CITY OF ALBUQUERQUE



March 1, 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

30-Day Temporary Certificate of Occupancy- Traffic Certification Only

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 3-1-19, Transportation Development will issue a <u>30-day Temporary Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>30-day Temporary Certificate of Occupancy</u> to be issued by the Building and Safety Division.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the Transportation Department must receive photos of corrections.

Albuquerque

- 1. Please remove construction equipment & debris.
- 2. Prior to requesting Final CO please complete north side parking striping and signage.

NM 87103

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3981. If you have any questions, please contact me at (505) 924-3981.

www.cabq.gov

Sincerely,

Ernie Gomez

Plan Checker, Planning Dept. Development Review Services

EG via: email C: CO Clerk, File



SITE PLAN FOR BUILDING PERMIT - LOS ALTOS PARK OVERALL

1" = 80'-0"

SITE INFORMATION

SITE AREA: LOS ALTOS PARK 34.5 ACRES APPROX

CURRENT ZONING: SU-1 FOR A PARK, GARDEN CENTER, AND RECREATION **FACILITIES**

LAND USE: PARK, ACTIVE AND PASSIVE RECREATION, PUBLIC SWIMMING POOL

MAXIMUM BUILDING HEIGHT: 26' NOMINAL; EXCEPTIONS MUST CONFORM TO 60d OR 45d ANGLE PLANES TO PROPERTY LINE OR CENTERLINE OF ROW.

MAXIMUM BUILDING SETBACK: 15' FRONT; 15' REAR

MAXIMUM FLOOR AREA RATIO (FAR): n/a

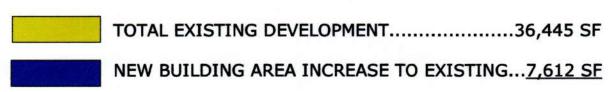
PARKING CALCULATIONS: LOS ALTOS PARK

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 PARK FACILITIES ARE INCLUDED IN THE ZONING CODE.

- CURRENT STANDARD PARKING SPACES PROVIDED: 590; REQUIRED: TBD PER PLANNING COMMISSION
- CURRENT ACCESSIBLE PARKING SPACES: 19; REQUIRED: 16 (PER 14.16.3.1.F.9.A)
 PROPOSED PARKING STALL MODIFICATION: ZERO REDUCTION/ADDITION TO CURRENT STALL COUNT

CURRENT BICYCLE PARKING: UNKNOWN

CURRENT MOTORCYCLE PARKING: UNKNOWN



TOTAL NEW BUILDING AREA + EXISTING: 44,057 SF

(THE NEW DEVELOPMENT IS ADDING 20.9% BUILDING AREA)

SHEET INDEX

OVERALL SITE - NEW

101.1 SITE PLAN

LANDSCAPE PLAN

102.01 LANDSCAPE DETAILS

CONCEPTUAL GRADING PLAN - IN REVIEW

CONCEPTUAL UTILITY PLAN - IN REVIEW

EXTERIOR ELEVATIONS OVERALL SITE - EXISTING

3D-VIEWS

FIRE ONE PLAN

APPLICATION NUMBER: 16EPC-40066 This plan is consistent with the specific site development plan approved by the EPC on <u>December 8, 2016</u> and the findings and conditions of the Official Notification of Decision are Is an Infrastructure List require? ()YES ()NO If yes, a set of approved DRC plans with a work order is requires for any construction within Public Right-of-Way of for construction of 03-08-17 2-23-17 Date Chairperson, Planning Department *Environmental Health Department, if necessary

