

CITY OF ALBUQUERQUE



March 29, 2019

Michael Heitman, AIA
Greer Stafford / SJCF Architecture, Inc.
1717 Louisiana Blvd NE, Suite 205,
Albuquerque, NM 87110

Re: The New Los Altos Pool
10100 Lomas Blvd NE, 87123
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 5-17-17 (K20D037)
Certification dated 3-1-19

Dear Mr. Heitman,

Based upon the information provided in your submittal received 3-29-19, 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 Ernie Gomez at (505) 924-3981 or me at (505)924-3991.

Sincerely,

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

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

Gomez, Ernest P.

From: Mike Heitman <mheitman@greer-stafford.com>
Sent: Thursday, March 28, 2019 2:45 PM
To: Gomez, Ernest P.
Cc: Herbert, Joshua A.
Subject: RE: 10100 Lomas Blvd NE, 87123 Los Altos Pool (K20D037) 30 Day Transportation Temp CO
Attachments: image1.jpeg; IMG_4061.jpg; IMG_4062.jpg; IMG_4078.jpg
Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mr Gomez-

I have visited the Los Altos Pool site and submit the attached photos as verification the remaining Traffic items have been completed.

1. Both bike racks have been installed
2. Wheel stops have been installed for each north parking stall in the north parking lot
3. Striping hatch markings have been installed, 'no parking' included

I hope the attached serves to document this work completed, please contact me if there is anything else I can do to finalize our Traffic Certification.

To that end, we are seeking final Certificate of Occupancy for tomorrow (Friday 03.29.18) by close of business. As such, the IBC inspector will be out tomorrow morning for his final review. If you could have your review completed to fit into this time, I know we all would appreciate that very much!

Thank you-
Mjh



GREER STAFFORD / SJCF ARCHITECTURE, INC.

1717 Louisiana Blvd NE, Suite 205

Albuquerque, NM 87110

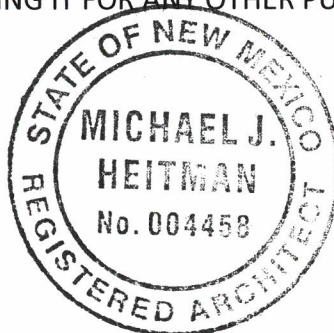
OFFICE: (505) 821-0235 | FAX: (505) 821-0348

www.greer-stafford.com

TRAFFIC CERTIFICATION

I, **Michael Heitman**, NMRA 4458, 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 approved **DRB Amended Site Plan for Building Development Sheet A101.1** dated **February 21, 2017** as modified in the **Site Plan for Building Permit Sheet AS102** dated **June 5, 2017**. The record information edited onto the original design document has been obtained by **myself** of the firm **Greer Stafford / SJCF ARCHITECTURE, Inc.** I further certify that I have personally visited the project site on **on March 4, 2019** 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 **final 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.



ARCHITECT'S STAMP

Michael Heitman, AIA
Signature of Architect

03.04.19
Date



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: The New Los Altos Pool **Building Permit #:** BP-2017-19345 **Hydrology File #:** _____
DRB#: 1011048 **EPC#:** 16EPC-40066 **Work Order#:** _____
Legal Description: Tract 4, Municipal Addition No 2
City Address: 10100 Lomas Boulevard NE, Albuquerque NM 87123

Applicant: Greer Stafford / SJCF ARCHITECTURE, Inc **Contact:** Michael Heitman, AIA
Address: 1717 Louisiana Boulevard NE, Suite 205 Albuquerque NM 87110
Phone#: 505.821.0235 **Fax#:** 505.821.0348 **E-mail:** mheitman@greer-stafford.com

Other Contact: COA Parks and Recreation Department c/o Christina Sandoval, Principal Planner
Address: PO Box 1293 Albuquerque NM
Phone#: 505. 768.5370 **Fax#:** _____ **E-mail:** cmsandoval@cabq.gov

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ 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
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ STREET LIGHT LAYOUT
____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

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
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 03.04.19 **By:** Michael Heitman, AIA

