

# CITY OF ALBUQUERQUE



October 23, 2017

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

**Re: Dennis Chavez Community Center, 715 Kathryn Ave. SE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 06-03-16 (L14-D013)  
Certification dated 10-19-17

Dear Mr. Alano,

Based upon the information provided in your submittal received 10-19-17, 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)924-3630.

Sincerely,

Logan Patz  
Senior Engineer, Planning Dept.  
Development Review Services

LWP via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

**Project Title:** DENNIS CHAVEZ COMMUNITY CNTR. Building Permit #: 201691405 Hydrology File #: \_\_\_\_\_  
**DRB#:** N/A **EPC#:** N/A **Work Order#:** \_\_\_\_\_  
**Legal Description:** DENNIS CHAVEZ PARK, LOT A UPC: 101405650130110710  
**City Address:** 715 KATHRYN AVENUE SE ALBUQUERQUE, NM 87102

**Applicant:** GREER STAFFORD/SJCF ARCHITECTURE, INC. **Contact:** STEVEN 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: OCTOBER 19, 2017 By: STEVEN ALANO, AIA

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE RECEIVED: \_\_\_\_\_

**DENNIS CHAVEZ COMMUNITY CENTER (DCCC)  
TRAFFIC CIRCULATION LAYOUT**

**COA PROJECT NO. 690903**

**GENERAL INFORMATION**

1. EXISTING COMMUNITY CENTER: Project consists of the partial demolition, renovation, and addition to the existing Community Center, approximately 12,000 square feet, and associated site work as identified below. Existing parking lot to remain.
2. PROJECT SCOPE OF WORK:
  - A. Demolition of approximately 300 square feet, additions of approximately 1,600 square feet, and renovation of the remaining 10,193 square feet
  - B. Utilities as required
  - C. Landscaping & site improvements including retaining walls
  - D. Existing Parking Lot: layout to remain; slurry coat to be applied; re-stripping to meet current City of Albuquerque Zoning Code Parking Requirements
3. ZONING: Conditional Use to allow for a Community Center in a SU-2 MR Zone approved by Zoning Hearing Examiner, Special Exception No. 15ZHE-80260, Project No. 1010621, Hearing Date: 11/17/15, Decision Date: 12/02/15



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 **June 15, 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 **09/25/2017** 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

10-19-17

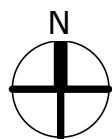
Date





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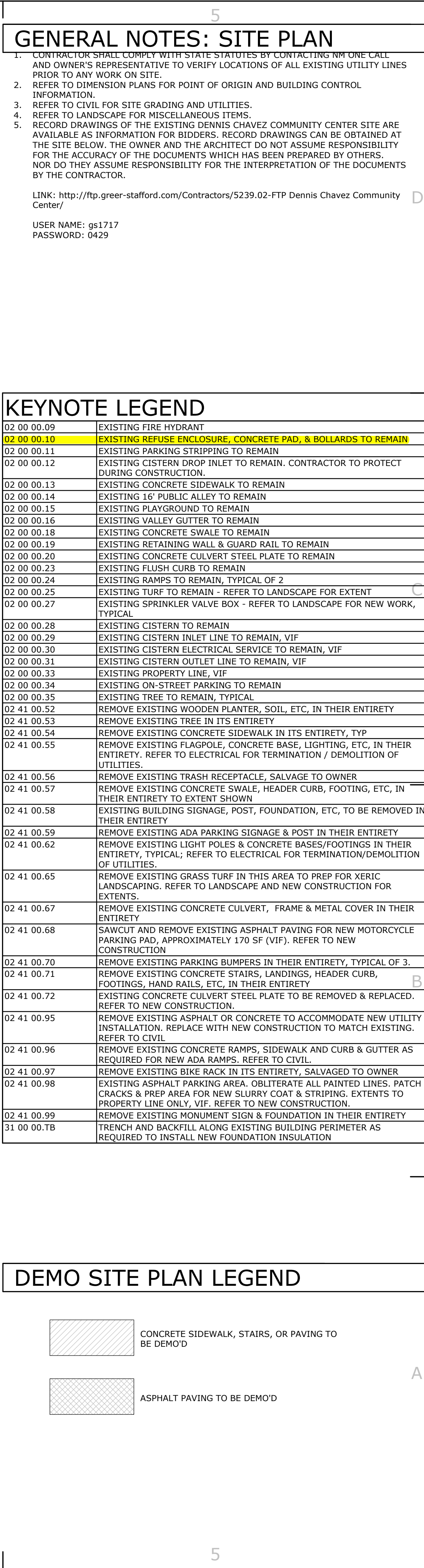






715 KATHRYN AVENUE, SE ALBUQUERQUE, NM 87102

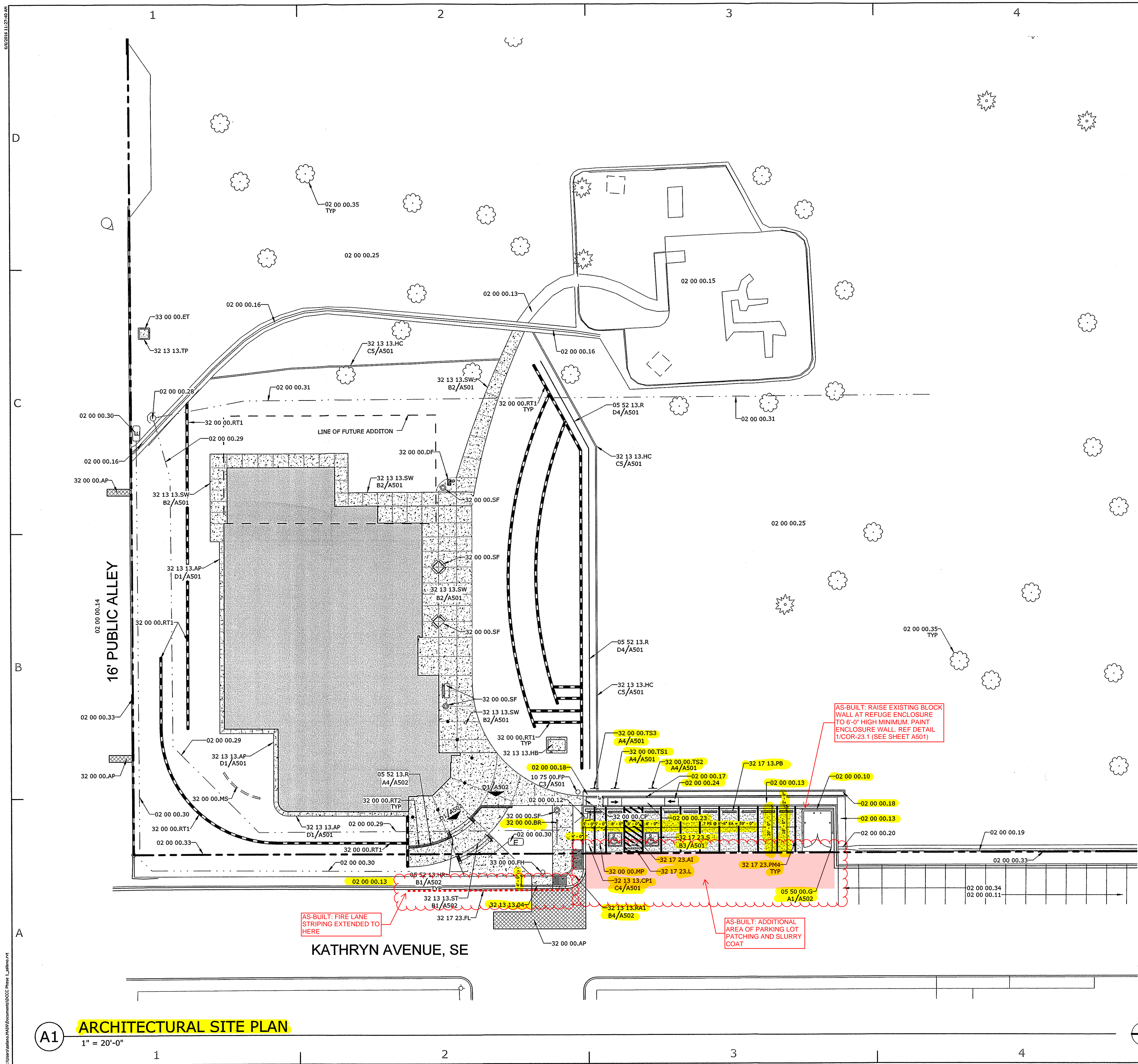
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|---|--|
| GREER STAFFORD/SJCF ARCHITECTURE, INC.  |  |
| 1717 LOUISIANA NE, SUITE 205<br>ALBUQUERQUE, NM 87110-7027<br>(505) 821-0235 • FAX: (505) 821-0348            |  |
| 3005 NORTHBRIDGE DR, SUITE F<br>FARMINGTON, NM 87401-2085<br>(505) 325-7475 • FAX: (505) 325-6464             |  |
|                            |  |
| THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED, AND DATED BELOW. |  |
|                            |  |
| DENNIS CHAVEZ COMMUNITY CENTER<br>CITY OF ALBUQUERQUE<br>715 KATHRYN AVENUE, SE ALBUQUERQUE, NM 87102         |  |
| PROJECT NO: 5239.02   |  |
| DRAWN BY: Author  |  |
| CHECKED BY: Checker   |  |
| GREER STAFFORD/SJCF ARCHITECTURE  |  |
| SHEET TITLE<br>ARCHITECTURAL SITE<br>DEMOLITION PLAN  |  |
| DRAWING SHEET   |  |
| AS101   |  |





