

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



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 #: F14D206

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

TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ 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) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

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

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

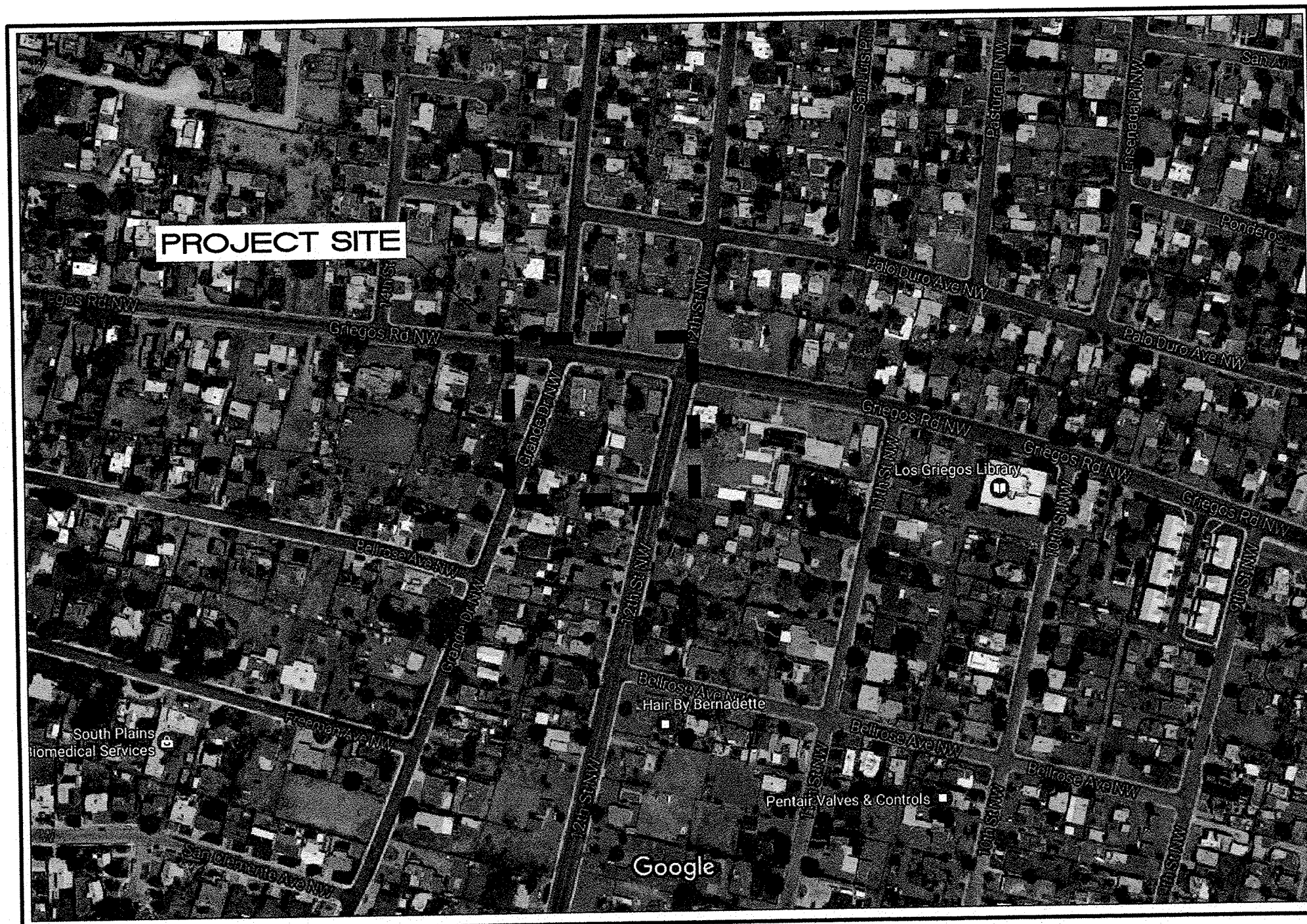
- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

