

CITY OF ALBUQUERQUE



July 19, 2016

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

Re: Assisted Living Home 7500 Oakland Ave NE
Request for Certificate of Occupancy- Transportation Development
Architect's Stamp dated 10-20-2014 (C19D062)
Certification dated 07-14-2016

Dear Mr. Butterfield

Based upon the information provided in your submittal received 07-14-2016, 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 Monica Ortiz at (505) 924-3981 or me at (505)924-3991.

Sincerely,

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

mao 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: Assisted Living Home **Building Permit #:** 201591825 **City Drainage #:** _____
DRB#: 1010273 **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 13, BLOCK 3 UNIT 3, TRACT 3, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE
City Address: 7500 Oakland Ave NE Albuquerque New Mexico, NM 87113

Engineering Firm: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: NAA Life Spire **Contact:** Albert Bernal
Address: 9151 High Assets Way NW Albuquerque, NM 87120
Phone#: (505) 831-6250 **Fax#:** (505) 831-6254 **E-mail:** bernallic@q.com

Architect: Peter Butterfield, Architect **Contact:** peter butterfield
Address: 13013 Glenwood Hills Ct. NE Albuquerque, NM 87111
Phone#: (505) 332-9323 **Fax#:** _____ **E-mail:** peterbutterfield@q.com

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: 7/14/16 **By:** Peter Butterfield

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

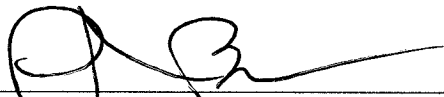
peter butterfield architect

• 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 2-11-2015. 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 JULY 12, 2016 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.

