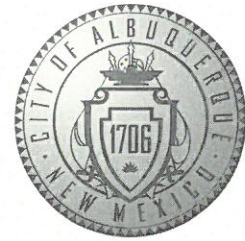


CITY OF ALBUQUERQUE



July 3, 2020

Rick Bennett, RA
RBA Architecture
1104 Park Ave
Albuquerque, NM 87102

Re: Manual Shops
7212 Manual Blvd 87110
60-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 6-3-19 (H19D040)
Certification dated 6-10-20

Dear Mr. Bennett

Based upon the information provided in your submittal received 6/23/20, Transportation Development has no objection to a 60-day Temporary Certificate of Occupancy based. 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:

- Alley wall (Resolution Pending)...

Once these corrections are complete, email pictures showing the changes to PLNDRS@cabq.gov, and submit an administrative fee of \$40.00 for log in and evaluation by Transportation.

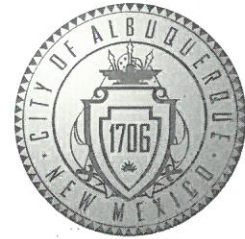
If you have any questions, please contact me at (505) 924-3981.

Sincerely,

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

EG via: email
C: CO Clerk, File

CITY OF ALBUQUERQUE



June 10, 2020

Re: Manual Shops
7212 Manual Blvd
Alb. NM 87110
BP-2019-34287
Engineer's/Architect's stamp dated: 06-02-2019 (H19D040)

TRAFFIC CERTIFICATION

I, **Rick Bennett**, NMRA #1240, of the firm of RBA Architecture, PC hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation layout, approved TCL Site Plan Dated 6/2/2019 and with the Architect's stamp dated 6/2/2019.

I, **Rick Bennett**, certify that I have personally visited the project site on June 10, 2020 and have determined by visual inspection that the survey data provided is representative of the 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 (permanent) for Manual Shops in Albuquerque, New Mexico.

The record information presented herein 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.

PO Box 1293

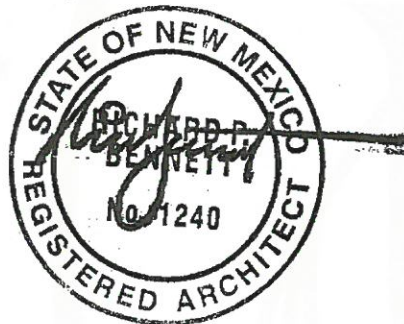
Sincerely,

Albuquerque

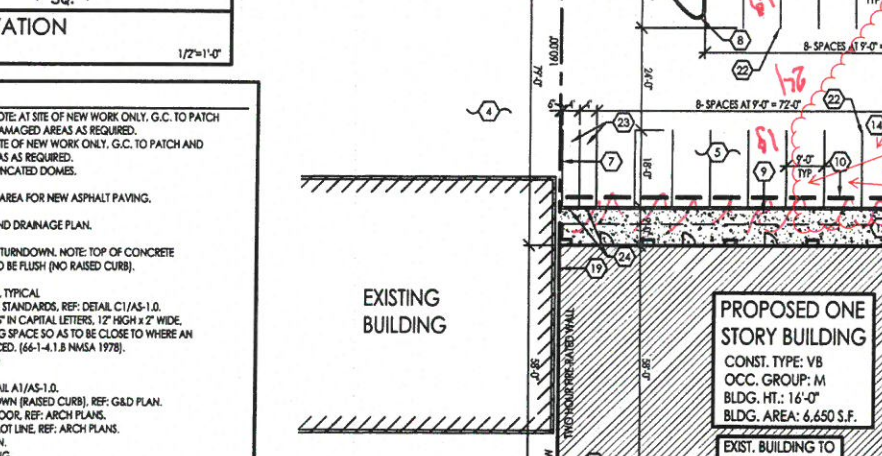
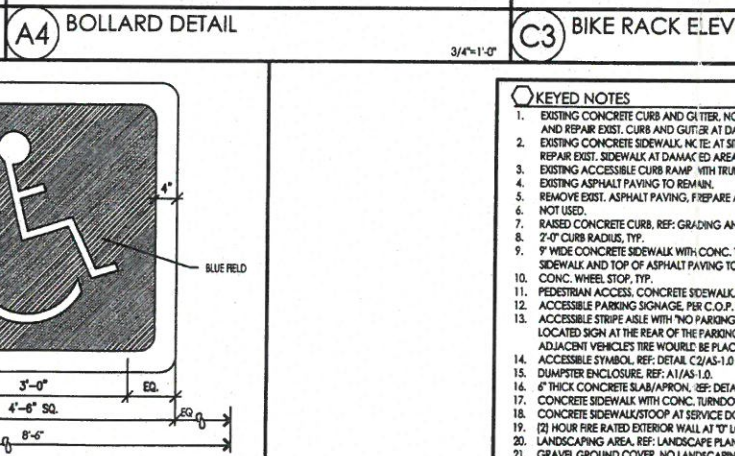
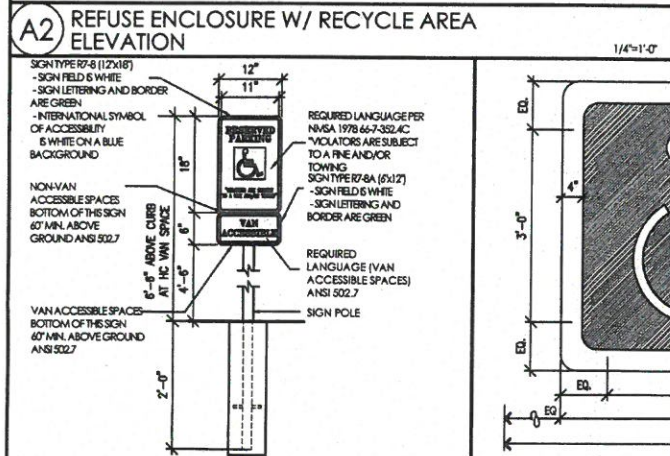
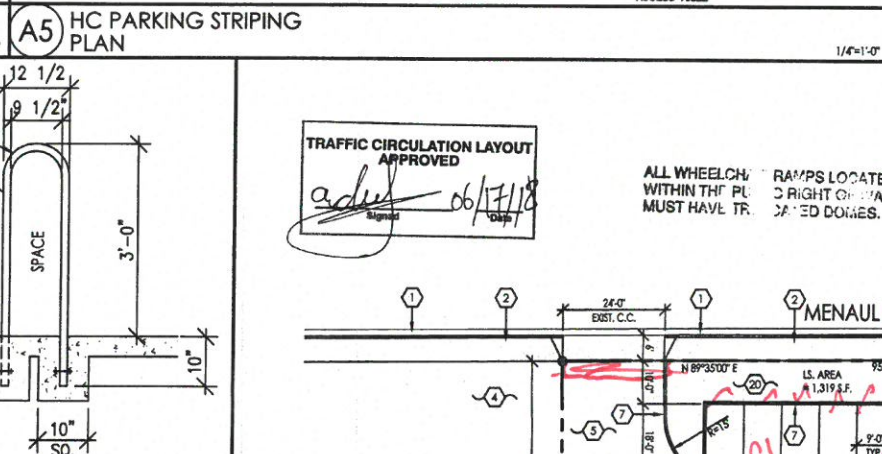
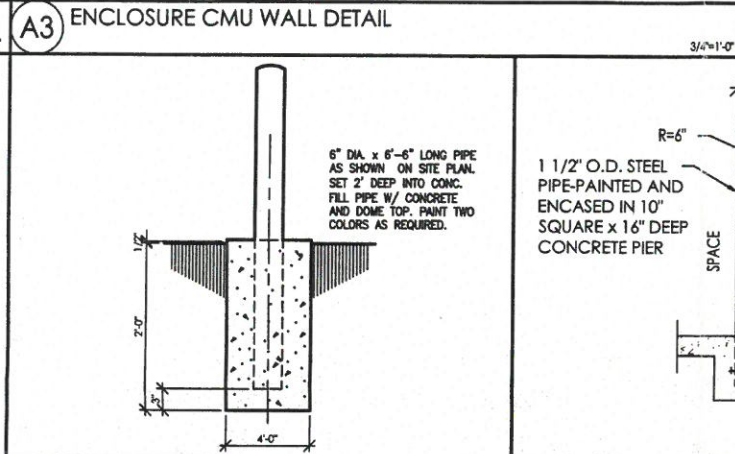
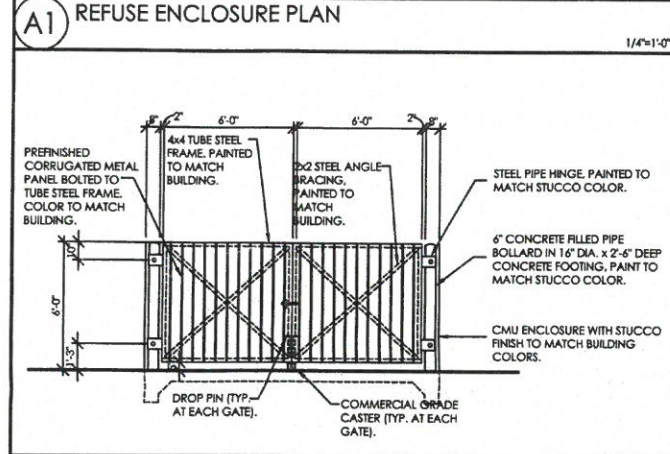
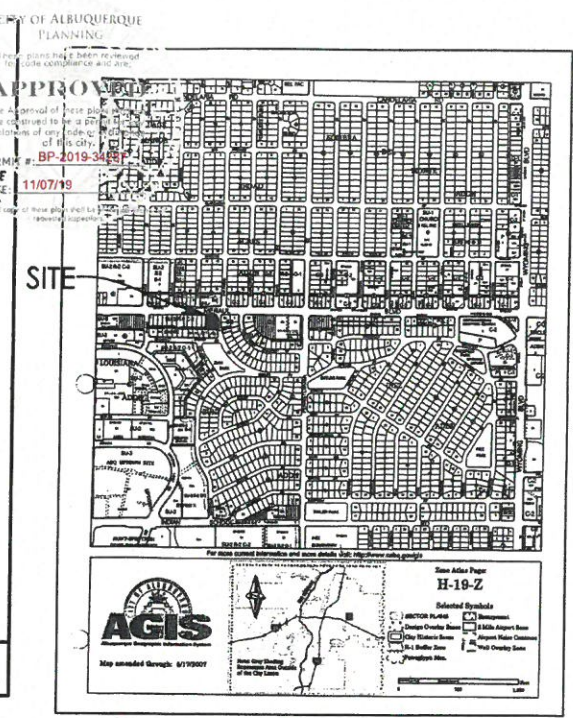
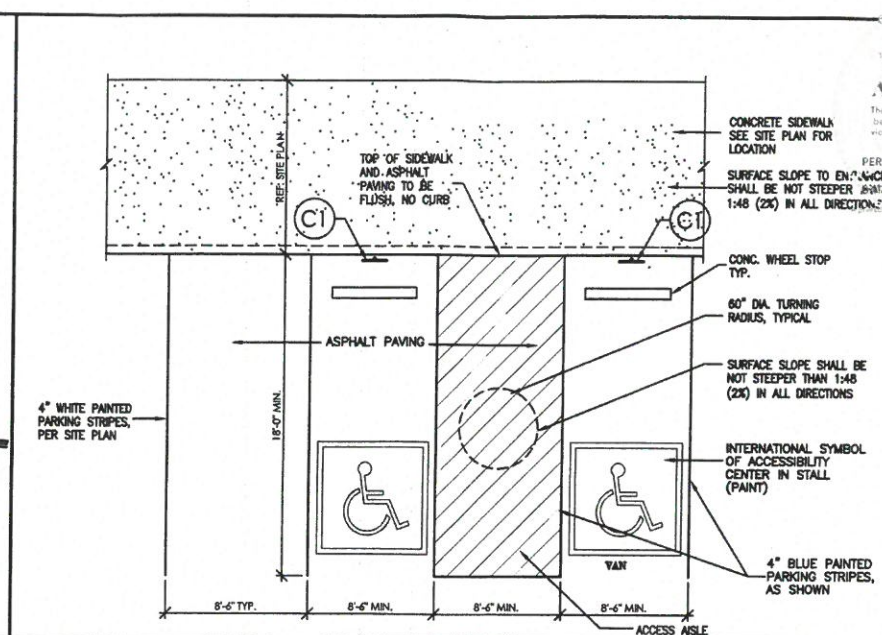
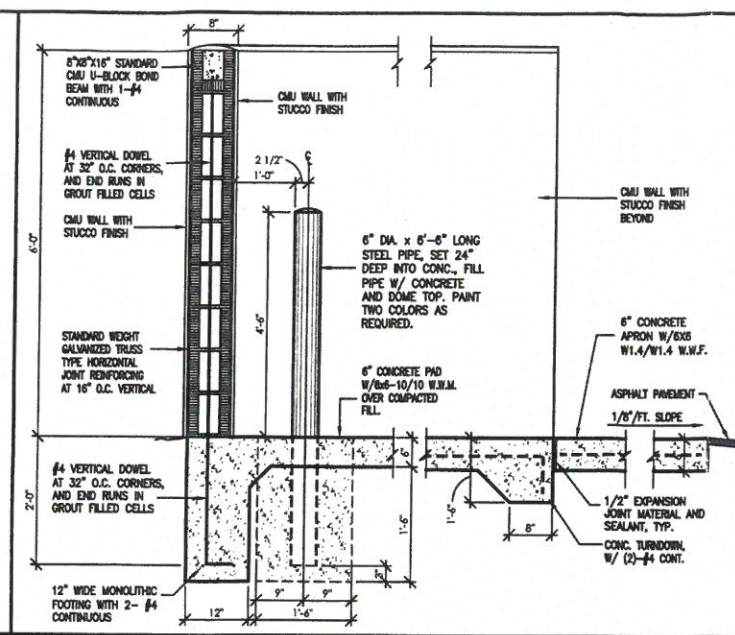
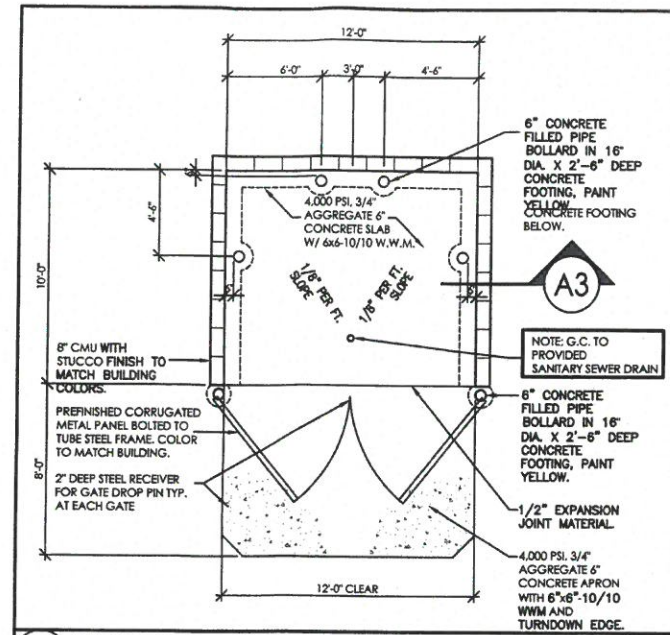
Rick Bennett Architect

NM 87103

www.cabq.gov



1104 Park Avenue SW | Albuquerque, New Mexico 87102 | (505)242-1859 Phone | (505)242-6630 Fax



VICINITY MAP - H-19-Z
N.T.S.

REVISION DATE
DATE: 05-30-2019
SHEET NUMBER: AS-1.0

PROJECT #1822
MENAU SHOPS
SITE PLAN
7212 MENAU BLVD NE 87110
ALBUQUERQUE, NM

LEGAL DESCRIPTION
LOUISIANA ADDITION, BLOCK 15, LOTS 13 & 14
ALBUQUERQUE, NEW MEXICO

APPROVED
11/07/19
BP-2019-3485P

AGIS
Map annotated through: 01/19/2021

TRAFFIC CIRCULATION LAYOUT APPROVED
06/17/18

ALL WHEELCHairs MUST HAVE TR
RAMPS LOCATED RIGHT OF WAY
MUST HAVE TR

(2) ACCESSIBLE PARKING SPACES MOVED (3) PARKING SPACES TO THE WEST

CMU RETAINING WALL FROM BUILDING WALL TO SOUTH PROPERTY LINE

PROPOSED ONE STORY BUILDING
CONST. TYPE: VB
OCC. GROUP: M
BLDG. HT.: 16'-0"
BLDG. AREA: 6,650 S.F.

EXIST. BUILDING TO BE DEMOLISHED

EXIST. BUILDING

MENAU BLVD.
MESILLA AVE.

1\"/>

GENERAL NOTES

- PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS IN CONCRETE WALK AT 4' O.C. AND WHERE CONCRETE ABUTS THE BUILDING.
- PREMS IDENTIFICATION - SHALL BE MINIMUM 12 INCHES HIGH X 1 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F., REF: FLOOR PLANS FOR QUANTITY AND LOCATIONS.
- ALL PENETRATIONS THROUGH A FIRE-RATED WALL ASSEMBLY TO BE FIRE-STOPPED WITH THERMAFIBER AS MANUFACTURED BY THERMAFIBER, L.L.C. WA848. 44992 OR OTHER APPROVED EQUAL.
- ALL EXIT SIGNS AND EMERGENCY LIGHTING SHALL HAVE BATTERY BACK-UP, REF: ELECTRICAL.

PARKING REQUIREMENTS PER THE IDO

TABLE 5-5-1 OFFSTREET PARKING REQUIREMENTS
RETAIL SALES: 4 SPACES PER 1,000 S.F. (GFA)
SPACES REQUIRED = 6,650/1,000 S.F. = 7 X 4 PARKING SPACES
SPACES REQUIRED = 26 REGULAR PARKING SPACES
= 2 ACCESSIBLE PARKING SPACE
TOTAL
TOTAL PROVIDED = 29 PARKING SPACES (1 VAN ACCESSIBLE, 1 ACCESSIBLE)
MOTORCYCLE REQUIRED, 26 PER 50 = 2, MOTORCYCLE PROVIDED = 2
BICYCLE PARKING REQUIRED, 10% X 30 = 3 REQUIRED, 3 PROVIDED

LANDSCAPING REQUIREMENTS

TOTAL LOT AREA:	20,007.61 S.F.
TOTAL UNDER ROOF AREA:	6,650 S.F.
NET LOT AREA:	20,007.61 - 6,650 = 13,357.61 S.F.
LANDSCAPING REQUIRED:	13,357 X 15% = 2,004 S.F.
PROPOSED LANDSCAPING:	2,073 S.F. (REF: SITE PLAN)

KEYED NOTES

- EXISTING CONCRETE CURB AND GUTTER, NOTE: AT SITE OF NEW WORK ONLY, G.C. TO PATCH AND REPAIR EXIST. CURB AND GUTTER AT DAMAGED AREAS AS REQUIRED.
- EXISTING CONCRETE SIDEWALK, NOTE: AT SITE OF NEW WORK ONLY, G.C. TO PATCH AND REPAIR EXIST. SIDEWALK AT DAMAGED AREAS AS REQUIRED.
- EXISTING ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
- EXISTING ASPHALT PAVING TO REMAIN.
- REMOVE EXIST. ASPHALT PAVING, PREPARE AREA FOR NEW ASPHALT PAVING.
- NOT USED.
- RAISED CONCRETE CURB, REF: GRADING AND DRAINAGE PLAN.
- 2'-0" CURB RADIUS, TYP.
- 6" WIDE CONCRETE SIDEWALK WITH CONC. TURNDOWN (RAISED CURB), REF: G&D PLAN.
- CONC. WHEEL STOP, TYP.
- PEDESTRIAN ACCESS, CONCRETE SIDEWALK, TYPICAL.
- ACCESSIBLE PARKING SIGNAGE, PER C.O.P. STANDARDS, REF: DETAIL C1/AS-1.0.
- ACCESSIBLE STRIP TABLE WITH TWO PARKING IN CAPITAL LETTERS, 12" HIGH X 2" WIDE, LOCATED SIGN AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLES TIRE WOULD BE PLACED. (66-1-1.1.8 NMSA 1978).
- ACCESSIBLE SYMBOL, REF: DETAIL C2/AS-1.0.
- DUMPSTER ENCLOSURE, REF: A1/AS-1.0.
- 6" THICK CONCRETE SLAB/APRON, REF: DETAIL A1/AS-1.0.
- CONCRETE SIDEWALK WITH CONC. TURNDOWN (RAISED CURB), REF: G&D PLAN.
- CONCRETE SIDEWALK/STOOP AT SERVICE DOOR, REF: ARCH PLANS.
- (2) HOUR FIRE RATED EXTERIOR WALL AT 10' LOT LINE, REF: ARCH PLANS.
- LANDSCAPING AREA, REF: LANDSCAPE PLAN.
- GRAVEL GROUND COVER, NO LANDSCAPING.
- 4" WIDE WHITE PAINTED PARKING STRIPE, TYP., PER C.O.A. STANDARDS.
- MOTORCYCLE PARKING, 4'W X 18'-0".
- MOTORCYCLE PARKING SIGNAGE, PER C.O.A. STANDARDS.
- NEW FIRE HYDRANT LOCATION, REF: UTILITY SITE PLAN.
- BIKE RACK FOR TWO BICYCLES, REF: DETAIL C1/AS-1.0.
- 6'-0" CURB RADIUS.
- 5'-0" CURB RADIUS.