

CITY OF ALBUQUERQUE



December 19, 2019

Tafazzul Hussain, RA
ARFA Construction & Design
2501 Yale Blvd SE, Suite 102
Albuquerque, NM 87106

Re: Copper Pointe (Holiday Inn Express)
10501 Copper Pointe Way NE, 87123
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 8-8-18 (K21D009H3)
Certification dated 12-18-19

Dear Mr. Hussain,

Based upon the information provided in your submittal received 12-18-19, 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 resubmit the Approved DRB plan reflecting the relocation of the ADA stalls & access aisle and ADA pathway from public sidewalk to building entrance.
- Please stamp the certification letter when resubmitting
- Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details. (ADD ADA compliant ramp at relocation of ADA stalls and access aisle)(Restripe a 6ft wide access to building entrance. Current stripe is 4 foot wide)
- Please remove debris and construction materials from site.

Once corrections are complete resubmit

1. The approved and stamped DRB 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.

CITY OF ALBUQUERQUE



5. The \$75 re-submittal fee.

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

Sincerely,

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

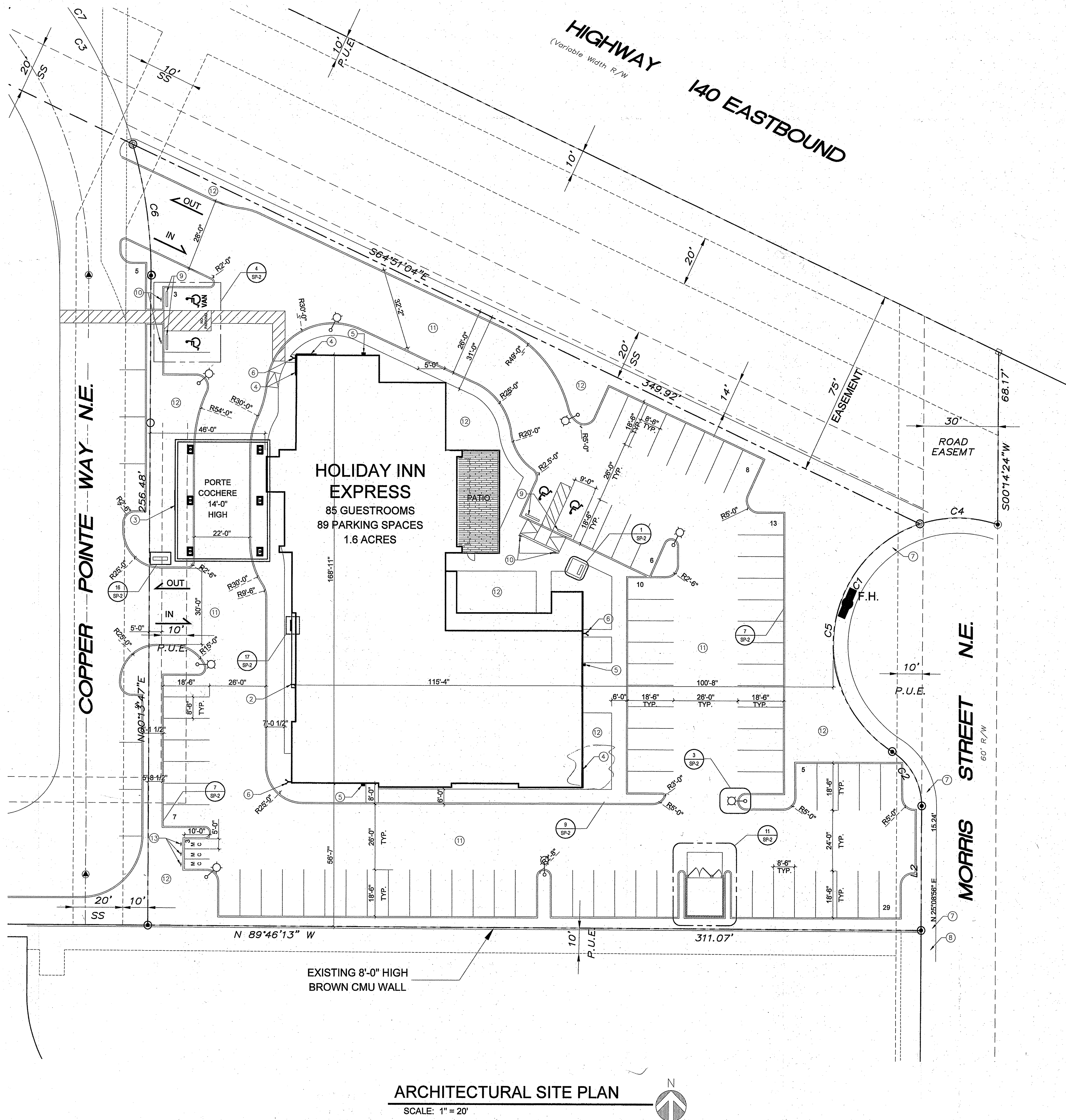
EG/SB via: email
C: CO Clerk, File

PO Box 1293

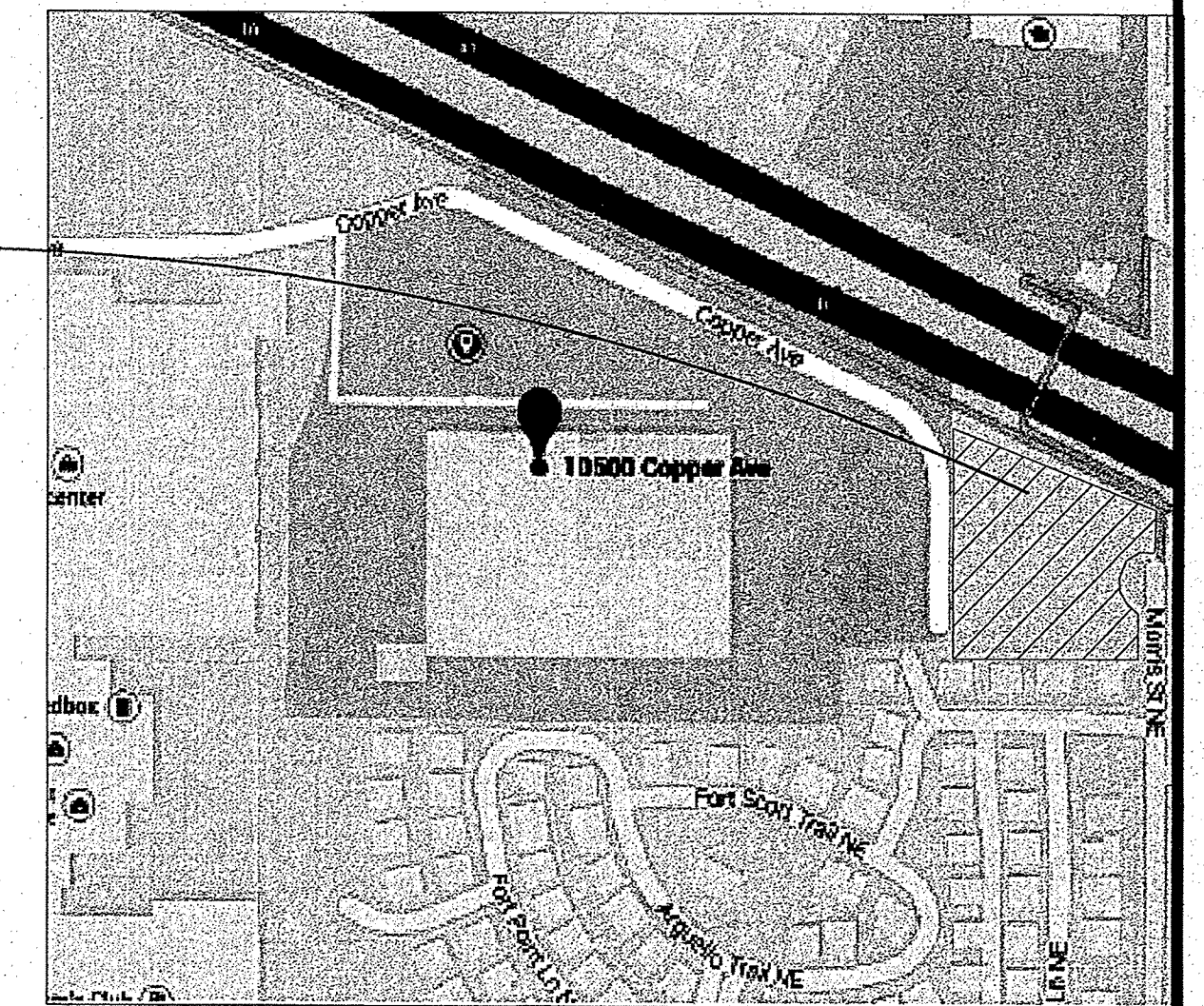
Albuquerque

NM 87103

www.cabq.gov



SITE LOCATION



LOCATION MAP

ZONE ATLAS

NORTH

KEY NOTE

1. FIRE DEPARTMENT CONNECTION (FDC)
2. PIV
3. ADDRESS 10" HIGH NUMBERS
4. FRANCHISE SIGN
5. KNOX BOX - 6'-0" A.F.F.
6. FIRE DEPARTMENT STANDPIPE
7. NEW SIDEWALK TO MATCH EXISTING
8. EXISTING SIDEWALK
9. PARKING BUMPER
10. ADA SIGN, SEE DETAIL 2/SP-2
11. ASPHALT PARKING
12. LANDSCAPING
