CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

May 18, 2023

David Anaya Pavilion Construction 8900 Washington St. NE Albuquerque, NM 87113

Re: Broadway and McKnight Apartments/ 300 McNight Ave. NE

Request for Certificate of Occupancy

Transportation Development Final Inspection Engineer's Stamp dated 12-07-2020 (H14-D112)

Certification dated 05-01-23

Dear Mr. Anaya,

Based upon the information provided in your submittal received 05-03-23, Transportation Development has no objection to the issuance of a <u>Permanent Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>Permanent Certificate of</u>

Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernest Armijo at (505) 924-3991or at

Albuquerque <u>earmijo@cabq.gov</u>

Sincerely,

PO Box 1293

NM 87103

www.cabq.gov

Ernest Armijo, P.E.

Principal Engineer, Planning Dept.

Development Review Services

\xxx via: email C: CO Clerk, File

128 Monroe Street NE Albuquerque, NM 87108 505-268-8828 | www.iacivil.com

TRAFFIC CERTIFICATION

I, Fred C. Arfman, NMPE No. 7322 OF THE FIRM ISAACSON & ARFMNA, INC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED **DRB SITE PLAN** DATED **DEC. 18. 2020**. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Robert J. Fierro, NMPS No. 22900 OF THE FIRM **Fierro & Company, LLC**. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON May 1, 2023 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 **Permanent 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.

Fred C. Arfman, PE

The C. Cufus

The C. Cuf

								Open	Open						
		Number of				Req'd	Parking	Space	Space	HC	HC		MC	Bicycle	Bicycle
ilding(s)	Unit Type	Units	Use	GSF per unit	Total SF	Parking	Provided	Req'd	Provided	Req'd	Provided	MC Req'd	Provided	Req'd	Provided
mmunity			Office		2336	9									
	1 bdr, 1 ba	10	Residential	688	6880	10		2000							45
.A	1 bdr, 1 ba	2	Residential	756	1512	2		400							
	2 bdr, 1.75 ba	20	Residential	943	18860	20		5000							
2A	2 bdr, 1.75 ba	2	Residential	1079	2158	2		500							
]:	3 bdr, 1.75 ba	11	Residential	1254	13794	22		3300							
1 /	4 bdr, 1.75 ba	7	Residential	1457	10199	14		2100							
IA	4 bdr, 1.75 ba	1	Residential	1391	1391	2		300							
]!	5 bdr, 2.75 ba	1	Residential	1839	1839	2		300							
tal		54			58969	83	86	13900	53,853 sf	4	1 4	3	3	3 9	(

1. Parking required 1 space per DU, up to 2 BDR, 2 spaces, per DU with 3 or more BDR Table 5-5-1: Offstreet Parking Requirements Table 5-5-5: Bicycle Parking Requirements

Bicycle parking required, 3 spaces or 10% whichever is greater

Table 5-5-4: Motorcycle Parking Requirements

3. Motorcycle parking required 1 space per 25 off street parking. Accessible Parking is based on 2015NM Commercial Building Code, Table 1106.1 of Title 14, Chapter 7, Part 2.

. Open Space areas listed does not include sidewalks, private areas in back yards, or front porches of units.

REVSIED TO GARVEL PAVED (AS-BUILT CONDITION) ——

54 Units

Unit Type

Unit 4

Unit 4A

SUBTOTAL

Unit 1A (First floor Type A)

Unit 2A (First floor Type A)

of Units Comments

10 1 BR / 1 BA

1 BR / 1 BA

2 BR / 1 3/4 BA

3 BR / 1 3/4 BA

4 BR / 1 3/4 BA

4 BR / 1 3/4 BA

5 BR / 2 3/4 BA

20 2 BR / 1 3/4 BA

SITE PLAN KEYED NOTES

CONCRETE PAVEMENT. CONCRETE CURB AND GUTTER.

B. CONCRETE SIDEWALK.

SINGLE TRASH ENCLOSURE PER DETAIL A1/C-501. 5. DOUBLE REFUSE ENCLOSURE PER DETAIL A1/C-501. EXISTING SIDEWALK TO REMAIN.

MAIN DRIVE ASPHALT PAVEMENT. PARKING STALL ASPHALT PAVEMENT. 9. LANDSCAPED AREA. REFER TO LANDSCAPING PLANS

10. ADA RESERVED PARKING STALL. 11. RESERVED PARKING SYMBOL. 12. ADA RESERVED PARKING SIGN PER DETAIL D6/C-501. 13. ADA VAN ACCESSIBLE RESERVED SIGN PER DETAIL D6/C-501. 34. VALLEY GUTTER AND CONCRETE CURB RETURNS PER COA

14. CONCRETE PARKING BLOCK 15. STRIPED UNLOADING ZONE

#

16. CURB ACCESS RAMP PER COA STANDARD DRAWINGS 2440 THROUGH 2448. TYPE A PER DWG PARALLEL RAMP 2443, TYPE B PER PERPENDICULAR RAMP, AND TYPE C PER 2446. 17. 12"X18" "MOTORCYCLE PARKING ONLY" SIGN.

18. (2) 2' WIDE CONCRETE SIDEWALK CULVERTS. 19. RIP RAP EROSION PROTECTION.

20. 6' TALL CONCRETE MASONRY UNIT SCREEN WALL PER DETAIL C5/C-501.

21. APARTMENT STAIRS PER ARCHITECTURAL PLANS. 22. 3' TALL FENCE PER DETAIL A5/C-501.

23. CONCRETE STAIR WITH HAND RAILS.

24. FIRE DEPARTMENT KNOX BOX.

25. 6' TALL WROUGHT IRON PERIMETER FENCE.

26. 4' WIDE, 6' TALL WROUGHT IRON PERSONNEL GATE. 27. MECHANICAL UNIT ON CONCRETE PAD PER MECHANICAL

28. PLAYGROUND AREA.

29. BIKE RACKS PER DETAIL C6/C-501. 30. PAINTED CROSSWALK CONTINENTAL STYLE CROSS WALK STRIPING WITH 2' WIDE BY 6' LONG WHITE STRIPES AT 6' ON CENTER PER COA STD DWG 2900-106. 31. MOTORCYCLE PARKING SPACE WITH "MC" PAINTED ON

SURFACE AND SIGNAGE PER DETAIL E6/C-501. 32. 3' TALL WROUGHT IRON FENCE PER DETAIL D3/C-501 33. MINI SIGHT TRIANGLE

STD DWG 2420. 35. EXISTING 5' TALL CMU WALL WITH PILASTERS. PILASTERS TO REMAIN, SAW CUT SECTION BETWEEN PILASTERS AT 2'-8" ABOVE FINISHED GROUND, INSTALL WROUGHT IRON INFILL PANELS TO RESTORE 5' TALL PERIMETER FENCE PER DETAIL D1/C-501. SOME PORTIONS OF WALL ENCROACH ONTO MARTINEZTOWN PARK. MAINTENANCE OF THE WALL IS

RESPONSIBILITY OF ALBUQUERQUE HOUSING AUTHORITY

(AHA) OR THEIR ASSIGNED. IF PROPERTY IS SOLD BY AHA, AN ENCROACHMENT AND REVOCABLE PERMIT MAY BE REQUIRED BY THE CITY OF ALBUQUERQUE, 36. STREET LIGHTS PER DETAIL A4/C-501.

37. SANITARY SEWER MANHOLE PER ABCWUA STANDARD

38. APPROXIMATE LOCATION 3' WIDE PERSONNEL GATE FROM PROJECT TO MARTINEZTOWN PARK. EXACT LOCATION TO BE DETERMINED BASED ON GRADES.

DRAWINGS.

TABLE OF CONTENTS:

SP-DRB: SITE PLAN - DRB LP-101: LANDSCAPING PLAN C-201: CONCEPTUAL SITE GRADING PLAN C-301: CONCEPTUAL SITE UTILITY PLAN 202.1:

ENLARGED ELEVATIONS - TYPICAL UNIT ENLARGED ELEVATIONS - TYPICAL UNIT ENLARGED ELEVATIONS - TYPICAL UNIT ENLARGED ELEVATIONS - TYPICAL UNIT C-501: CIVIL DETAILS

DESIGN GROUP Architects . Engineers . Interior Design Planners • Urban Designers • LEED® 120 Vassar Drive SE Suite 100

T 505 242 6880 • F 505 242 6881

CONSULTANT

THE HARTMAN + MAJEWSKI

Albuquerque New Mexico 87106

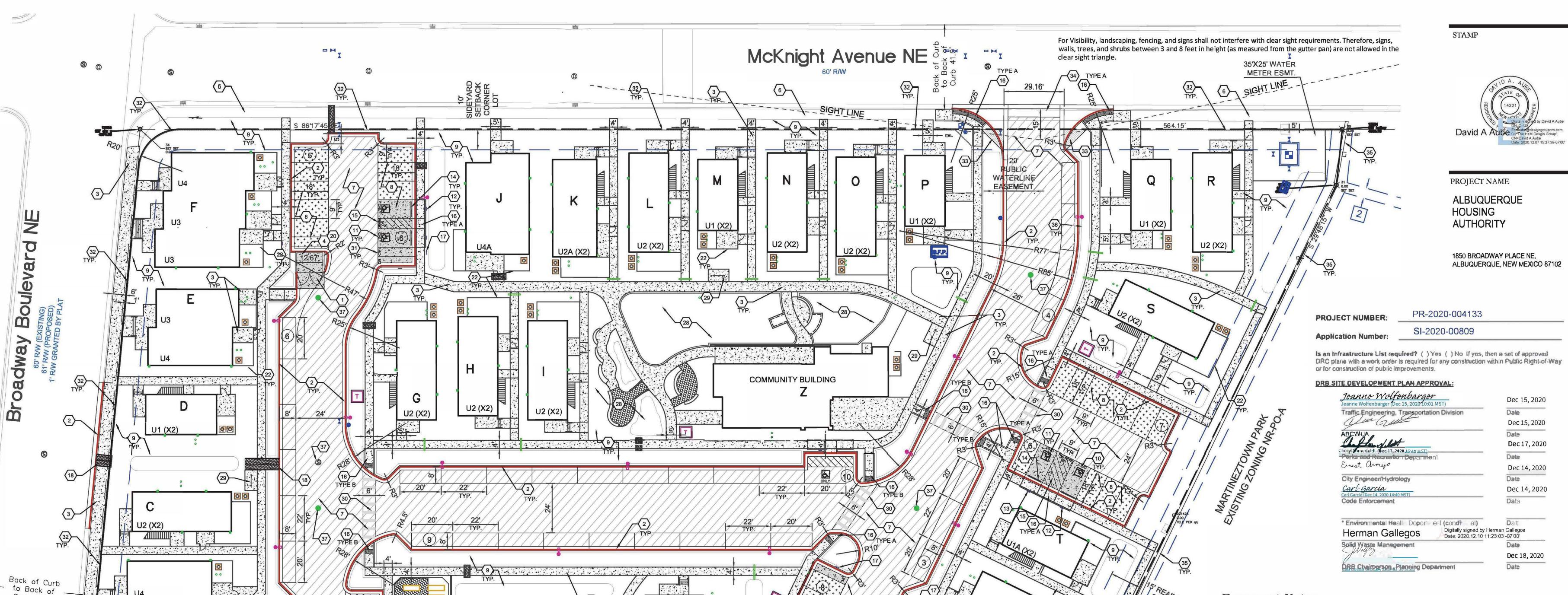
PROJECT_LOCATION:
BROADWAY BLVD. NE AT MCKNIGHT AVENUE, NE. LEGAL DESCRIPTIONS: TRACT A SIXBEE SUBDIVISION

ZONE_ATLAS_PAGES: H-14-Z

EXISTING ZONING: R-T RESIDENTIAL TOWNHOUSES

CONTAINING 3.43 ACRES

PROPOSED_USES: 25 RESIDENTIAL BUILDINGS AND 1 COMMUNITY



GRAPHIC SCALE

A6 ZONE ATLAS PAGE H-14-Z

Easement Notes

2 EXISTING 10' P.U.E. (04/24/86, C3-78)

4 EXISTNG 10' PUE (06/12/95, 95C-208)

(10/13/87, BOOK MISC. 545, PAGE 100)

6 EXISTING 5' UNDERGROUND UTILITY EASEMENT

(06/24/04, BK. A79, PG. 7887)

1 EXISTING 100' PNM EASEMENT (4/24/86, C3-78)

3 EXISTNG 20' DRAINAGE EASEMENT (04/24/86, C3-78)

5 EXISTING 10' UNDERGROUND MST&T AND PNM EASEMENT

SHEET TITLE SITE PLAN

August 21, 2020

REVISIONS

Copyright: Design Group

Drawn by

Project number CAD file name Description

SHEET NUMBER SP-DRB

A1) SITE PLAN - DRB

FRONT

Curb 49.2'

(IN FEET)
1 inch = 20 ft.

MARTINEZTOWN PARK

EXISTING ZONING NR-PO-A