

CITY OF ALBUQUERQUE



October 23, 2017

Steven Alano, AIA
Greer Stafford/SJCF Architecture, INC.
1717 Louisiana Blvd
Albuquerque, NM 87110

Re: Pat Hurley Community Center, 3828 Rincon Rd. NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 04-01-16 (J11-D012)
Certification dated 10-18-17

Dear Mr. Alano,

Based upon the information provided in your submittal received 10-19-17,
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:

- Construction fencing must be removed from the parking lot.
- Gravel and dirt must be removed from the ADA Curb ramps. Picture attached.

Once corrections are complete resubmit acceptable package along with a completed
Drainage Transportation Information Sheet to front counter personnel for log in and
evaluation by Transportation. For digital submittal please submit to
PLNDRS@cabq.gov. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: PAT HURLEY COMMUNITY CENTER **Building Permit #:** T201690936 **Hydrology File #:** J11D012
DRB#: N/A **EPC#:** N/A **Work Order#:** _____
Legal Description: PAT HURLEY PARK, GLENDALE GARDENS NO. 2 **UPC:** 101105832408340143
City Address: 3828 RINCON ROAD, NW ALBUQUERQUE, NM 87102

Applicant: GREER STAFFORD/SJCF ARCHITECTURE, INC. **Contact:** STEVEN J. ALANO, AIA
Address: 1717 LOUISIANA BLVD. NE, SUITE 205 ALBQ., NM 87110 **PROJECT ARCHITECT**
Phone#: (505) 821-0235 **Fax#:** (505) 821-0348 **E-mail:** salano@greer-stafford.com

Other Contact: GREER STAFFORD/SJCF ARCHITECTURE, INC. **Contact:** CHRISTOPHER K. RASMUSSEN, AIA
Address: 1717 LOUISIANA BLVD. NE, SUITE 205 ALBQ., NM 87110 **PRINCIPAL-IN-CHARGE**
Phone#: (505) 821-0235 **Fax#:** (505) 821-0348 **E-mail:** crasmussen@greer-stafford.com

Check all that Apply:

DEPARTMENT:

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

TYPE OF SUBMITTAL:

☒ AS-BUILT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ GRADING/ESC PERMIT 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
☐ 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: MAY 03, 2016 **By:** STEVEN J. ALANO, AIA

COA STAFF: _____ **ELECTRONIC SUBMITTAL RECEIVED:** _____

FEE RECEIVED: _____



GREER STAFFORD/SJCF ARCHITECTURE, INC.
1717 Louisiana Blvd NE, Suite 205
Albuquerque, NM 87110
OFFICE: (505) 821-0235 | FAX: (505) 821-0348
www.greer-stafford.com

TRAFFIC CERTIFICATION

I, **Christopher K. Rasmussen**, NMRA #1104, of the firm **Greer Stafford/SJCF Architecture, Inc.** hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout drawings approved plan dated **May 10, 2016**. The record information edited onto the original document has been obtained by my firm. I further certify that I have personally visited the project site on **07/28/2017** and have determined by visual inspection that the 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 for a ***Certificate of Occupancy***.

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.

