

CITY OF ALBUQUERQUE



September 14, 2018

David Hickman, R.A.
JEEBS & ZUZU, LLC
11030 Menaul NE
Albuquerque, NM 87112

Re: Arroyo Vista Apartments, Phase 5
4201 Bryn Mawr
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 11-04-16 (G16D153)
Certification dated 09-11-18

Dear Mr. Hickman
Based upon the information provided in your submittal received 09-12-18,
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.

PO Box 1293

Albuquerque

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

NM 87103

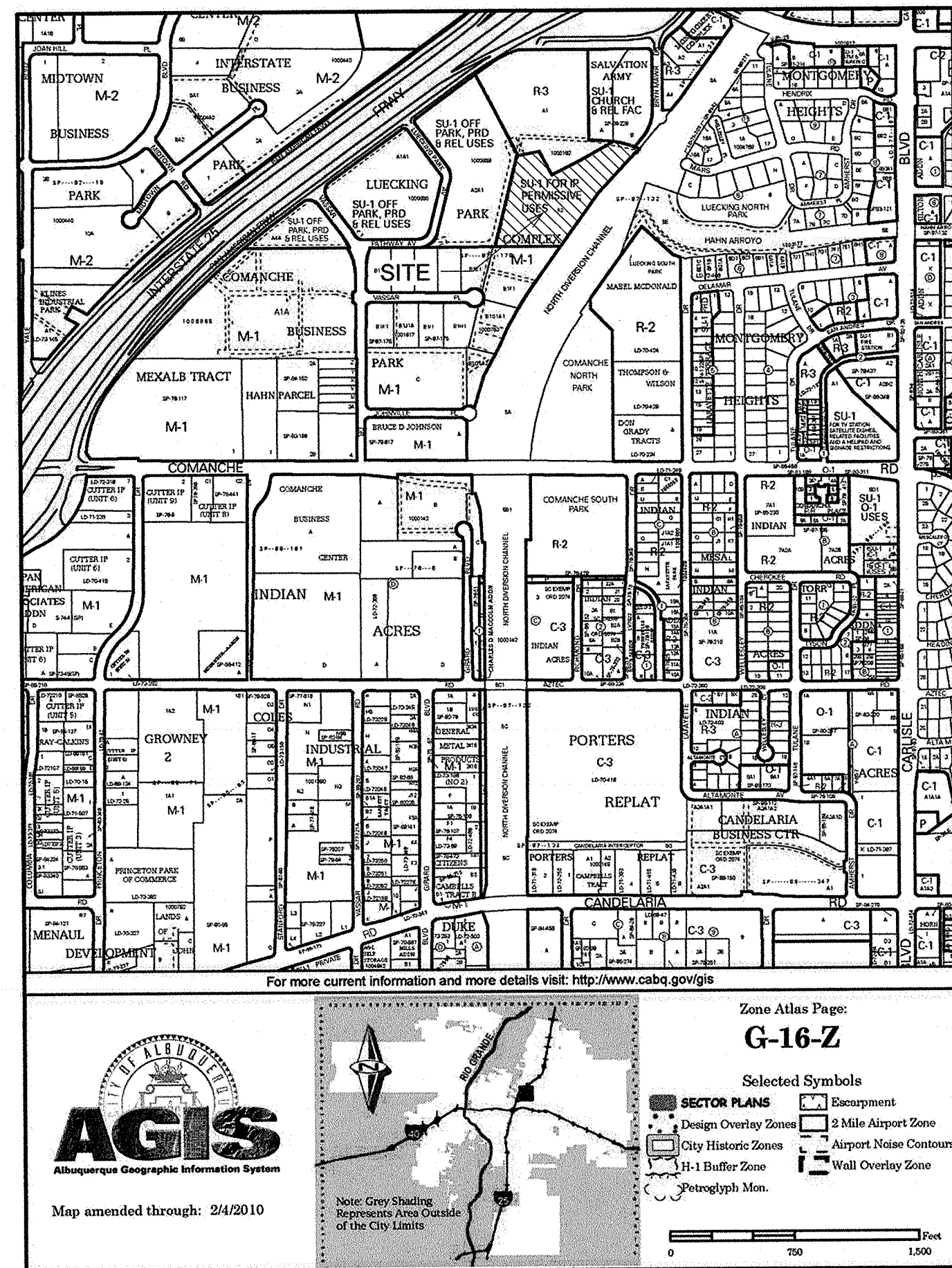
Sincerely,

www.cabq.gov

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

VICINITY MAP



GENERAL NOTES

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST INCLUDE ON THE WORK ORDER.

PROJECT INFORMATION

OCCUPANCY = R-2 190 UNITS

BUILDINGS = 6
 BUILDING A - 12 UNITS
 BUILDING B - 30 UNITS
 BUILDING C - 51 UNITS
 BUILDING D - 49 UNITS
 BUILDING E - 12 UNITS
 BUILDING F - 36 UNITS

1 ADA UNIT
 2 ADA UNITS
 2 ADA UNITS
 1 ADA UNIT
 2 ADA UNITS

COMMUNITY SPACE
 LEASING OFFICES

PARKING REQUIREMENTS:

UNIT TYPES:
 ONE BEDROOM 75 UNITS X 1.5 = 113 SPACES
 TWO BEDROOM/2 BATH 96 UNITS X 2 = 192 SPACES
 THREE BEDROOM 19 UNITS X 2 = 38 SPACES

TOTAL NUMBER OF SPACES REQUIRED = 343
 TOTAL NUMBER OF STANDARD SPACES PROVIDED = 330
 TOTAL NUMBER OF ADA SPACES PROVIDED = 13 (9 VAN ACCESSIBLE)
 TOTAL NUMBER OF SPACES PROVIDED = 343
 343 > 343

TOTAL NUMBER OF MOTORCYCLE SPACES REQUIRED = 6
 TOTAL NUMBER OF MOTORCYCLE SPACES PROVIDED = 6

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

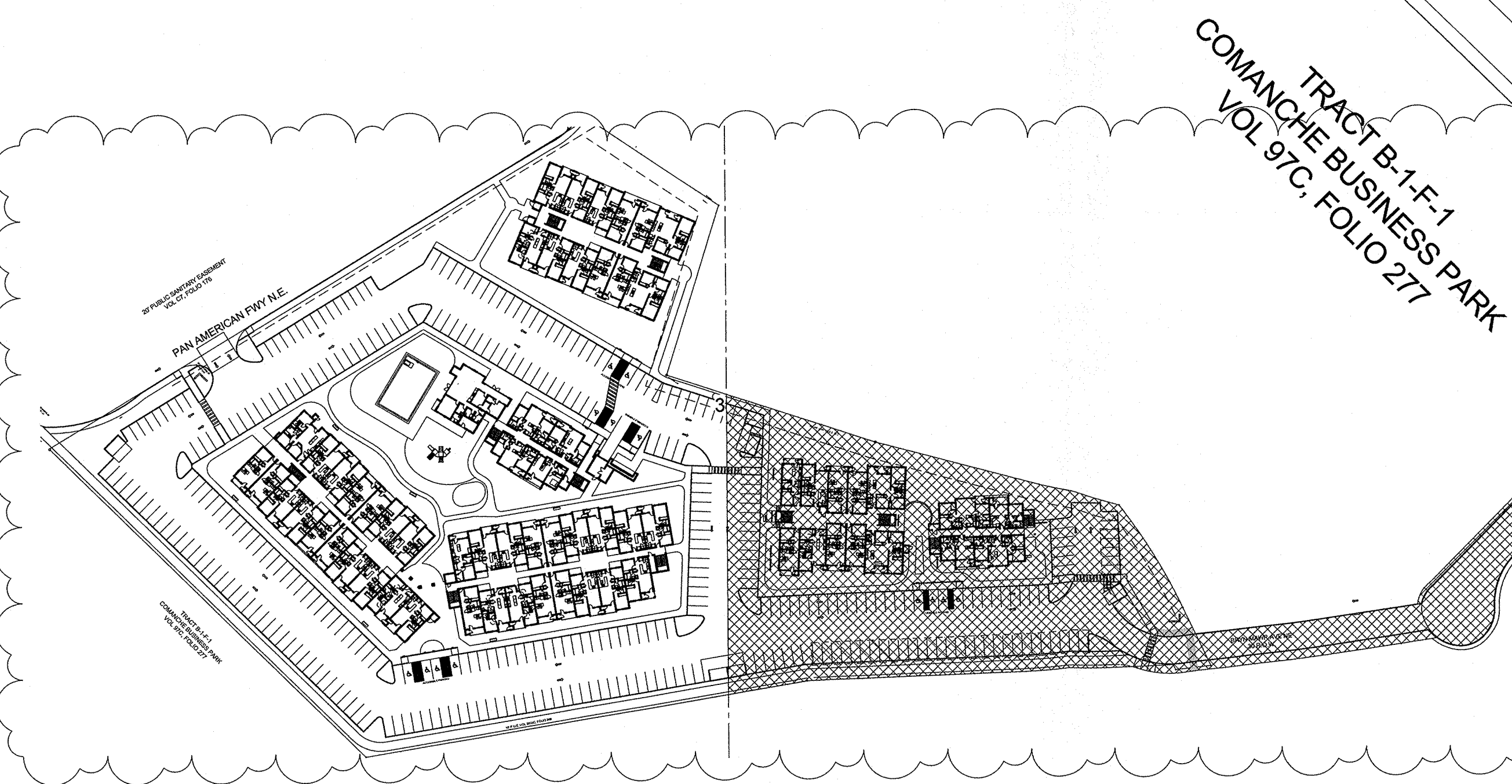
TRAFFIC CIRCULATION LAYOUT APPROVED

4/4/17
 Signed
 Date

KEYED NOTES:

- ASPHALT PAVEMENT DRIVEWAY AND PARKING SPACE STRIPING.
- SWIMMING POOL - SEE POOL DRAWINGS.
- CONCRETE SIDEWALK, 4,000 PSI AIR ENTRAINED CONCRETE MIN. - SEE DETAIL 2 / AS2.1
- ACCESSIBLE PARKING SPACES - SEE DETAIL 11 / AS2.0
- 12'-0" (SINGLE) REFUSE ENCLOSURE AND GATE - SEE DETAIL 7 / AS2.0
- 24'-0" (DOUBLE) REFUSE ENCLOSURE AND GATE - SEE DETAIL 8 / AS2.0
- 48'-0" (QUADRUPLE) REFUSE ENCLOSURE AND GATE - SEE DETAIL 9 / AS2.0
- 6'-0" TWINBAR FENCE AND GATE @ SWIMMING POOL PERIMETER - SEE DETAIL X3 / AS2.127.
- 4'-0" TWINBAR FENCE @ PLAYGROUND PERIMETER - SEE DETAIL 4 / AS2.1
- CONCRETE PLANTER - SEE DETAIL X / AS2.0
- PARK BENCH - SEE DETAIL 16 / AS2.0
- CONCRETE STEPS - SEE DETAIL 7 / AS2.1
- BUILDING SIGNAGE - SEE DETAIL 11 / AS2.1
- MONUMENTAL SIGNAGE WALL - SEE DETAIL 1-5 / AS2.0
- SITE PARKING LIGHT - SEE ELECTRICAL
- ANCHORED BIKE RACKS - SEE DETAIL 1 / AS2.1
- PLAYGROUND / TODDLER PLAY AREA W/ APPROPRIATE WARNING SIGNAGE. THE PLAY STRUCTURE SHOWN ARE IDENTIFYING A STRUCTURE AND DOES NOT MATCH WHAT WILL BE LOCATED THERE. SEE SPECIFICATIONS FOR ACTUAL PLAY STRUCTURE - SEE DETAIL 14 / AS2.1
- ADA CURB RAMP - SEE DETAIL 13 / AS2.0
- VAN ACCESSIBLE PARKING SPACE - SEE DETAIL 11 / AS2.0
- PLAYGROUND EQUIPMENT AND FALL ZONE RADIUS SYNTHETIC RUBBER PLAY SURFACE. 6'-0" FALL ZONE SHOWN IDENTIFIES THE REQUIREMENT OF ONE. PLEASE SEE SPECIFICATIONS FOR PLAYGROUND STRUCTURE AND REQUIRED FALL ZONE AREA.
- CROSSWALK.
- COVERED PARKING STRUCTURE.
- ACCESSIBLE RAMP INTO PLAYGROUND AREAS - SEE DETAIL 12 / AS2.0
- MAIL CENTER.
- LANDSCAPE AREA.
- PAVED MULTI-USE TRAIL WITH CONNECTION TO DIVERSION CANAL.
- SITTING YARD WALL - SEE DETAIL 13 / AS2.1
- 8'-0" PAVED TRAIL MEETING ADA REQUIREMENTS FOR PEDESTRIAN CONNECTION TO STREET.
- DETECTABLE WARNING SURFACES. TRUNCATED DOMES AT CURB RAMPS CROSSING HIGH VEHICULAR TRAFFIC.
- VEHICULAR ACCESS FOR MAINTENANCE BUILDING
- MOTORCYCLE PARKING (6 TOTAL)

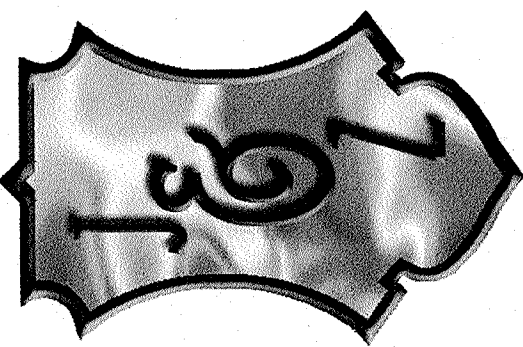
PAN AMERICAN NE



TCL - Southwest
 1" = 20'-0"

TASAY AS FIL

JEEBDS & ZUZU, LLC.



job no: 16-010

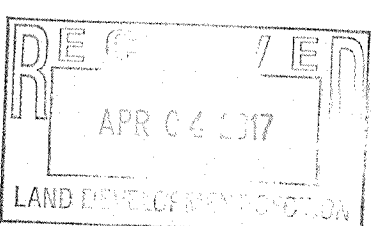
drawn: EAM

checked: JDH

date: November 4, 2016

Revisions:

(A1)3/28/17



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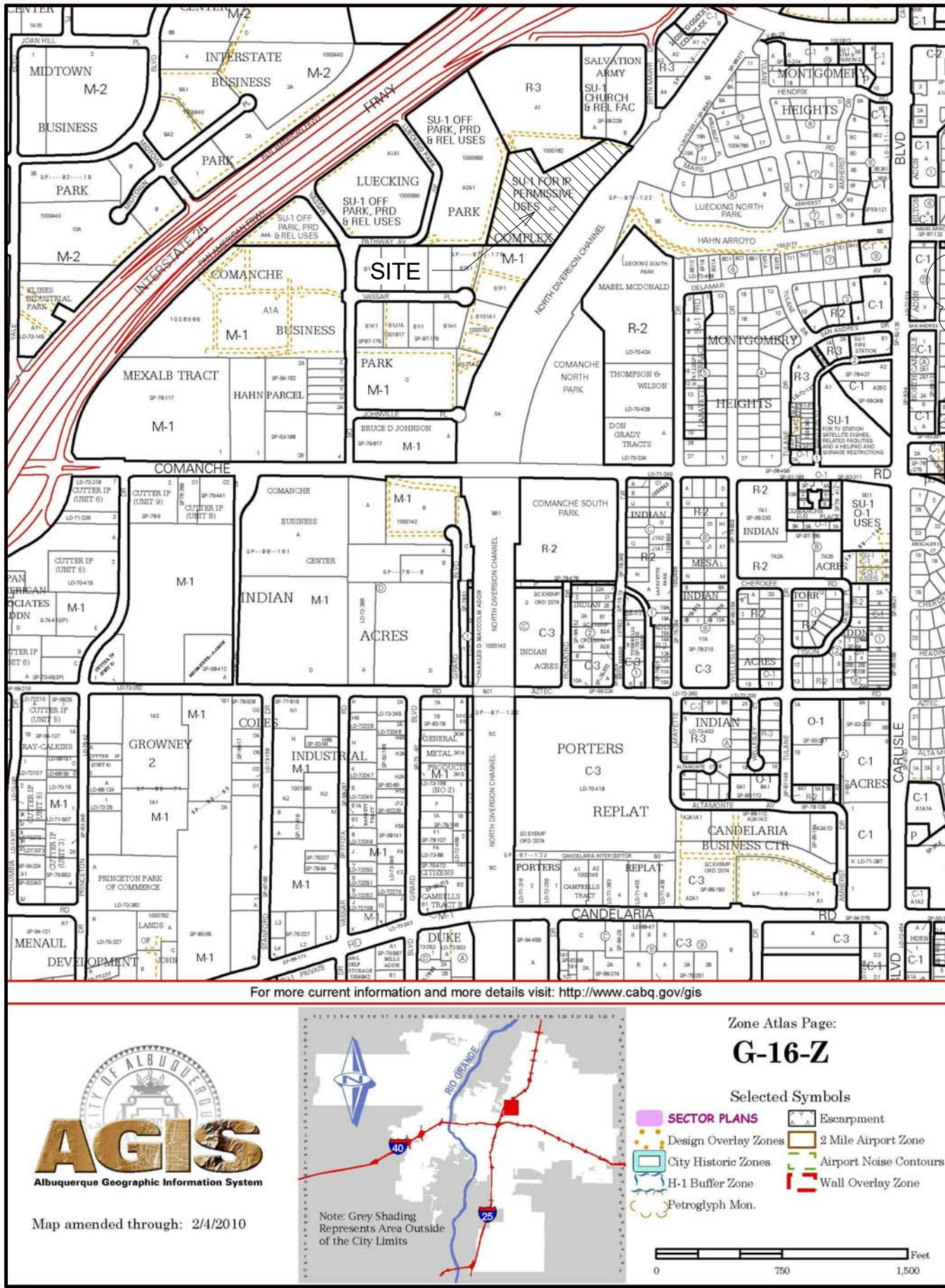
TRAFFIC CONTROL LAYOUT

ARROYO VISTA APARTMENTS

sheet no: TCL

4201 BRYN MAWR DR NE
 ALBUQUERQUE, NM 87107SUITE C
 ALBUQUERQUE, NM 871132
 P. 505-797-1318

VICINITY MAP



GENERAL NOTES:
1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST INCLUDE ON THE WORK ORDER.

PROJECT INFORMATION

<u>OCCUPANCY = R-2</u>		<u>190 UNITS</u>	
BUILDINGS = 6			
BUILDING A -	12 UNITS		1 ADA UNIT
BUILDING B -	30 UNITS		2 ADA UNITS
BUILDING C -	51 UNITS		2 ADA UNITS
BUILDING D -	49 UNITS		2 ADA UNITS
BUILDING E -	12 UNITS		1 ADA UNIT
	COMMUNITY SPACE		
	LEASING OFFICES		
BUILDING F -	36 UNITS		2 ADA UNITS
<u>PARKING REQUIREMENTS:</u>			
UNIT TYPES:			
ONE BEDROOM	75 UNITS	X 1.5	= 113 SPACES
TWO BEDROOM/2 BATH	96 UNITS	X 2	= 192 SPACES
THREE BEDROOM	19 UNITS	X 2	= 38 SPACES
TOTAL NUMBER OF SPACES REQUIRED			
TOTAL NUMBER OF STANDARD SPACES PROVIDED			
TOTAL NUMBER OF ADA SPACES PROVIDED			
<u>TOTAL NUMBER OF SPACES PROVIDED</u>			
<u>GENERAL NOTES:</u>			
343 > 343			
TOTAL NUMBER OF MOTORCYCLE SPACES REQUIRED			
<u>TOTAL NUMBER OF MOTORCYCLE SPACES PROVIDED</u>			

- KEYED NOTES:
1. ASPHALT PAVEMENT DRIVEWAY AND PARKING SPACE STRIPING.
 2. SWIMMING POOL - SEE POOL DRAWINGS.
 3. CONCRETE SIDEWALK 4,000 PSI AIR ENTRAINED CONCRETE MIN. - SEE DETAIL 2 / AS2.1
 4. ACCESSIBLE PARKING SPACES - SEE DETAIL 11 / AS2.0
 5. 12'-0" (SINGLE) REFUSE ENCLOSURE AND GATE - SEE DETAIL 7 / AS2.0
 6. 24'-0" (DOUBLE) REFUSE ENCLOSURE AND GATE - SEE DETAIL 8 / AS2.0
 7. 36'-0" (TRIPLE) REFUSE ENCLOSURE AND GATE
 8. 6'-0" TWINBAR FENCE AND GATE @ SWIMMING POOL PERIMETER - SEE DETAIL X3 / AS2.1
 9. 4'-0" TWINBAR FENCE @ PLAYGROUND PERIMETER - SEE DETAIL 4 / AS2.1
 10. CONCRETE PLANTER - SEE DETAIL X / AS2.0
 11. PARK BENCH - SEE DETAIL 16 / AS2.0
 12. CONCRETE STEPS - SEE DETAIL 7 / AS2.1
 13. BUILDING SIGNAGE - SEE DETAIL 11 / AS2.1
 14. MONUMENTAL SIGNAGE WALL - SEE DETAIL 1-5 / AS2.0
 15. SITE PARKING LIGHT - SEE ELECTRICAL
 16. 6 BIKE ANCHORED BIKE RACKS - SEE DETAIL 1 / AS2.1
 17. PLAYGROUND / TODDLER PLAY AREA W/ APPROPRIATE WARNING SIGNAGE. THE PLAY STRUCTURE SHOWN ARE IDENTIFYING A STRUCTURE AND DOES NOT MATCH WHAT WILL BE LOCATED THERE. SEE SPECIFICATIONS FOR ACTUAL PLAY STRUCTURE - SEE DETAIL 14 / AS2.1
 18. ADA CURB RAMP - SEE DETAIL 13 / AS2.0
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 20. PLAYGROUND EQUIPMENT AND FALL ZONE RADIUS SYNTHETIC RUBBER PLAY SURFACE. 6'-0" FALL ZONE SHOWN IDENTIFIES THE REQUIREMENT OF ONE. PLEASE SEE SPECIFICATIONS FOR PLAYGROUND STRUCTURE AND REQUIRED FALL ZONE AREA.
 21. CROSSWALK.
 22. COVERED PARKING STRUCTURE.
 23. ACCESSIBLE RAMP INTO PLAYGROUND AREAS - SEE DETAIL 12 / AS2.0
 24. MAIL CENTER.
 25. LANDSCAPE AREA.

26. PAVED MULTI-USE TRAIL WITH CONNECTION TO DIVERSION CANAL.
27. SITTING YARD WALL - SEE DETAIL 13 / AS2.1
28. 8'-0" PAVED TRAIL MEETING ADA REQUIREMENTS FOR PEDESTRIAN CONNECTION TO STREET.
29. FIRE SPRINKLER CLOSET
30. SITE RETAINING WALLS - SEE STRUCTURAL FOR DETAILS.
31. DETECTABLE WARNING SURFACES. TRUNCATED DOMES AT CURB RAMPS CROSSING HIGH VEHICULAR TRAFFIC.
32. VEHICULAR ACCESS FOR MAINTENANCE BUILDING
33. HOSE BIB PROVIDED WITHIN POOL BARRIER.
34. HARD WIRED EMERGENCY PHONE WITHIN POOL BARRIER.
35. MOTORCYCLE PARKING (6 TOTAL)
36. TEMPORARY SECURITY FENCING TO BE LOCATED BETWEEN PHASES. TO BE REMOVED AS SUBSEQUENT PHASE IS COMPLETED.
37. TEMPORARY SECURITY GATE WITH NOX BOX. GATE SHALL PROVIDE ACCESS TO CONSTRUCTION SITE DURING WORKING HOURS AND EMERGENCY RESPONDERS AT ALL TIMES.

38. TEMPORARY SECURITY GATE WITH NOX BOX TO REMAIN UNTIL THE COMPLETION OF ALL PHASES.
39. TEMPORARY SECURITY FENCING TO REMAIN UNTIL THE COMPLETION OF PHASE 5.
40. TEMPORARY SECURITY FENCING TO REMAIN UNTIL THE COMPLETION OF ALL PHASES.



1 Phasing Plan - Southwest
1" = 20'-0"

NEW MEXICO
JEEB & ZUZU
REGISTERED
11-4-16

JEEB & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87113
P. 505-797-1318

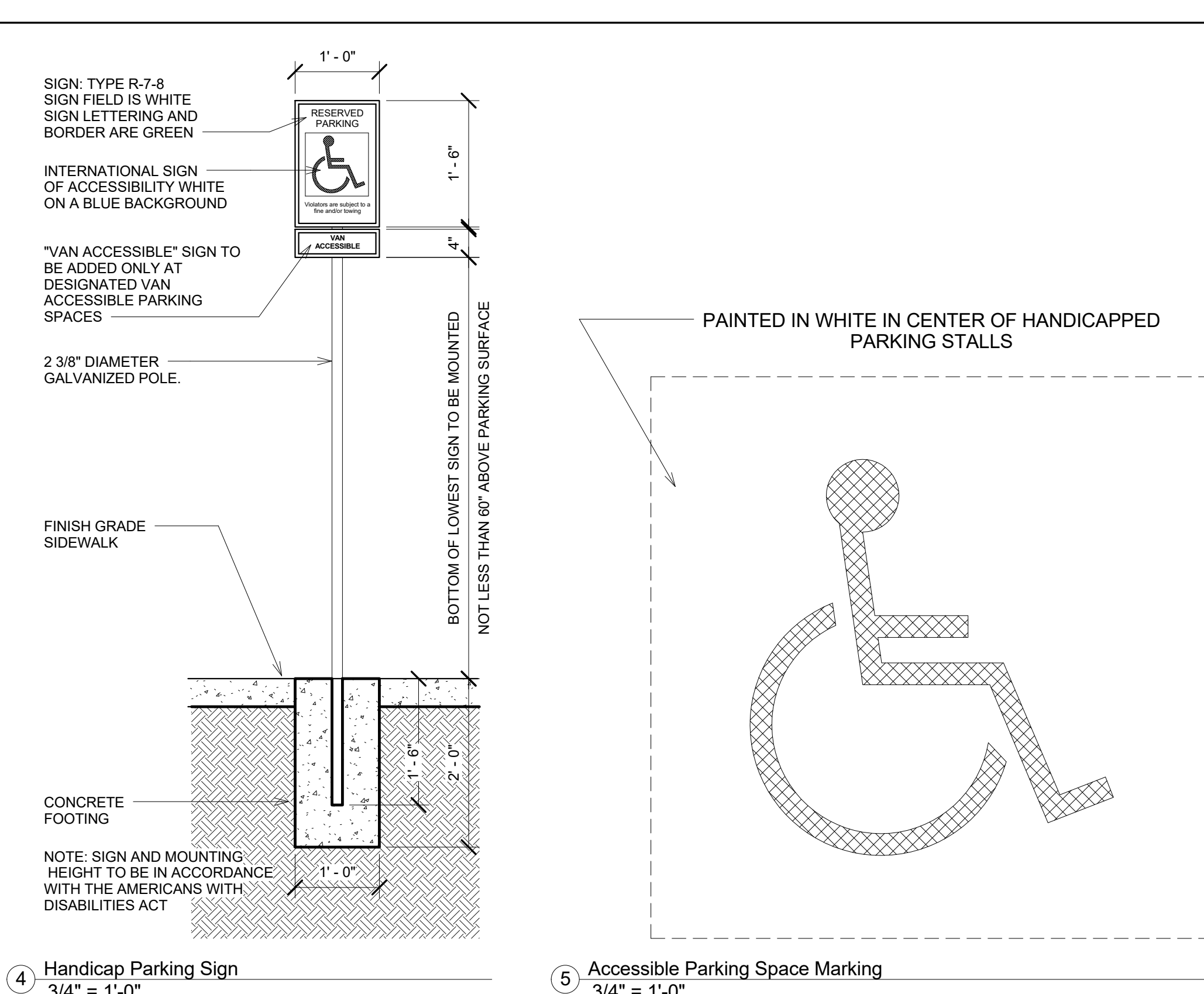
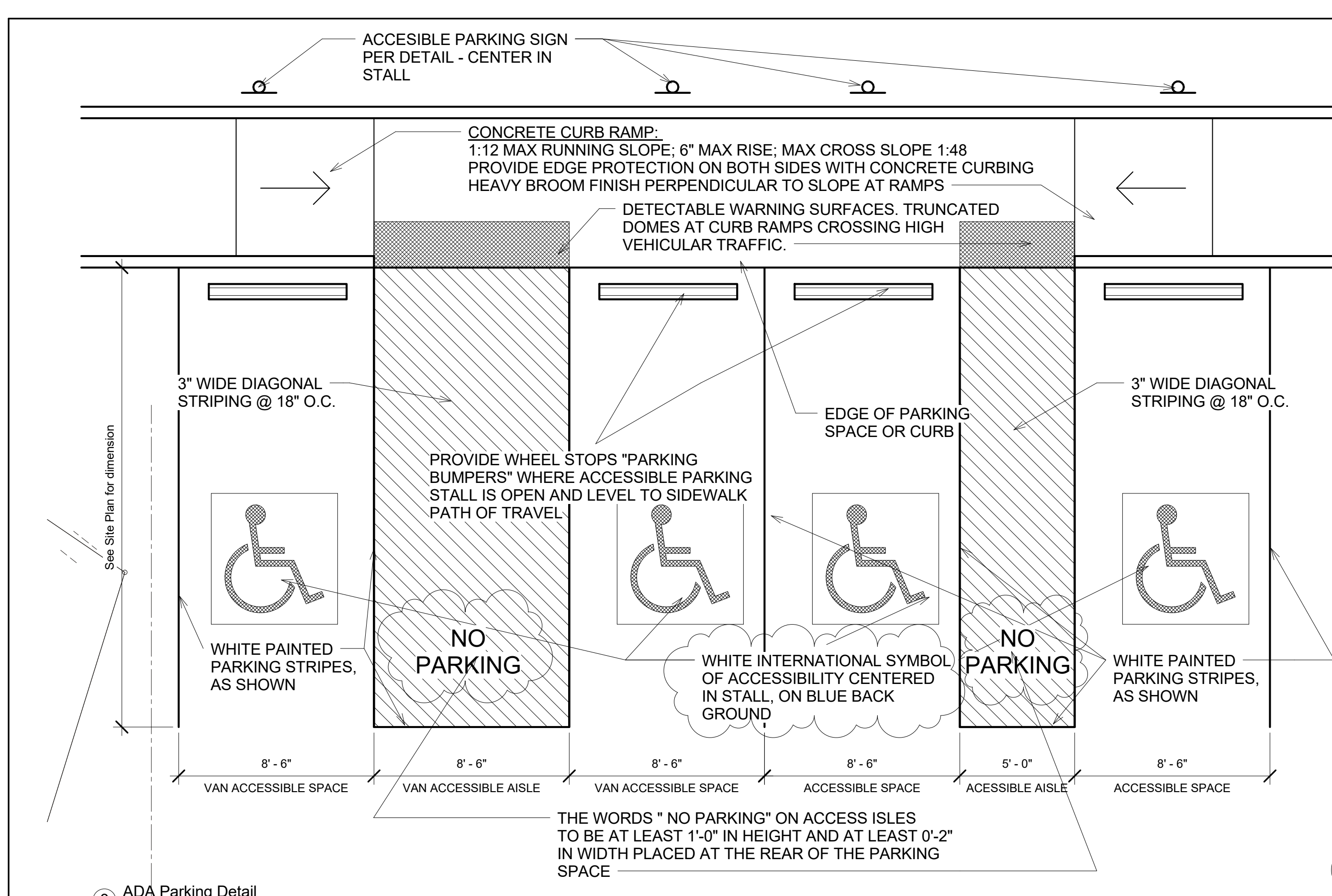
job no: 16-010
drawn: EAM
checked: JDH
date: November 4, 2016