COA ARCHITECT OF RECORD

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

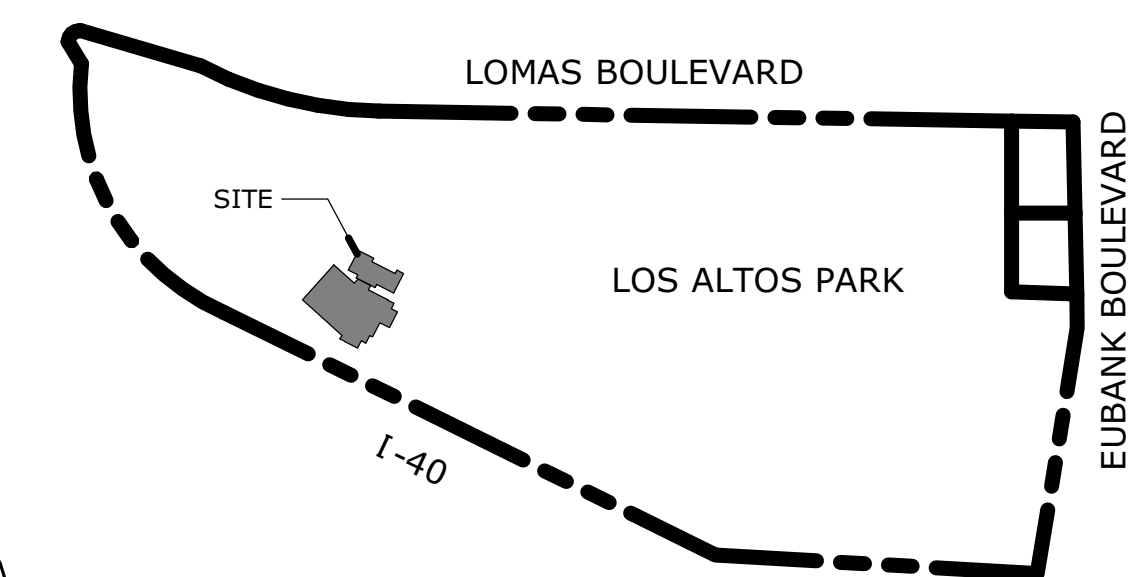
FEE PAID: _____

AS102


- The drawing consists of three main sections, each showing a plan view and a detail callout:

 - NEW CONCRETE PAVING/SIDEWALK - REF SITE PLAN FOR TYPE**: The plan view shows a rectangular area with a grid of small circles. The detail callout shows a cross-section of a concrete slab with a rebar.
 - NEW ASPHALT PAVING - REF SITE PLAN FOR TYPE**: The plan view shows a rectangular area with a grid of small circles. The detail callout shows a cross-section of an asphalt layer.
 - LANDSCAPED AREA - REF LANDSCAPE SHEETS**: The plan view shows a rectangular area with a grid of small circles. The detail callout shows a cross-section of a landscaped area with a tree and a sidewalk.

— This sheet is the construction document sheet that constructed the new parking lot, submitted in the interests of clarity



TRUE





- | | |
|----|---|
| 1. | THIS PROJECT WILL DECREASE THE EXISTING BATHER LOAD COUNT BY APPROXIMATELY 30 PATRONS, BY VIRTUE OF DEMOLISHING THE EXISTING WADING POOL. |
| 2. | THIS PROJECT RE-UTILIZES THE EXISTING PARKING LOTS EAST AND NORTH INTACT INCLUDING EXISTING INGRESS/EGRESS DRIVES. |
| 3. | THIS PROJECT BRINGS THE PARKING STALL COUNTS INTO COMPLIANCE BY RE-STRIPING AND ADDING NEW PARKING- REFERENCE PARKING CALCULATIONS THIS SHEET |
| 4. | THIS PROJECT RE-UTILIZES THE EXISTING SITE LIGHTING, DOES NOT MODIFY THE LIGHTING QUANTITY OR FIXTURE TYPE. |
| 5. | ANY FUTURE SIGNAGE OF CHANGES TO SIGNAGE MUST BE IN COMPLIANCE WITH THE SIGN REGULATIONS OF THE C-2 ZONE. |

PARKING CALCULATIONS: LOS ALTOS POOL

STANDARD PARKING STALLS: PURSUANT TO 14.16.2.22 SU-1 ZONE REQUIREMENTS, OFF-STREET PARKING SHALL BE PROVIDED AS REQUIRED BY THE PLANNING COMMISSION. NO OTHER SPECIFIC OFF-STREET PARKING REGULATIONS FOR SWIMMING POOL FACILITIES ARE INCLUDED IN THE ZONING CODE.

