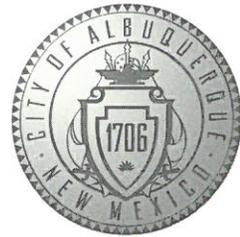


CITY OF ALBUQUERQUE



March 26, 2019

Richard P Bennett R.A.
RBA Architecture, PC
1104 Park Ave SE
Albuquerque, NM 87106

**Re: Wienerschnitzel,
BP-2018-31162, Building B
1400 Gibson Blvd SE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 3-27-18 (L15D049)
Certification dated 3-25-19**

Dear Mr. Bennett.

Based upon the information provided in your submittal received 3-26-19, 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:

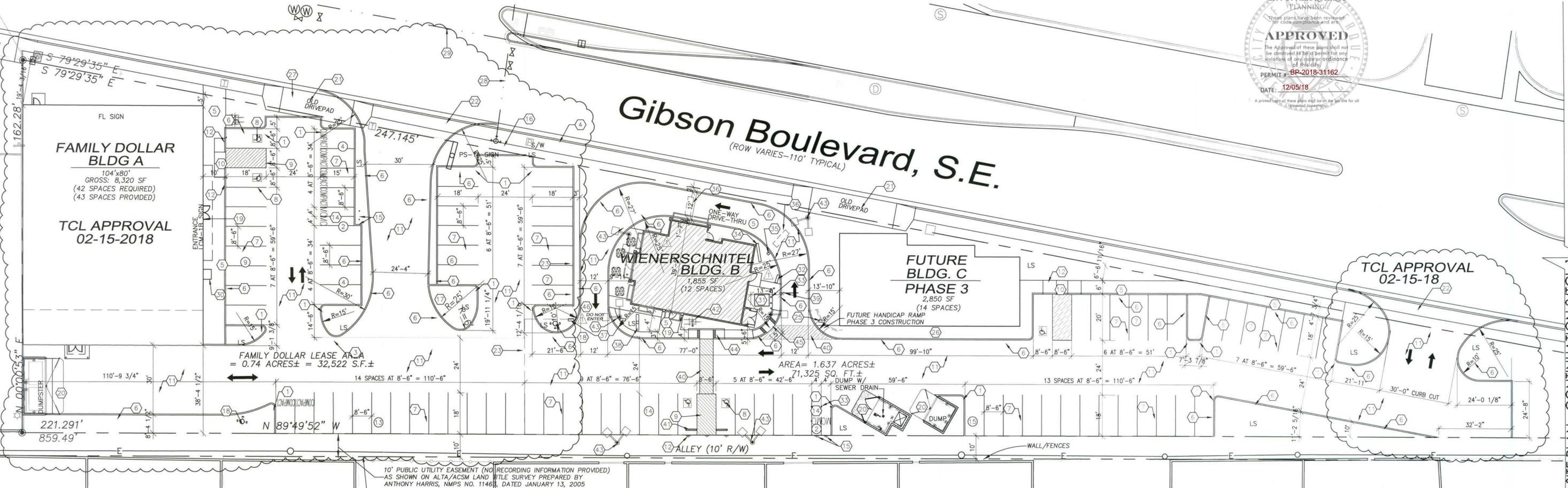
- Bicycle racks shall be sturdy and anchored to a concrete pad. (Chapter 23, Section 3.11)
- Please remove all construction debris and equipment.
- Please remove temporary utility pole located within ADA parking stall.
- Please send photos of corrections to epgomez@cabq.gov for release of CO.

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) 924-3981

Sincerely,


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

EG via: email
C: CO Clerk, File



1 SITE PLAN
1" = 20'-0"

10' PUBLIC UTILITY EASEMENT (NO RECORDING INFORMATION PROVIDED) AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY PREPARED BY ANTHONY HARRIS, NMPS NO. 11468, DATED JANUARY 13, 2005

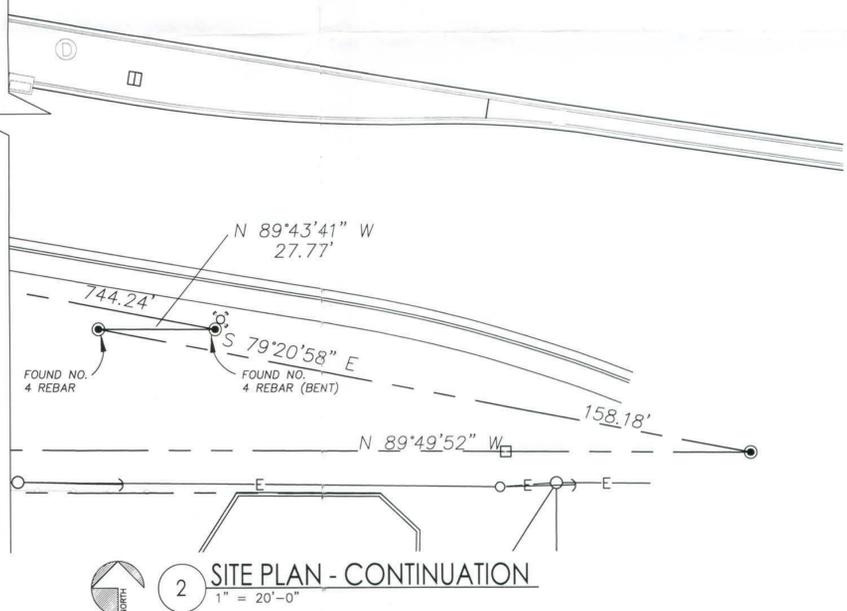
10' LANDSCAPE BUFFER TO MEET CITY OF ALBUQUERQUE ZONING AT BUFFER BETWEEN C-1 AND R-1 PROPERTIES.

