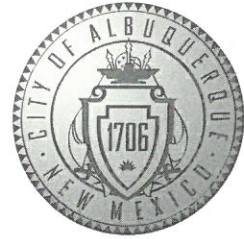


CITY OF ALBUQUERQUE



February 5, 2020

Kevin Kofchur
Dekker/Perich/Sabatini
7601 Jefferson Ave SW
Albuquerque, NM 87109

Re: Defined Fitness
8020 Central Ave SW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 8-9-18 (AA) (K10D045)
Certification dated 1-29-20

Dear Mr. Kofchur,

Based upon the information provided in your submittal received 1-30-20, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. 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:

- All 5 foot ADA access aisles missing the required language. NO PARKING. Please add. The ADA access aisle 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) (SEE ATTACHED PHOTO)

Once these corrections are complete, email pictures showing the changes to PLNDRS@cabq.gov, and epgomez@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3981.
Sincerely,

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

GENERAL SHEET NOTES

- A. DIMENSIONS ARE IN FEET - TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
B. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS
C. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE
D. SITE PLAN SHALL COMPLY WITH LOCAL ZONING AND FEDERAL ADA STANDARDS & GUIDELINES
E. STANDARD PARKING SPACES ARE 9'-0" X 18'-0" PER ABO ZONING CODE 14-16-3-1
F. HANDICAP ARE 9'-0" X 20'-0" ACCESSIBLE PARKING TO COMPLY WITH IBC-2009 SECTION 1106.6

PROJECT DATA

LEGAL DESCRIPTION: TR 7 PLAT OF UNSER CROSSING
SITE AREA: 4.72 ACRES (205,603 SF)
EXISTING ZONING: C-2
BUILDING SF: 38,533 SF
PLAZA REQUIREMENTS: 800 SF REQUIRED / 2,148 SF PROVIDED

PARKING CALCULATIONS

PARKING CALCULATIONS COMPLY PER ABO ZONING CODE 14-16-3-1

PARKING REQUIRED: 38,533 SF / 150 = 257 SPACES
TRANSIT DISCOUNT: 15% OF 257 SPACES = 39 SPACES

REQUIRED PARKING: 257 - 39 = 218 SPACES
PARKING PROVIDED: 294 SPACES

HANDICAP ACCESSIBLE PARKING
REQUIRED: 8 SPACES
PROVIDED: 8 SPACES

MOTORCYCLE PARKING
REQUIRED: 5
PROVIDED: 5

BICYCLE PARKING
REQUIRED: 15
PROVIDED: 15

*TRANSIT DISCOUNT OF 15% TAKEN DUE TO THE FACT THAT SITE IS ADJACENT TO A REGULAR ALBUQUERQUE TRANSIT SYSTEM ROUTE

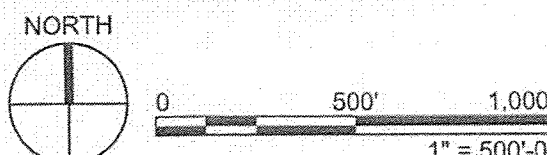
SHEET KEYED NOTES

- NOT ALL KEYED NOTES USED ON SHEET
1. CONCRETE SIDEWALK
2. TRASH ENCLOSURE, SEE: B4/AA1.2
3. PARKING STRIPING, 4" WIDE WHITE PAINT
4. CONCRETE HEADER CURB, SEE: A1/AA1.2
5. CONCRETE CURB AND GUTTER, SEE: A2/AA1.2
6. CONCRETE CONTROL JOINT, SEE: B1/AA1.2
7. ACCESSIBLE CONCRETE CURB RAMP A/B/C/D, SEE: C3, C4, D4, D3/AA1.2
8. EXISTING CONCRETE CURB RAMP A/B/C/D, SEE: C3, C4, D4, D3/AA1.2
9. ASPHALT DRIVE PAVING
10. COLORED, CAST IN PLACE CONCRETE SIDEWALK
11. ACCESSIBLE PARKING, SEE: D5/AA1.2
12. ACCESSIBLE PAVEMENT MARKING, SEE: C5/AA1.2
13. ACCESSIBLE PARKING SIGN, SEE: B2/AA1.2
14. PARKING BUMPER
15. STOP SIGN, SEE: B2/AA1.2
16. 8' SITE WALL W/ PERFORATED SCREEN @ OUTDOOR WORKOUT AREA
17. OVERHEAD, ARCHITECTURAL
18. DIRECTIONAL PAVEMENT ARROWS, SEE: B3/AA1.2
19. PREFABRICATED SHADE STRUCTURE
20. MONUMENT SIGN PER CITY REQUIREMENTS
21. MOTORCYCLE PARKING
22. MOTORCYCLE PARKING SIGN, SEE: B2/AA1.2
23. ELECTRICAL METERS
24. 7' PERFORATED METAL GATE, SEE: C1/AA1.2
25. EXISTING FIRE HYDRANT
26. LIGHT POLE BASE
27. FIRE LANE STRIPING, SEE: D1/AA1.2
28. BICYCLE RACK, SEE: C5/AA1.2
29. ELECTRICAL TRANSFORMER
30. KNOX BOX

LEGEND

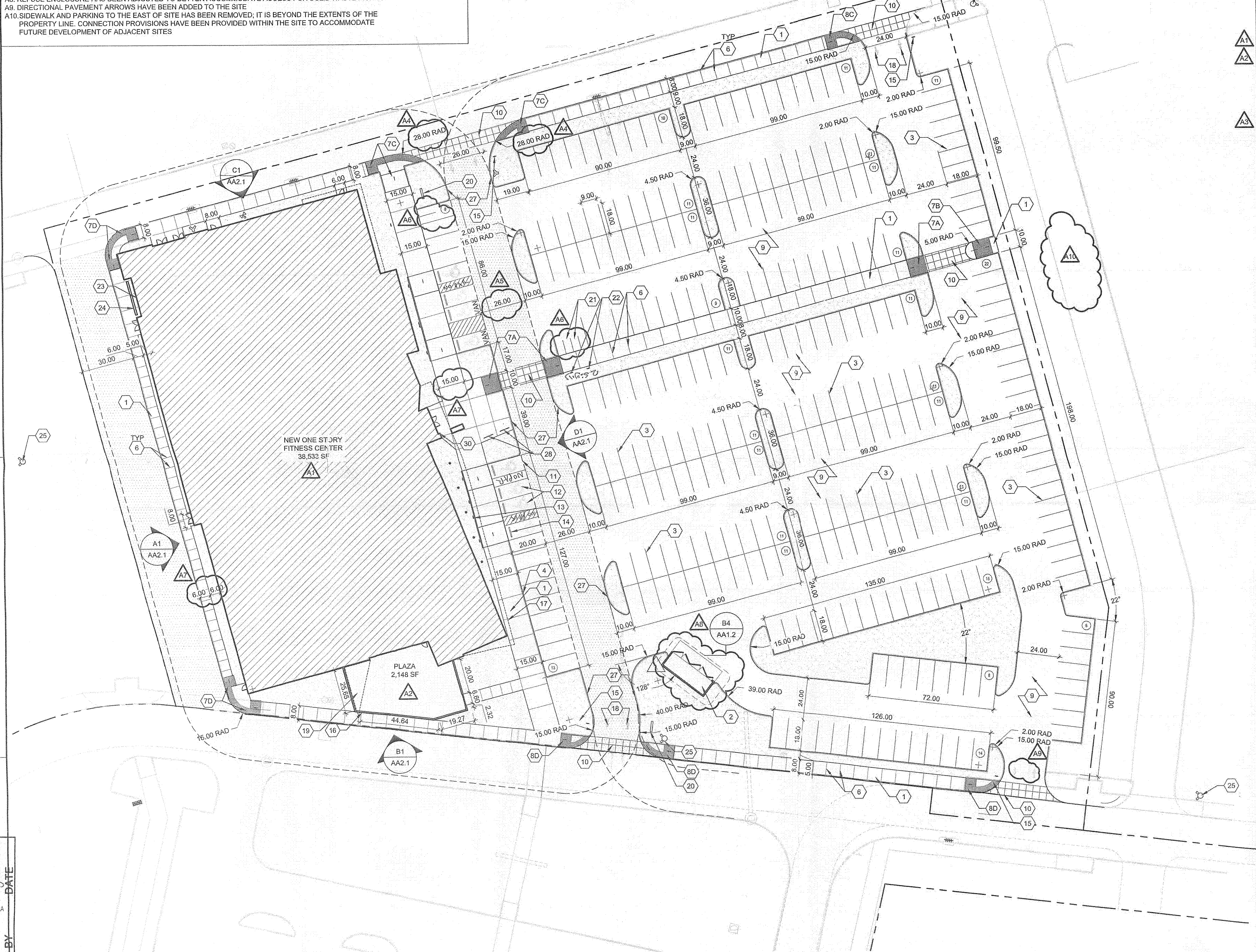
- PROPERTY LINE
FIRE LANE
ACCESSIBLE PARKING
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
POST INDICATOR VALVE
BUILDING FOOTPRINT
HEAVY ASPHALT FOR FIRE ACCESS
LANDSCAPED AREA, SEE LANDSCAPE
NOTED CHANGE TO APPROVED EXISTING SDP

