

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 18, 2024

Dale Lusk, R.A
SMPC Architects
219 Central Ave. NW
Albuquerque, NM 87102

Re: Los Altos Lofts/ PHASE 1/ 10330 Hotel Ave. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 10-30-23 (K12-D016F)
Certification dated 07-18-24

Dear Mr. Lusk,

Based upon the information provided in your submittal received 07-18-24, 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

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Albuquerque

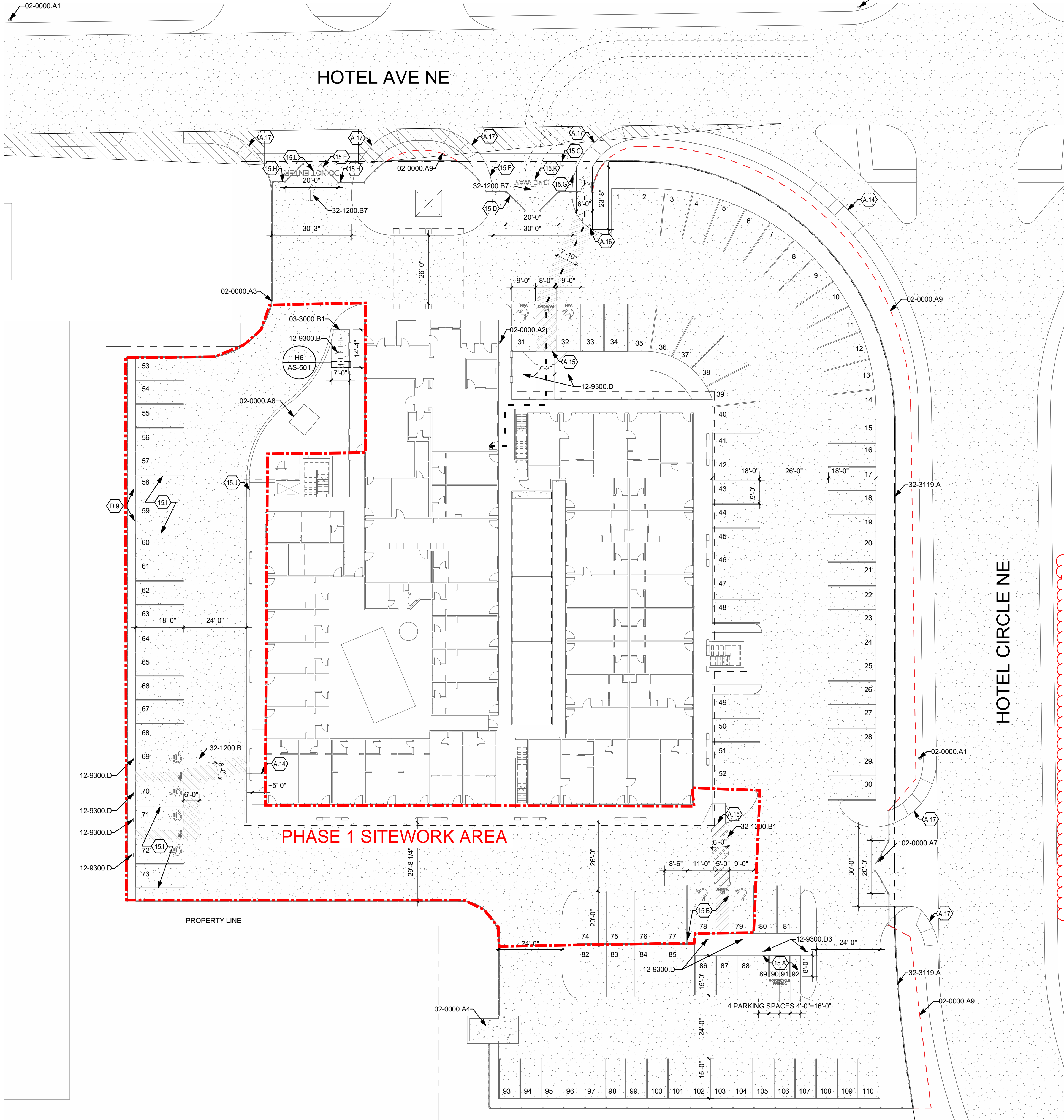
Sincerely,

NM 87103

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

www.cabq.gov

\xxx via: email
C: CO Clerk, File

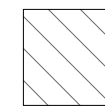


PARKING REQUIREMENTS

IDO PARKING REQUIREMENT

1. DWELLING, MULTI-FAMILY, 1.2 SPACES/ DWELLING UNIT WITH 1 BEDROOM
 - 90 DU X 1.2/DU = 108 PARKING SPACES REQ'D
 - PARKING SPACES PROVIDED = 110
2. ACCESSIBLE PARKING SPACES REQUIRED: (14-16-3-1 OFF STREET PARKING) PARKING SPACES FOR VEHICLES WITH VALID DISTINCTIVE REGISTRATION PLATES FOR THE PHYSICALLY DISABLED AS PROVIDED BY SECTION 66-3-16 NMSA 1978 SHALL BE PROVIDED OFF STREET IN THE AMOUNT REQUIRED
 - MINIMUM DESIGNATED DISABLED PARKING SPACE REQ'D = 8
 - PARKING SPACES PROVIDED = 8
3. MOTORCYCLES, MOPEDS, AND MOTOR SCOOTERS PARKING SPACES REQUIRED: (14-16-3-1 OFF STREET PARKING)
 - MINIMUM MOTORCYCLE PARKING SPACE REQ'D = 4
 - PARKING SPACES PROVIDED = 4
4. BICYCLE PARKING SPACES REQUIRED: (TABLE 5-5-5: MINIMUM BICYCLE PARKING REQUIREMENTS)
 - MINIMUM BICYCLE PARKING SPACE REQ'D = 9
 - BICYCLE PARKING SPACES PROVIDED = 10

LEGEND



CLEAR SIGHT TRIANGLE:
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 THE CLEAR SIGHT TRIANGLE.

--- ACCESSIBLE ROUTE

CERTIFICATION REQUEST

