

CITY OF ALBUQUERQUE



December 13, 2016

John Tansey
Buffalo Design, LLC
1113 Rhode Island NE
Albuquerque, NM 87110

Re: Daycare Center - 6513 Lomas NE
60-Day Temporary Certificate of Occupancy- Transportation Development
Architect's Stamp dated 10-13-16 (J18D045)
Certification dated 12-08-16

Dear Mr. Tansey,

Based upon the information provided in your submittal received 12-09-16, Transportation Development has no objection to the issuance of a 60-day Temporary Certificate of Occupancy. 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:

1. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
2. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
3. The ADA parking space has a clearly visible, blue, International Symbol of Accessibility painted on the pavement at rear of the space (66-1-4.1.E NMSA 1978) or MUTCD recommends a white symbol on a blue background.
4. Motorcycle parking & signage needs to be added to sight.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3981.

Sincerely,


Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

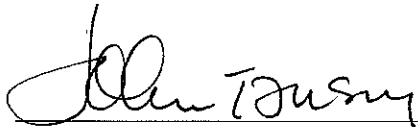
C: CO Clerk, File

TRAFFIC CERTIFICATION

I, John Tansey, NMRA, OF THE FIRM buffalo design, llc, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11/30/2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY John Tansey OF THE FIRM buffalo design, llc. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON December 8, 2016 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.

<LIST EXCEPTIONS, IF ANY>

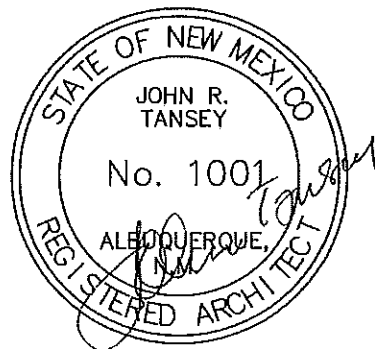
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

