

CITY OF ALBUQUERQUE



July 1, 2016

Hannah Feil Greenhood, RA
Dekker / Perich / Sabatini
7601 Jefferson NE, Suite 100
Albuquerque, NM 87102

Re: Imperial Building 205 Silver Ave. SW
Request for Certificate of Occupancy - Transportation Development
TCL Stamp dated 12-5-15 (K14-D106)
Certification dated 06-29-16

Dear Ms. Feil Greenhood,

Based upon the information provided in your submittal received 06-29-2016, 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.

PO Box 1293

Albuquerque

If you have any questions, please contact Monica Ortiz at (505) 924-3991 or me at (505)924-3999.

New Mexico 87103

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

www.cabq.gov

mao via: email
C: CO Clerk, File

July 1, 2016

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



RE: Imperial Building
205 Silver Avenue SW
Albuquerque, NM 87102
Zone: SU-3 / Downtown 2025 Sector Development Plan
Submittal: TCL for Final C.O. amendment to original letter

To Whom It May Concern:

Dekker/Perich/Sabatini revisited the project site on June 28, 2016 to verify construction was in accordance with the attached Traffic Circulation Plan and 30-day temporary certificate of occupancy letter received on June 15, 2016. The following items are in response to outstanding items indicated on said letter:

1. Attached is a copy of the updated Site Development Plan and a copy of the original TCL with markups.
2. All roof drains empty into culvert through an ADA compliant grate.
3. Alley is no longer required to be converted to a one-way per conversations/directives between the City of Albuquerque, Tierra West (Civil Engineer), and building owners. No change made.
4. A revised red-lined plan is attached in response to comment that as-built conditions did not match on site.
5. All compact spaces are properly indicated with pavement signage.
6. Upon visitation to the site, all building materials and construction equipment were clear from parking and circulation areas.

This certification update is submitted in support of a request for Final Certificate of Occupancy for the mixed-use development located at 205 Silver Avenue called the Imperial Building.

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





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Imperial Building, 205 Silver Avenue SW **Building Permit #:** 201492808 **City Drainage #:** _____
DRB#: 14-013 (DRT) **EPC#:** _____ **Work Order#:** _____
Legal Description: LOTS #13, 14, 15 + EAST OF LOT 17, BLOCK 23
City Address: 205 SILVER AVENUE SW, ALBUQUERQUE, NM 87102

Engineering Firm: N/A **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: UR SILVER 205, LLC **Contact:** DORY WEGRZYN
Address: 105 ROMA AVENUE, ALBUQUERQUE, NM
Phone#: 505.254.1373 **Fax#:** _____ **E-mail:** DWEGRZYN@YESHOUSING.ORG

Architect: DEKKER / PERICH / SABATINI **Contact:** HANNAH FEIL GREENHOOD
Address: 7601 JEFFERSON NE, SUITE 100, ALBUQUERQUE, NM 87102
Phone#: 505.761.9700 **Fax#:** _____ **E-mail:** HANNAHG@DPSDESIGN.ORG

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

CHECK 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) _____

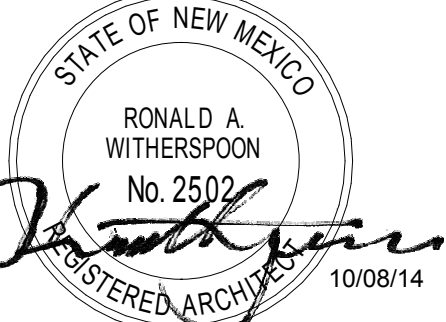
TYPE OF SUBMITTAL:

- 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) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: JUNE 29, 2016 By: HANNAH FEIL GREENHOOD, DEKKER / PERICH / SABATINI

