

# CITY OF ALBUQUERQUE



August 21, 2018

David Soule, R.A.  
RIO GRANDE ENGINEERING  
PO BOX 93924  
Albuquerque, NM 87199

**Re: LEGACY NAA APARTMENT, OAKLAND BETWEEN SAN PEDRO AND  
LOUISIANA, LOTS 4-10 & 23-29 BLOCK 28, TRACT A, UNIT B NORTH ALB ACES  
BUILDING 14 & 15**

**Transportation Development Final Inspection**

Engineer's/Architect's Stamp dated 11-18-16 (C18-D064B)

Certification dated 08-20-18

Dear Mr. Soule,

PO Box 1293

Albuquerque

Based upon the information provided in your submittal received 08-20-18, 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.

NM 87103

Sincerely,

www.cabq.gov

Mojgan Maadandar  
Associate Engineer, Planning Dept.  
Development Review Services

CC via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** LEGACY NAA APTS **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** C18-D064B  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** lot 4-10&23-29 BLOCK 28 TRACT A UNIT B NAA  
**City Address:** 6301 ALAMEDA

**Applicant:** VANDY INVESTMENTS, LLC **Contact:** \_\_\_\_\_  
**Address:** 6501 EAGLE ROCK NE  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** RIO GRANDE ENGINEERING **Contact:** DAVID SOULE  
**Address:** PO BOX 93924 ALB NM 87199  
**Phone#:** 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

**TYPE OF DEVELOPMENT:** ☐ PLAT ☐ RESIDENCE ☒ DRB SITE ☐ ADMIN SITE

Check all that Apply:

### DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION

### 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) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

CERTIFICATION FOR BUILDING 14 (BP20170025) AND 15 (BP20170026) ONLY

**DATE SUBMITTED:** 8/20/18 **By:** \_\_\_\_\_

COA STAFF:

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

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

# CITY OF ALBUQUERQUE



August 14, 2018

David Soule, R.A.  
RIO GRANDE ENGINEERING  
PO BOX 93924  
Albuquerque, NM 87199

**Re: LEGACY NAA APARTMENT, OAKLAND BETWEEN SAN PEDRO AND LOUISIANA, LOTS 4-10 & 23-29 BLOCK 28, TRACT A, UNIT B NORTH ALB ACES BUILDING 14 & 15**

**Transportation Development Final Inspection**

Engineer's/Architect's Stamp dated 11-18-16 (C18-D064B)

Certification dated 08-08-18

Dear Mr. Soule,

PO Box 1293

Based upon the information provided in your submittal received 08-09-18, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

Albuquerque

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

NM 87103

- All construction fencing and equipment must be removed from the site
- The number of parking spaces in front of the building #15 does not match the site plan. There are 11 spaces on site, but the drawing shows 12 spaces.

www.cabq.gov

Once corrections are complete resubmit acceptable package along with a completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal please submit to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). If you have any questions, please contact me at (505) 924-3675.

## RESPONSE:

All Fencing and construction equipment have been moved so not in conflict with buildings 14 and 15.

The Fire Marshall required the 12th space to be cross hatched due to fire department connection clearance. the site has one extra parking space per the approved calculations

Sincerely,

*mduf* 08/14/18

Mojgan Maadandar  
Associate Engineer, Planning Dept.  
Development Review Services

XXX via: email  
C: File



LIGHTING LEGEND

- TYPE 'SA': 18' TALL POLE LIGHT.
  - TYPE 'SB': 12' TALL POLE LIGHT.
  - TYPE 'SC': 7' TALL POLE LIGHT.
  - TYPE 'SD': LED UPLIGHT.
  - TYPE 'SE': CARPORT LIGHT.
  - TYPE 'SF': WALL SCONCE AT 6'-6" B.O.F. ADA COMPLIANT.
  - TYPE 'SG': 18' TALL POLE LIGHT.
- B.O.F. - HEIGHT IS MEASURED FROM BOTTOM OF FIXTURE OR FIXTURE LENS TO ABOVE FINISHED FLOOR.
- T.O.F. - HEIGHT MEASURED FROM TOP OF FIXTURE TO ABOVE FINISHED FLOOR.

DEVELOPMENT DATA

NET SITE AREA: 11.6221 ACRES (606,299 S.F.)

ZONING: CURRENT: SU-2

BUILDING HEIGHT: PROVIDED: 38 FEET

DENSITY: 19.96 DU/ACRE

SETBACKS PROVIDED:

REAR (N) SIDE (W) FRONT (S) SIDE (E)

BUILDINGS 15' 59' 15' 59' 5'

PARKING 22' 5' 15' 5'

I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 11/19/16. The record information edited on the original design document has been performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided by THOMAS PATRICK NMPS 12651. The certification is submitted in support of a request for PERMANENT CERTIFICATE OF OCCUPANCY. The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



EXCEPTIONS

THIS CERTIFICATION IS FOR ONLY

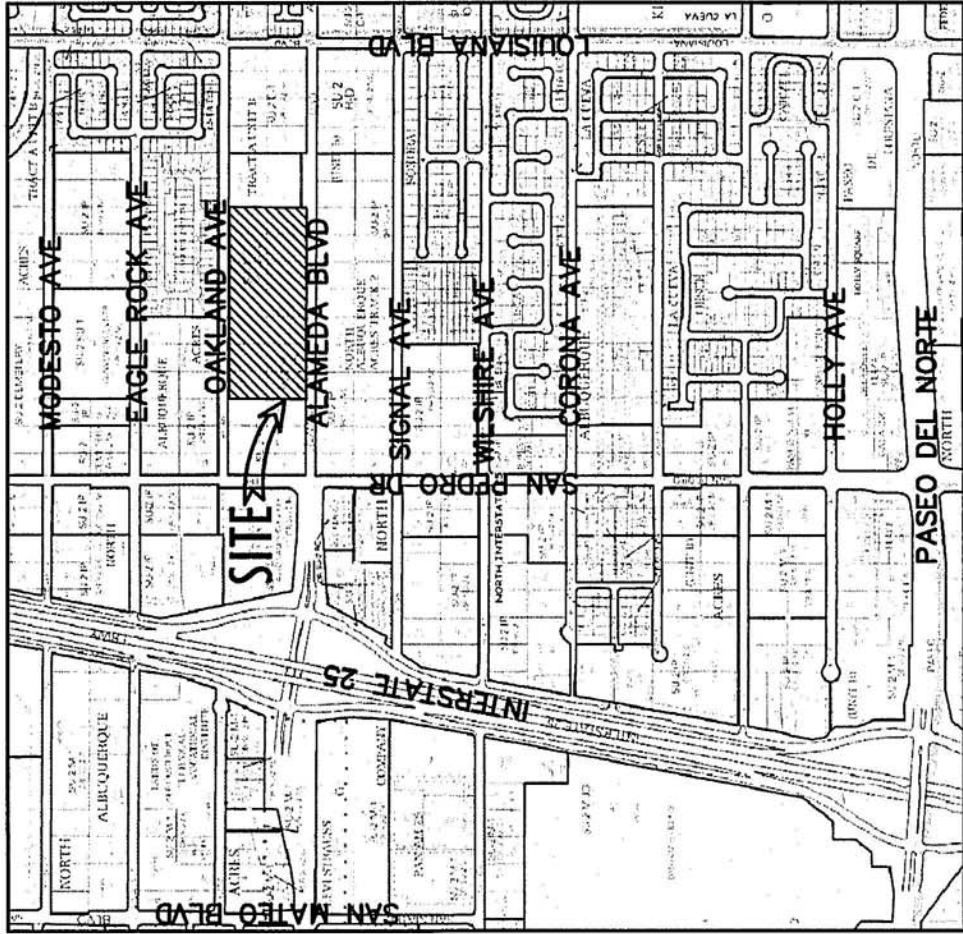
6301 ALAMEDA BUILDING 14 (BP201700012)

6301 ALAMEDA BUILDING 15 (BP201700014) (LESS ONE SPACE FOR FIRE LANE)

UNIT MIX					NO. TOTAL
UNIT TYPE	A1	A2	B1	C1	
LIVABLE	719	874	1,033	1,220	3,826
STORAGE	28	35	67	57	187
BUDG TYPE 1	12	6	8	20	46
BUDG TYPE 2	10	6	16	6	38
BUDG TYPE 3	12	8	20	3	60
BUDG TYPE 4	2	8	18	2	30
BUDG TYPE 5	2	8	18	2	30
TOTAL	84	4	104	40	232

