

CITY OF ALBUQUERQUE



Planning Department Transportation Development Services

October 3, 2014

Robert Calvani, R.A.
NCA Architects
1306 Rio Grande Blvd. NW
Albuquerque, NM 87104

Re: Bob's Burgers, 4506 Central Blvd.
Certificate of Occupancy – Transportation Development
Site Development Plan Approved 11-02-13 (K12-D032)
Certification dated 09-30-14

Dear Mr. Calvani,

Based upon the information provided in your submittal received 10-01-14, 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)924-3630.

Sincerely,

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

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Bob's Burgers W. Central 940th Building Permit #: _____ City Drainage #: _____
DRB#: BDRB-70599 EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: _____

Engineering Firm: Scott McGehee PE Contact: Scott McGehee
Address: 9700 Tanager Dr. NE ABQ NM 87111
Phone#: 505.263-2905 Fax#: _____ E-mail: scottmcgehee@gmail.com

Owner: Bob Salas Contact: Louie Leamoa
Address: 4506 Central Ave. SW 87105
Phone#: 505.269.9901 Fax#: _____ E-mail: lrobbsburgers@comcast.net

Architect: NCA Architects Contact: Marc Gonzales
Address: 1306 Rio Grande Blvd. NW ABQ NM 87104
Phone#: 505.255.6400 Fax#: 505.268.6954 E-mail: mgonzales@nca-architects.com

Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Contractor: Hart Construction Contact: Pick Gonzales
Address: 2919 2nd St SE B ABQ NM 87107
Phone#: 505.345.4001 Fax#: 505.345-4301 E-mail: rgonzales@hartconstruction.net

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

DATE SUBMITTED: 10.01.2014

Yes ☒ No ☐ Copy Provided

By: MARC GONZALES

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Robert M. Calvani

John C. Layman

Thomas C. Wilber

September 30, 2014
Krystal Metro
Traffic Engineer
Development and Building Services
Planning Department
City of Albuquerque

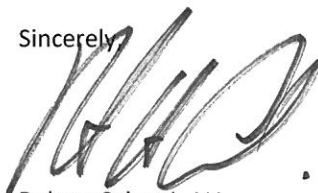
RE: Approval of Certificate of Occupancy for
Bob's Burgers
4506 Central Ave
Albuquerque NM, 87105

Dear Krystal,

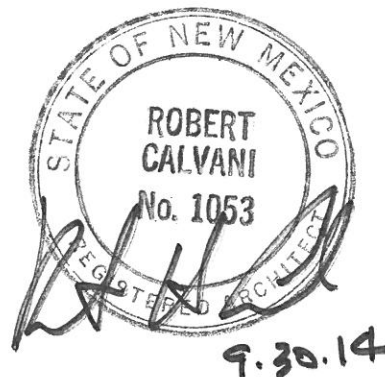
I Robert Calvani, a registered Architect in the State of New Mexico of the firm NCA Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 12.02.2013. The record information edited onto the original design document has been obtained by Marc Gonzales of the firm NCA Architects. I further certify that I have personally visited the project site on 09.29.2014 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.

