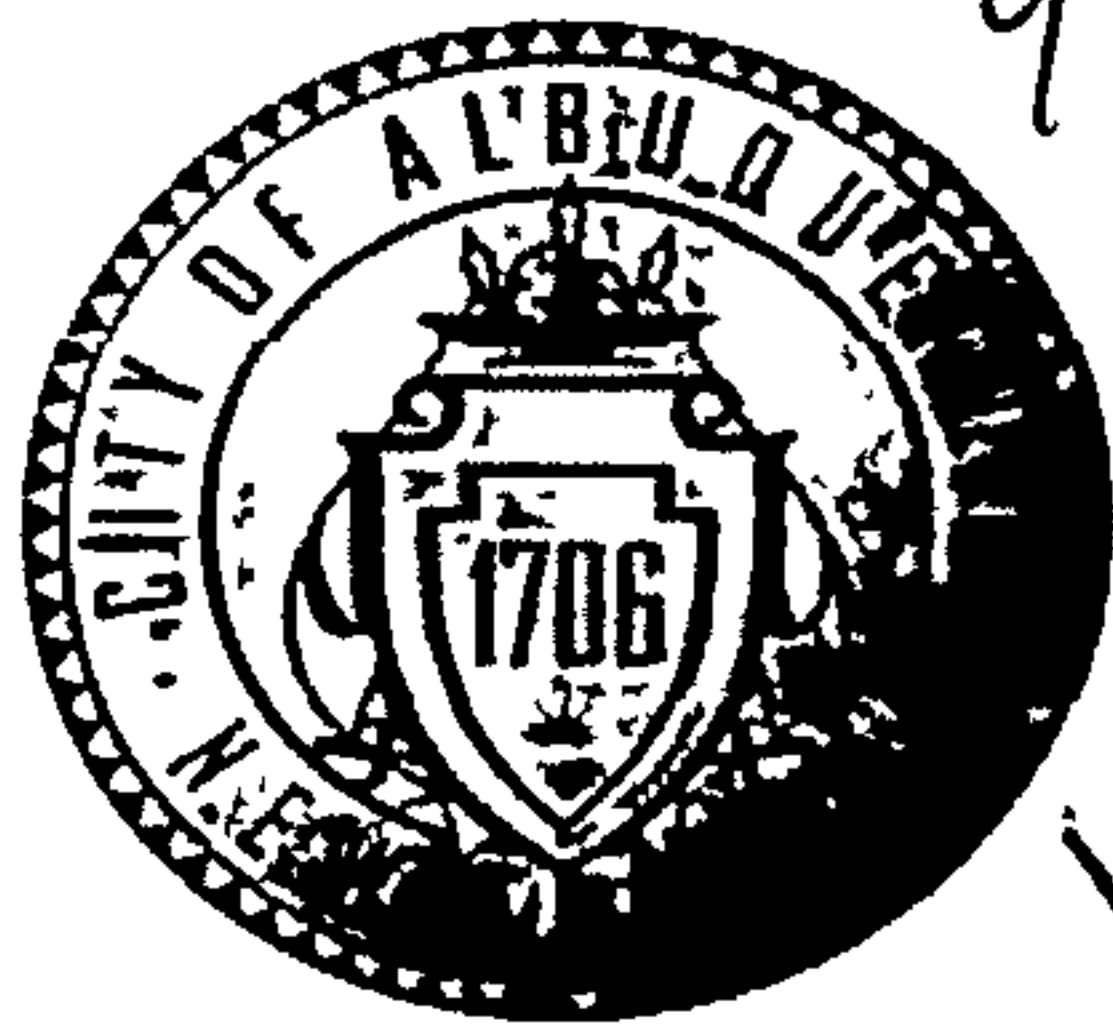
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Signature of Engineer or Architect

9/21/16
Date



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



975-3487
248-0775
Wickson

City of Albuquerque

Planning Department

Development & Building Services Division

Carmelle
924-3368

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Construction Seminars Building Permit #: 201691091 City Drainage #: H17D112

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

Legal Description: 1-LT-1-B-6-BLK 1 VIDAS ADD, CONT. 1.021 AC.

City Address: 4915 Prospect Avenue NE,

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: Airheart Holdings, LLC Contact: Wade Airheart

Address: 8201 San Diego NE, Albuquerque, NM 87122

Phone#: (505) 249-6328 Fax#: (505) 883-4226 E-mail: wade@constructionseminars.com

Architect: Vigil & Associates Architectural Group Contact: Daniel Barboa

Address: 4477 Irving Blvd. NW, Albuquerque, NM 87114

Phone#: (505) 890-5030 Fax#: (505) 890-5031 E-mail: daniel@va-architects.com

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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☒ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

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☐ 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) _____

☐ 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: 8/14/2016

By: Daniel Barboa, V&A Architectural Group

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

- 60-day temp -

CITY OF ALBUQUERQUE



August 8, 2016

Vigil & Associates Architectural Group, P.C.
Joseph Muhlberger
4477 Irving NW
Albuquerque, NM 87114

Re: Construction Seminars Renovations
7915 Prospect Ave NE
Traffic Circulation Layout
Architect's Stamp 08-04-16 (H17D104)

Dear Mr. Muhlberger,

The TCL submittal received 08-04-16 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.