PROJECT NUMBER: 1011048



LOS ALTO: 10100 LOMAS BOULEVA ALBUQUERQUE, NM 8 THE NEW L

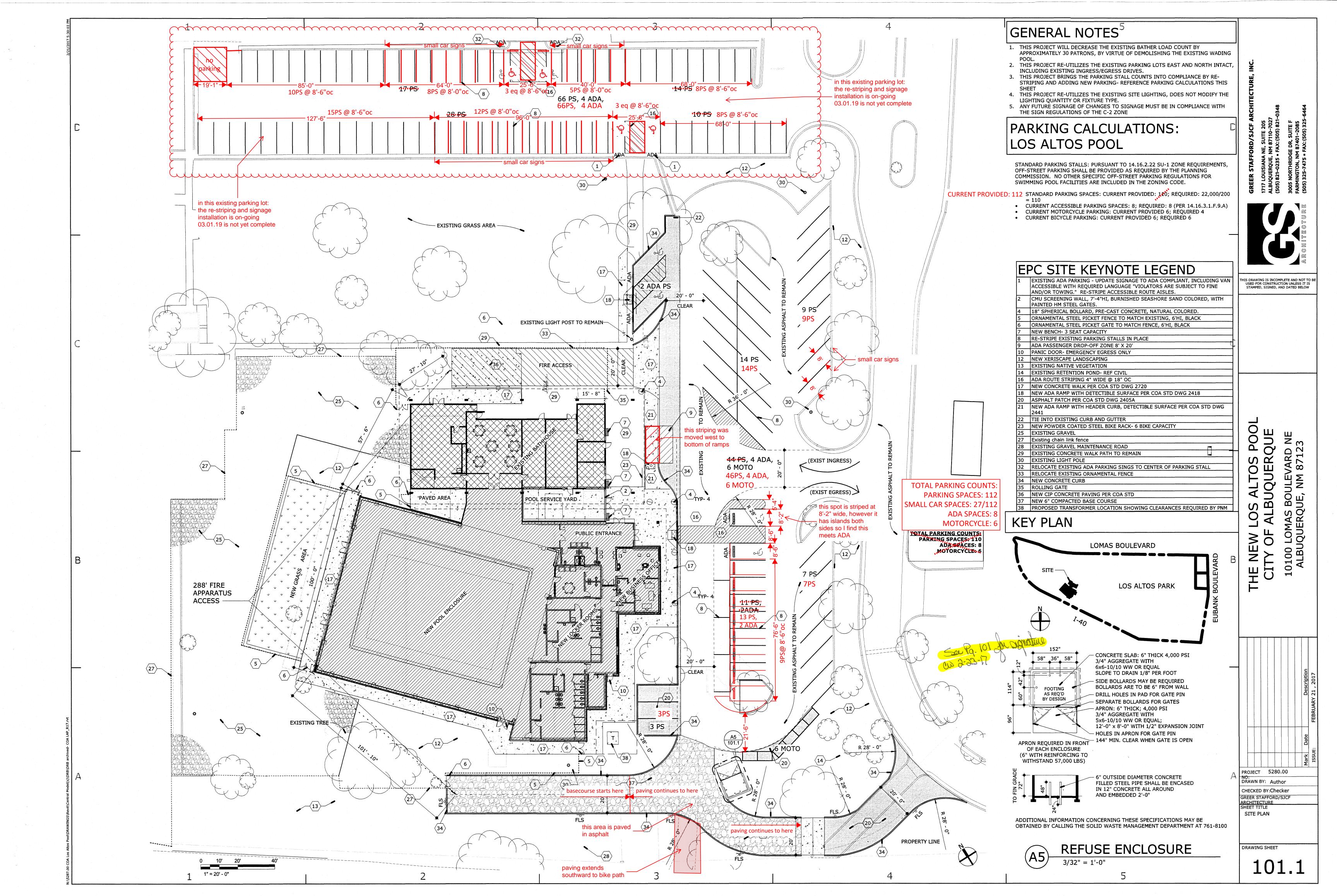
PROJECT 5280.00

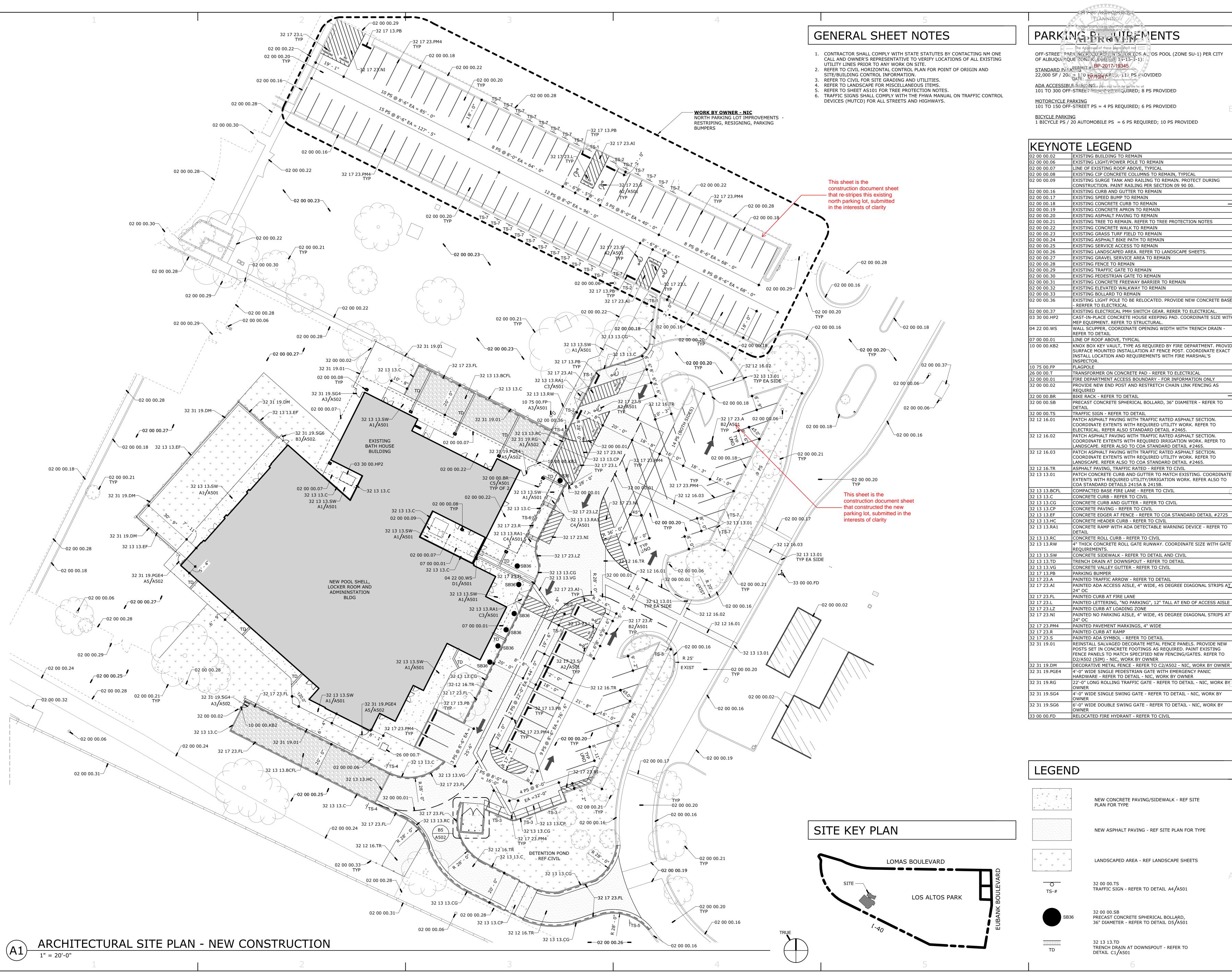
DRAWN BY: Author CHECKED BY:Checker GREER STAFFORD/SJCF ARCHITECTURE SHEET TITLE

OVERALL SITE- NEW

DRAWING SHEET

101





PARKING DE LITE EMENTS

OFF-STREE PARK NO FILLURENTEN STORY OF AL OS POOL (ZONE SU-1) PER CITY

22,000 SF / 200 = 110 07/40/47 PLV: 112 PS P (OVIDED

101 TO 300 OFF-STREE [Deguested in Section QUIRED; 8 PS PROVIDED

101 TO 150 OFF-STREET PS = 4 PS REQUIRED; 6 PS PROVIDED

KEYNOTE LEGEND

LINE OF EXISTING ROOF ABOVE, TYPICAL EXISTING CIP CONCRETE COLUMNS TO REMAIN, TYPICAL EXISTING SURGE TANK AND RAILING TO REMAIN. PROTECT DURING ONSTRUCTION. PAINT RAILING PER SECTION 09 90 00. EXISTING CURB AND GUTTER TO REMAIN EXISTING SPEED BUMP TO REMAIN

EXISTING CONCRETE APRON TO REMAIN EXISTING ASPHALT PAVING TO REMAIN EXISTING TREE TO REMAIN. REFER TO TREE PROTECTION NOTES EXISTING CONCRETE WALK TO REMAIN EXISTING GRASS TURF FIELD TO REMAIN

