

1

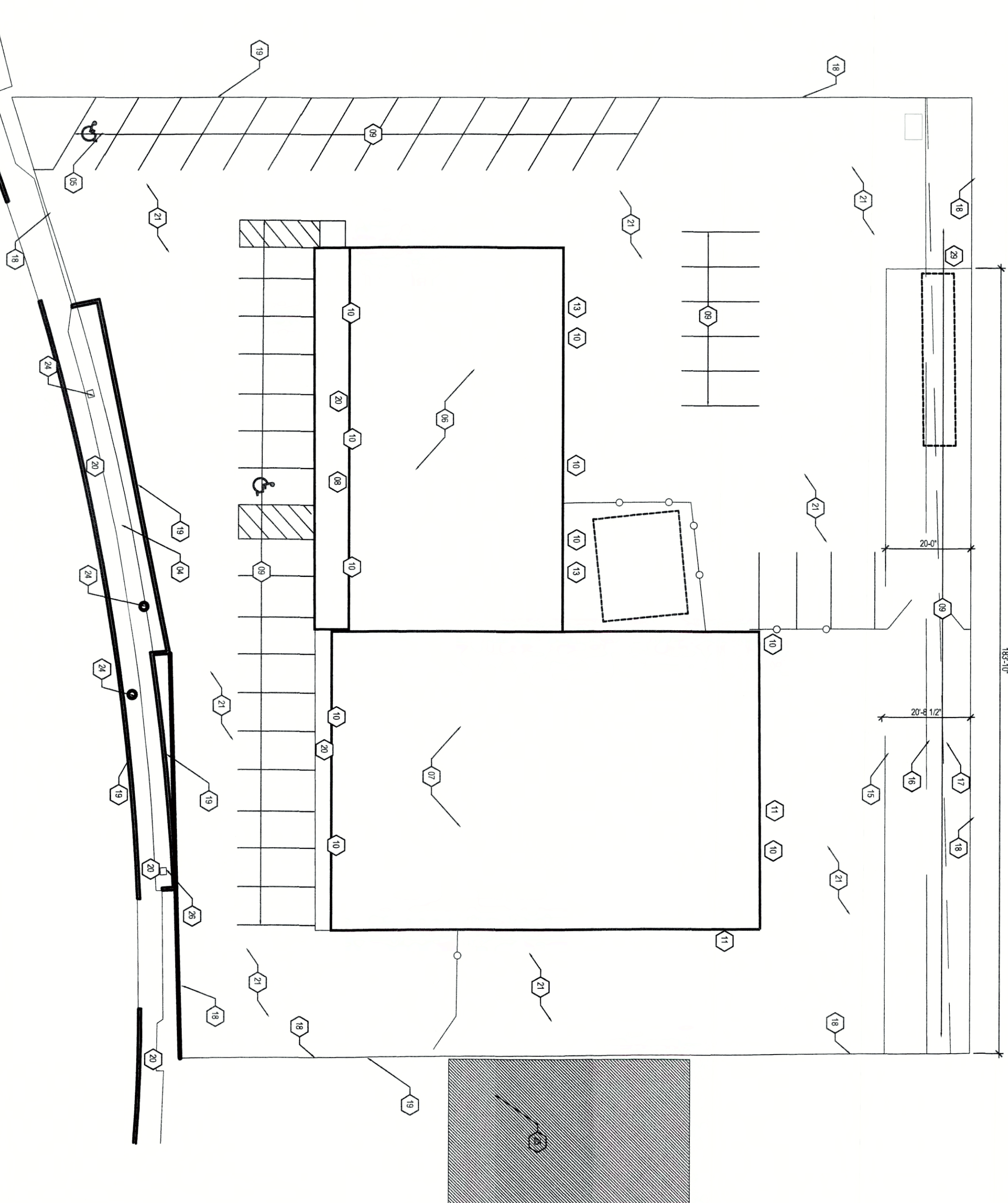
2

3

4

5

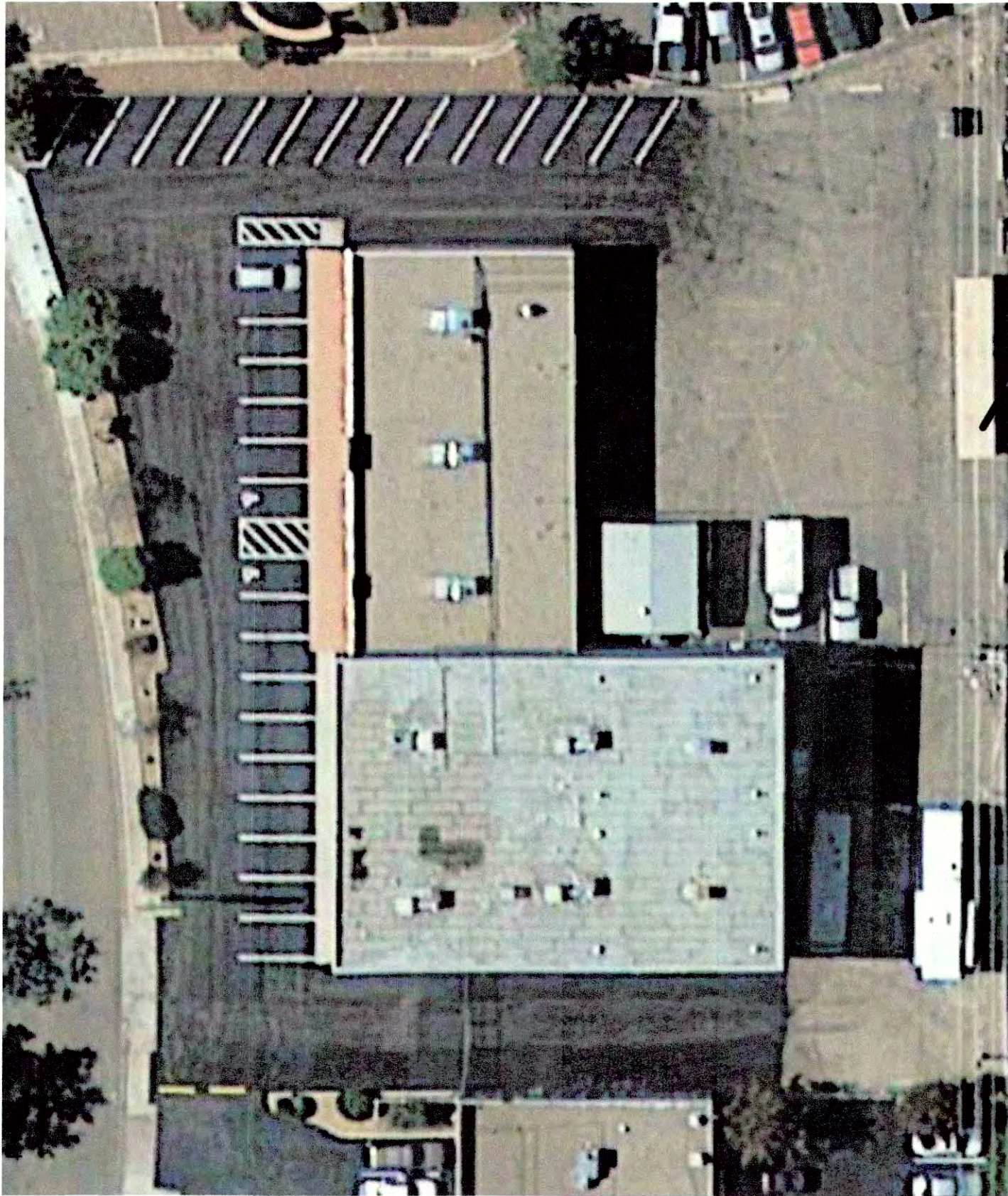
A1
EXISTING SITE PLAN
SCALE: 1" = 20'-0"



