

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 15, 2021

Treveston Elliott, R.A.
Treveston Elliott Architect
811 12th St. NW
Albuquerque, NM 87102

Re: 10020 Central (Little Caesars Pizza)
10020 Central Ave S.E.
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 2-21-20 (L20D073)
Certification dated 4-14-21

Dear Mr. Elliott,

Based upon the information provided in your submittal received 4-14-21, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

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

- Please add Bike Rack
- Please remove Construction Debris and equipment from site.

Once these corrections are complete, email pictures showing the changes to epgomez@cabq.gov for release of Final CO.

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

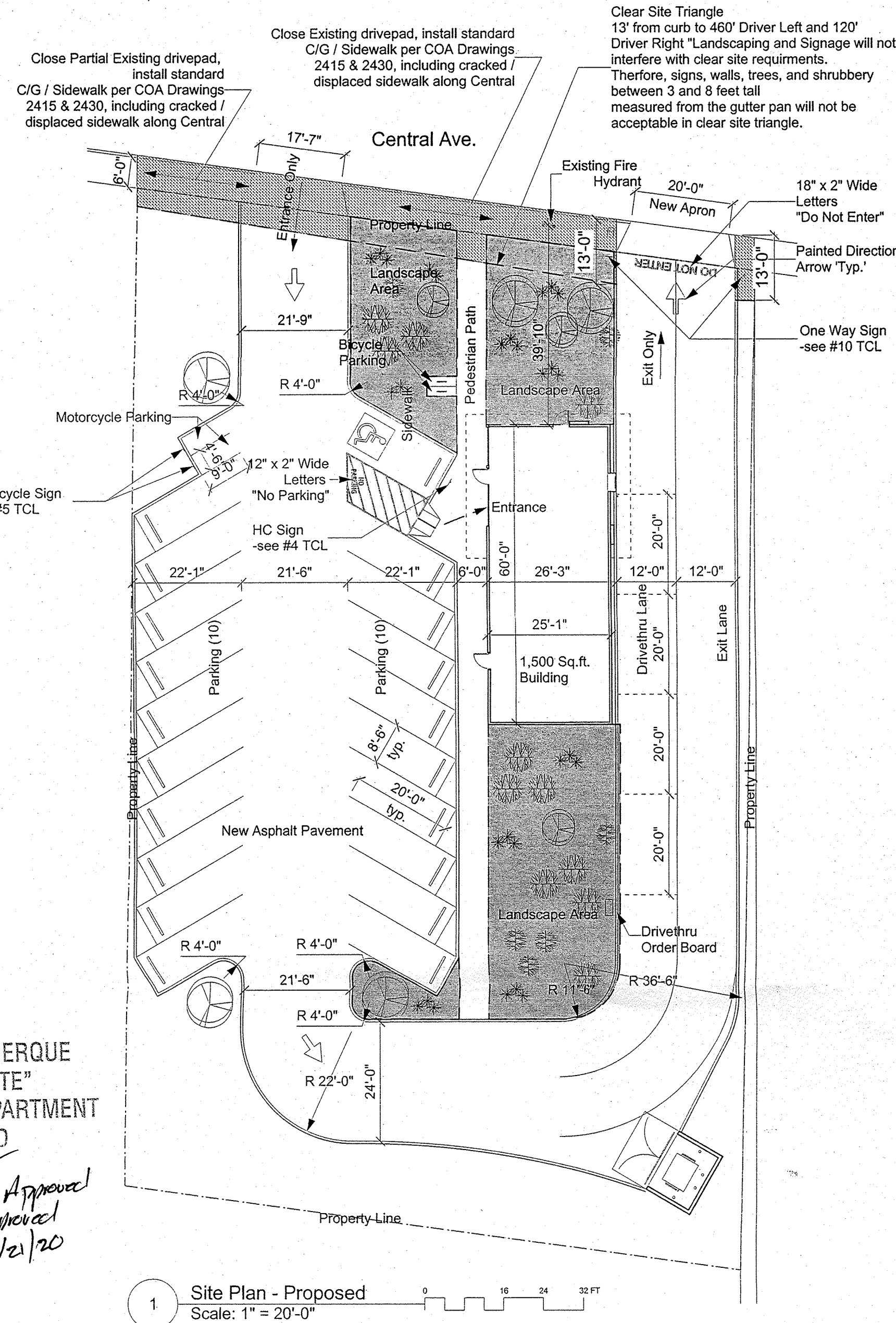
Sincerely,

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

EG via: email
C: CO Clerk, File

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED

Over
Location Approved
Access Approved
2/21/20



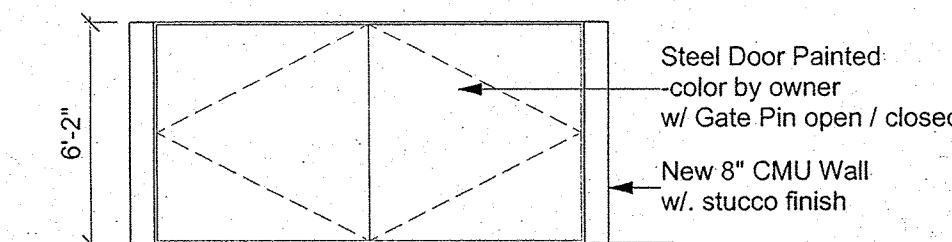
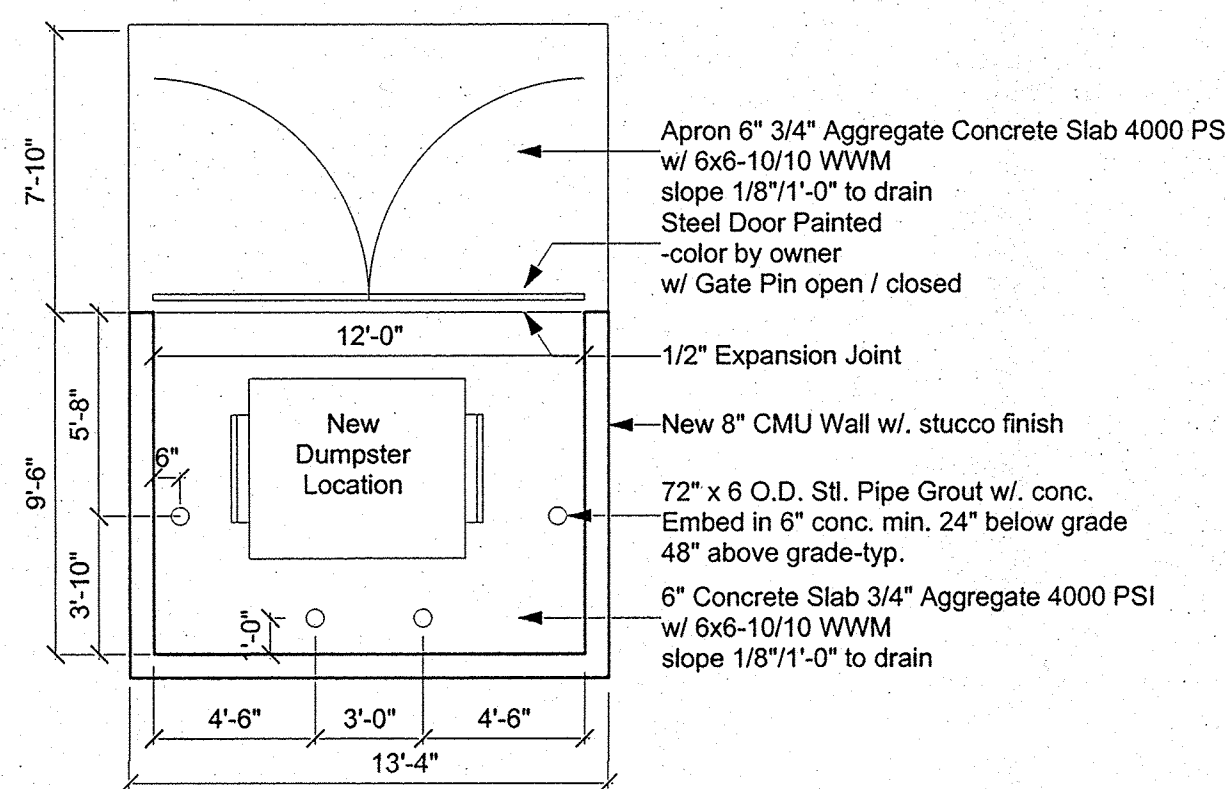
GENERAL NOTE:
1. All broken or cracked sidewalk must be replaced per COA Drawings 2415 & 2430.
2. All ADA curb ramps to have truncated domes installed.

