

Planning Department Transportation Development Services Section

August 31, 2010

Martin F.M. Grummer, Registered Architect Martin F.M. Grummer Architect 331 Wellesley Place NE Albuquerque, NM 87106

Re:

Certification Submittal for a Permanent Building Certificate of Occupancy (C.O.)

for Beauty College / Rt. 66 Malt Shop and Grill, [K-17/ D104]

3800 Central SE

Engineer's Stamp Dated 08/27/10

Dear Mr. Grummer:

Based upon the information provided in your submittal received 08-27-10 and the exhibit provided on 08/30/10 (drivepad modification exhibit), 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 <u>Permanent Certificate of Occupancy</u> to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact me at (505)924-3630.

Albuquerque

NM 87103

www.cabq.gov

DE. Salgado-Fernandez, P.E.

Sepior Traffic Engineer

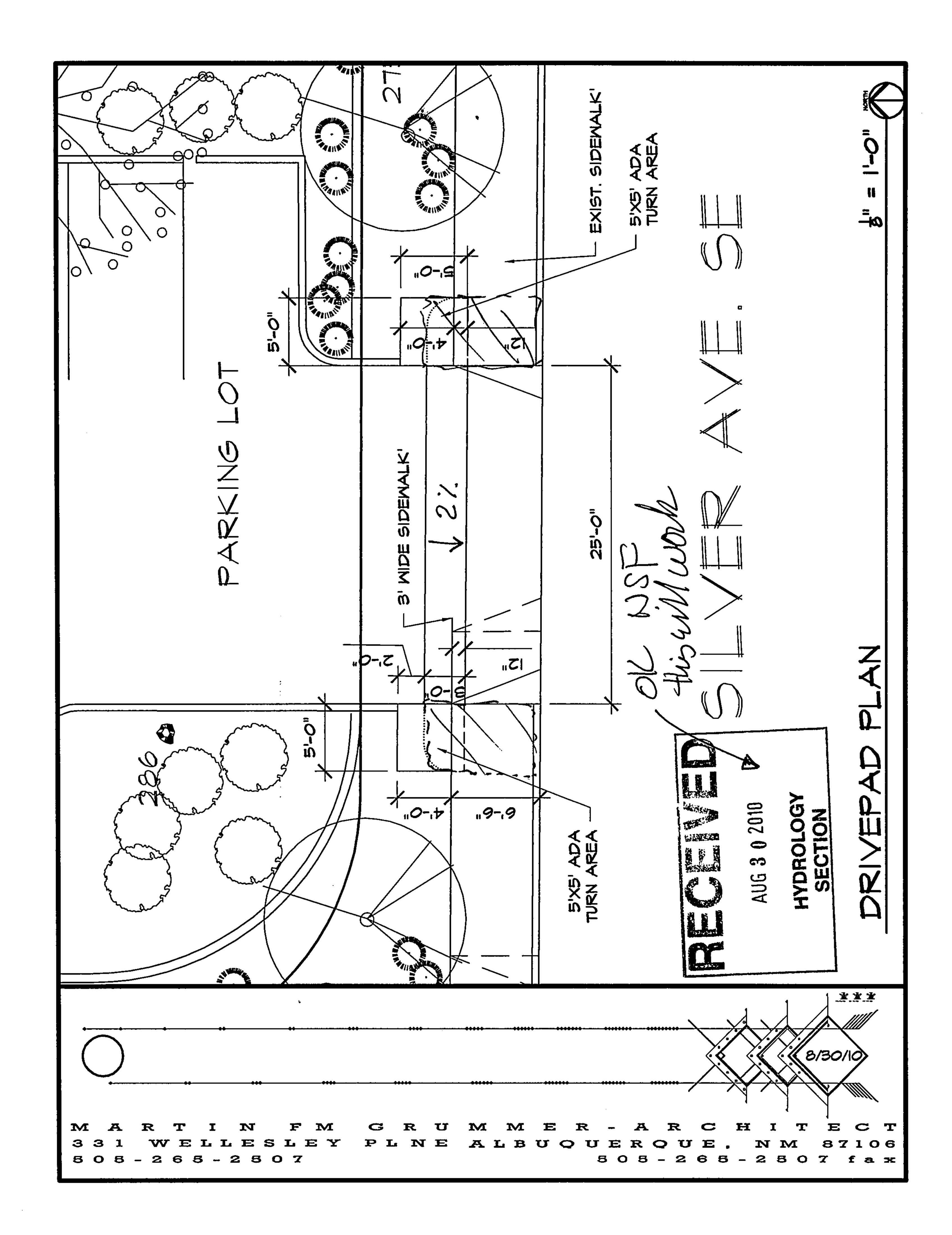
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Development and Building Services

