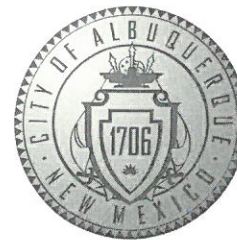


CITY OF ALBUQUERQUE



November 5, 2018

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

**Re: Legacy Apartments, 6115 Alameda Blvd NE, Buildings 10 & 12
Request for Certificate of Occupancy
Transportation Development Final Inspection**

Engineer's/Architect's Stamp dated 08-01-2016 (C18-D064B)
Certification dated 10-31-2018

Dear Mr. Soule,

Based upon the information provided in your submittal received 10-31-18, 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.

Sincerely,

Mojgan Maadandar
Associate Engineer, Planning Dept.
Development Review Services

MM via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



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 APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

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?

☐ 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 10 (BP20170021) AND 12 (BP20170023) ONLY

DATE SUBMITTED: _____ By: _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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 10/31/18 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 10 (BP20170021)
6301 ALAMEDA BUILDING 12 (BP20170023)

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



10/31/18

Date



FILE: T:\06\008 Job Files\15-218 - Legacy NAA\040 Files\Construction Documents\15xxx 1st Submittal\15218 A1.30 Access & Address Site Plan.dwg USER: jps DATE: Aug. 01, 2016 TIME: 12:33 pm

1

3001 - 3008

2001 - 2008

1001 - 1008

1001

NUMBERS:
UNIT NUMBERS SHALL BE POSTED ABOVE OR TO THE SIDE OF THE ENTRANCE DOOR. NUMBERS SHALL BE A MINIMUM 4" HIGH, WITH 1/2" STROKE. NUMBERS ON GLASS SHALL BE WHITE (IF THE GLASS IS TINTED, NUMBERS SHALL BE POSTED ON THE EXTERIOR OF THE GLASS). THE BUILDING NUMBER SHALL BE A MINIMUM 6" HIGH WITH A 3/4" STROKE. THE UNIT NUMBERS SHALL BE A MINIMUM 4" HIGH WITH A 1/2" STROKE.

NOTE:
1. REFER TO BUILDING AND UNIT NUMBERING ON SITE PLAN FOR ACTUAL NUMBERS. BUILDING NUMBERS SHALL BE IN ACCORDANCE WITH CITY OF ALBUQUERQUE DESIGN GUIDELINES.
2. BUILDING NUMBERING SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

