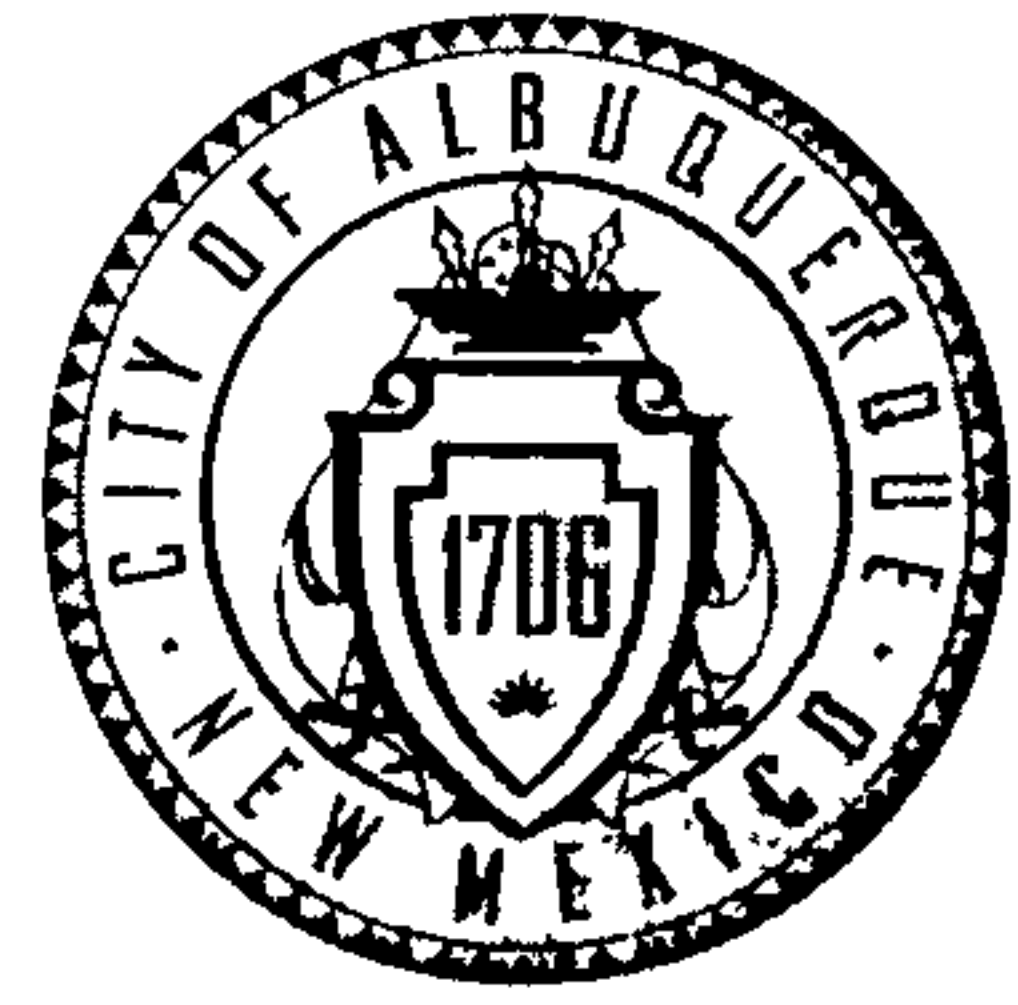


CITY OF ALBUQUERQUE



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

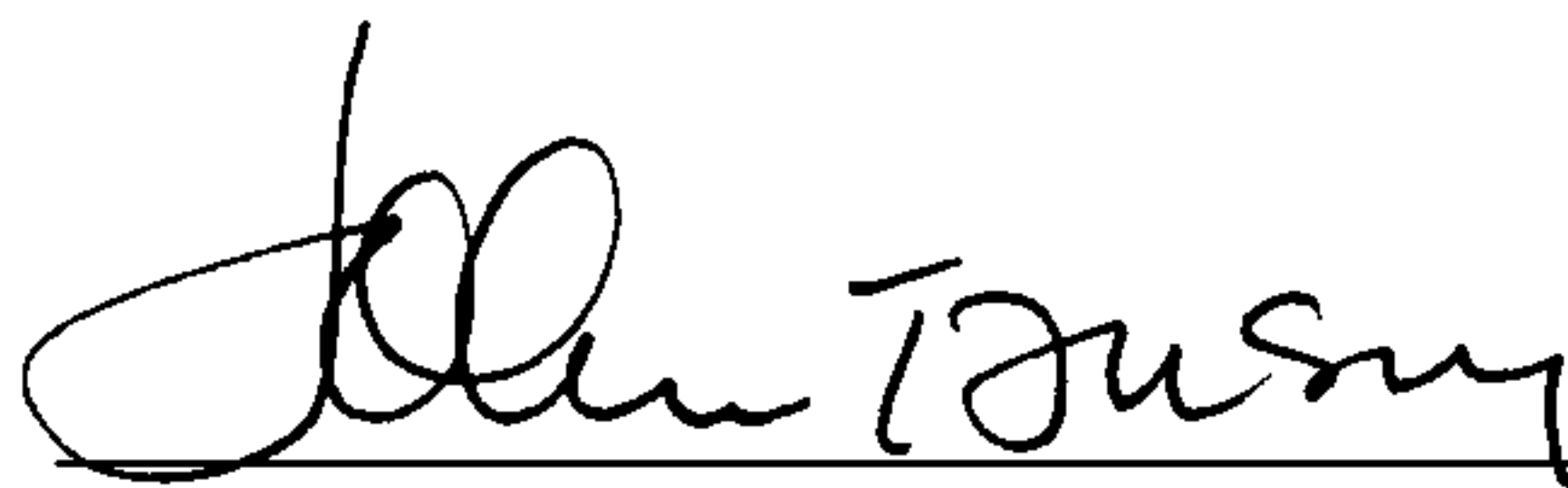
C: CO Clerk, File

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





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

J18Days

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: jtansy@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

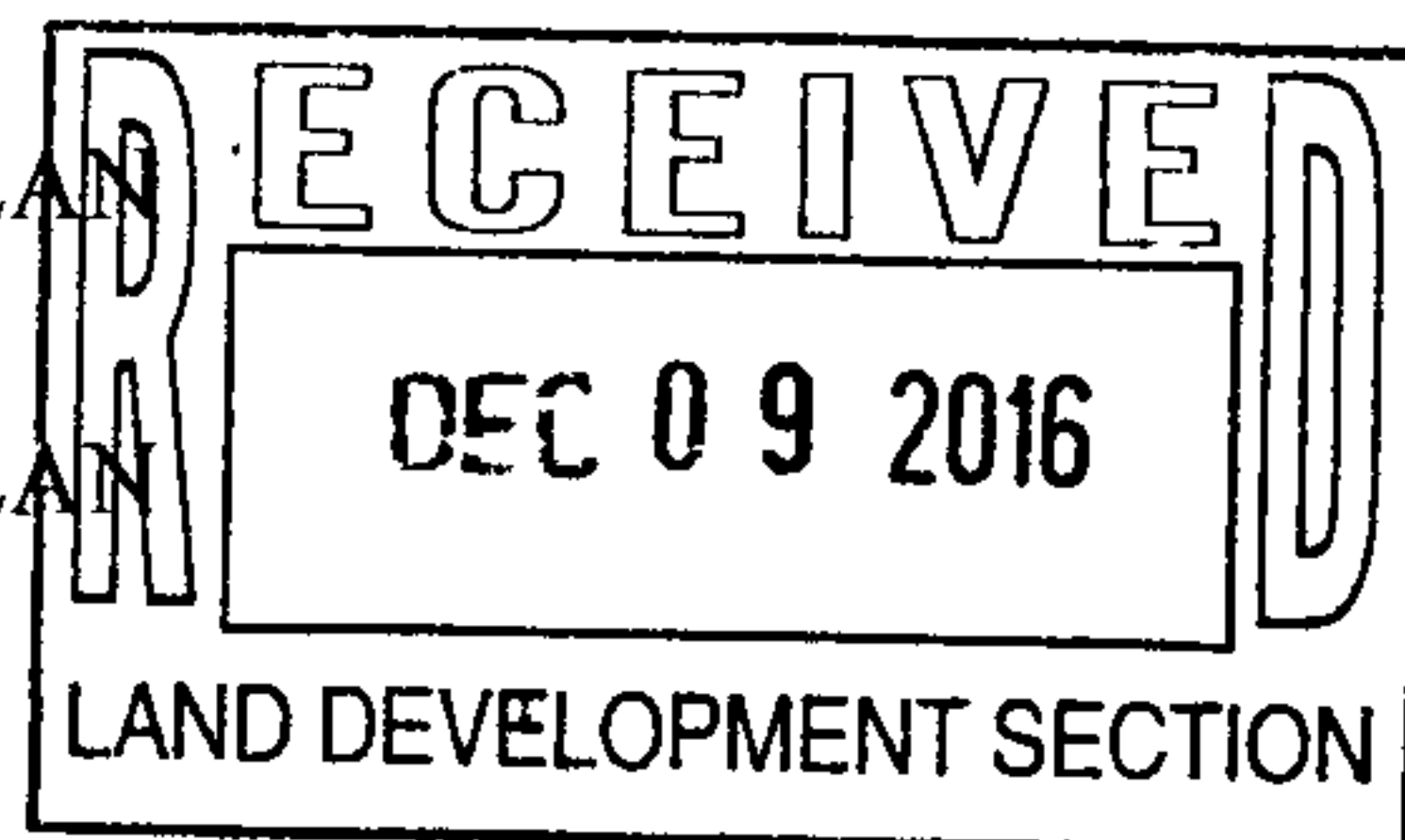
TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☒ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL

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) _____

- ☐ 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

CITY OF ALBUQUERQUE



November 30, 2016

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

Re: Daycare Center
6513 Lomas NE
Traffic Circulation Layout
Architect's Stamp dated 10-13-16 (J18-D045)

Dear Mr. Tansey,

The TCL submittal received 11-29-16 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

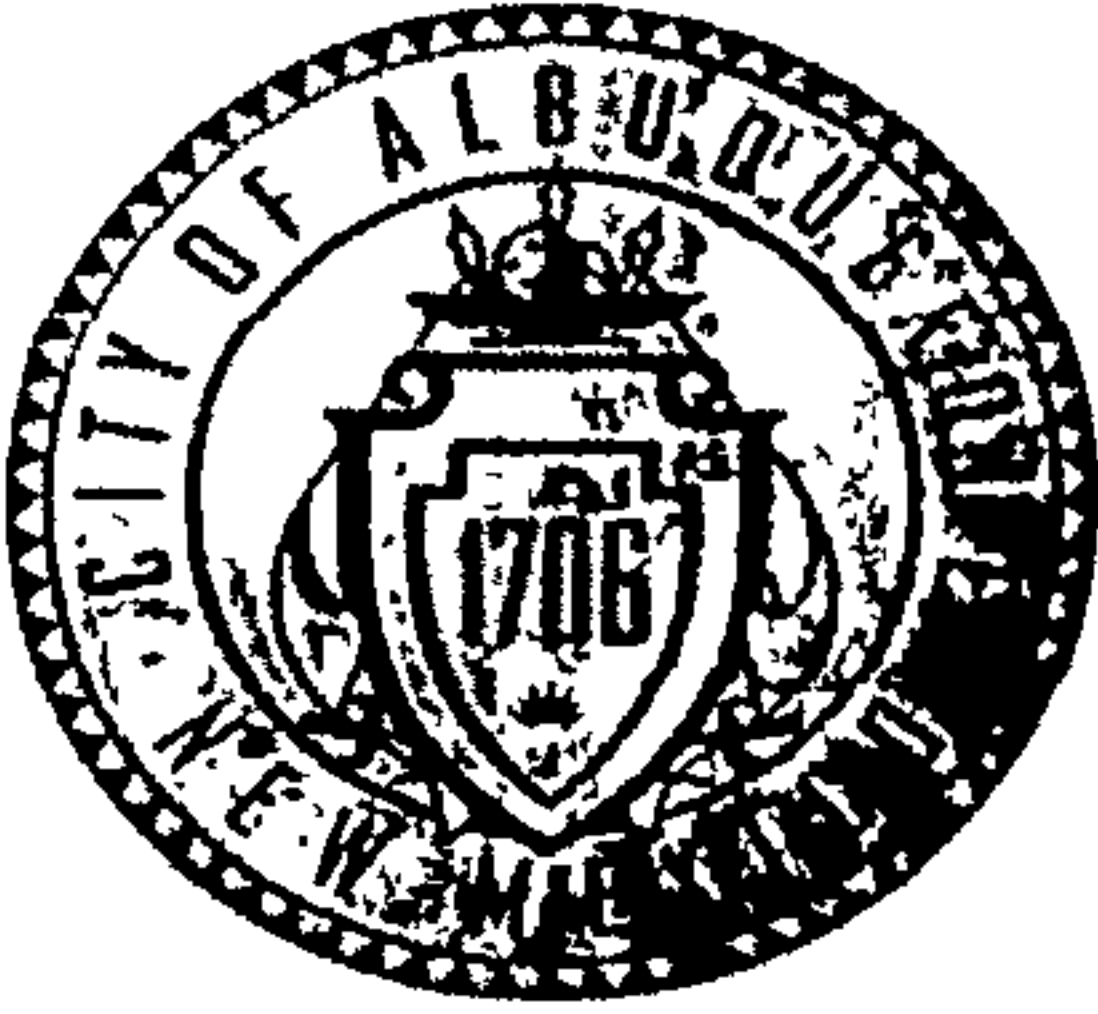
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Day Care Center Building Permit #: 201692286 City Drainage #: 7180045

