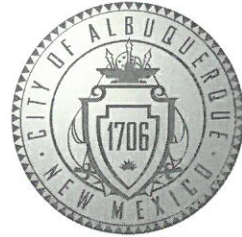


CITY OF ALBUQUERQUE



July 19, 2018

RBA Architecture Planning Design
Darby Miera
1104 Park Ave SW
Albuquerque, NM 87102

Re: route 66 Plaza, 8521 Central Ave NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 05-17-16 (K19-D043)
Certification dated 06-14-18

Dear Mr. Miera,

Based upon the information provided in your submittal received 06-15-18,
Transportation Development cannot approve the release of Certificate of Occupancy
for the above referenced project.

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

- The drive-up-window will not be allowed at this site. The drive through cannot be located adjacent to a fire lane, fire connect, or building egress/ingress. The site does not have enough room for car stacking.
- All unused curb cut and driveways must be closed with curb & gutter and sidewalk. City of Albuquerque standard drawing 2415A and 2430.
- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
- The ADA access aisles 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 tire would be placed. (66-1-4.1.B NMSA 1978)

Once corrections are complete resubmit acceptable package along with a completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal please submit to PLNDRS@cabq.gov. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Department
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: Route 66 Plaza Building Permit #: BP-2016-34782 Hydrology File #: K19D043

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lots 6, 7, 8, 9, 10, 11 Block 7 and portion of vacated alley, Mesa Verde Addition

City Address: 8221 Central Ave Ne
8521

Applicant: William Gardner Contact: Will Gardner

Address: 904 Copperhead Ct NE, Albuquerque, NM 87113

Phone#: 505-507-2669 Fax#: _____ E-mail: wcgardner1@gmail.com

Other Contact: RBA Architecture Planning Design Contact: Darby Miera

Address: 1104 Park Ave SW

Phone#: 505-242-1859 Fax#: _____ E-mail: darby@rba81.com

Check all that Apply:
RCG5655213@gmail.com

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

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)

☐ OTHER (SPECIFY) _____

☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

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

☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 6/14/2018 By: Darby Miera

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



June 14, 2018

Re: Route 66 Plaza
8221 Central Ave, NE, Alb. NM
BP-2016-34782
Engineer's/Architect's stamp dated: 05/17/2016

TRAFFIC CERTIFICATION

I, **Rick Bennett**, 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 architects control.

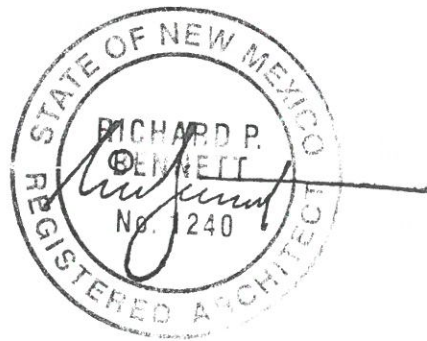
The changes to the approved T.C.L. by the owner/contractor have been Redline onto the original approved Traffic Circulation Layout document by **Rick Bennett Architect**. I further certify that I have personally visited the project site on June 14, 2018 and have determined by visual inspection that the 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, 8221 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: 06/14/2018

Sincerely,

Rick Bennett, Architect



8521 CENTRAL AVENUE NE

8521 CENTRAL AVENUE NE

- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- B. PROVIDE EXPANSION JOINTS IN CONCRETE WALK AT 4' O.C. AND WHERE CONCRETE ABUTS THE BUILDING.
- C. PREMIS IDENTIFICATION - SHALL BE MINIMUM 12 INCHES HIGH X 1/8 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD ADJACENT TO THE PROPERTY.
- D. PROPOSED BUILDING TO HAVE FIRE SPRINKLER SYSTEM THROUGHOUT PER 2009 I.B.C. SECTION 903 AND MANUAL FIRE ALARM SYSTEM PER SECTION 907.
- E. FIRE SPRINKLER SYSTEM PLANS TO BE SUBMITTED UNDER SEPARATE PERMIT.
- F. G.C. TO PROVIDE KEY BOX, KEY BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION, THE KEY BOX SHALL BE OF AN APPROVED TYPEFIED BY THE AGENCY IN ACCORDANCE WITH THE CITY OF DALLAS AND SHALL CONTAIN KEYS TO GAIN ACCESS TO BUILDING AND FIRE RISER ROOM.
- G. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10BC, 1 PER EACH 3,000 S.F., REF: FLOOR PLANS FOR QUANTITY AND LOCATIONS.



