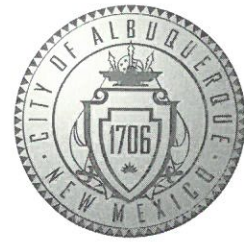


# CITY OF ALBUQUERQUE



December 3, 2018

Rich Bennett  
RBA Architect Planning Design  
1104 Park Ave SW  
Albuquerque, NM 87102

**Re: Innova Plaza South Building,  
401 Eubank Blvd. SE Albuquerque, NM  
Request for Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 03-03-2017 (L20D067)  
Certification dated 02-12-2018**

Dear Mr. Bennett,

Based upon the information provided in your submittal received 12-03-2018, 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.

If you have any questions, please contact me at (505)924-3675.

Sincerely,

Mojgan Maadandar, E.I.  
Associate Engineer, Planning Dept.  
Development Review Services

\MM via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

**Project Title:** Innova Plaza **Building Permit #:** BP-2018-07976 **Hydrology File #:** \_\_\_\_\_  
**DRB#:** 18DRB-70057 **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Lot 1A, Block 48, Skyline Heights  
**City Address:** 401 Eubank Blvd. SE Albuquerque, NM

**Applicant:** Doug Adams/ Glad LLC **Contact:** Doug Adams  
**Address:** P.O. Box 1111, Cedar Crest, NM  
**Phone#:** 505-379-5341 **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**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:

### 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:** 12/3/2018 **By:** Darby Miera

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



December 3, 2018

Re: Innova Plaza – South Building

401 Eubank Blvd. SE, Alb. NM

BP-2018-07976

Engineer's/Architect's stamp dated: 2/12/2018

## 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, approved DRB Site Development Plan with Architect's stamp dated 03/03/2017.

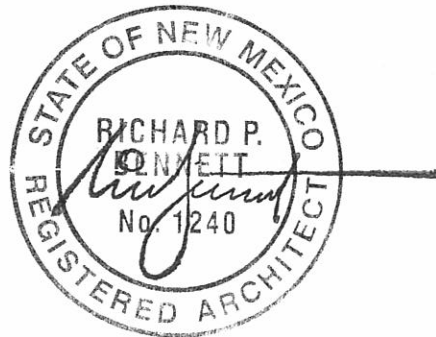
The record information edited onto the original design document has been obtained by **Rick Bennett Architect**, of the firm. I further certify that I have personally visited the project site on December 3, 2018 and have determined by visual inspection that the survey data provided is representative 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 the above mentioned project.

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: 12/3/2018

Sincerely,

Rick Bennett, Architect





INNOVA PLAZA

PROJECT TEAM

OWNER  
DOUG ADAMS  
GLAD LLC  
P.O. BOX 1111  
CEDAR CREST, NM 87008

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

ELECTRICAL  
NORTHEDGE ELEC.  
328 RANCHITOS NW  
ALBUQUERQUE, NM 87114  
(505) 898-7245

MECHANICAL  
DSL ASSOCIATES  
299 Garcia Rd. NW  
Albuquerque, NM 87114  
(505) 980-0238

CONTRACTOR  
KIMCON INC.  
405 DARTMOUTH SE  
ALBUQUERQUE, NM 87106  
(505) 620-4993

- KEYED NOTES
1. EXIST. 6" CONCRETE CURB AND GUTTER
  2. EXIST. ASPHALT PAVEMENT
  3. EXIST. BICYCLE RACK.
  4. EXIST. CONCRETE SIDEWALK.
  5. EXIST. 4" WIDE WHITE PARKING STRIPE AS SHOWN, PER LOCAL CITY CODE AND STANDARDS.
  6. EXIST. HANDICAP ACCESSIBLE AISLE STRIPPING PER LOCAL CITY CODE AND STANDARDS.
  7. EXIST. INTERNATIONAL SYMBOL OF ACCESSIBILITY, CENTER IN PARKING SPACE.
  8. EXIST. A.D.A. ACCESSIBLE CURB RAMP
  9. EXIST. CONCRETE WHEEL STOP.
  10. EXIST. HANDICAP PARKING SIGNAGE AT ALL HANDICAP SPACES.
  11. EXIST. DUMPSTER INCLOSURE APPROVED BY CABQ
  12. EXIST. FIRE HYDRANT.
  13. EXIST. SITE LIGHT WITH CONCRETE BASE.
  14. EXIST. MOTORCYCLE PARKING.
  15. NEW 3'-0" HIGH STEEL SCREEN WALL
  16. OUTDOOR PATIO WITH ACCESSIBLE PATH TO EXISTING EUBANK SIDEWALK. ALUM. SHADE STRUCTURE TO BE DESIGNED
  17. NEW 12'-0" DRIVE-THRU LANE (7) CAR STACKING
  18. CANOPY TO BE OPEN, NO ROOF. BEAMS CONNECT STRUCTURE TO BUILDING.
  19. NEW WALL MOUNTED MENU-BOARD FOR COFFEE SHOP
  20. NEW 3'-0" HIGH C.M.U. SCREEN-WALL ALONG PORTION OF DRIVE-THRU FACING EUBANK BLVD.
  21. 10'-0" MIN. CLEARANCE BAR SIGN
  22. LIMIT OF PHASE 2 CONSTRUCTION
  23. NEW CONCRETE CURB AND GUTTER
  24. SINGLE POLE WITH "STOP" SIGN FACING TOWARDS DRIVE-THRU & "DO NOT ENTER" SIGN FACING TOWARDS DRIVE ISLE. PER CITY OF ALBUQUERQUE STANDARDS. SEE DETAIL 8 SHEET AS-2.
  25. POLE MOUNTED SITE LIGHTING TO MATCH EXISTING ON SITE, SEE DETAIL (4) C-2
  26. (4) L.E.D. CAN LIGHTS UNDER CANOPY
  27. LANDSCAPING, FENCING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT TRIANGLE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
  28. NEW HANDICAPPED ACCESSIBLE AISLE STRIPPING PER LOCAL CITY CODE AND STANDARDS, SEE DETAIL 6 SHEET AS-2

- GENERAL NOTES
- 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.
  - E. 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.

PROJECT NUMBER: 1009920

Application Number: 18028-70057

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

*Travis Engineering, Transportation Division*  
3/14/19  
Date

*ABCWUA*  
03-28-18  
Date

*Parks and Recreation Department*  
3/14/18  
Date

*City Engineer*  
3/14/18  
Date

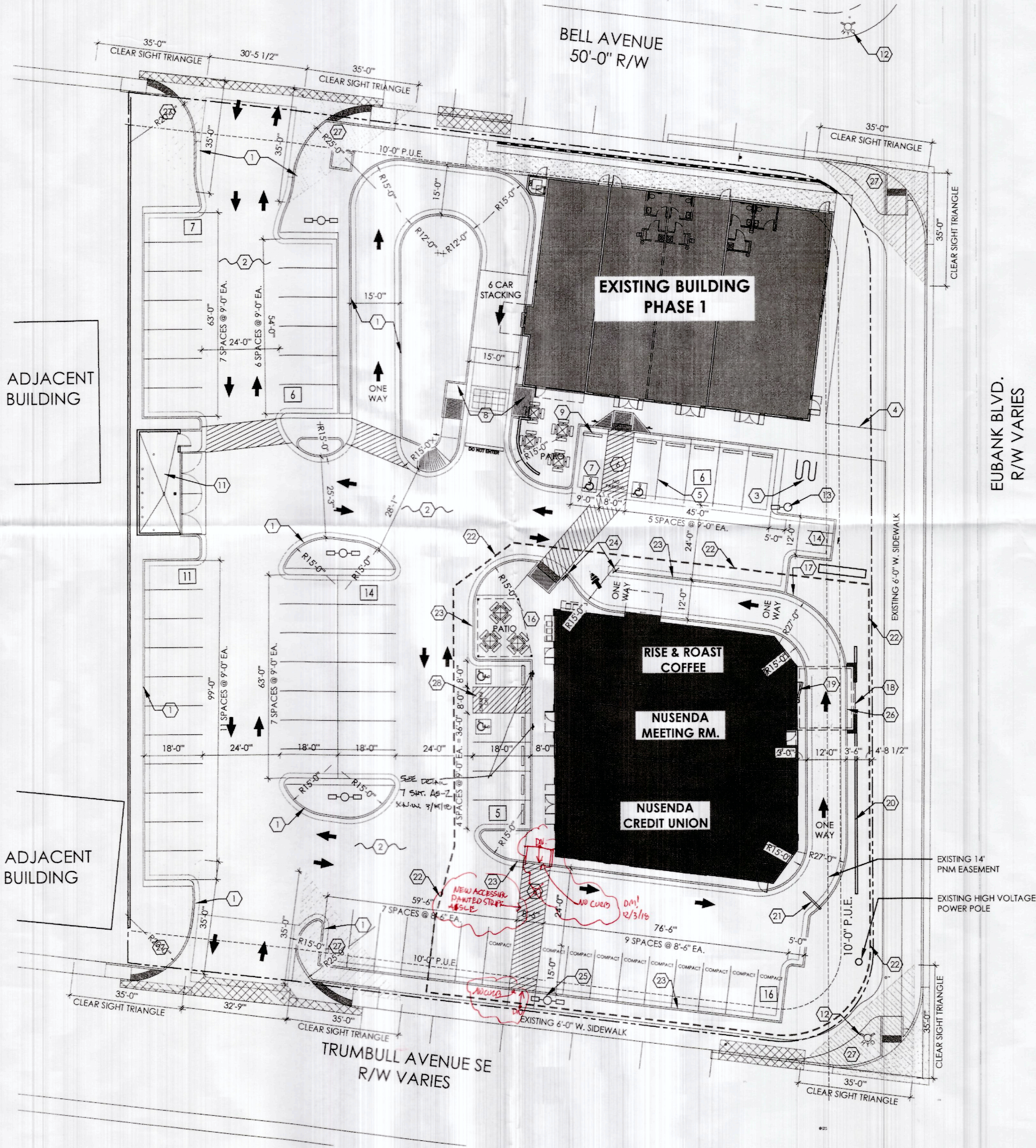
*N/A*  
Date

*Environmental Health Department (conditional)*  
Date

*200*  
3-14-18  
Date

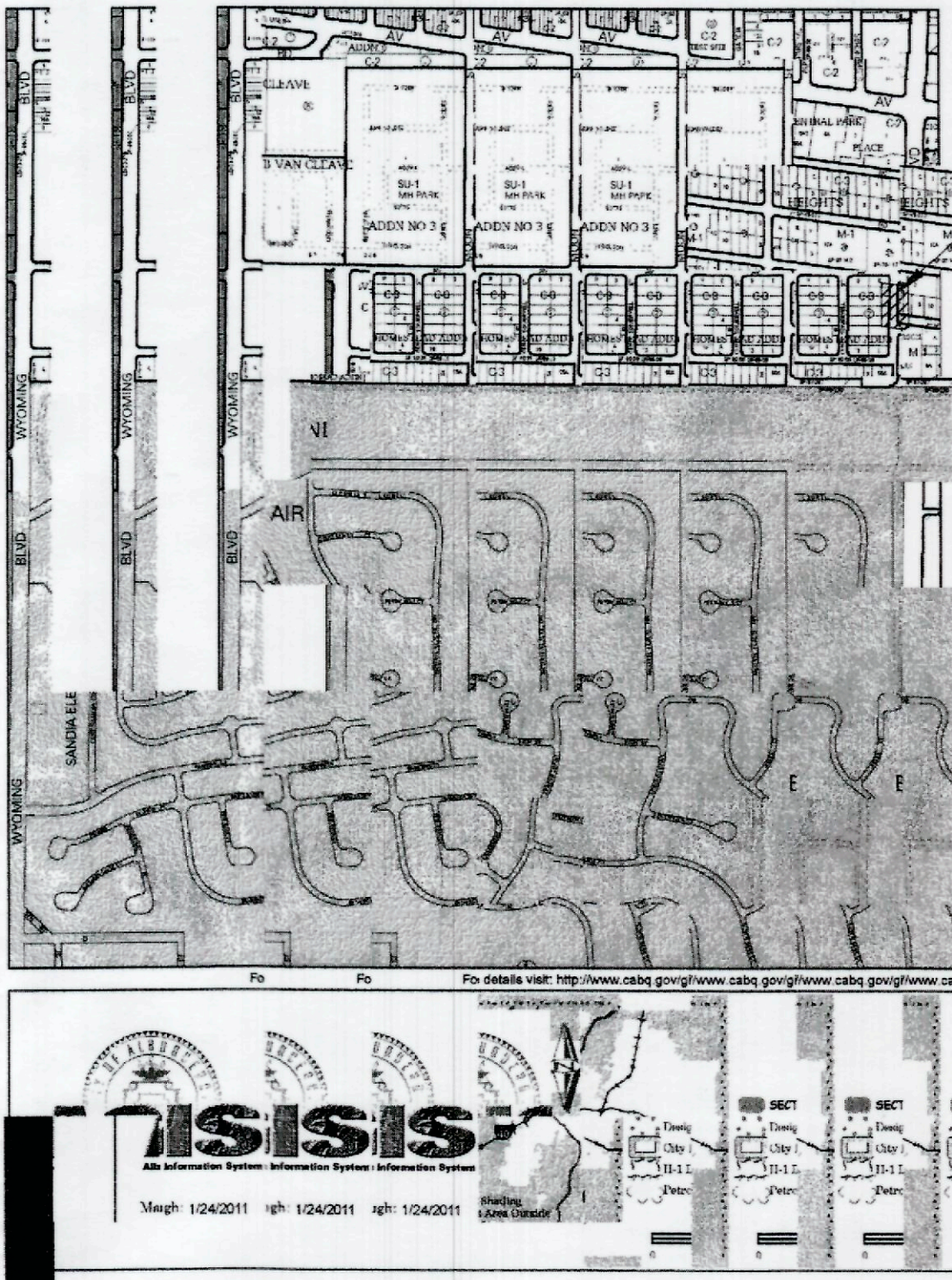
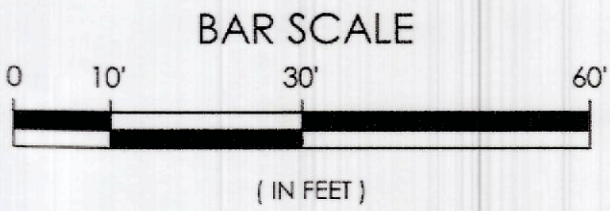
*Solid Waste Management*  
3-28-18  
Date

*DRB Chairperson, Planning Department*  
3/14/19  
Date



NOTE:  
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER

EXISTING OVERALL SITE PLAN  
SCALE: 1"=20'-0"



VICINITY MAP  
N.T.S.

PROJECT DESCRIPTION:  
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A 5,670 S.F. COMMERCIAL BUILDING ON AN EXISTING LOT AS PHASE 2 OF A PLANNED SITE DEVELOPMENT. THE EXTENT OF CONSTRUCTION FOR THIS PHASE IS WITHIN THE SOUTHEAST CORNER OF THE SITE, INDICATED WITH DASHED LINE ON PLAN.

INTERNATIONAL BUILDING CODE 2015

ZONE: OCCUPANCY AND CLASSIFICATION: TYPE OF CONSTRUCTION (CHAPTER 6): ALLOWABLE BUILDING HEIGHT (TABLE 504.3): ALLOWABLE # OF STORIES ABOVE GRADE (504.4): ALLOWABLE AREA (TABLE 506.2):	M-1 A-2 DONUT SHOP; B - OFFICE V-B (WITH AUTOMATIC FIRE SPRINKLER SYSTEM) TYPE VB: 40' A-2 O.C.P. - 2 STORIES; B O.C.P. - 3 STORIES A-2 O.C.P. TYPE VB SPRINKLED - 24,000 SF; B O.C.P. TYPE VB SPRINKLED - 36,000 SF
OCCUPANCY: DOUGHNUT SHOP: NUSENDA MTNG RM: NUSENDA BANK:	BUILDING GROUP A-2 BUILDING GROUP B BUILDING GROUP B 1,600. SEATING AREA 392 SF/15 = 26 OCCPS. 1,516 S.F. /100 S.F. PER OCC. = 15 OCCPS. 2,503 S.F. /100 S.F. PER OCC. = 25 OCCPS.

INTERNATIONAL FIRE CODE 2015

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601): TYPE VB - NONE  
FIRE RESISTANCE RATING FOR EXTERIOR WALLS (TABLE 602): OCCUPANCY A-2, B - NONE

TABLE B105.1 FIRE FLOW PER IFC:  
V-B. 5,643 SF (4,801 SF-6,200 SF) = 2000 GPM. FLOW DURATION 2 HRS.  
TABLE C105.1 NUMBER AND DISTRIBUTION OF FIRE HYDRANTS:  
2,000 - 2,500 GPM = 2 HYDRANTS 450' SPACING BETWEEN HYDRANTS. MAX DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO HYDRANT - 225'.

DOUGHNUT SHOP: A-2 1,651 S.F.  
NUSENDA BANK: B OFFICE 2,503 S.F.  
NUSENDA MEETING RM: A-2 1,516 S.F.  
TOTAL ROOF AREA= 5,670 S.F.

TABLE 1021.1 MIN. NO. EXITS PER OCCUP. LOAD:  
(OCCUP. LOAD 1-500) = 2 EXITS REQ'D (3 PROVIDED)

TABLE 1016.1 EXIT TRAVEL DISTANCE: A2 OCCUP. WITH SPRINKLER SYSTEM = 250 FEET MAX.  
TABLE 1016.1 EXIT TRAVEL DISTANCE: B OCCUP. WITH SPRINKLER SYSTEM = 300 FEET MAX.

SECTION 1005 EGRESS WIDTH REQUIRED: A-2 OCCUP. LOAD = 26 x 0.2 = 5.2 INCH EGRESS WIDTH  
SECTION 1005 EGRESS WIDTH REQUIRED: B OCCUP. LOAD = 41 x 0.2 = 8.2 INCH EGRESS WIDTH

EGRESS WIDTHS PROVIDED: A-2 OCCUP. (2) 36 INCH EGRESS WIDTH DOORS  
EGRESS WIDTHS PROVIDED: B OCCUP. (4) 36 INCH EGRESS WIDTH DOORS

PARKING CALCULATIONS: 5.6.2.A.2

NORTH BUILDING	PARKING REQ.	PARKING PROV.
BUSINESS		
JIMMY JOHNS - 32 SEATS	8 SPACES	8 SPACES
GYM 1,200 S.F.	8 SPACES	8 SPACES
GYM 1,200 S.F.	8 SPACES	8 SPACES
VERTICON 2,000 S.F.	10 SPACES	10 SPACES
TOTAL PARKING	34 SPACES	34 SPACES

SOUTH BUILDING	PARKING REQ.	PARKING PROV.
DONUTS 24 SEATS	6 SPACES	8 SPACES
NUSENDA CU 2,503 S.F.	12 SPACES	12 SPACES
NUSENDA CONF. RM. 1,516 S.F.	8 SPACES	15 SPACES
TOTAL PARKING	26 SPACES	31 SPACES

TOTAL PARKING ON SITE  
PARKING REQUIRED = 60 SPACES +  
%10 ALLOWED INCREASE = 66 SPACES  
PARKING PROVIDED = 65 SPACES INCLUDING (4) HANDICAPPED

INNOVA PLAZA - PHASE 2 (SHELL ONLY)  
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
401 EUBANK SE, ALBUQUERQUE, NM 87123  
PROJECT # 1609

REVISION DATE  
03-12-18  
02-27-18

STATE OF NEW MEXICO  
RICHARD D. RUIZ  
No. 1240  
02-12-18  
REGISTERED ARCHITECT

RBA  
ARCHITECTURE  
DESIGN  
110 4 Park Ave. SW  
Albuquerque, NM 87102  
(505) 242-1859  
www.rba-nm.com

DATE  
02-12-18

SHEET NUMBER  
AS-1