

CITY OF ALBUQUERQUE



March 28, 2019

Robert Calvani, R.A.
NCA Architects
1306 Rio Grande Blvd NW
Albuquerque, NM 87104

Re: Shops @ The 24
2424 Louisiana Blvd NE, Unit # 5
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 7-18-18 (H19D001)
Certification dated 3-27-19

Dear Mr. Calvani

Based upon the information provided in your submittal received 3-27-19, 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 Ernie Gomez at (505) 924-3981 or me at (505)924-3991.

Sincerely,

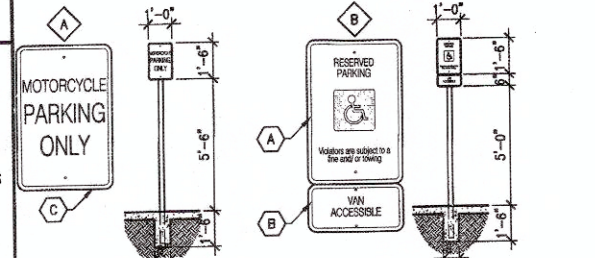
Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

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

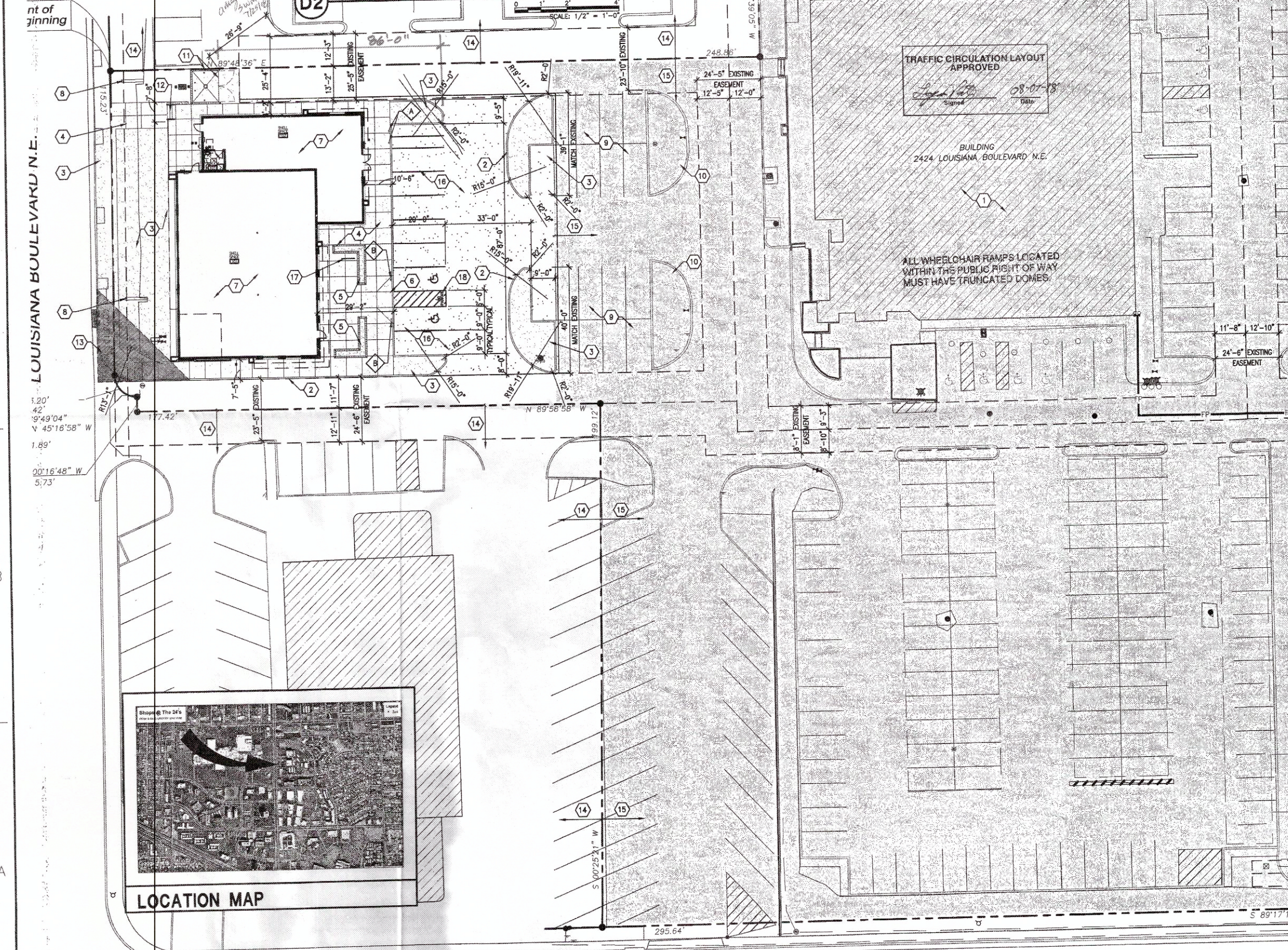
EG via: email
C: CO Clerk, File

NOTES FOR SIGNS

- A. RESERVED PARKING SIGN, SIGN TYPE R7-8. COLORS FOR SIGNAGE AS FOLLOWS: LETTERING AND BORDER TO BE STANDARD GREEN, BACKGROUND TO BE WHITE. INTERNATIONAL SYMBOL OF ACCESSIBILITY IS WHITE ON A BLUE BACKGROUND. REQUIRED LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER NMSA 197866-7-352.4C.
- B. VAN ACCESSIBLE SIGN, SIGN TYPE R7-8A. COLORS FOR SIGNAGE AS FOLLOWS: LETTERING AND BORDER TO BE STANDARD GREEN, BACKGROUND TO BE WHITE. REQUIRED LANGUAGE "VAN ACCESSIBLE" PER ANSI 502.7.