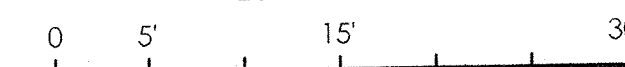
ZONING: C-2

LEGAL DESCRIPTION:
LOTS 6, 7, 8, 9, 10 AND 11, BLOCK 7 AND
SLY PORTION OF A VACATED ALLEY MESA VERDE ADDITION
CITY OF ALBUQUERQUE, NM, BERNALILLO COUNTY

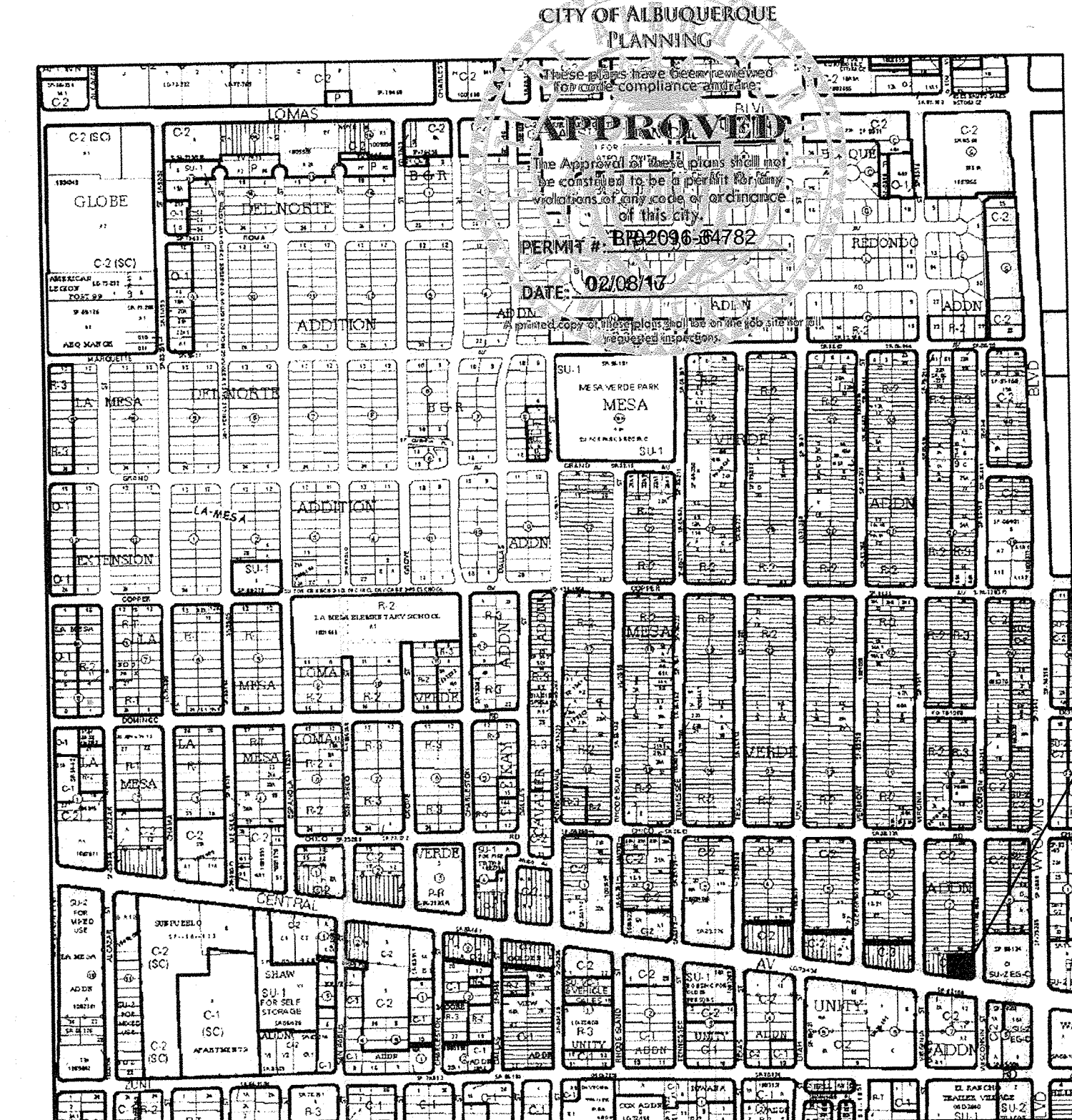
SITE PLAN

