

CITY OF ALBUQUERQUE



September 11, 2017

Stephen A. Dunbar, R.A.
Modulus Architects, Inc.
100 Sun Ave SE, Suite 305
Albuquerque, NM 87109

Re: Blake's Lotaburger
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 7-10-17 (M15-D012A)
Certification dated 9-5-17

Dear Mr. Dunbar,

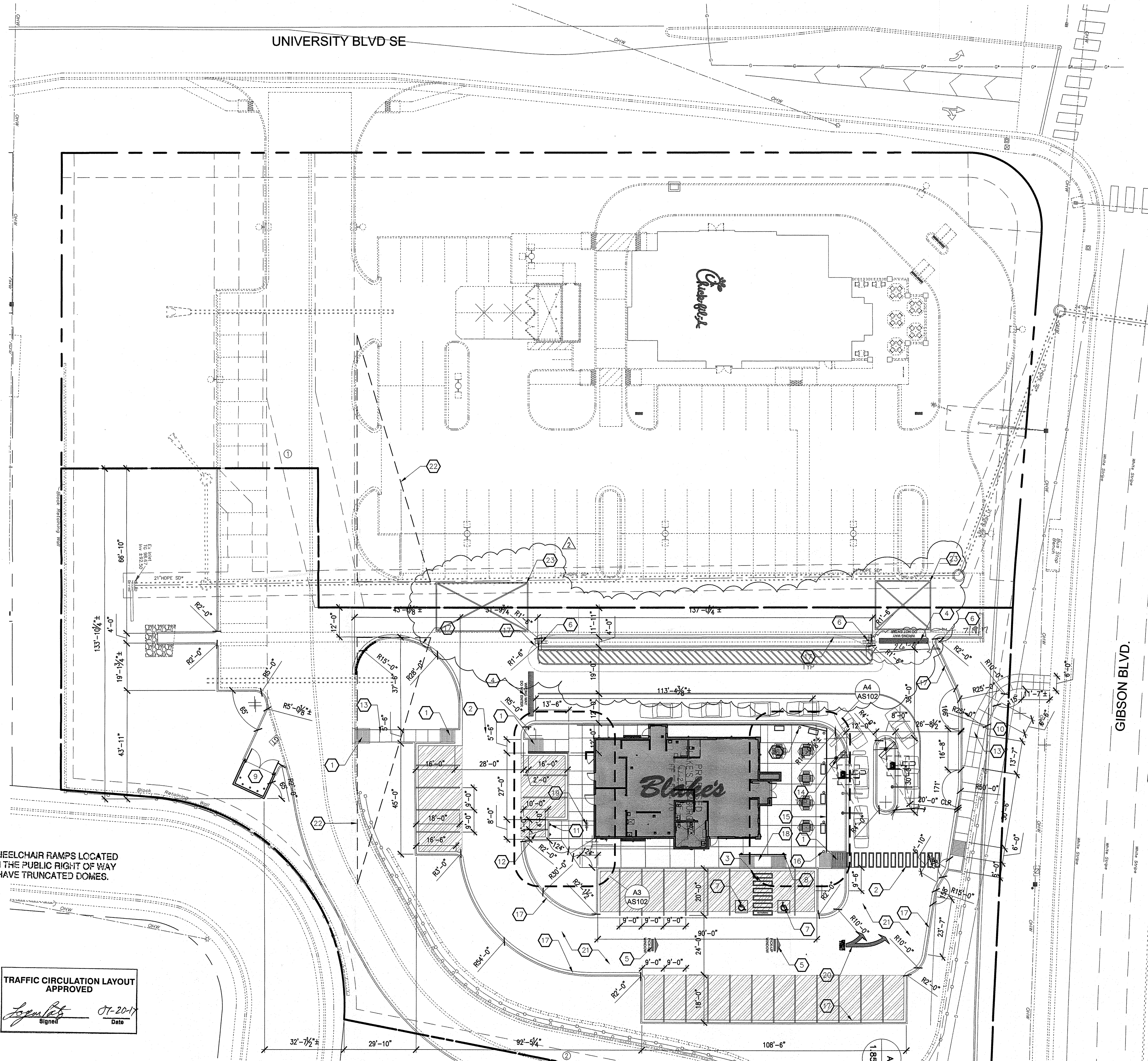
Based upon the information provided in your submittal received 9-5-17, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Totten Elliott at (505) 924-3982 or me at (505)924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