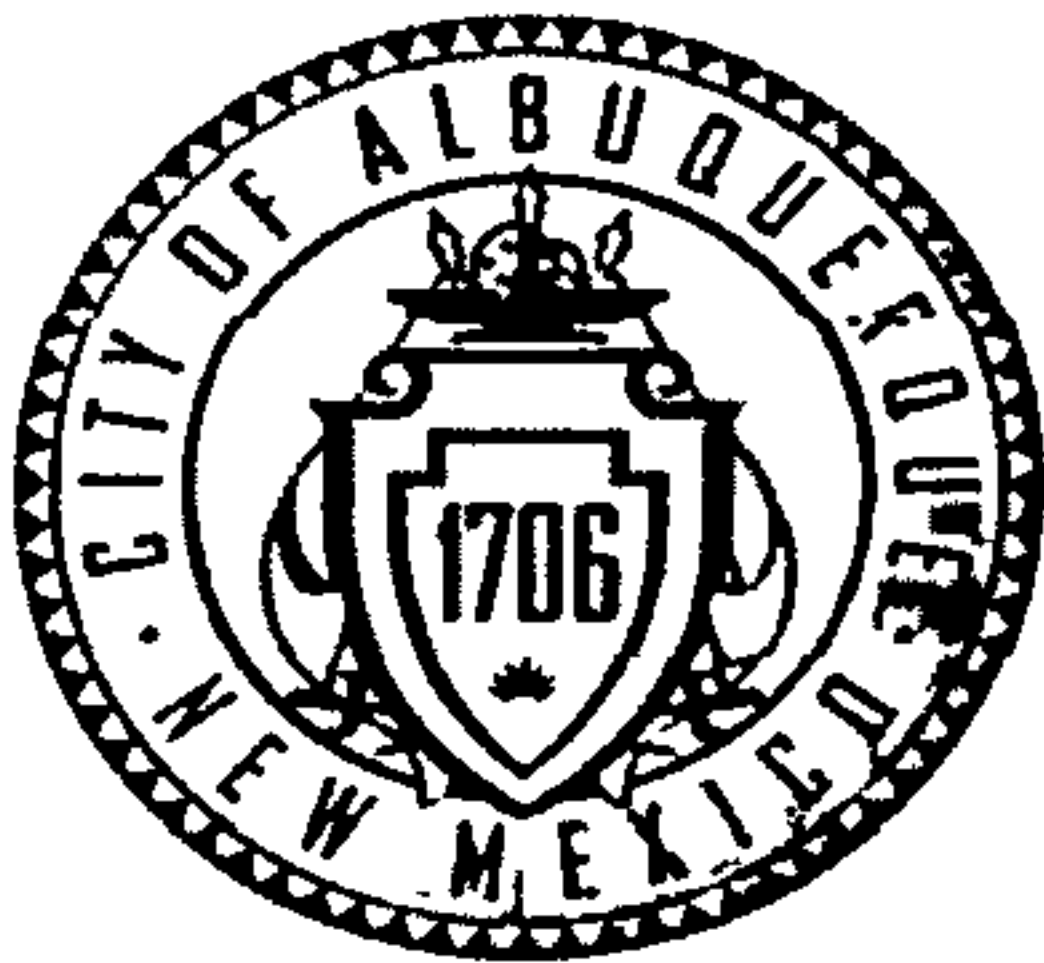
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification 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 924-3690.

Sincerely,

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

mao via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Construction Seminars Building Permit #: 201691091 City Drainage #: H17D112

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

Legal Description: 1-LT-1-B-6-BLK 1 VIDAS ADD, CONT. 1.021 AC.

City Address: 4915 Prospect Avenue NE,

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: Airheart Holdings, LLC Contact: Wade Airheart

Address: 8201 San Diego NE, Albuquerque, NM 87122

Phone#: (505) 249-6328 Fax#: (505) 883-4226 E-mail: wade@constructionseminars.com

Architect: Vigil & Associates Architectural Group Contact: Daniel Barboa

Address: 4477 Irving Blvd. NW, Albuquerque, NM 87114

Phone#: (505) 890-5030 Fax#: (505) 890-5031 E-mail: daniel@va-architects.com

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

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☐ 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) _____

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☐ 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) _____

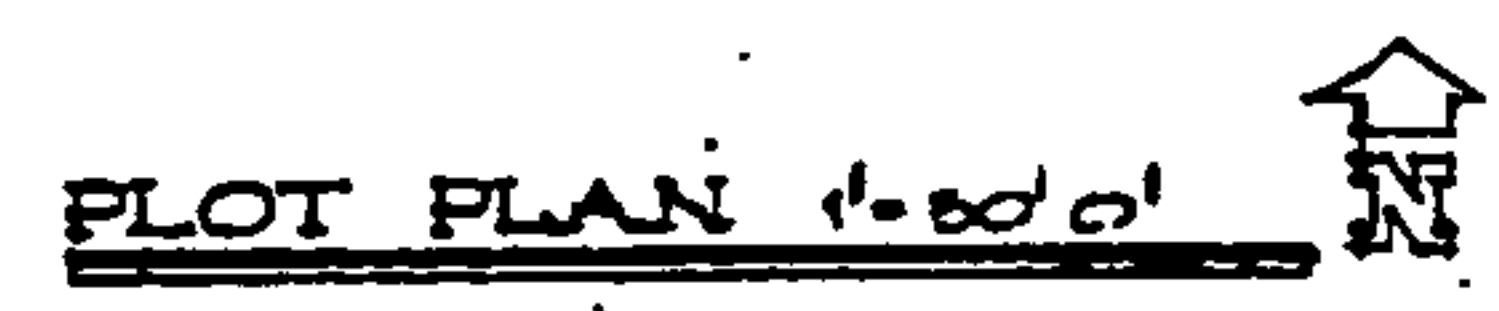
IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 8/14/2016

By: Daniel Barboa, V&A Architectural Group

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

832016



This is a detailed floor plan of a building, likely a warehouse or industrial facility, showing various rooms and their dimensions. The plan includes the following labeled areas:

- RENTAL #1**: A large rectangular area on the left side.
- RENTAL #2**: A rectangular area adjacent to Rental #1.
- RENTAL #3**: A rectangular area in the center.
- DEADWORK**: A rectangular area on the right side.
- STAIRS**: A set of stairs located near the center-right.
- STORAGE**: Several smaller rectangular areas, some labeled "OFFICE STORAGE".
- OFFICE**: Several small rectangular areas, some labeled "OFFICE".
- PACKAGING**: A rectangular area near the center.
- REAR**: A rectangular area near the center.
- FRONT**: A rectangular area near the center.
- W. WEST 4 WHEEL**: A rectangular area near the bottom right.

The plan also features numerous dimensions (e.g., 10'-0", 11'-0", 12'-0") and various symbols (e.g., circles with numbers, triangles) indicating specific points or features within the rooms.

