CITY OF ALBUQUERQUE



March 20, 2019

Rick Bennett, RA RBA Architecture 1104 Park Ave SW Albuquerque, NM 87102

Re: Route 66 Plaza

8521 Central Ave NE

Request for Certificate of Occupancy

30-Day Temporary Certificate of Occupancy- Transportation Development

Engineer's/Architect's Stamp dated 5-17-16 (K19D043)

Certification dated 3-20-19

Dear Mr. Bennett

Based upon the information provided in your submittal received 3-20-19, Transportation Development has no objection to the issuance of a <u>30-day Temporary Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>30-day Temporary Certificate of Occupancy</u> to be issued by the Building and Safety Division.

Albuquerque

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

NM 87103

1. Please add bike rack per city standards. (Attached is section 3.11.2 Bicycle Parking)

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

www.cabq.gov

Sincerely,

Ernie Gomez,

Plan Checker, Planning Dept. Development Review Services

EG

via: email

C:

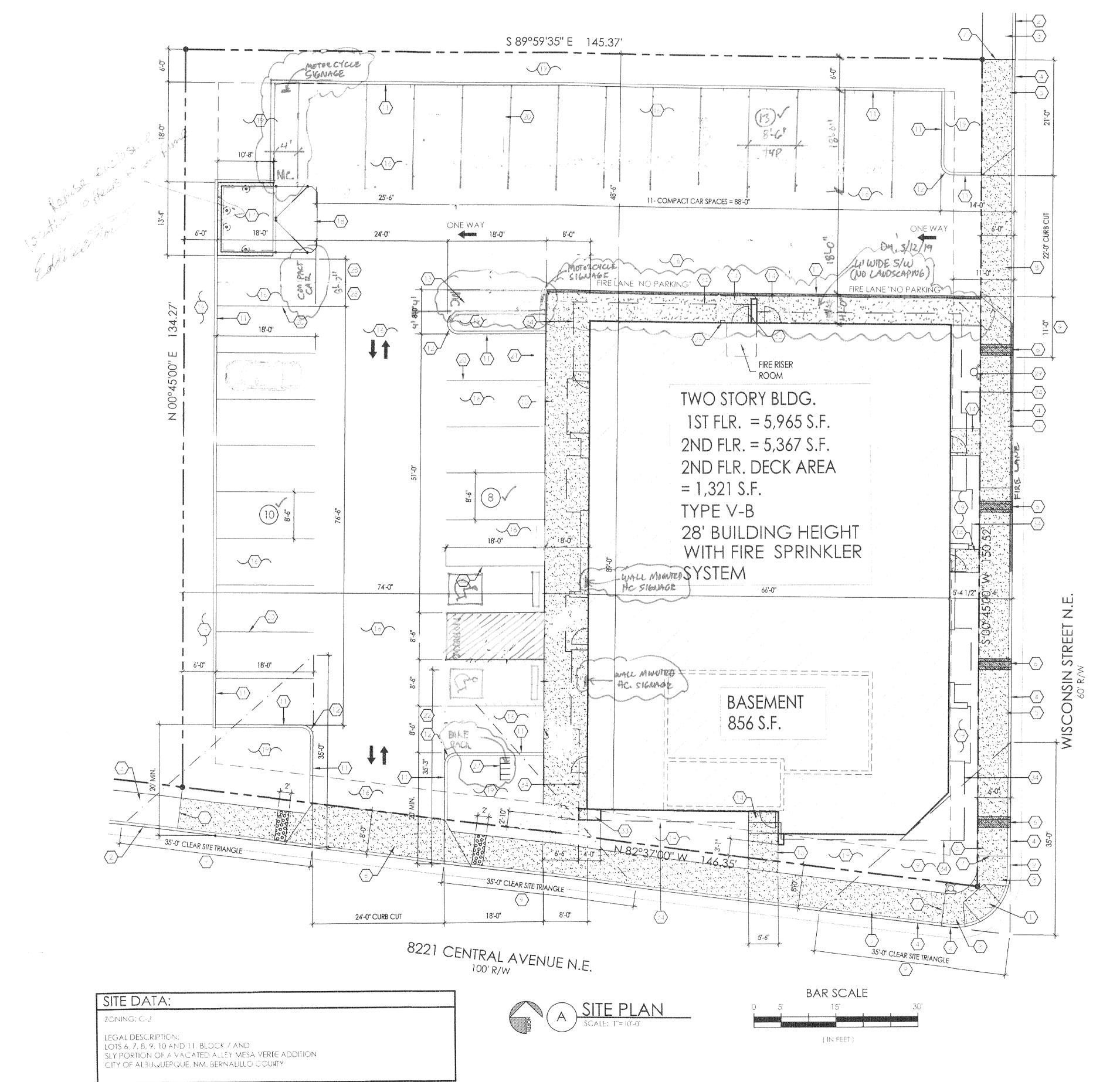
CO Clerk, File

ROUTE 66 PLAZA

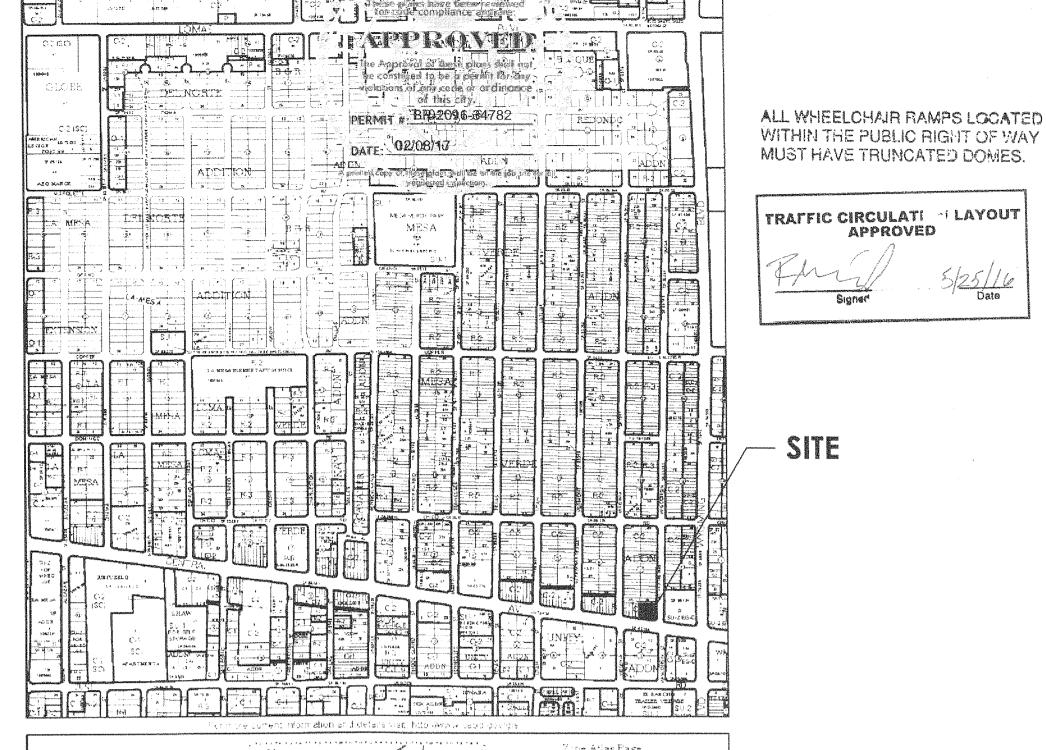
8521 CENTRAL AVENUE NE

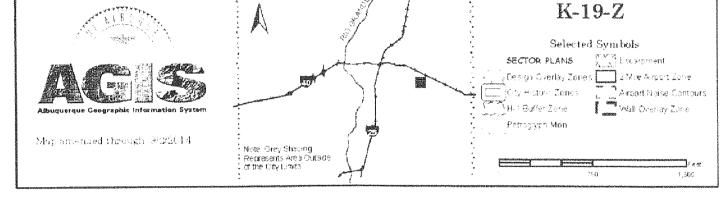
GENERAL NOTES

- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS IN CONCRETE WALK AT 4" O.C. AND WHERE CONCRETE ABUTS THE BUILDING.
- PREMIS IDENTIFICATION SHALL BE MINIMUM 12 INCHES HIGH x 1 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM PROPOSED BUILDING TO HAVE FIRE SPRINKLER SYSTEM THROUGHOUT PER 2009