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

Legal Description: Lots 4 & 5, Block 3 Frederick A Farr Addition

City Address: 6513 Lomas NE

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: Red Tape LLC Contact: Neal Greenbaum

Address: 113 6th St NW, Albuquerque, NM

Phone#: 321-5974 Fax#: _____ E-mail: nealgreenbaum@icloud.com

Architect: buffalo design, llc Contact: John Tansey

Address: 1113 Rhode Island NE

Phone#: 492 0405 Fax#: _____ E-mail: jtansy@bcl-llc.com

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☒ ~~MS4/ EROSION & SEDIMENT CONTROL~~ use other info sheet

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 (ESCP)~~ use other info sheet

☐ OTHER (SPECIFY) _____

CHECK 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~~ ESC permit

☐ SO-19 APPROVAL

☐ PAVING PERMIT APPROVAL

☐ GRADING/ PAD CERTIFICATION

☐ WORK ORDER APPROVAL

☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING

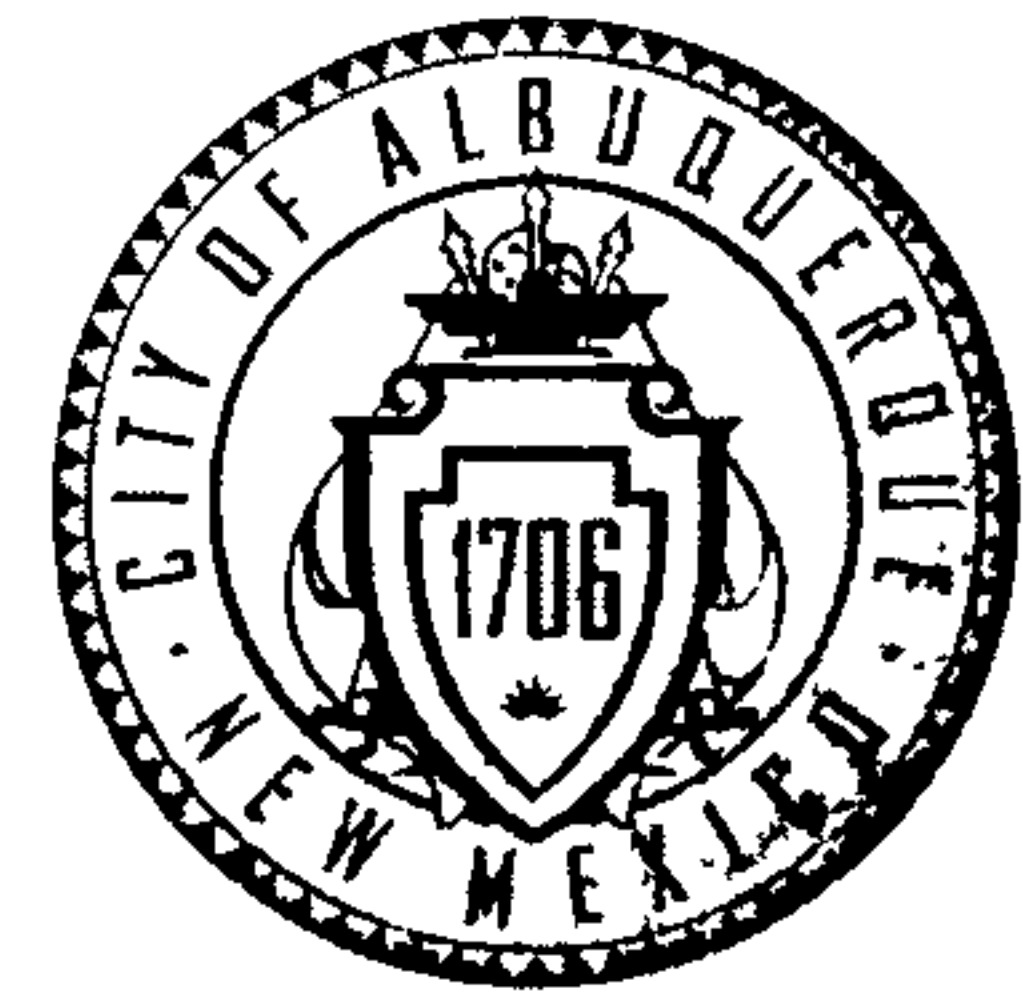
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 11/17/16 By: John Tansey

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



November 3, 2016

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

Re: day Care center
6513 Lomas Blvd. NE
Traffic Circulation Layout
Architect's Stamp 10-13-16 (J18-D045)

Dear Mr. Tansey,