EXISTING ASPHALT BIKE PATH TO REMAIN EXISTING SERVICE ACCESS TO REMAIN EXISTING LANDSCAPED AREA. REFER TO LANDSCAPE SHEETS. EXISTING GRAVEL SERVICE AREA TO REMAIN

EXISTING FENCE TO REMAIN EXISTING TRAFFIC GATE TO REMAIN EXISTING PEDESTRIAN GATE TO REMAIN

EXISTING BOLLARD TO REMAIN EXISTING LIGHT POLE TO BE RELOCATED. PROVIDE NEW CONCRETE BASE EXISTING ELECTRICAL PMH SWITCH GEAR. RERER TO ELECTRICAL. CAST-IN-PLACE CONCRETE HOUSE KEEPING PAD. COORDINATE SIZE WITH

MEP EQUIPMENT. REFER TO STRUCTURAL WALL SCUPPER, COORDINATE OPENING WIDTH WITH TRENCH DRAIN -LINE OF ROOF ABOVE, TYPICAL KNOX BOX KEY VAULT, TYPE AS REQUIRED BY FIRE DEPARTMENT. PROVIDE

SURFACE MOUNTED INSTALLATION AT FENCE POST. COORDINATE EXACT INSTALL LOCATION AND REQUIREMENTS WITH FIRE MARSHAL'S TRANSFORMER ON CONCRETE PAD - REFER TO ELECTRICAL FIRE DEPARTMENT ACCESS BOUNDARY - FOR INFORMATION ONLY PROVIDE NEW END POST AND RESTRETCH CHAIN LINK FENCING AS

PRECAST CONCRETE SPHERICAL BOLLARD, 36" DIAMETER - REFER TO TRAFFIC SIGN - REFER TO DETAIL PATCH ASPHALT PAVING WITH TRAFFIC RATED ASPHALT SECTION. COORDINATE EXTENTS WITH REQUIRED UTILITY WORK. REFER TO ELECTRICAL. REFER ALSO STANDARD DETAIL #2465. PATCH ASPHALT PAVING WITH TRAFFIC RATED ASPHALT SECTION. COORDINATE EXTENTS WITH REQUIRED IRRIGATION WORK. REFER TO LANDSCAPE. REFER ALSO TO COA STANDARD DETAIL #2465 PATCH ASPHALT PAVING WITH TRAFFIC RATED ASPHALT SECTION. COORDINATE EXTENTS WITH REQUIRED UTILITY WORK. REFER TO LANDSCAPE. REFER ALSO TO COA STANDARD DETAIL #2465.

EXTENTS WITH REQUIRED UTILITY/IRRIGATION WORK. REFER ALSO TO COA STANDARD DETAILS 2415A & 2415B. COMPACTED BASE FIRE LANE - REFER TO CIVIL CONCRETE CURB - REFER TO CIVIL CONCRETE CURB AND GUTTER - REFER TO CIVIL CONCRETE PAVING - REFER TO CIVIL CONCRETE EDGER AT FENCE - REFER TO COA STANDARD DETAIL #2725

CONCRETE RAMP WITH ADA DETECTABLE WARNING DEVICE - REFER TO CONCRETE ROLL CURB - REFER TO CIVIL 4" THICK CONCRETE ROLL GATE RUNWAY. COORDINATE SIZE WITH GATE CONCRETE SIDEWALK - REFER TO DETAIL AND CIVIL TRENCH DRAIN AT DOWNSPOUT - REFER TO DETAIL

CONCRETE VALLEY GUTTER - REFER TO CIVIL PAINTED TRAFFIC ARROW - REFER TO DETAIL PAINTED ADA ACCESS AISLE, 4" WIDE, 45 DEGREE DIAGONAL STRIPS AT PAINTED CURB AT FIRE LANE

PAINTED LETTERING, "NO PARKING", 12" TALL AT END OF ACCESS AISLE PAINTED CURB AT LOADING ZONE PAINTED NO PARKING AISLE, 4" WIDE, 45 DEGREE DIAGONAL STRIPS AT PAINTED PAVEMENT MARKINGS, 4" WIDE