A2
PROJECT LOCATION
SCALE: NTS



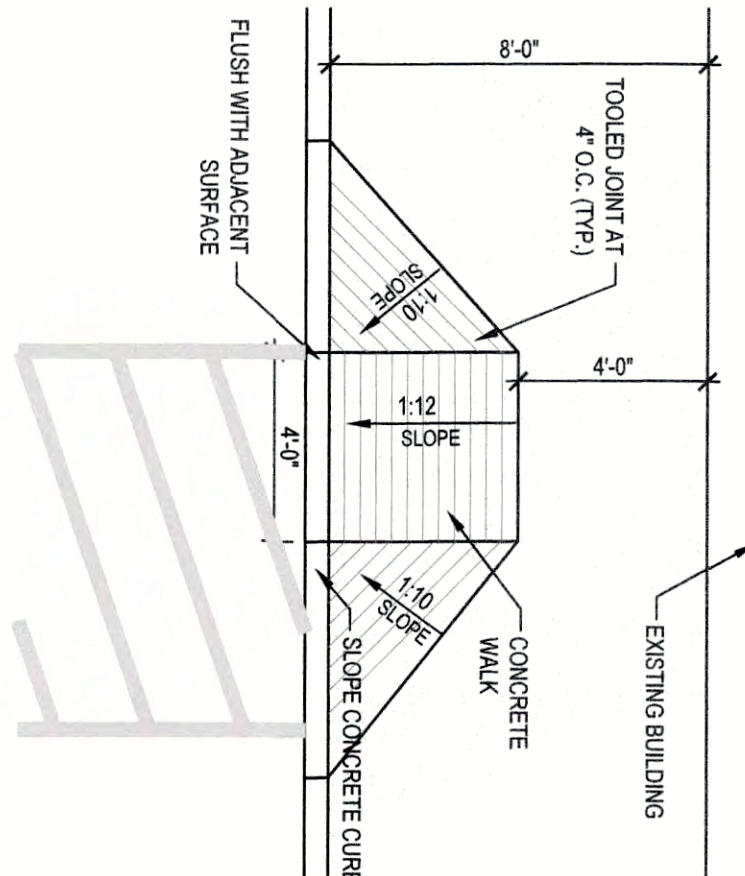
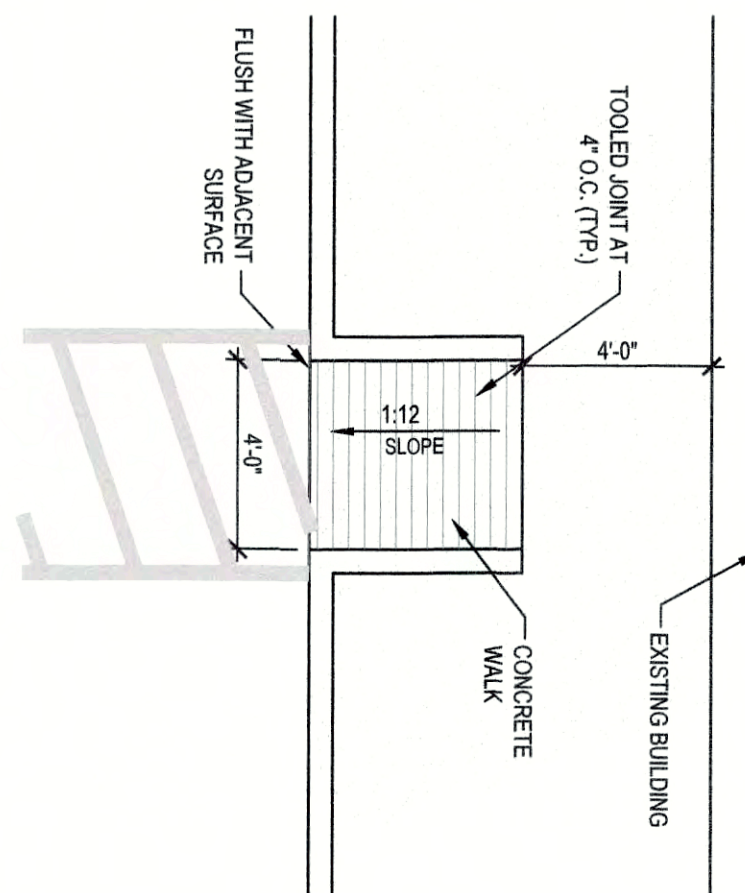
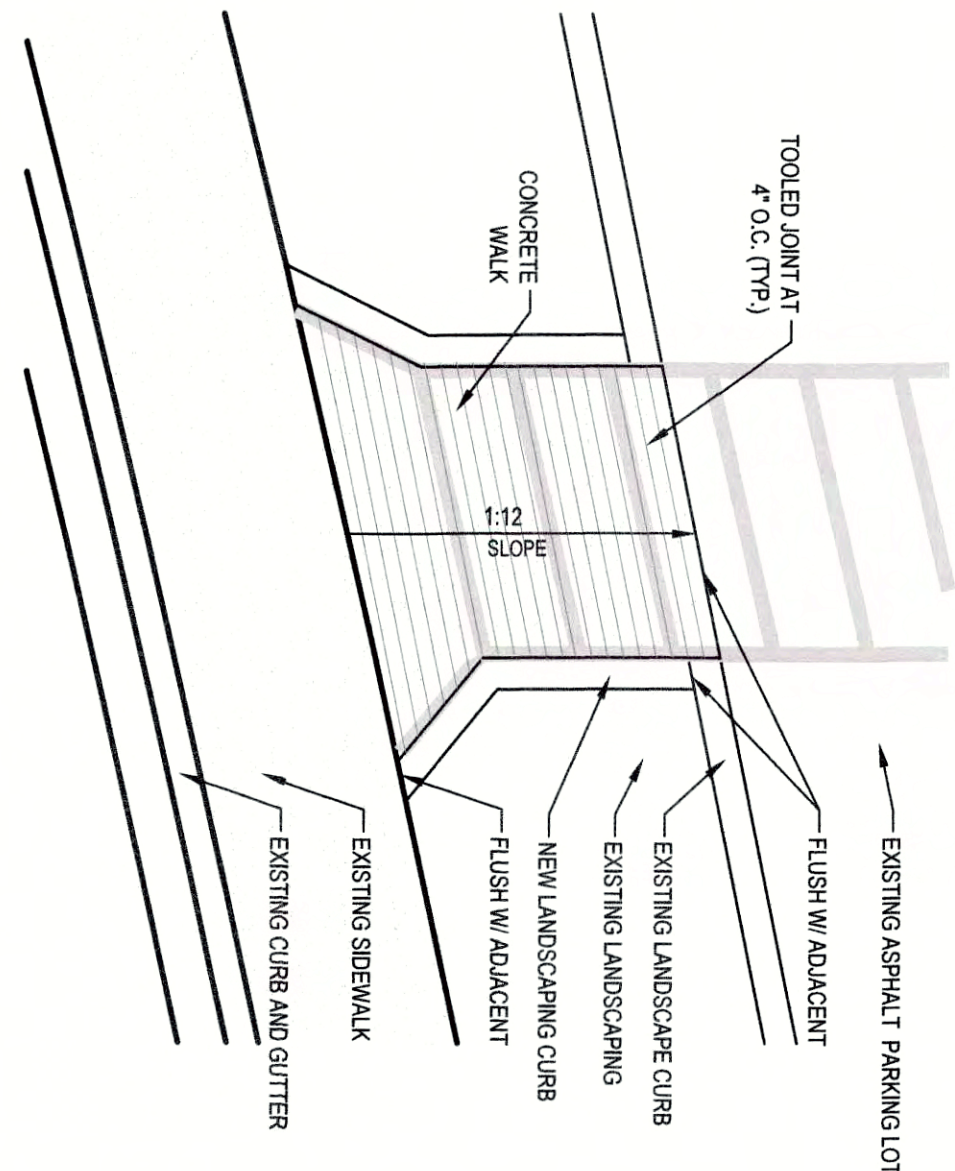
A3
EXISTING AERIAL IMAGE
SCALE: 1" = 30'-0"



