

CITY OF ALBUQUERQUE



March 18, 2016

Tina M.Reames, R.A.
Cherry/See/Reames
220 Gold Ave SW
Albuquerque, NM 87102

Re: Juan Tabo Library, 3407 Juan Tabo NE
Request for Certificate of Occupancy- Transportation Development
Architect's Stamp dated 05-27-2015 (G21-D020)
Certification dated 03-11-16

Dear Ms. Reames,

Based upon the information provided in your submittal received 03-11-16
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 Monica Ortiz at (505) 924-3981 or me at
(505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

mao via: email
C: CO Clerk, File

TRAFFIC CERTIFICATION

I, TINA REAMES, NEW MEXICO REGISTERED ARCHITECT, OF THE FIRM CHERRY SEE REAMES ARCHITECTS P.C., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5-27-15, PER ADDENDUM #1 (PAGE 18 OF 35). THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TINA REAMES OF THE FIRM CHERRY SEE REAMES ARCHITECTS P.C. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MARCH 11, 2016 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 A CERTIFICATE OF OCCUPANCY.

<THE ONLY EXCEPTION FROM COMPLETION IS THE ½" – ¾" GRAVEL BASE COURSE COMPACTED @ 95% ASTM D-1557 FOR THE FIRE TRUCK ACCESS DRIVE.>

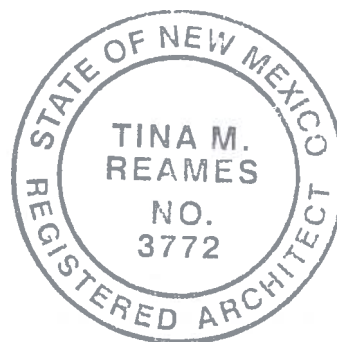
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



Signature of Engineer or Architect

3/11/16

Date





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

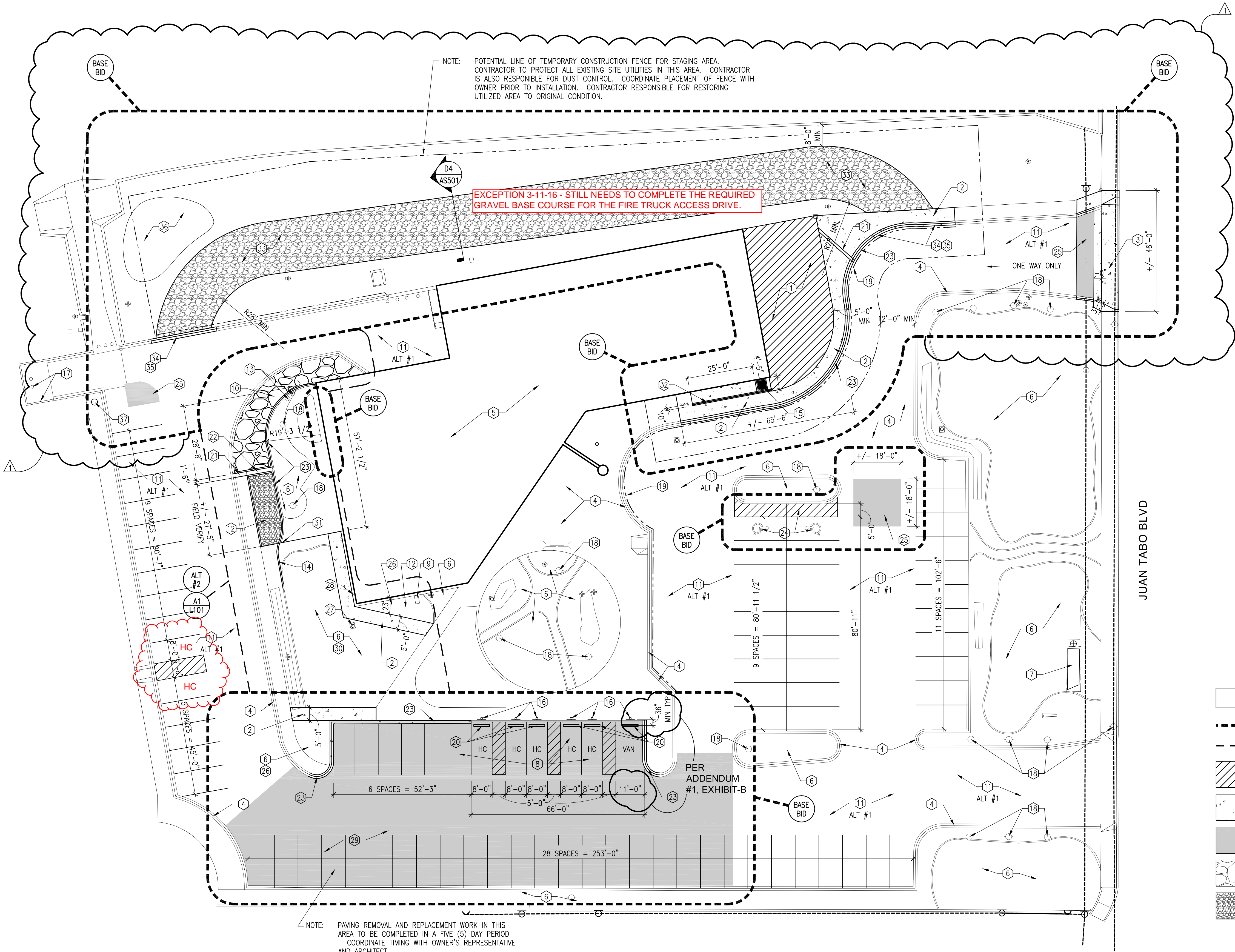
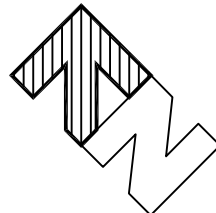
- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