GENERAL NOTES: SITE PLAN

- CONTRACTOR SHALL COMPLY WITH STATE STATUTES BY CONTACTING NM ONE CALL AND OWNER'S REPRESENTATIVE TO VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO ANY WORK ON SITE.
  - REFER TO DIMENSION PLANS FOR POINT OF ORIGIN AND BUILDING CONTROL INFORMATION.
  - REFER TO CIVIL FOR SITE GRADING AND UTILITIES.
  - REFER TO LANDSCAPE FOR MISCELLANEOUS ITEMS.
  - RECORD DRAWINGS OF THE EXISTING DENNIS CHAVEZ COMMUNITY CENTER SITE ARE AVAILABLE AS INFORMATION FOR BIDDERS. RECORD DRAWINGS CAN BE OBTAINED AT THE SITE BELOW. THE OWNER AND THE ARCHITECT DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE DOCUMENTS WHICH HAS BEEN PREPARED BY OTHERS. NOR DO THEY ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THE DOCUMENTS BY THE CONTRACTOR.
- LINK: <http://ftp.greer-stafford.com/Contractors/5239.02-FTP Dennis Chavez Community Center/>
- USER NAME: gsl717  
PASSWORD: 0429

KEYNOTE LEGEND

|              |   |
|--------------|---|
| 02 00 00.10  | EXISTING REFUSE ENCLOSURE, CONCRETE PAD, & BOLLARDS TO REMAIN   |
| 02 00 00.11  | EXISTING PARKING STRIPPING TO REMAIN  |
| 02 00 00.12  | EXISTING CISTERN DROP INLET TO REMAIN. CONTRACTOR TO PROTECT DURING CONSTRUCTION.   |
| 02 00 00.13  | EXISTING CONCRETE SIDEWALK TO REMAIN  |
| 02 00 00.14  | EXISTING 16' PUBLIC ALLEY TO REMAIN   |
| 02 00 00.15  | EXISTING PLAYGROUND TO REMAIN   |
| 02 00 00.16  | EXISTING VALLEY GUTTER TO REMAIN  |
| 02 00 00.17  | EXISTING CONCRETE HEADER CURB TO REMAIN   |
| 02 00 00.18  | EXISTING CONCRETE SWALE TO REMAIN   |
| 02 00 00.19  | EXISTING RETAINING WALL & GUARD RAIL TO REMAIN  |
| 02 00 00.20  | EXISTING CONCRETE CULVERT STEEL PLATE TO REMAIN   |
| 02 00 00.23  | EXISTING FLUSH CURB TO REMAIN   |
| 02 00 00.24  | EXISTING RAMPS TO REMAIN, TYPICAL OF 2  |
| 02 00 00.25  | EXISTING TURF TO REMAIN - REFER TO LANDSCAPE FOR EXTENT   |
| 02 00 00.28  | EXISTING CISTERN TO REMAIN  |
| 02 00 00.29  | EXISTING CISTERN INLET LINE TO REMAIN, VIF  |
| 02 00 00.30  | EXISTING CISTERN ELECTRICAL SERVICE TO REMAIN, VIF  |
| 02 00 00.31  | EXISTING CISTERN OUTLET LINE TO REMAIN, VIF   |
| 02 00 00.33  | EXISTING PROPERTY LINE, VIF   |
| 02 00 00.34  | EXISTING ON-STREET PARKING TO REMAIN  |
| 02 00 00.35  | EXISTING TREE TO REMAIN, TYPICAL  |
| 05 50 00.G   | GATE AT EXISTING DUMPSTER ENCLOSURE - REFER TO ASSOCIATED DETAIL  |
| 05 52 13.HR  | STEEL HANDRAIL - REFER TO DETAIL  |
| 05 52 13.R   | FREE-STANDING PIPE RAILING - REFER TO DETAIL  |
| 10 75 00.FP  | FLAGPOLE - REFER TO ASSOCIATED DETAIL FOR BASE FOUNDATION   |
