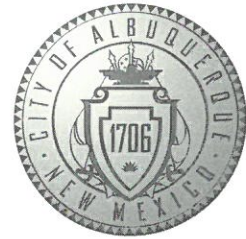


CITY OF ALBUQUERQUE



July 3, 2018

Hannah Greenhood
DPS
7601 Jefferson St. NE
Albuquerque, NM 87109

Re: Sterling Downtown, 800 Silver Ave SW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 08-04-17 (K13-D013)
Certification dated 06-27-18

Dear Ms. Greenhood,

Based upon the information provided in your submittal received 07-28-18, 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)924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Department
Development Review Services

LWP via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title: Sterling | Downtown Building Permit #: 2016-32664 Hydrology File #: KL3D013

DRB#: 1009605 EPC#: _____ Work Order#: _____

Legal Description: 060NMT add lots 1&2, 18NMT3&4 blk60 fractional of lot 3&4 blk18 raynolds addition, lots 5&6 blk60 NMT Co Original Townsite, lots 5&6 blk18 raynolds lots 7&8 blk60 NMT addition, 009 018 raynolds lot10, 011 018 raynolds 11&12, 018 raynolds

City Address: 800 Silver Avenue SW, Albuquerque, NM 87102

Applicant: Dekker / Perich / Sabatini Contact: Hannah Greenhood

Address: 7601 Jefferson Street NE, Suite 100, Albuquerque, NM 87109

Phone#: 5057619700 Fax#: 5057614222 E-mail: hannahg@dpsdesign.org

Other Contact: Dekker / Perich / Sabatini Contact: Christopher Whyman

Address: 7601 Jefferson Street NE, Suite 100, Albuquerque, NM 87109

Phone#: 5057619700 Fax#: 5057614222 E-mail: christopherw@dpsdesign.org

Check all that Apply:

IS THIS A RESUBMITTAL?: Yes ☒ No

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

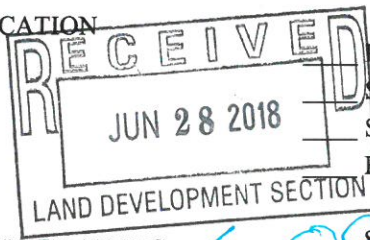
TYPE OF SUBMITTAL:

☒ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLICATION
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)

☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

☐ 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
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____



DATE SUBMITTED: June 28, 2018 By: Hannah Greenhood

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

June 27, 2018

DEKKER
PERICH
SABATINI

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

RE: Sterling | Downtown
800 Silver Avenue SW
Albuquerque, NM 87102
Zone: SU-3 / Downtown 2025 Sector Development Plan
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 referenced portion of this project is in substantial compliance and in accordance with the design intent of the approved Site Development Plan and Traffic Circulation Layout for Building Permit dated November 18, 2016 (approved March 17, 2017) and Traffic Circulation Layout for Building Permit dated August 4, 2017 (approved August 10, 2017).

Dekker/Perich/Sabatini visited the project site on June 27, 2018 to verify construction was in accordance with the attached Traffic Circulation Plan. The following items differ from the original plan. However, the design intent is the same as what was approved on the Traffic Circulation Plan and amended Site Development Plan:

1. The property edge along Silver Avenue has been modified per the request of the fire marshal indicating that street parking on the south curb of Silver Avenue between 8th and 9th Street is not allowed. This curb has been striped for fire use only. Therefore, the three reserved street parking spaces as indicated on the TCL have been removed along with the signage indicated: LOADING ZONE, ZIP CAR PARKING, and FUTURE TENANT PARKING.
2. Due to construction costs, an item listed on the TCL as "optional" have been removed:
 - a. Keynote 20 – Optional Metal Blade Sign with Mural Type Image
3. Gate swing was reversed on site at the 8th street entry due to space constraints for gate controller during construction. The gate controller (keynote 31) indicated near the trash enclosure at the southeast corner of the site along the south edge of the drive has been relocated to the north edge of the drive per requirements of operability of the adjacent gate.

This certification is submitted in support of a request for Final Certificate of Occupancy for the development located at 800 Silver Avenue SW called Sterling | Downtown.

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 building. 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 or Hannah Greenhood at 761-9700.
Very truly yours,

Dekker/Perich/Sabatini Ltd.



