

CITY OF ALBUQUERQUE



July 6, 2020

Richard Bennett, RA
RBA Architecture
1104 Park Ave SW
Albuquerque, NM 87102

Re: Yale Retail
416 Yale Ave SE
60-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 5-16-18 (K16D011)
Certification dated 6-4-20

Dear Mr. Bennett

Based upon the information provided in your submittal received 6-23-19, Transportation Development has no objection to a 60-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 60-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:


- Alley Paving (Resolution Pending)
- Please correct ADA walk path from public sidewalk to building entrance to meet ADA standards. (Max Running slope 8.0% Max Cross slope 2.0%)
- Please add Traffic rated meter inside parking stall or remove parking stall.

Once corrections are complete resubmit

1. The approved and stamped TCL, with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

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

Sincerely,

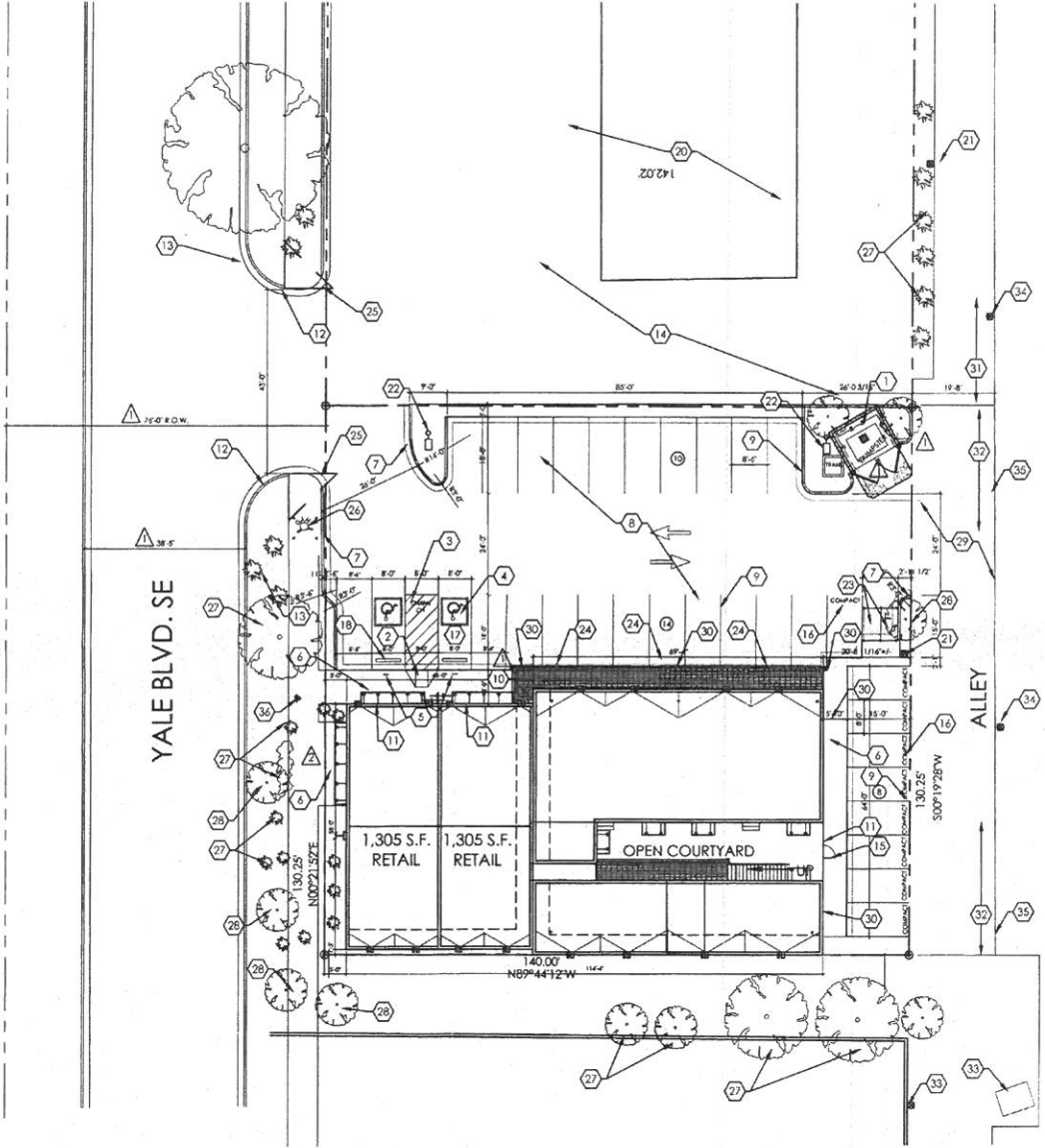
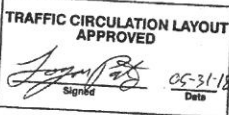

