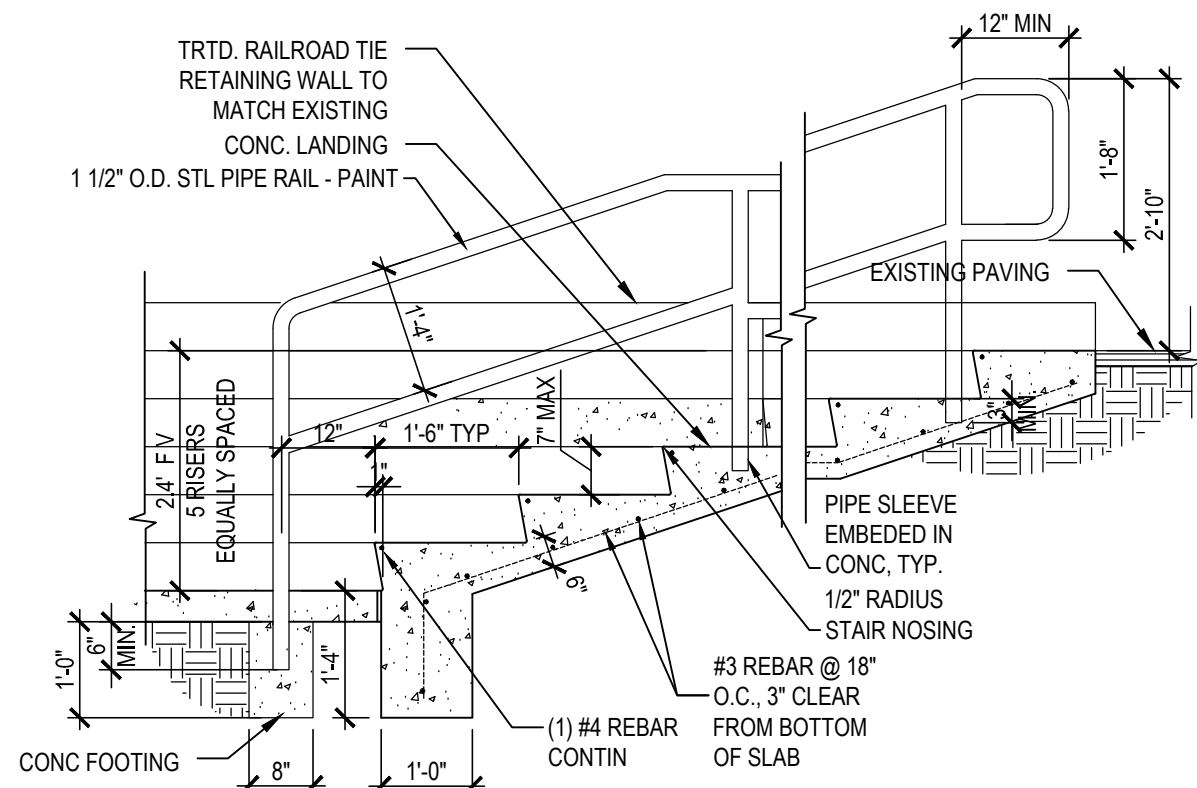
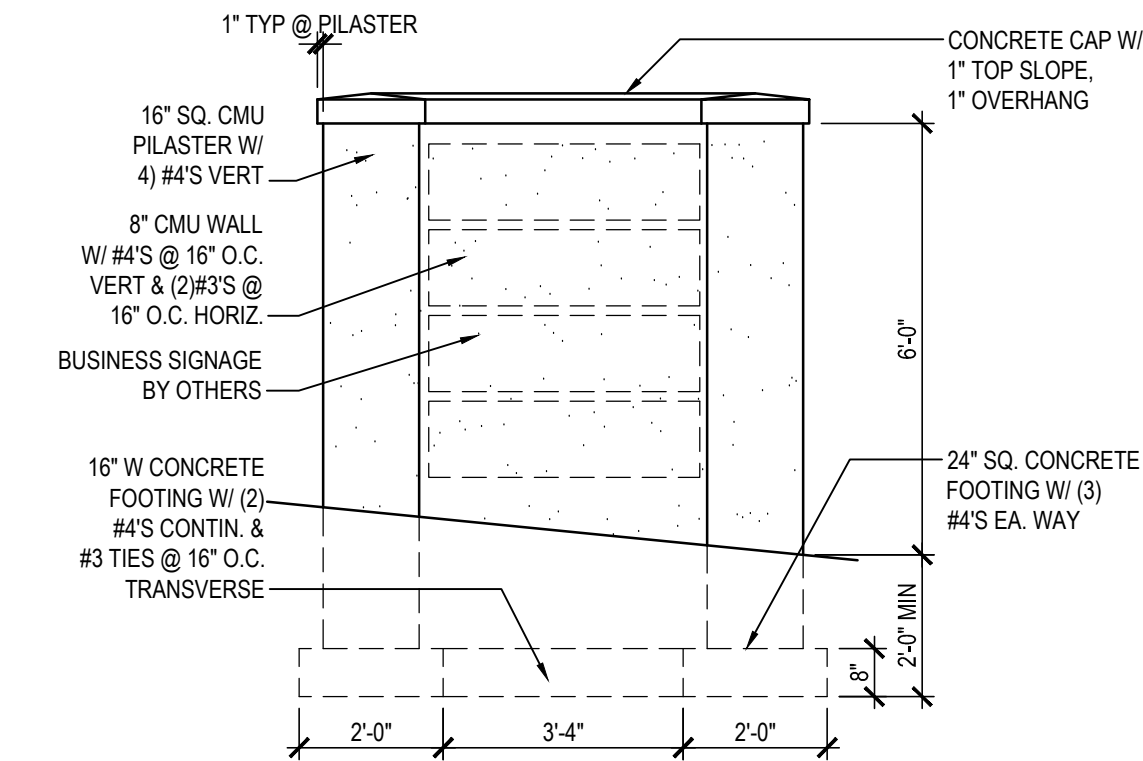


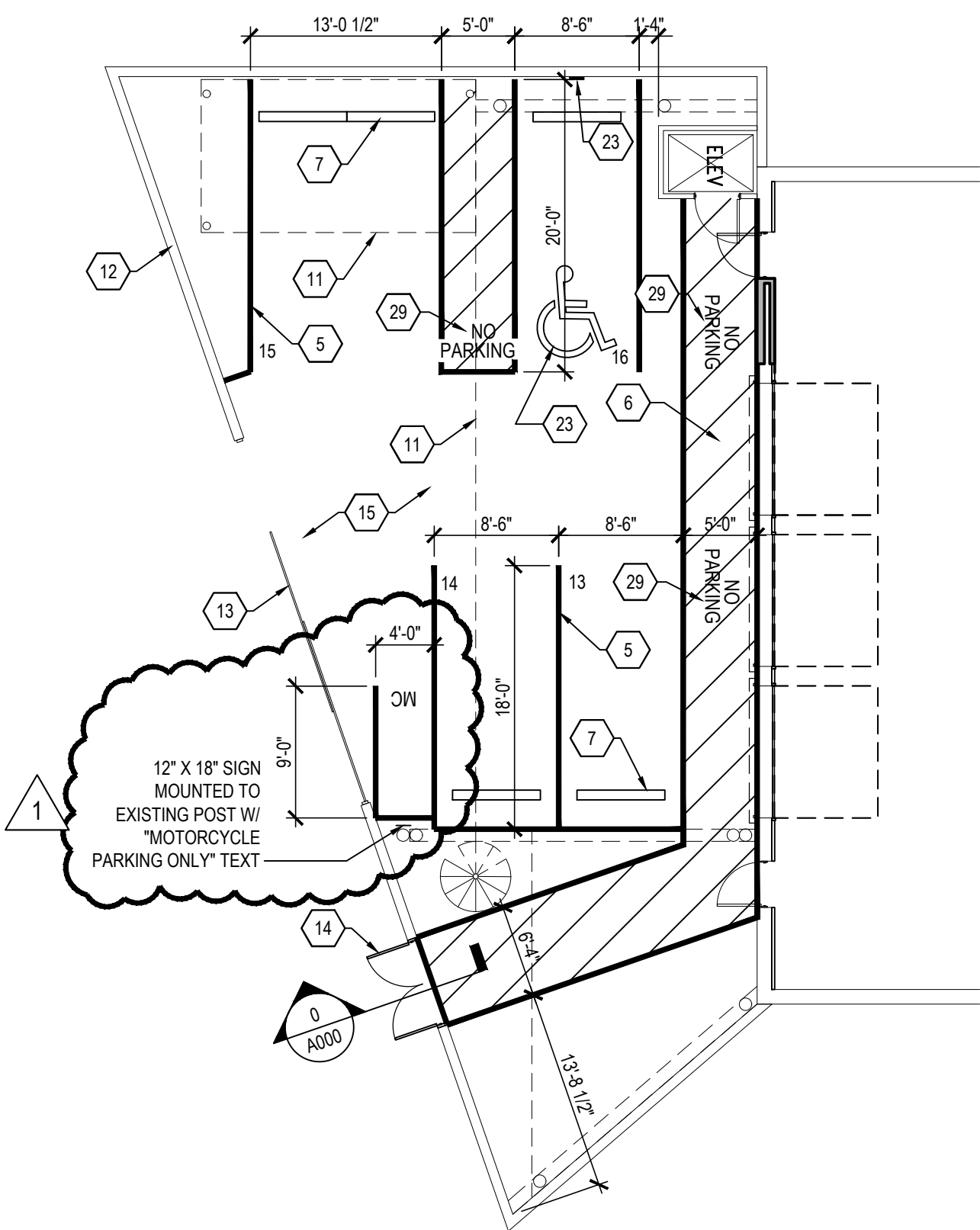
C3 H.C. SIGN
SCALE: 1/2" = 1'-0"



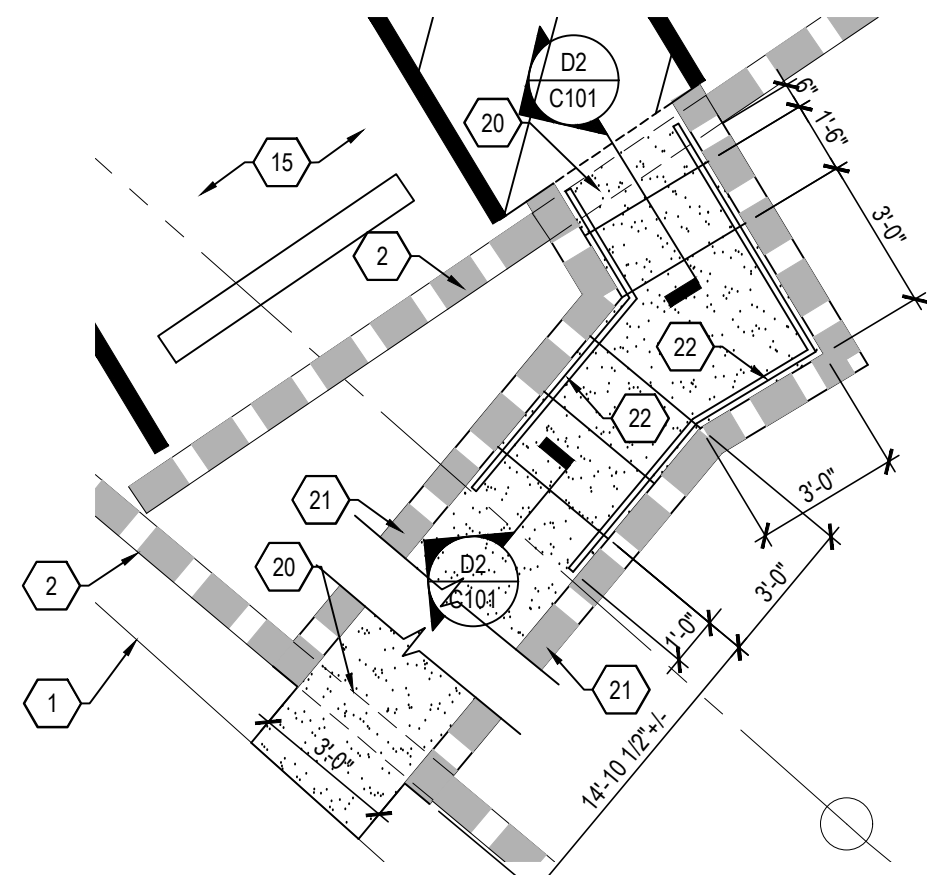
D2 STAIR DETAIL
SCALE: 3/4" = 1'-0"



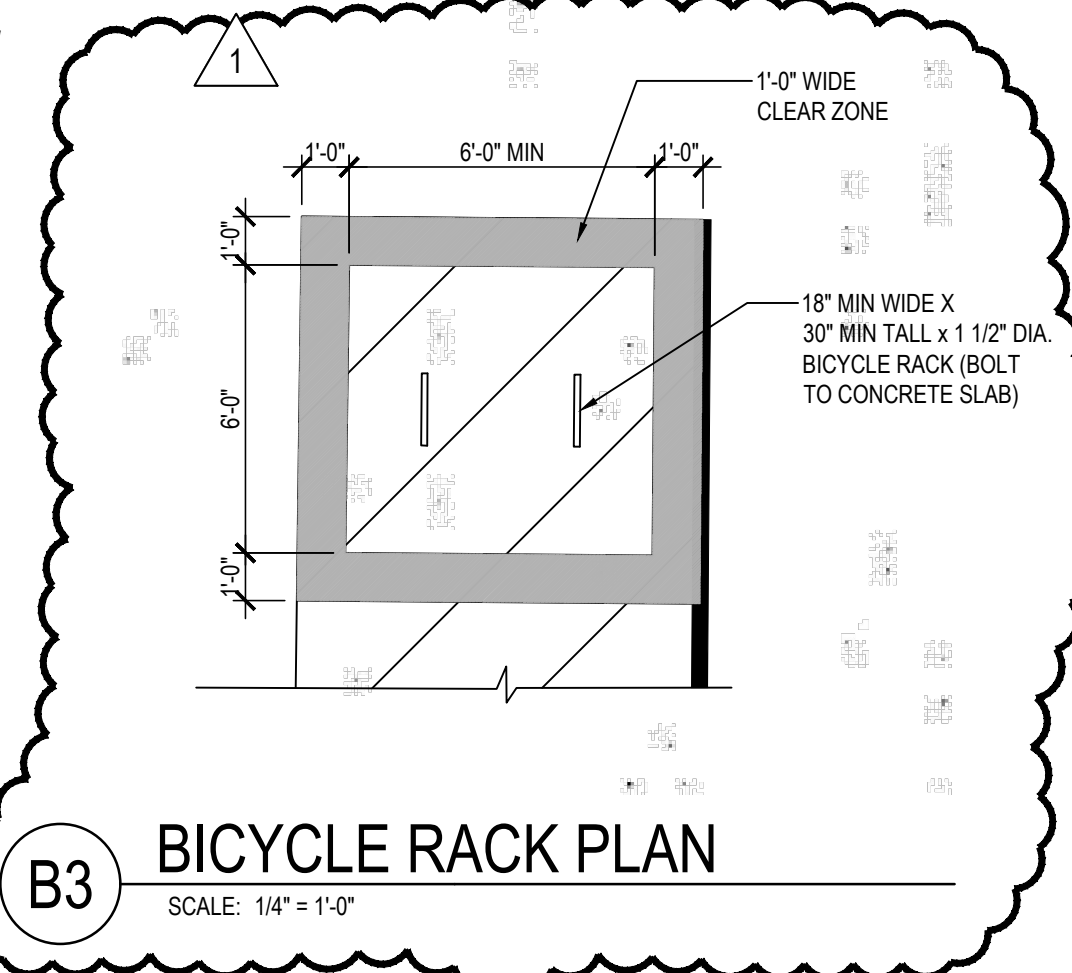
C2 SITE SIGN
SCALE: 1/2" = 1'-0"



A2 BASEMENT PARKING PLAN
SCALE: 1" = 10'-0"



D3 HC PARKING/STAIR PLAN
SCALE: 1/4" = 1'-0"



B3 BICYCLE RACK PLAN
SCALE: 1/4" = 1'-0"

SURVEYOR NOTES:

NOTES:

- Distances shown hereon are horizontal ground distances in feet.
- Bearings are based on the plat of Vista Larga Addition (Bk. B19, Pg. 167), as monumented by found corners.
- Record dimensions are shown in parenthesis (), where record dimensions differ from actual measurements.
- Corners shown thus "●" are set #4 rebar w/cap stamped "G. Gritsko, PS 8698", unless otherwise noted.
- 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.
- PARKING:** There are 10 standard parking spaces, and 1 A.D.A. (handicap) space. A total of 11 striped parking spaces.
- There was no observed evidence of current earth moving work, building construction or building additions.
- Reference documents:
 - Old Republic National Title Insurance Co. commitment No. 2208035, dated 12/22/2022.
 - Plat of Vista Larga Addition, filed 5/05/1982 in Bk. B19, Pg. 167.
 - 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 D48, 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)

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
TOTAL = 6,305 SQ FT

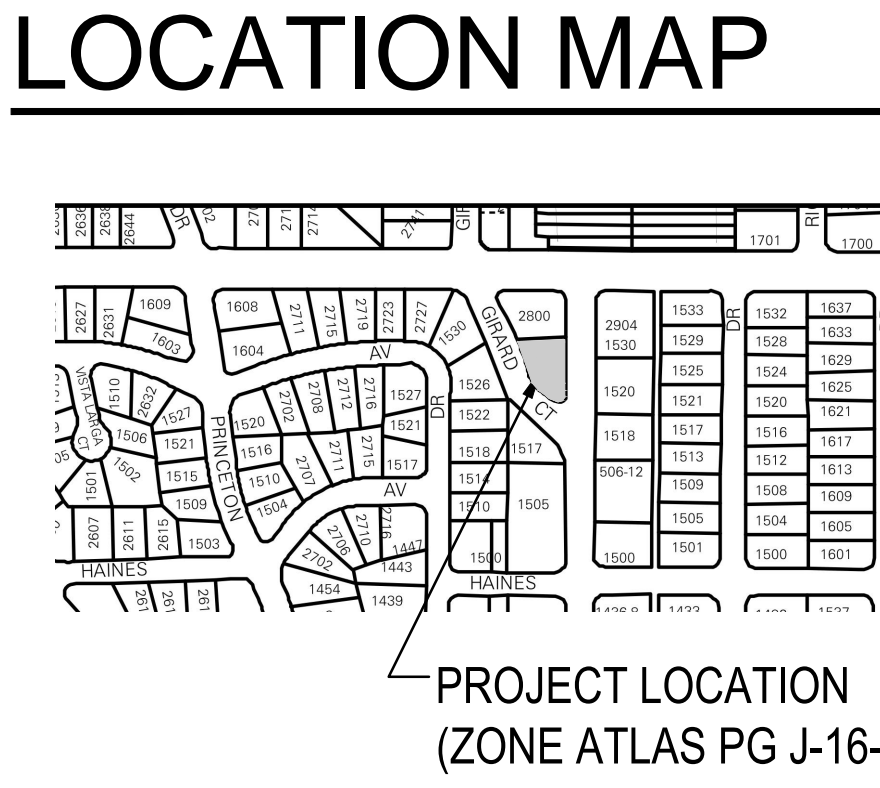
*** THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS EXCLUSIVE OF VENT SHAFTS AND COURTS AND INCLUDING EXTERIOR AREAS WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.**

PARKING: PER CITY OF ALBUQUERQUE AND NM BUILDING CODE.

- SPACES REQUIRED: GROUP B (OFFICE) 3.5 SPACES/1000 GFA = 7.39
GROUP A-3 (ASSEMBLY) 1 SPACE / 4 SEATS PER RELIGIOUS INSTITUTION CAGO ZONING PERMIT DEPT. = 6.61
GROUP R-2 (APARTMENT DWELLING) 2 SPACE/DU = 2
TOTAL = 16 SPACES
- SPACES PROVIDED: 16 SPACES
- HANDICAPPED SPACES: 2 SPACES REQUIRED, 2 SPACES PROVIDED.

SIGNAGE:

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



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

- GENERAL SHEET NOTES**
- 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.
 - CONTRACTOR SHALL LOCATE EXISTING IRRIGATION SYSTEM PIPING. REMOVE ALL LINES RUNNING UNDER NEW CONSTRUCTION CAP & REROUTE. REINSTALL/MAINTAIN ALL IRRIGATION TO EXISTING LANDSCAPING TO REMAIN.
 - 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 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.
 - 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.
 - 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 CONDITION.
 - 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.

05/13/2024 CITY OF ALBUQUERQUE PERMIT

STATE OF NEW MEXICO
CHARLES A. CARLSON
NO. 004867
REGISTERED ARCHITECT
03/12/2024

SITE PLAN

OWNER:

GREAT COMMISSION ALLIANCE

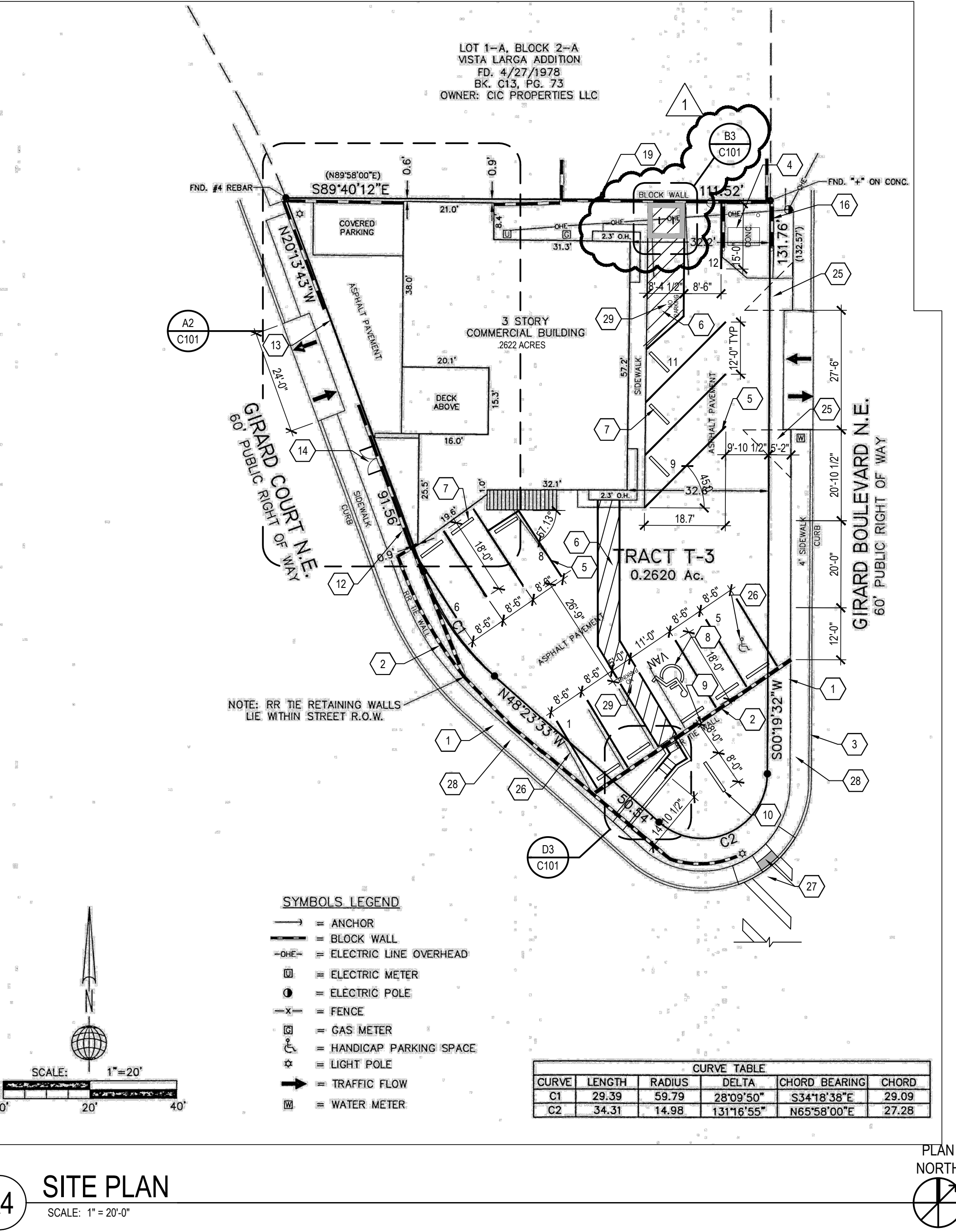
OWNER REPRESENTATIVE:
NATHANIEL HERBST
7015 CASA ELENA DR. NE
ALBUQUERQUE, NEW MEXICO 87113
(907) 948-9045

DATE:
03/12/2024

SHT. NO.

DESIGNED BY:
CHARLES CARLSON RA
1528 PARSIFAL NE
ALBUQUERQUE, NEW MEXICO 87112
505-465-3734

C101
OF
9



A4 SITE PLAN
SCALE: 1" = 20'-0"