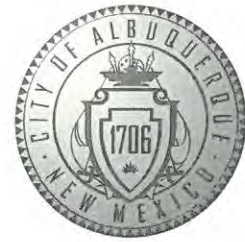


CITY OF ALBUQUERQUE



October 20, 2017

Stephen Dunbar, R.A.
Modulus Architects
100 Sun Ave. NE
Albuquerque, NM 87109

**Re: Section-8 Shops/ Winrock Town Center, 2100 Louisianan Blvd.
Request for Certificate of Occupancy
Transportation Development Final Inspection**
Architect's Stamp dated 07-12-16 (J19D058E)
Certification dated 06-28-17

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 10-16-17, and pictures on 10-20-17, 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 Monica Ortiz at (505) 924-3981 or me at (505)924-3991.

Sincerely,

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

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

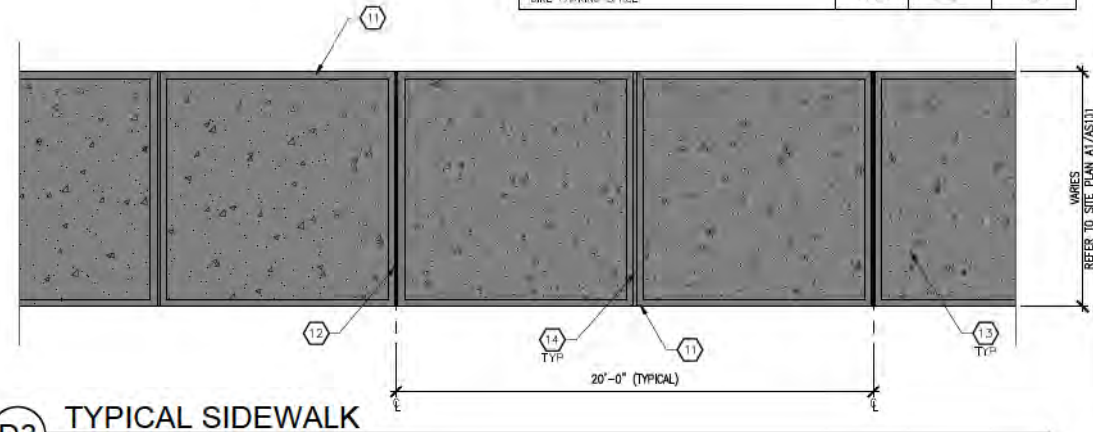
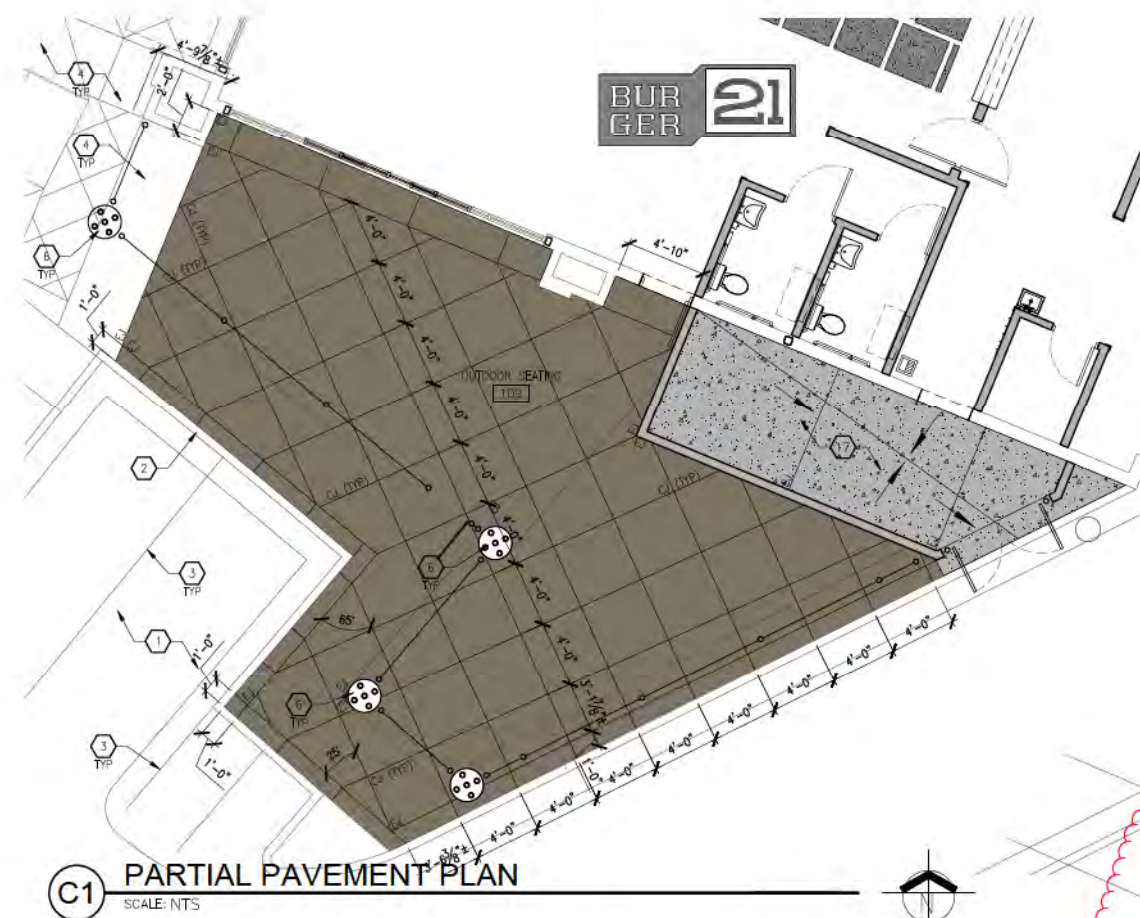
I, Stephen Dunbar , NMRA 4218 , of the FIRM MODULUS ARCHITECTS INC.
Hereby certify that this project is in substantial design compliance with and in accordance
with the design intent of the APPROVED PLAN DATED 7/12/16(DRB). The record
information edited onto the original design document has been obtained by Stephen
Dunbar of the firm MODULUS ARCHITECTS INC. I further certify that I have
personally visited the site on 6/27/17 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.

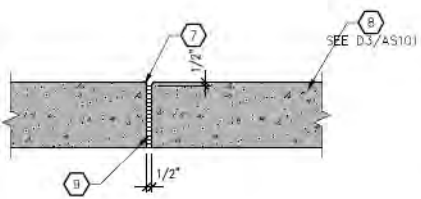
 ARCHITECT'S STAMP

Signature of Engineer or Architect

Date

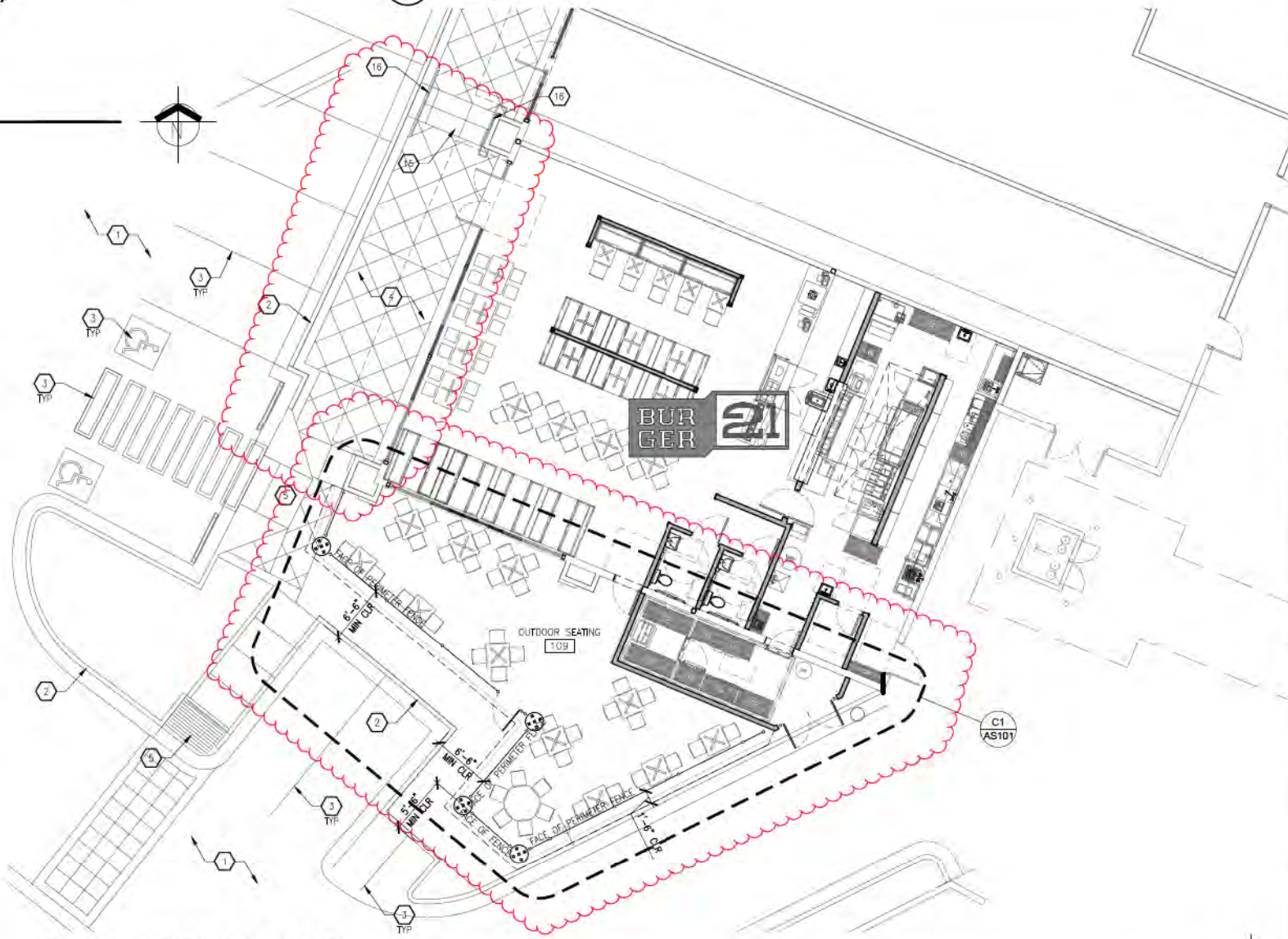


B1 CONCRETE CONTROL JOINT
SCALE: 1-1/2" = 1'-0"



A1 CONCRETE EXPANSION JOINT
SCALE: 1-1/2" = 1'-0"

A2 PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0"



PARKING CALCULATION			
BUILDING AREA	# SEATS	AREA (SQUARE FEET)	
BURGER 21 RESTAURANT	143	2,382 SF	
KITCHEN AREA	4	777 SF	
TOTAL	147	3,159 SF	
PARKING REQUIREMENTS	RATIO	REQUIRED	PROVIDED
BURGER 21 RESTAURANT	1/4 SEATS	36 SPACES	36 SPACES
KITCHEN AREA	1/200 SF	4 SPACES	4 SPACES
ACCESSIBLE PARKING SPACE	1/25 SPACES	2 SPACES	2 SPACES
MOTORCYCLE PARKING SPACE	---	2 SPACES	2 SPACES
BIKE PARKING SPACE	---	---	---

- GENERAL NOTES**
1. "C" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
 2. INDICATED ELEVATIONS ARE BASED ON A FINISHED FLOOR OF 100'-0".
 3. REFER TO A2/A101 FOR COLUMN LOCATIONS AND ADDITIONAL INFORMATION ON OUTDOOR SEATING AREA.
- KEYED NOTES**
1. EXISTING PAVEMENT TO REMAIN AND PROTECTED FOR THE DURATION OF THE PROJECT.
 2. EXISTING CONCRETE CURB AND OUTLET TO REMAIN AND PROTECTED FOR THE DURATION OF THE PROJECT.
 3. EXISTING PAVEMENT MARKING TO REMAIN.