KEYED NOTES

1. 2'-0" RADIUS.
2. 5'-0" RADIUS.
3. 10'-0" RADIUS.
4. EXISTING CONCRETE CURB WITH SIDEWALK. NEW CONCRETE SIDEWALK, SLOPE SIDEWALK 1/4" FT. AWAY FROM BUILDING. 6" RAISED CONCRETE CURB PER CITY OF ALBUQUERQUE STANDARDS, GRADING AND DRAINAGE PLAN.
5. 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBUQUERQUE STANDARDS, HANDICAP SYMBOL PER CITY OF ALBUQUERQUE STANDARDS.
6. HANDICAP ACCESSIBLE AISLE PER CITY OF ALBUQUERQUE STANDARDS.
7. HANDICAP ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE STANDARDS, REF: AS-2 FOR DETAIL.
8. ASPHALT PAVING.
9. HANDICAP ACCESSIBLE SIGNAGE PER CITY REQUIREMENTS, REF: AS-2 FOR DETAILS.
10. PEDESTRIAN WALK-WAY.
11. MOTORCYCLE PARKING PER CITY STANDARDS.
12. MOTORCYCLE PARKING SIGNAGE PER CITY STANDARDS.
13. EXIST. FIRE HYDRANT.
14. PAINTED CURB.
15. NEW FIRE HYDRANT.
16. KNOX BOX LOCATION REFERENCE FIRE 1 PLAN.
17. DUMPSTER WITH CONC. APRON PER CITY REQUIREMENTS, REF: AS-2.0.
18. EXISTING CURB CUT TO BE ABANDONED AND REPLACED WITH NEW SIDEWALK, CURB AND GUTTER PER ALBU CITY STANDARD DRAWINGS 2430, TYP. USE TEMPORARILY UNTIL NEW CC IS APPROVED AND CONSTRUCTED.
19. NEW 30" CURB CUT PER ALBU CITY STANDARD DRAWING 2425, TYP. SUBJECT TO MRCOG FINAL APPROVAL.
20. LEASE LINE.
21. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK WITH CURB AND GUTTER PER ALBU CITY STANDARD DRAWINGS 2430, TYP.
22. 'ONE WAY' SIGN AT DRIVE-THRU ENTRANCE PER CABQ REQUIREMENTS.
23. SIDEWALK TO BE BUILT WITH FUTURE PHASE 2 BUILDING.
24. EXISTING 4" CAST IRON WATER LINE
25. EXISTING 6" CAST IRON WATER LINE
26. EXISTING 20" STL WATER LINE
27. WATER VENDING MACHINE LOCATION
28. ELECTRICAL TRANSFORMER - SEE ELECTRICAL
29. SINGLE WIDTH PREVIEW BOARD BY OWNER - SEE SN-1
30. STEEL PIPE GUARD POST - SEE AS-2.0
31. DRIVE THRU MENU MAIN BOARD BY OWNER - SEE SN-1
32. SPEAKER BOX BY OWNER - SEE SN-1
33. SENSOR LOOP - SEE ELECTRICAL
34. 'DO NOT ENTER' SIGN PER CABQ STANDARDS #2802
35. POLE MOUNTED LOGO SIGN BY OWNER TO COMPLY WITH CABQ SIGN ORDINANCE REQUIREMENTS - SEE AS-2.0 FOR SIGN SUPPORT
36. CLEARANCE SIGN/ HEIGHT DETECTOR - SEE SN-1
37. PAINTED HANDICAP ACCESSIBLE ROUTE TO BUILDING PER CABQ REQUIREMENTS
38. CONCRETE WHEEL STOP
39. BICYCLE RACK PER CABQ REQUIREMENTS - SEE AS-2
40. PARKING LIGHT POLE - SEE AS-2.0, NOT TO EXCEED 16' OR PER CABQ ORDINANCE
41. HANDICAP RAMP SEE AS-2.0
42. HANDICAP RAMP PER CABQ STANDARDS #2418
43. PAINTED 'DO NOT ENTER' - WHITE ON PAVEMENT PER CABQ STANDARDS

