

CITY OF ALBUQUERQUE



January 2, 2018

Ronald A. Witherspoon, R.A.
Dekker/ Perich/ Sabatini
7601 Jefferson NE, Suite 100
Albuquerque, NM 87109

Re: El Vado Renovation & Casa Grande, 2400, 2424 & 2510 Central Ave. SW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 4-3-17(J12D028)
Certification dated 12-28-17

Dear Mr. Witherspoon,

Based upon the information provided in your submittal received 12-29-17, 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 me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

MA/RM via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: El Vado Renovation & Casa Grande **Building Permit #:** 2016-27257 **Hydrology File #:** 2016-27250
DRB#: 1009542 **EPC#:** 2016-27263 **Work Order#:** 2016-27260
Legal Description: Tracts A-1, A-2, A-3 Traction city addition within projected section 13, township 10 North, range 2 East, town of Albuquerque grant, NM principal meridian city of Albuquerque, Bernalillo County, NM
City Address: 2400, 2424, & 2510 Central ave, SW Albuquerque, NM 87104

Applicant: Dekker/Perich/Sabatini **Contact:** Miriam Hicks
Address: 7601 Jefferson St. NE, Suite 100, Albuquerque, NM 87109
Phone#: 1-505-761-9700 **Fax#:** 1-505-761-4222 **E-mail:** miriamh@dpsdesign.org

Other Contact: Dekker/Perich/Sabatini **Contact:** Ron Witherspoon
Address: 7601 Jefferson St. NE, Suite 100, Albuquerque, NM 87109
Phone#: 1-505-761-9700 **Fax#:** 1-505-761-4222 **E-mail:** ronw@dpsdesign.org

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) _____

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: 12/28/2017 By: Miriam Hicks

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

December 28st, 2017



Traffic Engineer
City of Albuquerque
Transportation Development Coordination
600 2nd Street NW
Albuquerque, New Mexico 87102

RE: Casa Grande Buildings A and B
2400 & 2424 central avenue SW, Albuquerque, NM 87102
Zone: SU-1 for C-2 Uses
Submittal: TCL for Final C.O.

To Whom It May Concern:

I, Ron Witherspoon, NMRA no.2502 of the firm Dekker/Perich/Sabatini, hereby certify that the site is in substantial compliance and in accordance with the design intent of the approved Site Development Plan for Building Permit 13/12/2016.

Christopher Whyman with Dekker/Perich/Sabatini visited the project site on my behalf on 12/18/2017 to verify construction was in accordance with the attached Site Development Plan. The following items are noted to differ from the approved site development plan:

- Contractor revised curb and gutter in parking area on the south side of the site, striping and wheel stops are provided in lieu of curbs.
- Contractor revised one "CAUTION PEDESTRIAN CROSSING" sign to the south of the raised pedestrian crosswalk to a "STOP SIGN".
- Added one "ONE WAY DO NOT ENTER" sign south of south-western entrance to site.
- Contractor revised one "CAUTION PEDESTRIAN CROSSING" to a "ONE WAY DO NOT ENTER" sign north of south-western entrance to site.
- Contractor revised bike rack and sidewalk west of building B to accommodate revised grades.

This certification is submitted in support of a request for Final Certificate of Occupancy for the entire project.

The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above mentioned buildings. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact myself, Christopher Whyman, or Miriam Hicks at 761-9700.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Ron Witherspoon, AIA
Principal



DRAWING INDEX

1 OF 2 TCL-1.1 TRAFFIC CIRCULATION LAYOUT
2 OF 2 TCL-1.2 TRAFFIC CIRCULATION LAYOUT DETAILS

GENERAL SHEET NOTES

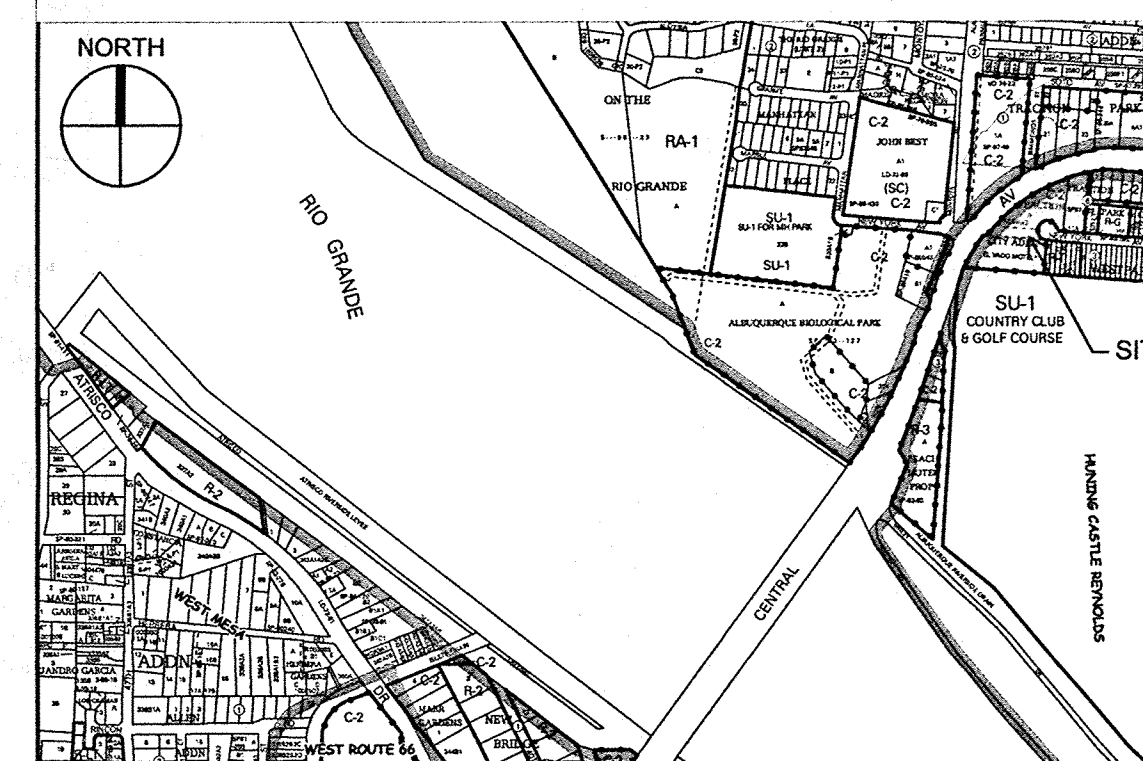
- SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS
- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS
- ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT, THE CITY OF ALBUQUERQUE ZONING CODE: SECTION 14-16-3.9 AREA LIGHTING REGULATIONS, RE: LIGHT POLE DETAIL SHEET D1/SDP-1.3
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE
- SEE PROJECT DATA TABLE SHEET A4/SDP-1.1 AND LANDSCAPE SHEET SDP-2.1 FOR OPEN SPACE CALCULATIONS
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES
- ALL PARKING SPACES AT 9'-0" X 18'-0" UNO, RE: A1/SDP-1.1 FOR TYP. ACCESSIBLE PARKING
- ART TO PROVIDE CURB, LANDSCAPING, DRIVE CUTS, AND ACCESSIBLE RAMPS TO BACK OF SIDEWALK ALONG THE LENGTH OF CENTRAL ROW
- ALL COMPACT PARKING SPACES AT 8'-0" X 15'-0" UNO

SHEET KEYED NOTES

- PROPERTY LINE
- BUILDING SETBACK
- CUSTOM BIKE RACK, RE: C3/SDP-1.3
- LINE OF BUILDING ABOVE
- LOW MASONRY SITE WALL, RE: A3/SDP-1.3
- PAINTED BIKE TRAIL RE: C1/SDP-1.1
- LANDSCAPED AREA, RE: LANDSCAPE PLAN
- TRASH COMPACTOR ENCLOSURE, RE: D1/SDP-1.1
- METAL BIKE RACK IN CONCRETE SIDEWALK, PAINTED DARK GRAY BASED ON "DUNN EDWARDS DET629 FADE TO BLACK", 2 BIKES PER RACK, RE: B3/SDP-1.3
- PAINTED PEDESTRIAN CROSSWALK
- PRIMARY BUILDING ENTRY, ALONG ACCESSIBLE ROUTE
- ACCESSIBLE RAMP, RE: B1/SDP-1.3
- 6" CONCRETE CURB
- CONCRETE SIDEWALK, WIDTH AS NOTED, 6" MIN WIDTH
- FIRE LANE, 20' WIDTH STANDARD, STRIPING AT CURBS RE: B5/SDP-1.3
- RESIDENT GATE, RE: A1/SDP-1.3
- STOP SIGN
- LOW SEAT WALL, RE: B2/SDP-1.3
- BENCH
- NOT USED
- ACCESSIBLE GROUND FLOOR DWELLING UNIT
- CLUSTER MAILBOXES (2)
- EXISTING FIRE HYDRANT
- 6" MASONRY SITE WALL, RE: A2/SDP-1.3
- FIRE LANE, 21' WIDTH STANDARD, RE: B5/SDP-1.3 AT CURBS
- CAUTION PEDESTRIAN CROSSING SIGN, RE: B4/SDP-1.3 SIM.
- HEATED ENCLOSURE FOR DOMESTIC REDUCED BACKFLOW PREVENTION.
- EXISTING COA HAMMERHEAD TURN-AROUND
- SIGN - ONE WAY DO NOT ENTER, RE: B4/SDP-1.3
- HEATED ENCLOSURE FOR FIRE PROTECTION REDUCED BACKFLOW PREVENTION
- SPEED TABLE
- EXISTING MASONRY WALL
- GREASE TRAP, RE: CIVIL
- MOUNTABLE CURB 20'W TO PROVIDE VEHICULAR ACCESS

LEGEND

- PAINTED DIRECTIONAL ARROWS
RIGHT IN ONLY, RIGHT OUT ONLY
- 3 STORY BUILDING
- PEDESTRIAN / BIKE TRAIL RE: C1/SDP-1.1
- UTILITY EASEMENT
- RAISED PEDESTRIAN WALKING PATH
- ART UTILITY EASEMENT
- PARKING LOT LIGHT, 20' HIGH MAX. SITE LIGHTING WILL COMPLY WITH COA DARK SKY REQUIREMENT. 16' HIGH MAX WITHIN 100' OF RESIDENTIAL PROPERTY
- FIRE HYDRANT, RE: CONCEPTUAL UTILITY PLAN
- POST INDICATOR VALVE, 3" CLR. TO CURB ALL SIDES RE: CONCEPTUAL UTILITY PLAN
- REMOTE FIRE DEPARTMENT CONNECTION, RE: CONCEPTUAL UTILITY PLAN
- COMPACT PARKING STALL - ALL COMPACT SPACES MARKED "C" SHALL HAVE PAVEMENT MARKING "COMPACT" IN 12" SAFETY WHITE LETTERS, TYP
- MOTORCYCLE PARKING STALL
- TRANSFORMER
- PEDESTRIAN LIGHT POLE
- DIRECTION OF FLOW
- RIGHT OF WAY



VICINITY MAP PORTION OF ZONE ATLAS # J-12-Z-1

ARCHITECTURE / DESIGN / INSPIRATION

**DEKKER
PERICH
SABATINI**

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT



ENGINEER

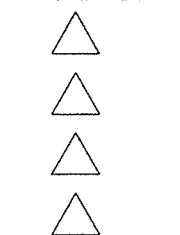
TCL

PROJECT # 1009542
APPROVED SDPS DATE - 11/17/2016
APPROVED SDP-BP DATE - 12/13/2016
APPROVED DRB DATE - 11/17/2016
FIRE DEPARTMENT APPROVAL DATE - 06/28/2016

PROJECT

EL VADO RENOVATION & CASA GRANDE
2510, 2424, AND 2400 CENTRAL AVENUE SW
ALBUQUERQUE, NM

REVISIONS



DRAWN BY MJH, CWW

REVIEWED BY RAW

DATE 05-03-2016

PROJECT NO. 15-0147

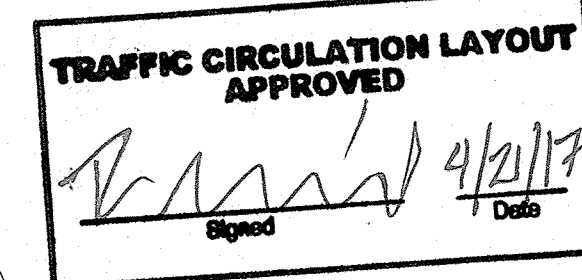
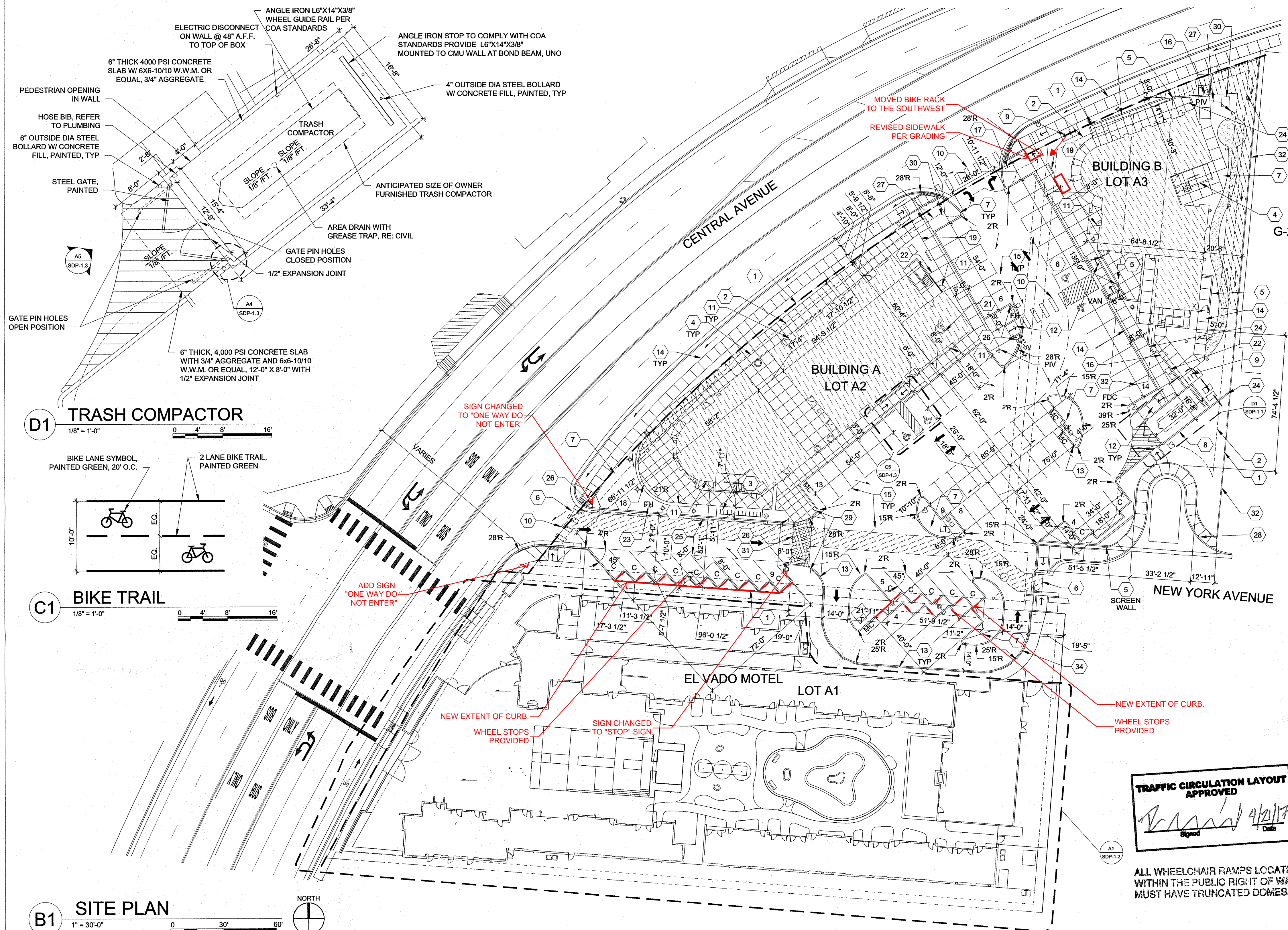
DRAWING NAME

**TRAFFIC
CIRCULATION
PLAN**

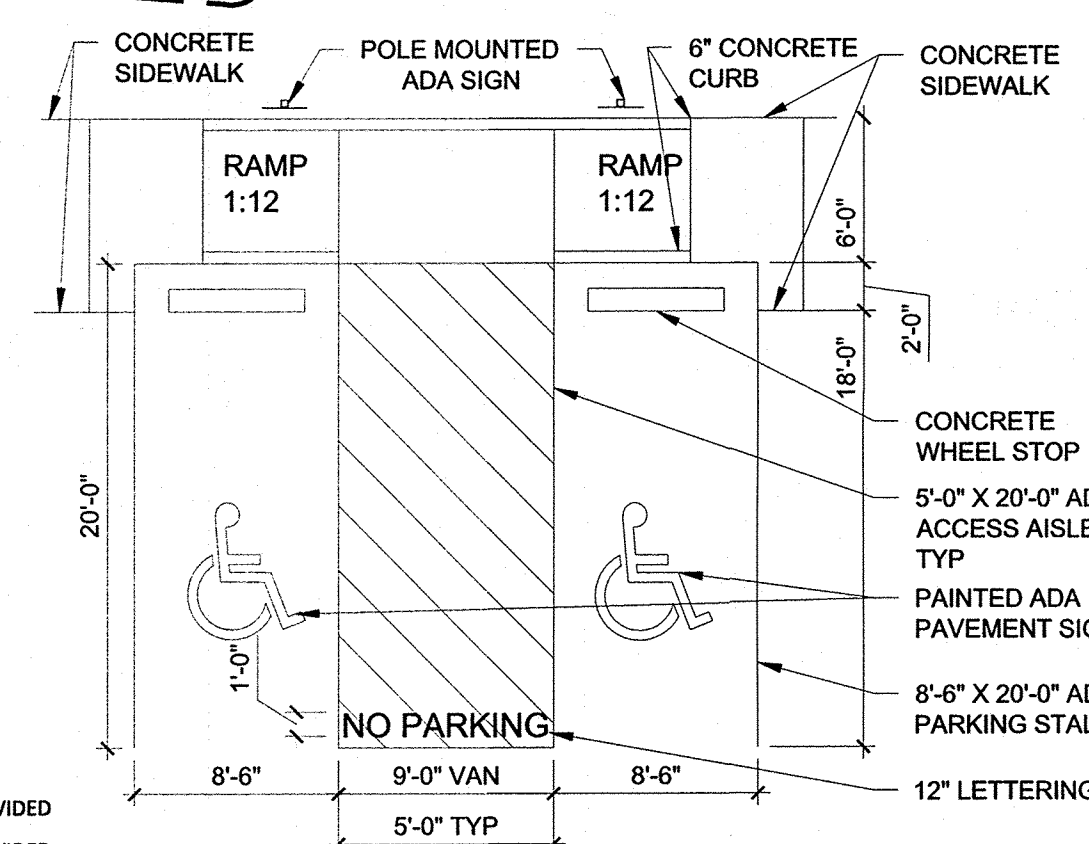
SHEET NO.

TCL-1.1

1 OF 2



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



A4 TYP ACCESSIBLE PARKING

1/8" = 1'-0" 0 4' 8' 16'

D1 TRASH COMPACTOR

1/8" = 1'-0" 0 4' 8' 16'

C1 BIKE TRAIL

1/8" = 1'-0" 0 4' 8' 16'

B1 SITE PLAN

1" = 30'-0" 0 30' 60'

GENERAL LOCATION: 2400, 2424, & 2510 CENTRAL AVENUE, SW
ALBUQUERQUE, NM 87104
COMMERCIAL, RETAIL, HOTEL, LOCAL TAP ROOM, AND APARTMENTS

PROPOSED USES:
SITE
LEGAL DESCRIPTION:
TRACTS A-1, A-2, A-3 TRACTION CITY ADDITION WITHIN PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ALBUQUERQUE GRANT, NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

EL VADO: TRACT A-1 1.321 ACRES (57,543 SF)
CASA GRANDE: TRACT A-2 0.893 ACRES, TRACTA-3 0.584 ACRES, TOTAL 1.437 ACRES (62,596 SF)

ZONING EXISTING ZONING: SU-1 FOR C-2 USES

GROSS COVERED SF (GSF):
EL VADO:
NEW BUILDING: 3,056 GSF
EXISTING BUILDING: 15,817 GSF
TOTAL: 17,879 GSF

CASA GRANDE:
BUILDING A: 27,082 GSF
BUILDING B: 15,499 GSF
TOTAL: 42,581 GSF

FLOOR AREA RATIO (FAR):
REQUIRED: 0.3 FAR MIN
EL VADO: 17,879 GSF / 57,543 SF = 0.31 FAR
CASA GRANDE: 42,581 GSF / 62,596 SF = 0.68 FAR

A1

PROJECT DATA

CASA GRANDE - BUILDING DATA		UNIT TYPES		1A	2B	2C	2D	2E	2F	TOTAL
BUILDING A	GROSS SF	COVERED SF								
	Level 1	7,647.0	9,598.0	1	0	0	0	0	0	1.0
	Level 2	7,153.0	8,742.0	0	0	8	2	0	0	10.0
	Level 3	7,153.0	8,742.0	0	0	8	2	0	0	10.0
Total		21,953.0	27,082.0							21
BUILDING B	GROSS SF	COVERED SF								
	Level 1	4,647.0	5,759.0	0	1	0	0	0	0	1.0
	Level 2	3,901.0	4,870.0	0	0	3	0	1	1	5.0
	Level 3	3,901.0	4,870.0	0	0	3	0	1	1	5.0
Total		12,449.0	15,499.0							11
BLDG SF ON SITE		34,402.00	42,581.00	1	1	22	4	2	2	32

NOTE: UNIT 1A (ADA ACCESSIBLE TYPE A), UNIT 2B (ADA ADAPTABLE TYPE B)

CASA GRANDE - UNIT DATA		GHFS		OPEN SPACE		TOTAL
QUANTITY	UNIT TYPE	BD/BA QUANTITY	UNIT	GHFS	REQUIRED PER UNIT	SPACE REQUIRED
1	1A	180/18A	718	718	200	200
1	2B	280/28A	723	723	250	250
22	2C	280/28A	715	15,752	250	5,500
4	2D	280/28A	695	2,780	250	1,000
2	2E	280/28A	795	1,590	250	500
2	2F	280/28A	922	1,844	250	500
32				TOTAL OPEN SPACE REQUIRED		7,950
				TOTAL OPEN SPACE PROVIDED		10,785

EL VADO / CASA GRANDE PARKING

CALCS	PARKING REQUIREMENTS PER C-2 ZONING AND OFFSTREET PARKING REGS WHERE REQUIRED	TOTAL
BOUTIQUE MOTEL	1 PER 2 GUEST ROOMS	21.00 ROOMS 11
COMMERCIAL (EXISTING)	1 PER 400 NET LEASABLE	6,787.00 NSF* 17.0
COMMERCIAL (NEW CONSTRUCTION)	1 PER 400 NET LEASABLE	2,750.00 NSF* 6.9
SUBTOTAL		9,558.00 NSF* 34.8

*10% TARE FACTOR APPLIED TO GROSS SQUARE FOOTAGE TO ACHIEVE ANTICIPATED NET LEASABLE

CASA GRANDE		
MULTIFAMILY	1 PER DWELLING UNIT	32.00 DU 32
COMMERCIAL BLDG 1	1 PER 400 NET LEASABLE	6,738.00 NSF* 16.8
COMMERCIAL BLDG 2	1 PER 400 NET LEASABLE	3,735.00 NSF* 9.3
SUBTOTAL		10,505.00 NSF* 58.2

*5% TARE FACTOR APPLIED TO GROSS SQUARE FOOTAGE TO ACHIEVE ANTICIPATED NET LEASABLE

TOTAL		93.0
10% TRANSPORTATION REDUCTION W/IN 300'		9.3
5% TRANSPORTATION REDUCTION W/ TRANSIT RIDER SHELTER		4.7
10% MIXED USE ON-SITE SHARED PARKING REDUCTION (MAXIMUM 20%)		9.3
TOTAL MAXIMUM REDUCTION ALLOWED = 25%, TOTAL USED = 25%		
TOTAL REQUIRED PARKING	PER 14-16-3-1 OFF STREET PARKING REGULATIONS	69.8

ACCESSIBLE PARKING SPACES	(51-100)	PARKING CAPACITY	4	4 PROVIDED
MOTORCYCLE PARKING SPACES	(51-100)	PARKING CAPACITY	3	4 PROVIDED
BICYCLE PARKING SPACES	1 PER 2 DU, 1 PER 1000 NET LEASABLE		35	40 PROVIDED
COMPACT SPACES	25% MAX		18	16 PROVIDED