- ☐ 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

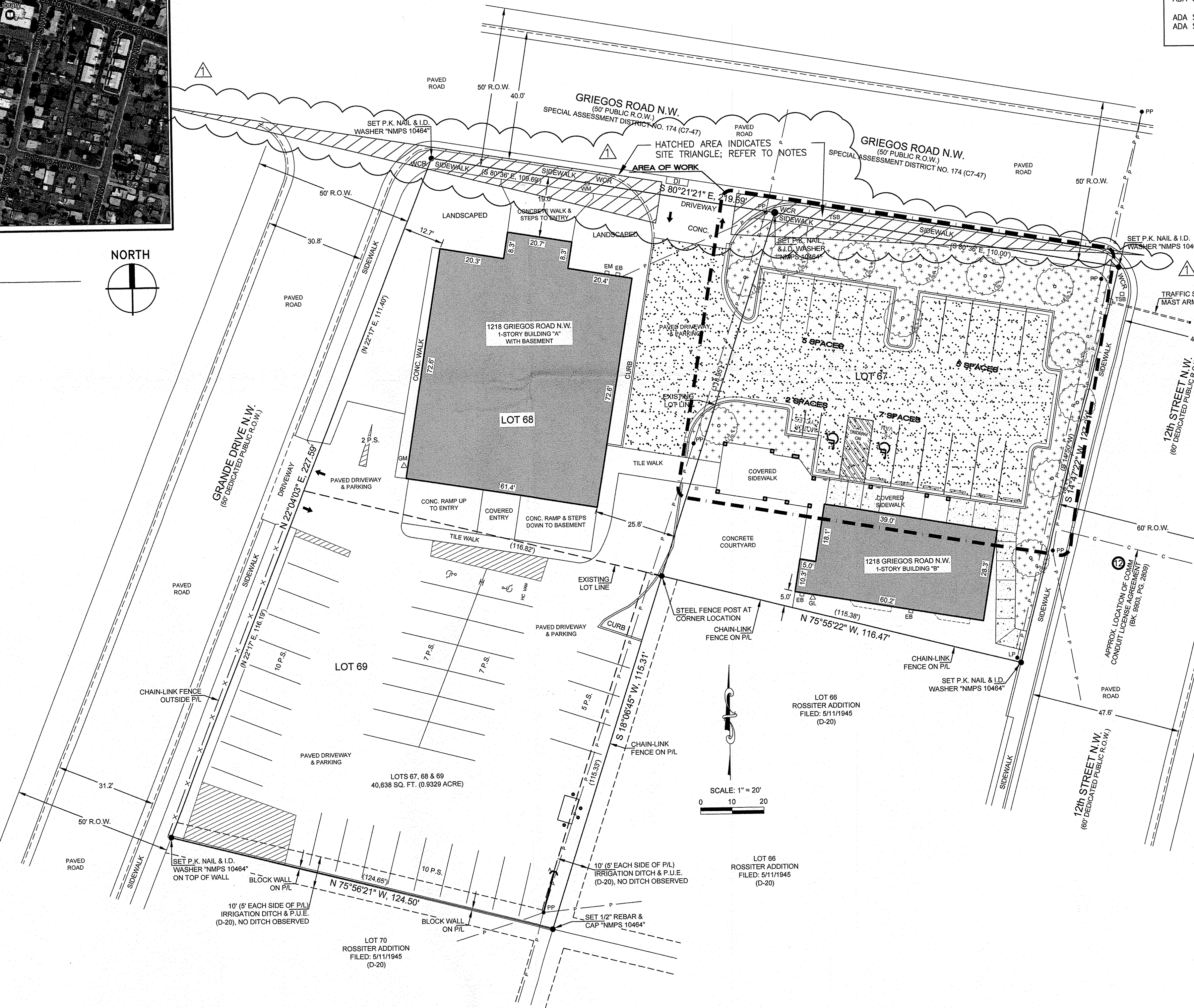
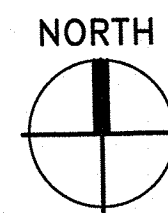
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

Site Improvements Partial Building and Site Demolition Albuquerque, New Mexico



D1 VICINITY MAP
N.T.S.



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

SHEET INDEX

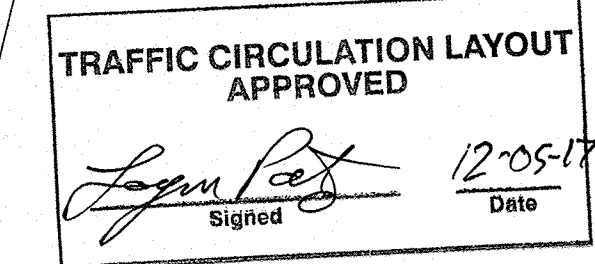
G-001	COVER SHEET / DESIGN INFORMATION
AD101	DEMOLITION SITE PLAN
AS101	ARCHITECTURAL SITE PLAN
AS501	SITE DETAILS
C1	CIVIL GRADING AND DRAINAGE PLAN

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
(SUITE 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

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



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 87199
PH: (505) 948-8908

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

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:

