

# CITY OF ALBUQUERQUE



November 5, 2018

Tate Fishburn, R.A.  
Tate Fishburn Architect  
PO Box 2941  
Corrales, NM 87048

**Re: Winfield TI,  
7501 Meridian Pl. NW Suite B-1  
Request for Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 9-05-18 (K10D023G)  
Certification dated 10-31-18**

Dear Mr. Fishburn

Based upon the information provided in your submittal received 10-31-18, 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.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

1. Please add motorcycle spaces and signs per approved TCL plan.
2. Please add Bicycle Rack.
3. Please remove construction debris and equipment.

NM 87103

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](mailto:PLNDRS@cabq.gov) prior to submittal. If you have any questions, please contact me at (505) 924-3981.

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

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

EG via: email  
C: CO Clerk, File

T A T E F I S H B U R N A R C H I T E C T

October 31, 2018

Hydrology Development-TCL  
City of Albuquerque  
600 2<sup>nd</sup> St., N.W., Second Floor West  
Albuquerque, NM

Ref: **TCL Certification**  
7501 Meridian Place, NW Suite B-1

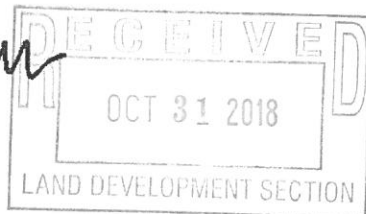
I, Tate Fishburn, NMRA #3550, of the firm Tate Fishburn Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL-1 dated 09-05-18 and approved 09-06-18. The site was built per the approved design document with minor changes as shown on provided copy. I further certify that I have personally visited the project site on 10-31-2018 and have determined by visual observation that the TCL plan 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 Traffic Circulation Layout certification.

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 it's accuracy before using it for any other purpose.



Tate Fishburn  
Architect

10-31-2018





# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

**Project Title:** Winfield T1 **Building Permit #:** BP-2018-28268 **Hydrology File #:** K1000239  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Lot 5 Meridian Business Park  
**City Address:** 7501 Meridian Place, NW Suite B-1

**Applicant:** Brunacini Development Ltd Co **Contact:** Angelo  
**Address:** PO Box 6363 7550 Meridian Pl NW ABQ NM 87197  
**Phone#:** 833-2928 **Fax#:** \_\_\_\_\_ **E-mail:** abrunacini@brunacini.com

**Other Contact:** Tate Fishburn Architect **Contact:** Tate  
**Address:** PO Box 2941 Corrales NM 87048  
**Phone#:** 899-9338 **Fax#:** \_\_\_\_\_ **E-mail:** tatefishburn@msn.com

Check all that Apply:

IS THIS A RESUBMITTAL?:  Yes  No

**DEPARTMENT:**

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION

**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) \_\_\_\_\_

**TYPE OF SUBMITTAL:**

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



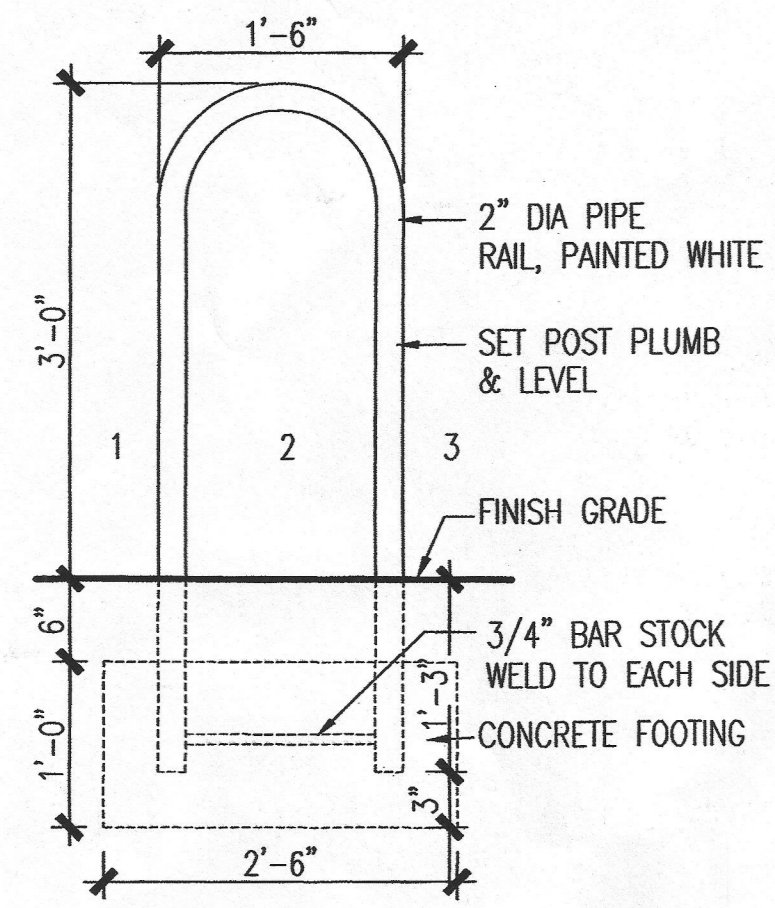
**DATE SUBMITTED:** 10/31/2018 **By:** Tate Fishburn

