

CITY OF ALBUQUERQUE



August 30, 2016

Douglas Heller, R.A.
Mullern Heller Architecture P.C.
1718 Central Ave SW Suite d
Albuquerque, NM 87104

Re: Building Renovations – 2608 Central Ave SE
Request for Certificate of Occupancy- Transportation Development
Architect's Stamp dated 9-04-15 (K16D013)
Certification dated 08-29-16

Dear Mr. Heller,

Based upon the information provided in your submittal received 08-29-16, 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

mao via: email
C: CO Clerk, File

August 29, 2016

Racquel Michel, P.E., Transportation Development
Planning Department
Development and Building Services Division
City of Albuquerque
600 2nd Street NW.
Albuquerque, NM 87102

Re: **Permanent Certificate of Occupancy for
Shell Improvements and Building Addition
Address: 2608 Central Avenue, SE, Albuquerque, NM 87106**

Dear Ms. Racquel Michel:

I, Douglas Heller, NMRA of Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout (TCL) Plan approved September 09, 2015. The attached approved TCL site plan also shows "redlined" the site revisions that were made to accommodate the requirements of the new PNM transformer location along with the new sidewalk connection to Columbia Drive not being ADA compliant as noted on approved TCL site plan. The existing sidewalk grades along Columbia Drive and those in the existing parking lot did not allow this new connection to be compliant. However, the required ADA street connection will remain as shown along Central Avenue.

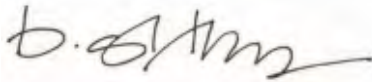
I further certify that I have personally visited the project site on August 27, 2016 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Engineer's Certification (TCL approved Site Plan) for Permanent Certificate of Occupancy.

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.

Please feel free to contact me if you have any questions.

Sincerely,

Mullen Heller Architecture PC



Douglas Heller, AIA
Attachment: Approved TCL Site Plan.



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

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: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

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: _____ Yes _____ No _____ Copy Provided _____

DATE SUBMITTED: _____ By: _____ *b. elms*

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:

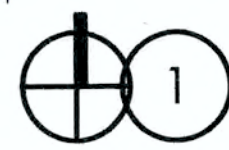
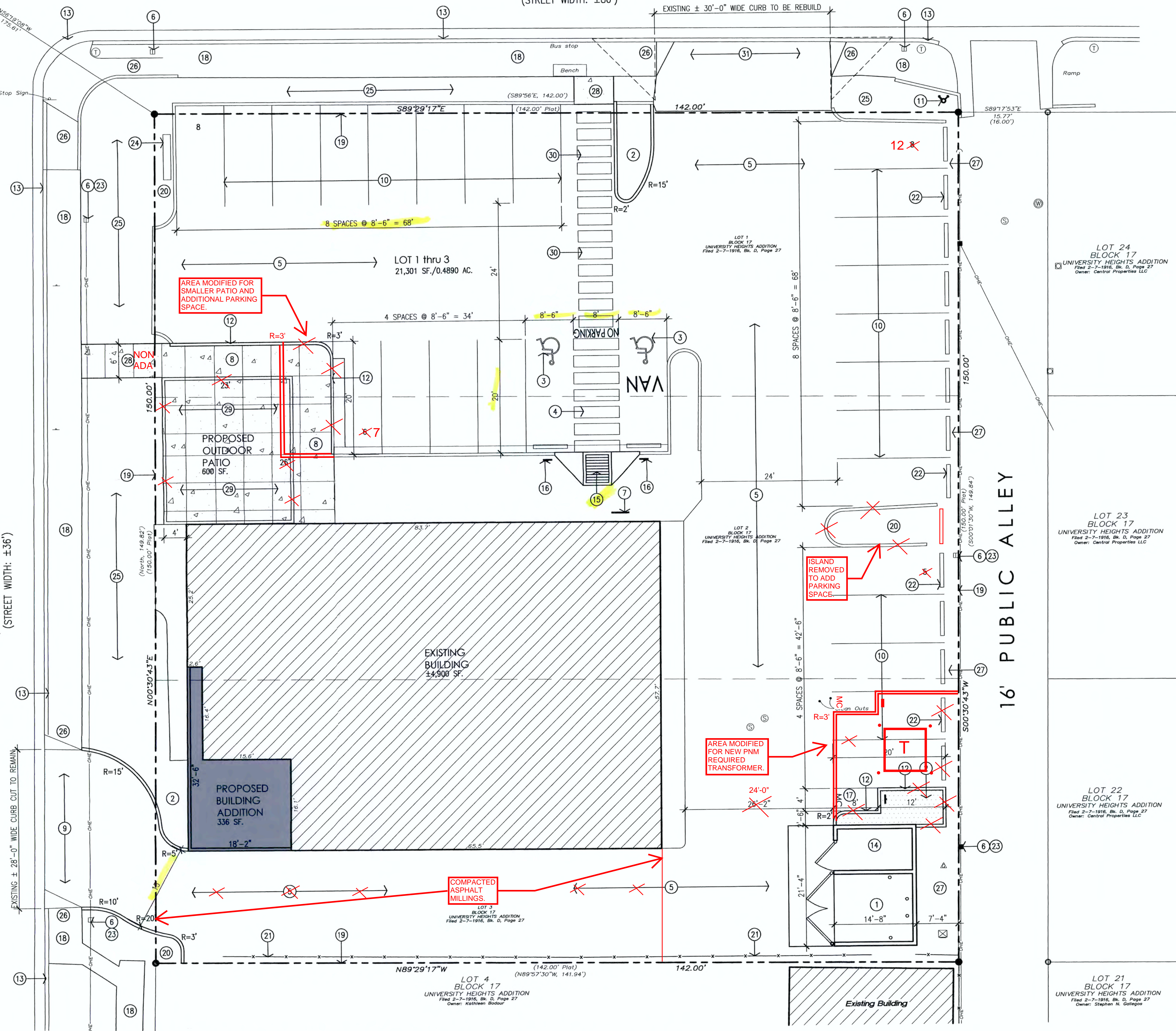
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for 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

ACS Monument 1 - 5, K16A
NMSPPC/NA083/USP
N=1,485,016.97
E=1,530,485.99
CGGF=0.999670253

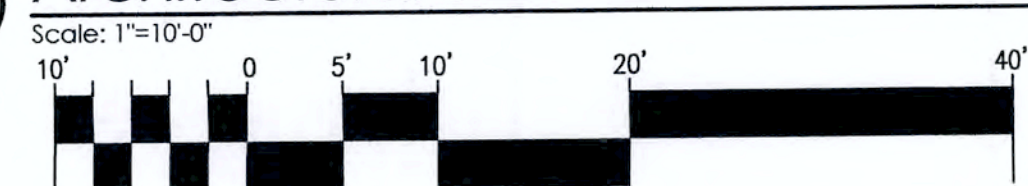
ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT-OF-WAY
MUST HAVE TRUNCATED DOMES.

CENTRAL AVENUE S.E.
(100'-0" RIGHT-OF-WAY)
(STREET WIDTH: ±80')

COLUMBIA DRIVE S.E.
(75'-0" RIGHT-OF-WAY)
(STREET WIDTH: ±36')



Architectural Site Plan For Traffic Circulation Layout



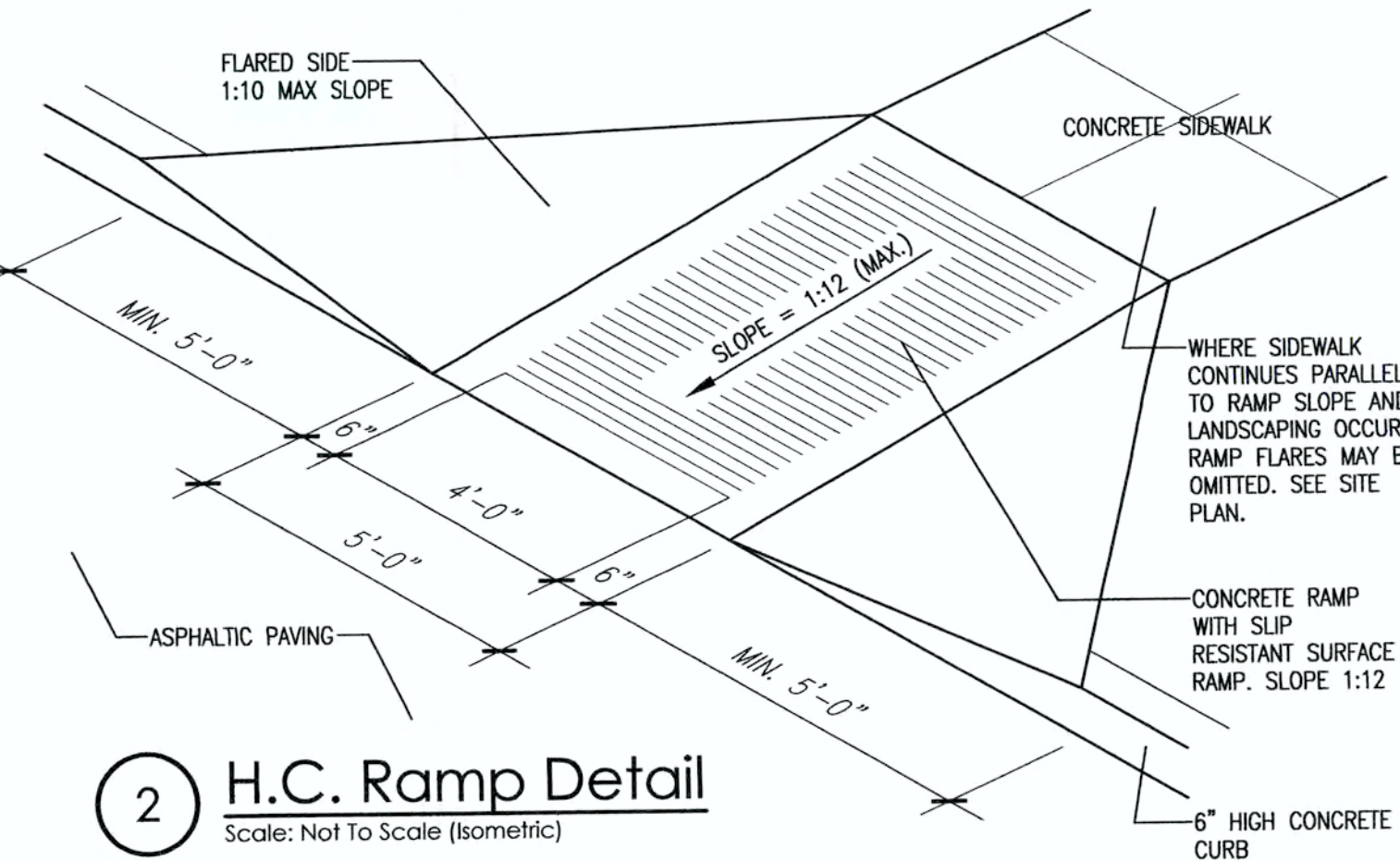
SITE DEVELOPMENT DATA: CONT

LANDSCAPING CALCULATIONS:

LAND AREA:	21,301 S.F.
TOTAL BUILDING AREA:	5,236 S.F.
NET LOT AREA:	16,065 SF.
LANDSCAPING REQUIRED: (15% OF NET LOT AREA)	2,410 SF. REQUIRED
NEW LANDSCAPING REQUIREMENT:	2,410 SF.
ON-SITE LANDSCAPING:	453 S.F.
OFF-SITE LANDSCAPING PROVIDED:	2,090 S.F.
TOTAL LANDSCAPING PROVIDED:	2,543 S.F.
(REFER TO LANDSCAPING PLAN FOR NEW AND EXISTING LANDSCAPING AREAS.)	

KEY NOTES:

- PROPOSED REFUSE ENCLOSURE WITH STUCCO FINISH TO MATCH BUILDING COLOR AND CONCRETE APRON.
- PROPOSED LANDSCAPING AREA. REFER TO LANDSCAPING PLAN.
- PROPOSED HANDICAP PAVEMENT SIGN.
- PROPOSED PAINTED HANDICAP AISLE WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978.
- PROPOSED ASPHALT RE-SURFACING OF EXISTING PAVING.
- EXISTING SITE LIGHTING.
- PROPOSED BIKE RACK WITH 3 SPACES.
- PROPOSED CONCRETE SIDEWALK.
- EXISTING ENTRY DRIVEWAY TO REMAIN.
- PROPOSED PAINTED PARKING STRIPING.
- EXISTING FIRE HYDRANT TO BE REMAIN.
- PROPOSED 6" HIGH CONCRETE CURB.
- EXISTING CITY CURB AND GUTTER TO REMAIN.
- PROPOSED OVERFLOW REFUSE ENCLOSURE WITH GATE.
- PROPOSED HANDICAP RAMP. REFER TO 2/A001.
- PROPOSED HANDICAP PARKING SIGN. "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".
- PROPOSED 4'-0" WIDE x 8'-0" LONG MOTORCYCLE SPACE WITH SIGNAGE.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- EXISTING PROPERTY LINE.
- EXISTING LANDSCAPING TO REMAIN OR UPDATED. REFER TO LANDSCAPING PLAN.
- EXISTING FENCE TO REMAIN.
- RELOCATED EXISTING CONCRETE PARKING BUMPERS.
- EXISTING POWER POLE AND ANCHOR.
- EXISTING PYLON SIGN TO REMAIN.
- EXISTING OFF-SITE LANDSCAPING. REFER TO LANDSCAPING PLAN.
- EXISTING CONCRETE RAMP TO REMAIN.
- EXISTING PAVEMENT TO REMAIN.
- CONCRETE SIDEWALK CONNECTION TO EXISTING SIDEWALK. MAX. SLOPE 1:12.
- PROPOSED OUTDOOR CONCRETE PATIO.
- PROPOSED PAINTED 6" WIDE PEDESTRIAN CROSSWALK.
- EXISTING ENTRY DRIVEWAY OPENING TO REMAIN. RE-BUILT DRIVE PAD AS NECESSARY TO MEET COA STANDARD DWG. 2425.



SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION:

LOTS 1 THRU 3, BLOCK 17
UNIVERSITY HEIGHTS
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

EXISTING BUILDING ADDRESS:
2608 CENTRAL AVENUE, SE.
ALBUQUERQUE, NEW MEXICO 871

LAND AREA:
0.4890 ACRES (21,301 SQ. FT.)

CURRENT ZONING:
SU-2 / UC

(UNIVERSITY NEIGHBORHOODS SECTOR DEVELOPMENT PLAN)

ZONE ATLAS PAGE:
J-20-Z

BUILDING AREAS:
EXISTING BUILDING 4,900 SF.
PROPOSED BUILDING ADDITION 336 SF.

TOTAL BUILDING AREA 5,236 SF.

GRADING & DRAINAGE REQUIREMENTS:
PER ALBUQUERQUE COMPREHENSIVE ZONING CODE SECTION 14-5-2-12 (B), (1): STRUCTURES CONSTITUTING LESS THAN 1,000 SQUARE FEET ARE EXCLUDED.

NEW BUILDING ADDITION IS 336 SF. THEREFORE A GRADING AND DRAINAGE PLAN IS NOT REQUIRED FOR THIS ADDITION.

SITE DEVELOPMENT GENERAL NOTES:

- THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
- SIGNAGE AND FENCE CONSTRUCTION ARE UNDER SEPARATE PERMIT.

SITE DEVELOPMENT SITE LIGHTING NOTES:

- THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.
- SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED.

PARKING CALCULATIONS:

5,236 SF./300 = 17 SPACES REQUIRED

TRANSIT REDUCTIONS:

17 SPACES REQ'D x 10% REDUCTION =
(PROXIMITY TO BUS ROUTE 66 & 777)
17 x 10% = 1.7 TOTAL SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED: = 17 SPACES

TOTAL PARKING SPACES PROVIDED: = 27 SPACES

25 REGULAR SPACES
2 HANDICAP VAN PARKING SPACE

DISABLED PARKING REQUIREMENTS:

TOTAL DISABLED SPACES REQUIRED = 1 SPACE
TOTAL DISABLED SPACES PROVIDED = 2 SPACES

MOTORCYCLE REQUIREMENTS:

TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE
TOTAL MOTORCYCLE SPACES PROVIDED = 1 SPACE

COMMERCIAL BICYCLE REQUIREMENTS:

1 BICYCLE SPACE FOR EACH 20 PARKING SPACES =
27 PARKING SPACES/20 = 1.35 TOTAL SPACE REQUIRED

TOTAL BICYCLE SPACES REQUIRED: = 1 SPACE

TOTAL BICYCLE SPACES PROVIDED: = 3 EXISTING SPACES

BUILDING SETBACKS:

FRONT: NONE
SIDE: NONE-EXCEPT CORNERS TO MAINTAIN CLEAR SIGHT TRIANGLE.
REAR: N/A

SETBACKS PER: UNIVERSITY NEIGHBORHOODS SECTOR DEVELOPMENT PLAN.

BUILDING HEIGHT:

MAXIMUM BUILDING HEIGHT: 26'-0"

STRUCTURE HEIGHT SHALL CONFORM TO THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE: SU-1 WHICH REFERENCES R-2 REQUIREMENTS (14-16-2-22) (C).

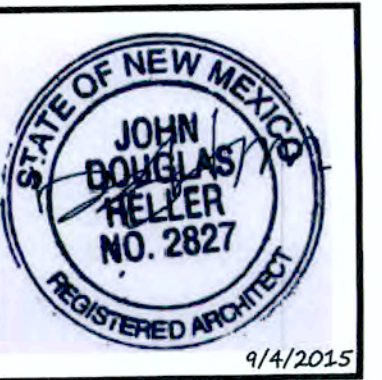
revision

by

date

rev

Mullen Heller
Architecture P.C.
1718 Cental Avenue SW
Suite D
Albuquerque, NM 87104
505 268 4144[p]



15-26
mws
Douglas Heller, AIA
project manager
08/31/2015

Existing Building Renovation at:
2608 Central Avenue, SE.
Albuquerque, New Mexico 87106
Architectural Site Plan for Traffic Circulation Layout