

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 8, 2022

Scott C. Anderson, RA
Scott Anderson & associates architects
7604 Rio Penasco NW
Albuquerque, NM 87120

Re: Human Bean Coffee
1300 Unser Blvd SW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 10-23-20 (M10-D021)
Certification dated 12-1-22

Dear Mr. Anderson,

Based upon the information provided in your submittal received 01-20-22, 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:

- Provide Motorcycle parking space signage and pavement marking (MC)
 - Provide Bicycle Racks.
 - Are you providing outside seating? Because there are new patio, pathway, and ramp on the site but not on the site plan.
- Please clarify and submit Approved AS Built site plan.

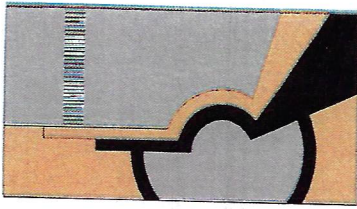
Once these corrections are complete, email pictures & redlined TCL plan showing the changes to malnajira@cabq.gov for release of Final CO.

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

Sincerely,

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

ma via: email
C: CO Clerk, File



SCOTT C. ANDERSON
& associates architects

7604 rio penasco nw
albuquerque, nm 87120
andersonscotte@comcast.net
505.401.7575

February 1, 2022

Ms. Jeanne Wolfenbager, PE
Planning Department
Transportation Development
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
505 924-3991
jwolfenbager@cabq.gov

1300

Re: Traffic layout certification, ~~1800~~ Unser Blvd SW, BP 2020-53389

Dear Ms. Wofenbager:

I, Scott C. Anderson NMRA #4341, of the firm Scott C. Anderson & Associates Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 1/23/2021 and approved by the City of Albuquerque on 6/7/2021. The record information edited onto the original design document has been obtained by Scott Anderson. I further certify that I have personally visited the project site on 1/31/2022 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 a Certificate of Occupancy.

The deviations from the approved TCL are as follows:

Angle of the refuse enclosure was changed to accommodate the Solid Waste Dept.

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.

Signature Architect

2/1/2022

Date



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Human Bean Building Permit #: 20-53389 Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 1300 Unser Blvd SW

Applicant: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: Scott Anderson Contact: _____

Address: _____

Phone#: 505 401 7575 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: 2/1/2022

By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

BIKE CORRAL

HC SIGN _____

CURB DETAIL

CONC. ISLAND

MOTORCYCLE SIGN

ACCESS RAMP

PAVING SECTION

TRASH ENCLOSURE








DO NOT ENTER SIGN

SITE PLAN

Approved for access by the Solid Waste Department
Herman Gallegos 07-02-21 *Herman Gallegos*
Hazard Route only

KEYED NOTES

- A. MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET.
- B. NEW 6' SIDEWALK PER COA STANDARD DRAWING #2430.
- C. TRASH ENCLOSURE REF DETAIL ON SHEET THIS SHEET.
- D. BIKE RACK, REF DETAIL ON THIS SHEET.
- E. CONC. CURB REF DETAIL ON THIS SHEET.
- F. H.C. PARKING SIGN, REF DETAIL ON THIS SHEET.
- G. H.C. RAMP REF CITY OF ALBUQUERQUE STD DETAIL 2442
- J. HC PARKING SYMBOL.
- K. IRRIGATION BOX.
- L. PROPERTY LINE.
- M. MENU BOARD.
- N. LIGHT POLE.
- O. DO NOT BLOCK CROSSWALK SIGN DOUBLE SIDED
- P. DO NOT ENTER SIGN
- Q. 4" PVC SEWER LINE, CONNECT TO EXISTING SEWER
- R. 6" DRAIN

- | | |
|--|---|
|  | DW - DESERT WILLOW
CHILOPSIS LINEARIS - 2 TRUNK 1 1/2" CALIPER |
|  | PL - PURPLE LEAF PLUM
PRUNUS EDULIS - 1 1/2" CALIPER |
|  | A - ARIZONA ASH
CHRYSOETHAMUS NAUSEOSUS - 1 1/2" CALIPER |
|  | BG - BEAR GRASS
NOLINA MACROCARPA - 5 GAL |
|  | AS - AUTUMN CHERRY SAGE
SALVIA GREGGII - 5 GAL |
|  | BS - BLUE MIST SPIREA
CARYOPTERIS CLANDONENSIS - 5 GAL |
|  | SB - SPANISH BROOM
CYSTIUS PURGANS - 5 GAL |
-

GRAVEL MULCH

GENERAL NOTES

1. CONTRACTOR TO COORDINATE LOCATION OF ALL UTILITY ENTRANCES INCLUDING BUT NOT LIMITED TO SANITARY SEWER, STORM SEWER, DOMESTIC WATER SERVICE, FIRE PROTECTION WATER SERVICE, ELECTRICAL AND TELEPHONE SERVICE. CONTRACTOR TO COORDINATE LOCATIONS IN SUCH A MANNER TO ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF CONNECTION TO THEIR FACILITIES.
2. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
3. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.
4. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4" OF TOPSOIL.
5. THE CONTRACTOR SHALL CONFORM TO ALL TRIBAL, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.
6. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT OF WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
7. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ON TO OTHER PROPERTIES BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
8. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OF PRICE THEREON SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
10. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
11. LANDSCAPING, FENCING AND SIGNING 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 THE CLEAR SIGHT TRIANGLE.
12. INSTALL ADA WARNING SURFACES WHERE ACCESS RAMPS INTERSECT DRIVES.

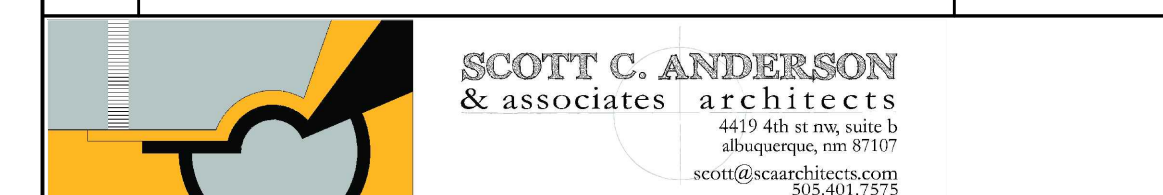
VICINITY MAP

PARKING CALCULATION:

RESTAURANT: 671 SF X 0.008 = 5 SPACES


HC SPACES PROVIDED = 1
MOTORCYCLE SPACES REQUIRED =1
BIKE RACK PROVIDED

No	Revision Item	Date



HUMAN BEAN COFFEE
1300 UNSER BLVD SW
ALBUQUERQUE, NM 87121

DRAWING TITLE

<div>SEAL</div> <div></div>	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	<div>A-100</div> <div></div>
	DATE	

