

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 8, 2023

Jay Jay Shapiro, R.A
Visual Concepts, LLC
3021 Pueblo Grande
Santa Fe, NM 87507

Re: Casa Shalom/ Assisted Living Facility
8711 Delamar Ave. NE
Traffic Circulation Layout
Architect's Stamp 05-30-23 (G20-D053)

Dear Mr. Shapiro,

The TCL submittal received 05-05-2023 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for 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, the TCL, and a completed Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov for log in and evaluation by Transportation.

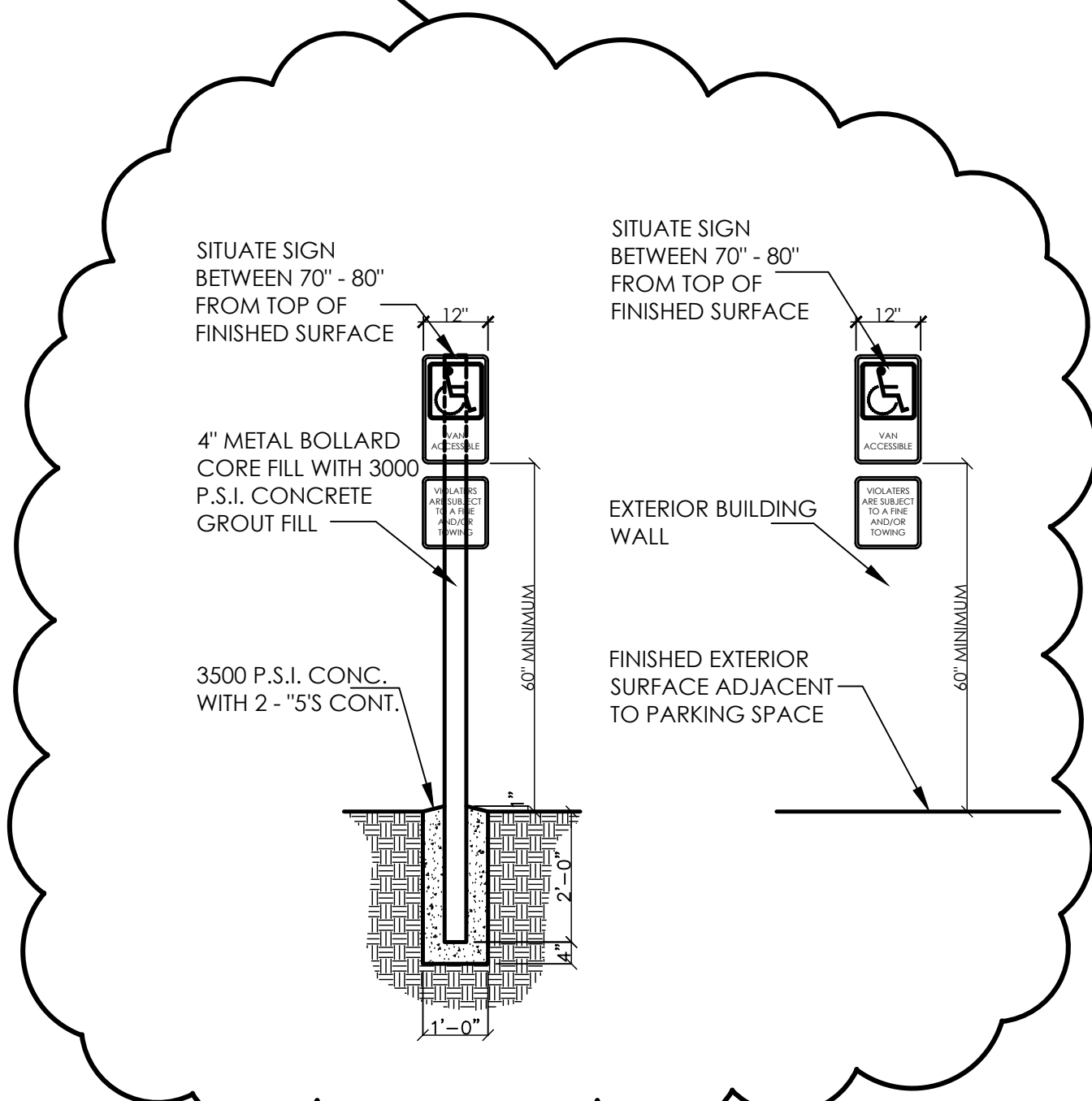
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