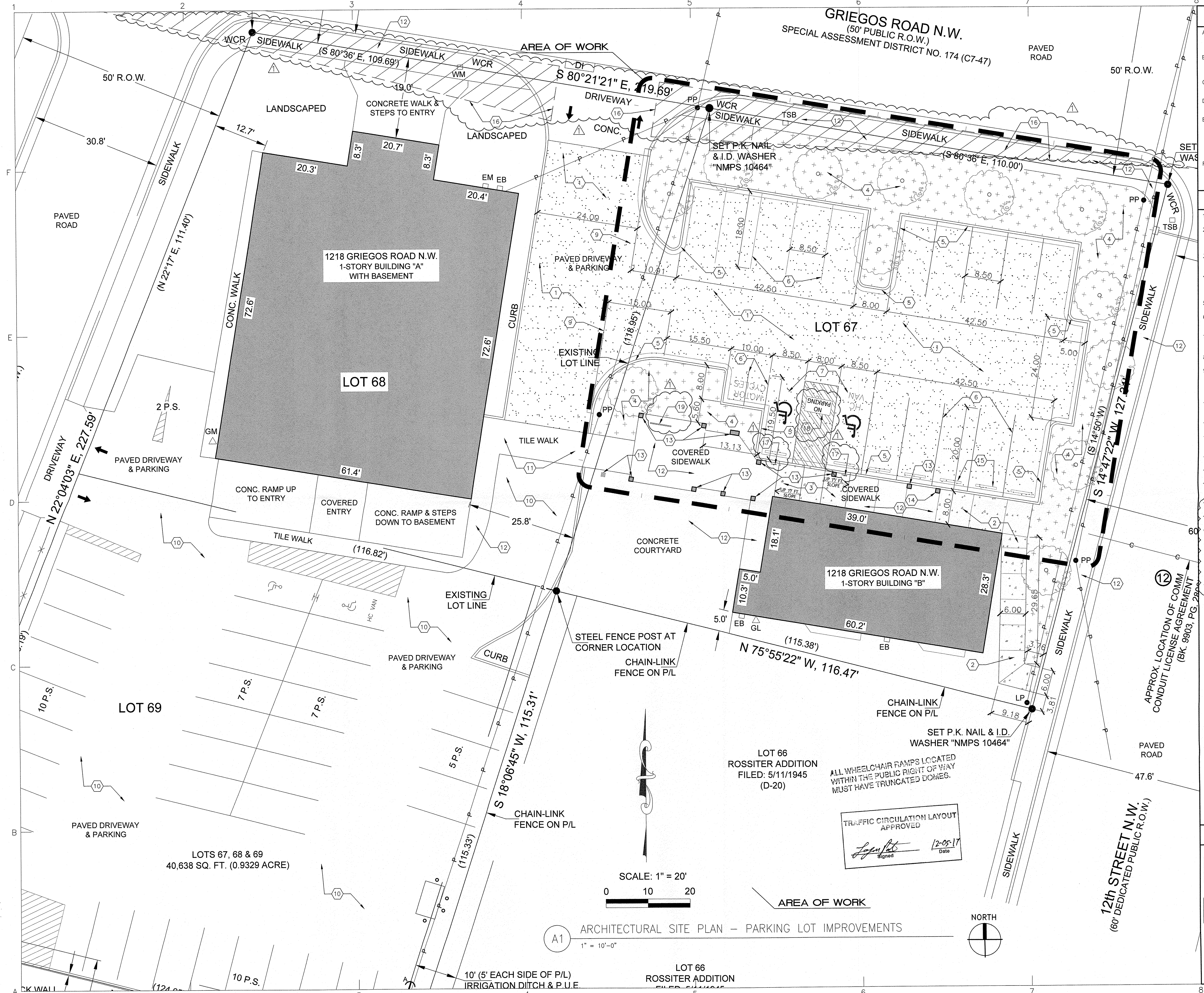
Date:	Revisions
12/1/17	1

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

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

relevant design solutions

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

11-22-2017

SITE IMPROVEMENTS

1218 GRIEGOS