VICINITY MAP



NOTED CHANGES TO APPROVED EXISTING SDP

- A1. BUILDING SQUARE FOOTAGE REDUCED FROM 40,000SF TO 38,533SF, A 3.8% CHANGE IN SF. REMAINS IN COMPLIANCE WITH IDO SECTION 14-16-6-4(Y), TABLE 6-4-5 OF A MAXIMUM ALLOWABLE 10% CHANGE
A2. PLAZA SQUARE FOOTAGE REDUCED FROM 3,773SF TO 2,148SF. REMAINS IN COMPLIANCE WITH UNSER CROSSINGS DESIGN GUIDELINES SECTION F OF THE REQUIRED 800SF PLAZA
A3. PROVIDED PARKING HAS BEEN REDUCED FROM 347 TO 294 SPACES. REMAINS IN COMPLIANCE WITH CITY OF ALBUQUERQUE ZONING CODE, 14-16-3-1 WHICH REQUIRES 218 SPACES
A4. PRIOR APPROVED CURB CUT WITH RAMPS OF 15' RADIUS HAVE CHANGED TO A 28' RADIUS TO ACCOMMODATE FIRE TRUCK ACCESS. ALL OTHER EXISTING CURBS TO REMAIN AT 15' RADII
A5. DRIVING AISLE TO EXTEND FROM 24' TO 26' TO ACCOMMODATE FIRE TRUCK ACCESS AS PER CITY OF ALBUQUERQUE FIRE ORDINANCE CH1, SECTION 503.2.1
A6. MOTORCYCLE PARKING LOCATION HAVE BEEN REVISED TO 2 LOCATIONS AT THE FRONT OF THE BUILDING
A7. A CONTINUOUS SIDEWALK OF 6' HAS BEEN LOCATED AROUND THE PERIMETER OF THE BUILDING, EXCEPT FOR FRONT OF BUILDING TO REMAIN AT 15', PER UNSER CROSSINGS DESIGN GUIDELINES
A8. REFUSE ENCLOSURE HAS BEEN ADJUSTED TO BETTER ACCOMMODATE ACCESS FOR SOLID WASTE PICK-UP
A9. DIRECTIONAL PAVEMENT ARROWS HAVE BEEN ADDED TO THE SITE
A10. SIDEWALK AND PARKING TO THE EAST OF SITE HAS BEEN REMOVED, IT IS BEYOND THE EXTENTS OF THE PROPERTY LINE. CONNECTION PROVISIONS HAVE BEEN PROVIDED WITHIN THE SITE TO ACCOMMODATE FUTURE DEVELOPMENT OF ADJACENT SITES



Note:
Needs updated
G&D plan for
subject site.

