

# CITY OF ALBUQUERQUE



May 2, 2018

Doug Gallagher  
RBA Architecture  
1104 Park Ave SW  
Albuquerque, NM 87102

**Re: La Hacienda Bldg. 2, 1925 Old Town Rd. NW 87104**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 11-15-17 (J13-D037)  
Certification dated 04-26-18

Dear Mr. Gallagher,

Based upon the information provided in your submittal received 4-26-18, 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.

PO Box 1293

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

Albuquerque

Sincerely,

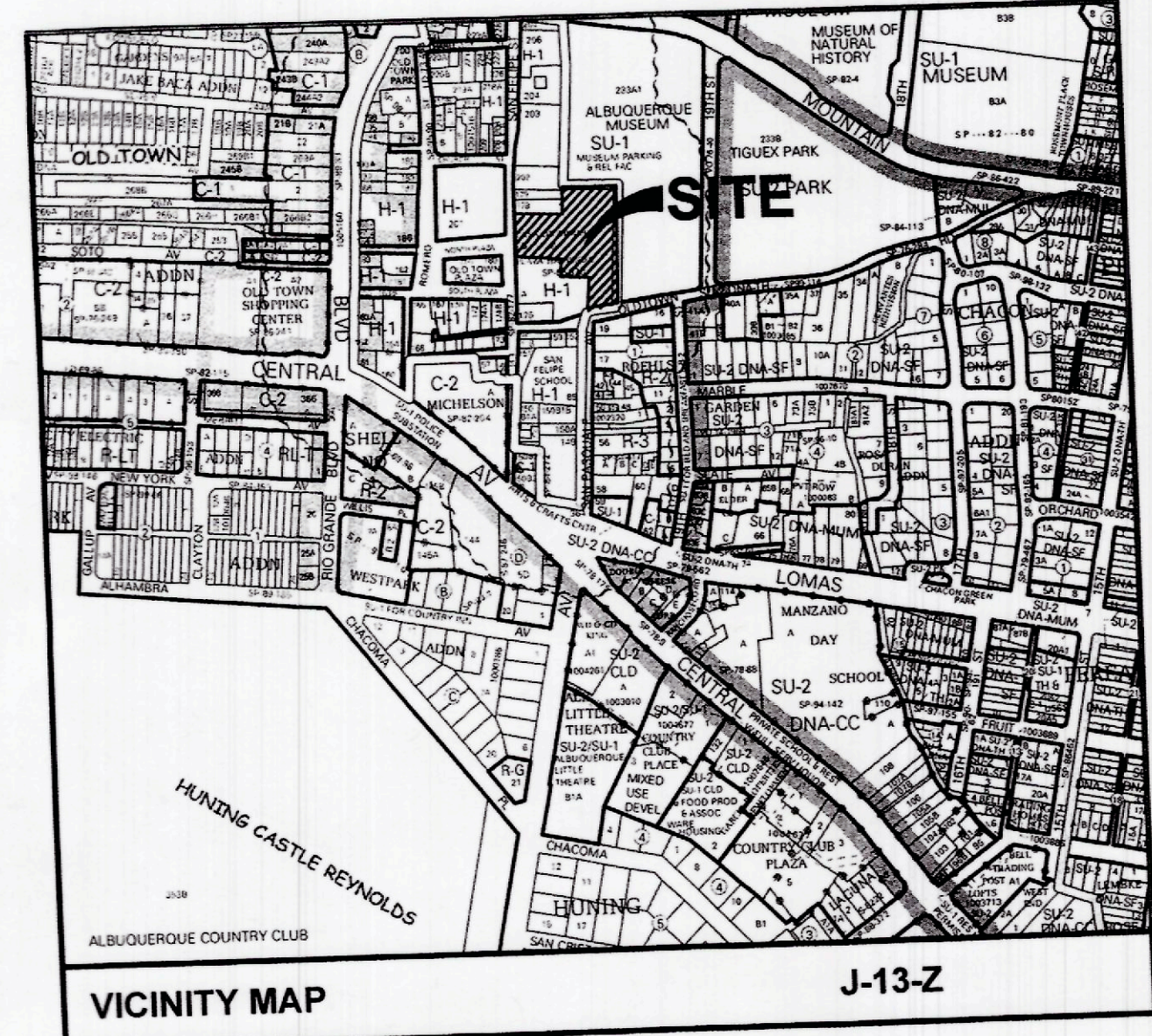
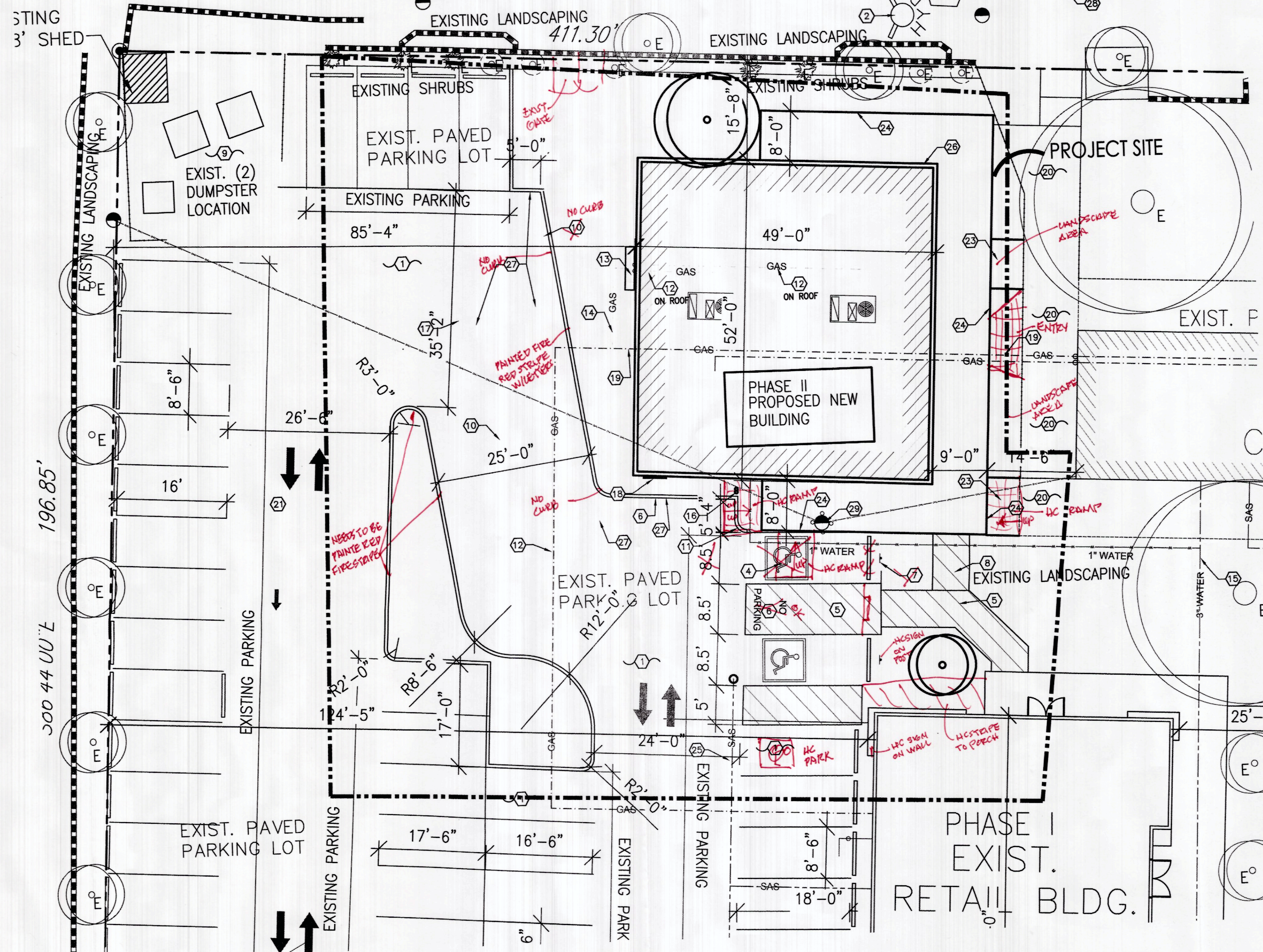
NM 87103