ALBUQUERQUE, NEW MEXICO

Project No.
021817

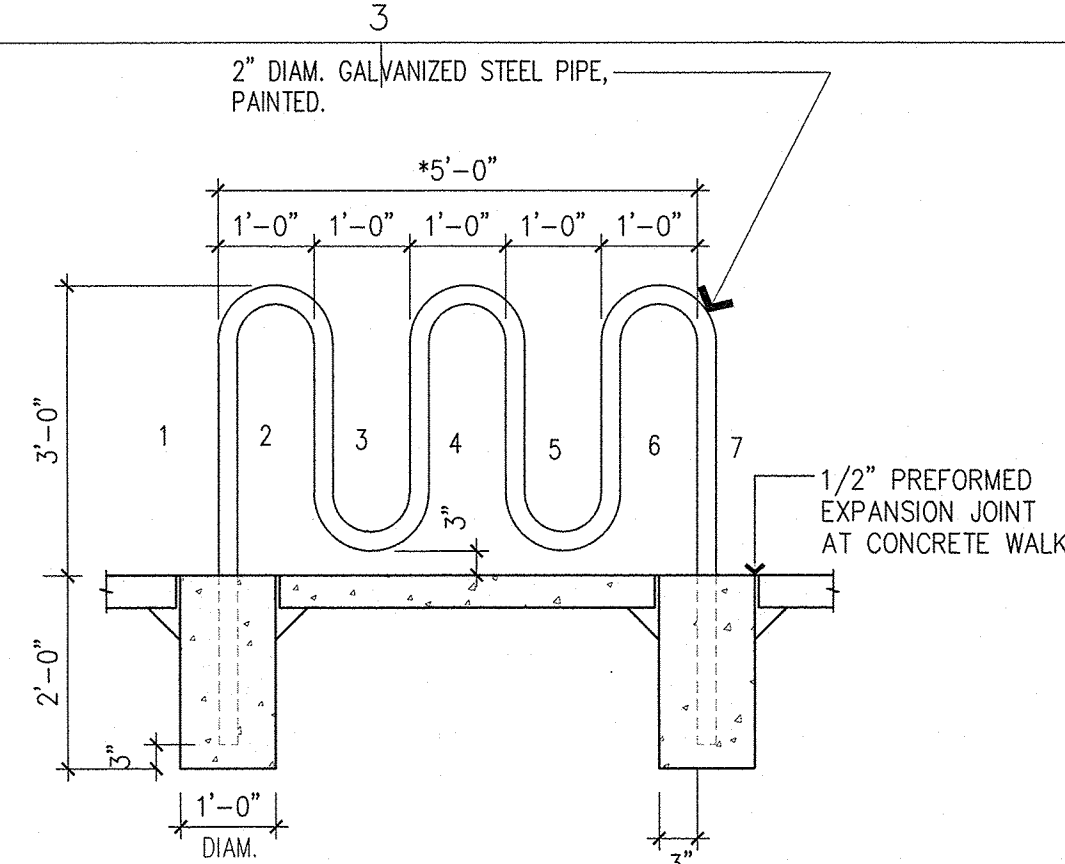
Issue Date:
November 22, 2017

Revisions:	Date:	12/1/17	REVISIONS
1			

Sheet Title:
Architectural Site Plan

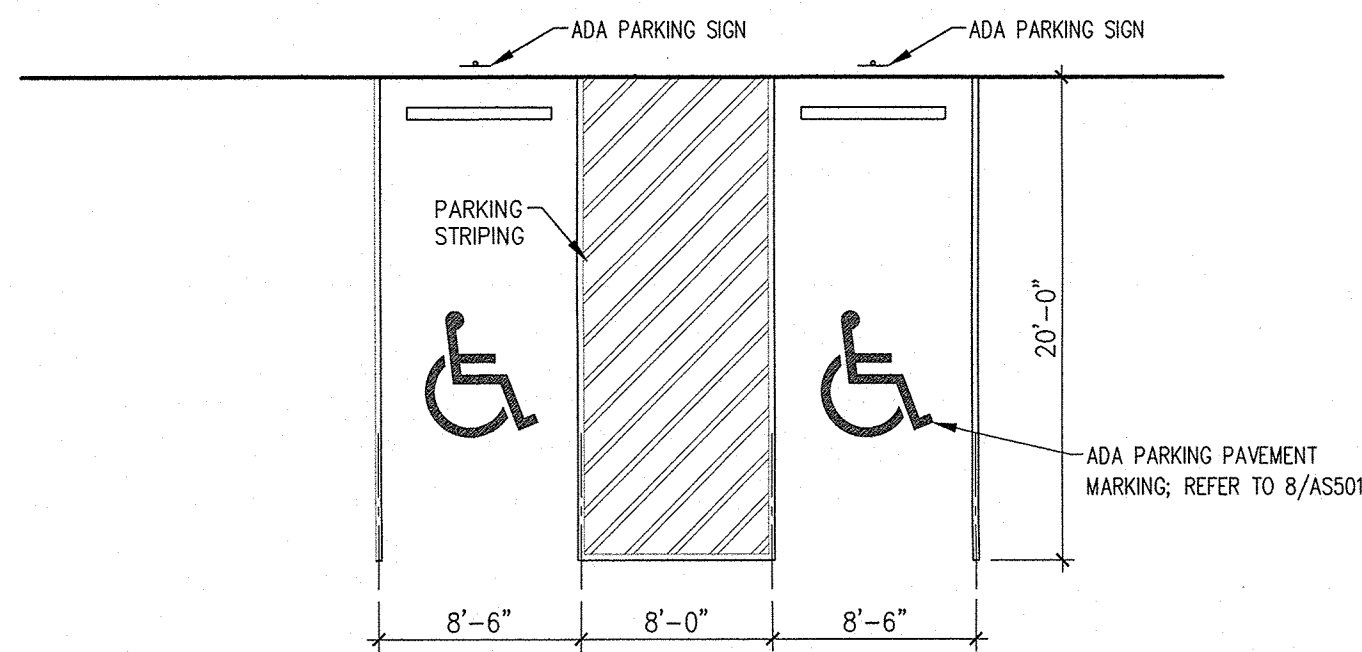
Sheet No.
AS101

Copyright © ARCHIS design LLC (All rights reserved)

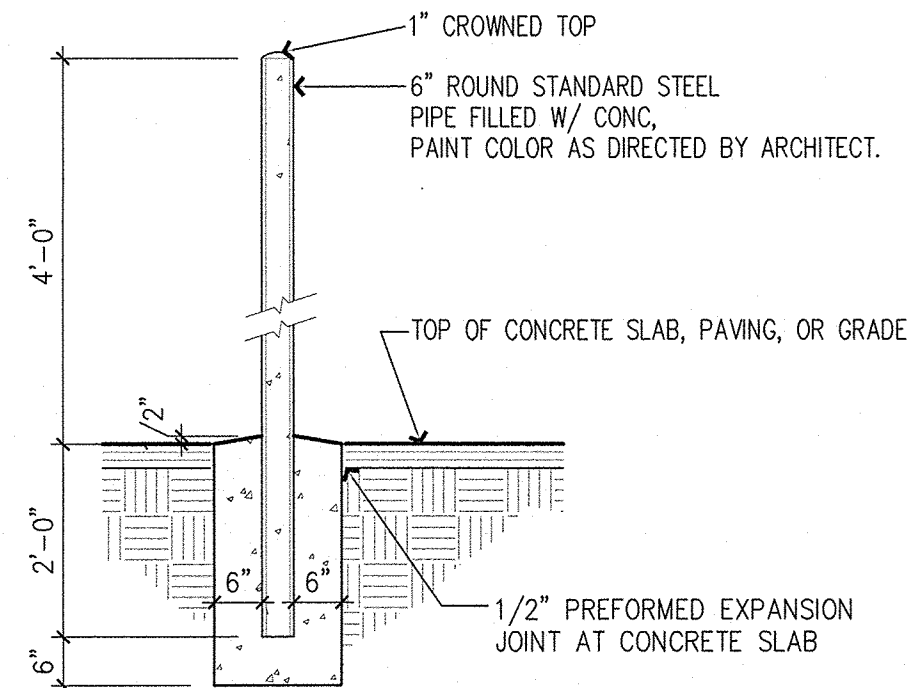


NOTE: *MODIFY SIZE FOR # OF SPACES REQUIRED-CITY OF ALBUQUERQUE STANDARDS 1 BIKE SPACE/20 CAR SPACES

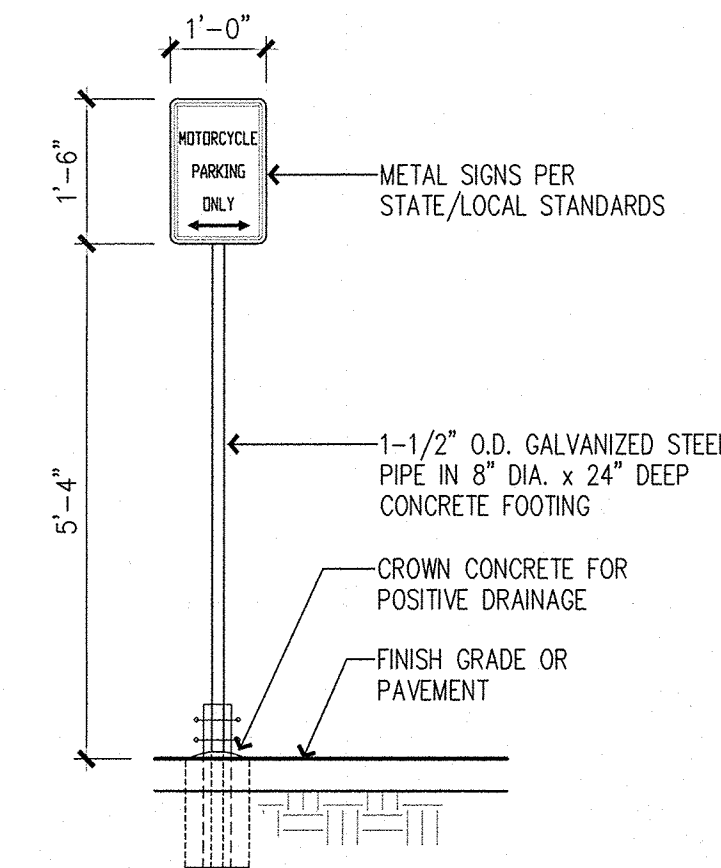
1 BIKE RACK DETAIL
1/2" = 1'-0"