COA STAFF:

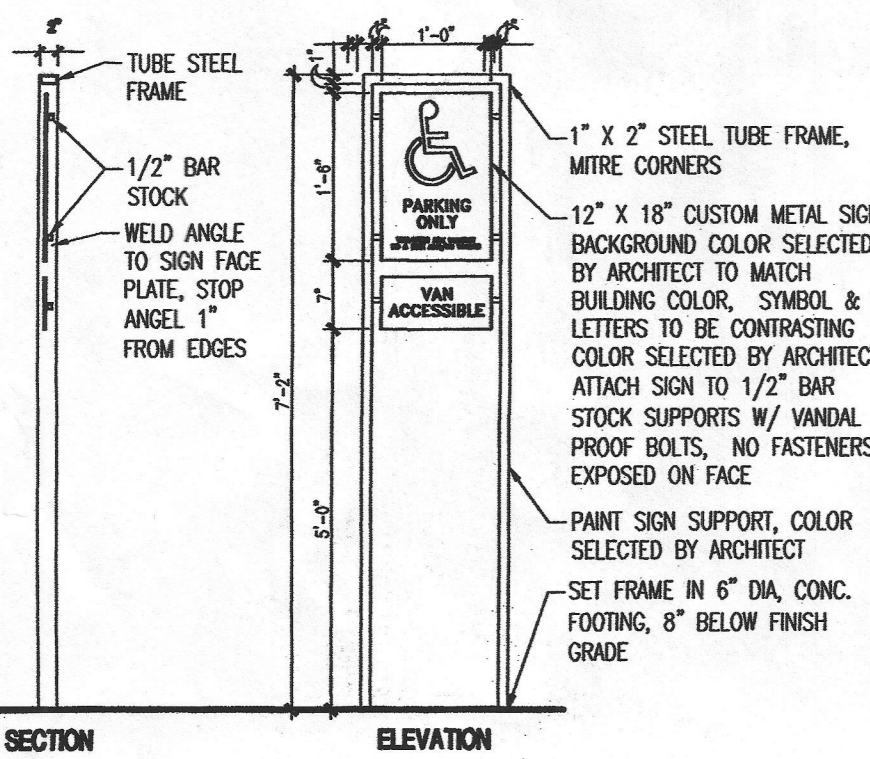
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

