CITY OF ALBUQUERQUE



Planning Department Transportation Development Services

April 15, 2015

Xavier Nuno-Whelan, Project Manager/Intern Architect RBA Architecture- Planning-Design 1104 Park Ave., SW Albuquerque, NM 87102

Re:

Innova Plaza

401 Eubank Blvd., SE Traffic Circulation Layout

Engineer's/Architect's Stamp dated 4-13-15(L20-D067)

Dear Mr. Nuno-Whelan,

The TCL submittal received 4-14-15 is approved for Building Permit. A copy of the stamped and signed 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.

PO Box 1293

Albuquerque

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. 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 Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

New Mexico 87103

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 924-3690.

www.cabq.gov

Sincerely,

Racquel M. Michel, P.E.

Senior Engineer, Planning Dept. Development Review Services

C:

File

CO Clerk



DATE SUBMITTEL 4-13-15

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title: INNOVA PLAZA Building Permit #: Zal590409 City Drainage #: EPC#: ROCK 48 SKYLINE HEIGHTS City Address: 401 ELIBANK BLUP, SE ALE. UM 87123 Engineering Firm: 15AACSON FARFMAN P. D. Contact: GENNY DONART Address: 128 MONITOE Phonell: 505-268-8878 Architect: RBA ARCHITECTS H-mail: XAVIER OFBABLICOM Contact: DAOID TACHPSON Address: PO. BOX 4444 KIO EANCHO NM 87179 Phone#: <u>605-876-3050</u> Fax#: E-mail: 405 DARTHOUTH Phone#: <u>505-620-4993</u> B-mail: PATKIMPRO COMAIL.COM TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: DRAINAGE REPORT SIA/FINANCIAL GUARANTEE RELEASE DRAINAGE PLAN 1st SUBMITTAL PRELIMINARY PLAT APPROVAL DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL CONCEPTUAL G & D PLAN S. DEV. FOR BLDG, PERMIT APPROVAL GRADING PLAN SECTOR PLAN APPROVAL **EROSION & SEDIMENT CONTROL PLAN (ESC)** FINAL PLAT APPROVAL ENGINEER'S CERT (HYDROLOGY) CERTIFICATE OF OCCUPANCY (PERM) CLOMR/LOMR CERTIFICATE OF OCCUPANCY (TCL TEMP) TRAFFIC CIRCULATION LAYOUT (TCL) FOUNDATION PERMIT APPROVAL ENGINEER'S CERT (TCL) X BUILDING PERMIT APPROVAL ENGINEER'S CERT (DRB SITE PLAN) GRADING PERMIT APPROVAL SO-19 APPROVAL ENGINEER'S CERT (ESC) PAVING PERMIT APPROVAL ESC PERMIT APPROVAL SO-19 WORK ORDER APPROVAL ESC CERT, ACCEPTANCE OTHER (SPECIFY) GRADING CERTIFICATION OTHER (SPECIFY) WAS A PRE-DESIGN CONFERENCE ATTENDED: Copy Provided

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

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

3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more

Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

INNOVA PLAZA

PROJECT TEAM

OWNER DOUG ADAMS GLAD LLC P.O. BOX 1111

⁻ 18'-0'" ----

32'-10" DRIVE

ADJACENT

BUILDING

ARCHITECT RBA Architecture 110 4 Park Ave. SW Albuquerque, NM 87102 505-242-1859

ELECTRICAL NORTHRIDGE ELEC. 328 RANCHITOS NW (505) 898-7245

MECHANICAL DSL ASSOCIATES 299 Garcia Rd. NW

CONTRACTOR KIMCON INC. 405 DARTMOUTH SE ALBUQUERQUE, NM 87106

(3) MOTORCYCLE

PARKING SPACES

40'-0'"

PHASE 2

(SEPERATE PERMIT)