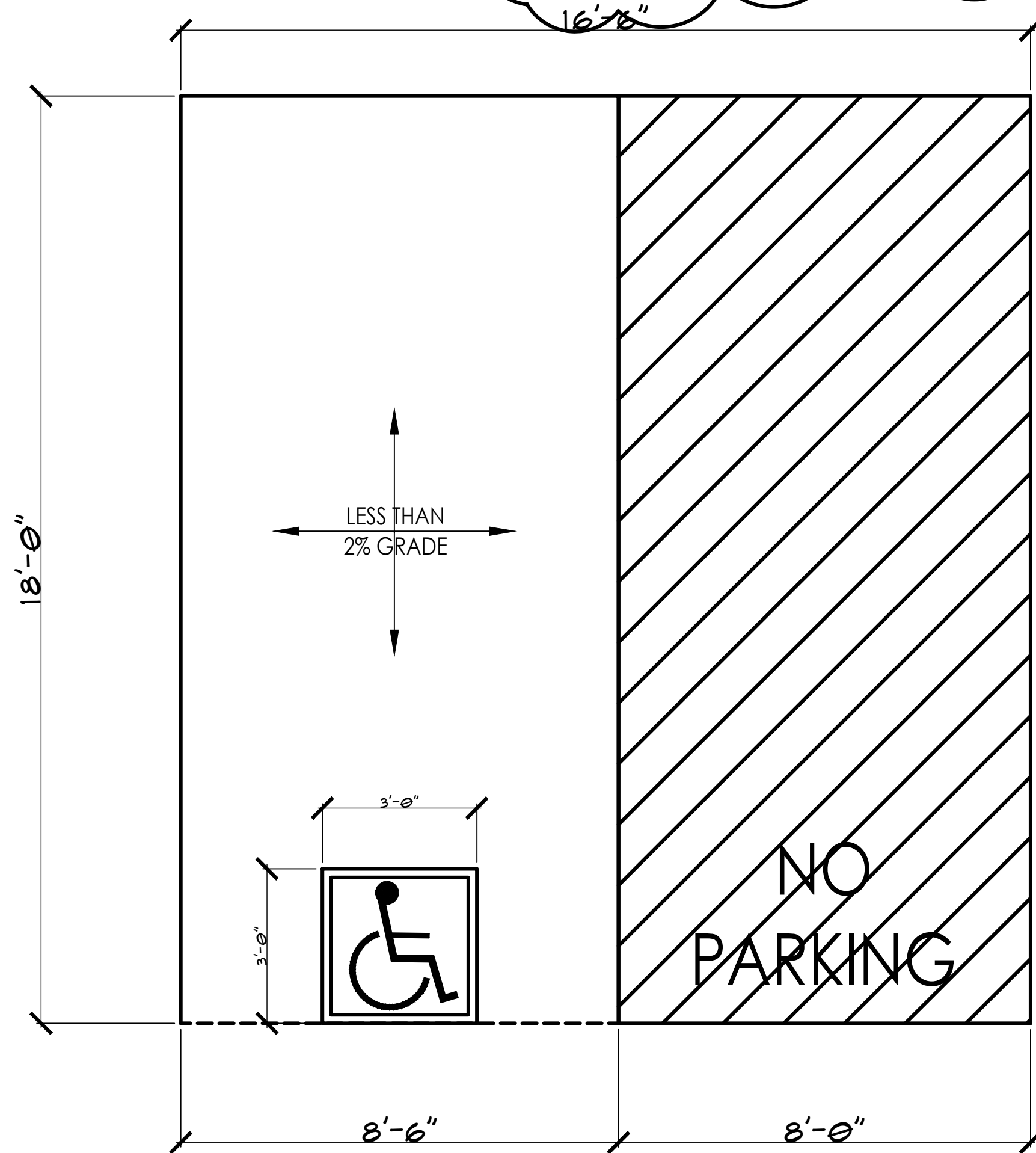
REV. 1



A.D.A. PARKING SIGNAGE

SCALE: 3/8" = 1'-0"