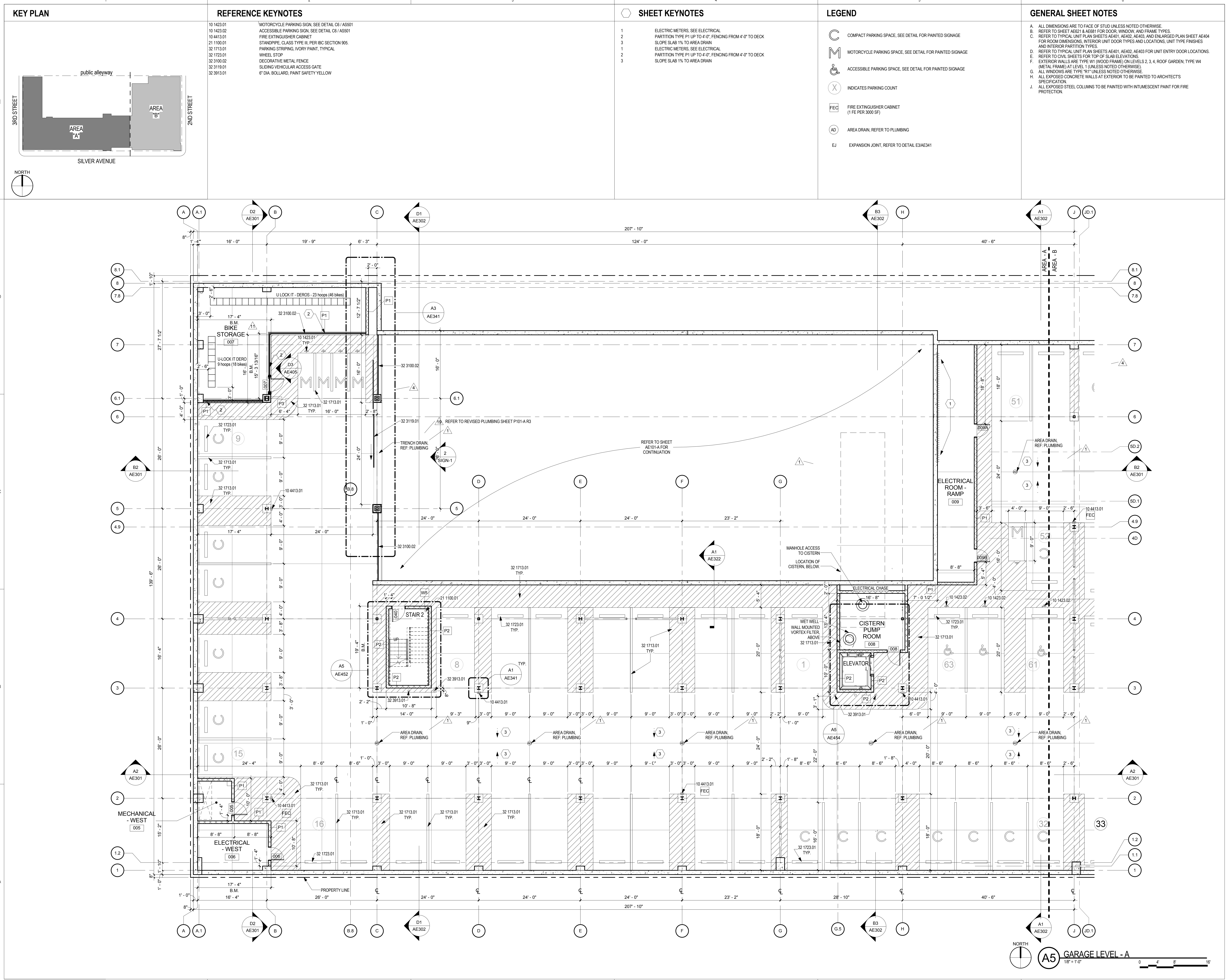
COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



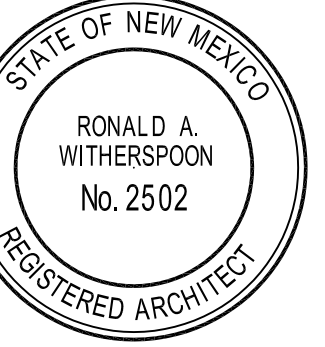
REVISIONS	DATE	DESCRIPTION
1	01/23/15	ASI-001
4	3/16/15	ASI-003 - Electrical Room Relocation
11	6/8/15	RFI-074
19	7/2/15	ASI-010