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

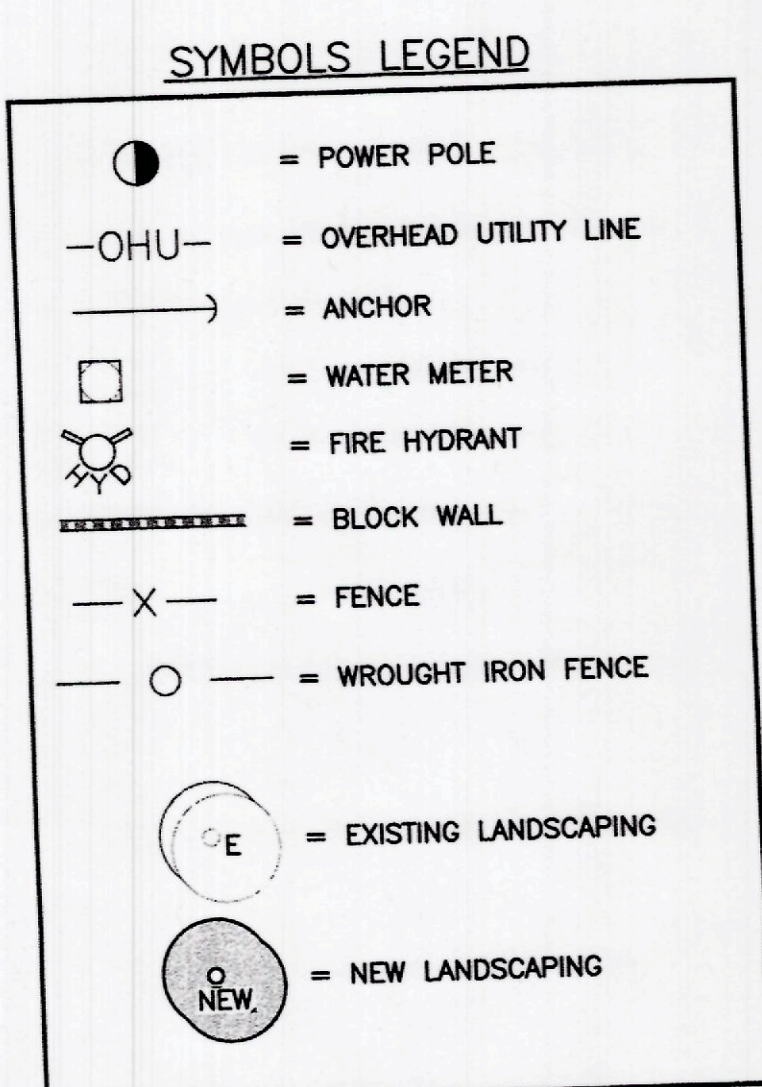
www.cabq.gov

Ernie Gomez  
Plan Checker, Transportation  
Development Review Services

EG via: email  
C: CO Clerk, File



- KEYED NOTES**
- EXISTING ASPHALT PAVING. NOTE: PATCH AND REPAIR EXIST. ASPHALT PAVING AT LOCATION AROUND NEW BUILDING AND NEW PAINTED STRIPE PARKING AREAS.
  - EXIST. FIRE HYDRANT CONNECTED TO EXIST. 8" WATER LINE.
  - NEW 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBUQUERQUE STANDARDS. TYPICAL FOR 13 PARKING SPACES.
  - NEW HANDICAP SYMBOL PER CITY OF ALBUQUERQUE STANDARDS. REF: DETAIL B/C-1.0.
  - EXISTING HANDICAP ACCESSIBLE AISLE PER CITY OF ALBUQUERQUE STANDARDS. NOTE: ACCESSIBLE AISLE WITH MAX 2% SLOPE.
  - "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE. LOCATE SIGN AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S TIRE WOULD BE. (66-1-4.1.B NMSA 1976).
  - EXIST. HANDICAP ACCESSIBLE SIGNAGE PER CITY REQUIREMENTS. REF: DETAIL A/C-1.0.
  - NEW PAINTED STRIP 6 FT. WIDE ADA ACCESSIBLE PEDESTRIAN PATH-WAY. NOTE: NEW ACCESSIBLE PEDESTRIAN PATH-WAY TO HAVE MAX. 2% SLOPE TO NEW PROPOSED PHASE ONE BUILDING.
  - EXISTING (2) DUMPSTER LOCATION. NOTE: EXISTING DUMPSTERS FOR NEW AND EXISTING BUILDINGS ON THE SITE PLAN.
  - NEW 6" RAISED CONCRETE CURB AND GUTTER.
  - NEW 2'-0" RADIUS.
  - EXISTING GAS LINE.
  - NEW GAS METER BANK LOCATION - 2 NEW GAS METERS.
  - NEW GAS LINE(S). REF: PLUMBING PLANS.
  - EXISTING 3" WATER LINE.
  - NEW SEWER LINE. REF: PLUMBING PLANS.
  - EXISTING POWER POLE WITH THREE PHASE POWER.
  - NEW PREMISES ID TO BE 24 INCH HIGH NUMERALS, 4" STROKE ON A CONTRASTING BACKGROUND.
  - EXIST. GAS LINE TO BE CAPPED AND REMOVED.
  - G.C. TO REMOVE AND REPLACE EXIST. PEDESTRIAN CONCRETE SIDEWALKS AND EXIST. BRICK PAVEMENT WALK-WAYS AS REQUIRED ADJACENT TO PROPOSED BUILDING.
  - REFUSE TRUCK, TYP.
  - DELIVERY VAN/TRUCK, TYP.
  - NEW SIDEWALK
  - LINE OF PORTAL
  - EXISTING SEWER LINE
  - PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC 505
  - FIRE LANE MARKED IN RED "NO PARKING - FIRE LANE" PER IFC 2015, SEC. 503.
  - EXISTING RED MARKED FIRE LANE
  - EXISTING POWER POLE TO BE RELOCATED, CONTRACTOR TO COORDINATE WITH PNM.