13. MOTORCYCLE PARKING SIGN REFER TO 2A/SP-2

LEGAL DESCRIPTION

PRESIDIO SUBDIVISION
COMMERCIAL PAD SITES,
TRACT 2 AND TRACT 3,
COPPER POINTE
SUBDIVISION SITUATED WITHIN
SECTION 21 TOWNSHIP 10
NORTH, RANGE 4
EAST NEW MEXICO
PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE
BERALILLO COUNTY
NEW MEXICO
MAY 2009
1.6 ACRES

FIRE AREA

FIRST FLOOR LARGEST:
GROSS AREA = 14,516.0 SF
(-) 3- 2HR STAIRS = 832.3 SF
(-) 1- 2HR LAUNDRY CHUTE = 32.0 SF
(-) 1- 2HR ELEV. SHAFT = 144.5 SF
(-) 1- 1HR CORRIDORS = 1,529.0 SF
TOTAL FIRE AREA = 11,978 SF

PROJECT NUMBER: 1000572

APPLICATION NUMBER: 16 DPB-70314

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 REQUIRED? () YES () NO. IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

Reginald M. Miel 2/8/18
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

Christy Cadore 09-25-19
WATER UTILITY DEPARTMENT DATE

Chambraval 8/8/18
PARKS AND RECREATION DEPARTMENT DATE

James D. Hughes 9/8/2018
CITY ENGINEER DATE

N/A
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

N/A
SOLID WASTE MANAGEMENT DATE

Carla Miel 9-28-19
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

Carla Miel 8/8/18
DATE

CODE ENFORCEMENT.

GRAPHIC SCALE
0 5' 10' 20'
SCALE: 1"=20'

GENERAL INFORMATION

ALL REQUIRED INFRASTRUCTURE WILL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS AND DRAWINGS.

DRIVEPADS COA STD. DWG.
SIDEWALK COA STD. DWG. 2415 A&B
WHEEL CHAIR RAMPS COA STD. DWG. 2440 AND 2441
PAVEMENT COT STD. DWG. 2408

THE PROPOSED SCREEN SHALL BE SOLID COLORED TO MATCH BUILDING COLOR.

PARKING ANALYSIS

TOTAL GROSS BUILDING AREA = 56,306 SF
85 GUESTROOMS
REQUIRED PARKING SPACES = 85 SPACES
PROVIDED PARKING SPACES = 89 SPACES
ACCESSIBLE PARKING SPACES REQUIRED = 4
VAN ACCESSIBLE PARKING SPACE = 1

