

CITY OF ALBUQUERQUE



April 13, 2017

Stephen Dunbar, RA
Modulus Architects
100 sun Ave NE
Albuquerque, NM

Re: Red Robin
2100 Louisianan Blvd
30-Day Temporary Certificate of Occupancy- Transportation Development
Architect's Stamp dated 9-16-16 (J19-D058B)
Certification dated 3-1-17

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 4-10-17, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. 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:

1. 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)

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

MA via: email
C: CO Clerk, File



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

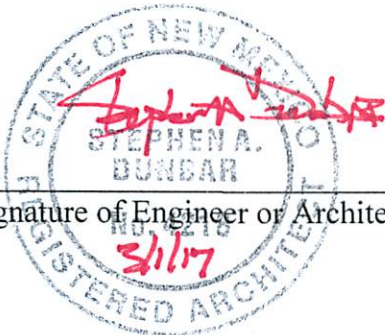
DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

TRAFFIC CERTIFICATION

I, Stephen Dunbar , NMRA 4218 , of the FIRM MODULUS ARCHITECTS INC.
Hereby certify that this project is in substantial design compliance with and in accordance
with the design intent of the APPROVED PLAN DATED 9/16/16(AA). The record
information edited onto the original design document has been obtained by Stephen
Dunbar of the firm MODULUS ARCHITECTS INC. I further certify that I have
personally visited the site on 2/27/17 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 FINAL CERTIFICATE OF OCCUPANCY.

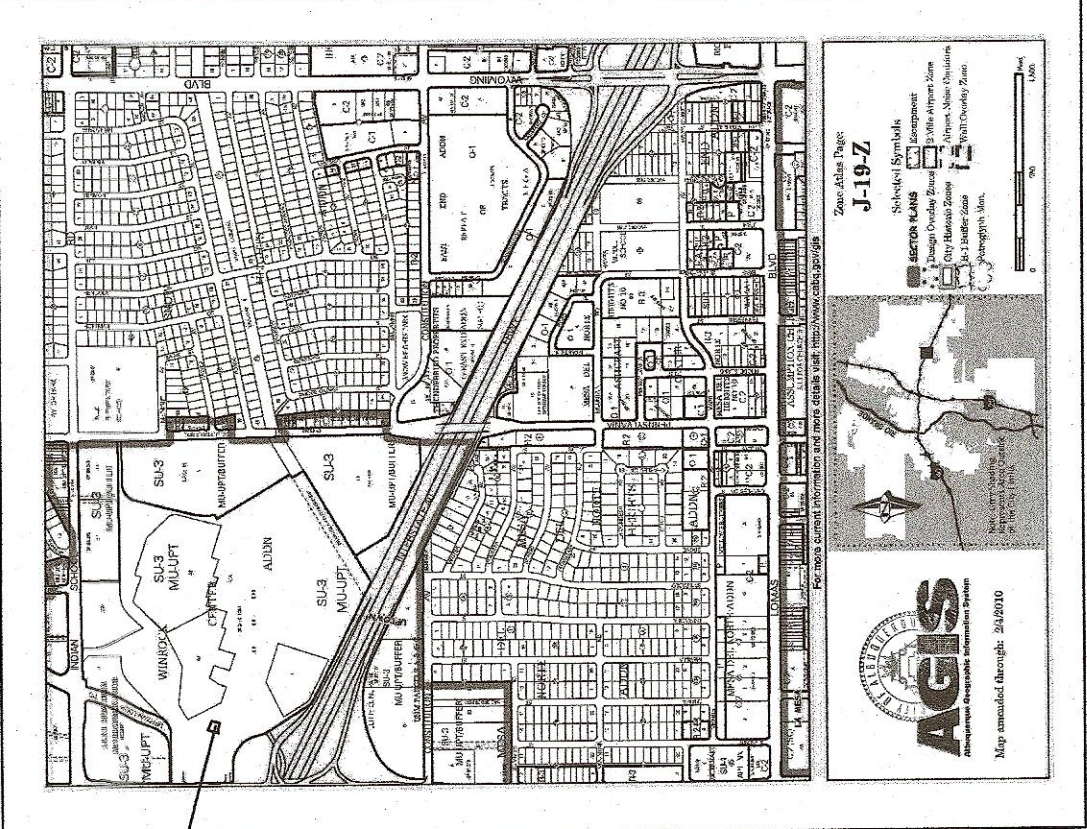
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY
COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE
OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE
RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT
VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER
PURPOSE.



Signature of Engineer or Architect

ARCHITECT'S STAMP

Date



PROJECT LOCATION

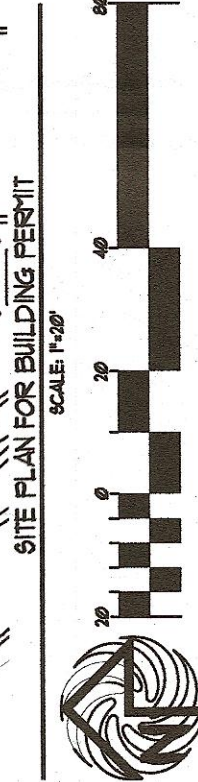
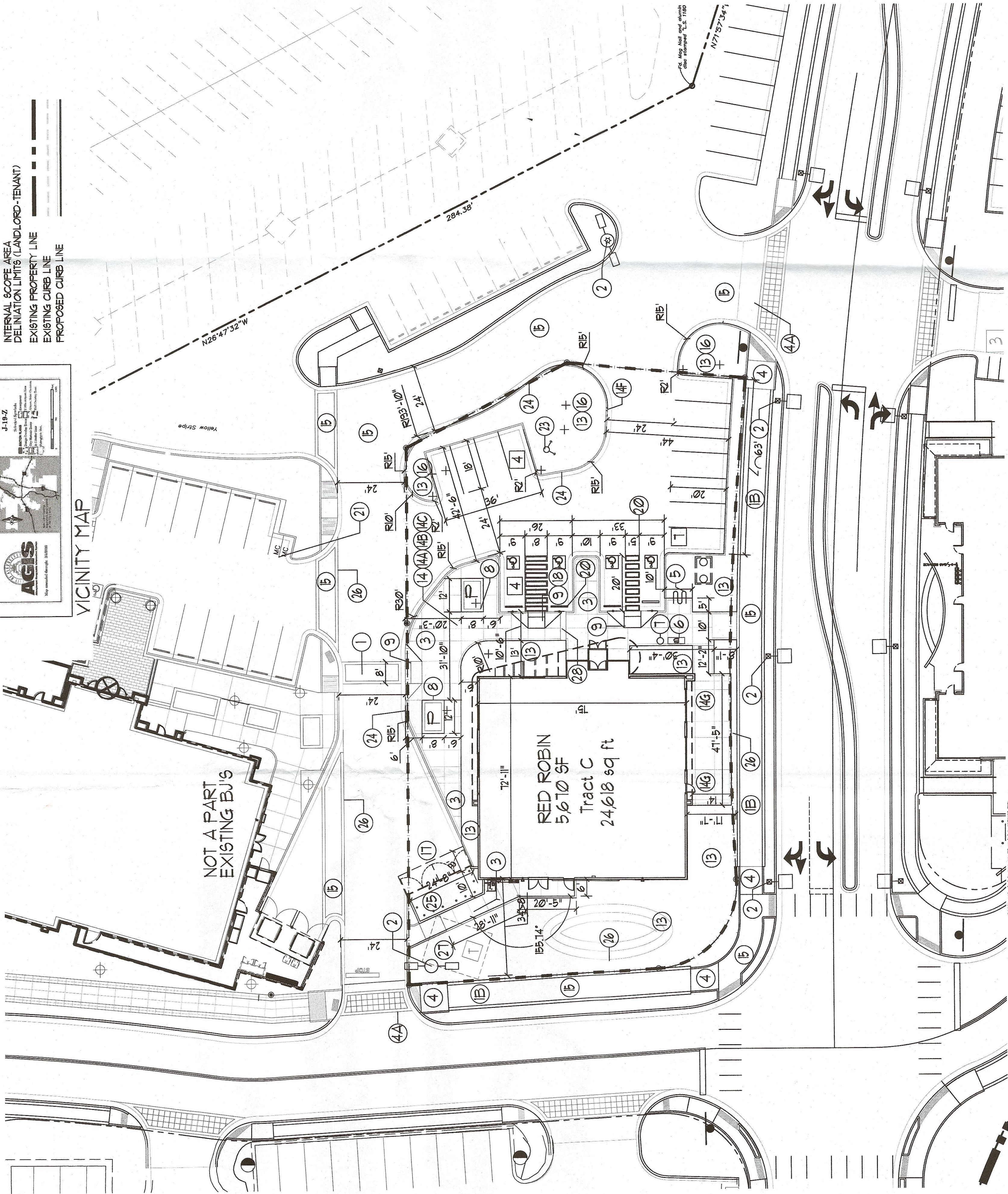
PEDESTRIAN SEATING TABULATION

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 SEAT
TOTAL PROVIDED PUBLIC SEAT 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



SITE PLAN FOR BUILDING PERMIT

- 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 STANDARD
 - 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: 100-2002-2

APPROVED BY: [Signature]

DATE: 12/10/16

PLANNING DIRECTOR

10 AA-100 12-1

DOES NOT APPLIES FOR SOLID WASTE, HYDRAULIC, 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 UNIROCK CENTER ADDITION
TOTAL ACRES	24,618 SF
EXISTING ZONING	60-3 PL-UP
PROPOSED USE	RESTAURANT
BUILDING SIZE	56,100 SF
TOTAL PARKING PROVIDED:	15 SPACES (WITHIN PHASE AREA)
TOTAL PARKING REQ:	12 SPACES (5,610 SF/1000 X 2-10 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