

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 28, 2024

Peter Butterfield, RA
Peter Butterfield Architect
13013 Glenwood Hills Ct. NE
Albuquerque, NM 87111

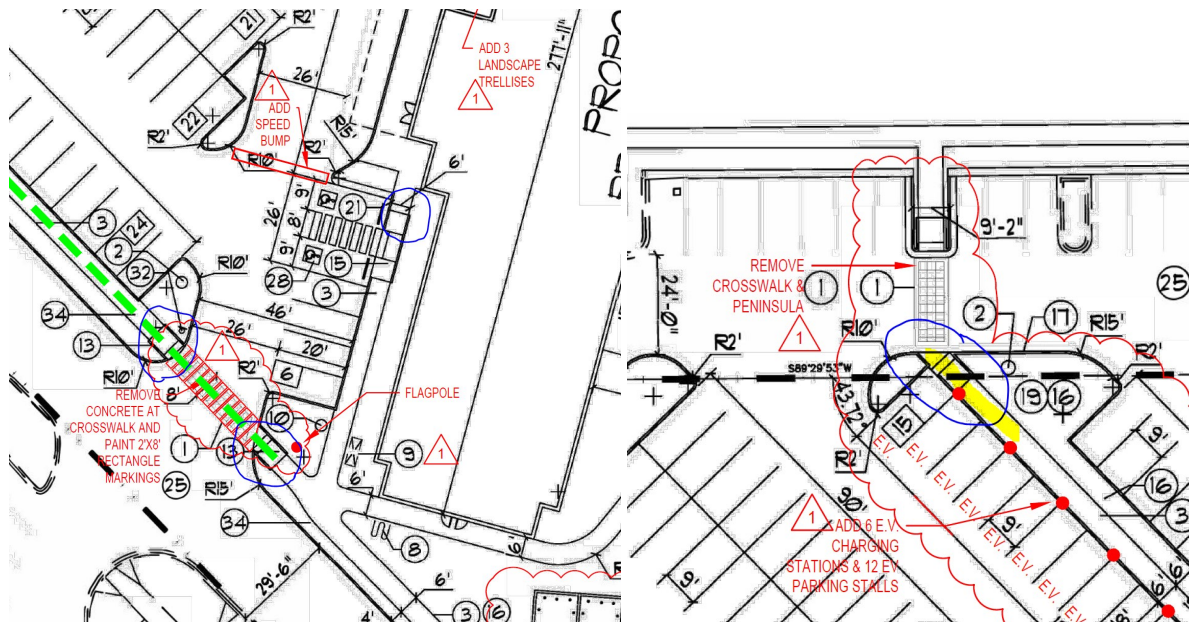
Re: Hotel at Winrock Town Center
2100 Louisiana Blvd. NE
90-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 07-21-21 (J19-D058I)
Certification dated 06-26-24

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 06-27-24, Transportation Development has no objection to a 90-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Per the site visit: the running slope for the ADA ramp (keynote 15) at the southwest side of the building was ranged between 9-10%. The running slope for the ADA ramp at the south side of the site was ranged between 12-13%. And the running slope for the ADA ramp at the northwest side of the site ranged between 11-12%. Please reconstruct these ramps as the maximum running slope for the ADA ramps should be 8.2%.



CITY OF ALBUQUERQUE

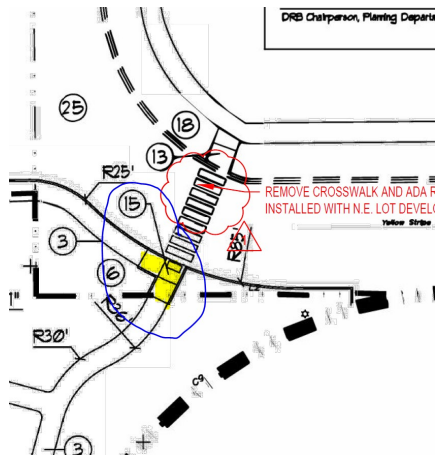
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- The ADA ramp at the northeast side of the building must be constructed per the approved plan.



- Anchor down the Bike Rack.

Once these corrections are complete, please email malnajira@cabq.gov to schedule a site visit for the release of the Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Ma via: email

C: CO Clerk, File

peter butterfield architect

• 505 514 1364 • 13013 Glenwood Hills Ct NE • Albuquerque New Mexico 87111 •

TRAFFIC CERTIFICATION

I, PETER BUTTERFIELD, NMRA 3850, OF THE FIRM PETER BUTTERFIELD, ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 07-21-2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PETER BUTTERFIELD OF THE FIRM PETER BUTTERFIELD ARCHITECT I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JUNE 26, 2024 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 A TEMPORARY 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.