FLOOR PLAN - 'B' - 'C'

seismic zone
 type of construction
 occupancy group
 wall load (wind load)
 roof load (live)
 conc. strength @ 28 days
 zone
 building area
 parking stalls

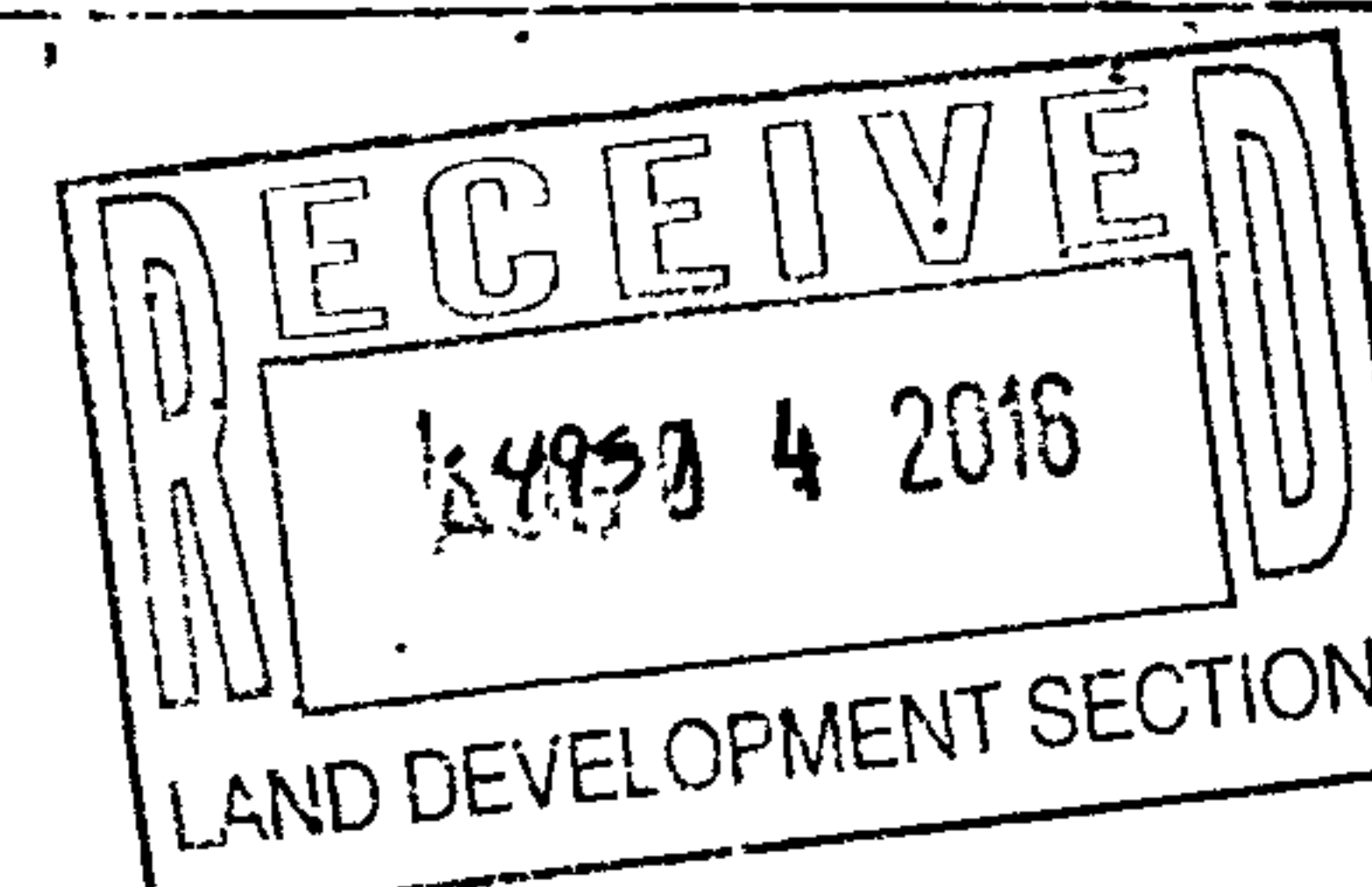
2A-77-43

4915

4919

4923.

4927



RETRACEMENT SURVEY
OF

LEGAL DESCRIPTION:

