

CITY OF ALBUQUERQUE



July 12, 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
Transportation Development Final Inspection
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 Picture received 7-12-19, 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.

PO Box 1293

Albuquerque

If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505) 924-3633.

Sincerely,

NM 87103

Ernest Armijo, P.E.
Senior Transportation Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

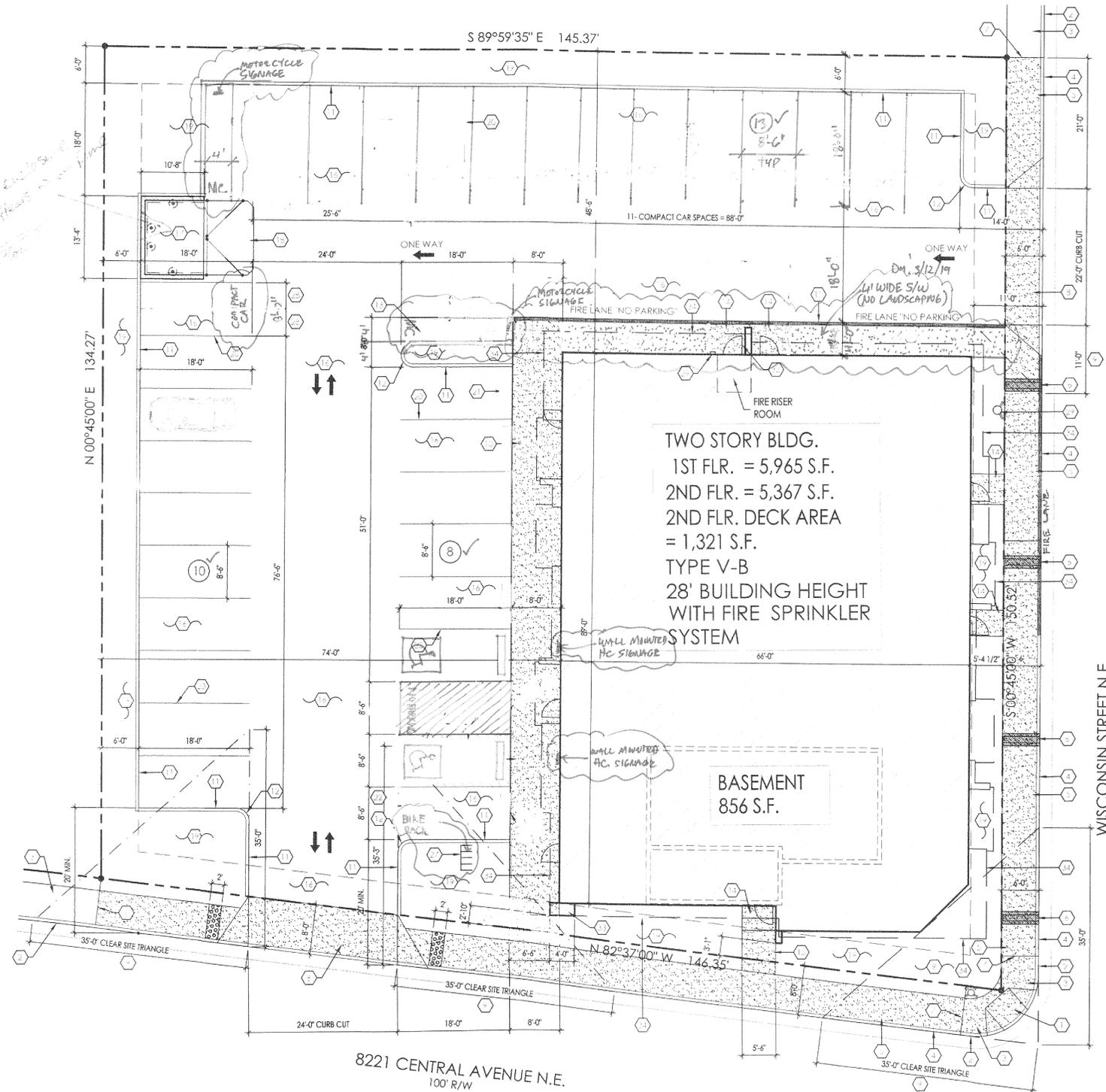
ROUTE 66 PLAZA

8521 CENTRAL AVENUE NE

GENERAL NOTES

- PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS IN CONCRETE WALK AT 4'-0" 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 THE STREET OR ROAD FRONTING THE PROPERTY.
- 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 BUILDING 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.

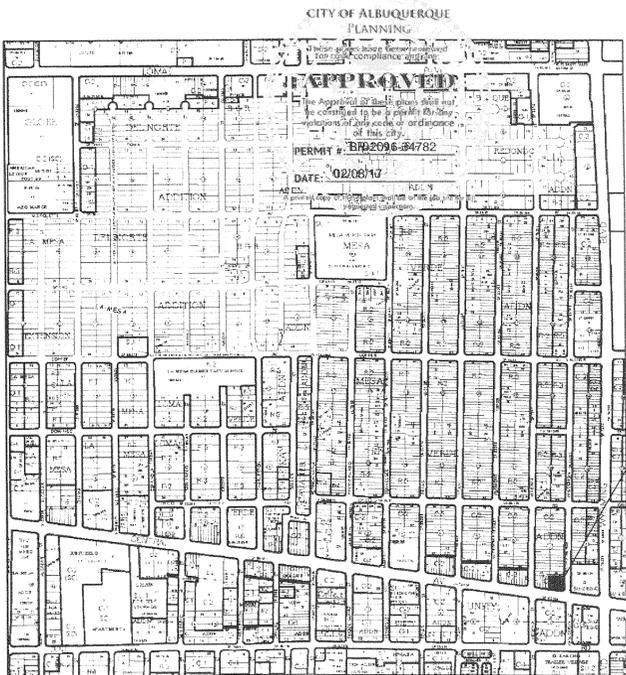
*Want to raise enclosure
and make it appear as one piece*