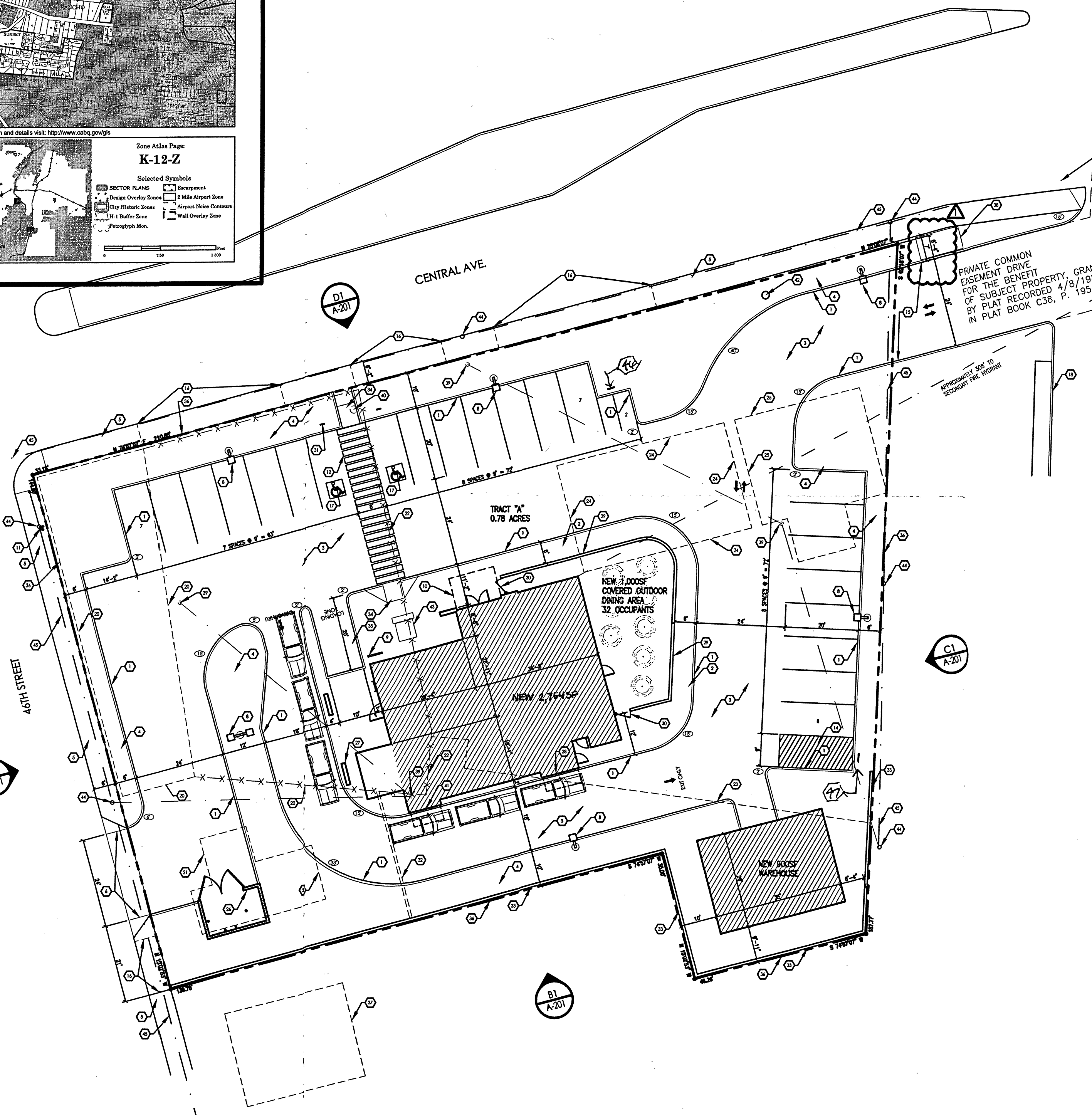
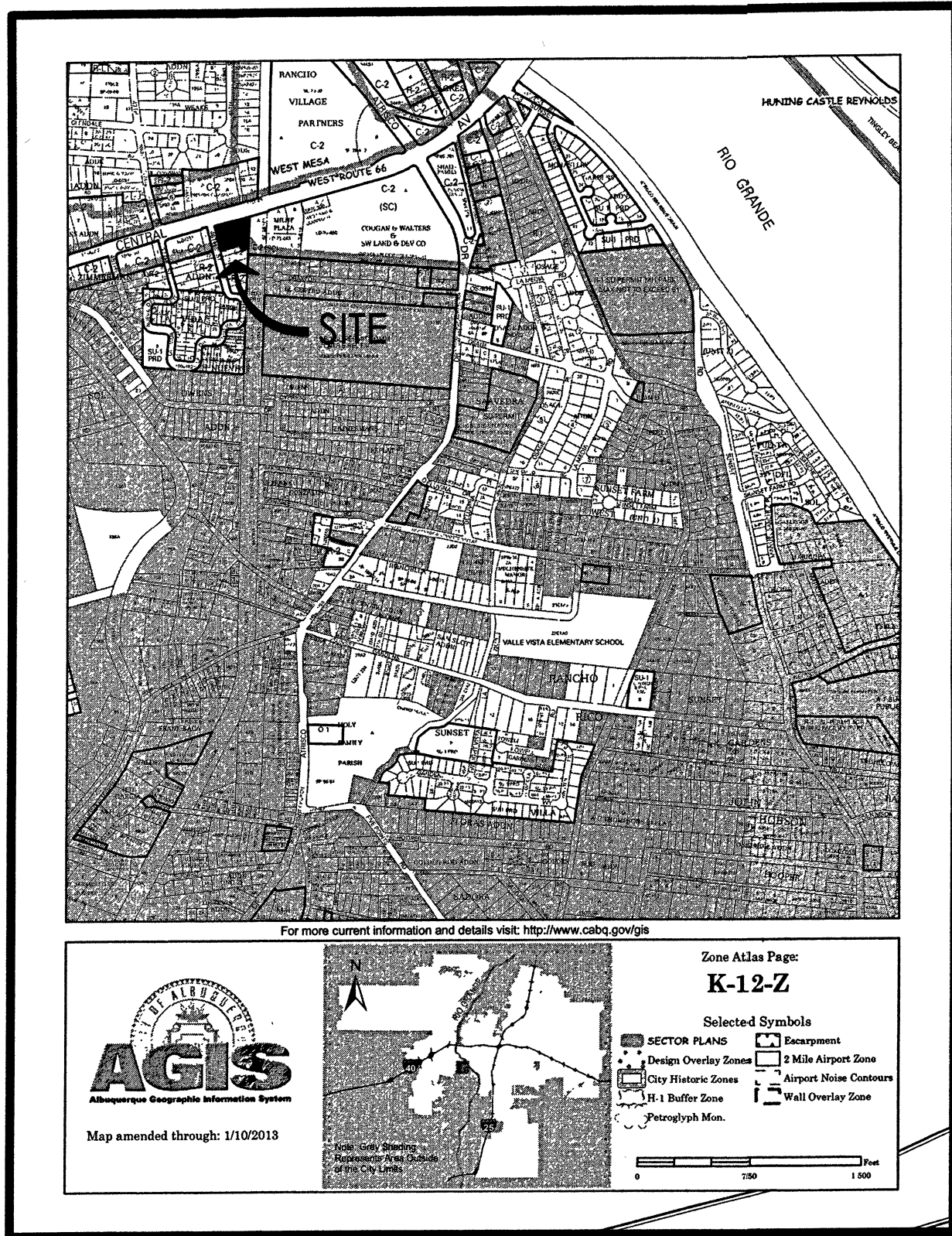
The record information presented heron is not necessarily completed and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Sincerely,



