

CITY OF ALBUQUERQUE



May 25, 2017

Stephen Dunbar, R.A.
Modulus Architects
100 Sun Ave NE
Albuquerque, NM 87102

Re: Red Robin
2100 Louisianan Blvd.
Request for Certificate of Occupancy- Transportation Development
Architect's Stamp dated 9-16-16 (J19D058B)
Certification dated 3-1-17

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 5-23-17, 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) 924-3991.

Sincerely,

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

MA/RM via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

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:** _____

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) _____

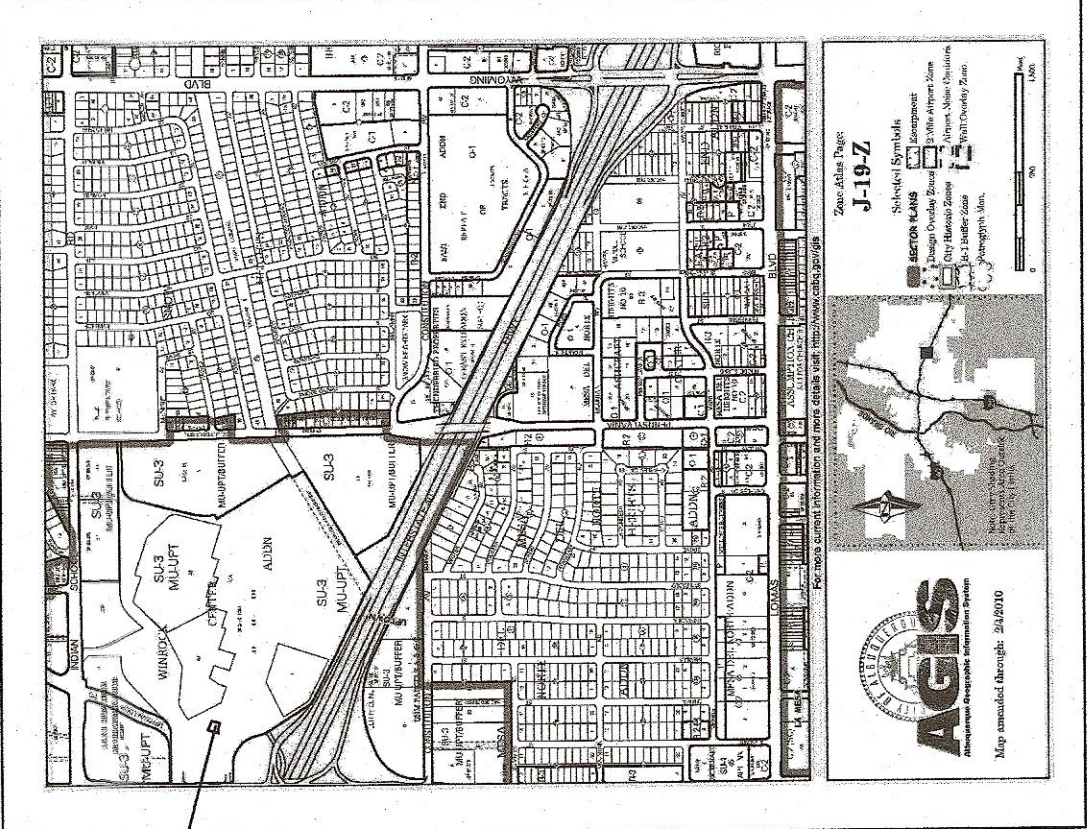
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ 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
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

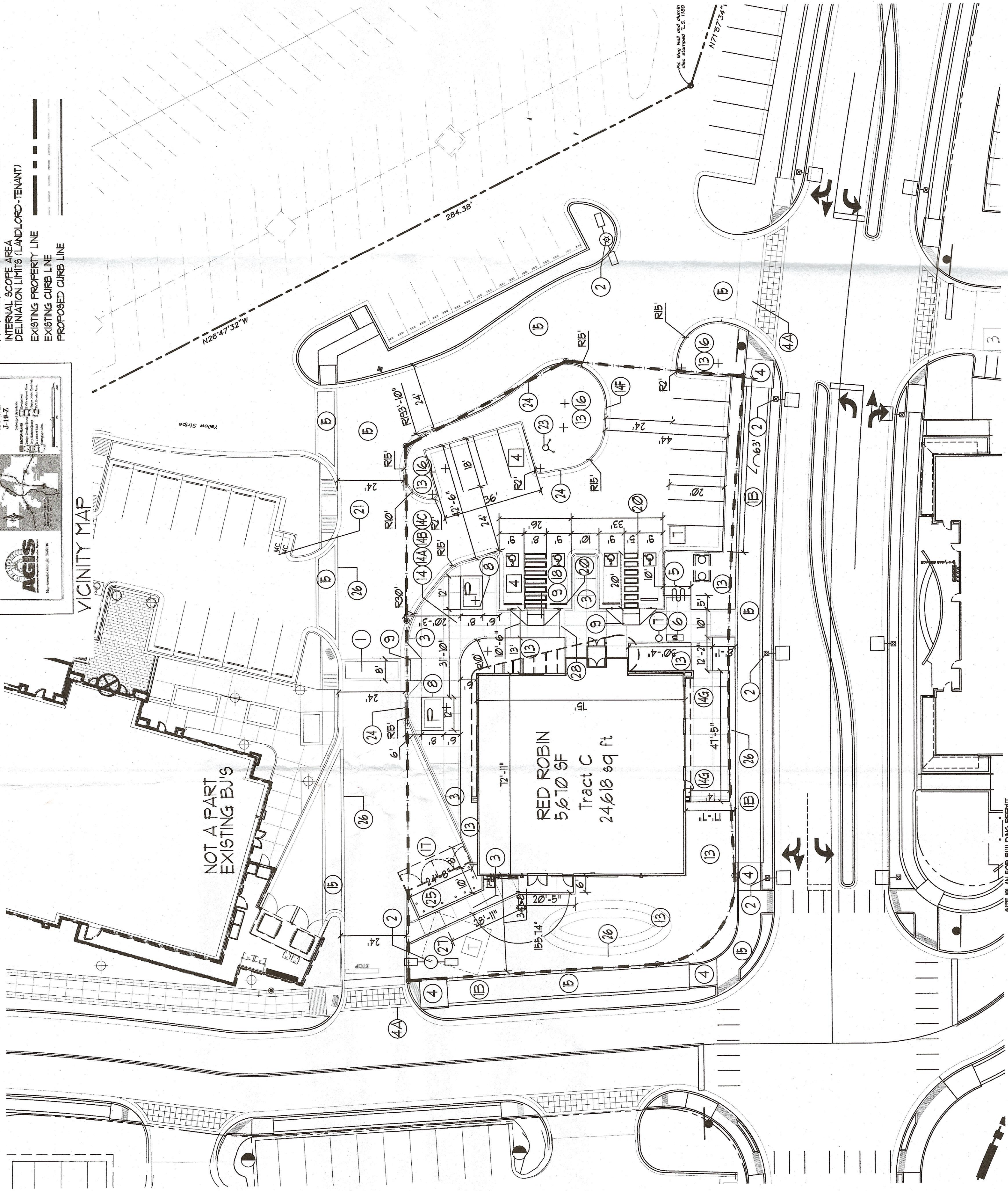


PROJECT LOCATION

PEDESTRIAN SEATING TABULATION

PEDESTRIAN SEATING TABULATION (XXXX)
WITHIN RETAIL DEVELOPED OPEN SPACE
(1) 4 PERSON BENCHES
(2) 10 PERSON BENCHES PLANTER BED WALLS
(3) 24 TOTAL PROVIDED PUBLIC SEATING
TOTAL PROVIDED PUBLIC SEATING RETAIL PHASE AREA
NOTE:
ALL CROSS WALK LOCATIONS SHALL BE MAINTAINED BY THE LANDOWNER
NOTE:
ALL LANDSCAPED AREAS TO BE DEPRESSURED BELOW ADJACENT PAVING TO ALLOW FOR PASSIVE SHEET FLOW WATER HARVESTING INTO LANDSCAPE AREAS THROUGH CONCRETE CURB NOTCHES
NOTE:
RETAIL LOT PARKING AREAS SHALL HAVE SHARED PARKING AGREEMENTS IN PLACE

