CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

May 10, 2024

Westen Caswell, Vice President DPC Construction Ltd. 7804 Pan American E Frwu, Suite 1 Albuquerque, NM 87109

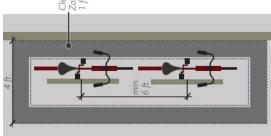
Re: **Great Commission Alliance 1525 GIRARD NE Traffic Circulation Layout** Architect's Stamp 3/12/2024 (J16D003)

Dear Mr. Caswell,

Based upon the information provided in your submittal received 5/6/2024, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. Add one Motorcycle parking space and shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
- 2. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
- 3. Add 2 bicycle racks (3 spaces required) and shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.

min. 8 ft Clear Zone 1 ft. Clear Zone 1 ft.



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Albuquerque

NM 87103

www.cabq.gov

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- b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
- c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
- d. The rack allows varying bicycle frame sizes and styles to be attached.
- e. The user is not required to lift the bicycle onto the bicycle rack.
- f. Each bicycle parking space is accessible without moving another bicycle.
- 4. Bicycle racks shall be sturdy and anchored to a concrete pad.
- 5. A 1-foot clear zone around the bicycle parking stall shall be provided.
- 6. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
- **7.** Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.

Once corrections are complete resubmit

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- 1. The Traffic Circulation Layout
- Albuquerque
- 2. A Drainage Transportation Information Sheet (DTIS)
- 3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
- 4. The \$75 re-submittal fee for log in and evaluation by Transportation.

NM 87103

If you have any questions, please contact me at (505) 924-3909.

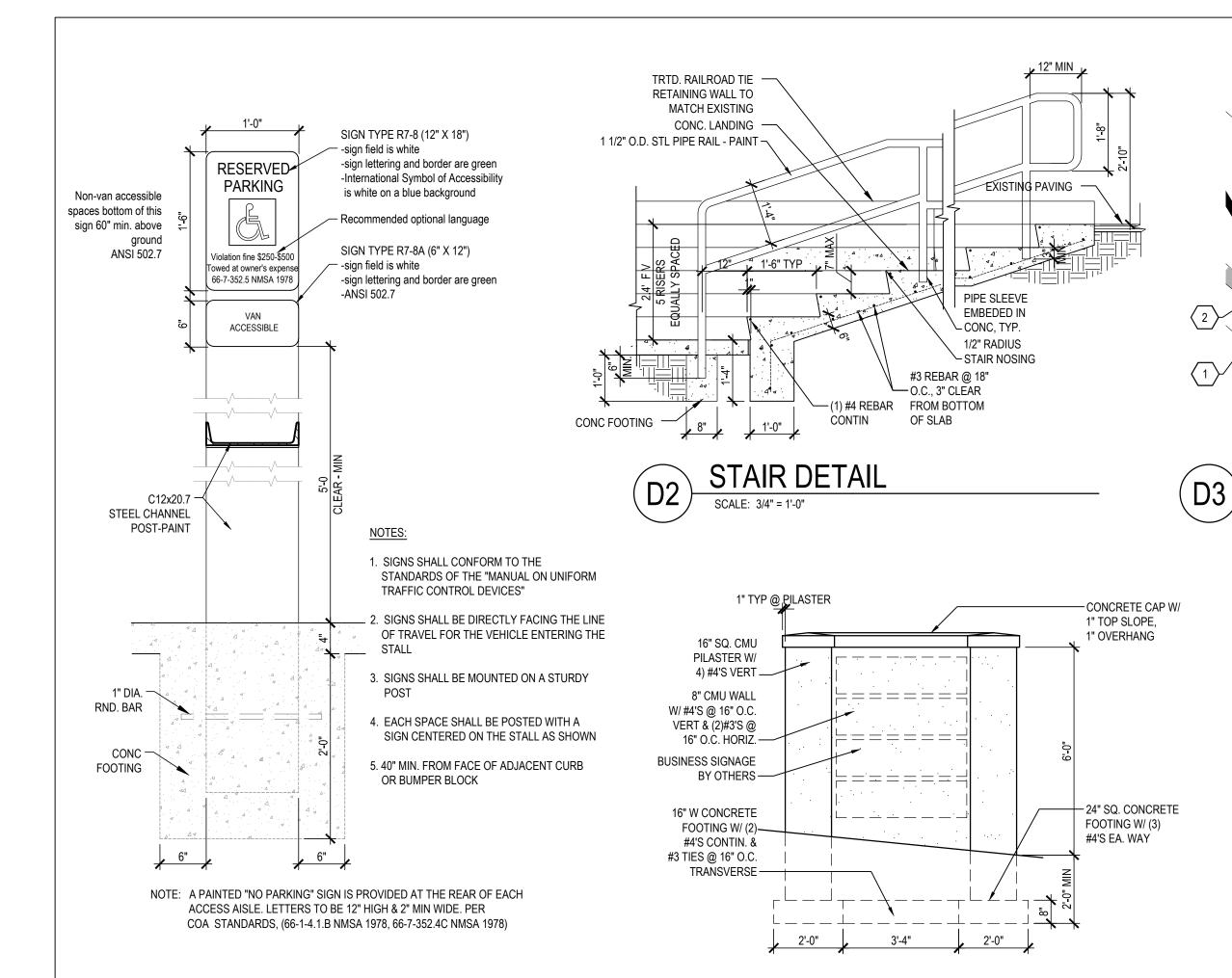
www.cabq.gov

Sincerely,

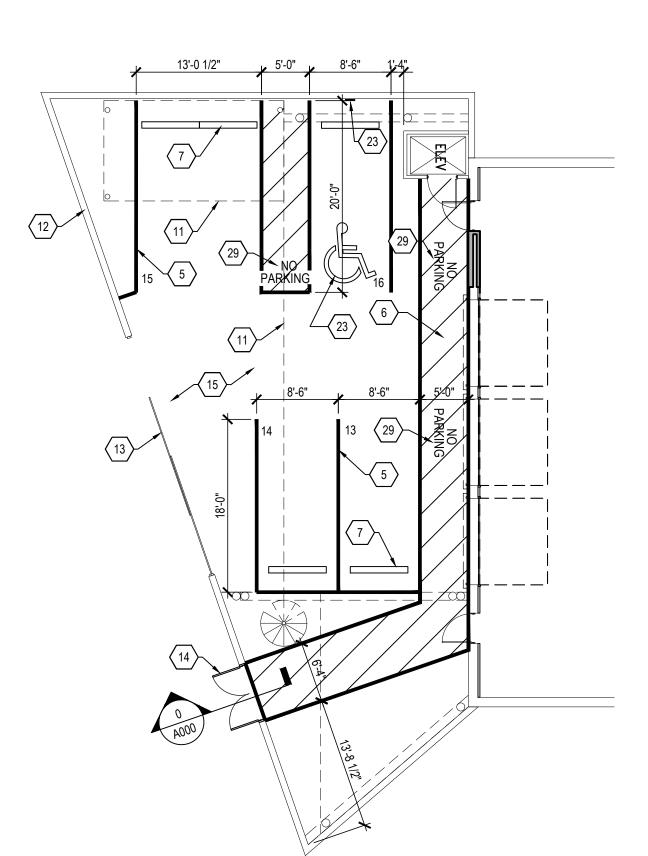
Sertíl A. Kanbar

Sertil Kanbar, PhD, PE, CFM Sr. Engineer, Planning Dept. Development Review Services

\xxx via: email C: CO Clerk, File



SCALE: 1/2" = 1'-0"



SCALE: 1/2" = 1'-0"

SURVEYOR NOTES:

NOTES:

unless otherwise noted.

as monumented by found corners.

- 1. Distances shown hereon are horizontal ground distances in feet. 2. Bearings are based on the plat of Vista Larga Addition (Bk. B19, Pg. 167),
- 3. Record dimensions are shown in parenthesis (), where record dimensions differ
- from actual measurements. 4. Corners shown thus "o" are set #4 rebar w/cap stamped "G. Gritsko, PS 8686",

HC PARKING/ŠTAIR PLAN

- 5. Flood Note: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the Flood Insurance Rate Map of Bernalillo County, New Mexico,
- Panel No. 35001C0351H, effective date August 16, 2012. According to the City of Albuquerque Integrated Development Ordinance, the subject property is zoned "MX-M", Mixed Use, Moderate Intensity. A zoning report was not
- provided. Zoning restrictions are not shown.
- 7. PARKING: There are 10 standard parking spaces, and 1 A.D.A. (handicap) space.
- A total of 11 stripped parking spaces. 8. There was no observed evidence of current earth moving work, building construction or
- building additions.
- a. Old Republic National Title Insurance Co. commitment No. 2208035, dated 12/22/2022
- b. Plat of Vista Larga Addition, filed 5/05/1982 in Bk. B19, Pg. 167. c. Adjoining plats and deeds as noted hereon.

EASEMENTS: per Schedule B, Part 2 of Title commitment dated December 22, 2022 [item

- [9]. Reservations contained in Patent from U.S.A., recorded in Book 22, Pg. 507.
- AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED [10]. Restrictive Covenants recorded June 9, 1947 in Book D49, Page 549.
- AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED [11]. Easements and notes as shown on the plat recorded May 5, 1982 in Plat Book B19

folio 167. AFFECTS SUBJECT PROPERTY, PLOTTED

TCL ANALYSIS

" CHANGE OF OCCUPANCY"

PROJECT ADDRESS: 1525 GIRARD NE ALBUQUERQUE, NM

LEGAL DESCRIPTION: TRACT T-3, BLOCK 2-A, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A

ZONING: MX-M (MODERATE INTENSITY MIXED USE)

TOTAL

BUILDING AREA

GROUP B 1ST FL: = 2,114 SQ FT GROUP A-3 BASEMENT: = 1,815 SQ FT GROUP R-2 2ND FL: = 2,376 SQ FT

* THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS EXCLUSIVE OF VENT SHAFTS AND COURTS AND INCLUDING EXTERIOR AREAS WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

= 6,305 SQ FT

PARKING:

PER CITY OF ALBUQUERQUE AND NM BUILDING CODE.

TOTAL = 16 SPACES

SPACES REQUIRED: GROUP B (OFFICE) 3.5 SPACES/1000 GFA = 7.39 GROUP A-3 (ASSEMBLY) 1 SPACE / 4 SEATS PER RELIGIOUS INSTITUTION CABQ ZONING PERMIT DEPT. = 6.61 GROUP R-2 (APARTMENT DWELLING) 2 SPACE/DU = 2

SPACES PROVIDED: 16 SPACES HANDICAPPED SPACES: 2 SPACES REQUIRED, 2 SPACES PROVIDED.

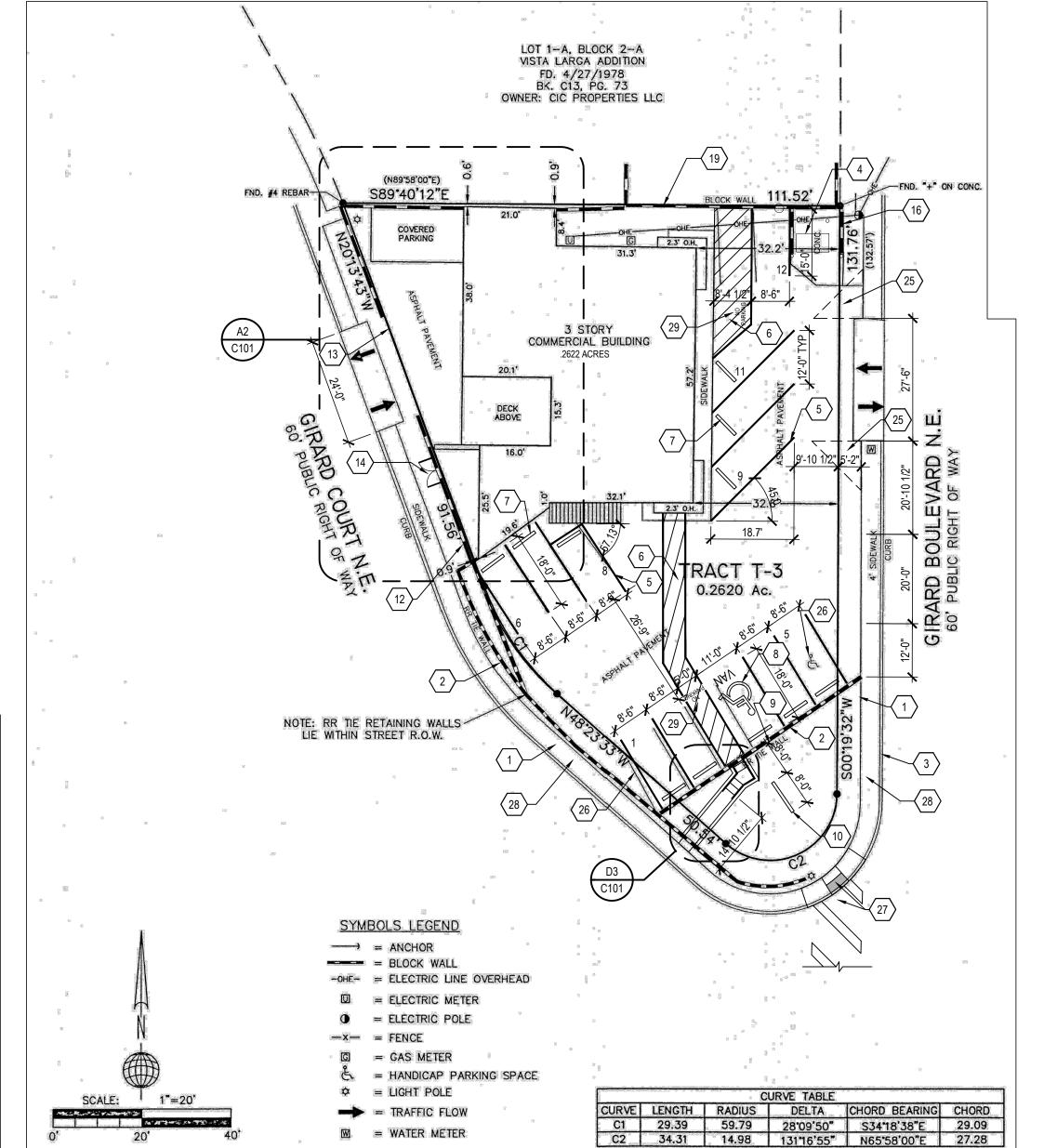
SIGNAGE:

1) ALLOWABLE SIGNAGE PER 14-16-3-2, 1 SIGN (150 MAX SF) PER 300' OF STREET FRONTAGE.

LOCATION MAP



 $\stackrel{/}{-}$ PROJECT LOCATION (ZONE ATLAS PG J-16-Z)



W = WATER METER

SITE PLAN

KEYED \bigcirc NOTES

- EXISTING CONCRETE SIDEWALK TO REMAIN. EXISTING RAILROAD TIE WALL TO REMAIN. REMOVE AT NEW SIDEWALK.
- EXISTING CURB AND GUTTER TO REMAIN. 4. EXISTING TRASH ENCLOSURE TO REMAIN.
- . NEW 4" WIDE PAINTED PARKING STRIPING.
- 6. PAINTED NO PARKING STRIPING. 7. CONCRETE PARKING BUMPER.
- 8. PAINTED HANDICAP SYMBOL AND 12" H "VAN" LETTERING.
- 9. HANDICAP PARKING SIGN PER CITY OF ALBUQUERQUE STANDARDS. SEE
- DETAIL C3/C101. 10. SITE SIGN. SEE DETAIL C2/C101.
- 11. LINE OF EXISTING STRUCTURE ABOVE.
- 12. EXISTING CMU WALL TO REMAIN. 13. EXISTING ROLLING ACCESS GATE TO REMAIN. INSTALL NEW
- "McNICHOLS" CLOVERLEAF 2051 PERFORATED METAL SHEETS OVER AT INTERIOR SIDE (PAINT) 14. NEW 6'-0" WIDE STEEL DOOR GATE WITH H.M. FRAME, GROUT SOLID. SEE
- DOOR TYPES.
- 15. EXISTING PAVING TO REMAIN. 16. EXISTING SLUMP BLOCK WALL TO REMAIN. PATCH/REPAIR AS REQUIRED. NOT USED
- 18. NOT USED EXISTING WOOD FENCE TO REMAIN.
- 20. REMOVE PORTION OF EXISTING RAILROAD TIE RETAINING WALL AS
- REQUIRED.
- 21. NEW TRTD. RAILROAD TIE RETAINING WALL TO MATCH EXISTING.
- 22. NEW 1 1/2" STEEL PIPE HANDRAIL (PAINT).
- 23. PAINTED HANDICAP PARKING SYMBOL. 24. WALL MOUNTED HANDICAP PARKING SIGN PER CITY OF ALBUQUERQUE
- STANDARDS. 25. 11' X 11' CLEAR SITE TRIANGLE. 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 SITE TRIANGLE. 26. REMOVE EXISTING STRIPING PAINT AND ADAM SYMBOL.
- 27. EXISTING ADAM RAMP AND CROSSWALK. INSTALL NEW TRUNCATED
- DOME MAT PER CAB STANDARDS. 28. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW
- SIDEWALK AND CURB & GUTTER, INSTALLED PER CAB STANDARDS.
- 29. 12" H X 2" W "NO PARKING" LETTERS.

GENERAL SHEET NOTES

- A. WHERE EXISTING LANDSCAPING IS TO REMAIN PROTECT DURING CONSTRUCTION. EXISTING IRRIGATION SHALL BE MAINTAINED AT ALL PLANTS/TREES TO REMAIN; MOVE AND/OR REPLACE AS REQUIRED TO
- ENSURE PROPER IRRIGATION AT EACH PLANT/TREE TO REMAIN. B. CONTRACTOR SHALL LOCATE EXISTING IRRIGATION SYSTEM PIPING. REMOVE REINSTALL/MAINTAIN ALL IRRIGATION TO EXISTING LANDSCAPING TO REMAIN
- C. AT AREAS OF CUTTING AND TRENCHING AT EXISTING ASPHALT AND CONCRETE SURFACES FOR NEW WORK, THE CONTRACTOR SHALL PATCH AND REPAIR DAMAGED ASPHALT TO MATCH EXISTING ADJACENT SURFACES . ALL UNDERGROUND UTILITIES SHOWN ARE BASED ON EXISTING RECORD
- DRAWINGS AND HAVE NOT BEEN FIELD VERIFIED. GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY/LOCATE ALL UNDERGROUND UTILITIES WITH LOCAL UTILITY COMPANIES AND TO SITE INVESTIGATE (HAND DIG - AS READ) UTILITY LINES SHOWN FOR VERIFICATION PRIOR TO WORK.
- E. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT W/ SITE UTILITIES OR FEATURES AND OBTAIN RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.
- . CONTRACTOR SHALL COORDINATE SITE ACCESS AND STAGING AREA WITH OWNER/ARCHITECT.
- G. CONTRACTOR SHALL TAKE PRECAUTIONS AS NECESSARY TO PROTECT FROM DAMAGING EXISTING UTILITY LINES, WALKS, LANDSCAPING, ETC. WHICH WILL REMAIN AS PART OF THE FINAL SYSTEM. CONTRACTOR SHALL REPAIR AND/OR RESTORE THESE ITEMS AS REQUIRED TO PRE-CONSTRUCTION
- H. SLOPE PAVEMENT MINIMUM 1%, MAXIMUM 2% FOR ACCESSIBILITY.
- ALL STRUCTURES AND PAVING ARE EXISTING. NEW SITE WORK TO INCLUDE PARKING SPACES SHOWN, NEW WALK FROM UPPER PARKING LOT, AND NEW EXIT GATE AT THE BASEMENT LEVEL IN THE EXISTING CMU WALL.



DATE:

SITE PLAN

OWNER:

OWNER REPRESENTATIVE:

NORTH

GREAT COMMISSION ALLIANCE

NATHANIEL HERBST	03/12/2024
7015 CASA ELENA DR. NE ALBUQUERQUE, NEW MEXICO 87113 (907) 948-9045	SHT. NO
DESIGNED BY: CHARLES CARLSON RA 1528 PARSIFAL NE ALBUQUERQUE, NEW MEXICO 87112 505-485-3734	C101

BASEMENT PARKING PLAN