

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 7, 2023

Dyron Murphy, RA
Dyron Murphy Architects, P.C.
4505 Montibel Place NE
Albuquerque, NM 87107

Re: Jack Candelaria Community Center Addition
400 San Jose Ave SE
Traffic Circulation Layout
Architect's Stamp 10-13-23 (M14-D007)

Dear Mr. Murphy,

The TCL submittal received 10-30-2023 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: File

11/07/2023 8:11:25 AM
C:\Users\jmurphy\OneDrive\Documents\Jack Candelaria Community Center Addition_002.dwg
DYRON MURPHY ARCHITECTS, P.C.

A6 SITE PLAN
1" = 10'-0"

6

5

4

3

2

1

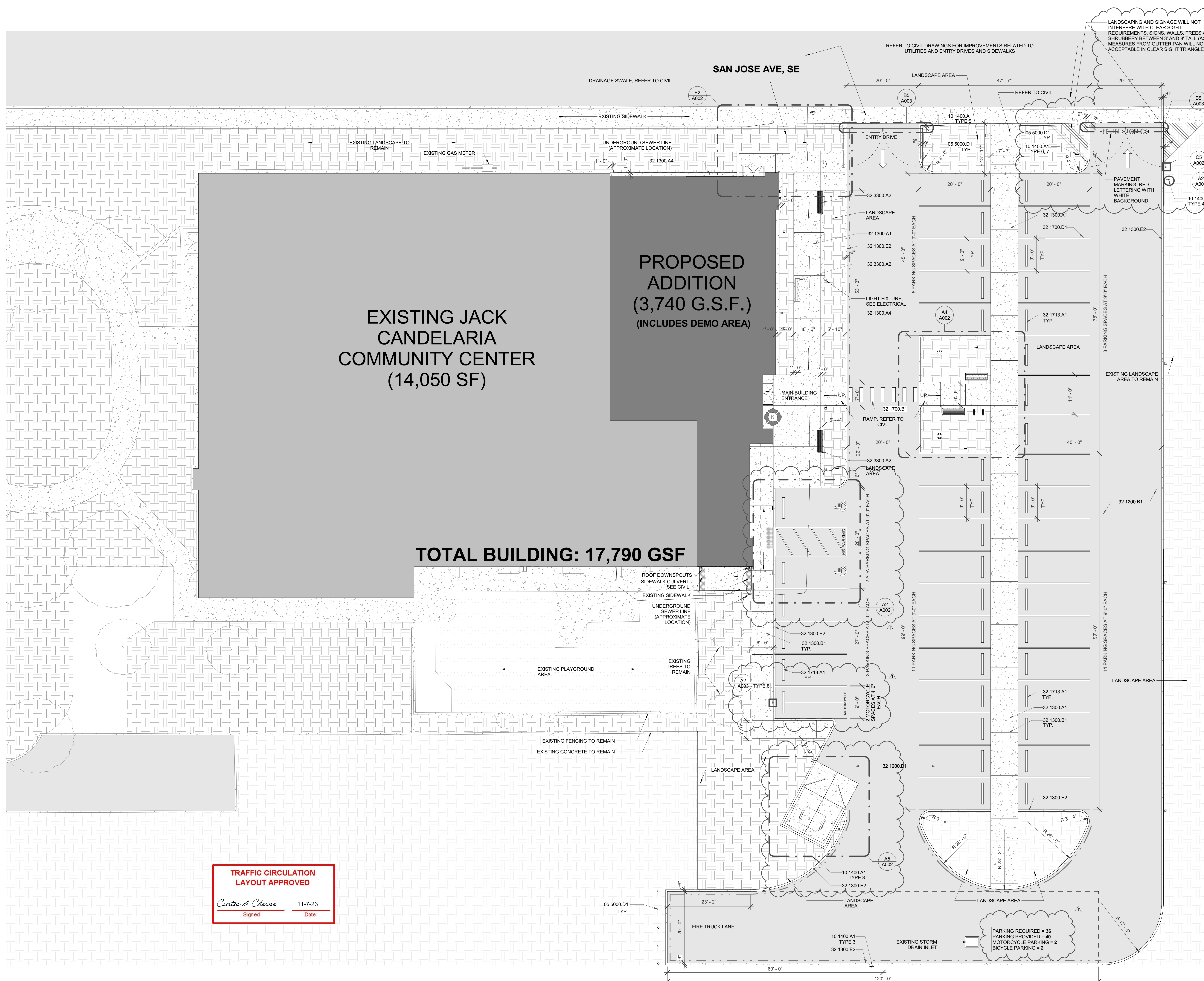
E

D

C

B

A



TRAFFIC CIRCULATION
LAYOUT APPROVED

Curtis A. Charne 11-7-23
Signed Date

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND EXISTING UTILITIES AND IS RESPONSIBLE FOR REMOVALS AS REQUIRED TO COMPLETE THE WORK. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR TO PROMOTE SAFETY MEASURES TO PROTECT PEDESTRIANS, VEHICLES AND ALL EXISTING CONTRUCTION TO REMAIN.
- CONTRACTOR TO COORDINATE WITH THE OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
- FIELD VERIFY ALL EXISTING UTILITIES AND COORDINATE WITH THE SCOPE OF WORK SHOWN ON DRAWINGS.
- "REMOVE" IN ALL NOTES MEANS TO REMOVE THE EXISTING ITEM AND ALL ASSOCIATED COMPONENTS, AND PROPERLY DISPOSE OF OFF SITE.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS ARE 5'-0" BY 5'-0" FROM EDGE TO EDGE UNLESS OTHERWISE NOTED.
- SEE SHEET A002 AND A003 FOR SITE DETAILS.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.
- REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION PLANS.