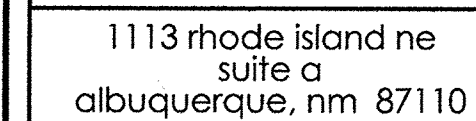


Signature of Engineer or Architect

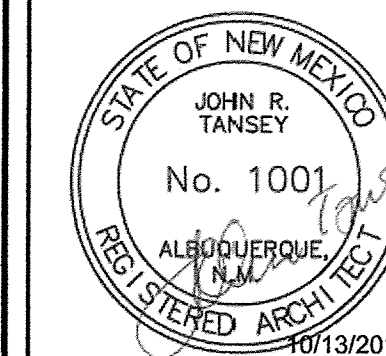
12/8/2016

Date





SEAL



PROJECT

DAY CARE CENTER

5513 LOMAS BLVD NE
ALBUQUERQUE, NM

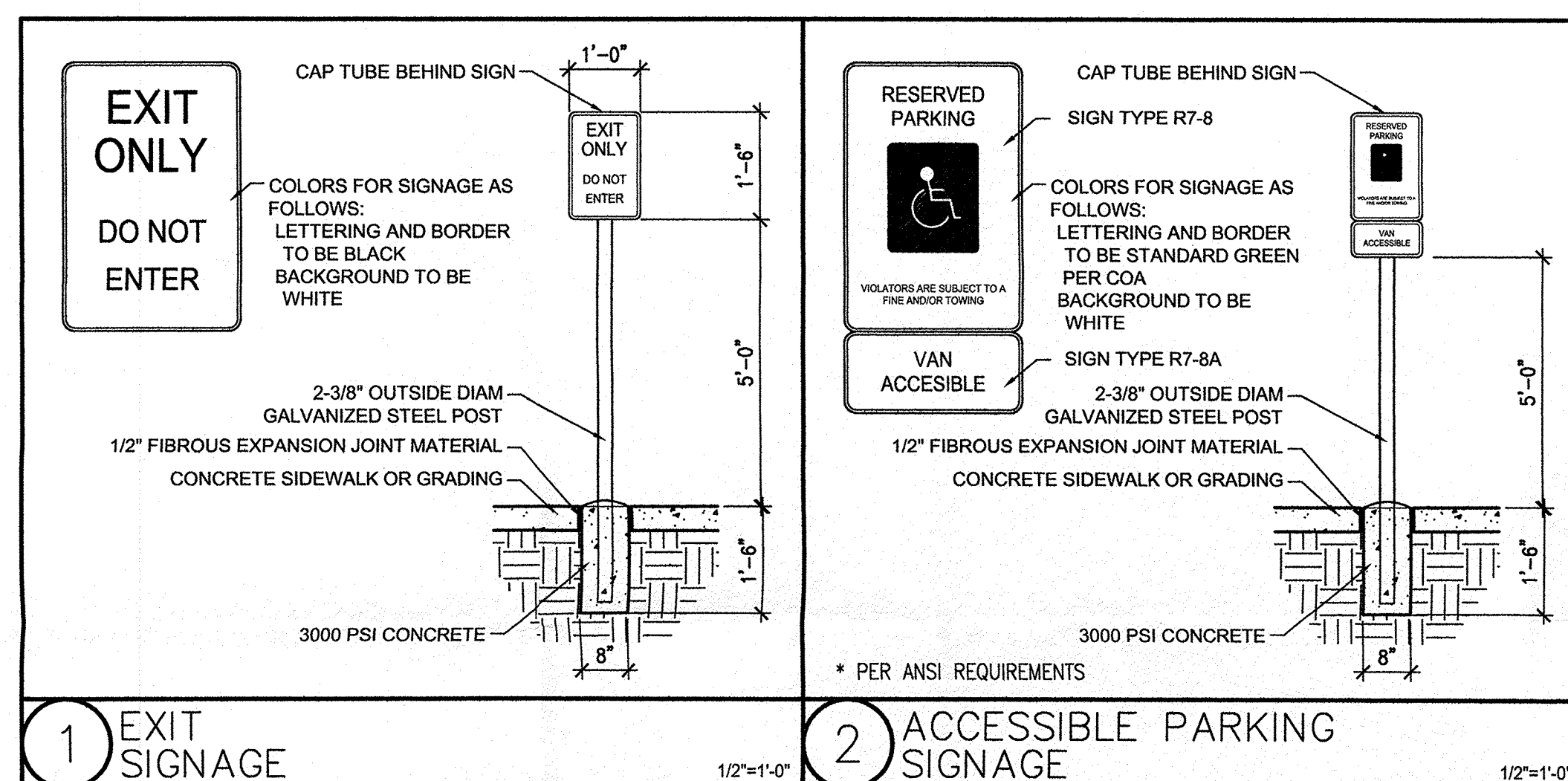
[illegible]

