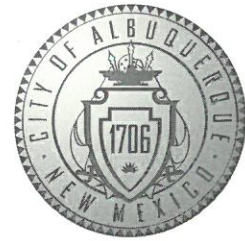


CITY OF ALBUQUERQUE



November 12, 2019

Treveston Elliott, RA
Treveston Elliott Architect
811 12th St. NE
Albuquerque, NM 87102

Re: 3123 Central Ave NE
3123 Central Ave NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 3-1-19 (K16D201)
Certification dated 10-30-19

Dear Mr. Elliott,

Based upon the information provided in your pictures received 11-12-19, 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.

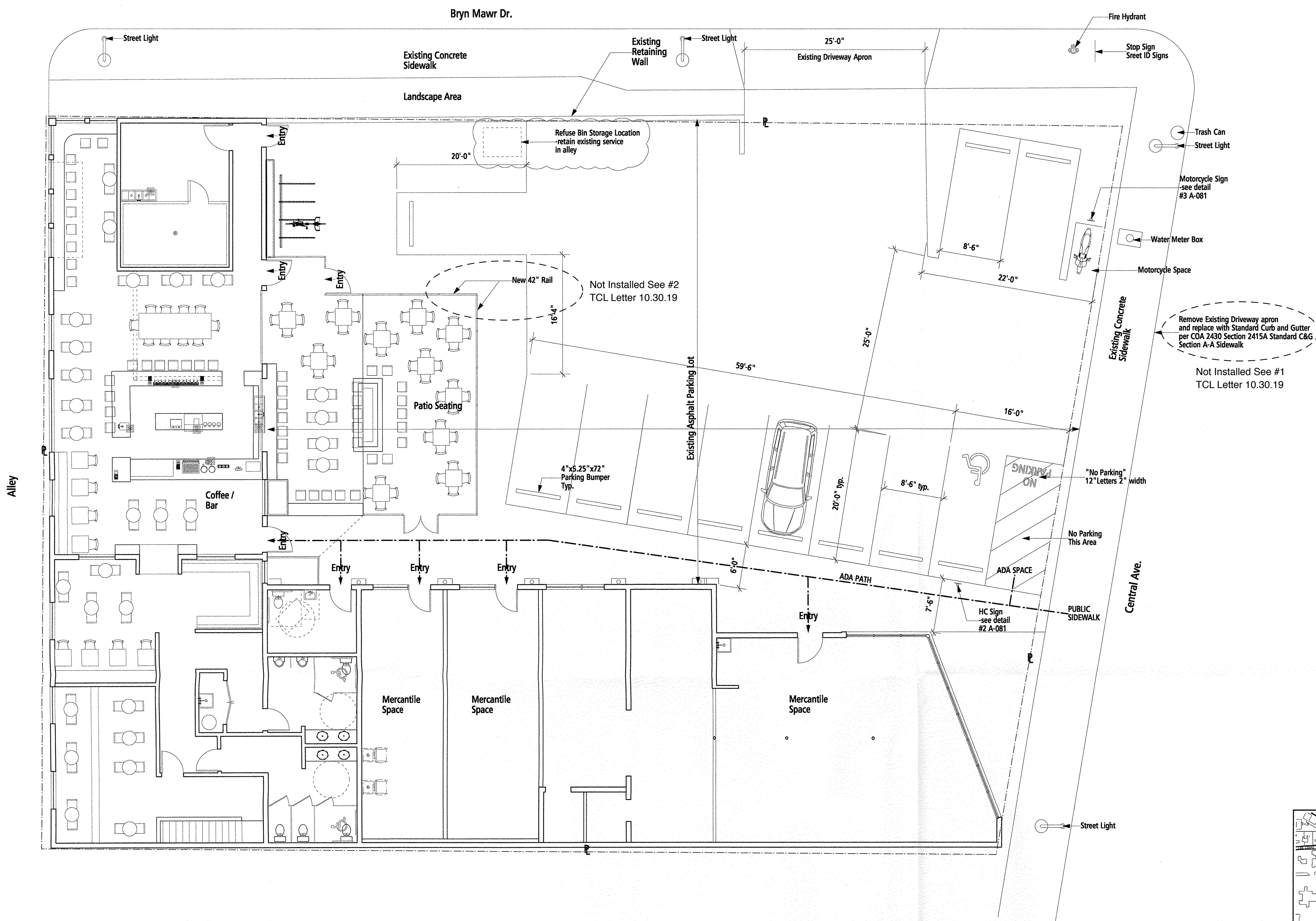
If you have any questions, please contact Ernie Gomez at (505) 924-3981.

