

# CITY OF ALBUQUERQUE



December 5, 2017

Jeremy Ortiz  
Archis Design, LLC  
PO Box 90218  
Albuquerque, NM 87119

**Re: Site Improvements 1218 Griegos  
1218 Griegos Rd. NW  
Traffic Circulation Layout  
Architect's Stamp 11-22-17 (Revision 12/01/2017) (F14-D025)**

Dear Mr. Ortiz,

The TCL submittal received 12-04-17 is approved for Building Permit. 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.

When the site construction is completed and a 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 TCL with a completed Drainage and Transportation Information Sheet to front counter personnel 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,

Logan Patz  
Senior Engineer, Planning Department  
Development Review Services

LWP via: email  
C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

025

Project Title: Site Improvements 1218 Griegos Building Permit #: \_\_\_\_\_ City Drainage #: F14D205  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
 Legal Description: Lots 67,68,69 Rossiter Addition  
 City Address: 1218 Griegos Rd NW Albuquerque, NM 87107

Engineering Firm: Wooten Engineering Contact: Jeff Wooten  
 Address: 1005 21st St SE, Suite 13 Rio Rancho, NM 87124  
 Phone#: 505-980-3560 Fax#: \_\_\_\_\_ E-mail: jeffwooten.pe@gmail.com

Owner: 1218 Griegos, LLC Contact: Brian Terrell  
 Address: 3010 Monte Vista Blvd NE Albuquerque, NM 87106  
 Phone#: 505-980-8340 Fax#: \_\_\_\_\_ E-mail: briant@hbconstruction.com

Architect: Archis Design, LLC Contact: Jeremy Ortiz  
 Address: P. O. Box 90218 Albuquerque, NM 87199  
 Phone#: 505-948-8908 Fax#: \_\_\_\_\_ E-mail: jeremy@archisdesign.net

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

DEPARTMENT:  
 HYDROLOGY/ DRAINAGE  
 TRAFFIC/ TRANSPORTATION  
 MS4/ EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:  
 BUILDING PERMIT APPROVAL  
 CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:  
 ENGINEER/ ARCHITECT CERTIFICATION

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

CONCEPTUAL G & D PLAN  
 GRADING PLAN  
 DRAINAGE MASTER PLAN  
 DRAINAGE REPORT  
 CLOMR/LOMR  
 TRAFFIC CIRCULATION LAYOUT (TCL)  
 TRAFFIC IMPACT STUDY (TIS)  
 EROSION & SEDIMENT CONTROL PLAN (ESC)



OTHER (SPECIFY) \_\_\_\_\_

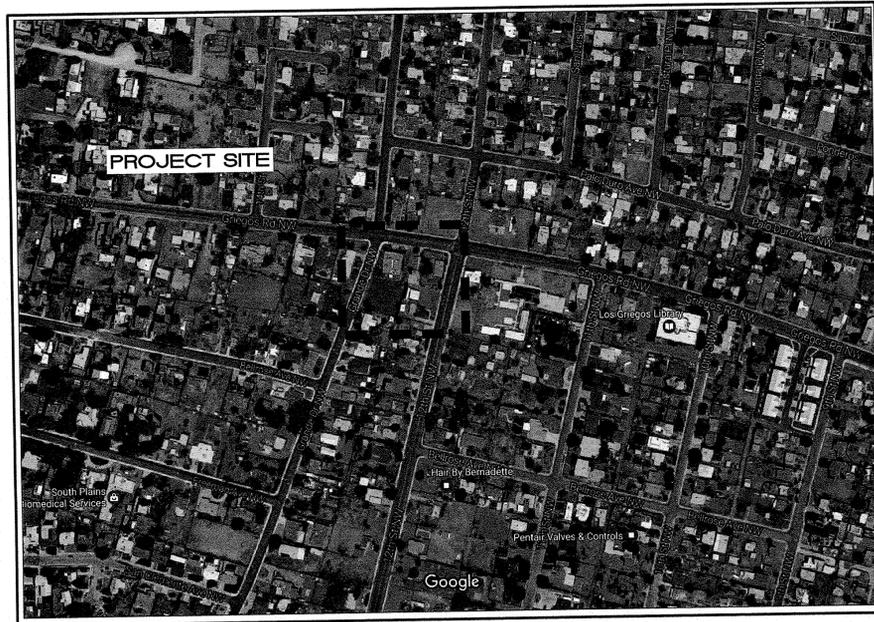
PRE-DESIGN MEETING  
 OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?:  Yes  No

DATE SUBMITTED: 12/4/17 By: Brian Terrell

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

# Site Improvements Partial Building and Site Demolition Albuquerque, New Mexico



D1 VICINITY MAP  
N.T.S.