Based upon the information provided in your submittal received 10-19-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please review and revise plan to provide all information listed on the attached Traffic Circulation Layout checklist.
2. Please refer to the attached Accessible Parking Checklist and revise the plan accordingly.
3. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking.
4. Identify the right of way width, medians, curb cuts, and street widths on Lomas.
5. Grades and slopes in the parking area and/or the handicap accessible parking areas appear to be too large. Please provide more detail.
6. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
7. Please list the running grade and slopes of the handicap ramp.
8. 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.
9. 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)
10. Per the zoning code, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.

PO Box 1293

Albuquerque

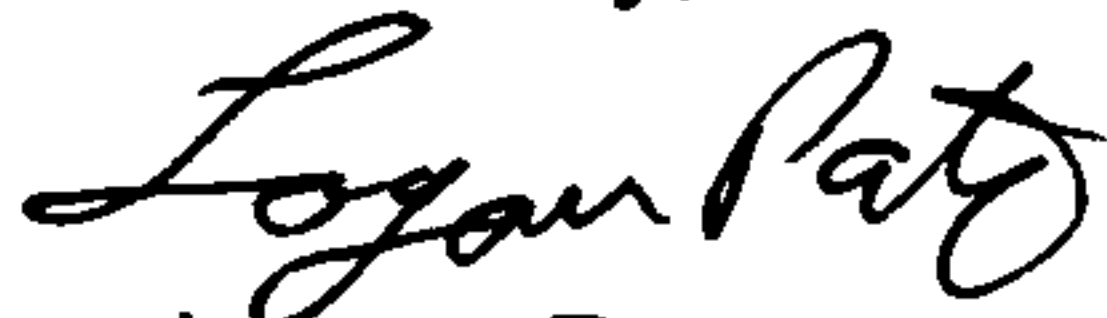
New Mexico 87103

www.cabq.gov

11. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out detail and location of barrier curb.
12. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs.
13. Show the clear sight triangle and add the following note to the plan:
"Landscaping and signage 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 the clear sight triangle."

