

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 7, 2024

Jeffrey T. Wooten, PE
Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174

Re: Santa Barbara Multigenerational Center
1825 Edith Blvd. NE
90-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 05-26-23 (H15-D070)
Certification dated 06-06-24

Dear Mr. Wooten,

Based upon the information provided in your submittal received 06-06-24, Transportation Development has no objection to a 90-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:

1. Site accesses, parking lot, and the City ROW corner ramps, must be built per city standard as mentioned in the approved site plan.

Once these corrections are complete, please email malnajira@cabq.gov to schedule a site visit for the release of the Final CO.

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

Sincerely,

Marwa Al-najjar

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

Ma via: email C: CO Clerk, File



Wooten Engineering

1005 21st Street SE, Suite 13
Rio Rancho, NM 87124
505-980-3560
jeffwooten.pe@gmail.com

June 6, 2024

Shahab Biazar, PE
City Engineer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

VIA E-Mail: sbiazar@cabq.gov

RE: SBMT Multigenerational Center, 1825 Edith Blvd NE
Traffic Circulation Layout Certification (H15/D070)

Mr. Biazar,

I, Jeffrey T. Wooten, NMPE 16892, of the firm Wooten Engineering, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 5/26/2023. I further certify that I personally visited the project site on 6/6/2024 and have determined by visual inspection that the site improvements built are representative of actual site conditions and is true and correct to the best of my knowledge and belief. Discrepancies as listed below were brought to the attention of the contractor and corrections shall be made prior to the Permanent Certificate of Occupancy request. This certification is submitted in support of a request for Temporary Certificate of Occupancy (Temporary C.O.).

The following items must be corrected prior to Permanent CO:

- The curbs that stick up above grade could be a tripping hazard and need to be painted traffic yellow.
- The ADA route sidewalk slightly exceeds a 5% (1:20) slope and needs to be rebuilt with a 5% maximum slope to keep from needing handrails.
- The parking lot needs to be striped and signage needs to be installed.
- The curb cuts onto Edith Blvd still need to be reconstructed. These curb cuts will need to be built one at a time so that there is continuous access to the parking facilities. Some parking spaces will need to be temporarily blocked off during construction in order to allow for vehicles an area to turn around.

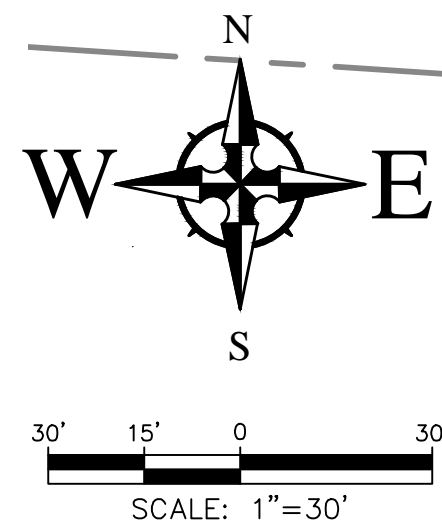
JEFFREY T. WOOTEN, NMPE 16892

Respectfully submitted,

WOOTEN ENGINEERING



Jeffrey T. Wooten, P.E.
Owner



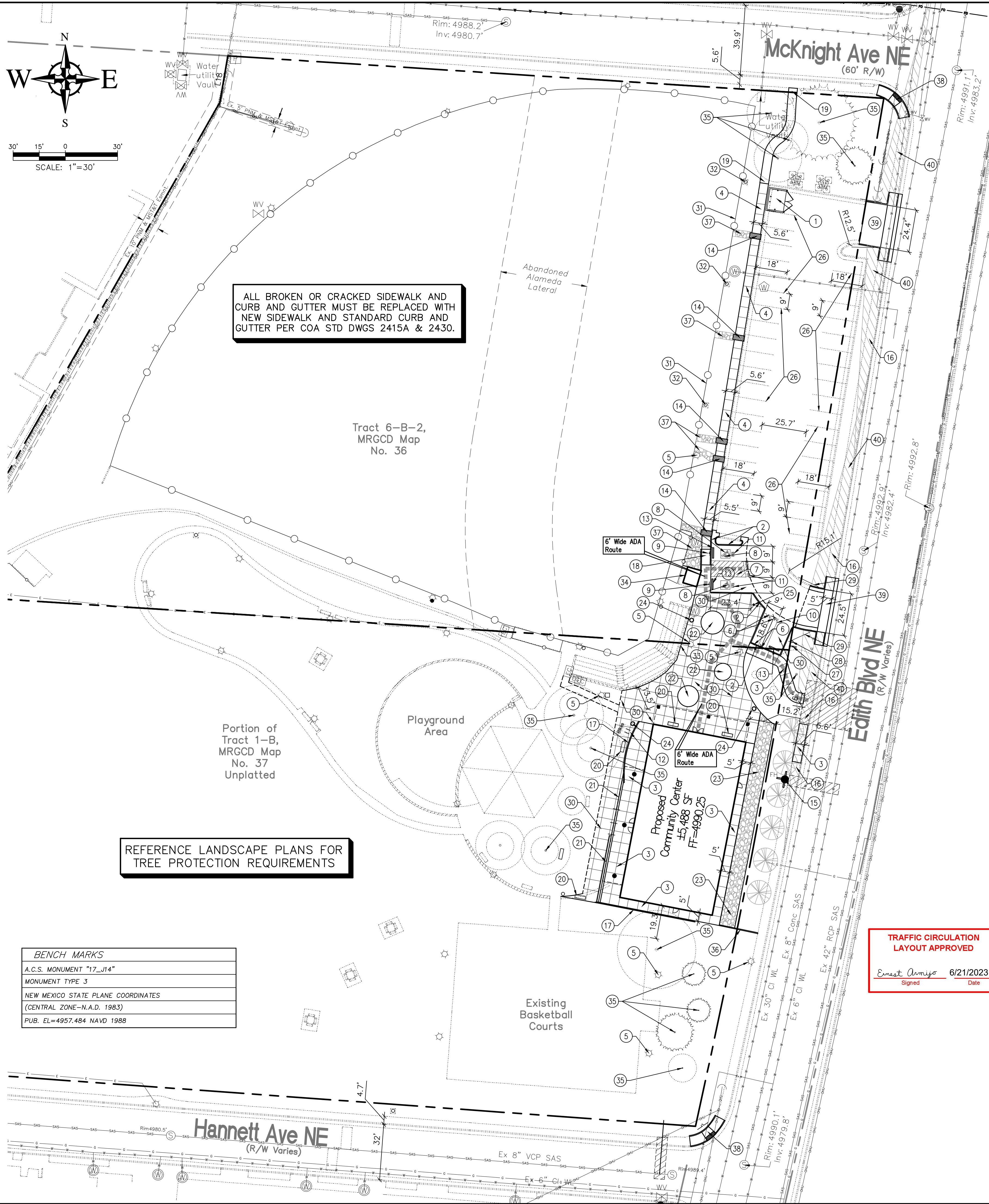
ALL BROKEN OR CRACKED SIDEWALK AND CURB AND GUTTER MUST BE REPLACED WITH NEW SIDEWALK AND STANDARD CURB AND GUTTER PER COA STD DWGS 2415A & 2430.