Christopher K. Rasmussen, AIA
Senior Vice President

Date

IBC 2009 CODE SHEET

Pat Hurley Community Center New Construction: Phase I										Greer Stafford/SJCF ARCHITECTURE, Inc.									
IBC 2009 CODE REVIEW DATA										5239.01 3/1/2016									
Room	Building Classification	A-3	Construct. Type		II-B	Area takeoffs by Occupancy													
	Programmed	Exit Requirements			# Exits Req'd														
	(SF)	O.L.F.	Persons	A-1		A-2	A-3	B	E	F-1	S-1	S-2							
	Description of Space	Net SF	Occup	Occup															
100	Game Room	734	15	49	1	-	-	734	-	-	-	-	-	-	-				
101	Game Room Closet	37	0	-	1	-	-	37	-	-	-	-	-	-	-				
102	Activity / Crafts Closet	37	0	-	1	-	-	37	-	-	-	-	-	-	-				
103	Activity / Crafts Room	651	151	44	1	-	-	651	-	-	-	-	-	-	-				
104	Computer Lab	510	20	31	1	-	-	510	-	-	-	-	-	-	-				
105	IT / Comm. Electrical	168	300	1	1	-	-	168	-	-	-	-	-	-	-				
106	Work Room Storage	129	300	1	1	-	-	129	-	-	-	-	-	-	-				
107	Work Room	216	100	3	1	-	-	216	-	-	-	-	-	-	-				
108	Administration Closet	37	0	-	1	-	-	37	-	-	-	-	-	-	-				
109	Mechanical / Fire Riser	108	300	1	1	-	-	108	-	-	-	-	-	-	-				
110	Office	179	100	2	1	-	-	179	-	-	-	-	-	-	-				
111	Janitor	106	300	1	1	-	-	106	-	-	-	-	-	-	-				
112	Family Toilet	55	0	-	1	-	-	55	-	-	-	-	-	-	-				
113	Corridor	120	0	-	1	-	-	120	-	-	-	-	-	-	-				
114	Women's Restroom	241	0	-	1	-	-	241	-	-	-	-	-	-	-				
115	Men's Restroom	237	0	-	1	-	-	237	-	-	-	-	-	-	-				
116	Reception	96	100	1	1	-	-	96	-	-	-	-	-	-	-				
117	Corridor	660	660	1	1	-	-	660	-	-	-	-	-	-	-				
118	Vestibule	139	0	-	1	-	-	139	-	-	-	-	-	-	-				
Totals		4,558		135	19	0	0	4,558	0	0	0	0	0	0	0				
						A-1	A-2	A-3	B	E	F-1	F-2	S-1	S-2					



GENERAL SHEET NOTES

- LINK: <http://ftp.greer-stafford.com/Contractors/5239.01-FTP-Pat-Hurley-CC>
USER NAME: gs1717
PASSWORD: 0307