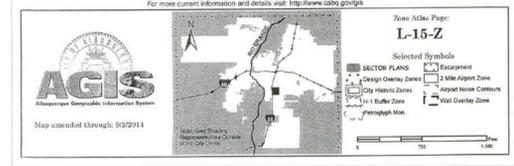
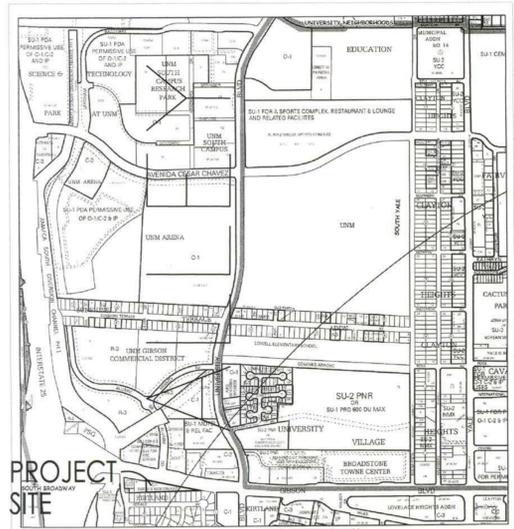
PARKING CALCULATIONS	
BLDG A 8,320 S.F./200	REQUIRED = 42 SPACES
	PROVIDED = 41 SPACES
	= 2 ACCESSIBLE
	= 43 SPACES
	= 2 MOTORCYCLE
BLDG B 1,855 S.F./200	REQUIRED = 12 SPACES
	PROVIDED = 11 SPACES
	= 1 ACCESSIBLE
	= 5 DRIVE-THRU
	= 17 SPACES
	= 2 MOTORCYCLE
BLDG C 2,850 S.F./200	REQUIRED = 14 SPACES
	PROVIDED = 28 SPACES
	= 1 ACCESSIBLE
	= 29 SPACES
TOTAL SPACES REQUIRED	= 66 SPACES
TOTAL H.C. SPACES REQ'D	= 4 SPACES
TOTAL SPACES PROVIDED	= 80 SPACES
TOTAL H.C. SPACES PROV.	= 4 SPACES
TOTAL DRIVE-THRU PROV.	= 5 SPACES
TOTAL MC SPACE PROV.	= 4 SPACES
TOTAL BIKE PARKING REQ'D	= 5 SPACES
TOTAL BIKE PARKING PROV.	= 5 SPACES

TRAFFIC CIRCULATION LAYOUT APPROVED
Logan Potts 04-04-18
Signed Date



2 SITE PLAN - CONTINUATION
1" = 20'-0"

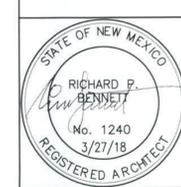
GENERAL NOTES
A. ALL IMPROVEMENTS LOCATED IN THE "RIGHT OF WAY" MUST BE INCLUDED ON THE WORK ORDER PER CABQ REQUIREMENTS



VICINITY ZONE MAP - L-15-Z

GIBSON SHOPS
OVERALL SITE PLAN
1400 GIBSON BLVD
ALBUQUERQUE, NM
PROJECT # 1662

REVISION DATE
TCL REVIEW COMMENTS
3-22-2018



DATE
03-14-2018

SHEET NUMBER
TCL-1.0

SITE PLAN - CONTINUATION 2/TCL-1



March 25, 2019

Re: Wienerschnitzel
1400 Gibson Blvd SE
Alb. NM 87106
Wienerschnitzel – BP-2018-31162
Engineer's/Architect's stamp dated: 3/27/2018

TRAFFIC CERTIFICATION

I, **Rick Bennett**, NMRA #1240, of the firm of RBA Architecture, PC hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout, approved TCL Site Plan dated 03/27/18 and with Architect's stamp dated 03/27/18.

The record information was edited on the original design document has been obtained by **Rick Bennett | Architect**, of the firm. I further certify that I have personally visited the project site on March 25, 2019 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 in support of a request for Certificate of Occupancy (Permanent) for Wienerschnitzel located at 1400 Gibson Blvd SW 87106, Lot B Gibson & Miles area, Woodward – Hugh B Subdivision, Bernalillo County in Albuquerque, New Mexico.

The record information presented herein 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.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Bennett". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Rick Bennett, Architect



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Wienerschnitzel **Building Permit #:** 2018-31162 **City Drainage #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot: B Gibson & Miles Area; Subdivision: Woodward -- Hugh B
City Address: 1400 Gibson Blvd SE Abq, Nm 87106

Engineering Firm: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: RBA Architecture, PC **Contact:** David
Address: 1104 Park Ave Sw Albuquerque, NM 87102
Phone#: 242-1859 **Fax#:** _____ **E-mail:** david@rba81.com

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

CHECK 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
- PRE-DESIGN MEETING
- OTHER (SPECIFY) _____

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)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: 03-25-2019 By: David McEachern

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____





CAUTION
DO NOT CLIMB
ON OR ENTER
THIS CONTAINER

CAUTION
LADDER IS NOT FOR
INSPECTION PURPOSES
DO NOT CLIMB ON
CONTAINER

8

VAN
ACCESSIBLE