| 32 00 00.AP  | ASPHALT PAVING, TRAFFIC RATED - REFER TO CIVIL  |
| 32 00 00.BR  | BIKE RACK - REFER TO LANDSCAPE  |
| 32 00 00.CP  | REPLACE STEEL CULVERT PLATE WITH TYPE TO MATCH EXISTING DEMO'D  |
| 32 00 00.DF  | ADA DRINKING FOUNTAIN - REFER TO LANDSCAPE  |
| 32 00 00.MP  | MOTORCYCLE PARKING, TYPICAL OF 2  |
| 32 00 00.MS  | FUTURE MONUMENT SIGN - REFER TO ELECTRICAL FOR POWER STUB OUT   |
| 32 00 00.RT1 | SEGMENTAL KEYSTONE RETAINING WALL - REFER TO CIVIL  |
| 32 00 00.RT2 | CAST-IN-PLACE CONCRETE RETAINING WALL - REFER TO CIVIL AND STRUCTURAL   |
| 32 00 00.SF  | SITE FURNITURE - REFER TO LANDSCAPE   |
| 32 00 00.TS1 | TRAFFIC SIGNAGE, TYPE TS-1 - REFER TO ASSOCIATED DETAIL   |
| 32 00 00.TS2 | TRAFFIC SIGNAGE, TYPE TS-2 - REFER TO ASSOCIATED DETAIL   |
| 32 00 00.TS3 | TRAFFIC SIGNAGE, TYPE TS-3 - REFER TO ASSOCIATED DETAIL   |
| 32 13 13.04  | REPLACE CONCRETE WALK AND CURB AND GUTTER TO MATCH EXISTING - REFER TO CIVIL  |
| 32 13 13.AP  | CONCRETE APRON - REFER TO ASSOCIATED DETAIL AND CIVIL   |
| 32 13 13.CP1 | CONCRETE PAVING AT MOTORCYCLE PARKING AREA, 6" CONCRETE SLAB, 4,000 PSI, WITH #4 CONTINUOUS AT 18" OC EACH WAY - REFER TO ASSOCIATED DETAIL FOR TRANSITION TO ASPHALT PAVING  |
| 32 13 13.HB  | CONCRETE HOT BOX PAD, 6" THICK WITH #4 REBAR AT 18" OC EACH WAY. PLACE REBAR AT MID DEPTH OF SLAB. PROVIDE 3/4" CHAMFER ALL AROUND. TOP OF PAD TO BE 2" MINIMUM ABOVE FINISHED GRADE. COORDINATE EXACT SIZE REQUIRED WITH HOT BOX MANUFACTURER. |
| 32 13 13.HC  | CONCRETE HEADER CURB - REFER TO ASSOCIATED DETAIL   |
| 32 13 13.RA1 | CONCRETE RAMP WITH ADA DETECTABLE WARNING DEVICE - REFER TO ASSOCIATED DETAIL   |
| 32 13 13.ST  | CONCRETE STAIRS - REFER TO ASSOCIATED DETAIL AND CIVIL  |
| 32 13 13.SW  | CONCRETE SIDEWALK - REFER TO ASSOCIATED DETAIL AND CIVIL  |
| 32 13 13.TP  | CONCRETE TRANSFORMER PAD, 12" THICK, WITH #4 REBAR AT 9" OC EACH WAY. PLACE REBAR 3" ABOVE BOTTOM. PROVIDE 3/4" CHAMFER ALL AROUND. TOP OF PAD TO BE 6" ABOVE FINISH GRADE. COORDINATE EXACT SIZE REQUIRED WITH ELECTRIC UTILITY COMPANY.       |
| 32 17 13.PB  | PARKING BUMPERS, TYPICAL OF 10  |
| 32 17 23.AI  | PAINTED ADA ACCESS AISLE, 4" WIDE, 45 DEGREE DIAGONAL STRIPS AT 24" OC  |
| 32 17 23.FL  | PAINTED CURB AT FIRE LANE   |
| 32 17 23.L   | PAINTED LETTERING, "NO PARKING", 8" TALL AT END OF ACCESS AISLE   |
| 32 17 23.PM4 | PAINTED PAVEMENT MARKINGS, 4" WIDE  |
| 32 17 23.S   | PAINTED ADA SYMBOL - REFER TO ASSOCIATED DETAIL   |
| 33 00 00.ET  | ELECTRICAL TRANSFORMER - REFER TO ELECTRICAL  |
| 33 00 00.FH  | FIRE HYDRANT - REFER TO CIVIL   |