The City project at 10330 Hotel Circle is currently completing its 1st phase of construction. This TCL (AS101 and AS-501) show the completed project. Also attached is the Approved Sequencing Plan (G-003) illustrating the intent to complete the west side of the building and obtain a Temporary Certificate of Occupancy while the east side of the building is being completed. The intention of the construction is to complete site work relative to the area adjacent to the portion of the building being worked on during this 1st phase. The overall sitework, including the work on the sidewalk ramps in the ROW, would be completed for the final Certificate of Occupancy. At this time we would request that the Transportation Department inspect the project construction for the Temporary Certificate of Occupancy of the 1st phase of construction.

Sincerely,

Dale Lusk, AIA
Principal, SMPC Architects

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Amayo 10/31/2023
Signed Date

GENERAL NOTES

1. IF THIS SHEET IS NOT 24" X 36," THEN IT IS A REDUCED SIZE PLOT. DO NOT SCALE DRAWINGS, REQUEST CLARIFICATION FROM ARCHITECT IF DIMENSIONS ARE IN QUESTION.
2. MAILING AND LOCATION TO BE DETERMINED.
3. INSPECT, CLEAN, REPAIR AND SEAL ALL GUTTERS AND DOWNSPOUTS AS NEEDED. MATCH EXISTING FINISH.
4. INSPECT AND REPAIR ALL STAIRS, LANDINGS AND RAILING. MATCH EXISTING FINISH.
5. INSPECT AND REPAIR ALL SIDEWALKS AND ELEVATED WALKS FOR ACCESSIBILITY.
6. SOLID WASTE SERVICE ACCESS WILL BE COORDINATED WITH THE OWNER.
7. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STANDARDS.

REFERENCE KEYNOTES

- | | |
|------------|--|
| 02-0000.A1 | EXISTING FIRE HYDRANT |
| 02-0000.A2 | EXISTING FIRE DEPARTMENT CONNECTION |
| 02-0000.A3 | EXISTING FENCE |
| 02-0000.A4 | EXISTING WASTE MANAGEMENT |
| 02-0000.A7 | EXISTING MANUAL SWING GATE, EMERGENCY ACCESS ONLY |
| 02-0000.A8 | EXISTING TRANSFORMER |
| 02-0000.A9 | EXISTING FENCE TO BE REMOVED |
| 03-3000.B1 | CONCRETE SLAB ON GRADE |
| 12-9300.B | BICYCLE RACK |
| 12-9300.D | PARKING SIGN WITH HANDICAP SYMBOL OF ACCESSIBILITY |
| 12-9300.D3 | PARKING FOR MOTORCYCLE |
| 32-1200.B | MARKING AND STRIPING |
| 32-1200.B1 | STRIPING, WHITE |
| 32-1200.B7 | ARROW STRIPING, WHITE |
| 32-3119.A | DECORATIVE STEEL FENCE - COLOR COATED |

