

CITY OF ALBUQUERQUE



January 23, 2020

Martin Grummer, RA
Martin Grummer Architect
331 Wellesley Pl NE
Albuquerque, NM 87106

**Re: T616 Lomas
616 Lomas Blvd NW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 7-25-17 (J14D183)
Certification dated 1-17-20**

Dear Mr. Grummer,

Based upon the information provided in your submittal received 1-17-20, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-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:

- Please add Truncated Domes. All wheelchair ramps located in the public right of way must have truncated domes.

Once these corrections are complete, email pictures showing the changes to PLNDRS@cabq.gov and epgomez@cabq.gov for release of Final CO.

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



MARTIN F.M. GRUMMER
ARCHITECT
331 WILSON PLACE NE
ALBUQUERQUE, NM 87102
(505) 262-1207



616 LOMAS BLVD NW
SHELL BUILDING & NEW RESTAURANT
ALBUQUERQUE, NM 87102

TCL

DATE: 14 JUNE 2017
DRAWN BY: MFMS
CHECKED BY:
VERIFIED BY:

| REVISIONS |
|-----------|
| |
| |
| |
| |

SHEET NO:
A1.1

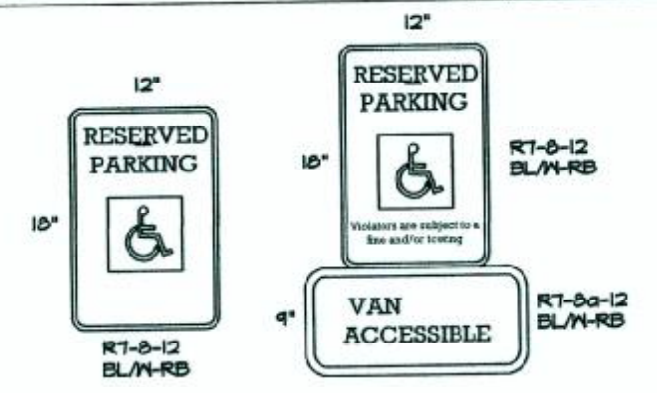
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

PARKING
NO REQUIREMENTS DOWNTOWN
PER DOWNTOWN 2025 SECTOR
DEVELOPMENT PLAN
24 SPACES PROVIDED
INCLUDING 2 ADA AND 2 MC
5 BICYCLE SPACES PROVIDED

NEW LOCATION OF
CROSSWALK LIGHT

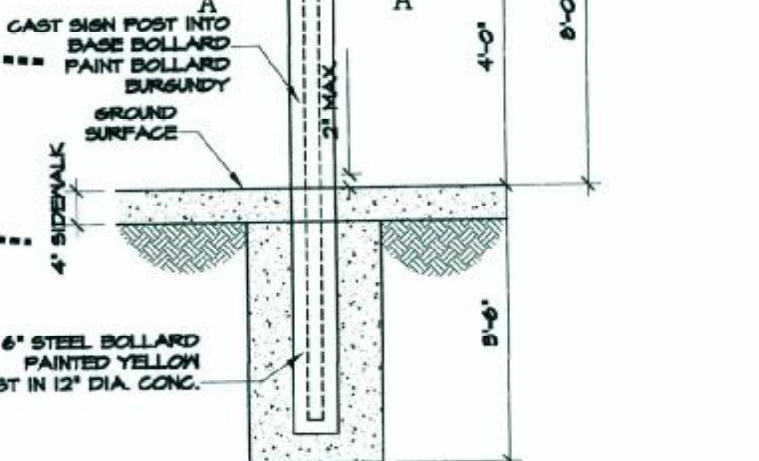
REMOVE EXISTING SIDEWALK
AND INSTALL NEW DRIVEWAY
PER COA STD 2425

4 HANDICAP PARKING SIGNS

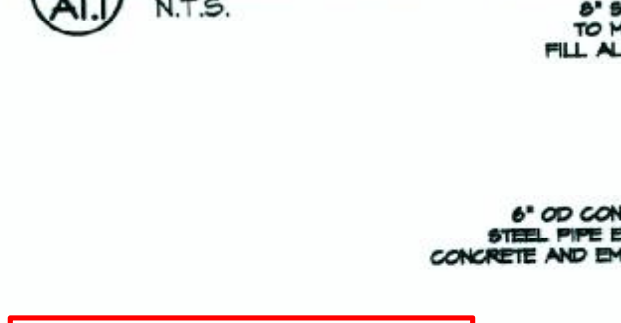


NOTE: LETTERING SHALL BE
FPMV SERIES 1" ALPHABET
MOUNTING OPTIONS
A) FLEXIBLE P.E. POST WITH SURFACE
MOUNT BASE - EPDM TO PAVEMENT
SURFACE
B) PRECASTED GALVANIZED TUBING
INSTALL IN CIRCULAR AREAS ONLY
BLACK BORDERS AND TEXT, ON
WHITE OR REFLECTIVE BACKGROUND
(TYP)
BOTTOM OF SIGN SHALL NOT BE
LESS THAN 4'-0" ABOVE FINISH
SURFACE

