### CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

May 30, 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,

The TCL submittal received 5/6/2024 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

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 <u>Drainage and Transportation Information Sheet</u> to the <u>PLNDRS@cabq.gov</u> for log in and evaluation by Transportation.

NM 87103

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.

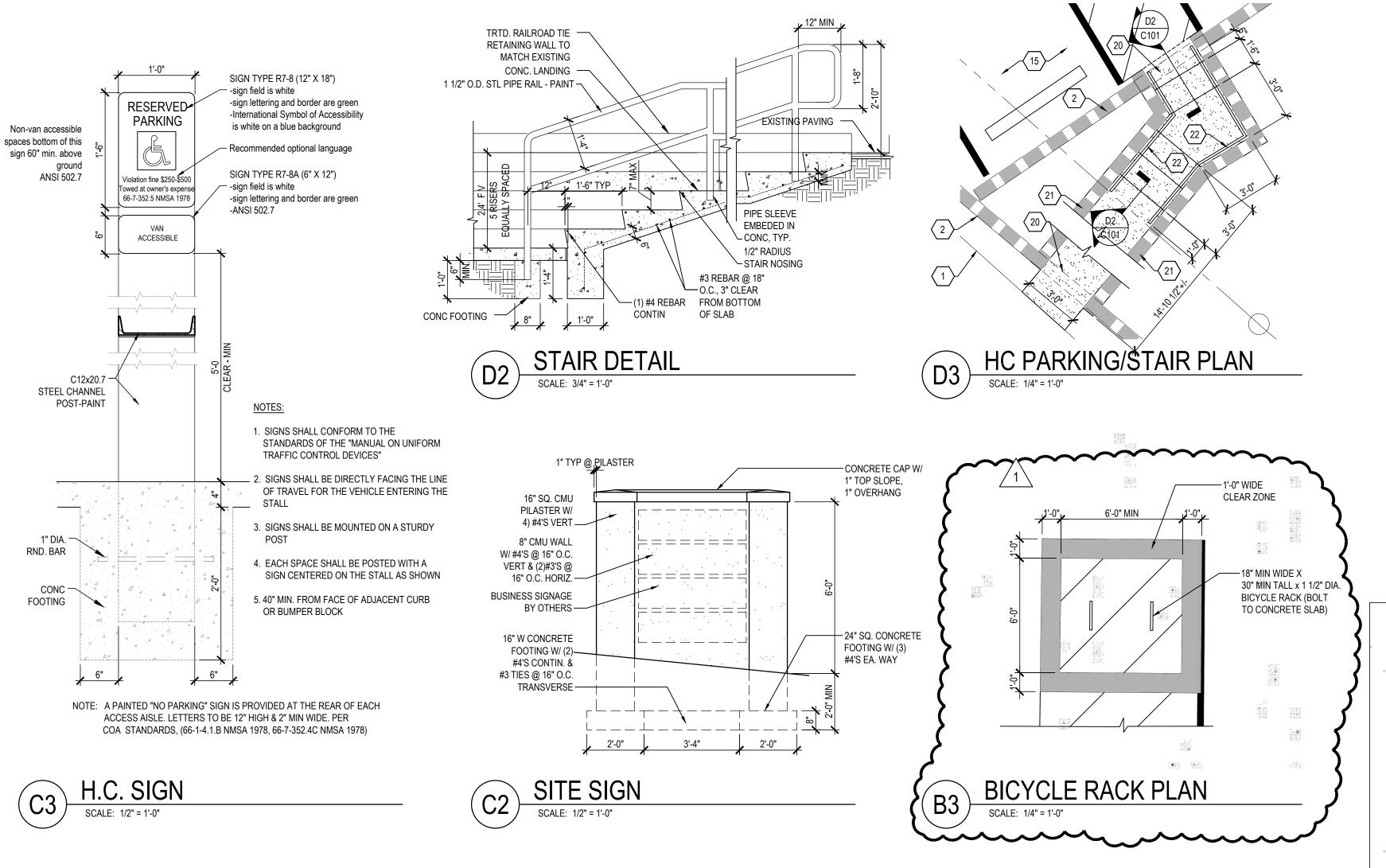
www.cabq.gov

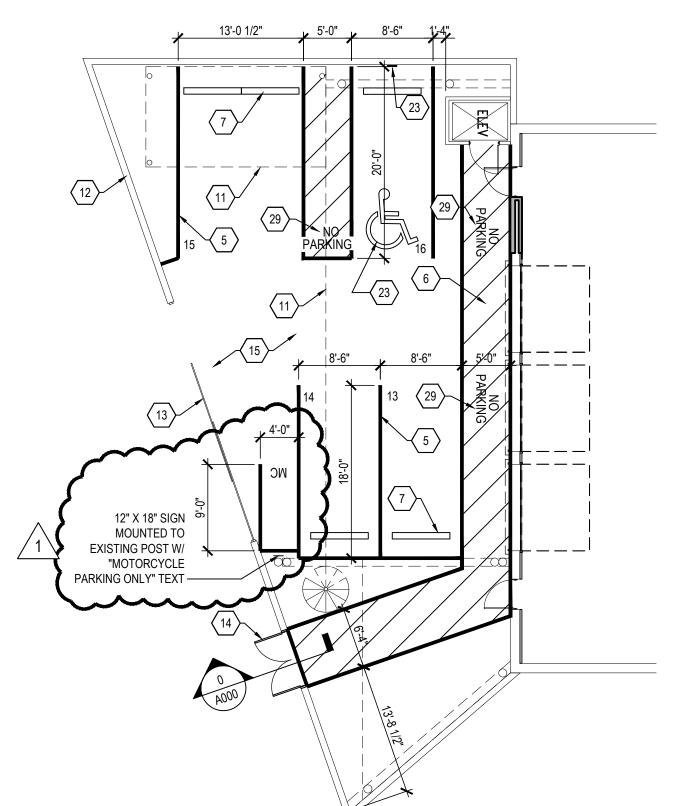
Sincerely,

#### Sertil A. Kanbar

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

C: File





BASEMENT PARKING PLAN

## **SURVEYOR NOTES:**

#### NOTES:

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),

Panel No. 35001C0351H, effective date August 16, 2012.

- 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", 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,
- 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)

GROUP R-2 2ND FL:

FLOOR ABOVE.

TOTAL

**BUILDING AREA** GROUP B 1ST FL:

> \* 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

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

= 2,114 SQ FT

= 2,376 SQ FT

= 6,305 SQ FT

(N89'58'00"E)

S89'40'12"E

NOTE: RR TIE RETAINING WALLS

SYMBOLS LEGEND

---- = ANCHOR

-x- = FENCE

= BLOCK WALL

= ELECTRIC METER

ELECTRIC POLE

G = GAS METER

= TRAFFIC FLOW

W = WATER METER

-OHE- = ELECTRIC LINE OVERHEAD

= HANDICAP PARKING SPACE

#### 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:

) 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)

TRAFFIC CIRCULATION **LAYOUT APPROVED** 

Sertil A. Kanbar 5/30/2024

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

## **GENERAL SHEET NOTES**

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

24. WALL MOUNTED HANDICAP PARKING SIGN PER CITY OF ALBUQUERQUE

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

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.

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

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

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

4. EXISTING TRASH ENCLOSURE TO REMAIN.

6. 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.

DOOR TYPES.

NOT USED

18. NOT USED

REQUIRED.

STANDARDS.

CLEAR SITE TRIANGLE.

11. LINE OF EXISTING STRUCTURE ABOVE.

DETAIL C3/C101.

- 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
- 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.



√ 05/13/2024 CITY OF ALBUQUERQUE PERMIT



DATE:

SITE PLAN

OWNER:

## GREAT COMMISSION ALLIANCE

NATHANIEL HERBST 7015 CASA ELENA DR. NE	03/12/2024
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 of 9



OWNER REPRESENTATIVE: CURVE TABLE
CURVE LENGTH RADIUS DELTA CHORD BEARING CHORD C1 29.39 59.79 28'09'50" \$34'18'38"E 29.09 C2 34.31 14.98 131'16'55" N65'58'00"E 27.28

**NORTH**