 4. EXISTING CONCRETE SIDEWALK TO REMAIN.
 5. EXISTING ACCESSIBLE RAMP TO REMAIN.
 6. PATIO DECORATIVE COLUMN: REFER TO A2/A101 AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 7. 1/2" EXPANSION JOINT MATERIAL WITH 1/4" RADIUS ON EXPOSED EDGES @ 20'-0" OC MAXIMUM.
 8. CONCRETE SIDEWALK.
 9. 1/2" EXPANSION JOINT MATERIAL.
 10. 1/2" WIDE TOOLED JOINT WITH 1/4" RADIUS ON EXPOSED EDGES @ 6'-0" OC MAXIMUM.
 11. SMOOTH TOOLED FINISH.
 12. CONCRETE EXPANSION JOINT: REFER TO A1/AS101.
 13. CONCRETE SIDEWALK.
 14. CONCRETE CONTROL JOINT: REFER TO B1/AS101.
 15. CONCRETE STAIRS.
 16. TS HANDRAIL.
 17. SLOPE CONCRETE AT 1/4" PER FOOT IN DIRECTION INDICATED ON PLAN.

- GRAPHIC LEGEND**
- CONCRETE COLOR TO MATCH DAVIS COLORS - CHARCOAL
 - 4,000 PSI SEALED CONCRETE SLAB.
 - EJ CONCRETE EXPANSION JOINT: REFER TO A1/AS101.
 - CJ CONCRETE CONTROL JOINT: REFER TO B1/AS101.
 - SLOPE DIRECTION: MAINTAIN A CONTINUOUS 1/4" PER FOOT SLOPE, UNLESS OTHERWISE NOTED.
- KEY PLAN**
-

MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
STEPHEN A. DUNBAR
No. 4218
REGISTERED ARCHITECT
07/27/2017

PROJECT TITLE
BURGER 21 - Crafted Burgers & Shakes
2100 LOUISIANA BLVD. NE, Suite #818
ALBUQUERQUE, NEW MEXICO 87110

