

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

March 7, 2008

Michele M. Mullen, Registered Architect
924 Park Avenue SW, Ste. B
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Brake Masters, [H-19 / D062]
2247 Wyoming NE
Architect's Stamp Dated 03/07/08

Dear Mr. Mullen:

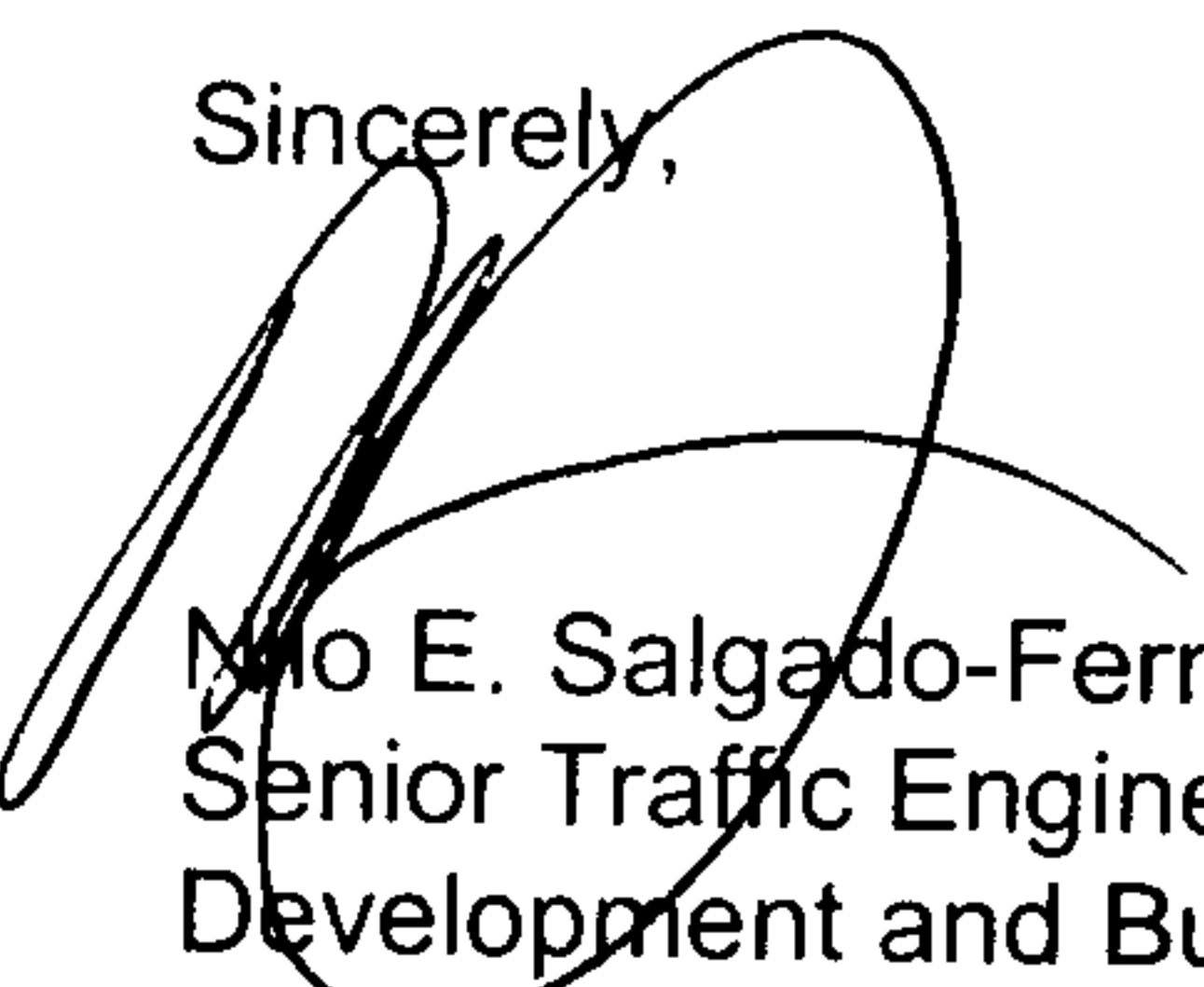
P.O. Box 1293

The TCL / Letter of Certification submitted on March 7, 2008 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103


Mo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Brake Masters

DRB #: N/A

EPC#: N/A

ZONE MAP/DRG. FILE #: H-19.3/D062

WORK ORDER#: N/A

LEGAL DESCRIPTION: Unplatted Parcel of Land, see attached

CITY ADDRESS: 2247 Wyoming NE

ENGINEERING FIRM:

ADDRESS:

CITY, STATE:

CONTACT: N/A

PHONE:

ZIP CODE:

OWNER: Brake Masters

ADDRESS: 6179 E. Broadway

CITY, STATE: Albuquerque, NM

CONTACT:

PHONE: 520-512-0000

ZIP CODE:

ARCHITECT: Mullen Heller Architecture

ADDRESS: 924 Park Avenue, Suite B

CITY, STATE: Albuquerque, NM

CONTACT: Michele Mullen

PHONE: 505-268-4144

ZIP CODE: 87102

SURVEYOR: NOT APPLICABLE

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CONTRACTOR: JCON

ADDRESS: 3113 1/2 TAPIA BLVD

CITY, STATE: ABQ NM 87105

CONTACT: JAVIER CONTRERAS

PHONE: 550-0679

ZIP CODE: 87105

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

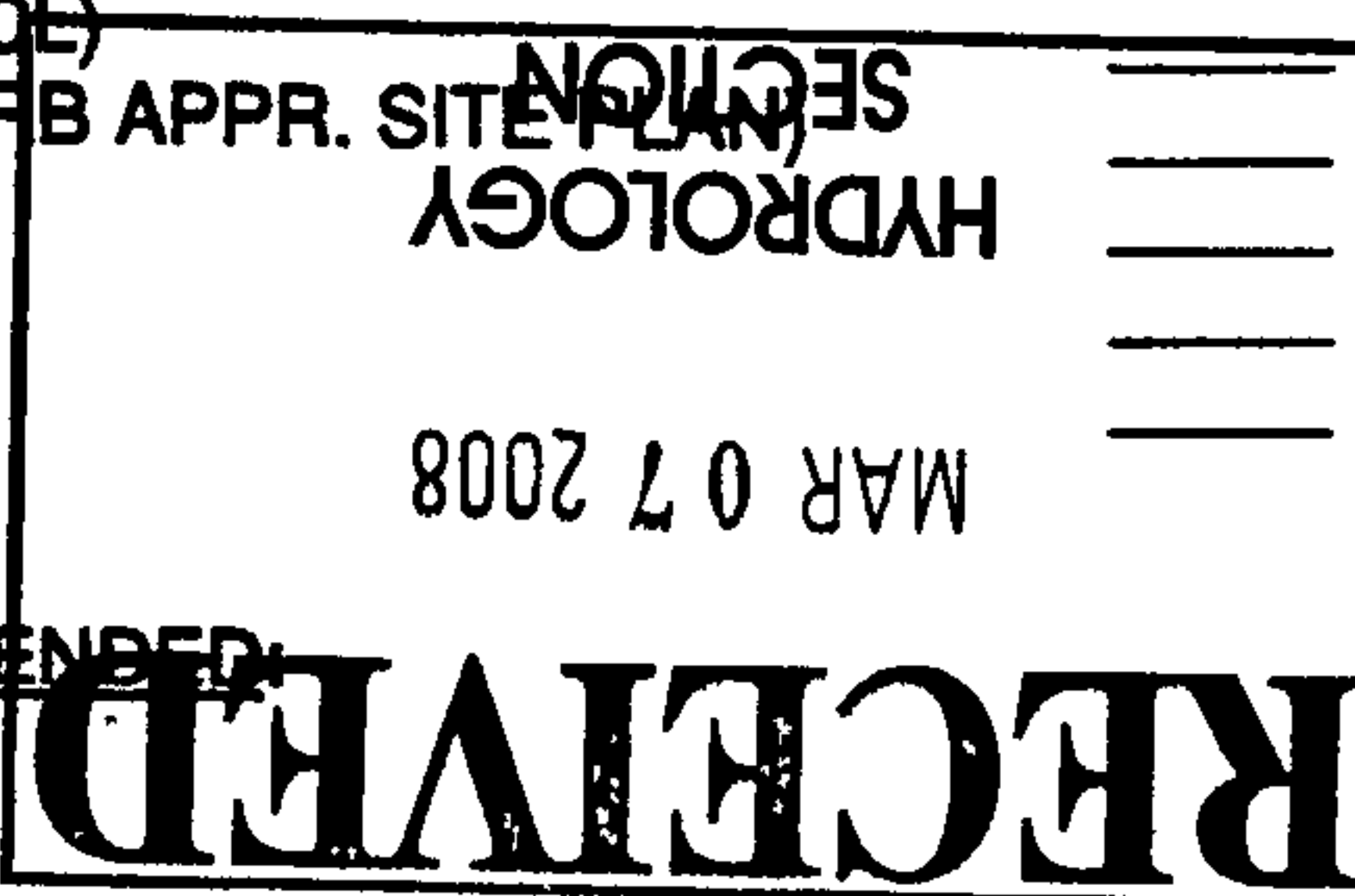
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES

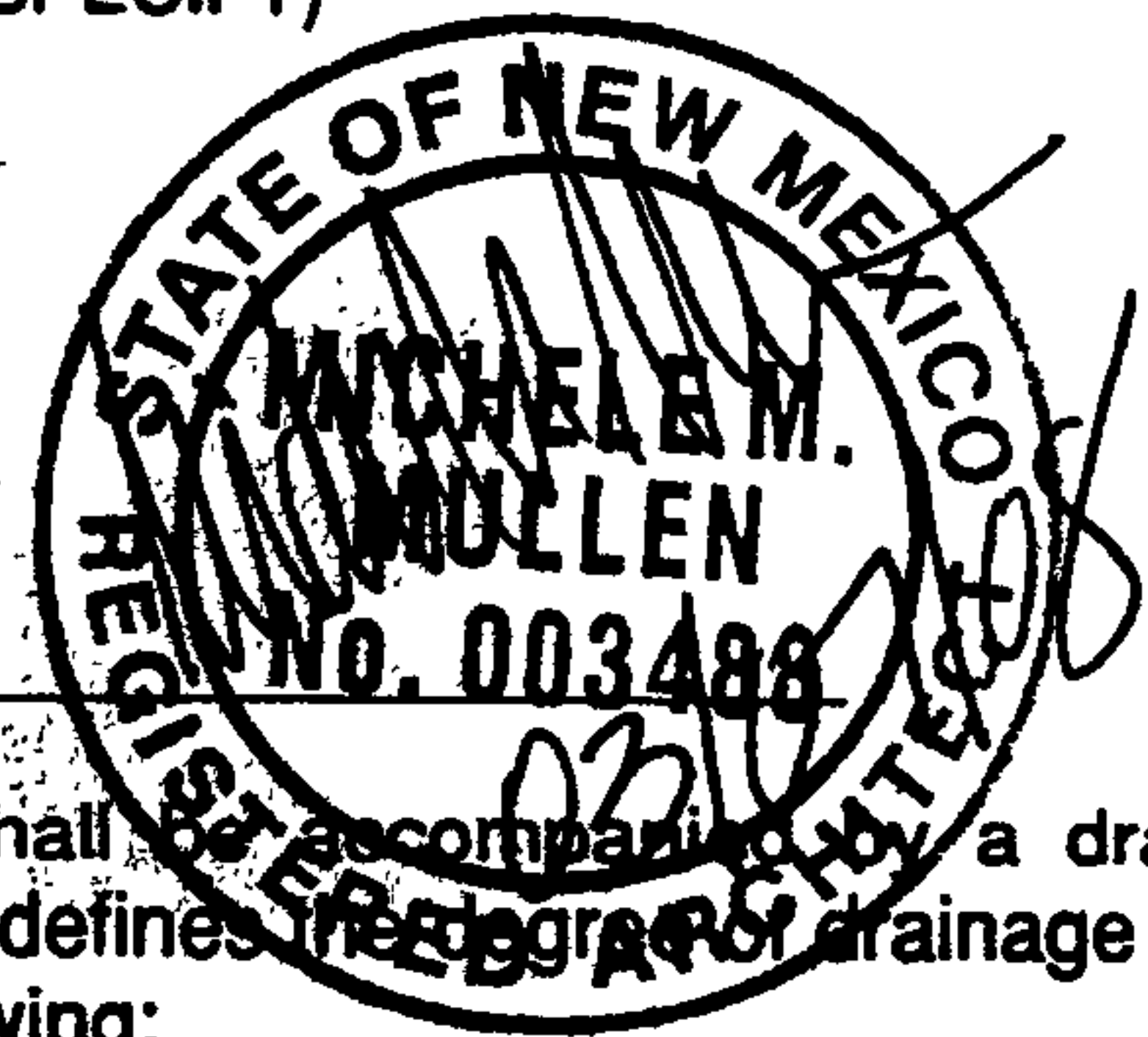
☒ NO

☐ COPY PROVIDED



DATE SUBMITTED: 03/07/08

BY: Michele Mullen



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

H-19-Z

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION:

