

CITY OF ALBUQUERQUE



September 24, 2019

Joe Slagle, R.A.
Slagle Architect Inc
413 Second St. SW
Albuquerque, NM 87102

**Re: Nusenda Admin Bldg. A,
4100 Pan American Fwry. NE 87198
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 3-7-18(AA) (G16D154)
Certification dated 8-27-19**

Dear Mr. Slagle

Based upon the information provided in your pictures received 9-24-19, 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 Ernie Gomez at (505) 924-3981.

Sincerely,

Ernest Armijo, P.E.
Senior Transportation Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



August 27, 2019

**RE: NUSENDA ADMIN BUILDING PERMIT NUMBER BP-2018-10371
TRAFFIC CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY**

Planning Department
Building and Safety Division
Plaza Del Sol Building
600 2nd Street NW
Albuquerque, NM 87102

I, Joe Slagle, NMRA 2284 as architect of record, hereby certify that this project is in substantial compliance with and in accordance with the design intent of AA10025, DRB Project No. 1007317 approved 3-7-18, with approved modifications dated 7-8-19. I certify that I have personally visited the project site on 8-27-19 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 submittal is for Permanent Certificate of Occupancy for the Nusenda Administration Building A, 4100 Pan American Fwy NE, Abq, NM.

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.

Respectfully,

Joe Slagle,
Slagle Architect Inc.



8-27-19

FOR:

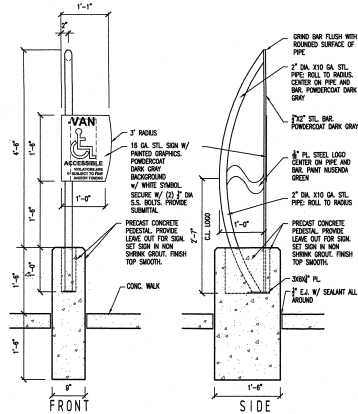
joe slagle architect

113 2nd st sw
bq nm 87102
505 246 0870



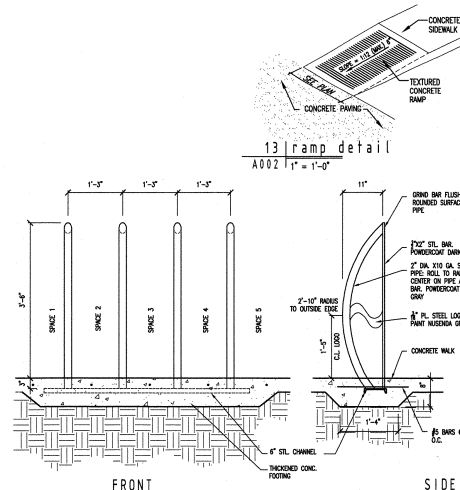
4100 PAN AM FWY , ABQ, NM

revisions:



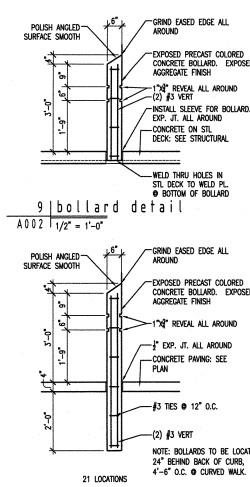
11 | hcrp. parking sign

A002 | $3/4" = 1'-0"$



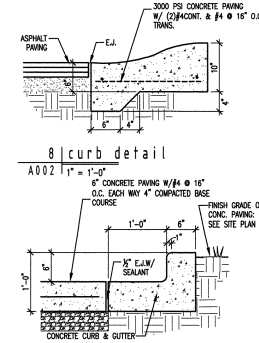
10	bike rack
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A002 | 3/4" = 1'-0"



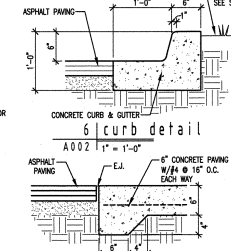
9 bollard detail

A002	1/2" = 1'-0"
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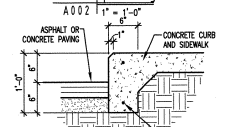
7 | curb detai

A002 | 1° = 1'-0"



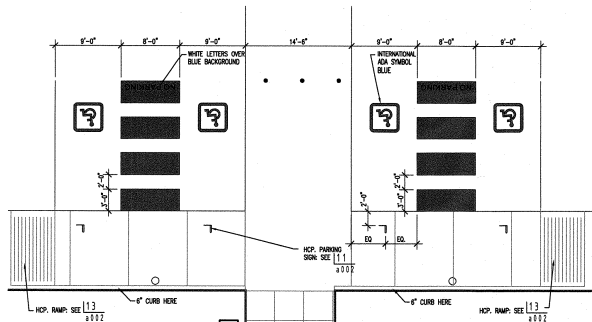
5 | paving detail

5	paving detail
A002	1" = 1'-0"



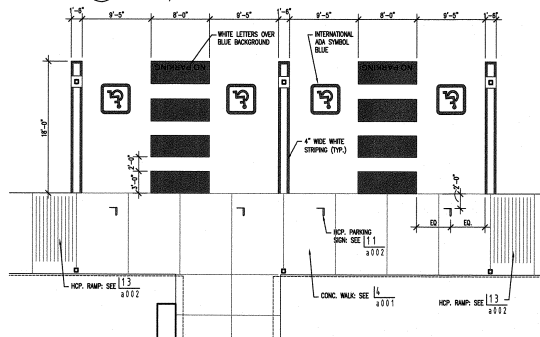
#3 CONTINUOUS AT TOP AND BOTTOM

4 | paving detail

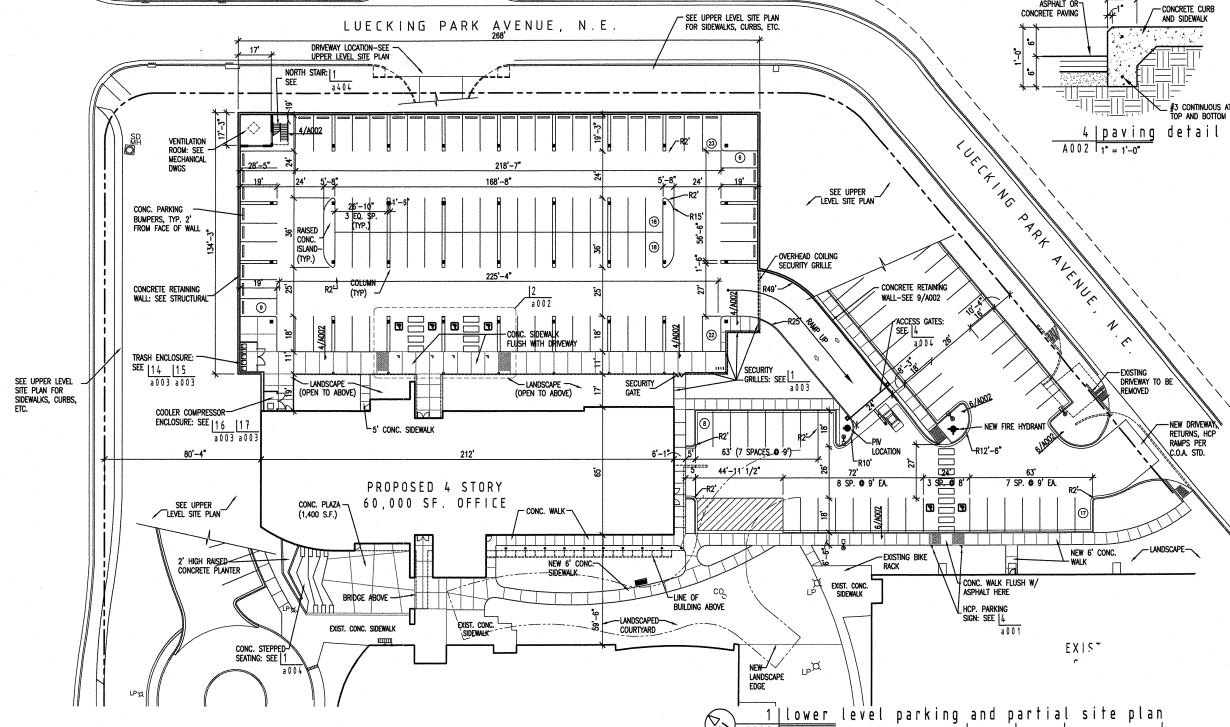


parking space detail

working space design



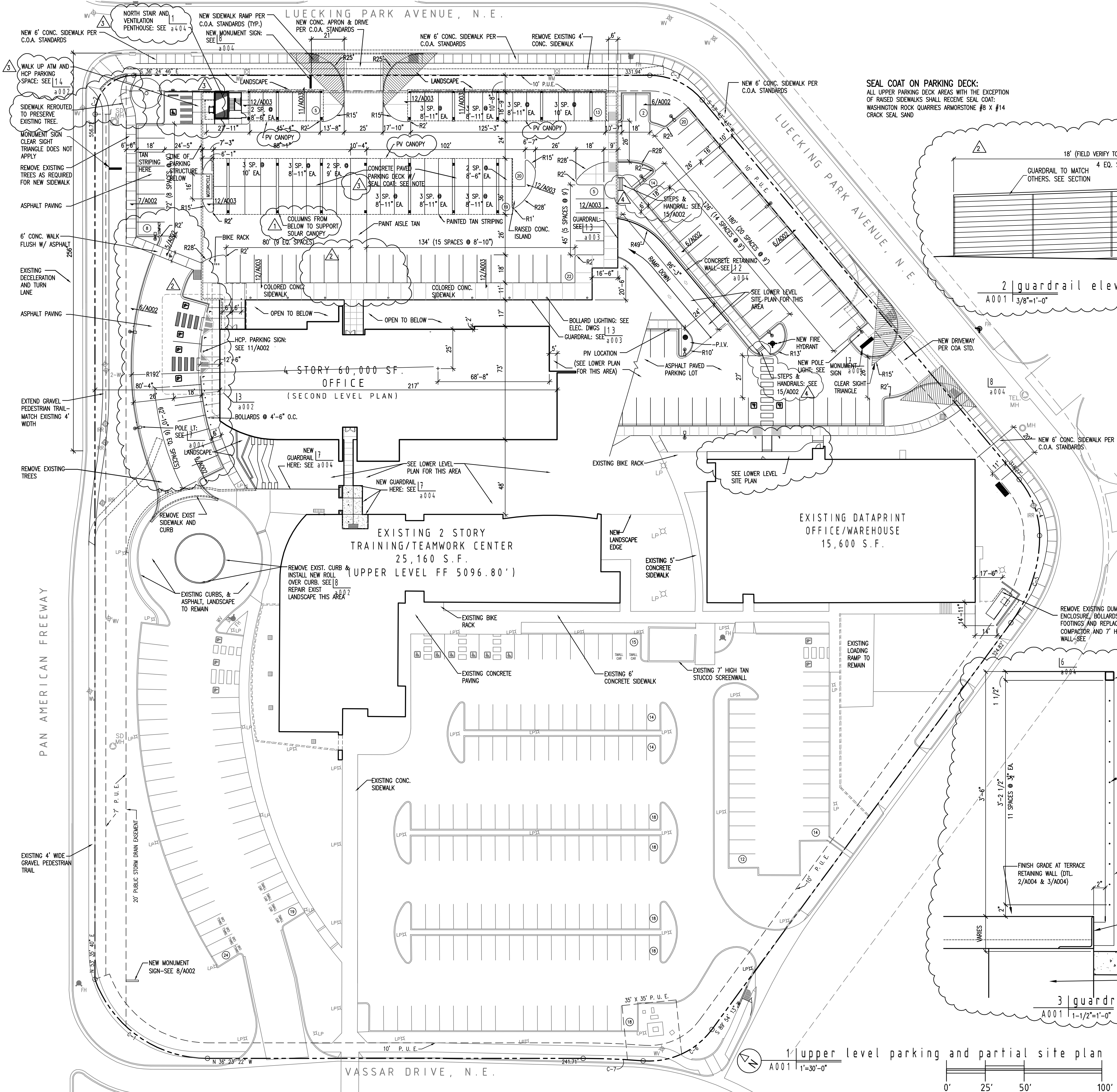
arking space detail



1 lower level parking and partial site plan

LOWER LEVEL
SITE PLAN
SITE DETAILS

date:
2-12-18
sheet:
a002



NEW ADMIN BUILDING

4100 PAN AMERICAN NE
ALBUQUERQUE, NM 87102

CITY OF ALBUQUERQUE
PLANNING

APPROVED

DATE: 08/01/19

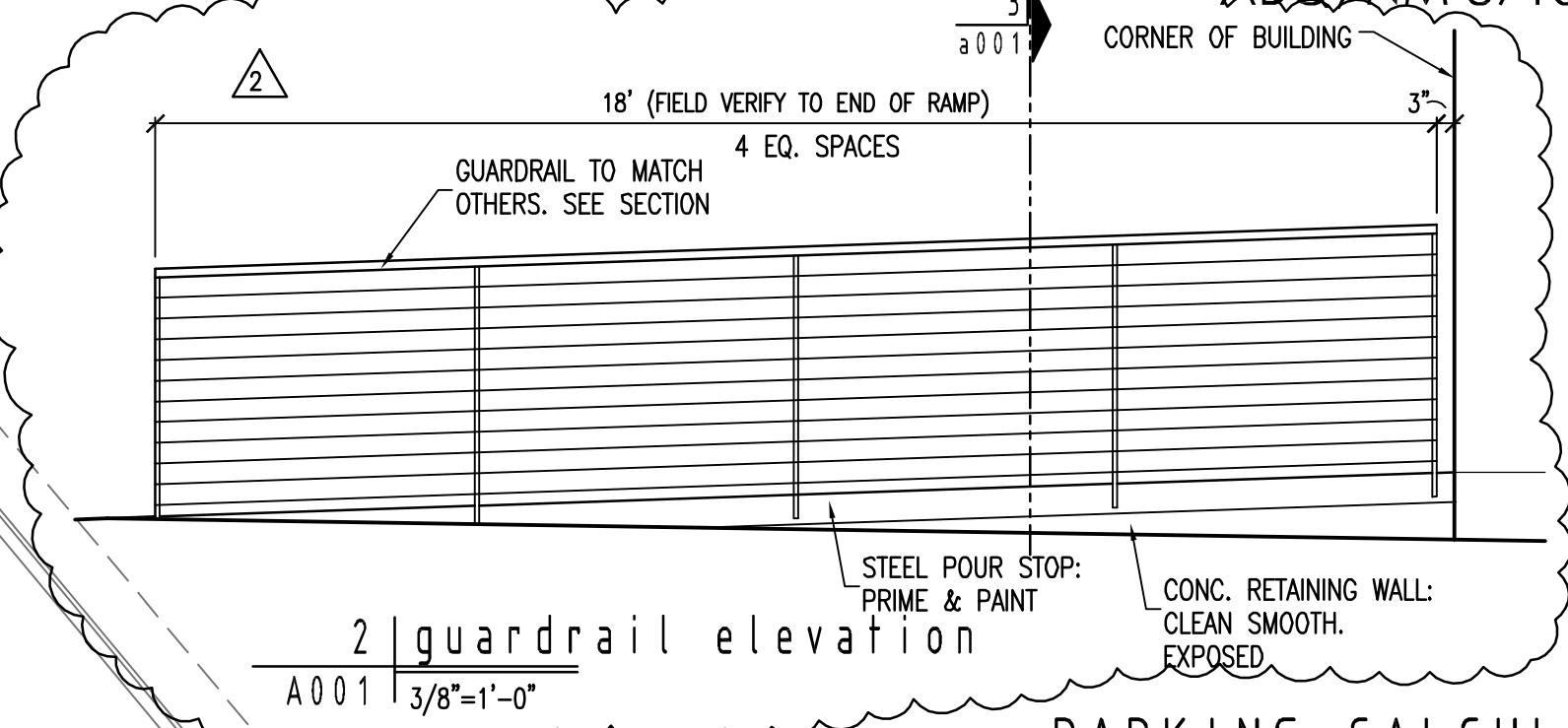
JOE L. SLAGLE
No. 2284
REGISTERED ARCHITECT

413 2nd st sw
albuquerque nm 87102
505 246 0870

4100 PAN AMERICAN NE
ALBUQUERQUE, NM 87102

SEAL COAT ON PARKING DECK:
ALL UPPER PARKING DECK AREAS WITH THE EXCEPTION
OF RAISED SIDEWALKS SHALL RECEIVE SEAL COAT:
WASHINGTON ROCK QUARRIES ARMORSTONE #8 X #14
CRACK SEAL SAND

- revisions:
- 4-13-18 SOLAR CANOPIES
 - 7-8-19 HCP PARK REV.
 - 7-8-19 RELOCATED ATM
 - 7-8-19 ADDED STEPS

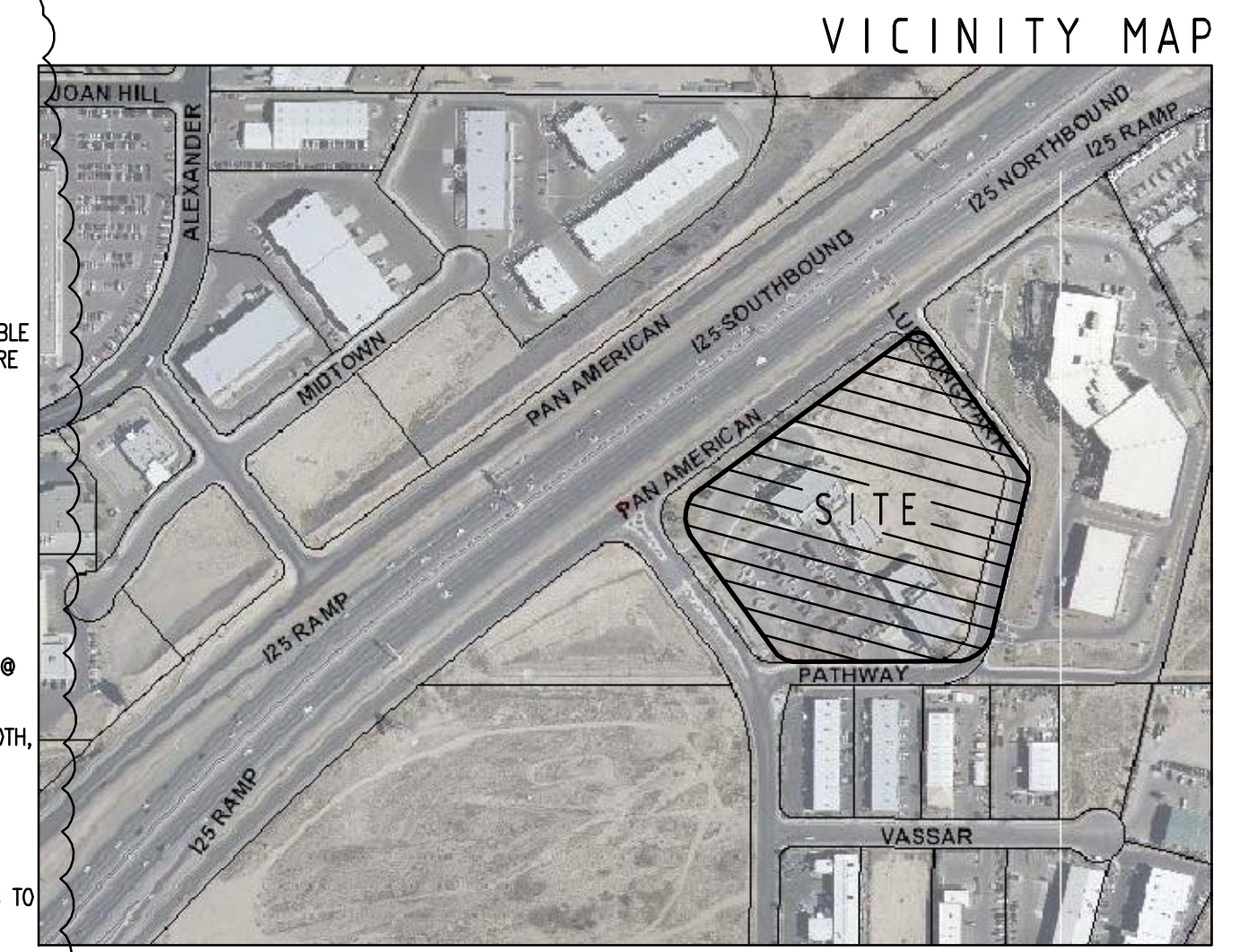


PARKING CALCULATIONS

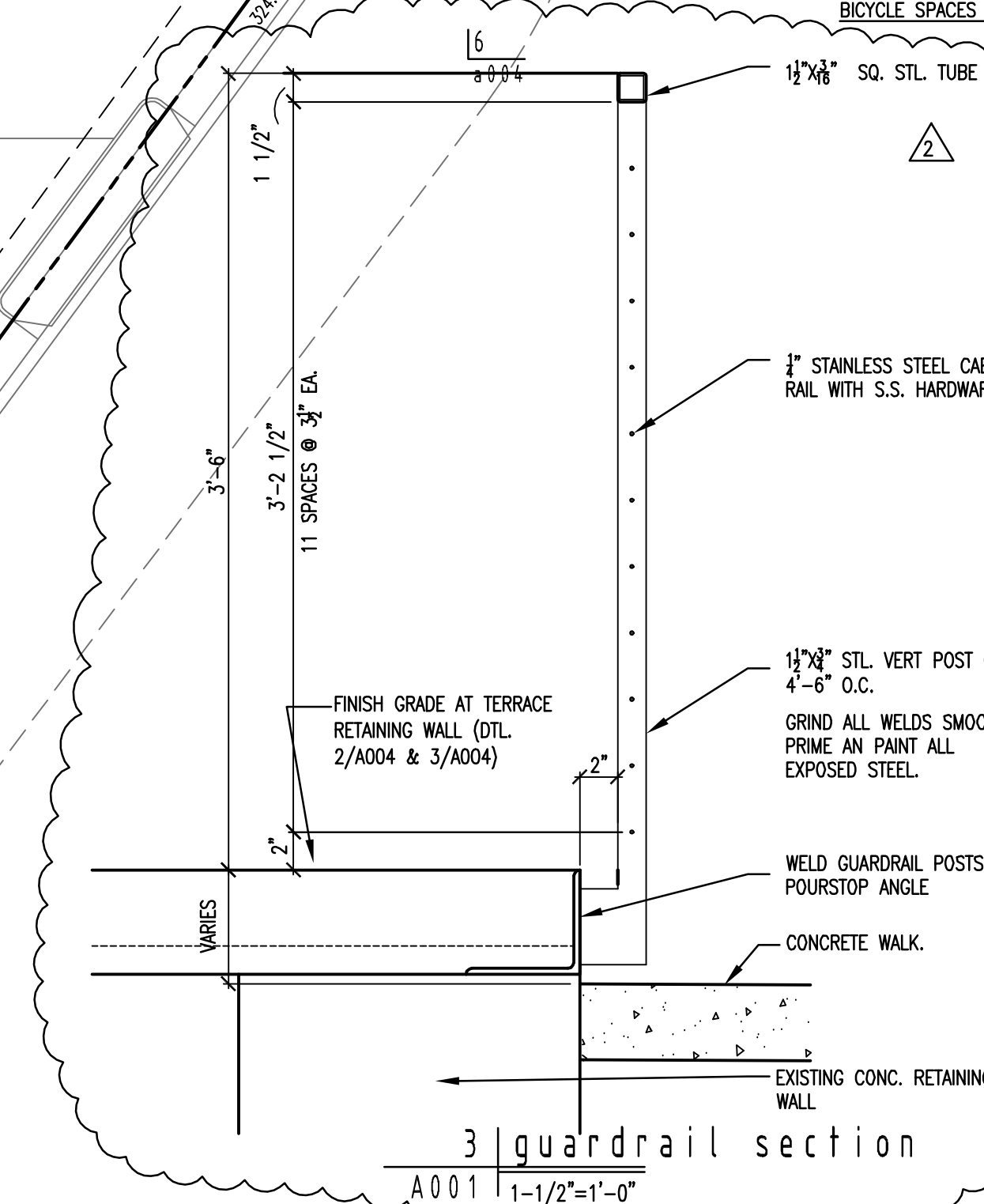
EXISTING TRAINING/TEAMWORK CENTER	148 SPACES
EXISTING FIRST FLOOR NET LEASABLE OFFICE:	7,600 S.F.
EXISTING FIRST FLOOR CLASSROOM/TRAINING:	7,600/200 = 38 SPACES
EXISTING SECOND FLOOR NET LEASABLE OFFICE:	156/2 = 78 SPACES
EXISTING SECOND FLOOR CLASSROOM/TRAINING:	4,180 S.F.
EXISTING SECOND FLOOR CLASSROOM/TRAINING:	4,180/300 = 14 SPACES
EXISTING EXERCISE FACILITY:	36 STATIONS
EXISTING EXERCISE FACILITY:	36/2 = 18 SPACES
EXISTING DATAPRINT OFFICE/WAREHOUSE	63 SPACES
EXISTING VAULT/STORAGE LEASABLE AREA:	865 S.F.
EXISTING LEASABLE OFFICE AREA:	865/2,000 = 1 SPACE
EXISTING EXERCISE FACILITY:	10,400 S.F.
EXISTING EXERCISE FACILITY:	10,400/200 = 52 SPACES
EXISTING EXERCISE FACILITY:	29 OCCUPANTS
EXISTING EXERCISE FACILITY:	29/3 = 10 SPACES
NEW 4 STORY OFFICE BUILDING	152 SPACES
FIRST FLOOR LEASABLE OFFICE:	5,000 S.F.
FIRST FLOOR LUNCHROOM:	5,000/200 = 25 SPACES
FIRST FLOOR LUNCHROOM:	5,300 S.F.
2ND-4TH FLOOR NET LEASABLE OFFICE:	NO PARKING REQUIREMENT
2ND-4TH FLOOR NET LEASABLE OFFICE:	38,000 S.F.
2ND-4TH FLOOR NET LEASABLE OFFICE:	38,000/300 = 127 SPACES
TOTAL REQUIRED SPACES:	363 SPACES
DISABLED SPACES REQUIRED:	12 SPACES
MOTORCYCLE SPACES REQUIRED:	6 SPACES
BICYCLE SPACES REQUIRED:	19 SPACES
TOTAL PARKING SPACES PROVIDED:	420 SPACES
DISABLED SPACES PROVIDED:	19 SPACES
MOTORCYCLE SPACES PROVIDED:	6 SPACES
BICYCLE SPACES PROVIDED:	20 SPACES

SITE DATA

ADDRESS	4100 PAN AMERICAN NE
LEGAL DESCRIPTION:	ALBUQUERQUE, NM
LEGAL DESCRIPTION:	TR A-1A-1, LUECKING PARK
LEGAL DESCRIPTION:	COMPLEX NO. 2 AND NO. 3
UPC NUMBER:	10160602212320526
OWNER:	NUSENDA CREDIT UNION
OWNER:	PO BOX 8530
OWNER:	ALBUQUERQUE NM 87198 8530
ZONING:	SU-1, OFFICE PARK, PRD AND RELATED USES
ZONE ATLAS PAGE:	G16
PREVIOUS DRB APPROVAL:	DRB-97-417, 1007317, 1000858
LOT AREA:	317,087 S.F. (7.28 AC.)
GROSS BUILDING AREA:	134,760 S.F.
EXISTING TRAINING/TEAMWORK CENTER	25,160 S.F.
EXISTING DATAPRINT OFFICE/WAREHOUSE	15,600 S.F.
NEW 4 STORY OFFICE BUILDING	60,000 S.F.
NEW PARKING STRUCTURE	34,000 S.F.
BUILDING FOOTPRINT AREA:	78,680 S.F.
EXISTING TRAINING/TEAMWORK CENTER	16,580 S.F.
EXISTING DATAPRINT OFFICE/WAREHOUSE	15,600 S.F.
NEW 4 STORY OFFICE BUILDING	12,500 S.F.
NEW PARKING STRUCTURE	34,000 S.F.
NET LOT AREA (LOT AREA-BLD. FOOTPRINT):	238,407 S.F.
FLOOR AREA RATIO (LOT AREA/GROSS BLD. AREA):	42.4 %
ASPHALT PAVED AREA:	157,900 S.F.
LANDSCAPED AREA:	76,807 S.F.
LANDSCAPED % OF TOTAL LOT AREA:	24.2 %
LANDSCAPED % OF NET LOT AREA:	32.9 %



UPPER LEVEL SITE PLAN



date:
6-14-19
sheet:
a001