PROJECT NUMBER
DEVIN NGUYEN

JOB NO.
PB-Burger 21

DRAWN BY:
DTN

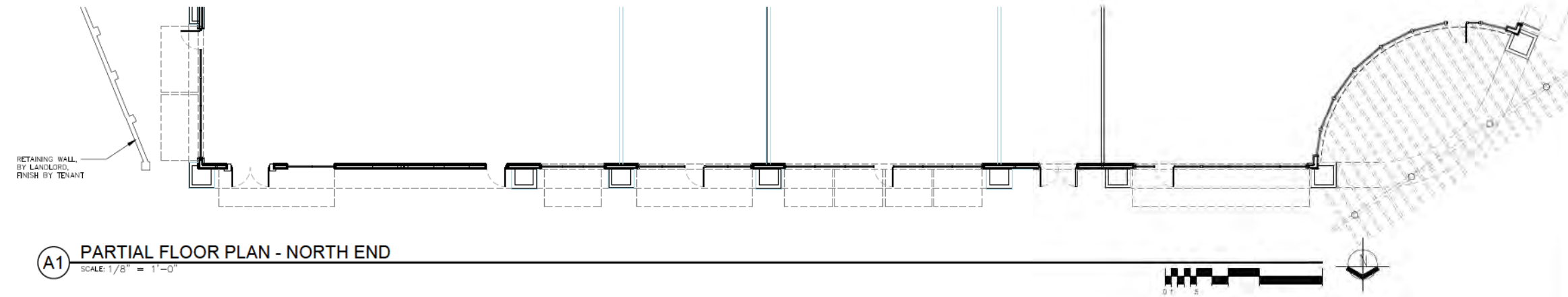
SHEET TITLE
PARTIAL SITE PLAN

DATE:
03.09.2017

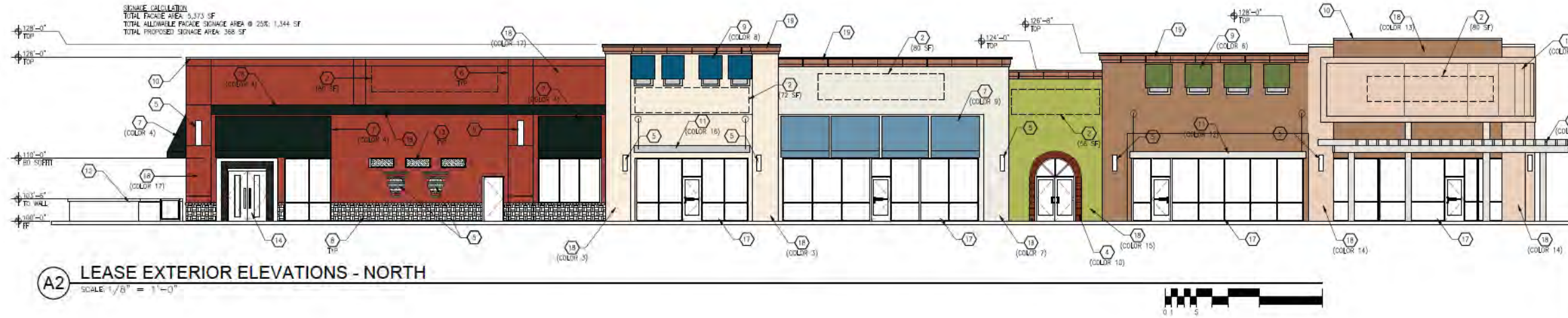
SCALE:
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SHEET NO.
AS101

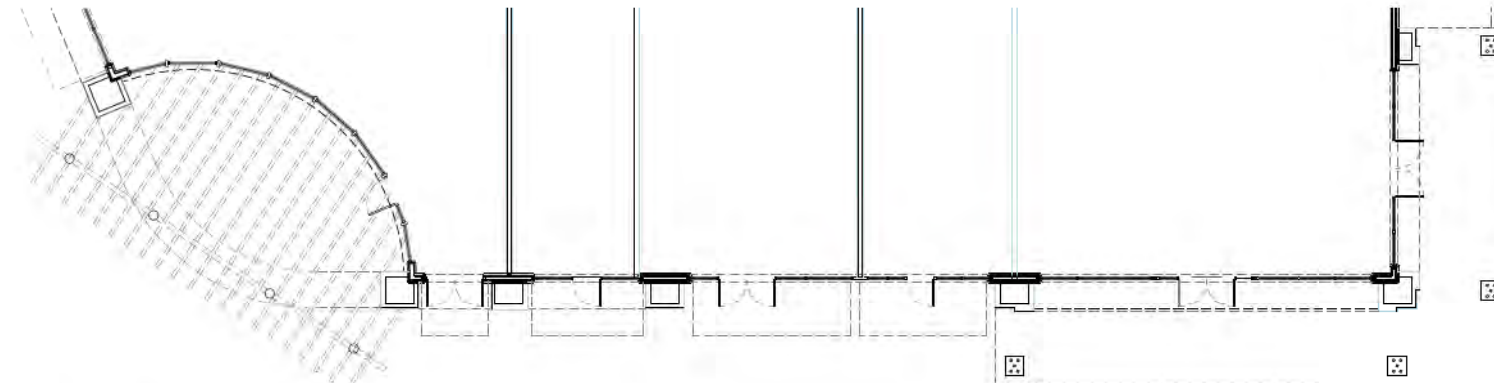
ADMINISTRATIVE AMENDMENT - WINROCK SECTION 8 (08.07.2017)