- I.B.C. SECTION 903 AND MANUAL FIRE ALARM SYSTEM PER SECTION 907. FIRE SPRINKLER SYSTEM PLANS TO BE SUBMITTED UNDER SEPARATE PERMIT. G.C. TO PROVIDE KEY BOX, KEY BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION, THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED. IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN ACCESS TO
- BULDING AND FIRE RISER ROOM. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F., REF: FLOOR PLANS FOR QUANTITY AND LOCATIONS.



CITY OF ALBUQUERQUE





VICINITY MAP - K-19-Z

> KEYED NOTES EXISTING ACCESSIBLE CONCRETE CURB RAMP TO REMAIN.

- EXISTING RAISED CONCRETE CURB AND GUTTER TO REMAIN. EXIST, CONC. SIDEWALK.
- REMOVE EXIST, CONC. CURB AND GUTTER AND CONSTRUCT NEW RAISED CONCRETE CURB AND GUTTER PER C.O.A. STANDARD DRAWING 2415A.
- remove exist, cond. sidewalk and construct new 6' wide concrete sidewalk per c.o.a. STANDARD DWG. 2430.
- NEW 12" WIDE SIDEWALK CULVERT PER C.O.A. DWG. 2236
- NEW SIDEWALK TRANSITION PER C.O.A. STD. DWG. 2432. REMOVE EXIST, CURBICUT, AND BUILD NEW CURBICUT AND DRIVE PAD PER C.O.A. STANDARD DRAWING 2425, REF. GRADING AND DRAINAGE PLANS. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENT, THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL AT MEASURED FROM THE GUTTER WILL NOT BE ACCEPTABLE IN THIS AREA. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK
- ORDER WITH DRC APPROVED PLANS. O. 4"THICK CONCRETE SIDEWALK WITH CONC. TURNDOWN, TOP OF CONC. SIDEWALK AND ASPHALT PAVING TO BE FLUSH, SLOPE SIDEWALK 1/4"/FT. AWAY FROM BUILDING.
- 11. 6" HIGH CONCRETE CURB, REF: GRADING AND DRAINAGE PLAN. 12. 2'-0" RADIUS.