Tract 6-B-2,
MRGCD Map
No. 36

Portion of
Tract 1-B,
MRGCD Map
No. 37
Unplatted

REFERENCE LANDSCAPE PLANS FOR
TREE PROTECTION REQUIREMENTS

BENCH MARKS	
A.C.S. MONUMENT "17-J14"	
MONUMENT TYPE 3	
NEW MEXICO STATE PLANE COORDINATES	
(CENTRAL ZONE-N.A.D. 1983)	
PUB. EL=4957.484 NAVD 1988	



GRADING PLAN, TCL PLAN (SITE PLAN), AND TRASH ENCLOSURE APPROVED VIA FOUNDATION PERMIT # _____

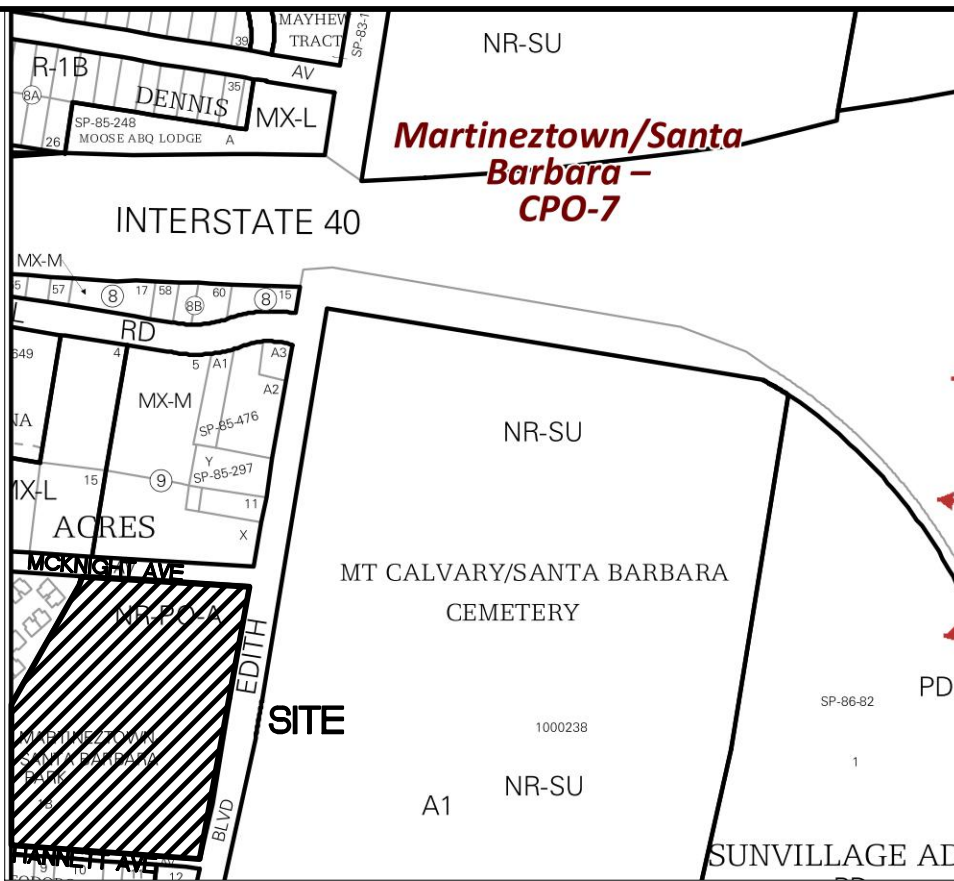
PARKING CALCULATIONS			
BUILDING AREA:		AREA (SQUARE FEET)	
PARKS & RECREATION ADMIN BUILDING		5,488 SF	
TOTAL		5,488 SF	
PARKING REQUIREMENTS:		RATIO	REQUIRED PROVIDED
PARKS & RECREATION ADMIN BUILDING		3.5/1,000 SF	19 spaces 43 spaces
TOTAL			19 spaces 43 spaces
HANDICAP PARKING		REQUIRED	PROVIDED
MOTORCYCLE PARKING		2 spaces	2 spaces
BICYCLE PARKING		3 spaces	3 spaces

