

# CITY OF ALBUQUERQUE



November 21, 2019

Dave Aube, P.E.  
The Design Group  
120 Vassar Dr. SE  
Albuquerque, NM 87106

**Re: De Anza, Bldgs. C & F**  
**4301 Central Ave NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 12-25-17 (K17D106)  
Certification dated 11-18-19

Dear Mr. Aube,

Based upon the information provided in your submittal received 11-19-19, 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 Ernie Gomez at (505) 924-3981.

Sincerely,

NM 87103

Ernest Armijo, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

www.cabq.gov

Ernie Gomez  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File



THE HARTMAN • MAJEWSKI  
**DESIGN GROUP**  
 Architects • Engineers • Interior Design  
 Planners • Urban Designers • LEED®  
 120 Vassar Dr SE Suite 100  
 Albuquerque, New Mexico 87108  
 T 505 242 8880 • F 505 242 6881

CONSULTANT

STAMP



100% CONSTRUCTION DOCUMENT SUBMITTAL

PROJECT NAME  
**DE ANZA MOTOR LODGE**

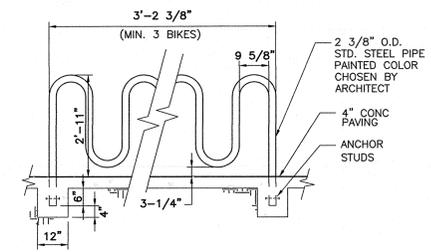
4301 CENTRAL AVENUE NE  
 ALBUQUERQUE, NM 87108

**TCL KEYED NOTES**

1. CONCRETE HEADER CURB, 6" TALL
2. CONCRETE VALLEY GUTTER
3. CONCRETE CROSS WALK/SPEED TABLE ELEVATED 4" FROM DRIVE SURFACE
4. LOOP DETECTOR FOR VEHICLE GATES.
5. TEMPORARY ASPHALT EXTRUDED CURB AROUND FUTURE BUILDING PAD SITE.
6. EXISTING CONCRETE DRIVEPAD CONSTRUCTED UNDER A.R.T. PROJECT TO REMAIN.
7. 16" TALL HEADER CURB, 8" WIDE, TO PROVIDE PROTECTION TO BUILDING FROM VEHICLES BACKING UP.
8. PLANTER BOX TO SEPARATE SIDEWALK FROM PORCH. CURB ON ALL INTERIOR PORCH/STOOP ALONG MOTOR COURT.
9. CONCRETE PARKING BLOCK.
10. REFUSE ENCLOSURE WITH GATES.
11. KEY PAD TO CONTROL VEHICLE GATES.
12. CURB TO BE REALIGNED UNDER COA PROJECT NUMBER 9043.15 THAT HAS ALREADY BEEN APPROVED BY DRC.
13. CRUSHER FINES PATH AND SECONDARY DRIVEWAY ENTRANCE TO RESIDENTIAL UNITS ALONG GRACELAND STREET NE.
14. CONCRETE SIDEWALK WITH MAP OF NEW MEXICO FOR TOURIST ATTRACTION.
15. DOUBLE 3' WIDE BY 6' TALL PERSONNEL GATES IN PERIMETER FENCING.
16. 6" TALL PERIMETER FENCING.
17. 6" TALL BY 16" WIDE SLIDING GATE FOR VEHICLE ACCESS.
18. 3' WIDE BY 6' TALL PERSONNEL GATE.
19. PERIMETER FENCING TO ABOVE THE STAIR LANDINGS.
20. FIRE DEPARTMENT ACCESS GATE IN PERIMETER FENCING.
21. ADA PARKING STALL WITH RESERVED PARKING SYMBOL AND RESERVED PARKING SIGN.
22. FUTURE ADA PARKING TO BE CONSTRUCTED WITH FUTURE BUILDING.
23. ASPHALT PAVEMENT.
24. FUTURE ASPHALT PAVEMENT.
25. BIKE RACK FOR A MINIMUM OF 3 BIKES.
26. FUTURE BIKE RACK, MINIMUM OF 3 BIKES.
27. CURB ACCESS RAMP.
28. SIDEWALK IS FLUSH WITH PARKING LOT SURFACE.
29. MOTOR CYCLE PARKING SPACE AND "MOTOR CYCLE PARKING" SIGN.
30. FUTURE MOTOR CYCLE PARKING SPACE AND "MOTOR CYCLE PARKING" SIGN TO BE CONSTRUCTED WITH FUTURE BUILDING.
31. PROVIDE "DO NOT ENTER" SIGN AND SIGN POST.

**NOTES:**

1. CLEAR SIGHT TRIANGLE PER DPM CHAPTER 23, SECTION 3, SUBSECTION D-5. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
2. MINI CLEAR SIGHT TRIANGLE PER DPM CHAPTER 23, SECTION 6, SUBSECTION D.12. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
3. ALL PARKING AREAS ARE SURROUNDED BY A 6" TALL HEADER CURB OR BY ELEVATED SIDEWALK 6" TALL.