TOTAL ACCESSIBLE PARKING SPACES = 4

MOTORCYCLE SPACES (MC)
REQUIRED : 3
PROVIDED : 3

BIKE TABULATION

1. BIKE PER 20 PARKING SPACES
2. BIKE RACKS REQUIRED
3. BIKE RACKS PROVIDED

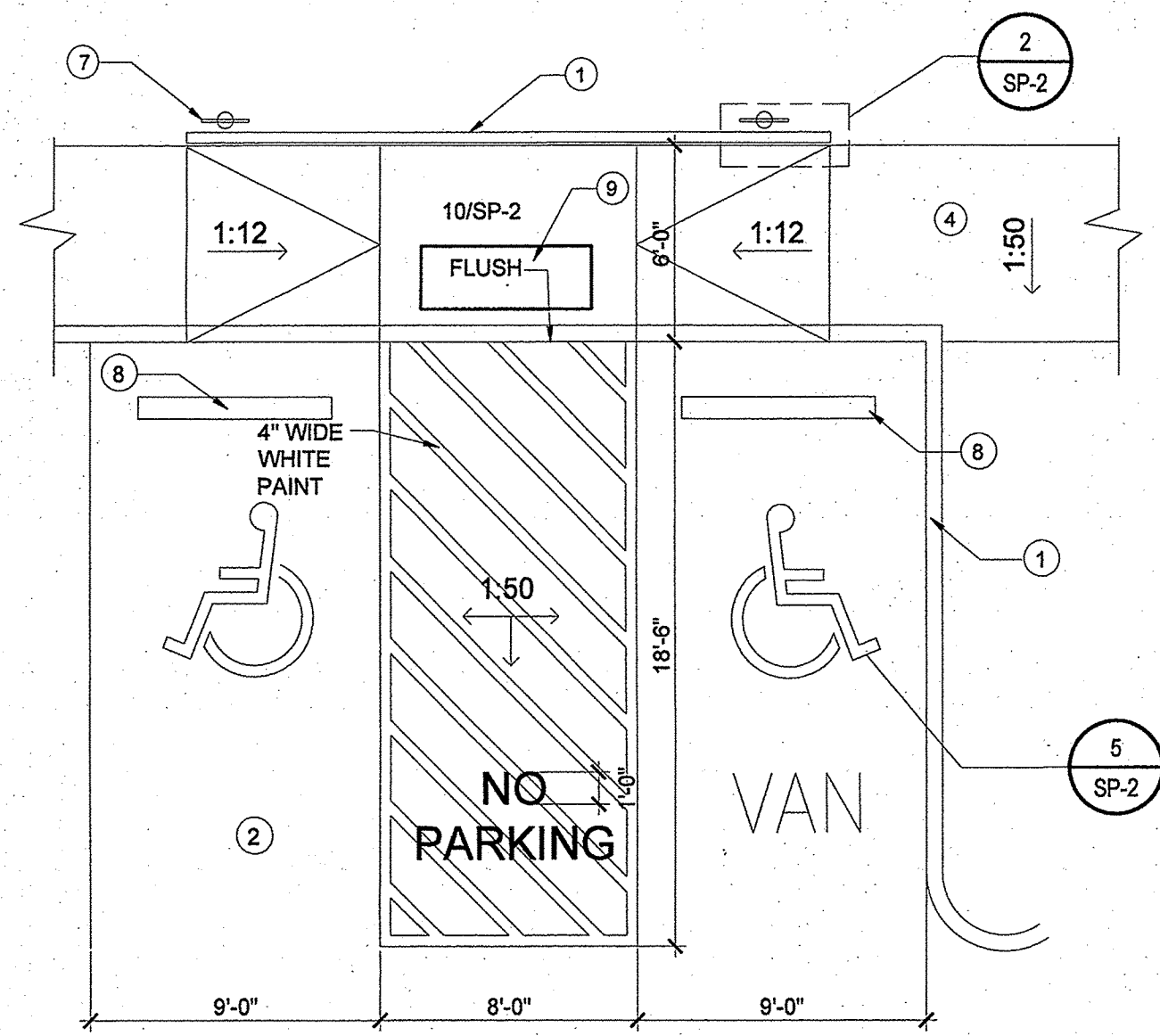
PATIO TABULATION

1 ST FLOOR 14,348 SF X 5.33% = 765 SF
PATIO (SF) PROVIDED = 760 SF

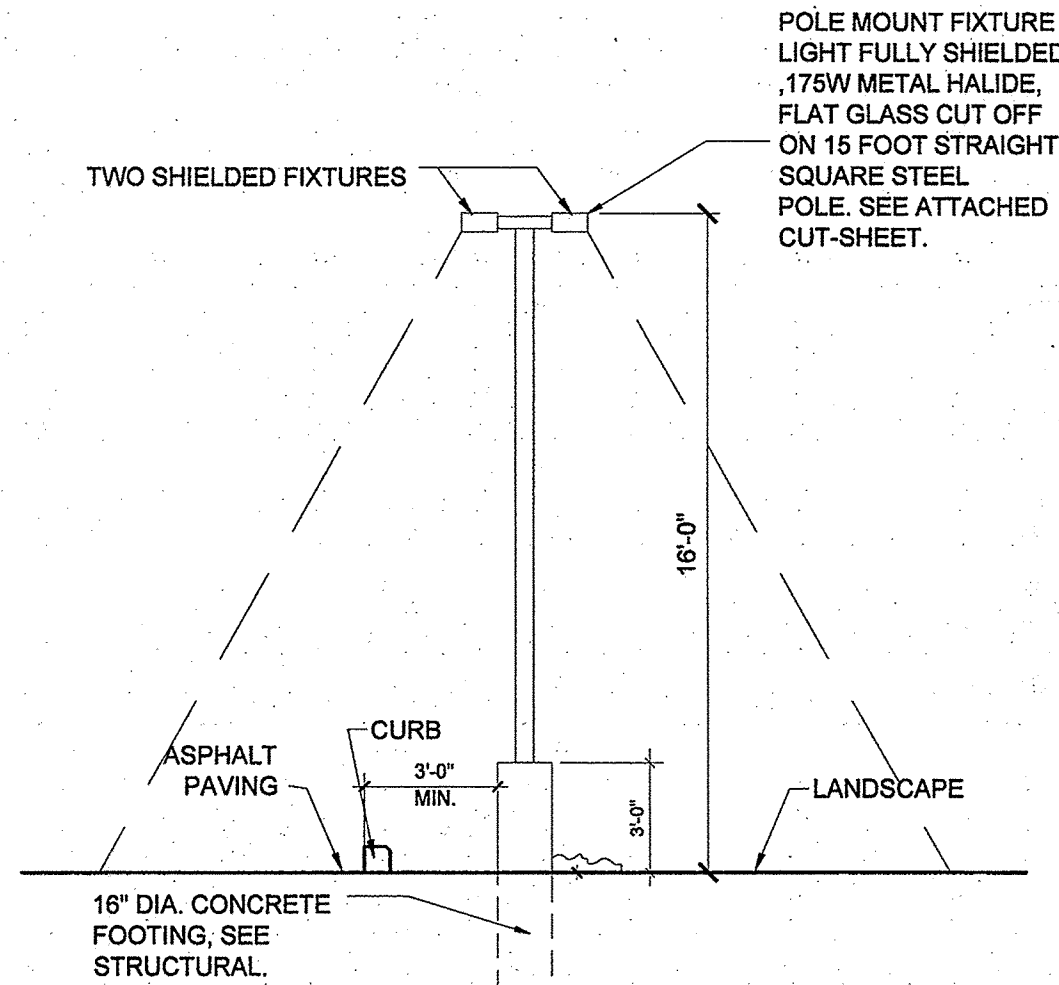
SITE PLAN

SCALE: 1" = 20'

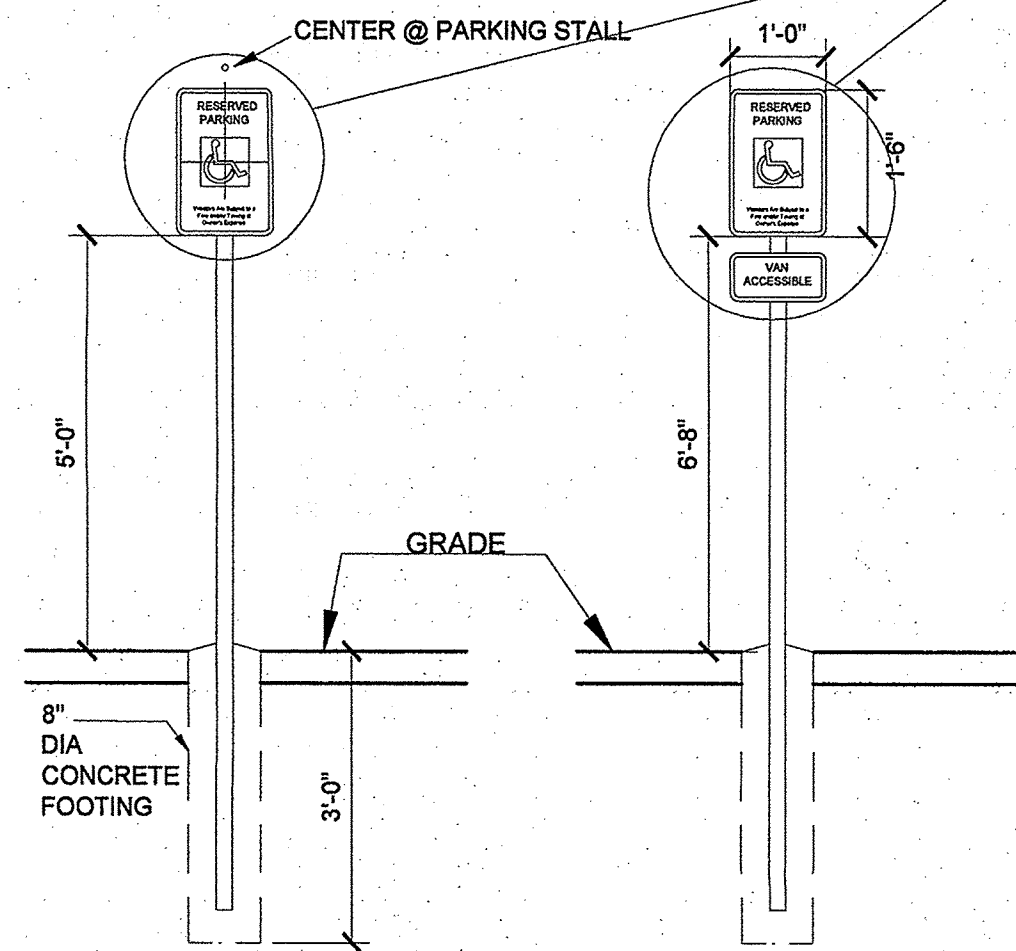
Afra Construction & Design 2501 Yale Blvd SE Suite 102 Albuquerque, New Mexico 87106 Tel 505.242.1745 Fax 505.242.1737			
HOLIDAY INN EXPRESS 10501 COPPER AVENUE ALBUQUERQUE, NEW MEXICO 87123			
REV	DATE	DESCRIPTION	APVD
1	9/25/2019	TAFAZZUL HUSSAIN NO. 3071	SP-1
02/26/2018			