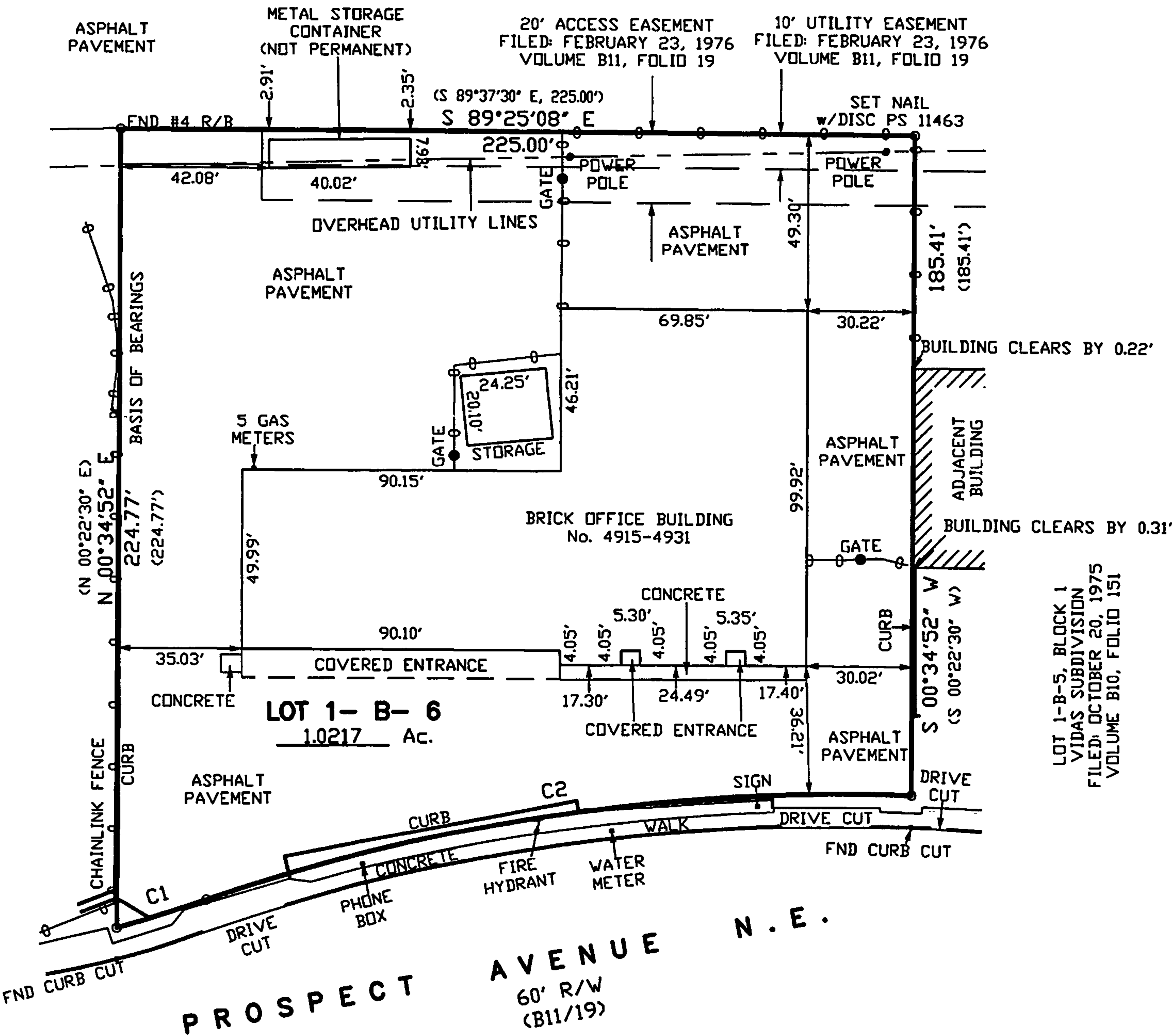
LOT NUMBERED ONE-B-SIX (1-B-6) IN BLOCK NUMBERED ONE (1), PLAT OF VIDAS SUBDIVISION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 23, 1976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

GENERAL NOTES:

- 1: OWNER OF RECORD PER OLD REPUBLIC TITLE CO. TITLE BINDER DATED: JANUARY 28, 2016 IS BEAD WORLD, INC. A NEW MEXICO CORPORATION
- 2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY OLD REPUBLIC TITLE CO. COMMITMENT No. 1600536
- 3: PLATS USED TO ESTABLISH BOUNDARY.
A: PLAT OF LOT 1-B-6, BLOCK 1 VIDAS SUBDIVISION
FILED: FEBRUARY 23, 1976 IN VOLUME B11, FOLIO 19
- 4: FIELD WORK PERFORMED ON FEBRUARY, 2016

LOT 1-B-1, BLOCK 1
VIDAS SUBDIVISION
FILED: JANUARY 25, 1974
VOLUME C9, FOLIO 145

ASPHALT
PAVEMENT



0 10' 20' 40' 80'

Scale: 1" = 40'
Order No.: 16-0062
Field Book: Page:
Ordered By:

SURVEYOR'S CERTIFICATE:
State of New Mexico) S.S.
County of Bernalillo)

I, Anthony L. Harris, a Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that I have surveyed the above described property and I am responsible for said survey and that the plat hereon drawn is a true and correct representation of said survey, to the best of my knowledge and belief, and meets the minimum standards for land surveys in the State of New Mexico; that the bearings and distances shown hereon are based on the Plat or Deed of Record, unless otherwise indicated herein; that it shows all easements shown on the plat of record; that there are no encroachments from the said property onto adjoining properties onto said property, unless shown hereon and that it shows the location of all permanent improvements pertinent to the said survey.

Given under my hand and seal at Albuquerque, New Mexico, this 11TH day of FEBRUARY 2016.

Anthony L. Harris
Anthony L. Harris, N.M.P.S.#11463 THE SURVEY OFFICE, LLC
333 LOMAS BOULEVARD N.E. • ALBUQUERQUE, NEW MEXICO 87102
Telephone (505) 998-0303 • FAX (505) 998-0306



CURVE TABLE

| NUMBER | DELTA ANGLE | CHORD DIRECTION | RADIUS | ARC LENGTH | CHORD LENGTH |
|--------|-------------|-----------------|--------|------------|--------------|
| C1 | 03°37'29" | N 73°01'29" E | 420.00 | 26.57 | 26.57 |
| C2 | 20°47'36" | S 81°39'32" W | 560.00 | 203.23 | 202.12 |

Hand-drawn floor plan of a building. The plan includes a large central hall, several smaller rooms, and a kitchen area. Rooms are labeled with numbers 1 through 10. The plan also shows a staircase, a bathroom, and a kitchen. The drawing is dated 1977 and includes a scale bar.

| ROOM NAME | FLOOR | BASE: | WALLS | CEILING: | CLINT | REMARKS |
|---------------|-------|-------|-------|----------|-------|---------|
| room 12, 15 | | | | | | |
| offices | | | | | | |
| work rooms | | | | | | |
| bed room 1 | | | | | | |
| bed room 2 | | | | | | |
| work area | | | | | | |
| work area | | | | | | |
| bed 1, 12, 15 | | | | | | |

- ① property line
- ② intrusions permits
- ③ parking stall typ
- ④ line of proposed bldg.
- ⑤ diagonal parking stall typ
- ⑥ window & transoms provide it of
- ⑦ new strip out
- ⑧ 4' deep x 10' x 1' concrete stop
- ⑨ new 4' x 6' concrete wall
- ⑩ 4' of concrete wall
- ⑪ 4' of concrete wall
- ⑫ 4' of concrete wall
- ⑬ 4' of concrete wall
- ⑭ 4' of concrete wall
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- ㊿ 4' of concrete wall

JOHN BLACK, VICE PRESIDENT

seismic zone
type of construction
occupancy group
well load (wind load)
roof load (live)
conc. strength @ 28
days
building area
parking stalls

PLOT PLAN 1'-80'0"

4913
FLOOR PLAN - 10-0-0

4923.