FENCE PANELS TO MATCH SPECIFIED NEW FENCING/GATES. REFER TO 2/A502 (SIM) - NIC, WORK BY OWNER DECORATIVE METAL FENCE - REFER TO C2/A502 - NIC, WORK BY OWNER 4'-0" WIDE SINGLE PEDESTRIAN GATE WITH EMERGENCY PANIC HARDWARE - REFER TO DETAIL - NIC, WORK BY OWNER 22'-0" LONG ROLLING TRAFFIC GATE - REFER TO DETAIL - NIC, WORK BY 4'-0" WIDE SINGLE SWING GATE - REFER TO DETAIL - NIC, WORK BY

NEW CONCRETE PAVING/SIDEWALK - REF SITE

NEW ASPHALT PAVING - REF SITE PLAN FOR TYPE

TRAFFIC SIGN - REFER TO DETAIL A4/A501

32 00 00.SB PRECAST CONCRETE SPHERICAL BOLLARD, 36" DIAMETER - REFER TO DETAIL D5/A501

TRENCH DRAIN AT DOWNSPOUT - REFER TO

DRAWING SHEET

AS102

PROJECT NO: 5287.00

ARCHITECTURAL

SITE PLAN - NEW

CONSTRUCTION

GREER-STAFFORD/SJCF, INC

DRAWN BY:

CHECKED BY:

DRAWING IS INCOMPLETE AND NOT TO

USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED, AND DATED BELOW



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 February 28, 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.

Signature of Architect

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				
		EPC#: Work Order#:		
Legal Description:Tract 4, Munici	oal Addition No	2		
City Address: 10100 Lomas E	oulevard NE, Al	buquerque NM 87	7123	
Applicant: Greer Stafford / SJCF AR Address: 1717 Louisiana Boulevard	CHITECTURE	, Inc	Contact: Mic	chael Heitman, AIA
Phone#: 505.821.0235	Fax#: <u>505.</u>	821.0348	E-mail: mhei	
Other Contact: COA Parks and Recr		nent c/o Christina	a Sandoval, Princ	ipal Planner
Address: PO Box 1293 Albuquerque				
Phone#: 505. 768.5370	Fax#:		E-mail: cms	sandoval@cabq.gov
TYPE OF DEVELOPMENT: PL	AT (# of lots)	RESIDENCE	X DRB SITE	ADMIN SITE
IS THIS A RESUBMITTAL? Ye	es X No			
DEPARTMENT X TRANSPORTATIO	N HYD	ROLOGY/DRAINA	AGE	
Check all that Apply:	TYPE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL			
TYPE OF SUBMITTAL:		X CERTIFICATE OF OCCUPANCY		
X ENGINEER/ARCHITECT CERTIFICAT	TION	CERTIFIC	or decerring	7.1
PAD CERTIFICATION		PRELIMI	NARY PLAT APPRO	VAL
CONCEPTUAL G & D PLAN	SITE PLAN FOR SUB'D APPROVAL			
GRADING PLAN	SITE PLAN FOR BLDG. PERMIT APPROVAL			
DRAINAGE REPORT	FINAL PLAT APPROVAL			
DRAINAGE MASTER PLAN				
FLOODPLAIN DEVELOPMENT PERM	IT APPLIC	SIA/ REL	EASE OF FINANCIA	L GUARANTEE
ELEVATION CERTIFICATE	FOUNDATION PERMIT APPROVAL			
CLOMR/LOMR GRADING PERMIT APPROVAL				AL
X TRAFFIC CIRCULATION LAYOUT (TCL) SO-19 APPROVAL				
TRAFFIC IMPACT STUDY (TIS) PAVING PERMIT APPRO			PERMIT APPROVAL	,
STREET LIGHT LAYOUT GRADING/ PAD CERTIFICATION				ION
OTHER (SPECIFY) WORK ORDER APPROVA				
PRE-DESIGN MEETING?		CLOMR/I		
			LAIN DEVELOPMEN	T PERMIT
		- 1	SPECIFY)	
DATE SUBMITTED: 03.01.19	Ву:	Wal 2kt	Architect	of Record, Greer / SJCF ARCHITECTURE
COA STAFF.	EI ECTRONIC	SUDMITTAL DECEIVE	D:	

OA STAFF: ELECTRONIC SUBMITTAL RECEIVED:_____

FEE PAID:_____