Revisions:
(A1) 3-28-17
(A2) 3-31-17
(A3) 4-24-17
(A4) 1-15-18

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ARRQ YO VISTA APTS
4201 BRYN MAWR DR. NE
ALBUQUERQUE, NM 87107

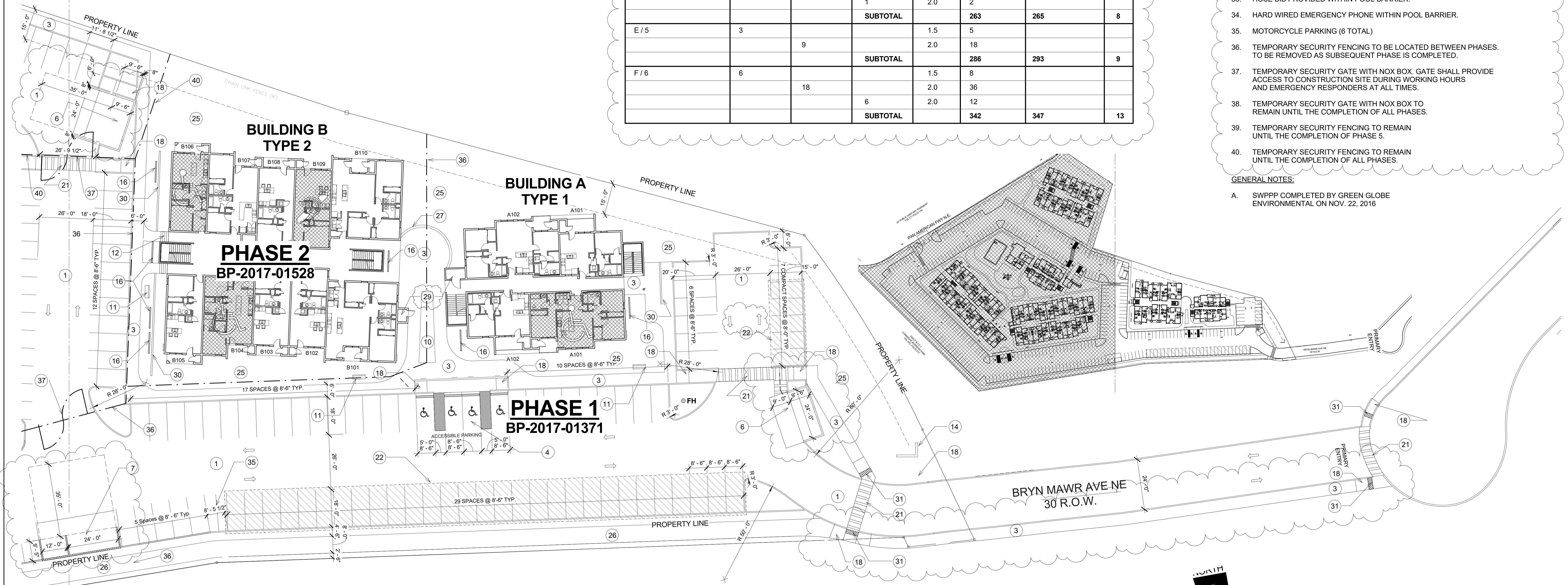
sheet no: TCLI



4 Handicap Parking Sign
3/4" = 1'-0"

5 Accessible Parking Space Marking
3/4" = 1'-0"

PHASED PARKING MATRIX							
BUILDING / PHASES	1 BR / 1 BA	2BR / 2 BA	3 BR / 2 BA	RATIO	SPACES REQ	PROVIDED TOTAL	HC
A / 1	6			1.5	9		
			6	2.0	12		
			SUBTOTAL		21	44	4
B / 2	18	6		1.5	27		
			6	2.0	12		
			SUBTOTAL		72	76	4
C / 3	18	33		1.5	27		
				2.0	66		
			SUBTOTAL		165	166	8
D / 4	24	30		1.5	36		
				2.0	60		
			1	2.0	2		
			SUBTOTAL		263	265	8
E / 5	3			1.5	5		
		9		2.0	18		
			SUBTOTAL		286	293	9
F / 6	6	18		1.5	8		
				2.0	36		
			6	2.0	12		
			SUBTOTAL		342	347	13



- KEYED NOTES:**
1. ASPHALT PAVEMENT DRIVEWAY AND PARKING SPACE STRIPING.
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 40. TEMPORARY SECURITY FENCING TO REMAIN UNTIL THE COMPLETION OF ALL PHASES.
- GENERAL NOTES:**
- A. SWPPP COMPLETED BY GREEN GLOBE ENVIRONMENTAL ON NOV. 22, 2016

JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

job no: 16-010

drawn: EAM

checked: JDH

date: November 4, 2016

Revisions:

(Δ1)	3-28-17
(Δ2)	3-31-17
(Δ3)	4-24-17
(Δ4)	1-15-18

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SIT PLAN

ARRQ YO VISTA APTS

4201 BRYN MAWR DR. NE
ALBUQUERQUE, NM, 87107

sheet no: TCL2



Regarding:

Arroyo Vista Apartments

4201 Bryn Mawr, NE

Albuquerque, NM

TCL- File # G16D153 – TCL Approved 4/4/17

I, J. DAVID HICKMAN NMRA #3340, OF THE FIRM JEEBS & ZUZU, LLC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED TCL PLAN DATED 11/4/16 AND APPROVED ON 4/4/17. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY J. DAVID HICKMAN OF THE FIRM JEEBS & ZUZU, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON SEPTEMBER 7, 2018 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA AND INFORMATION PROVIDED ON THE AS BUILT 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 FOR **PHASE FIVE – BUILDING PERMIT #BP-2017-01554.**

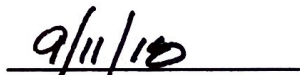
EXCEPTIONS:

none

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 Architect




Date: