

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 20, 2022

Alejandro Sazo  
RBA Architect, PC  
1104 Park Ave. SW  
Albuquerque, NM 87102

**Re: Sunport Apartments  
2930 Mulberry SE  
Request for Certificate of Occupancy  
Transportation Development Final Inspection**  
Architect's Stamp dated 07-07-20 (M15-D036)  
Certification dated 09-30-22

Dear Mr. Sazo ,

Based upon the information provided in your submittal received 10-04-22, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

- Work order must be completed, approved and accepted by City of Albuquerque.
- Please finish the site work at the north side of the site.
- Key note 53: Per site visit, ADA ramp leads to a step, which is not acceptable. Per approved site plan the ADA pathway should lead to the building entrance. Please address this concern. See attached picture.
- Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
- The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
- Please provide Van signage for one of the ADA parking spaces.

Once corrections are complete resubmit

1. The approved and stamped TCL, 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](mailto:PLNDRS@cabq.gov).
5. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

\ma via: email  
C: CO Clerk, File

PO Box 1293

Albuquerque

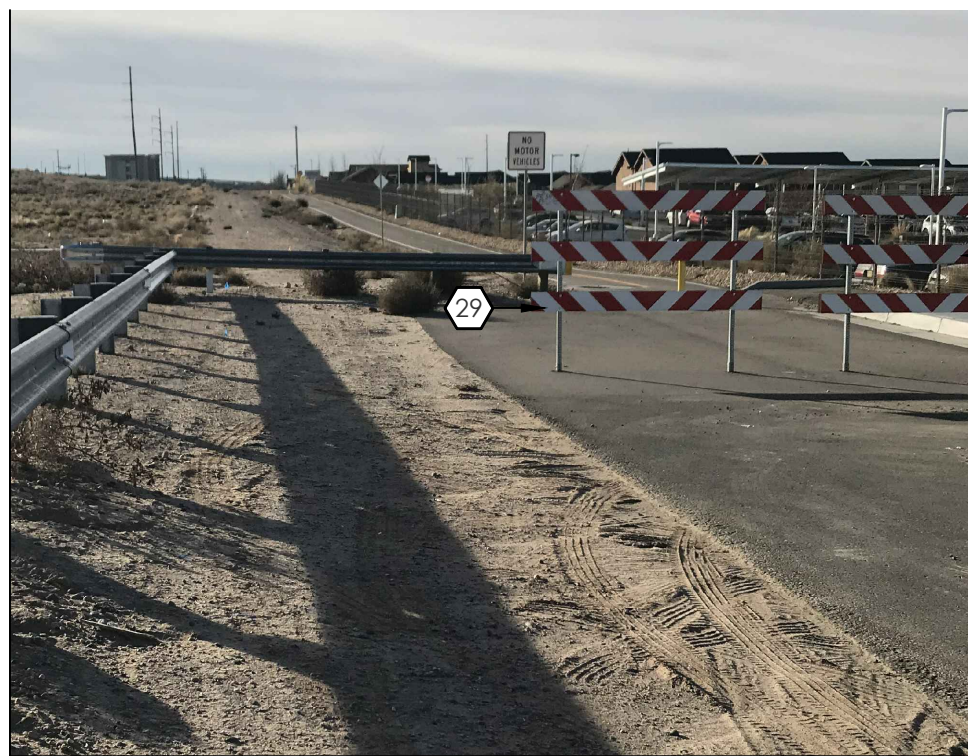
NM 87103

[www.cabq.gov](http://www.cabq.gov)





