

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

October 20, 2021

John Laur, RA
Dekker/Perich/Sabatini
7601 Jefferson NE, Suite 100
Albuquerque, NM 87109

Re: Presbyterian Hospital Parking Garage
1100 Central Ave SE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 1-6-20 (DRB) (K15D005)
Certification dated 10-15-21

Dear Mr. Laur,

Based upon the information provided in your submittal received 10-19-21, Transportation Development has no objection to a 30-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:

- Please fix broken cracked sidewalk. Truncated domes required for all wheel chair ramps in Public Right of Way.
- Complete Landscaping.
- Remove security fence, construction debris and equipment from site.

Once corrections are complete resubmit

1. The approved and stamped Site Plan for Building Permit with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

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If you have any questions, please contact me at (505) 924-3981.

Sincerely,

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

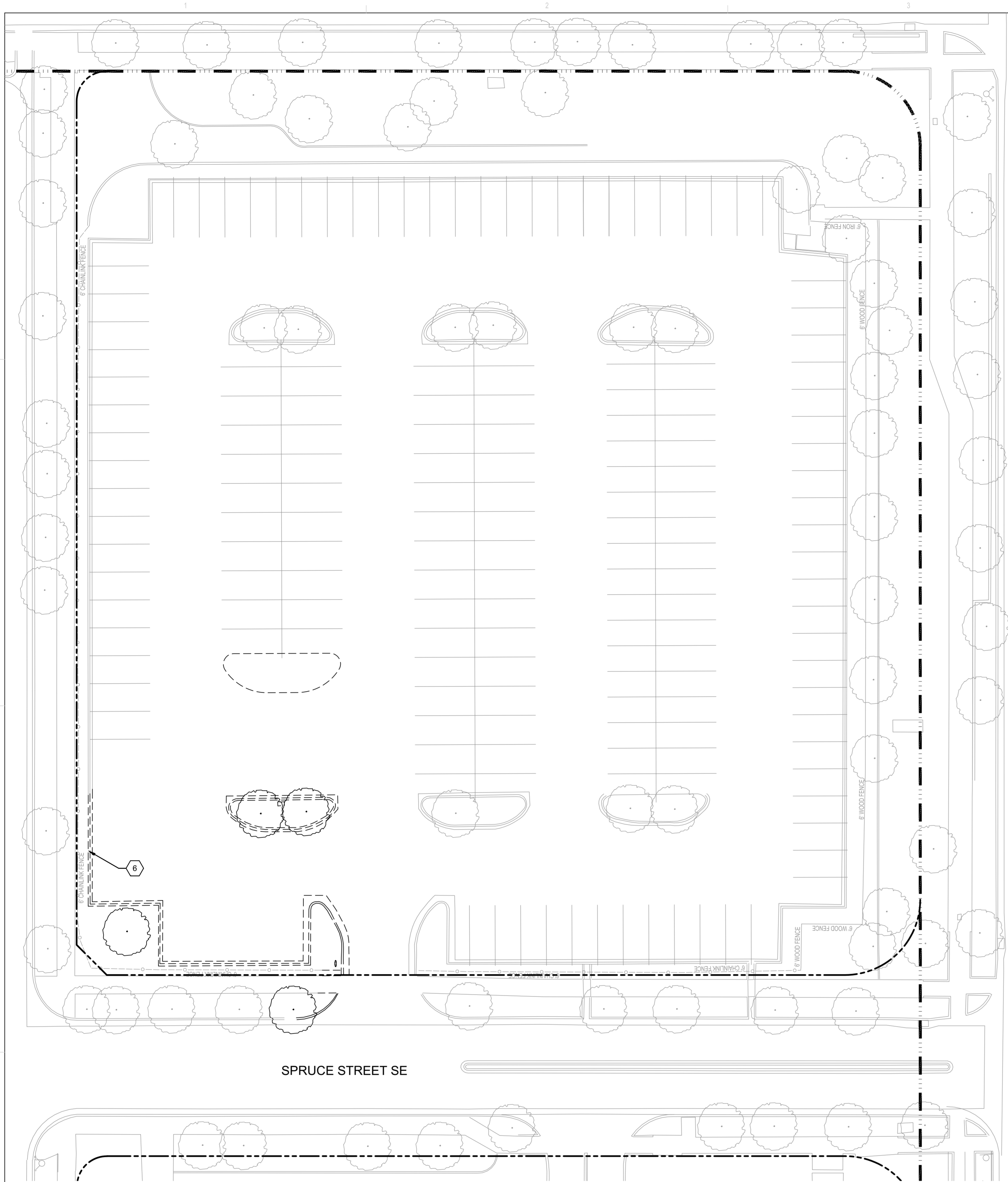
EG via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