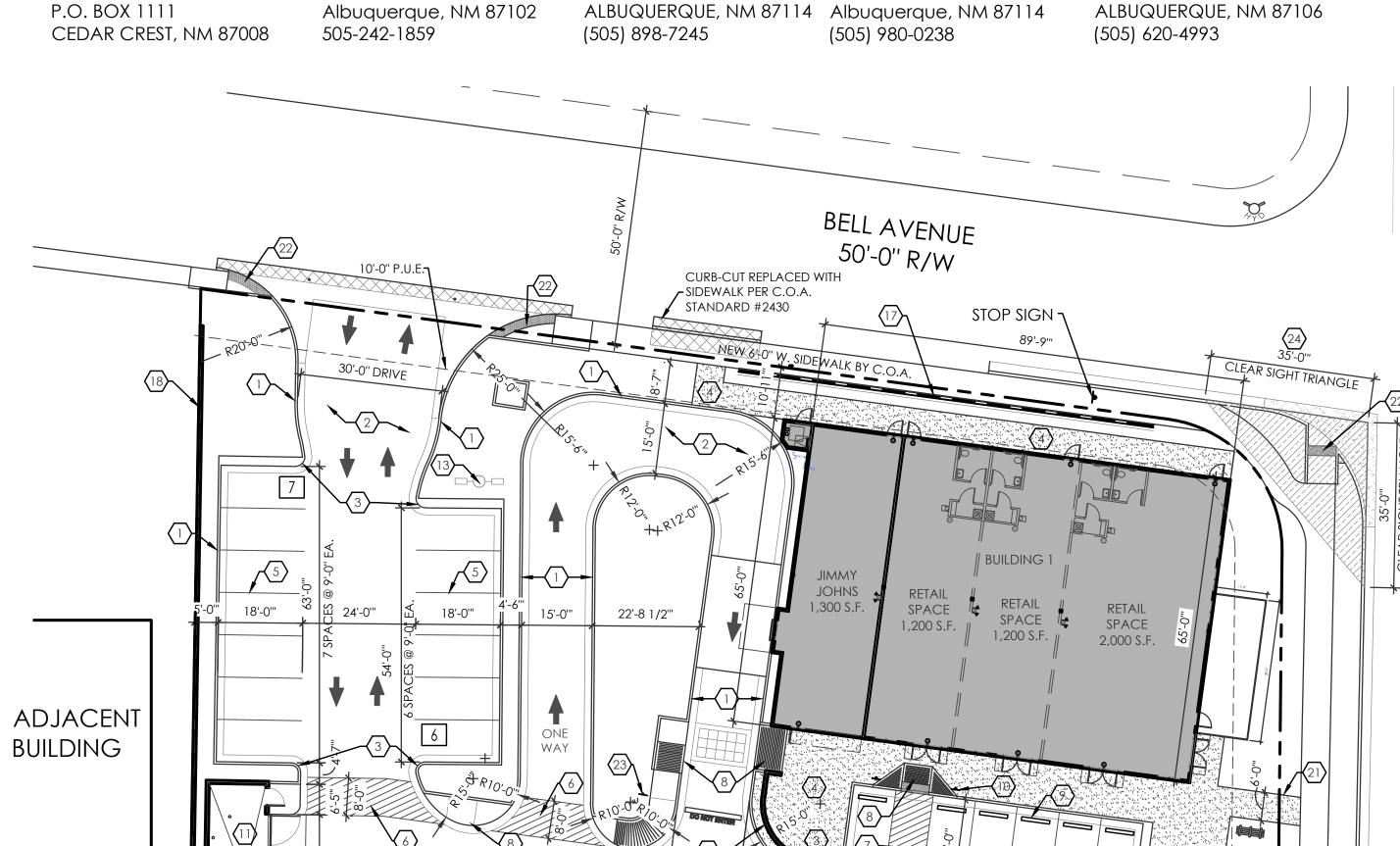
CURB-CUT REPLACED WITH -SIDEWALK PER C.O.A.

STANDARD #2430

CLEAR SIGHT TRIANGLE

(IN FEET)

3,500 S.F.



20'-0" TYP.

36'-0" COMPACT

TRUMBULL AVENUE SE R/W VARIES

4 SPACES @ 9'-0" EA.



SOUTHWEST RENDERING

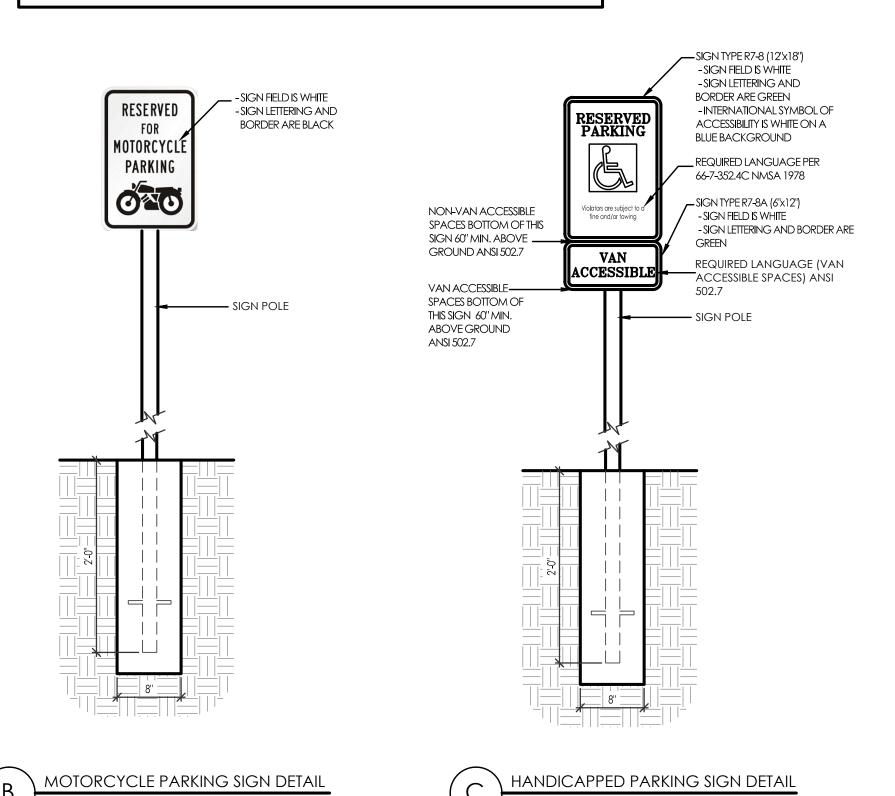
KEYED NOTES

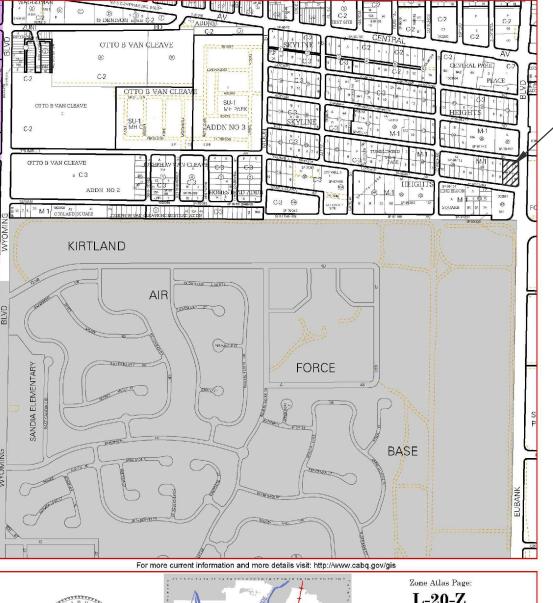
. CONSTRUCT 6" CONCRETE CURB AND GUTTER, SEE: DETAIL: 06/C-2

- 2. ASPHALT PAVEMENT ON BASE COURSE, SEE DETAIL: 05/C-2
- 3. 2'-0" RADIUS.
- 4. CONSTRUCT CONCRETE SIDEWALK
- 4" WIDE WHITE PARKING STRIPE AS SHOWN, PER LOCAL CITY CODE AND STANDARDS.
- S. HANDICAP ACCESSIBLE AISLE STRIPPING PER LOCAL CITY CODE AND STANDARDS
- 7. INTERNATIONAL SYMBOL OF ACCESSIBILITY, CENTER IN PARKING SPACE.
- 8. CONSTRUCT HANDICAP ACCESSIBLE CURB RAMP, REF: DETAIL 07/C-2
- 9. INSTALL CONCRETE WHEEL STOP.
- 10. INSTALL HANDICAP PARKING SIGNAGE AT ALL HANDICAP SPACES, DETAIL 1/C-1
- 11. DUMPSTER INCLOSURE, REF: DETAIL 08/C-2
- 12. FIRE HYDRANT.

SANK BLVD. 'W VARIES

- 13. SITE LIGHT WITH CONCRETE BASE, REF: ELECTRICAL FOR DETAILS.
- 14. SIGNAGE, BY OWNER, INSTALLED BY OWNER.
- 16. LINE OF PHASE 2 DEVELOPMENT
- 17. C.M.U. RETAINING WALL, SEE DETAIL 2/C1 (THIS SHEET)
- 18. 6'-0" HIGH C.M.U. WALL, SEE DETAIL 1/C1 (THIS SHEET)
- 19. 3'-0" HIGH C.M.U. WALL, SEE DETAIL 1/C1 (THIS SHEET)
- 20. 12'-0' HIGH MONUMENT SIGN SEE ATTACHED ELEVATIONS FROM ZEON SIGN
- 21. 6'-0" WIDE A.D.A. ACCESSIBLE PEDESTRIAN PATHWAY, SEE DETAIL 1/C-2, PER D.P.M.
- 22. NEW A.D.A. ACCESSIBLE RAMP BY C.O.A. REFER TO WORK ORDER #638282
- 23. "DO NOT ENTER" SIGN PER C.O.A. STANDARDS
- 24. CLEAR SIGHT TRIANGLE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA. PER DPM CHAPTER 23.