- PROVIDE CONCRETE BASE AT ALL SITE FURNISHINGS AS REQUIRED BY MANUFACTURER FOR ANCHORING.

KEYED NOTES

- 05 5000 D1 CONCRETE FILLED STEEL PIPE BOLLARD
10 1400 A1 METAL SIGN ASSEMBLY
32 1200 B1 ASPHALT PAVING
32 1300 A1 CONCRETE SIDEWALK
32 1300 A4 CONCRETE APRON
32 1300 B1 CONTROL JOINT
32 1300 E2 CONCRETE CURB
32 1700 B1 CROSSWALK PAVEMENT MARKING
32 1700 D1 PAVEMENT MARKING
32 1713 A1 PARKING BUMPER
32 3300 A2 SITE BENCH WITHOUT BACK

GENERAL NOTES

- FIRE DEPARTMENT VEHICLE ACCESS MAY REQUIRE ADDITIONAL MARKINGS OR SIGNAGE AS DICTATED BY THE AUTHORITY HAVING JURISDICTION AND/OR THE LOCAL FIRE DEPARTMENT.
- KNOX BOX LOCATIONS ARE APPROXIMATE. COORDINATE FINAL LOCATION WITH AHJ AND/OR LOCAL FIRE DEPARTMENT.

- FIRE LINE NO PARKING CURB PAINTING; CONTRACTOR TO VERIFY WITH FIRE MARSHAL
- K KNOX BOX, COORDINATE LOCATIONS AND TYPES WITH LOCAL FIRE DEPARTMENT HAVING JURISDICTION

GENERAL NOTES

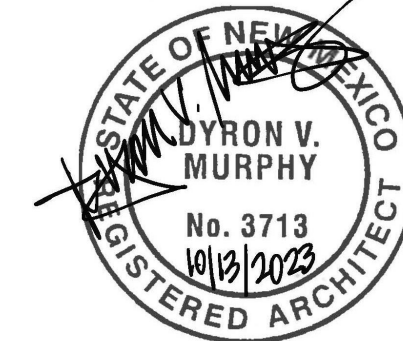
- DIMENSIONS FOR FIRE SEPARATION DISTANCE ARE MEASURED PERPENDICULAR FROM EXTERIOR WALLS TO EITHER THE PROPERTY LINE, AN IMAGINARY LOT LINE, OR THE CENTERLINE OF A PUBLIC WAY AS APPLICABLE.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR FIRE PROTECTION FEATURES SUCH AS HYDRANT SPACING AND FLOW CALCULATIONS.
- ACCESSIBLE ROUTES INDICATED SHALL BE GRADED AT NOT MORE THAN 1:20 (5%) EXCEPT WHERE RAMPS OR CURB RAMPS ARE INDICATED. RAMPS SHALL NOT BE SLOPED GREATER THAN 1:12 (8%). CROSS SLOPES SHALL NOT EXCEED 1:48 (2%) AT ANY WALKING SURFACE.
- IN THE CASE OF ANY DISCREPANCY BETWEEN THE GRADE REQUIREMENTS AT ACCESSIBLE ROUTES AND THOSE SHOWN ON THE CIVIL ENGINEERING DRAWINGS, THE MORE RESTRICTIVE SHALL APPLY.