A5 SITE DEMOLITION PLAN
1" = 20'-0"
0 10' 20' 40'
NORTH

GENERAL SHEET NOTES

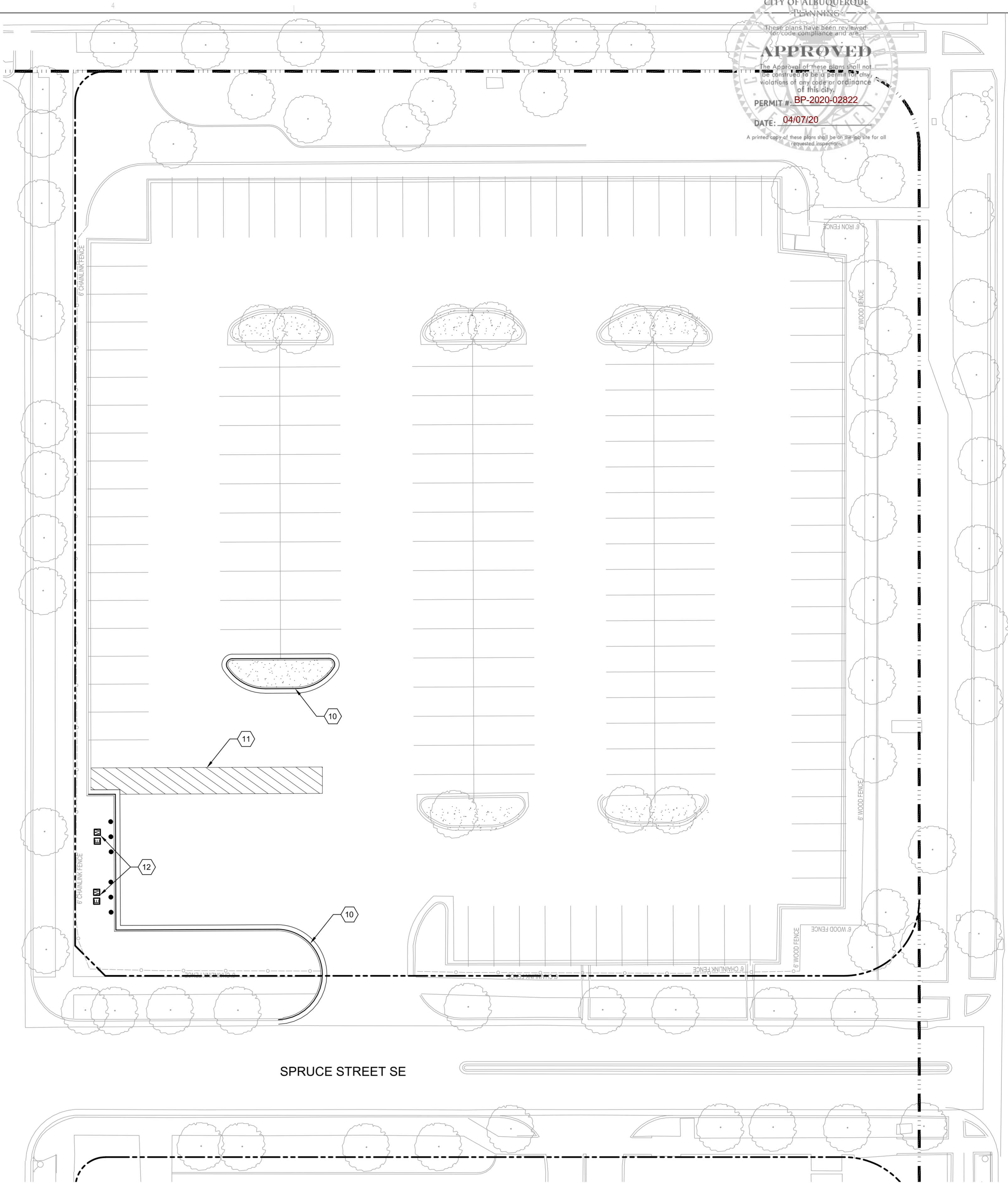
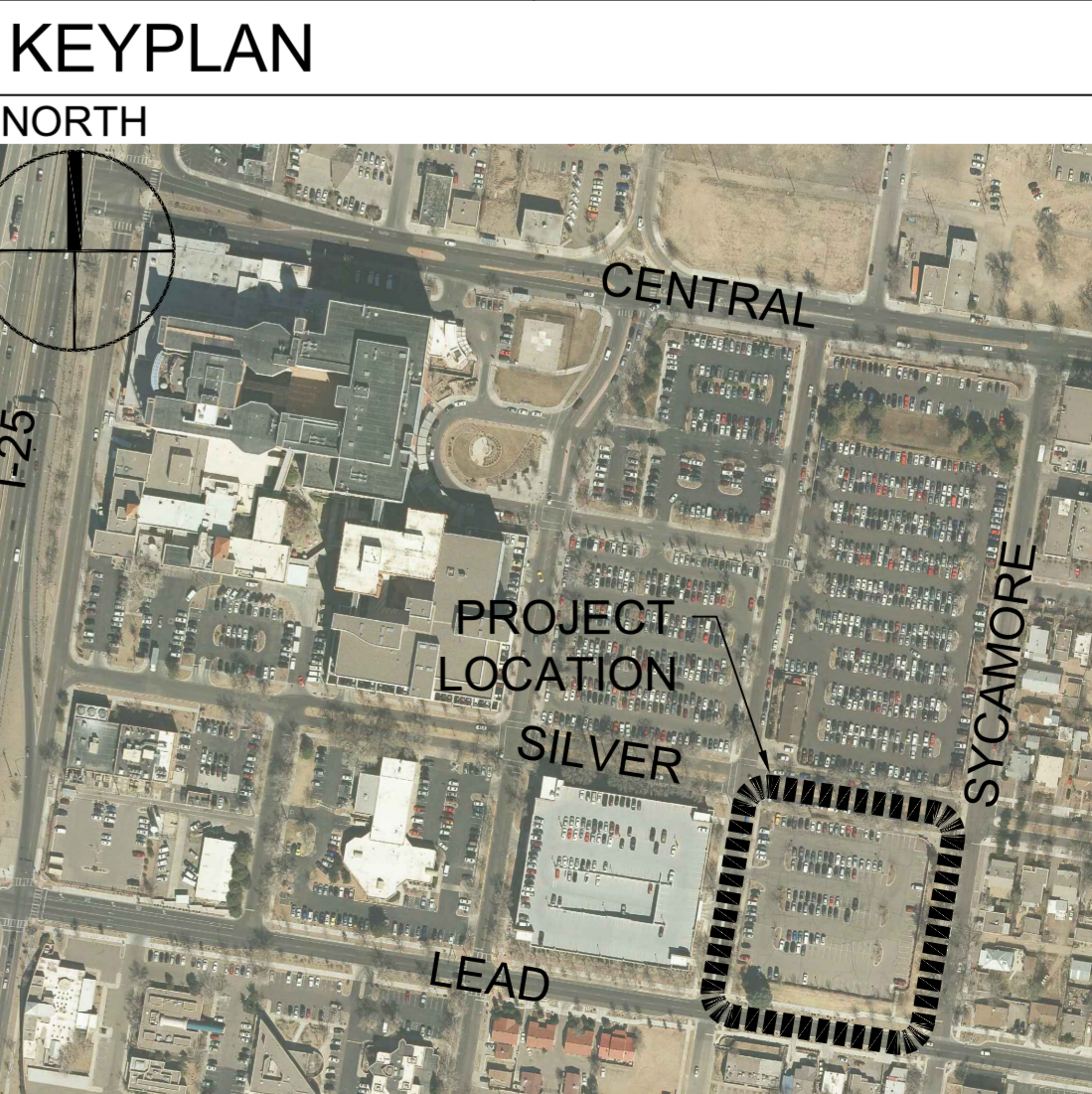
A. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
B. CONTRACTOR TO SUPPLY REFUSE CONTAINERS AS REQUIRED FOR DEBRIS TO BE REMOVED, AS WELL AS ALL FEES ASSOCIATED WITH DISPOSAL OF REMOVED ITEMS.
C. CONTRACTOR TO PROVIDE SAFETY MEASURES TO PROTECT PEDESTRIANS, VEHICLES, AND ALL EXISTING CONSTRUCTION TO REMAIN.
D. CONTRACTOR TO COORDINATE WITH THE OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
E. CONTRACTOR TO INCLUDE IN BASE BID DEMOLITION AND CAPPING OF IRRIGATION LINES AND THE RELOCATION OF EXISTING UTILITY LINES CONFLICTING WITH SCOPE OF WORK.