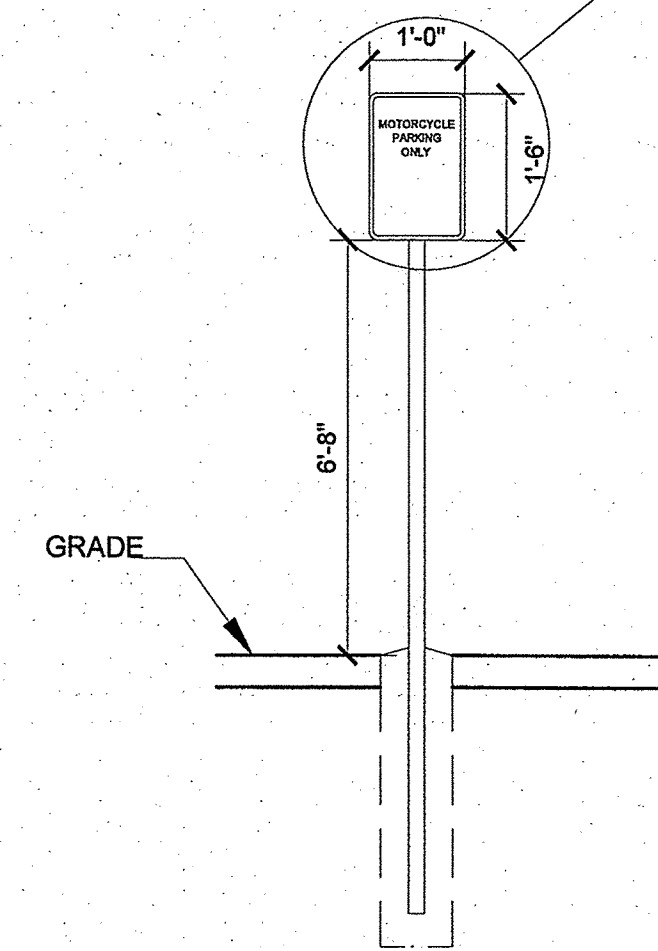
4 ACCESSIBLE STALLS
SP-2 SCALE: 3/16"=1'-0"



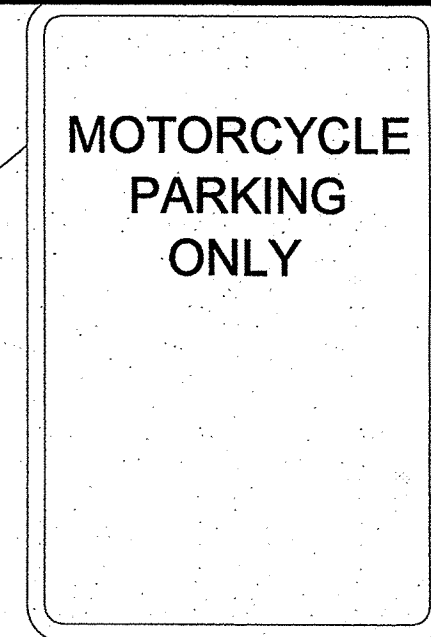
3 SHIELDED LIGHT POLE
SP-2 SCALE: 3/16"=1'-0"



2 ACCESSIBLE PARKING SIGN
SP-2 SCALE: 1/2"=1'-0"

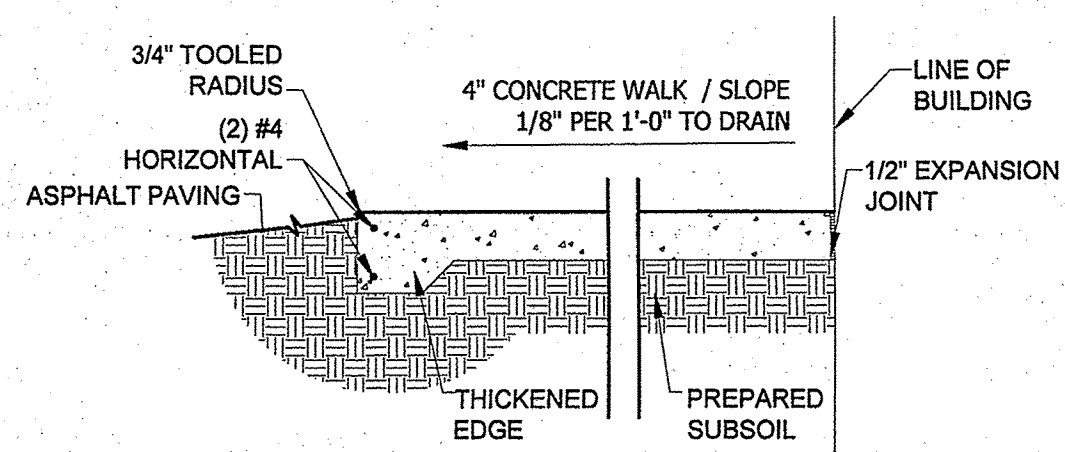


2A MOTORCYCLE PARKING SIGN
SP-2 SCALE: 1/2"=1'-0"