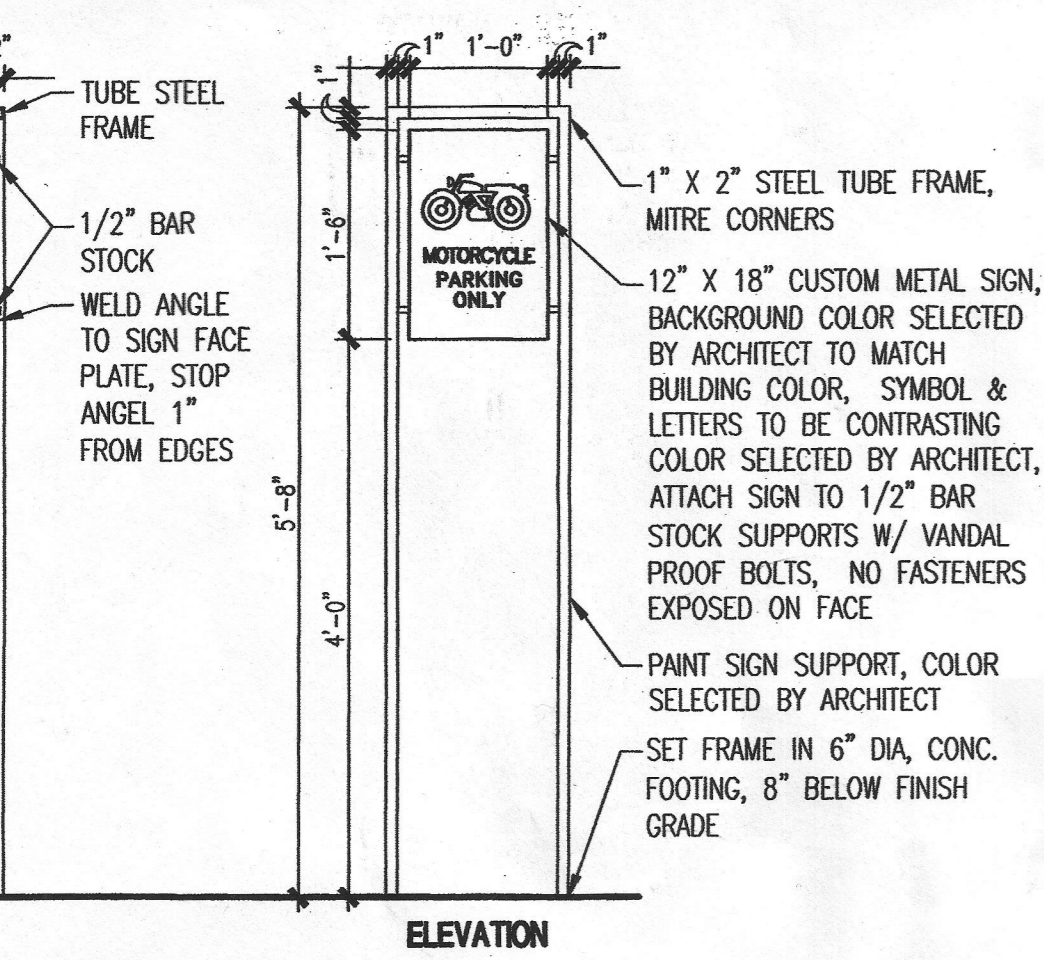




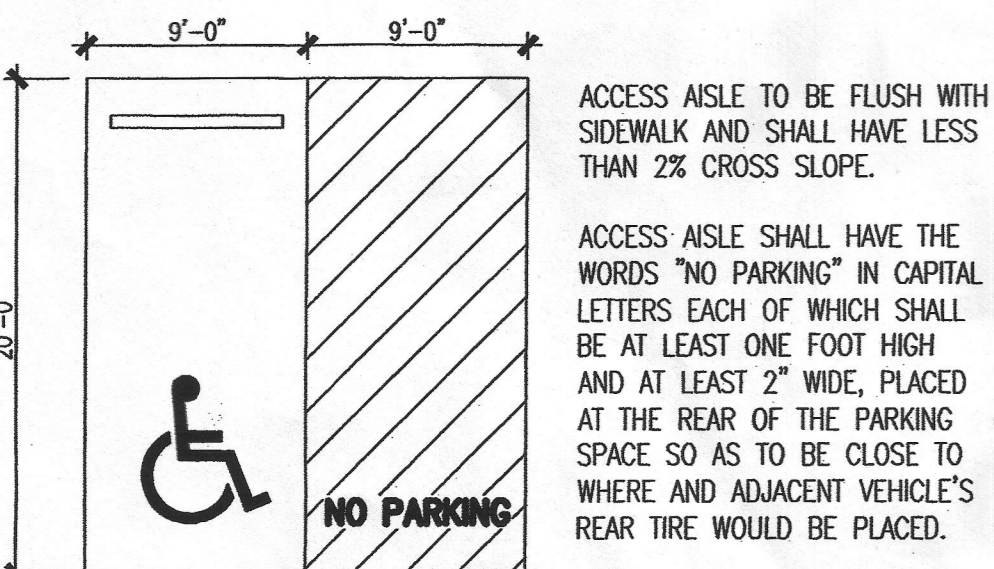
5 BIKE POST DETAIL  
1"=1'-0"



