

CITY OF ALBUQUERQUE



April 19, 2018

Peter Butterfield, R.A.
Peter Butterfield Architect
13013 Glenwood Hills Ct NE
Albuquerque, NM 87111

Re: Holly Hotel, 5900 Holly NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 6-28-16 (C18D073B)
Certification dated 4-11-18

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 4-11-18, 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)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

MA/RM via: email
C: CO Clerk, File



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: _____

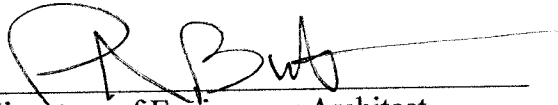
peter butterfield architect

• 505 332 9323 • 13013 Glenwood Hills Ct NE • Albuquerque New Mexico 87111 •

TRAFFIC CERTIFICATION

I, PETER BUTTERFIELD, NMRA 3850, OF THE FIRM PETER BUTTERFIELD, ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 6-28-2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PETER BUTTERFIELD OF THE FIRM PETER BUTTERFIELD ARCHITECT I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON APRIL 10, 2018 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.

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.

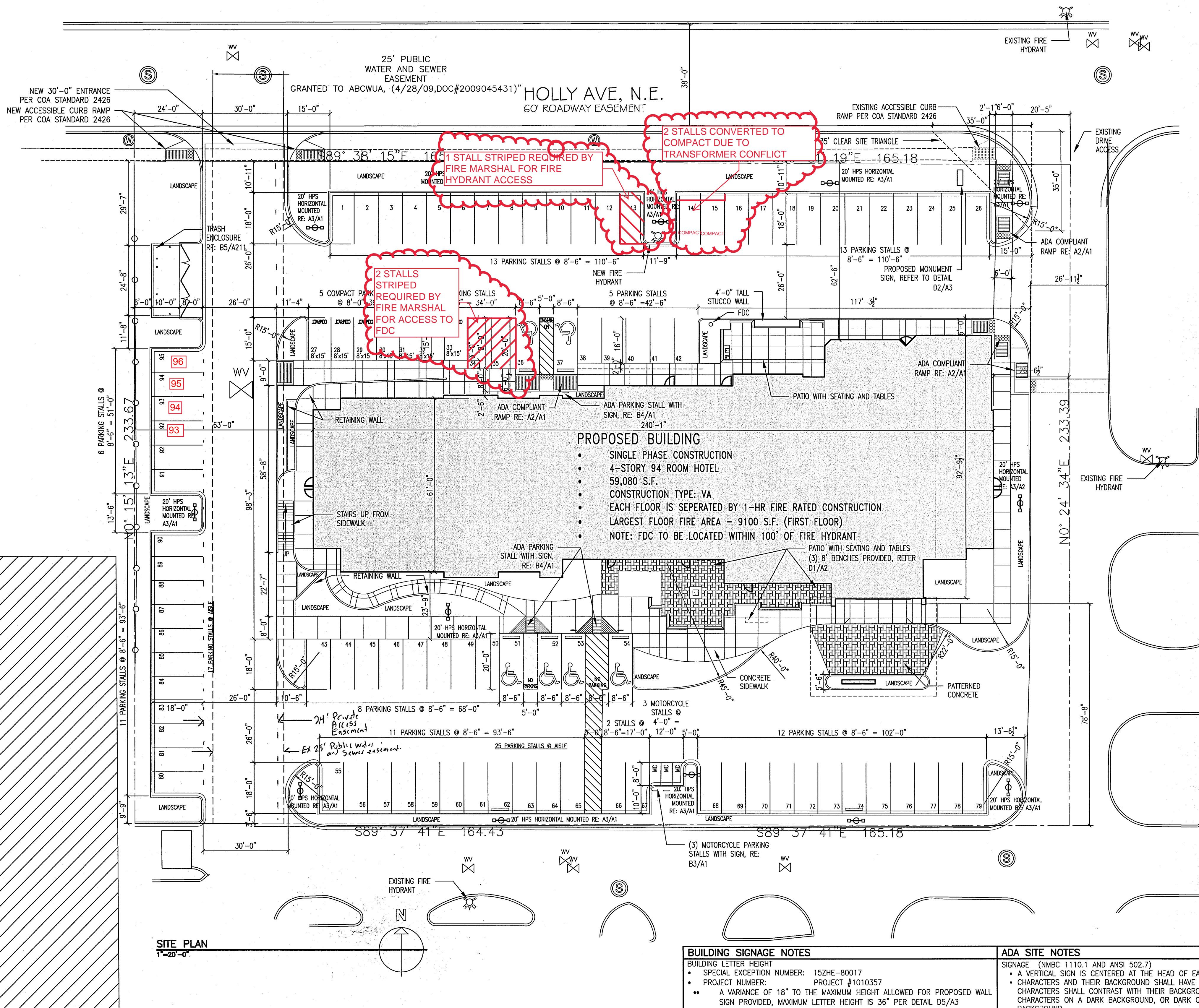


Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

4/11/18
Date





SITE PLAN
1"=20'-0"

BUILDING SIGNAGE NOTES

- BUILDING LETTER HEIGHT
- SPECIAL EXCEPTION NUMBER: 15ZHE-80017
 - PROJECT NUMBER: PROJECT #1010357
 - A VARIANCE OF 18" TO THE MAXIMUM HEIGHT ALLOWED FOR PROPOSED WALL SIGN PROVIDED, MAXIMUM LETTER HEIGHT IS 36" PER DETAIL DS/A3
- BUILDING WALL SIGN HEIGHT
- SPECIAL EXCEPTION NUMBER: 15ZHE-80015
 - PROJECT NUMBER: PROJECT #1010357
 - A VARIANCE OF 28" TO THE 30" MAXIMUM HEIGHT ALLOWED FOR A PROPOSED WALL SIGN PROVIDED

A SEPARATE PERMIT IS REQUIRED FOR SIGNAGE

EASEMENT NOTES

- A BLANKET GROSS LOT DRAINAGE EASEMENT SHALL BE GRANTED TO TRACT A AND B1, HOLLY PLACE AND LOT 21 BLOCK 17, TRACT A UNIT B, NORTH ALBUQUERQUE ACRES, MAINTENANCE SHALL BE THE RESPONSIBILITY OF LOTS 12 AND 13, BLOCK 17, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
- A NON-EXCLUSIVE ACCESS EASEMENT FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND FOURTEEN FEET (14') WIDE ALONG THE WESTERN BOUNDARY OF LOTS 13 AND 20, BLOCK 18 OF TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO. (DOCUMENT NUMBER 2006140723 08/15/2006)
- A NON-EXCLUSIVE ACCESS EASEMENT FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND FOURTEEN FEET (14') WIDE ALONG THE WESTERN BOUNDARY OF LOTS 14 AND 19, BLOCK 18 OF TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO. (DOCUMENT NUMBER 2006072967 05/18/2006)

ADA SITE NOTES

- SIGNAGE (NMBC 1110.1 AND ANSI 502.7)
- A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE
 - CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH
 - CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND
 - SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE)
 - SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-9A)
 - SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010). VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN
 - THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)
 - IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)
 - ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND.
 - PAVEMENT MARKINGS (NMBC 1110.3)
 - PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.
 - PARKING SPACE LINES BE PAINTED BLUE
 - ACCESS AISLE HAS BLUE, DIAGONAL STRIPING. (66-1-4.1.B NMSA 1978)
 - ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)
 - IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

WRITTEN PROJECT SUMMARY

The proposed project is limited service four story hotel building with ninety-four (94) guest suites. The first story is approximately 14,450 s.f. for a total building area of 59,080 square feet. The proposed use of the building will be a short term stay hotel which is allowed within North I-25 sector development plan for SU-2 M1 permissible uses. All elements of the site plan and building elevations comply with the aesthetic requirements of the North I-25 sector development plan requirements.