X:\04--Current\COA Libraries\Juan Tabo Library\02 Design\Drawings\01 - Active Dwg\COA LIBRARIES - AS101.dwg, 5/26/2015 3:27:19 PM, CuserDF Writer.pc3



GENERAL SHEET NOTES

- REFER TO SHEET A-001 FOR GENERAL ARCHITECTURAL INFORMATION.
- COORDINATE WITH CIVIL DRAWINGS AND ARCHITECTURAL FLOOR PLANS. IF A DISCREPANCY IS FOUND, CONTACT THE ARCHITECT.
- GENERAL CONTRACTOR IS TO VISIT THE SITE PRIOR TO START OF WORK. REFER TO SHEET L101 FOR DIMENSIONS AND ADDITIONAL NOTES. BRING ANY DISCREPANCIES BETWEEN THE CIVIL, DEMOLITION, AND ARCHITECTURAL SITE PLANS TO THE ARCHITECT'S ATTENTION PRIOR TO BEGINNING WORK IN THE AREA IN QUESTION.
- EXISTING VEGETATION TO REMAIN UNLESS NOTED OTHERWISE. COORDINATE WITH SHEET AS011 & L101.
- ALL RESURFACED PAVING AND PARKING WITH NEW SIGNAGE SHALL BE STRIPED AS PER PLAN.
- PROTECT ALL EXISTING SIDEWALKS, CURBS, GUTTERS, PAVEMENT, EXISTING BUILDING, LANDSCAPE AND IRRIGATION FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
- VERIFY ALL DIMENSIONS IN THE FIELD.
- PROTECT AND KEEP DINOSAUR FOR OWNER'S OPTION TO KEEP.
- CONTRACTOR TO PROVIDE BARRICADES AND SIGNAGE AS NECESSARY FOR ONE WAY ENTRY ONLY AT NORTH DRIVE AND EXITING TO THE SOUTH.

- K. SELF LEVELING SEALANT TYPICAL AT ALL EXPANSION JOINTS.

