

# CITY OF ALBUQUERQUE



October 30, 2018

David Hickman, R.A.  
Jeebs & Zuzu LLC  
11030 Menaul Blvd. Suite, C  
Albuquerque, NM 87112

**Re: Arroyo Vista Apartments, Phase 6. (Final)**  
**4201 Bryn Mawr 87107**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 11-4-16 (G16D153)  
Certification dated 10-26-18

Dear Mr. Hickman

Based upon the information provided in your submittal received 10-26-18, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

PO Box 1293

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

Albuquerque

1. Please add missing truncated domes per approved TCL plan.
2. Please complete curb where canopy is being constructed over parking stalls. (Entrance of complex off Bryn Mawr).
3. The Work Order Infrastructure Must be closed out and accepted by the City of Albuquerque.

NM 87103

www.cabq.gov

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](mailto:PLNDRS@cabq.gov). If you have any questions, please contact me at (505) 924-3981.

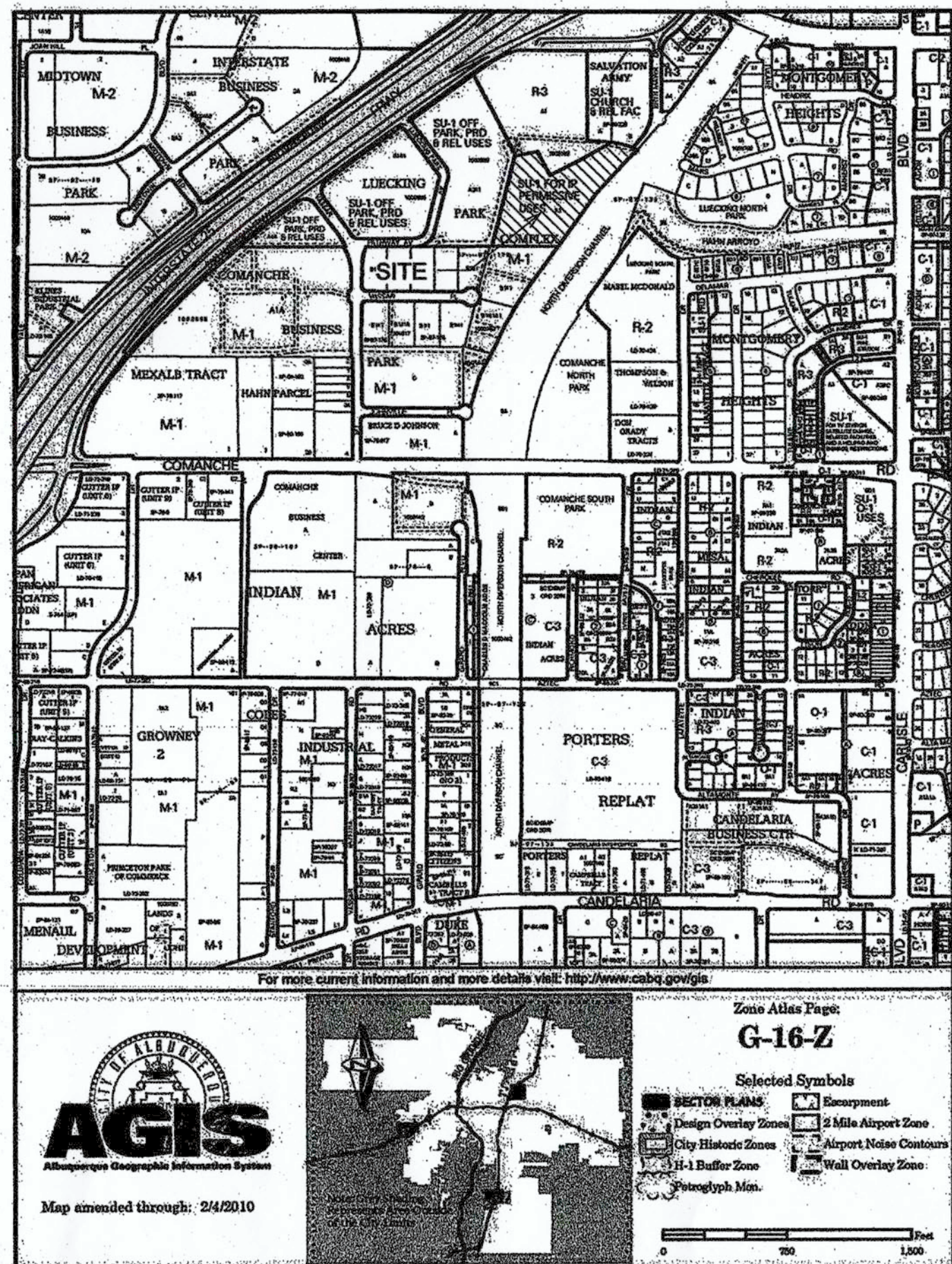
Sincerely

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

COMMUNITY SPACE  
 LEASING OFFICES  
 36 UNITS

## 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

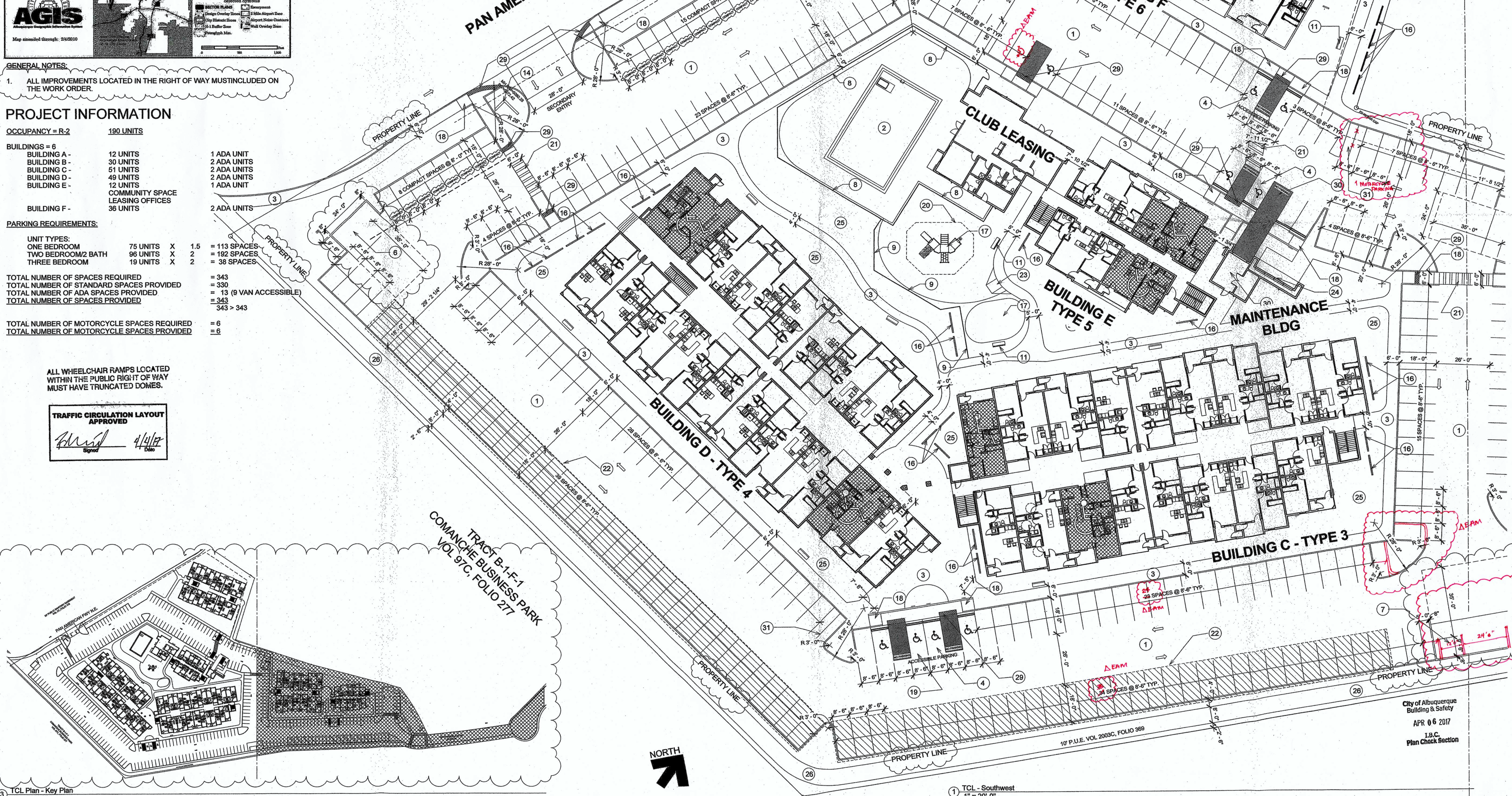
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

## TRAFFIC CIRCULATION LAYOUT APPROVED

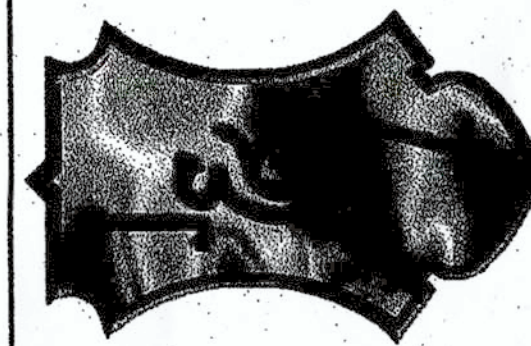
4/4/17  
 Date

## 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)



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



job no: 16-010

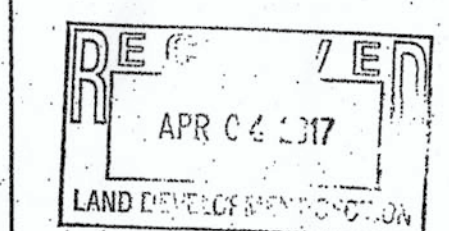
drawn: EAM

checked: JDH

date: November 4, 2016

## Revisions:

(A1)3/28/17



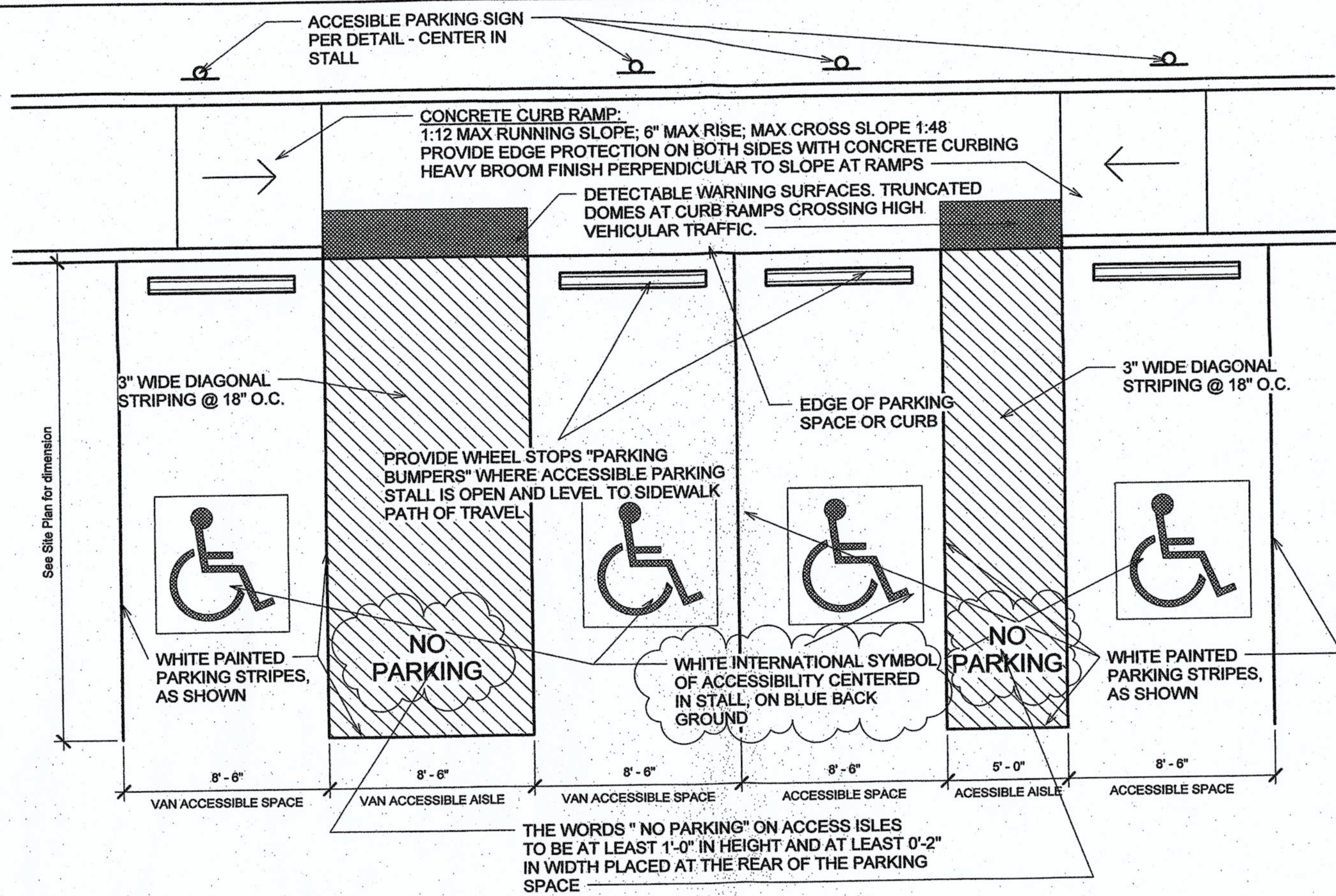
ARROYO VISTA APARTMENTS

1201 BRYN MAWR DR. NE  
 ALBUQUERQUE, NM, 87107

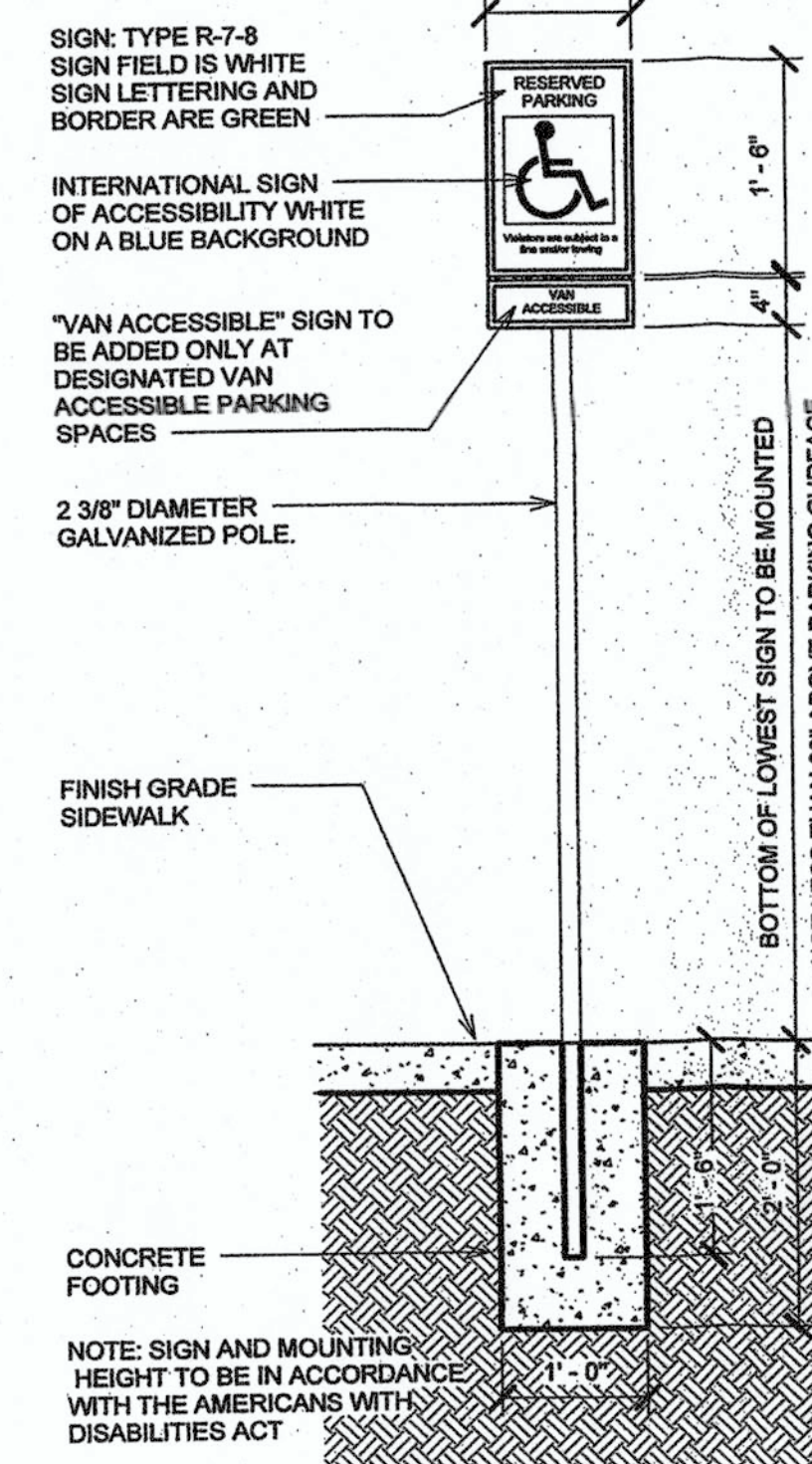
sheet no:

TCLI

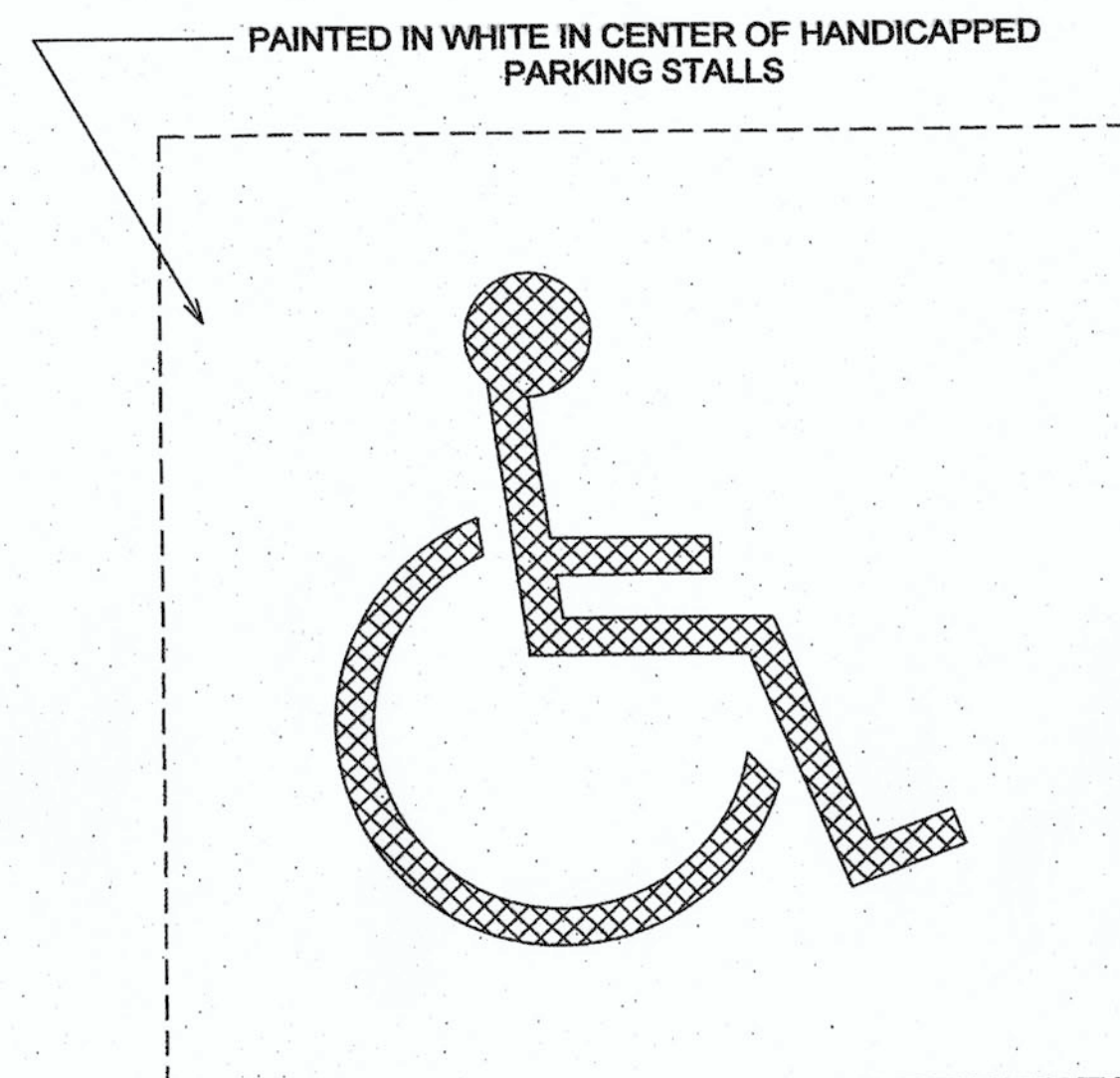




2 ADA Parking Detail  
1/4" = 1'-0"



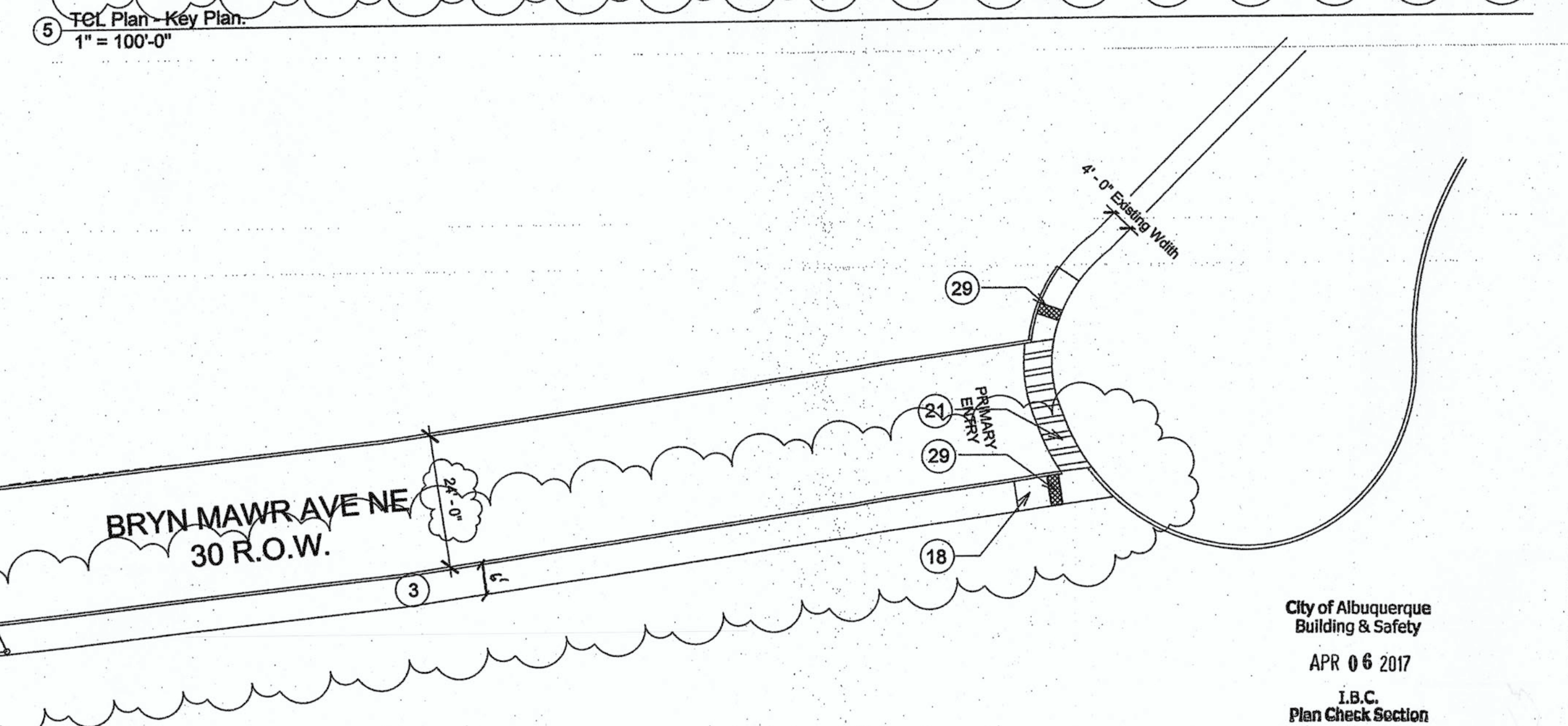
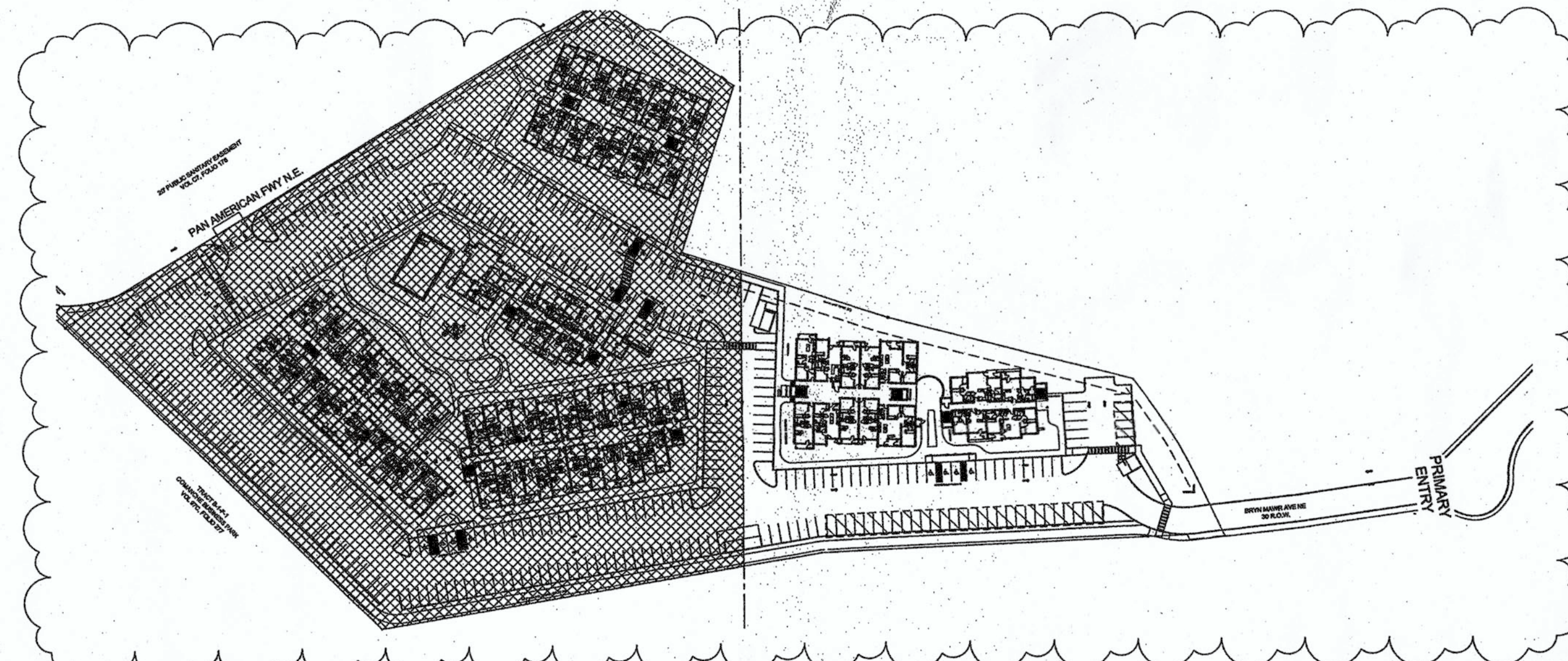
3 Handicap Parking Sign  
3/4" = 1'-0"



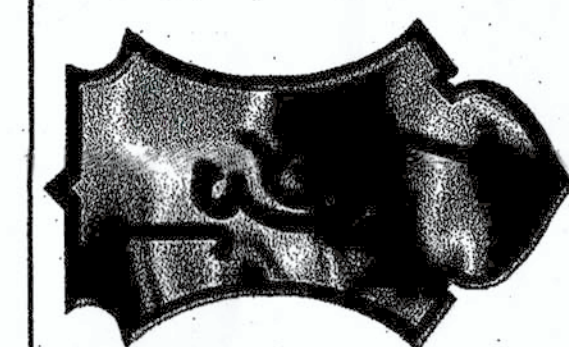
4 Accessible Parking Space Markin  
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11030 MENAUL NE SUITE C  
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P: 505-797-1318



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

Revisions:  
(A1) 3/28/17  
(A2) 3-31-17

WWW.JEEBSANDZUZU.COM

TRAFFIC CONTROL LAYOUT

ARROYO VISTA APARTMENTS

4201 BRYN MAWR DR. NE  
ALBUQUERQUE, NM, 87107

sheet no: TCL2

City of Albuquerque  
Building & Safety  
APR 06 2017  
I.B.C.  
Plan Check Section





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 OCTOBER 12, 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 SIX – BUILDING PERMIT #BP-2017-01556.**

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:





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title: Arroyo Vista Apartments Building Permit #: \_\_\_\_\_ Hydrology File #: 616D153

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Orig Hobbs, Lots 1-24, Block 47, Lot size 2.12 acres

City Address: 4201 Bryn Mawr, Albuquerque NM 87107

Applicant: Jecbs & Zuzu LLC Contact: Dave Hickman

Address: 11030 Menaul Blvd. Suite C 87112

Phone#: 505-797-1318 Fax#: \_\_\_\_\_ E-mail: dave@jecbsandzuzu.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

### DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION

### 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

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION  
☐ PAD CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
☐ ELEVATION CERTIFICATE  
☐ CLOMR/LOMR  
  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
  
☐ OTHER (SPECIFY) \_\_\_\_\_  
☐ PRE-DESIGN MEETING?

- ☐ 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) \_\_\_\_\_

DATE SUBMITTED: 10/26/18 By: EJnl

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_