IBC Table 1106.1 Accessible Parking Spaces	
Total parking spaces provided in parking facilities	Required minimum number of accessible spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	8
301 to 400	9
401 to 500	12
501 to 1,000	2% of total
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000

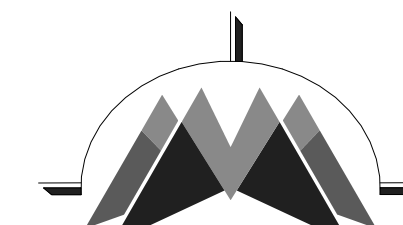
1106.5 Van Spaces. For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space.

REVISION SCHEDULE
1 COA PERMIT 11/07/23

STAMP



DYRON MURPHY ARCHITECTS, P.C.



4505 Montbel Place NE, Albuquerque, New Mexico 87107

**JACK CANDELARIA
COMMUNITY CENTER
ADDITION**
400 SAN JOSE AVE, SE
ALBUQUERQUE, NEW MEXICO 87102
100% CONSTRUCTION DOCUMENTS
OCTOBER 13, 2023

PROJECT NUMBER 2021.01 DRAWN BY PP PROJ MGR OT

SITE PLAN

Sheet Title
Sheet Number of

A001

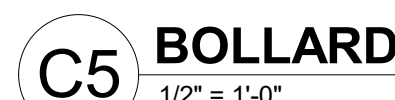


- ## SITE FINISH NOTES

- A. ALL EXPOSED STEEL TO BE PRIMED AND PAINTED. COLOR TO BE SELECTED BY ARCHITECT.
- B. ALL SCUPPERS AND DOWNSPOUTS COLOR TO BE SELECTED BY ARCHITECT.

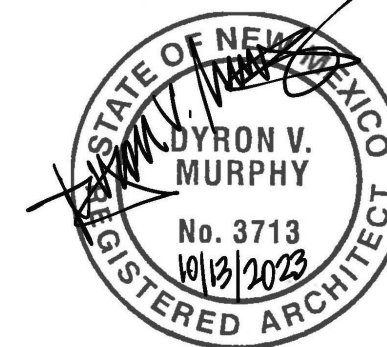
KEYED NOTES

03 3000 B1	CONCRETE FOOTING
03 3000 B1	CAST-IN-PLACE CONCRETE WALL
04 2000 A4	8X8X16 CMU
05 5000 C2	STEEL TUBE
05 5000 D2	CONCRETE FILLED STEEL PIPE BOLLARD
05 5000 E1	STEEL TUBE GATE
05 5213 A4	HANDRAIL
07 0005 A2	SEALANT CONTINUOUS
10 1400 C1	ACCESSIBLE PARKING SIGN
10 7500 A1	FLAGPOLE
12 0313 A1	BIKE RACK
12 9343 A2	SITE BENCH
13 1200 B1	ASPHALT PAVING
13 1300 A1	CONCRETE SIDEWALK
13 1300 A2	CONCRETE STAIRS
13 1300 A6	CONCRETE PAVEMENT
13 1300 B1	CONTROL JOINT
13 1300 B2	1/2" EXPANSION JOINT
13 1300 C3	CONCRETE DRIVE APRON
13 1700 E2	CONCRETE CURB
13 1700 A1	ACCESSIBLE PARKING PAVEMENT MARKING
13 1700 A2	ACCESSIBLE AISLE PAVEMENT MARKING
13 1700 A3	CROSSWALK PAVEMENT MARKING
13 1700 A4	PAVEMENT MARKING
13 1710 A1	PARKING BUMPER
12 7261 A1	TACTILE WAVING TILE
12 9350 A1	LANDSCAPE PLANTING

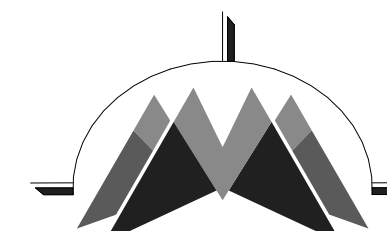


REVISION SCHEDULE		
1	COA PERMIT	11/07/23

STAMP



DYRON MURPHY ARCHITECTS, P.C.