CLIENT PROJ #:	
ARCHT PROJ #:	A16.07
DRAWN BY:	JT
CHECKED BY:	
DATE	08/10/2016

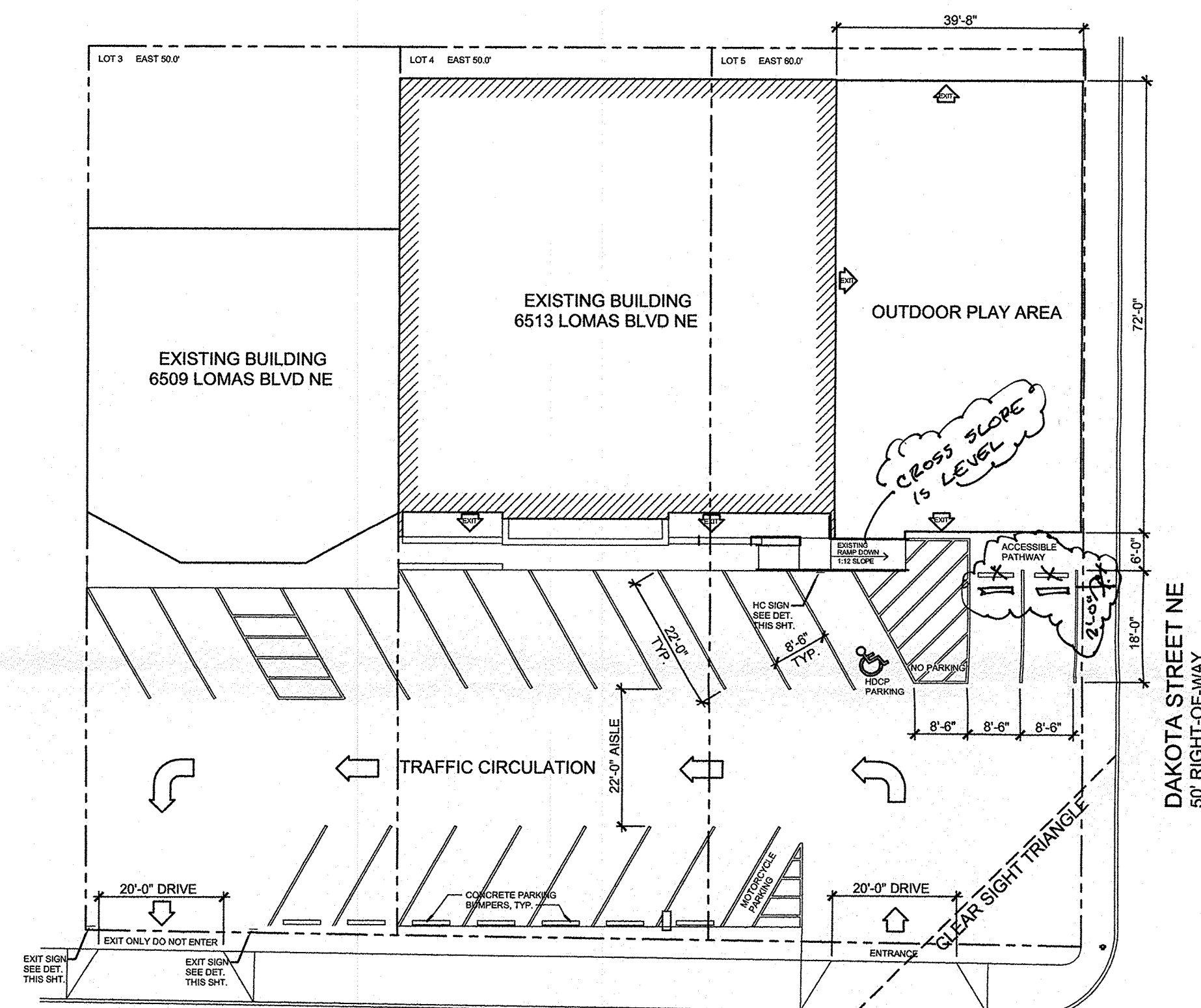
SHEET TITLE

TRAFFIC CIRCULATION LAYOUT

AS101

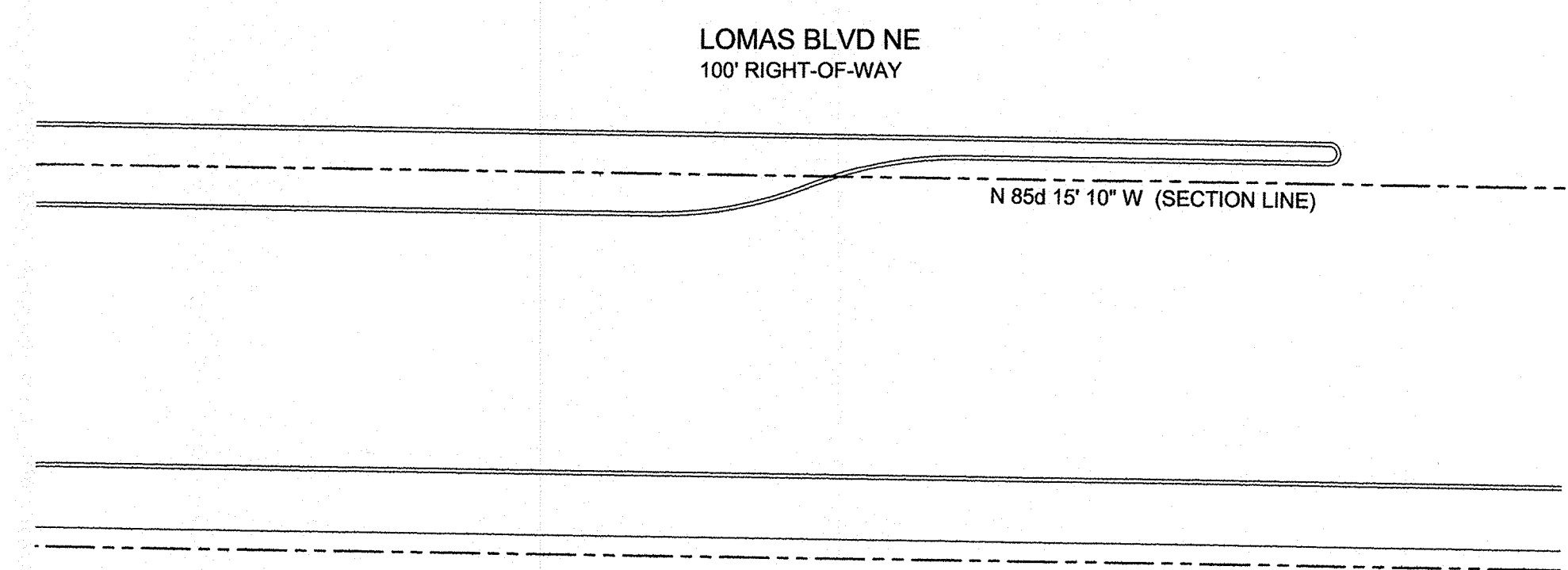


VICINITY MAP



NOTE:

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE



TRAFFIC CIRCULATION LAYOUT

$$1'' = 20'-0''$$

6513 LOMAS NE

LOTS 3, 4, & 5, BLOCK 3, FREDERICK A. FARR ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
0.52 ACRES MORE OR LESS

PARKING REQUIREMENTS

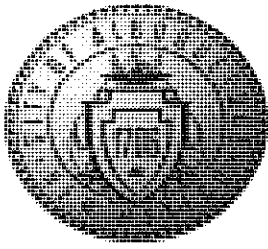
14 TOTAL AUTOMOBILE PARKING SPACES REQUIRED; 14 SPACES PROVIDED
1 HANDICAP ACCESSIBLE SPACE (VAN ACCESSIBLE) REQUIRED; 1 PROVIDED

1 HANDICAP ACCESSIBLE SPACE (VAN ACCESSIBLE) REQUIRED; 1 PROVIDED
(MAXIMUM SLOPE OF ACCESSIBLE PARKING SPACE AND ACCESS AISLE IS 1:48)

1 MOTORCYCLE SPACE REQUIRED: 1 PROVIDED

2 BICYCLE SPACES REQUIRED; 2 PROVIDED (INSIDE BUILDING)





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Day Care Center _____ **Building Permit #:** BP 2016-01223 _____ **Hydrology File #:** T18D045_ _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lots 4 & 5, Block 3 Frederick A Farr Addition _____
City Address: 6513 Lomas Blvd NE _____

Applicant: buffalo design, llc _____ **Contact:** John Tansey _____
Address: 1113 Rhode Island St NE, Albuquerque, NM 87110 _____
Phone#: 505-492-0405 _____ **Fax#:** _____ **E-mail:** jtansey@bd-llc.com _____

Other Contact: Red Tape, LLC _____ **Contact:** Neal Greenbaum _____
Address: 113 6th St NW, Albuquerque, NM 87102 _____
Phone#: 505-321-5974 _____ **Fax#:** _____ **E-mail:** nealgreenbaum@icloud.com _____

Check all that Apply:

DEPARTMENT:

____ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
____ MS4/ EROSION & SEDIMENT CONTROL

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)
____ EROSION & SEDIMENT CONTROL PLAN (ESC)

____ OTHER (SPECIFY) _____

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

____ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ____ Yes ____ No

____ OTHER (SPECIFY) _____

DATE SUBMITTED: 12/08/2016

By: John Tansey

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: ____