Plant Material

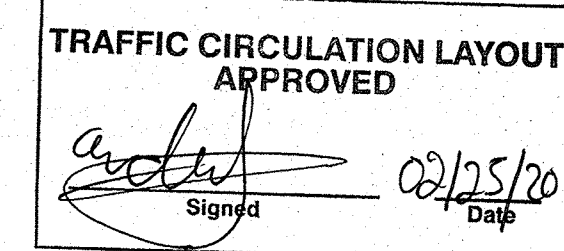
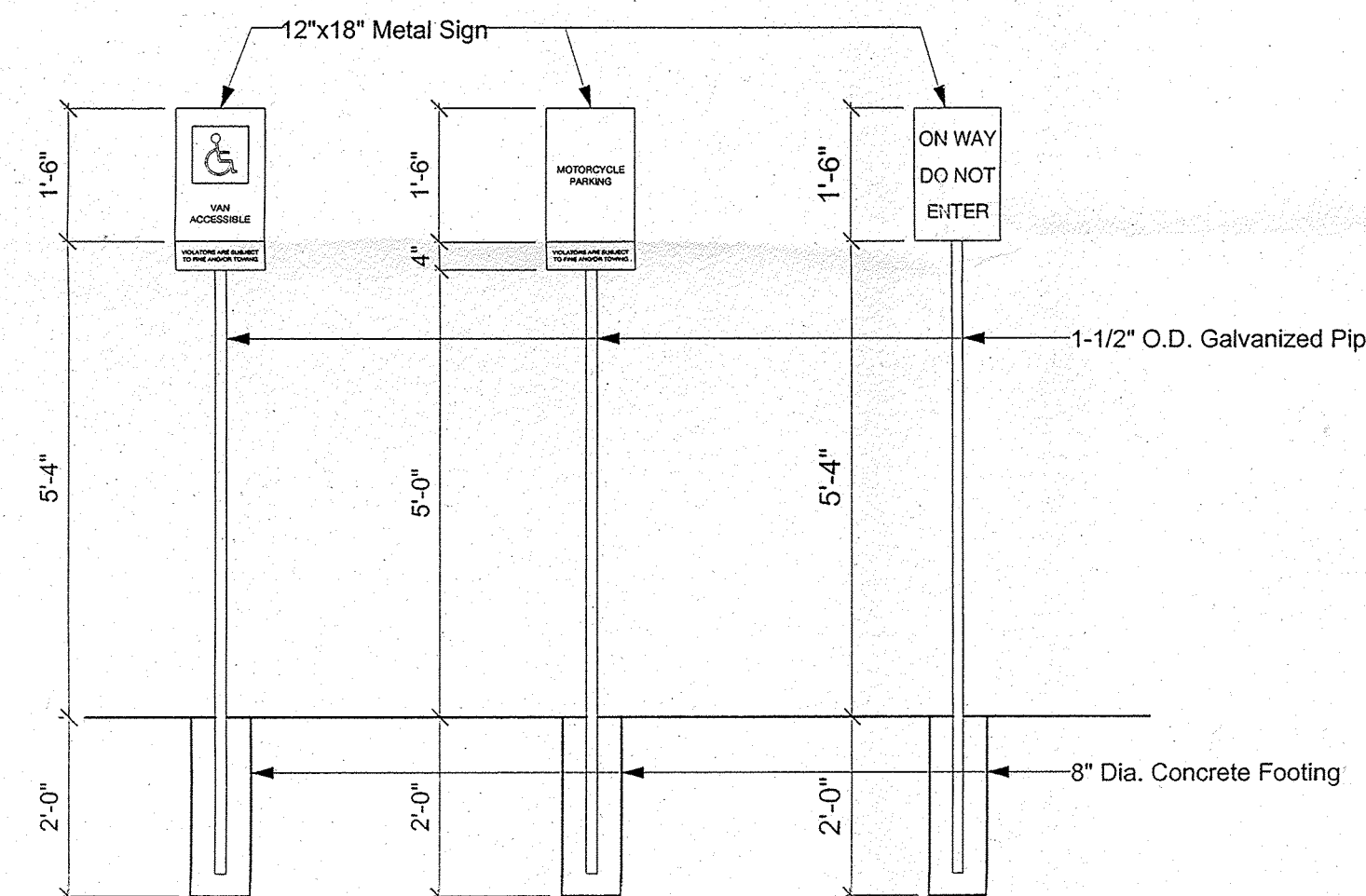
- Chitalpa mature 15' spread 20' hgt.
- Desert Willow mature 15' spread 20' hgt.
- Fountain Grass (x23) mature 2' spread 3' hgt.
- Apache Plume (x20) mature 4' spread 3' hgt.
- Russian Sage (x17) mature 4' spread 4' hgt.

Landscape Requirements	
Site Area	24,997 sq.ft.
Building Footprint	1,500 sq.ft.
Landscape Area:	23,497 sq.ft.
Required Landscape %	.15 sq.ft.
Landscape Area Required:	2,350 sq.ft.
Landscape Area Provided:	3,538 sq.ft.
Parking Lot Area	14,080 sq.ft.
Sidewalk Area	1,048 sq.ft.

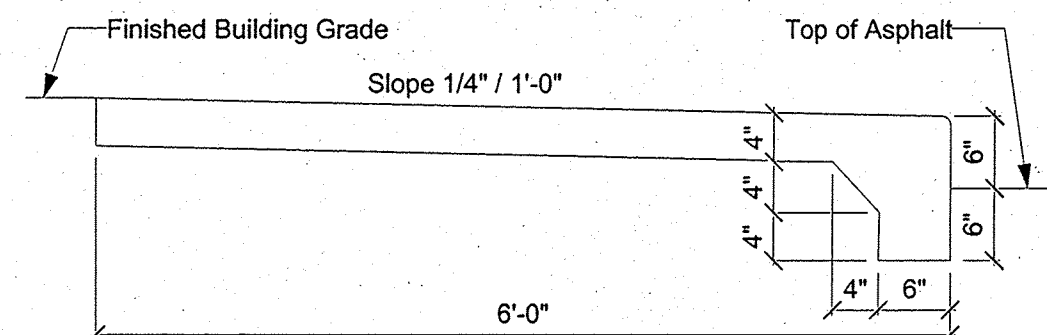
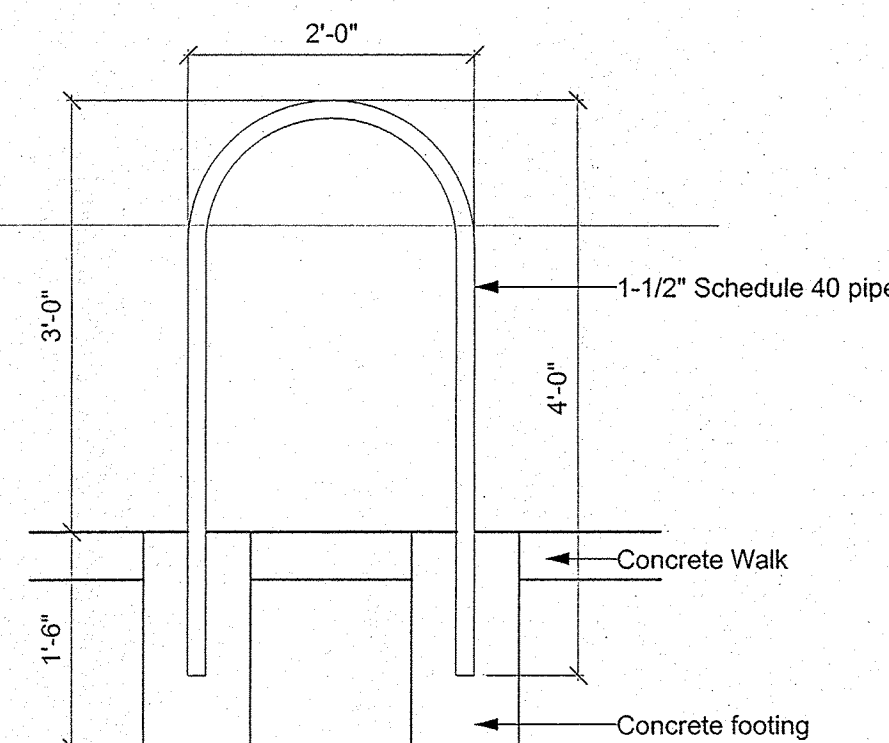
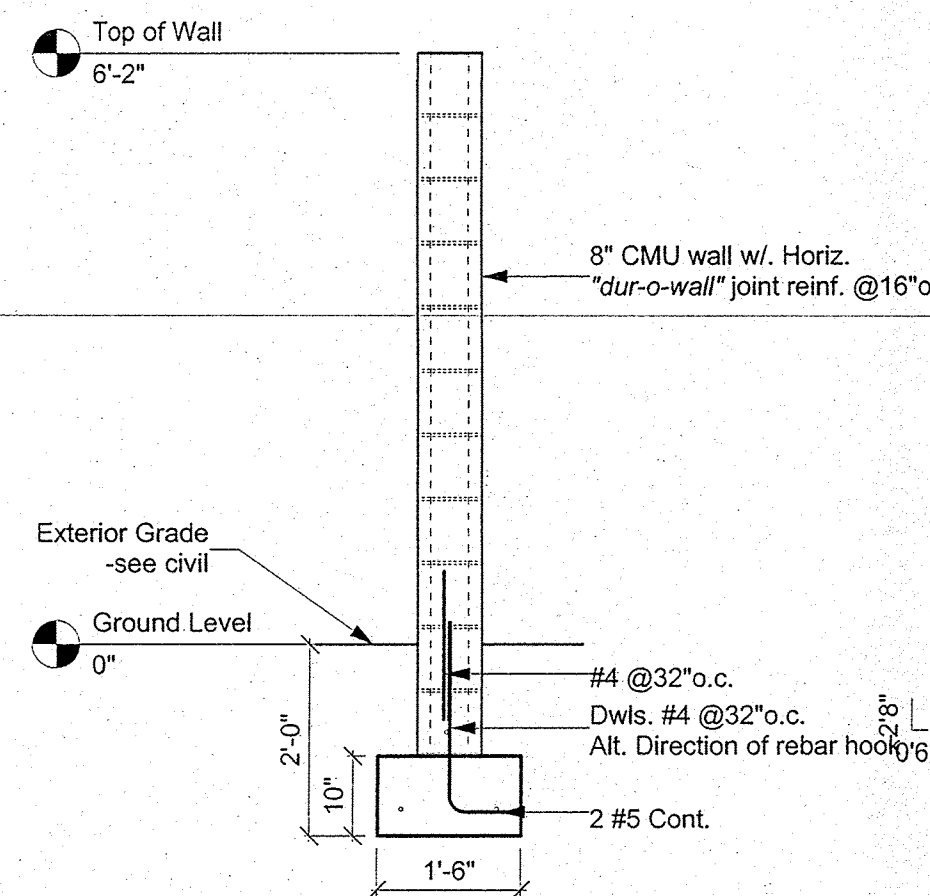
Irrigation System
Irrigation system standards outlined in the Water Conservation Landscape and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system is existing and shall be tested by the contractor and repaired if required.



General Note:
PRE POUR INSPECTION REQUIRED BY COA SOLID WASTE DEPARTMENT.



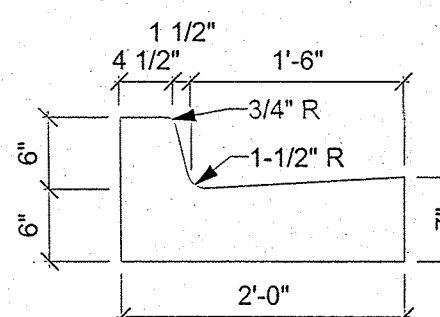
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



A cross slope of 1/4" per foot shall be provided and shall slope towards the direction of the drainage area.

Concrete walks shall have contraction joints at 6' o.c. Intervals. 1/2" Expansion joints shall be installed every 36', unless otherwise shown on plans.

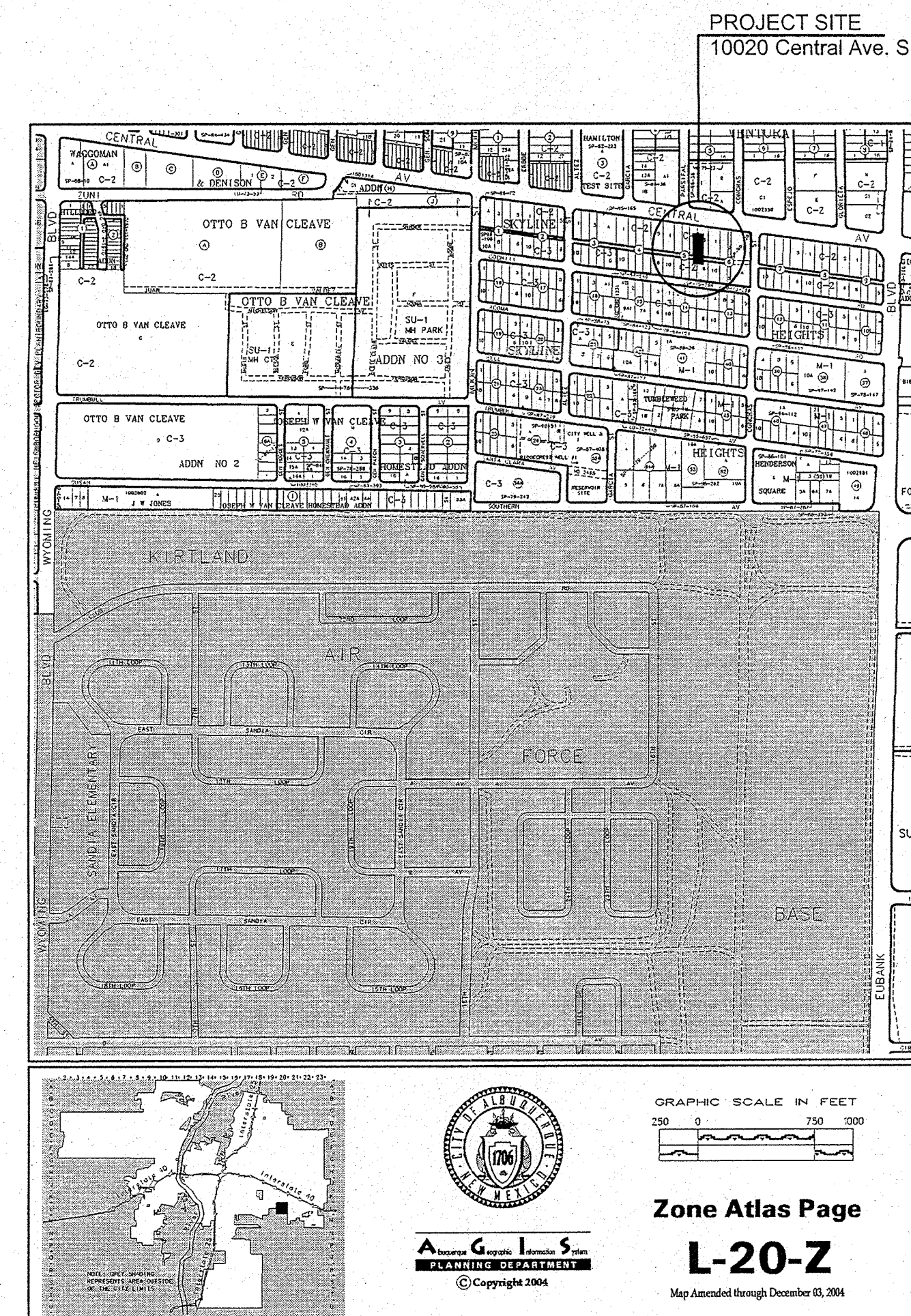
1/2" Expansion joints shall be installed where walk about rigid structures.



Provide 1/2" Expansion joints at 36' o.c. at immovable objects and at the beginning and end of curves

Provide contraction joints at 6' o.c.

All exposed concrete corners to have 3/4" radius.



CODE DATA
2015 International Building Code
2015 Uniform Plumbing Code
2015 Uniform Mechanical Code
2017 National Electrical Code
2009 International Energy Conservation Code
2015 International FIRE Code

City of Albuquerque
Location: 10020 Central Ave. SE
Albuquerque, New Mexico 87123

Zoning: MX-H

Zoning Atlas Page: L-20

Setbacks: 5' - Front
0- Side
15' - Rear

Height: 26'

Parking: 8/1,000 GSF @ 1,500= 12

Bld. Area: 1,500sq.ft.

Occupancy: Vanilla Shell

Construction Type: Type Vb

Separation: NA

Seismic: C

Sprinkler: None

PLUMBING REQUIREMENTS

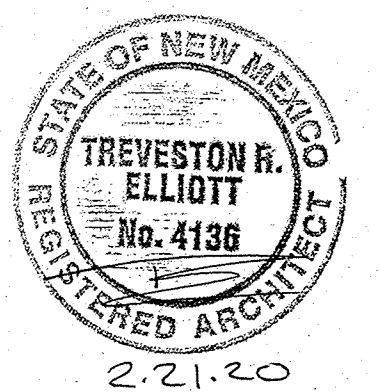
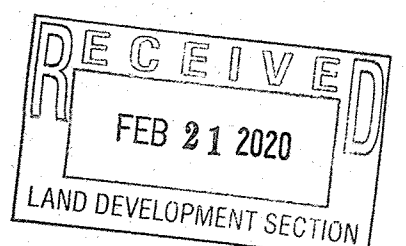
Vanilla Shell

New drive thru restaurant building.

TREVESTON ELLIOTT
ARCHITECT

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ALBUQUERQUE, NEW MEXICO
87102
C 505.259.4617
treveston@earthlink.net
www.trevestonarchitect.com

Absolute Investment
Realty
10020 Central Ave. SE
Albuquerque, New Mexico 87123



Date: February 21, 2020

Sheet: TCL





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 10020 CENTRAL Building Permit #: BP-2020-25198 Hydrology File #: L200073
DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____
City Address: 10020 CENTRAL AVE. SE.

Applicant: TRWESTON ELLIOTT ARCHITECT Contact: SAWZ
Address: 811 12TH ST. NW
Phone#: 505-257-4617 Fax#: — E-mail: TRWESTON@TRARCHITECT.com

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

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE _____

IS THIS A RESUBMITTAL? ☒ Yes _____ No _____

DEPARTMENT _____ TRANSPORTATION _____ HYDROLOGY/DRAINAGE _____

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE REPORT
____ DRAINAGE MASTER PLAN
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ STREET LIGHT LAYOUT
____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

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
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 4.14.21 By: TRWESTON ELLIOTT RA

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

811 12TH STREET NW
ALBUQUERQUE NM
87102

505.259.4617

www.TEarchitect.com

TREVESTON ELLIOTT ARCHITECT

TRAFFIC CERTIFICATION

I, TREVESTON ELLIOTT ARCHITECT HEREBY CERTIFY THAT THE PROJECT AT 10020 CENTRAL AVE. SE 87123 IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED APRIL 14, 2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TREVESTON ELLIOTT OF THE FIRM TREVESTON ELLIOTT ARCHITECT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 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.

WITH NO EXCEPTIONS.

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.



Treveston Elliott RA



4-14-21