A EXIST, STEEL BOLLARD  
NTS



B EXIST, BARRICADE  
NTS

#### BUILDING AREA BREAKDOWN

BUILDING "A" 1ST FLOOR	
(6) TWO BEDROOM APARTMENT HEATED AREAS:	930 S.F. EACH x 6 = 5,580 S.F.
FIRE RISER ROOM AREA:	26 S.F.
UNHEATED BREEZEWAY AND COVERED PATIO AREAS:	1,275 S.F.
TOTAL 1ST FLOOR AREA:	6,881 S.F.
BUILDING "A" 2ND FLOOR	
(6) TWO BEDROOM APARTMENT HEATED AREAS:	930 S.F. EACH x 6 = 5,580 S.F.
UNHEATED BREEZEWAY AND COVERED DECK AREAS:	1,157 S.F.
TOTAL 2ND FLOOR AREA:	6,737 S.F.
BUILDING "A" 3RD FLOOR	
(6) TWO BEDROOM APARTMENT HEATED AREAS:	930 S.F. EACH x 6 = 5,580 S.F.
UNHEATED BREEZEWAY AND COVERED DECK AREAS:	1,157 S.F.
TOTAL 3RD FLOOR AREA:	6,737 S.F.
TOTAL BUILDING "A" AREA:	20,355 S.F.

BUILDING "B" 1ST FLOOR	
(7) ONE BEDROOM APARTMENT HEATED AREAS:	691 S.F. EACH x 7 = 4,837 S.F.
(3) TWO BEDROOM APARTMENT HEATED AREAS:	930 S.F. EACH x 3 = 2,790 S.F.
FIRE RISER ROOM AREA:	42 S.F.
UNHEATED BREEZEWAY AND COVERED PATIO AREAS:	2,146 S.F.
TOTAL 1ST FLOOR AREA:	9,815 S.F.
BUILDING "B" 2ND FLOOR	
(7) ONE BEDROOM APARTMENT HEATED AREAS:	691 S.F. EACH x 7 = 4,837 S.F.
(3) TWO BEDROOM APARTMENT HEATED AREAS:	930 S.F. EACH x 3 = 2,790 S.F.
UNHEATED BREEZEWAY AND COVERED DECK AREAS:	2,034 S.F.
TOTAL 2ND FLOOR AREA:	9,661 S.F.
BUILDING "B" 3RD FLOOR	
(7) ONE BEDROOM APARTMENT HEATED AREAS:	691 S.F. EACH x 7 = 4,837 S.F.
(3) TWO BEDROOM APARTMENT HEATED AREAS:	930 S.F. EACH x 3 = 2,790 S.F.
UNHEATED BREEZEWAY AND COVERED DECK AREAS:	2,034 S.F.
TOTAL 3RD FLOOR AREA:	9,661 S.F.
TOTAL BUILDING "B" AREA:	29,137 S.F.

#### LANDSCAPING CALC'S

AREA OF LOT = 62,858 S.F. / 43560 = 1.44 ACRES  
AREA OF BLDGS = 16,691 S.F.  
46,167 S.F. x 15% = 6,925  
LANDSCAPING REQUIRED = 6,925 SQ FT

#### USEABLE OPEN SPACE REQUIRED PER IDO

1 BDRM = 21 UNITS x 200 = 4,200 S.F. USEABLE OPEN SPACE  
2 BDRM = 27 UNITS x 250 = 6,750 S.F. USEABLE OPEN SPACE  
TOTAL = 10,950 S.F. USEABLE OPEN SPACE REQUIRED

#### USEABLE OPEN SPACE PROVIDED

ONE BDRM PATIO/DECKS = 21 x 108 S.F. = 2,268 S.F.  
TWO BDRM PATIO/DECKS = 27 x 61 S.F. = 1,647 S.F.  
LANDSCAPING PROVIDED = 8,880 S.F. (REF: LANDSCAPE PLAN)  
TOTAL USEABLE OPEN SPACE PROVIDED = 12,795 S.F.

#### PARKING REQUIRED PER THE IDO

DWELLING, MULTIFAMILY = 1.5 PARKING SPACES PER UNIT  
48 UNITS x 1.5 = 72  
SPACES REQUIRED = 72  
REGULAR SPACES PROVIDED = 54  
COMPACT SPACES PROVIDED = 18 (72x.25=18)  
TOTAL PARKING SPACES PROVIDED = 72

#### ACCESSIBLE PARKING REQUIRED

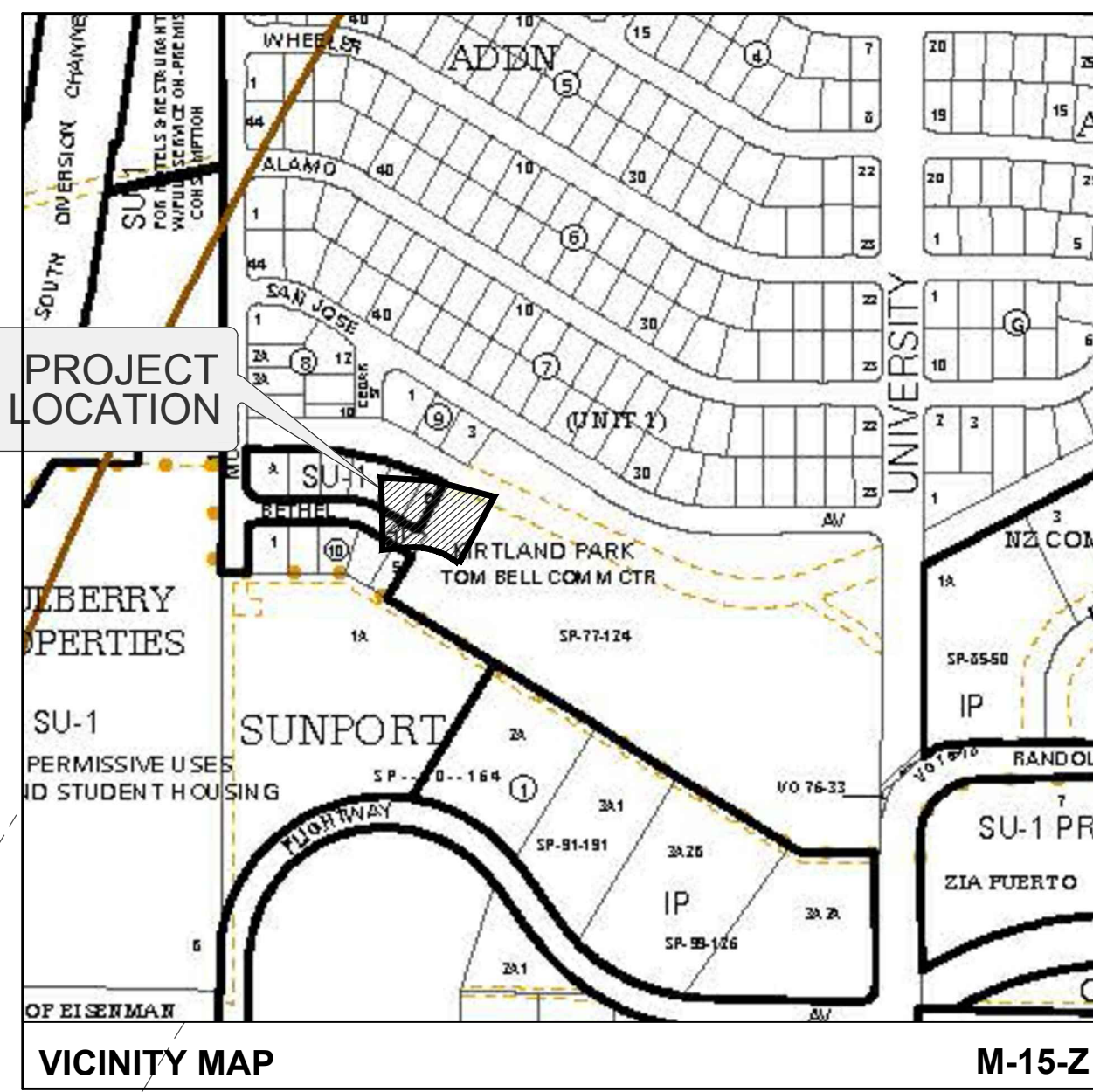
51 TO 75 PARKING SPACES = 3  
ACCESSIBLE REQUIRED PARKING SPACES REQUIRED = 3  
ACCESSIBLE PARKING SPACES PROVIDED = 4, (1) VAN ACCESSIBLE