KEYED NOTES

1. PROPOSED TRASH ENCLOSURE PER DETAIL, SHEET C-102, TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS. CONTRACTOR SHALL COORDINATE WITH THE SOLID WASTE DEPARTMENT FOR THE REQUIRED INSPECTIONS DURING CONSTRUCTION. TRASH ENCLOSURE APPROVED VIA FOUNDATION PERMIT # _____
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT.
3. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430. SIDEWALK CROSS SLOPE SHALL BE 2% MAX AND SLOPE AWAY FROM CURB TOWARD BASEBALL FIELD.
4. ADD ALTERNATE - INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430. SIDEWALK CROSS SLOPE SHALL BE 2% MAX AND SLOPE AWAY FROM CURB TOWARD BASEBALL FIELD EXISTING PARKING TO REMAIN.
5. EXISTING LIGHT POLE TO REMAIN.
6. MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE. SIGN DETAIL ON SHEET C-101.
7. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES OR DRIVEWAY, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
8. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN ONLY SPACE AS SHOWN ON PLAN.
9. INSTALL H/C SIGNAGE PER DETAIL, SHEET C-101. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." REF DETAIL ON SHEET C-101.
10. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
11. PAINT WORDS 'NO PARKING' &/OR 'VAN' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
12. INSTALL BIKE RACK(S) PER DETAIL, SHEET C-101.
13. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C-101.
14. ADD ALTERNATE - INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236. EXTEND 12" BEYOND SIDEWALK.
15. PROPOSED PRIVATE FIRE HYDRANT. REF. SHEET C-300. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND PERMITTING OF FIRE HYDRANT AND THE NEW 2" WATER SERVICE WITH THE WATER UTILITY AUTHORITY (ABCWUA).
16. EXISTING SIDEWALK TO REMAIN. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK AND/OR CURB/GUTTER. PER SIDEWALK COA STD DWG 2430 AND CURB/GUTTER COA STD DWG 2415B.
17. INSTALL RETAINING WALL. REF. STRUCTURAL PLANS. RAILING SHALL BE INSTALLED ON TOP OF THE SOUTH WALL TO BE INSTALLED PER DETAIL ON SHEET C-101.
18. ADD ALTERNATE - INSTALL PARALLEL CURB RAMP PER COA STD DWGS 2440 & 2443. TRUNCATED DOMES SHALL BE INSTALLED PER COA STD DWG 2446.
19. ADD ALTERNATE - INSTALL CRUSHER FINES PATH PER LANDSCAPE PLANS.
20. INSTALL BENCHES PER LANDSCAPE PLANS.
21. CONSTRUCT CONCRETE STEPS WITH HANDRAILS PER DETAIL ON SHEET C-101.
22. LANDSCAPE AREA. REF. LANDSCAPE PLANS.
23. INSTALL 45-MIL EPDM POND LINER UNDER 2"-6" AVERAGE DIAMETER SMOOTH COBBLE. MIN 3' OVERLAP BETWEEN SHEETS AT GAPS. REF. SHEET C-200 FOR CROSS SECTION.
24. INSTALL TRASH RECEPTACLE PER LANDSCAPE PLANS.
25. INSTALL RETRACTABLE BOLLARD PER DETAIL SHEET C-102.
26. EXISTING PARKING TO REMAIN. RE-STRIPE ANY PARKING SPACES WHERE NEEDED. 4" WIDE (WHITE) PAINT STRIPES. MIN. TWO COATS.
27. REINSTALL SALVAGED PARK SIGN.
28. FABRICATE & INSTALL 4" STEEL POST AT PIPE GATE W/ TIE-BACK PER DETAIL, SHEET C-102.
29. EXISTING GATE TO REMAIN.
30. CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT PER DETAIL, SHEET C101. CURBS AT PARKING AREAS SHALL BE 6" TALL MONOLITHIC CURBS TO MATCH THE CURB GEOMETRY OF A COA MEDIAN CURB.
31. EXISTING FENCE TO REMAIN.
32. EXISTING TRASH RECEPTACLE TO REMAIN.
33. EXISTING MURAL WALL TO REMAIN.
34. EXISTING STORAGE BUILDING TO REMAIN.
35. EXISTING TREES TO REMAIN. REF. LANDSCAPE PLAN FOR DETAILS.
36. INSTALL CONCRETE MOWSTRIP PER COA STD DWG 2726. ENSURE THE LOW POINT IS INSTALLED FOR THE SWALE PER THE GRADING PLAN.
37. ADD ALTERNATE - INSTALL COBBLE SWALE PER LANDSCAPE PLANS.
38. REMOVE EXISTING BOLLARDS, CURB RAMPS, SIDEWALKS, AND CURBS/GUTTERS TO NEAREST JOINT AND REPLACE WITH NEW ADA CORNER ACCESS RAMP PER COA STD DWGS 2440 - 2448. EXISTING SIGNS AND GHOST BIKE TO REMAIN.
39. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT. REMOVE EXISTING CURBS/GUTTERS AND SIDEWALKS TO NEAREST JOINT. REPLACE WITH NEW CONCRETE PAVEMENT ACROSS ADA SIDEWALK CROSSING WITH 2% MAXIMUM SLOPE AND INSTALL NEW CURB CUT PER COA STD DWG 2425B. ASPHALT TO BE PER DETAIL ON SHEET C-101.
40. 13'X130' CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING, 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.