SCALE: 1"=10'-0"

BAR SCALE



(IN FEET)

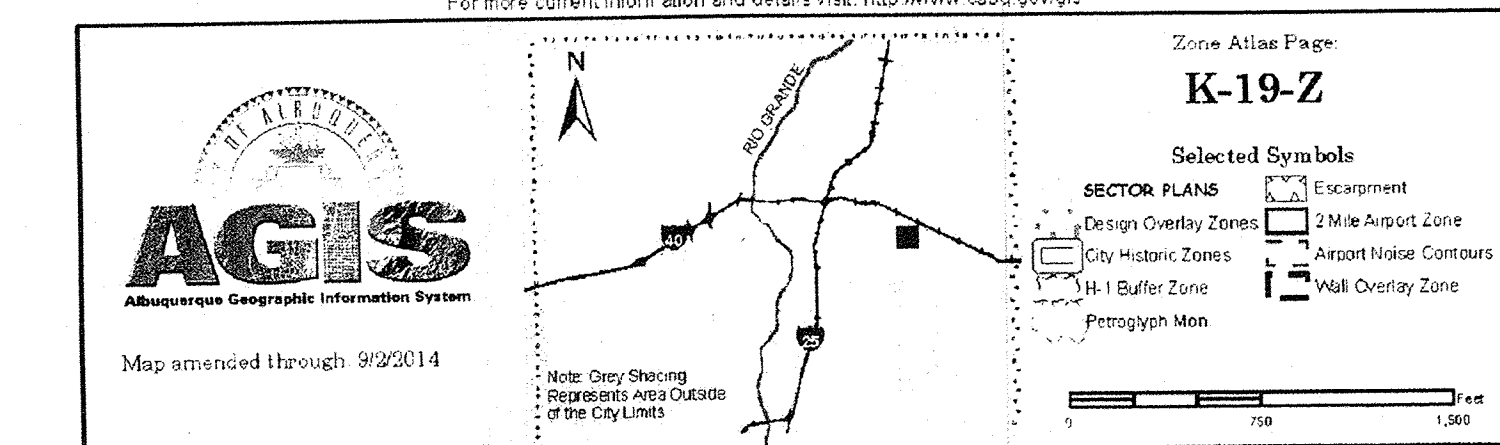


**ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.**

**TRAFFIC CIRCULATION LAYOUT
APPROVED**

[Signature] 5/25/16
Signed Date

SITE



 VICINITY MAP - K-19-Z
N.J.S.