- LINE TYPE LEGEND
- PHASE - CONSTRUCTION
 - FENCE LINE
 - INTERNAL SCOPE LINE
 - DELIMITATION LIMITS (LANDLORD-TENANT)
 - EXISTING PROPERTY LINE
 - EXISTING CURB LINE
 - PROPOSED CURB LINE



- KEYED NOTE:
- 1 INTEGRALLY COLORED AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 1/C11
 - 2 EXISTING 10" INTEGRALLY COLORED AND TEXTURED CONC. PEDESTRIAN STREET SIDEWALK RE: DETAIL 2/C11 (NOT A PART OF WORK SCOPE UNDER SEPARATE CONTRACT SEC-2 OVERALL SITE PLAN FOR BLDG. PERMIT)
 - 3 EXISTING LIGHTPOLE LOCATION TO REMAIN
 - 4 INTEGRALLY COLORED CONC. SIDEWALK RE: ENLARGED SIDEWALK PLAN FOR JOINT-COLOR INFORMATION 1/C13
 - 5 EXISTING HANDICAP RAMP PER COA STD. DRAWING AT 1:12 MAX SLOPE WITH TRUNCATED DORIES PER COA STANDARDS
 - 6 INDICATES EXISTING DRIVE ENTRANCE PER CITY STD. DETAIL
 - 7 INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 1/C12
 - 8 TYPICAL BIKE RACK GRAPHIC SYMBOL - [Symbol]
 - 9 BENCH LOCATION PROVIDED AND INSTALLED BY RED ROBIN
 - 10 TYPICAL BENCH GRAPHIC SYMBOL - [Symbol] RE: DET. 3/C13
 - 11 TRASH RECEPTACLE PROVIDED AND INSTALLED BY REDROBIN RE: DET. 3/C13
 - 12 8" HIGH INTEGRALLY COLORED CONC. RAISED BED/SEATING LANDSCAPE AREA RE: DETAIL 9/C11
 - 13 TYPICAL PLANTING BED GRAPHIC SYMBOL - [Symbol]
 - 14 HANDICAP RAMP RE: 15/C11
 - 15 HANDICAP RAMP RE: 16/C11
 - 16 HANDICAP RAMP RE: 12/C11
 - 17 HANDICAP RAMP RE: 11/C11
 - 18 INDICATES 'OPEN SPACE' LANDSCAPE AREAS GC TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
 - 19 INDICATES 'DEVELOPED OPEN SPACE' AREA LOCATION RE: PLAN AND LANDSCAPE PLAN FOR INFO
 - 20 INDICATES 'DEVELOPED OPEN SPACE' 40% INTEGRATED LANDSCAPE / SEATING AREA RE: KEYED NOTE 8
 - 21 INDICATES 'DEVELOPED OPEN SPACE' 40% INTEGRATED LANDSCAPE AREA
 - 22 INDICATES 'DEVELOPED OPEN SPACE' 15% LANDSCAPE SHADE TREE LOCATION
 - 23 LANDSCAPE PLAN FOR SHADE TREE INFO
 - 24 INDICATES 1" CURB CUT TO ALLOW FOR PASSIVE WATER SHEET FLOW HARVESTING FROM ADJACENT PAVEMENT SURFACE TO PROPOSED LANDSCAPE PLANT BEDS RE: DETAIL 1/A11 FOR NOTCH DETAIL
 - 25 INDICATES PROPOSED RESTAURANT OUTDOOR OPEN AIR PATIO WITH NON FIXED SEATING RE: DETAIL 9 3D/ 3E/ 3F/ C13
 - 26 NOT A PART-EXISTING SIDEWALK CURBS AND RAMPES AS INSTALLED UNDER PREVIOUSLY APPROVED SECTION-2 SITE PLAN FOR BUILDING PERMIT.
 - 27 6" HIGH CONC. ISLAND RE: DET. 4/C11
 - 28 RE: SITE GRADING PLAN FOR INFO
 - 29 SERVICE YARD. RE: CIVIL SHEET C-101 FOR SERVICE YARD PAVEMENT DETAILS
 - 30 H.C. PARKING STALL RE: DET. 5/C12
 - 31 NOT USED
 - 32 WHEELSTOP RE: DET. 5/C12
 - 33 INDICATES EXISTING MOTORCYCLE PARKING STALL LOCATION NOTE: EACH ON-SITE STALL MEASURES 4' X 8' IN SIZE RE: SITE PLAN FOR LOCATIONS RE: DET. 1/C12 FOR 'MOTOR CYCLE PARKING' SIGN DETAIL
 - 34 NOT USED
 - 35 EXISTING HYDRANT LOCATION TO REMAIN
 - 36 INDICATES PROPOSED CURBING TO RECEIVE FIRE STRIPE PAINT CURB RED IN COLOR
 - 37 INDICATES SERVICE YARD REFUSE BIN LOCATION NOTE: REFUSE BIN PROVIDED BY COA SOLID WASTE DEPT. GC SHALL PROVIDE FOUR-REINFORCED CONCRETE PAD AND SCREEN WALL (RE: DET. 1/A1)
 - 38 DASHED LINE INDICATES PROJECT SCOPE AREA LIMITS.
 - 39 EXISTING BUS/REDROBIN PAD MOUNT TRANSFORMER LOCATION TO REMAIN GENERAL CONTRACTOR SHALL PROVIDE SECONDARY/CONDUITS/TRENCHING/FEEDERS AS REQUIRED BY POWER PROVIDER 'D6' LETTER REQUIREMENTS.
 - 40 CONCRETE FLUTE-SIDEWALK CULVERT RE: DET. 12/C12

SITE DEVELOPMENT PLAN APPROVAL

SU-3 BROWARD COUNTY URBAN CENTER

FILE NO: 100-2002-
RECEIVED BY:
DATE: 12/10/16

PLANNING DIRECTOR:
DATE: 12/10/16

10 AA-100 12-
DOES NOT APPLIES FOR SOLID WASTE, HYDROLOGY OR UTILITIES

MODULUS ARCHITECTS

100 SUN AVE. N.E. SUITE 305
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

PARKING TABULATION

SITE DATA TABLE	SITDOWN RESTAURANT - RED ROBIN
LEGAL DESCRIPTION	PARCEL 1-A-1 WINROCK CENTER ADDITION
TOTAL ACRES	24,618 SF
EXISTING ZONING	61-3 PL-UPT
PROPOSED USE	RESTAURANT
BUILDING SIZE	5,610 SF
TOTAL PARKING PROVIDED:	15 SPACES (WITHIN PHASE AREA)
TOTAL PARKING REQ:	12 SPACES (5,610 SF/1000 X 2-12 SPACES)
HC PROVIDED:	2 SPACES
HC REQUIRED:	2 SPACES
BIKE SPACES PROVIDED:	1 SPACES
BIKE SPACES REQUIRED:	1 SPACES
MOTORCYCLE SPACES PROVIDED:	2 SPACES
MOTORCYCLE SPACES REQUIRED:	1 SPACES

SITE PLAN FOR BUILDING PERMIT

SCALE: 1"=20'

MOTORCYCLE
PARKING
ONLY

Dillard's