IVIDEA UE DD VMINICO

INDEX	OF DRAWINGS		
C-1.0	SITE PLAN, INDEX, COVER	M-0	GENERAL NOTES
C-2.0	SITE DETAILS	M-1	HVAC PLAN
		M-2	PLUMBING PLAN
CG-101	GRADING & DRAINAGE PLAN	M-3	ISOMETRIC PLAN
CG-501	GRADING DETAILS	M-4	ROOF & GAS PLAN
CU-101	UTILITY PLAN	M-5	DETAIL
		M-6	EQUIPMENT SCHEDULE
A-1.0	FLOOR PLAN	M-7	SPECIFICATIONS
A-2.0	REFLECTED CEILING PLAN		
A-3.0	EXTERIOR ELEVATIONS	E-1	1 LINE DIAGRAM
A-4.0	RM. FINISH, DR. & WIN. SCHEDULES	E-2	PANEL SCHEDULES
A-5.0	DETAILS	E-3	LIGHTING PLAN
A-6.0	ROOF PLAN	E-4	SITE PLAN
A-6.1	ROOF DETAILS		
A-8.0	BUILDING SECTIONS		
A-9.0	WALL SECTIONS		
A9.1	WALL SECTIONS		
S-1.0	FOUNDATION PLAN		

GENERAL NOTES

FOUNDATION DETAILS

ROOF FRAMINGPLAN

- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB
- UNLESS OTHERWISE NOTED. B. PROVIDE EXPANSION JOINTS IN CONCRETE WALK @ 40' O.C. AND WHERE CONCRETE ABUTS THE BUILDING.
- C. PREMIS IDENTIFICATION SHALL BE MINIMUM 24 INCHES HIGH x .5 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING 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.
- 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. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F., REF: FLOOR PLANS FOR QUANTITY AND LOCATIONS.

DESIGN CRITERIA

MAXIMUM BUILDING HEIGHT: MINIMUM BUILDING SETBACKS:

= 32' BUILDING HEIGHT NORTH = 5' PER COA 14-16-2-15(E) EAST = 35' PER COORS CORRIDOR PLAN = 5' PER COA 14-16-2-15(E)

SIGNAGE: ALL SIGNAGE SHALL COMPLY WITH THE C-1 COMMERCIAL ZONE AND THE COORS CORRIDOR SIGNAGE REGULATION. ANY SIGN WITH MOVING ELEMENTS OR FLASHING LIGHTS, INCLUDING ELECTRONIC SIGNS ARE NOT PERMITTED. SHADES AND INTERNAL IMAGES THAT MEET THE DEFINITION OF A SIGN ARE NOT PERMITTED. FUTURE TENANT SIGNAGE IS LIMITED TO A MAXIMUM OF 8 ADDITIONAL WORDS OR ITEMS OF INFORMATION, PER STREET FRONTAGE.

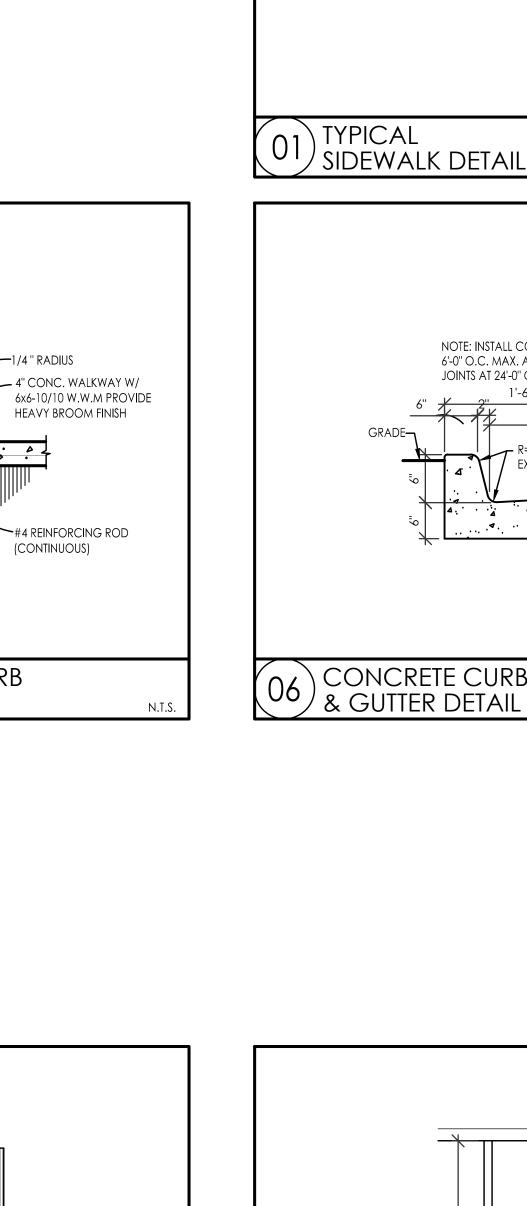
PARKING CALCULATIONS		
PARKING REQUIRED:	PROVIDED:	
PER C.O.A. ZONING 14-16-3-1(27) (RETAIL) 10,010 SF (GROSS) FIRST FLOOR/200	= 50 SPACES	
TOTAL PARKING REQUIRED:	=50 SPACES	57 SPACES
PARKING REDUCTIONS: PER C.O.A. 14-16-3-1 (E) 6a TRANSIT REDUCTIONS 10% REDUCTION IF PROPERTY IS LOCATED WITHIN 300' OF TRA		
PARKING REQUIRED AFTER TRANSIT REDUCTIONS (AT 10%)	= 45 SPACES	57 SPACES
PER C.O.A. ZONING 14-16-3-1(c)1 MOTORCYCLE PARKING REQUIRED	= 2 SPACES	3 SPACES
PER C.O.A. ZONING 14-16-3-1(F)9a HANDICAP PARKING REQUIRED	= 3 (1 VAN)	4 (2 VAN)
PER C.O.A. ZONING 14-16-3-1 (B)3 BICYCLE SPACES 1 PER 20 VEHICLES REQUIRED	= 3 SPACES	8 + SPACES