Ron Witherspoon AIA
Principal



GENERAL SHEET NOTES

- SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS
- REFER TO, C100 - OVERALL SITE PLAN, FOR SCOPE OF WORK ON SITE AND WORK ORDER
- REFER TO WORK ORDER ON CITY PROJECT #719485 FOR PUBLIC WORK ON PROJECT
- ALL DIMENSIONS ARE TO FACE OF CURB, OR WALL UNO
- SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION
- REFER TO CIVIL DRAWINGS FOR ON-SITE BUILDING LOCATION, CURBS AND GUTTERS DIMENSIONS, AND OTHER DIMENSIONS NOT SHOWN ON THIS SHEET
- ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY ACT AND THE COA ZONING CODE SECTION 14-16-3-9 AREA LIGHTING REGULATIONS
- ALL CURB ACCESS RAMPS IN PUBLIC ROW ARE TO BE CONSTRUCTED TO MEET COA STANDARDS AND ARE REQUIRED TO HAVE DETECTABLE WARNING STRIPS, RE: B3/TCL-1.1
- STANDARD PARKING SPACE IS 8'-0" W x 18'-0", RE: A1/TCL-1.1 FOR TYPICAL ACCESSIBLE PARKING
- COMPACT PARKING SPACE IS 8'-0" W x 15'-0"
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES
- ALL ADA ACCESSIBLE RAMPS IN COA ROW SHALL HAVE DETECTABLE WARNING SURFACES THAT MEET COA STANDARDS, RE: B2/TCL-1.1
- SEE LANDSCAPE SHEET FOR OPEN SPACE CALCULATIONS
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK & CURB & GUTTER, RE: COA STD. DWGS. 2426, 2415A, 2430
- CURB, GUTTER, SIDEWALKS, AND DRIVEPADS WITHIN THE PUBLIC ROW WILL BE SHOWN ON THE DRG PLANS, AND SHALL COMPLY WITH COA STANDARDS, RE: COA STD. DWGS. 2426, 2415A, 2430
- ALL GRAVEL SURFACES WILL TERMINATE AT A HEADER CURB OR AGAINST CONCRETE PAVEMENT, RE: B3/TCL-1.1
- UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK (COA STD. DWG. 2430), CURB, & GUTTER (COA STD. DWG. 2415A)

SHEET KEYNOTES

- DRIVEWAY & VALLEY GUTTER, PER COA. STD. DWG. 2426
- CONCRETE SIDEWALK, WIDTH AS NOTED, PER COA. STD. DWG. 2430
- MASONRY REFUSE ENCLOSURE WITH STEEL GATE
- LANDSCAPE AREA
- EXISTING POWER POLE
- NEW CURB AND GUTTER, PER COA. STD. DWG. 2415A
- PEDESTRIAN GATE IN MASONRY SITE WALL
- DECORATIVE MASONRY WALL WITH PAINTED METAL RAILING TO 3'-0" HIGH FROM FINISH FLOOR
- DECORATIVE MASONRY PRIVACY WALL TO 4'-0"
- CURB CUT AND DRIVE AISLE, PER COA. STD. DWG. 2426
- PROPERTY LINE
- ACCESSIBLE CONCRETE RAMP
- CONCRETE JOINT PATTERN
- PRECAST CONCRETE EXTERIOR STAIR
- ELEVATOR
- METAL "AMERISTAR" WIRE FENCE 6'-0" TALL, COLOR: BLACK
- LINE OF BUILDING ABOVE
- BICYCLE RACK, CAPACITY 6, RE: A2/SDP-1.2
- GRAVEL PARKING, RE: B3/TCL-1.1
- OPTIONAL METAL BLADE SIGN WITH MURAL TYPE IMAGE
- EXISTING FIRE HYDRANT TO REMAIN
- OPTIONAL METAL FABRICATION
- ROLLING VEHICULAR CONTROL GATE
- SWING VEHICULAR CONTROL GATE
- ELECTRICAL METERS
- CONCRETE DRIVE AISLE
- FIRE RISER ROOM WITH EXTERIOR WALL MOUNTED WIV AND FDC
- MAIN ENTRY TO LOBBY
- PEDESTRIAN ACCESS GATE, RE: C1/SDP-1.2
- CONCRETE GATE TRACK
- GATE CONTROLLER
- BACKFLOW PREVENTOR AND HOT BOX
- OPTIONAL PAINTED METAL PATIO SCREEN
- ALUMINUM TRELLIS
- STOP SIGN, RE: A3/TCL-1.1
- EXISTING SPEED LIMIT SIGN
- LIGHT POLE, RE: A4/SDP-1.2
- DOWNSPOUT AND SIDEWALK CULVERT
- COMPACT PARKING SPACE, 8'-0" X 16'-0" (2 FOOT OVERHANG INTO LANDSCAPE), TO BE LABELED WITH SAFETY WHITE 12" LETTERING READING "COMPACT"
- ONE WAY SIGN DO NOT ENTER, RE: A3/TCL-1.1
- LOADING ZONE SIGN, RE: A3/TCL-1.1
- BIPART PARKING SIGN, RE: A3/TCL-1.1
- FUTURE TENANT PARKING SIGN, RE: A3/TCL-1.1
- POLE MOUNTED "ADA" SIGN, RE: A3/TCL-1.1
- 8" CONCRETE CURB, PER COA STD. DWG. 2415A
- 6" CONCRETE CURB, PER COA STD. DWG. 2415A
- PAVEMENT DIRECTIONAL ARROW, RE: B3/TCL-1.1