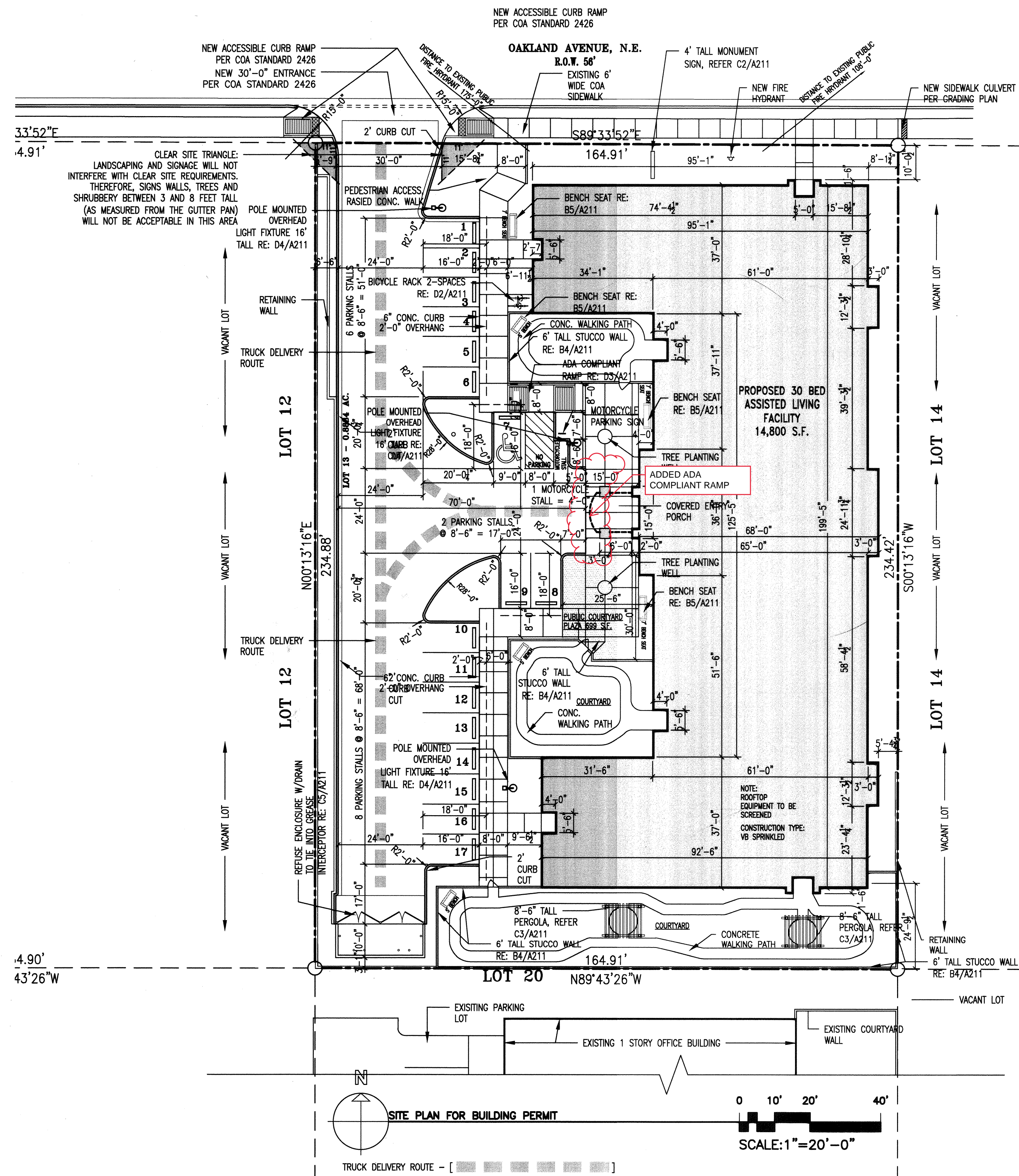


Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

7/14/16
Date





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 R7-8A).
- 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.

GENERAL NOTES

- WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS.
- WORK ON CENTRAL AVENUE MAY REQUIRE WORK ORDER OR SPECIAL BARRICADE PERMIT.
- ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

WRITTEN PROJECT SUMMARY		
The proposed project is single story thirty bed assisted living home to be built in a single phase. The building will be approximately 14,800 square feet and the parking lot and associated features will be completed within this phase. The existing zoning is SU-2/O-1. All elements of the site plan and building elevations comply with the design guidelines of La Cueva Sector Development Plan.		
NOTES:		
1. THE SITE PLAN SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONE CODE AND OF THE LA CUEVA SECTOR DEVELOPMENT PLAN GENERAL REGULATIONS.		
2. MAINTENANCE OF THE OUTDOOR AMENITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.		
3. ALL OUTDOOR LIGHT FIXTURES SHALL BE FULLY-SHIELDED AND EQUIPPED WITH AUTOMATIC TIMING DEVICES.		
4. FIXTURES WITHIN COMMERCIAL OR OFFICE ZONES SHALL REMAIN OFF BETWEEN 11:00 P.M. AND SUNRISE EXCEPT FOR SECURITY PURPOSES OR TO ILLUMINATE WALKWAYS, DRIVEWAYS, EQUIPMENT YARDS AND PARKING LOTS.		
PROJECT DATA	PUBLIC OPEN SPACE CALCULATIONS (88-3)	FACADE PROJECTION & RECESION CALCULATION
LEGAL DESCRIPTION: LOT 13, TRACT 2, BLOCK 3, UNIT 3 NORTH ALBUQUERQUE ACRES, ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO	PLAZA OF 4% OF BLDG FOOTPRINT: 14,800 SF x 4% = 592 S.F. REQUIRED PROVIDED: 699 S.F. 19'x40'-6"	CALCULATION: FRONT (WEST) REQUIRED: 125'-10" x 20% = 25'-2" PROVIDED: 46'-2"
DRAWING INDEX	EXTERIOR SEATING CALCULATIONS:	
1 A001 SITE PLAN	1 SEAT PER 25' LF OF FACADE	CALCULATION: BACK (EAST) REQUIRED: 199'-5" x 20% = 39'-11" PROVIDED: 49'-6"
2 L001 LANDSCAPE PLAN	199'-5" LF/25' = 8 SEATS REQUIRED	
3 L002 LANDSCAPE PLAN	(24" EACH)	
4 C001 GRADING & DRAINAGE PLAN	15 SEATS PROVIDED (36' LF)	
5 C002 UTILITY PLAN		
6 A111 BUILDING ELEVATIONS		
7 A211 ARCHITECTURAL DETAILS		
8 A311 VIEW ANALYSIS		
ZONING:	PARKING REQUIREMENTS:	
SU-2 / O-1	PARKING PROVIDED (1 Per 2 Beds)	15
	30 BEDS PROVIDED	
AREAS:		
TRACT AREA: 38,698 SQ. FT. (8884 ACRES)	ADA PARKING REQUIRED	1
BUILDING FOOTPRINT: 14,800 SF	ADA PARKING PROVIDED	1
F.A.R.: .38	BICYCLE PARKING REQUIRED (1:20 AUTOS)	2
PROPOSED USE:		
30 BED ASSISTED LIVING HOME	BICYCLE PARKING PROVIDED	1
	MOTORCYCLE PARKING REQUIRED	1
	MOTORCYCLE PARKING PROVIDED	1

