CITY OF ALBUQUERQUE



June 29, 2018

Rich Barber, R.A. ORB, Rich Barber Architects LLC P.O. Box 93924 Albuquerque, NM 87199

Re: Legacy Apartments , 6115 Alameda Blvd NE, Buildings 11&16

Request for Certificate of Occupancy

Transportation Development Final Inspection

Engineer's/Architect's Stamp dated 8-01-16 (C18-D064B)

Certification dated 05-27-18

Dear Mr. Soule

Based upon the information provided in your submittal received 6-28-18, Transportation Development has no objection to the issuance of a <u>Permanent Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>Permanent Certificate of Occupancy</u> to be issued by the Building

PO Box 1293 and Safety Division.

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

(505)924-3991.

Albuquerque

Sincerely,

NM 87103

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

www.cabq.gov

Ernie Gomez

Plan Checker, Planning Dept. Development Review Services

EG via: email C: CO Clerk, File

ACCESSIBILITY NOTES

- 1. CONTRACTOR SHALL OBTAIN A COPY OF THE FAIR HOUSING ACT DESIGN MANUAL AND ICC/A.N.S.I. A117.1-2003 FOR ON SITE REFERENCE.
- 2. ALL SIDEWALKS PART OF THE ACCESSIBLE ROUTE SHALL BE ACCESSIBLE PER A.N.S.I. SECTION CHAPTER 4. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2%). THE CLEAR WIDTH OF ALL SIDEWALKS SHALL BE NO LESS THAN 36". COORDINATE ALL GRADES TO COMPLY WITH SLOPE AND CROSS SLOPE REQUIREMENTS.
- 3. ALL GROUND FLOOR UNITS TO BE ANSI TYPE 'B'
 UNITS U.N.O.
- 4. 5 ANSI TYPE 'A' UNITS PROVIDED PER PLANS. SEE KEYNOTE 7.

KEY NOTES 1

- NOTE: ALL REFERENCES TO ACCESSIBILITY CODES AND GUIDELINES ARE AS FOLLOWS:

 A.N.S.I. = ICC/ANSI A117.1 (2003)

 F.H.A. = FAIR HOUSING ACT GUIDELINES (1991)
- A.D.A. = AMERICANS WITH DISABILITIES ACT (2010)
- 1. CURB RAMP PER A.N.S.I. SECTION 406 TYPICAL AT ALL SIDEWALK TO PAVING TRANSITIONS. SEE DETAILS 08/A1.20.
- 2. MARKED CROSSING WHERE ACCESSIBLE ROUTE CROSSES VEHICULAR WAY TYPICAL. PAINTED
- 3. ACCESSIBLE REFUSE CONTAINER, SEE DETAILS 07

4.6 SEE DETAIL 05/A1.20.

- & 13/A1.20.

 4. ACCESSIBLE GARAGE SPACE. SEE INDIVIDUAL
- BUILDING PLANS SHEET A3.51.

 5. ACCESSIBLE PARKING SPACE PER A.N.S.I. SECTION
- 6. ACCESSIBLE COVERED PARKING SPACE PER A.N.S.I. SECTION 4.6 SEE DETAIL 06/A1.20. PROVIDE 98" MIN. CLEARANCE.
- 7. ACCESSIBLE ANSI TYPE 'A' UNIT.
 8. SITE AMENITY PROVIDE ACCESSIBLE ROUTE TO
- ALL SITE AMENITIES PER A.N.S.I. SECTION 4.3.
 9. PROVIDE ACCESSIBLE ROUTE TO PUBLIC SIDEWALK
- PER A.N.S.I. SECTION 4.3.

 10. SITE DIRECTORY MAP AND GATE CONTROL BOX. SEE DETAIL 17/A1.21, PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS.

RE DEPARTMENT ACCESS.

LEGEND

— -- — PROPERTY LINE

(1) BUILDING NUMBER

TYPE 2 BUILDING TYPE

No. OF PARKING SPACES
No. OF COVERED SPACES

ACCESSIBLE PARKING AND
ANSI TYPE 'A' DWELLING UNIT

FIRE HYDRANT

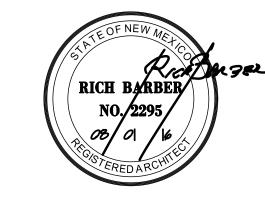
DENOTES ACCESSIBLE ROUTE

DENOTES BUILDING NUMBER SIGN
LOCATION SEE DETAIL 01/A1.30.
COORDINATE FINAL LOCATION WITH FIRE
DEPARTMENT.



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World HQ@ORBArch.com





Contractor must verify all dimensions project before proceeding with this were produce these drawings and specification without the expressed written permission of the