**1 NEW SITE /LANDSCAPE PLAN**  
 1"=10'-0"  
 LEGAL DESCRIPTION  
 TRACT B, PLAT OF THE LANDS OF  
 CASA DE ARMUJO (LA PLACITA PATIO  
 MARKETS) AND PLAZA HACIENDA  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2012

**TRAFFIC CIRCULATION LAYOUT APPROVED**  
*[Signature]*  
 11-29-17  
 Date

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

**PHASE TWO PARKING REQUIREMENTS**  
 RETAIL AND SERVICE USES UNLESS OTHERWISE SPECIFIED IN THIS SECTION:  
 ONE SPACE FOR EACH 200 S.F. FOR THE FIRST 15,000 S.F. OF NET LEASABLE AREA; THEN ONE SPACE PER 250 S.F. FOR THE NEXT 45,000 S.F. OF NET LEASABLE AREA; THEN ONE SPACE PER 300 S.F. FOR THE NET LEASABLE AREA THAT EXCEEDS 60,000 S.F.

PARKING REQUIRED: 2,500 S.F./200 = 13 SPACES  
 ACCESSIBLE SPACES REQUIRED: (1) THRU (25) = (1) ACCESSIBLE SPACE REQUIRED

PARKING PROVIDED:  
 (1) 8'-6" x 20'-0" SPACES  
 (2) 8'-6" x 20'-0" HC, ACCESSIBLE SPACES  
 (13) TOTAL PARKING SPACES PROVIDED

**INTERNATIONAL BUILDING CODE 2015**  
 ZONE: SU-1  
 OCCUPANCY AND CLASSIFICATION: M - RETAIL  
 TYPE OF CONSTRUCTION (TABLE 503): V-B (NO FIRE PROTECTION SYSTEM)  
 ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503): M OFFICE - 9,000, 2 STORY  
 BUILDING HEIGHT: 16'-0"  
 SEISMIC ZONE: C

RETAIL AREA = 2,500 S.F.  
 TOTAL HEATED AREA = 2,500 S.F.  
 COVERED PORTAL AREA = 1,070 S.F.  
 TOTAL ROOF AREA = 3,570 S.F.

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601): TYPE VB - NONE  
 FIRE RESISTANCE RATING FOR EXTERIOR WALLS (TABLE 602): OCCUPANCY M, - NONE

PLAZA HACIENDA ADDITION AT OLD TOWN  
 PHASE II NEW SITE/LANDSCAPE PLAN  
 1925 OLD TOWN ROAD NW, ALBUQUERQUE, NM  
 PROJECT #1732

