

CITY OF ALBUQUERQUE



January 16, 2018

Peter Butterfield, R.A.
Peter Butterfield
13013 Glenwood Hills Ct. NE
Albuquerque, NM 87111

Re: UNM Shell, 2550 Central Ave. SE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 9-7-16 (K16D075)
Certification dated 1-12-18

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 1-12-18, 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)924-3991.

Sincerely,

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

MA/RM via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

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:** _____

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

CHECK 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
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

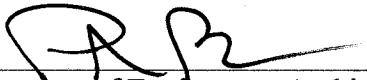
peter butterfield architect

• 505 332 9323 • 13013 Glenwood Hills Ct NE • Albuquerque New Mexico 87111 •

TRAFFIC CERTIFICATION

I, PETER BUTTERFIELD, NMRA 3850, OF THE FIRM PETER BUTTERFIELD, ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 9-20-2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PETER BUTTERFIELD OF THE FIRM PETER BUTTERFIELD ARCHITECT I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JANUARY 12, 2018 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.

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 ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

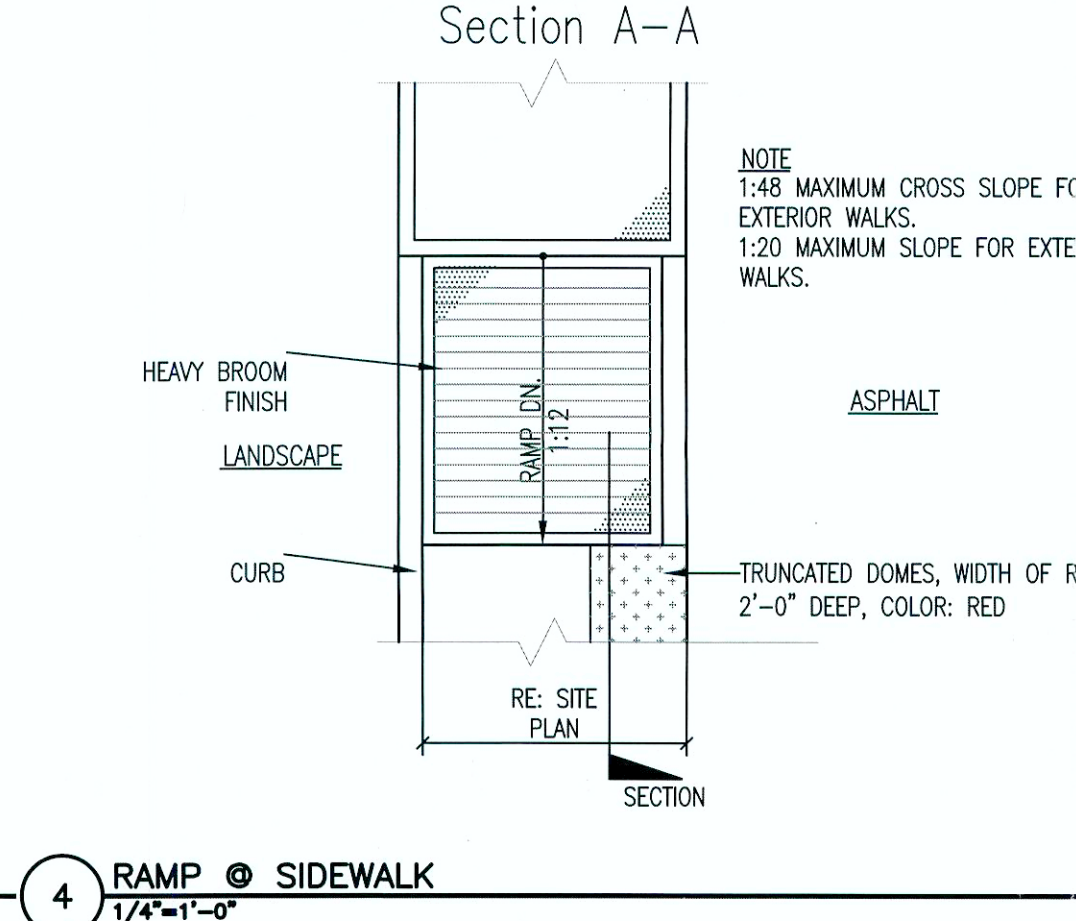
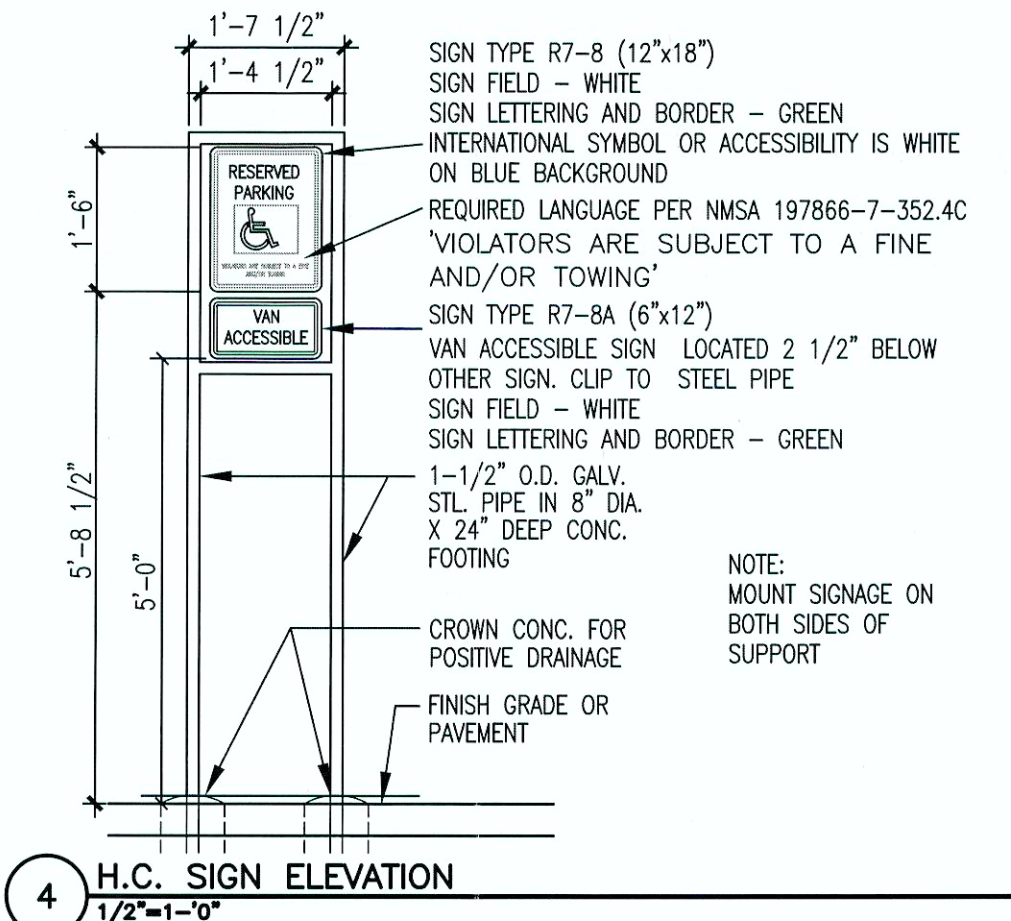
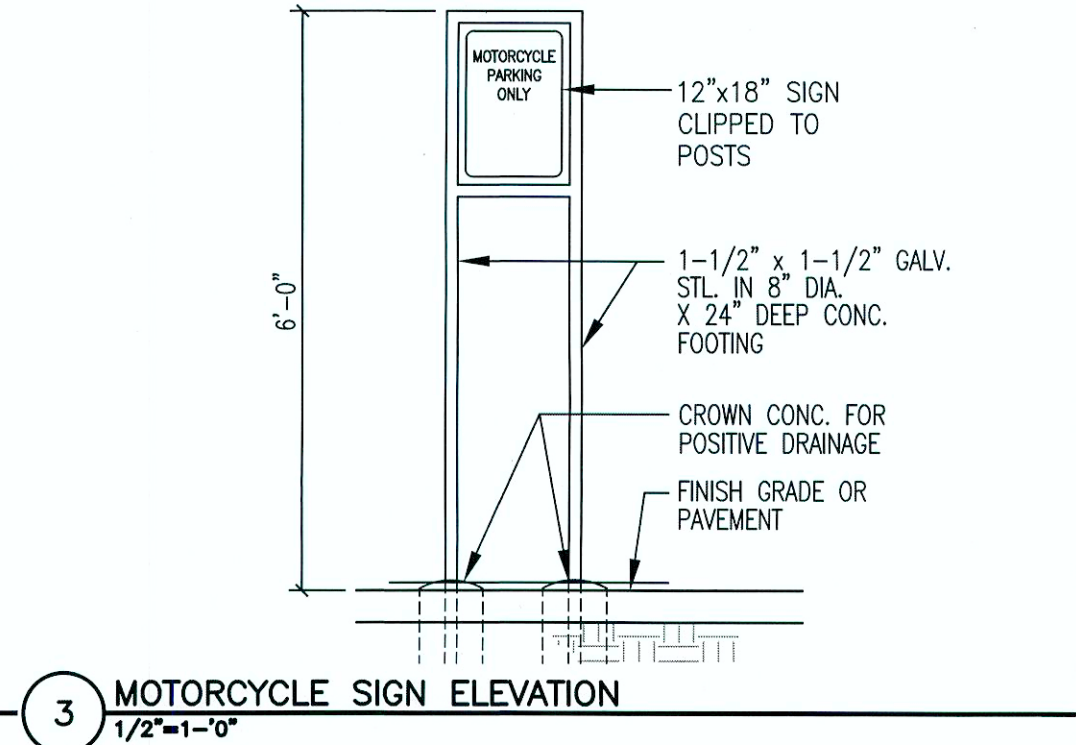
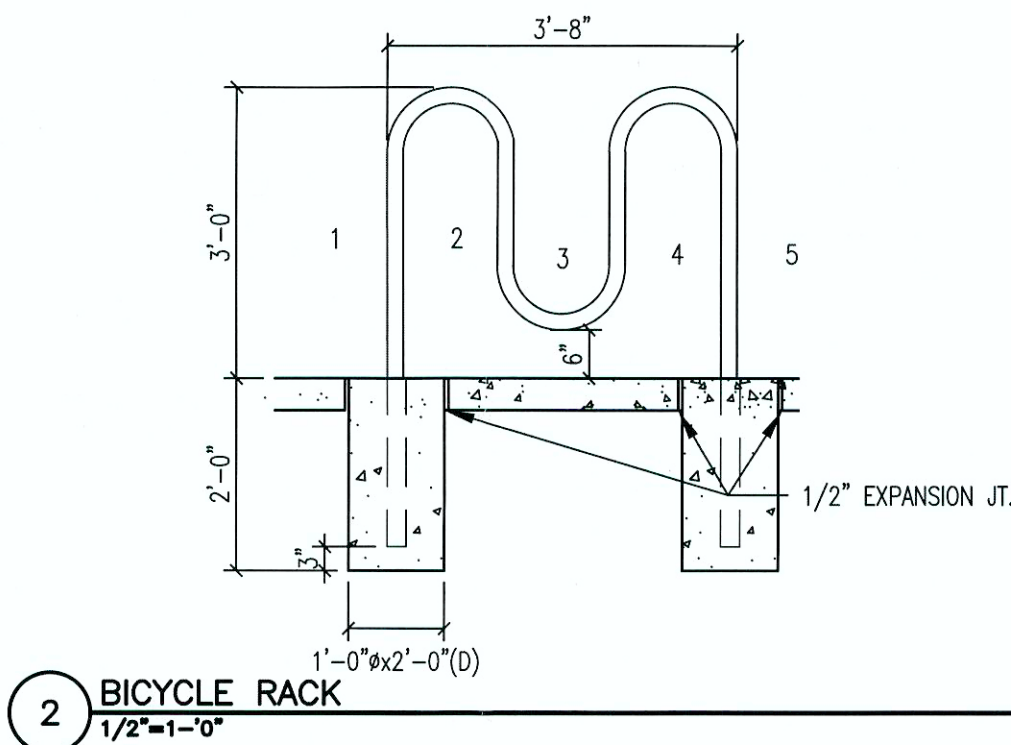
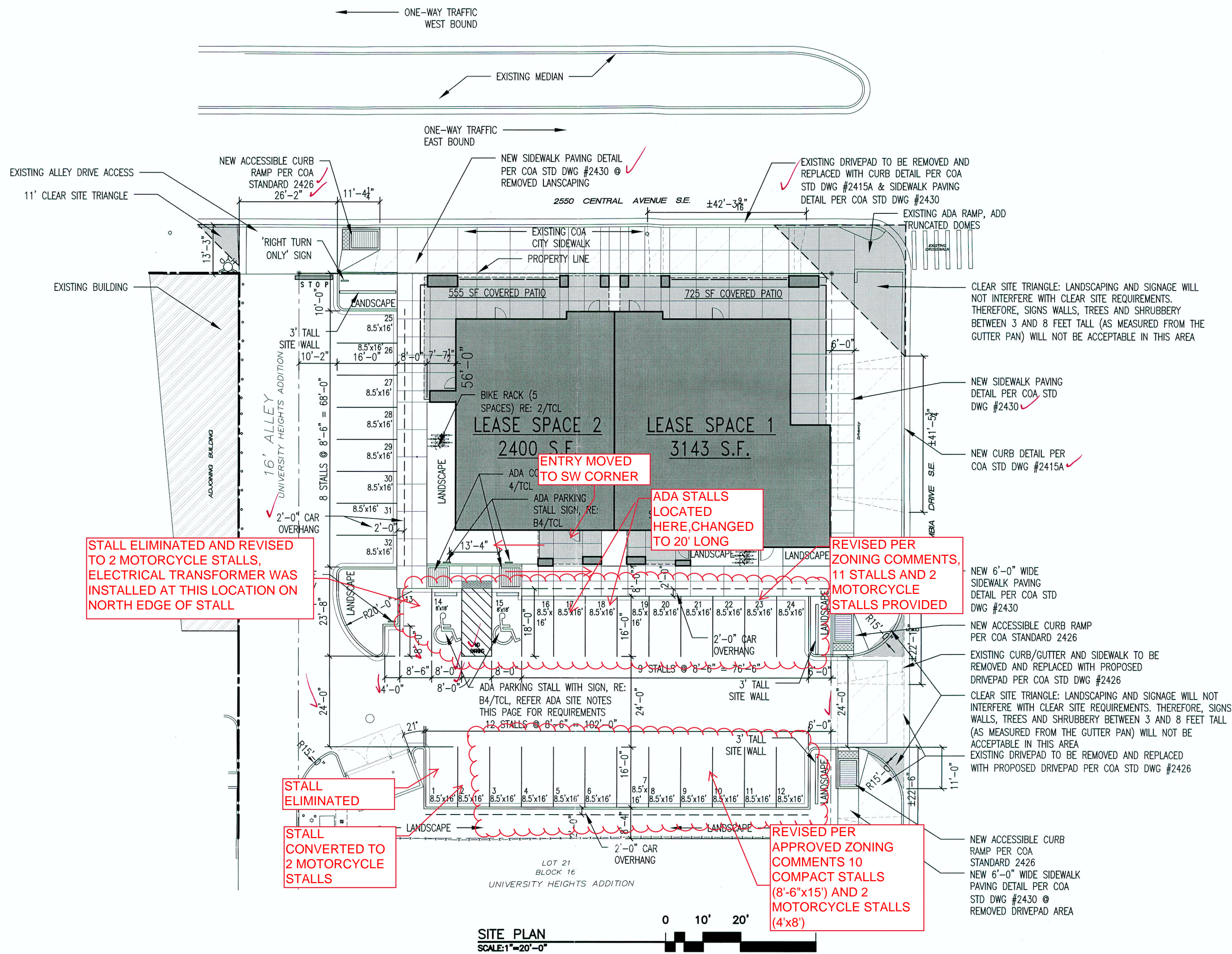


Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

1/12/18
Date





TRAFFIC CIRCULATION LAYOUT
APPROVED
9/20/16
Date

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

EXECUTIVE SUMMARY

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 1,280 S.F. PATIO AREAS TO CONTAIN A FUTURE FAST FOOD RESTAURANT AND COFFEE CAFE.

ZONING DATA

DESIGNATION: SU-2 UC (UC UNIVERSITY COMMERCIAL PAGE 72 UNIVERSITY SDP)
UPC: 101 605 713 729 132 910
OWNER: TA CENTRAL UNIV 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

OCCUPANCY TYPE:

RESTAURANT
PARKING REQUIREMENTS: 1 STALL PER 300 S.F. NET LEASABLE AREA
HEATED AREA 5,543 SF
PATIO AREA 1,280 SF
6,823 SF/300 = 23 SPACES [32 STALLS PROVIDED]

ADA STALLS REQUIRED: 1
ADA STALLS PROVIDED: 2 (VAN ACCESSIBLE)

MOTORCYCLE SPACES REQUIRED: 1
MOTORCYCLE SPACES PROVIDED: 1

BICYCLE SPACES REQUIRED: 2
BICYCLE SPACES PROVIDED: 10

ADA SITE NOTES

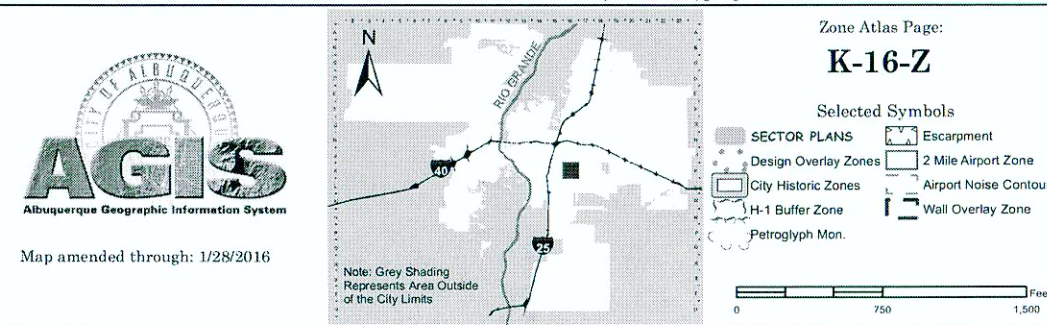
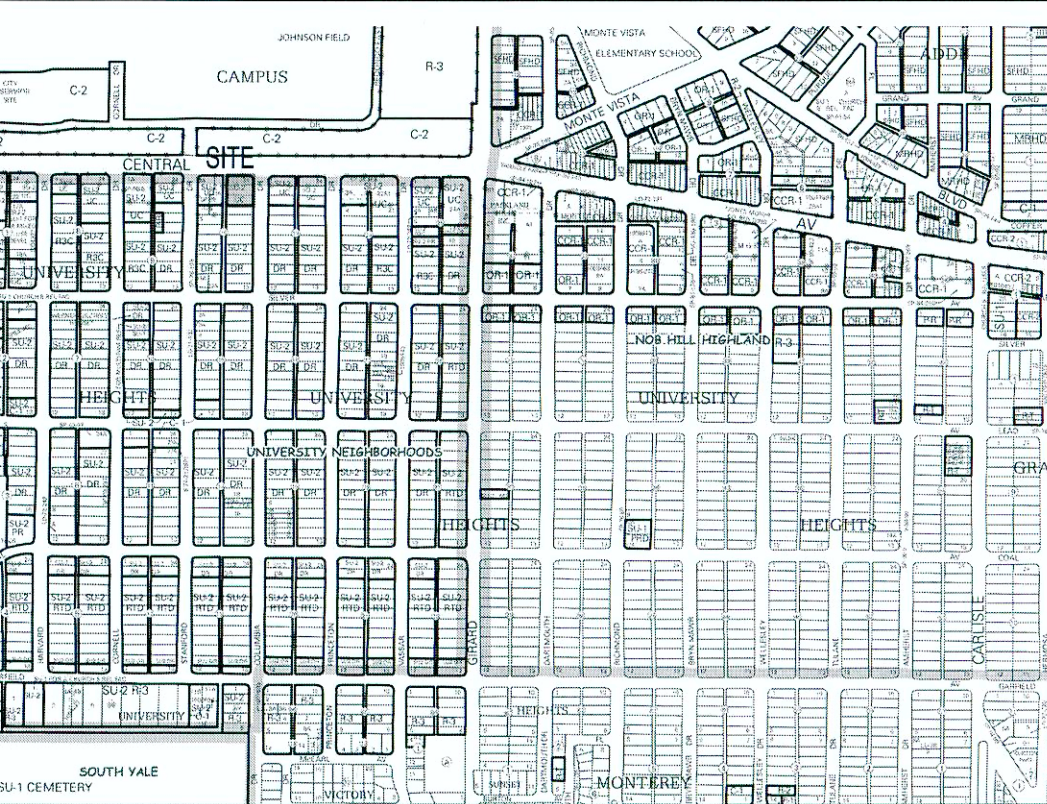
- SIGNAGE (NIMC 1110.1 AND ANSI 502.7)
- A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE.
 - CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH.
 - CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
 - 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.
- PAVEMENT MARKINGS (NIMC 1110.3)
- 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

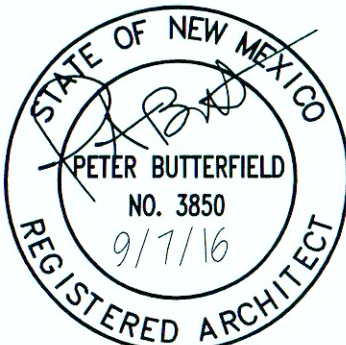
- WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS.
- ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT.
- LANDSCAPING AND SIGNAGE 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 AREA.
- MAXIMUM SLOPE PERMITTED AT ADA STALLS AND ACCESS AISLES IS 2% (1:50)

LEGEND

N 90°00'00" E	MEASURED BEARING	OHU	OVERHEAD UTILITY LINES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD FOUND AS INDICATED	ANCHOR	ANCHOR
●	FIRE HYDRANT	▲	WATER VALVE
○	SET BATHEY MARKER "LS 14271"	⊗	WATER METER
■	COVERED AREA	⊕	SANITARY SEWER MANHOLE
□	POLE	▽	GAS VALVE
		◇	UTILITY PEDESTAL
		□	TO BE REMOVED



peter butterfield
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DRAWING NAME

REVISIONS

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