02 00 00.04	EXISTING CONCRETE SIDEWALK TO REMAIN
02 00 00.06	EXISTING PLAYGROUND, PLAY EQUIPMENT, FALL SURFACE, AND PLAY SAND TO REMAIN IN THIS AREA
02 00 00.07	EXISTING BICYCLE RACK TO REMAIN, REFINISH - REFER TO LANDSCAPE
02 00 00.08	EXISTING RETAINING WALLS AND/OR STAIRS & HANDRAILS TO REMAIN
02 00 00.09	EXISTING BASKETBALL COURT, GOALS, STAIRS, HANDRAILS, & TRENCH DRAINS TO REMAIN
02 00 00.10	EXISTING ASPHALT PARKING, RESURFACE - REFER TO CIVIL
02 00 00.11	PORTABLE BUILDING SANITARY SEWER CLEANOUTS CAPPED BEYOND BY OTHERS, VIF - REFER TO CIVIL & PLUMBING
02 00 00.12	EXISTING SHADE CANOPY WITH PUBLIC ART TO REMAIN
02 00 00.13	EXISTING PIPE GATE TO REMAIN
02 00 00.15	EXISTING CONCRETE HEADER CURB TO REMAIN
02 00 00.17	EXISTING FIRE HYDRANT TO REMAIN
02 00 00.18	EXISTING DUMPSTER PAD, ENCLOSURE & BOLLARDS TO REMAIN
02 00 00.19	EXISTING CMU WALL TO REMAIN
02 00 00.20	EXISTING CONCRETE CURB AND GUTTER TO REMAIN
02 00 00.21	EXISTING CONCRETE WALL TO REMAIN
02 00 00.22	EXISTING LIGHT POLE /CONCRETE BASE TO REMAIN - REFER TO ELECTRICAL FOR LIGHTING UPGRADES
02 00 00.23	EXISTING TRASH RECEPTACLE - REFER TO LANDSCAPE
02 00 00.24	EXISTING CANOPY FOOTINGS - REFER TO RECORD DRAWINGS PER GENERAL NOTES
02 00 00.26	EXISTING STORM DRAIN & LINE TO REMAIN - REFER TO CIVIL
02 00 00.27	EXISTING GRASS TURF FIELD TO REMAIN
02 00 00.28	EXISTING LANDSCAPE AREA - REFER TO LANDSCAPE
02 00 00.29	EXISTING SPRINKLER VALVE BOX - REFER TO LANDSCAPE
02 00 00.30	EXISTING TREE TO REMAIN
02 00 00.31	TEMPORARILY SHORE FOOTING AT CONCRETE WALL TO RUN NEW ELECTRICAL FEEDER BELOW, RE-COMPACT GRADE AS REQUIRED TO SUPPORT WALL/FOOTING
02 00 00.32	EXISTING SIDEWALK CULVERT TO REMAIN
02 00 00.33	EXISTING GUARD RAIL TO REMAIN
02 00 00.34	EXISTING STORM DRAIN MAIN HOLE TO REMAIN
02 00 00.35	EXISTING TRENCH DRAIN TO REMAIN
02 00 00.36	EXISTING CONCRETE PAVING TO REMAIN
02 41 00.01	SAWCUT AND REMOVE EXISTING CONCRETE SIDEWALK TO EXTENT SHOWN
02 41 00.02	SAWCUT AND REMOVE EXISTING ASPHALT AND/OR CONCRETE SITE PAVING TO EXTENTS SHOWN; REPLACE WITH NEW CONSTRUCTION; REFER TO CIVIL
02 41 00.04	REMOVE FENCE AND/OR GATE IN THEIR ENTIRETY
02 41 11.21	REMOVE EXISTING TREE PLANTER IN ITS ENTIRETY. SALVAGE EXISTING NARROW TREE GRATES, TYPICAL OF 9 - REFER TO NEW CONSTRUCTION
02 41 11.22	REMOVE CONCRETE HEADER CURB IN ITS ENTIRETY TO EXTENT SHOWN
02 41 11.23	REMOVE EXISTING AMPHITHEATER BRICK, SALVAGE FOR REUSE, TYPICAL - REFER TO NEW CONSTRUCTION
02 41 11.24	REMOVE EXISTING AMPHITHEATER IN ITS ENTIRETY. REMOVE ALL RETAINING WALLS, FOOTINGS, SEAT WALLS, ETC. THROUGHOUT
02 41 11.25	REMOVE EXISTING CONCRETE RAMP AND CURBS IN THEIR ENTIRETY
02 41 11.26	REMOVE EXISTING PARKING SIGNAGE IN ITS ENTIRETY
02 41 11.27	REMOVE EXISTING DRINKING FOUNTAIN IN ITS ENTIRETY, SALVAGE TO OWNER - REFER TO LANDSCAPE FOR WATER LINE/WASTE WATER CONNECTIONS AND/OR CAPPING REQUIRED
02 41 11.28	EXISTING SHADE CANOPY WITH PUBLIC ART TO BE REMOVED BY OTHERS AND RELOCATED UNDER NEW CONSTRUCTION BY THIS CONTRACTOR. CONTRACTOR SHALL REMOVE ANY AND ALL EXISTING FOUNDATIONS IN THEIR ENTIRETY. EXISTING RECORD DRAWINGS ARE AVAILABLE FROM THE ARCHITECT AND OWNER. REFER TO GENERAL SHEET NOTES.