/Planning Department

c: Engineer
Hydrology file
CO Clerk

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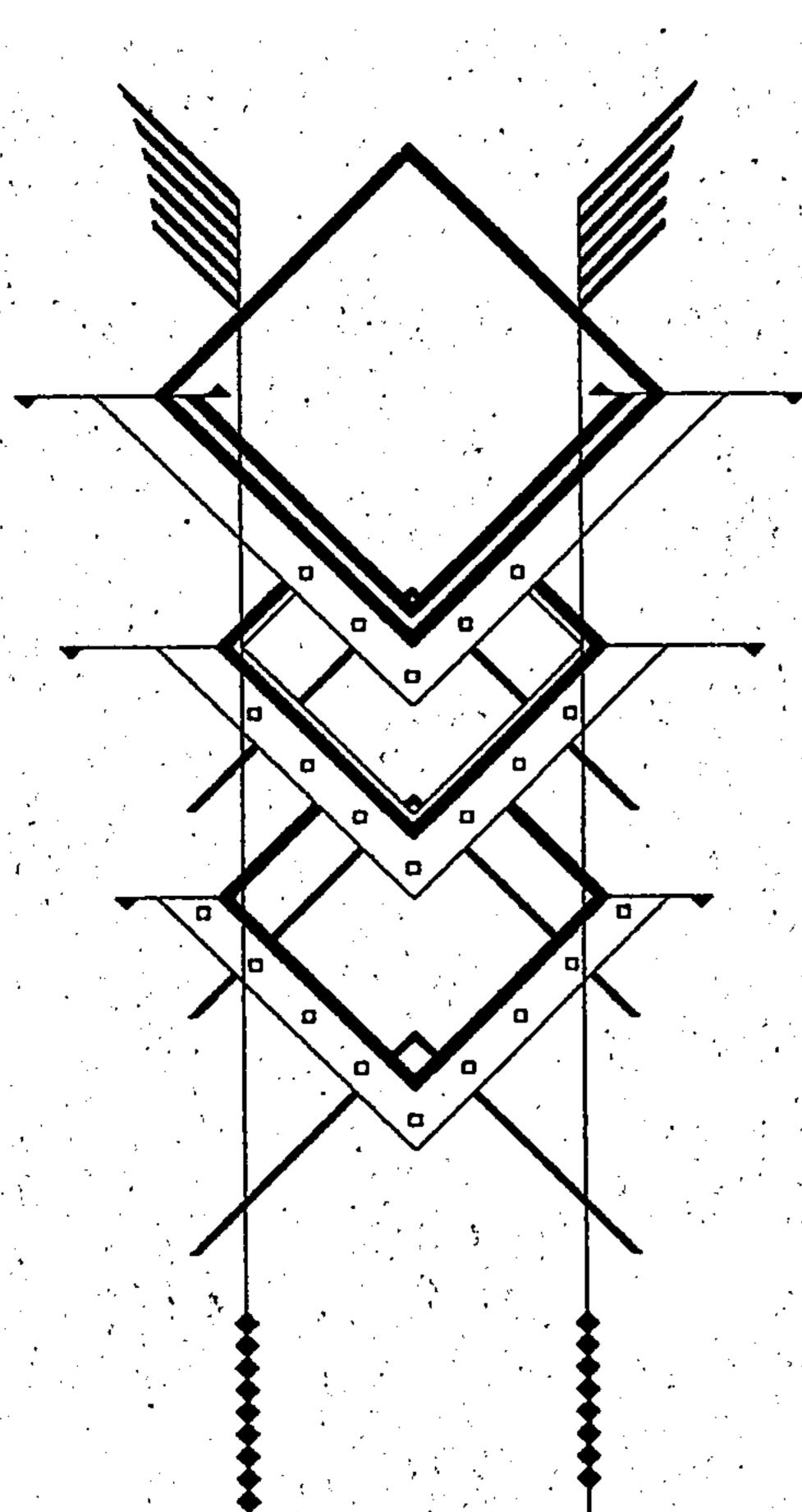
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