F. "DEMOLISH" IN ALL NOTES MEANS TO REMOVE THE EXISTING ITEM AND ALL ASSOCIATED COMPONENTS AND PROPERLY DISPOSE OF OFF SITE. CAP ALL UTILITIES EITHER BELOW GRADE OR WITHIN CONCEALED CONSTRUCTION AND NOTE LOCATION ON CONTRACTORS RECORD DRAWING SET TO BE TURNED OVER TO OWNER.
G. SALVAGED ITEMS NOT SCHEDULED FOR RE-USE IN THIS PROJECT TO BE SUBMITTED TO OWNER FOR CONSIDERATION PRIOR TO CONTRACTOR DISPOSAL.
H. WHERE PARTIAL DEMOLITION OCCURS CONTRACTOR TO PATCH/REPAIR AND MATCH THE SURROUNDING MATERIALS AND CONDITIONS.
I. CONTRACTOR SHALL COMPLY WITH OWNERS ICRA AND LIFE SAFETY PROCEDURES AND OFFICERS.
J. ALL SHUT DOWNS WHICH ARE REQUIRED TO COMPLETE WORK SHALL BE SCHEDULED AND APPROVED WITH THE OWNER.
K. ONLY ELEMENTS SHOWN ARE WITHIN THE SCOPE OF WORK UNLESS NOTED OTHERWISE.
L. IT IS NOT THE INTENT OF THESE DOCUMENTS TO INDICATE ALL WORK TO ACHIEVE A COMPLETE INSTALLATION. THE CONTRACTOR, IS EXPECTED TO PROVIDE ALL ADDITIONAL SCOPE OF WORK AND ASSOCIATED BID AMOUNTS TO COMPLETE THE INSTALLATION IN A WORKMANLIKE MANNER, INCLUSIVE OF PROPER PATCHING AND REPAIRS.
M. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION. SEE SPECIFICATIONS.
N. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE LOCATION AND INSTALLATION. SEE CIVIL, ELECTRICAL, PLUMBING, MECHANICAL, AND SITE UTILITIES FOR DRAWINGS.