#### MOTORCYCLE PARKING REQUIRED

51 TO 100 PARKING SPACES = 3  
MOTORCYCLE PARKING SPACES REQUIRED = 3  
MOTORCYCLE PARKING SPACES PROVIDED = 3

#### BICYCLE PARKING

10% OF OFF-STREET PARKING SPACES = 72 x 10% = 8  
BIKE SPACES REQUIRED = 8  
BIKE SPACES PROVIDED = 8



#### GENERAL NOTES

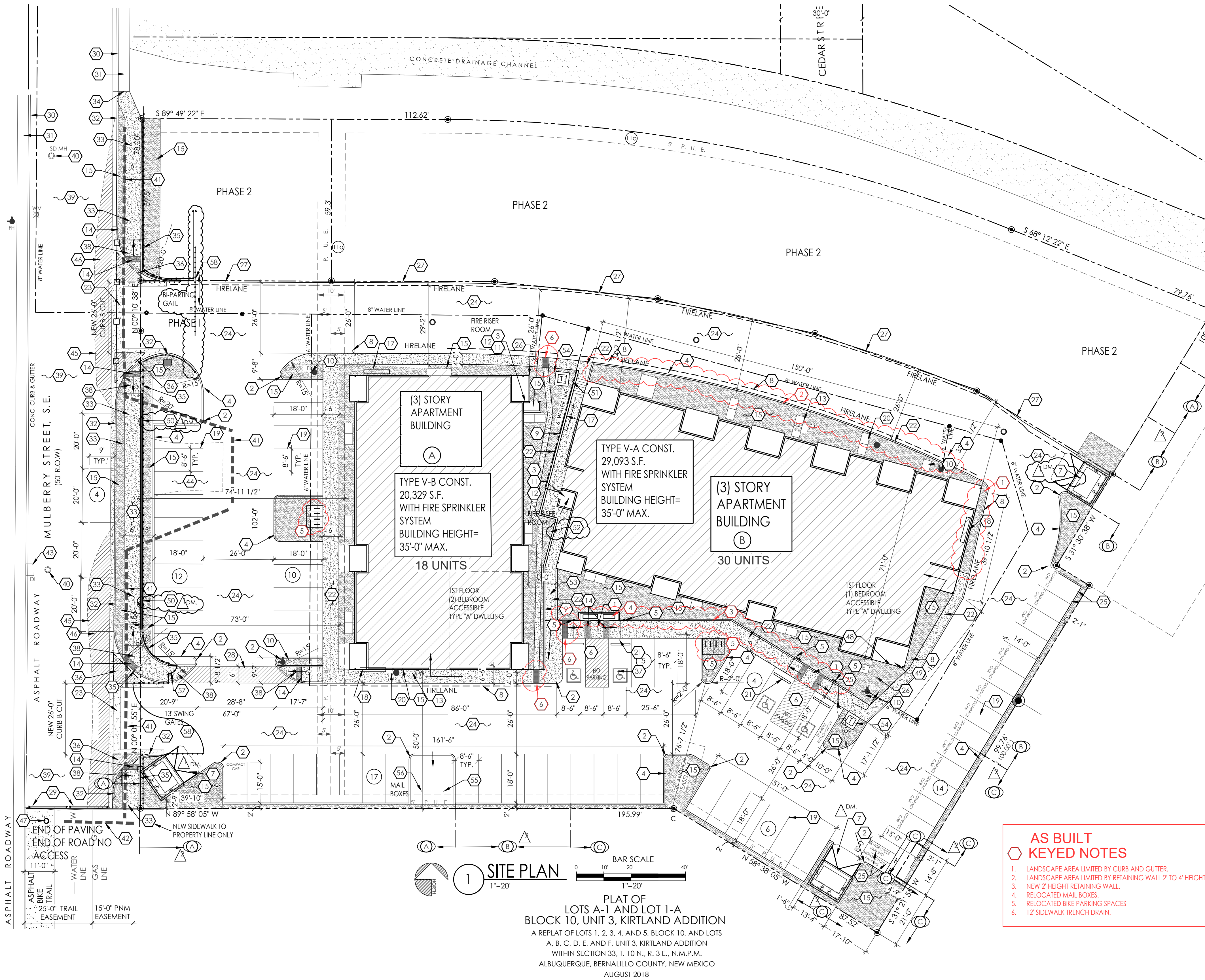
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS. "ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER".
- ALL PUBLIC ROADWAY FACILITIES MUST BE WITHIN PUBLIC RIGHT-OF-WAY INCLUDING THE ENTIRE WIDTH OF THE PUBLIC SIDEWALK, ALL PUBLIC CURB RAMPS, OVERHEAD UTILITIES, TRAFFIC SIGNALS AND LIGHTING, ETC.
- A CONDITION FOR APPROVAL OF PERMANENT C.O., THE WORK ORDER WILL NEED TO BE COMPLETED AND APPROVED FOR PROPOSED PAVEMENT, WATERLINE AND ANY OTHER IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY.
- ALL EXTERIOR SITE LIGHTING TO BE SHIELDED DOWN LIGHTING PER THE IDO AND THE CITY OF ALBUQUERQUE AVIATION DEPARTMENT.