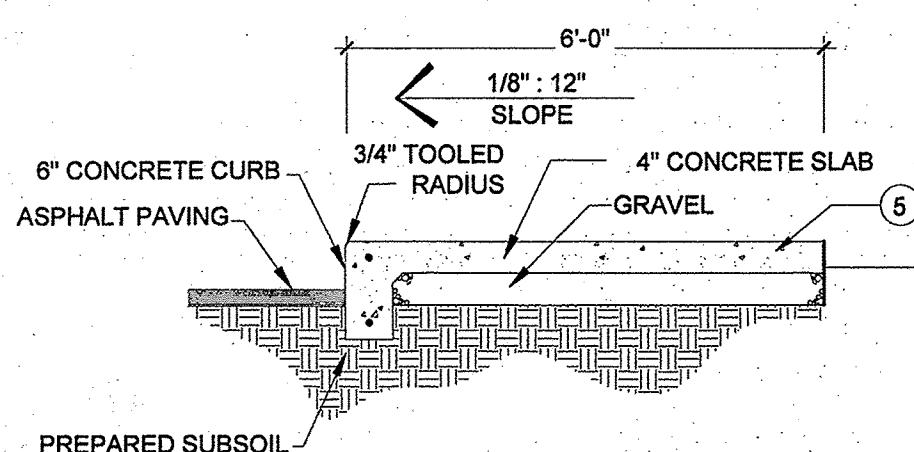


1 BIKE RACK
SP-2 SCALE: 1/2"=1'-0"

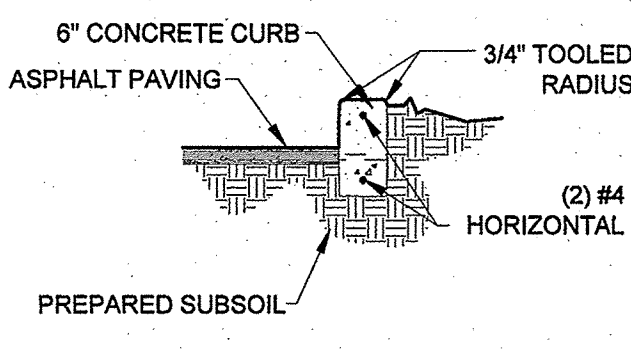
- KEYED NOTES
1. CONCRETE CURB, TYPICAL
 2. ASPHALT PAVING THIS AREA
 3. 4" SCHEDULE 80, CONCRETE FILLED PIPE, PRIME, PAINT.
 4. CONCRETE SIDEWALK 6'-0" TYPICAL
 5. REFUSE ENCLOSURE
 6. CONCRETE APRON 6" THICK 20'-0" LONG
 7. ACCESSIBLE PARKING SIGN
 8. PARKING BUMPERS, 6"X8"X4'-0"
 9. TRUNCATED DOME MATT, 18" X 48"



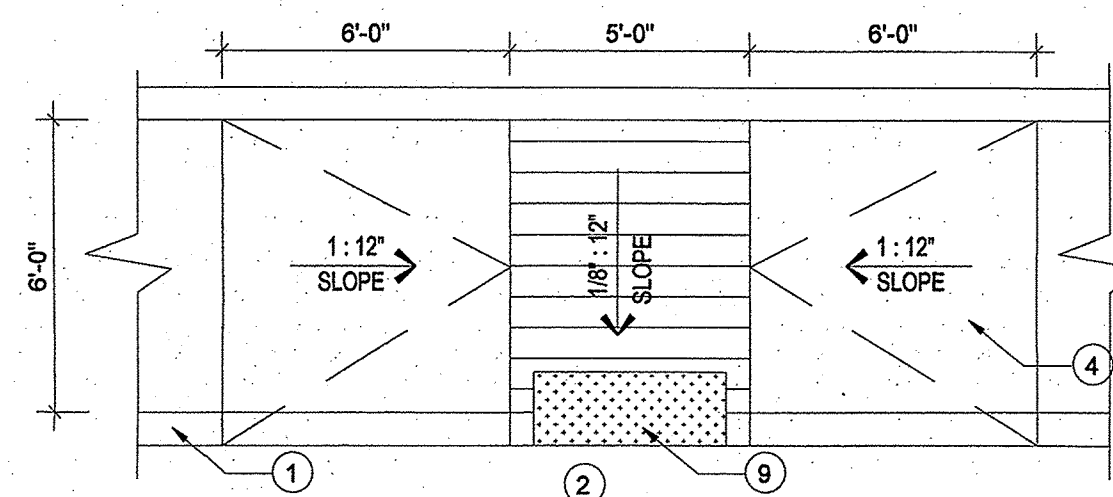
10 FLUSH SIDEWALK
SP-2 SCALE: 1/2"=1'-0"



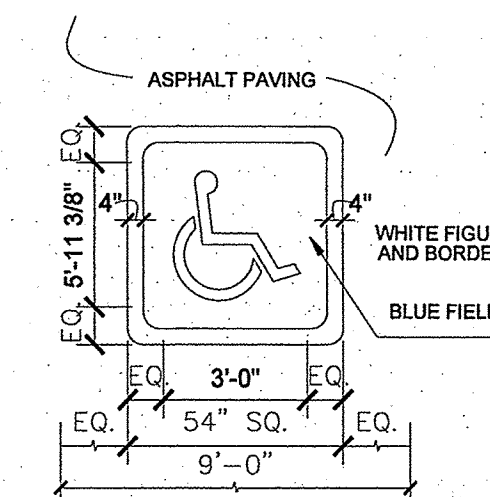
9 CONCRETE SIDE WALK CURB
SP-2 SCALE: 1/2"=1'-0"



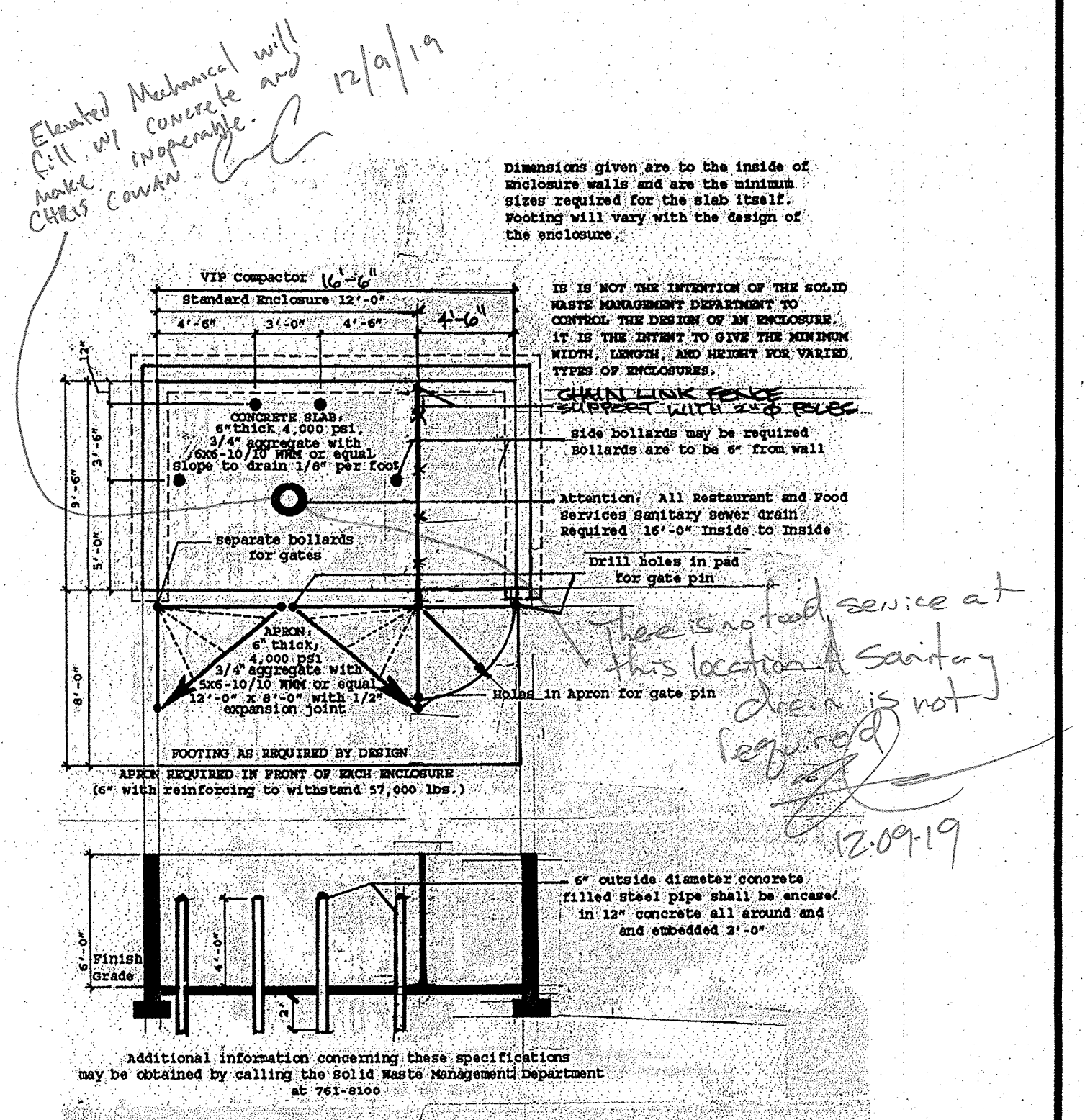
7 LANDSCAPE CURB DETAIL
SP-2 SCALE: 1/2"=1'-0"