SHEET KEYNOTES

- | | |
|------|--|
| 15.A | RE-STRIP PARKING FOR MOTORCYCLE PARKING |
| 15.B | DESIGNATED VAN PARKING SPACE, RESTRIP AS SHOWN ON PLAN |
| 15.C | POST MOUNTED AUTOMATIC GATE OPENER |
| 15.D | AUTOMATIC DOUBLE SWING GATE, ENTRANCE ONLY. |
| 15.E | AUTOMATIC DOUBLE SWING GATE, EXIT ONLY WITH PROXIMITY READER. |
| 15.F | ONE WAY LEFT TRAFFIC SIGNAGE, SEE AS-501 |
| 15.G | ONE WAY RIGHT TRAFFIC SIGNAGE, SEE AS-501 |
| 15.H | DO NOT ENTER SIGN, SEE AS-501 |
| 15.I | RE-STRIP PARKING AS SHOWN ON PLAN |
| 15.J | REMOVE AND INFILL EXISTING RAMP |
| 15.K | ONE WAY PAVEMENT MARKING, WHITE |
| 15.L | DO NOT ENTER PAVEMENT MARKING, WHITE |
| A.14 | PROVIDE NEW PARALLEL CURB RAMP PER COA STANDARD DRAWING 2443, DETAIL A |
| A.15 | PROVIDE NEW PARALLEL CURB RAMP PER COA STANDARD DRAWING 2442, DETAIL A |
| A.16 | PROVIDE NEW PLACEMENT ON PARALLEL CURB RAMP PER COA STANDARD DRAWING 2446 |
| A.17 | PROVIDE NEW PLACEMENT ON PERPENDICULAR CURB RAMP PER COA STANDARD DRAWING 2446 |
| D.9 | REMOVE PARKING SIGNAGE |



VICINITY MAP

A1 SITE PLAN

1" = 20'-0"



Dale Lusk
2023.10.30 11:55:28-06'00"

SURESTAY HOTEL CONVERSION TENANT IMPROVEMENTS

CONSTRUCTION DOCUMENTS

10330 HOTEL AVE. NE ALBUQUERQUE, NM 87123

NO	DATE	DESCRIPTION
DATE:	2023-09-29	
PROJECT #:	Project Number	
DRAWN BY:	Author	
CHECKED BY:	Checker	
COPYRIGHT:	SMPC Architects © 2023	
These documents were prepared for this specific project only. SMPC Architects' liability is limited to this specific project, and does not extend to reuse of these documents for other projects.		
SHEET TITLE		

ARCHITECTURAL SITE PLAN

AS-101

NO	DATE	DESCRIPTION	
DATE:		2023-09-29	
PROJECT #:		Project Number	
DRAWN BY:		Author	
CHECKED BY:		Checker	
COPYRIGHT:		SMPC Architects © 2023	
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SHEET TITLE			



Dale Lusk
2024.04.19 14:05:47-06'00'

GENERAL NOTES

- SEQUENCING INCLUDES ALL WORK (INCLUDING BUT NOT LIMITED TO SITE, ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND SPECIAL SYSTEMS) REQUIRED FOR COMPLETION OF EACH SEQUENCE.
- EACH PHASE SHALL REMAIN OPEN UPON COMPLETION WHILE SEQUENTIAL PHASES ARE UNDER CONSTRUCTION.
- CONSTRUCTION SEQUENCING IS USED AS A BASIS FOR DESIGN. THE CONTRACTOR MAY PROPOSE ALTERNATE SEQUENCING AND SCHEDULE PENDING APPROVAL BY THE OWNER.
- SITE WORK TO BE COORDINATED DURING ADJACENT BUILDING CONSTRUCTION.