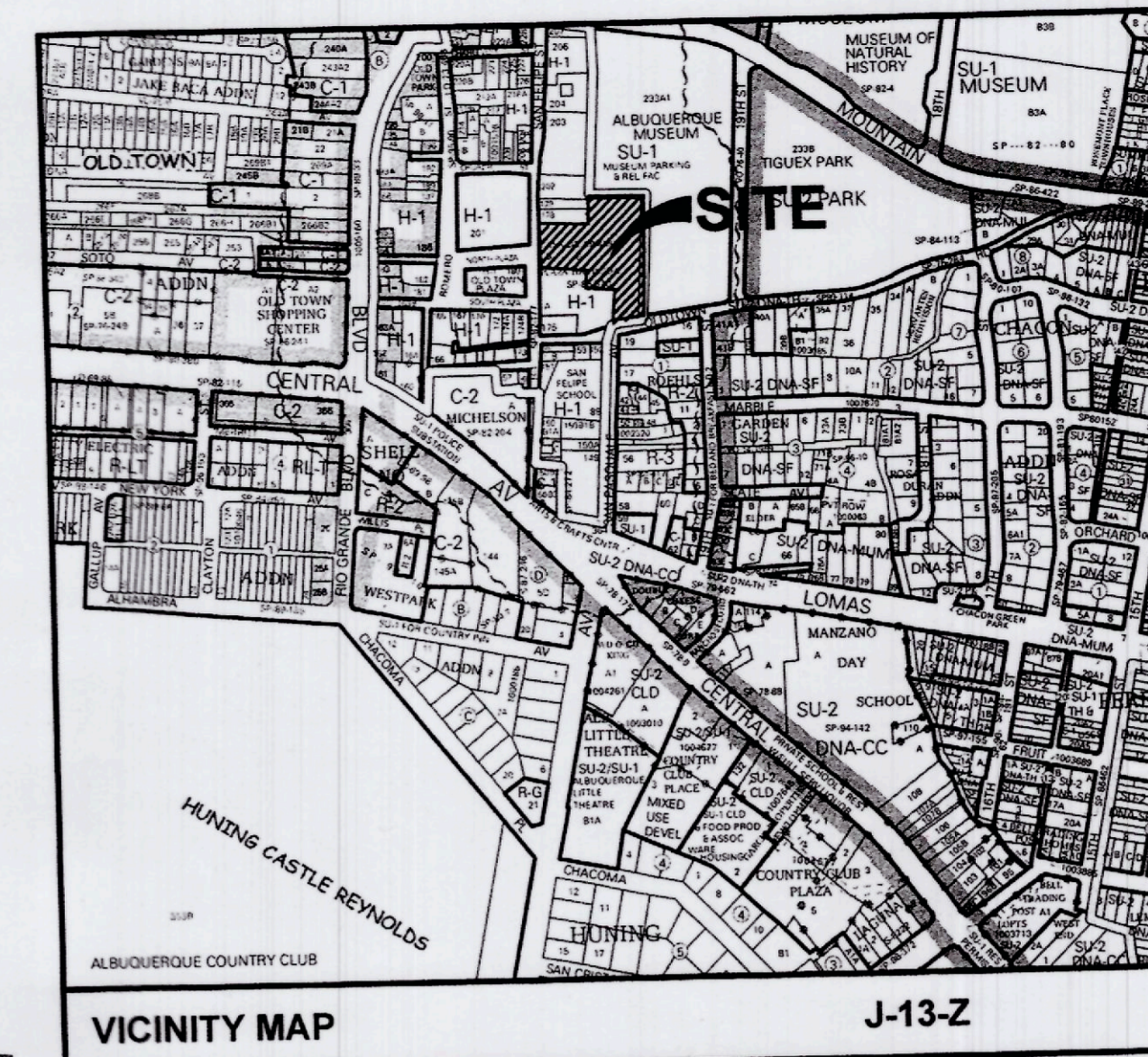