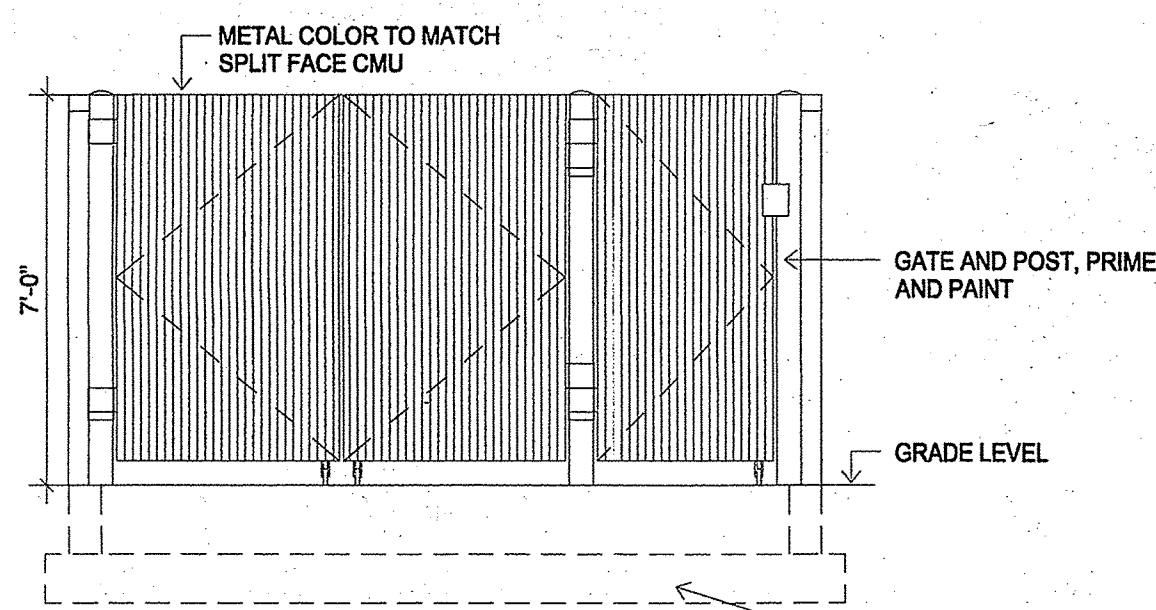
6 ACCESSIBLE SIDEWALK RAMP
SP-2 SCALE: 1/4"=1'-0"



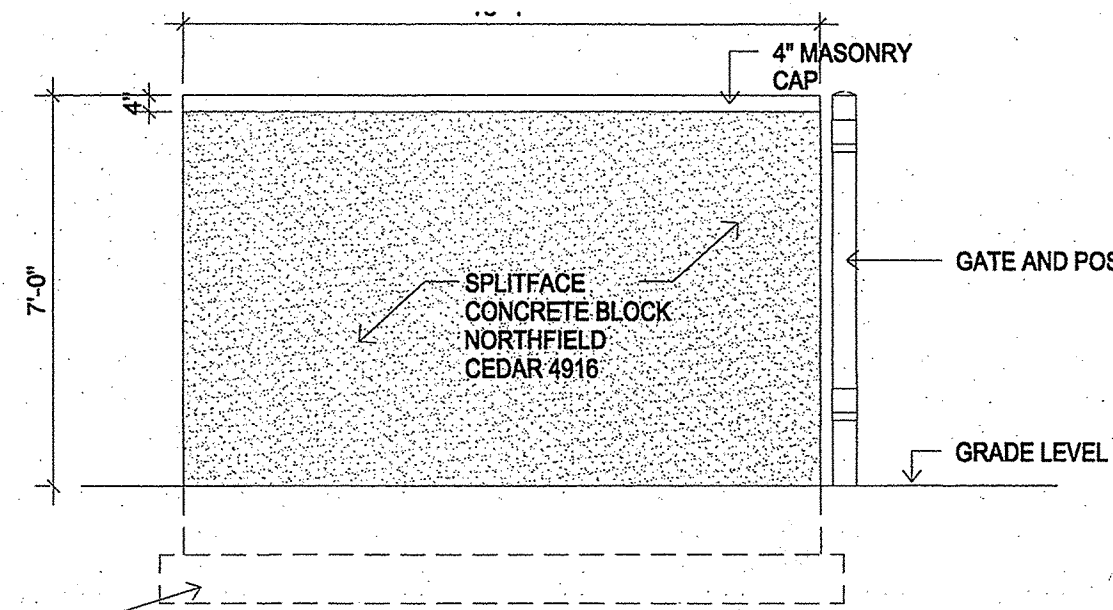
5 ACCESSIBLE PAVING SIGN
SP-2 SCALE: 1/4"=1'-0"