4505 Montbel Place NE, Albuquerque, New Mexico 87107

**JACK CANDELARIA
COMMUNITY CENTER
ADDITION**
400 SAN JOSE AVE, SE
ALBUQUERQUE, NEW MEXICO 87102
100% CONSTRUCTION DOCUMENTS
OCTOBER 13, 2023

PROJECT NUMBER	DRAWN BY	PROJ MGR
2021.01	PP	OT

LARGE SCALE PLANS AND ELEVATIONS

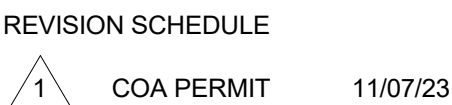
Sheet Title	
Sheet Number	of

A002

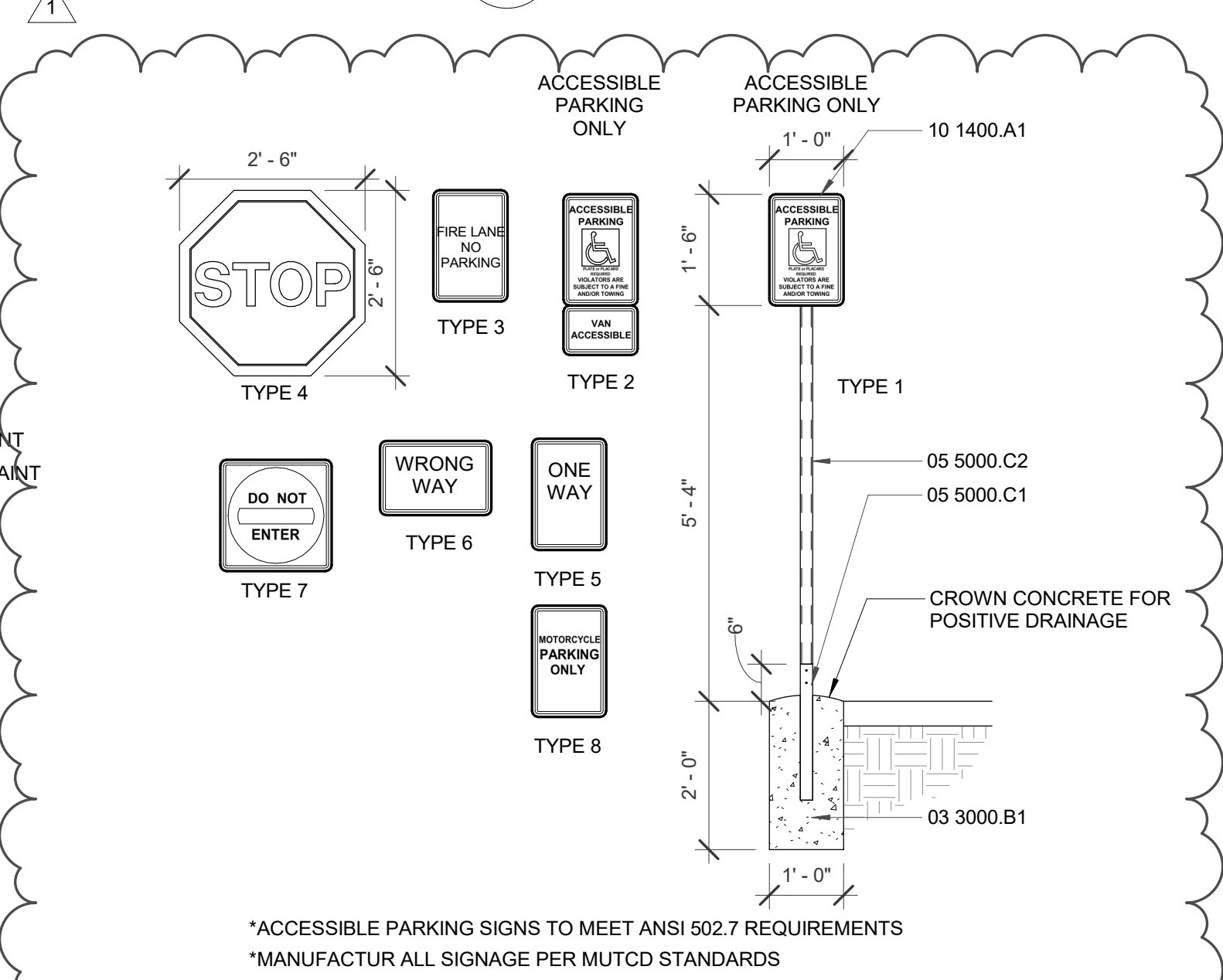
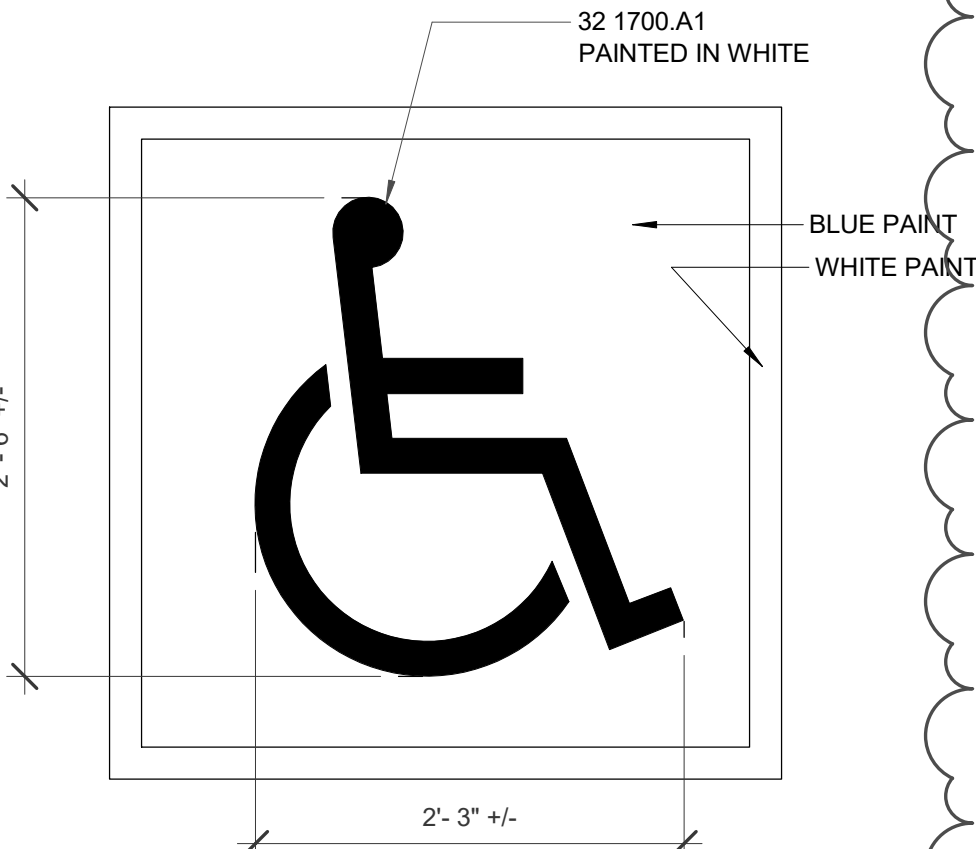