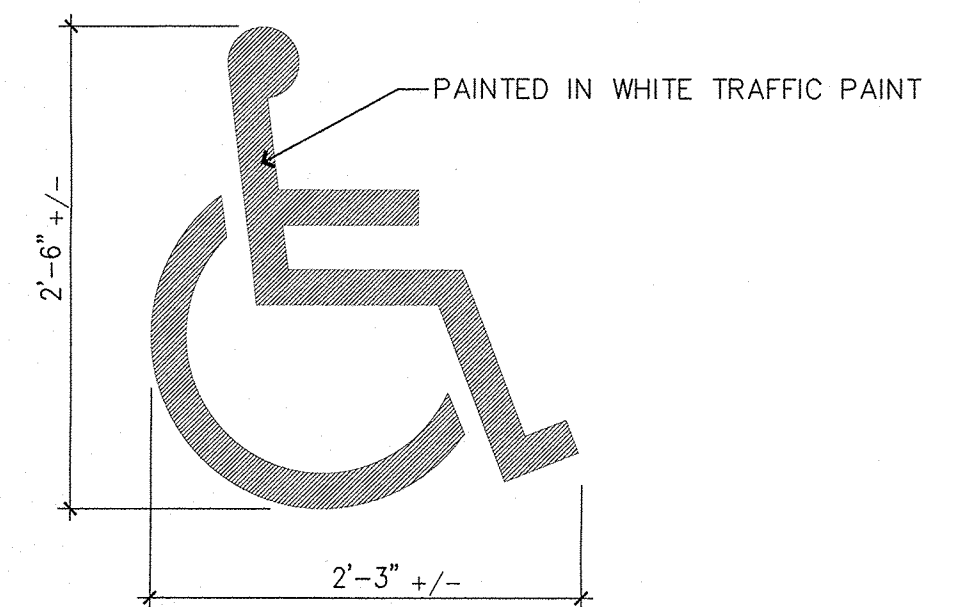
5 ACCESSIBLE PARKING SPACE (TYPICAL)
1/8" = 1'-0"



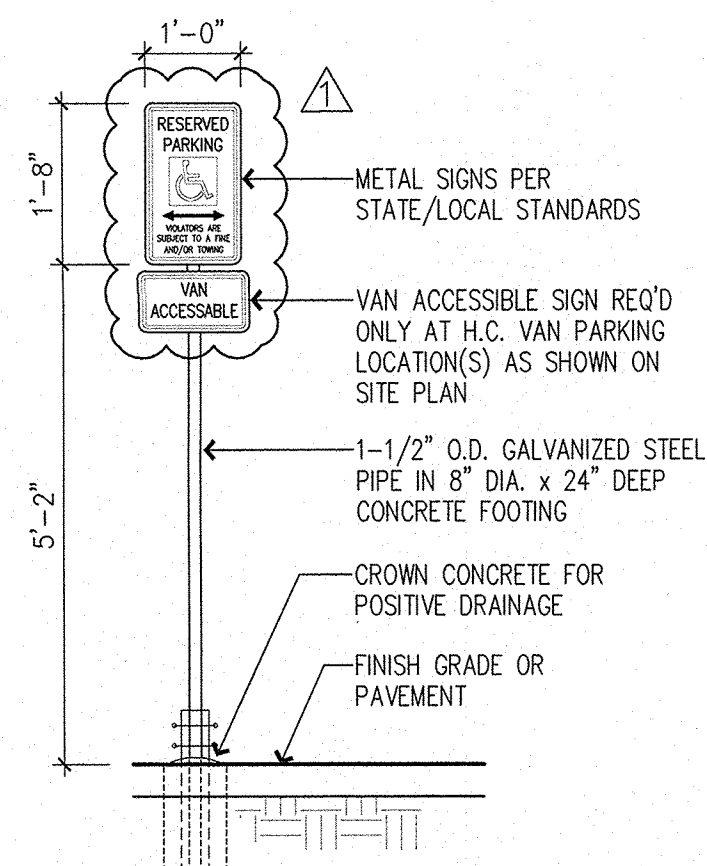
6 PIPE BOLLARD DETAIL
1/2" = 1'-0"