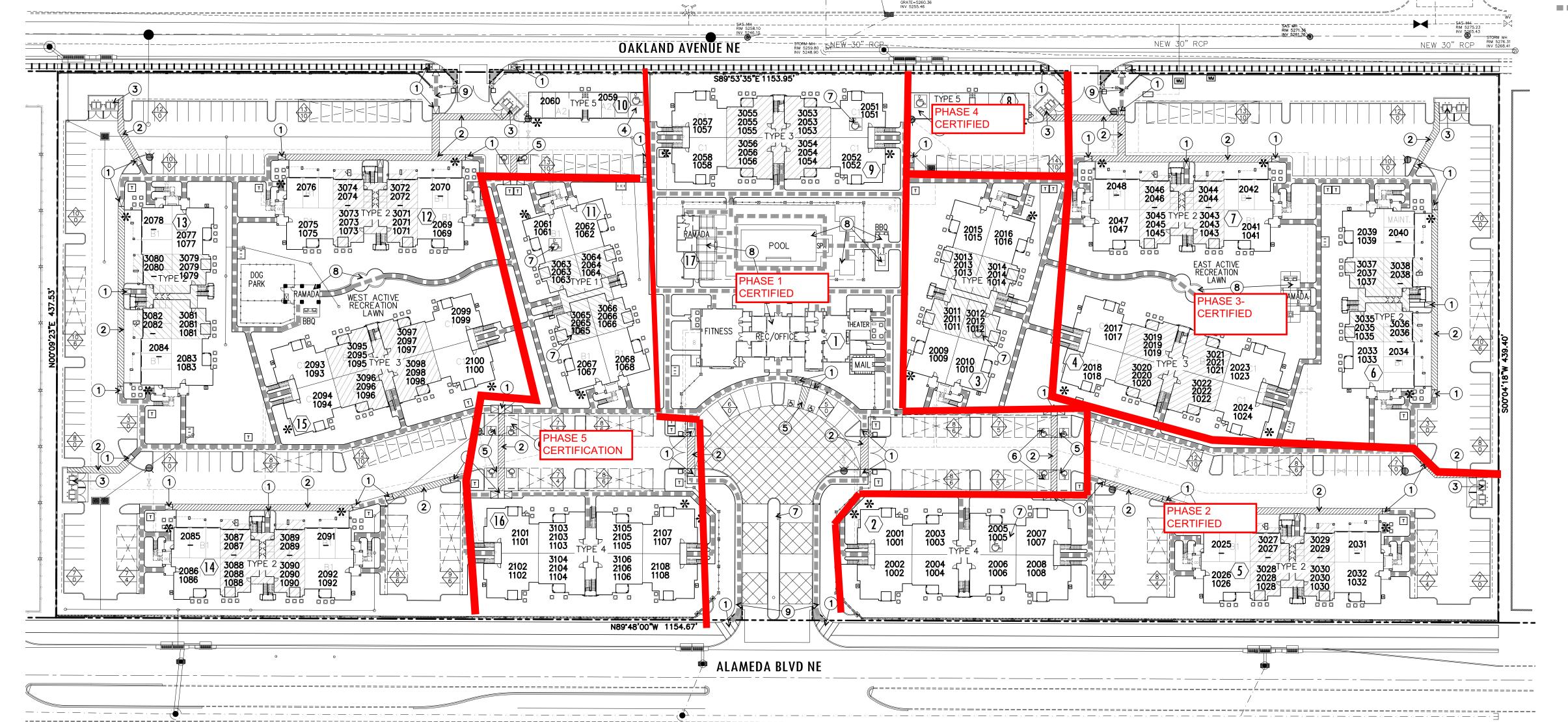
without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other projects, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.

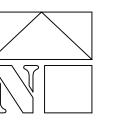
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TE: AUGUST 01, 2016 ORB

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ACCESSIBILITY & ADDRESS SITE PLAN







City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: LEGACY NAA APARTMENT	Building Permit #:	City Drainage #: C18-d064B				
DRB#: EPC#:		Work Order#:				
Legal Description: LOTS 4-10 &23-29 BLOCK 28, TRACT A, U	NT B NORTH ALB ACES					
City Address: OAKLAND BETWEEN SAN PEDRO AND LOUIS	IANA					
Engineering Firm: RIO GRANDE ENGINEERING	Contact: DAVID SOULE					
Address: PO BOX 93924, ALBUQUERQUE, NM 87199						
Phone#: 505.321.9099 Fax#: 50						
Owner: VANDY INVESTMENTS,LLC		Contact:				
Address: 6501 EAGLE ROCK						
Phone#: Fax#:		E-mail:				
Architect: Rich Barber		Contact:				
Address:						
Phone#: Fax#:		E-mail:				
Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES	Contact: JOHN GALLEGOS					
Address:						
Phone#: 917.8921 Fax#:		E-mail:				
Contractor:		Contact:				
Address:						
Phone#: Fax#:		E-mail:				
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:				
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE					
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL					
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL					
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL					
GRADING PLAN	SECTOR PLAN APPROVAL					
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL					
ENGINEER'S CERT (HYDROLOGY)	xxx CERTIFICATE OF OCCUPANCY (PERM)					
CLOMR/LOMR	CERTIFICATE OF OCCUPANCY (TCL TEMP)					
XX TRAFFIC CIRCULATION LAYOUT (TCL) ***	FOUNDATION PERMIT APPROVAL					
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPROVAL					
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL SO-19 APPROVAL					
ENGINEER'S CERT (ESC)		PAVING PERMIT APPROVAL ESC PERMIT APPROVAL				
SO-19	WORK ORDER APPROVAL	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE				
OTHER (SPECIFY)		GRADING CERTIFICATION OTHER (SPECIFY)				
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes X No Co	ppy Provided				
DATE SUBMITTED: 6/28/18	By:	13				

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

TRAFFIC CERTIFICATION

I, DAVID SOULE, NMPE, OF THE FIRM RIO GRANDE ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12/14/15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY WILL PLOTNER NMPLS 14271 OF THE CARTESIAN SURVEYSURVTEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 6/22/18 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.

EXCEPTIONS:

THIS CERTIFICATION IS FOR 6301 ALAMEDA BUILDING 16 (BP20170027) AND BUILDING 11 (BP20170022) ONLY

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 of Engineer

DW Sul

5/27/18

Date