

CITY OF ALBUQUERQUE



March 21, 2019

AKT Architect
Kent Trauernicht
P.O. Box 3366
Albuquerque, NM 87190

Re: Tenant Improvement
4801 Lincoln Rd. NE 87109
Traffic Circulation Layout
Engineer's/Architect's Stamp 01-15-19 (F17D024A)

Dear Mr. Trauernicht,

The TCL submittal received 03-21-2019 is approved for Building Permit with. 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.

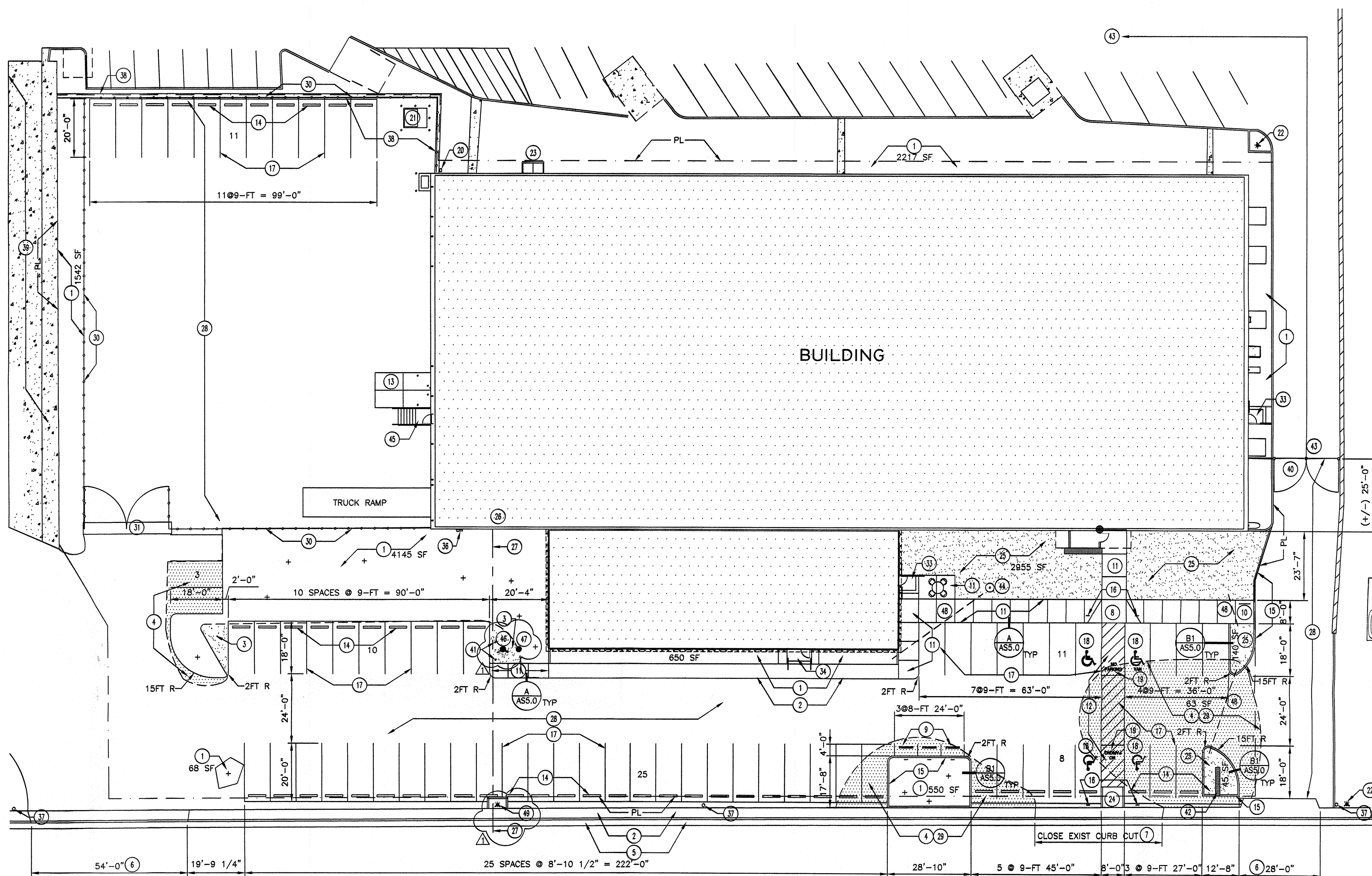
Sincerely,

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

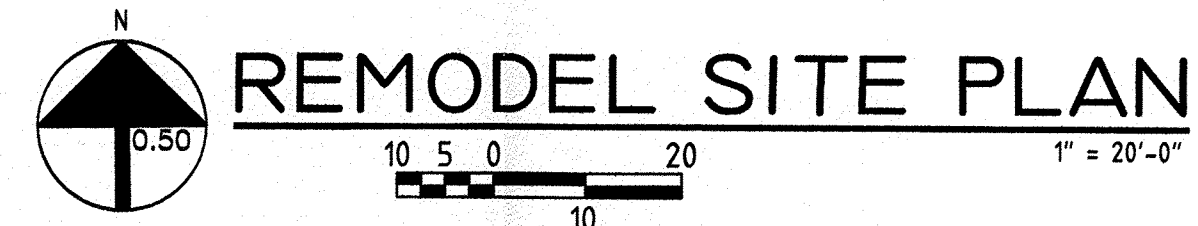
/MM via: email
C: File

KEYED NOTES

- EXISTING LANDSCAPE AREA TO REMAIN, PROTECT AGAINST DAMAGE, REVISE AS SHOWN, FILL PLANTER WITH TOP SOIL TO 1-INCH BELOW ADJOINING CONCRETE CURBING OR WALK WHERE APPLICABLE.
- EXISTING CONCRETE WALK AS SHOWN, PROTECT AGAINST DAMAGE DURING CONSTRUCTION.
- CUT AND REMOVE EXISTING ASPHALT PAVING AND INSTALL LANDSCAPING AND/OR CONCRETE WALK, TYPICAL AS SHOWN.
- CUT AND REMOVE EXISTING LANDSCAPING AND INSTALL ASPHALT PAVING TO MATCH EXISTING. ASSOCIATED IRRIGATION SYSTEM SHALL BE MODIFIED AS REQUIRED.
- EXISTING CONCRETE CURB AND GUTTER TO REMAIN, PROTECT AGAINST DAMAGE DURING CONSTRUCTION.
- EXISTING CURB CUT (SHARED ACCESS) TO REMAIN.
- CUT AND REMOVE EXISTING CURB CUT AND REPLACE WITH STANDARD CURB & GUTTER PER COA STD DWG 2415A. SAWCUT, REMOVE, AND REPLACE EXISTING STREET ASPHALT PAVING PER COA STD DWG 2465. ALL BACKFILL SHALL BE COMPACTED TO 95% MIN. REMOVE AND REPLACE EXIST CONCRETE WALK PER COA STD DWG 2430. SEE DETAIL B/AS-5.0.
- CONC WHEELCHAIR RAMP, PER COABQ STANDARD DETAIL 2441. ALL RAMP SHALL COMPLY WITH ADA REQUIREMENTS, 1:12 MAX SLOPE AND 1:10 MAX SLOPE AT SIDE FLARES, WITH TRUNCATED DOME MAT FOR THE FIRST 36-INCHES AT BOTTOMS OF RAMP WITHIN R.O.W. SEE DETAIL E/AS-5.0.
- 4'x8' MOTORCYCLE PARKING (3 SPACES) WITH PAINTED "MOTORCYCLE" 6" LETTERS AS SHOWN. MINIMUM 12"x18" SIGN DESIGNATING "MOTORCYCLE PARKING", MOUNT ON SIGN STANDARD, BOTTOM OF SIGN NO LESS THAN 48" ABOVE FINISH GRADE, SEE DTL J/AS-5.0.
- BICYCLE RACK. SEE DETAIL F/AS-5.0.
- INSTALL CONCRETE WALK PER COA STD DWG 2430. SEE DETAIL H/AS-5.0.
- ADA ACCESSIBLE (MAX 1:12 SLOPE) PEDESTRIAN PATHWAY FROM PUBLIC SIDEWALK TO BUILDING ENTRANCE. PAINT STRIPING AND RAMPS AS SHOWN AND AS REQUIRED, SEE DETAIL.
- REFUSE CONTAINER PAD. SEE DETAIL L/AS-5.0.
- INSTALL PRECAST CONC WHEEL STOPS, INSTALL WITH #6x41" REBAR, TYPICAL AS SHOWN. MAY RELOCATE EXISTING IF IN GOOD CONDITION.
- CONCRETE CURB, TYPICAL AROUND LANDSCAPE AREAS AS SHOWN. SEE DETAIL B1/AS-5.0.
- ACCESSIBLE PARKING SIGN, DESIGNATE VAN PARKING AS SHOWN. SEE DETAIL D/AS-5.0.
- TWO COATS TRAFFIC PAINT. 4-INCH WIDE STRIPING (YELLOW ON CONCRETE, WHITE ON ASPHALT), TYP. AS SHOWN THROUGHOUT TRAFFIC/PARKING AREAS. ALL EXISTING MARKINGS SHALL BE PAINTED OUT AS REQUIRED TO VISUALLY ELIMINATE.
- ACCESSIBLE PARKING SYMBOL PER COABQ STANDARD DETAIL 2426. SEE DETAIL C/AS-5.0. PAINTED "VAN" 6" LETTERS AS SHOWN AT VAN SPACE.
- TRAFFIC PAINTED "NO PARKING" DESIGNATION. MINIMUM 12"H x 2"W LETTERS. PLACED AS SHOWN.
- EXISTING TELEPHONE PEDESTAL BUILDING SERVICE.
- EXISTING ELECTRICAL SERVICE TRANSFORMER ON ON PAD WITH METER, SEE ELECTRICAL.
- EXISTING FIRE HYDRANT.
- MAIN DISTRIBUTION CABINETS A & B, SEE ELECTRICAL.
- CUT AND REMOVE EXISTING ASPHALT PAVING AS REQUIRED AND INSTALL ACCESSIBLE RAMP WITH SIDE CURBS AS REQUIRED FOR NEW ACCESS FROM EXISTING STREET CONCRETE WALK. DTL E/AS-5.0.
- CUT AND REMOVE EXISTING ASPHALT PAVING AND INSTALL NEW LANDSCAPED AREA. ROTO-TILL SOILS AND INSTALL TOP SOIL SUITABLE FOR PLANTING MATERIAL. TOP OF SOIL SHALL BE 1-INCH BELOW TOP OF ADJOINING CONC. SEE LANDSCAPE PLAN.
- LANDSCAPE & IRRIGATION NOTE: IRRIGATION CONTROLS ARE TO BE PLACED INSIDE THE BUILDING AND LOCATED AS DIRECTED BY THE OWNER.
- INSTALL FIRE LINE AND FIRE SPRINKLER RISER, SEE PLAN, SHT A-1.1 FOR LOCATION. FIRE LINE SHALL EXTEND AND TAP INTO STREET MAIN. INSTALL WITH POST INDICATOR VALVE AND FIRE DEPARTMENT CONNECTION AS SHOWN. INSTALL PER CABQ REQUIREMENTS AND WORK ORDERS.
- EXISTING ASPHALT PAVING TO REMAIN, PATCH, REPAIR. ALL ASPHALT SHALL BE SEAL COATED.
- NEW ASPHALT PAVING AS REQUIRED. SEE DETAIL G/AS-5.0. ALL ASPHALT SHALL BE SEAL COATED.
- EXISTING 6.5-FT HIGH CHAINLINK FENCE WITH CONCERTINA TOP, ALL AROUND AS SHOWN, TO REMAIN.
- EXISTING GATE, TO REMAIN. INSTALL KNOX PADLOCK AS REQUIRED BY FIRE MARSHAL.
- INSTALL GATE WITH CLOSURE FENCE, SEE DETAIL.
- CONCRETE PAD/STAIR AT EXTERIOR DOOR, SEE DETAIL O/AS-5.0.
- CONCRETE LANDING/STEPS AT EXTERIOR DOOR, SEE DETAIL 4/A-3.6.
- CONCRETE COMPRESSOR PAD AND ENCLOSURE, SEE DETAIL.
- GAS SERVICE ENTRANCE AND METERS, SEE MECHANICAL.
- POWER POLE WITH LINES ABOVE.
- CMU RETAINING WALL AT PROPERTY LINE AS SHOWN.
- CONCRETE SLAB SLOPED WITH GRADE AT ADJOINING PROPERTY.
- INSTALL GATE AND FENCING. GATE SHALL BE EQUIPPED WITH KNOX PADLOCK PER FIRE MARSHAL'S REQUIREMENT. SEE DETAIL AS-5.1.
- BOLLARDS AS SHOWN. SEE DETAIL I/AS-5.0.
- PROJECT MONUMENT SIGN. SEE DETAIL N/AS-5.0. EXTEND POWER AS REQUIRED, COORDINATE WITH SIGN COMPANY.
- NO SITE WORK BEYOND GATE.
- 30-FT FLAG POLE WITH UP LIGHT, SEE DETAIL M/AS-5.0.
- CONCRETE STAIR AT DOCK DOOR, SEE DETAIL 2/AS-5.1.
- FIRE DEPARTMENT CONNECTION WITH 6" LINE, PER COA STD DETAILS.
- POST INDICATOR VALVE (6-INCH)
- 3" PVC PIPE UNDER PAVEMENT FOR INSTALLATION OF IRRIGATION LINES AND OR ELECTRICAL. COORDINATE WITH LANDSCAPE AND ELECTRICAL CONTRACTORS.
- NEW FIRE HYDRANT WITH FIRE LINE EASEMENT AS REQUIRED, PER COABQ REQUIREMENTS AND WORK ORDERS. INSTALL WITH 6" CONC RETAINING WALL AND BOLLARDS (3"DIA, CONC FILL) AS REQUIRED TO PROTECT HYDRANT.



4801 Lincoln Road NE
(64' R/W)



SITE LEGEND

- EXISTING BUILDING
- REMOVE EXISTING LANDSCAPE AREA AND INSTALL ASPHALT
- NEW LANDSCAPE AREAS
- EXISTING CONCRETE WALKS OR ASPHALT PAVED AREAS AS INDICATED
- NEW CONCRETE WALKS AS INDICATED, SHOWN WITH CONTROL JOINTS
- EDGE OF EXIST ASPHALT
- EXISTING TREE TO REMAIN, PROTECT ROOTS AND TRUNK TO ASSURE SURVIVAL

TRAFFIC CIRCULATION LAYOUT
APPROVED
adul 03/24/19
Signed Date

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

GENERAL NOTES:

- THE GRADE AT ALL LANDSCAPE OR PLANTED AREAS THAT ADJUT CONCRETE WALKS OR CURBS SHALL BE DEPRESSED SO THAT THE LANDSCAPING SOIL AND/OR ROCK MATERIAL WILL BE FLUSH WITH THE TOP OF ADJOINING CONCRETE.
- PROVIDE CURB CUTS FOR DRAINAGE AS REQUIRED BY THE GRADING AND DRAINAGE PLAN.
- PROJECT IDENTIFICATION SIGNAGE IS NOT IN CONTRACT AND SHALL BE BY SEPARATE PERMIT.
- THE CONTRACTOR SHALL REMOVE ALL EXISTING SITE IMPROVEMENTS, UTILITIES, AND PLANT MATERIALS AND SHALL DISPOSE OF THEM AS REQUIRED.
- PROVIDE LEVEL CONCRETE HOUSE KEEPING SLAB AT ALL OUTDOOR EQUIPMENT LOCATIONS. RAISE A MINIMUM OF 1-1/2" ABOVE THE SURROUNDING CONCRETE WALKS WHERE EQUIPMENT IS LOCATED. COORDINATE SIZE OF PAD WITH EQUIPMENT SUPPLIERS.
- ALL SITE LIGHTING SHALL BE BUILDING MOUNTED, SEE ELEVATIONS AND ELECTRICAL. EXTERIOR FIXTURES ARE EXISTING AND SHALL REMAIN. FIXTURES SHALL BE SHIELDED WITH CUT OFFS PER CABQ NIGHT SKY ORDINANCE.

NOTE: REMODEL LANDSCAPE OR PAVING AREAS SHALL CONFORM TO EXISTING SITE DRAINAGE FLOW. NO SITE RUN-OFF SHALL FLOW TOWARD THE BUILDING. INSTALL OR CUT OPENINGS IN CURBS AS REQUIRED TO ALLOW THROUGH-DRAINAGE.

SITE DATA

PROPERTY: LOT A-1, FRIEDMAN SUBDIVISION
ZONING: M-1
LOT SIZE: 92,581 SF (2.1254 ACRES)
LAND USE: LIGHT MANUFACTURING

BUILDING AREA: 39,400 SF
TOTAL PARKING PROVIDED: 68 SPACES
TOTAL REQUIRED PARKING: 56 SPACES
OFFICE PARKING: 6,520/1000 x 3.5 = 23
MANUFACTURING PARKING: 32,880/1000 = 33

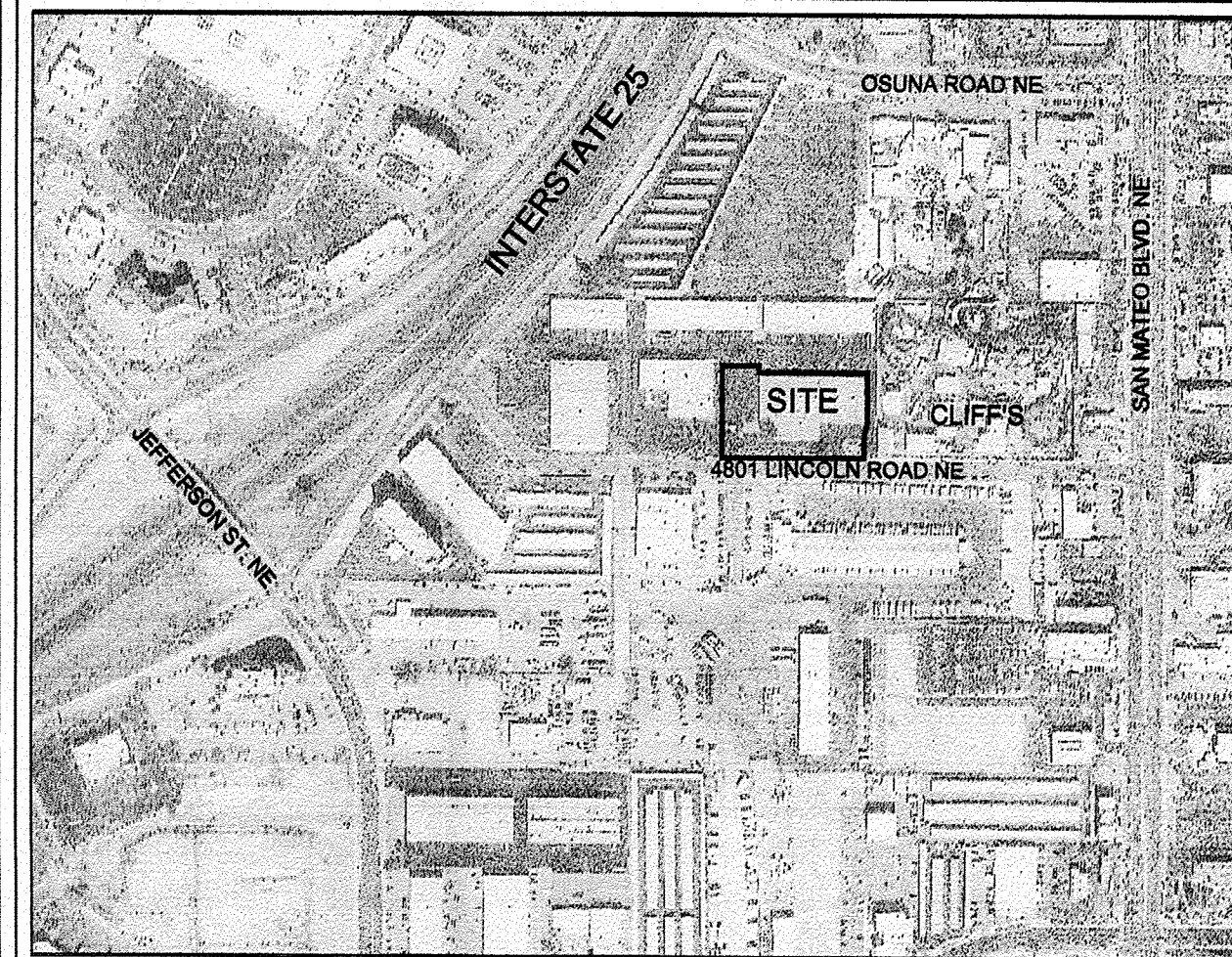
ACCESSIBLE PARKING REQUIRED: 4 SPACES (1 VAN)
ACCESSIBLE SPACES PROVIDED: 4

3 MOTORCYCLE PARKING SPACES REQUIRED AND PROVIDED
BICYCLE RACK SPACES REQUIRED AND PROVIDED: 77/20 = 4

LANDSCAPE AREA: 12,312 SF (528 SF LESS LANDSCAPE AREA THAN EXISTING)

PARKING: SITE AND BUILDING WERE CONSTRUCTED IN 1963 PRIOR TO PARKING AND LANDSCAPE ORDINANCES. ADDITIONAL PARKING PROVIDED AS SITE ALLOWS.

GRADING/DRAINAGE: BUILDING ADDITION IS LESS THAN 100SF. GRADING AND DRAINAGE SHALL RESPECT FOLLOW EXISTING CONDITIONS IN NEW PAVED AND LANDSCAPE AREAS.



LOCATOR / ZONE ATLAS PAGE: F-17-Z

akt architects

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CONSULTANT




PROJECT

TENANT
IMPROVEMENT

PROJECT ADDRESS

4801 LINCOLN RD. NE
ALBUQUERQUE, NM
87109

	1/29/19	ADD FH, RELOCATE FDC AND PI VALVE
MARK	DATE	DESCRIPTION
ISSUE DATE:		

PROJECT NO:
COPYRIGHT AKT ARCHITECTS, LLC
SHEET TITLE

SITE REMODEL
PLAN

AS-1.1