#### KEYED NOTES

- 6' x 6' LANDING WITH ACCESSIBLE CURB RAMP, REF: DETAIL A8/AS-2.0.
- 2'-0" CURB RADIUS, TYP., CURB PER C.O.A. STANDARD DWG. 2415A.
- FIRE RISER ROOM WITH FIRE RISER, G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL.
- 6' RAISED CONCRETE CURB, TYP.
- ACCESSIBLE PARKING SIGNAGE PER C.O.A. STANDARDS, REF: DETAIL C1/AS-2.0.
- PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN (66-1-4.1.B.NM 1978), REF: DETAIL A8/AS-2.0.
- DUMPSTER ENCLOSURE, NOTE: DUMPSTER ENCLOSURE WALLS TO BE 8'-0" HIGH, REF: DETAIL A1/AS-2.0.
- FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN (66-1-4.1.B.NM 1978), REF: DETAIL A8/AS-2.0.
- CONC. RETAINING WALL AND GUARDRAIL, REF: DETAIL A/AS-3.0 AND GRADING AND DRAINAGE PLAN.
- FIRE HYDRANT LOCATION, TYP., REF: UTILITY PLAN.
- G.C. TO PROVIDE AND INSTALL ROOM SIGNAGE AT FIRE RISER ROOM DOOR STATING "FIRE RISER ROOM".
- G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO FIRE RISER ROOM, MOUNT BOX 5'-0" HIGH A.F.F., TYP.
- FIRE DEPARTMENT CONNECTION (FDC) LOCATION, NOTE: FDC LOCATION TO BE WITH 100 FEET OF FIRE HYDRANT.
- 24" TRUNCATED DOMES, TYP.
- LANDSCAPING AREA, REF: LANDSCAPING PLAN.
- ELECTRICAL TRANSFORMER LOCATION, COORDINATE LOCATION WITH PNM.
- ELECTRICAL MODULAR METERING LOCATION, REF: ELECTRICAL SITE PLAN.
- GAS METER BANK PER PNM AND CITY OF ALBUQUERQUE STANDARDS, REF: PLUMBING PLANS.
- 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A8/AS-2.0, TYP.
- PIV LOCATION.
- CONCRETE WHEEL STOP, TYP.
- 4" THICK CONCRETE SIDEWALK, TYP.
- CONSTRUCT NEW CONCRETE DRIVE-PAD PER C.O.A. STANDARD DWG. 2426, REF: GRADING AND DRAINAGE PLAN. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- ASPHALT PAVING OVER GRAVEL BASE COURSE, REF: GEOTECHNICAL REPORT.
- FREE STANDING MOTORCYCLE PARKING SIGNAGE, PER C.O.A. STANDARDS, "MC" PARKING" ON ASPHALT PAVING IN CAPITAL LETTERS, 12" HIGH x 2" WIDE.
- BIKE RACKS FOR (4) BIKES, (2) PLACES TYP., BIKE RACK SHALL BE 30" TALL x 18" MIN., BIKE PARKING SPACES SHALL BE 6'-0" LONG x 24" WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE. BIKE RACKS PER THE C.O.A. I.D.O ZONING CODE, REF: BIKE RACK DETAIL C3/AS-2.0.
- ROLL OVER CONC. CURB, REF: GRADING AND DRAINAGE PLAN.
- 6 FOOT WIDE ACCESSIBLE PEDESTRIAN PATH, TYP.
- EXIST. BARRICADE TO REMAIN, TYP AT END OF EXIST. ROADWAY, SEE PICTURE B/AS-1.0
- EXIST. CONC. CURB AND GUTTER.
- EXIST. CONC. SIDEWALK.
- CONSTRUCT NEW RAISED 8" STD CONCRETE CURB AND GUTTER PER C.O.A. STANDARD DRAWING 2415A.
- CONSTRUCT NEW CONCRETE SIDEWALK PER C.O.A. STANDARD DWG. 2430.
- NEW SIDEWALK TRANSITION PER C.O.A. STD. DWG. 2432.
- HEADER CURB, PER C.O.A. STD. DWG. 2418.
- 11' x 11' CLEAR SITE TRIANGLE PER DPM, NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENT. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL AT MEASURED FROM THE GUTTER WILL NOT BE ACCEPTABLE IN THIS AREA. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- HANDICAP SYMBOL PER C.O.A. STANDARDS, TYPICAL (4) PLACES, REF: AS-2.0 FOR DETAILS.
- EXIST. ASPHALT ROADWAY, NEW ASPHALT PAVING PER C.O.A. STANDARD DWG. 2400, NOTE: ALL NEW WORK IN EXIST. ROADWAY/PUBLIC RIGHT OF WALL REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- EXISTING MANHOLE TO REMAIN, TYP.
- EXISTING GUARD RAIL TO BE REMOVED.
- EXISTING STORM DRAIN.
- EXISTING ASPHALT TO BE REMOVED, NEW ASPHALT PAVING PER C.O.A. STANDARD DWG. 2400, NOTE: ALL NEW WORK IN EXIST. ROADWAY/PUBLIC RIGHT OF WALL REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- EDGE OF EXISTING ASPHALT, NEW ASPHALT PAVING PER C.O.A. STANDARD DWG. 2400, NOTE: ALL NEW WORK IN EXIST. ROADWAY/PUBLIC RIGHT OF WALL REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- EXISTING DIRT TO BE NEW ASPHALT TO MATCH EXISTING ASPHALT, NEW ASPHALT PAVING PER C.O.A. STANDARD DWG. 2400, NOTE: ALL NEW WORK IN EXIST. ROADWAY/PUBLIC RIGHT OF WALL REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- EXISTING CONC. FILLED STEEL PIPE BOLLARD TO REMAIN, SEE DETAIL A/AS-1.0
- COLUMN LOCATION, REF: ARCH FLOOR PLAN.
- LINE OF 2ND FLOOR DECK ABOVE, REF: ARCH FLOOR PLANS.
- PER THE I.D.O. SECTION 14.1.6-6(F)(1)(I) G.C. TO BUILD 36" HIGH MIN. MASONRY WALL AND FINISHED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FACADE OF THE PRIMARY BUILDING, REF: SHEET AS-3.0 DETAIL C/AS-3.0.
- CONCRETE STAIRS, REF: SHEET AS-3.0 AND DETAIL 2/AS-3.0
- ACCESSIBLE CONCRETE RAMP #1, REF: SHEET AS-3.0 AND DETAIL 5/AS-3.0.
- ACCESSIBLE CONCRETE RAMP #2, REF: SHEET AS-3.0 AND DETAIL 6/AS-3.0.
- TRANSFORMER
- MAIL BOXES, CONTRACTOR TO VERIFY TYPE (33085AN-U) & 33125AN-U) AND LOCATION WITH POSTAL SERVICE
- MAIL BOXES, CONTRACTOR TO VERIFY TYPE (2-33165AN-U) AND LOCATION WITH POSTAL SERVICE
- MAN GATE
- 13' SWING GATES
- 26' SLIDING GATE