KEYED NOTES

1. EXISTING ACCESSIBLE CONCRETE CURB RAMP TO REMAIN.
2. EXISTING RAISED CONCRETE CURB AND GUTTER TO REMAIN.
3. EXIST. CONC. SIDEWALK.
4. REMOVE EXIST. CONC. CURB AND GUTTER AND CONSTRUCT NEW RAISED CONCRETE CURB AND GUTTER PER C.O.A. STANDARD DRAWING 2484. ~~DELETED~~ **EXIST. TO REMAIN**
5. REMOVE EXIST. CONC. SIDEWALK AND CONSTRUCT NEW 7' WIDE CONC. SIDEWALK PER C.O.A. STANDARD DWG. 2299. ~~DELETED~~ **EXIST. 6'W TO REMAIN**
6. NEW 12' WIDE SIDEWALK CURB PER C.O.A. DWG. 2236. ~~DELETED~~ **DM!**
7. REMOVE EXIST. CONC. CURB AND GUTTER AND CONSTRUCT NEW 12' WIDE CONC. SIDEWALK PER C.O.A. STD. DWG. 2432.
8. REMOVE EXIST. CURB CUT AND BUILD NEW CURB CUT AND DRIVE PAD PER C.O.A. STANDARD DRAWING 2422. REF: GRADING AND DRAINAGE PLAN. NOTE: ANY WORK WITH PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
9. LANDSCAPING AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL AT MEASURED FROM THE GUTTER WILL NOT BE ACCEPTABLE IN THIS AREA. NOTE: ANY WORK WITH PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
10. 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' Ø RADIUS.
13. 15'-0" RADIUS.
14. 4" THICK CONCRETE STOP 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 STRIP PER C.O.A. STANDARDS. REF: AS-2.0 FOR DETAILS.
21. CONCRETE WHEEL STOP. ~~DELETED~~ **DM!**
22. HANDICAP SYMBOL PER C.O.A. STANDARD. REF: AS-2.0 FOR DETAILS.
23. PAINTED STRIPES AND 4" ACCESSIBLE 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 VEHICLES TIRE WOULD BE PLACES. [66-14.1.8 NMSA 1978].
25. HANDICAP ACCESSIBLE SIGNAGE PER C.O.A. REQUIREMENTS. REF: AS-2.0 FOR DETAILS.
26. 6'-0" WIDE MIN. PEDESTRIAN PATH-WAY/SIDEWALK PER C.O.A. REQUIREMENTS.
27. BICYCLES RACK, FOR FIVE BICYCLES MIN. REF: AS-2.0 FOR DETAILS.
28. TWO MOTORCYCLE PARKING REQUIRED. SIGNAGE PER C.O.A. REQUIREMENTS.
29. G.S. 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.C.
30. FIRE DEPARTMENT CONNECTION (FDC) LOCATION. FDC LOCATION TO BE WITHIN 100 FEET OF FIRE HYDRANT.
31. PREMIS ID TO BE 12 INCH HIGH NUMERALS, 1" STROKE ON A CONTRASTING BACKGROUND.
32. FIRE RISER ROOM WITH "FIRE RISER ROOM" SIGN.
33. FRAMED COLUMN WITH SUCCO. 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.; 2,671 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 REGULAR 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

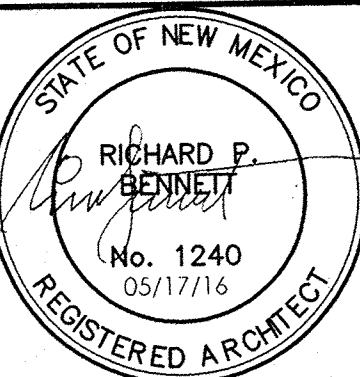
BICYCLE PARKING REQUIRED.

RESIDENTIAL USE: 1 SPACE FOR
6 DWELLING UNITS = 3 BICYCL

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

ROUTE 66 PLAZA - LIVE/WORK DEVELOPMENT
SITE PLAN & PROJECT INFORMATION
8521 CENTRAL AVE. ALBUQUERQUE, NM
PROJECT #1611

REVISION DATE

RBA
ARCHITECTURE
PLANNING
DESIGN

05/17/2014

ET NUMBER

AS-1.0