- A. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND EXISTING UTILITIES AND IS RESPONSIBLE FOR REMOVALS AS REQUIRED TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- B. CONTRACTOR TO PROMOTE SAFETY MEASURES TO PROTECT EXISTING UTILITIES, ADJACENT AND ALL EXISTING CONSTRUCTION TO REMAIN.
- C. CONTRACTOR TO COORDINATE WITH THE OWNER FOR ALLOWABLE STREETS, DRIVEWAYS, CURBS AND ALL EXISTING CONSTRUCTION TO REMAIN.
- D. CONTRACTOR SHALL EXISTING UTILITIES AND COORDINATE WITH THE SCOPE OF WORK SHOWN ON DRAWINGS.
- E. REMOVE EXISTING UTILITIES, EXISTING UTILITIES, EXISTING UTILITIES AND ALL ASSOCIATED COMPONENTS, AND PROPERLY DISPOSE OF OFF SITE.
- F. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- G. ALL DIMENSIONS ARE 5'-0" BY 5'-0" FROM EDGE TO EDGE UNLESS OTHERWISE NOTED.
- H. SEE SHEET A002 AND A003 FOR SITE DETAILS.
- I. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- J. REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION.
- K. PROVIDE CONCRETE BASE AT ALL SITE FURNISHINGS AS REQUIRED BY MANUFACTURER FOR ANCHORING.