DRAWING INDEX

1	A1	SITE PLAN
2	L101	LANDSCAPE PLAN
3	C001	GRADING AND DRAINAGE PLAN
4	C002	UTILITY PLAN
5	A2	BUILDING ELEVATIONS
6	A3	ARCHITECTURAL DETAILS

PROJECT DATA

LEGAL DESCRIPTION:
LOT 12 & 13 TRACT A, UNIT B NOTH ALBUQUERQUE ACRES
ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO

ZONING:
SU-1 M1

AREAS:
TRACT AREA: 1.8190 ACRES (79,236 S.F.)
BUILDING FOOTPRINT: 15,730 SF
TOTAL BUILDING AREA: 59,080 S.F.
F.A.R.: .725
PERCENTAGE OF SITE SURFACE COVERED WITH BUILDINGS = 19.8%

PROPOSED USE: HOTEL

EXTERIOR MAJOR FACADE SEATING REQUIREMENTS:

240 L.F./25 FT = 10 SEATS REQUIRED X 2' PER SEAT LENGTH = 20' LINEAR FEET REQ'D
TOTAL BENCH LENGTH PROVIDED = 3 BENCHES AT 8' FOR A TOTAL OF 12 SEATS

PARKING REQUIREMENTS:

PARKING REQUIRED (1 Per Unit)	94 STALLS
TOTAL PARKING PROVIDED	94 STALLS
ADA PARKING REQUIRED	4 STALLS
ADA PARKING PROVIDED	5 STALLS
BICYCLE PARKING REQUIRED (MOTEL)	0
BICYCLE PARKING PROVIDED	0
MOTORCYCLE PARKING REQUIRED	3 STALLS
MOTORCYCLE PARKING PROVIDED	3 STALLS

PROJECT NUMBER: 1010357

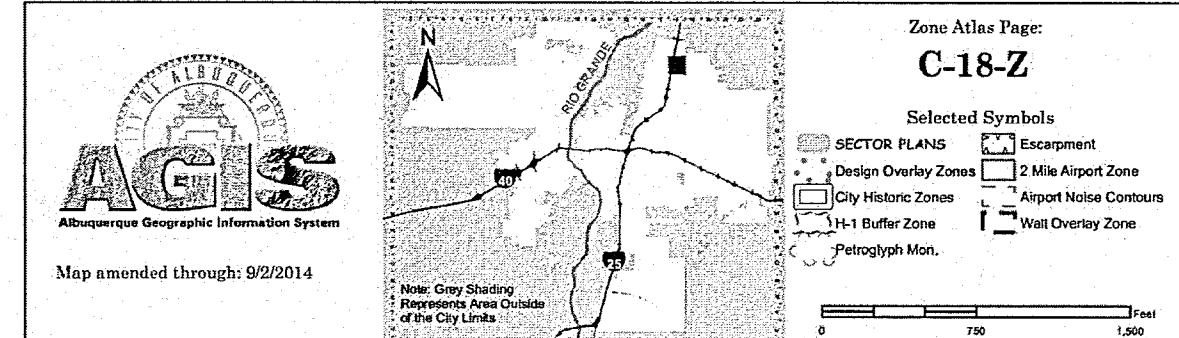
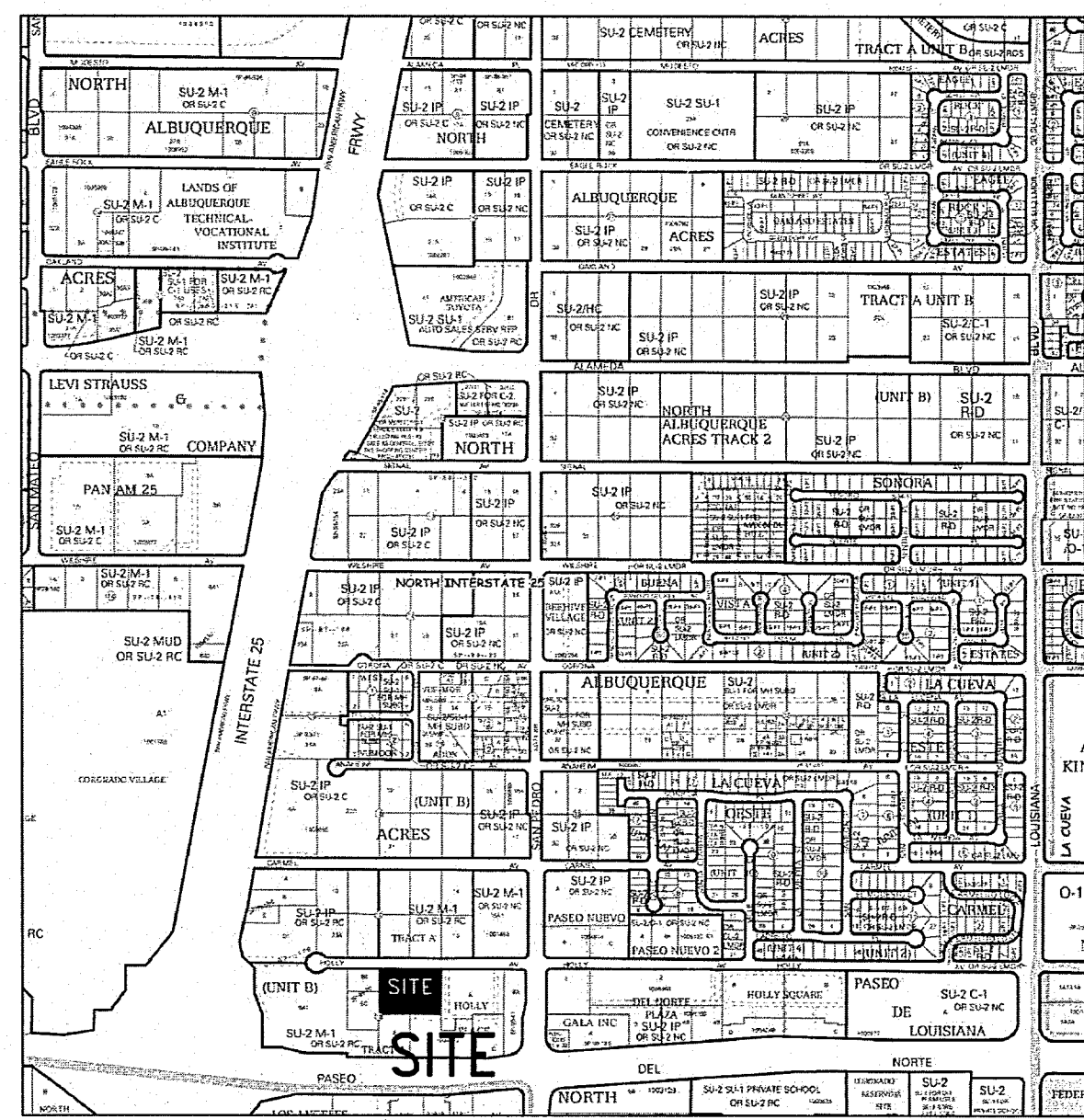
Application Number: 16DRB-70114

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 11/15 and the Findings and Conditions in the Official Notification of Decision are satisfied.

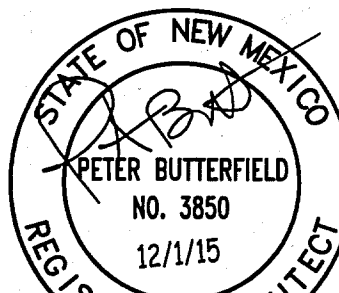
Is an Infrastructure List required? () Yes (X) No If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Raymond M. Masia</i> Traffic Engineering, Transportation Division	4/27/16 Date
<i>Michelle Cade</i> ABCWUA	06/27/16 Date
<i>Carol S. Dumont</i> Parks and Recreation Department	4-27-16 Date
<i>Rita P. H.</i> City Engineer	4-27-16 Date
<i>Paul J. J.</i> Environmental Health Department (conditional)	03-18-16 Date
<i>Carol Wilkins</i> Solid Waste Management	12-15-15 Date
<i>Pat Chis</i> DRB Chairperson, Planning Department	6-28-16 Date



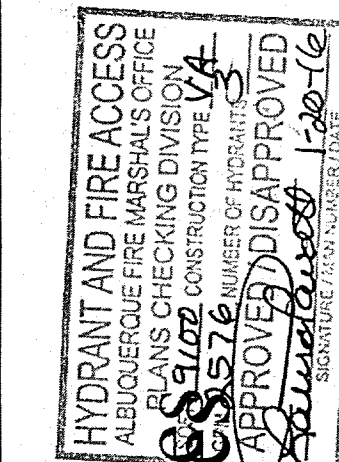
peter butterfield
architect
13013 glenwood hills ct. ne
albuquerque nm 87111 (ph) 505-332-9323 (fax) 212-0901



DRAWING NAME

REVISIONS

△



Proposed Hotel
Lots 12 & 13, North Albuquerque Acres
Albuquerque NM 87113

SHEET NO.

A1