Robert Calvani, AIA
Principal-in-Charge





A2 CONCEPTUAL SITE PLAN

0 20' 40'

SCALE: 1" = 20'

NORTH

AFD PLANS CHECKING OFFICE
824-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
RC 8-1-2013
SIGNATURE & DATE

PHASING SCHEDULE

NONE

DESIGN CRITERIA

MAXIMUM BUILDING HEIGHT: 26' BUILDING HEIGHT
MINIMUM BUILDING SETBACKS: NORTH = 5' PER COA 14-16-2-15(E)
EAST = 5' PER COA 14-16-2-15(E)
WEST = 5' PER COA 14-16-2-15(E)
SOUTH = 5' PER COA 14-16-2-15(E)

SIGNAGE: ALL SIGNAGE SHALL COMPLY WITH THE C-2 COMMERCIAL ZONE 14-16-2-17 C-2 AND THE WEST ROUTE 66 SECTOR DEVELOPMENT PLAN. THE CENTRAL AVENUE NEON SIGN DESIGN OVERLAY ZONE HAS BEEN CONSIDERED WITH THE PLACEMENT OF NEON/LIGHT ACCENTS AND BUILDING SIGNAGE.

LANDSCAPE BUFFERS: NORTH = 10' PER COA 14-16-3-10(E)
EAST = 6' PER COA 14-16-3-10(E)
WEST = 6' PER COA 14-16-3-10(E)
SOUTH = 10' PER COA 14-16-3-10(E)

PARKING CALCULATIONS

PARKING REQUIRED:

PER C.O.A. ZONING 14-16-3-1(A)26
RESTAURANT: 1 SPACE/4 SEATS
82 OCCUPANTS MAX = 21 SPACES

TOTAL PARKING REQUIRED: = 21 SPACES

PER C.O.A. ZONING 14-16-3-1(c)1
MOTORCYCLE PARKING = 1 SPACE

PER C.O.A. ZONING 14-16-3-1(F)9a
HANDICAP PARKING = 1 (1 VAN)

PER C.O.A. ZONING 14-16-3-1(B)3
BICYCLE SPACES 1 PER 20 VEHICLES = 2 SPACES

PARKING REDUCTIONS:

PER C.O.A. 14-16-3-1(E)6a TRANSIT REDUCTIONS
10% REDUCTION IF PROPERTY IS LOCATED WITHIN 300' OF TRANSIT ROUTE.

TOTAL PARKING REQUIRED AFTER TRANSIT REDUCTIONS = 19 SPACES

PARKING PROVIDED = 24 SPACES

MOTORCYCLE PARKING PROVIDED = 2 SPACES

HANDICAP PARKING PROVIDED = 2 SPACES
INCLUDING = 2 VAN

BICYCLE SPACES PROVIDED = 7 SPACES

GENERAL NOTES

- PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- COORDINATE CURB CUTS FOR WATER DRAINAGE WITH CIVIL GRADING & DRAINAGE PLAN.
- ALL EXISTING FENCING TO BE REMOVED COMPLETELY. NEW SOLID SCREEN WALL TO BE CONSTRUCTED AS SHOWN.

KEYED NOTES

- NEW 6" CONCRETE CURB.
- NEW CONCRETE SIDEWALK.
- NEW ASPHALT PAVING. SEE GEOTECHNICAL REPORT FOR PAVING SECTION.
- LANDSCAPE AREA.
- EXISTING CITY OF ALBUQUERQUE SIDEWALK WITH EXISTING HANDICAP RAMPS TO REMAIN.
- NEW CURB CUT. CITY OF ALBUQUERQUE STANDARD DRIVEPAD DETAIL #2425.
- EXISTING CURB CUT TO REMAIN AS IS. ACCESS GRANTED TO TRACT "A" BY "PLAT OF TRACT A - 8931982 LANDS OF M.R.G.C.D. MAP NO 39 SITUATE WITHIN PROJECTED SECTION 24, T.10N.R.2E., N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JULY, 1988" WITH FINAL SIGN OFF AUGUST 10TH 1988, BY FRANKLIN E. WILSON. RECORDED IN VOL. C-38, PAGE 195.
- NEW SIGHT LIGHT. SEE A1/AS-102.
- BICYCLE RACK. SEE D5/AS-102.
- LINE OF ENTRY CANOPY ABOVE.
- EXISTING FIRE HYDRANT.
- HANDICAP ACCESS AISLE STRIPING. SEE A2/AS-102.
- EXISTING FIRE HYDRANT LOCATED ON CENTRAL IN FRONT OF NEIGHBORING RESTAURANT APPROXIMATELY 308' FROM PROPOSED NEW CONSTRUCTION.
- ASPHALT STRIPING FOR "NO PARKING" AREA AND VEHICLE TURN-AROUND.
- ACCESS EASEMENT GRANTED TO TRACT "A" BY "PLAT OF TRACT A - 8931982 LANDS OF M.R.G.C.D. MAP NO 39 SITUATE WITHIN PROJECTED SECTION 24, T.10N.R.2E., N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JULY, 1988" WITH FINAL SIGN OFF AUGUST 10TH 1988, BY FRANKLIN E. WILSON. RECORDED IN VOL. C-38, PAGE 195.
- EXISTING CURB CUTS TO BE REMOVED AND INFILLED TO BE FLUSH WITH ADJACENT CONCRETE C.O.A. SIDEWALK.
- NEW PAVEMENT HANDICAP SIGN. SEE C2/AS-102.
- EXISTING CONCRETE CURB TO REMAIN.
- EXISTING ASPHALT PAVING.
- EXISTING WAREHOUSE STRUCTURE TO BE DEMOLISHED COMPLETELY. REMOVE ANY AND ALL INFRASTRUCTURE INCLUDING UTILITIES, MECHANICAL, ELECTRICAL, PLUMBING, AND FOUNDATIONS.
- EXISTING HOUSE STRUCTURE TO BE DEMOLISHED COMPLETELY. REMOVE ANY AND ALL INFRASTRUCTURE INCLUDING UTILITIES, MECHANICAL, ELECTRICAL, PLUMBING, AND FOUNDATIONS.
- EXISTING FENCE TO BE DEMOLISHED COMPLETELY INCLUDING ALL FOUNDATIONS.
- LINE OF EXISTING ASPHALT PAVING. ALL PAVING TO BE DEMOLISHED AND REPLACED NEW. REFER TO PHASING PLAN FOR DETAILS.
- EXISTING CANOPY STRUCTURE TO BE DEMOLISHED COMPLETELY. REMOVE ANY AND ALL INFRASTRUCTURE INCLUDING, ELECTRICAL AND FOUNDATIONS.
- EXISTING RESTAURANT TO BE DEMOLISHED COMPLETELY. REMOVE ANY AND ALL INFRASTRUCTURE INCLUDING UTILITIES, MECHANICAL, ELECTRICAL, PLUMBING, AND FOUNDATIONS. SALVAGE ALL EQUIPMENT TO OWNER. REFER TO PHASING PLAN FOR DETAILS.
- NEW 12' WIDE x 10' DEEP INSIDE CLEAR BY 6' HIGH CMU DUMPSTER ENCLOSURE WITH A 4' WIDE x 10' DEEP INSIDE CLEAR RECYCLING AREA. GATES TO BE PAINTED TUBE STEEL WITH METAL PANEL INSERTS. SEE B4/AS-102.
- NEW DRIVE-UP ORDER MENU.
- DRIVE-UP FOOD PICK-UP WINDOW.
- NEW 4' HIGH PATIO/YARD WALL.
- NEW CUSTOM GATE TO OUTDOOR DINING.
- NEW POLE MOUNTED ACCESSIBLE PARKING SIGNAGE. SEE C1/AS-102.
- EXISTING WALL TO BE DEMOLISHED COMPLETELY INCLUDING ALL FOUNDATIONS.
- NEW 6' HIGH CMU SCREEN WALL. SEE D4/AS-102.
- NEW RAMP FOR HC ACCESS FROM CITY SIDEWALK. SEE C3/AS-102.
- NEW TRUCK LOADING/UNLOADING ZONE.
- EXISTING PROPERTY LINES.
- EXISTING RESIDENCE TO BE DEMOLISHED COMPLETELY.
- EXISTING PUBLIC BUS STOP AND EXISTING COVERED SHELTER.
- LIGHT POLE AND OVERHEAD LINES TO BE REMOVED COMPLETELY.
- EXISTING SIGN TO BE REMOVED COMPLETELY.
- NEW DRIVE-UP PAY WINDOW.
- EXISTING RESTAURANT SIGN TO REMAIN.
- LANDSCAPE PLANTER AND BENCH. REFER TO L5-101.
- EXISTING POWER POLE TO REMAIN.
- EXISTING OVERHEAD POWER LINES TO REMAIN.
- MOTORCYCLE PARKING SIGNAGE.
- "NO PARKING" SIGNAGE.

RADIUS INFO:

TURNING RADIUS @ EACH CURB LOCATION

APPLICATION NUMBER: 13DR7-70599	PROJECT NUMBER: 1008134
CITY APPROVALS:	
DRB JAWPERSON, PLANNING DEPARTMENT	12-2-13
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	08-21-13
UTILITIES DEVELOPMENT	08/21/13
PAVING AND RESURFACING DEPARTMENT	8-21-13
CITY ENGINEER	8-21-13
SOLID WASTE DEPARTMENT	8-1-13

NCA
ARCHITECTS - PLANNERS - AIA

1306 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-255-6400 505-268-6954 FAX
WWW.NCA-ARCHITECTS.COM

ARCHITECT

CONSULTANT

PROJECT TITLE

**BOB'S BURGERS
W. CENTRAL
&
46TH STREET**

**ALBUQUERQUE
NEW MEXICO**

REVISIONS:

DATE	DESCRIPTION
7.26.2013	PER DRB COMMENTS

DRAWN BY: CHECKED BY:

MG LA

PROJECT NUMBER:
A13.04

DATE:
JUNE 2013

SHEET TITLE:
ARCHITECTURAL
SITE PLAN

SHEET NO:
AS-101