SEQUENCING LEGEND

- 1 - NUMBER OF UNITS: 50
- AREA: 19,036SF
- OCCUPANTS: 96
- 2 - NUMBER OF UNITS: 41
- AREA: 17,481 SF
- OCCUPANTS: 195

TOTAL:
- NUMBER OF UNITS: 91
- AREA: 36,517 SF
- OCCUPANTS: 291

SURESTAY HOTEL CONVERSION TENANT IMPROVEMENTS

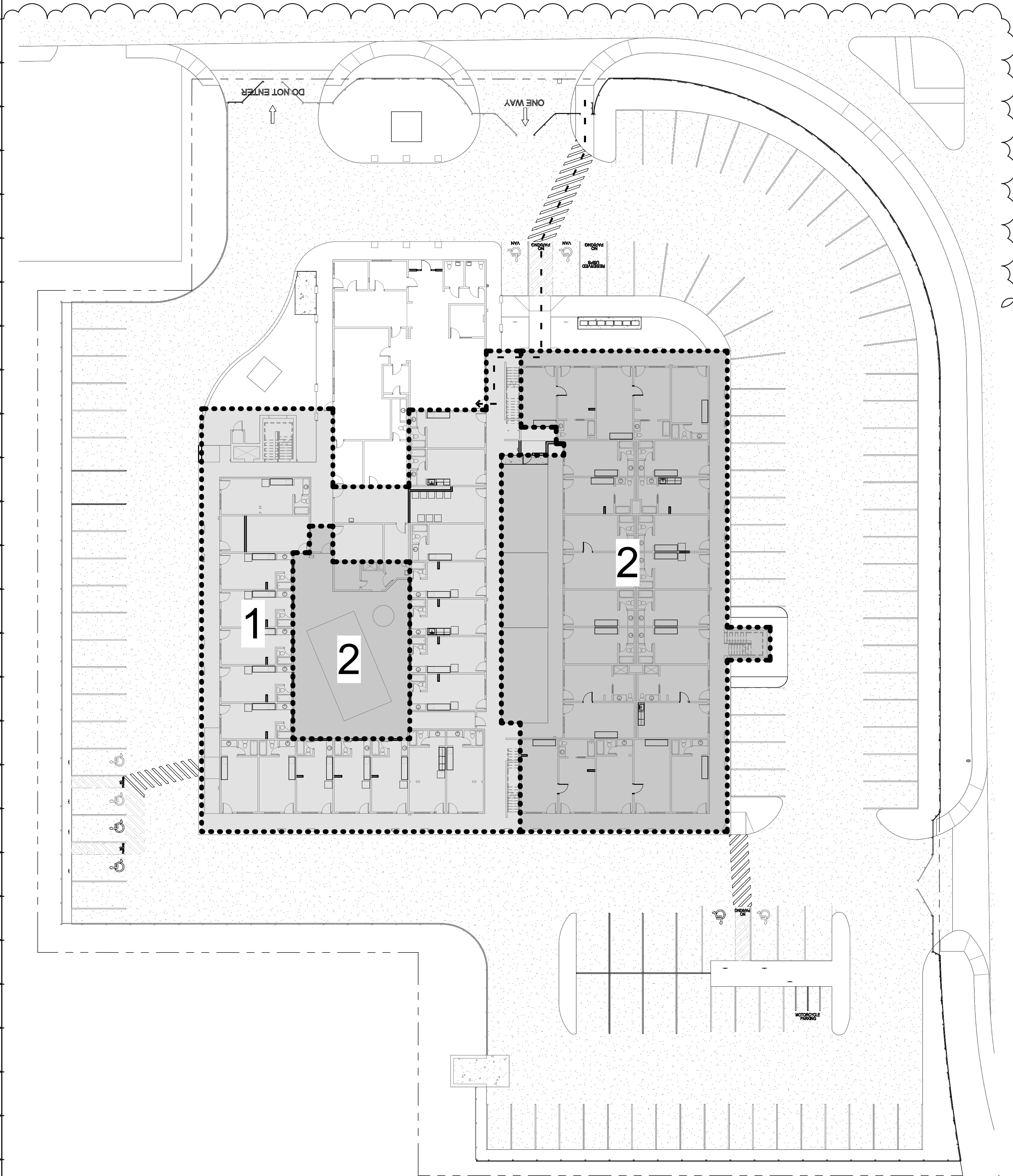
CONSTRUCTION DOCUMENTS