SHEET KEYNOTES

- NEW COMMUNITY ROOM ADDITION, SEE STRUCTURAL & ARCHITECTURAL FOR MORE INFORMATION.
- NEW CONCRETE SIDEWALK PER COA STD DWG 2430 (BASE BID).
- NEW DRIVEPAD PER COA STD DWG. 2425-E.
- EXISTING CURB, GUTTER, AND SIDEWALK TO REMAIN.
- EXISTING BUILDING TO REMAIN.
- EXISTING LANDSCAPING TO REMAIN.
- EXISTING BUS STOP TO REMAIN.
- NEW ASPHALT PAVING. SLOPE ASPHALT FROM EXISTING SURFACE UP TO NEW SIDEWALK LEVEL. SEE CIVIL DRAWINGS.
- EXISTING SPLASHBLOCK TO REMAIN.
- ADD COBBLES IN CONCRETE FROM SIDEWALK UP TO PATIO LEVEL, SEE DETAIL A1/AS501.
- ALT #1 - NEW ASPHALT OVERLAY AND PARKING STRIPES.
- ADD NEW GRAVEL, SEE SHEET L-101.
- EXISTING IRRIGATION VALVES TO REMAIN.
- NEW CONCRETE MOW STRIP PER COA STD DWG 2726.
- NEW FRENCH DRAIN AT BOTTOM OF NEW RAMP, SEE DETAIL A3/AS501.
- NEW HANDICAP PARKING SIGN, SEE DETAIL C1/AS501.
- EXISTING DUMPSTER ENCLOSURE TO REMAIN.
- EXISTING SITE LIGHTING TO REMAIN.
- PAINT CURB AT FIRE LANE.
- NEW CONCRETE WHEEL BUMPER, TYPICAL OF 6, SEE DETAIL B2/AS501.
- NEW 12" (EAST SIDE) OR 18" (WEST SIDE) WIDE SIDEWALK CULVERT PER COA STD DWG 2236. TACK WELD FASTENERS. COORDINATE LOCATION WITH DOWNSPOUT PLACEMENT.
- NEW 18" CONCRETE RUNDOWN PER TYPICAL SECTION, SHEET C-102.
- NEW CONCRETE MEDIAN CURB & GUTTER PER COA STD DWG 2415B.
- PAINT EXISTING HANDICAP PARKING SYMBOLS BLACK. (BASE BID)
- NEATLY SAWCUT, REMOVE, DISPOSE AND REPLACE EXISTING ASPHALT PAVEMENT PER COA STD DWG 2465, PART OF BASE BID.
- NEW LANDSCAPING, SEE SHEET L101.
- EXISTING CLEANOUT TO REMAIN.
- EXISTING MOW CURB TO REMAIN.
- CONSTRUCT FLEXIBLE RESIDENTIAL PAVEMENT PER COA STD DWG 2405A. PROVIDE NEW PARKING STRIPING AS SHOWN.
- EXISTING TREES IN LANDSCAPE HAVE DRIP SYSTEM TO TRUNKS. REMOVE DRIP LINES AND CAP. TURF SPRINKLER SYSTEM TO BE RECONFIGURED TO ACCOMMODATE NEW SIDEWALK. ADJUST HEADS AS NECESSARY FOR FULL COVERAGE. SALVAGE UNUSED EXISTING PARTS TO LIBRARY MAINTENANCE, LAWRENCE MOYA, 505-768-5175. SEE SHEET L101 FOR EXISTING IRRIGATION INFORMATION.
- EDGE OF EXISTING CONCRETE, SAW CUT CLEAN AND STRAIGHT. TRANSITION MEDIAN CURB & GUTTER TO MOW STRIP AT CORNER.
- NEW GUARDRAIL AND CURB/RETAINING WALL, SEE DETAIL C2/AS501 AND C3/AS501.
- 20'-0" MIN FIRE TRUCK ACCESS ROAD. SLOPE NOT TO EXCEED 10%. SEE DETAIL D4/AS501 FOR SECTION DETAIL.
- ROLL UP CURB AT ENDS OF FIRE TRUCK ACCESS ROADS, PER COA DETAIL 2415A.
- AT NEW ROLL UP CURBS, PAINT CURBS TO READ "DO NOT ENTER - FIRE ACCESS ONLY".
- DEPRESSED AREA CATCHMENT 12" - 18" DEEP.
- RELOCATED LIGHT FIXTURE.

LEGEND

- BASE BID
- ALTERNATE #2
- NEW COMMUNITY ROOM ADDITION
- NEW CONCRETE
- NEW ASPHALT, SEE CIVIL. PROVIDE PARKING STRIPES
- ALT #2 - COBBLES IN CONCRETE
- ALT #2 - GRAVEL
- HC OR VAN
- HANDICAP PARKING SIGN
- IRRIGATION VALVE BOX/ ISOLATION VALVE
- EXISTING LIGHT POLE
- PAINT CURB, SEE SHEET KEYNOTE #19.

CITY OF ALBUQUERQUE / BERNALILLO COUNTY LIBRARY SYSTEMS
JUAN TABO LIBRARY ADDITION & RENOVATION

TITLE: SITE PLAN

Design Review Committee	City Engineer Approval	NO./DAY/YR. 05/14/2015	NO./DAY/YR.
City Project No. 7168.92	Zone Map No. G-21-Z	Sheet AS-101	Of 8 52

AS - BUILT INFORMATION	CONTRACTOR	DATE:	WORK STAGED BY	DATE:	INSPECTOR'S APPROVAL	DATE:	FIELD VERIFICATION BY	DATE:	DRAWING CORRECTED BY	DATE:	MICRO-FILM INFORMATION	RECORDED BY	DATE:	NO.
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BENCH MARK	SURVEY INFORMATION	FIELD NOTES
NO.	BY	DATE

NO.	DATE	REVISIONS/REMARKS	BY
1	5/26/15	ADDENDUM #1, EXHIBIT-C	