AN UNPLATTED PARCEL OF LAND
SITUATED AT THE SOUTHWEST CORNER
OF THE INTERSECTION OF WYOMING
BOULEVARD N.E. AND MANUAL
BOULEVARD N.E. BOUNDED BY
MANUAL BLVD. ON THE NORTH,
WYOMING BLVD. ON THE EAST AND
VICTOR CIRCLE ON THE SOUTH.
BERNALILLO COUNTY, NEW MEXICO

BUILDING ADDRESS:

BRAKE MASTERS
2247 WYOMING BLVD. NE
ALBUQUERQUE, NEW MEXICO

CURRENT ZONING:

C-2

ZONE ATLAS PAGE:

H-19-Z

LAND AREA:

0.383 ACRES. (16,698 SQ. FT.)

BUILDING AREA:

2,530 S.F. (EXISTING BUILDING AREA)
1,038 S.F. (ADDITION BUILDING AREA)
3,568 S.F. TOTAL BUILDING AREA

PARKING REQUIREMENTS: 3,568 SF/200 = 18 SPACES

18 SPACES REQ'D x 15% (BUS
STOP CREDIT - ROUTE 8)
= 15 SPACES REQUIRED

15 SPACES REQUIRED
15 SPACES PROVIDED

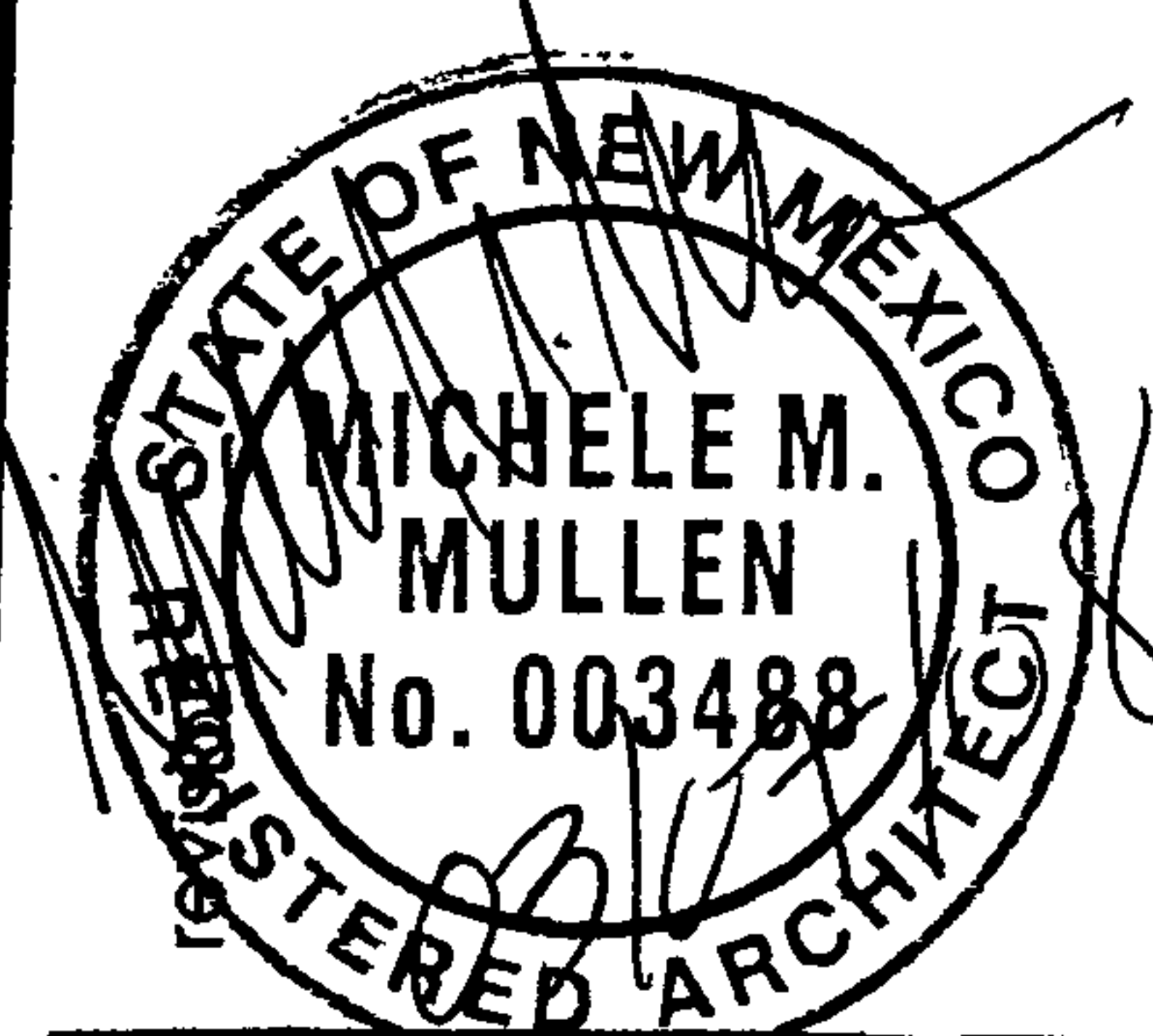
INCLUDING WITH THE PROVIDED SPACES

- 9 REGULAR SPACES (EXISTING)
- 3 SERVICES BAYS (EXISTING)
- 2 NEW SERVICE BAYS
- 1 NEW HANDICAP VAN SPACE

16 TOTAL PROVIDED SPACES

GENERAL NOTES:

- [A] PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO
FACE OF CURB.
- [B] THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND
CONDITIONS IN THE FIELD. IF DIMENSIONAL ERROR,