03 3000.B1	CONCRETE FOOTING
05 5000.C1	PIPE SLEEVE
05 5000.C2	STEEL TUBE
10 1400.A1	METAL SIGN ASSEMBLY
10 7500.A1	FLAGPOLE
32 1300.A1	CONCRETE SIDEWALK
32 1300.B2	1/2" EXPANSION JOINT
32 1300.E1	CONCRETE CURB AND GUTTER
32 1700.A1	ACCESSIBLE PARKING PAVEMENT MARKING



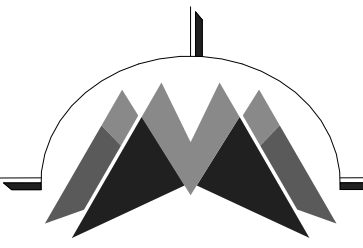
B1 CONCRETE JOINT
1 1/2" = 1'-0"



A2 TYPICAL SITE SIGNAGE TYPES



DYRON MURPHY ARCHITECTS, P.C.



4505 Montbel Place NE, Albuquerque, New Mexico 87107

JACK CANDELARIA
COMMUNITY CENTER
ADDITION

400 SAN JOSE AVE, SE
ALBUQUERQUE, NEW MEXICO 87102
100% CONSTRUCTION DOCUMENTS
OCTOBER 13, 2023

PROJECT NUMBER	DRAWN BY	PROJ MGR
2021.01	PP	OT

SITE DETAILS

Sheet Title	
Sheet Number	of

A003

10/17/2023 01:11:14 AM C:\Users\pdmurphy\Documents\2023\01 Jack Candelaria Community Center Addition_002_2023\pdmurphy\SET\A6
DYRON MURPHY ARCHITECTS, P.C.

A6 SITE CODE PLAN
1" = 10'-0"



**ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION**

PERMIT

PERMIT NUMBER: EP-23-03796
APPROVED DATE: 10/13/2023

APPROVED

GENERAL INFORMATION:
THIS PROJECT CONSISTS OF THE PARTIAL BUILDING DEMOLITION OF APPROXIMATELY 550 SQUARE FEET TO THE EXISTING COMMUNITY CENTER. SCOPE OF WORK INCLUDES AN ADDITION OF APPROXIMATELY 3,740 SQUARE FEET TO THE EXISTING COMMUNITY CENTER WITH SITE IMPROVEMENTS. THIS SQUARE FOOTAGE INCLUDES THE DEMOLITION AREA.

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE CODE AND NFPA STANDARDS. SCOPE OF WORK INCLUDES THE DEMOLITION OF VARIOUS SYSTEMS INCLUDING EXISTING ROOF, HVAC, STRUCTURAL, ELECTRICAL AND ARCHITECTURAL. RENOVATIONS INCLUDES NEW INTERIOR FINISHES, ROOF, HVAC, PLUMBING AND ELECTRICAL UPGRADES AND SITE IMPROVEMENTS.

FIRE FLOW: 1750 GPM, 1 HYDRANT, II-B

THE PROPOSED OVERALL SQUARE FOOTAGE OF THE BUILDING IS 17,790 GROSS SQUARE FEET.

PROJECT INFORMATION:
JACK CANDELARIA COMMUNITY CENTER
400 SAN JOSE AVE., SE
ALBUQUERQUE, NEW MEXICO 87102

USE AND OCCUPANCY CLASSIFICATION:
OCCUPANCY GROUPS: A-3 AND A-4.

BUILDING CONSTRUCTION AND HEIGHT:
CONSTRUCTION TYPE: II-B, 1 STORY.
BUILDING HEIGHT: EXISTING MAXIMUM BUILDING HEIGHT IS 30'-0"

SPRINKLERED FIRE PROTECTION SYSTEM:
AN AUTOMATIC SPRINKLER SYSTEM WILL BE PROVIDED TO THE ENTIRE BUILDING.

*SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL.

*FIRE SPRINKLER SYSTEM TO BE SUPERVISED WHEN REQUIRED BY THE 2015 INTERNATIONAL FIRE CODE.

