

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

June 11, 2015

Doug Heller, AIA
Mullen Heller Architecture, P.C.
924 Park Ave., SW
Albuquerque, NM 87102

**Re: Country Club Plaza – Commercial Building 1
1718 Central Ave., SW
Certificate of Occupancy – Transportation Development
Engineer's/Architect's Stamp dated 3-28-14 (J13-D010)
Certification dated 6-10-15**

Dear Mr. Heller,

Based upon the information provided in your submittal received 6-10-15, 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)924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Country Club Plaza – Commercial Building 1 Building Permit #: T201492581 City Drainage #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 4 of Country Club Plaza Subdivision
City Address: 1718 Central Avenue SW., Albuquerque, NM. 87104

Engineering Firm: Mark Goodwin & Associates, P.A Contact: Mark Goodwin
Address: 8916-B Adams Street, NE., Albuquerque, NM 87113
Phone#: 505-828-2200 Fax#: _____ E-mail: mark@goodwinengineers.com

Owner: Rembe Country Club LLC. Contact: Jay Rembe
Address: 1718 Central SW, Suite A, Albuquerque, NM. 87104
Phone#: 505-453-7164 Fax#: _____ E-mail: rembe@rembedesign.com

Architect: Mullen Heller Architecture P.C Contact: Doug Heller
Address: 924 Park Avenue SW, Suite B Albuquerque, NM 87102
Phone#: 505-268-4144 Fax#: _____ E-mail: doug@mullenheller.com

Surveyor: Construction Survey Technologies, INC. Contact: John Gallegos
Address: P.o. Box 65395 Albuquerque, NM 87193
Phone#: 505-917-8921 Fax#: _____ E-mail: johndgallegos73@gmail.com

Contractor: Insight Construction Contact: Damian Chimenti
Address: 3909 12th Street, Albuquerque, NM 87107
Phone#: 505-888-7927 Fax#: _____ E-mail: damian@insightnm.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUBDIVISION APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: June 10, 2015 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 to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

June 10, 2015

Racquel Michel, P.E., Transportation Development
Planning Department
Development and Building Services Division
City of Albuquerque
600 2nd Street NW.
Albuquerque, NM 87102

Re: **Permanent Certificate of Occupancy for
Country Club Plaza – Commercial Building 1
Address: 1718 Central Avenue SW., Albuquerque, NM. 87104**

Dear Ms. Racquel Michel:

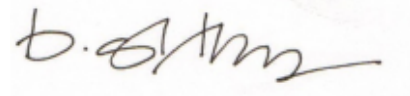
I, Douglas Heller, NMRA of Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of Approved EPC/DRB Site Development Plan approved October 10, 2013 (Project #1004677). The attached Site Development Plan also shows "redlined" the revised phase line on the south side parking of Building One (1) on Lot 4 of Country Club Plaza Subdivision.

This certification pertains only to Building One (1) of this development, as approved by the EPC/DRB and as "redlined" on attached Site Development Plan for Building Permit. I further certify that I have personally visited the project site on June 10, 2015 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 Engineer's Certification (DRB Site Plan) for Permanent Certificate of Occupancy.

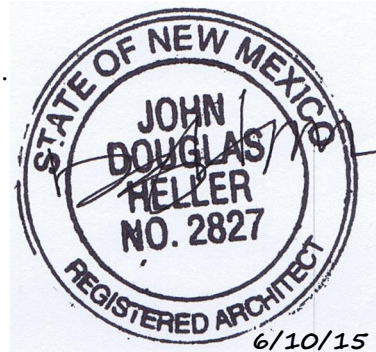
The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