by

date

rev 5 4 3 2 1

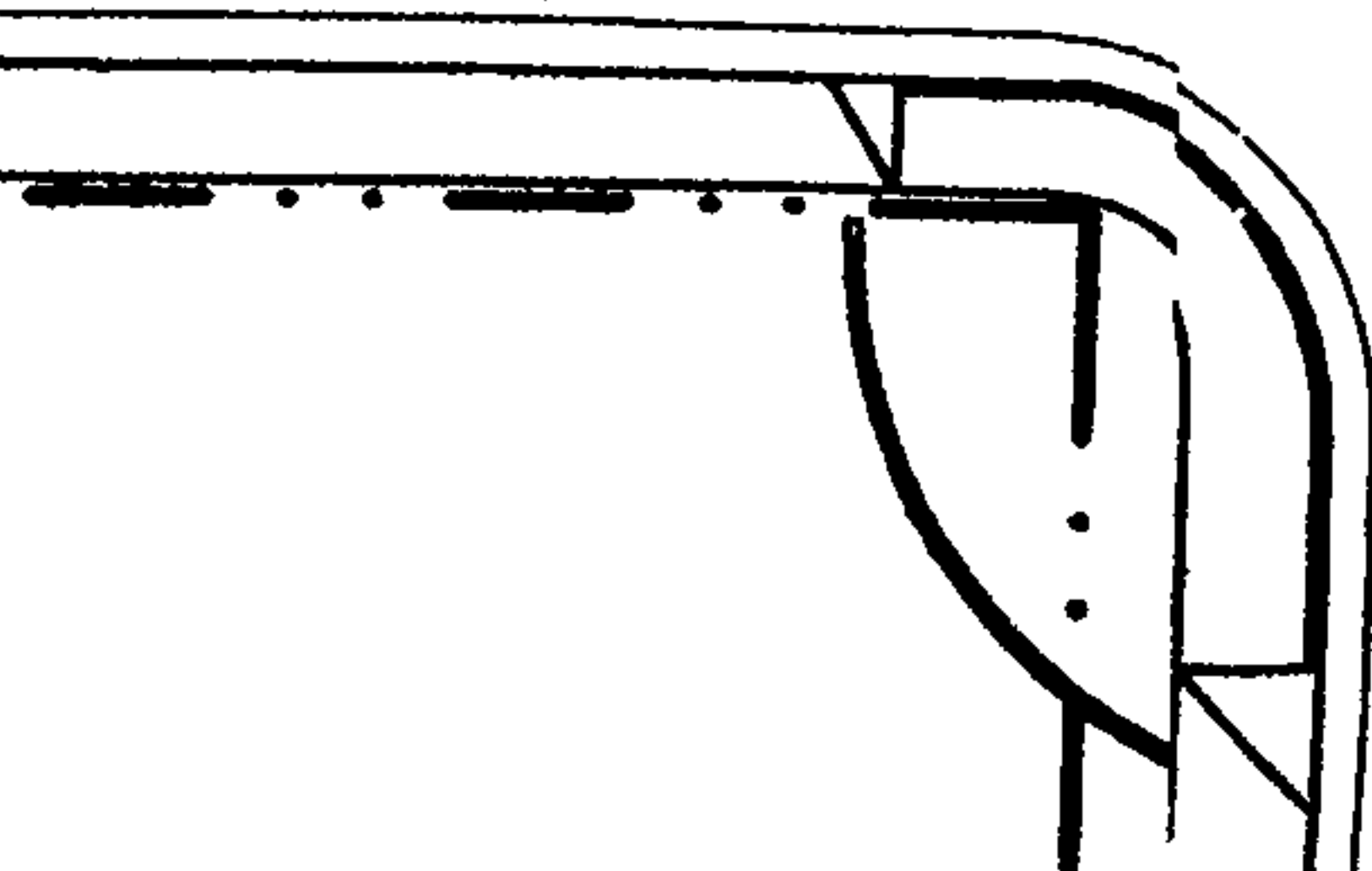


**Mullen Heller
Architecture P.C.**

1015 Tijeras Avenue NW
Suite 220

Albuquerque 87102
505 268 4144 [p]
505 268 4244 [f]

EXISTING DRIVE
ENTRY TO REMAIN



March 7, 2008

Mr. Nilo Salgado-Fernandez, PE
Senior Engineer, Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: **Certificate of Occupancy for Brake Masters**
2244 Wyoming Boulevard NE.

Dear Nilo:

I, Michele Mullen, NMRA of Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout (TCL) approved plan dated June 5, 2006, with City stamp dated 6/16/06. I further certify that I have personally visited the project on March 1, 2008 and have determined by visual inspection that the survey data 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 Engineer's Certification (TCL) for Certificate of Occupancy.

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.

Please feel free to contact me if you have any questions.

