

COA DRIVEPAD DWG: 2425A

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

MX-M (MODERATE INTENSITY MIXED USE)

GROUP B 1ST FL:

GROUP R-2 2ND FL: = 2,376 SQ FT = 6,305 SQ FT TOTAL * 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.

GROUP A-3 BASEMENT: = 1,815 SQ FT

= 2,114 SQ FT

(N89'58'00"E)

S89'40'12"E

NOTE: RR TIE RETAINING WALLS LIE WITHIN STREET R.O.W.

SYMBOLS LEGEND

---- = ANCHOR

-x- = FENCE

= BLOCK WALL

= ELECTRIC METER

ELECTRIC POLE

G = GAS METER

= TRAFFIC FLOW

M = WATER METER

-OHE- = ELECTRIC LINE OVERHEAD

= HANDICAP PARKING SPACE

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 CABO 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.

LOCATION MAP



PROJECT LOCATION (ZONE ATLAS PG J-16-Z)

SURVEYOR NOTES:

- NOTES:

 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), as monumented by found corners.

 3. Record dimensions are shown in parenthesis (), where record dimensions differ from actual measurements. "

 4. Corners shown thus: "•" are set #4 rebar w/cap stamped "G. Gritsko, PS 8686",
- unless otherwise noted.

 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) spaces.
- A total of 11 stripped parking spaces.

 8. There was no observed evidence of current earth moving work, building construction of the construction 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.

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

LOT 1-A, BLOCK 2-A VISTA LARGA ADDITION

FD. 4/27/1978 BK. C13, PG. 73

OWNER: CIC PROPERTIES LLC

COMMERCIAL BUILDING

.2622 ACRES

- [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
- 1]. Easements and notes as shown on the plat recorded May 5, 1982 in Plat Book B19 folio 167. AFFECTS SUBJECT PROPERTY, PLOTTED

CURVE TABLE
CURVE LENGTH RADIUS DELTA CHORD BEARING CHORD

C1 29.39 59.79 28'09'50" S34"18'38"E 29.09 C2 34.31 14.98 131"16'55" N65'58'00"E 27.28

GENERAL SHEET NOTES

A. WHERE EXISTING LANDSCAPING IS TO REMAIN - PROTECT DURING

KEYED \bigcirc NOTES

EXISTING RAILROAD TIE WALL TO REMAIN. REMOVE AT NEW SIDEWALK.

9. HANDICAP PARKING SIGN PER CITY OF ALBUQUERQUE STANDARDS. SEE

"McNICHOLS" CLOVERLEAF 2051 PERFORATED METAL SHEETS OVER AT

14. NEW 6'-0" WIDE STEEL DOOR GATE WITH H.M. FRAME, GROUT SOLID. SEE

16. EXISTING SLUMP BLOCK WALL TO REMAIN. PATCH/REPAIR AS REQUIRED.

20. REMOVE PORTION OF EXISTING RAILROAD TIE RETAINING WALL AS

21. NEW TRTD. RAILROAD TIE RETAINING WALL TO MATCH EXISTING.

24. WALL MOUNTED HANDICAP PARKING SIGN PER CITY OF ALBUQUERQUE

25. 11' X 11' CLEAR SITE TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT

INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS,

MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE

WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS

27. EXISTING ADAM RAMP AND CROSSWALK. INSTALL NEW TRUNCATED

28. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW

SIDEWALK AND CURB & GUTTER, INSTALLED PER CAB STANDARDS.

26. REMOVE EXISTING STRIPING PAINT AND ADAM SYMBOL.

EXISTING CONCRETE SIDEWALK TO REMAIN.

EXISTING CURB AND GUTTER TO REMAIN.

NEW 4" WIDE PAINTED PARKING STRIPING.

8. PAINTED HANDICAP SYMBOL AND 12" H "VAN" LETTERING.

13. EXISTING ROLLING ACCESS GATE TO REMAIN. INSTALL NEW

. EXISTING TRASH ENCLOSURE TO REMAIN.

PAINTED NO PARKING STRIPING.

7. CONCRETE PARKING BUMPER.

10. SITE SIGN. SEE DETAIL C2/C101.

12. EXISTING CMU WALL TO REMAIN.

INTERIOR SIDE (PAINT)

15. EXISTING PAVING TO REMAIN.

EXISTING WOOD FENCE TO REMAIN.

22. NEW 1 1/2" STEEL PIPE HANDRAIL (PAINT).

23. PAINTED HANDICAP PARKING SYMBOL.

DOME MAT PER CAB STANDARDS.

29. 12" H X 2" W "NO PARKING" LETTERS.

11. LINE OF EXISTING STRUCTURE ABOVE.

DETAIL C3/C101.

DOOR TYPES.

17. NOT USED

18. NOT USED

REQUIRED

STANDARDS.

CLEAR SITE TRIANGLE.

- 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 ALL LINES RUNNING UNDER NEW CONSTRUCTION CAP & REROUTE. 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
- 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

UTILITY COMPANIES AND TO SITE INVESTIGATE (HAND DIG - AS READ) UTILITY

- 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.



06/05/2024 CITY OF ALBUQUERQUE PERMIT



05/13/2024 CITY OF ALBUQUERQUE PERMIT



SITE PLAN

OWNER:

OWNER REPRESENTATIVE:

NORTH

GREAT COMMISSION ALLIANCE

DATE:

NATHANIEL HERBST 7015 CASA ELENA DR. NE ALBUQUERQUE, NEW MEXICO 87113 (907) 948-9045	03/12/2024
	SHT. NO.
DESIGNED BY: CHARLES CARLSON RA 1528 PARSIFAL NE ALBUQUERQUE, NEW MEXICO 87112 505-485-3734	C101 of 9



BASEMENT PARKING PLAN