

February 22, 2018

City of Albuquerque Planning Department

600 2nd Street NW

Albuquerque, NM 87103

Re: Development Review Board Supplemental Submittal
Grace Covenant Church of God - Family Hall Addition Project
1700 57th Street NW, Albuquerque, New Mexico, 87105

Prior Case Nos.: DRB Case No. DRB-87-0425

EPC Case No. Z-86-80-1

To Whom It May Concern:

On behalf of our Client, The Grace Covenant Church of God, we hereby submit this written description of the plan modifications made to the documents to address the DRB Review Comments dated February 21, 2018.

DESCRIPTION OF DRB SUBMITTAL COMPLIANCE WITH DRB REVIEW COMMENTS

TRANSPORTATION DEVELOPMENT

1. *"The ADA accessible spaces must be a minimum of 8.5 feet in width."*

The Site Plan has been amended to indicate three 8'-6" wide accessible parking spaces.

2. *"The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8 feet wide; all others should be 5 feet wide."*

The Site Plan has been amended to indicate a van access aisle of 8'-0" width and a single 5'-0" wide aisle for the standard sized HC parking spaces.

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3. *The ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. [66-1-4.1.B NMSA 1978.*

The Site Plan has been amended to indicate the required NO PARKING verbiage and noted to describe the required height and size of the lettering.

4. *The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or towing." If that language is present it is not visible in the detail."*

The Site Plan has been amended to indicate the required signage locations of the signage. The plan has been noted to describe the required verbiage.

5. *"Please remove all the revision bubbles and triangles. Although they were very helpful for review, they are confusing if the site plan comes in for an Administrative Amendment."*

The revision bubbles and triangles have been removed.

UTILITY DEVELOPMENT

1. *The Site Development Plan for Building Permit needs to show the fire hydrant at the SW corner of the subject property as a "New Public Fire Hydrant" with a 6" connection to the existing 8" water line on the west side of 57th Street NW.*

The Site Development Plan has been amended to indicate the actual location of a second fire hydrant located at the NE corner of 57th Street and Bice Rd. The hydrant indicated on the EPC approved plans was never constructed. The existing hydrant has been located dimensionally and has been approved by the Fire Department as a compliant second hydrant and the Site Plan has been reviewed and stamped accordingly. The distance between the two existing hydrants is approximately 285 feet which is well within the 500 foot distance between hydrants as delineated in the current Fire Code, Appendix C, Fire Hydrant Locations and Distribution, Table C102.1. The applicant requests that the existing fire hydrant be approved by the Water Authority and the hydrant indicated on the EPC approved plan has been crossed out in anticipation of the ABCWUA approval. The water line size in Bice Rd. has been noted as an existing 14" line with the required 6" connection to the hydrant.

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2. *The identification of the existing water line at the top of the Site Development Plan needs to identify the existing water line as an 8" line, not a 6" line."*

The Site Plan has been amended to indicate the existing line as an 8" line.

PLANNING

1. *"Site Development Plan for Building Permit sign off from 2004 [03EPC-01913]. Conditions of approval must be addressed. Even though this site plan was approved in 2004, 14 years later there may be additional requirements that must be met. Will defer to Transportation and Hydrology."*

The additional requirements of Transportation and Hydrology have been addressed by the Site Plan amendments included with this DRB Supplemental Submittal.

2. *Conditions that still need to be addressed:*

- *4. Landscaping: c and f. Planting beds shall achieve 75% coverage of live plantings – currently [AGIS Aerial] the site does not meet this requirement. A note was added to address conditions 4c and 4f. Additional planting will be required to ensure compliance since currently the site does not comply. There are no plantings along the southern boundary abutting the parking lot. The northern looks like about 25%. If additional plantings are not installed, a Notice of Violation will be issued.*

The landscaping note added to the Landscape Plan indicates that the planting beds in question will meet the 75% coverage requirement. Additional notations have been added to the plan at the north and south property lines indicating the number of plants to be installed which will meet that requirement at maturity. The planting attrition identified by the above comment will be addressed by additional plantings. The note indicating "All existing landscaping to be left as existing" has been crossed out. Existing landscape areas in compliance with the required coverage will be left in place and maintained by the Owner.

- *5. Sign detail calls for the sign to be 12 feet in height. Must add note that restricts the height, including the base, cannot exceed 9 feet per the CCP. Note the existing sign looks higher than 9 feet. Again, if out of compliance a NOV will be issued.*

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The existing sign is under the 9' height requirement. The existing note regarding overall sign height as 12 feet has been amended to indicate that the maximum sign height will be 9 feet including the sign base.

- 7. This condition requires that the plans be stamped by an engineer or Architect but none of them are. This must be complied with prior to sign off.

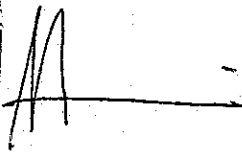
The plans submitted with this Supplemental Submittal have been stamped by the Owner's agent Architect. The stamped plans are included in order to comply with the EPC requirement, however, the original EPC plans were not prepared by the current Owner's architect. Please note that the architect's stamp is applied to indicate that the modifications to the EPC approved plans have been made in compliance with the original EPC comments and the current DRB comments and directives. The original Grading and Drainage Plan was stamped by a licensed engineer and that plan has not been double-stamped.

3. *Note that changes have been made to the dumpster site as well as the enclosure [which no longer exists or never did] prior to sign off. This was approved by Solid Waste as an existing condition but it is not in compliance with what EPC approved. Reason for change? No enclosure or screen wall?*

The Solid Waste department approved the current dumpster location and lack of an enclosure based on the existing 80 foot separation of the dumpster location from the public street. At the direction of the Solid Waste department the reference to the enclosure has been crossed out on the Site Development Plan and the actual location of the dumpster indicated on the same. The enclosure detail has been removed from the Elevation and Detail sheet to comport with the elimination of the note on the Site Development Plan.

On behalf of our client we appreciate your consideration of this request and remain available to assist with additional information or further clarification regarding the proposed project.

Respectfully:

A handwritten signature in black ink, appearing to read 'James S. Rogers', written over a horizontal line.

James S. Rogers