02 41 11.29	REMOVE EXISTING LIGHT POLES & CONCRETE BASES/FOOTINGS IN THEIR ENTIRETY. SALVAGED LIGHT POLES/FIXTURES TO OWNER, TYPICAL OF 7 - REFER TO ELECTRICAL
02 41 11.31	REMOVE EXISTING TREES IN THEIR ENTIRETY. CONTRACTOR TO SALVAGE ALL TREES, STUMP PROTECT, & RETURN TO OWNER. CONTRACTOR SHALL COORDINATE WITH CITY OF ALBUQUERQUE FORESTER FOR EXACT REQUIREMENTS.
02 41 11.32	REMOVE EXISTING CONCRETE RAMP, STEP, HEADER CURB AND HANDRAILS IN THEIR ENTIRETY
02 41 11.33	REMOVE EXISTING ASPHALT AND/OR CONCRETE TO ACCOMMODATE NEW UTILITY INSTALLATION; REPLACE WITH NEW CONSTRUCTION TO MATCH EXISTING; REFER TO CIVIL & LANDSCAPE
02 41 11.34	PORTABLE BUILDING #1 FOUNDATIONS, PIERS, PERIMETER CMU APRON WALL, ETC., TO BE REMOVED BY OTHERS. AREA SHALL BE OVER EXCAVATED BY 3'-0". APPROXIMATELY 2,000 SF (VIF). CONTRACTOR SHALL BACKFILL, COMPACT, GRADE ETC., REFER TO STRUCTURAL SPECIFICATIONS
02 41 11.35	PORTABLE BUILDING #2 FOUNDATIONS, PIERS, PERIMETER CMU APRON WALL, ETC., REMOVED BY OTHERS. AREA SHALL BE OVER EXCAVATED BY 3'-0". APPROXIMATELY 1,900 SF (VIF). CONTRACTOR SHALL BACKFILL, COMPACT, GRADE ETC., REFER TO CIVIL SPECIFICATIONS
02 41 11.36	REMOVE EXISTING CONCRETE RETAINING WALL/FOOTINGS IN THEIR ENTIRETY
02 41 11.37	REMOVE EXISTING BENCH IN ITS ENTIRETY, SALVAGE TO OWNER
02 41 11.38	REMOVE GUARDRAIL IN ITS ENTIRETY
02 41 11.39	REMOVE EXISTING RETAINING WALLS, STAIRS, ETC., IN THEIR ENTIRETY
02 41 11.40	AMPHITHEATER AREA: REMOVE EXISTING CONCRETE WALKS, TREE GRATE FRAMES, TRENCH DRAINS IN THEIR ENTIRETY, TYPICAL - REFER TO 02 41 11.21 FOR SALVAGED GRATES
02 41 11.41	REMOVE EXISTING STEEL CONCRETE CULVERT, FRAME & METAL COVER IN THEIR ENTIRETY
02 41 11.42	REMOVE EXISTING BUSHES, SHRUBS, & TREES IN THEIR ENTIRETY - REFER TO NEW CONSTRUCTION FOR EXTENT
02 41 11.45	REMOVE EXISTING PARKING BUMPERS IN THEIR ENTIRETY. SALVAGE FOR REUSE - REFER TO NEW CONSTRUCTION
02 41 11.46	TEMPORARILY RELOCATE PLAY SAND IN THIS AREA TO ACCOMMODATE NEW ELECTRICAL FEEDER INSTALL, REINSTATE WITH NEW CONSTRUCTION - REFER TO ELECTRICAL
02 41 11.47	REMOVE EXISTING TRASH RECEPTACLE, SALVAGE FOR REUSE - REFER TO NEW CONSTRUCTION
02 41 11.48	REMOVE EXISTING TRENCH DRAIN IN ITS ENTIRETY
02 41 11.49	REMOVE EXISTING CONCRETE CURB AND 6" SLAB AS REQUIRED TO INSTALL NEW GATES, REPLACE TO MATCH EXISTING - REFER TO NEW CONSTRUCTION
02 41 11.51	STRIP STUCCO AND PAINT DOWN TO CONCRETE FACE OF CANOPY'S 4-EXISTING COLUMNS; PROVIDE LIGHT SAND BLAST FINISH TO MATCH NEW COLUMNS OF RELOCATED PUBLIC ART CANOPY; REFER TO ARCHITECTURAL SITE PLAN

GREER STAFFORD/S/C/F ARCHITECTURE, INC.
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(505) 821-0235 • FAX: (505) 821-0348
8005 NORTHRIDGE DR, SUITE F
FARMINGTON, NM 87401-2085
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THIS DRAWING IS INCOMPLETE AND NOT
BE USED FOR CONSTRUCTION UNLESS IT
STAMPED, SIGNED, AND DATED BELOW



**PAT HURLEY COMMUNITY CENTER
CITY OF ALBUQUERQUE**

33828 RINCON ROAD, NW ALBUQUERQUE, NM 87102

[illegible]

PROJECT NO: 5239.01

DRAWN BY: Author

CHECKED BY: Checker

GREER STAFFORD/SJCF ARCHITECTUR

SHEET TITLE
ARCHITECTURAL DEMOLITION
PLAN

DRAWING SHEET

AS101