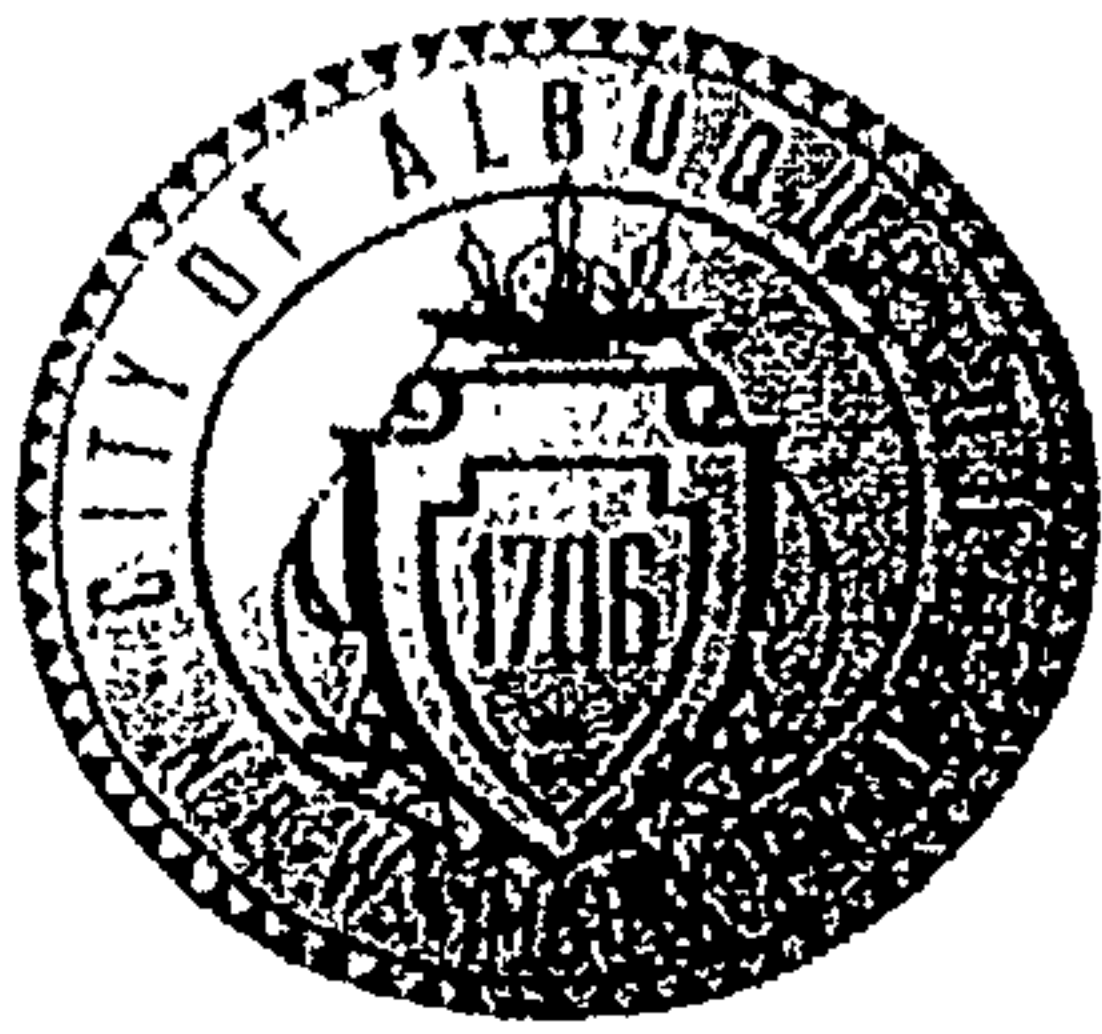
Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,



Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Day Care Center Building Permit #: T201692286 City Drainage #: J18D045

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

Legal Description: Lots 4 and 5, Block 3, Frederick A. Farr Add'n

City Address: 6513 Lomas Blvd. NE, Albuquerque, NM 87110

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: Red Tape, LLC Contact: Neal Greenbaum