5 SIGN MOUNTING DETAIL



1 BICYCLE RACK



2 REFUSE ENCLOSURE



**TRAFFIC CIRCULATION
LAYOUT APPROVED**
Logan Patz
Signed _____ Date _____

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

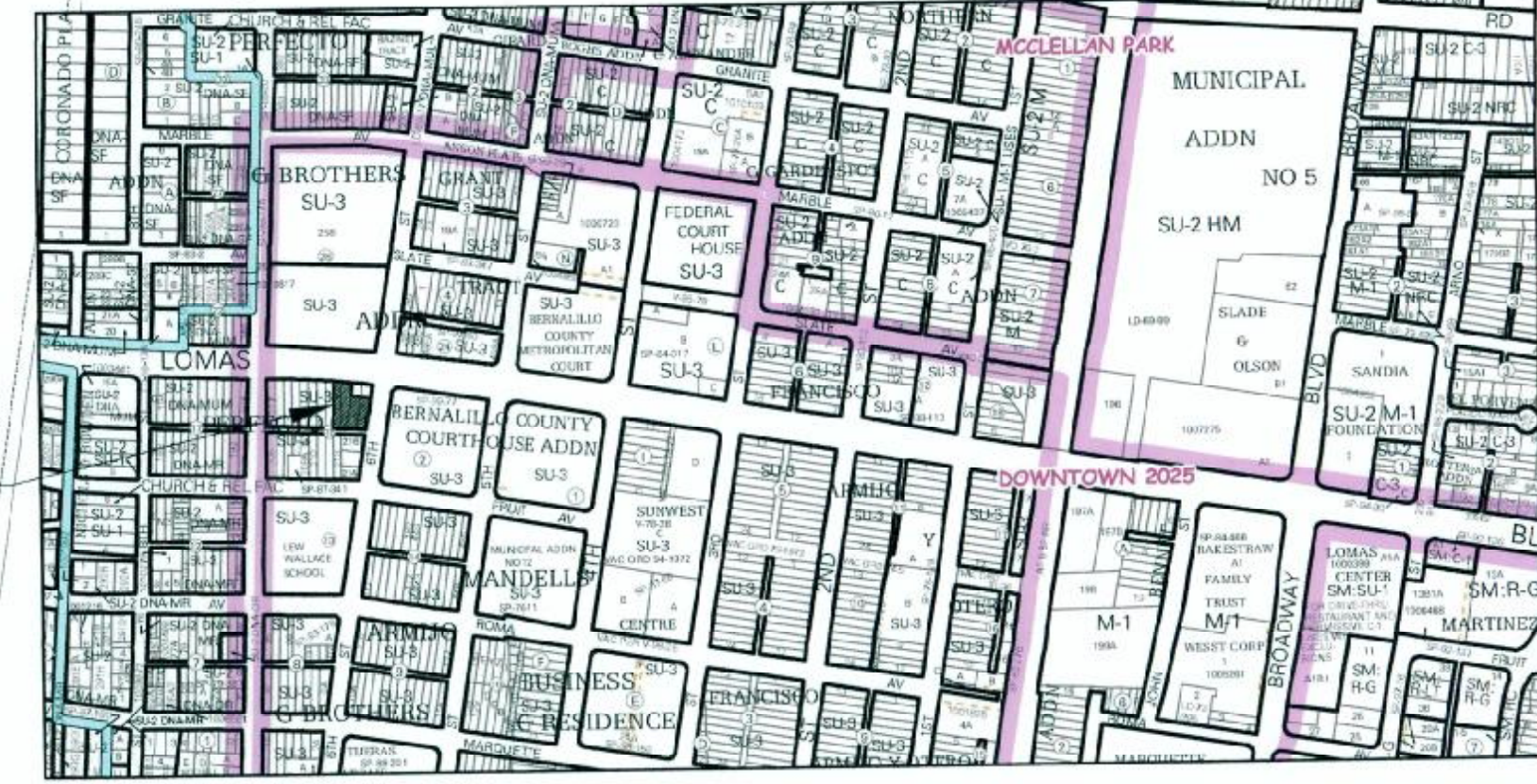
LIGHT POLE
NOT INSTALLED

CURB ADJUSTED
AROUND VAULT

REMOVE EXISTING SIDEWALK
AND INSTALL NEW DRIVEWAY
PER COA STD 2425
RELOCATE EXISTING POWER POLE
SEE CIVIL DRAWINGS

REMOVE EXISTING DRIVEWAY
AND CURB CUTS-REPLACE IN
CURB, SIDEWALK, GUTTER
PER COA STD 2430 AND 2415

3 MONUMENT SIGN



VICINITY MAP

J-14-Z

SITE PLAN

Refuse
Enclosure
Approved
Access to Site
05.16.17

NOT A PART

MOTORCYCLE
SIGNS ADDED

TRANSFORMER
NOT INSTALLED
HERE

TREES NOT
INSTALLED IN
SIDEWALK

16' ALLEY

ALLEYWAY DRIVE PAD
INSTALLED PER
COA WORK ORDER



TRAFFIC CERTIFICATION

I, MARTIN GRUMMER, NMRA 2044, OF THE FIRM MARTIN GRUMMER - ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 14 JUNE 2017. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY MARTIN GRUMMER OF THE FIRM MARTIN GRUMMER - ARCHITECT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 15 JAN 2020 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.

THE DRIVEWAY TO THE ALLEY WAS RECONSTRUCTED PER COA WORK ORDER.

THE TRANSFORMER WAS NOT INSTALLED ON THE GROUND PER THE PLAN BUT ON THE POLE ON 6TH STREET.

MOTORCUCLE SIGNS WERE ADDED FOR THE MOTORCYCLE PARKING SPACES.

THE LIGHT POLE NEAR THE BIKE RACK WAS NOT INSTALLED AS THERE WAS A SECOND PLOLE NEARBY.

THE CURB NORTH OF THE DRIVEPAD WAS ADJUSTED TO GO AROUND A VAULT INSTALLED BY PNM.

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.



Martin FM Grummer

Date: 17 JAN 2020

M A R T I N F M G R U M M E R
A R C H I T E C T
331 WELLESLEY PL NE ALBUQUERQUE, NM 87106
505-265-2507 mgrummer@centurylink.net



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

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 SUB'D 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: _____ By: _____

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