4927

1565-1

RETRACEMENT SURVEY OF

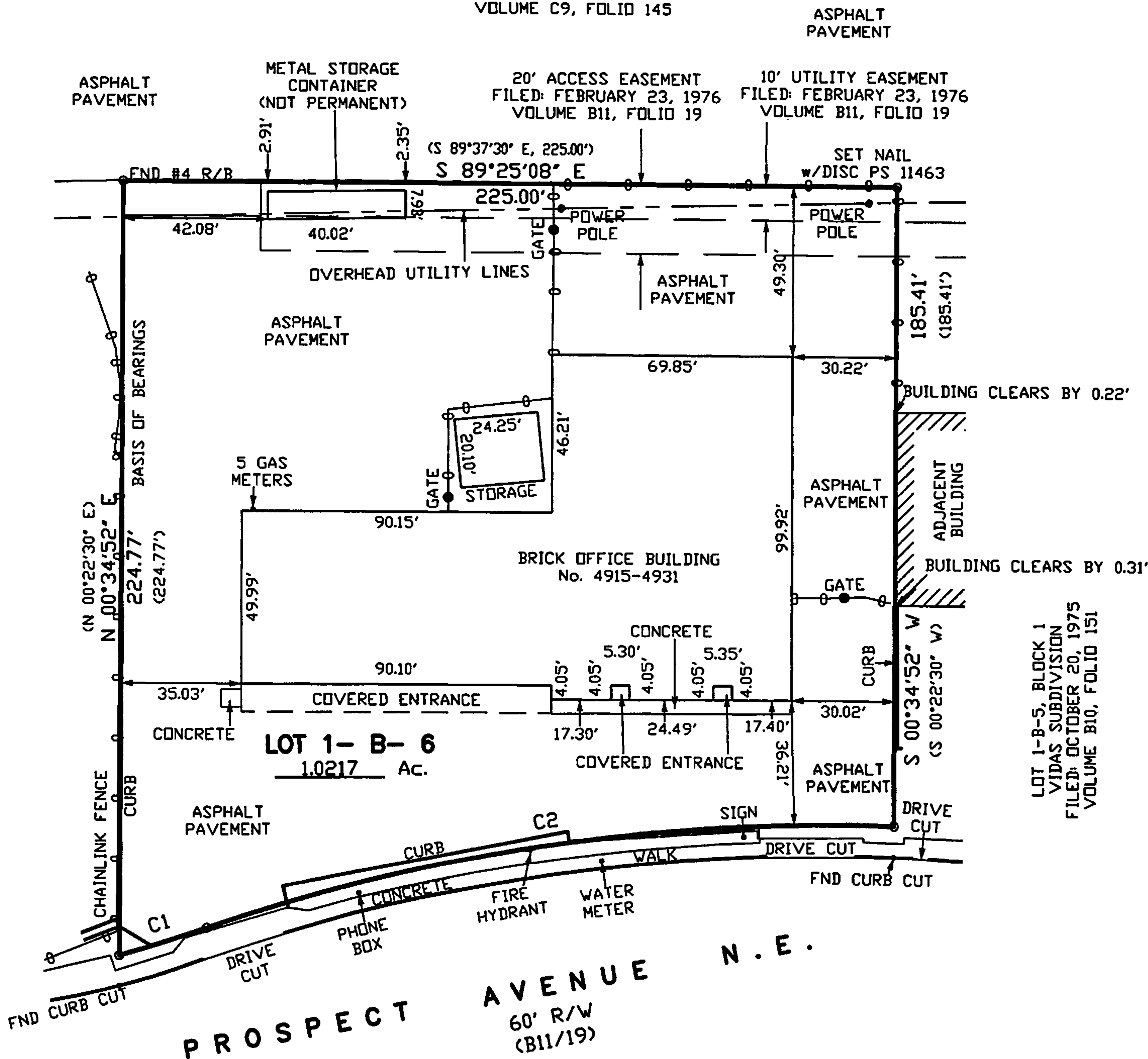
LEGAL DESCRIPTION:

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LOT 1-B-1, BLOCK 1
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FILED: JANUARY 25, 1974
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0 10' 20' 40' 80'

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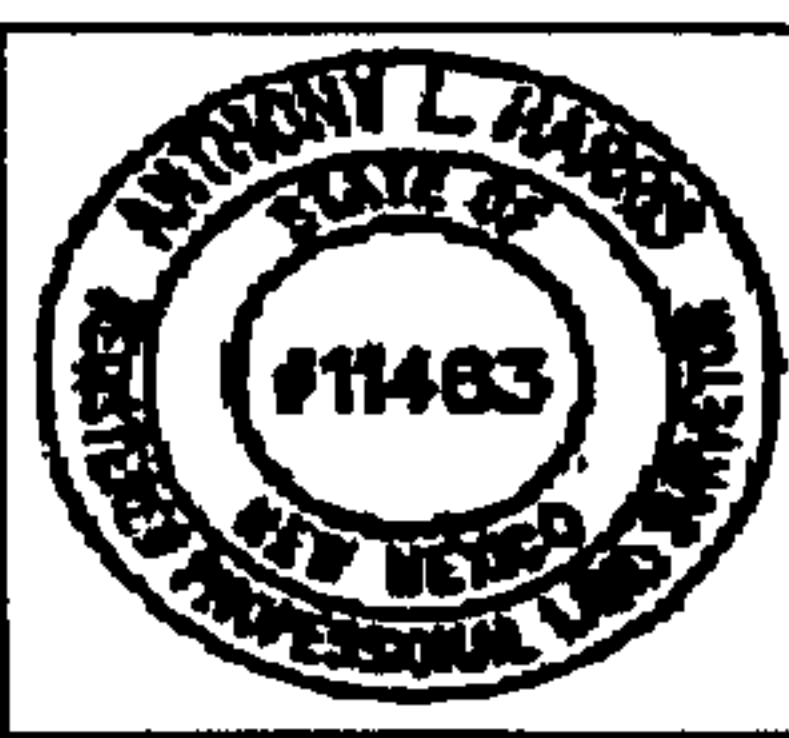
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State of New Mexico
County of Bernalillo) S.S.

