

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

September 9, 2015

Rick Bennett
RBA Architects
1104 Park Ave., SW
Albuquerque, NM 87102

**Re: Anthea – 4th and Granite
950 4th St.
Certificate of Occupancy – Transportation Development
Engineer's/Architect's Stamp dated 9-8-15 (J14-D171)
Certification dated 7-29-15**

Dear Mr. Bennett,

Based upon the information provided in your submittal received 8-26-15, 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 Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Sincerely,

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

\ via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: ANTHEA-4TH AT GRANITE Building Permit #: T201492709 City Drainage #: 14D171
 DRB#: 1010103/14DRB-70196 EPC#: _____ Work Order#: _____
 Legal Description: LOTS A, BLOCK C O. G. I. S. A. & LOTS 1 THRU 4, & THE ONLY 10 LOTS BLK. C DURAN & ALEXANDER ADDITION
 City Address: 950 4TH STREET

Engineering Firm: LORENZ DESIGN & CONSULTING Contact: DENNIS LORENZ
 Address: SUITE A, 2501 RIO GRANDE BLVD. NW; ALBU. NM 87104
 Phone#: 505-888-6088 Fax#: _____ E-mail: dennisl@lorenznm.com

Owner: NOLO FOOTPRINT, LLC Contact: _____
 Address: 333 RIO RANCHO DRIVE NE, STE 401, RIO RANCHO 87124
 Phone#: _____ Fax#: _____ E-mail: _____

Architect: RBA ARCHITECTS Contact: RICK BENNETT
 Address: 1104 PARK AVE SW; ALBU. NM 87102
 Phone#: 505-242-1859 Fax#: 505-242-6630 E-mail: rick@rba81.com

Surveyor: THE SURVEY OFFICE Contact: GARY MAPLE
 Address: 333 LOMAS BLVD., NE; ALBU. NM 87102
 Phone#: 505-998-0303 Fax#: 505-998-0305 E-mail: maple@thesurveyoffice.com

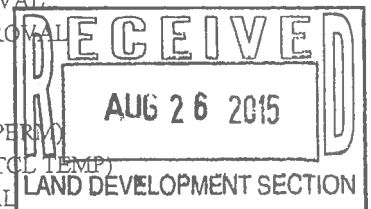
Contractor: CONSTRUCT SOUTHWEST, LLC Contact: BILL SMITH
 Address: 333 RIO RANCHO DRIVE NE, STE 401, RIO RANCHO 87124
 Phone#: 505-891-3695 Fax#: _____ E-mail: constructsouthwest@gmail.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided
 DATE SUBMITTED: 8/24/15 By: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



August 26, 2015

Re: Anthea – 4th at Granite
950 4th ST
DRB Approval #1010103/14DRB-70196

TRAFFIC CERTIFICATION

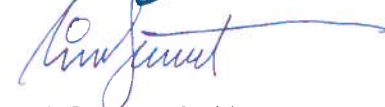
I, Rick Bennett, NMRA # 1240, of The Firm of RBA, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout, approved plan dated, August 15, 2007.

The record information edited onto the original design document has been obtained by Rick Bennett Architect, of the firm. I further certify that I have personally visited the project site on July 29, 2015 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 Certificate of Occupancy (Permanent) for Anthea, located at 950 4th St, Albuquerque, NM.

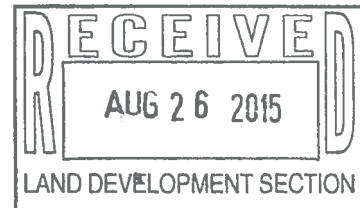
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

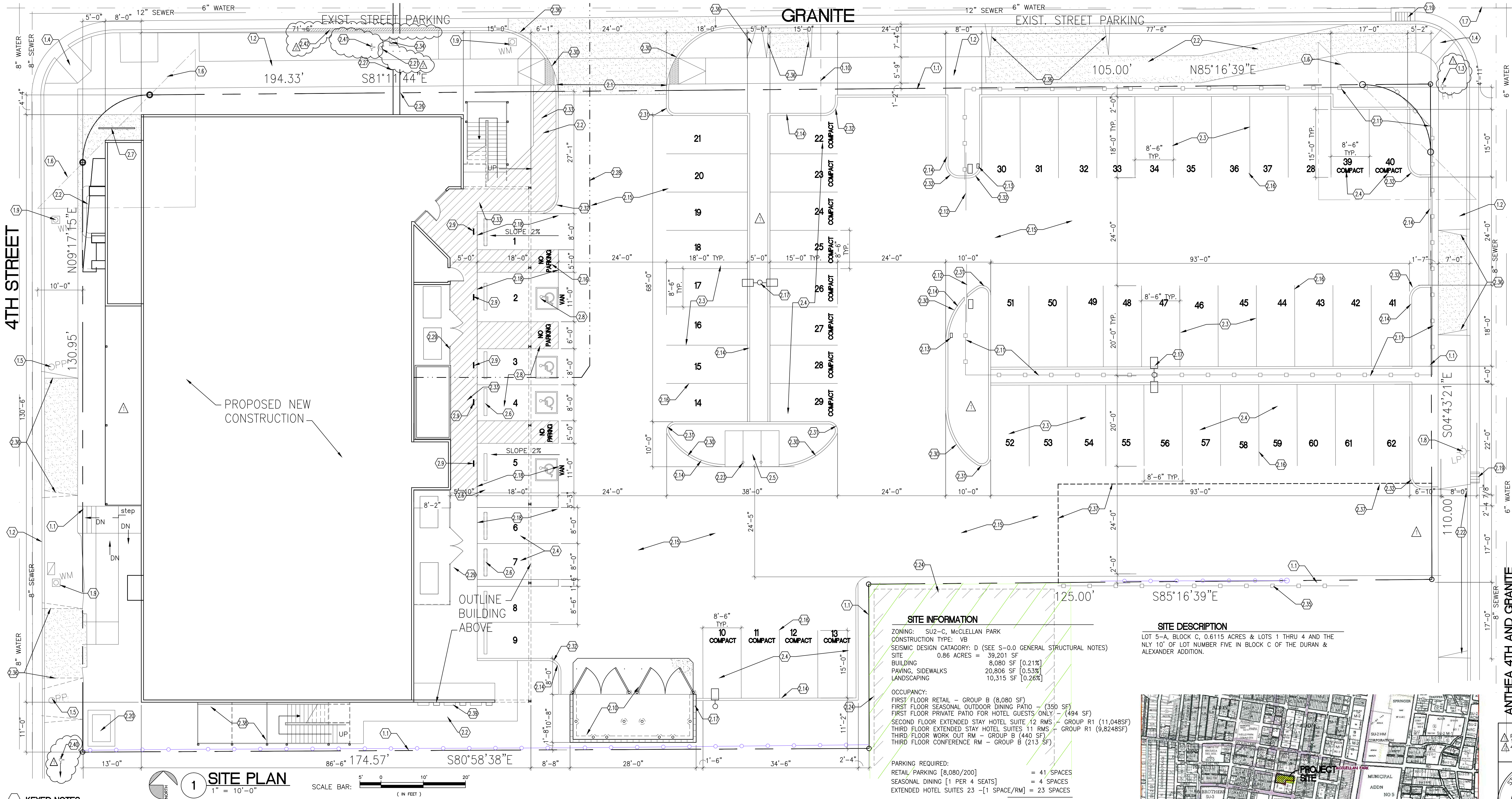
Date: 8/25/15


Sincerely,



Rick Bennett, Architect





- KEYED NOTES**
- DIVISION 1 – GENERAL**
- 1.1 PROPERTY LINE
 - 1.2 EXIST. PUBLIC CITY SIDEWALK
 - 1.3 EXIST. FIRE HYDRANT 289' FROM 3RD TO CORNER OF 4TH
 - 1.4 EXIST. HANDICAP RAMP
 - 1.5 EXIST. UTILITY POWER POLE
 - 1.6 LINE OF SIGHT
 - 1.7 EXISTING BUS STOP & SHELTER @ 3RD AND GRANITE
 - 1.8 EXISTING LIGHT POLE
 - 1.9 EXISTING WATER METER
 - 1.10 EXISTING GAS LINE
- DIVISION 2 – SITE**
- 2.1 NEW DRIVE WAY ENTRANCE W/HANDICAP RAMP & TRUNCATED DOMES – SEE CIVIL
 - 2.2 NEW CONCRETE SIDEWALK SEE DTLs. C/C1.2 & E/C1.2 – SEE CIVIL
 - 2.3 STANDARD CAR PARKING SPACE – STRIPPED PER CODE
 - 2.4 SMALL CAR PARKING SPACE – STRIPPED & WHITE LETTERED PER CODE
 - 2.5 MOTORCYCLE PARKING SPACES, 4" CONC. SLAB W/BOLLARDS – PAINT
 - 2.6 CONC. PARKING BARRIER, ANCHOR WITH 2-#4 REBAR
 - 2.7 BICYCLE WAVE RACK [7 BIKES] – SEE DTL. H/C1.2
 - 2.8 HANDICAP PARKING SPACE W/STRIPED ACCESS ASILE SEE DTL. A/C1.2