01BUILDING NUMBER SIGNAGENOT TO SCALE

ACCESSIBILITY NOTES

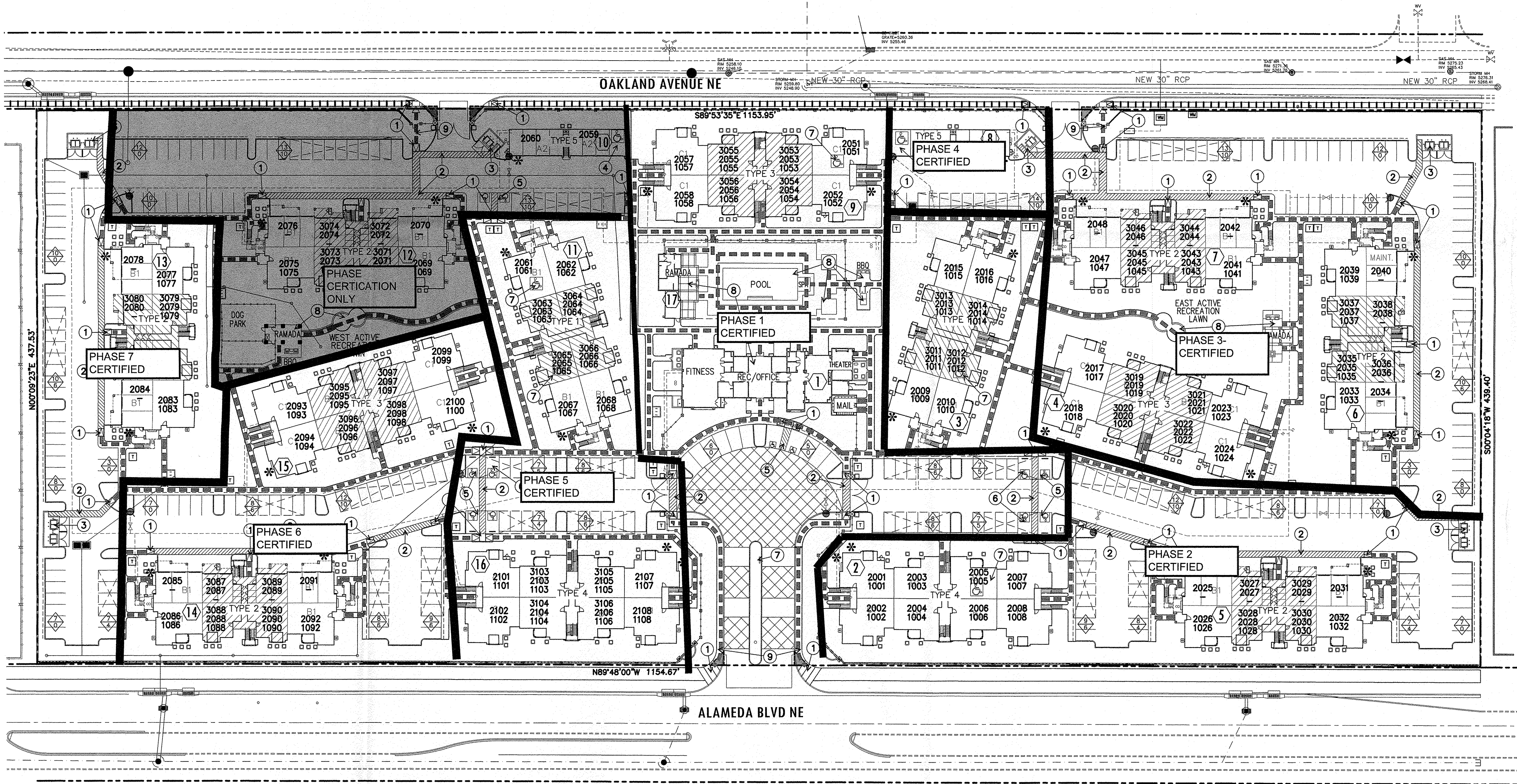
1. CONTRACTOR SHALL OBTAIN A COPY OF THE FAIR HOUSING ACT DESIGN MANUAL AND ICC/A.N.S.I. A117.1-2003 FOR ON SITE REFERENCE.
2. ALL SIDEWALKS PART OF THE ACCESSIBLE ROUTE SHALL BE ACCESSIBLE PER A.N.S.I. SECTION CHAPTER 4. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE 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 CROSSHATCH.
 3. ACCESSIBLE REFUSE CONTAINER, SEE DETAILS 07 & 13/A1.20.
 4. ACCESSIBLE GARAGE SPACE. SEE INDIVIDUAL BUILDING PLANS SHEET A3.51.
 5. ACCESSIBLE PARKING SPACE PER A.N.S.I. SECTION 4.6 SEE DETAIL 05/A1.20.
 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.

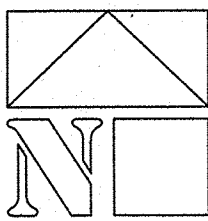
LEGEND

- 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.



ACCESSIBILITY & ADDRESS - SITE PLAN

10' 25' 50' 100'
SCALE: 1" = 50'-0"

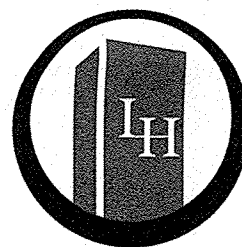


LEGACY NAA
APARTMENTS

SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico



WorldHQ@ORBArch.com



LEGACY HOSPITALITY

Contractor must verify all dimensions at project before proceeding with this work.
Do not reproduce these drawings and specifications 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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REVISIONS

- ▲
- ▲
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1ST. CITY SUBMITTAL

DATE: AUGUST 01, 2016 ORB # 15-218

A1.30

ACCESSIBILITY & ADDRESS
SITE PLAN

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 (506,259 S.F.)

ZONING:
CURRENT: SU-2

BUILDING HEIGHT:
PROVIDED: 38 FEET

DENSITY:
PROPOSED: 19.96 DU/ACRE

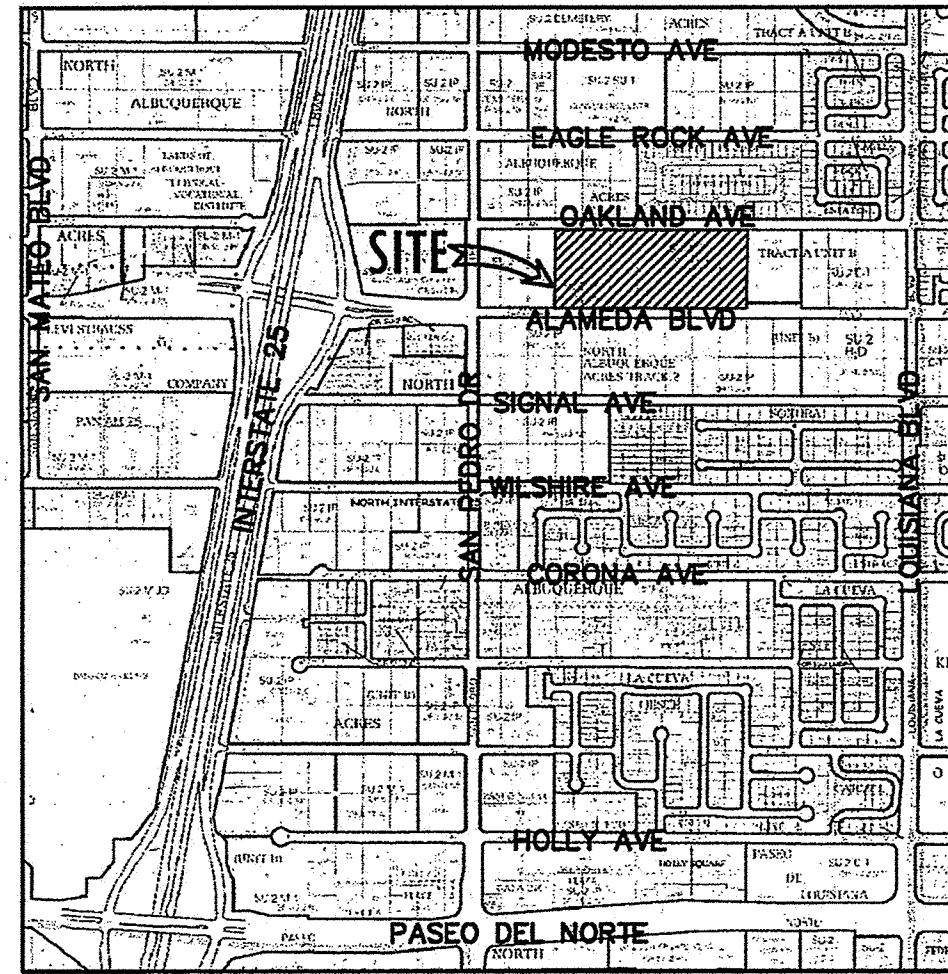
SETBACKS PROVIDED:

	REAR (N)	SIDE (W)	FRONT (S)	SIDE (E)
BUILDINGS	15'	59'	15'	59'
PARKING	22'	5'	15'	5'

	UNIT MIX				BLDG	NO. BLDGS	TOTAL UNITS
	A1	A2	B1	C1			
LIVABLE STORAGE PAT/BAL	719	874	1,033	1,220	19	24	57
BLDG TYPE 1	12	8	8	20	2	40	
BLDG TYPE 2	10	6	16	6	96		
BLDG TYPE 3		12	8	20	3	60	
BLDG TYPE 4		8	8	18	2	32	
BLDG TYPE 5		2	2	2	4		
TOTAL	84	4	104	40	15	232	

MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED			
	SF REQ. PER DU	# OF DU'S	TOTAL SF PROVIDED
1 BEDROOM	400	88	35,200
2 BEDROOM	500	104	52,000
3 BEDROOM	600	40	24,000
PROVIDED SITE OPEN SPACE			224,907
PROVIDED BALCONY PRIVATE OPEN SPACE			14,848
TOTAL (excess of 128,555 SF)	232	111,200	239,755

PARKING SPACE REQUIREMENTS		
	PARKING RATIO REQUIRED	PARKING SPACES
UNIT A1, A2 < 1,000 SF	84 - 1 BR / 1 BATH	1.5 / 1
UNIT B1 > 1,000 SF	104 - 2 BR / 2 BATH	2 / 2
UNIT C1 > 1,000 SF	40 - 3 BR / 2 BATH	2 / 2
Total Parking Spaces Required		420
OPEN PARKING PROVIDED		189
CARPORT PARKING PROVIDED		157
GARAGE PARKING PROVIDED		75
Total Parking Provided		421
Accessible Parking Required		12
OPEN ACCESSIBLE PARKING PROVIDED		7
CARPORT ACCESSIBLE PARKING PROVIDED		3
GARAGE ACCESSIBLE PARKING PROVIDED		2
Total Accessible Parking Provided		12
Bicycle Parking Required		116
(1 SPACE FOR EVERY 2 DWELLING UNITS)		
GARAGE BICYCLE RACK		75
Total Bicycle Parking Provided		117



VICINITY MAP
NOT TO SCALE

PROJECT NUMBER: 1009881
Application Number: 16 DRB-70069

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 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:

Res and M. M. M. 5/18/16
Traffic Engineering, Transportation Division Date
ABCWJA 05/18/16
Date
Parks and Recreation Department 5/18/16
Date
City Engineer 11-18-16
Date
Solid Waste Management 11-18-16
Date
DRB Chairperson, Planning Department 11-18-16
Date

KEYNOTES ①

- 9'x18' PARKING SPACE WITH 2' OVERHANG, TYPICAL, SEE DETAIL 01/A1.20.
- 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 05/A1.20.
- ACCESSIBLE GARAGE 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 13/A1.20.
- SINGLE 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 TO BE EQUIPPED FOR FIRE DEPARTMENT 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.
- CMU/WROUGHT IRON COMBO PERIMETER FENCE, SEE DETAIL 27/A1.21.
- CMU PERIMETER WALL, SEE DETAIL 16/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 OAKLAND AVE.
- MONUMENT SIGN, SEE DETAIL 29/A1.21.
- BICYCLE PARKING RACK FOR 6 BICYCLES, SEE DETAIL 30/A1.21.
- FLAG POLE LOCATION, SEE BUILDING PLANS.
- 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

INDEX OF SHEETS
A110-SITE PLAN FOR BUILDING PERMIT
A120-SITE PLAN DETAILS
A121-SITE PLAN DETAILS
A314-BUILDING 1 ELEVATIONS
A324-BUILDING 2 ELEVATIONS
A334-BUILDING 3 ELEVATIONS
A343-BUILDING 4 ELEVATIONS
A352-BUILDING 5 ELEVATIONS
A512-REC BUILDING ELEVATIONS
LS101-LANDSCAPE PLAN
C1-GRADING SHEET 1
C2-GRADING SHEET 2
C3- GRADING DETAILS
C4-MASTER UTILITY SHEET 1
C5-MASTER UTILITY SHEET 2

LEGEND

- DENOTES PROPERTY LINE
- ① BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- NO. OF PARKING SPACES
- NO. OF COVERED SPACES
- DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
- FIRE HYDRANT