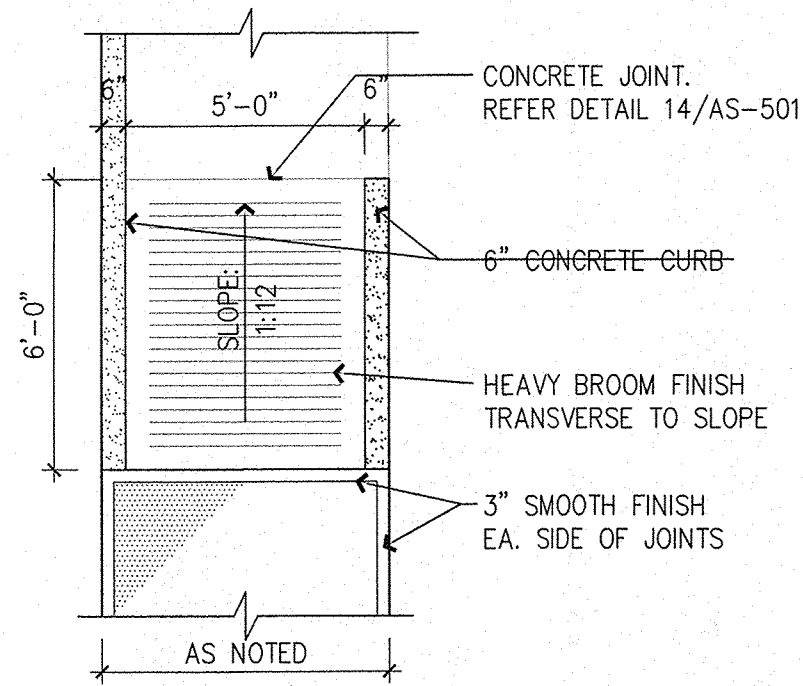
7 MOTORCYCLE PARKING SIGN
1/2" = 1'-0"



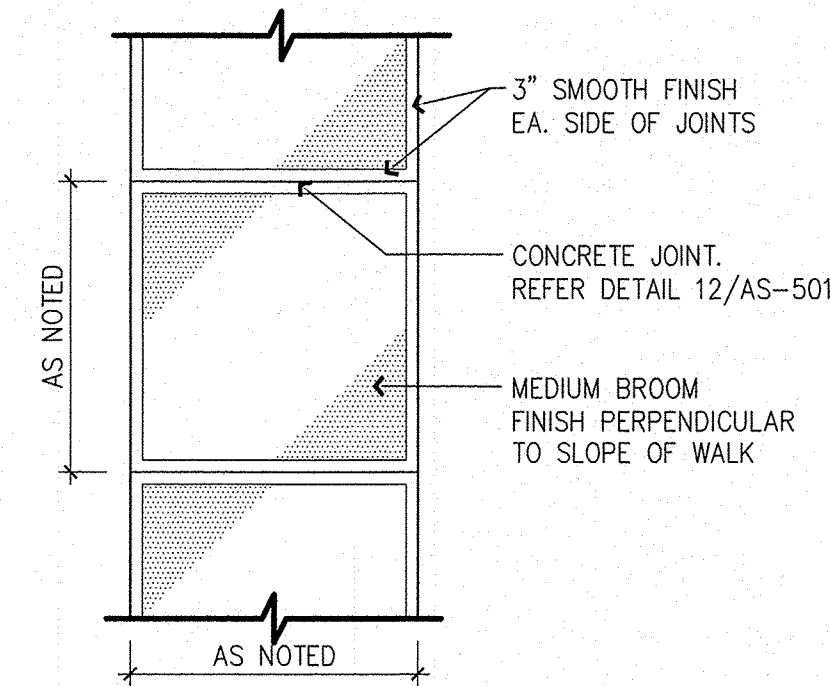
8 ACCESSIBLE PARKING PAVEMENT MARKING
1" = 1'-0"



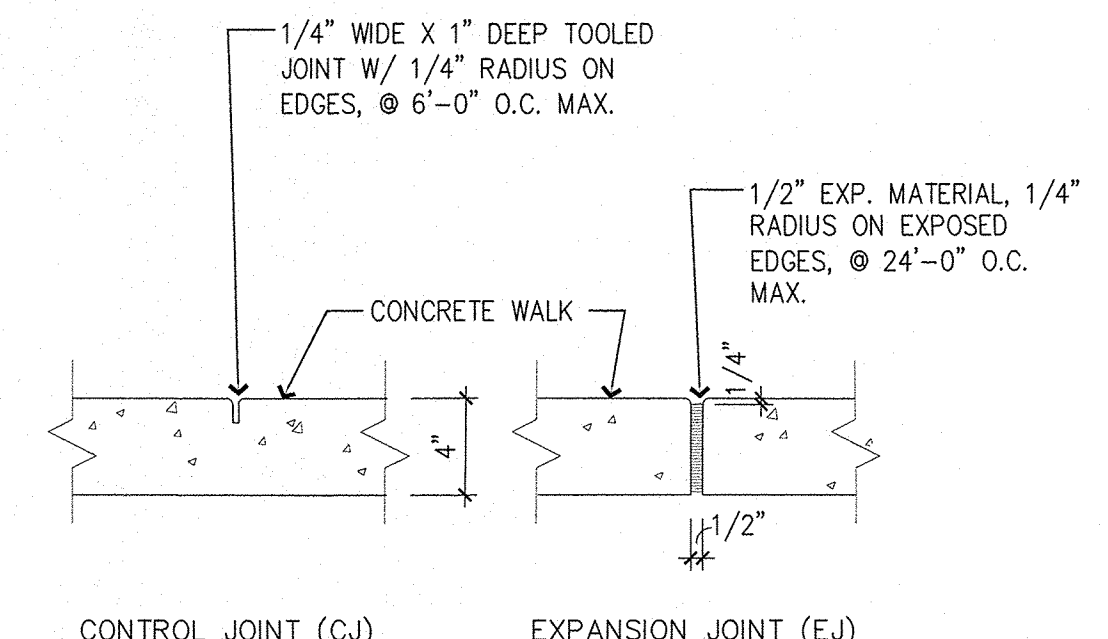
9 VAN ACCESSIBLE PARKING SIGN
1/2" = 1'-0"



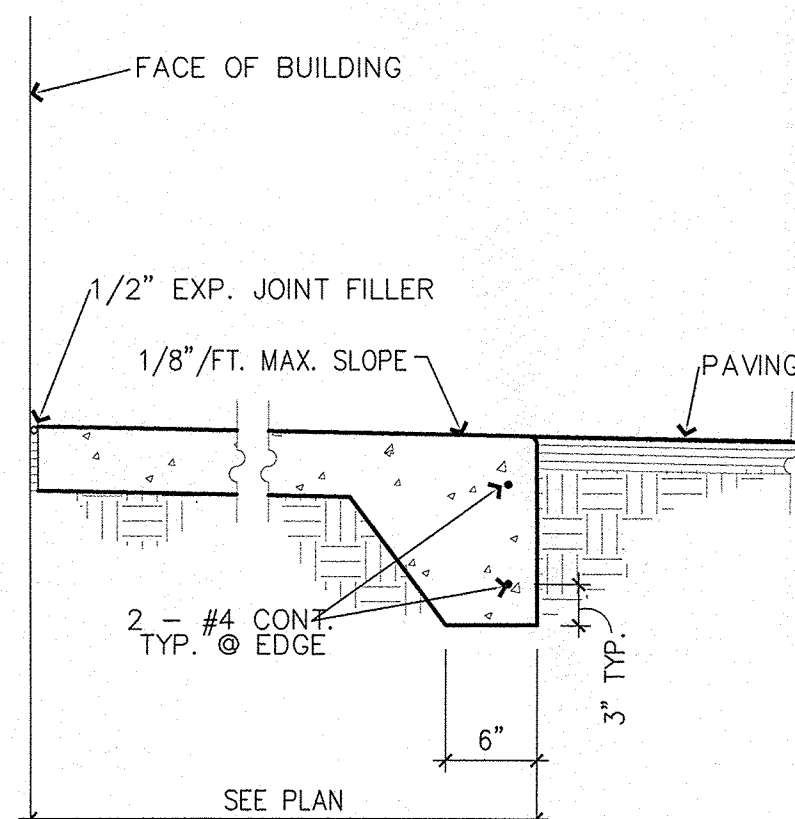
10 ACCESSIBLE RAMP
1/4" = 1'-0"



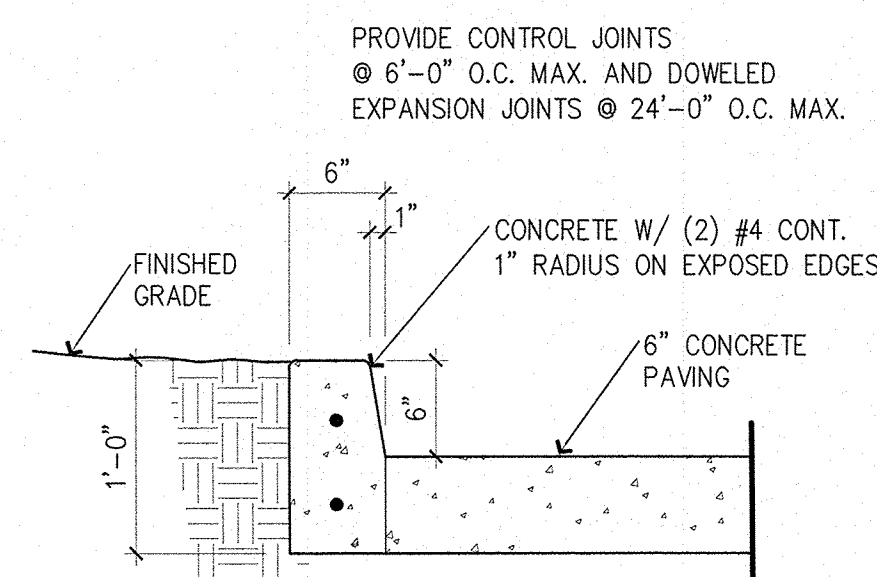
11 CONCRETE WALK PLAN
1/4" = 1'-0"



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



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



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

Revisions:	Date:	Revisions
1	12/1/17	1