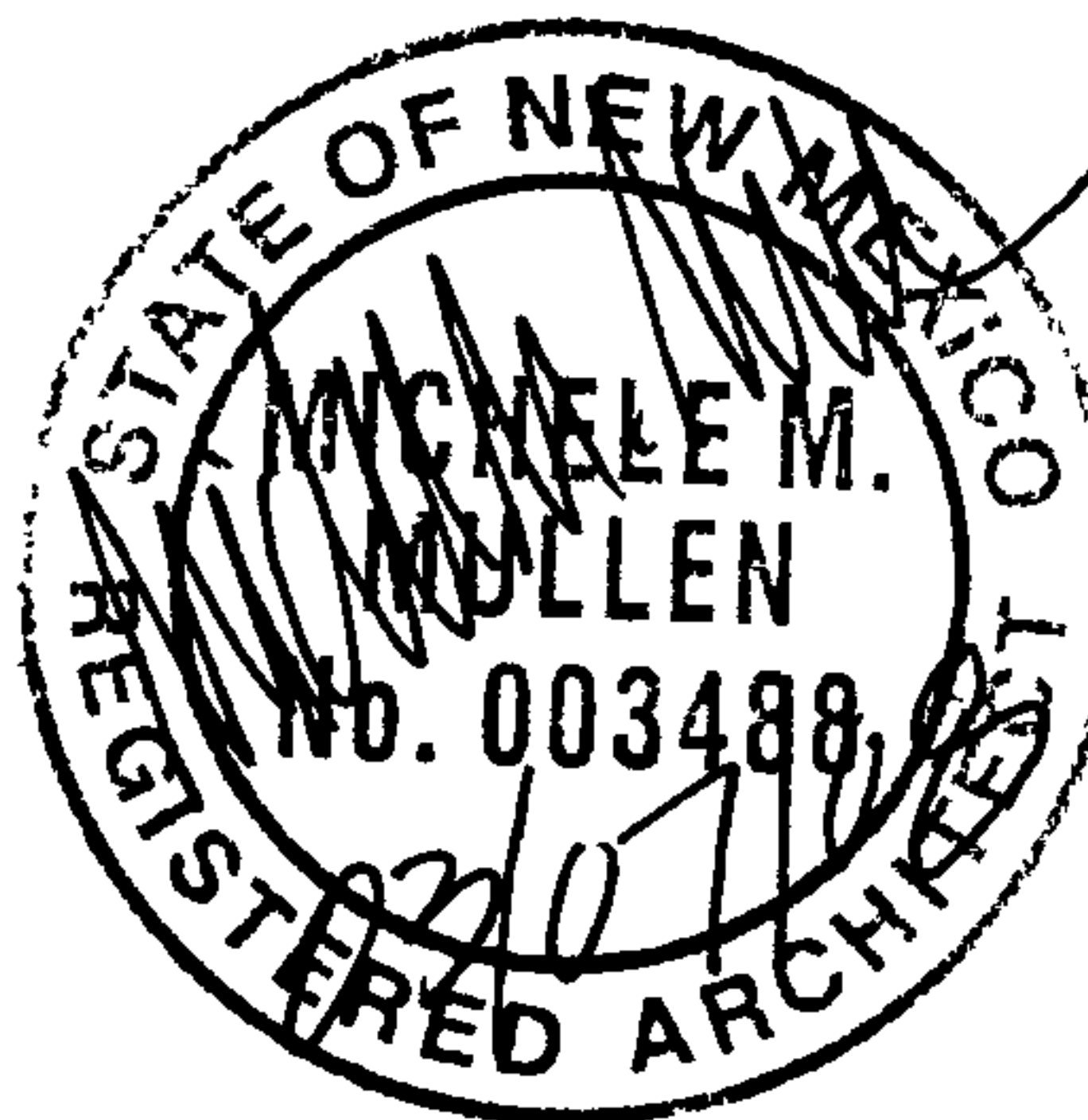
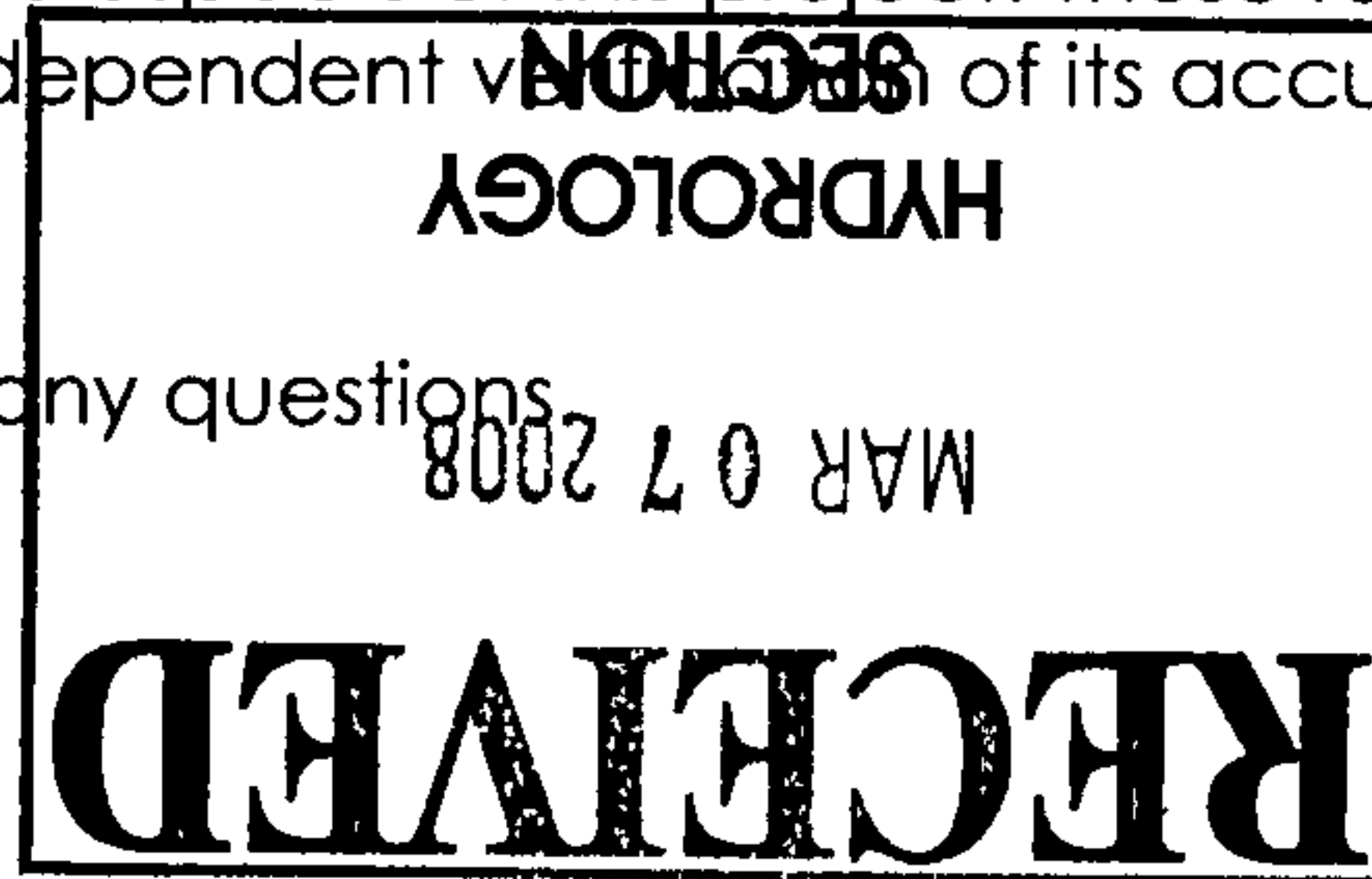
Sincerely,