GENERAL NOTES

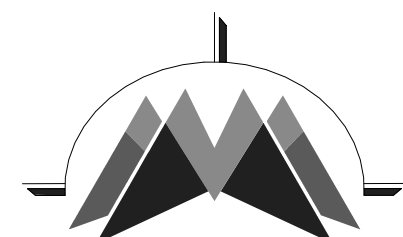
- FIRE DEPARTMENT VEHICLE ACCESS MAY REQUIRE ADDITIONAL MARKINGS OR SIGNAGE AS DICTATED BY THE AUTHORITY HAVING JURISDICTION AND/OR THE LOCAL FIRE DEPARTMENT.
- KNOX BOX LOCATIONS ARE APPROXIMATE. COORDINATE FINAL LOCATION WITH AHJ AND/OR LOCAL FIRE DEPARTMENT.

- FIRE LINE NO PARKING CURB PAINTING; CONTRACTOR TO VERIFY WITH FIRE MARSHAL
- (K)** KNOX BOX. COORDINATE LOCATIONS AND TYPES WITH LOCAL FIRE DEPARTMENT HAVING JURISDICTION

STAMP



DYRON MURPHY ARCHITECTS, P.C.



4505 Montbel Place NE, Albuquerque, New Mexico 87107

**JACK CANDELARIA
COMMUNITY CENTER
ADDITION**

400 SAN JOSE AVE, SE
ALBUQUERQUE, NEW MEXICO 87102
100% CONSTRUCTION DOCUMENTS
OCTOBER 13, 2023

PROJECT NUMBER: 2021.01 DRAWN BY: PP PROJ MGR: OT

FIRE 1

Sheet Title

Sheet Number

of

G101

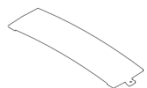


Bike Rack

Included components



1x - Frame



1x - Cover plate



1x - Set screw
1/4-20 x 1"



Embedded option:
2x - Threaded rod
5/8-11 x 3-1/2"
with thread patch

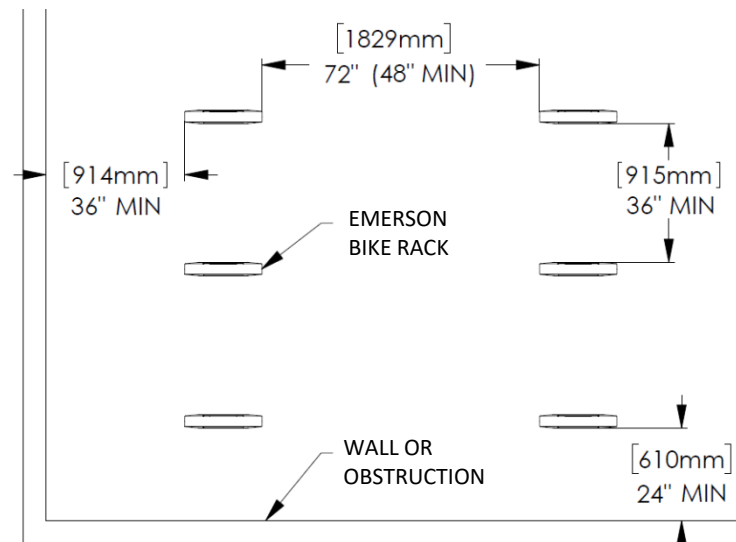


Fig. 1. - Recommended spacing, according to Association of Pedestrian and Bicycle Professionals (APBP)

Tools Required

- Unit ships assembled
- 1/8" hex key
- 3/16" hex key
- Hammer drill with masonry bits
- For embedded mount option: chemical anchoring adhesive (Hilti HIT RE 500 or equivalent)
- For surface mount option: stainless steel anchoring hardware, (2) required per unit (not included). Landscape Forms, Inc. recommends maximum 1/2" dia bolt, with a minimum embedded depth of 3" (see Fig. 5. for bolt clearances).

WARNING! Unit must be anchored.

HANDLE WITH CARE! Emerson's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Protect the finish from damage during installation. Use touch-up paint to repair any powder coat finish abrasions.