SHEET INDEX	
G-001	COVER SHEET / DESIGN INFORMATION
AD101	DEMOLITION SITE PLAN
AS101	ARCHITECTURAL SITE PLAN
ASS01	SITE DETAILS
C1	CIVIL GRADING AND DRAINAGE PLAN

CODE INFORMATION	
A. PROJECT LOCATION:	1218 GRIEGOS RD NW, ALBUQUERQUE NM 87107
SCOPE OF WORK:	REMOVE CENTER AND NORTH PORTION OF THE BUILDING LOCATED ON LOT 67 AND PROVIDE NEW PARKING LOT PAVING, CURBS, SIDEWALK AND LANDSCAPE AREA.
B. ZONING:	C-1
C. OCCUPANCY GROUP:	(SECTION 304 IBC) OCCUPANCY GROUP B (BOTH BUILDINGS)
D. AREAS	
BUILDING "A"	- 8870 SF
BUILDING "B"	- 1619 SF
TOTAL EXISTING AREA	- 10,489 SQUARE FEET
M. PARKING: (ABQ CODE OF ORDINANCES, 2009 EXISTING BUILDING CODE AND ANSI 117.1-2003 AMERICAN NATIONAL STANDARDS)	
REQUIRED (BUSINESS):	1 SPACE PER 200SF = 53 SPACES (SUITES A,B,C)
PARKING REQUIRED:	= 53 SPACES
EXISTING PARKING:	= 47 SPACES
MINUS PARKING REMOVED:	= -6 SPACES
PARKING ADDED:	= 17 SPACES
TOTAL PARKING PROVIDED:	= 58 SPACES
ADA SPACES REQUIRED (BLDG "A"):	= 1 ST, 1 VAN
ADA SPACES EXISTING:	= 1 ST, 1 VAN
ADA SPACES PROVIDED:	= 1 ST, 1 VAN
ADA SPACES REQUIRED (BLDG "B"):	= 1 ST, 1 VAN
ADA SPACES PROVIDED:	= 1 ST, 1 VAN

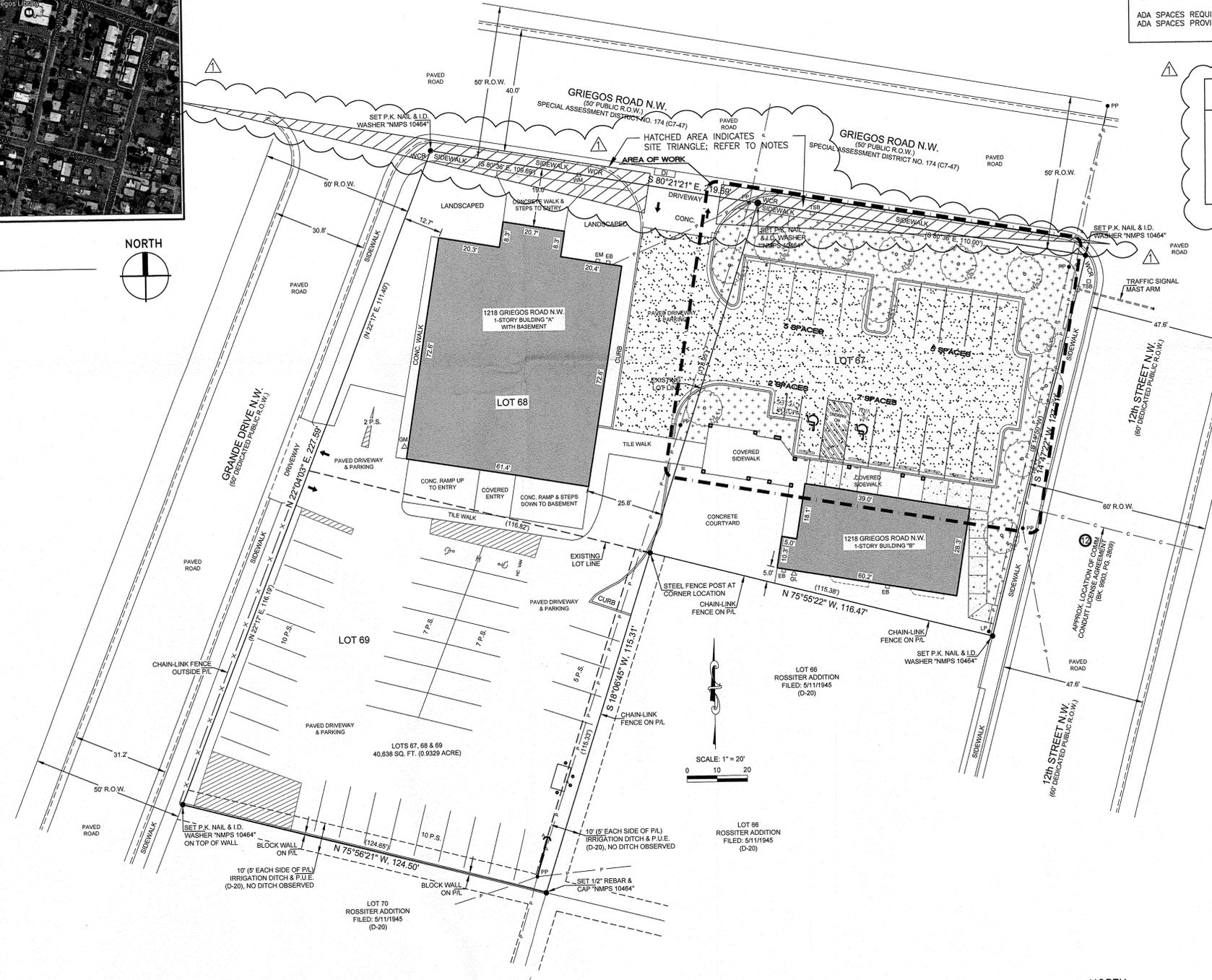
STATE OF NEW MEXICO  
JEREMY F. ORTIZ  
No. 5695  
ARCHITECT