Mullen Heller Architecture PC

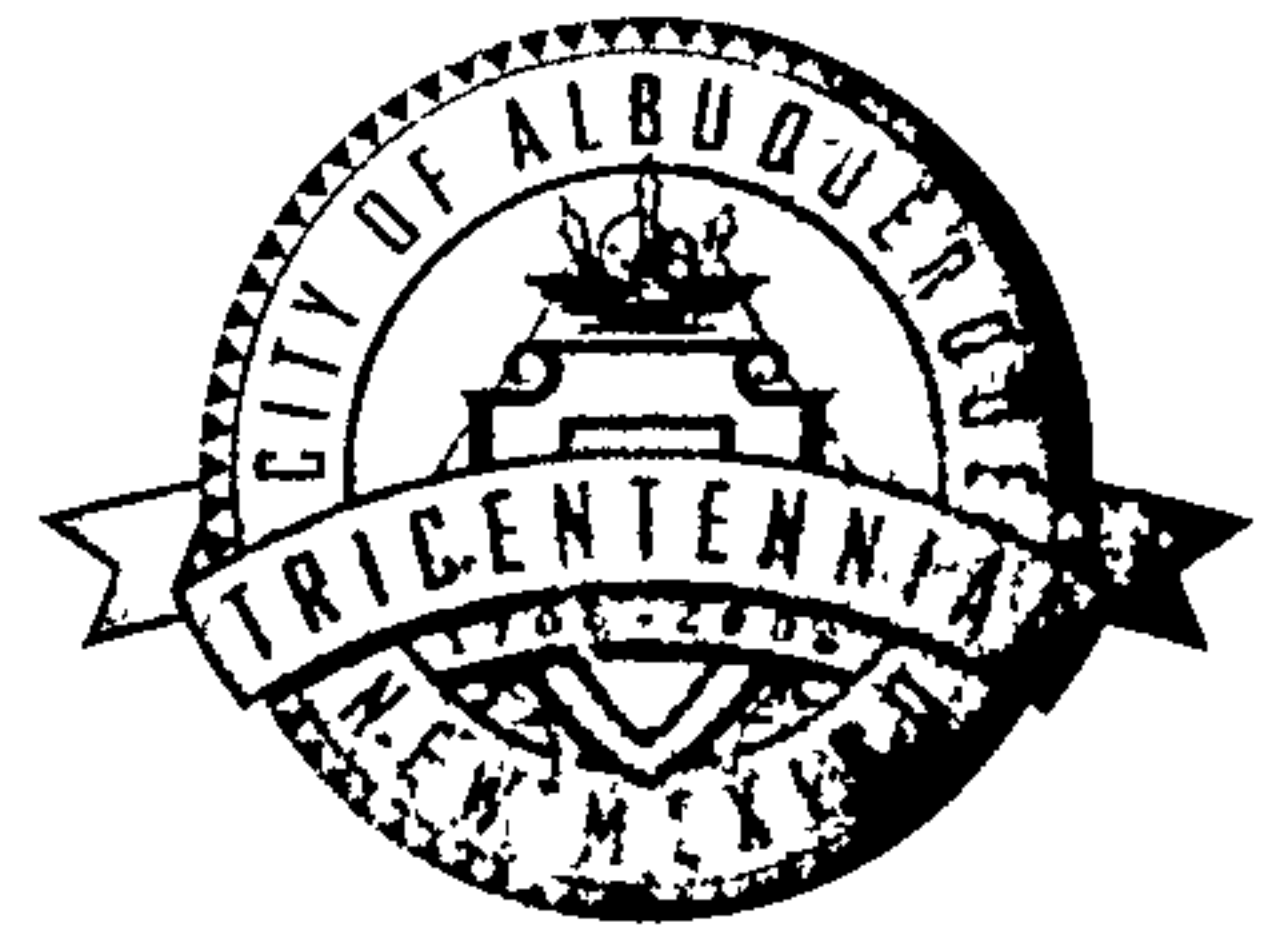


Michele Mullen, AIA

Attachment: TCL Approval Letter



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 16, 2006

John Douglas Heller, Registered Architect
1015 Tijeras Ave NW, Ste. 220
Albuquerque, NM 87102

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Brake Masters, [H-19 / D62]
2247 Wyoming Blvd NE
Architect's Stamp Dated 06/06/06

Dear Mr. Heller:

The TCL submittal, dated June 8, 2006, is sufficient for acceptance by this office and is stamped and signed as such. Four copies will be required: two for submittal of building permit plans, one for this office and one to be kept by you to be used for certification of the site for final C.O. for Hydrology/Transportation.

P.O. Box 1293
Albuquerque
New Mexico 87103
When superintendent of project is ready to call for a Temporary C.O. immediate issuance is no longer possible at that time. An exact copy of the approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of Temporary C.O. If project is one of multiple phases, Barricading Plan is needed clearly illustrating separation of this site from coming phases, not completed or yet begun.

Albuquerque
New Mexico 87103
When site is complete and a Final C.O. is needed, a Letter of Certification, stating site was built in substantial compliance, needs to be attached to your stamped, approved TCL letter or TCL must be stamped with the designer's seal for the certification. Seal must be signed and dated for that submittal. This and all documentation must be submitted with a completed Drainage Information Sheet (also used for the Grading and Drainage submittal) to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. to confirm that Final C.O. has been issued to the superintendent, call Building Safety at 924-3306.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Hydrology file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Brake Masters

ZONE MAP/DRG. FILE #: H-19-D62

DRB #: N/A

EPC#: N/A

WORK ORDER#: N/A

LEGAL DESCRIPTION: See Attached

CITY ADDRESS: 2247 Wyoming Boulevard NE., Albuquerque, NM

ENGINEERING FIRM: N/A

ADDRESS: _____

CITY, STATE: _____

CONTACT: N/A

PHONE: _____

ZIP CODE: _____

OWNER: Brake Masters

ADDRESS: c/o: 1015 Tijeras Avenue NW.

CITY, STATE: Albuquerque, NM

CONTACT: c/o: Doug Heller

PHONE: 505-268-4144

ZIP CODE: 87102

ARCHITECT: Mullen Heller Architecture

ADDRESS: 1015 Tijeras Avenue NW.

CITY, STATE: Albuquerque, NM

CONTACT: Doug Heller

PHONE: 505-268-4144

ZIP CODE: 87102

SURVEYOR: N/A

ADDRESS: _____

CITY, STATE: _____

CONTACT: N/A

PHONE: _____

ZIP CODE: _____

CONTRACTOR: N/A

ADDRESS: _____

CITY, STATE: _____

CONTACT: N/A

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL) **Resub**
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