ADMINISTRATIVE AMENDMENT
FILE # 2018-11 PROJECT # 2018-11
Business center smaller footprint,
revised elevations, adjusted parking,
landscape per original approval
APPROVED BY DATE
C9 Aug 2018



A1

SITE PLAN

1" = 30'-0"

0 30' 60'



OPTION 1 - ACCESSIBLE PARKING

Car Parking space 8' wide minimum with access side 5' wide
 Van parking Space 8' wide minimum with access side 8' wide

January 29, 2020

DEKKER
PERICH
SABATINI

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

**Re: Transportation Final Certificate of Occupancy
Defined Fitness
8020 Central Ave. SW**

To Whom It May Concern:

I, Jeremy Shelton, NMRA no.4187 of the firm Dekker/Perich/Sabatini, hereby certify that the above referenced project is substantially compliant in accordance with the approved August 09, 2018 Administrative Amended Site Plan, per our visit to the site on January 16, 2020.

The following item differs from the attached AA Site Plan based on our findings from the previously mentioned site visit but still meets the design intent:

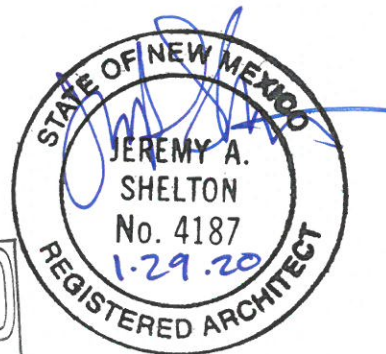
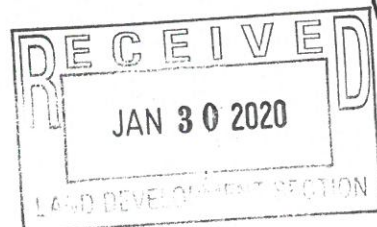
1. Contractor Installed anchored truncated dome mats at the landing areas of all accessible ramp areas in lieu of the truncated domed pavers reflected in the drawings.

This certification is submitted in support of a request for Final Certificate of Occupancy. The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above mentioned building. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact myself or Kevin Kofchur at 761-9700, thank you.

Very truly yours,
Dekker/Perich/Sabatini Ltd.

Jeremy Shelton AIA, CSI, LEED AP
Principal



City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

01/30/2020 Issued By: E08375 365617

Permit Number: 2018 061 934

Category Code 970

Application Number: 18REV-61934, Review: Drain Plan-Lomr-Traffic Impact

Address:

Location Description: DEFINED FITNESS

Project Number: null

Applicant

DEKKER PERICH SABATINI
CHRIS GUNNING
7601 JEFFERSON NE SUITE 100
ALBUQUERQUE NM 87109

Agent / Contact

chrisg@dpsabq.com

Application Fees

REV Actions	\$75.00
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TOTAL:	\$75.00
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City of Albuquerque Treasury
Date: 1/30/2020 Office: AMEX
Stat ID: Cashier: 43322
Batch: 11051 Trans #: 31
Permit: 2018061934
Receipt Num 00620122
Payment Total: \$75.00
0909 REV Actions
VISA Tendered : \$75.00



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: DEFINED FITNESS Building Permit #: 2019-21462 Hydrology File #: K100045
DRB#: N/A EPC#: N/A Work Order#: N/A
Legal Description: UNDER CROSSING, TRACT 7; UPL # 101005 710709730308
City Address: 8020 CENTRAL AVE. SW

Applicant: DEKKER/PERICH/SABATINI Contact: ROLAND DELYSER
Address: 7601 JEFFERSON ST. NE
Phone#: 761-9700 Fax#: _____ E-mail: Roland@wapsdesign.org

Other Contact: DEKKER/PERICH/SABATINI Contact: KEVIN KOCHER
Address: 7601 JEFFERSON ST. NE
Phone#: 761-9700 Fax#: _____ E-mail: Kevin@wapsdesign.org

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

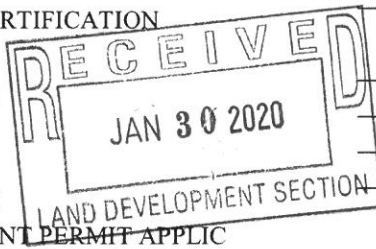
Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____



DATE SUBMITTED: 1/30/2020 By: KEVIN KOCHER

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____