- C. MOTORCYCLE PARKING SIGN, SIGN TYPE K-1856. COLORS FOR SIGNAGE AS FOLLOWS: LETTERING AND BORDER TO BE STANDARD GREEN, BACKGROUND TO BE WHITE.



D2 PARKING SIGNS



GENERAL NOTES

- A. FOR LANDSCAPING INFORMATION, SEE LANDSCAPE DRAWINGS PROVIDED IN THE PERMIT DOCUMENT OF THIS PROJECT.
- B. FOR CONCRETE EDGING CURB LOCATIONS FOR GRADING AND DRAINAGE, SEE CIVIL DRAWINGS.
- C. ALL PARKING SPACES, PUBLIC PEDESTRIAN WALKWAYS, NO PARKING AREAS, FIRE LANES AND ACCESSIBLE ACCESS AISLES SHALL BE PAINTED ON SITE. SEE SPECIFICATIONS FOR MORE INFORMATION.
- D. ALL SIDEWALK AND CURB & GUTTER ALONG LOUISIANA BLVD MUST BE CONSTRUCTED PER CITY STANDARDS. UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK CURB & GUTTER. SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 - SECTION 2407 STANDARD DETAILS FOR PAVING DRAWING NUMBER - 2415A - CURB CUT DETAILS, 2415B - GUTTER DETAILS, AND 2430 - SIDEWALK DETAILS.
- E. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
- F. 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 FAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