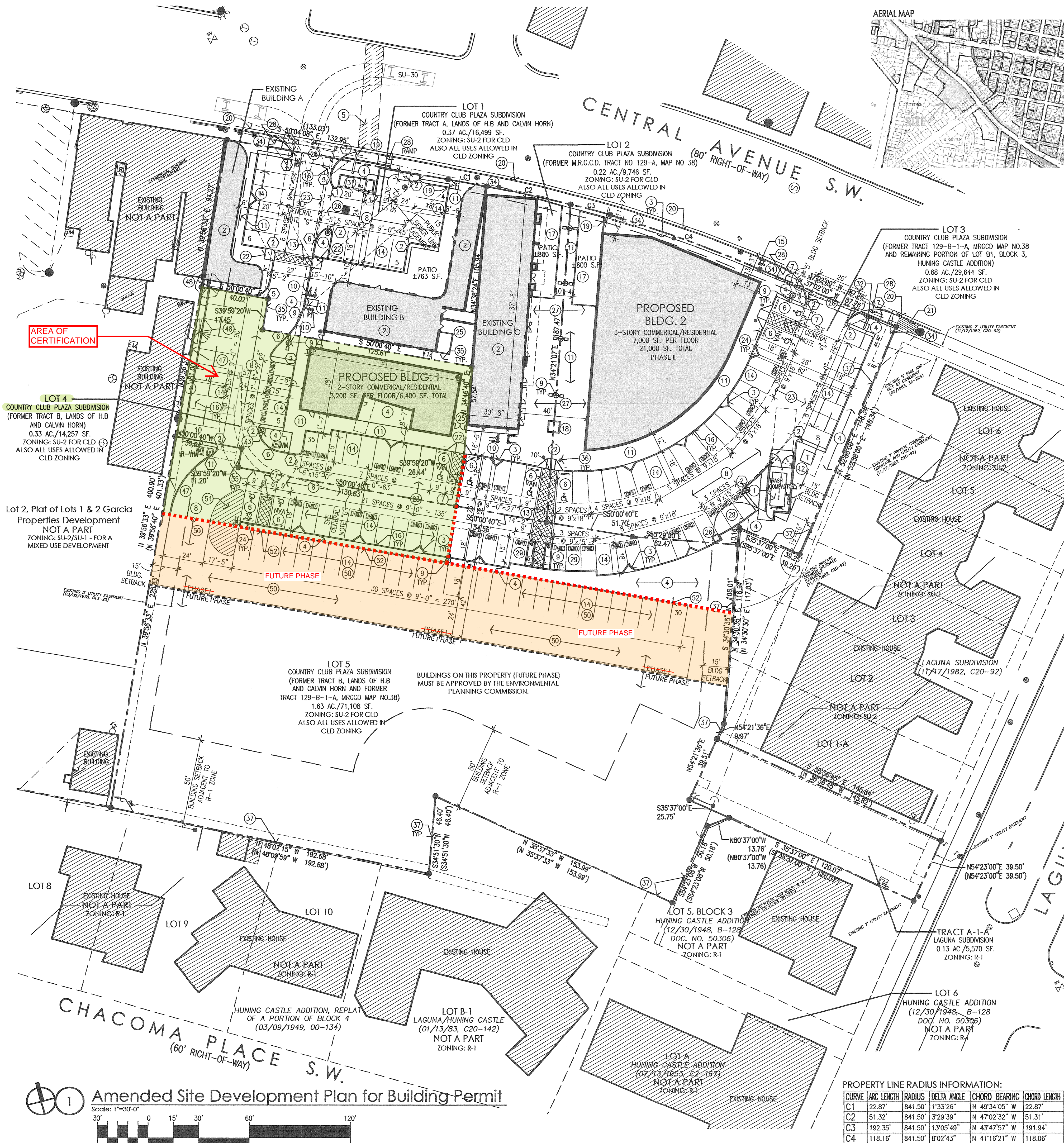
Please feel free to contact me if you have any questions.

Sincerely,
Mullen Heller Architecture PC



Douglas Heller, AIA
Attachment: Approved EPC/DRB Site Development Plan for Building Permit (with redlines)





PARKING CALCULATIONS: PER APPENDIX J IN THE COA COMPREHENSIVE ZONING CODE						
General Land Use Classification	Weekdays			Weekends		
	midnight to 7am	7am to 6pm	6pm to midnight	midnight to 7am	7am to 6pm	6pm to midnight
Office	0%	100%	5%	0%	10%	0%
Restaurants	0%	80%	100%	0%	60%	100%
Retail	0%	80%	50%	0%	100%	10%
Residential	100%	20%	100%	100%	80%	100%