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CHITECT: MARTIN GREENMER	· · · · · · · · · · · · · · · · · · ·
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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.
- Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
 Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

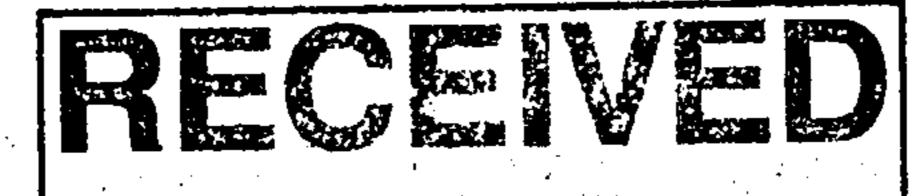


I, MARTIN FM GRUMMER, NMRA, OF THE FIRM MARTIN FM GRUMMER - ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TRAFFIC CIRCULATION LAYOUT APPROVED PLAN DATED 3-22-10. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY MARTIN FM GRUMMER OF THE FIRM MARTIN FM GRUMMER -ARCHITECT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE SITE ON 8-27-10 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDE 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 A CERTIFICATE OF OCCUPATION.

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.

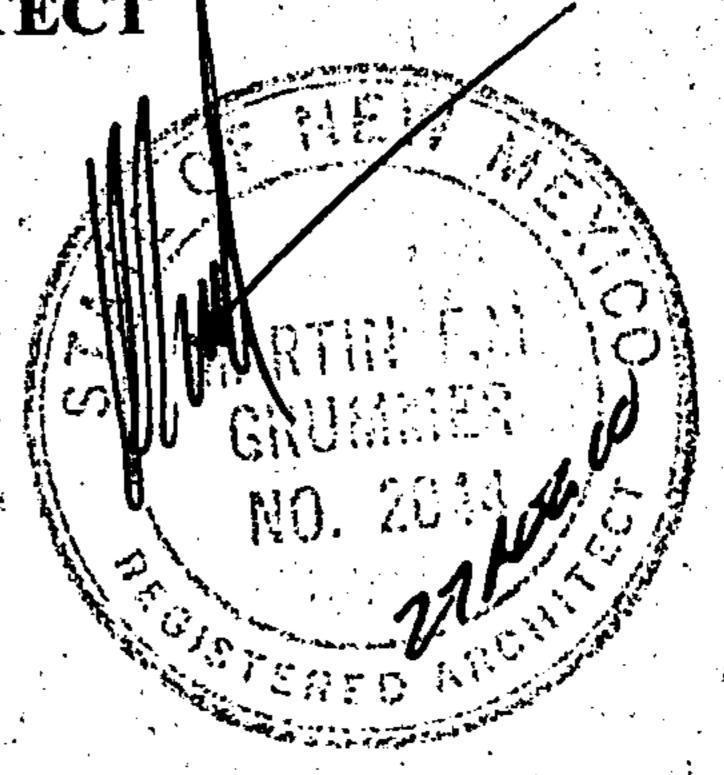
MARTIN FM GRUMMER - ARCHITECT

27 August 2010



AUG 27 2010

HYDROLOGY SECTION



MARTIN FM GRUMMER

ARCHING BUMMER

351 WELLE/LEY PL ME ALBUQUERQUE, MM 87106

505-265-2507 505-265-2507 fax mgrummer@qwestoffice.net



Planning Department Transportation Development Services Section

August 16, 2010

Martin F.M. Grummer, Registered Architect Martin F.M. Grummer Architect 331 Wellesley Place NE Albuquerque, NM 87106

Re:

Certification Submittal for a 120-day Temporary Building Certificate of

Occupancy (C.O.) for Beauty College / Rt. 66 Malt Shop and Grill, [K-17/ D104]

3800 Central SE

Engineer's Stamp Dated 08/09/10

Dear Mr. Grummer:

Based upon the information provided in your submittal received 08-16-10, Transportation Development has approved a 120-dayTemporary Certificate of Occupancy Request (see below for comments).