SITE INFORMATION

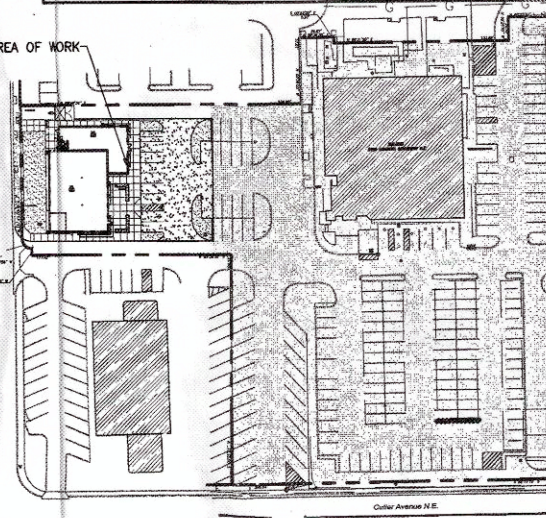
1. LEGAL DESCRIPTION: LOT 3-A-1, BLOCK "C" LOUISIANA SUBDIVISION
2. DEVELOPMENT TYPE: BUSINESS (DENTAL, RETAIL)
3. SIZE: PROJECT AREA - 21,854 SF, TOTAL PROPERTY AREA - 132,992 SF
4. PARKING: SEE PARKING CALCULATIONS ON THIS SHEET
5. EXECUTIVE SUMMARY:
- 5.1 ALONG LOUISIANA BLVD NE NORTH OF CUTLER AVE NE
 - 5.2 DEVELOPMENT CONCEPT-NEW 1 STORY BUILDING AND OFF STREET PARKING
 - 5.3 TRAFFIC CALCULATION CONCEPT-INTERNAL SITE
 - 5.4 IMPACT ON ADJACENT SITES-NONE
 - 5.5 TRAFFIC IMPACT STUDIES-NONE REQUIRED
 - 5.6 VARIANCES-NONE REQUIRED

KEYED NOTES

1. EXISTING 4 STORY BUILDING.
2. CONCRETE CURB.
3. LANDSCAPED AREA.
4. CONCRETE SIDEWALK.
5. RAISED PLANTER.
6. H.C. RAMP.
7. PROPOSED SINGLE STORY BUILDING.
8. EXISTING MONUMENT SIGN.
9. EXISTING PARKING SPACES.
10. EXISTING ISLAND.
11. DUMPSTER PAD AND CMU SITE WALL.
12. CONCRETE STAIRS.
13. PROVIDE CLEAR SIGHT AT THIS LOCATION.
14. ADJACENT PROPERTY NOT IN SCOPE OF WORK.
15. AREA NOT IN SCOPE OF WORK.
16. NEW ASPHALT PAVING.
17. BICYCLE RACK.
18. 1'-0" HIGH X 2' WIDE "NO PARKING" LETTERING ON ASPHALT PAVEMENT IN ADA ACCESS AISLE PER 66-1-4.1.8 NMSA 1976.

PARKING CALCULATIONS

| | |
|---|--|
| EXISTING TOWER | |
| 1st FLOOR (BANK) | 11,619sf / 333.3 = 35 SPACES REQUIRED |
| 2nd FLOOR (OFFICE) | 15,792sf / 285.71 = 56 SPACES REQUIRED |
| 3rd FLOOR (OFFICE) | 15,792sf / 285.71 = 56 SPACES REQUIRED |
| TOTAL | 147 SPACES REQUIRED |
| 4th FLOOR (RESIDENTIAL) | |
| 6 UNITS X 2 = 12 SPACES REQUIRED | (all are basement parking) |
| NEW CONSTRUCTION | |
| DENTIST OFFICE | 5 SPACES/DOCTOR X 4 = 20 SPACES REQUIRED |
| RETAIL SPACE | 1,649sf / 200 = 8 SPACES REQUIRED |
| TOTAL | 28 SPACES REQUIRED |
| TOTAL PARKING SPACES REQUIRED FOR SITE | |
| EXISTING TOWER | 220 PARKING SPACES REQUIRED |
| NEW CONSTRUCTION | 28 PARKING SPACES REQUIRED |
| TOTAL | 178 PARKING SPACES REQUIRED |
| EXISTING AND NEW SPACES | |
| EXISTING SPACES | 220 PARKING SPACES |
| SPACES REMOVED FROM NEW CONSTRUCTION | -50 PARKING SPACES |
| SPACES ADDED IN NEW CONSTRUCTION | +8 PARKING SPACES |
| TOTAL | 178 SPACES PROVIDED |
| ACCESSIBLE PARKING SPACES | |
| REQUIRED | 2 PARKING SPACES |
| PROVIDED | 2 PARKING SPACES |
| MOTORCYCLE PARKING SPACES | |
| REQUIRED | 2 PARKING SPACES |
| PROVIDED | 2 PARKING SPACES |



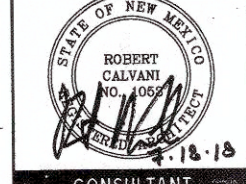
A5 OVERALL SITE PLAN

NOT TO SCALE



1306 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-255-6400 505-268-6954 FAX
WWW.NCA-ARCHITECTS.COM

ARCHITECT



CONSULTANT

PROJECT TITLE

**SHOPS
@
THE 24s**

ALBUQUERQUE
NEW MEXICO

REVISIONS:

| NO. | DATE | REVISION | DESCRIPTION |
|-----|----------|-----------------|--|
| 1 | 07.18.18 | REVISION 1 | 3-27-19 AS-BUILT |
| MK | DATE | CHECKED BY: | DP |
| BJ | | PROJECT NUMBER: | A1807 |
| | | DATE: | 07.17.18 |
| | | SHEET TITLE: | TRAFFIC CIRCULATION LAYOUT AND SITE DIMENSION PLAN |

TRAFFIC CIRCULATION
LAYOUT AND SITE
DIMENSION PLAN

SHEET NO:

AS-100

Robert M. Calvani

March 25, 2019

John C. Layman

Traffic Engineer
Development and Building Services
Planning Department
City of Albuquerque

Thomas C. Wilber

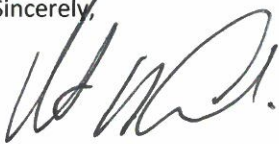
RE: Approval of Certificate of Occupancy for
Shops @ the 24s
2424 Louisiana Blvd. NE
Albuquerque, NM 87110

Dear Traffic Engineer,

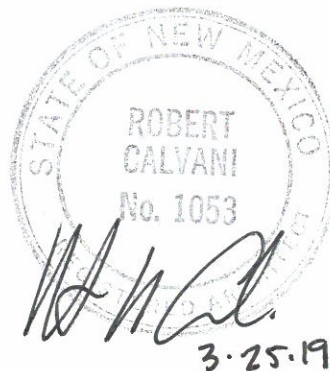
I Robert Calvani, a registered Architect in the State of New Mexico of the firm NCA Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan stamp dated 7/18/18. The record information edited onto the original design document has been obtained by Dave Puritz of the firm NCA Architects. I further certify that I have personally visited the project site on 3/18/19 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 Final Certificate of Occupancy.

The record information presented heron is not necessarily completed 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,



Robert Calvani, FAIA
Principal-in-Charge





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11 2018)

Project Title: SHOPS @ THE 24S Building Permit #: BP 2018 25743 Hydrology File #: _____

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

Legal Description: _____

City Address: 2424 LOUISIANA BLVD NE UNIT #5

Applicant: NCA ARCHITECTS Contact: DAVE PURITZ

Address: 1306 RIO GRANDE BLVD NW ABQ NM 87104

Phone#: 505. 255. 6400 Fax#: _____ E-mail: dpuritz@nca-architects.com

Owner: GHL LLC Contact: IRWIN HANMS

Address: 6801 JEFFERSON NE ABQ NM 87109

Phone#: 505. 798. 9800 Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

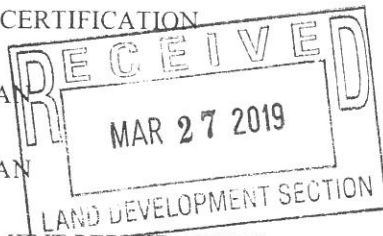
IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?



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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 3/27/19 By: David Puritz NCA ARCH.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____