10330 HOTEL AVE. NE ALBUQUERQUE, NM 87123

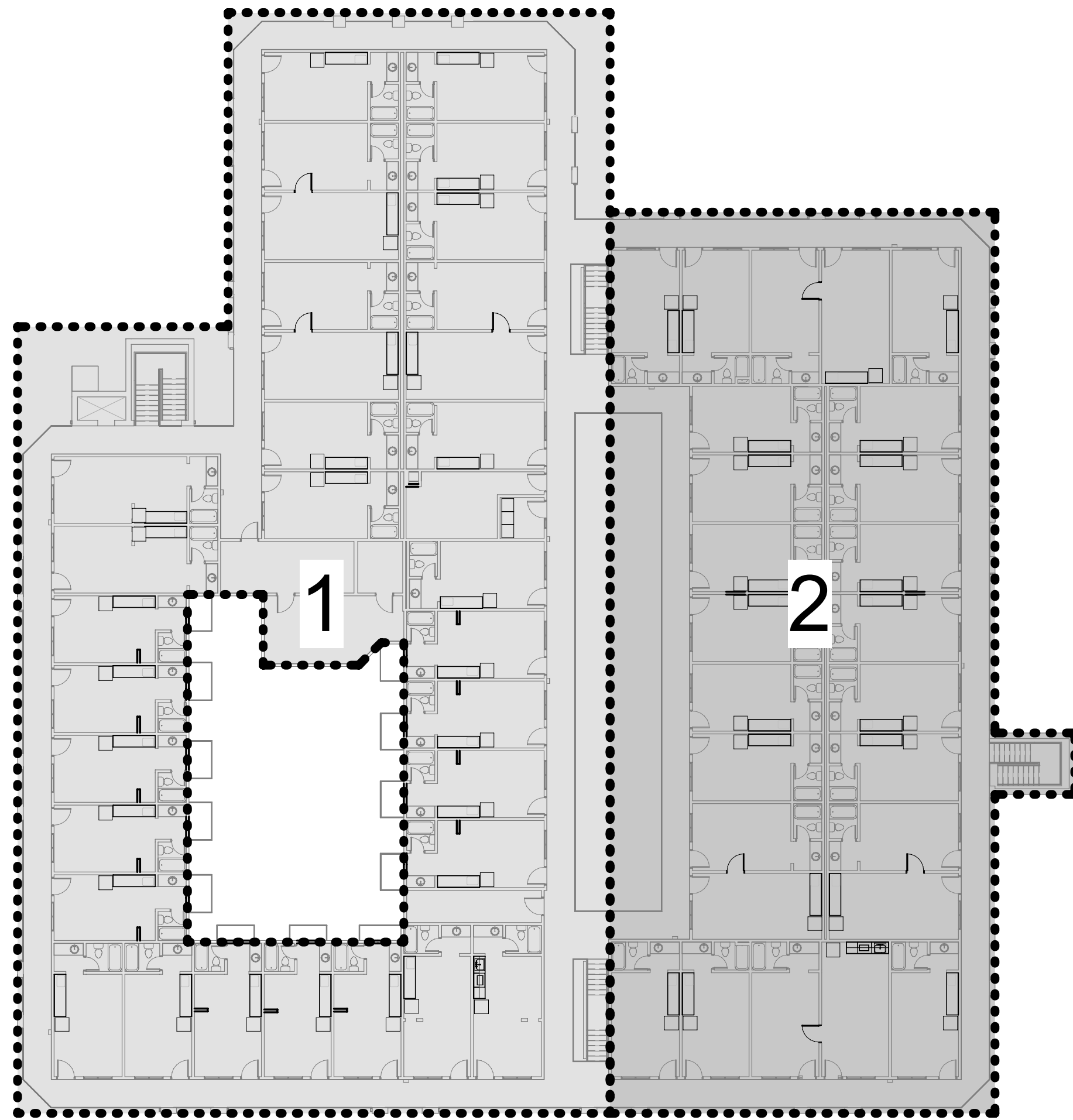
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PROJECT #:	Project Number	
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SEQUENCING
PLAN

G-003.R7



A1 LEVEL 1 - SEQUENCING PLAN
1" = 20'-0"



A9 LEVEL 2 - SEQUENCING PLAN
1" = 20'-0"