MINIMUM ON LOT USABLE OPEN SPACE REQUIRED AND PROVIDED				
1 BEDROOM	2 BEDROOM	3 BEDROOM	PROVIDED SITE OPEN SPACE	TOTAL PROVIDED
400	500	600	224,907	14,846
88	104	40	232	232,755
35,200	52,000	24,000	111,200	239,755

PARKING SPACE REQUIREMENTS		
UNIT TYPE	PARKING RATIO REQUIRED	PARKING SPACES
UNIT A1, A2 < 1,000 SF	84 - 1 BR / 1 BATH	132
UNIT B1 > 1,000 SF	104 - 2 BR / 2 BATH	208
UNIT C1 > 1,000 SF	40 - 3 BR / 2 BATH	80
Total Parking Spaces Required		
OPEN PARKING PROVIDED		
GARAGE PARKING PROVIDED		
Total Parking Provided		
Accessible Parking Required		
OPEN ACCESSIBLE PARKING PROVIDED		
GARAGE ACCESSIBLE PARKING PROVIDED		
Total Accessible Parking Provided		
Bicycle Parking Required		
(1 SPACE FOR EVERY 2 DWELLING UNITS)		
Bicycle Rack		
Total Bicycle Parking Provided		



VICINITY MAP

NOT TO SCALE

PROJECT NUMBER: 1007881

Application Number: 1618-70069

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 11/19/16, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC 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 SIGNOFF APPROVAL:

DRB Chairperson, Planning Department

DRB Engineer, Transportation Division

DRB Engineer, Parks and Recreation Department

DRB Engineer, City Engineer

DRB Engineer, Solid Waste Management

DRB Engineer, Planning Department

KEYNOTES

- 9x16' PARKING SPACE WITH 2' OVERHANG, TYPICAL. SEE DETAIL 01/A1.20.
- 11x16' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG. SEE DETAIL 02/A1.20.
- ACCESSIBLE CHARGE SPACE.
- ACCESSIBLE DRIVEWAY CROSSING MARKING.
- INDICATES LOCATION OF CARPORT PARKING STRUCTURE. SEE DET 06/A1.20.
- DOUBLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS. SEE DETAIL 12/A1.20.
- 12' HIGH TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS. SEE DETAIL 07/A1.20.
- ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS. SEE DETAIL 28/A1.21.
- RESIDENT ONLY REMOTE CONTROL ENTRY GATE ACCESS. SEE DETAIL 28/A1.21.
- GATE CONTROL BOX AND SITE DIRECTORY MAP. SEE DETAIL 17/A1.21. PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21. POOL GATE, SEE DETAIL 24/A1.21.
- WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 18 & 19/A1.21.
- WROUGHT IRON PERIMETER FENCE, SEE DETAIL 17/A1.21.
- WROUGHT IRON POOL FENCE, SEE DETAIL 19/A1.21.
- 6' SIDEWALK CONNECTING TO EACH BUILDING AND TO PUBLIC WAYS.
- SITE LIGHTING - SEE LIGHTING LEGEND.
- 4' SIDEWALK, TYPICAL ON SITE.
- 3'-6" SIDEWALK AT STAIR APPROACH, TYPICAL.
- 6' SIDEWALK, TYPICAL AT PARKING, SEE DETAIL 09/A1.20.
- 10' MULTI-USE ASPHALT TRAIL.
- 6' SIDEWALK DETACH 6' FROM STREET CURB AT MONUMENT SIGN. SEE DETAIL 29/A1.21.
- BIKEWAY PARKING RACK FOR 6 BICYCLES. SEE DETAIL 30/A1.21.
- POOL EQUIPMENT AT POOL RAMADA.
- FIRE RISER LOCATION, SEE BUILDING PLANS.
- ( ALL BUILDINGS SHALL HAVE PIV )
- ALL IMPROVEMENTS LOCATED WITHIN PUBLIC RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.
- LANDSCAPING, FENCING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET AS MEASURED FROM GUTTER PAN WILL NOT BE ALLOWED WITHIN THE CLEAR SITE TRIANGLES.

LEGACY NAA APARTMENTS

SAN PEDRO AND ALAMEDA  
Albuquerque, New Mexico

Office of Rich Barber  
Architects, LLC

WorldHO@ORBArch.com



PRELIMINARY  
NOT FOR  
CONSTRUCTION

L H I  
LEGACY  
HOSPITALITY

DATE: APRIL 7, 2016

ORR # 15-218

A1.10

SITE PLAN  
PRELIMINARY