TRAFFIC CIRCULATION LAYOUT  
APPROVED  
*[Signature]*  
Signed: *[Signature]* Date: 6/19/16

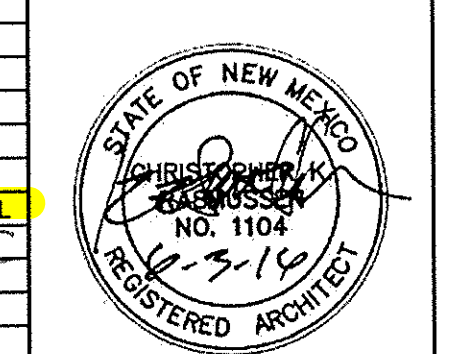
SITE PLAN LEGEND

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|--|--|
|  | NEW CONCRETE SIDEWALK, STAIRS, OR PAVING - REFER TO PLANS FOR TYPE |
|  | NEW ASPHALT PAVING - REFER TO CIVIL                                |
|  | ASPHALT PAVING PATCHED & SLURRY SEALED - REFER TO CIVIL            |

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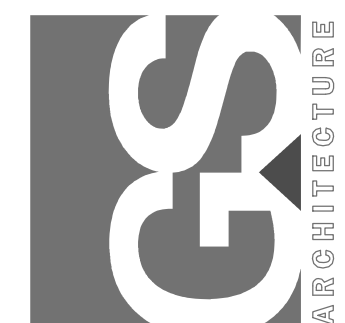
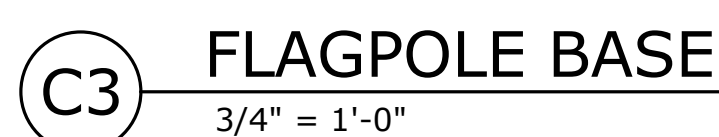
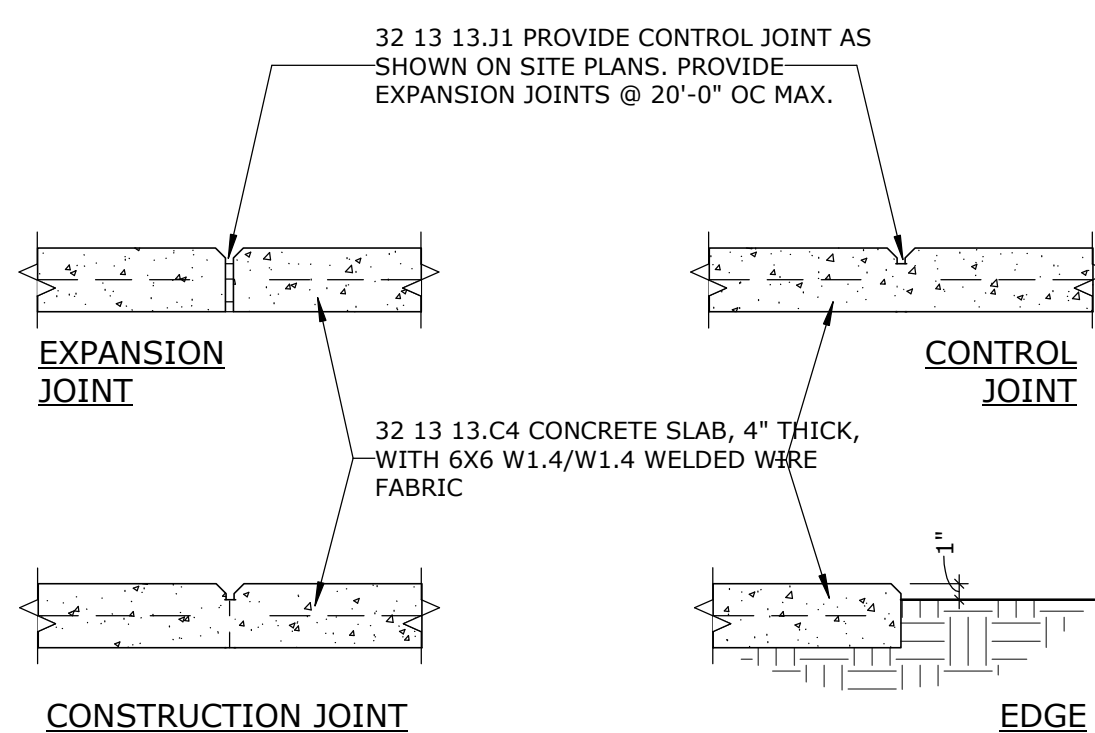
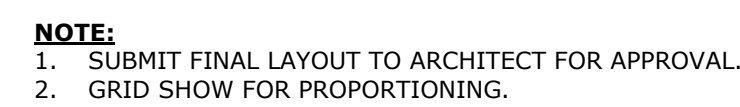
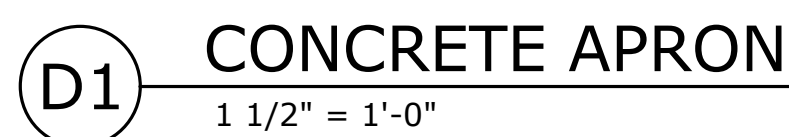
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CITY OF ALBUQUERQUE  
715 KATHRYN AVENUE, SE ALBUQUERQUE, NM 87102

|                                  |                    |
|----------------------------------|--------------------|
| PROJECT NO: 5239.02              | DATE: JUNE 3, 2016 |
| DRAWN BY: Iro                    | DESCRIPTION        |
| CHECKED BY: CKR                  | DATE               |
| GREER STAFFORD/SICF ARCHITECTURE | MARK               |
| SHEET TITLE                      | ISSUE              |
| ARCHITECTURAL SITE PLAN          |                    |
| DRAWING SHEET                    |                    |
| AS102                            |                    |





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DENNIS CHAVEZ COMMUNITY CENTER  
CITY OF ALBUQUERQUE  
715 KATHRYN AVENUE, SE ALBUQUERQUE, NM 87102

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| PROJECT NO: 5239.02           |
| DRAWN BY: Author              |
| CHECKED BY: Checker           |
| GREER STAFFORD/SJCF ARCHITECT |
| SHEET TITLE                   |
| <b>DETAILS - SITE</b>         |

DRAWING SHEET

**A501**