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Amijo 6/21/2023
Signed Date



VICINITY MAP - Zone Map H-15-Z

LEGAL DESCRIPTION:
Tract 6-B-2, MRGCD Map No. 36, a portion of Abandoned Alameda Lateral R/W and Tract 1-B.

SMPCArchitects
PRINCIPLES OF DESIGN.

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Albuquerque, New Mexico 87102
T 505 265 9668
F 505 268 6665
www.smpcarchitects.com



Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560



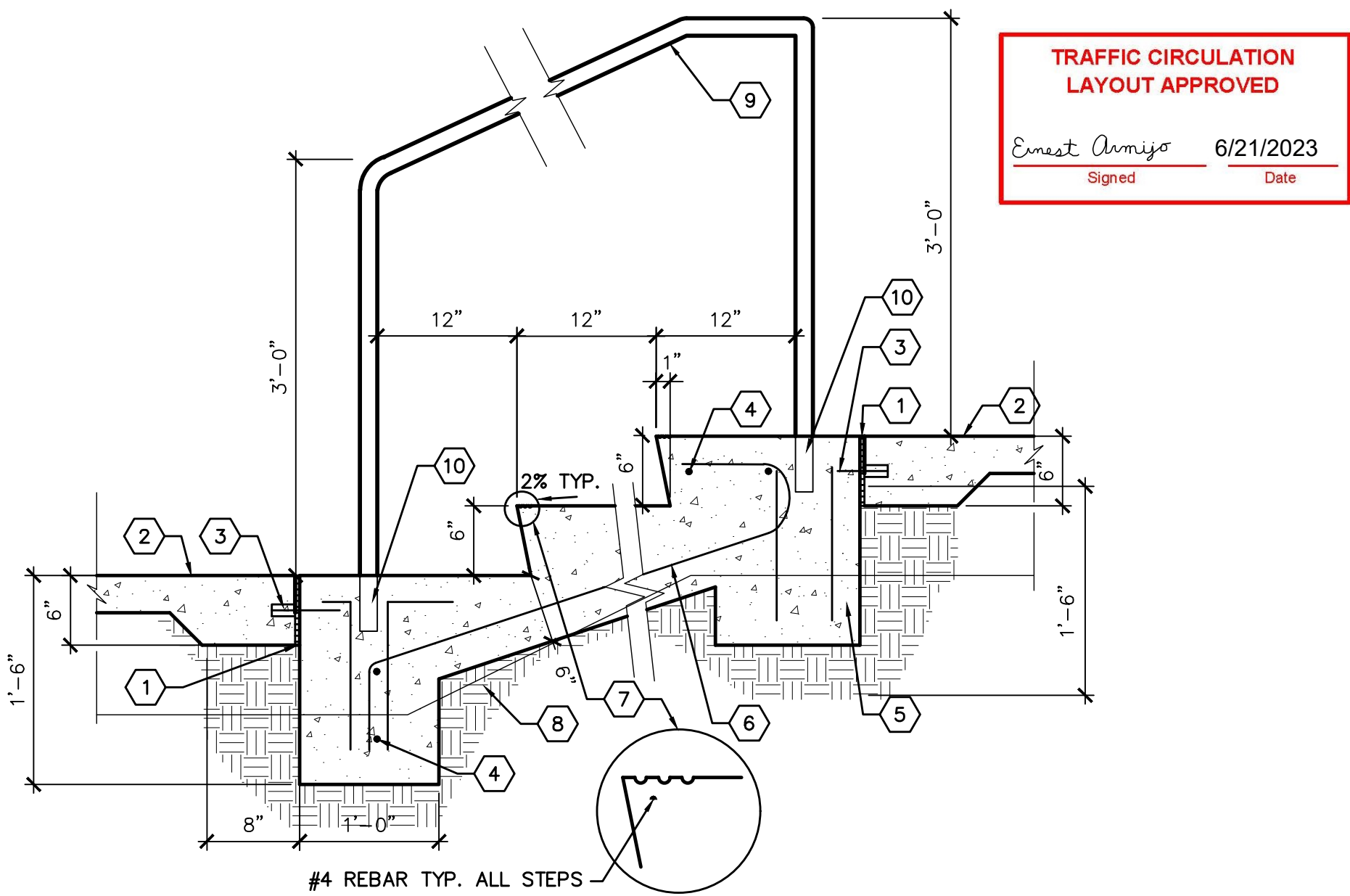
SANTA BARBARA / MARTINEZTOWN
MULTIGENERATIONAL CENTER

SITE / FOUNDATION PACKAGE
1825 Edith Blvd. NE, Albuquerque, NM 87102

NO	DATE	DESCRIPTION
1	5/28/23	City Comments
DATE: 3-16-2023		
PROJECT #: 2022043		
DRAWN BY: RG		
CHECKED BY: JW		
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SHEET TITLE		

SITE PLAN

C-100



KEYED NOTES

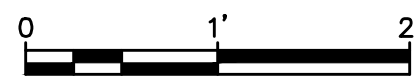
- EXPANSION JOINT
- ADJACENT WALK OR AS SHOWN ON PLAN.
- #4 SMOOTH DOWEL AT 12" O.C.
- #4 REBAR CONTINUOUS.
- 3000 PSI CONCRETE.
- #4 REBAR @ 12" O.C. EACH WAY.
- 1/4" TOOL JOINT, 3 EA. @ NOSE OF TREAD (TYP.). SEE ENLARGEMENT.
- SUBGRADE COMPACTED TO 95%.
- 1-1/2" DIAMETER STEEL PIPE.
- GROUT SUPPORT INTO 2 1/2" MAX. DIAMETER CORE DRILLED OR SLEEVED HOLE WITH NON-SHRINK GROUT SO THAT THERE IS APPROXIMATELY 1/2" GROUT ON ALL SIDES.

GENERAL NOTES

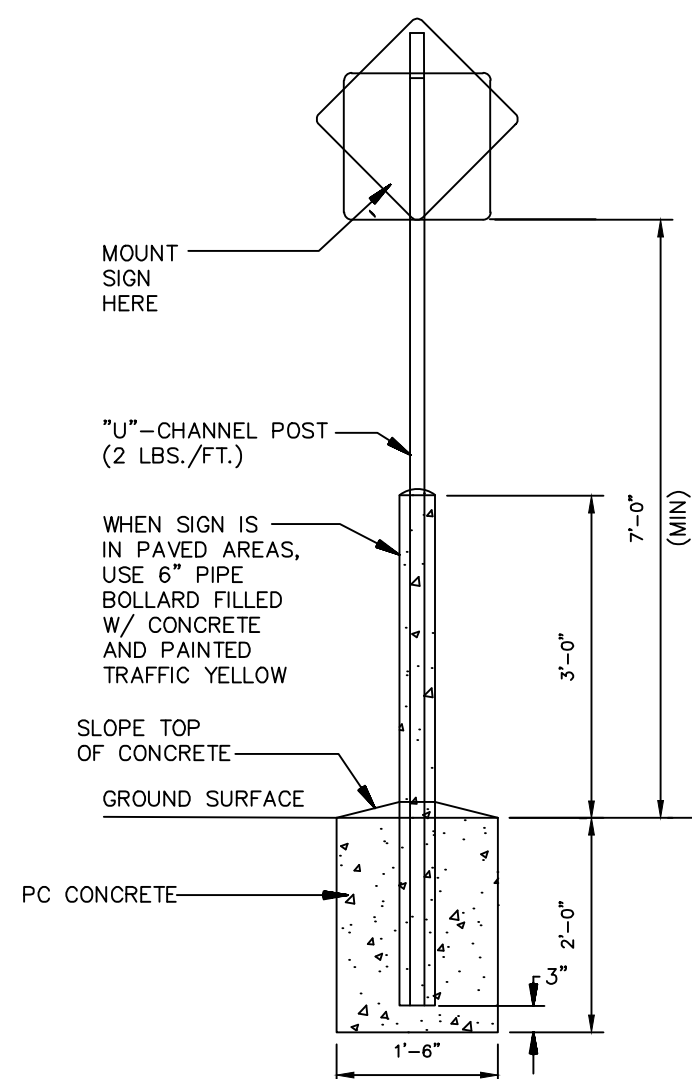
- RISERS ARE TO BE OF EQUAL HEIGHT AND SPACING. PROVIDE NUMBER OF RISERS AS SHOWN ON GRADING PLAN.
- RISERS SHALL HAVE MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.
- WELD AND GRIND SMOOTH ALL JOINTS, PRIME PIPE COMPLETELY WITH RED OXIDE PRIMER AND FINISH WITH TWO COATS OF INDUSTRIAL ENAMEL PAINT, COLOR: BLACK.

CONCRETE STAIR WITH HANDRAILS

1" = 1'-0"

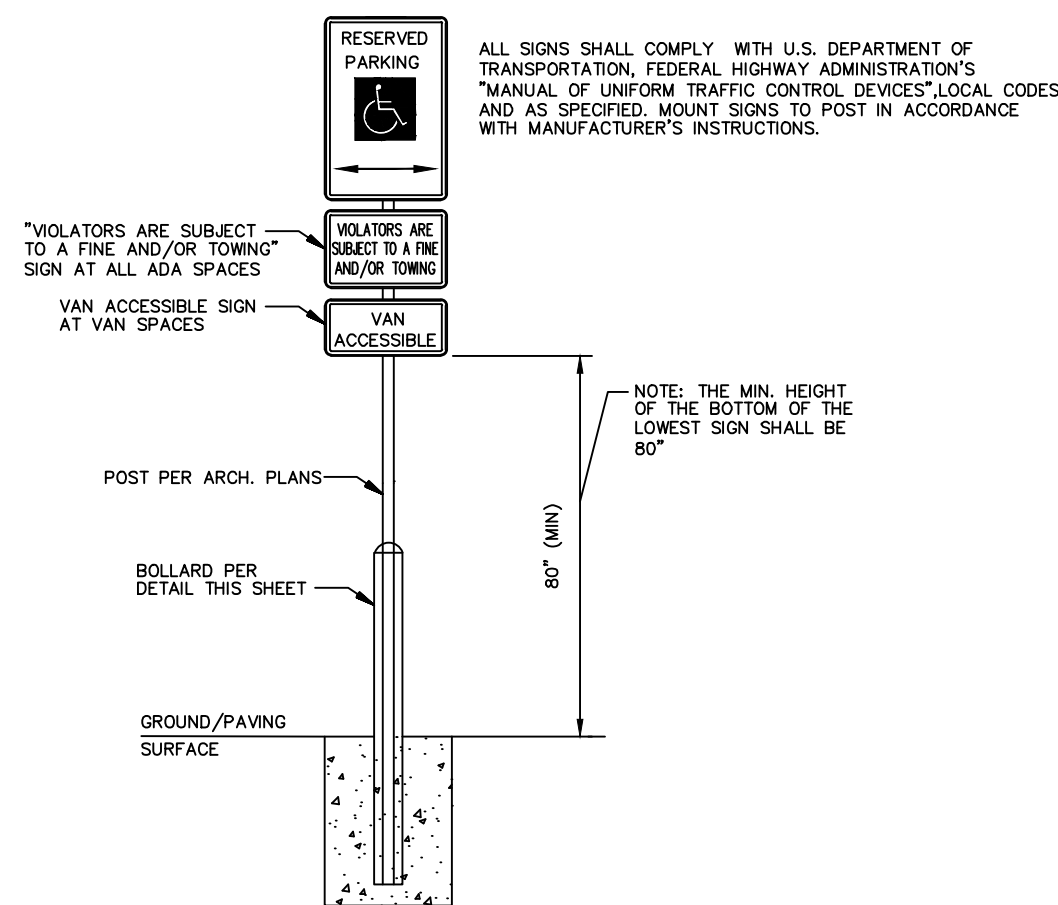


ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.



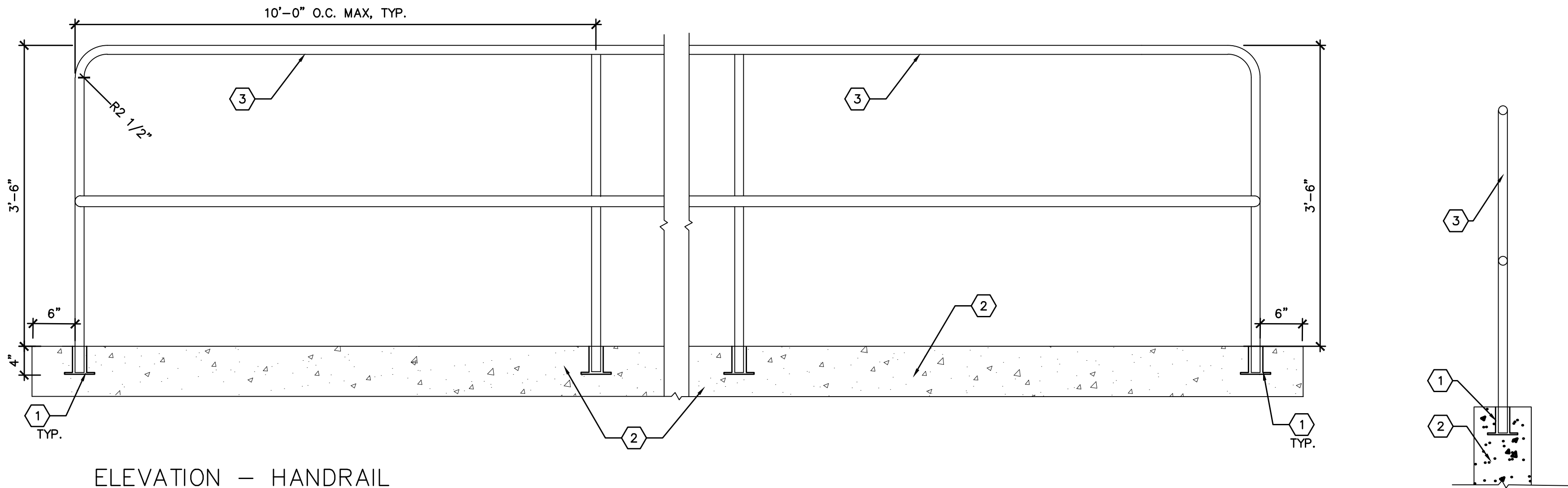
Standard Sign Base

NTS



H/C Sign Detail

NTS



ELEVATION - HANDRAIL

KEYED NOTES

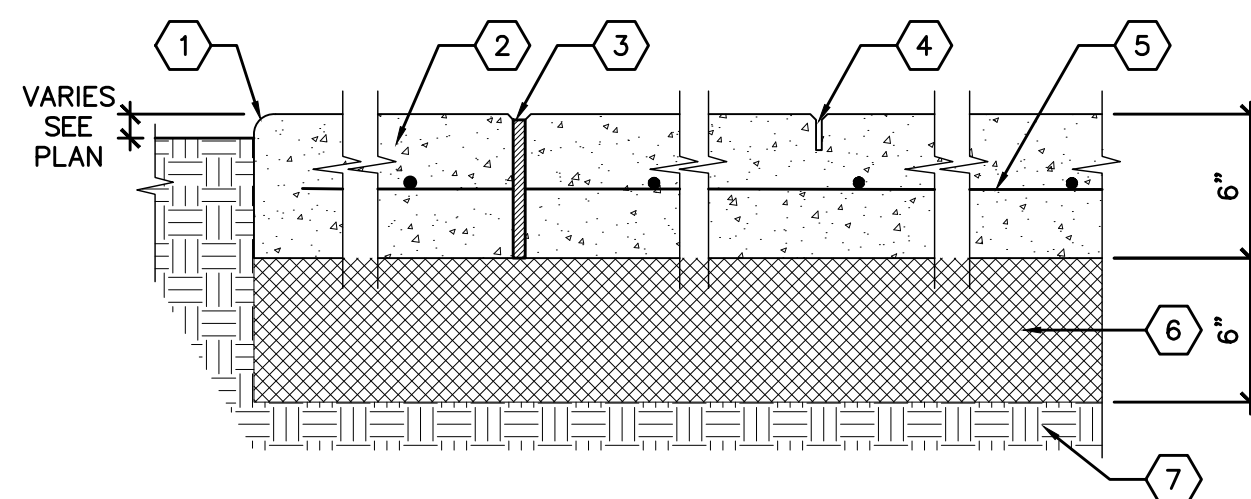
- GROUT VERTICAL SUPPORT INTO 4" RECESSED PIPE SLEEVE WITH NON-SHRINK GROUT.
- CONCRETE WALL. SEE CIVIL.
- 1 1/4" DIA. SCH. 40 STEEL PIPE.

GENERAL NOTES

- WELD AND GRIND SMOOTH ALL JOINTS, PRIME PIPE COMPLETELY WITH RED OXIDE PRIMER AND FINISH WITH TWO COATS OF EXTERIOR GLOSS LATEX PAINT. COLOR: BLACK.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.

HANDRAIL AT WALL

SCALE: 1" = 1'-0"



KEYED NOTES

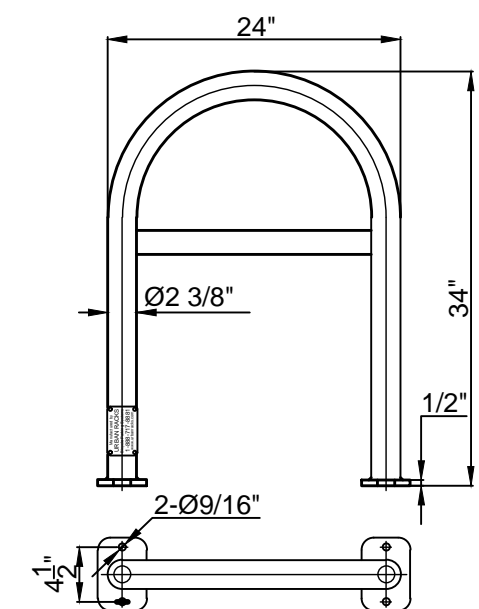
- TOOLED EDGE, 1/2" RADIUS
- 3500 PSI CONCRETE
- 1/2" WIDE EXPANSION JOINT WITH FELT EXPANSION MATERIAL
- 1/8" X 1-1/2" CONTROL JOINT
- WELDED WIRE MESH
- BASE COURSE COMPACTED TO 95%
- SUBGRADE COMPACTED TO 95%

GENERAL NOTES

- CONTROL JOINTS SHALL BE AT MAXIMUM EVERY 10' OR AS SHOWN ON PLAN.
- EXPANSION JOINTS SHALL BE AT MAXIMUM EVERY 30' OR AS SHOWN ON PLAN AND WHERE PAVING ABUTS EXISTING BUILDINGS, CURBS, SEATING WALLS, WALKS AND OTHER HARD CONSTRUCTION.
- FELT EXPANSION MATERIAL SHALL BE RECESSED 1/2" AND SET WITH PLASTIC EXPANSION JOINT CAP. TOP OF CAP SHALL BE FLUSH WITH TOP OF CONCRETE. OPPOSING CONCRETE EDGES OF JOINT SHALL HAVE 1/4" RADIUS TOOLED EDGE.
- CONTROL JOINTS SHALL BE TOOLED FIRST AND THEN SAW CUT TO INDICATED DEPTH. SAW CUT JOINTS SHALL BE CUT AFTER FINISHING OF CONCRETE USING AN EARLY ENTRY TYPE DRY CUT SAW. SPALLING OF CONCRETE FINISH AT EDGE OF CUT IS NOT ACCEPTABLE.
- PROVIDE MEDIUM BROOM FINISH UNLESS OTHERWISE NOTED ON THE PLANS.