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

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

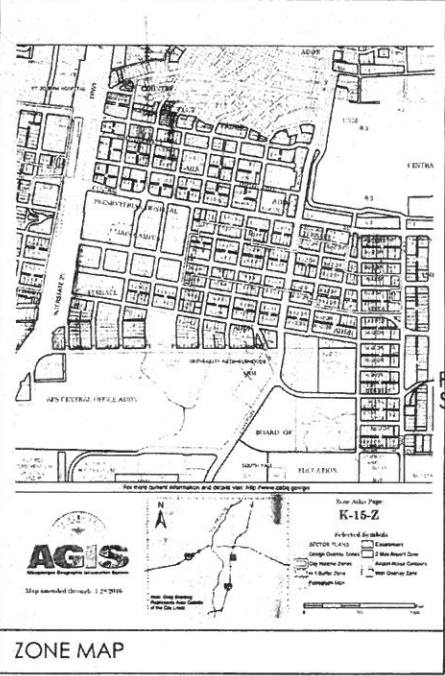
KEYED NOTES

1. TRASH ENCLOSURE - SEE DTL. 1/AS-2.0
2. HANDICAP RAMP ACCESS - SEE DTL. 6/AS-2.0
3. HANDICAP PARKING STRIPED ACCESS AISLE PER CODE - SEE DTL. 7/AS-2.0
4. HANDICAP PARKING SYMBOL
5. HANDICAP PARKING SIGNAGE PER CODE - SEE DTL. 8/AS-2.0
6. NEW CONC. SIDEWALK - SEE CIVIL
7. NEW CONC. CURB AND GUTTER - SEE DTL. 12/AS-2.0 AND COORDINATE WITH CIVIL GRADING AND DRAINAGE
8. ASPHALT PAVING CAPABLE OF SUPPORTING FIRE APPARATUS IMPOSED LOAD WEIGHING 75,000 LBS - SEE CIVIL
9. PAINTED PARKING SPACES
10. BICYCLE RACK FOR 2 BICYCLES - SEE DTL. 5/AS-2.0
11. FIRE DEPARTMENT SURFACE MOUNTED 'KNOX BOX' PROVIDED BY CONTRACTOR. CONTRACTOR TO VERIFY LOCATION AND MOUNTING HT. WITH FIRE MARSHAL
12. EXISTING CURB CUT TO REMAIN
13. EXISTING CONC. SIDEWALK
14. EXISTING PAVEMENT
15. TS FENCING WITH GATE - SEE DTL. 11/AS-2.0
16. WHITE PAINTED LETTERING
17. ADA VAN PARKING SPACE PER CABQ.
18. CONCRETE CURB STOP
19. EXISTING CMU WALL CONSTRUCTION
20. EXISTING GAS STATION
21. EXISTING POWER POLE TO REMAIN LINES @ 16'
22. NEW 18" HIGH SINGLE LIGHT POLE - SEE DTL. 10/AS-2.0
23. MOTORCYCLE PARKING SPACES 4x8' PER CABQ STANDARDS W/6" BOLLARDS - SEE DTL. 4/AS-2.0 PAINTED YELLOW ALONG WITH SIGNAGE "MOTORCYCLE PARKING ONLY"
24. 6" HIGH CONC. CURB LANDSCAPE PLANTER
25. EXISTING CLEAR SIGHT TRIANGLE, REF. DTL. 9/AS-2.0
26. NEW FIRE HYDRANT WITH 4-6" CONC. FILLED BOLLARDS
27. EXISTING LANDSCAPING
28. NEW LANDSCAPING
29. EXISTING 17'-7" WIDE ALLEY
30. LITHONIA 'KAXW' LED WALL PACK LIGHTING 12" A.F.G. - SEE ELECTRICAL
31. LIMITS OF EXISTING PAVED ALLEY
32. LIMITS OF NEW PAVED ALLEY PER CABQ SPECIFICATIONS - SEE CIVIL
33. EXISTING DUMPSTER
34. EXISTING POWER POLE TO REMAIN LINES @ 13'
35. EXISTING ALLEY FENCING
36. FIRE DEPARTMENT CONNECTION



SITE PLAN
1"=20'

SITE DATA:
SITE - 0.4181 AC. 18,176 SF
BUILDING - 8,343 SF (46%)
OPEN SPACE - 3,530 SF (19%)
PARKING - 6,303 SF (35%)



PARKING REQUIREMENTS

| | |
|--|----------------------|
| 12 APTS 1BR/1BTH @ 1.5 SPACES EA. | = 18 PARKING SPACES |
| COMMERCIAL 2,610 SF/250 SF | = 11 PARKING SPACES |
| | = 29 SPACES REQ. |
| 10% REDUCTION FOR BUS STOP | = 26 REQUIRED SPACES |
| | 32 SPACES PROVIDED |
| MOTORCYCLE PARKING PER 14-16-3-1 25-50 REQUIRED OFF STREET PARKING SPACES: MINIMUM MOTORCYCLE PARKING SPACES = 2 | |
| 1 BICYCLE RACK - CAPACITY 2 BIKES | |

YALE RETAIL & APARTMENTS
SITE PLAN
416 YALE AVE SE, ALBUQUERQUE, NEW MEXICO
PROJECT # 1572

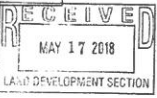
REVISION DATE
REVISED PER CABQ TCL
COMMENTS 10-19-2017
REVISED PER I.D.O.
SETBACK 5-16-2018

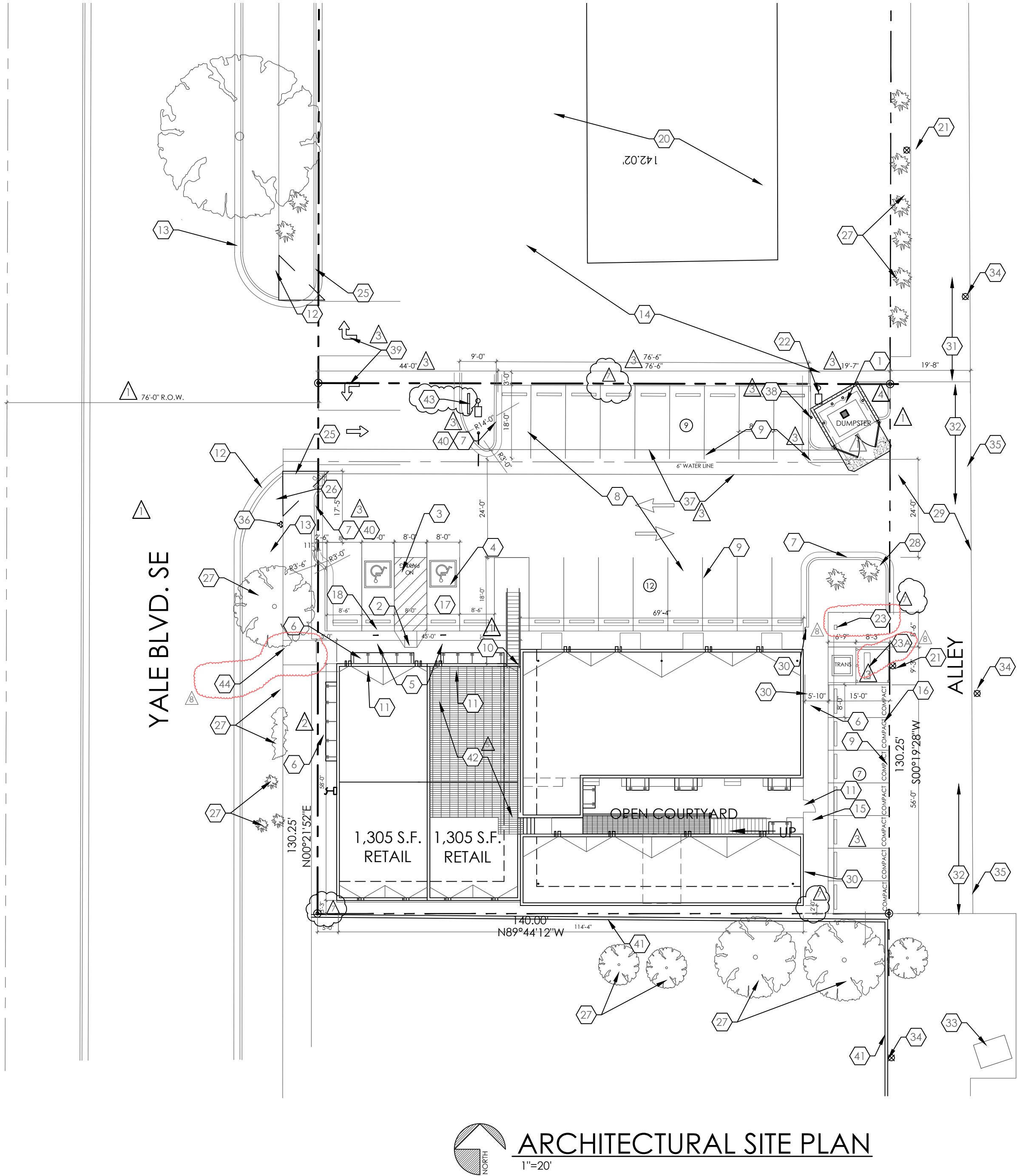
STATE OF NEW MEXICO
REGISTERED ARCHITECT
RICHARD P. [Signature]
No. 1240
5/16/18

RBA ARCHITECTURE, PC
PLANNING
DESIGN
1000 York Ave. SW
Albuquerque, NM 87102
www.rbaa.com

DATE
05-16-18

SHEET NUMBER
TCL-1

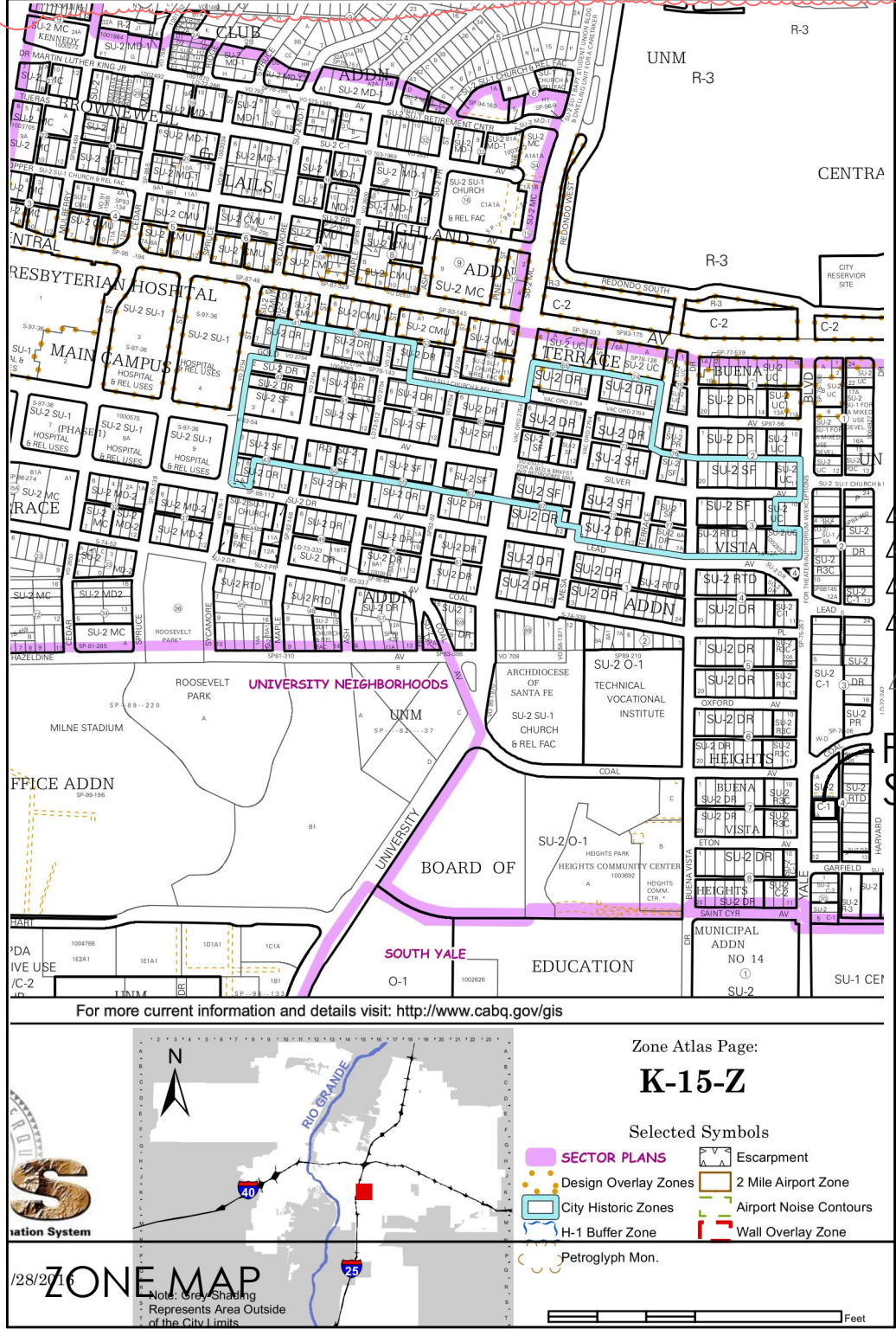




ARCHITECTURAL SITE PLAN
1"=20'

KEYED NOTES

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33. EXISTING DUMPSTER
34. EXISTING POWER POLE TO REMAIN LINES @ 13'
35. EXISTING ALLEY FENCING
36. FIRE DEPARTMENT CONNECTION
37. EXISTING CONC. VALLEY GUTTER TO REMAIN - SEE CIVIL
38. 6" CONC. FILLED BOLLARD - PAINT
39. EXISTING TRAFFIC FLOW DIRECTIONAL ARROWS TO REMAIN
40. FIRE LANE MARKING REQUIREMENTS TO BE PAINTED ON CURBS WITH WORDS 'NO PARKING - FIRE LANE' PER IFC 503.3.1
41. EXISTING 6' HIGH WOOD FENCE
42. OPEN SPACE 'TREX' DECKING
43. NEW 5'X4' FRAME SIGN WITH STONE FINISH.
44. NEW ELECTRICAL OUTLET
44. CONCRETE CONNECTION FROM SIDEWALK TO BUILDING ENTRANCE FOR ADA ACCESS.



PARKING REQUIREMENTS

12 APTS 1BR/1BTH @ 1.5 SPACES EA. = 16 PARKING SPACES
COMMERCIAL 2,610 SF/250 SF = 12 PARKING SPACES
= 28 SPACES REQ.

10% REDUCTION FOR BUS STOP = 26 REQUIRED SPACES
28 SPACES PROVIDED

MOTORCYCLE PARKING PER 14-16-3-1 25-50 REQUIRED OFF STREET PARKING SPACES: MINIMUM MOTORCYCLE PARKING SPACES = 2

1 BICYCLE RACK - CAPACITY 2 BIKES

YALE RETAIL & APARTMENTS
ARCHITECTURAL SITE PLAN
416 YALE AVE SE, ALBUQUERQUE, NEW MEXICO
PROJECT #1572

PERMIT COMMENTS
6-20-2018
8-05-2018
OWNER CHANGE
ORDER 12-03-2018
OWNER CHANGE
ORDER 1-23-2019
COMPACTION
REQUEST FOR
CERTIFICATE OF
OCCUPANCY
6-4-20

REVISION DATE
REVISED PER CABQ TCL
COMMENTS 10-19-2017
REVISED PER I.D.O.
RETRACT 5-16-2018
GRADING CHANGES
SETBACK 6-7-2018

STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
1/23/19
REGISTERED ARCHITECT

RBA ARCHITECTURE, PC
ARCHITECTURAL
DESIGN
414 New Ave. SW
Albuquerque, NM 87102-1000
PHONE: 505.768.0000
WWW.RBAPC.COM

DATE
05-23-18

SHEET NUMBER
TCL-1



Kariam Kassam #123641.com

June 4, 2020

Re: Yale Retail & Apartments

416 Yale Ave. SE

Alb. NM 87120

Yale Retail - BP-2018-18488

Engineer's/Architect's stamp dated: 10/19/2017

191199
H10 DO 11
EMailed
Curtis
6/12/20

TRAFFIC CERTIFICATION

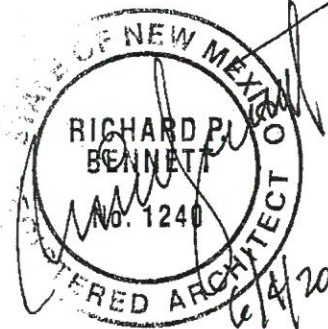
I, **Rick Bennett**, NMRA #1240, of the firm of RBA Architecture, PC hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout, approved TCL Site Plan dated 5/31/18 and with Architect's stamp dated 05/16/18.

The record information was edited on the original design document has been obtained by **Rick Bennett Architect**, of the firm. I further certify that I have personally visited the project site on June 3, 2020 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 Certificate of Occupancy (Permanent) for Yale Retail at 416 Yale Ave SE, LT 8-A BLK 4 Plat of LTS 1-A & 8-A BLK 4 University Heights Addition, Bernalillo County in Albuquerque, New Mexico.

The record information presented herein 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.

Sincerely,

Rick Bennett, Architect





**Request for Certificate of Occupancy
YALE RETAIL & APARTMENTS
416 YALE AVE
Certification Date 6-4-20
RESPONSE TO COMMENTS**

Comment No.

1. Please redline plan to reflect changes to site
Response: See attached site plan with redlines.
2. Bike Rack does not meet city standards.
Response: Owner has modify the site to reflect Bike Rack standards.
3. Update ADA signs to reflect current language and add parking bumpers.
Response: ADA Signs and parking bumpers is been provide
4. Please add work order # Alley Paving.
Response: This requirement has been added to drawings, key note 32 to reflect basecourse .
5. Remove compact from motorcycle stall and stripe for two MC stalls.
Response: Compact is been removed and stripe to reflect two me stalls.
6. Add Concrete Connection from sidewalk to Building entrance for ADA access.
(Maximum running slope 8.0% Max Cross Slope 2.0%) 9.4
Response: Concrete connection had been add to the sidewalk see key note 44.
7. Remove trash container next to compact stall.
Response: trash container is not on our property is on neighbor property
8. Water meter is located within compact parking stalls. Are the meters Traffic Rated? Please contact water Authority.
Response: waiting on water authority for answers.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov