

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

July 27, 2023

Ron Witherspoon, R.A  
Dekker/ Perich/ Sabatini  
7601 Jefferson St. NE  
Albuquerque, NM 87109

**Re: Ceja Vista/ 10001 Ceja Vista Rd. SW**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 11-25-2019 (P09-D002G)  
Certification dated 07-11-23

Dear Mr. Witherspoon,

Based upon the information provided in your submittal received 07-19-23, 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.

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

Sincerely,

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

\xxx via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** Ceja Vista **Building Permit #** 2019-45852 **Hydrology File #** \_\_\_\_\_

**DRB#** 2019-002770(PR-2019-001345) **EPC#** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_ **City Address OR Parcel** 10001 Ceja Vista Rd SW,  
Albuquerque, NM 87121

**Applicant/Agent:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Applicant/Owner:** Dekker/Perich/Sabatini **Contact:** Victoria Crook

**Address:** 76001 Jefferson NE Ste 100, Albuquerque, NM **Phone:** 505-761-9700

**Email:** victoriam@dpsdesign.org 87109

**TYPE OF DEVELOPMENT:** \_\_\_ PLAT (#of lots) \_\_\_ RESIDENCE ☒ DRB SITE \_\_\_ ADMIN SITE: \_\_\_

**RE-SUBMITTAL:** \_\_\_ YES ☒ NO

**DEPARTMENT:** ☒ TRANSPORTATION \_\_\_ HYDROLOGY/DRAINAGE

Check all that apply:

### TYPE OF SUBMITTAL:

- \_\_\_ ENGINEER/ARCHITECT CERTIFICATION
- \_\_\_ PAD CERTIFICATION
- \_\_\_ CONCEPTUAL G&D PLAN
- \_\_\_ GRADING PLAN
- \_\_\_ DRAINAGE REPORT
- \_\_\_ DRAINAGE MASTER PLAN
- \_\_\_ FLOOD PLAN DEVELOPMENT PERMIT APP.
- \_\_\_ ELEVATION CERTIFICATE
- \_\_\_ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- \_\_\_ ADMINISTRATIVE
- \_\_\_ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- \_\_\_ TRAFFIC IMPACT STUDY (TIS)
- \_\_\_ STREET LIGHT LAYOUT
- \_\_\_ OTHER (SPECIFY) \_\_\_\_\_
- \_\_\_ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- \_\_\_ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- \_\_\_ CONCEPTUAL TCL DRB APPROVAL
- \_\_\_ 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
- \_\_\_ FLOOD PLAN DEVELOPMENT PERMIT
- \_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 7/11/2023

July 11<sup>th</sup>, 2023

Traffic Engineer  
City of Albuquerque  
Transportation Development Coordination  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87102

RE: Ceja Vista  
10001 Ceja Vista Road SW  
Zone: R2  
Submittal: TCL for Final C.O. of Phase 1

To Whom It May Concern:

I, Ron Witherspoon, NMRA no.2502 of the firm Dekker/Perich/Sabatini, hereby certify that the portions of the site within the current phase of construction are in substantial compliance and in accordance with the design intent of the approved Site Development Plan for Building Permit on 12/04/2019.

Victoria Crook with Dekker/Perich/Sabatini visited the project site on my behalf on 06/27/2023 to verify construction was in accordance with the attached Site Development Plan. The following items are noted to differ from the approved site development plan:

- Plants have not yet been installed on North side of Building B
- Concrete mountable curbs were omitted at West end of Building B
- Potting table is not yet onsite
- Grass has not yet been installed at Building B Courtyard
- Sidewalk was extended to reach ADA path to Trash Enclosure
- Trash Enclosure was added to the project
- Second retaining wall was omitted at West end of site
- Transformer for Building B was relocated due to lack of room at original location
- Railing for ADA ramp is on order
- PNM needs to remove the temporary power and the sidewalk where it is currently located needs to be placed
- Signage for future EV charging station is installed. Pull box needs to be installed at conduit.
- Striping was added to ADA path

- ADA path was re-routed
- Pedestrian gate was omitted
- Monument sign was relocated due to conflict with PNM vault
- Vehicular gate was omitted

This certification is submitted in support of a request for Final Certificate of Occupancy for Phase 1 of the project as shown on the attached TCL1 plan.

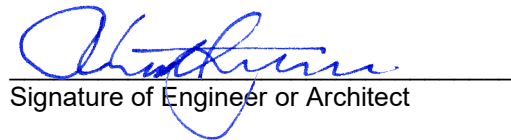
The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above mentioned building. Those relying on the record document are advised to obtain independent verification of its accuracy before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

If you have any questions, please feel free to contact Victoria Crook at 761-9700.

Very truly yours,

**Dekker/Perich/Sabatini Ltd.**

**ENGINEER'S OR ARCHITECT'S STAMP**



Signature of Engineer or Architect



Ron Witherspoon, AIA  
Principal



DEKKER  
PERICH  
SABATINI7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

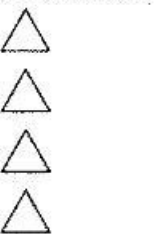


ENGINEER

PROJECT

CEJA VISTA  
10001 CEJA VISTA ROAD SW  
ALBUQUERQUE, NEW MEXICO 87121

REVISIONS



DRAWN BY AG, RM

REVIEWED BY RAW, JM

DATE 11/25/2019

PROJECT NO. 19-0019

DRAWING NAME

SITE PLAN  
FOR BUILDING  
PERMIT

SHEET NO.

SDP1.1

OF

PROJECT NO. 2019-002770(PR-2019-001345)

APPLICATION NO. SI - 2019-00279 SITE PLAN

IS AN APPROVED 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.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING,  
TRANSPORTATION DIVISION  
DATE: Dec 9, 2019ABCWUA  
DATE: 12/4/19PARKS & RECREATION DEPARTMENT  
DATE: 12-4-19CITY ENGINEER/HYDROLOGY  
DATE: 12/4/19

ENVIRONMENTAL HEALTH (CONDITIONAL) DATE:

Signature on attached sheet-Jolene Wolfley

SOLID WASTE MANAGEMENT DATE:  
May 1, 2020

DRB CHAIRPERSON, PLANNING DEPT. DATE:

CODE ENFORCEMENT DATE: 12.4.19

## LEGEND

	LANDSCAPE AREA
	STABILIZED CRUSHER FINES
	REINFORCED CONCRETE PAVING
	HEAVY DUTY ASPHALT CAPABLE TO SUPPORT 75,000 LBS
	BASE COURSE
	FIRELANE STRIPING MARKING FIRE ACCESS LANE; REF: A4/SDP1.2
	PROPERTY LINE
	FIRE HYDRANT
	POST INDICATOR VALVE, RE: CONCEPTUAL UTILITY PLAN
	FIRE DEPARTMENT CONNECTION
	SITE LIGHTING
	RAISED PLANTING BEDS
	CONCRETE BENCH
	BIKE RACK
	OUTDOOR FURNITURE
	SIDEWALK RAMP (ARROW POINTS DOWN)
	TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
	POOL PERIMETER FENCE
	PRIVATE SIDEWALK EASEMENT PER DOC #2019023680 DATED 03/2019
	ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
	COMPACT PARKING; REF: D5/SDP1.3

EB LEFT TURN LANE AT 98<sup>TH</sup> STREET, WB RIGHT TURN LANE AT 98<sup>TH</sup> STREET, 98<sup>TH</sup>  
STREET EXTENSION AND CEJA VISTA ROAD CONSTRUCTION INCLUDED IN OFFSITE WORK  
ORDER(NMDOT) (UNIT 1) OF EXISTING INFRASTRUCTURE LIST DRB PROJECT # 1004428  
DATED 05/09/2018

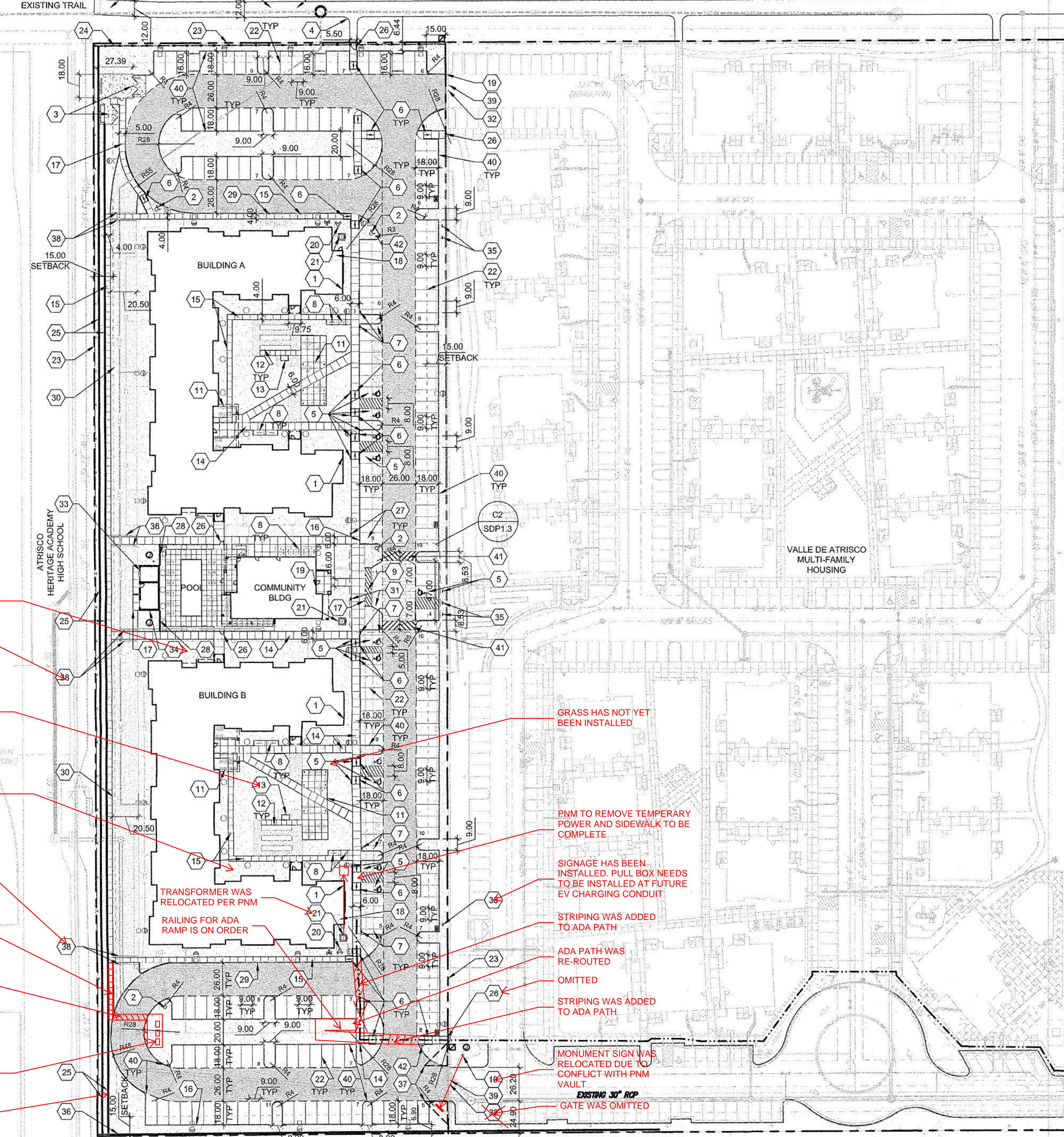
## OPEN SPACE CALCULATIONS

TABLE 5-1-1 / R-ML ZONING  
USABLE OPEN SPACE  
1 BD: 200 SF PER UNIT  
200SF x 112 UNITS = 22,400 SF  
2 BD: 250 SF PER UNIT  
250 SF x 44 UNITS = 11,000 SF  
TOTAL 33,400 SF REQUIRED OPEN SPACE  
PROVIDED OPEN SPACE: 73,603 SFNORTH  
A1 SITE PLAN  
1" = 50'-0"

0 50' 100'

CEJA VISTA ROAD SW

EXISTING TRAIL NEW TRAIL CONNECTION 12'-0" MULTI PURPOSE TRAIL INCLUDED IN OFFSITE WORK ORDER (NMDOT) (UNIT 1) OF EXISTING INFRASTRUCTURE LIST DRB PROJECT # 1004428 DATED 05/09/2018



## GENERAL SHEET NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- SITE PLAN SHALL COMPLY WITH ALL LOCAL, FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
- PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN, TYP. RE: CIVIL FOR SPOT ELEVATIONS, GRADING AND DRAINAGE.
- SOLID WASTE CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM PLANT HILL CUT PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

## SHEET KEYED NOTES

- BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2009 IFC
- FIRE HYDRANT, PAINT SAFETY ORANGE. SEE CIVIL
- TRASH COMPACTOR AND RECYCLING ENCLOSURE WITH GATE, REF: A2/SDP1.3, A3/SDP1.3 & A4/SDP1.3
- WALKWAY CONNECTION TO DENNIS CHAVEZ BLVD. 12'-0" TRAIL, A PAVED MULTI-USE TRAIL CLOSED TO AUTOMOTIVE TRAFFIC. DEVELOPER TO COORDINATE WITH NMDOT ASSISTANT TRAFFIC ENGINEER ON TRAIL CONNECTION, WITH GATE REF: B2/SDP1.2
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
- ACCESSIBLE RAMP, REF: C1/SDP1.2, C2/SDP1.2, C3/SDP1.2, C4/SDP1.2 & C5/SDP1.2
- MOTORCYCLE PARKING, REF: B3/ASP1.2
- BIKE RACK/PARKING PER IDO AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: A1/SDP1.3
- ACCESSIBLE AISLE WITH STRIPING
- MONUMENT SIGN PER IDO REQUIREMENTS, REF: C4/SDP1.3
- SHADE STRUCTURE
- RAISED GARDEN BEDS
- POTTING TABLE
- 6" WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B5/SDP1.2
- 4" WIDE SIDEWALK CONCRETE, REF: B5/SDP1.2
- CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
- FLUSH CONCRETE SIDEWALK, REF: D4/SDP1.2
- FIRE RISER ROOM
- FIRE ACCESS GATE & KNOX BOX (LOCATE PER FIRE ONE PLAN)
- FIRE DEPARTMENT CONNECTION (FDC) FREE STANDING
- ELECTRICAL TRANSFORMER (ON 6" CONCRETE PAD)
- PARKING STRIPING 4" WIDE, COLOR WHITE
- PROPERTY LINE
- PERIMETER (MASONRY) WALL, TO MATCH ADJACENT, REF: B1/SDP1.2
- WEST MSE RETAINING WALL
- PEDESTRIAN GATE
- DEDICATED RESERVED CARPOOL PARKING WITH SIGNAGE, REF: B3/SDP1.2
- POOL SCREEN WALL
- SIDEWALK WITH TURNDOWN EDGE, REF: D3/SDP1.2
- STABILIZED BASE COURSE DEFINED BY EDGE TRANSITION
- VANPOOL PARKING WITH SIGNAGE, B3/SDP1.2
- GATE ENTRY PAD POST WITH CONTROL ACCESS FOB
- POOL EQUIPMENT ENCLOSURE
- MAINTENANCE EQUIPMENT ROOM
- ELECTRIC VEHICLE CHARGING STATION WITH SIGNAGE, REF: B3/SDP1.2
- SOUTH PERIMETER WALL
- RAISED GARDEN BEDS
- 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.
- CONCRETE MOUNTABLE CURB, REF: D5/SDP1.2
- EXISTING PRIVATE ACCESS EASEMENT (03-15-11,2011-20) GRANTED PER PLAT 1004428 PR-2018-001345 DATED 08/15/2018
- CONCRETE HEADER CURB, REF: D2/SDP1.2
- SPEED TABLE RAMP, REF: B3/SDP1.3 & B2/SDP1.3
- SPEED LIMIT SIGN, REF: B3/SDP1.2

## PROJECT DATA

<b>ZONING:</b> (RM-L) RESIDENTIAL - MULTI-FAMILY LOW DENSITY ZONE DISTRICT	
<b>LEGAL DESCRIPTION:</b> TRACT RR-3-A-1, LOCATED ON DENNIS CHAVEZ BLVD. SW, BETWEEN 98TH ST. SW & 118TH ST. SW	
<b>SITE AREA:</b> 5.423 ACRES	
<b>ZONE ATLAS:</b> P-09-Z	
<b>SETBACKS:</b> FRONT: 15', SIDE: STREET 10', INTERIOR: 5', REAR: 15'	
<b>BUILDING HEIGHT:</b> 35'-0" 10% WAIVER @ 3'-0" = 38'-0"	
<b>SPRINKLED:</b> FULLY SPRINKLED	
<b>FIRE FLOW:</b> 4,500 GPM	
<b>HYDRANTS REQUIRED:</b> 5 TOTAL	
<b>BUILDING OCCUPANCY:</b> R-2, 156 APARTMENTS	
<b>CONSTRUCTION TYPE:</b> V-A, FULLY SPRINKLED	
<b>BUILDING SF:</b>	
BUILDING A	20,777 GSF
FIRST LEVEL	20,296 GSF
SECOND LEVEL	19,912 GSF
THIRD LEVEL	60,985 GSF
TOTAL	60,985 GSF
<b>BUILDING B</b>	
FIRST LEVEL	20,777 GSF
SECOND LEVEL	20,296 GSF
THIRD LEVEL	19,912 GSF
TOTAL	60,985 GSF
CLUBHOUSE	3,158 GSF
TOTAL	125,128 GSF

**PARKING CALCULATION:** (TABLE 5-5-1)  
REQUIRED: MULTI FAMILY = 1.5 / DU  
REQUIRED: 156 UNITS x 1.5 SPACES = 234 SPACES  
PROVIDED CARPOOL PARKING: 1 = 4 PARKING CREDIT SPACES  
PROVIDED VANPOOL PARKING: 1 = 7 PARKING CREDIT SPACES  
PROVIDED ELECTRIC VEHICLE CHARGING STATION: 2% OF 234 = 5 ELECTRIC CHARGING STATIONS CREDIT SPACES / EACH ELECTRIC CHARGING STATION SHALL COUNT AS 2 SPACES. 5 ELECTRIC CHARGING STATIONS X 2 = 5 CREDIT SPACES  
REQUIRED: 234 SPACES - 4 CARPOOL CREDIT - 7 VANPOOL CREDIT - 5 ELECTRIC CHARGING STATION CREDIT = 218  
TOTAL: 218 SPACES  
PROVIDED: 218 PARKING SPACES  
**25% OF 218 REQUIRED PARKING MAY BE COMPACT**  
PROVIDED COMPACT PARKING: 3 SPACES @ 9'-0" x 16'-0"  
PROVIDED STANDARD PARKING: 215 SPACES @ 9'-0" x 18'-0"  
**STANDARD ACCESSIBLE SPACES:**  
REQUIRED: 2 STANDARD SPACES & 8 VAN ACCESSIBLE  
PROVIDED: 10 TOTAL SPACES; 8 VAN ACCESSIBLE AND 2 STANDARD  
**BIKE PARKING: 0.25 PER UNIT**  
REQUIRED: 40  
PROVIDED: 40  
20% SECURED LONG TERM STORAGE: 8  
EXTERIOR BIKE PARKING: 32  
**MOTORCYCLE PARKING**  
REQUIRED AND PROVIDED = 5 SPACES FOR 51-300 TOTAL PARKING SPACES  
REQUIRED = 5 SPACES  
PROVIDED = 5 SPACES

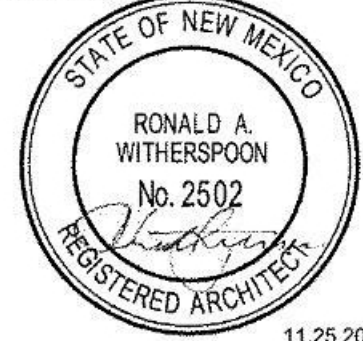


DEKKER  
PERICH  
SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT



ENGINEER

PROJECT

CEJA VISTA  
10001 CEJA VISTA ROAD SW  
ALBUQUERQUE, NEW MEXICO 87121

PROJECT NO.	
APPLICATION NO.	
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DRB SITE DEVELOPMENT PLAN APPROVAL:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE:
ABCWUA	DATE:
PARKS & RECREATION DEPARTMENT	DATE:
CITY ENGINEER/HYDROLOGY	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL) SOLID WASTE MANAGEMENT	DATE: 9-3-19
DRB CHAIRPERSON, PLANNING DEPT.	DATE:
CODE ENFORCEMENT	DATE:

LEGEND

- LANDSCAPE AREA
- STABILIZED CRUSHER FINES
- INTEGRAL COLORED CONCRETE
- REINFORCED CONCRETE PAVING
- HEAVY DUTY ASPHALT CAPABLE TO SUPPORT 75,000 LBS
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- PROPERTY LINE
- FIRE HYDRANT
- POST INDICATOR VALVE, RE: CONCEPTUAL UTILITY PLAN
- SITE LIGHTING
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- BIKE RACK
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- POOL PERIMETER FENCE

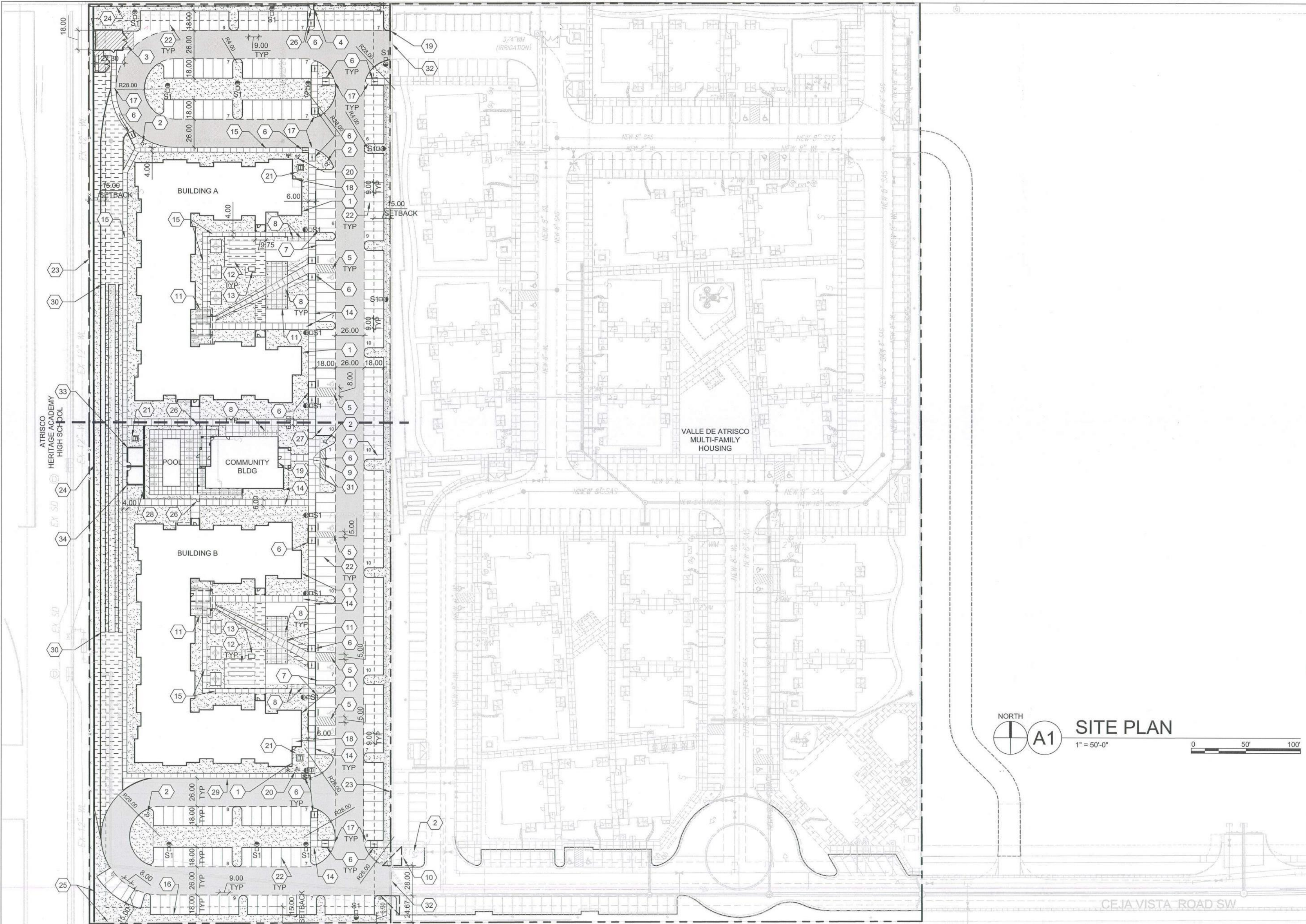
REVISIONS



DRAWN BY	AG, RM
REVIEWED BY	RAW, JM
DATE	08/16/2019
PROJECT NO.	19-0019
DRAWING NAME	SITE PLAN

SHEET NO.

SDP1.1  
OF



GENERAL SHEET NOTES

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- PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN, TYP. RE: CIVIL FOR SPOT ELEVATIONS, GRADING AND DRAINAGE.
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SHEET KEYED NOTES

- BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2009 IFC
- FIRE HYDRANT. PAINT SAFETY ORANGE. SEE CIVIL.
- TRASH COMPACTOR ENCLOSURE (7'-4" MASONRY WALL) WITH GATE. REF: C5/SDP1.2.
- WALKWAY CONNECTION TO DENNIS CHAVEZ BLVD. TRAIL, A PAVED MULTI-USE TRAIL, CLOSED TO AUTOMOTIVE TRAFFIC. DEVELOPER TO COORDINATE WITH NMDOT ASSISTANT TRAFFIC ENGINEER ON TRAIL CONNECTION; REF: D3/SDP1.2.
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2.
- ACCESSIBLE RAMP. REF: A3/SDP1.2, C2/SDP1.2 & C3/SDP1.2.
- MOTORCYCLE PARKING
- BIKE RACK/PARKING PER IDO AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: D5/SDP1.2.
- ACCESSIBLE AISLE WITH STRIPING
- MOVEMENT SIGN PER IDO REQUIREMENTS, REF: D1/SDP1.2 & D2/SDP1.2.
- SHADE STRUCTURE
- RAISED GARDEN BEDS
- POTTING STATION TABLE
- 6" WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B5/SDP1.2.
- 4" WIDE SIDEWALK CONCRETE, REF: B5/SDP1.2.
- CONCRETE CURB AND GUTTER, REF: A2/SDP1.2.
- FLUSH CONCRETE SIDEWALK, REF: D4/SDP1.2.
- FIRE RISER ROOM
- FIRE ACCESS GATE & KNOX BOX (LOCATE PER FIRE ONE PLAN)
- FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNT OR FREE STANDING
- ELECTRICAL TRANSFORMER (ON 6" CONCRETE PAD)
- PARKING STRIPING 4" WIDE, COLOR WHITE
- PROPERTY LINE
- PERIMETER (MASONRY) WALL, TO MATCH ADJACENT, REF: B1/SDP1.2.
- RETAINING WALL
- PEDESTRIAN GATE
- DEDICATED RESERVED CARPOOL PARKING WITH SIGNAGE
- POOL SCREEN WALL
- SIDEWALK WITH TURNDOWN EDGE, REF: D3/SDP1.2.
- STABILIZED BASED COURSE DEFINED BY EDGE TRANSITION
- VANPOOL PARKING
- GATE ENTRY PAD/ POST WITH CONTROL ACCESS FOB
- POOL EQUIPMENT ENCLOSURE
- MAINTENANCE EQUIPMENT ROOM

PROJECT DATA

**ZONING:**  
(RM-L) RESIDENTIAL - MULTI-FAMILY LOW DENSITY ZONE DISTRICT

**LEGAL DESCRIPTION:**  
TRACT RR-3-A-1, LOCATED ON DENNIS CHAVEZ BLVD. SW, BETWEEN 98TH ST. SW & 118TH ST. SW

**SITE AREA:** 5.423 ACRES  
**ZONE ATLAS:** P-09-Z  
**SETBACKS:** FRONT= 15', SIDE= STREET 10', INTERIOR= 5', REAR= 15'  
**BUILDING HEIGHT:** 35'-0" +10% DEVIATION @ 3'-0" = 38'-0"  
**SPRINKLED:** FULLY SPRINKLED  
**FIRE FLOW:** 4,500 GPM  
**HYDRANTS REQUIRED:** 5 TOTAL  
**BUILDING OCCUPANCY:** R-2, 156 APARTMENTS  
**CONSTRUCTION TYPE:** V-B, FULLY SPRINKLED

**BUILDING SF:**

BUILDING A	
FIRST LEVEL	20,777 GSF
SECOND LEVEL	20,296 GSF
THIRD LEVEL	19,912 GSF
TOTAL	60,985 GSF

**BUILDING B**

FIRST LEVEL	20,777 GSF
SECOND LEVEL	20,296 GSF
THIRD LEVEL	19,912 GSF
TOTAL	60,985 GSF

CLUBHOUSE 3,158 GSF

**TOTAL** 125,128 GSF

**PARKING CALCULATION:** (TABLE 5-5-1)  
REQUIRED: MULTI FAMILY = 1.5 / DU  
REQUIRED: 156 UNITS x 1.5 SPACES = 234 SPACES  
PROVIDED CARPOOL PARKING: 1 = 4 PARKING CREDIT SPACES  
PROVIDED VANPOOL PARKING: 1 = 7 PARKING CREDIT SPACES  
REQUIRED: 234 SPACES - 4 CARPOOL CREDIT - 7 VANPOOL CREDIT = 223 TOTAL: 223 SPACES  
PROVIDED: 223 PARKING SPACES