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

TRAFFIC CIRCULATION
LAYOUT APPROVED

Signed _____ Date _____



GENERAL SHEET NOTES

SHEET KEYNOTES

1. EXISTING SITE STORAGE CONTAINER TO BE REMOVED.
2. EXISTING FENCING TO BE REMOVED.
3. EXISTING FENCING TO BE REMOVED.
4. EXISTING FENCING TO BE REMOVED.
5. EXISTING DUMPSTER LOCATION TO BE RELOCATED.
6. EXISTING SINGLE STORY FLAT ROOF.
7. EXISTING DOUBLE STORY FLAT ROOF.
8. EXISTING PORTAL COVERED WALKWAY.
9. EXISTING PORTAL COVERED WALKWAY.
10. EXISTING EXTERIOR DOOR TO BE REPLACED.
11. EXISTING EXTERIOR DOOR TO BE REPLACED.
12. EXISTING OVERHEAD DOOR TO BE REMOVED.
13. EXISTING OVERHEAD DOOR, FILLED AT INTERIOR, TO REMAIN AS IS.
14. NOT USED.
15. EXISTING 4\"/>
16. EXISTING 10\"/>
17. EXISTING OVERHEAD UTILITY LINES, TO REMAIN AS IS.
18. EXISTING OVERHEAD UTILITY LINES, TO REMAIN AS IS.
19. EXISTING OVERHEAD UTILITY LINES, TO REMAIN AS IS.
20. EXISTING CONCRETE SIDE WALK TO REMAIN AS IS.
21. EXISTING ASPHALT PAVEMENT.
22. EXISTING ASPHALT PAVEMENT.
23. EXISTING FIRE HYDRANT.
24. EXISTING FIRE HYDRANT.
25. EXISTING ADJACENT BUILDING, LOCATION TO REMAIN, CONTENTS WILL BE UPDATED PER NEW OWNER.
26. EXISTING SIGN, LOCATION TO REMAIN, CONTENTS WILL BE UPDATED PER NEW OWNER.

LEGEND

VIGIL & ASSOCIATES
ARCHITECTURAL GROUP, P.C.
4477 Irving NW, Suite A
Albuquerque, New Mexico 87114
Ph: 505.890.5030 - Fax: 505.890.5031
www.VA-architects.com



CONSTRUCTION SEMINARS
RENOVATIONS
4915 PROSPECT AVENUE NE, ALBUQUERQUE, NM 87110

| |
|----------------------------|
| DATE: FEBRUARY 22, 2016 |
| DRAWN BY: V & A |
| CHECKED BY: |
| FILE NAME: K2000A_L000.dwg |
| REVISIONS: |
| |
| |
| |

AS-101

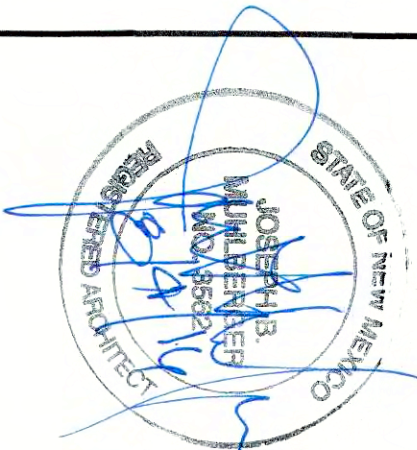
project no.

EXISTING SITE PLAN - TRAFFIC CIRCULATION LAYOUT SUBMISSION

GENERAL NOTES

LEGAL DESCRIPTION:
LOT NUMBERED ONE-B-SIX (1-B-6), IN BLOCK NUMBERED ONE (1), PLAT OF VINDS SUBDIVISION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND RECORDED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF PLAT BOOK #11, FOLIO 18.
11-B-6-B-BLOCK 1 VINDS ADD CONT. 1021 AC
UPC: 10170584602041904
EASEMENTS AND NOTES AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 1978, IN PLAT BOOK #11, FOLIO 19, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AND RIGHTS INCIDENT THEREBY, FILED FEBRUARY 1974 IN BOOK MISC. 56, PAGE 96, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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Albuquerque, New Mexico 87114
Ph: 505.890.5030 - Fax: 505.890.5031
www.VA-architects.com