- 13. 15'-0" RADIUS.
- 14. 4" THICK CONCRETE STOOP AT EXIT DOOR, REF: 1ST FLOOR PLAN. 15. 4" THICK CONCRETE SIDEWALK.
- 16. REMOVE EXIST, ASPHALT PAVING AND INSTALL NEW ASPHALT PAVING OVER BASE COURSE, REF. GRADING AND DRAINAGE PLAN.
- 17. DUMPSTER ENCLOSURE, REF: AS-2.0.
- 18. 6" THICK CONCRETE SLAB AND APRON AT DUMPSTER ENCLOSURE, REF: AS-2.0. 19. LANDSCAPING AREA, REF. LANDSCAPING PLAN AND GRADING AND DRAINAGE PLAN.
- 20. 2" WIDE PAINTED PARKING STRIPE PER C.O.A. STANDARDS. REF: AS-2.0 FOR DETAILS.
- 21. CONCRETE WHEEL STOP, TYPICAL.
- 22. HANDICAP SYMBOL PER C.O.A. STANDARDS, REF: AS-2.0 FOR DETAILS.
 23. PAINTED STRIPE HANDICAP ACCESSIBLE AISLE PER C.O.A. STANDARDS, REF: AS-2.0 FOR DETAIL. 24. "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S TIRE WOULD BE PLACES. (66-1-4.1.B
- 25. HANDICAP ACCESSIBLE SIGNAGE PER C.O.A. REGUIREMENTS, REF: AS-2.0 FOR DETAILS.
- 26. 6'-0" WIDE MIN. PEDESTRIAN PATH-WAY/SIDEWALK PER C.O.A. REQUIREMENTS. 7. BICYCLES RACK, FOR FIVE BICYCLES MIN. REF: AS-2.0 FOR DETAIL.
- 28. TWO MOTORCYCLE PARKING REQUIRED, SIGNAGE PER C.O.A. REQUIREMENTS. 29. G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO
- BUILDING AND FIRE RISER ROOM, MOUNT BOX 5"-0" HIGH A.F.F. 30. FIRE DEPARTMENT CONNECTION (FDC) LOCATION, NOTE; FDC LOCATION TO BE WITHIN 100 FEET OF
- BI. PREMIS ID TO BE 12 INCH HIGH NUMERALS, 1" STROKE ON A CONTRASTING BACKGROUND.
- 32. FIRE RISER ROOM WITH SIGNAGE "FIRE RISER ROOM".
- 33. FRAMED COLUMN WITH STUCCO, REF: PLANS. 34. DASHED LINE DENOTES: 2ND FLOOR ABOVE, REF: PLANS.

PARKING CALCULATIONS

OFFICE STREET PARKING REQUIRED:

- DENTAL: 5 SPACES FOR EACH DOCTOR: 1 DOCTOR = 5 SPACES
- RETAIL: 1 PER 200 S.F.; 2,6/1 S.F. = 14 SPACES APARTMENTS: 1 PER BATH: 6 APARTMENTS WITH 2 BATHS EACH = 12 SPACES
- TOTAL PARKING REQUIRED: 31 SPACES (2 H.C. ACCESSIBLE SPACES)
 TOTAL PARKING PROVIDED: 2 H.C. SPACES + 18 REGJLAR SPACES + 11 COMPACT CAR SPACES
- = 31 TOTAL PARKING SPACES MOTORCYCLE PARKING REQUIRED:
- 31 TOTAL OFF STREET PARKING REQUIRED: 26 -50 SPACES = 2 MOTORCYCLE PARKING SPACES REQUIRED, 2 PROVIDED

- BICYCLE PARKING REQUIRED: RESIDENTIAL USE: 1 SPACE FOR EACH 2 DWELLING UNITS:
- 6 DWELLING UNITS = 3 BICYCLE PARKING SPACES NON-RESIDENTIAL USE: 1 SPACE FOR EACH 20 REQUIRED PARKING SPACES:
- 31 PARKING SPACES = 2 BICYCLE PARKING SPACES 5 BICYCLE PARKING SPACES REQUIRED, 5 PROVIDED

revision date

MAY 18 2016 VELOPMENT SECTION

05-17-2016

SHEET NUMBER

AS-1.0



March 20, 2019

Re: Route 66 Plaza

8521 Central Ave, NE, Alb. NM

BP-2016-34782

Engineer's/Architect's stamp dated: 05/17/2016

TRAFFIC CERTIFICATION

I, <u>Rick Bennett</u>, NMRA # 1240, of The Firm of Rick Bennett Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout, and with Architect's stamp dated 05/17/2016. Please note: the owner/contractor made changes to the site beyond the architect's control.

The changes to the approved T.C.L. by the owner/contractor have been Redline onto the original approved Traffic Circulation Layout document by **Rick Bennett Architect**. I further certify that I have personally visited the project site on March 18, 2019 and have determined by visual inspection that the Redline 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 (Permanent) for the Dentist Office located in Suite 101 at Route 66 Plaza, 8521 Central Ave. NE 87108, Lots 6, 7, 8, 9, 10, 11, Mesa Verde Addition, Bernalillo County, Albuquerque, New Mexico.

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.

Date: 03/20/2019

Sincerely

Rick Bennett, Architect



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: Route 66 Plaza	Building	g Permit #: <u>BP-2016-34784</u> Hydrology File #:
		Work Order#:
Legal Description: Lots 6, 7, 8, 9, 10, 11, Blo		
City Address: 8521 Central Ave N.E.		
Applicant: Will Gardner		Contact: Will
Address:		
Phone#: 505-507-2669	Fax#:	E-mail:
Other Contact: RBA Architecture Planning Desig		Contact: Darby Miera
Address: 1104 Park Ave SW		
	Fax#:_	E-mail: darby@rba81.com
Check all that Apply:		
DEPARTMENT:		TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
HYDROLOGY/ DRAINAGE		BUILDING PERMIT APPROVAL
TRAFFIC/ TRANSPORTATION		× CERTIFICATE OF OCCUPANCY
TYPE OF SUBMITTAL:		PRELIMINARY PLAT APPROVAL
	N.T	SITE PLAN FOR SUB'D APPROVAL
× ENGINEER/ARCHITECT CERTIFICATION	DΙΝ	SITE PLAN FOR BLDG. PERMIT APPROVAL
CONCEPTUAL G & D PLAN		FINAL PLAT APPROVAL
GRADING PLAN		
DRAINAGE MASTER PLAN		SIA/ RELEASE OF FINANCIAL GUARANTEE
DRAINAGE REPORT		FOUNDATION PERMIT APPROVAL
CLOMR/LOMR		GRADING PERMIT APPROVAL
		SO-19 APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCI	_)	PAVING PERMIT APPROVAL
TRAFFIC IMPACT STUDY (TIS)		GRADING/ PAD CERTIFICATION
		WORK ORDER APPROVAL
OTHER (SPECIFY)		CLOMR/LOMR
PRE-DESIGN MEETING?		
		OTHER (SPECIFY)
IS THIS A RESUBMITTAL?: X YesN	10	
DATE SUBMITTED: 03/20/2018	By: <u>[</u>	Darby Miera
COA STAFF	FLECTR	ONIC SUBMITTAL RECEIVED

FEE PAID:_



3. Design Standards

3.11 Off-Street Parking and Site Design

This section provides guidance on site design and off-street parking layout. The overall site design shall accommodate all modes of transportation including automobiles, pedestrians, bicyclists, and motorcyclists. To facilitate efficient parking operations, the designer shall also consider the interface of the site with adjacent development areas.

3.11.1 General Provisions

- All sites and off-street parking areas shall be designed to comply with ADA/PROWAG standards.
- 2. The number of off-street, vehicle, bicycle, and motorcycle parking spaces shall be provided as established in the IDO.
- Site design shall comply with design requirements and landscape buffers established by the IDO.
- 4. Parking and site layout shall be designed such that vehicles do not back into the public right—of-way, except single-family dwellings may back into local streets.

3.11.2 Bicycle Parking

Off-street bicycle parking location, layout, and rack options vary widely. The following guidelines shall be considered when placing and designing bicycle parking areas and choosing rack options. Alternative rack design, placement, or installation methods not meeting the guidelines below may be considered and are reviewed on a case-by-case basis by the City Engineer.

- 1. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
- Bicycle parking spaces shall be located in a well-lit area, visible from and, where feasible, located within 50 feet of the primary pedestrian entrance it

serves. Bicycle rack placement shall meet the following placement requirements (also see Figure 3.11-1 for direction on bicycle stall layout):

- a. Bicycle parking shall be separated from vehicle parking areas and driveways by a barrier, such as a curb, rail, or bollard, or be located to minimize the possibility of vehicles striking parked bicycles.
- b. Bicycle racks shall be placed in a designated area and shall not infringe upon the width of the required clear pedestrian access route (see Section 23-3.5 Pedestrian Facilities).
- c. Bicycle racks shall not be placed directly in front of entrances or in locations that impede pedestrian flow.
- 3. Bicycle racks shall be sturdy and anchored to a concrete pad.
- 4. A 1-foot clear zone around the bicycle parking stall shall be provided.
- 5. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

Figure 3.11-1: Bicycle Parking Stall Layout Options