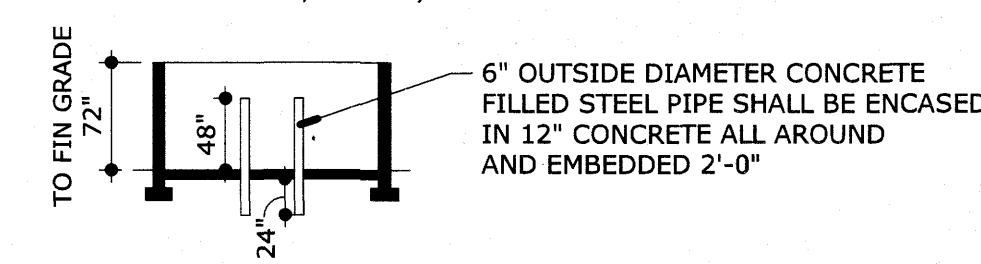
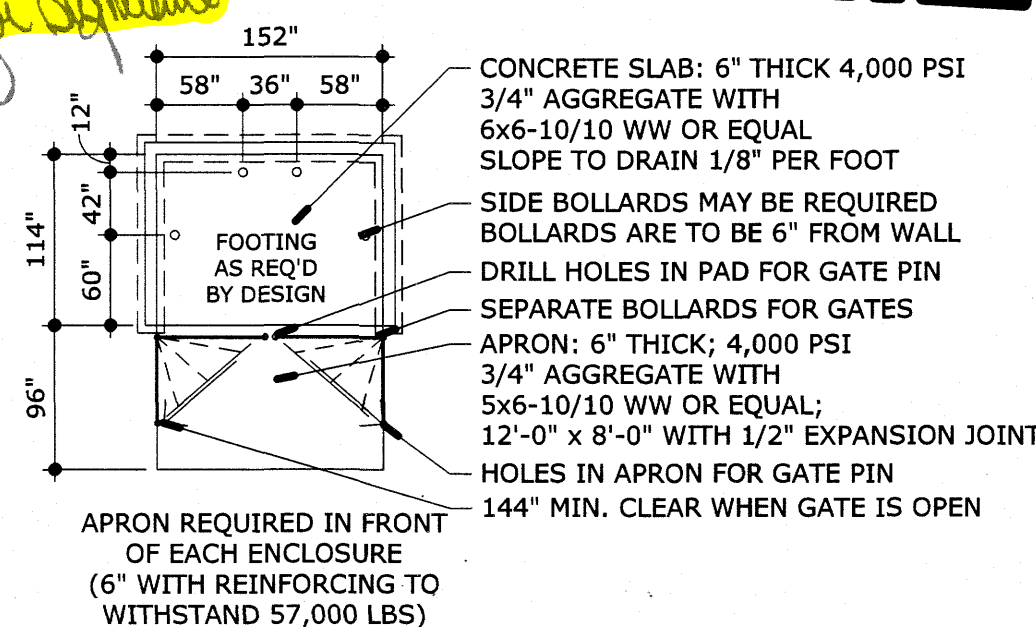
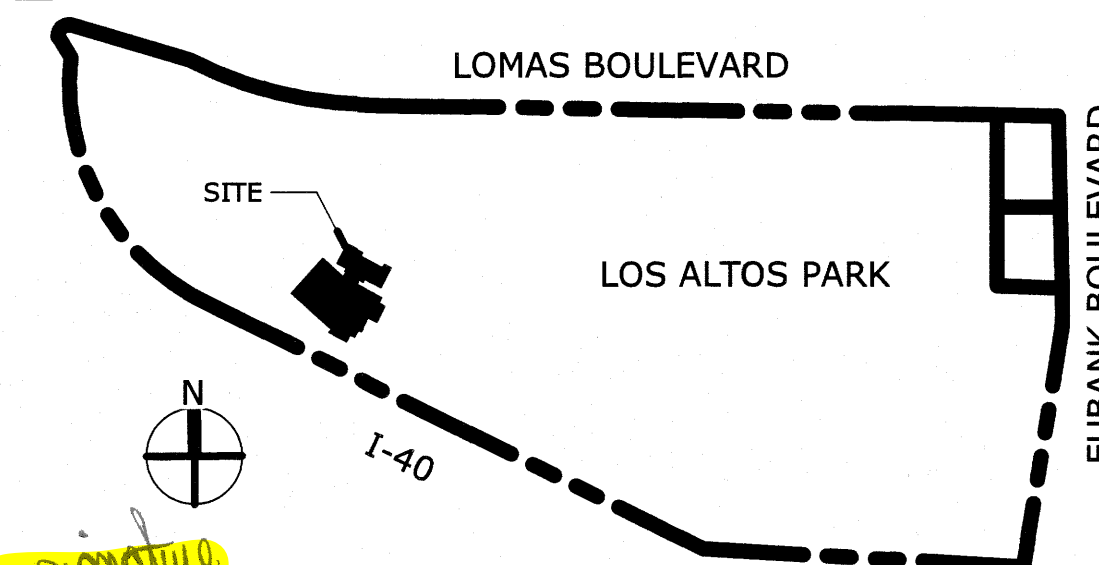
CURRENT PROVIDED: 112 STANDARD PARKING SPACES: CURRENT PROVIDED: 110; REQUIRED: 22,000/20,000 = 110

- CURRENT ACCESSIBLE PARKING SPACES: 8; REQUIRED: 8 (PER 14.16.3.1.F.9.A)
- CURRENT MOTORCYCLE PARKING: CURRENT PROVIDED 6; REQUIRED 4
- CURRENT BICYCLE PARKING: CURRENT PROVIDED 6; REQUIRED 6

EPC SITE KEYNOTE LEGEND

- | | |
|----|---|
| 1 | EXISTING ADA PARKING - UPDATE SIGNAGE TO ADA COMPLIANT, INCLUDING VA ACCESSIBLE WITH REQUIRED LANGUAGE "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING." RE-STRIP ACCESSIBLE ROUTE AISLES. |
| 2 | CMU SCREENING WALL, 7'-4" HI, BURNISHED SEASHORE SAND COLORED, WITH PAINTED HM STEEL GATES. |
| 4 | 18" SPHERICAL BOLLARD, PRE-CAST CONCRETE, NATURAL COLORED. |
| 5 | ORNAMENTAL STEEL PICKET FENCE TO MATCH EXISTING, 6'HI, BLACK |
| 6 | ORNAMENTAL STEEL PICKET GATE TO MATCH FENCE, 6'HI, BLACK |
| 7 | NEW BENCH- 3 SEAT CAPACITY |
| 8 | RE-STRIP EXISTING PARKING STALLS IN PLACE |
| 9 | ADA PASSENGER DROP-OFF ZONE 8' X 20' |
| 10 | PANIC DOOR- EMERGENCY EGRESS ONLY |
| 12 | NEW XERISCAPE LANDSCAPING |
| 13 | EXISTING NATIVE VEGETATION |
| 14 | EXISTING RETENTION POND- REF CIVIL |
| 16 | ADA ROUTE STRIPING 4" WIDE @ 18" OC |
| 17 | NEW CONCRETE WALK PER COA STD DWG 2720 |
| 18 | NEW ADA RAMP WITH DETECTABLE SURFACE PER COA STD DWG 2418 |
| 20 | ASPHALT PATCH PER COA STD DWG 2405A |
| 21 | NEW ADA RAMP WITH HEADER CURB, DETECTABLE SURFACE PER COA STD DWG 2441 |
| 22 | TIE INTO EXISTING CURB AND GUTTER |
| 23 | NEW POWDER COATED STEEL BIKE RACK- 6 BIKE CAPACITY |
| 25 | EXISTING GRAVEL |
| 27 | Existing chain link fence |
| 28 | EXISTING GRAVEL MAINTENANCE ROAD |
| 29 | EXISTING CONCRETE WALK PATH TO REMAIN |
| 30 | EXISTING LIGHT POLE |
| 32 | RELOCATE EXISTING ADA PARKING SINGS TO CENTER OF PARKING STALL |
| 33 | RELOCATE EXISTING ORNAMENTAL FENCE |
| 34 | NEW CONCRETE CURB |
| 35 | ROLLING GATE |
| 36 | NEW CIP CONCRETE PAVING PER COA STD |
| 37 | NEW 6" COMPACTED BASE COURSE |
| 38 | PROPOSED TRANSFORMER LOCATION SHOWING CLEARANCES REQUIRED BY NEM |

KEY PLAN



ADDITIONAL INFORMATION CONCERNING THESE SPECIFICATIONS MAY BE
OBTAINED BY CALLING THE SOLID WASTE MANAGEMENT DEPARTMENT AT 761-8100

REFUSE ENCLOSURE

$$3/32'' = 1'-0''$$