 - 2.9 HANDICAP PARKING SIGNAGE – SEE DTL. B/C1.2
 - 2.10 DUMPSTER ENCLOSURE – SEE DTL. L/C1.2

- KEYED NOTES (CONTINUED)**
- DIVISION 2 – SITE**
- 2.11 FENCED PRIVATE PARKING SPACES
 - 2.12 AUTOMATIC SLIDING GATES
 - 2.13 GATE KEY PAD OPERATOR
 - 2.14 HEADER CURB – SEE DETAIL D/C1.2
 - 2.15 ASPHALT PAVEMENT – SEE CIVIL
 - 2.16 PAINTED STRIPING PER CODE REQUIREMENTS
 - 2.17 30' TALL POLE LIGHTS – SEE DTL. F/C1.2 & ELECTRICAL
 - 2.18 PAVING TO BE SLOPED 2% TO FINISH FLOOR ELEVATION
 - 2.19 EXISTING DROP INLET TO REMAIN
 - 2.20 ELECTRICAL TRANSFORMER – SEE ELECTRICAL
 - 2.21 FIRE SPRINKLER STAND ALONE FIRE DEPARTMENT CONNECTION
 - 2.22 EXISTING SHARED DRIVE WAY ENTRANCE TO REMAIN
 - 2.23 6" DIA. BOLLARDS CONC. FILLED PAINT – SEE DTL. K/C1.2
 - 2.24 EXISTING ADJACENT BUILDING
 - 2.25 LOT LINE TO BE REMOVED
 - 2.26 4" FIRE LINE CONNECTION
 - 2.27 2-1/2" DOMESTIC WATER LINE CONNECTION
 - 2.28 SEWER LINE CONNECTION
 - 2.29 WROUGHT IRON FENCING
 - 2.30 R – 15' – SEE CIVIL
 - 2.31 R – 2' – SEE CIVIL
 - 2.32 R – 3' – SEE CIVIL

- KEYED NOTES (CONTINUED)**
- DIVISION 2 – SITE**
- 2.33 ADA HANDICAP ACCESSIBLE ROUTE
 - 2.34 NEW WATER METER – SEE PLUMBING
 - 2.35 REMOVE EXISTING FENCE
 - 2.36 EXIST. CURB CUT TO BE REMOVED AND REPLACED WITH NEW CURB AND SIDEWALK MATCHING EXIST. CURB GRADE, PATCH & REPAIR EXIST. ASPHALT DAMAGED BY REMOVAL OF CURB CUT.
 - 2.37 EXISTING PRIVATE DRIVEWAY EASEMENT 22'x83'
 - 2.38 RAISED OUTDOOR PATIO
 - 2.39 ELECTRICAL SERVICE PANELS – SEE ELECTRICAL
 - 2.40 EXIST. FIRE HYDRANT AT 4TH AND MARBLE APPROXIMATELY 170' FROM PROPERTY LINE (290' TO GRANITE FROM MARBLE).
 - 2.41 NEW FIRE HYDRANT – SEE PLUMBING
 - 2.42 PAINT CURB 15' EITHER SIDE OF FIRE HYDRANT (30') RED WITH 5" HIGH 3"STROKE LETTERS 'NO PARKING FIRE LANE' BOTH SIDES

SITE INFORMATION

ZONING: SU2-C, McCLELLAN PARK
CONSTRUCTION TYPE: VB
SEISMIC DESIGN CATEGORY: D (SEE S-0.0 GENERAL STRUCTURAL NOTES)
SITE 0.86 ACRES = 39,201 SF
BUILDING 8,080 SF [0.21%]
PAVING, SIDEWALKS 20,806 SF [0.53%]
LANDSCAPING 10,315 SF [0.26%]

OCCUPANCY:
FIRST FLOOR RETAIL – GROUP B (8,080 SF)
FIRST FLOOR SEASONAL OUTDOOR DINING PATIO – (350 SF)
FIRST FLOOR PRIVATE PATIO FOR HOTEL GUESTS ONLY – (494 SF)
SECOND FLOOR EXTENDED STAY HOTEL SUITE, 12 RMS – GROUP R1 (11,048SF)
THIRD FLOOR EXTENDED STAY HOTEL SUITES 11 RMS – GROUP R1 (9,824SF)
THIRD FLOOR WORK OUT RM – GROUP B (440 SF)
THIRD FLOOR CONFERENCE RM – GROUP B (213 SF)

PARKING REQUIRED:
RETAIL/PARKING [8,080/200] = 41 SPACES
SEASONAL DINING [1 PER 4 SEATS] = 4 SPACES
EXTENDED HOTEL SUITES 23 –[1 SPACE/RM] = 23 SPACES
TOTAL 68 SPACES
BUS STOP REDUCTION 10% = 6 SPACES
SUBTOTAL 62 SPACES

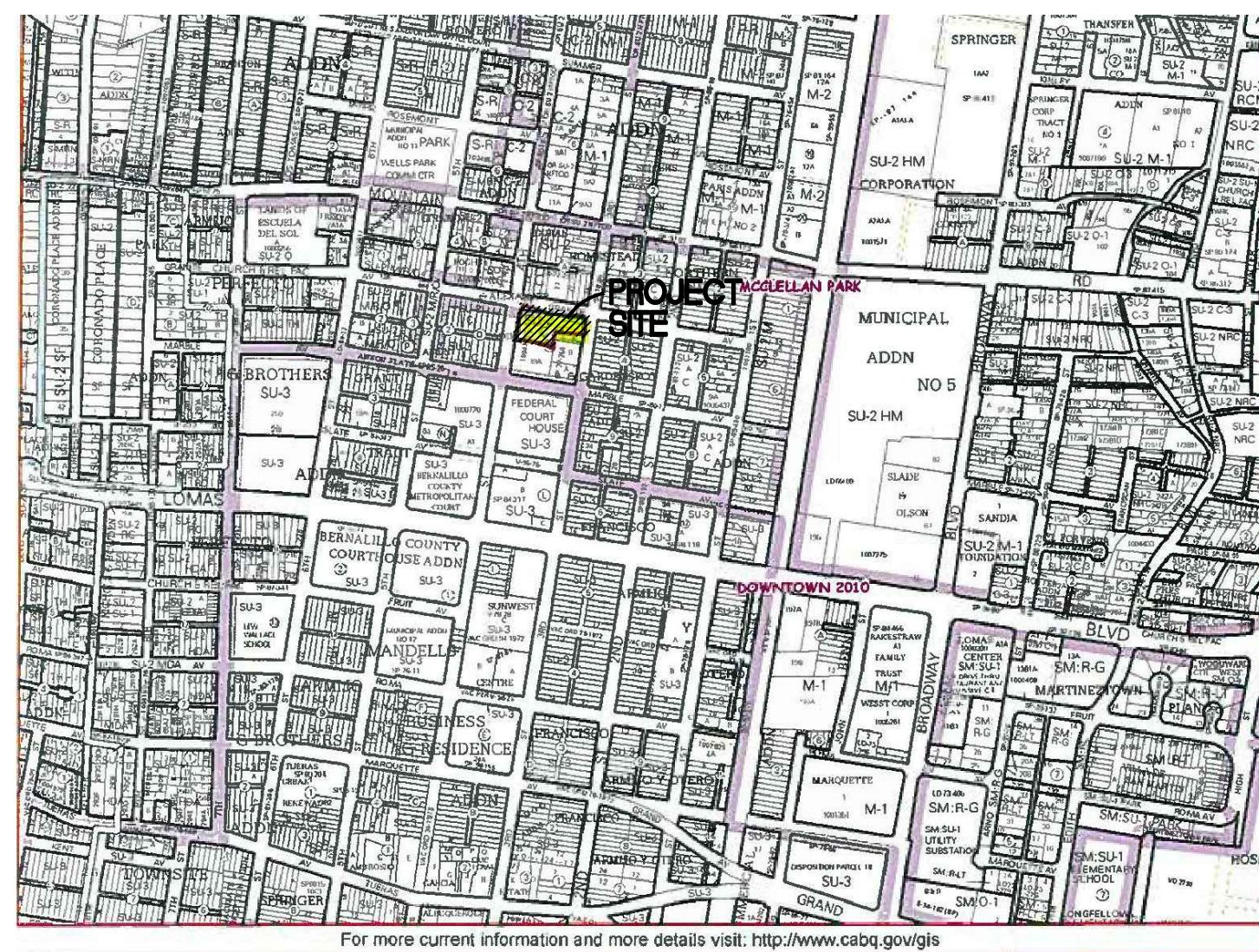
ON SITE PARKING PROVIDED – 39 STANDARD SPACES
18 SMALL SPACES (19 ALLOWED)
5 HANDICAP SPACES

TOTAL SPACES PROVIDED 62 SPACES

MOTORCYCLE PARKING PROVIDED – 3 SPACES
BICYCLE WAVE RACK PROVIDED – 7 BICYCLES CAPACITY

SITE DESCRIPTION

LOT 5-A, BLOCK C, 0.6115 ACRES & LOTS 1 THRU 4 AND THE NLY 10' OF LOT NUMBER FIVE IN BLOCK C OF THE DURAN & ALEXANDER ADDITION.

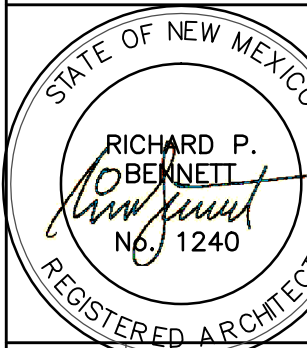


3RD STREET

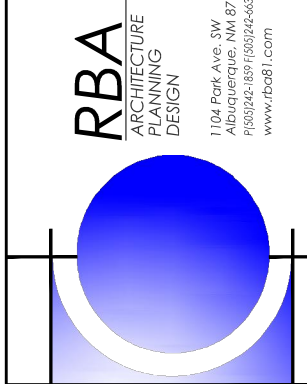
ANTHEA 4TH AND GRANITE
950 4TH STREET - SITE PLAN
ALBUQUERQUE, NM

PROJECT #388

REVISION DATE
PER CITY COMMENTS
10/28/2014
4/13/2015



9/8/2015



DATE
09-15-2014

SHEET NUMBER

C-40