

CITY OF ALBUQUERQUE



July 2, 2019

Michele M. Mullen, R.A.
Mullen Heller Architecture
1718 Central Ave SW, Suite D.
Albuquerque, NM 87104

Re: Country Club Plaza Commercial, Building 3, BP#2018-04140
1716 Central Ave SW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 6-6-19(AA) (J13D010)
Certification dated 6-26-19

Dear Ms. Mullen,

Based upon the information provided in your pictures received 7-2-19, 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 or me at (505) 924-3991.

Sincerely,

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

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

USABLE OPEN SPACE CALCULATIONS:
PER THE HUNING CASTLE & RAYNOLDS ADDITION
SECTOR DEVELOPMENT PLAN, SECTION CLD, PART 7,
USABLE OPEN SPACE REQUIREMENTS SHALL BE AS
PROVIDED IN THE R-2 ZONE IN THE COMP. CITY
ZONING CODE.

REQUIREMENT: 400SF OF USABLE OPEN SPACE PER
EFFICIENCY/1 BEDROOM DWELLING UNIT

58 EFFICIENCY/1 BEDROOM UNITS ON LOT 5 = 23,200 SF REQ'D OPEN SPACE
LOT 5 USABLE OPEN SPACE = 16,070 SF
WALKWAYS = 6,140 SF
COMMUNITY PATIO = 700 SF
BALCONIES = 2,320 SF
2ND LEVEL ROOF PATIO = 1,574 SF
TOTAL LOT 5 USABLE OPEN SPACE = 26,804 SF

NOT A PART
EXISTING
BUILDING A
1-STORY (comm.)
1,467 TOTAL SF

SITE DEVELOPMENT GENERAL NOTES:

- [A] THE DESIGN STANDARDS INCLUDED IN THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION FOR THIS PROJECT SHALL GOVERN ALL EXISTING AND NEW BUILDINGS FOR LOTS 1 THRU 5 OF THIS DEVELOPMENT.
[B] RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT AND USE BY THE OWNERS OF LOTS 1 THRU 5, COUNTRY CLUB PLAZA AND TRACT A-1-A, LAGUNA SUBDIVISION, SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH LOT FOR THE BENEFIT OF ALL LOTS.
[C] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB. ANY AREA NOT DIMENSIONED IS EXISTING TO REMAIN.
[D] LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
[E] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
[F] EASEMENT NOTE: 25' PRIVATE ACCESS AND DRAINAGE EASEMENT TOGETHER WITH 25' PUBLIC UTILITY, PUBLIC WATERLINE, PUBLIC SANITARY SEWER EASEMENT, SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH LOT FOR THE BENEFIT OF ALL LOTS.
[G] FUTURE BUILDING MOUNTED SIGNAGE IN ADDITION TO THOSE SHOWN ON THE EXTERIOR ELEVATIONS SHALL BE SUBMITTED AND APPROVED VIA ADMINISTRATIVE AMENDMENT. FUTURE SIGNAGE SHALL COMPLY WITH THE APPROVED SITE PLAN FOR SUBDIVISION AND ALL APPLICABLE ZONING AND SECTOR DEVELOPMENT PLAN REQUIREMENTS.

SITE DEVELOPMENT SITE LIGHTING NOTES:

- [A] THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
[B] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 16'-0" MAX. TO MATCH EXISTING.
[C] LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.
[D] SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED.
[E] PROPOSED SITE LIGHTING SHALL MATCH THE EXISTING ON-SITE.

RADIUS INFORMATION:

NOTE: RADIIUSES NOT NOTED ARE EXISTING TO REMAIN.
(1) = 2'-0" (5) = 10'-0" (9) = 30'-0"
(2) = 3'-0" (6) = 15'-0" (10) = 35'-0"
(3) = 4'-0" (7) = 20'-0" (11) = 40'-0"
(4) = 5'-0" (8) = 25'-0" (12) = 45'-0"

PER APPENDIX J IN THE COA COMPREHENSIVE ZONING CODE

General Land Use Classification	Weekdays	Weekends
Parking Calculations:		
Office - 1st Floor	100%	100%
Office - 2nd Floor	100%	100%
Office - 3rd Floor	100%	100%
Office - 4th Floor	100%	100%
Office - 5th Floor	100%	100%
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June 26, 2019

Racquel Michel, P.E., Transportation Development
Planning Department
Development and Building Services Division
City of Albuquerque
600 2nd Street NW.
Albuquerque, NM 87102



Re: **Permanent Certificate of Occupancy for
Country Club Plaza - Commercial Building 3
Address: 1716 Central Avenue SW, Albuquerque, NM. 87104
EPC/DRB Project No: #1004677
AA Project No: PR-2019-002482
Building Permit No: BP-2018-04140**

Dear Ms. Racquel Michel:

I, Michele Mullen, NMRA of Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of Approved EPC/DRB Site Development Plan #17EPC-40027, dated August 10, 2017 (Project #1004677) and Approved Administrative Amendment (AA# SI-2019 00152) dated June 6, 2019.

This certification pertains only to the final lot of the development, Lot 5, and the final phase of new construction of the development, Building Three (3), as approved by the EPC/DRB and subsequent approved AA. Please refer to the attached Site Development Plan and AA.

Given the project building is subject to the EPC/DRB approved Site Development Plan for Building Permit, the project team submitted an AA to record the miscellaneous site revisions that were made during construction of the final phase of the development, Building Three (3). **Therefore, the approved AA site plan shall used to document the site certification.**

Per the approved AA, Building Three (3) adheres to the design parameters as outlined in the Design Guidelines which were part of the approved Site Development Plan for Subdivision. The building also follows the Huning Castle and Raynolds Addition Neighborhood Sector Development Plans. Building Three (3) is in the same location and general configuration as shown on the approved Site Development Plan and the exterior elevations remain as originally approved for height, style, exterior materiality and color, sign area, etc. The building maintains the same use: commercial office on the first floor, residential storage in the basement, and 58 residential units (12 units on the first floor, 24 units on the second floor, and 22 units on the third floor). The approved grading and drainage plan remains as designed and approved, with only minor updates for constructability and coordination with existing site utilities. The landscape plan remains unchanged. Vehicular and pedestrian traffic circulation has not been altered; only minor changes to the parking layout were made to coordinate with unforeseen site conditions. However, the project building (and site development as a whole) still comply with all parking requirements as originally approved.

I further certify that I have personally visited the project site on June 26, 2019 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.



Given the on-going tenant improvement construction of one other project on-site (COA Permit No. BP-2019-18910), some items will need to remain on-site, including the construction waste dumpster and portable bathroom unit(s). These remaining items will be relocated as required to provide public access to all portions of the site, including all drive aisles, parking areas, and accessible pedestrian routes. All other construction items have been removed from the site as required.

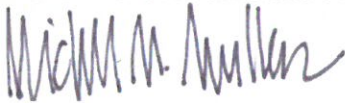
This certification is submitted in support of a request for Engineer's Certification (DRB Site Plan) for Permanent Certificate of Occupancy.

The record information presented herein 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.

Please feel free to contact me if you have any questions.

Sincerely,

Mullen Heller Architecture PC



Michele Mullen, AIA



6-26-2019

Attachments:

- Approved EPC/DRB Site Development Plan for Building Permit
- Approved Administrative Amendment:
(Approved with all site updates made for construction coordination)
- Photographs of completed Site