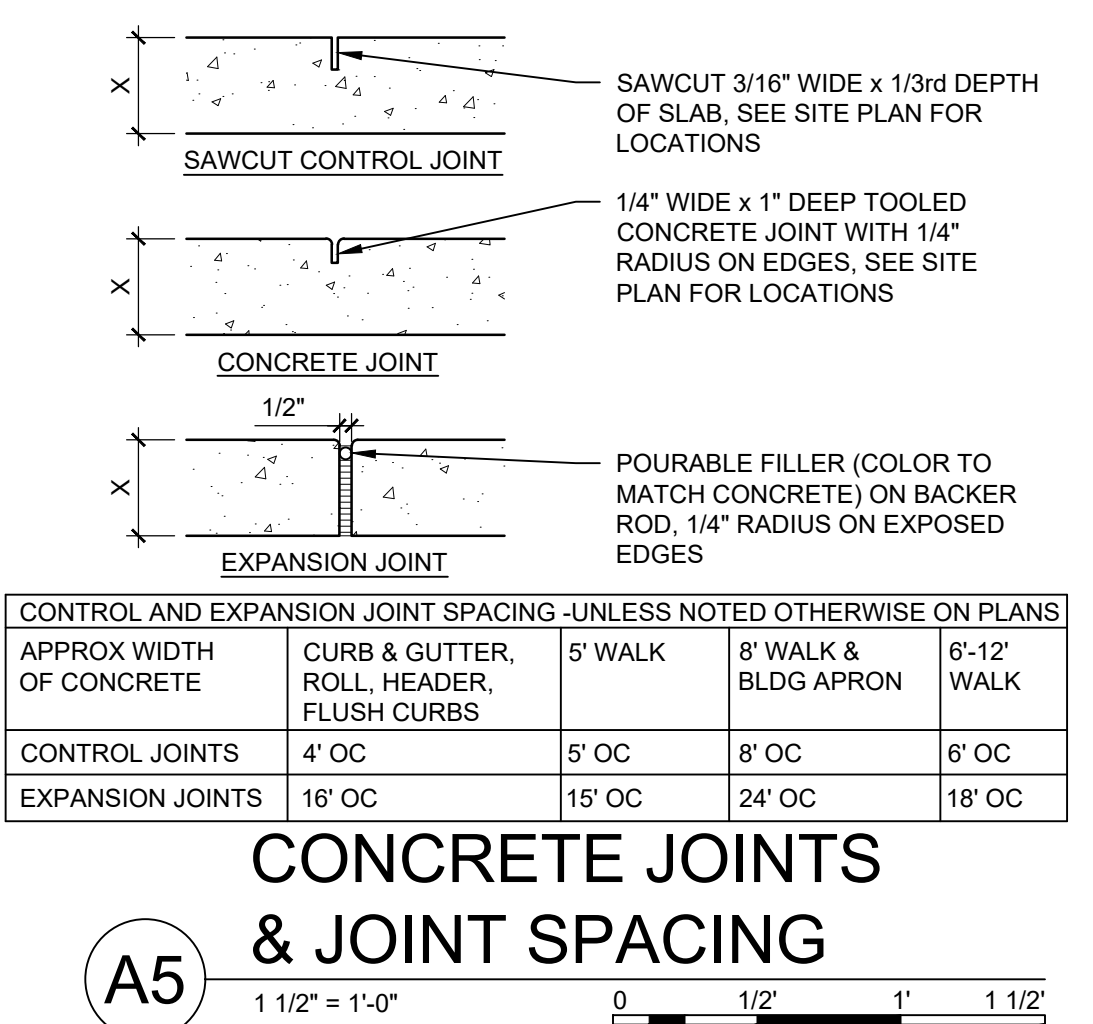
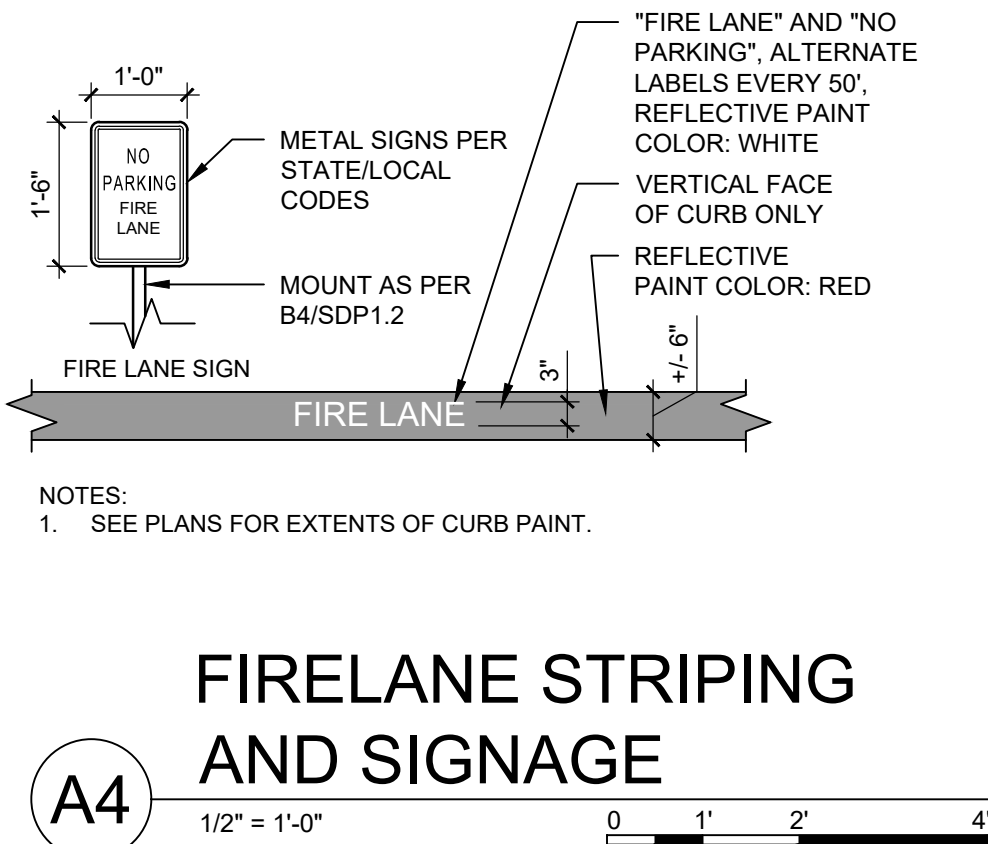
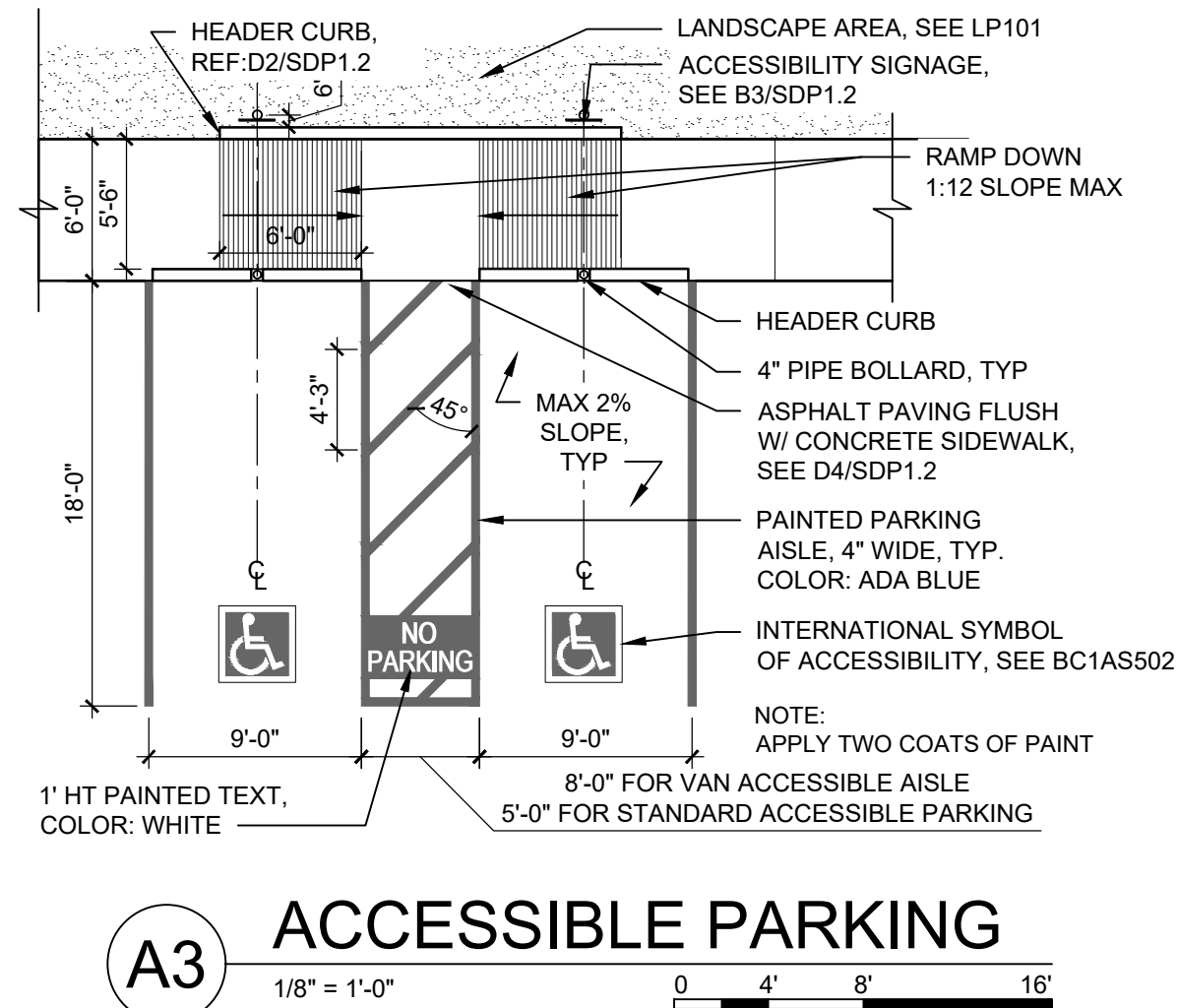
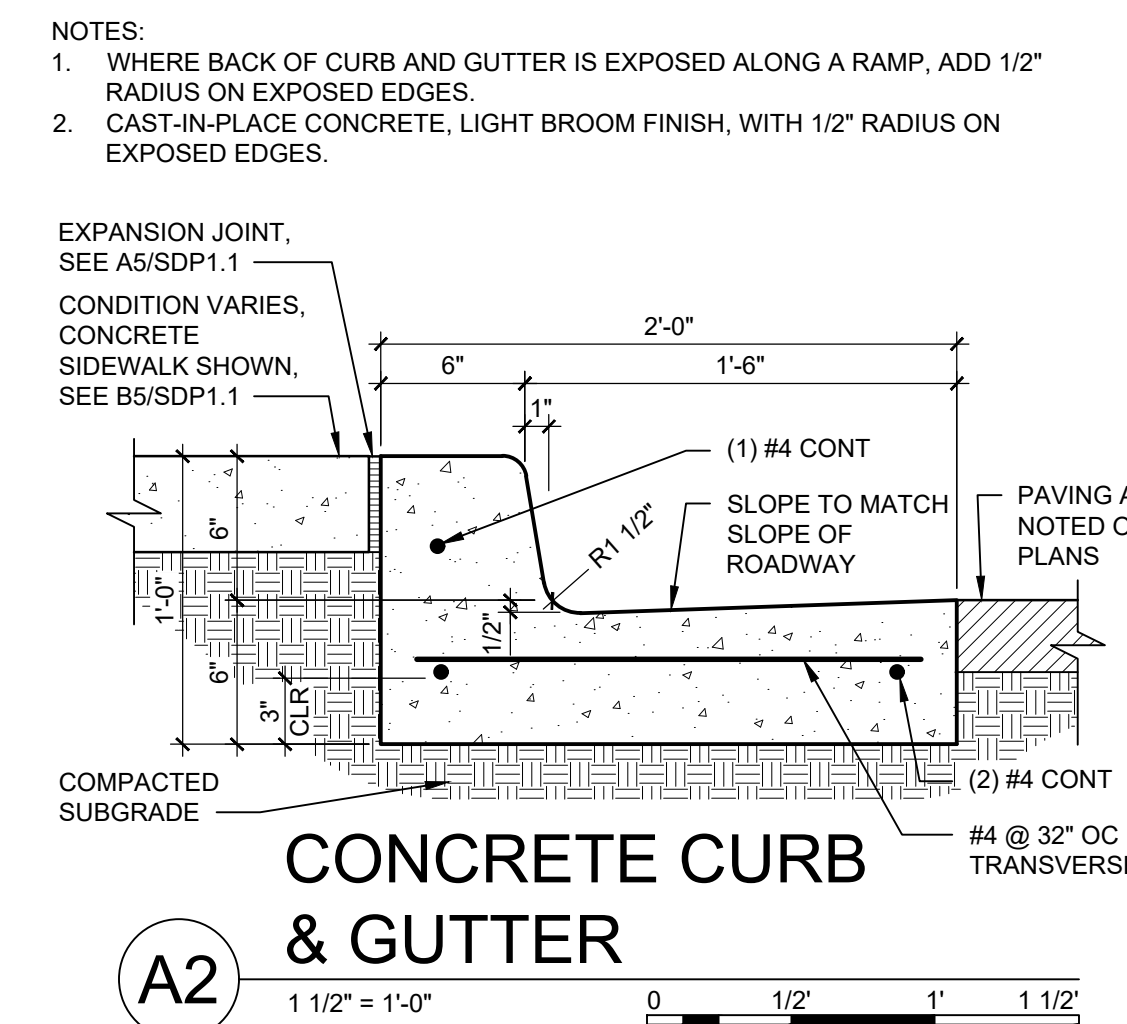
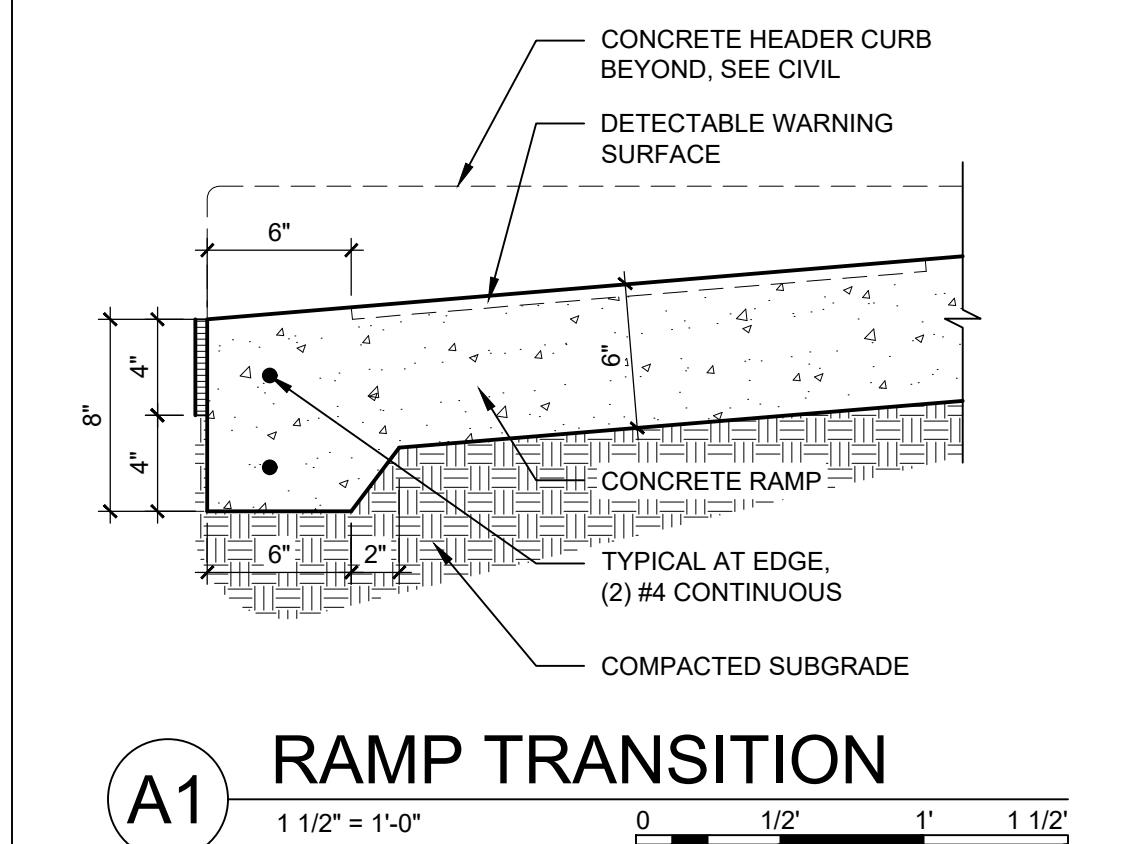
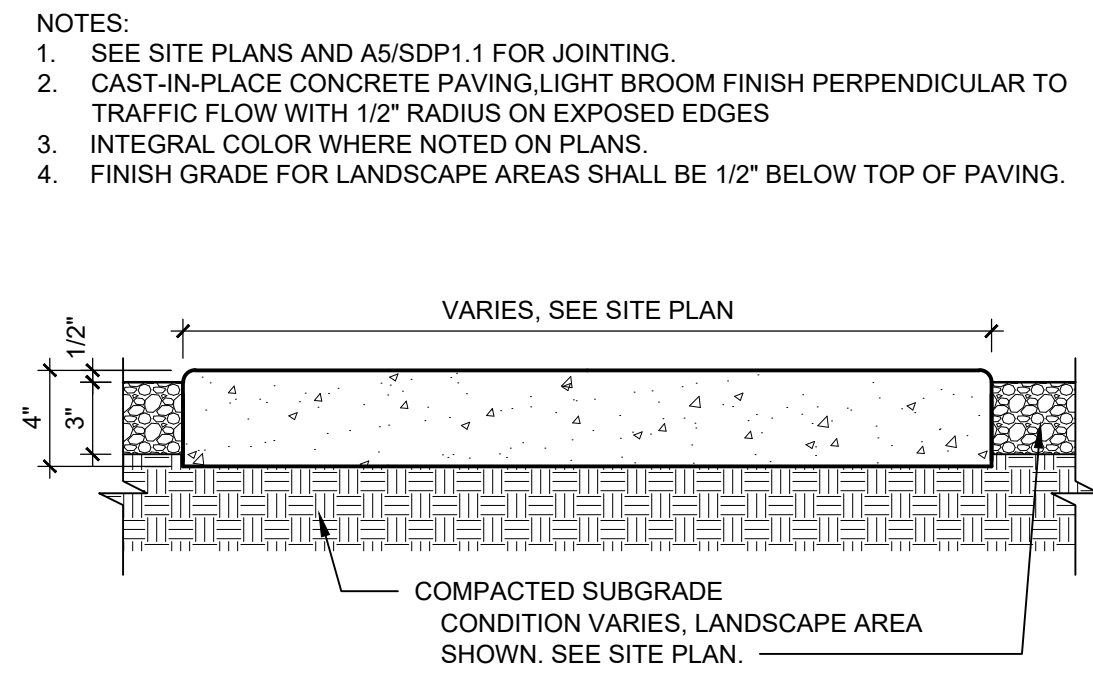
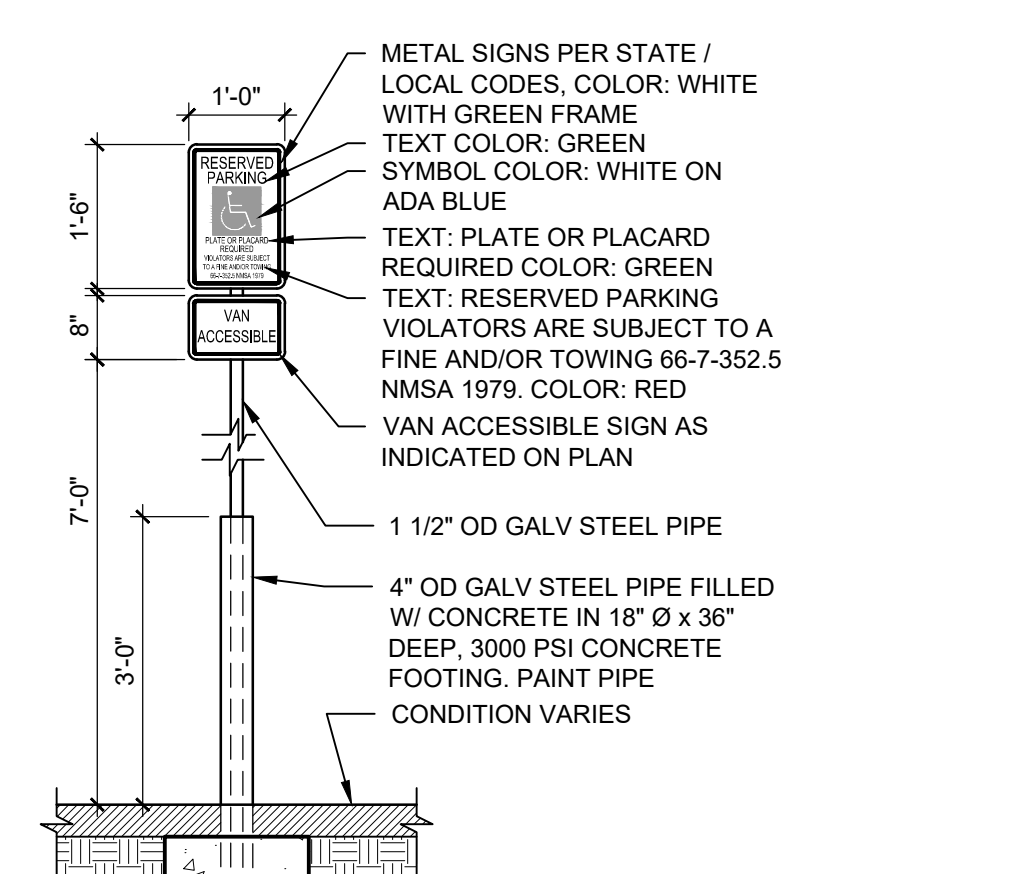
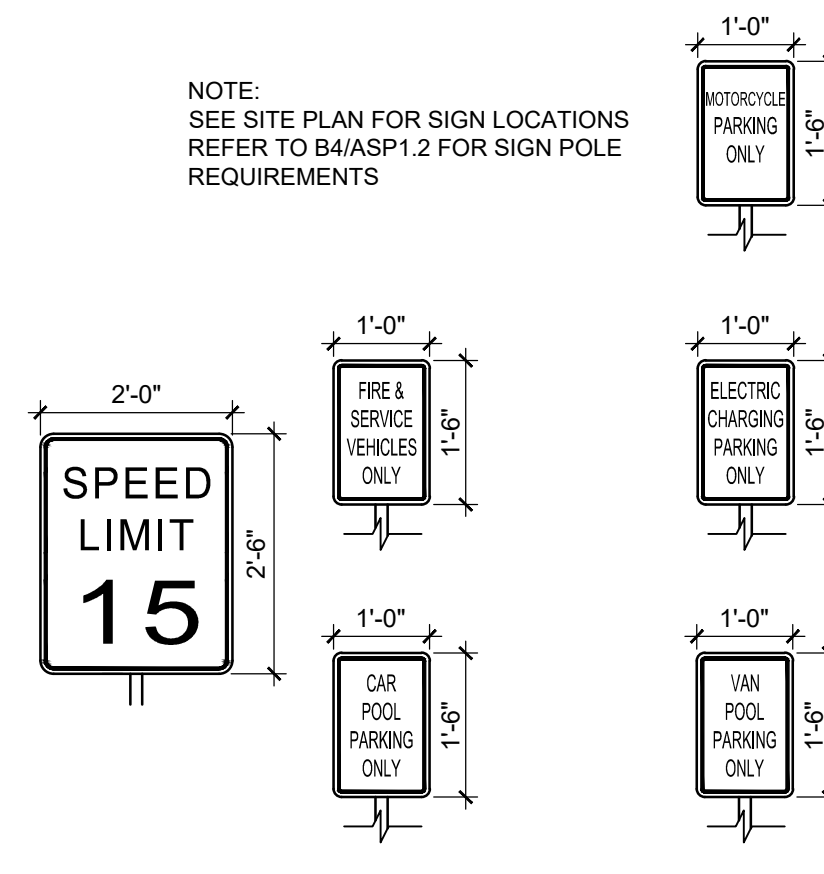
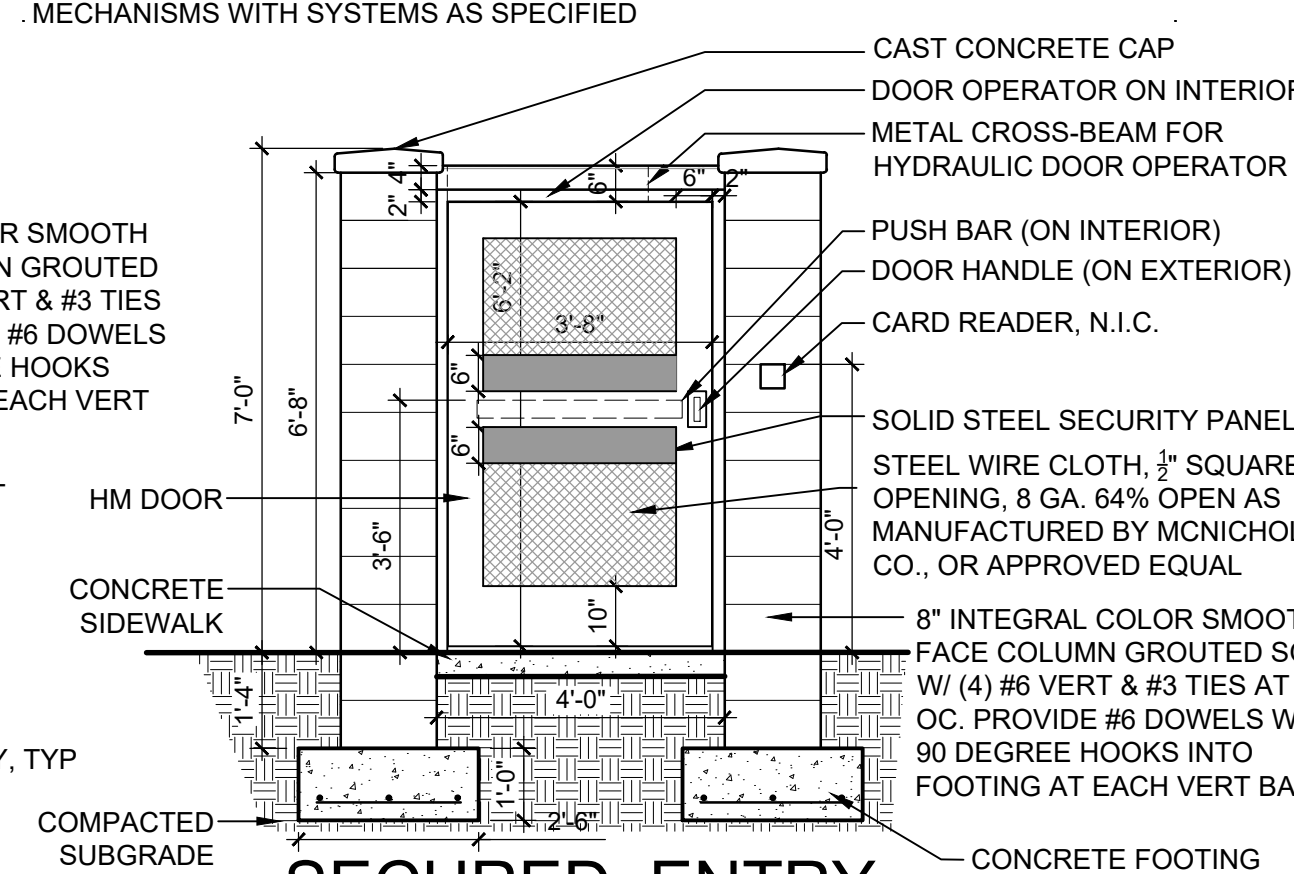
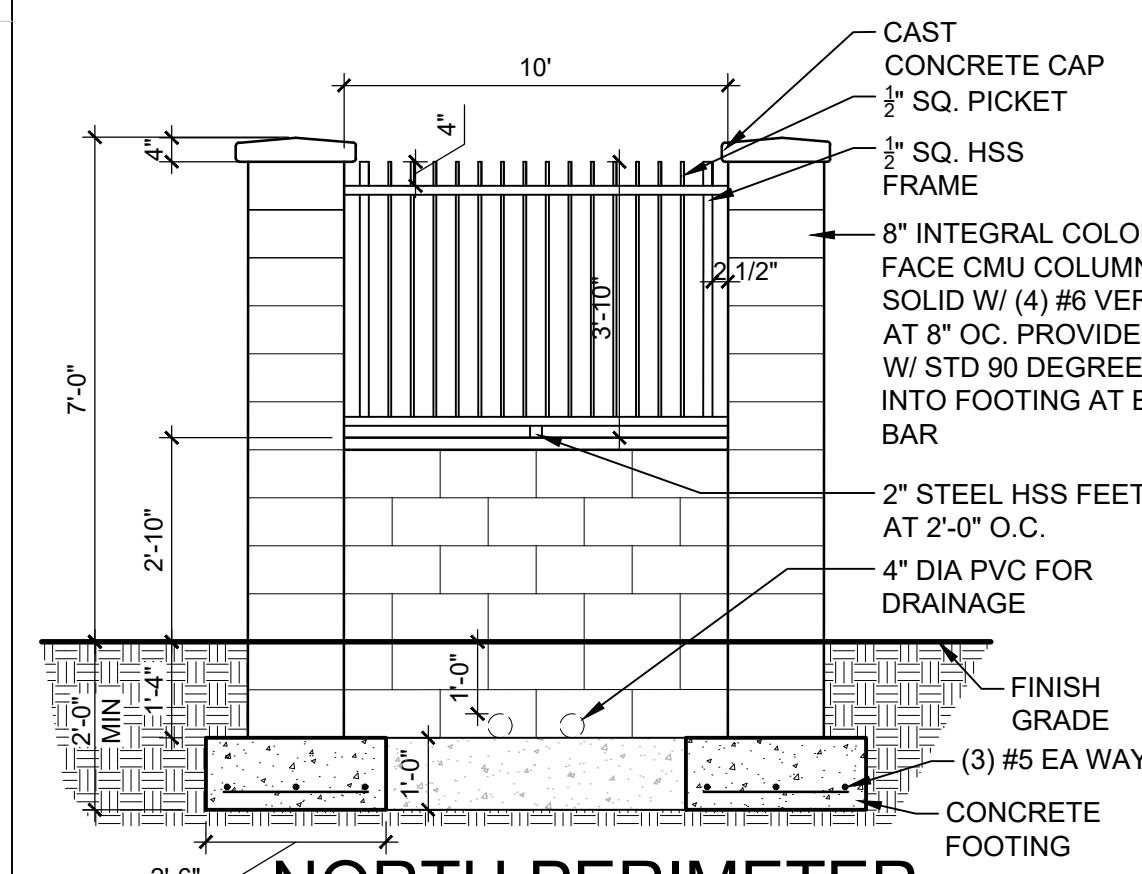
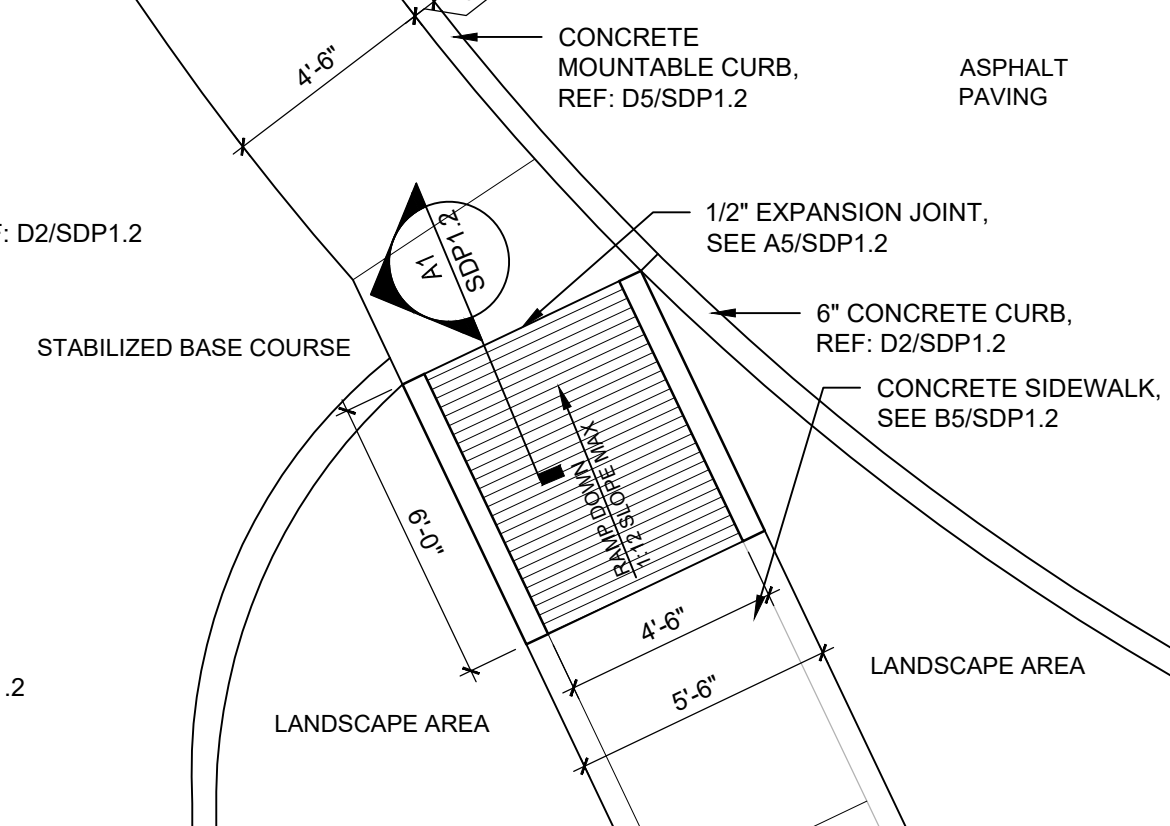
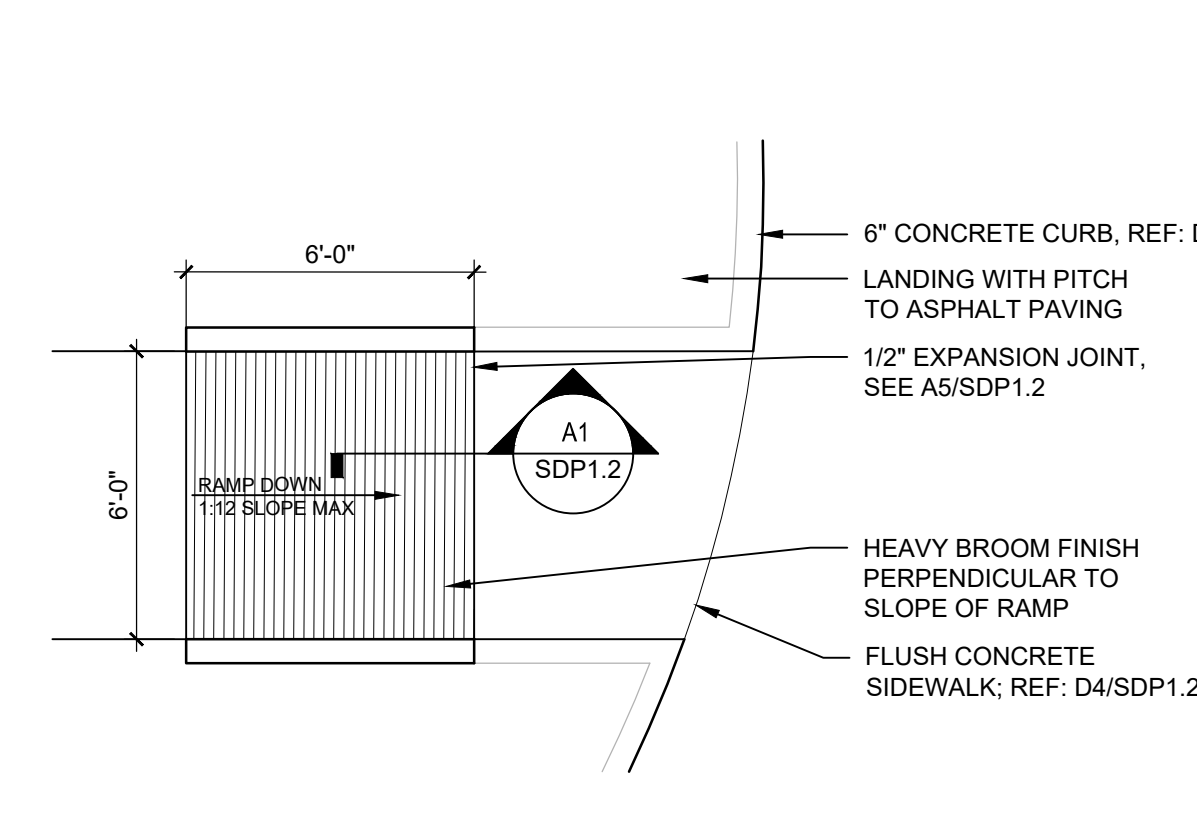
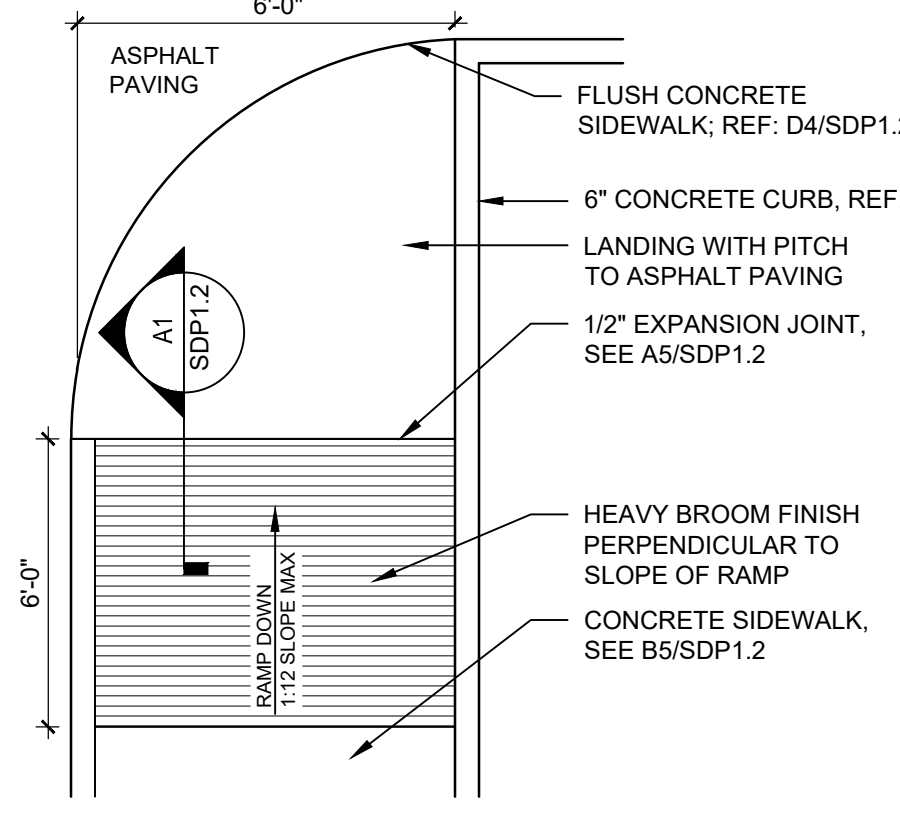
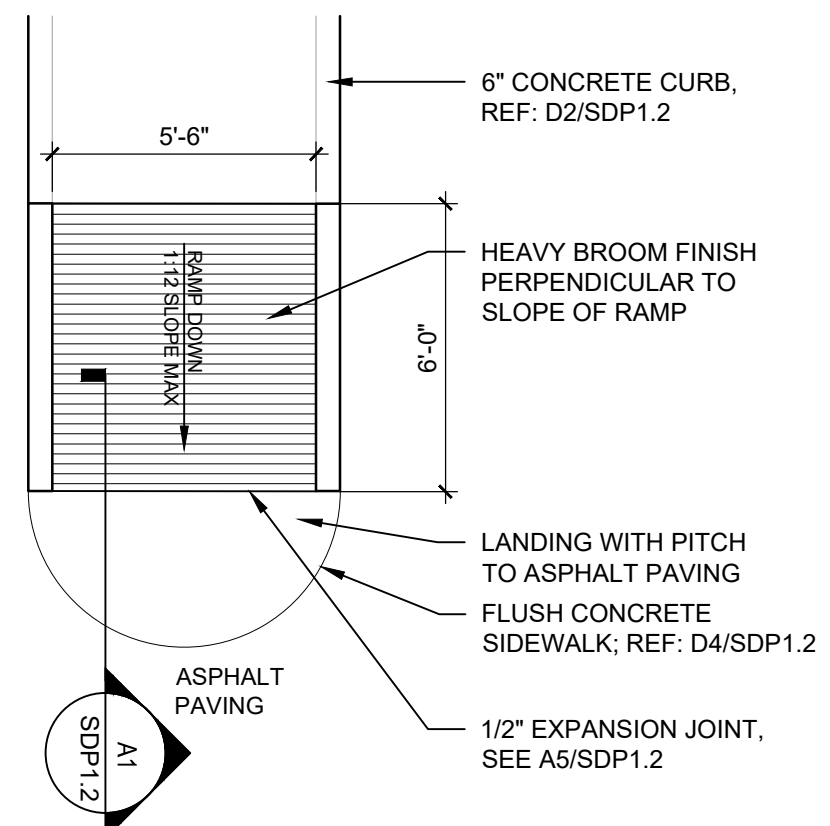
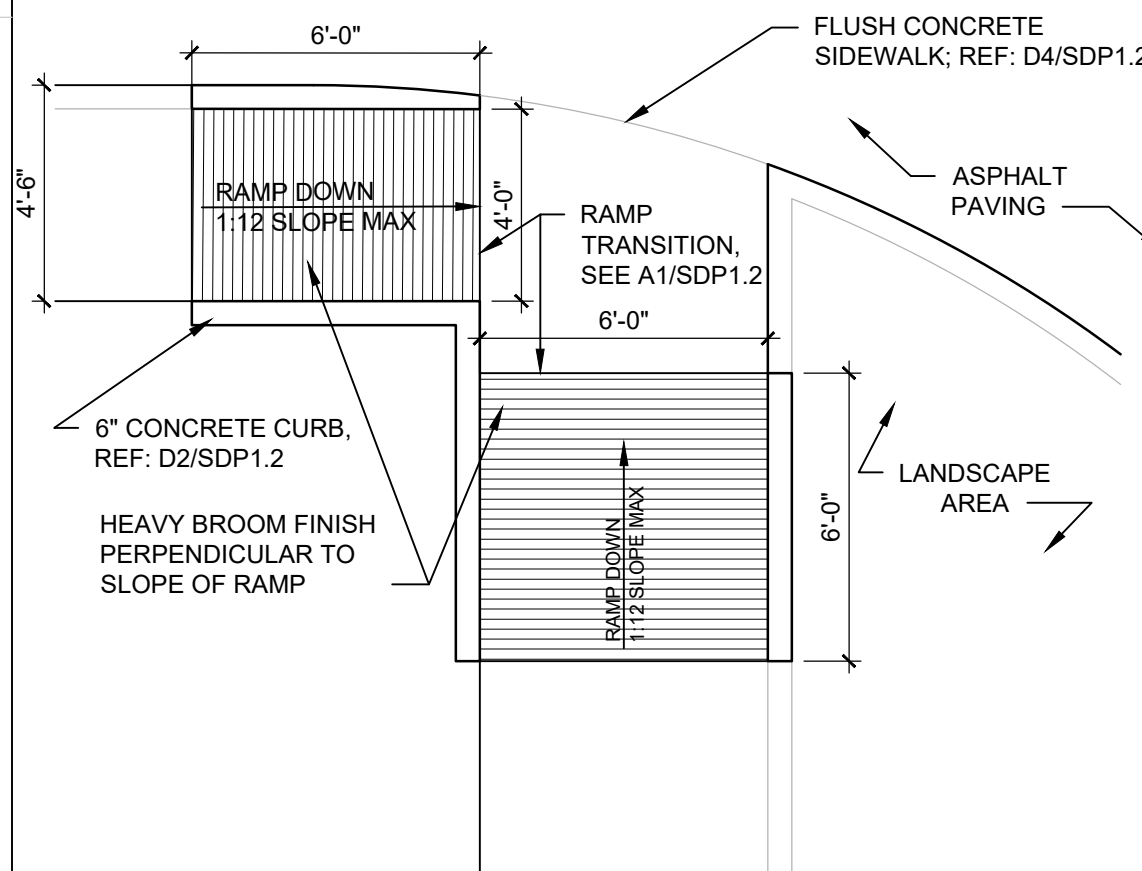