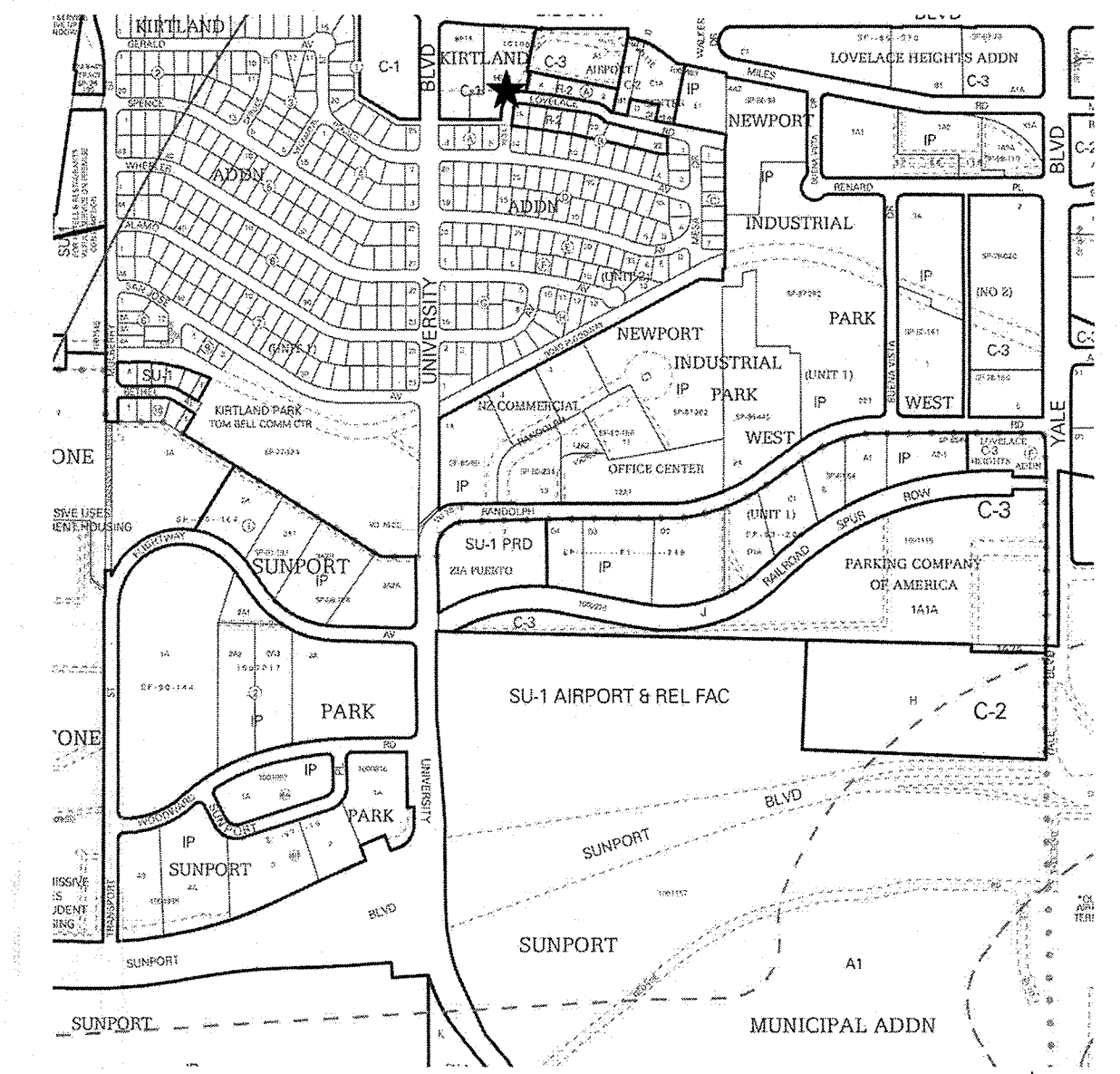
TE\LP via: email
C: CO Clerk, File



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

TRAFFIC CIRCULATION LAYOUT APPROVED
[Signature]
Signed: *[Signature]* Date: 07-20-17

A1 TRAFFIC CIRCULATION LAYOUT PLAN
SCALE: 1" = 20'-0"



VICINITY MAP
SCALE: N.T.S.
LEGAL DESCRIPTION
LOTS 9-B-1A, KIRTLAND ADDITION BLOCK A; TRACT A, AIRPORT CENTER.
SITE DATA
LEGAL DESCRIPTION: LOTS 9-B-1A, KIRTLAND ADDITION BLOCK A; TRACT A, AIRPORT CENTER.
UPC: 101505530848511714
ADDRESS: 1640 GIBSON BLVD. SE
PROPERTY AREA: 68,127 SF
CURRENT ZONING: C-1
BUILDING AREA: 2,955 GSF
EXISTING EASEMENTS
① EXISTING 20' PRIVATE WATERLINE EASEMENT.
② EXISTING 5' UTILITY AND DRAINAGE EASEMENT.

- GENERAL NOTES**
- A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
 - B. INDICATED DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF FINISH, UNLESS OTHERWISE NOTED.
 - C. PARKING AND ACCESSIBLE PAVEMENT MARKING AND STRIPING SHALL CONFORM TO THE NEW MEXICO COMMERCIAL BUILDING CODE SECTION 1110.3 #7.2.
- KEYED NOTES**
- 1. SIDEWALK ACCESSIBLE RAMP: REFER TO A2/AS104 FOR ADDITIONAL INFORMATION.
 - 2. PATH WALK MARKING: REFER TO C3/AS104 FOR ADDITIONAL INFORMATION.
 - 3. HANDICAP PARKING AISLE: REFER TO C5/AS103 FOR ADDITIONAL INFORMATION.
 - 4. "DO NOT ENTER" MARKING: REFER TO B5/AS104 FOR ADDITIONAL INFORMATION.
 - 5. PAVEMENT DIRECTIONAL MARKING: REFER TO B2/AS104 FOR ADDITIONAL INFORMATION.
 - 6. "DO NOT ENTER" SIGNAGE: REFER TO C2/AS104 FOR ADDITIONAL INFORMATION.
 - 7. ACCESSIBLE MARKING: REFER TO C5/AS104 FOR ADDITIONAL INFORMATION.
 - 8. HANDICAP SIGNAGE, TYPICAL OF 2: REFER TO A1/AS104 FOR ADDITIONAL INFORMATION.
 - 9. REFUSE ENCLOSURE: REFER TO A1/AS102.
 - 10. MISCELLANEOUS SIGNAGE: SEE A1/AS103.
 - 11. MOTORCYCLE PARKING SIGNAGE, TYPICAL OF 2: SEE A2/AS103.
 - 12. MOTORCYCLE PARKING SPACE, TYPICAL OF 2.
 - 13. CONCRETE SIDEWALK: REFER TO A4/AS103 AND C3/AS103.
 - 14. PREFABRICATED ORDERING MENU/CANOPY (BY OTHER): CONTRACTOR TO PROVIDE ELECTRICAL POWER.
 - 15. CABLE RAILING (APPROXIMATELY 115'-0" LINEAR FEET): REFER TO A5/AS104.
 - 16. BOLLARD LIGHTING FIXTURE: REFER TO ELECTRICAL SITE PLAN ON SHEET ES101 FOR ADDITIONAL INFORMATION, TYPICAL OF 10.
 - 17. CURB AND GUTTER: REFER TO C1/AS103.
 - 18. TAPERED RAMP: REFER TO D2/AS102.
 - 19. BIKE RACK: REFER TO B1/AS102.
 - 20. PAVEMENT DIRECTIONAL MARKING: REFER TO B1/AS104.
 - 21. ASPHALT PAVEMENT.
 - 22. DASHED LINE INDICATES 30'x100' CLEAR SIGHT TRIANGLE.
 - 23. "DO NOT BLOCK INTERSECTION" MARKING.