Sincerely,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



CODE DATA
2015 International Building Code
2015 Uniform Plumbing Code
2015 Uniform Mechanical Code
2017 National Electrical Code
2009 International Energy Conservation Code
2015 International FIRE Code

CITY OF ALBUQUERQUE
PLANNING
These plans have been reviewed for code compliance and are approved for construction.
The Approval of these plans shall not be construed to permit for any violations of any code or ordinance of this city.
PERMIT # **BP-2019-07915**
APPROVED
A printed copy of these plans shall be on the job site for all review and inspection.

City of Albuquerque
Location: 3123 Central Ave. NE, Albuquerque, NM 87102
Zoning: MX-M
Zoning Atlas Page: K-16
Setbacks: Existing- no change to building footprint
Height: 1-Stories no change
Parking: 5/1,000 GSF Coffee / Bar UC-MS-PT @4,468 sq.ft. / 1,000" 5 = 22
na- retail space under 3,000 sq.ft. (5-5(B)(2)(d))
Total Spaces required = 22
REDUCTIONS (can't exceed 50%)
5-5(C)(5)(c) = 15
- 30% Proximity to transit = 15
5-5(C)(5)(f) = 11
- 4 Spaces = 11
Total Spaces required = 11

Bld. Area: 7,483 sq.ft.
Occupancy: Fire Area 1 / 3 Coffee and Bar Suite A- 4,468 GSF
Fire Area 1
A-2 Seating @1,379 sq.ft. / 15 = 92
A-2 Bar @302 sq.ft. / 200 = 2
S Storage @431 sq.ft. / 300 = 2
= 96
Fire Area 3
A-2 Seating @653 sq.ft. / 15 = 44
A-2 Bar @228 sq.ft. / 200 = 2
= 46
Total Occ = 142 occ.

Fire Area 2
Suite B M-Tenant 2 @417 sq.ft. / 100 = 7
Suite C M-Tenant 3 @475 sq.ft. / 100 = 8
Suite D M-Tenant 1 @1,904sq.ft. / 100 = 32