A1 PARTIAL FLOOR PLAN - NORTH END
SCALE: 1/8" = 1'-0"



A2 LEASE EXTERIOR ELEVATIONS - NORTH
SCALE: 1/8" = 1'-0"



A3 PARTIAL FLOOR PLAN - NORTHWEST END
SCALE: 1/8" = 1'-0"



A4 LEASE EXTERIOR ELEVATIONS - NORTHWEST
SCALE: 1/8" = 1'-0"

GRAPHIC LEGEND

	FEVERISH PINK SW6859 (COLOR 1)		ALABASTER WHITE SW7008 (COLOR 7)		SMOKE BROWN DE8111 (COLOR 13)
	SEASHELL GRAY SW7675 (COLOR 2)		PPG1156-6 MOUNTAIN LAKE BLUE (COLOR 8)		ENGLISH SCOPE DE8108 TAN (COLOR 14)
	STO 32122 LIGHT TAN (COLOR 3)		PPG1159-5 STORMY RIDGE BLUE (COLOR 9)		STO 46 16-535 OLIVE GREEN (COLOR 15)
	SHERBELL - BLACK (COLOR 4)		SW6839 ROYCROFT COPPER RED (COLOR 10)		SW1071 GRAY SCREEN (COLOR 16)
	SHERBELL - LOGO RED (COLOR 5)		SOFTER TAN SW6141 (COLOR 11)		STO 23003 STRAW RED (COLOR 12)
	PPG1153-5 SLATE GREEN (COLOR 6)		PPG1008-1 GYPSUM WHITE (COLOR 12)		FAVORITE TAN SW6154 (COLOR 18)

GENERAL NOTES

A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.

B. ELEVATIONS REFLECT DESIGN INTENT BY TENANT AND THEIR ARCHITECT(S) AND SHALL BE CONVEYED AND PERMITTED THROUGH A SEPARATE CONTRACT.

KEYED NOTES

1. STUCCO SIGNAGE BAND BY LANDLORD

2. DASHED LINE INDICATES SIGNAGE BY TENANT

3. PAINTED TUBE STEEL TRILLES SYSTEM BY LANDLORD

4. 2" STUCCO BAND OUT BY LANDLORD

5. SURFACE MOUNTED LIGHT FIXTURE, BY TENANT WITH REASONABLE LANDLORD APPROVAL

6. ALUMINUM STUCCO REVEAL STOCKTON ALUMINUM STUCCO REVEAL OR EQUAL

7. OVERHEAD CANVAS CANOPY, BY TENANT

8. CERAMIC TILE VENEER, BY TENANT

9. CANVAS AROUND PAULI LUMBERS BY TENANT

10. 4" GALVANIZED METAL COILING

11. OVERHEAD METAL SHADE STRUCTURE BY TENANT

12. RETAINING WALL BY OWNER, FINISHES BY TENANT

13. HIGH WINDOW BY TENANT

14. CUSTOM DOORS BY TENANT

15. PAINTED TUBE STEEL CANOPY STRUCTURE BY TENANT

16. GLASS PANEL FENCING BY TENANT

17. SCHEDULED STORMFRONT FRAME TO BE DARK BRONZE IN COLOR

18. STUCCO FINISH NOTES TO GRAPHIC LEGEND BELOW FOR COLOR SCHEDULE

19. CORNICE

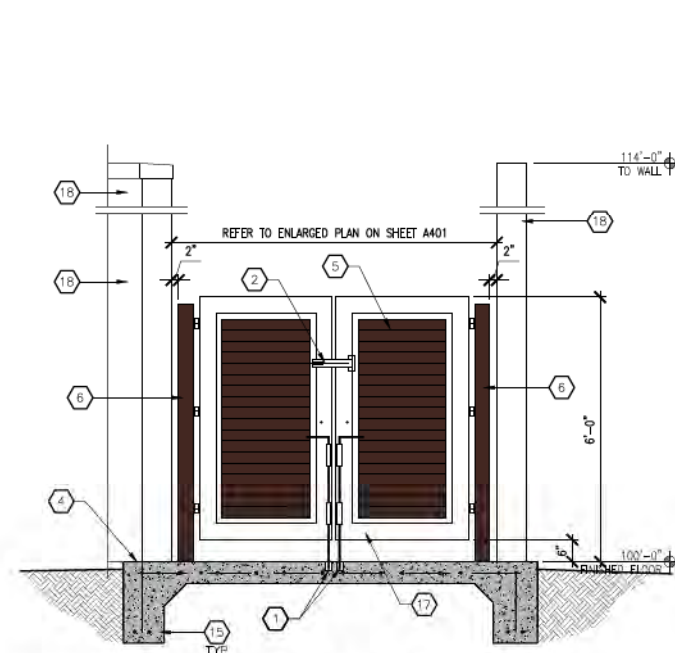
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MODULUS ARCHITECTS
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

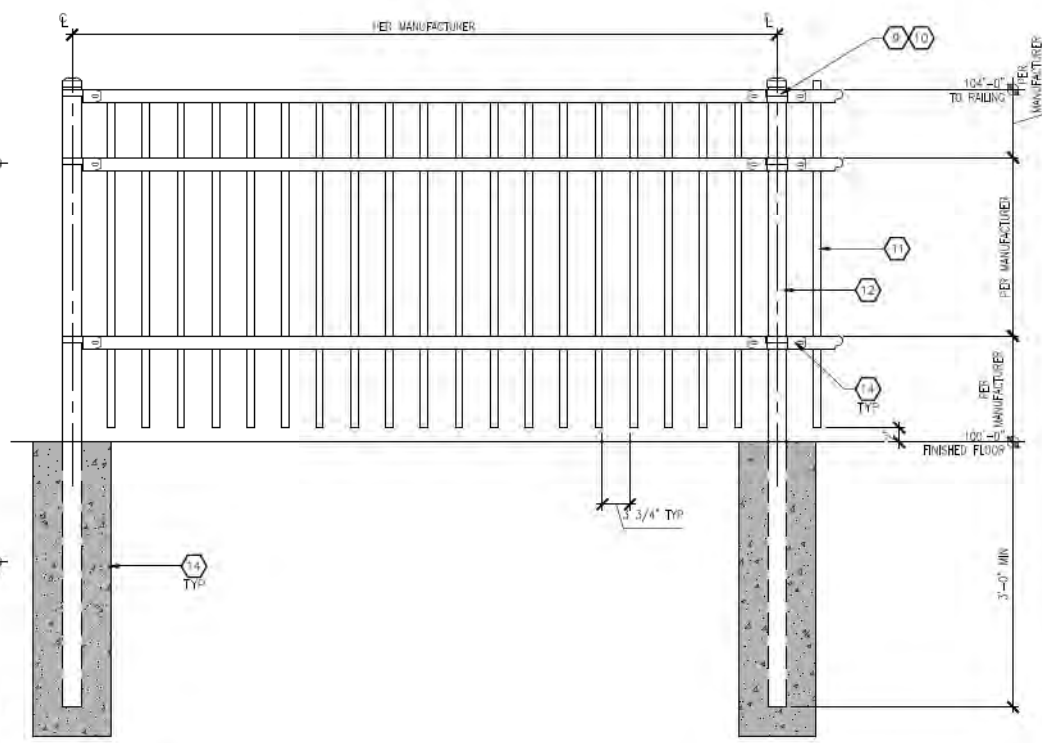
ADMINISTRATIVE AMENDMENT — WINROCK SECTION 8

PROJECT TITLE: WINROCK — SECTION 8
ALBUQUERQUE, NM 87109
PROJECT NUMBER: DEVIN NGUYEN
SHEET TITLE: ELEVATIONS — TENANT ELEVATIONS

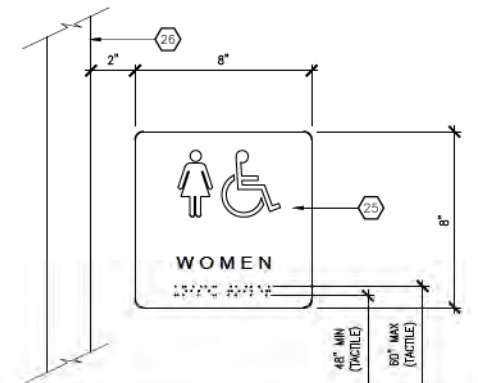
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A101