HEAVY DUTY CONCRETE PAVING WITH WELDED WIRE MESH

1 1/2" = 1'-0"

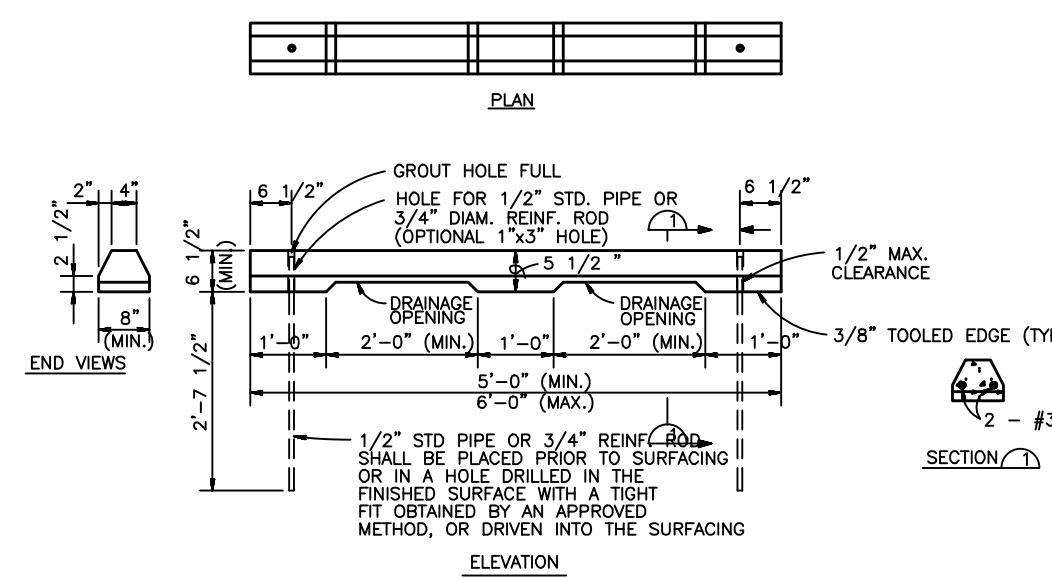
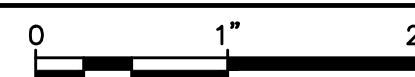


- Notes:
- Finish: Powder Coated - Color per Architect to Complement Building
 - Installation must be completed in accordance with specifications
 - For more product and company information please visit www.urbanracks.com

Urban Rack (UB-1000-STD)

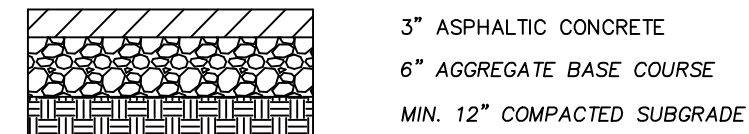
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SECTION



Precast Concrete Wheel Stop

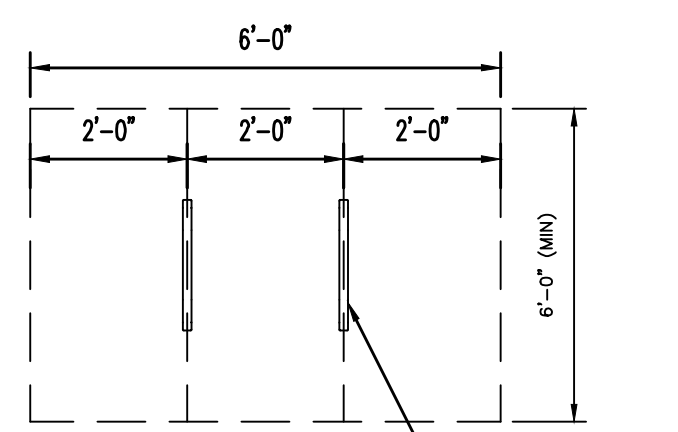
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- NOTES:
- ASPHALT PAVEMENT, BASE COURSE, AND SUBGRADE SHALL MEET THE SPECIFICATIONS OF THE NMDOT 2014 SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
 - ASPHALT PAVEMENT SHALL BE SP-III PER NMDOT SPEC SECTION 423.
 - AGGREGATE BASE COURSE SHOULD BE TYPE I PER NMDOT SPEC SECTION 303.
 - SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (v_w-3%) AS DETERMINED BY ASTM D-1557.
 - ALL FILL BELOW SUBGRADE SHALL EXHIBIT A MINIMUM R-VALUE OF 45.

Asphalt Pavement Section

N.T.S.



PLAN VIEW

BIKE RACK (Typ)

BENCH MARKS

A.C.S. MONUMENT "17_J14"
MONUMENT TYPE 3
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
PUB. EL=4957.484 NAVD 1988

NO	DATE	DESCRIPTION
1	5/28/23	City Comments
NO	DATE	DESCRIPTION
DATE:	3-16-2023	
PROJECT #:	2022043	
DRAWN BY:	RG	
CHECKED BY:	JW	
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SITE DETAILS