SHEET KEYNOTES

- 1. NOT USED.
- 2. NOT USED.
- 3. NOT USED.
- 4. EXISTING LANDSCAPE TO REMAIN AS IS.
- 5. NEW/ADJACENT LOCATION.
- 6. EXISTING DOUBLE STORY FLAT ROOF TO REMAIN AS IS.
- 7. EXISTING DOUBLE STORY FLAT ROOF TO REMAIN AS IS.
- 8. NEW PARKING STRIPING, TYPICAL.
- 9. NEW PARKING STRIPING, TYPICAL.
- 10. EXISTING EXTERIOR WALK DOOR TO REMAIN AS IS.
- 11. NOT USED.
- 12. EXISTING OVERHEAD DOOR TO REMAIN AS IS.
- 13. EXISTING OVERHEAD DOOR TO REMAIN AS IS.
- 14. NOT USED.
- 15. EXISTING 30'-0" ACCESS EASEMENT FILED 2-23-1978, VOLUME B11, FOLIO 19, TO REMAIN AS IS.
- 16. EXISTING 30'-0" ACCESS EASEMENT FILED 2-23-1978, VOLUME B11, FOLIO 19, TO REMAIN AS IS.
- 17. EXISTING OVERHEAD UTILITY LINES TO REMAIN AS IS.
- 18. PROPERTY BOUNDARY TO REMAIN AS IS.
- 19. EXISTING 8" CONCRETE CURB TO REMAIN AS IS.
- 20. EXISTING CONCRETE SIDE WALK TO REMAIN.
- 21. EXISTING CONCRETE SIDE WALK TO REMAIN.
- 22. EXISTING WATER METER LOCATION.
- 23. EXISTING FIRE HYDRANT.
- 24. EXISTING PHONE PEDESTAL LOCATION.
- 25. EXISTING ADJACENT BUILDING BEYOND PROPERTY BOUNDARY.
- 26. EXISTING SIGN LOCATION TO REMAIN, CONTENTS WILL BE UPDATED PER NEW OWNER.
- 27. NEW ACCESSIBLE CONCRETE RAMP TO REMAIN, 2009 NM ACCESSIBLE PARKING CHECKLIST, OPTION 1, PAGE 4 OF 6.
- 28. NEW MOTORCYCLE PARKING.
- 29. NEW MOTORCYCLE PARKING.
- 30. NEW BICYCLE RACK, 14-16-3-1-B-3.
- 31. SIGN SPACE REFER TO RAKS-20 FOR DETAILS (NMBC 1110.1).
- 32. NEW SIGNAGE TO REMAIN, 14-16-3-1-C.
- 33. ONE WAY SIGN.
- 34. DO NOT ENTER SIGN.
- 35. NEW PEDESTAL CONNECTION, 14-16-3-1-H.
- 36. EXIST 2' RIR SEPARATION, 12" SOLID MASONRY, NO OPENINGS.
- 37. NEW ACCESSIBLE PEDESTAL WALKWAYS, NMBC 1110.3.
- 38. EXISTING SIGNAGE TO REMAIN, 14-16-3-1-I.
- 39. THEREFORE, SIGNS WILL, TREES, AND SHRUBBERY BETWEEN 3 AND 3 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

LEGEND



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

IBC & IEBC REVIEW:

PROJECT ADDRESS:
4915 Prospect Ave. NE
Albuquerque, NM 87110

ZONING:
• SLU-1

APPLICABLE CODES:
• EXISTING BUILDING CODE (IEBC), ALTERNATION LEVEL 3.
• 2006 INTERNATIONAL BUILDING CODE (IBC)

State Codes:
• 2009 New Mexico Commercial Building Code
• 2014 New Mexico Electrical Code
• 2006 State of New Mexico Energy Conservation Code
• 2012 New Mexico Mechanical Code
• 2012 New Mexico Plumbing Code
City Codes:
• 2014 Uniform Administrative Code

OCCUPANT TYPE (Per IBC Table 104.1.1):
A ROOM OR SPACE (USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 60 AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY (SGL 1 EXCEPTION 2).
• Group B

CONSTRUCTION TYPE (Per IBC Table 601 & 602.3):
• III-B

FIRE-PROTECTION SYSTEM (Per IBC 803):
• Existing building is non-sprinklered
• FIRE EXTINGUISHERS ARE PROVIDED WITHIN 75' FROM ANY POINT IN THE BUILDING

BUILDING AREA (Per IBC 502.1):
UPSTAIRS: 1640 SF EACH
DOWNSTAIRS: 7000 SF TOTAL

ALLOWABLE FLOOR AREA (Per IBC Table 503):
• TABLE 503-B = 19,800 SF
• TABLE 503-B = 3 STORES

ALL OWNERS HEIGHT (Per IBC Table 503):
• TABLE 503-B = 3 STORES

OCCUPANT LOAD (Per IBC Table 1004.1.1):
UPSTAIRS = 1,850 SF EACH UNIT = 19 OCCUPANTS PER UNIT
DOWNSTAIRS = 7,000 SF = 70 OCCUPANTS
• BUSINESS AREAS 1100SF

NO. OF EXITS (Per IBC Table 1015.1) 2002
UPSTAIRS: EACH
GROUP B: 1 PER 49 OCC.

DOWNSTAIRS:
GROUP B: 1 PER 49 OCC. (GO TO EXIT WIDTH FOR MORE THAN 49 OCC.)

EXIT TRAVEL (Per IBC Table 1016.1):
UPSTAIRS: EACH FOR SINGLE EXIT
DOWNSTAIRS: 200' MAX
• PROVIDED = 94' & 83'

DOWNSTAIRS: MULTIPLE EXITS GO TO EXIT WIDTH
EXIT WIDTH (Per IBC Table 1006.1):
UPSTAIRS: EACH
• 3' X 800' = 5.7'
DOWNSTAIRS: TOTAL
• PROVIDED = 30'

DOWNSTAIRS: 14'
• PROVIDED = 14'

DOWNSTAIRS: 27'
• PROVIDED = 27'