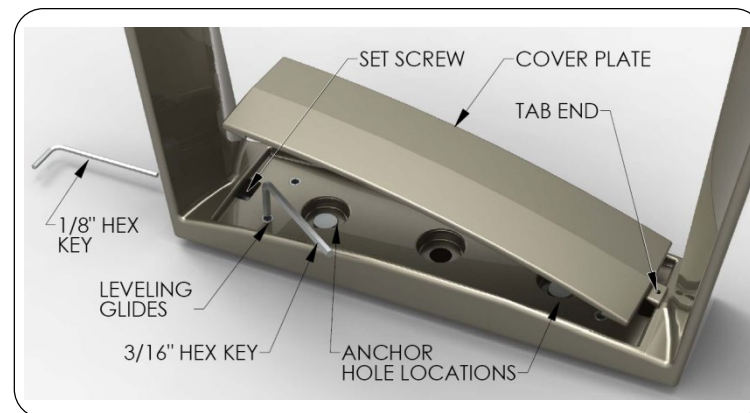


Fig. 2. – Component detail

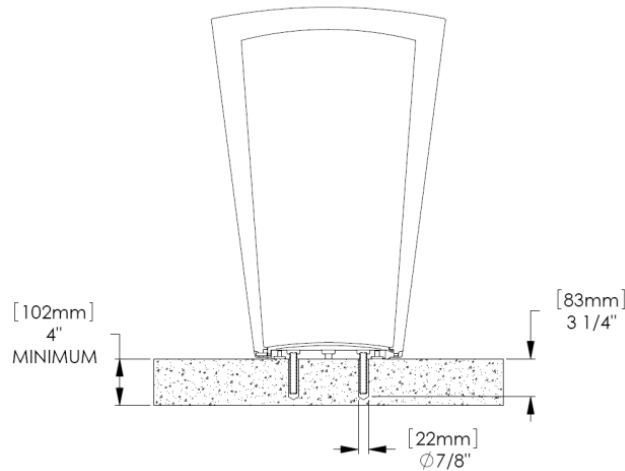


Fig. 3. – Hole size for embedded bike rack

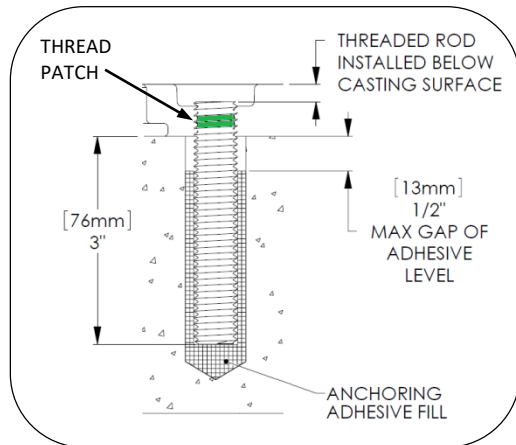


Fig. 4. – Install threaded rod

INSTALLATION PROCEDURE:

WARNING! Unit must be anchored.

1. Set bike rack in position. Using 3/16" hex key, adjust leveling glides until unit is plumb.
2. Mark hole locations. See Fig. 1 for recommended spacing.
3. Move bike rack and drill holes. Clear debris from holes.

FOR EMBEDDED MOUNT:

1. Thread anchor rods with thread patch into bike rack as shown in Fig. 4.
2. Fill holes with adhesive to level shown in Fig. 4.
3. Set unit in place and wipe away excess adhesive.
4. After adhesive has fully cured to manufacturer's recommendation, turn all four leveling glides equally until tight to remove any excess movement of the bike rack.

FOR SURFACE MOUNT:

1. Set unit in place and install anchor bolts (not supplied by Landscape Forms) according to anchor manufacturer's instructions.
2. Turn all four leveling glides equally until tight to remove any excess movement of the bike rack.

FOR COVER PLATE INSTALLATION:

1. Install cover plate by inserting tab end into casting frame.
2. Using 1/8" hex key, install 1/4-20 set screw in opposite end of cover plate, through the casting frame.
3. Tighten set screw until cover plate is secure. **Warning!** Do not over tighten the set screw, which can cause the cover plate to deform.

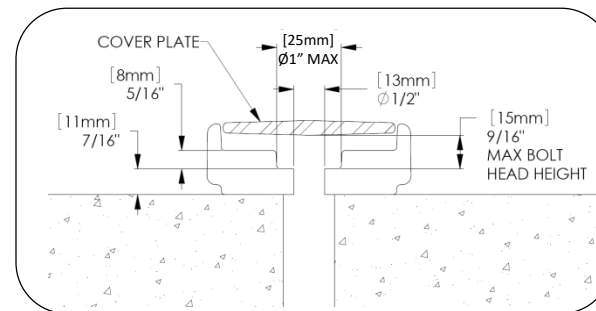


Fig. 5. – Anchor hole clearance for surface mount