

CITY OF ALBUQUERQUE



June 19, 2020

Eric Munn, RA
T.I. Design Services
717 Cagua Dr. NE
Albuquerque, NM

Re: Zia Napa Auto Care
5312 Phoenix Ave NE, 87110
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 12-11-19 (H18D056)
Certification dated 6-17-20

Dear Mr. Munn,

Based upon the information provided in your submittal received 6-17-20, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-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:

- Please add Truncated Domes to Wheelchair ramps located in the public right of way.
- Please remove temporary security fence, porta potty & construction debris.

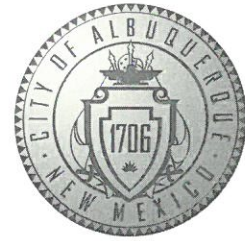
Once these corrections are complete, email pictures showing the changes to PLNDRS@cabq.gov, and epgomez@cabq.gov for release of Final CO.

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

Sincerely,

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



T.I. Design Services - Eric Munn
717 Cagua Drive NE Albuquerque NM

TRAFFIC CERTIFICATION

I, Eric Munn, NMRA/Owner, OF THE FIRM, TI Design Services, HEREBY CERTIFY THAT THIS PROJECT, Zia Auto Napa Service Garage Remodel, BP-2019-48820, IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED TCL PLAN DATED 12-11-2019. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Eric Munn OF THE FIRM TI Design Services. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON June 17, 2020_ AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED AND AMENDED 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 or Temporary Certificate of Occupancy.

<Exceptions: No Exceptions>

PO Box 1293

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.

NM 87103

www.cabq.gov



NOTES CORRESPONDING TO SCHEDULE B:

AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY FOR TITLE INSURANCE NO. 02-101947-B-TJ, BEARING AN EFFECTIVE DATE OF May 6, 2002 AT 8:00 A.M.

- RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF, RECORDED IN BOOK 77, PAGE 71, OF OFFICIAL RECORDS. ITEM IS SHOWN GRAPHICALLY HEREON. ITEM IS BLANKET IN NATURE.
- EASEMENTS AS SHOWN AND PROVIDED FOR ON THE RECORDED PLATS FILED FOR RECORD IN BOOKS 2001C, PAGE 34, IN BOOK 91C, PAGE 149, AND IN BOOK 8, PAGE 83. ITEMS SHOWN GRAPHICALLY HEREON.
- EASEMENT AND RIGHTS INCIDENT THERETO FOR UTILITIES, AS SET FORTH IN INSTRUMENT FILED FOR RECORD DECEMBER 23, 1989, IN BOOK MISC. 304A, PAGE 568 AS DOCUMENT NO. 82-8261A. ITEM IS SHOWN GRAPHICALLY HEREON.
- RIGHT OF WAY AND EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING BY INSTRUMENT DATED JULY 27, 1937, RECORDED SEPTEMBER 23, 1937, IN BOOK 152, PAGE 245. NOT SHOWN GRAPHICALLY HEREON. ITEM IS BLANKET IN NATURE.
- GRANT OF RIGHT OF WAY EASEMENT TO THE COUNTY OF BERNALILLO, DATED OCTOBER 15, 1948, FILED FOR RECORD JANUARY 10, 1949, IN BOOK 142, PAGE 323. ITEM DOES NOT APPLY.
- EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AND PUBLIC SERVICE COMPANY OF NEW MEXICO BY INSTRUMENT DATED APRIL 5, 1956, FILED FOR RECORD APRIL 27, 1956, AS DOCUMENT NO. 83282. ITEM DOES NOT APPLY.
- 5' SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY INSTRUMENT DATED SEPTEMBER 30, 1963 FILED FOR RECORD DECEMBER 26, 1963 AS DOCUMENT NO. 73932. ITEM IS SHOWN GRAPHICALLY HEREON.
- TERMS AND PROVISIONS OF THE US WEST COMMUNICATIONS ENCROACHMENT AGREEMENT FILED JANUARY 13, 1988 IN BOOK 98-1, PAGE 9289, AS DOCUMENT NO. 98003901. ITEM IS SHOWN GRAPHICALLY HEREON. REFER TO ENCROACHMENT 'A' BELOW.
- TERMS AND PROVISIONS OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO ENCROACHMENT AGREEMENT FILED JANUARY 23, 1988 IN BOOK 98-2, PAGE 8803, AS DOCUMENT NO. 98007489. ITEM IS SHOWN GRAPHICALLY HEREON. REFER TO ENCROACHMENT 'A' BELOW.
- RECIPROCAL EASEMENTS FOR COMMON ACCESS WITH THE CITY OF ALBUQUERQUE, FILED FOR RECORD AUGUST 14, 1987, IN BOOK 97-22, PAGE 1481 AS DOCUMENT NO. 97083473. ITEM IS SHOWN GRAPHICALLY HEREON.
- RECIPROCAL EASEMENTS FOR COMMON ACCESS WITH THE CITY OF ALBUQUERQUE, FILED FOR RECORD AUGUST 15, 1987, IN BOOK 97-22, PAGE 3043 AS DOCUMENT NO. 97083991. ITEM IS SHOWN GRAPHICALLY HEREON.