TWO STORY BLDG.
1ST FLR. = 5,965 S.F.
2ND FLR. = 5,367 S.F.
2ND FLR. DECK AREA
= 1,321 S.F.
TYPE V-B
28' BUILDING HEIGHT
WITH FIRE SPRINKLER
SYSTEM

BASEMENT
856 S.F.

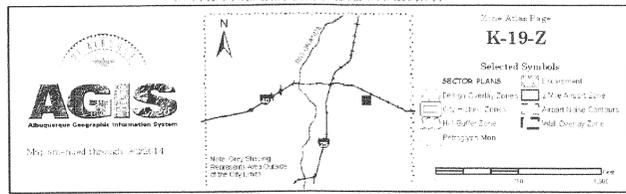
8221 CENTRAL AVENUE N.E.
100' R/W



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

TRAFFIC CIRCULATION LAYOUT APPROVED
Signature: [Signature]
Date: 5/25/16

SITE



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

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. CONC. SIDEWALK AND CONSTRUCT NEW 6' WIDE CONCRETE SIDEWALK PER C.O.A. STANDARD DWG. 2430.
- NEW 12" WIDE SIDEWALK CURBVERT PER C.O.A. DWG. 2236.
- NEW SIDEWALK TRANSITION PER C.O.A. STD. DWG. 2432.
- REMOVE EXIST. CURB CUT AND BUILD NEW CURB CUT 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 DRG 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 DRG APPROVED PLANS.
- 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.
- 6" HIGH CONCRETE CURB. REF: GRADING AND DRAINAGE PLAN.
- 2'-0" RADIUS.
- 15'-0" RADIUS.
- 4" THICK CONCRETE STOOP AT EXIT DOOR. REF: 1ST FLOOR PLAN.
- 4" THICK CONCRETE SIDEWALK.
- REMOVE EXIST. ASPHALT PAVING AND INSTALL NEW ASPHALT PAVING OVER BASE COURSE. REF: GRADING AND DRAINAGE PLAN.
- DUMPSTER ENCLOSURE. REF: AS-2.0.
- 6" THICK CONCRETE SLAB AND APRON AT DUMPSTER ENCLOSURE. REF: AS-2.0.
- LANDSCAPING AREA. REF: LANDSCAPING PLAN AND GRADING AND DRAINAGE PLAN.
- 2' WIDE PAINTED PARKING STRIPE PER C.O.A. STANDARDS. REF: AS-2.0 FOR DETAILS.
- CONCRETE WHEEL STOP, TYPICAL.
- HANDICAP SYMBOL PER C.O.A. STANDARDS. REF: AS-2.0 FOR DETAILS.
- PAINTED STRIPE HANDICAP ACCESSIBLE ASLE PER C.O.A. STANDARDS. REF: AS-2.0 FOR DETAIL.
- 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. (66-14-1.B N.M.S.A. 1978).
- HANDICAP ACCESSIBLE SIGNAGE PER C.O.A. REQUIREMENTS. REF: AS-2.0 FOR DETAILS.
- 6'-0" WIDE MIN. PEDESTRIAN PATHWAY/SIDEWALK PER C.O.A. REQUIREMENTS.
- BICYCLES PARK. FOR FIVE BICYCLES MIN. REF: AS-2.0 FOR DETAIL.
- TWO MOTORCYCLE PARKING REQUIRED. SIGNAGE PER C.O.A. REQUIREMENTS.
- 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.
- FIRE DEPARTMENT CONNECTION (FDC) LOCATION. NOTE: FDC LOCATION TO BE WITHIN 100 FEET OF FIRE HYDRANT.
- PREMIS ID TO BE 12 IN. CH. HIGH NUMERALS, 1" STROKE ON A CONTRASTING BACKGROUND.
- FIRE RISER ROOM WITH SIGNAGE FIRE RISER ROOM.
- FRAMED COLUMN WITH STUCCO. REF: PLANS.
- DASHED LINE DENOTES 2ND FLOOR ABOVE. REF: PLANS.

PARKING CALCULATIONS

OFFICE STREET PARKING REQUIRED:
 OFFICE STREET: 5 SPACES FOR EACH DOCTOR = 5 SPACES
 RETAIL: 1 PER 200 S.F.; 2671 S.F. = 14 SPACES
 APARTMENTS: 1 PER BATH & APARTMENTS WITH 2 BATHS EACH = 12 SPACES
 TOTAL PARKING REQUIRED: 31 SPACES (2 H.C., 2 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:
 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, 3 PROVIDED

SITE DATA:
 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"



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

REVISION DATE
 STATE OF NEW MEXICO
 RICHARD P. BENNETT
 No. 1240
 05/17/16
 REGISTERED ARCHITECT

RECEIVED
 MAY 18 2016
 LAND DEVELOPMENT SECTION

RBA
 DATE: 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, **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 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,

A handwritten signature in cursive script, appearing to read "Rick Bennett", written over a horizontal line.

Rick Bennett, Architect