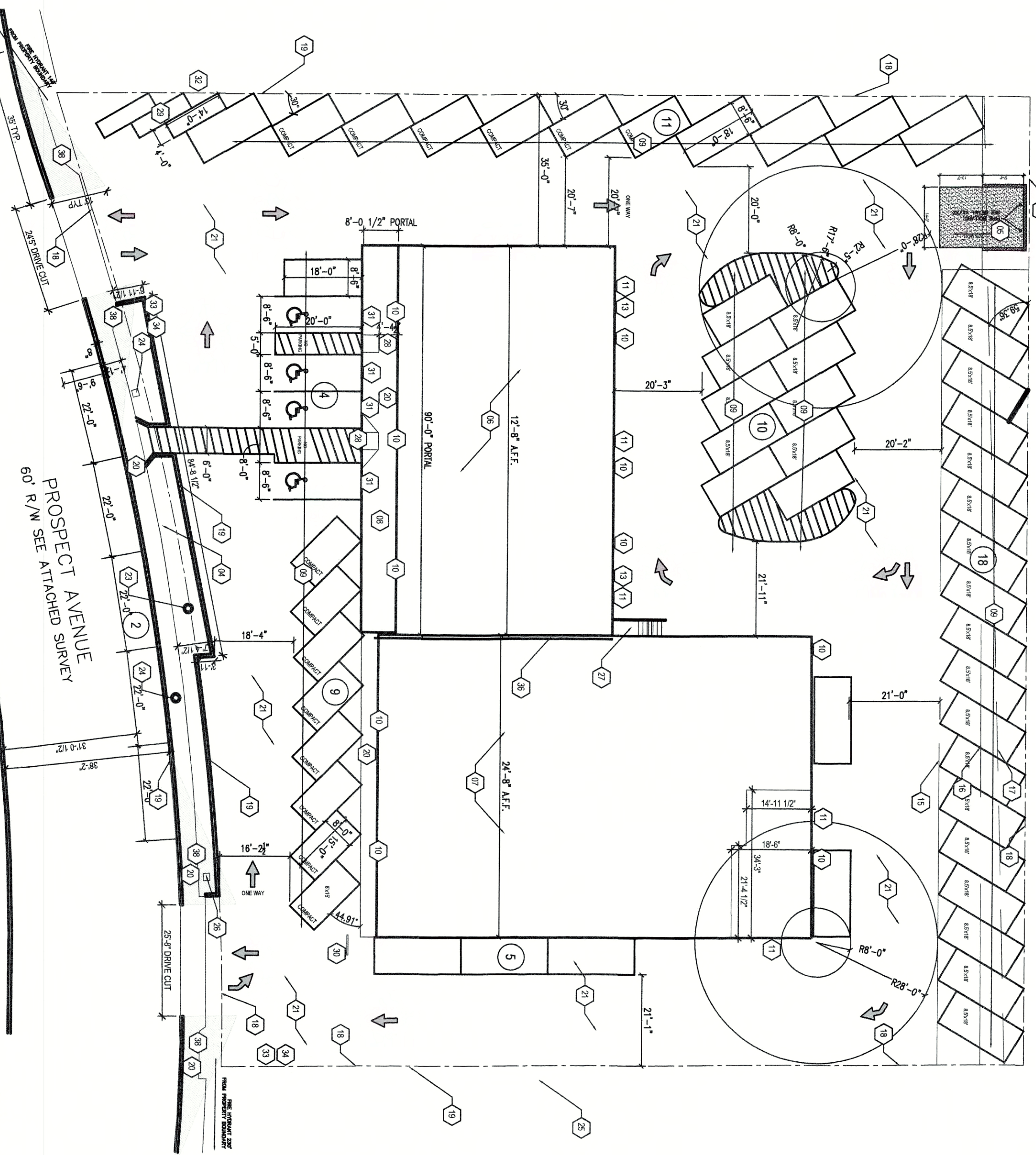
DOWNSTAIRS: 35' & 72'

SITE CODE REQUIREMENTS



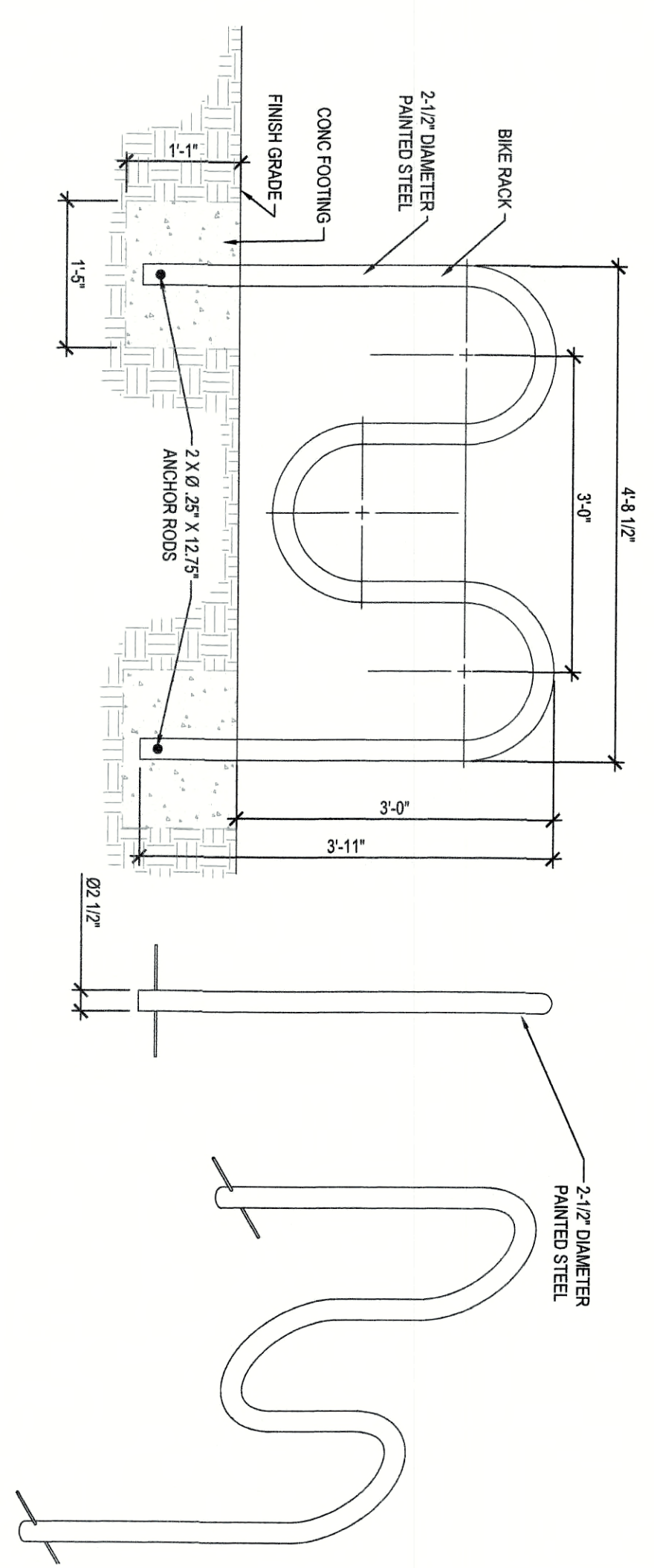
PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