DRAWN BY	HAF
REVIEWED BY	RAW
DATE	2/8/16
PROJECT NO.	14-0064

DRAWING NAME
GARAGE FLOOR PLAN - AREA A



6/25/2016 3:37:31 PM



PROJECT

IMPERIAL BUILDING 205 Silver Avenue SW Albuquerque, NM 87102

REVISIONS	
12/3/2015	AS1-001
6/16/15	ADD TRANSFORMER
7/22/15	ROOF DRAIN LOCATIONS
02/22/2016	AS1-015

DRAWN BY AC
 REVIEWED BY RW/MB
 DATE 01/23/2015
 PROJECT NO. 14-0064
 DRAWING NAME

ARCHITECTURAL SITE PLAN

SHEET NO. AS101

KEYPLAN



LEGEND

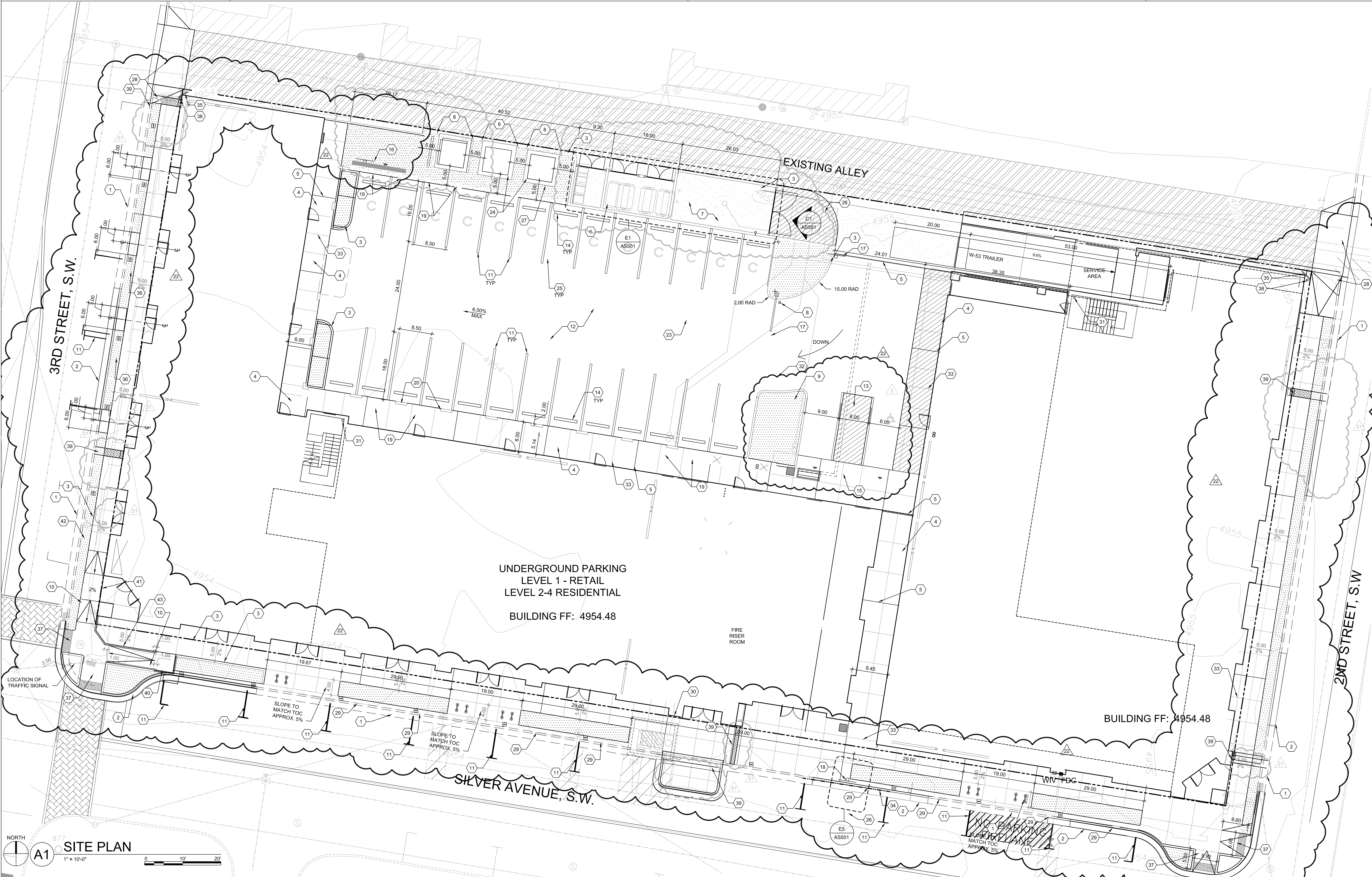
- PROPERTY LINE
- FIRE LANE. SEE D2/AS501
- 6" BENCH, IN GROUND MOUNT. PER MANUFACTURER SPECIFICATIONS
- TRASH RECEPTACLE, IN GROUND MOUNT. INSTALL PER MANUFACTURER SPECIFICATIONS
- BIKE RACK SURFACE MOUNT. INSTALL PER MANUFACTURER SPECIFICATIONS
- EXISTING LIGHT POLE
- PARKING METER
- LANDSCAPE AREA, SEE LP101
- PERMEABLE PAVER, SEE A3/AS501
- REINFORCED CONCRETE PAVEMENT
- EXISTING UTILITY LINES: SANITARY SEWER, ELECTRIC, WATER, TELEPHONE, GAS
- WIV WALL INDICATOR VALVE
- FDC FIRE DEPARTMENT CONNECTION
- PLANTER, SEE SPECIFICATIONS
- PUBLIC ALLEY, REINFORCED CONCRETE PAVEMENT