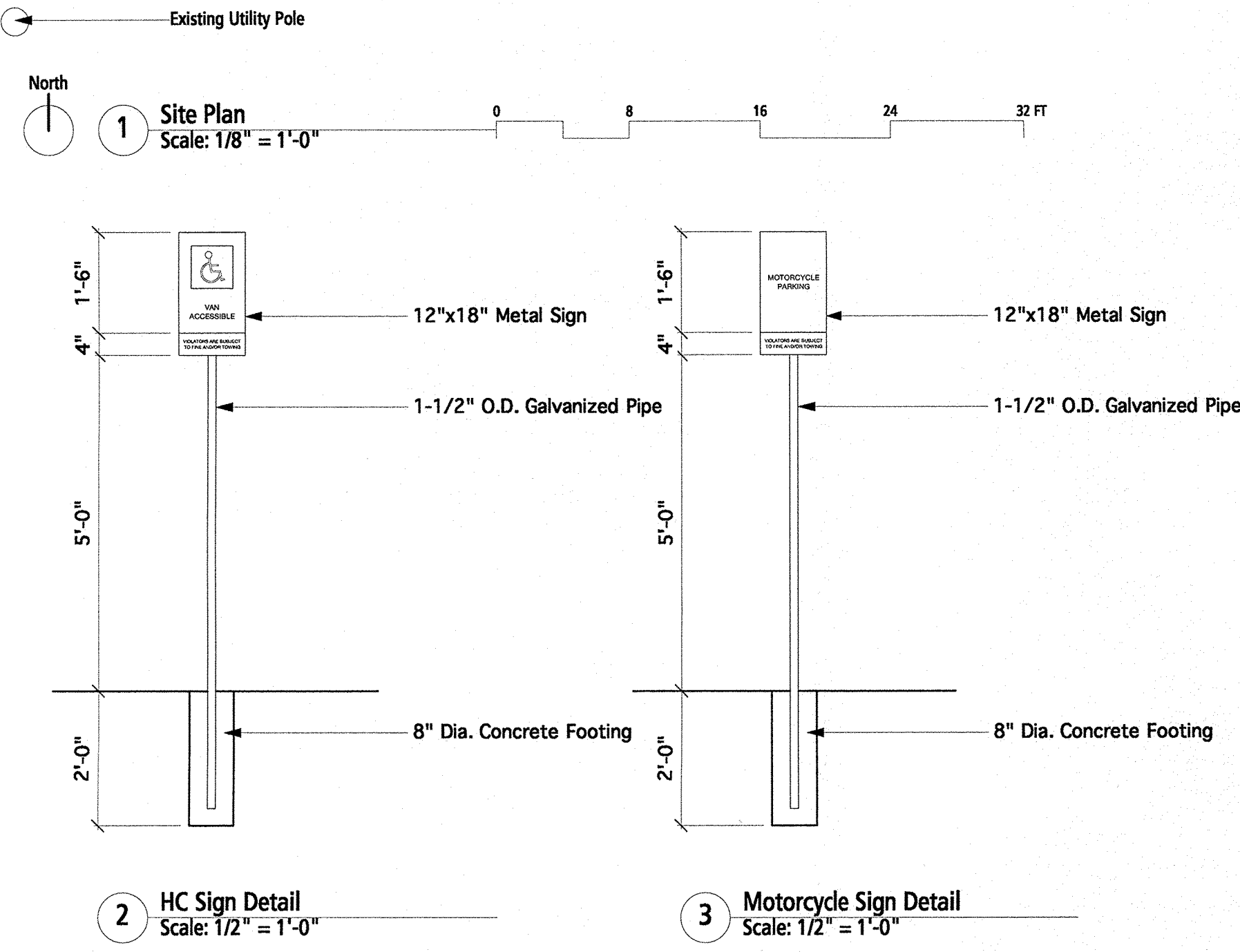
Construction Type: Type Vb
Separation: 2 Hour Btwn Fire Areas 1-2-3
Seismic: C
Sprinkler: No

Alteration level 3- Divide existing building into three suites areas not to exceed 99 occ. each area. Suite A Coffee / Bar A-2 occ. complete. Suite B / C / D vanilla shell.

TREVESTON ELLIOTT ARCHITECT
811 17TH ST. NW
ALBUQUERQUE, NEW MEXICO
87102
C 505.259.4617
treveston@trevestonarchitect.com
www.trevestonarchitect.com

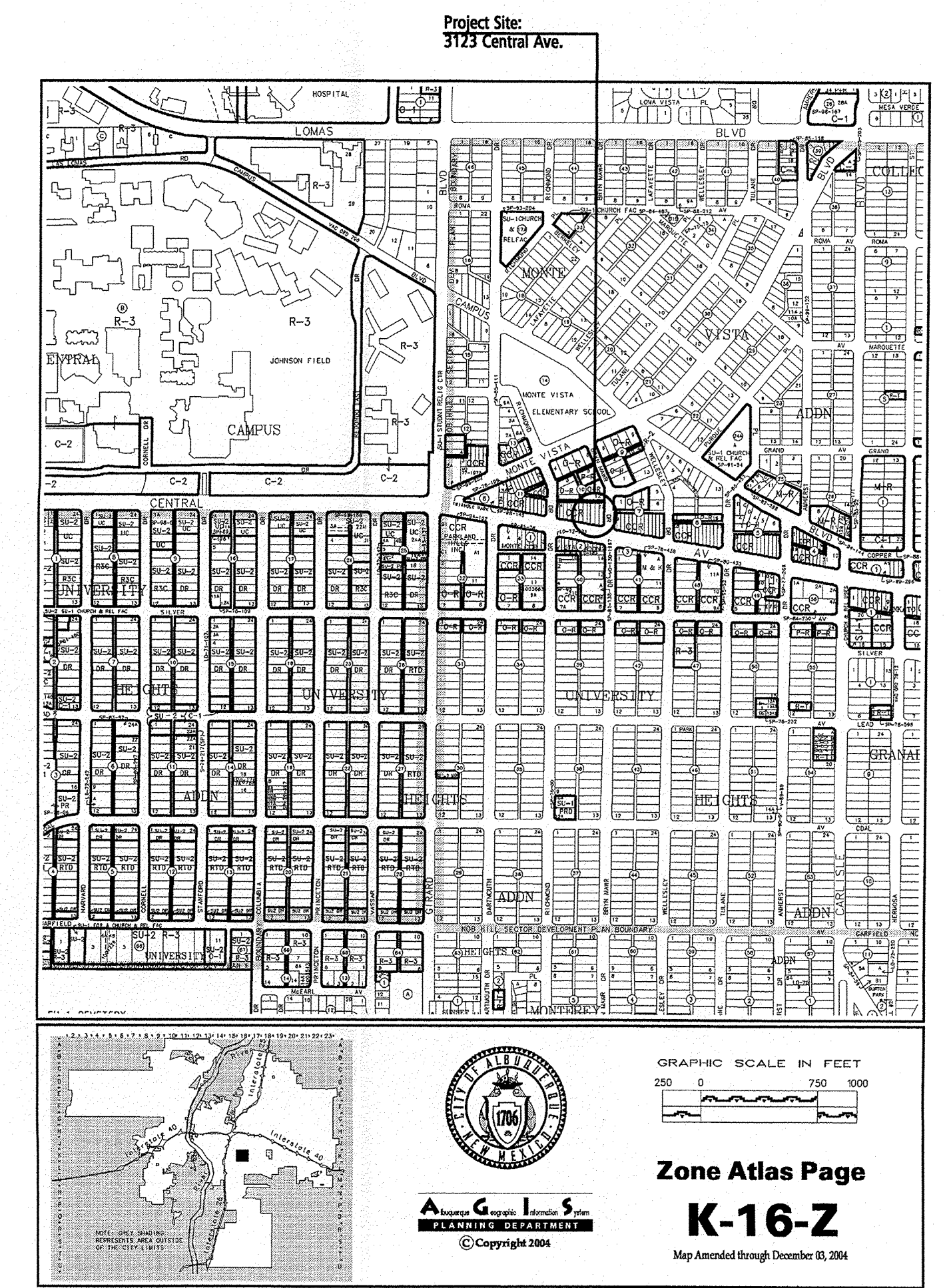
RECEIVED
APR 24 2019
LAND DEVELOPMENT SECTION

Coffee
3123 Central Ave NE
ALBUQUERQUE, NEW MEXICO 87106



TRAFFIC CIRCULATION LAYOUT APPROVED
Signed: [Signature] Date: 4/25/19

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



STATE OF NEW MEXICO
REGISTERED ARCHITECT
TREVESTON R. ELLIOTT
No. 4136
March 1, 2019

Date: March 19, 2019
Revised 10.30.19
Sheet: Traffic Control Layout

TCL

TREVESTON ELLIOTT ARCHITECT

811 12TH STREET NW
ALBUQUERQUE NM
87102

o 505.259.4617

www TEarchitect.com

TRAFFIC CERTIFICATION

I, TREVESTON ELLIOTT ARCHITECT HEREBY CERTIFY THAT THE PROJECT AT 3123 CENTRAL AVE. NE 87106 IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED APRIL 24, 2019. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TREVESTON ELLIOTT OF THE FIRM TREVESTON ELLIOTT ARCHITECT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 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 EN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

WITH TWO EXCEPTIONS.

1. THE DRIVEWAY CURB CUT ON CENTRAL HAS NOT BEEN REMOVED, BUT WE HAVE A LEETER (ATTACHED) THAT PROVIDES INFORMATION AS TO WHEN THAT WORK WILL BE COMPLETED.
2. THE 42" PATIO RAIL HAS NOT BEEN INSTALLED- THIS WILL BE COMPLETED IN THE FUTURE

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 USENG IT FOR ANY OTHER PURPOSE.



Treveston Elliott RA



10.30.19