- SHEET KEYED NOTES**
- DEMOLISH EXISTING CURB AND GUTTER
 - DEMOLISH TREE
 - REMOVE EXISTING SITE LIGHTING AND SALVAGE FOR REUSE
 - DEMOLISH EXISTING METAL FENCE AND GATE, COORDINATE WITH NEW CONSTRUCTION
 - REMOVE EXISTING SIGN, SALVAGE FOR REUSE
 - DEMOLISH ASPHALT PAVING, COORDINATE WITH NEW CONSTRUCTION
 - DEMOLISH EXISTING SIDEWALK, COORDINATE EXTENTS WITH NEW CONSTRUCTION
 - REMOVE EMERGENCY LIGHT AND PHONE, SALVAGE FOR REUSE
 - DEMOLISH EXISTING DRIVEWAY
 - NEW CONCRETE CURB AND GUTTER, SEE B6/AS501
 - PARKING LOT STRIPING, 4" WIDE, COLOR: WHITE
 - NEW ELECTRIC AND WATER HOOKUPS, SEE ELECTRICAL AND CIVIL DRAWINGS

PROJECT DATA

LEGAL DESCRIPTION: TR 4-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A, 9-A
ZONE: MX-H MIXED-USE - HIGH INTENSITY ZONE DISTRICT
LOT AREA: 4.323 ACRES
CONSTRUCTION TYPE: I-A

- LEGEND**
- PREMISE BOUNDARY
 - PROPERTY LINE
 - SIDEWALK RAMP (ARROW POINTS DOWN)
 - EXISTING FIRE HYDRANT
 - EXISTING 6" WIDE PAINTED CROSSWALK
 - LANDSCAPE AREA, SEE LANDSCAPE PLANS
 - EXISTING SIGNAGE
 - EXISTING TREE TO REMAIN
 - EXISTING TREE TO BE DEMOLISHED



A5 ARCHITECTURAL SITE PLAN
1" = 20'-0"
0 10' 20' 40'
NORTH

DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT



ENGINEER

PROJECT

PRESBYTERIAN HOSPITAL SE
PARKING GARAGE
1300 CENTRAL AVENUE SE
ALBUQUERQUE, NM 87106

BID/PERMIT
DOCUMENTS

- REVISIONS**
- △
 - △
 - △
 - △
 - △
 - △

DRAWN BY V. FUNSTON
REVIEWED BY M. HARBERTS
DATE 1/17/2020
PROJECT NO. 19-0006.001
DRAWING NAME

ADD ALTERNATE #3
SITE DEMO AND
SITE PLAN FOR
RV PARKING

SHEET NO.
AS102
OF

October 15th, 2021

DEKKER
PERICH
SABATINI

Racquel Michel
Traffic Engineering
Development & Building Services; Planning Dept.
600 2nd Street NW
Albuquerque, NM 87102

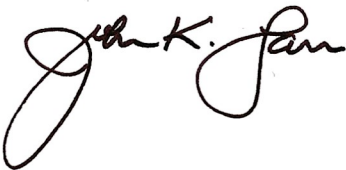
Re: Traffic Certification for
Permanent Certification of Occupancy Presbyterian
Hospital SE Parking Garage
1300 Central Avenue SE
Alb NM, 87106

Dear Ms. Michel:

I John K Laur, NMRA NO 004207, of the firm Dekker/Perich/Sabatini, hereby certify that this project substantial compliance with and in accordance with the design intent of the approved DRB site plan dated October 14, 2021 and have determined by visual inspection that the 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 Temporary Certificate of Occupancy.

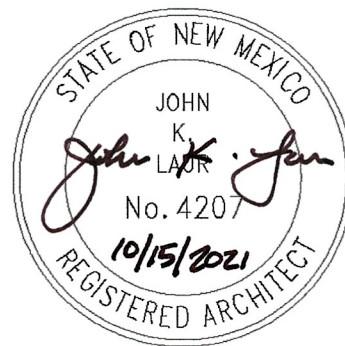
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Very truly yours,



John K. Laur, AIA, ACHA, EDAC

Dekker/Perich/Sabatini Ltd.





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

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
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____