PROJECT NUMBER: 1010273

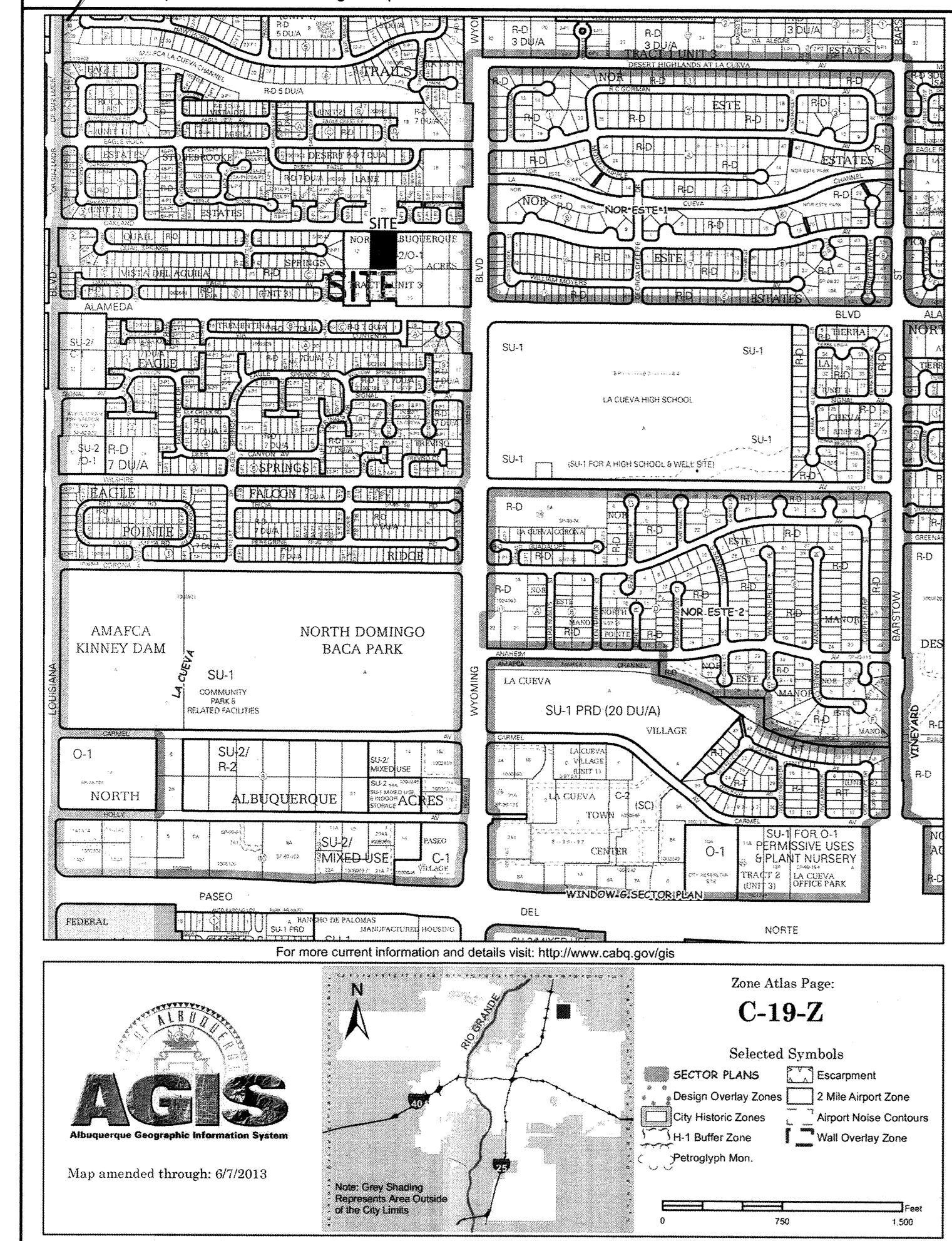
Application Number:

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:

10/10/15	02-11-15
Traffic Engineering/Transportation Division	Date
ABCWIA	02/11/15
Carl S. Dumort	Date
Parks and Recreation Department	2-11-15
City Engineer	Date
NA	2-16-15
* Environmental Health Department (conditional)	Date
10-20-14	10-20-14
10-20-15	10-20-15
DRB Chairperson, Planning Department	Date



AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE