

CITY OF ALBUQUERQUE



November 30, 2017

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

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

Dear Mr. Ortiz

Based upon the information provided in your submittal received 11-28-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Show the location of the bicycle rack on the plan view.
2. 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."** Please call out detail and location of HC signs.
3. The ADA access 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 vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
4. Show the clear sight triangle and add the following note to the plan:
"Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.
5. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at 924-3630.

Sincerely,

Logan Patz
Senior Traffic Engineer, Planning Department
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 09/2015)

Project Title: Site Improvements 1218 Griegos Building Permit #: _____ City Drainage #: F14D0025
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lots 67, 68, 69 Rossiter Addition
City Address: 1218 Griegos Rd NW Albuquerque, Bernalillo County

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
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: _____

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
☐ 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

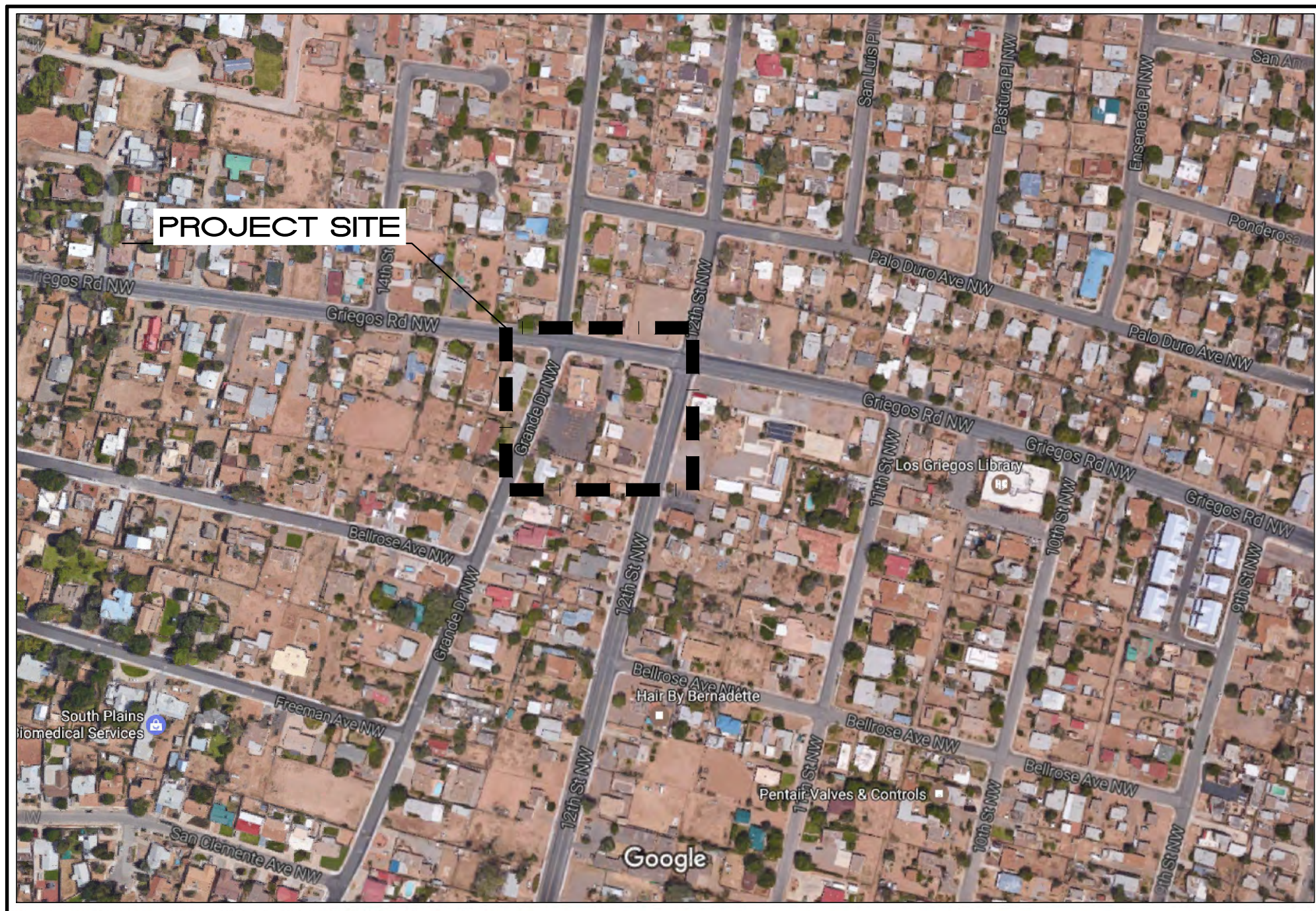
DATE SUBMITTED: 11/28/17 By: Brian Terrell

☐ 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

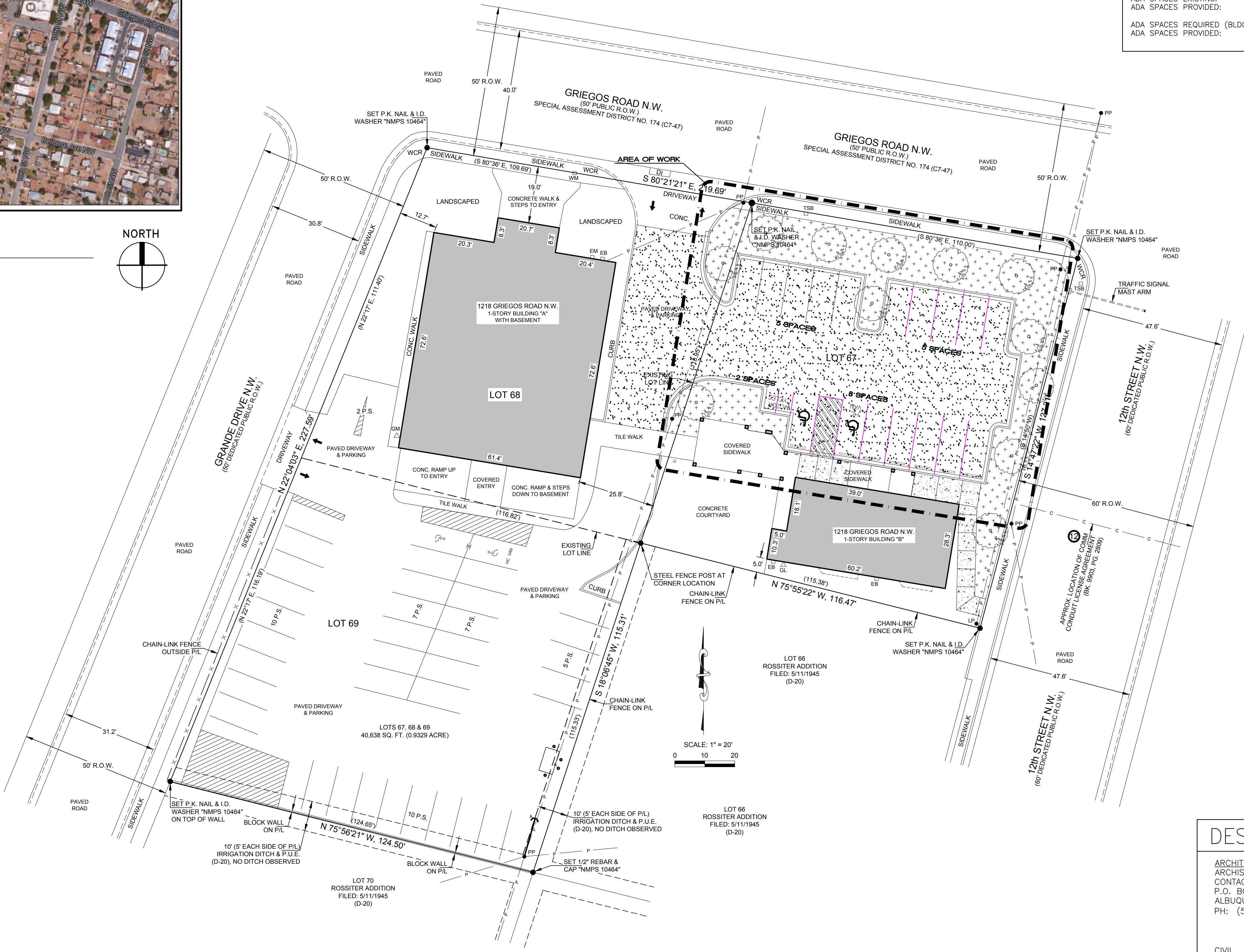
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

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

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

STATE OF NEW MEXICO
JEREMY F. ORTIZ
No. 5695
Professional Engineer

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

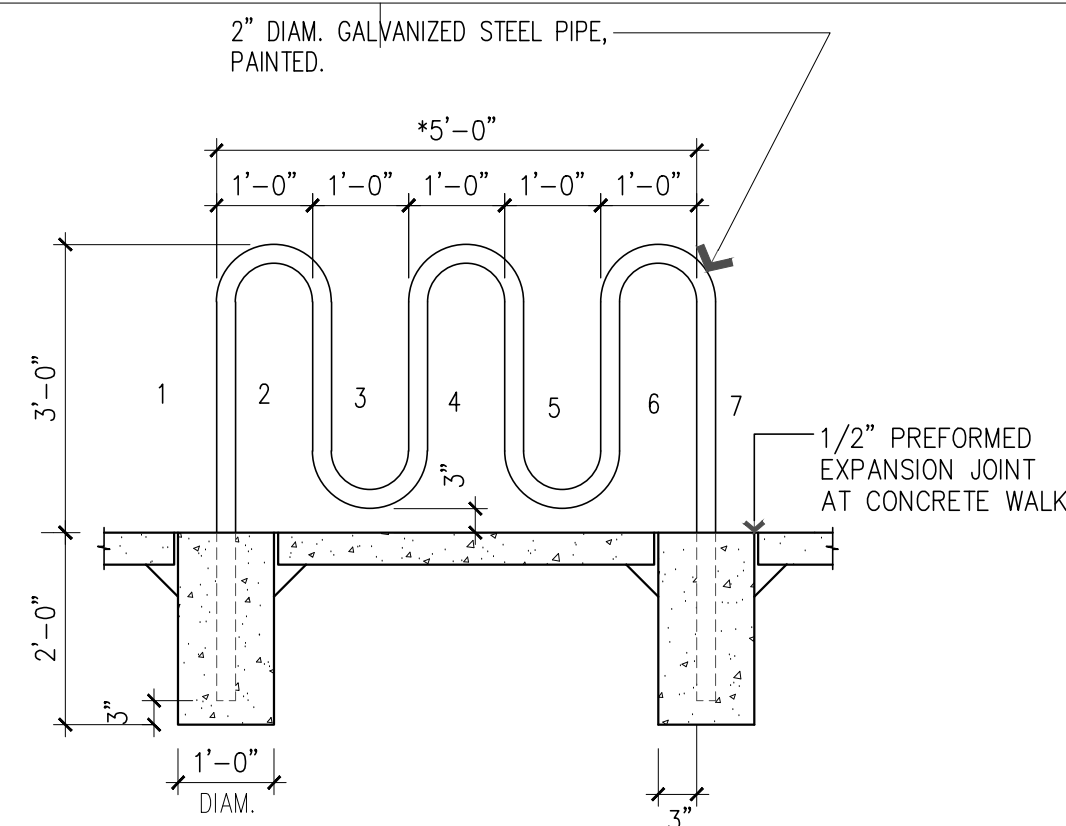
Project No.
021817

Issue Date:
November 22, 2017

Revisions:
Date: #

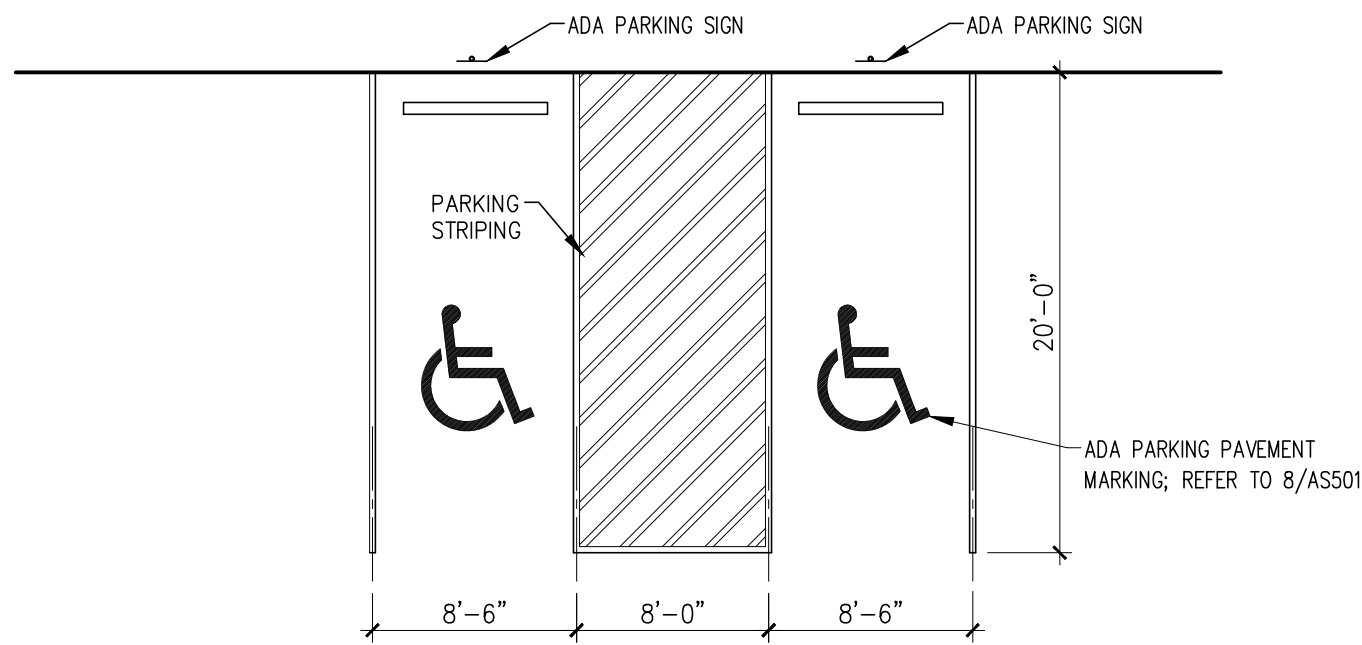
Sheet Title:
Architectural
Site Plan

Sheet No.
G-001

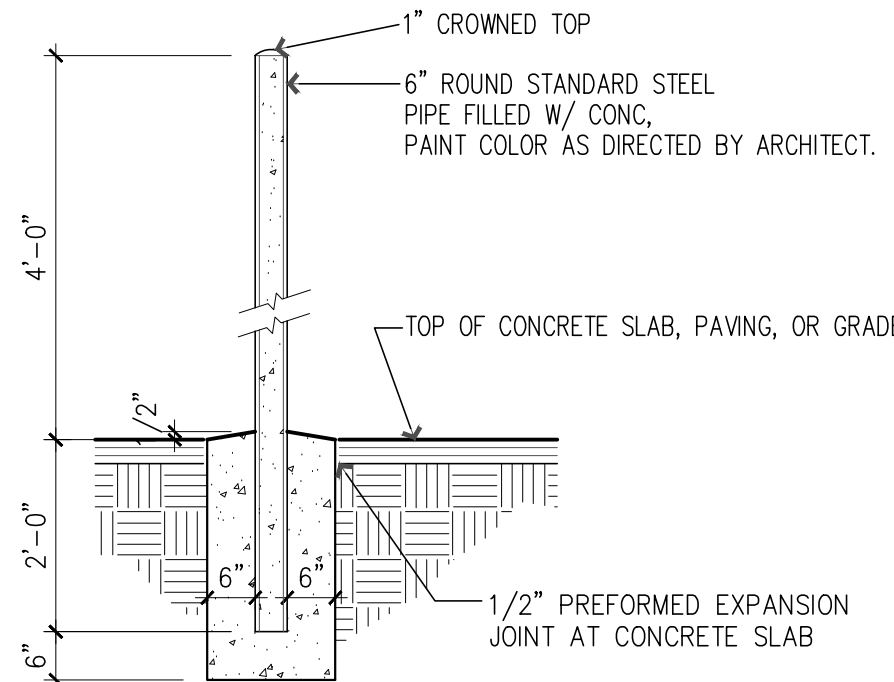


NOTE: *MODIFY SIZE FOR # OF SPACES REQUIRED--CITY OF ALBUQUERQUE STANDARDS 1 BIKE SPACE/20 CAR SPACES

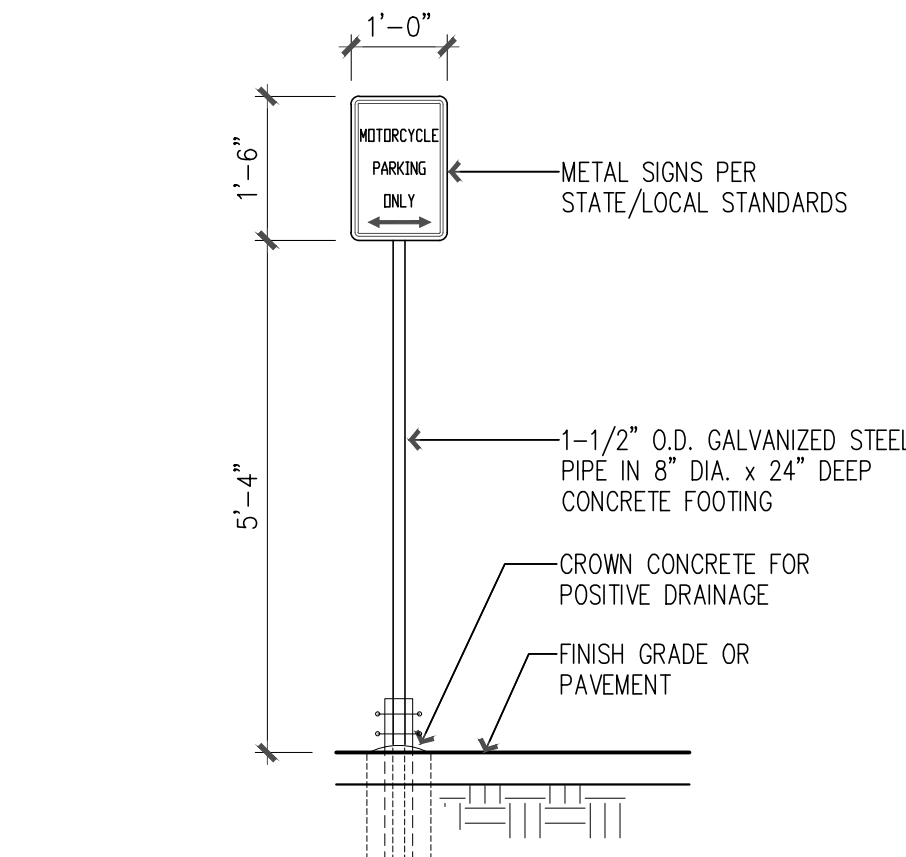
1 BIKE RACK DETAIL
1/2" = 1'-0"



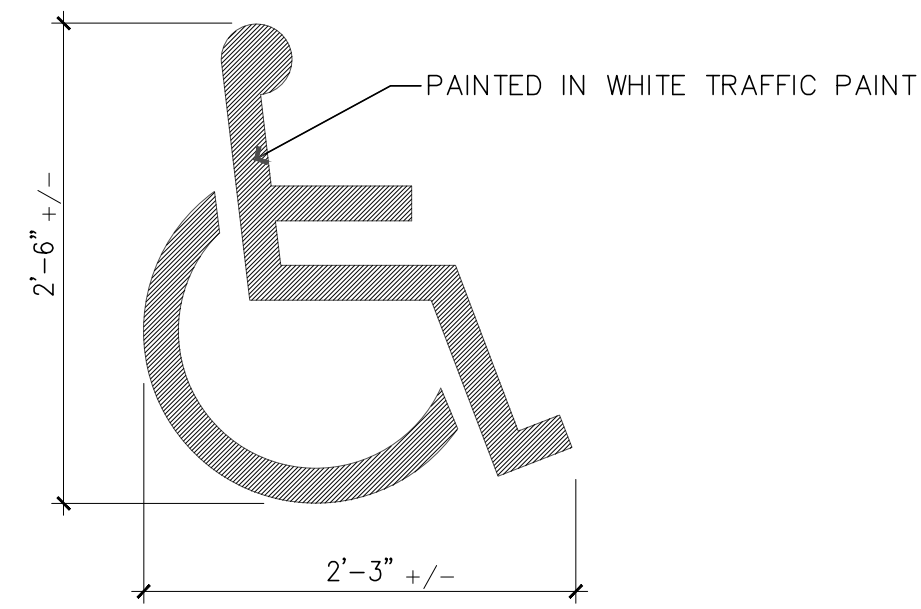
5 ACCESSIBLE PARKING SPACE
(TYPICAL)
1/8" = 1'-0"



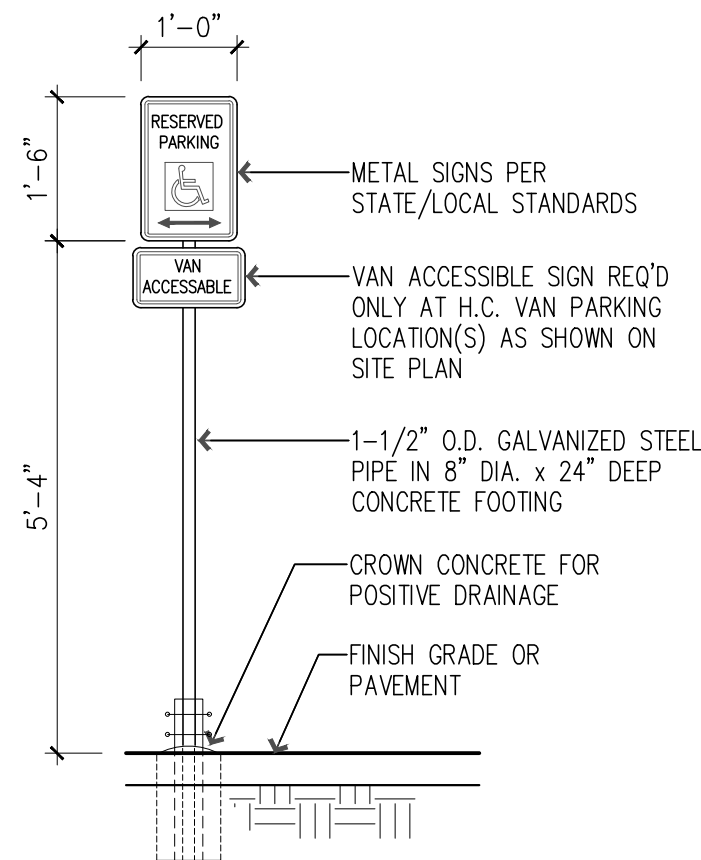
6 PIPE BOLLARD DETAIL
1/2" = 1'-0"



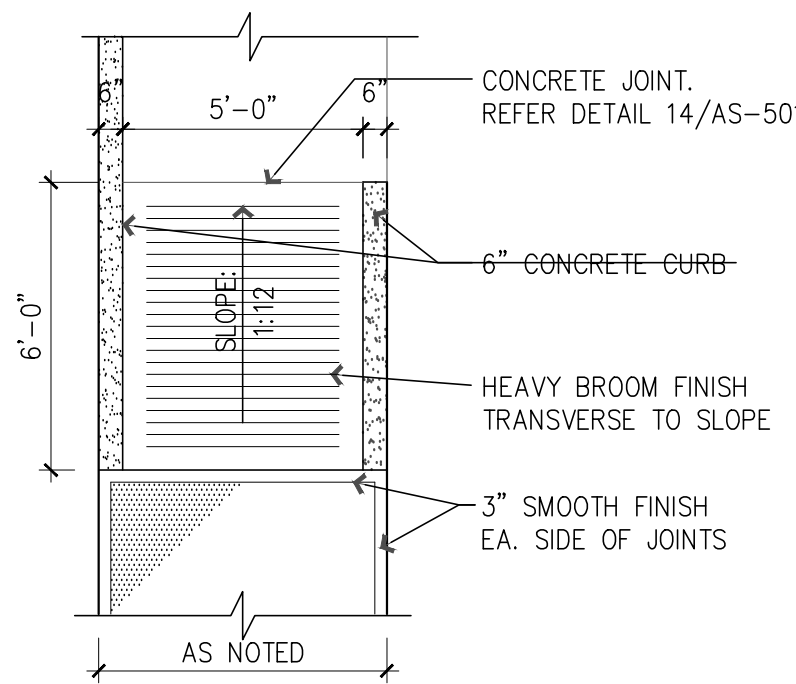
7 MOTORCYCLE PARKING SIGN
1/2" = 1'-0"



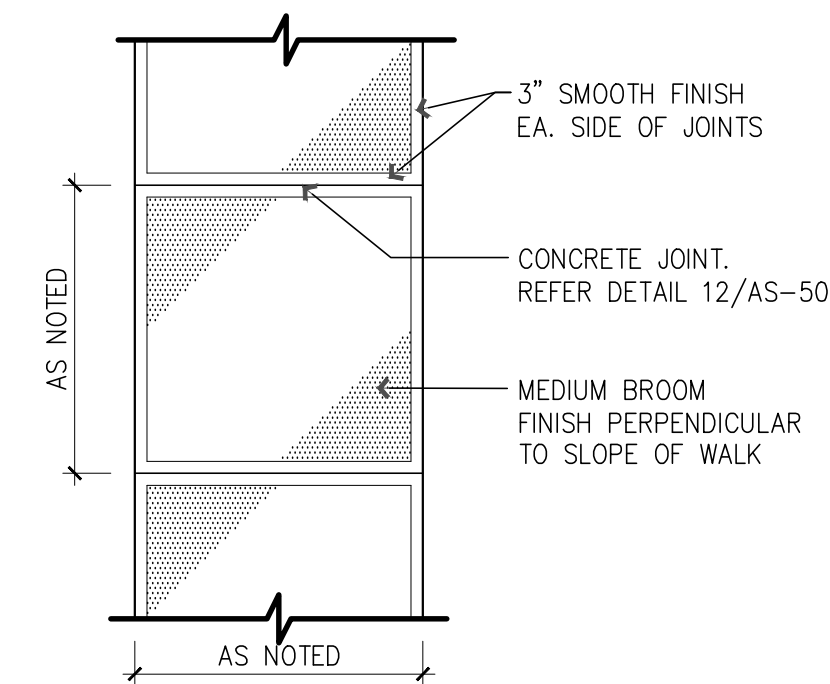
8 ACCESSIBLE PARKING
PAVEMENT MARKING
1" = 1'-0"



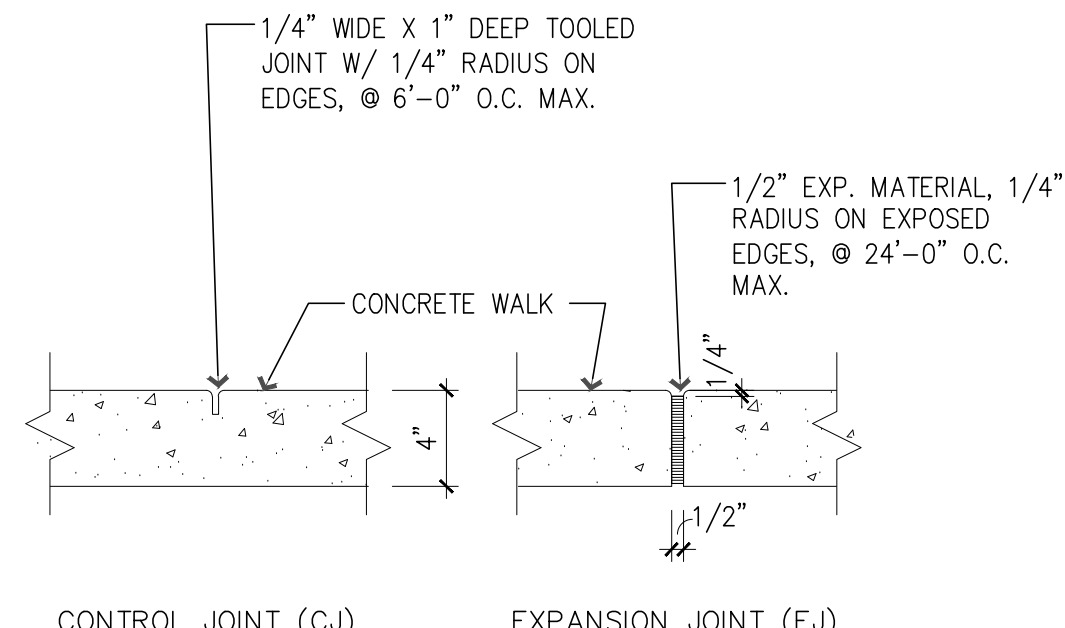
9 VAN ACCESSIBLE PARKING SIGN
1/2" = 1'-0"



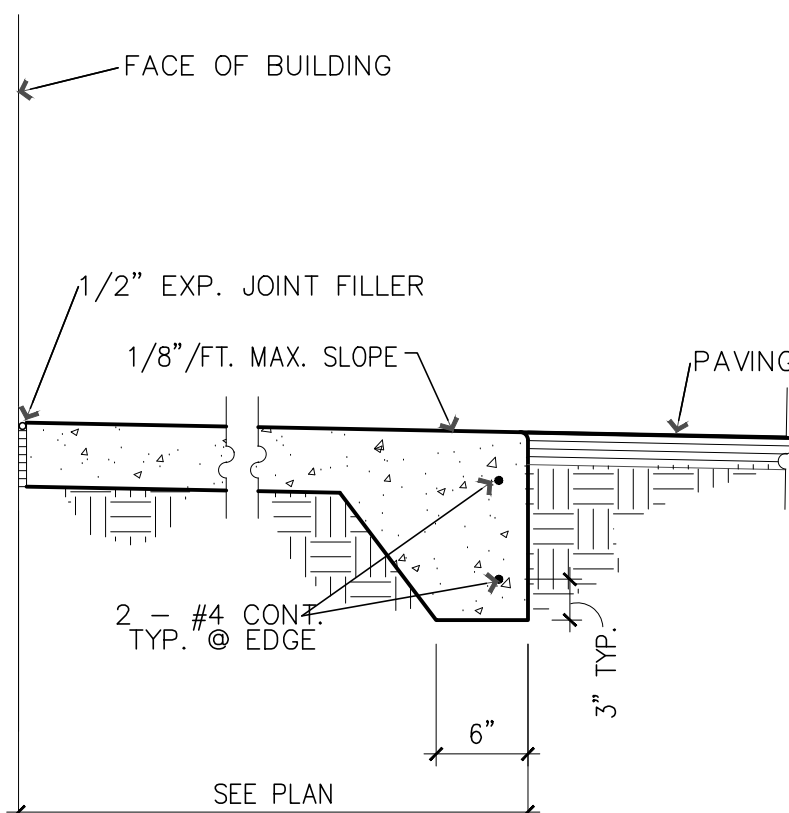
10 ACCESSIBLE RAMP
1/4" = 1'-0"



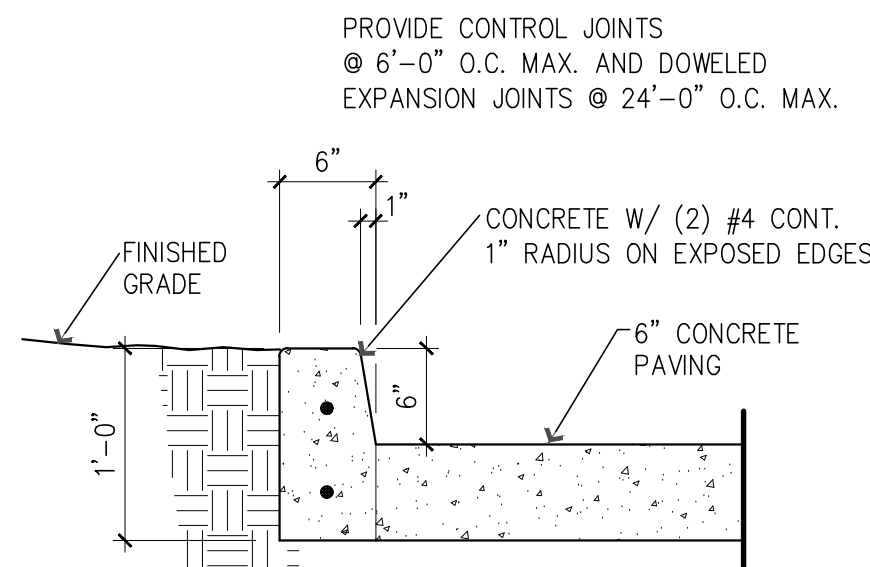
NOTE: 5'-6" DIMENSION BETWEEN CONTROL JOINTS & EXPANSION JOINTS(TYPICAL)
11 CONCRETE WALK PLAN
1/4" = 1'-0"



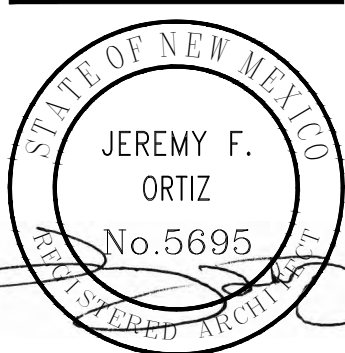
12 CONCRETE WALK JOINTS
1 1/2" = 1'-0"



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

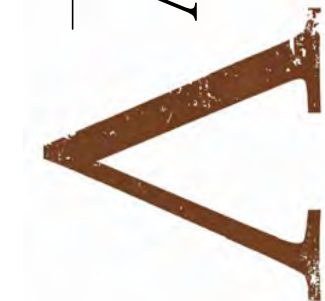


14 CONCRETE CURB DETAIL
1" = 1'-0"



11-22-2017

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

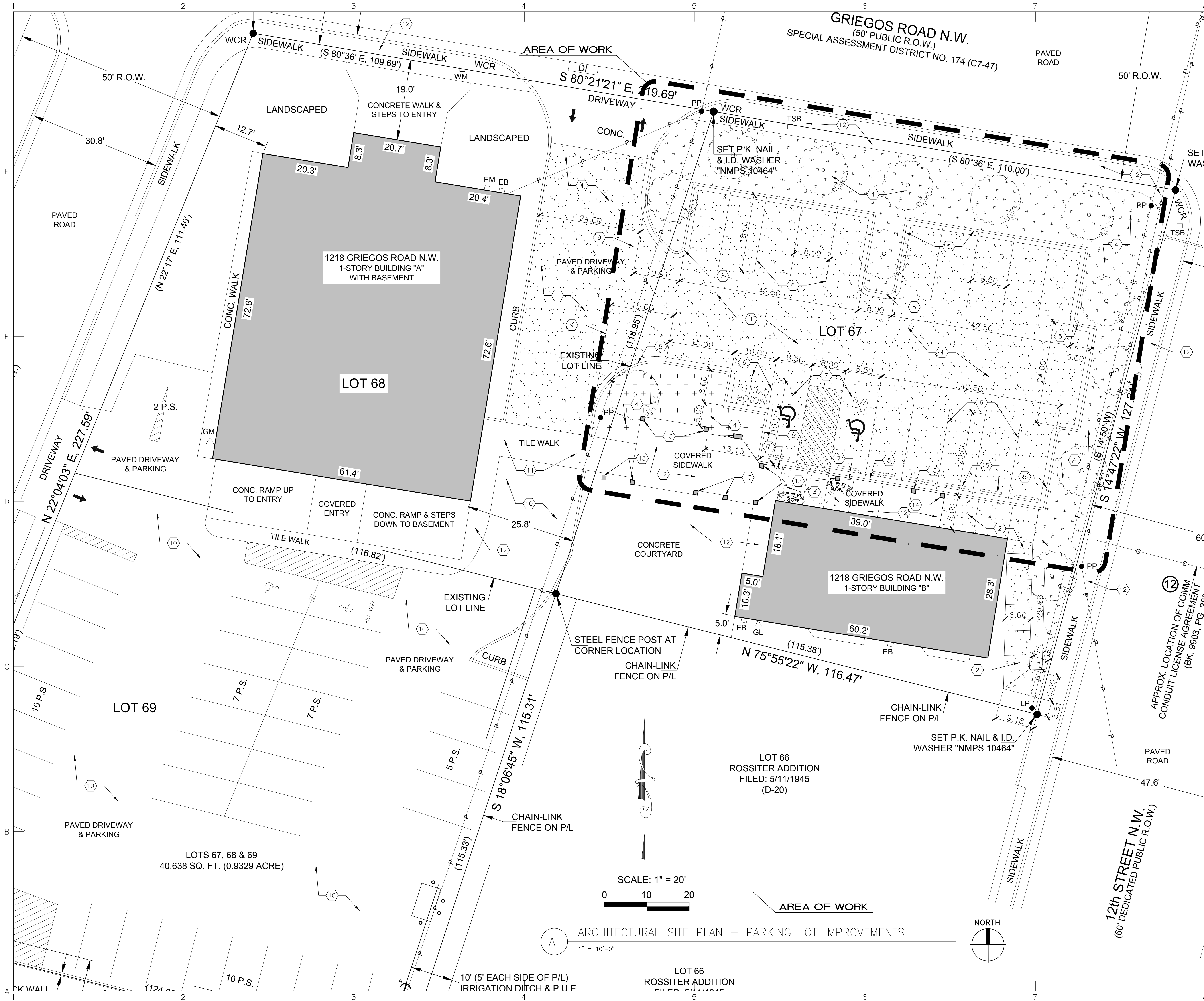
Revisions:				

Sheet Title:

Site Details

Sheet No.

AS501



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

- NEW ASPHALT PAVING; REFER TO CIVIL SHEETS
- NEW CONCRETE SIDEWALK; INSTALL PER COA STANDARD DETAIL 2430. REFER TO SHEET AS103
- NEW CONCRETE ADA RAMP; REFER TO CIVIL SHEETS
- NEW CONCRETE PLANTER AND LANDSCAPING; PROVIDE HEAVY DUTY LANDSCAPE FABRIC AT LANDSCAPE AREA REFER TO CIVIL SHEETS
- INSTALL 6" CONCRETE CURB AND APRON, TYP.
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. TWO COATS MINIMUM.
- ADA PARKING : STRIPE AND PROVIDE ADA SIGNAGE AS REQUIRED FOR VAN AND STANDARD
- NOT USED
- LINE OF EDGE OF SAWCUT. SAWCUT FULL DEPTH OF EXISTING PAVEMENT FOR SQUARE EDGE. INSTALL NEW ASPHALT PAVEMENT PER CIVIL SHEETS
- EXISTING ASPHALT PAVING; VERIFY EXTENT OF SAWCUT WITH REQUIREMENTS FOR NEW WORK
- EXISTING WALK PAVING TO REMAIN
- EXISTING CONCRETE SIDEWALK/PAVING TO REMAIN
- EXISTING COVERED WALKWAY COLUMN TO REMAIN
- NEW COLUMN AT EXISTING EDGE OF CANOPY
- CONCRETE PARKING BUMPER STOP; TYPICAL THIS ROW

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

NEW MEXICO PROFESSIONAL ARCHITECT

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

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Revisions:

Date:					
#					

Sheet Title:

Architectural Site Plan

Sheet No.

AS101