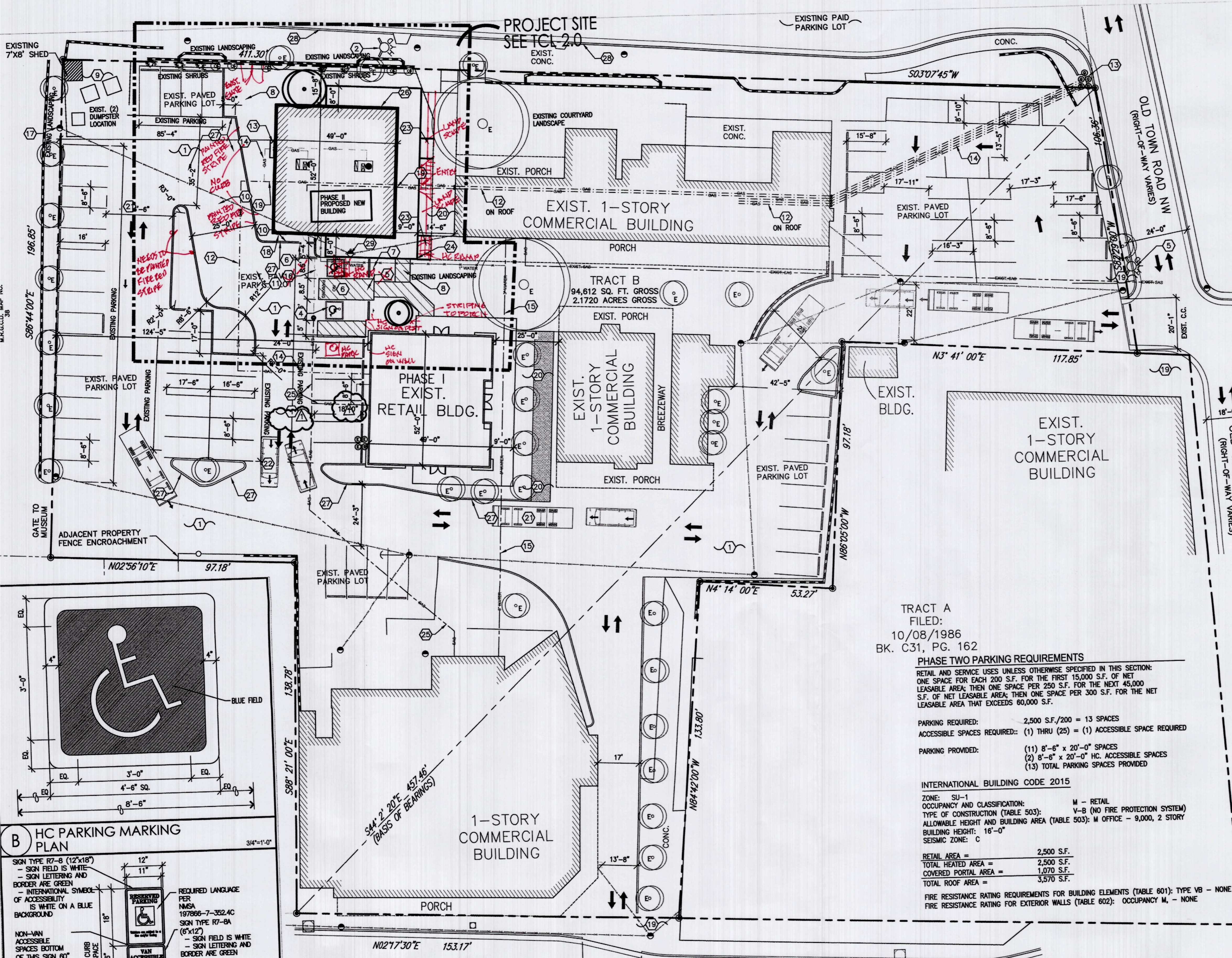
REVISION DATE  
 11-7-2017 REVIEW