Δ

REVISION DATE

04-13-2015

SHEET NUMBER



1/2" FIBER EXPANSION

X 6 / 10-10 W.W.M. ON

COMPACTED FILL. —

NOTE: TOOL ALL CONTROL, CONSTRUCTION AND

NOTE: INSTALL CONTROL JOINTS AT

- R=1-1/2" ON EXPOSED EDGE\$

6'-0" O.C. MAX. AND EXPANSION

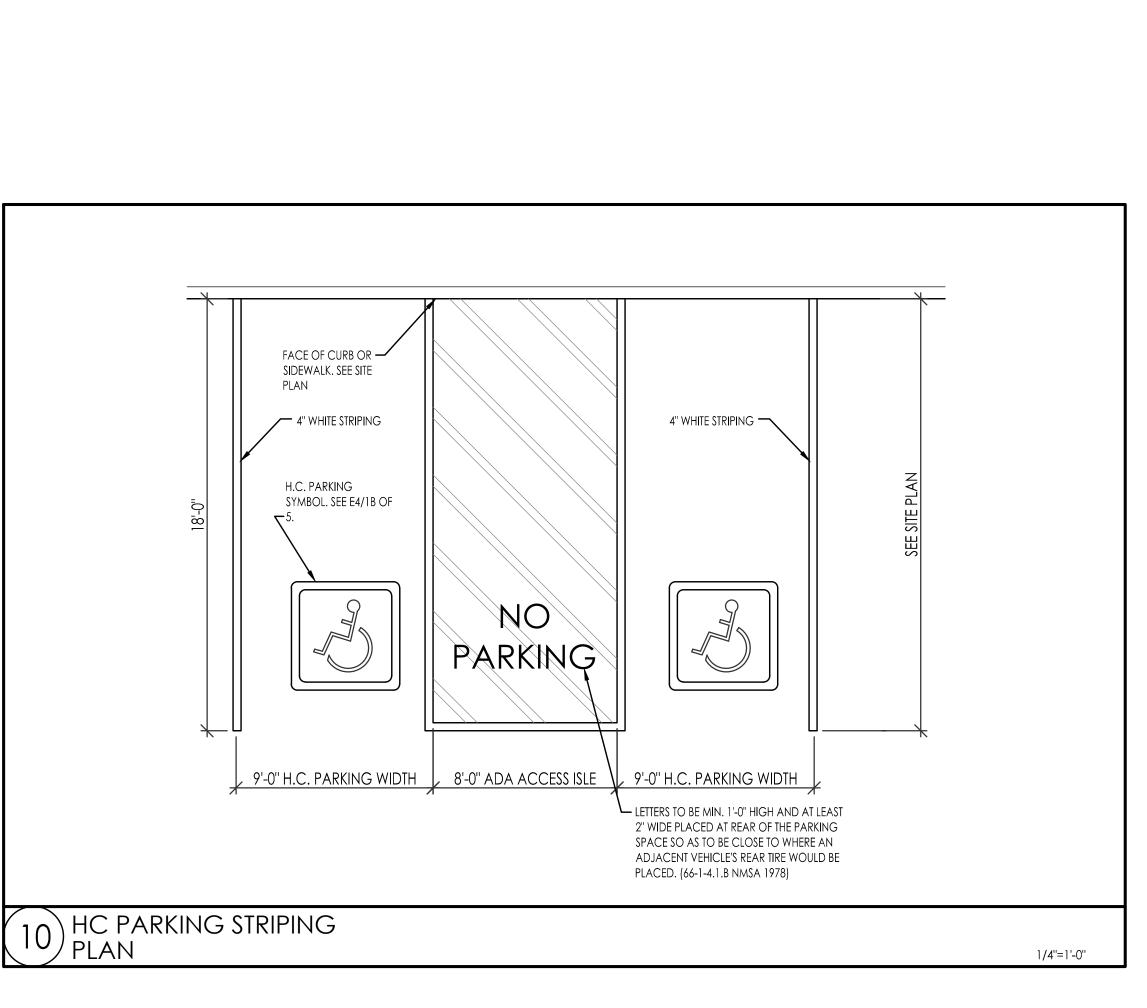
JOINTS AT 24'-0" O.C. MAX.