I, Anthony L. Harris, a Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that I have surveyed the above described property and I am responsible for said survey and that the plat hereon drawn is a true and correct representation of said survey, to the best of my knowledge and belief, and meets the minimum standards for land surveys in the State of New Mexico; that the bearings and distances shown hereon are based on the Plat or Deed of Record, unless otherwise indicated herein; that it shows all easements shown on the plat of record; that there are no encroachments from the said property onto adjoining properties onto said property, unless shown hereon and that it shows the location of all permanent improvements pertinent to the said survey.

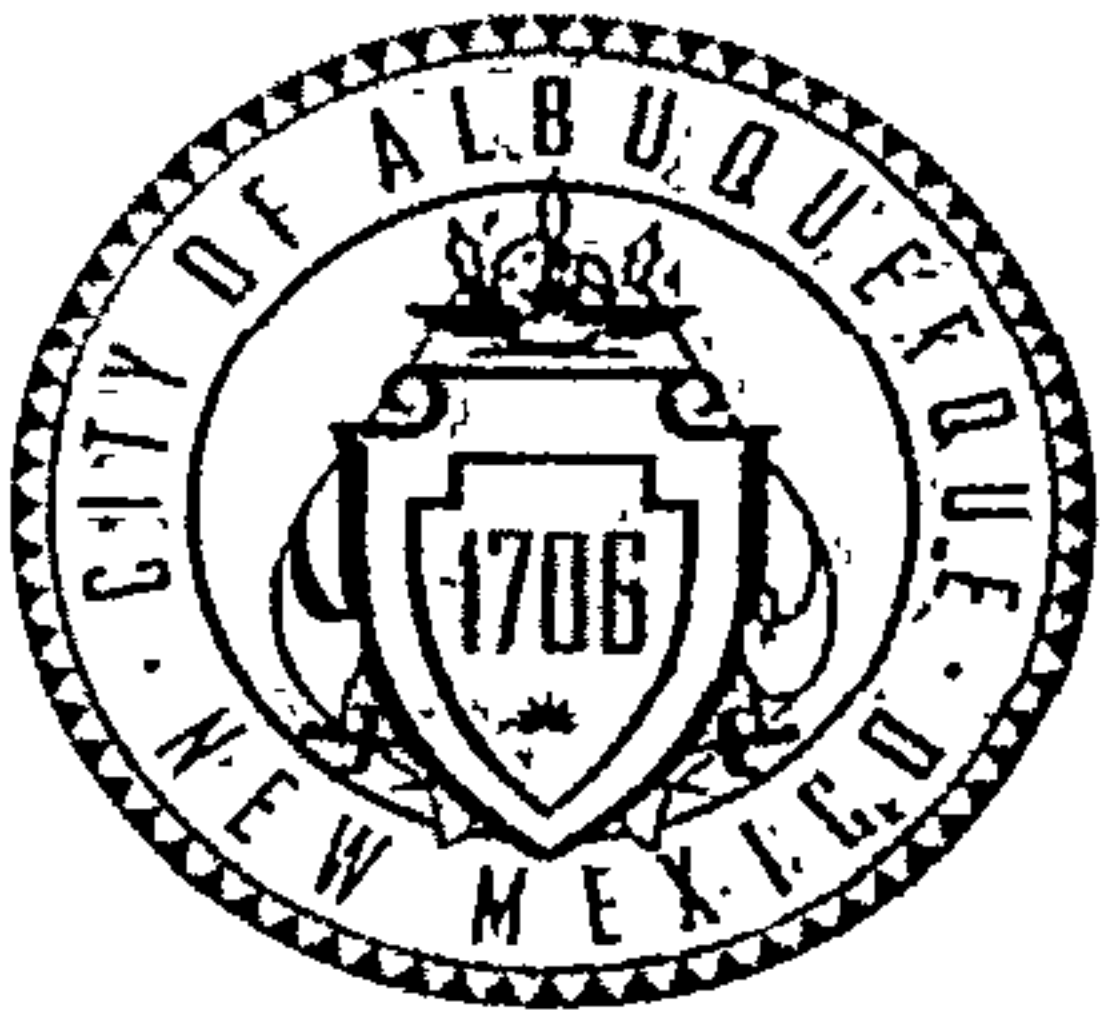
Given under my hand and seal at Albuquerque, New Mexico, this 11TH day of FEBRUARY 2016.

Anthony L. Harris
Anthony L. Harris, N.M.P.S.#11463 THE SURVEY OFFICE, LLC
333 LOMAS BOULEVARD N.E. • ALBUQUERQUE, NEW MEXICO 87102
Telephone (505) 998-0303 • FAX (505) 998-0306



CURVE TABLE

| NUMBER | DELTA ANGLE | CHORD DIRECTION | RADIUS | ARC LENGTH | CHORD LENGTH |
|--------|-------------|-----------------|--------|------------|--------------|
| C1 | 03°37'29" | N 73°01'29" E | 420.00 | 26.57 | 26.57 |
| C2 | 20°47'36" | S 81°39'32" W | 560.00 | 203.23 | 202.12 |



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Construction Seminars Renovations Building Permit #: _____ City Drainage #: H17D104
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: 4915 Prospect Ave NE
Engineering Firm: Vigil & Associates Arch Group P.C Contact: _____
Address: 4477 Irving NW Suite A
Phone#: 890-5030 Fax#: _____ E-mail: daniel@va-architects.c
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) _____

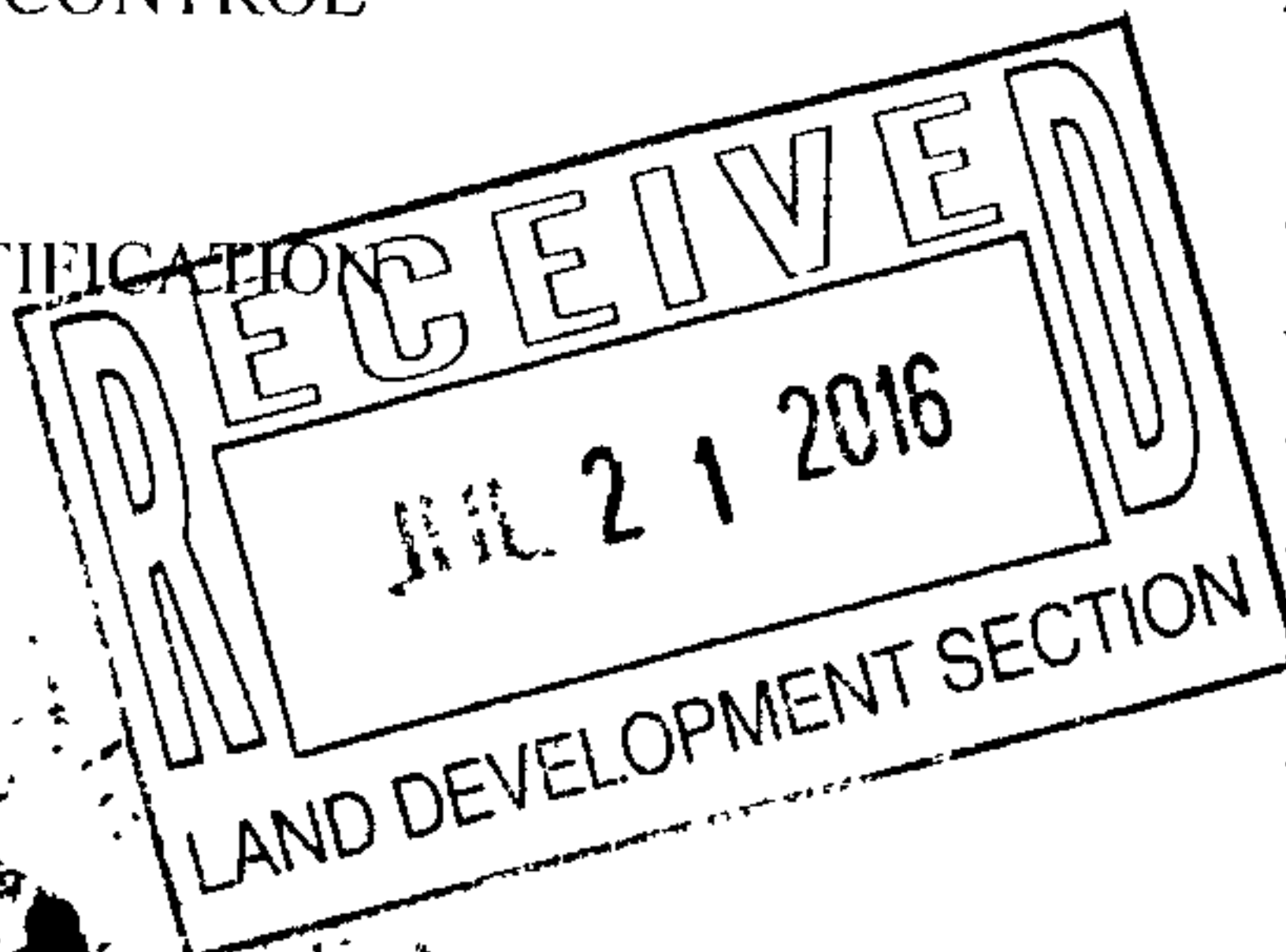
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ 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

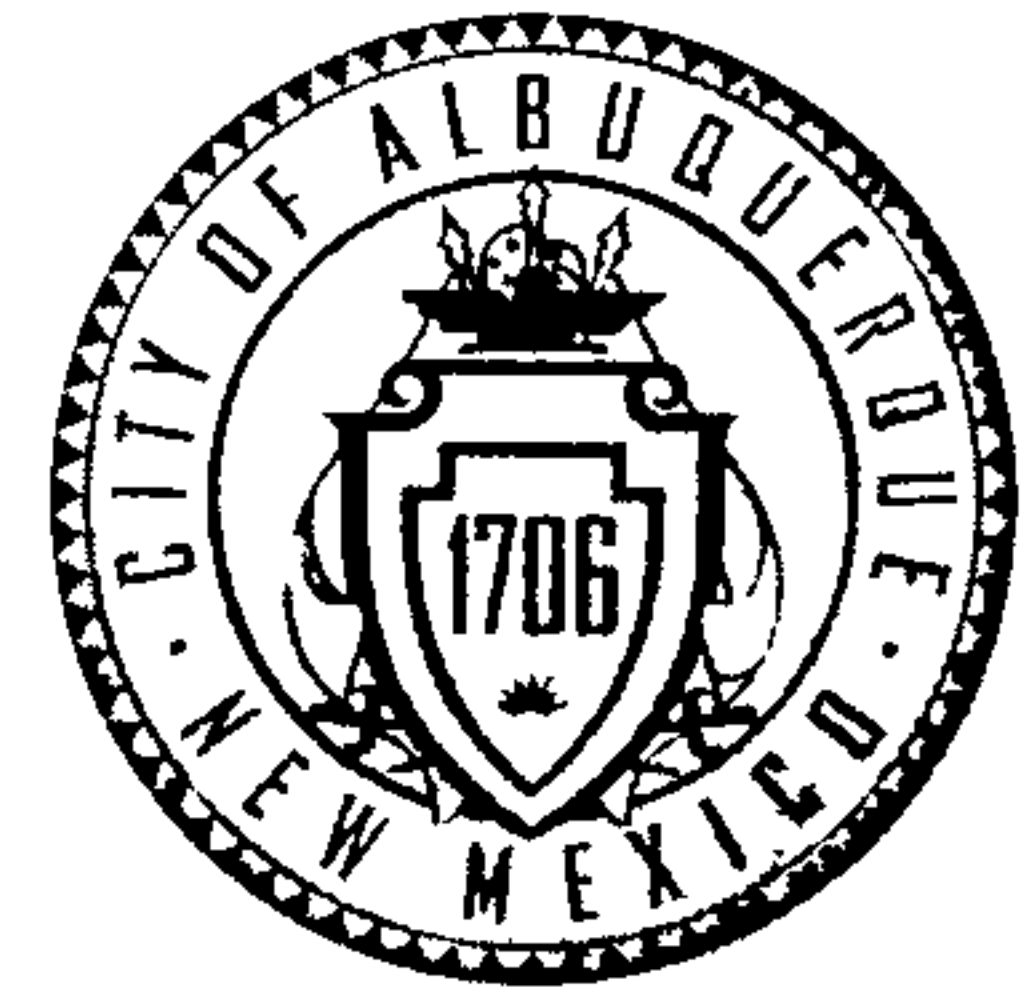
DATE SUBMITTED: _____ By: _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED _____