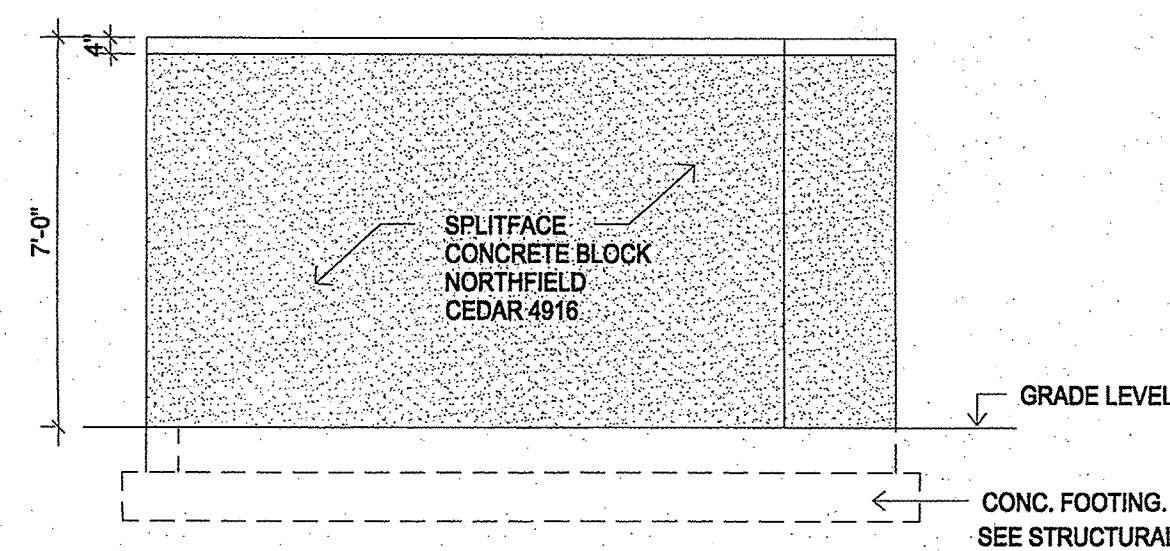
11 TRASH ENCLOSURE AND RECYCLE AREA
SP-2 SCALE: 3/16"=1'-0"



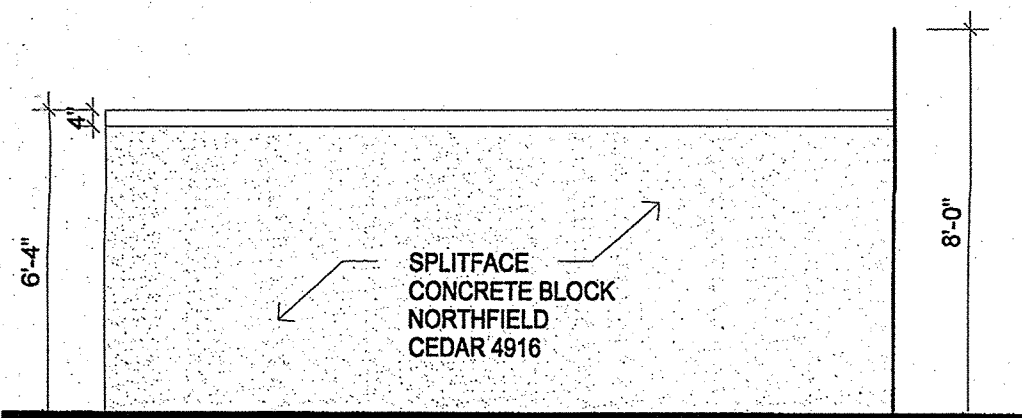
14 TRASH ENCLOSURE FRONT ELEVATION
SP-2 SCALE: 1/4"=1'-0"



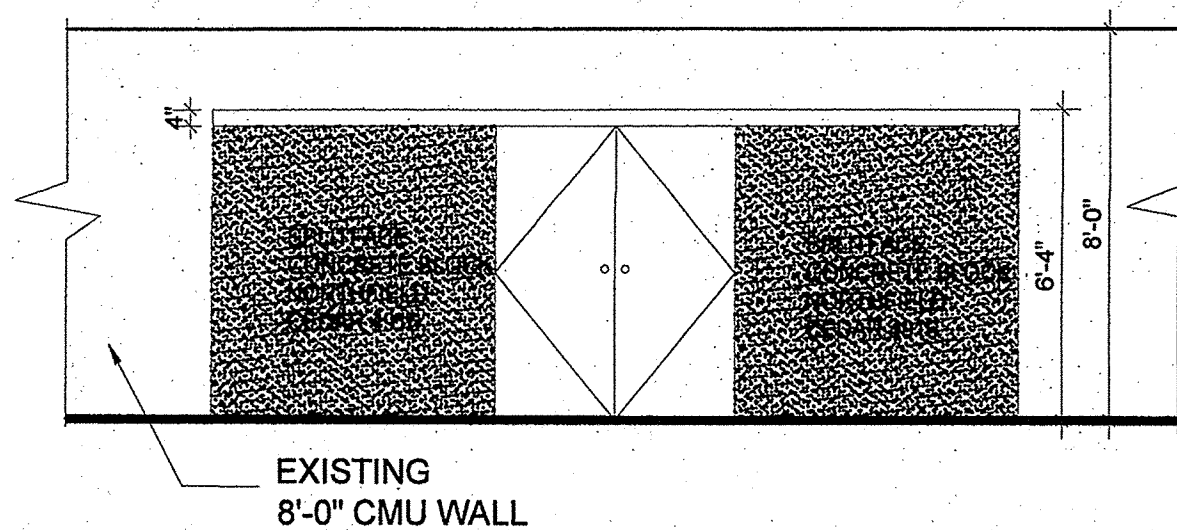
13 TRASH ENCLOSURE SIDE ELEVATION
SP-2 SCALE: 1/4"=1'-0"