CONCRETE CURB & GUTTER DETAIL

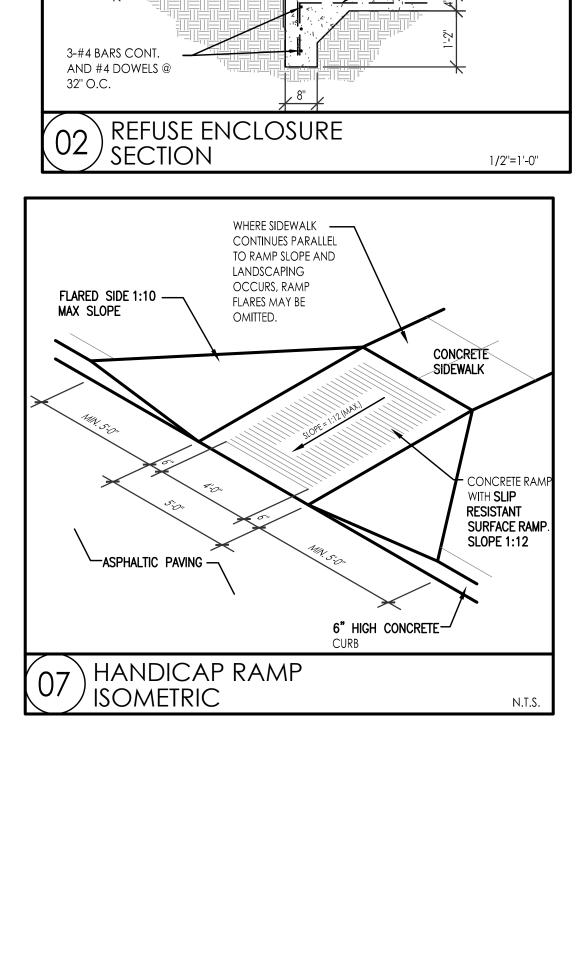
EXPANSION JOINTS ON ALL CONCRETE WALKWAYS.