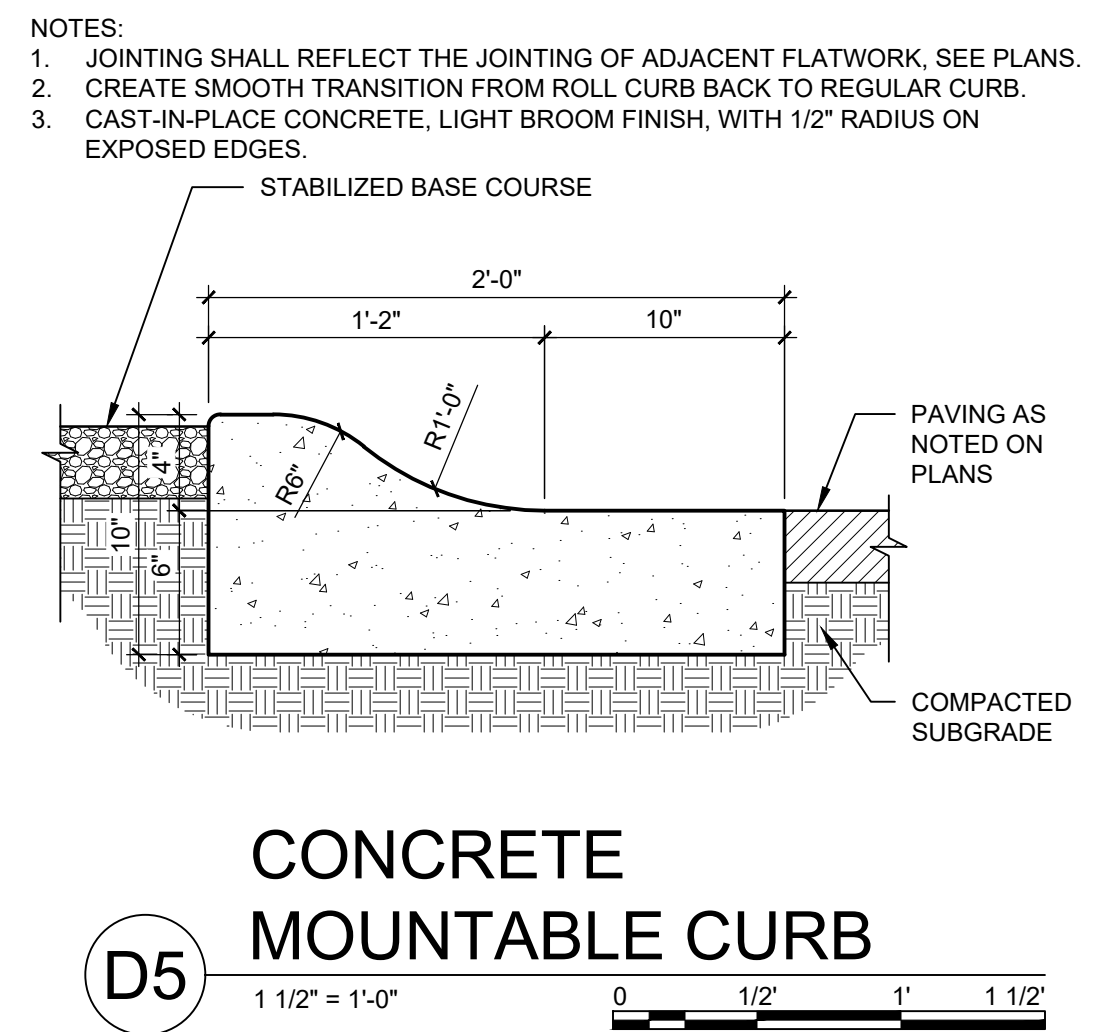
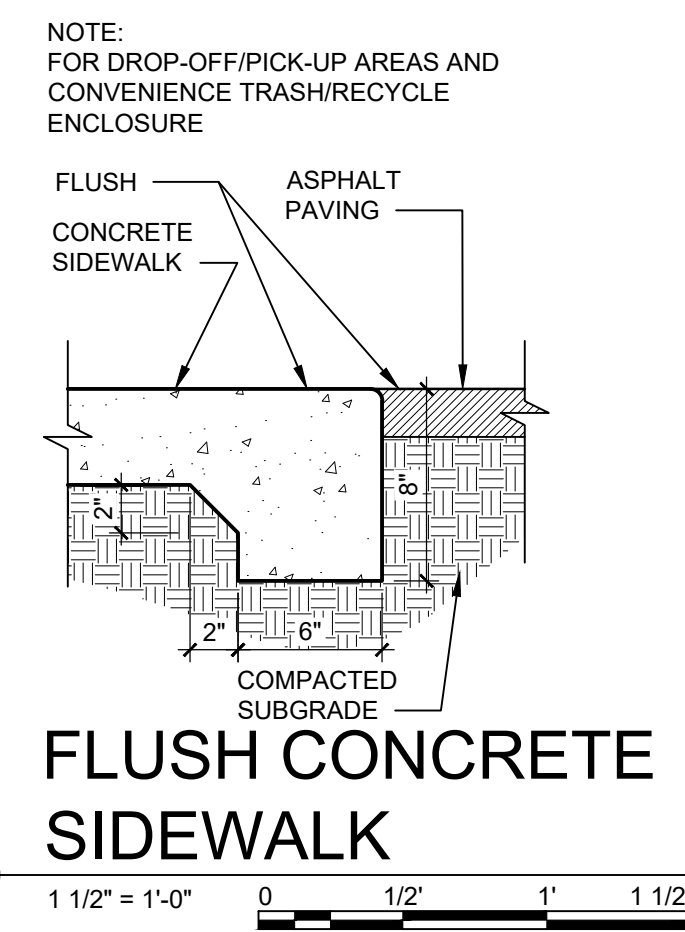
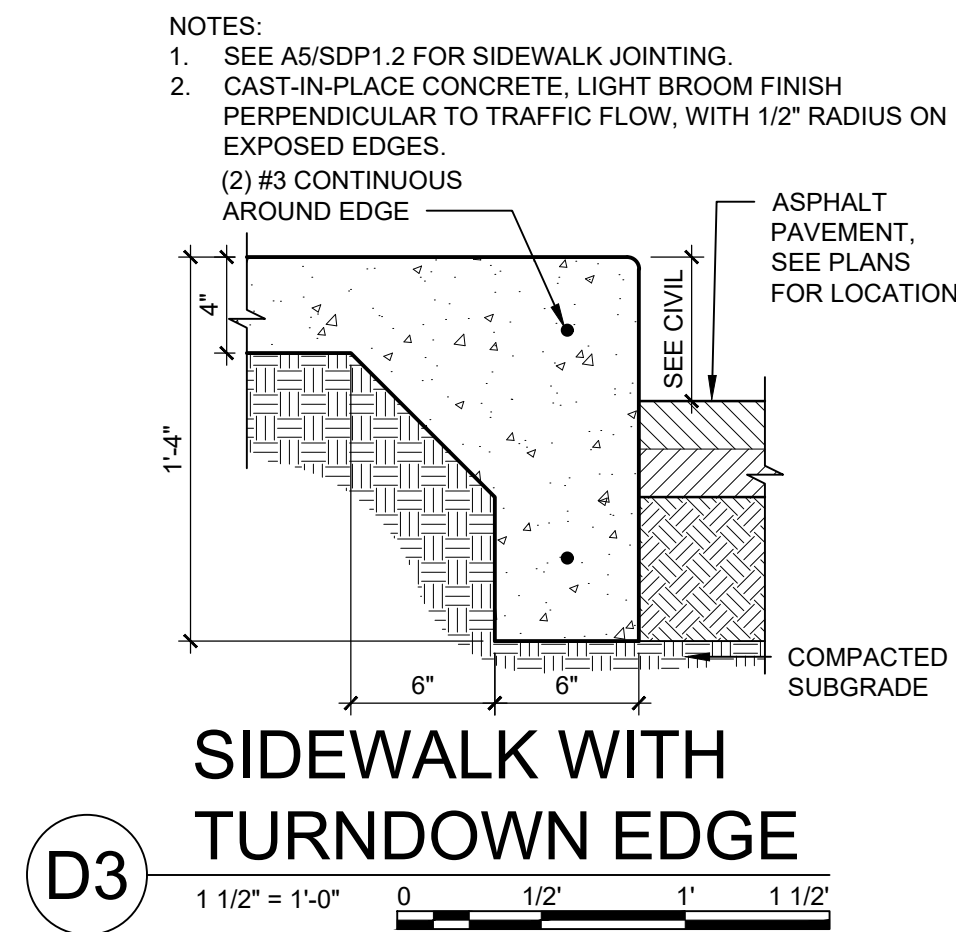
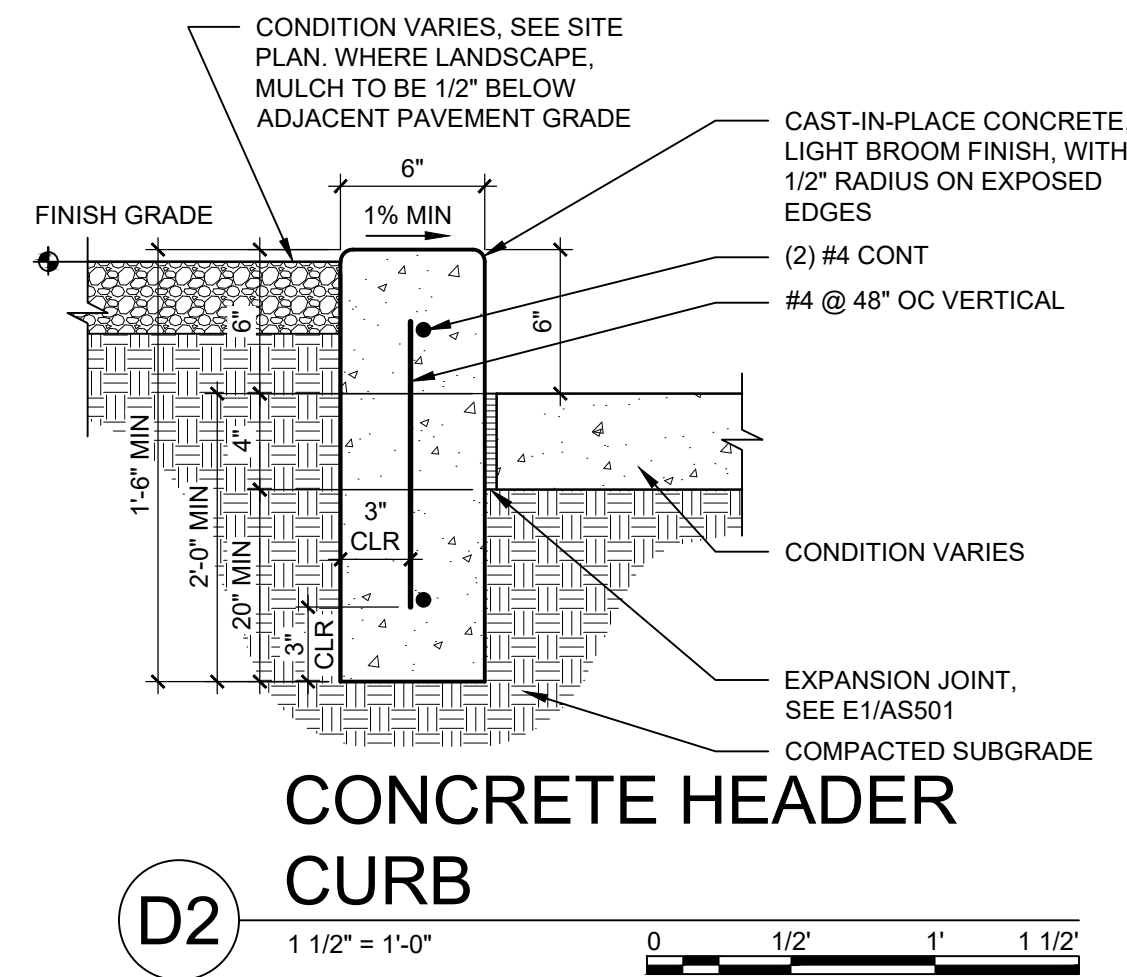
**25% OF 223 REQUIRED PARKING MAY BE COMPACT**  
PROVIDED COMPACT PARKING: 5 SPACES @ 8'-0" x 15'-0"  
PROVIDED STANDARD PARKING: 218 SPACES @ 9'-0" x 18'-0"

**STANDARD ACCESSIBLE SPACES:**  
REQUIRED: 8 STANDARD SPACES & 2 VAN ACCESSIBLE  
PROVIDED: 10 SPACES

**BIKE PARKING: 00.25 PER UNIT**  
REQUIRED: 0.25 x 156 = 39  
PROVIDED: 40  
20% SECURED LONG TERM STORAGE: 8  
EXTERIOR BIKE PARKING: 32

**MOTORCYCLE PARKING**  
REQUIRED AND PROVIDED = 5 SPACES FOR 51-300 TOTAL PARKING SPACES  
REQUIRED = 5 SPACES  
PROVIDED = 5 SPACES





CONTROL AND EXPANSION JOINT SPACING - UNLESS NOTED OTHERWISE ON PLANS				
APPROX WIDTH OF CONCRETE	CURB & GUTTER, ROLL, HEADER, FLUSH CURBS	5' WALK	8' WALK & BLDG APRON	6'-12" WALK
CONTROL JOINTS	4' OC	5' OC	8' OC	6' OC
EXPANSION JOINTS	16' OC	15' OC	24' OC	18' OC