11-22-2017

relevant design solutions  
ARCHIS design LLC  
P.O. BOX 90218 ALBUQUERQUE, NEW MEXICO 87119 (505) 948-8908

## SITE TRIANGLE NOTES

A. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE



TRAFFIC CIRCULATION LAYOUT APPROVED  
*Logan Post* 12-05-17  
Signed Date

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

## DESIGN TEAM

ARCHITECT  
ARCHIS DESIGN, LLC  
CONTACT: JEREMY ORTIZ, RA  
P.O. BOX 90218  
ALBUQUERQUE, NM 87119  
PH: (505) 948-8908

CIVIL ENGINEERING  
CONTACT: JEFF WOOTEN  
1005 21ST ST SE, SUITE 13  
RIO RANCHO, NM 87124  
PH: (505) 980-3560

A3 OVERALL SITE PLAN  
1" = 20'-0"

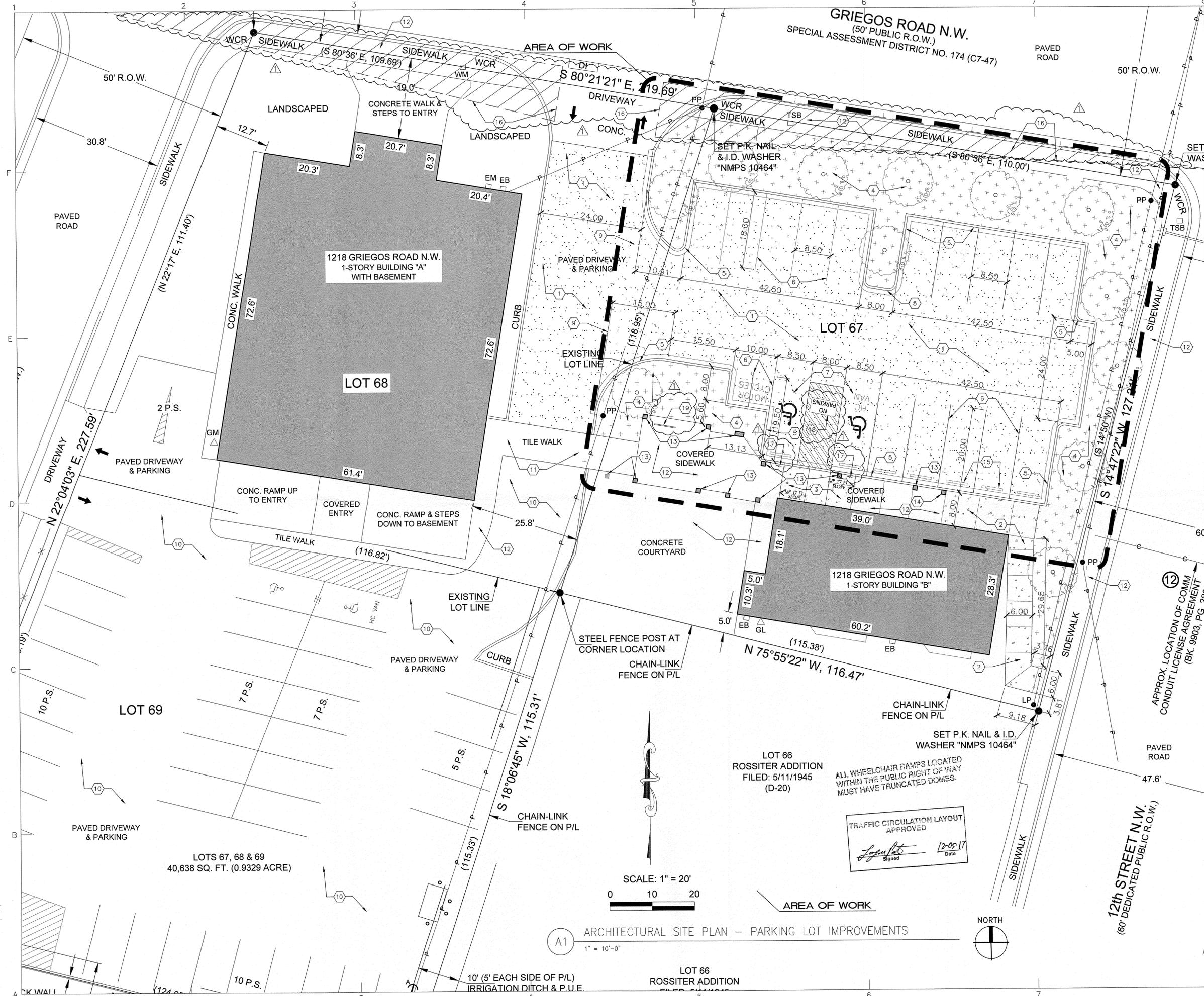
SITE IMPROVEMENTS  
1218 GRIEGOS  
ALBUQUERQUE, NEW MEXICO

Project No.  
021817  
Issue Date:  
November 22, 2017

Revisions:	Date:	REVISIONS
1	12/1/17	

Sheet Title:  
Architectural  
Site Plan

Sheet No.  
G-001



**GENERAL NOTES**

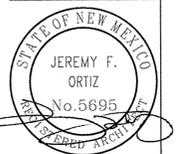
- A. REFER TO CIVIL SHEETS FOR FINISH FLOOR ELEVATION IN RELATION TO OTHER SURVEY BENCHMARKS AND ELEVATIONS
- B. REFER TO CIVIL SHEETS FOR ACTUAL SITE WORK, SPOT ELEVATIONS, FLOW LINES, GRADING REQUIREMENTS AND OTHER SITE MODIFICATIONS
- C. REFER TO CIVIL SHEETS FOR LIMITS OF EXCAVATION AND REQUIREMENTS FOR NEW WORK
- D. COORDINATE LIMITS OF WORK WITH OWNER, REQUIREMENTS FOR SITE USE AND PARKING
- E. PROVIDE OR MODIFY IRRIGATION CONTROLLER AT MECHANICAL ROOM. PROVIDE IRRIGATION VALVE BOX AS FOR NEW LANDSCAPING AREA; VERIFY FINAL LOCATION WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION. DO NOT LOCATE IN CONSPICUOUS PLACE.
- F. PROVIDE 1/2" PEX TO IRRIGATION BOX AND SLEEVE TO ISLANDS.

**SHEET KEYNOTES**

- 1. NEW ASPHALT PAVING; REFER TO CIVIL SHEETS
- 2. NEW CONCRETE SIDEWALK; INSTALL PER COA STANDARD DETAIL 2430. REFER TO SHEET AS103
- 3. NEW CONCRETE ADA RAMP; REFER TO CIVIL SHEETS
- 4. NEW CONCRETE PLANTER AND LANDSCAPING; PROVIDE HEAVY DUTY LANDSCAPE FABRIC AT LANDSCAPE AREA REFER TO CIVIL SHEETS
- 5. INSTALL 6" CONCRETE CURB AND APRON, TYP.
- 6. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. TWO COATS MINIMUM.
- 7. ADA PARKING : STRIPE AND PROVIDE ADA SIGNAGE AS REQUIRED FOR VAN AND STANDARD
- 8. NOT USED
- 9. LINE OF EDGE OF SAWCUT. SAWCUT FULL DEPTH OF EXISTING PAVEMENT FOR SQUARE EDGE. INSTALL NEW ASPHALT PAVEMENT PER CIVIL SHEETS
- 10. EXISTING ASPHALT PAVING; VERIFY EXTENT OF SAWCUT WITH REQUIREMENTS FOR NEW WORK
- 11. EXISTING WALK PAVING TO REMAIN
- 12. EXISTING CONCRETE SIDEWALK/PAVING TO REMAIN
- 13. EXISTING COVERED WALKWAY COLUMN TO REMAIN
- 14. NEW COLUMN AT EXISTING EDGE OF CANOPY
- 15. CONCRETE PARKING BUMPER STOP; TYPICAL THIS ROW
- 16. SITE TRIANGLE; REFER TO G-001
- 17. ADA SIGN; REFER TO 9/AS501
- 18. ADA ACCESSIBLE AISLES 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 VEHICLES REAR TIRE WOULD BE PLACED
- 19. BIKE RACK; RE: 1/AS501

**LEGEND**

- NEW LANDSCAPING; REFER TO LANDSCAPE PLAN
- NEW ASPHALT; REFER TO CIVIL SHEETS
- NEW SIDEWALK; REFER TO CIVIL SHEETS AND AS501



11-22-2017  
 relevant design solutions  
**ARCHIS design**  
 LLC  
 P.O. BOX 90218 ALBUQUERQUE, NEW MEXICO 87199 (505) 948-8908



**SITE IMPROVEMENTS**  
**1218 GRIEGOS**  
 ALBUQUERQUE, NEW MEXICO

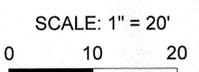
Project No.  
**021817**  
 Issue Date:  
**November 22, 2017**

Revisions:	Date:	REVISIONS
1	12/1/17	

Sheet Title:  
**Architectural Site Plan**

Sheet No.  
**AS101**

**A1** ARCHITECTURAL SITE PLAN - PARKING LOT IMPROVEMENTS  
 1" = 10'-0"

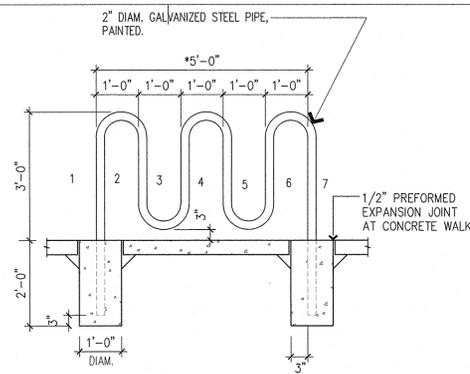


TRAFFIC CIRCULATION LAYOUT APPROVED  
 Signed: [Signature] Date: 12-05-17

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

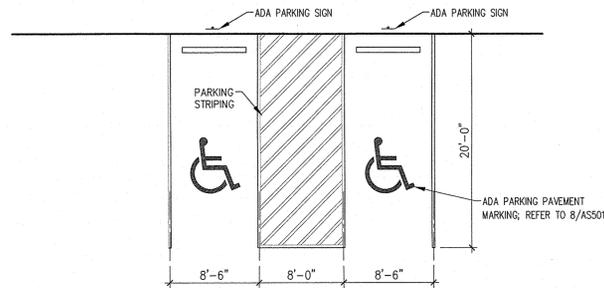
LOT 66 ROSSITER ADDITION FILED: 5/11/1945 (D-20)

LOT 66 ROSSITER ADDITION FILED: 5/11/1945 (D-20)

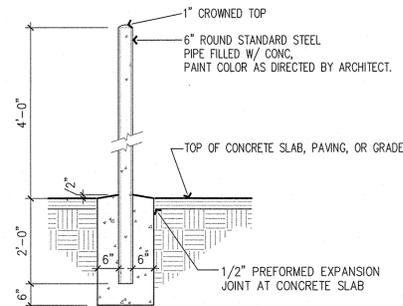


NOTE: \*MODIFY SIZE FOR # OF SPACES REQUIRED-CITY OF ALBUQUERQUE STANDARDS 1 BIKE SPACE/20 CAR SPACES

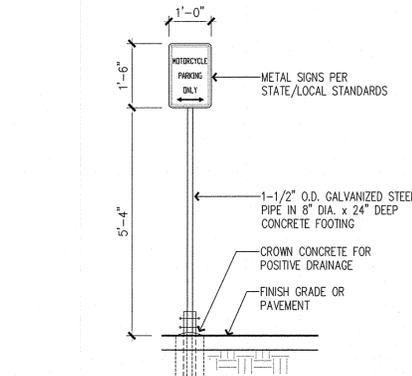
1 BIKE RACK DETAIL  
1/2" = 1'-0"