Address: 113 6th St. NW, Albuquerque, NM 87102

Phone#: (505)321-5974 Fax#: _____ E-mail: nealgreenbaum@icloud.com

Architect: buffalo design, llc Contact: John Tansey

Address: 1113 Rhode Island NE, Albuquerque, NM 87110

Phone#: (505)492-0405 Fax#: _____ E-mail: jtansey@bd-llc.com

Other Contact: _____ Contact: _____

Address: _____

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

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)

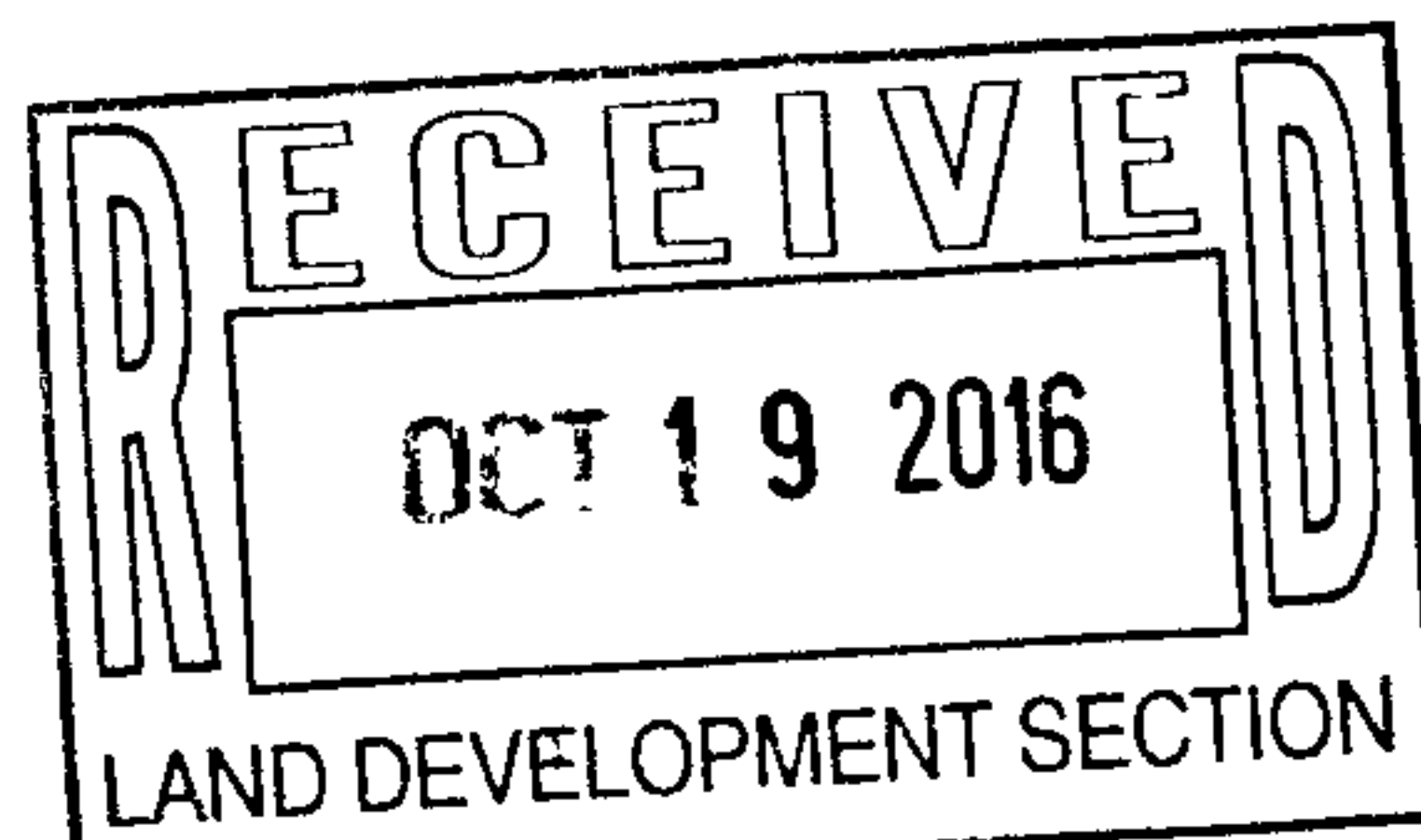
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL
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☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