PO Box 1293

The following items will need to be addressed prior to issuance of a Permanent/temporary Certificate of Occupancy: Driveway off Solano (need to show the new configuration around the power pole with pedestrian railing); the relocated driveway off Silver is not ADA accessible; Parking area (need to show the new location of motorcycle stalls, the parking bumpers that weren't install. Once, these issues have been addressed you'll need to re-submit the total package for Permanent C.O. (please redline all changes on the approved Site Plan as part of the re-submittal package).

Albuquerque

NM 87103

If you have any questions, please contact me at (505)924-3630.

www.cabq.gov

Milo E. Salgado-Fernandez, P.E. Senior Traffic Engineer

Development and Building Services

Planning Department

C:

Sincerely

Engineer
Hydrology file
CO Clerk

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Salgado-Fernandez, Nilo E.

From:

Lopez, Anthony C.

Sent:

Monday, August 16, 2010 10:58 AM

To:

Salgado-Fernandez, Nilo E.

Subject:

Route 66 Malt Shop Ped Railing

Attachments:

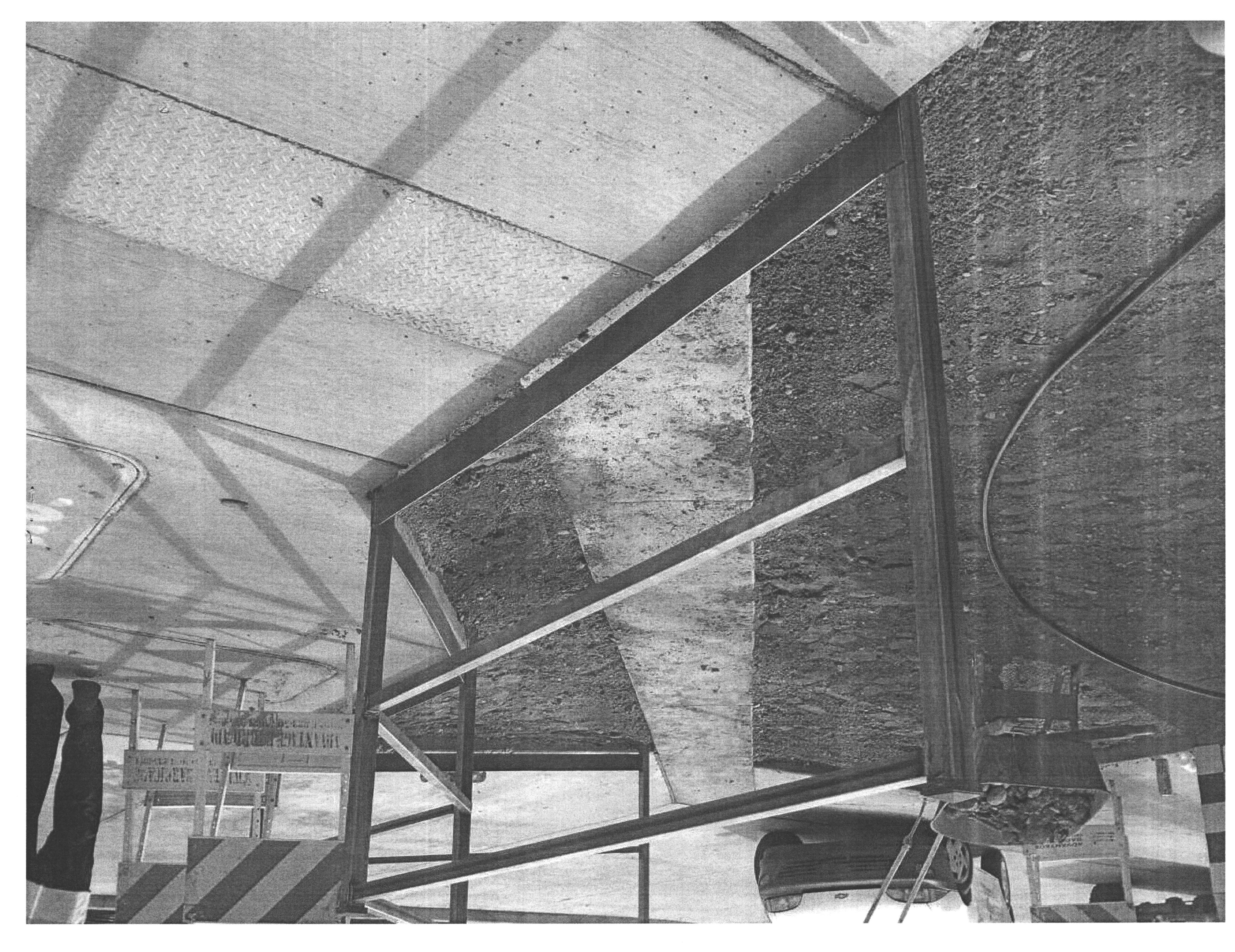
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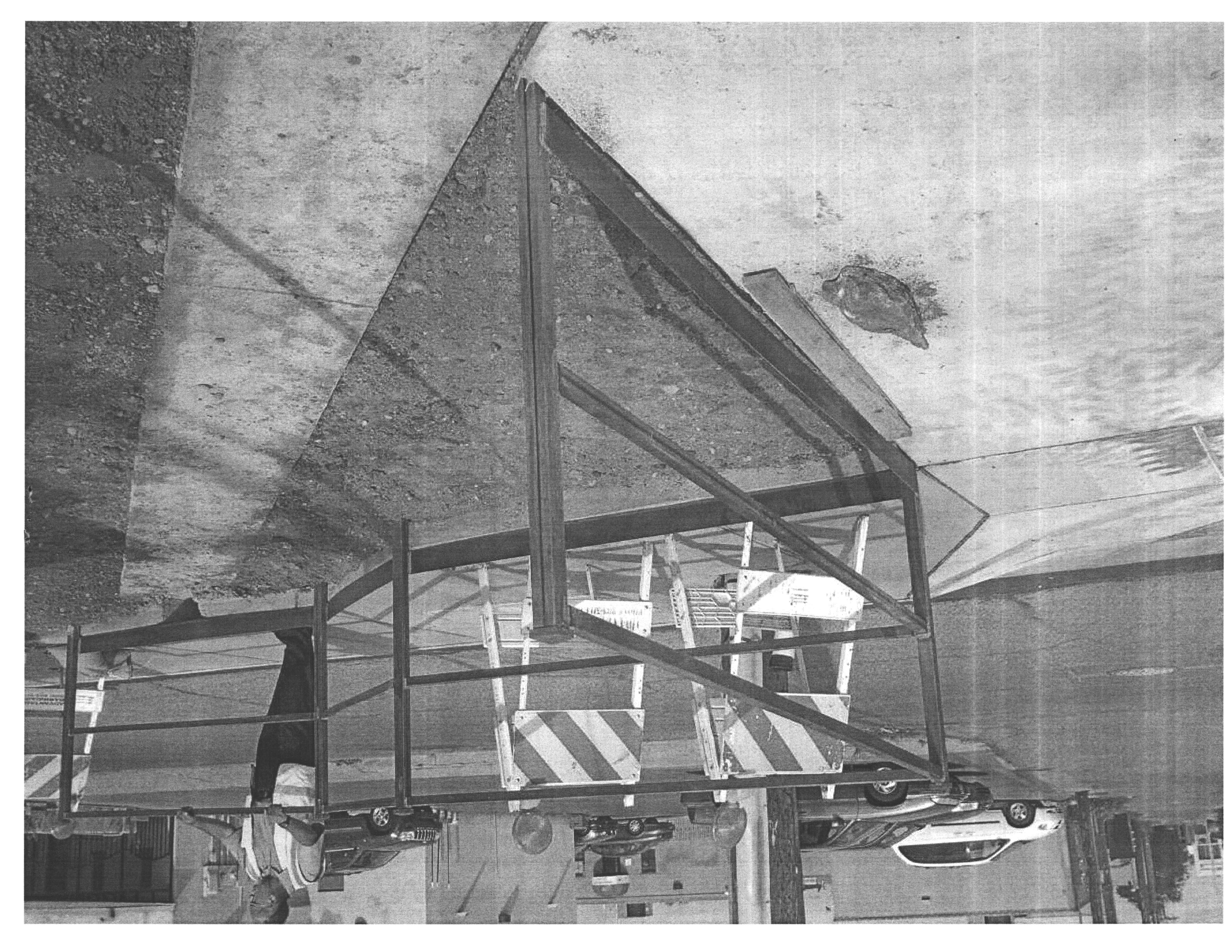
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DSCF9407.JPG (179 KB)