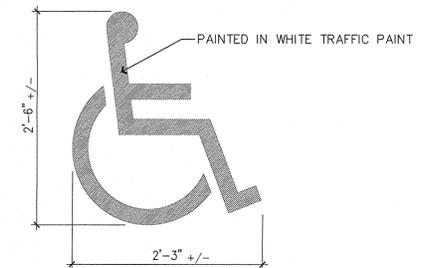
5 ACCESSIBLE PARKING SPACE (TYPICAL)  
1/8" = 1'-0"



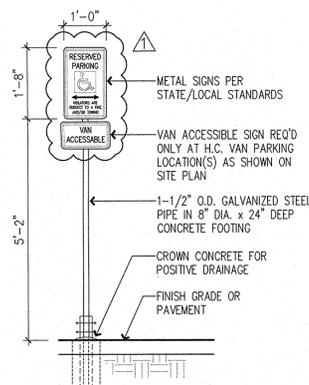
6 PIPE BOLLARD DETAIL  
1/2" = 1'-0"



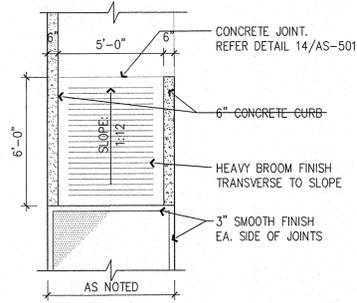
7 MOTORCYCLE PARKING SIGN  
1/2" = 1'-0"



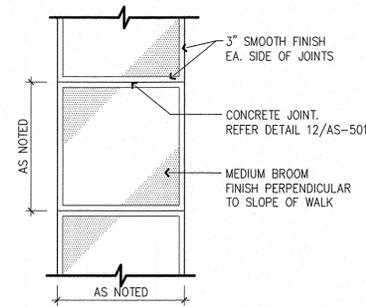
8 ACCESSIBLE PARKING PAVEMENT MARKING  
1" = 1'-0"



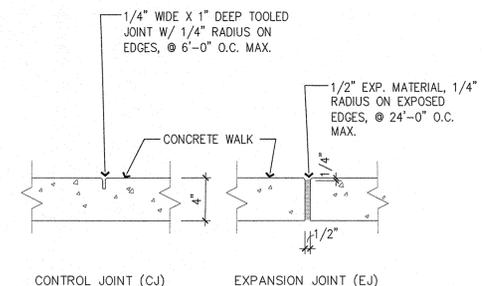
9 VAN ACCESSIBLE PARKING SIGN  
1/2" = 1'-0"



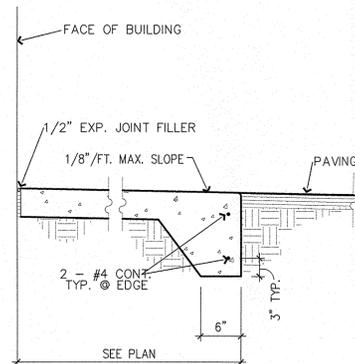
10 ACCESSIBLE RAMP  
1/4" = 1'-0"



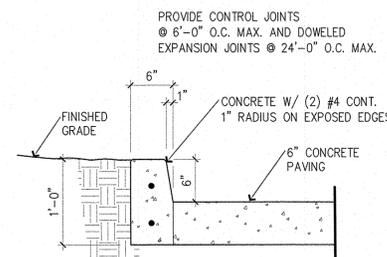
11 CONCRETE WALK PLAN  
1/4" = 1'-0"



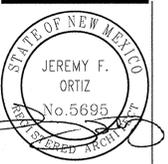
12 CONCRETE WALK JOINTS  
1 1/2" = 1'-0"



13 CONCRETE WALK SECTION  
1" = 1'-0"



14 CONCRETE CURB DETAIL  
1" = 1'-0"



11-22-2017  
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**ARCHIS design** LLC  
P.O. BOX 90218 ALBUQUERQUE, NM  
NEW MEXICO 87119 (505) 948-8808



**SITE IMPROVEMENTS**  
**1218 GRIEGOS**  
ALBUQUERQUE, NEW MEXICO

Project No. 021817  
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Sheet Title: Site Details  
Sheet No. AS501