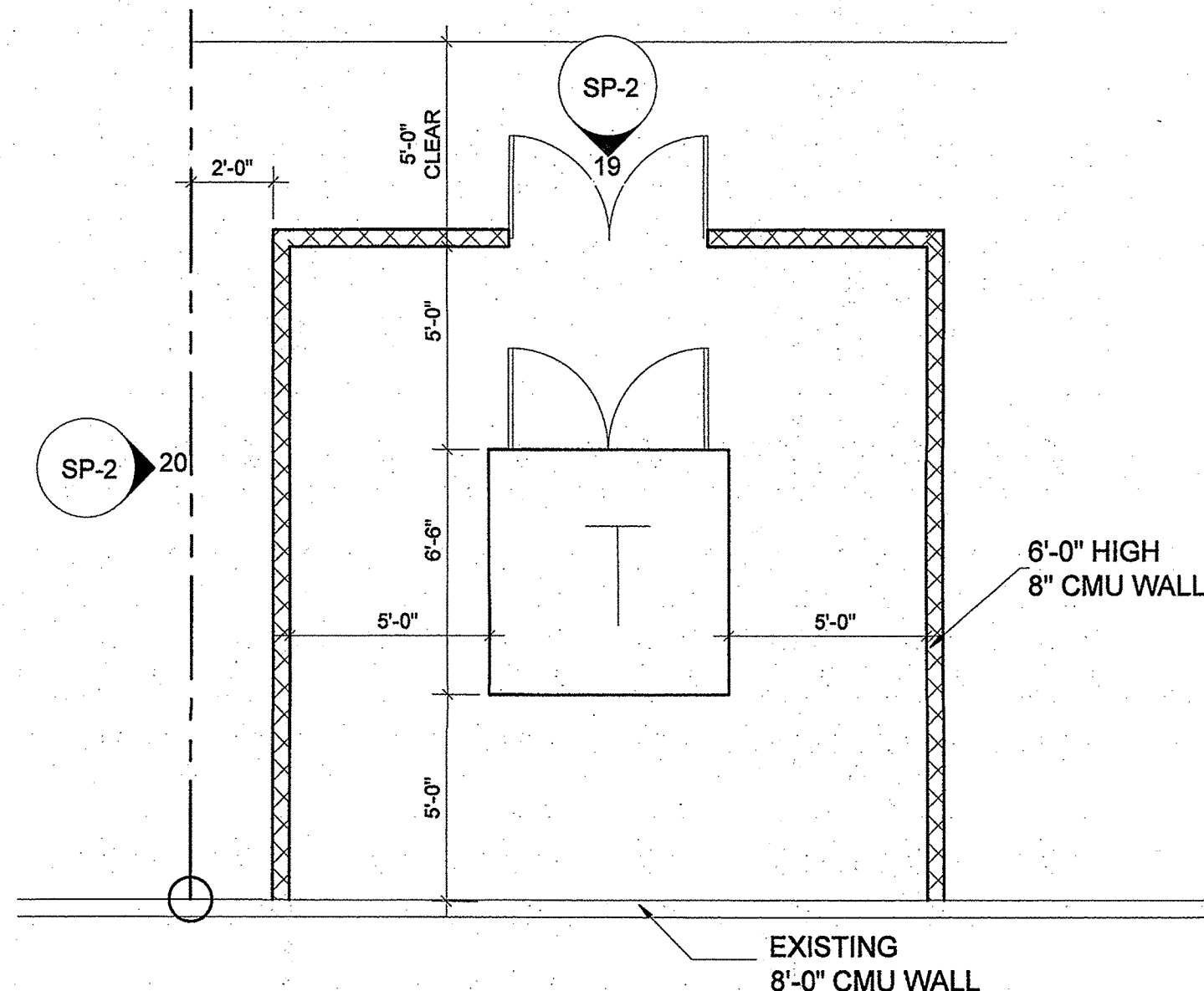
12 TRASH ENCLOSURE REAR ELEVATION
SP-2 SCALE: 1/4"=1'-0"



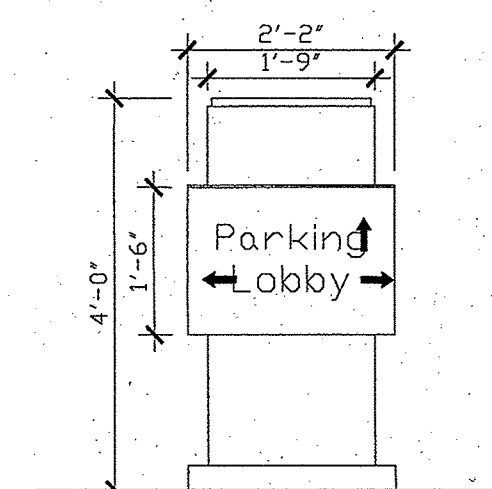
20 ELECTRICAL TRANSFORMER SIDE ELEVATION
SP-2 SCALE: 1/4"=1'-0"



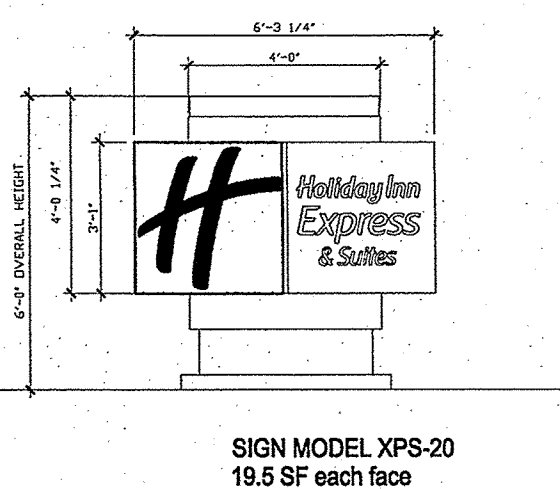
19 ELECTRICAL TRANSFORMER FRONT ELEVATION
SP-2 SCALE: 1/4"=1'-0"



18 ELECTRICAL TRANSFORMER PAD CLEARANCE / SCREEN
SP-2 SCALE: 1/4"=1'-0"



17 SIGN MODEL XDGIS-2
SP-2 SCALE: 1/2"=1'-0"



16 SIGN MODEL XPS-20
SP-2 SCALE: 1/4"=1'-0"



TCL ARCHITECTURAL SITE PLAN DETAILS

Afra Construction & Design

2501 Yale Blvd SE Suite 102
Albuquerque, New Mexico 87106
Tel 505.242.1745
Fax 505.242.1737

HOLIDAY INN EXPRESS
10501 COPPER AVENUE
ALBUQUERQUE, NEW MEXICO 87123

REV	DATE	DESCRIPTION	APVD

SP-2

06/05/2018

AFRA CONSTRUCTION & DESIGN

2501 YALE BLVD. SE, SUITE 102

ALBUQUERQUE, NM 87106

PHONE: 505-242-1745

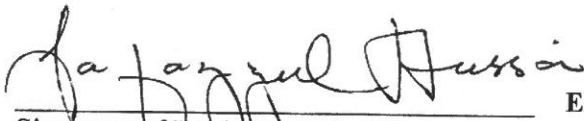
FAX: 505-242-1737

TRAFFIC CERTIFICATION

I, TAFAZZUL HUSSAIN ~~ENGINEER~~ OR NMRA NMRA, OF THE FIRM AFRA CONSTRUCTION, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 6/5/18. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TAFAZZUL H OF THE FIRM AFRA CONST. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/16/19 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 TCL.

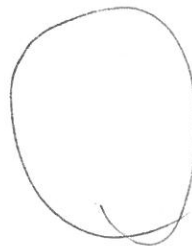
NOTE:

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

12/18/2019
Date



AFRA CONSTRUCTION & DESIGN

2501 YALE BLVD. SE, SUITE 102

ALBUQUERQUE, NM 87106

PHONE: 505-242-1745

FAX: 505-242-1737

To: Shahab Biazar
City Engineer Division Manager
City of Albuquerque
600 2nd St. NW. Albuquerque

Re: Holiday Inn - 10500 Copper Pointe, Albuquerque - TCO

Dear Mr. Biazar,

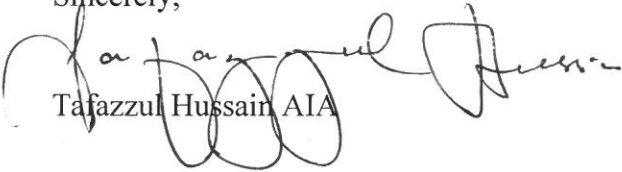
The above mentioned project has completed all final inspections including IBC, Zoning, Plumbing, Electrical, Mechanical, Fire & Life safety.

The only items lacking is:

- A. TCL Inspection (I have inspected the site & all ADA parking spaces are properly designated, ADA ramps are in place, motorcycle spaces are properly designated.
- B. The grading & drainage plans have been submitted to the city by Ron Hensly. Ron Hensly has inspected the site & has stated the site is in compliance.

The building and the site are safe for occupancy. Hence we request you to kindly issue a 30 day temporary certificate. (TCO)

Sincerely,


Tafazzul Hussain AIA