STATE OF NEW MEXICO  
 RICHARD P. BENNETT  
 No. 1240  
 11/15/17  
 REGISTERED ARCHITECT

RBA  
 ARCHITECTURE  
 1000 N. 10TH ST. SUITE 100  
 ALBUQUERQUE, NM 87102  
 505.263.1111  
 www.rbaarch.com

DATE  
 11-7-2017

SHEET NUMBER  
 TCL-2.0



- KEYED NOTES**
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TRACT A  
FILED:  
10/08/1986  
BK. C31, PG. 162

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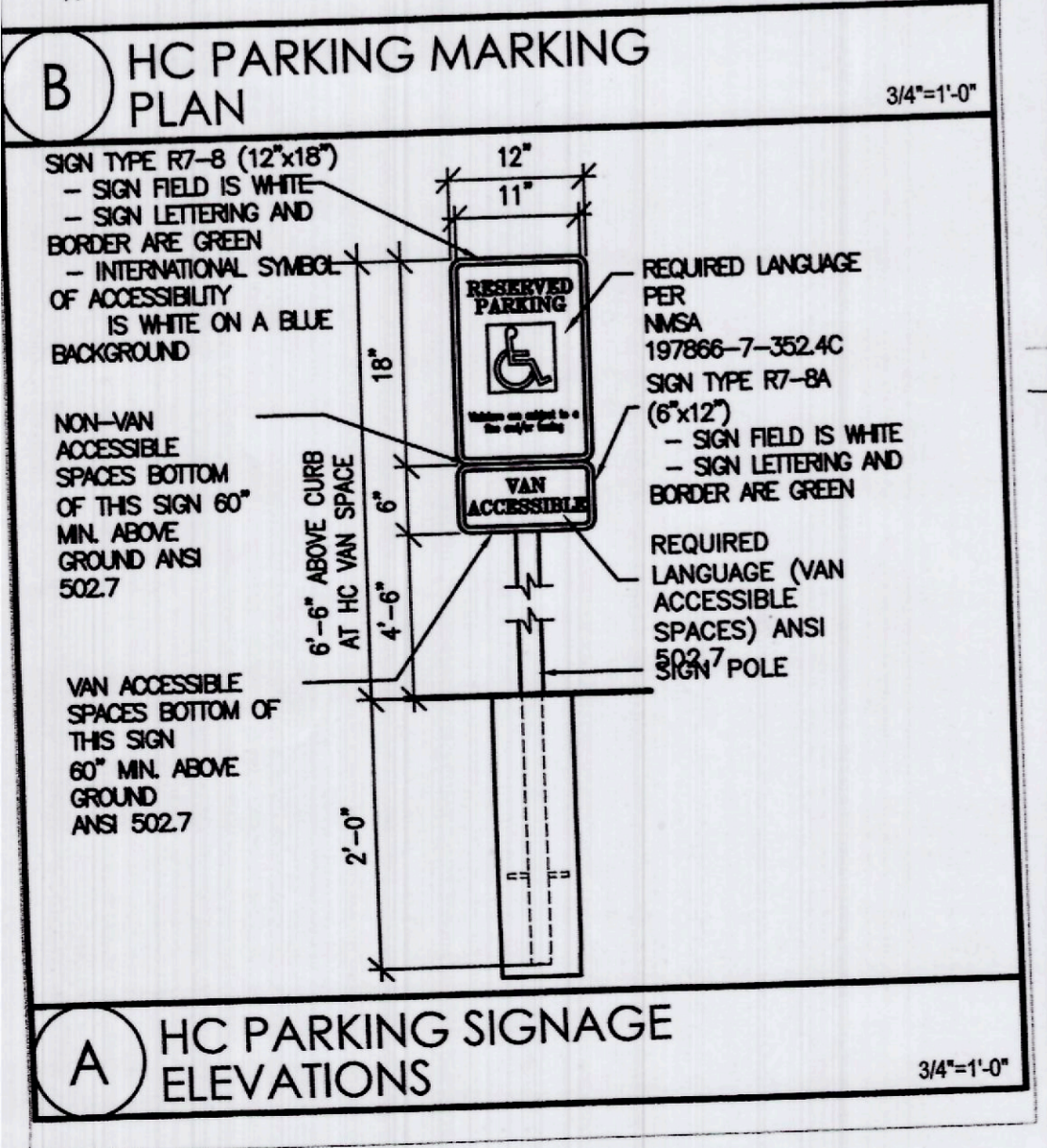
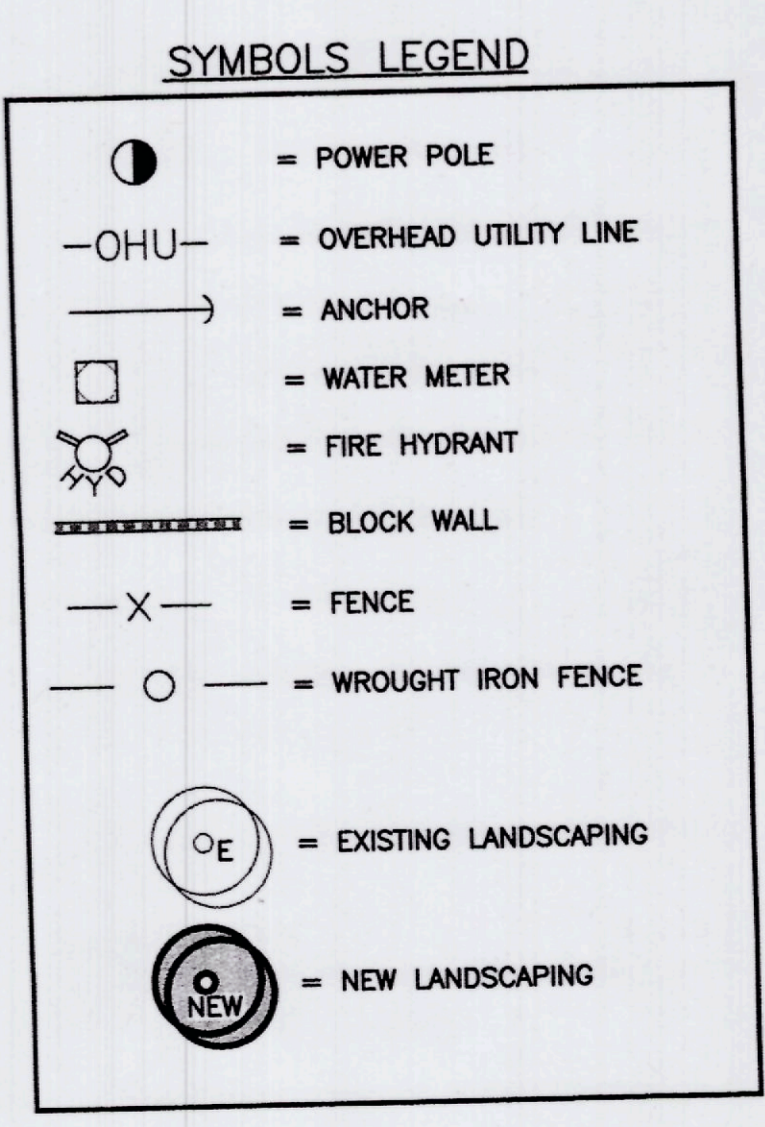
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**1-1-2017 NEW SITE /LANDSCAPE PLAN**  
1"=20'-0"