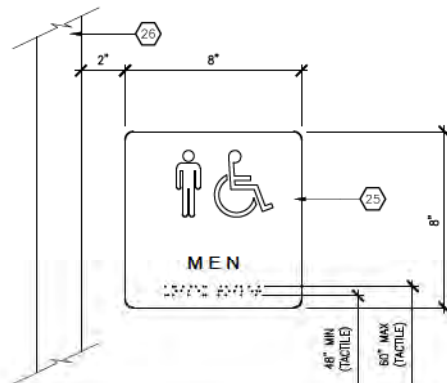
C2 WROUGHT IRON GATE - ELEVATION
SCALE: 1/2" = 1'-0"



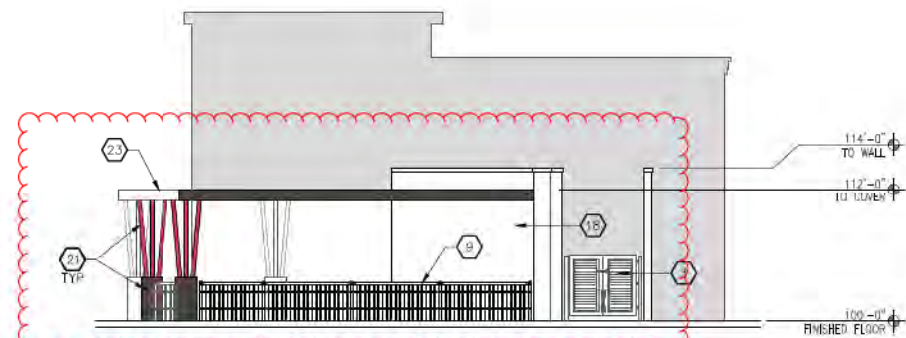
C4 RAILING ELEVATION
SCALE: 1" = 1'-0"



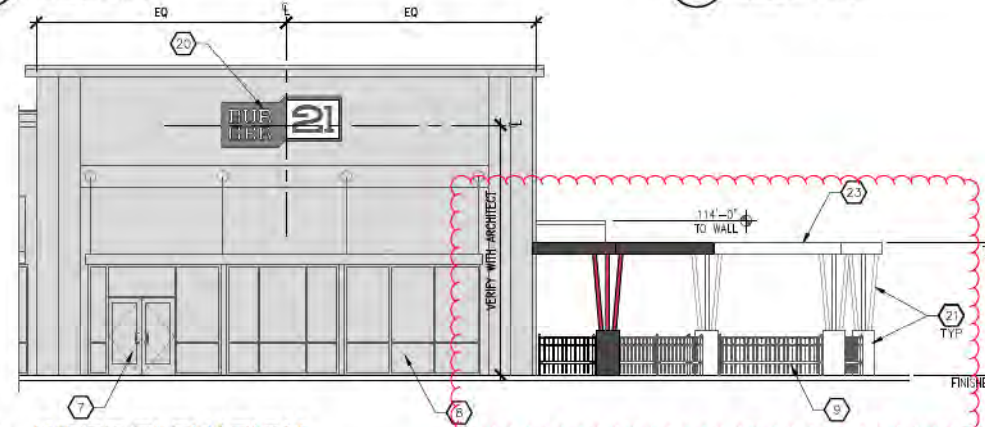
B1 "WOMEN" PLASTIC SIGNAGE
SCALE: 3" = 1'-0"



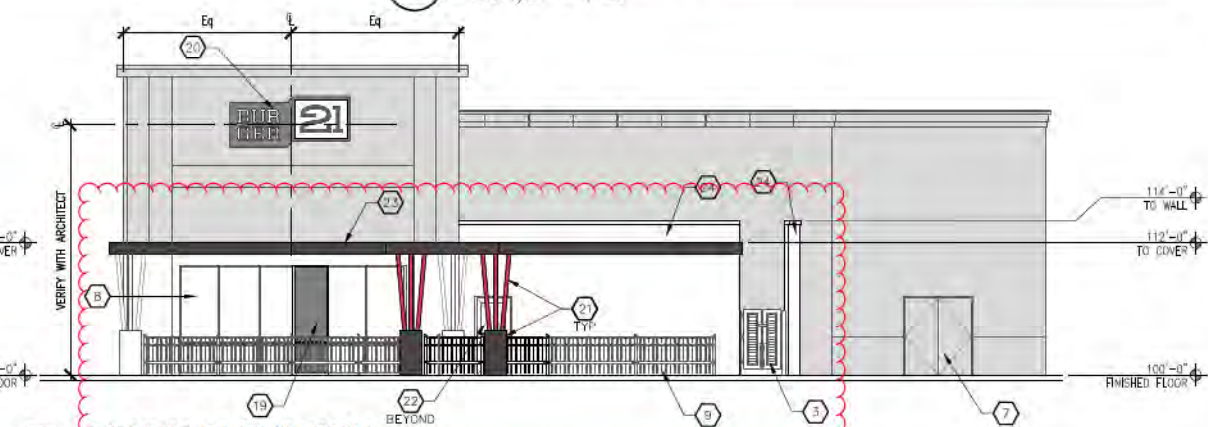
B2 "MEN" PLASTIC SIGNAGE
SCALE: 3" = 1'-0"



B4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



A3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
- REFER TO LIGHTING PLAN ON SHEET E101 FOR ADDITIONAL LIGHTING INFORMATION.
- PLASTIC SIGNAGE ARE TO COMPLY WITH ADA STANDARDS AND ICC117.1. PROVIDE PICTOGRAMS, THE NAMES "MEN" AND "WOMEN" AND BRAILLE.
- INDICATED ELEVATIONS ARE BASED ON A FINISHED FLOOR OF 100'-0".

KEYED NOTES

1. DRILL HOLE IN CONCRETE SLAB FOR GATE TURN.
2. WROUGHT IRON LATCH AND HASP. PAINT FINISH TO MATCH GATE.
3. ENCLOSURE GATE. REFER TO C2/A201 FOR ADDITIONAL INFORMATION.
4. 8" CONCRETE PAD (4,000 PSI).
5. CORRUGATED METAL PANEL. MCDROY METAL U-PANEL OR EQUAL WITH MYNAR 500 PSF PVDF FINISH SYSTEM (COLOR TO MATCH SHERWIN WILLIAMS BREWERY BROWN SW6058).
6. 4" DIAMETER GATE POST. PAINT FINISH TO MATCH ADJACENT CORRUGATED METAL PANEL.
7. EXISTING DOOR AND FRAME TO REMAIN.
8. EXISTING STONEFRONT TO REMAIN AND PROTECTED FOR THE DURATION OF THE PROJECT.
9. RAILING SYSTEM: AMERSTAR - ECHOLON II MAESTIC 4 RAIL OR EQUAL.
10. PAINT FINISH COLOR TO BE SELECTED BY ARCHITECT.
11. 4" PICKET PER MANUFACTURER.
12. RAILING POST. SIZE PER MANUFACTURER.
13. RAILING BRACKET PER MANUFACTURER.
14. CONCRETE FOOTING PER MANUFACTURER'S RECOMMENDATION.
15. STRUCTURAL FOUNDATION. REFER TO STRUCTURAL DRAWINGS.
16. FINISHED GRADE TO SLOPE AWAY FROM STRUCTURE.
17. WROUGHT IRON LATCH AND HASP. PAINT FINISH TO MATCH GATE.
18. W/MP ENCLOSURE. REFER TO WALL SECTION ON SHEET A101 FOR ADDITIONAL INFORMATION.
19. SCHEDULED STONEFRONT. REFER TO A201 FOR ADDITIONAL INFORMATION.
20. SIGNAGE BY OTHERS. CONTRACTOR TO PROVIDE ELECTRICAL POWER.
21. CONCRETE, PIERCEMENT AND DECORATIVE COLUMNS. REFER TO A1/A121 FOR ADDITIONAL INFORMATION.
22. RELOCATED DOOR. PROVIDE NEW ALUMINUM FRAME WITH MATCHING FINISH.
23. PATIO COVER. REFER TO ROOF PLAN ON SHEET A121 FOR ADDITIONAL INFORMATION.
24. NEW WALL ENCLOSURE. 2-1/2" STAINLESS STEEL SYSTEM OVER 20ga METAL LATH. MATCH EXISTING ADJACENT STUCCO IN FINISH, TEXTURE AND COLOR.
25. PLASTIC SIGNAGE WITH RAISED LETTERING.
26. EDGE OF WALL OR DOOR FRAME ON LATCH SIDE OF DOOR. PROVIDE BACKER PLATE IF ON GLASS.

GRAPHIC LEGEND

- EXISTING WALL CONSTRUCTION TO REMAIN.
- NEW WALL CONSTRUCTION.
- PORTION OF EXISTING CONSTRUCTION TO REMAIN AND PROTECTED FOR THE DURATION OF THE PROJECT.

REVISION		BY		DATE		REV	

MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
STEPHEN A. DUNBAR
No. 4218
REGISTERED ARCHITECT
07/27/2017

ADMINISTRATIVE AMENDMENT - WINROCK SECTION 8 (08.07.2017)

PROJECT TITLE: BURGER 21 - Crafted Burgers & Shakes
2100 LOUISIANA BLVD. NE Suite #818
ALBUQUERQUE, NEW MEXICO 87110

DESIGNER: DEVIN NGUYEN
JOB NO.: PB-Burger 21
DRAWN BY: DJN

DATE: 03.09.2017
SCALE: AS NOTED

SHEET TITLE: EXTERIOR ELEVATIONS
A201

