

CITY OF ALBUQUERQUE



December 5, 2017

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

Re: Fairfield, 4875 Pan America Freeway
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 10-27-15 (F17D006B)
Certification dated 12-1-17

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 12-1-17,
Transportation Development cannot approve the release of Certificate of Occupancy
for the above referenced project.

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

- Remove construction equipment and debris.
- Label the compact parking spaces by placing the words "COMPACT" on the
pavement of each space.
- The 6' pathway on the southeast side of the site has not been constructed per
the plan.

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. 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/MR via: email
C: 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: _____

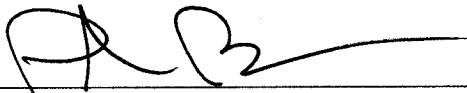
peter butterfield architect

• 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 2-17-2017. 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 NOVEMBER 30, 2017 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.

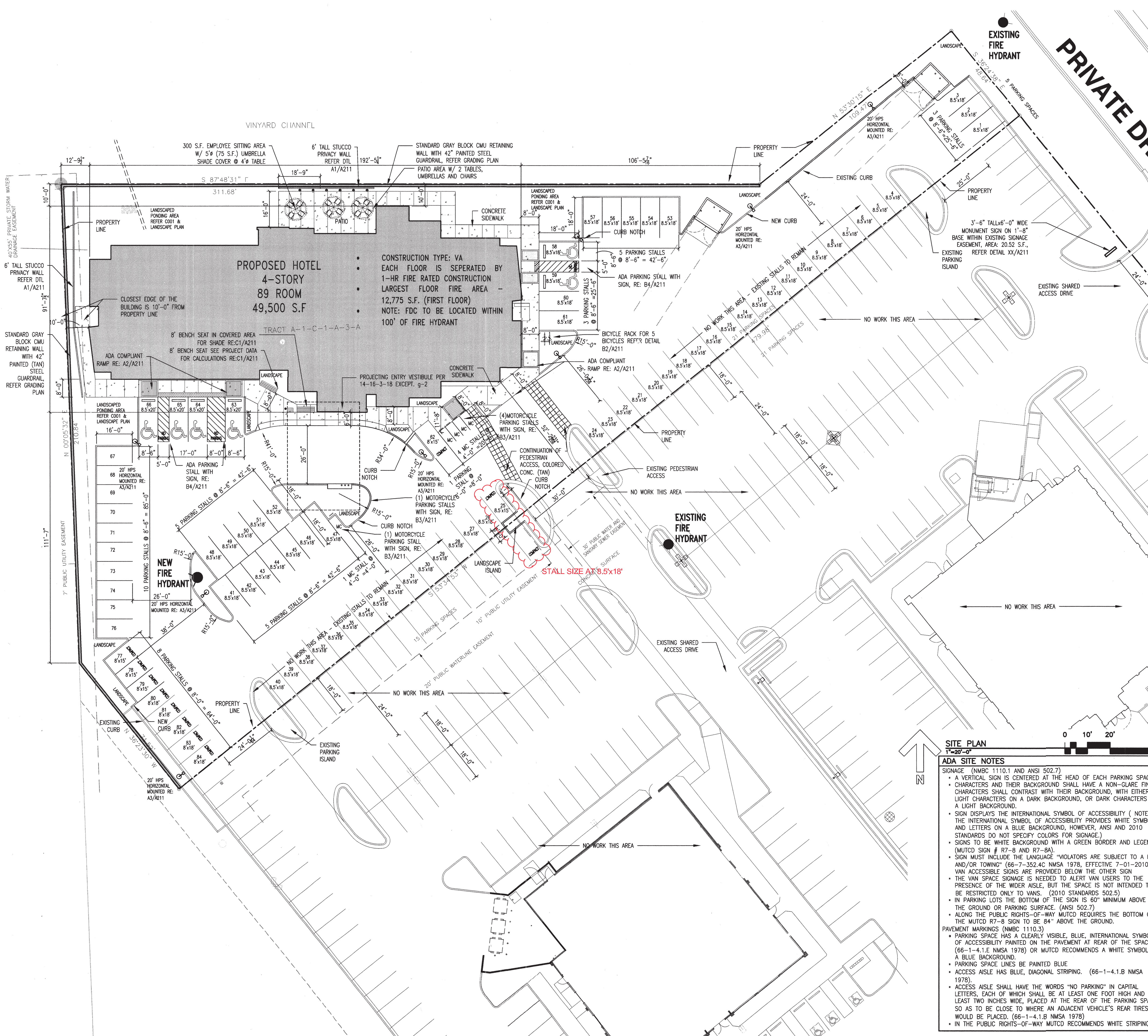


Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

12/1/17
Date





WRITTEN PROJECT SUMMARY		DRAWING INDEX	
The proposed project is limited service four story hotel building with eighty-nine (89) guest suites. The first story is 12,775 s.f. and each upper story is approximately 12,100 s.f. for a total building area of 49,075 square feet. The proposed use of the building will be a short term stay hotel which is allowed within SU-1 C-3 & IP permissive uses.		1	A001 SITE PLAN
		2	LS01 LANDSCAPE PLAN
		3	CO01 GRADING AND DRAINAGE PLAN
		4	CO02 UTILITY PLAN
		5	A111 BUILDING ELEVATIONS
		6	A211 ARCHITECTURAL DETAILS

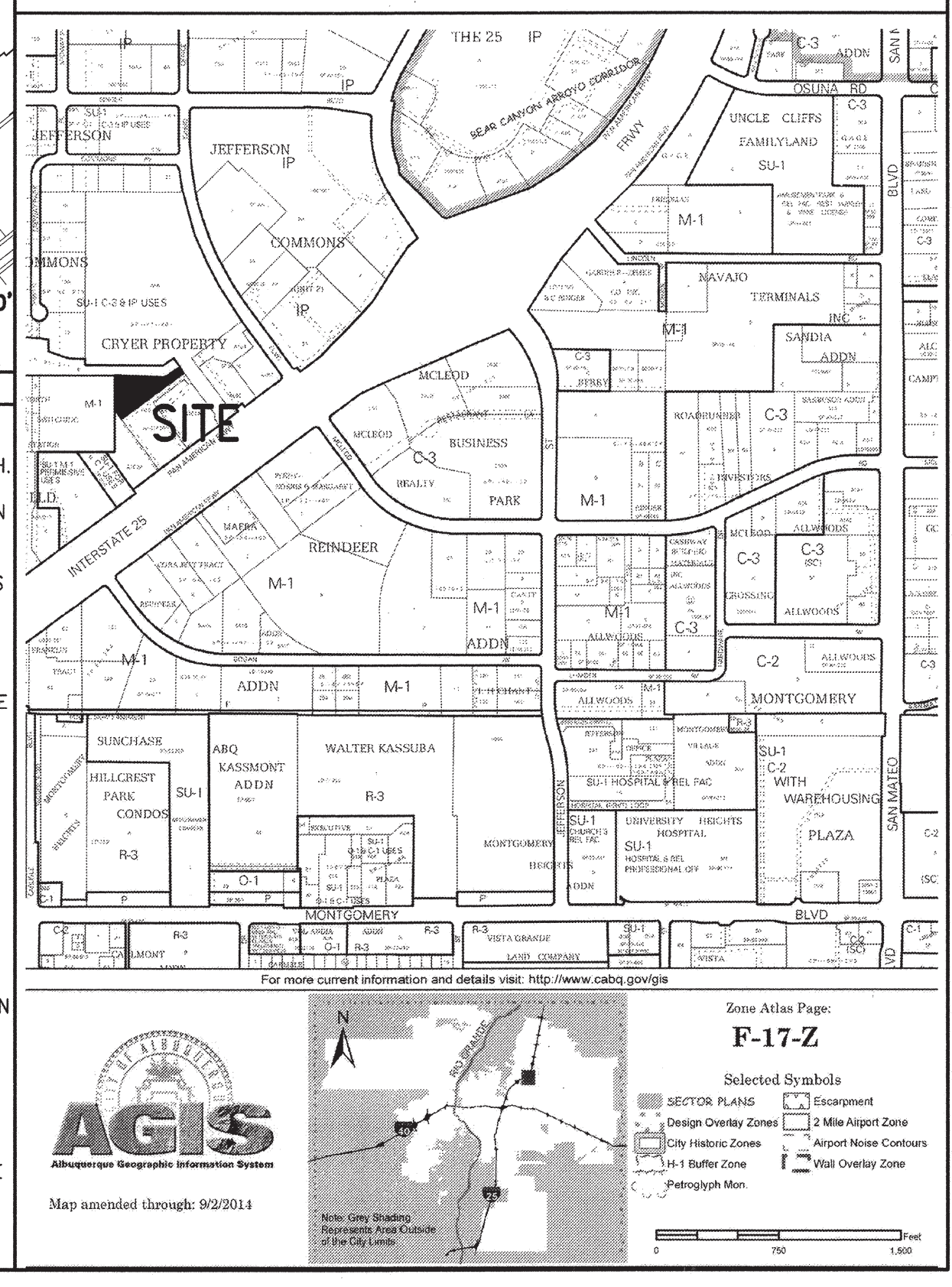
PROJECT DATA
LEGAL DESCRIPTION: TR A-1-C-1-A-3-A PLAT OF TRS A-1-C-1-A-2-A & A-1-C-1-A-3-ACRYER PROPERTY (A REPL OF TRS A-1-C-1-A-2 & A-1-C-1-A-3 CRYER PROPERTY) CONT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
ZONING: SU-1 C-3 & IP USES
AREAS:
TRACT AREA: 1.3952 ACRES (60,775 S.F.)
BUILDING FOOTPRINT: 12,775 SF
TOTAL BUILDING AREA: 49,500 S.F.
F.A.R.: .907
PERCENTAGE OF SITE SURFACE COVERED WITH BUILDINGS = 21.0%
EXTERIOR MAJOR FACADE SEATING REQUIREMENTS:
192 L.F./25 FT = 8 SEATS REQUIRED X 2' PER SEAT LENGTH = 16' LINEAR FEET REQ'D
TOTAL BENCH LENGTH PROVIDED = 2 BENCHES AT 8' FOR A TOTAL OF 8 SEATS

PARKING DATA: PROPOSED USE-HOTEL	
PARKING REQUIRED (1 Per Unit)	89 STALLS
TOTAL PARKING PROVIDED	84 STALLS
ADA PARKING PROVIDED	4 STALLS
ADA PARKING REQUIRED	5 STALLS
BICYCLE PARKING PROVIDED (MOTEL)	0
BICYCLE PARKING PROVIDED	5
MOTORCYCLE PARKING PROVIDED	3 STALLS
MOTORCYCLE PARKING REQUIRED	5 STALLS

PROJECT NUMBER: 1008519
Application Number: 15 EPC-40016
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 12-10-15 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:
Traffic Engineering, Transportation Division Date 2/17/16
ABCWUA Date 2/17/16
Carol S. Dumont Date 2/17/16
City Engineer Date 2-17-16
Date 2-23-16
Solid Waste Management Date 12-15-15
Date 2-29-16
DRB Chairperson, Planning Department Date



SITE PLAN
1" = 20'-0"
ADA SITE NOTES
(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.

Site Development Plan For Building Permit
Proposed 89 Room Hotel
4875 Pan American West Freeway NE
Albuquerque, NM
SHEET NO. **A001**

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

STATE OF NEW MEXICO
PETER BUTTERFIELD
NO. 3850
10/21/9
REGISTERED ARCHITECT

HYDRANT AND FIRE ACCESS
ALBUQUERQUE FIRE DEPARTMENT
3045 16TH AVENUE SW
ALBUQUERQUE, NM 87104
PH: 505-263-1234
FAX: 505-263-1235
APPROVED / DISAPPROVED
SIGNATURE / DATE

DRAWING NAME
REVISIONS
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