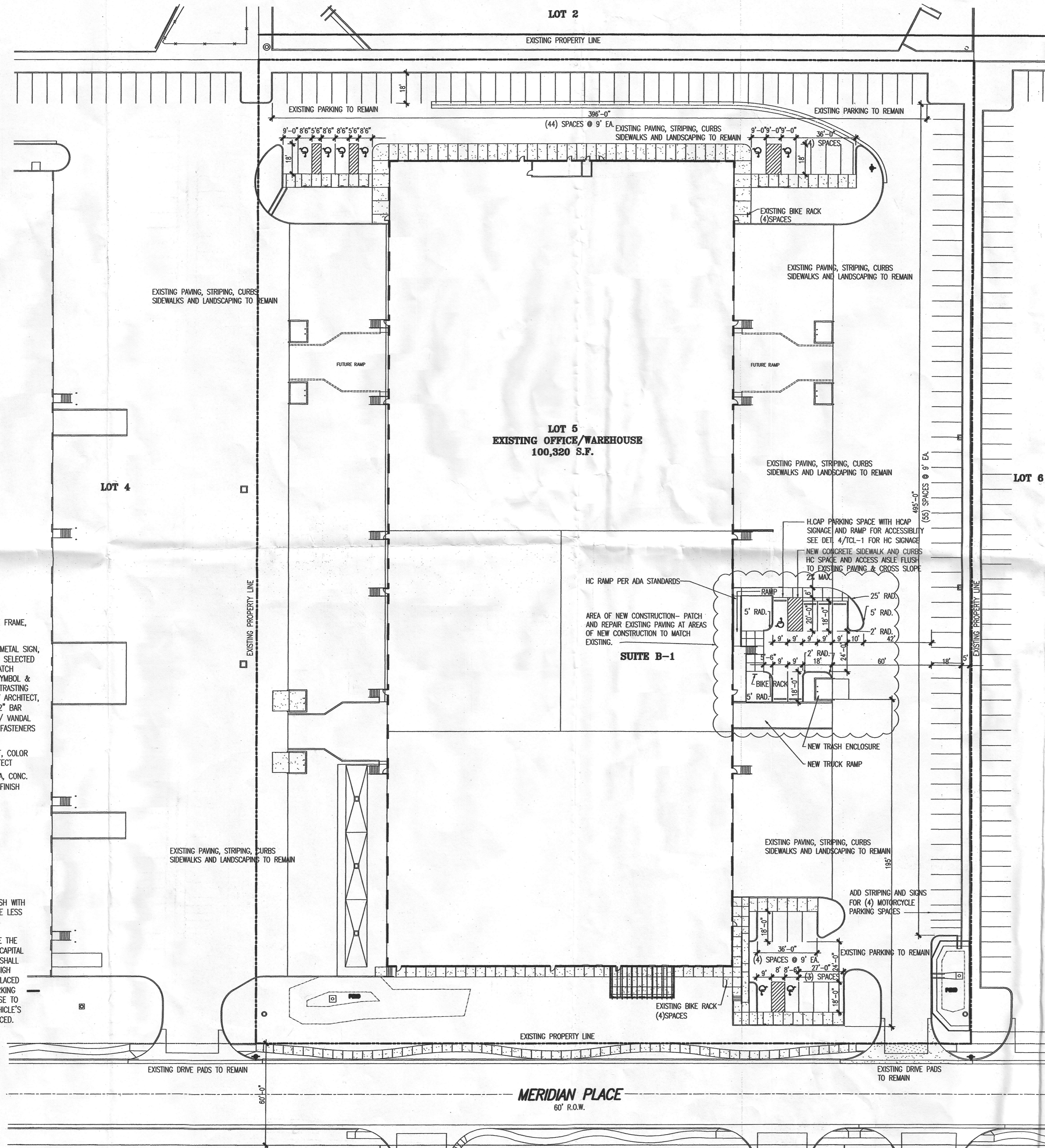
4 HANDICAP PARKING SIGN  
1"=1'-0"



3 MOTORCYCLE PARKING SIGN  
1"=1'-0"



2 ACCESSIBLE PARKING  
1"=1'-0"



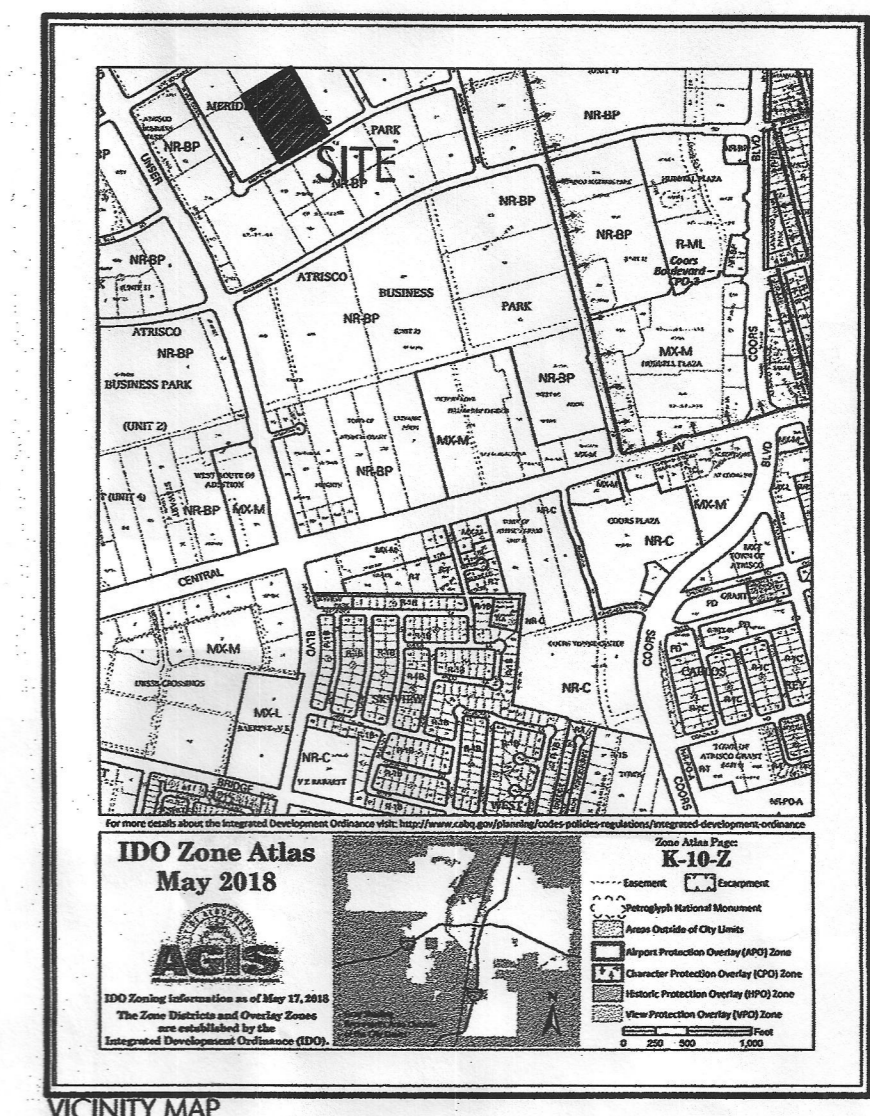
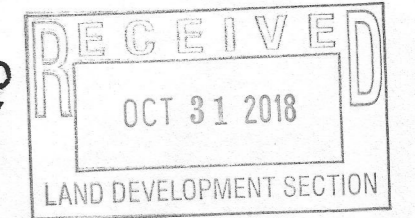
**PROJECT INFORMATION**

**PROJECT:** OFFICE TENANT IMPROVEMENT  
**LOCATION:** 7501 MERIDIAN PLACE, NW SUITE B-1, ALBUQUERQUE, NEW MEXICO  
**OWNER:** BRUNACINI DEVELOPMENT  
**ARCHITECT:** TATE FISHBURN ARCHITECT  
**LEGAL DESCRIPTION:** LOT 5 MERIDIAN BUSINESS PARK  
**CURRENT ZONING CLASSIFICATION:** NR-BP  
**NET SITE AREA:** 6 ACRES  
**BUILDING AREA:** OFFICE 20,000 GSF, WAREHOUSE 80,320 GSF, 100,320 GSF

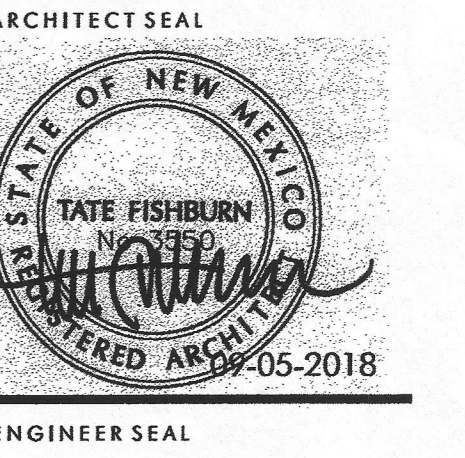
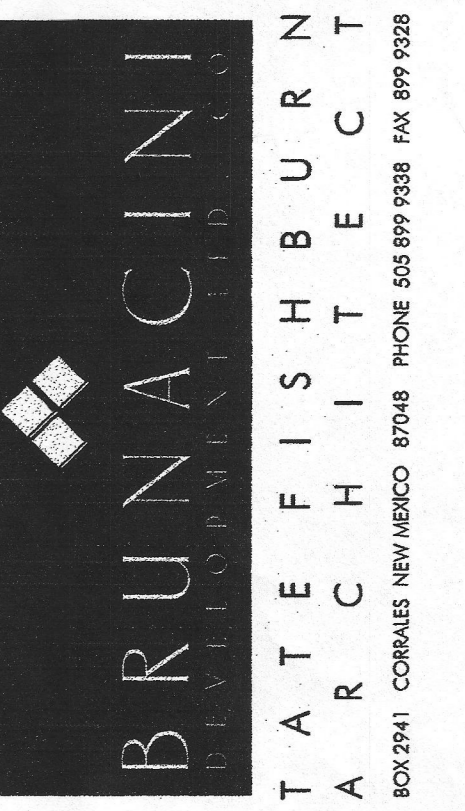
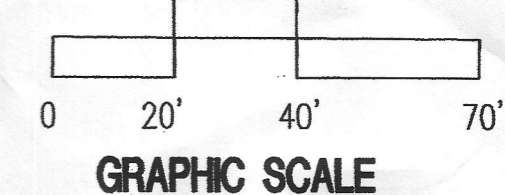
**DO PARKING ANALYSIS:**

TYPE	OFFICE	WAREHOUSE	REQUIREMENTS	PROVIDED
OFF-STREET PARKING	20,000 GSF	80,320 GSF	1:286 = 69 SPACES 1:2,000 = 41 SPACES REQUIRED 110 SPACES	PROVIDED 124 SPACES
HANDICAP PARKING			REQUIRED 5 SPACES TOTAL (1 VAN) PROVIDED 9 SPACES TOTAL (5 VAN)	
MOTORCYCLE PARKING			REQUIRED 4 SPACES PROVIDED 4 SPACES	
BICYCLE PARKING			REQUIRED 11 SPACES PROVIDED 11 SPACES	

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



1 SITE PLAN  
1"=30'



TENANT IMPROVEMENTS  
 WINFIELD  
 7501 MERIDIAN PLACE NW SUITE B-1  
 ALBUQUERQUE, NEW MEXICO

REVISIONS  
 DATE: SEPTEMBER 5, 2018  
 NORTH  
 SCALE: 1"=30'-0"  
 DRAWING NAME: SITE PLAN TRAFFIC CIRC. LAYOUT  
 SHEET NUMBER

TCL-1