#### AS BUILT KEYED NOTES

- LANDSCAPE AREA LIMITED BY CURB AND GUTTER.
- LANDSCAPE AREA LIMITED BY RETAINING WALL 2' TO 4' HEIGHT.
- NEW 2' HEIGHT RETAINING WALL.
- RELOCATED MAIL BOXES.
- RELOCATED BIKE PARKING SPACES
- 12' SIDEWALK TRENCH DRAIN.

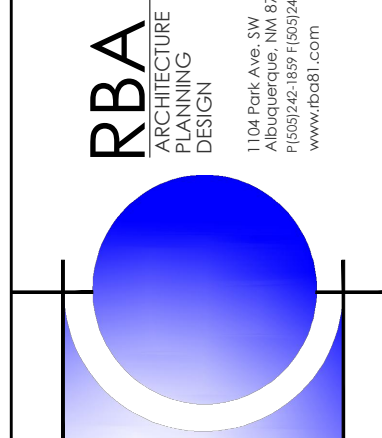
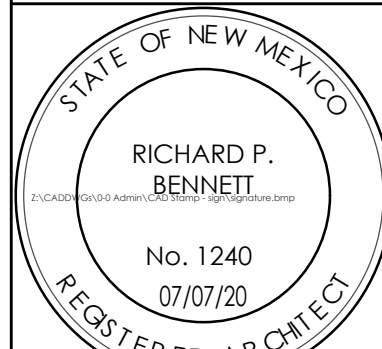


#### 1 SITE PLAN

PLAT OF  
LOTS A-1 AND LOT 1-A  
BLOCK 10, UNIT 3, KIRTLAND ADDITION  
A REPLAT OF LOTS 1, 2, 3, 4, AND 5, BLOCK 10, AND LOTS  
A, B, C, D, E, AND F, UNIT 3, KIRTLAND ADDITION  
WITHIN SECTION 33, T. 10 N., R. 3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST 2018

SUNPORT APARTMENTS  
SITE PLAN  
ALBUQUERQUE, NM  
2930 MULBERRY S.E.  
PROJECT #1844

DM. REVISION DATE



DATE

05-07-2020

SHEET NUMBER

AS-1.0





September 30, 2022

Re: Sunport Apartments  
2930 Mulberry SE  
Albuquerque, NM 87106  
Project # BP-2020-37591  
Approved 07/07/2020

### TRAFFIC CERTIFICATION

I, **Rick Bennett**, NMRA #1240, of the firm of RBA Architecture, PC hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Certification Layout, approved Site Plan dated 07/07/20 and with Architect's stamp dated 07/07/21.

The record information was edited on the original design document has been obtained by **Rick Bennett | Architect**, of the firm. I further certify that I have personally visited the project site on September 26, 2022 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 Certificate of Occupancy (Permanent) for the project Sunport Apartments located on 2930 Mulberry SE in Albuquerque, New Mexico.

The record information presented herein 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.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Bennett", with a long horizontal flourish extending to the right.

Rick Bennett, Architect