REV. 1



PROPOSED A.D.A. PARKING

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- THIS IS AN EXISTING RESIDENTIAL STRUCTURE BEING UTILIZED AS AN ASSISTED LIVING FACILITY, AND AS SUCH ADHERES TO ALL GOVERNING NATIONAL AND LOCAL CODES, REGULATIONS AND GUIDELINES, PARTICULARLY THE FOLLOWING:
A. 1 NMAC § 2, REQUIREMENTS FOR ASSISTED LIVING FACILITIES FOR ADULTS
B. 2003 ANSI A117, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- THERE IS PRESENTLY AN EXISTING CENTRAL AIR CONDITIONING SYSTEM IN PLACE
- OWNERS SHALL INSTALL LIGHTED EXIT SIGNS AT ALL EXTERIOR DOORS USED AS EMERGENCY EXITS.
- THE MECHANICAL ROOM SHALL HAVE A 1-HOUR FIRE-RATED ENCLOSURE: ALL WALLS AND CEILINGS SHALL HAVE 5/8" FIRECODE 'C' GYPSUM BOARD PANELS, FIRE-TAPED, TEXTURED AND PAINTED. AS AN EXISTING MECHANICAL ROOM, THESE MAY ALREADY BE IN COMPLIANCE; VERIFY WALLS AND CEILINGS BEFORE PROCEEDING.
- MECHANICAL ROOMS SHALL HAVE 1-3/4" FIRE-RATED DOORS WITH AN AUTOCLOSER AND LOCKABLE HARDWARE.
- ALL RESIDENCE ROOM DOORS SHALL BE 1-3/4" FIRE-RATED DOORS. ANY RESIDENCE ROOM DOOR THAT DOES NOT COMPLY WITH THIS REQUIREMENT SHALL BE REPLACED.
- CHANGE OF FLOOR ELEVATION SHALL COMPLY WITH THE FOLLOWING REQUIRED SLOPES:
A. 3" OR UNDER - MAXIMUM 1:8 SLOPE
B. 6" OR UNDER - MAXIMUM 1:10 SLOPE
C. OVER 6" - MAXIMUM 1:12 SLOPE
- IN ASSISTED LIVING FACILITIES CARING FOR 8 OR FEWER RESIDENCE, ONE RESIDENCE ROOM SHALL COMPLY WITH 2003 ANSI 117 STANDARDS FOR ACCESSIBILITY. RESIDENCE ROOMS 102, 103, AND 108 ARE DESIGNATED SUCH, AND AS SUCH COMPLIES WITH NECESSARY CODES.
- ALL EXISTING SMOKE DETECTORS ARE INTERLINKED AND HAVE BATTERY BACKUP. ALL PROPOSED SMOKE DETECTORS AND HEAT DETECTORS SHALL BE INTERLINKED WITH HOUSE POWER AND HAVE BATTERY BACKUP.
- SEE SHEET L2-4 FOR INFORMATION ON DOORS, WINDOWS AND FINISHES KEYED TO THEIR PERSPECTIVE ITEMS OR AREAS.
- 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.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
- ALL SIDEWALKS, DRIVEWAYS AND CURB CUTS SHALL COMPLY WITH ALBUQUERQUE CITY STANDARDS AS CATALOGED IN DRC SECTION 2400; PARTICULARLY SECTIONS 2415A, 2415B, 2415C, 2425A, 2425B, 2430 TO 2432.

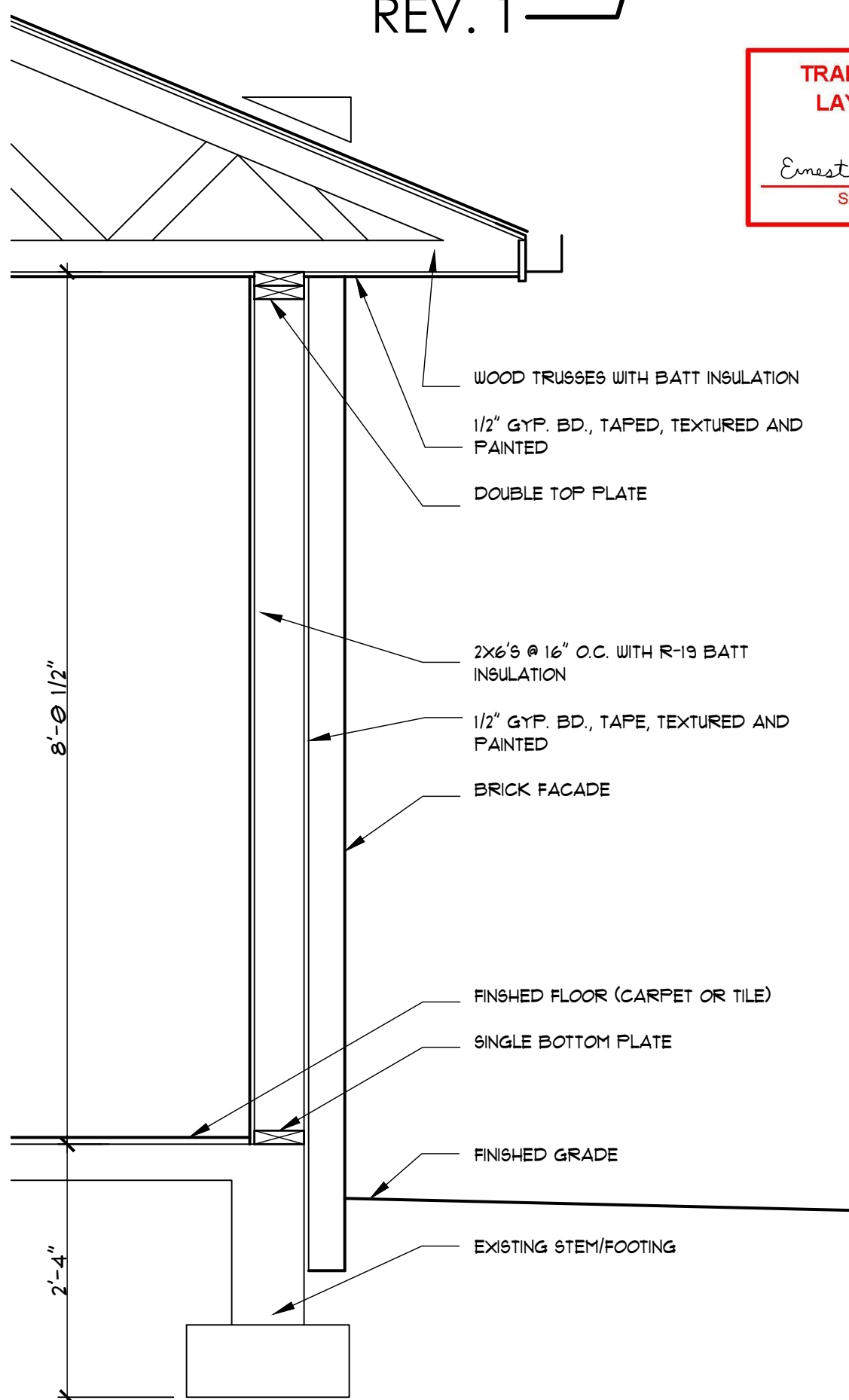
VICINITY MAP



REV. 1

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Arriaga 6/8/2023
Signed Date



TYP. EXT. WALL SECTION

SCALE: 1/4" = 1'-0"