The rail needs to have a more rigid kick plate. Contractor to provide a plan on how to achieve this.

Pedestrian rading in provide 120 day K-17/D104 Temp. C.O.







Planning Department Transportation Development Services Section

August 10, 2010

Martin F.M. Grummer, Registered Architect Martin F.M. Grummer Architect 331 Wellesley Place NE Albuquerque, NM 87106

Re:

Certification Submittal for a Permanent Building Certificate of Occupancy (C.O.) for Beauty College / Rt. 66 Malt Shop and Grill, [K-17/ D104]

3800 Central SE

Engineer's Stamp Dated 08/09/10

Dear Mr. Grummer:

Based upon the information provided in your submittal received 08-09-10, Transportation Development has disapproved the Permanent Certificate of Occupancy Request (see below for comments).

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

The following items will need to be addressed prior to issuance of a Permanent/temporary Certificate of Occupancy: Driveway off Solano(need to show the new configuration, there is a 1:1-2:1 slope behind sidewalk which is a safety issue to the public and will need to provide an appropriate solution for this safety/tripping hazard); the relocated driveway off Silver is not ADA accessible; Parking area (need to show the new location of motorcycle stalls, the constructed wall around the parameter and parking bumpers that weren't install. Once, these issues have been addressed you'll need to re-submit the total package for Permanent C.O. (please redline all changes on the approved Site Plan as part of the resubmittal package).

If you have any questions, please contact me at (505)924-3630.

Nilo/E. Salgado-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

C:

Engineer
Hydrology file
CO Clerk

Albuquerque - Making History 1706-2006

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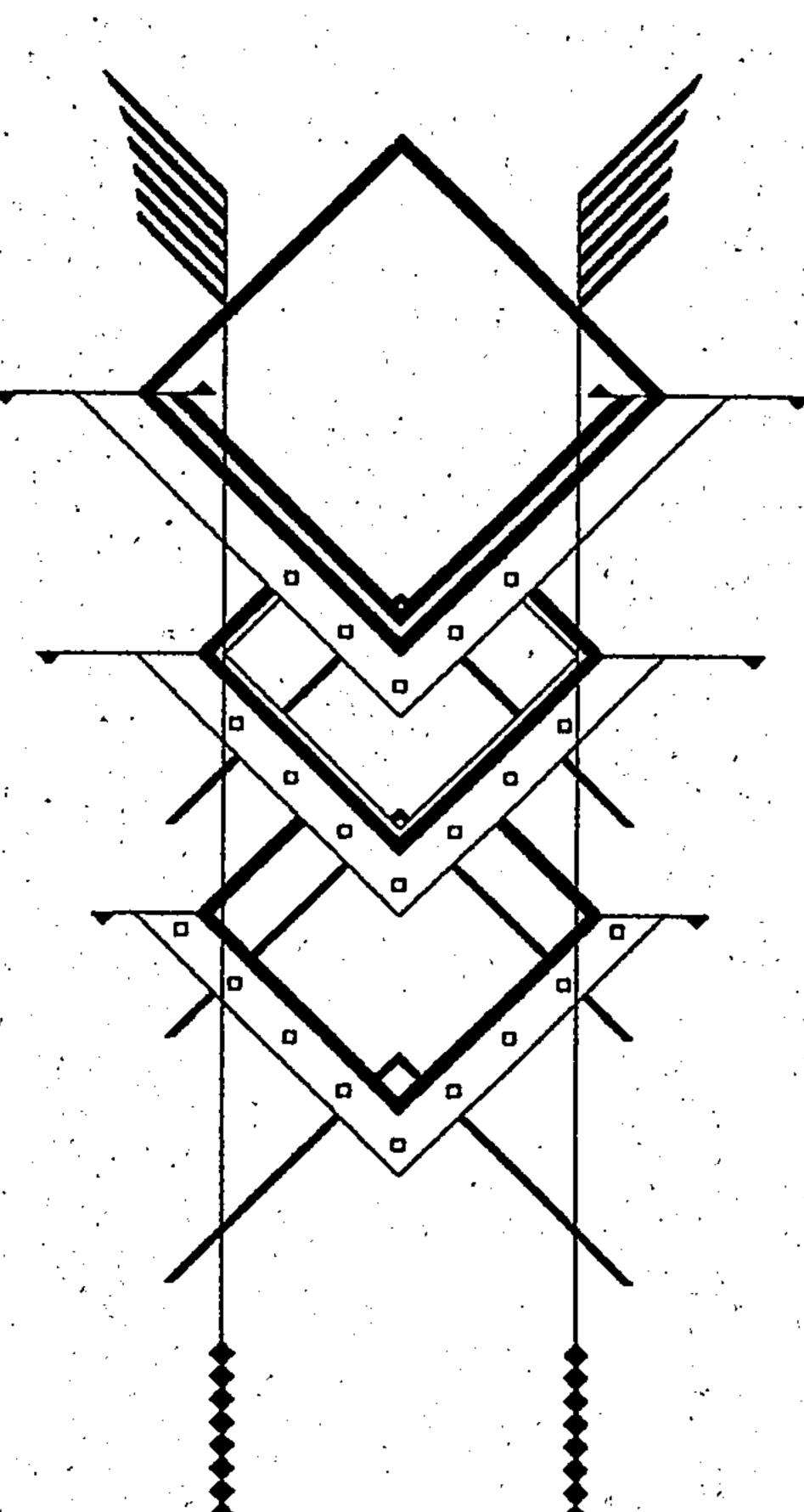
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

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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.
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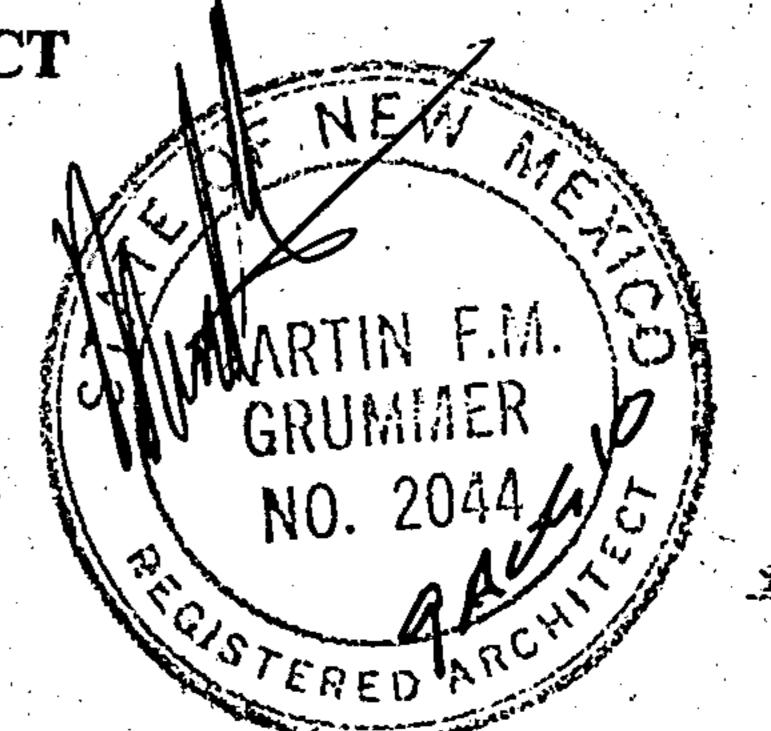
MARTIN FM GRUMMER - ARCHITECT