STATEMENT OF ENCROACHMENTS:

- BUILDING ENCROACHES INTO UTILITY EASEMENT 118.0 FEET BY 0.7 FEET AS SHOWN. ENCROACHMENT AGREEMENTS FILED AS SHOWN IN ITEMS 19 AND 20.
- CONCRETE CURB AND DUMPSTER ENCROACH INTO P.U.E. AS SHOWN. ENCROACHMENT AGREEMENTS FILED AS SHOWN IN ITEMS 19 AND 20.

SURFACES OF PARKING & ACCESS AISLE (ANSI 502)

- Surface slopes not to exceed 1:48 (1" rise in 48" run or 2%)
- Built-up curb ramps may not extend into access aisle or parking space. See drawing on page 3 of this checklist.
- Parking and access aisles are at the same level.
- Surface is stable, firm, slip resistant, free of cracks, holes, and other obstructions (ANSI 502).
- Surface is clear of rocks, dirt, puddles, drainage inlets, and similar obstructions.

VERTICAL CLEARANCES (ANSI 502.6)

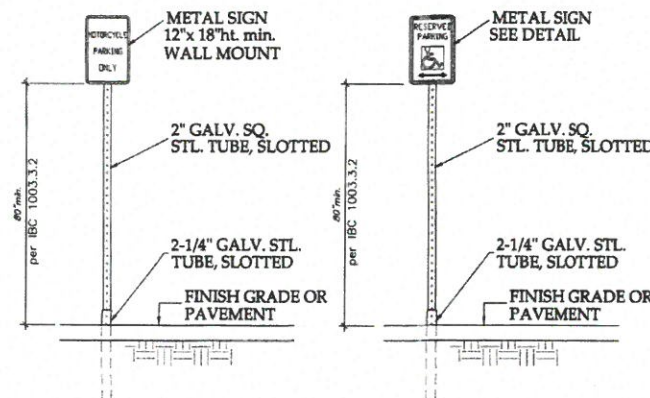
- Provide 8'-2" (98") vertical clearance in parking garages to accessible parking, beneath roof overhang, beneath trees branches, and similar.
- GCD recommends 14" vertical clearance because some popular models of personal vans can be 98" high when stationary. When vans bounce at the top and bottom of parking garage ramps, or when people open their tailgates, they need more vertical clearance.

SIGNAGE (NMBC 1110.1 and ANSI 502.7)

- A vertical sign is centered at the head of each parking space.
- Characters and their background shall have a non-gloss finish. Characters shall contrast with their background, with either light characters on a dark background, or dark characters on a light background.
- Sign displays the International Symbol of Accessibility (Note: The International Symbol of Accessibility provides white symbols and letters on a blue background, however, ANSI and 2010 Standards do not specify colors for signage).
- GCD recommends signs to be white background with a green border and legend (MUTCD sign # R7-8 and R7-8A).
- Sign must include the language "Violators are subject to a fine and/or towing" (66-7-332.4C NMSA 1978, Effective 7-01-2010). See sign sample on page 3 of this parking checklist.
- Van accessible signs are provided below the other sign (see sign sample on page 3 of this parking checklist).
- The van space signage is needed to alert van users to the presence of the wider aisle, but the space is not intended to be restricted only to vans. (2010 Standards 502.5)
- In parking lots the bottom of the sign is 60" minimum above the ground or parking surface. (ANSI 502.7)
- Along the public right-of-way MUTCD requires the bottom of the MUTCD R7-8 sign to be 84" above the ground.
- Where the total number of parking spaces provided is 4 or less, no accessible signage is required. (NMBC 1110.1)

PAVEMENT MARKINGS (NMBC 1110.3)

- Parking spaces have a clearly visible, blue, International Symbol of Accessibility painted on the pavement at rear of the space (66-1-4.1.E NMSA 1978) or MUTCD recommends a white symbol on a blue background.
- GCD recommends the parking space lines be painted blue.
- Access aisle has blue, diagonal striping. (66-1-4.1.B NMSA 1978).
- Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed. (66-1-4.1.B NMSA 1978).
- In the public right-of-way MUTCD recommends white striping.
- Where the total number of parking spaces provided is 4 or less, no International Symbol of Accessibility pavement marking is required. (NMBC 1110.3)



Motorcycle Parking Sign

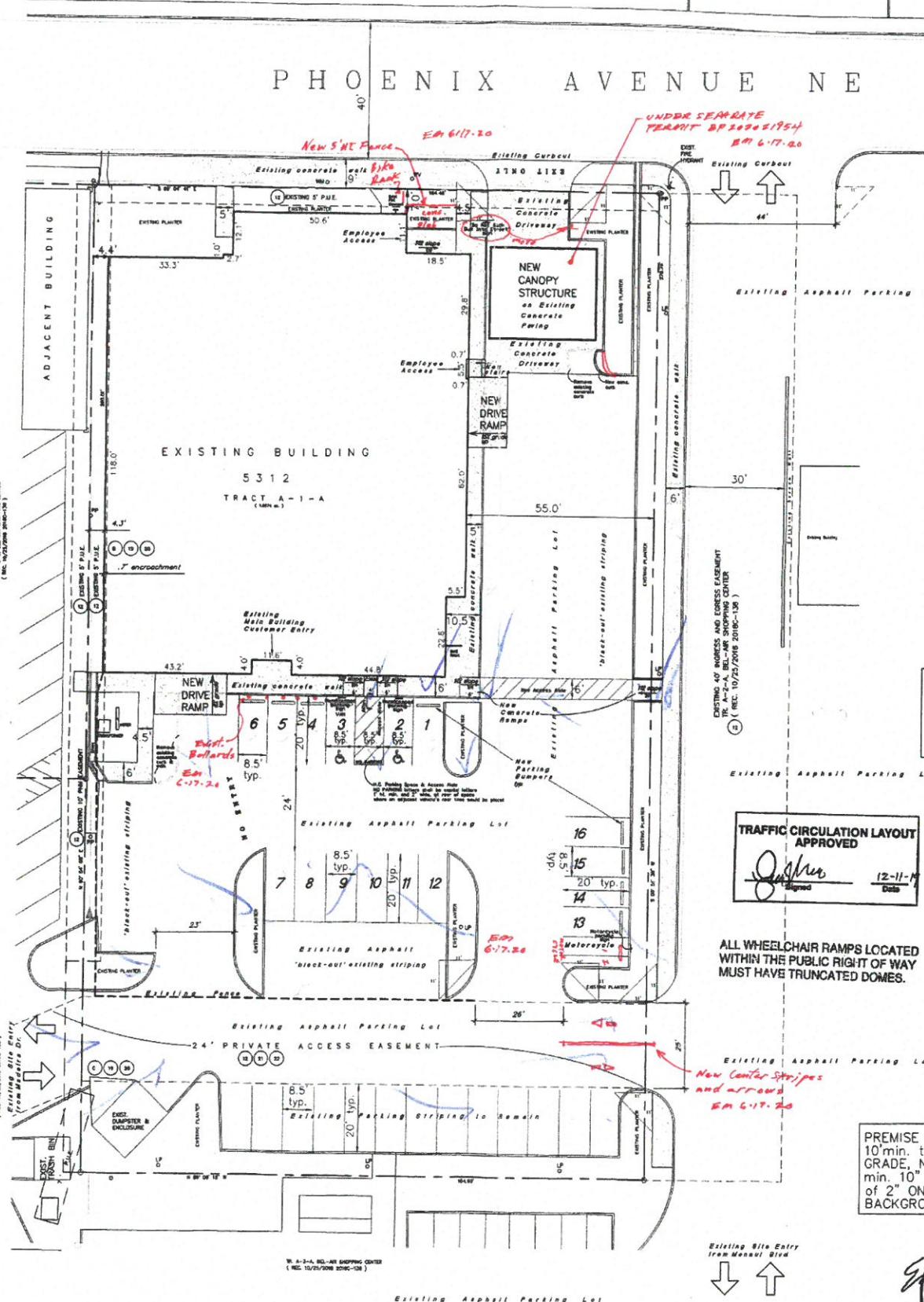
N.T.S.

NMAC, SECTION 14.7.2.191

Handicap Sign

N.T.S.

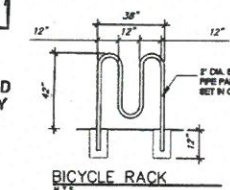
NMAC, SECTION 14.7.2.191



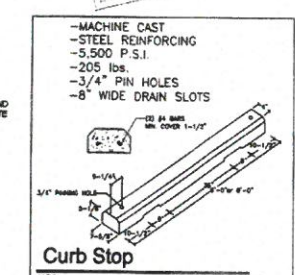
TRAFFIC CIRCULATION LAYOUT APPROVED
[Signature]
 12-11-19

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE



BICYCLE RACK



Curb Stop

N.T.S.

PARKING CRITERIA

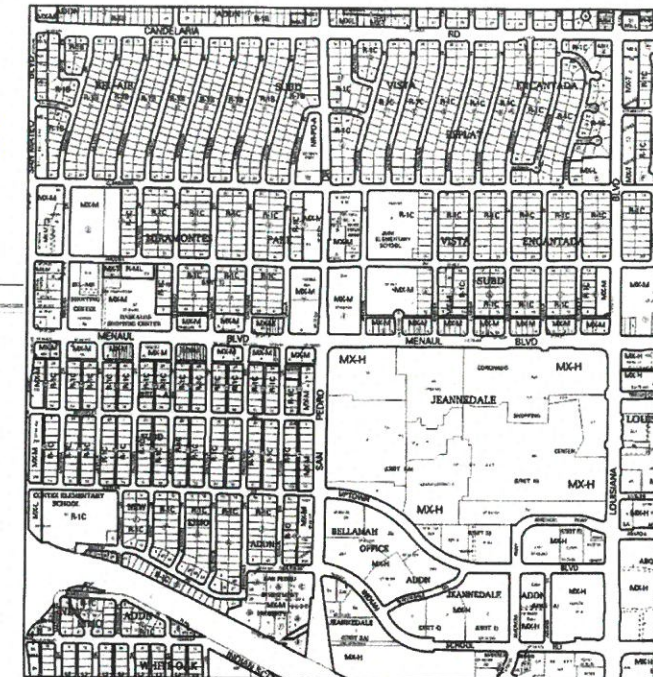
- LIGHT VEHICLE REPAIR
- 1 SPACE PER 1000 SF: 12,946 SF/1000 = 13 SPACES
- 16+ EXISTING SPACES PROVIDED
- 2 OF WHICH ARE EXISTING HANDICAPPED ACCESSIBLE SPACES
- 1 MOTORCYCLE SPACE PROVIDED

REFUSE

REFUSE IS DISPOSED OF IN EXISTING ON-SITE DUMPSTER

SITE PLAN / TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 20' - 0"



DO Zone Atlas
 May 2018

AGIS

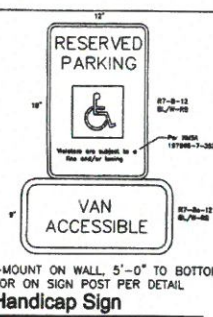
DO Zoning Information as of May 17, 2018
 The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: H-18-Z

Legend:

- Essential
- Equipment
- Phonograph National Monument
- Area Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Scale: 0 250 500 1,000 Feet



RESERVED PARKING

N.T.S.

VAN ACCESSIBLE

-MOUNT ON WALL, 5'-0" TO BOTTOM OR ON SIGN POST PER DETAIL

Handicap Sign

N.T.S.

RESERVED PARKING

-MOUNT ON WALL, 5'-0" TO BOTTOM OR ON SIGN POST PER DETAIL

Handicap Sign

N.T.S.

REMODEL

ZIA - NAPA AUTO CARE

SHEET

TCL

12-11-19

DATE

PROJECT NO.