GRAPHIC LEGEND

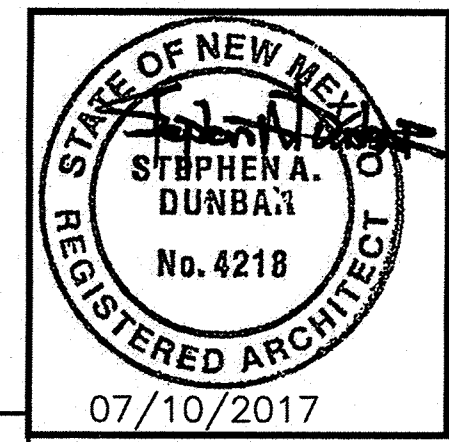
	HEAVY DUTY ASPHALT: REFER TO B3/AS103.
	LIGHT DUTY ASPHALT: REFER TO B5/AS103.

PARKING CALCULATION

BUILDING AREA	# SEATS	AREA (SQUARE FEET)	
BLAKE'S LOTABURGER RESTAURANT	37	2,955 SF	
KITCHEN AREA	N/A	832 SF	
TOTAL	37	1,388 SF	
PARKING REQUIREMENTS	RATIO	REQUIRED	PROVIDED
BLAKE'S LOTABURGER RESTAURANT	1/4 SEATS	10 SPACES	19 SPACES
KITCHEN AREA	1/200 SF	5 SPACES	8 SPACES
ACCESSIBLE PARKING SPACE	1/25 SPACES	2 SPACES	2 SPACES
MOTORCYCLE PARKING SPACE	----	2 SPACES	2 SPACES
BIKE PARKING SPACE	----	2 SPACES	4 SPACES

REV	DATE	BY	REVISION
1	7/14/2017	DTN	REVISED DRIVE-THRU LANE AND POND PER CLIENT
2	6/15/2017	DTN	REVISED DRIVE-THRU LANE AND POND PER CLIENT

MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE BLAKE'S LOTABURGER #6 1640 GIBSON BLVD. SE ALBUQUERQUE, NEW MEXICO 87106	DRAWN BY: DEVN NGUYEN	JOB NO. Blake's #6	DATE 03.10.2017
PROJECT MANAGER DEVN NGUYEN	SHEET TITLE ARCHITECTURAL SITE PLAN	SCALE AS NOTED	SHEET NO. AS101



Monica Ortiz
Planning Department – Transportation & Hydrology
City of Albuquerque
600 2nd Street NW, Suite 201
Albuquerque, NM 87102
925.965.4475

September 5, 2017

RE: Traffic Certification for Blake's Lotaburger (City of Albuquerque Project # BP-2017-08997)

Ms. Ortiz,

I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above referenced project is in substantial compliance with and in accordance with the design intent of the Site Plan for Building Permit dated 03-22-2017. I further certify that Devin Nguyen, Project Manager at Modulus Architects, personally visited the site on 09-05-17 and has determined by visual inspection that the work installed to date are representative of actual site conditions and is true and correct to the best of his knowledge and belief. This certification is submitted in support of a request for a permanent certificate of occupancy.

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.

Sincerely,



Stephen Dunbar, AIA
Principal in Charge
Modulus Architects, Inc.
110 Sun Avenue NE, Suite 305
Albuquerque, NM 87109
(O) 505.338.1499, Ext. 1004



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

Architect: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

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

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) _____

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) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____