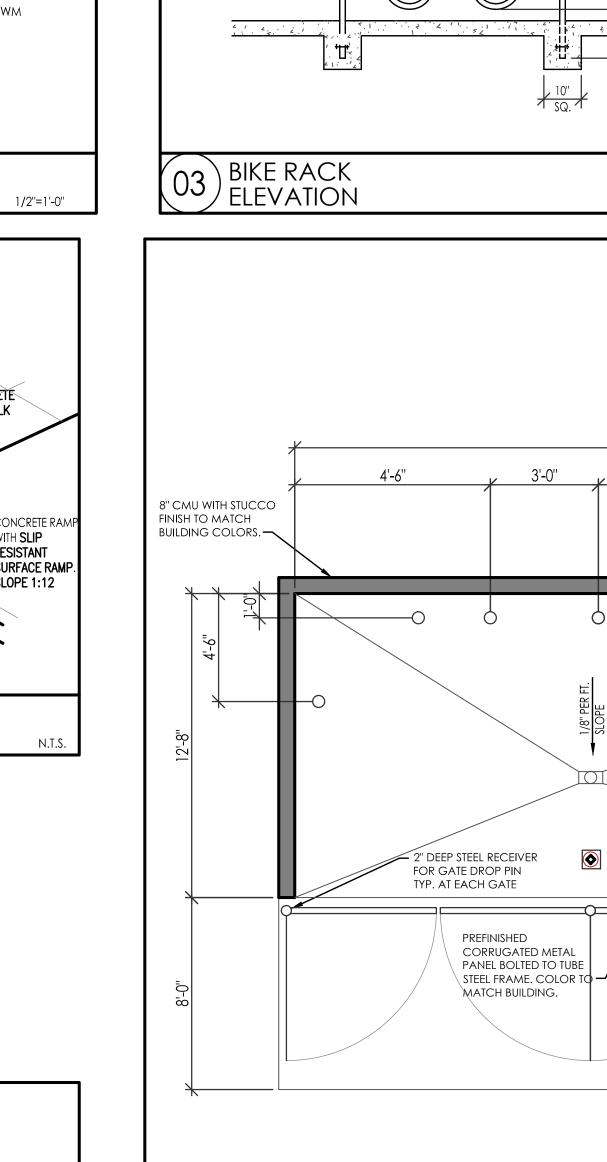
4" CONC. WALKWAY WITH 6

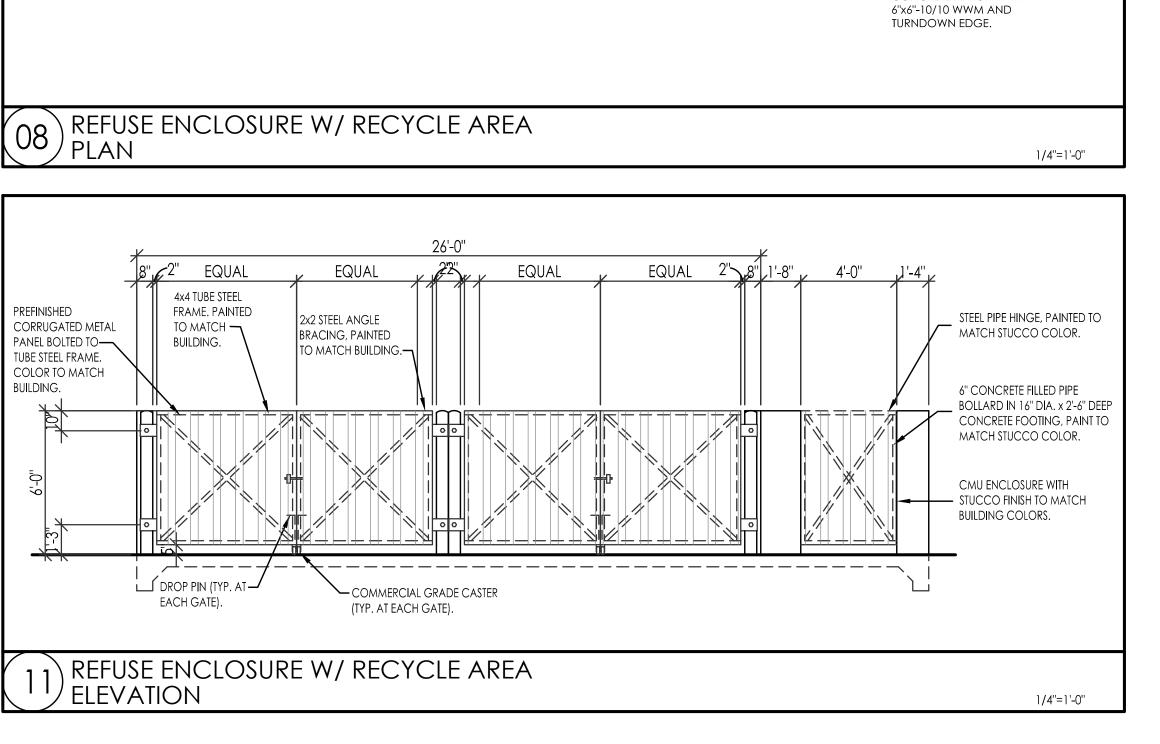
JOINT MATERIAL

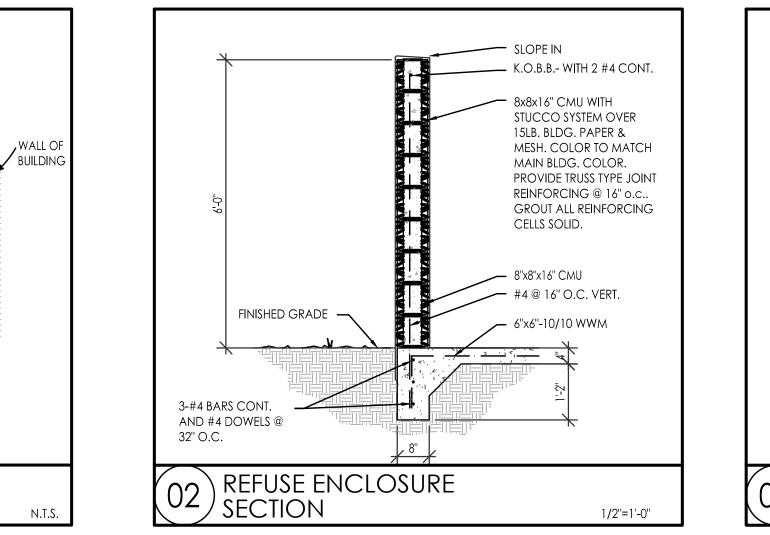


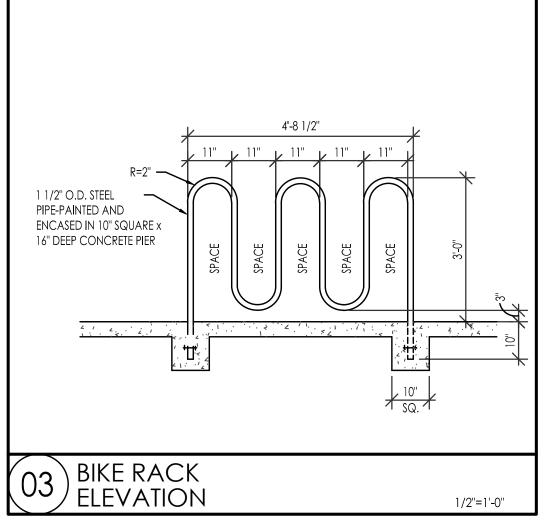
N.T.S.

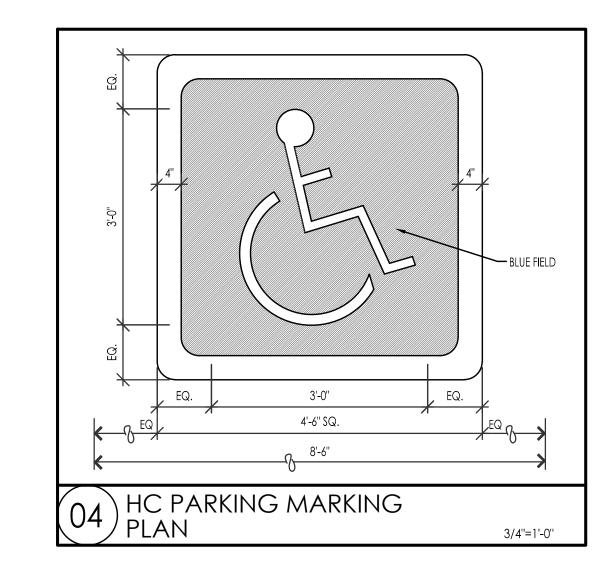












3'-0"

4,000 PSI, 3/4"

➤ AGGREGATE 4" —

CONCRETE SLAB

CONCRETE FOOTING

_ 6" CONCRETE FILLED PIPE

PAINT YELLOW.

1/2" EXPANSION JOINT

■1/2" EXPANSION JOINT

-4,000 PSI, 3/4" AGGREGATE 6"

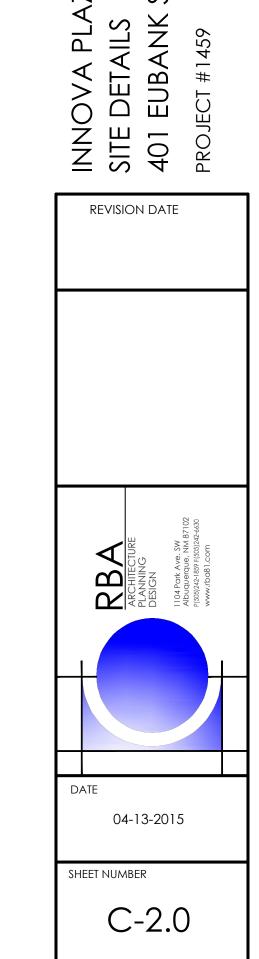
CONCRETE APRON WITH

MATERIAL.

MATERIAL.

BOLLARD IN 16" DIA. X 2'-6"

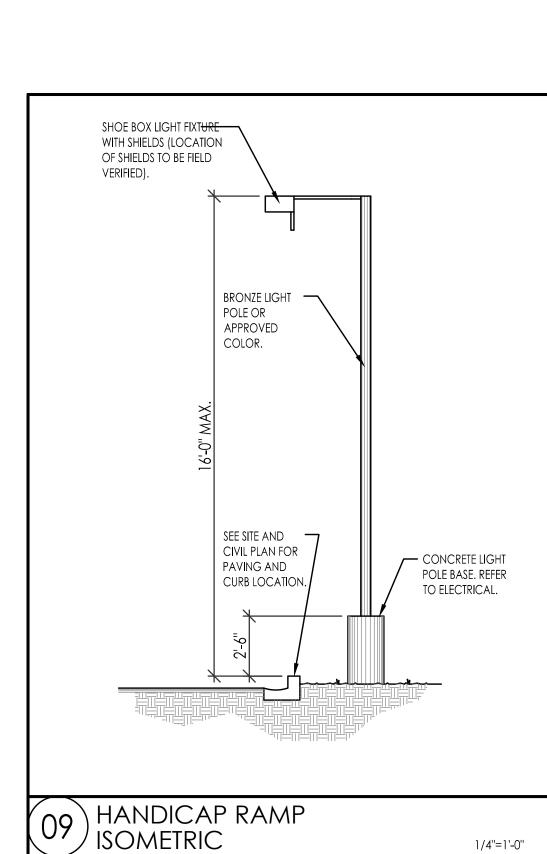
DEEP CONCRETE FOOTING,



EVEL

 \Box

ш SIT



ASPHALT PAVING OVER COMPACTED

SUBGRADE. REFER TO DESIGNATED

DRAINAGE PLAN

ASPHALT AREAS ON GRADING AND

05 TYPICAL CONCETE CURB & SIDEWALK DETAIL