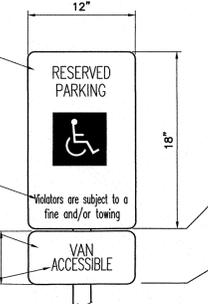
**BICYCLE RACK**  
 NOT TO SCALE

SIGN TYPE R7-8 (12"x18")  
 -sign field is white  
 -sign lettering and border are green  
 -International Symbol of Accessibility is white on a blue background

Required language per NMSA 197866-7-352.4C

SIGN TYPE R7-8a (6"x12")  
 -sign field is white  
 -sign lettering and border are green

Required language (Van Accessible Spaces) per ANSI 502.7



**RESERVED PARKING SIGNS**  
 NOT TO SCALE

ADD ADDITIONAL SIGN BELOW RESERVED PARKING SIGN OR VAN ACCESSIBLE SIGN THAT READS "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"  
 ACCESS AISLES AT ADA PARKING SPACES THAT BE LABELED WITH "NO PARKING"



**K-17-Z ZONE ATLAS PAGE**  
 SCALE: NOT TO SCALE

**PROJECT TABULATED PARKING COUNTS**

Building Use	SF	Number of Units	Req'd Parking	After Transient Reduction	On Site Parking	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided
A Office	2378	0	0	0	0	0	0	0	0	0	0
B Office	3500	0	17.5	15.75	30	2	2	1	1	1	2
C Office	1295	0	0	0	0	0	0	0	0	0	0
D Residential	9	9	8.1	9	1	1	0	0	0	4.5	6
E Residential	8	8	7.2	8	1	1	1	1	1	4	6
F Residential	19	19	17.1	19	1	1	1	1	1	9.5	9
G Residential	4	4	3.6	4	0	0	0	0	0	2	3
<b>Total</b>		<b>40</b>	<b>57.5</b>	<b>51.75</b>	<b>70</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>21</b>	<b>26</b>

- Notes:  
 1. Parking required 1 space per bath, but no less than 1.0 dwelling unit per Nob Hill Sector Development Plan.  
 2. Bicycle parking required, 1 per 2 dwelling units.  
 3. Motorcycle parking required 1 space per 25 off street parking.  
 4. Office Buildings less than 3000 sf do not require parkin per Nob Hill Sector Development Plan.

Certification is for Buildings C and F Only. A separate certification will be filed for the remaining portions of the site

Drainage Certification (K17D106)  
 I, David A Aube, NMPE 14221, of the firm The Hartman + Majewski Design Group, Inc, hereby certify that The Buildings D & E (located on Tract D) of the De Anza project (4301 Central Avenue NE) is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout plan approved plan dated 12/23/17. The record information that has been edited onto the original design documents where obtained by Sandia Land Surveying LLC (Andrew Martinez NM PS # 12649). I further certify that I have personally visited the project site on Nov. 18, 2019 and have determined by visual inspection that the actual site conditions shown on this plan to be true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy for Buildings C and F, located on Tract D of the De Anza Project located at 4301 Central Avenue NE.

A separate certification will be submitted for the remaining apartment building (G) located within Tract D.

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



PEDESTRIAN ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS A, C AND D

Certification is for Buildings C and F Only. A separate certification will be filed for the remaining portions of the site

PEDESTRIAN ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS A, B AND C

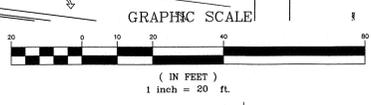
PEDESTRIAN ACCESS EASEMENT FOR THE BENEFIT OF LOTS A, B AND C

**PHASING PLAN:**

1. PHASE 1 INCLUDES REBUILDING/REMODELING BUILDINGS "A" AND "C". THESE BUILDINGS ARE THE HISTORIC HOTEL LOCATED IN THE SOUTH EAST CORNER OF THE SITE AND THE FORMER TURQUOISE CAFE LOCATED IN THE SOUTH WEST CORNER OF THE SITE.
2. PHASE 2 WILL BE TO CONSTRUCT THE NEW RESIDENTIAL BUILDINGS ALONG HE NORTH MOTOR COURT. THESE BUILDINGS ARE IDENTIFIED WITH LETTERS "D" THROUGH "G".
3. A FUTURE BUILDINGS WILL BE CONSTRUCTED ONCE A BUYER/TENANT IS FOUND FOR THE MIDDLE BUILDING (IDENTIFIED AS "B") ALONG CENTRAL AVENUE.



**A1 TRAFFIC CIRCULATION LAYOUT**  
 1" = 20'-0"



12/17/2018 5:33:40 PM

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group  
 Drawn by DAA  
 Checked by DAA  
 Date OCTOBER 25, 2017  
 Project number 2500

SHEET TITLE

TRAFFIC CIRCULATION LAYOUT

SHEET NUMBER

**TCL**



# 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: \_\_\_\_\_