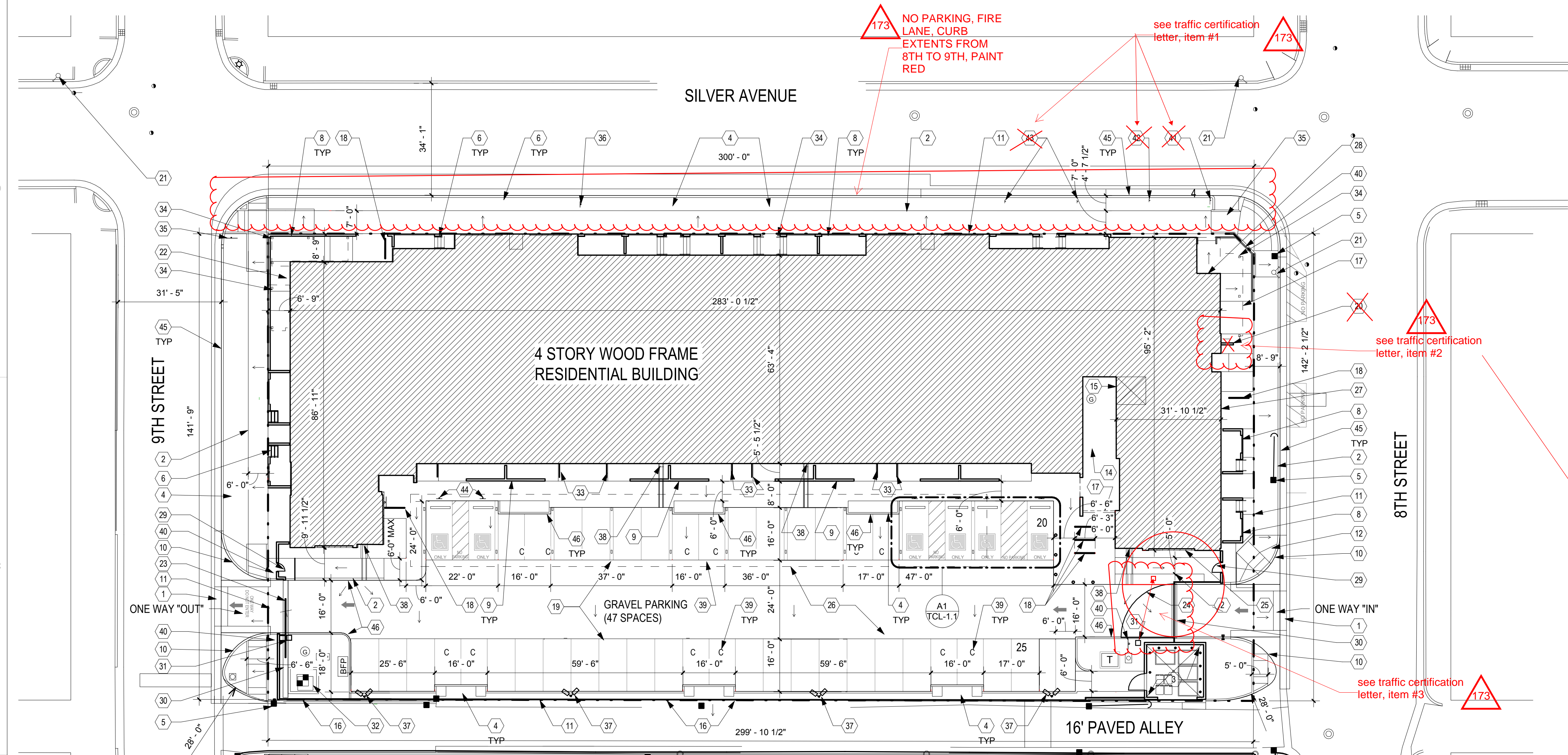
LEGEND

DIRECTION OF DRAINAGE ON SITE

PROJECT DATA

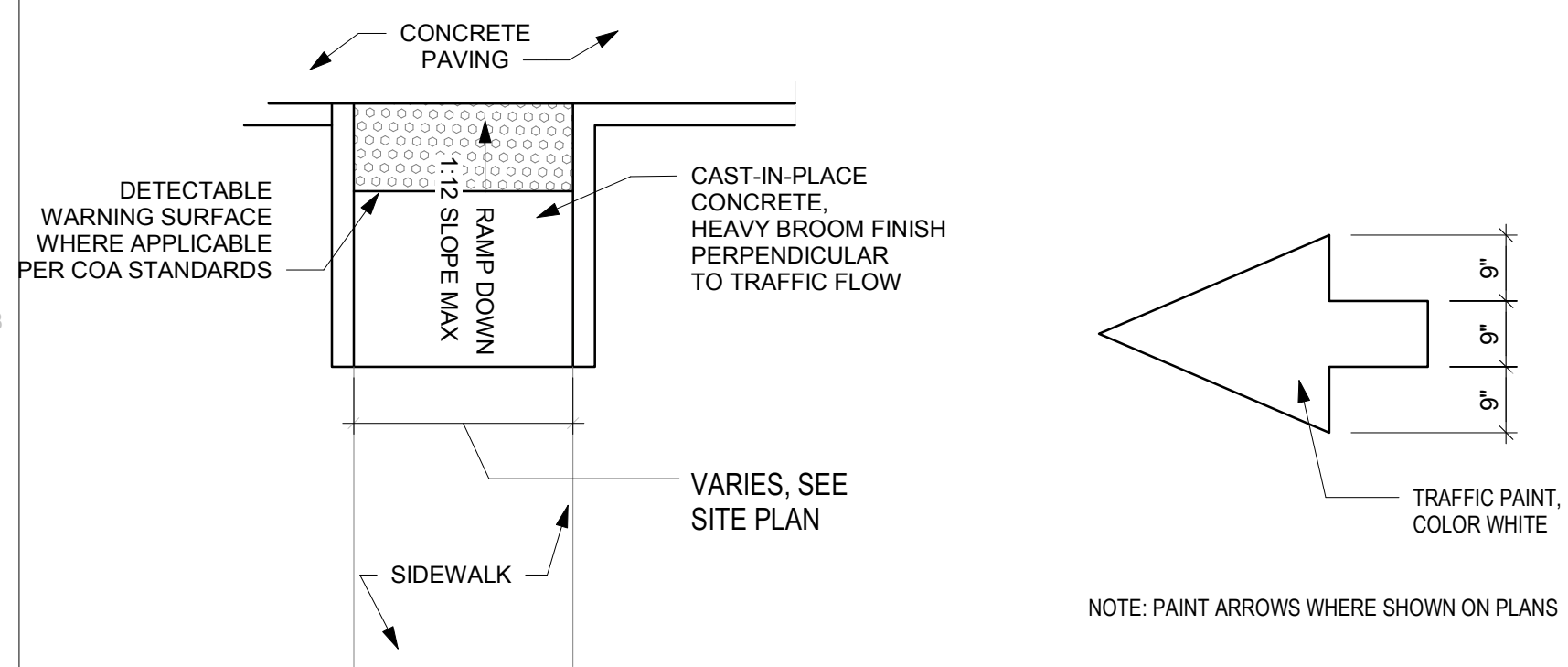
LEGAL DESCRIPTION	
060N M T ADD LOTS 1 AND 2, 18NM X 4 BLK 60 FRACTIONAL OF LOT 3 X 4 BLK 18 RAYNOLDS ADDITION, LOTS 5 & 6 BLK 60 NEW MEXICO TOWN CO ORIGINAL TOWN SITE & LOTS 5 & 6 BLK 18, 018 RAYNOLDS LITS 7X8XPORT LIT 7 BLK 60 NMT ADDITION, 009 018 RAYNOLDS X LOT 10, 011 018 RAYNOLDS N PORT LIT 1 LIT 12, 018 RAYNOLDS ADDITION SO PORT OF LOTS 11X12	
GROSS BUILDING AREA (GRA)	20,413 SF
BUILDING (GROUND FLOOR) =	80,435 SF
TOTAL (ALL FLOORS) =	42,613 SF = .98 AC
TOTAL SITE AREA:	1.89
FAR - UNIT MIX:	
9	TWO BEDROOM / ONE BATH UNITS AT 759 SF EA
4	TWO BEDROOM / TWO BATH UNITS AT 817 TO 848 SF EA
69	ONE BEDROOM / ONE BATH UNITS AT 575 TO 823 SF EA
28	STUDIO / ONE BATH UNITS AT 426 TO 433 SF EA
110	TOTAL UNITS
0 SF	OPEN SPACE REQUIRED PER 2025 SECTOR PLAN:
9,144 SF	OPEN SPACE PROVIDED:
0 SPACES	PARKING REQUIRED
45 SPACES OFFSTREET	DOWNTOWN 2025 SECTOR DEVELOPMENT PLAN:
4 ONSTREET PARALLEL	PARKING PROVIDED:
1 SPACE / TYPE A UNIT	
6 SPACES	
110	PROVIDED:
0	REQUIRED PER NMFA 2025 DESIGN STANDARDS:
1 SPACE / UNIT	
110	
PUBLIC TRANSPORTATION	
BUS ROUTES ARE AVAILABLE ON GOLD AVE, LEAD AVE AND ON 6TH STREET, THE NEAREST BUS STOP IS 6TH AND SILVER AVE.	
BIKE PATHS ARE ALONG SILVER AVE AND NORTH ON 7TH STREET	