9 August 2010

RECENTED

AUG 0 9 2010

HYDROLOGY
SECTION



MARTIN FM GRUMMER ARCHITECT 551 WELLE/LEY PL ME ALBUQUERQUE, MM 87106 505-265-2507 505-265-2507 fax mgrummer@qwestoffice.net



Planning Department Transportation Development Services Section

August 10, 2010

Martin F.M. Grummer, Registered Architect Martin F.M. Grummer Architect 331 Wellesley Place NE Albuquerque, NM 87106

Re:

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(C.O.) for Beauty College / Rt. 66 Malt Shop and Grill, [K-17/ D104]

3800 Central SE

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PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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If you have any questions, please contact me at (505)924-3630.

Nilo/E. Salgado-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

C:

Engineer Hydrology file CO Clerk

Albuquerque - Making History 1706-2006



CPN 787484 PT BEAUTY COLLEGE & BT. 66 MMG SHOP & GRILL



March 22, 2010

Martin F.M. Grummer, R.A. Martin F.M. Grummer Architect 331 Wellesley Place NE Albuquerque, NM 87106

Re:

Beauty College Parking / Route 66 Malt Shop and Grill, 3800 Central Ave SE,

Traffic Circulation Layout

Architect's Stamp dated 03-15-10 (K17-D104)

Dear Mr. Grummer,

The TCL submittal received 03-16-10 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this 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. Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or 🐇 👶 🗀 other appropriate permits are required to construct these items.

PO Box 1293

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," ' ... ' as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Albuquerque

NM 87103

www.cabq.gov

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. 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</u> Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

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 924-3306.

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept. Development and Building Services

C:

File

Metro, Kristal D.

From:

Kilpatrick, David

Sent:

Tuesday, March 16, 2010 8:40 AM

Cc:

Metro, Kristal D.

Subject:

3800 central landscaping plan

Kristal,

I have reviewed the landscaping plan at 3800 Central. It fits within the zoning rules. It is OK for the landscaping to cross a lot line.

David Kilpatrick
Zoning Enforcement

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3800 CENTRAL AVE SE

DRAINAGE AND TRANSPORTATION INFORMATION SHEET BOUTY (PEGE (REV 12/2005)

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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.



February 12, 2010

Martin F.M. Grummer, R.A. Martin F.M. Grummer Architect 331 Wellesley Place NE Albuquerque, NM 87106

Re: Beauty College Parking / Route 66 Malt Shop and Grill,
Traffic Circulation Layout

Architect's Stamp dated 02-03-10 (K17-D104)

Dear Mr. Grummer,

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 02-05-10, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide the address for the site.

2. A driveway off of a local street providing two-way access has a minimum width of 25 feet.

3. Two directional traffic has a 24-foot minimum aisle width. The 15 and 14-foot wide aisles are not acceptable.

4. A recent replat was done in this area (reference DRB Project Number 1002782). The lot lines as indicated are incorrect. Please provide a recorded copy of the recent replat and clearly indicate the new property lines on the plan.

5. Show all ramps on the plan.

6. All ramps located within City right of way must have truncated domes.

7. Please list the width of all parking spaces.

8. Call out the width of all sidewalk, existing and proposed.

9. A landscaped island / pedestrian walkway is shown attached to the building. The revised lot lines would place this island on a different lot from the building, which is unacceptable.

-500 10 [10 Email

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: File

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