LEGAL DESCRIPTION  
TRACT B, PLAT OF THE LANDS OF CASA DE ARMILJO (LA PLACITA PATIO MARKETS) AND PLAZA HACIENDA CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JULY, 2012

**TRAFFIC CIRCULATION LAYOUT APPROVED**

*Logan*  
Signed  
11-29-17  
Date

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

PLAZA HACIENDA ADDITION AT OLD TOWN  
PHASE II NEW SITE/LANDSCAPE PLAN  
1925 OLD TOWN ROAD NW, ALBUQUERQUE, NM  
PROJECT #173

REVISION DATE PER CITY TCL REV 04-18-2016

STATE OF NEW MEXICO  
RICHARD P. BENNETT  
No. 1240  
11/15/17  
REGISTERED ARCHITECT

RBA ARCHITECTURE DESIGN  
1000 UNIVERSITY AVENUE, SUITE 100  
ALBUQUERQUE, NM 87102

DATE: 10-28-2017  
SHEET NUMBER: TCL-1



April 26, 2018

Re: La Hacienda Bldg. 2  
1925 Old Town RD NW Alb. NM 87104  
Engineer's/Architect's stamp dated: 11/7/2017

## TRAFFIC CERTIFICATION

I, **Rick Bennett**, NMRA # 1240, of The Firm of Rick Bennett Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout and with Architect's stamp dated 11/07/2017.

The record information edited onto the original design document has been obtained by **Rick Bennett Architect**, of the firm. I further certify that I have personally visited the project site on April 26, 2018 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 Certificate of Occupancy (Permanent) for NMDMV located at 1925 Old Town RD NW, Bernalillo County, Albuquerque, New Mexico.

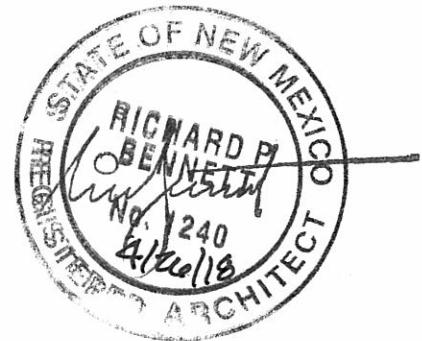
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

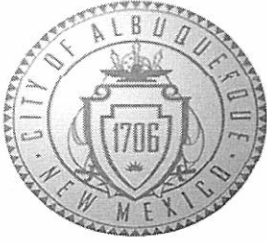
Date: 4/26/2018

Sincerely,

A handwritten signature in cursive script, appearing to read "Rick Bennett", written over a horizontal line.

Rick Bennett, Architect





# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: La Hacienda Bldg.2 Building Permit #: 2017-39110 Hydrology File #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Casa De Armijo & Plaz Hacienda, Block B

City Address: \_\_\_\_\_

Applicant: \_\_\_\_\_ Contact: Owen Johnson

Address: 1925 Old Town Rd. NW, Albuquerque, NM 87104

Phone#: 505-304-7940 Fax#: \_\_\_\_\_ E-mail: Johnson.OJ.Owen@gmail.com

Other Contact: RBA Architecture Contact: Doug Gallagher

Address: 1104 Paark Ave SW

Phone#: 505-242-1859 Fax#: \_\_\_\_\_ E-mail: doug@rba81.com

Check all that Apply:

DEPARTMENT:  
 HYDROLOGY/ DRAINAGE  
 TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:  
 ENGINEER/ARCHITECT CERTIFICATION

- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- 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
- OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?:  Yes  No

DATE SUBMITTED: \_\_\_\_\_ By: Rick Bennett

COA STAFF: \_\_\_\_\_

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_