ZONE ATLAS PAGE K-13-Z



C1 SITE PLAN

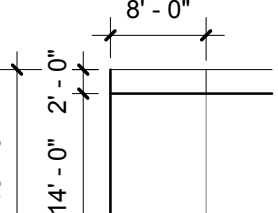
1" = 20'-0"



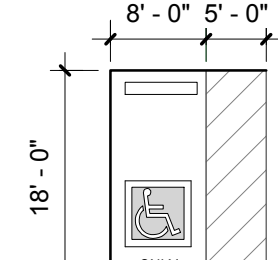
TRAFFIC CIRCULATION LAYOUT APPROVED

Signed _____ Date _____

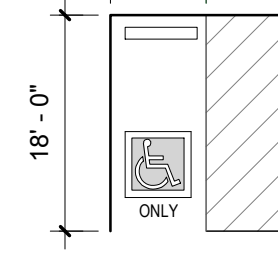
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



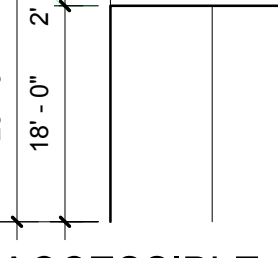
COMPACT PARKING SPACE
NUMBER OF SPACES TALLIED PER AISLE:
12" LETTERING SAFETY WHITE



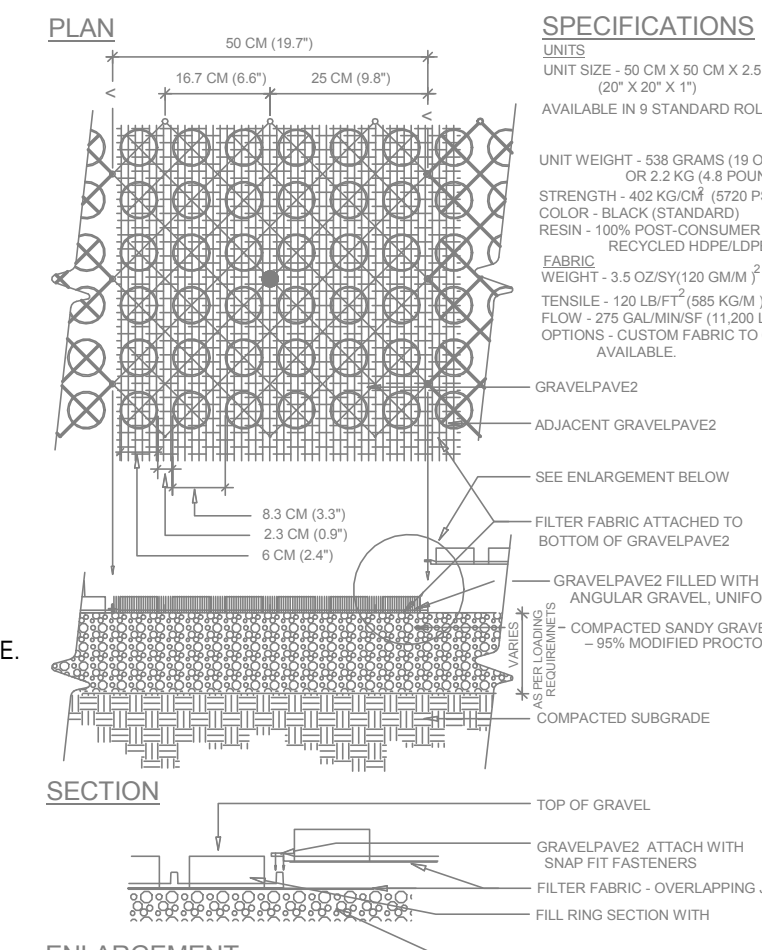
CAR ACCESSIBLE PARKING SPACE
5'-0" ACCESS AISLE, WHITE HC SYMBOL, 4" SOLID SPACES STRIPING SPACED AT 45°, SLOPED 2%, MAXIMUM, POLE MOUNTED SIGN PER B2/SDP-01.



VAN ACCESSIBLE PARKING SPACE
8'-0" ACCESS AISLE, WHITE HC SYMBOL, 4" SOLID SPACES STRIPING SPACED AT 45°, SLOPED 2%, MAXIMUM, POLE MOUNTED SIGN FOR B2/SDP-01.



TYPICAL PARKING SPACE
NUMBER OF SPACES TALLIED PER AISLE.

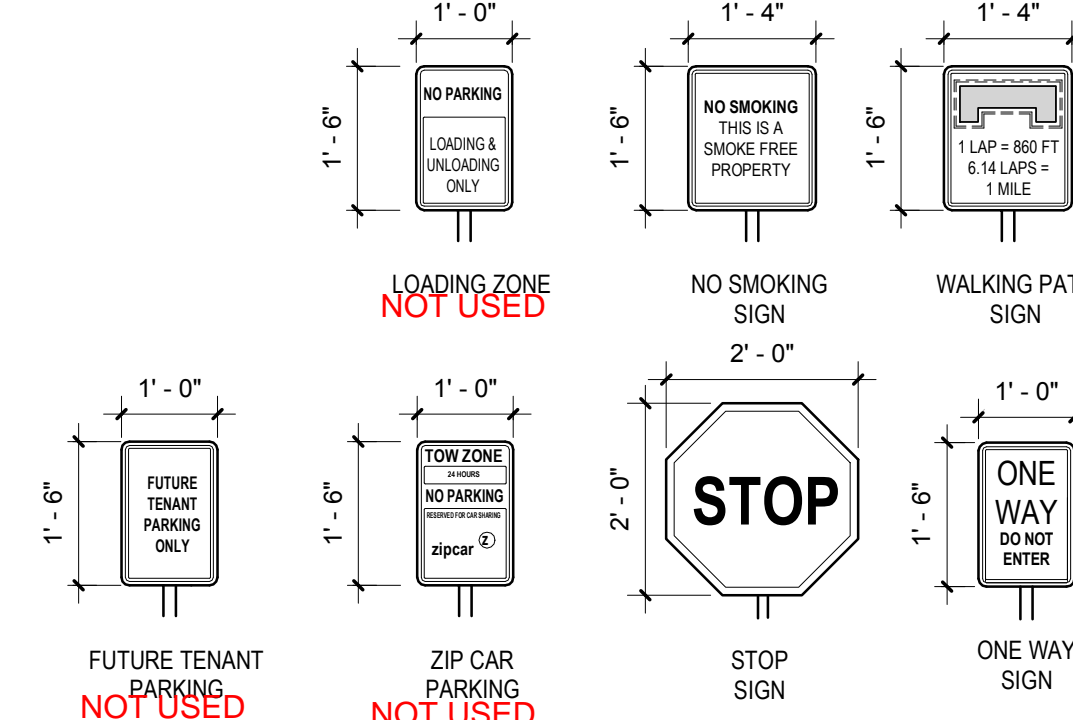


B3 GRAVEL PAVEMENT

1" = 1'-0"

B4 PAVEMENT MARKING

3/4" = 1'-0"



A3 SIGN DETAIL

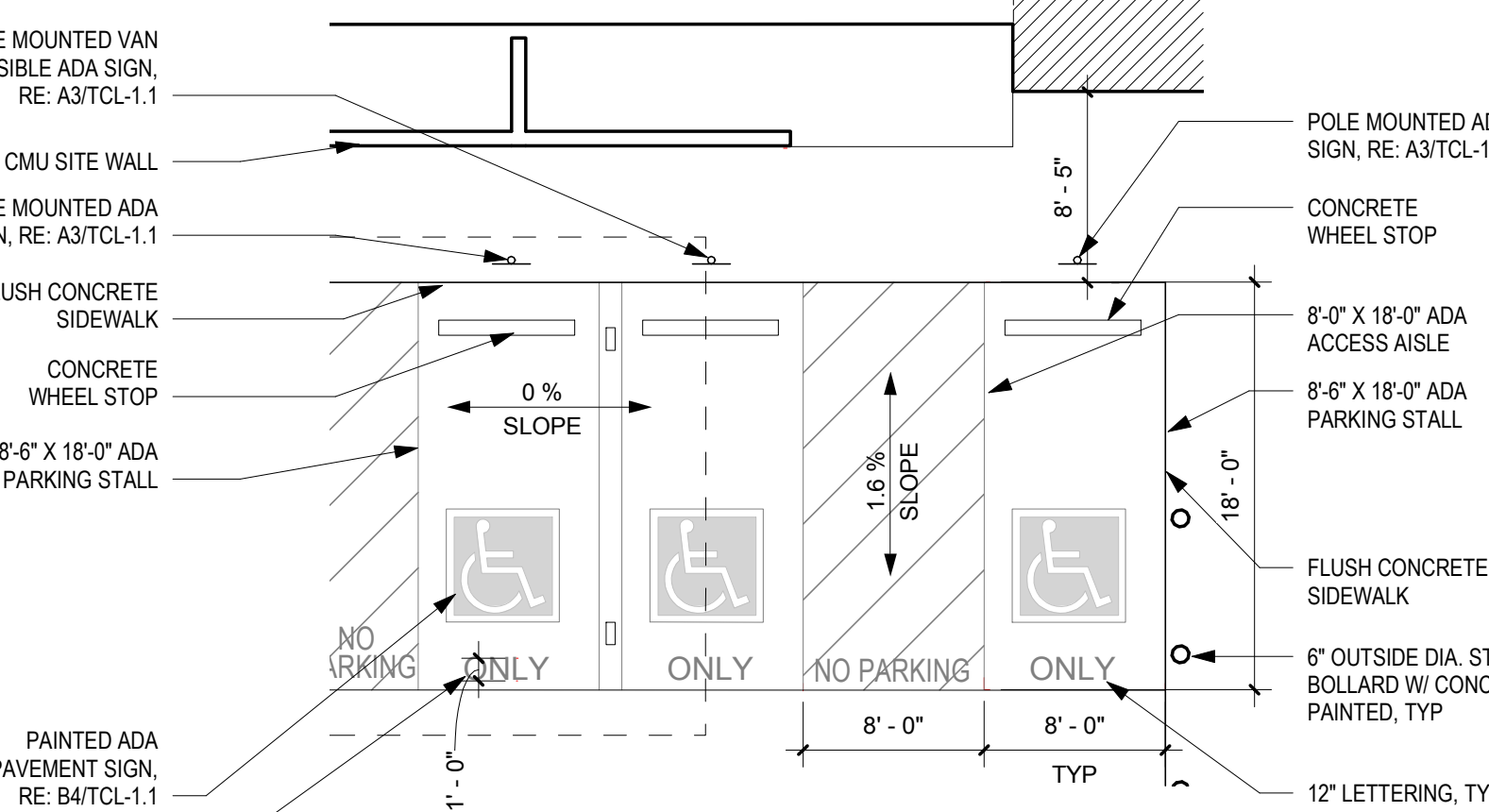
1/2" = 1'-0"

B1 ACCESSIBLE RAMP

1/4" = 1'-0"

B2 PAVEMENT SIGNAGE

1/2" = 1'-0"



A1 ASSESIBLE PARKING

1/8" = 1'-0"

A2 ACCESSIBLE ASILE & PARKING

1/16" = 1'-0"