\$ 100.00

CITY OF ALBUQUERQUE



July 22, 2016

Vigil & Associates Architectural Group, P.C.
Joseph Muhlberger
4477 Irving NW
Albuquerque, NM 87114

Re: Construction Seminars Renovations
4915 Prospect Ave NE
Traffic Circulation Layout
Architect's Stamp 07-20-16 (H17D104)
12

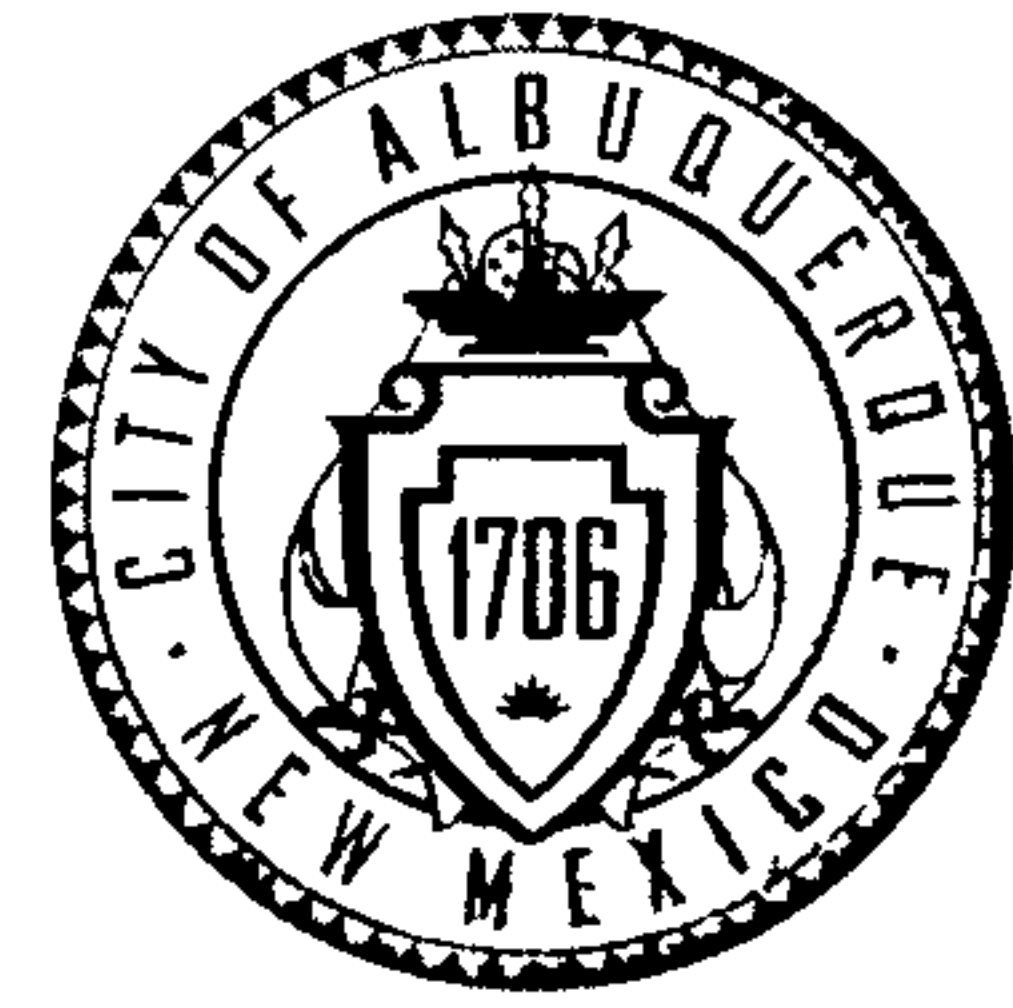
Dear Mr. Muhlberger,

Based upon the information provided in your submittal received 07-21-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- ✓ 1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
- ✓ 2. Identify the right of way width, medians, curb cuts, and street widths on Prospect Ave NE.
- ✓ 3. The 6 ft. wide ADA accessible pedestrian pathway required from the public sidewalk to the building entrances must be clear of any curb lines. Please clearly show this pathway and provide details.
- ✓ 4. Provide a detail of all ADA accessible ramps onsite.
- ✓ 5. Provide dimensions of motorcycle parking. (Zoning Code, 14-16-31, C.)
- ✓ 6. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. Please show detail and location of posted signs.
- ✓ 7. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 6, Part B.12 Visibility for Driveways*).
- ✓ 8. Please add the following note to the clear sight triangle: "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."
- ✓ 9. Please specify the City Standard Drawing Number when applicable.
- ✓ 10. Add keynote 11 to all overhead garage doors.
- ✓ 11. Provide conformation from zoning the amount of parking required and provided is correct. Does not need AA approval per previous site plan
- ✓ 12. Clarify the limits of the portal that covers the front walkway.

Kym
Dycomel

CITY OF ALBUQUERQUE



- ✓ 13. Show the existing property lines.
14. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
- ✓ 15. Show the 3 curbside parking spaces called out on the parking total requirements. If On-street parking credit is required please follow item to request On-Street parking.
- ✓ 16. On-Street parking Allowance to fulfill zoning's parking requirement must be requested and approved by the Traffic Engineer, Racquel Michel prior to TCL approval. The application requires at least 30 working days. On-street parking allowances are based on available parking along public right-of-ways fronting the property. The business will only be granted 50% credit for available street parking.
- ✓ 17. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

18. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981 or me at 924-3991.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

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

mao via: email
C: CO Clerk, File