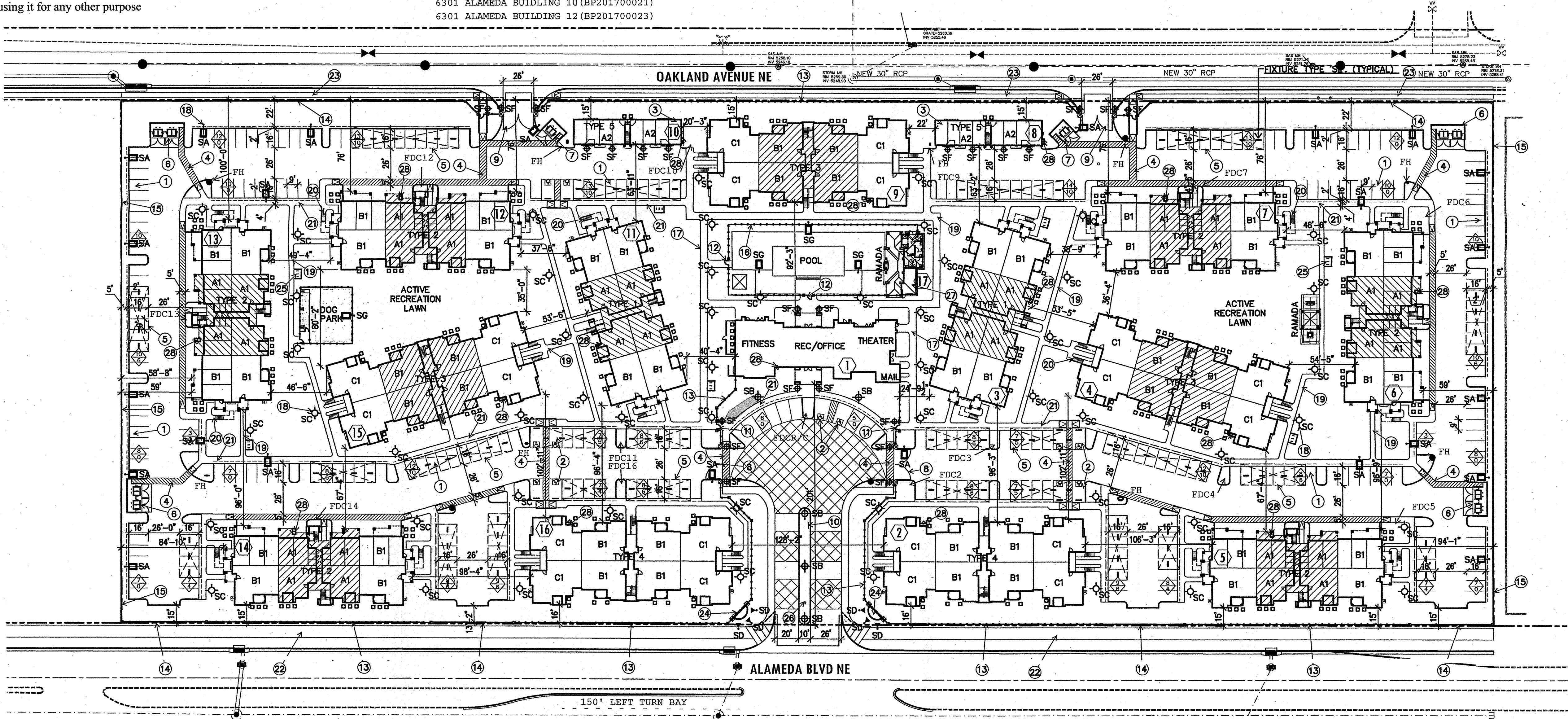


10/31/18

EXCEPTIONS

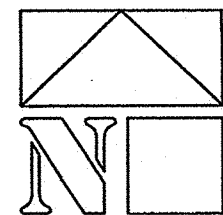
THIS CERTIFICATION IS FOR ONLY
6301 ALAMEDA BUILDING 10 (BP201700021)
6301 ALAMEDA BUILDING 12 (BP201700023)

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 intend of the approved plan dated 11/18/16. The record information edited on the original design document has 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 heron 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



PRELIMINARY SITE PLAN

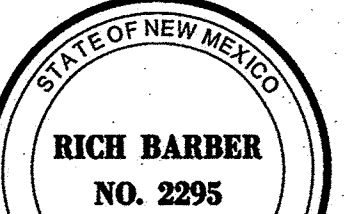
10' 12' 25' 50' 100'
SCALE: 1" = 50'-0"



LEGACY NAA APARTMENTS

SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

Office of Rich Barber
ORB
Architecture, Inc.
WorldHQ@ORBArch.com



PRELIMINARY
NOT FOR
CONSTRUCTION

L H I
LEGACY
HOSPITALITY

DATE: APRIL 7, 2016 ORB # 15-218

A1.10

SITE PLAN
PRELIMINARY