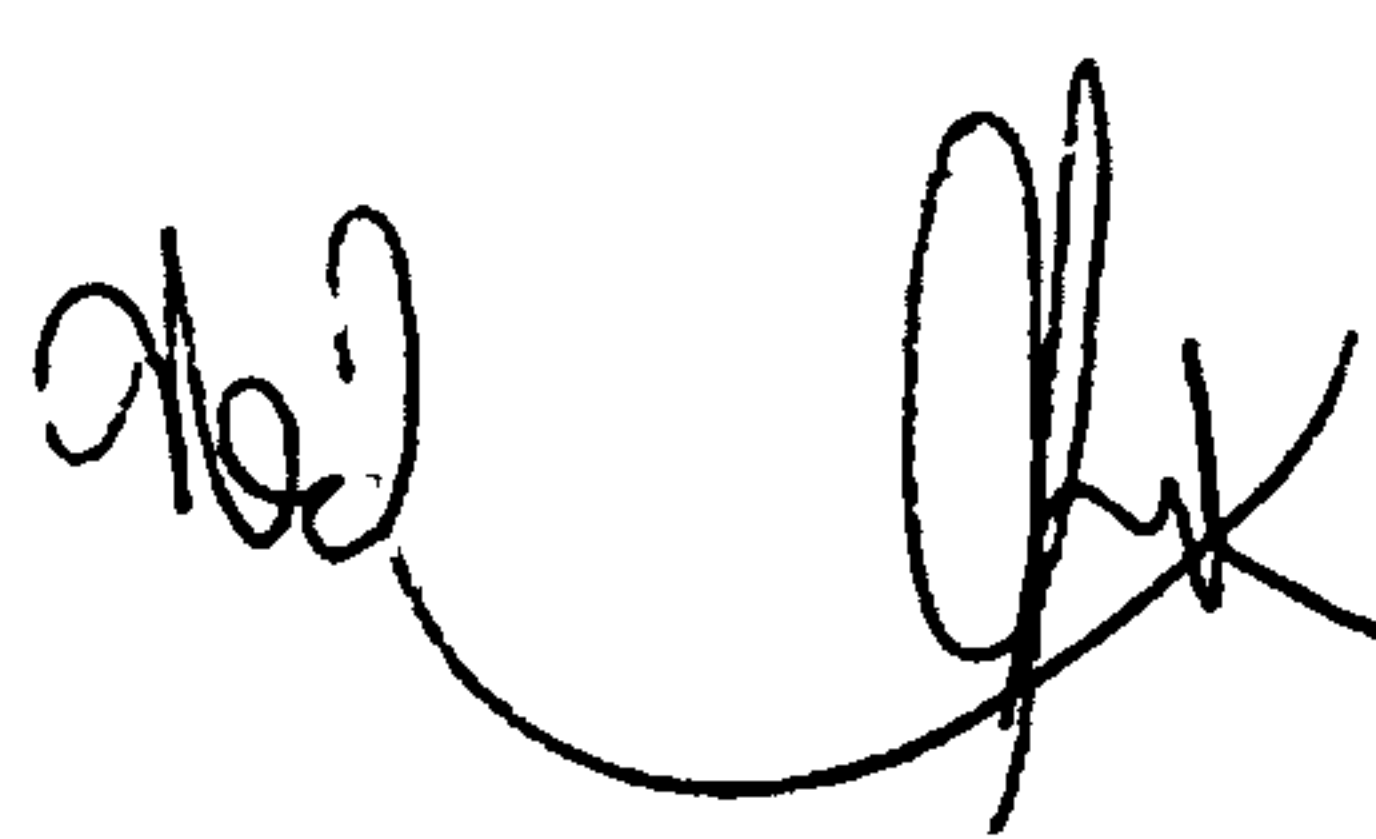
IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 10/19/2016 By: John Tansey

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

I, Neal Greenbaum own both 6509 and 6513 Lomas Blvd.
NE Albuquerque, NM 87110. I grant permission for the
entire parking lot and drive aisles to be shared by both
buildings.

Neal Greenbaum

 10/11/16