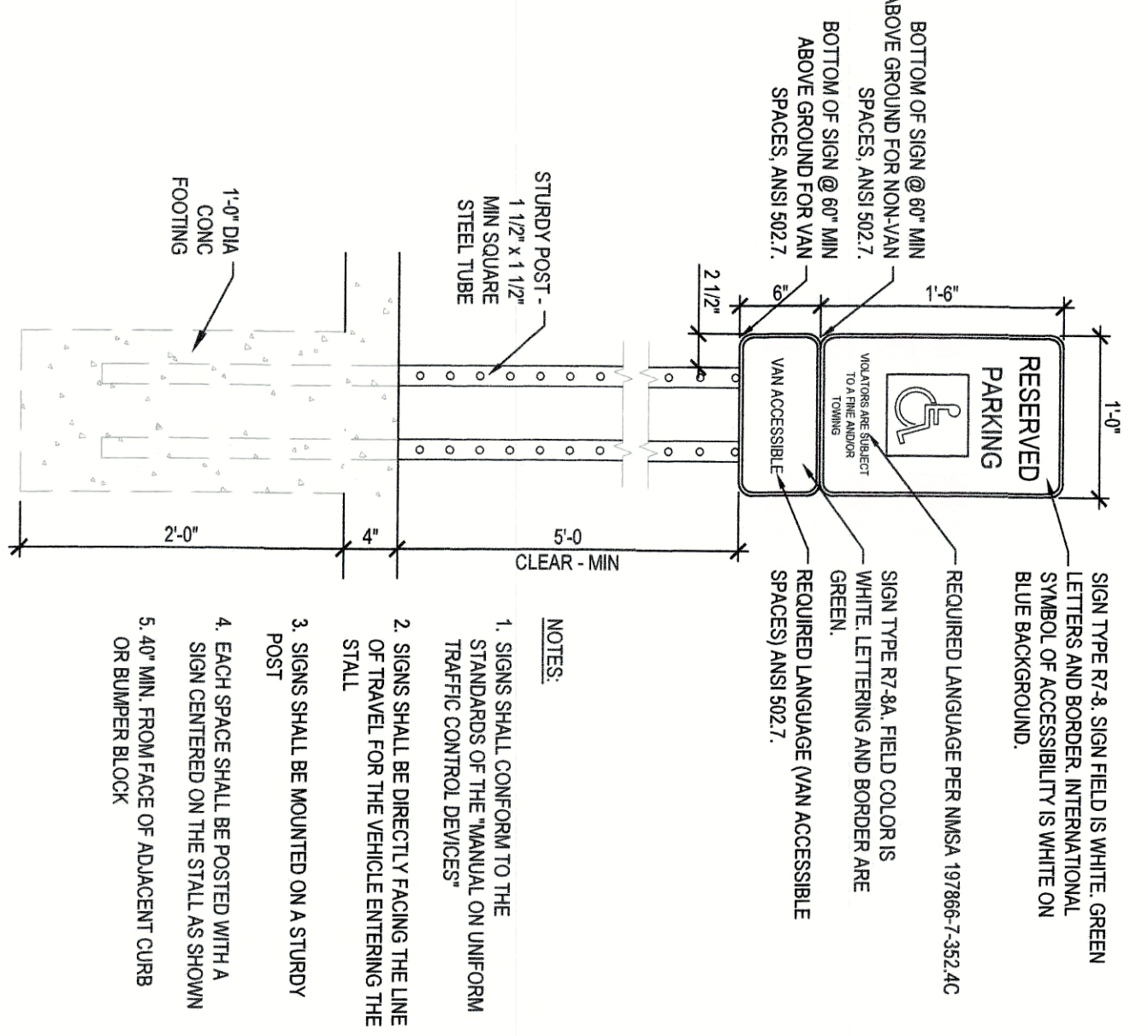
BIKE RACK

SCALE: 3/4" = 1'-0"



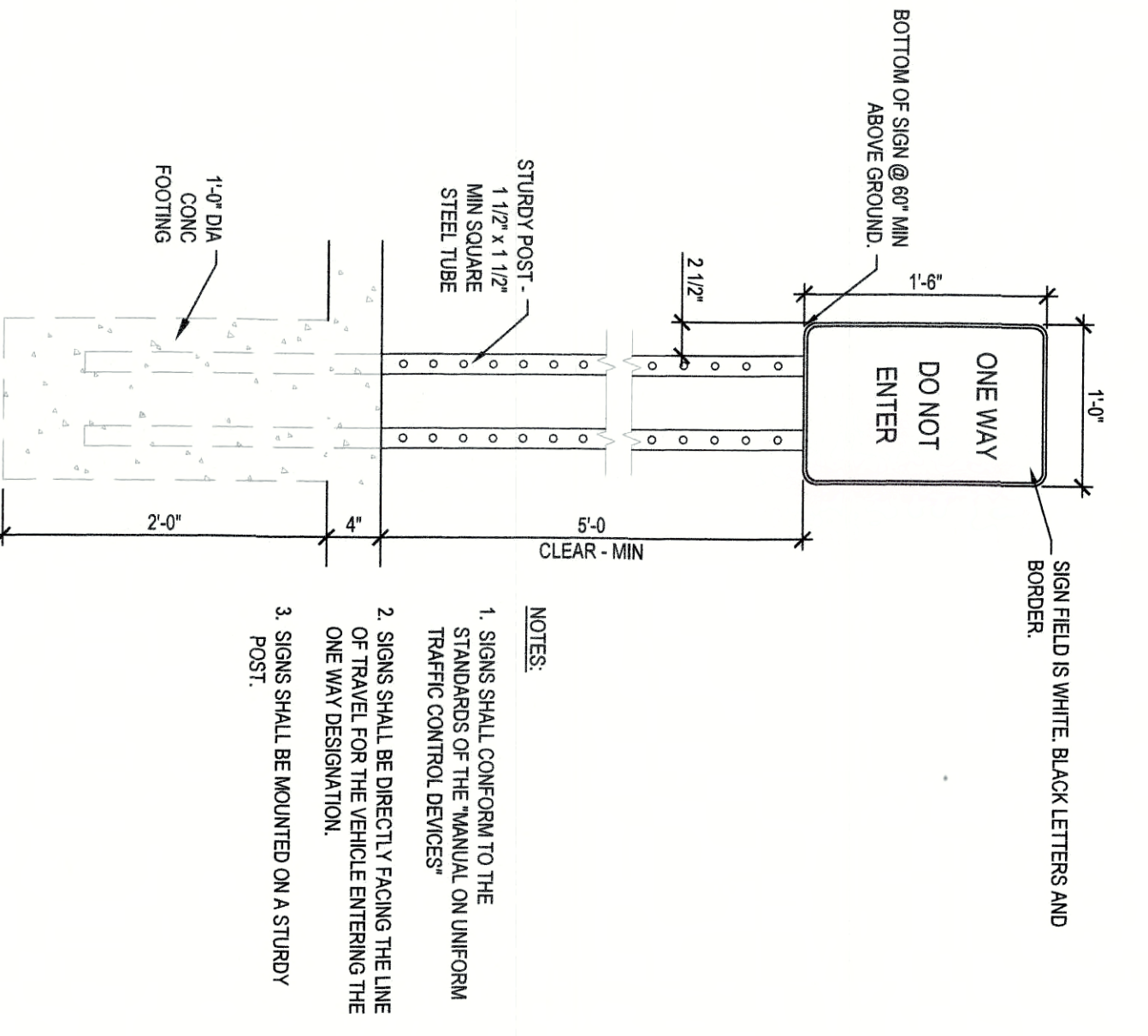
ACCESSIBLE SIGN

SCALE: 1" = 1'-0"



'ONE WAY' SIGN

SCALE: 1" = 1'-0"



GENERAL NOTES

LEGAL DESCRIPTION:
LOT NUMBERED ONE-B-SIX (1-B-6), IN BLOCK NUMBERED ONE (1), PLAT OF VINDS SUBDIVISION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND RECORDED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF PLAT BOOK #11, FOLIO 18.
11-B-6-BLOCK 1 VINDS ADD CONT. 1021 AC
UPC: 10170584602041904
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1. ALL IMPROVEMENTS LOCATED WITHIN RIGHT OF WAY MUST BE INCLUDED IN WORK ORDER.
2. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK CURB AND GUTTER.

SHEET KEYNOTES

- 1. NOT USED.
- 2. NOT USED.
- 3. NOT USED.
- 4. EXISTING LANDSCAPE TO REMAIN AS IS.
- 5. NEW/ADJACENT LOCATION.
- 6. EXISTING DOUBLE STORY FLAT ROOF TO REMAIN AS IS.
- 7. EXISTING DOUBLE STORY FLAT ROOF TO REMAIN AS IS.
- 8. NEW PARKING STRIPING, TYPICAL.
- 9. NEW PARKING STRIPING, TYPICAL.
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- 17. EXISTING OVERHEAD UTILITY LINES TO REMAIN AS IS.
- 18. PROPERTY BOUNDARY TO REMAIN AS IS.
- 19. EXISTING 8" CONCRETE CURB TO REMAIN AS IS.
- 20. EXISTING CONCRETE SIDE WALK TO REMAIN.
- 21. EXISTING CONCRETE SIDE WALK TO REMAIN.
- 22. EXISTING WATER METER LOCATION.
- 23. EXISTING FIRE HYDRANT.
- 24. EXISTING PHONE PEDESTAL LOCATION.
- 25. EXISTING ADJACENT BUILDING BEYOND PROPERTY BOUNDARY.
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- 33. ONE WAY SIGN.
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- 39. THEREFORE, SIGNS WILL, TREES, AND SHRUBBERY BETWEEN 3 AND 3 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

LEGEND

TRAFFIC CIRCULATION LAYOUT APPROVED

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

CONSTRUCTION SEMINARS RENOVATIONS

4915 PROSPECT AVENUE NE, ALBUQUERQUE, NM 87110

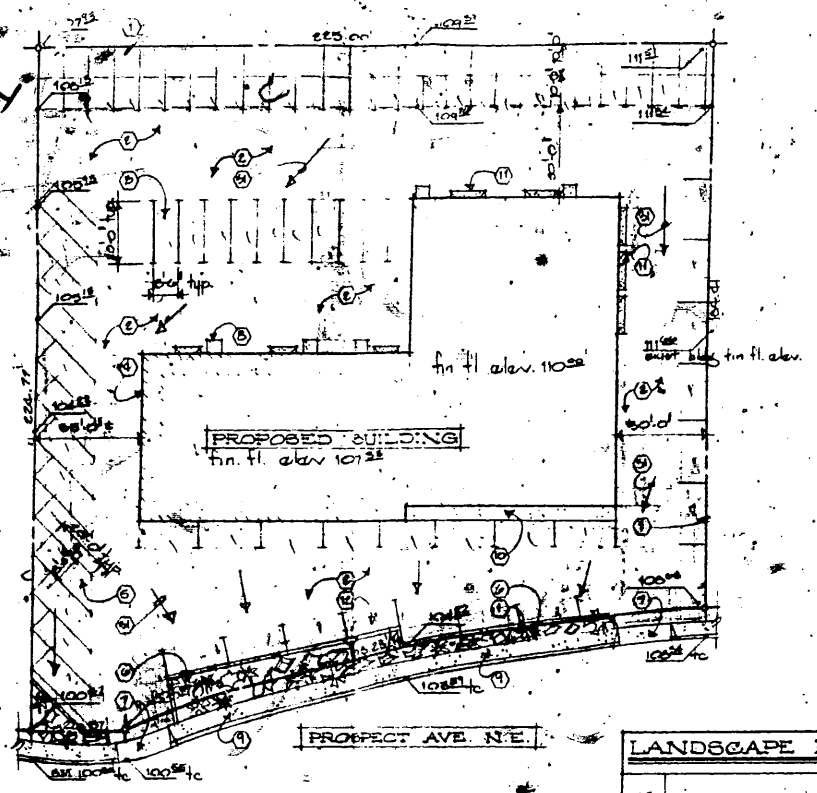
PROPOSED SITE PLAN - TRAFFIC CIRCULATION LAYOUT SUBMISSION

AS-120

date: FEBRUARY 22, 2016
drawn by: J.A.A.
checked by:
file name: XXXXX_AXXX.dwg
revision:

THIS IS THE ORIGINALLY APPROVED SITE PLAN FOR LOT 1B6. THE PARKING REQUIREMENTS ARE AS SHOWN WHICH IS 45 SPACES

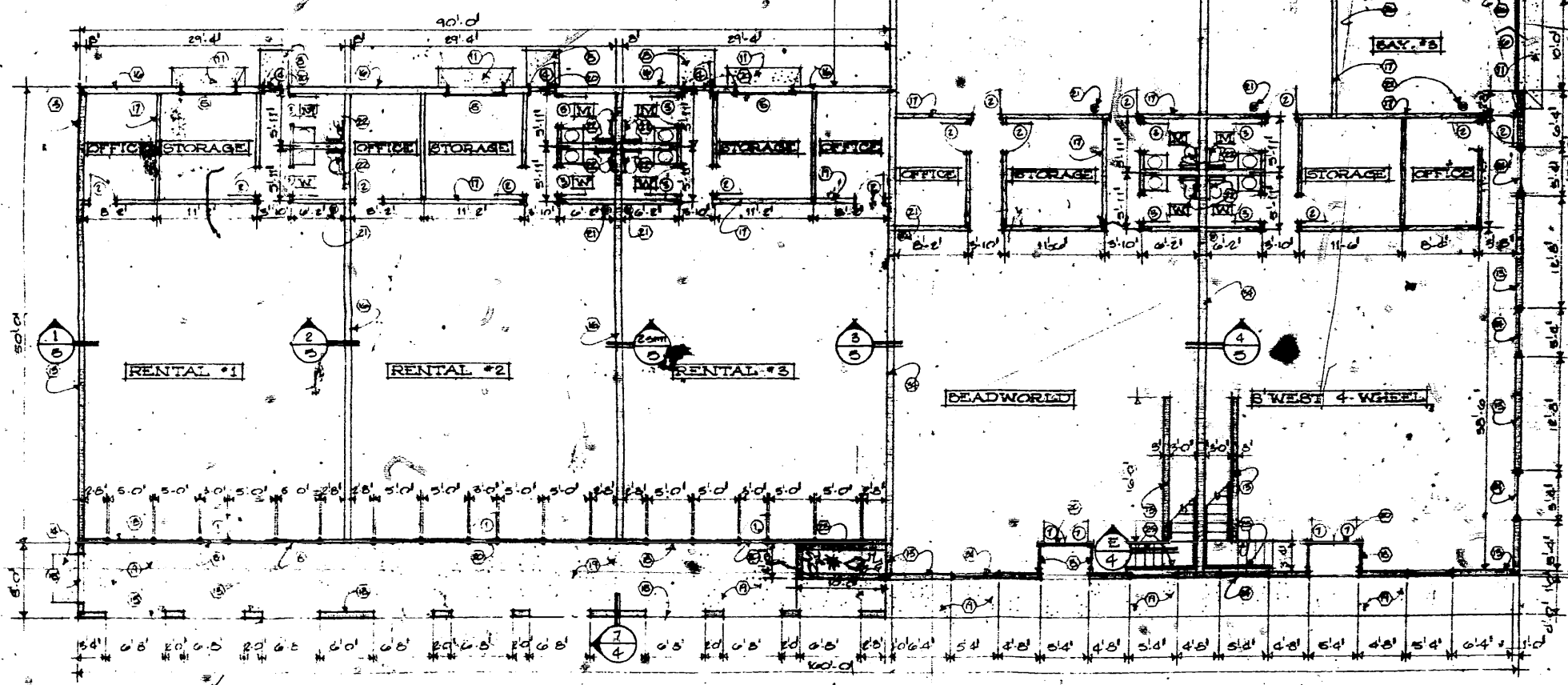
8.3.2016



PLOT PLAN 1/8"=30'-0"

| LANDSCAPE LEGEND | |
|------------------|----------------|
| | jucca pendula |
| | tam juniper |
| | ponderosa pine |
| | boulder |

| ROOM NAME | FLOOR | BASE | WALLS | CEILING | CLIGHT | REMARKS |
|----------------|-------|------|-------|---------|--------|---------|
| rental 1,2,3 | | | | | | |
| offices | | | | | | |
| storage areas | | | | | | |
| restrooms | | | | | | |
| breakroom | | | | | | |
| street 4-wheel | | | | | | |
| mtg. area | | | | | | |
| work area | | | | | | |
| bay 1,2,3 | | | | | | |



FLOOR PLAN 1/8"=30'-0"

GENERAL NOTES

- property line
- bituminous paving
- parking stall-typ
- line of proposed bldg.
- diagonal parking stall-typ
- landscape drainage provide 1% of
- new curb cut
- 4'-0" x 4'-0" conc. stoop
- new 4'-0" w conc. walk
- 4'-0" conc walk
- 2'-0" conc apron
- this stall to be marked for handicapped
- exposed cmu w/ 4'-0" x 6" slumpblock facing
- ramp for wheelchair access
- 5'-0" w x 8'-0" h arch - see section, elev
- exposed cmu wall
- 2'-4" stud wall w/ 9/16" fine grade gyp. b both sides - typ
- alum. glass storefront - see section
- 4' conc walk
- metal threshold - typ
- 4" A.B.C fire and moisture - typ
- grab bars 1/4" x 20" x 2'
- slumpblock planter
- fixed glass in alum. frame - apply spandrel
- handrail - see detail
- slope to drain
- clean to sand trap - see detail
- sunken pit
- conc. steps down to pit
- hydraulic lift - see details, max. int. 7
- arrow indicates direction of drainage to ponding areas
- 2 coats latex flat on all gyp. bd. & exp. m
- apply 1 coat primer, 2 coats h. g. s. on walls & clg.
- 12'-0" x 16" cmu wall

LEGAL DESCRIPTION

LOT 1B6 BLOCK 1, VIDAS SUBDIV.

DESIGN DATA

seismic zone
 type of construction
 occupancy group
 wall load (wind load)
 roof load (live)
 conc. strength @ 28 days
 zone
 building area
 parking stalls

2A-77-18

4918

4919

4923

4927

4931

LEGAL DESCRIPTION:

OF

1: OWNER OF RECORD PER OLD REPUBLIC TITLE CO. TITLE
BINDER DATED: JANUARY 28, 2016 IS
BEAD WORLD, INC. A NEW MEXICO CORPORATION

2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY
OLD REPUBLIC TITLE CO. COMMITMENT No. 1600536

3: PLATS USED TO ESTABLISH BOUNDARY.

A: PLAT OF LOT 1-B-6, BLOCK 1 VIDAS SUBDIVISION
FILED; FEBRUARY 23, 1976 IN VOLUME B11, FOLIO 19

4: FIELD WORK PERFORMED ON FEBRUARY, 2016



Scale: 1" = 40'
Order No.: 16-0062
Field Book: Page:
Ordered By:

CURVE TABLE

| NUMBER | DELTA ANGLE | CHORD DIRECTION | RADIUS | ARC LENGTH | CHORD LENGTH |
|--------|-------------|-----------------|--------|------------|--------------|
| C1 | 03°37'29" | N 73°01'29" E | 420.00 | 26.57 | 26.57 |
| C2 | 20°47'36" | S 81°39'32" W | 560.00 | 203.23 | 202.12 |

I, Anthony L. Harris, a Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that I have surveyed the above described property and I am responsible for said survey and that the plat hereon drawn is a true and correct representation of said survey, to the best of my knowledge and belief, and meets the minimum standards for land surveys in the State of New Mexico; that the bearings and distances shown hereon are based on the Plat or Deed of Record, unless otherwise indicated herein; that it shows all easements shown on the plat of record; that there are no encroachments from the said property onto adjoining properties onto said property, unless shown hereon and that it shows the location of all permanent improvements pertinent to the said survey.

Given under my hand and seal at Albuquerque, New Mexico, this 11TH day of FEBRUARY 2016.

Anthony K. 9/25

Anthony L. Harris, N.M.P.S.#11463 THE SURVEY OFFICE, LLC
333 LOMAS BOULEVARD N.E. • ALBUQUERQUE, NEW MEXICO 87102
Telephone (505) 998-0303 • FAX (505) 998-0306



CITY OF ALBUQUERQUE



August 8, 2016

Vigil & Associates Architectural Group, P.C.
Joseph Muhlberger
4477 Irving NW
Albuquerque, NM 87114

Re: Construction Seminars Renovations
7915 Prospect Ave NE
Traffic Circulation Layout
Architect's Stamp 08-04-16 (H17D104)

Dear Mr. Muhlberger,

The TCL submittal received 08-04-16 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,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

mao 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: _____ **Building Permit #:** _____ **City Drainage #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

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) _____

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) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____