# CITY OF ALBUQUERQUE



September 20, 2016

Peter Butterfield Architect 13013 Glenwood Hills Ct NE Albuquerque, NM

Re: UNM Shell

2550 Central Ave SE Traffic Circulation Layout

Architect's Stamp dated 09-07-16 (K16D075)

Dear Mr. Butterfield,

The TCL submittal received 09-08-16 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

 Please coordinate construction details with Paula Dodge-Kwan the City of Albuquerque Project Manage for the Albuquerque Rapid Transit project. Her contact information is 505-768-3623 or email pdodge-kwan@cabq.gov.

PO Box 1293

Albuquerque

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

New Mexico 87103

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

mao via: email C: CO Clerk, File



COA STAFF:

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

## City of Albuquerque

### Planning Department

#### Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

	Building Permit #:	City Drainage #:
DRB#: EPC#:	_	Work Order#:
Legal Description: LOTS 22 23 & 24 BLK 16 UNIVERSITY HEIGHTS ADDN		
City Address: 2550 Central Avenue SE		
Engineering Firm:		Contact:
Address:		-
Phone#: Fax#:		E-mail:
Owner: TA CENTRAL UNM L.L.C., A NEVADA LIMITED LIABILITY COMPANY		Contact: Mark Tekin
Address: 8765 STOCKARD DRIVE SUITE 203 FRISCO, TEXAS 75034		
Phone#: (214) 960-9991 Fax#:		E-mail: marktekin@gmail.com
Architect: Peter Butterfield, Architect		Contact: Peter Butterfield
Address: 13013 Glenwood Hills Ct NE, Albuquerque NM		
		E-mail: peterbutterfield@Q.com
Other Contact:		Contact:
Address:		
		E-mail:
Check all that Apply:  DEPARTMENT:  HYDROLOGY/ DRAINAGE  × TRAFFIC/ TRANSPORTATION  MS4/ EROSION & SEDIMENT CONTROL	_	F APPROVAL/ACCEPTANCE SOUGHT: PERMIT APPROVAL
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SUPPORT

RE: SITE

PLAN

4 RAMP @ SIDEWALK

POSITIVE DRAINAGE

- FINISH GRADE OR

PAVEMENT

PROJECT IS LOCATED IN ZONE GRID MAP LOCATION K-16-Z, ZONED SU-2 UC PER THE UNIVERSITY NEIGHBORHOODS SECTOR DEVELOPMENT PLAN UNIVERSITY COMMERCIAL (PAGE 72 UNIVERSITY SDP AND MAP 7 PAGE 68-69). THE PROJECT IS A 5,543 S.F. HEATED AREA SHELL BUILDING WITH AN ADDITIONAL 1280 S.F. PATIO AREAS TO CONTAIN A FUTURE FAST FOOD RESTAURANT AND COFFEE CAFE.

#### ZONING DATA

DESIGNATION: SU-2 UC (UC UNIOVERSITY COMMERCIAL PAGE 72 UNIVERSITY SDP) UPC: 101 605 713 729 132 910 OWNER: TA CENTRAL UNM L.L.C., A NEVADA LIMITED LIABILITY COMPANY

OWNER ADDRESS: 8765 STOCKARD DRIVE SUITE 203 FRISCO, TEXAS 75034 LEGAL DESCRIPTION: LOTS 22 23 & 24 BLK 16 UNIVERSITY HEIGHTS ADDN TOTAL SITE ACRES: 0.4993

PARKING REQUIREMENTS: 1 STALL PER 300 S.F. NET LEASABLE AREA 5.543 SF HEATED AREA

6,823 SF/300 = 23 SPACES [32 STALLS PROVIDED]

butterfield

peter

REVISIONS

architect

KPETÉR BUTTERFIELD

NO. 3850

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ADA STALLS REQUIRED: ADA STALLS PROVIDED: 2 (VAN ACCESSIBLE)

MOTORCYCLE SPACES PROVIDED: BICYCLE SPACES REQUIRED:

BICYCLE SPACES PROVIDED:

#### ADA SITE NOTES

- SIGNAGE (NMBC 1110.1 AND ANSI 502.7) A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE • CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT
- SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ( NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE.)
- SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A).
- SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010). VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN
- THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)
- IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7) ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD
- R7-8 SIGN TO BE 84" ABOVE THE GROUND. • IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.
- PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND. PARKING SPACE LINES BE PAINTED BLUE
- ACCESS AISLE HAS BLUE, DIAGONAL STRIPING. (66-1-4.1.B NMSA 1978). 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 TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978) • IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

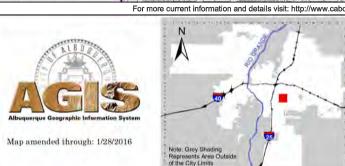
### GENERAL NOTES

- WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC
- ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS
- MAXIMUM SLOPE PERMITTED AT ADA STALLS AND ACCESS AISLES IS 2% (1:50)

MEASURED BEARING OVERHEAD UTILITY LINES N 90°00'00" E AND DISTANCES ANCHOR RECORD BEARINGS AND (N 90°00'00" | LIGHT POST DISTANCES PER PLAT OF RECORD WATER VALVE FOUND AS INDICATED WATER METER FIRE HYDRANT SET BATHEY MARKER SANITARY SEWER MANHOLE "LS 14271"  $\bowtie$ GAS VALVE COVERED AREA

UTILITY PEDESTAL TO BE REMOVED





Suilding Sr 550 Central Albuquerque, SECTOR PLANS SEcarpment
Design Overlay Zones 2 Mile Airport Zone City Historic Zones Airport Noise Contour Petroglyph Mon. 

TRAFFIC CIRCULATION LAYOUT APPROVED Signed

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