SHEET KEY NOTES

- EXISTING CURB AND GUTTER
- NEW CURB AND GUTTER PER CITY STANDARD DWG 2415A
- HEADER CURB, SEE A1/AS501
- CONCRETE SIDEWALK, SEE STRUCTURAL PLANS AND DETAILS
- EXPANSION JOINT, SEE A8/AS501
- DUMPSTER ENCLOSURE, SEE E1/AS501
- COMPACTOR ENCLOSURE, SEE B1 AND B2/AS501
- PIPE BOLLARD, SEE B4/AS501
- RAISED PLANTER, SEE A8/AS501
- ACCESSIBLE RAMP, B6/AS501
- NEW PARKING STRIPING, SEE E2/AS501
- CONCRETE RAMP, SEE STRUCTURAL
- ACCESSIBLE PAVEMENT MARKING, SEE C4/AS501
- PARKING BUMPER, SEE C5/AS501
- VAN ACCESSIBLE PARKING SIGN, SEE C6/AS501
- LOADING ONLY SIGN, SEE C8/AS501
- MAXIMUM HEIGHT SIGN AND BAR, SEE D3/AS501 AND SPECIFICATIONS
- FIRE LANE SIGN, SEE D2/AS501
- GUARDRAIL, SEE E4/AS501 AND D4/AS501
- CMU GUARDRAIL
- WATER METER, SEE CIVIL
- GREASE INTERCEPTOR, SEE CIVIL
- PROPOSED LOCATION FOR UNDERGROUND CISTERN, BELOW UNDERGROUND PARKING
- SWITCH GEAR AND TRANSFORMER, SEE ES101
- COMPACT PAVEMENT STRIPING, SEE E3/AS501
- NO PARKING LANE STRIPING
- CONCRETE PAD BELOW SWITCH GEAR AND TRANSFORMER
- NEW DRIVE PAD PER CITY STANDARD DWG 2428
- CURB CUT, SEE A2/AS501
- FIRE DEPARTMENT KNOX BOX
- STANDPIPE LOCATION
- SPEED BUMP, SEE SPECIFICATIONS
- CONTROL JOINT, SEE AS/AS501
- FIRE LANE, SEE D2/AS501
- SECURITY MIRROR, SEE SPECIFICATIONS
- 48" X 96" PAVEMENT GRATE, SEE D1/AS501
- ACCESSIBLE RAMP, SEE CIVIL
- PAINTED BOLLARD, SEE SPECIFICATIONS
- GULCH WITH CHECKER PLATE COVER, SEE DETAILS ON AE342
- STEEL RAIL
- CONCRETE STEP - MIN. 6" MAX. 7"
- LONGITUDINAL CONCRETE WALK
- 1-1/2" TURNDOWN WITH RAIL

GENERAL SHEET NOTES

- 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.



UNDERGROUND PARKING LEVEL 1 - RETAIL LEVEL 2-4 RESIDENTIAL BUILDING FF: 4954.48

BUILDING FF: 4954.48

SILVER AVENUE, S.W.

2ND STREET, S.W.

3RD STREET, S.W.

EXISTING ALLEY

FIRE RISER ROOM

WIV FDC

LOCATION OF TRAFFIC SIGNAL

SLOPE TO MATCH TOC APPROX. 5%

SLOPE TO MATCH TOC APPROX. 5%

MATCH TOC APPROX. 5%