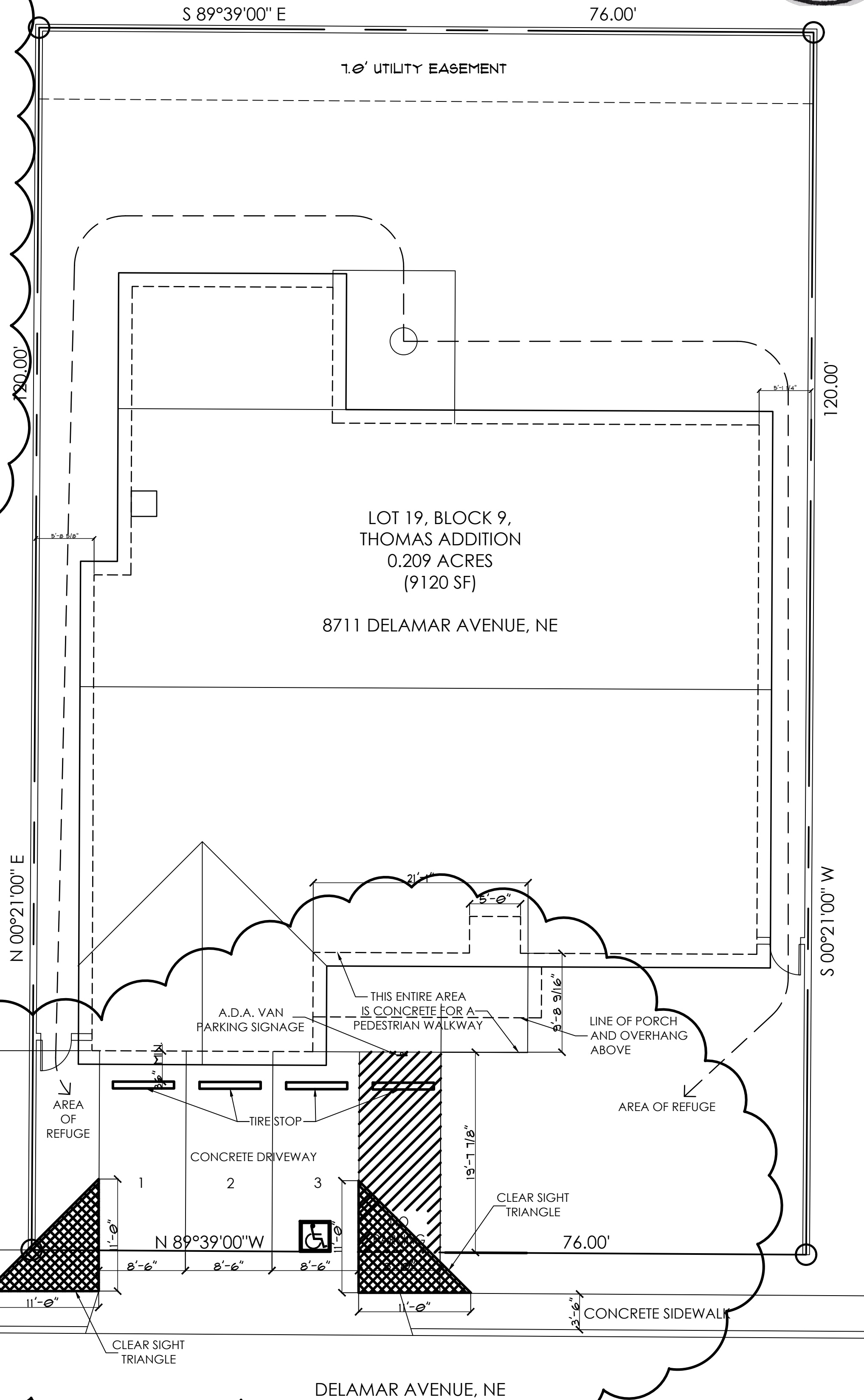
PARKING REQUIREMENTS (TABLE 5-5-1):

ASSISTED LIVING FACILITY: 1 SPACE PER 3 BEDS - TOTAL NUMBER OF BEDS = 10
10/3 = 4 SPACES, INCLUDING ONE (1) VAN ACCESSIBLE SPACE.

NOTE: A.D.A. ACCESSIBLE STANDARDS DOES NOT REQUIRE PARKING SIGNAGE FOR PARKING SPACE QUANTITY UNDER 4 SPACES (SECTION 216.5)

SEE 2017 ANSI A117.1, SECTION 502 AND FIGURE 502.2(B) FOR CURRENT VAN ACCESSIBLE SPACE SIZE.

REV. 1



SITE PLAN

SCALE: 1/8" = 1'-0"



visual concepts, LLC

Santa Fe, New Mexico PH: (505) 930-9118

CASA SHALOM
ASSISTED LIVING FACILITY

8711 DELAMAR AVENUE, NE, ALBUQUERQUE, NM 87111

LIFE SAFETY CODE

DATE: November 30, 2022

REVISIONS

REV. NO.	DATE
1	05/26/23

LS-2