PARKING CALCULATIONS FOR REQUIRED NUMBER OF SPACES			
Land Use	Area/Number of Units	Parking Requirements	Required parking
Office - First Floor	3200	200 /sf	16
Office - Second Floor	3200	200 /sf	11
Restaurants	3600 *	45 /sf	80
Retail	9,583	200 /sf	48
Residential	25	1 **/Unit	25

General Land Use Classification						
	Weekdays			Weekends		
	midnight to 7am	7am to 6pm	6pm to midnight	midnight to 7am	7am to 6pm	6pm to midnight
Office	0	27	1	0	3	0
Restaurants	0	64	80	0	48	80
Retail	0	38	24	0	48	5
Residential	25	5	25	25	20	25

Total Number of Spaces	134
Required per time period	25 134 130 25 119 110

*Restaurant parking requirement is calculated by assuming for a 6,000sf facility, 60% is seating (3,600sf) divided by 15sf/occupant (240 occupants). Required parking for a full-service liquor establishment is 1 space/3 occupants (80).

**Required parking for Residential uses in C-1 Zone

EXISTING BUILDINGS:
NO PARKING IS REQUIRED FOR EXISTING BUILDINGS ON LOT 1 AND LOT 2 PER CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE OFF-STREET PARKING REGULATIONS (14-16-3-1). OFF-STREET PARKING SHALL BE PROVIDED FOR ALL USES AND BUILDINGS, EXCEPT BUILDINGS CONSTRUCTED BEFORE OCTOBER 22, 1965 NEED SUPPLY SUCH PARKING ONLY TO THE EXTENT ON-PREMISE GROUND SPACE IS AVAILABLE.

TRANSIT REDUCTIONS:
134 SPACES REQ'D x 10% REDUCTION = (PROXIMITY TO BUS ROUTE 766 AND 66)
134 x 10% = 121 TOTAL SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = 121 SPACES
TOTAL PARKING SPACES PROVIDED = 136 SPACES

COMPACT PARKING CALCULATION:
121 REQ'D SPACES x 33% = 40 SPACES ALLOWED
TOTAL COMPACT SPACES = 38 SPACES PROVIDED

DISABLED PARKING REQUIREMENTS:
TOTAL DISABLED SPACES REQUIRED = 8 SPACES
TOTAL DISABLED SPACES PROVIDED = 8 SPACES

MOTORCYCLE REQUIREMENTS:
TOTAL MOTORCYCLE SPACES REQUIRED = 5 SPACES
TOTAL MOTORCYCLE SPACES PROVIDED = 5 SPACES

RESIDENTIAL BICYCLE REQUIREMENTS:
1 BICYCLE SPACE PER 2 DWELLING UNITS = 25 DWELLING UNITS/2 = 13 TOTAL SPACES REQUIRED

COMMERCIAL BICYCLE REQUIREMENTS:
1 BICYCLE SPACE FOR EACH 20 PARKING SPACES = 121 PARKING SPACES/20 = 6 TOTAL SPACES REQUIRED

TOTAL BICYCLE SPACES REQUIRED = 19 SPACES
TOTAL BICYCLE SPACES PROVIDED = 20 SPACES

KEYED NOTES:
[1] PROPOSED CMU REFUSE ENCLOSURE WITH RECYCLING AREA ON LOT 3.
[2] EXISTING BUILDING TO REMAIN.
[3] PROPOSED TREE WELL, TYPICAL SEE LANDSCAPING.
[4] PROPOSED LANDSCAPING.
[5] EXISTING CROSSWALK STRIPING.
[6] PROPOSED HANDICAP PAVEMENT SIGN.
[7] PROPOSED STAMPED COLORED CONCRETE HANDICAP AISLE.
[8] PROPOSED ASPHALT PAVING.
[9] PROPOSED SITE LIGHTING: HEIGHT TO BE 16'-0" MAX.
[10] PROPOSED BIKE RACK WITH 5 SPACES.
[11] PROPOSED CONCRETE SIDEWALK.
[12] PROPOSED ELECTRICAL TRANSFORMER WITH LANDSCAPING SCREENING.
[13] PROPOSED STAMPED COLORED CONCRETE PEDESTRIAN CONNECTION.
[14] PROPOSED PAINTED PARKING STRIPING.
[15] EXISTING FIRE HYDRANT TO BE REMAIN.
[16] PROPOSED CONCRETE CURB, SEE GRADING & DRAINAGE PLAN AND COA STD. DWG. 2415A.
[17] CONCRETE PATIO WITH TUBE STEEL FENCING, WATER/LANDSCAPING FEATURE. SEE LANDSCAPING.
[18] EXISTING POLE SIGN TO BE RECONSTRUCTED.
[19] EXISTING CITY CURB AND GUTTER.
[20] EXISTING BUS STOP TO REMAIN.
[21] PROPOSED HANDICAP RAMP.
[22] PROPOSED 20'-0" WATERLINE EASEMENT. SEE UTILITY PLAN.
[23] PROPOSED HANDICAP PARKING SIGNS. SEE DETAIL 10/SHEET 7, "VAN" WHERE NOTED.
[24] EXISTING POLE SIGN TO BE RECONSTRUCTED.
[25] EXISTING CITY CURB AND GUTTER.
[26] EXISTING BUS STOP TO REMAIN.
[27] PROPOSED PLAZA WITH BENCH SEATING AND WATER FEATURE. SEE SHEET 8 FOR SEATING CALCULATION.
[28] PROPOSED CONCRETE DRIVEWAY (STD. DWG. 2426) TO BE CONSTRUCTED TO COA STANDARDS.
[29] COMPACT PARKING SPACES 9'-0"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
[30] PROPOSED STUCCO RETAINING WALL. SEE CIVIL.
[31] PROPOSED 4'-0" WIDE x 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE.
[32] PROPOSED 100 SF. POLE SIGN. SEE SHEET 7.

KEYED NOTES: CONT'
[33] PROPOSED FIRE HYDRANT (2 LOCATIONS). SEE UTILITY PLAN.
[34] EXISTING CONCRETE SIDEWALK.
[35] PROPOSED LOT LINES.
[36] PROPOSED LIGHT BOLLARD, TYP. OF 16. SEE SHEET 7.
[37] EXISTING 8'-0" HIGH CMU SCREEN WALL.
[38] EMERGENCY ACCESS ONLY PAVEMENT SIGN AND POSTED SIGN.
[39] PROPOSED RESIDENTIAL CONCRETE STOOPS.
[40] LANDSCAPING AT LOWER LEVELS. SEE LANDSCAPING PLAN.
[41] PEDESTRIAN WALKWAY AT FIRST LEVEL. CONCRETE PAVING. SEE GRADING AND DRAINAGE PLAN.
[42] PAINTED TUBE STEEL FENCE AND GATES.
[43] SINGLE FAMILY RESIDENCE WITH TWO PARKING STALLS AND ACCESSORY BUILDING.
[44] EDGE OF CONCRETE PAVING.
[45] PROPOSED 8'-0" HIGH STUCCO SCREEN WALL.
[46] PAINTED 8'-0" HIGH WOOD FENCE ALONG WEST PROPERTY LINE (PHASE I).
[47] EXISTING TREES TO REMAIN (2 LOCATIONS).
[48] PROPOSED DRIVEWAY PER COA STANDARD DWG. 2425.
[49] TEMPORARY ASPHALT PAVING UNTIL THE TIME FUTURE PHASE IS CONSTRUCTED (SHOWN HATCHED).
[50] PAINTED STRIPPING (WHITE).
[51] TEMPORARY ASPHALT CURB.
[52]

PROPERTY LINE RADIUS INFORMATION:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.87'	841.50'	1°33'26"	N 49°34'05" W	22.87'
C2	51.32'	841.50'	3°29'39"	N 47°02'32" W	51.31'
C3	192.35'	841.50'	13°05'49"	N 43°47'57" W	191.94'
C4	118.16'	841.50'	8°02'43"	N 41°16'21" W	118.06'

SITE DEVELOPMENT DATA:
PROPOSED LEGAL DESCRIPTION:
LOTS 1 THRU 5, COUNTRY CLUB PLAZA SUBDIVISION AND TRACT A-1-A LAGUNA SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
BUILDING ADDRESSES:
BLDG. A AND B (EXISTING): 1720 CENTRAL AVE., S.W. ALBUQUERQUE, N.M.
BLDG. C (EXISTING): 1710 CENTRAL AVE., S.W. ALBUQUERQUE, N.M.
LAND AREA:
3.37 ACRES (146,975 SQ. FT.)
CURRENT ZONING:
SU-2/OLD (HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN) FOR LOTS 1 THRU 5.
R-1 (HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN) FOR TRACT A-1-A.
ZONE ATLAS PAGE:
J-13-2
DEVELOPMENT PHASING:
PHASE I: WILL INCLUDE THE RENOVATION OF THE EXISTING BUILDINGS A, B & C, THE PARKING LOT ON LOT 1, THE CONSTRUCTION OF PROPOSED BUILDING 1 AND THE MAIN DRIVE AISLE AND RELATED PARKING FROM THE SOUTH SIDE OF LOT 1 OUT TO CENTRAL AVENUE ON THE EAST SIDE OF LOT 3.
PHASE II: WILL INCLUDE THE CONSTRUCTION OF BUILDING 2.
FUTURE PHASE: CONSTRUCTION OF BUILDINGS ON LOT 5 ONCE APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION.
PROPOSED USES:
- ALL USES PERMITTED IN THE CLD ZONES FOR LOTS 1 THRU 5
- ALL USES PERMITTED IN THE R-1 ZONES
BUILDING AREAS:
EXISTING BUILDING A 1,467 SF.
EXISTING BUILDING B 2,900 SF.
EXISTING BUILDING C 4,216 SF.
PROPOSED BUILDING 1 6,400 SF. TOTAL PROPOSED BUILDING 2 21,000 SF. TOTAL TOTAL BUILDING AREA = 35,983 SF.
TOTAL PROPOSED RESIDENTIAL UNITS: 25 TOTAL UNITS
SITE DEVELOPMENT GENERAL NOTES:
[A] THE DESIGN STANDARDS INCLUDED IN THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION FOR THIS PROJECT SHALL GOVERN ALL EXISTING AND NEW BUILDINGS FOR LOTS 1 THRU 5 OF THIS DEVELOPMENT.
[B] RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT AND USE BY THE OWNERS OF LOTS 1 THRU 5, COUNTRY CLUB PLAZA AND TRACT A-1-A, LAGUNA SUBDIVISION, SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH LOT FOR THE BENEFIT OF ALL LOTS. THIS WILL BE GRANTED WITH REPLAT OF ALL LOTS.
[C] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
[D] LANDSCAPING AND SIGNING 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.
[E] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
[F] ALL ABANDONED DRIVEWAYS IN THE COA-ROW SHALL BE REMOVED AND REPLACED WITH COA STANDARD SIDEWALK, CURB AND GUTTER.
[G] EASEMENT NOTE: 25' PRIVATE ACCESS AND DRAINAGE EASEMENT TOGETHER WITH 25' PUBLIC UTILITY, PUBLIC WATERLINE, PUBLIC SANITARY SEWER EASEMENT, SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH LOT FOR THE BENEFIT OF ALL LOTS. TO BE GRANTED WITH REPLAT OF ALL LOTS.
SITE DEVELOPMENT SITE LIGHTING NOTES:
[A] THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
[B] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 16'-0" MAX. TO MATCH EXISTING.
[C] LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.
[D] SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED.
RADIUS INFORMATION:
① = 2'-0" ⑤ = 10'-0" ⑨ = 35'-0"
② = 3'-0" ⑥ = 15'-0" ⑩ = 40'-0"
③ = 4'-0" ⑦ = 25'-0" ⑪ = 46'-0"
④ = 5'-0" ⑧ = 30'-0"

PROJECT NUMBER: 1004677 APPLICATION NUMBER: 13EPC-40139
THIS PLAN IS CONSISTANT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED: October 10, 2013 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.
IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
DRG SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:
TRAFFIC ENGINEER, TRANSPORTATION DIVISION
DATE: 12-18-13
UTILITIES DEVELOPMENT
DATE: 12-18-13
PARKS AND RECREATION DEPARTMENT
DATE: 2-11-14
CITY ENGINEER
DATE: N/A
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)
DATE: 12-17-13
SOLID WASTE MANAGEMENT
DATE: 3-28-14
DRG CHAIRPERSON, PLANNING DEPARTMENT