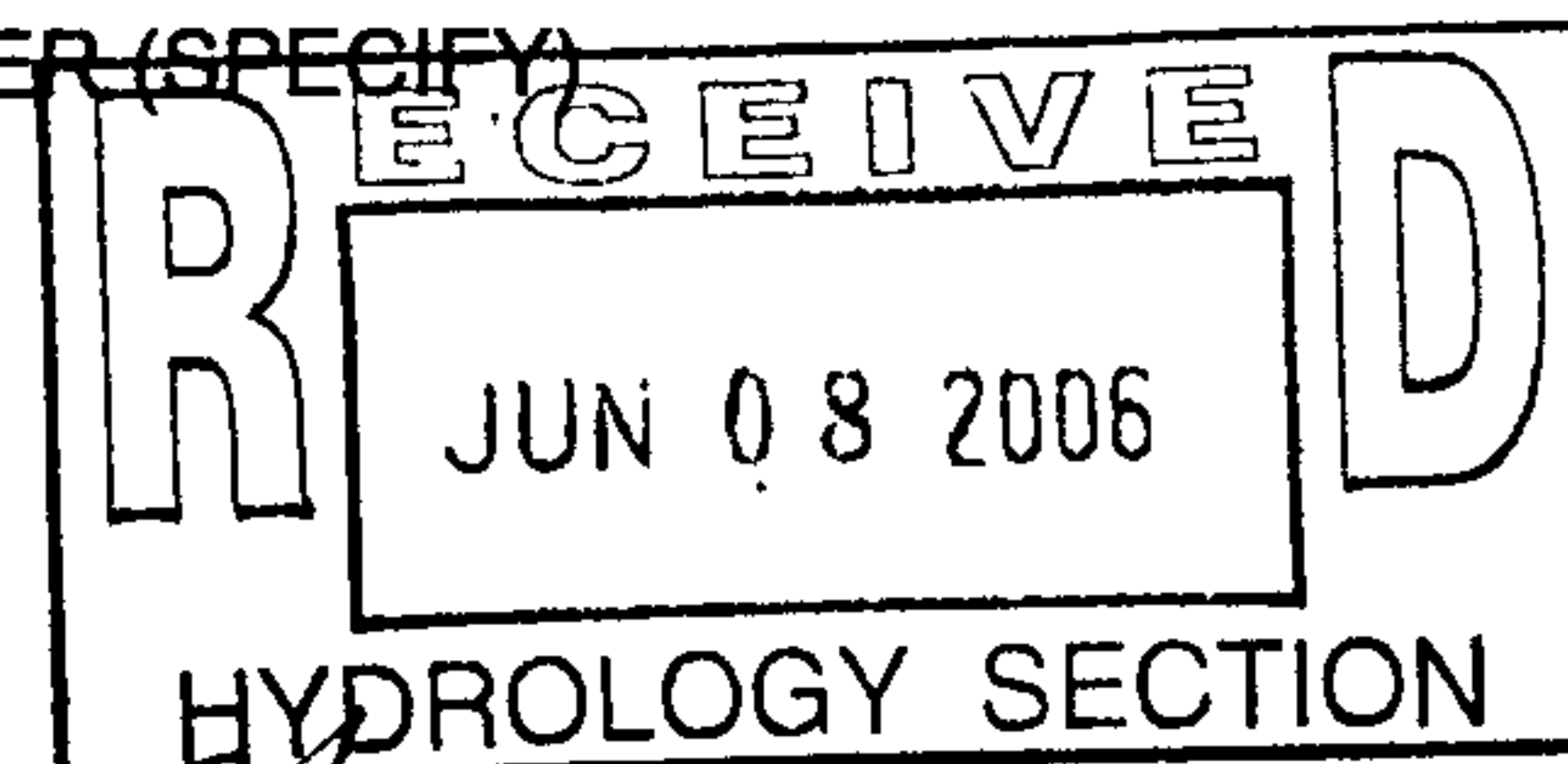
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
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- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
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- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: May 16, 2006 / REV: 6/8/06

BY: Doug Heller



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Check the plat to determine the exact lot boundaries — if the corners meet in a point as shown, would need a sidewalk and ~~lot~~^{Roadway} easement for the NW corner of the site

The parking space designated as space number 1 appears to be located in a travelway. If a vehicle is parked here, how will the handicapped space be accessed?

Specify the pedestrian path from the handicapped space to the entrance.

How are the parking spaces separated from the driving path?

Specify the widths of all driveways

A 24' aisle is required for ~~2-way~~
a 2 directional drive aisle.

Where is the existing handicapped parking space?

CITY OF ALBUQUERQUE



May 29, 2006

Doug Heller, R.A.
Mullen Heller Architecture
1015 Tijeras NW Ste. 200
Albuquerque, NM 87102

Re: 2247 Wyoming Blvd. NE, Traffic Circulation Layout
Architect's Stamp dated 05-16-06 (H19-D62)

Dear Mr. Heller,

Based upon the information provided in your submittal received 05-16-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide a wheelchair ramp at the northwest corner of the project.
2. Please, refer to all appropriate City Standards; the drawing number should be included in this reference.
3. Is there an easement for the existing curb and gutter and pavement on the city right-of-way? If there is not one is required.
4. The van accessible parking landing is located on the wrong side. The stripes for off loading will need to be on the right hand side of the parking stall.
5. Provide the width of the existing sidewalk.
6. An 8' sidewalk will be required at the north and east sides of the existing building.
7. Include all parking stall dimensions.
8. What is the ramp status at the corner of Menaul and Wyoming; does this ramp conform to current ADA Standards? If not this will need to be replaced.
9. Provide a note to repair any damaged curb and gutter within City of Albuquerque Right-of-Way (ROW).
10. See attached plan for additional comments.

If you have any questions, you can contact me at 924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development and Building Services
C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Brake Masters - ~~Brake~~ Addition
DRB #: N/A EPC#: N/A

ZONE MAP/DRG. FILE #: H-19-7 D6 2
WORK ORDER#: N/A

LEGAL DESCRIPTION: See Attached

CITY ADDRESS: 2247 Wyoming Boulevard NE., Albuquerque, NM

ENGINEERING FIRM: N/A

ADDRESS: _____

CITY, STATE: _____

CONTACT: N/A

PHONE: _____

ZIP CODE: _____

OWNER: Brake Masters

ADDRESS: c/o: 1015 Tijeras Avenue NW.

CITY, STATE: Albuquerque, NM

CONTACT: c/o: Doug Heller

PHONE: 505-268-4144

ZIP CODE: 87102

ARCHITECT: Mullen Heller Architecture

ADDRESS: 1015 Tijeras Avenue NW.

CITY, STATE: Albuquerque, NM

CONTACT: Doug Heller

PHONE: 505-268-4144

ZIP CODE: 87102

SURVEYOR: N/A

ADDRESS: _____

CITY, STATE: _____

CONTACT: N/A

PHONE: _____

ZIP CODE: _____

CONTRACTOR: N/A

ADDRESS: _____

CITY, STATE: _____

CONTACT: N/A

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- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
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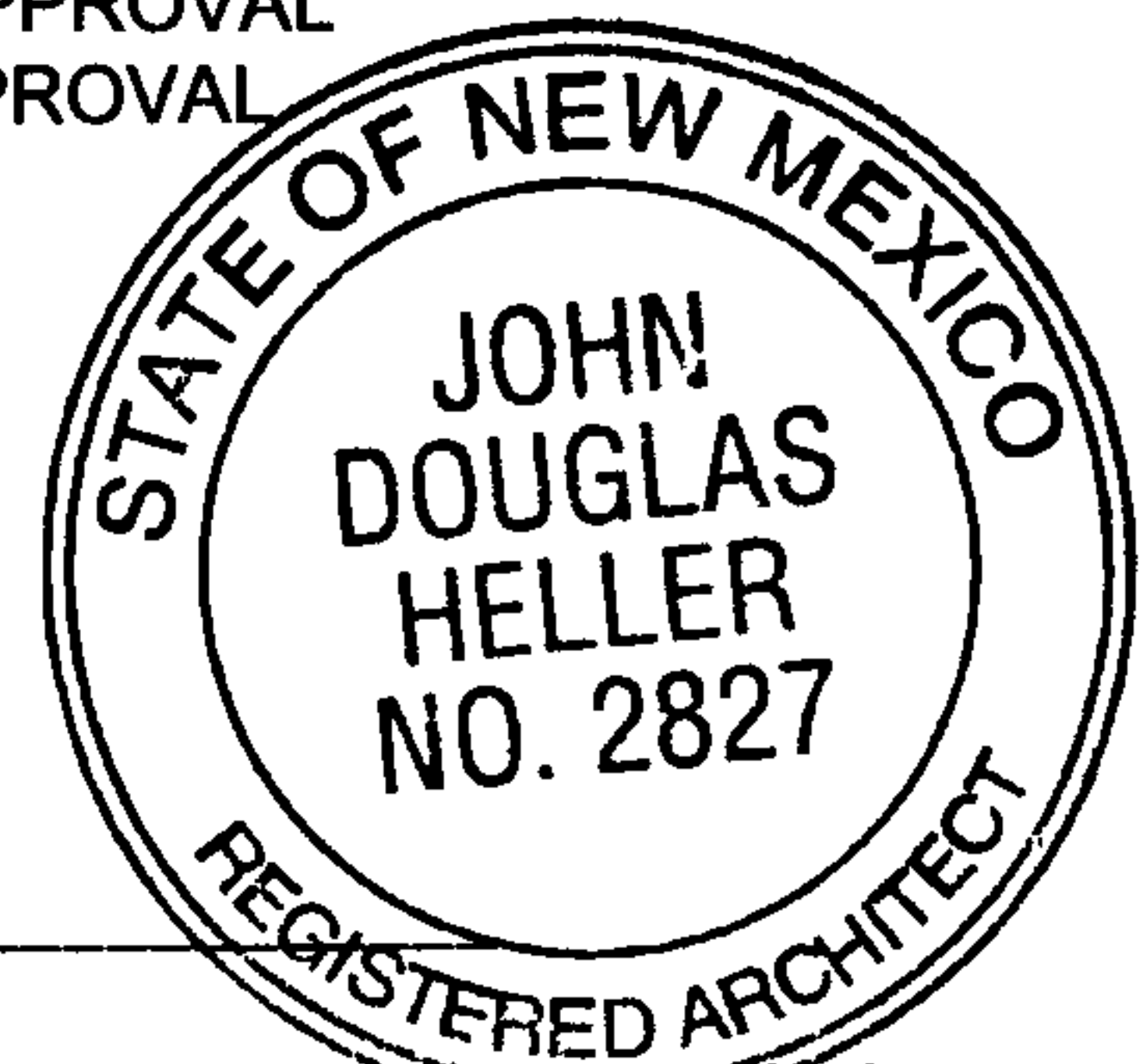
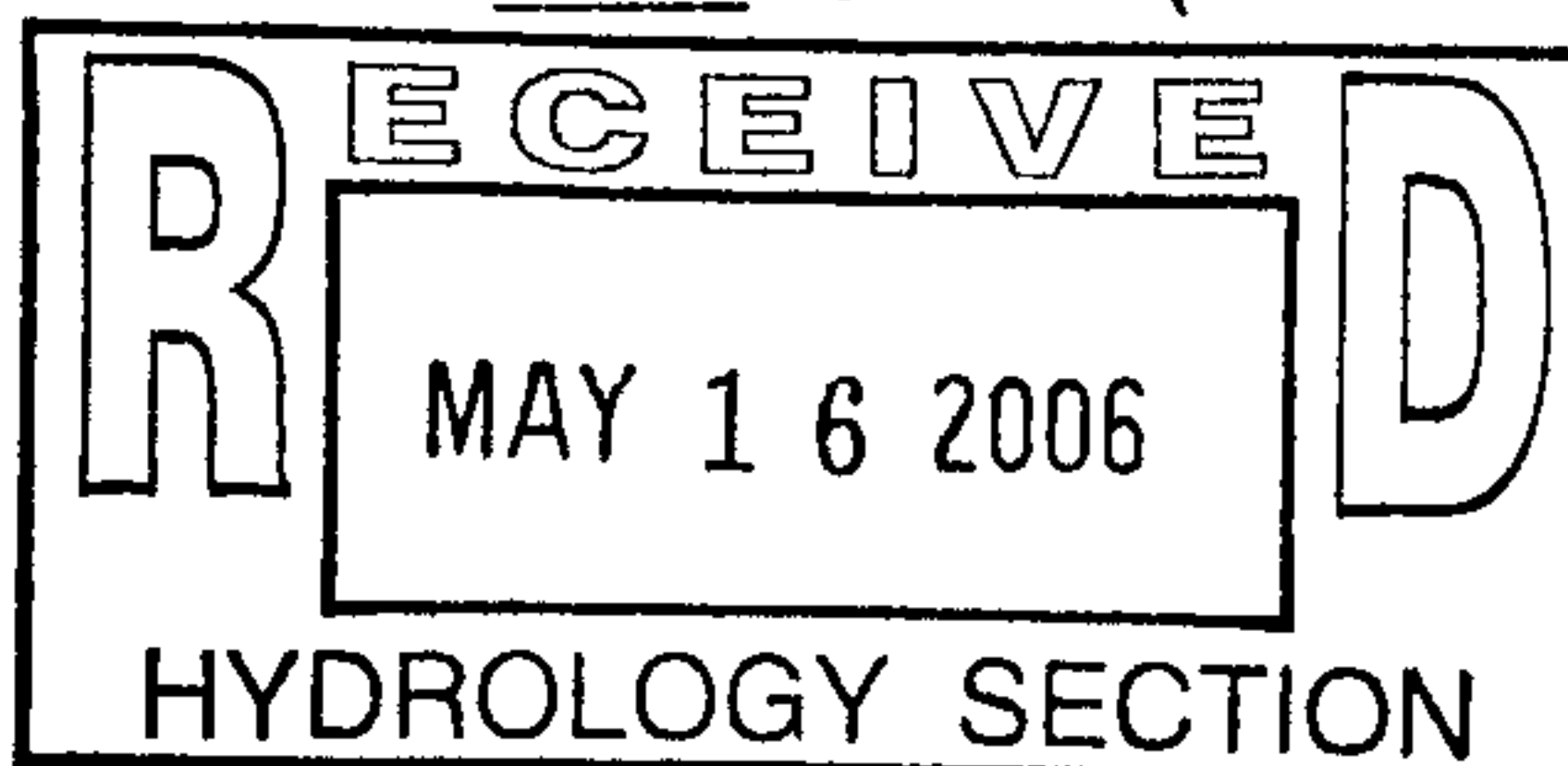
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- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: May 16, 2006

BY: Doug Heller



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(5)

acres.

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