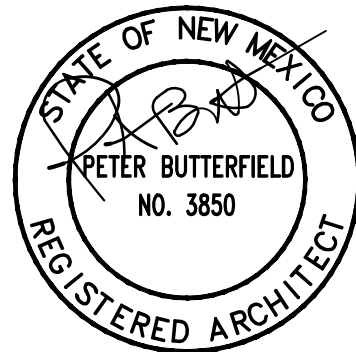


Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

June 26, 2024

Date



EXISTING
BUILDING



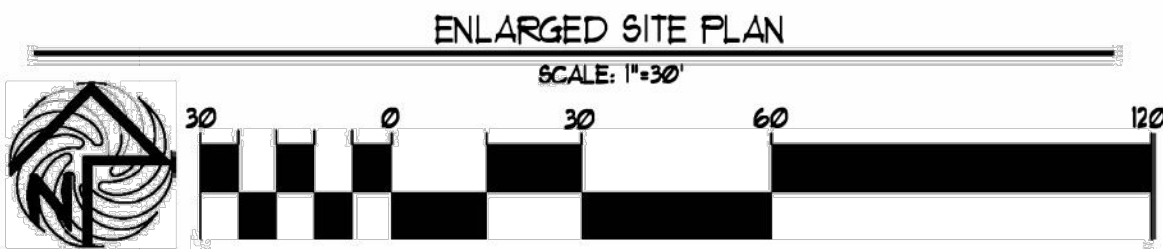
PROJECT NUMBER: PR-2018-005713	
APPLICATION NUMBER:	
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated [] and the Findings and Conditions in the Official Notification of Decision are satisfied. Is an Infrastructure List requirement () YES () NO If yes, then a set of approved (CNC) plans with a work order is required for any construction with Public Right-of-Way or for construction of public improvements.	
DRS SITE DEVELOPMENT PLAN SIGNOFF APPROVAL	
Traffic Engineering, Transportation Division	Date
ABCWA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditions)	Date
Solid Waste Management	Date
DRS Chairperson, Planning Department	Date

- KEYED NOTE:
- 1 INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 1/A/1
 - 2 20' LIGHT POLE LOCATION RE: DETAIL 3/A/1
 - 3 INTEGRALLY COLORED CONC. SIDEWALK RE: DET 2/A/2
 - 4 INDICATES EXISTING SIDEWALK AREA TO REMAIN
 - 5 INDICATES NEW CONC. SIDEWALK FLUME WITH STEEL COVER PLATE RE: DETAIL 12/A/2
 - 6 INDICATES NEW TEMP ASPHALT 6" EXTRUDED CURB
 - 7 INDICATES OFFSITE TEMP LANDSCAPE AREA TO BE GRAVELED ONLY (RE: LANDSCAPE PLAN)
 - 8 INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 11/A/2
TYPICAL BIKE RACK GRAPHIC SYMBOL = [Symbol]
 - 9 BENCH LOCATION
TYPICAL BENCH GRAPHIC SYMBOL = [Symbol]
 - 10 TRASH RECEPTACLE [Symbol]
 - 11 6" STEEL BOLLARD WITH CUSTOM CAP
 - 12 HANDICAP RAMP RE: 15/A/1
 - 13 HANDICAP RAMP RE: 16/A/1
 - 14 HANDICAP RAMP RE: 12/A/1
 - 15 HANDICAP RAMP RE: 11/A/1
 - 16 INDICATES LANDSCAPE AREA
G.C TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
 - 17 INDICATES 1' CURB CUT TO ALLOW FOR PASSIVE WATER SHEET FLOW HARVESTING FROM ADJACENT PAVEMENT SURFACE TO PROPOSED LANDSCAPE PLANT BEDS. RE: DETAIL 1/A/1 FOR KNOTCH DETAIL
 - 18 NOT A PART-FUTURE REDEVELOPMENT PHASE
 - 19 6" HIGH CONC. ISLAND RE: DET 4/A/1
RE: SITE GRADING PLAN FOR INFO
 - 20 DUAL CONFIGURATION H.C PARKING STALL RE: DET 9/A/2
 - 21 WHEELSTOP RE: DET 5/A/2
 - 22 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
NOTE: EACH ONSITE STALL MEASURES 4' X 8' IN SIZE
RE: SITE PLAN FOR LOCATIONS. RE: DET. 1/A/2 FOR "MOTOR CYCLE PARKING" SIGN DETAIL
 - 23 EXTERIOR DECORATIVE RAISED CONCRETE PED. ENTRY AREA RE: DETAIL 20/A/1
 - 24 INDICATES PROPOSED CURBING TO RECEIVE FIRE STRIPE PAINT CURB RED IN COLOR
 - 25 EXISTING ASPHALT DRIVE TO REMAIN
 - 26 NEW ASPHALT DRIVE RE: CIVIL FOR GRADES/PROFILE
 - 27 TIE NEW SIDEWALK INTO FACE OF EXISTING SIDEWALK LOCATION
 - 28 H.C PARKING STALL RE: DET 5/A/2
 - 29 INDICATES HOTEL/TENANT WORK SCOPE AREA
 - 30 INDICATES EXISTING PAVEMENT/FLATWORK/LANDSCAPE/CURB AND GUTTER TO BE REMOVED
 - 31 INDICATES ISLAND AND LANDSCAPING TO REMAIN
 - 32 INDICATES STOP SIGN LOCATION. RE: DET 3A/A/2
 - 34 INDICATES CLEAR SITE TRIANGLE. SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8' FEET TALL, AS MEASURED FROM THE GUTTER PAN ARE NOT ALLOWED WITHIN CLEAR SITE TRIANGLE AREA
 - 35 INDICATES REFUSE ENCLOSURE LOCATION. RE: DET 4/A/3
 - 36 INDICATES SPEED HUMP SIGN LOCATION. RE: DET 3B/A/2
- NOTE: REFER TO PLAT FOR ALL EXISTING EASEMENTS WITHIN PROJECT SCOPE AREA. SLOPE NOT TO EXCEED 8%.

SITE DATA TABLE	PROJECT AREA PHASE LIMITS (LOT-A-1-A-1-A)
LEGAL DESCRIPTION	PARCEL 1-A-1 WINROCK CENTER ADDITION
TOTAL ACREAGE	2.84 ACRES PROPOSED
EXISTING ZONING	MX-H
PROPOSED USE	HOTEL
PROPOSED BUILDING SIZE	149 ROOMS
TOTAL PARKING PROVIDED WITHIN PROJECT AREA	138 PARKS
TOTAL PARKING REQ.	149 ROOMS / 3 X 2 = 99 REQUIRED PARKS
H.C PROVIDED:	6 SPACES (NOTE: ALL SPACES VAN ACCESSIBLE)
H.C REQUIRED:	6 SPACES
BIKE SPACES PROVIDED:	10 SPACES
BIKE SPACES REQUIRED:	6 SPACES
MOTORCYCLE SPACES PROVIDED:	3 SPACES
MOTORCYCLE SPACES REQUIRED:	3 SPACES

LINETYPE LEGEND	
INTERNAL PHASE LINE	[Symbol]
MATCH LINE	[Symbol]
EXISTING PROPERTY LINE	[Symbol]
EXISTING CURB LINE	[Symbol]
PROPOSED CURB LINE	[Symbol]

- Minor Amendment:
1. Site Plan
 - 1.1. Add 11 E.V. charging stations for 22 E.V. parking stalls
 - 1.2. Adjust solid waste enclosure to north 5' per Solid Waste requirement
 - 1.3. Remove speed table at hotel entry
 - 1.4. Add 3 speed humps at drive immediately west of building
 - 1.5. Eliminate 2 north crosswalks at north drive
 - 1.6. Add 3 8'x11' landscape trellises on west (front) side of hotel
 - 1.7. Remove concrete paving in southern crosswalks and paint 2'x8' crosswalk markings
 2. Building Elevations
 - 2.1. Revise exterior accent colors from dark to light
 - 2.2. Replace masonry finishes with EIFS
 - 1.5. Add 3 8'x11' landscape trellises on west (front) side of hotel
 - 1.6. Change window color to anodized aluminum



REVISION		BY	DATE
REV	6	A	
	5	A	
	4	A	
	3	A	
	2	A	
	1	A	

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE	WINROCK TOWN CENTER	JOB NO.	WIN-HOTEL	DRAWN BY	S
	2100 LOUISIANA BLVD. NE				
	ALBUQUERQUE, NEW MEXICO				
PROJECT MANAGER	STEPHEN DUNBAR, AIA				
SHEET TITLE	PROPOSED HOTEL SITE PLAN				

DATE:	2/16/2021	SHEET	SP-17
SCALE:	RE: SCALE		