

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

November 23, 2021

Kevin Georges, RA  
Kevin Georges & Associates (KGA)  
214 Truman Street NE  
Albuquerque, NM 87108

**Re: Adina Assisted Living**  
**12105 Sierra Grande Ave. NE**  
**Traffic Circulation Layout**  
Architect's Stamp 11-17-2021 (J22-D072)

Dear Mr. Georges,

The TCL submittal received 11-23-2021 is approved for Building Permit with. 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 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 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,

Nilo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File

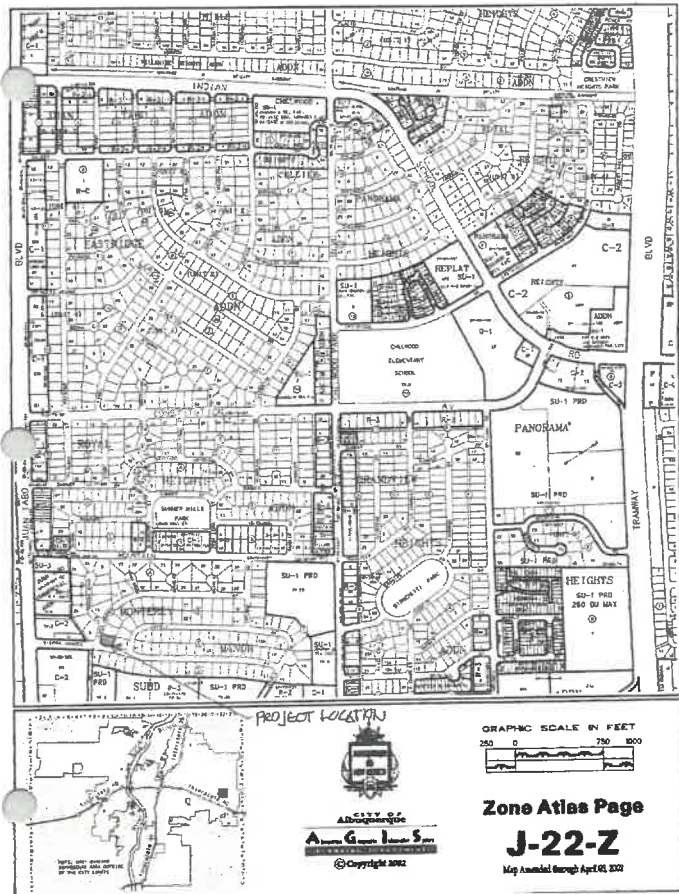
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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



### Design Criteria

NOTE: THIS PROJECT WAS ORIGINALLY SUBMITTED FOR PERMIT AND APPROVED (BP-2011-11056). PERMIT WAS NEVER FULFILLED BY OWNER. PROPERTY WAS SOLD. NEW OWNER WANTS TO PURSUE THE COMPLETION WITH A NEW PERMIT.

#### A. ZONING DESIGN CRITERIA

- |                               |   |
|-------------------------------|---|
| 1. LEGAL DESCRIPTION:         | LOT 1 BLOCK B, MONTEREY MANOR ADDITION, BERNALILLO COUNTY, NEW MEXICO |
| 2. ZONING CLASSIFICATION:     | R-1C  |
| 3. PERMITTED AND ACTUAL USE:  | COMMUNITY RESIDENTIAL FACILITY  |
| 4. ZONE ATLAS PAGE:           | J-22-Z  |
| 5. PARKING REQUIREMENTS       |   |
| REQUIRED: 1 + 1/4 BEDS X 11 + | 14  |
| 1 + 3 +                       | 4   |
| PROVIDED:                     | 4   |



### Fire Hydrant Locations

NTS

LOT 1 BLOCK B  
MONTEREY MANOR ADDITION



TRAFFIC CIRCULATION LAYOUT  
APPROVED

Signed

Date

1/23/21

Casa Grande Rd. NE  
(32' R.O.W.)

NOTE: EXISTING GRADES  
DO NOT EXCEED 8%  
IN PARKING AREAS.

NOTE: ZONING REVIEW WAS  
APPROVED THIS  
PROJECT.

NOTE: ALL BROKEN OR CRACKED SIDEWALK  
MUST BE REPLACED WITH SIDEWALK  
AND CURB AND GUTTER (PER CITY  
STANDARD DRAWING 2430 AND 2415A.

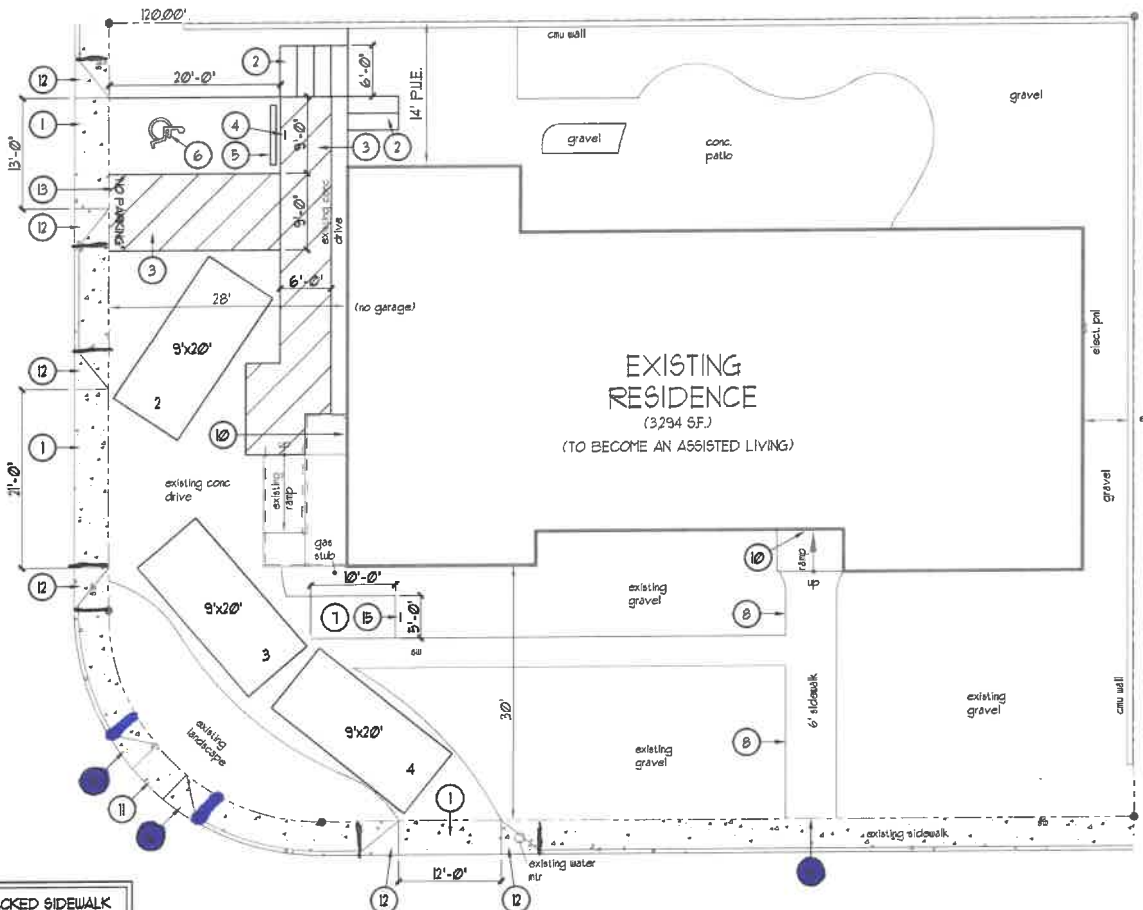
NOTE: EXISTING SITE PLAN, NO CHANGES TO SITE ACCESS,  
CIRCULATION FOR PARKING AREAS AND DRIVE  
THROUGH FACILITIES.

Accessible  
Parking Sign  
1/2"=1'-0"

International Symbol  
of Accessibility  
NTS

Motorcycle  
Parking Sign  
1/2"=1'-0"

Vicinity Map  
NTS



Sierra Grande Ave. NE  
(32' R.O.W.)

### Traffic Circulation Layout

1"=10'

LOT 1 BLOCK B  
MONTEREY MANOR ADDITION



Kevin Georges & Associates  
Architecture & Planning  
314 Truman Street NE • Albuquerque, New Mexico 87108-1333 505/255-4978

### Keyed Notes TCL:

- EXISTING CURB CUTS.
- BIKE RACK FOR 6 (1 PER 2 DUELLING UNITS (BEDROOMS) X 1/2) ALL BICYCLE RACKS SHALL BE DESIGNED ACCORDING TO THE FOLLOWING GUIDELINES:
  - THE RACK SHALL BE A MINIMUM 30 INCHES TALL AND 18 INCHES WIDE.
  - THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB / TOASTER RACKS ARE NOT ALLOWED.
  - THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
  - THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
  - THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
  - EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
  - BICYCLE RACKS SHALL BE STURDY AND ANCHORED TO A CONCRETE PAD.
  - A 1-FOOT CLEAR ZONE AROUND THE BICYCLE PARKING STALL SHALL BE PROVIDED.
  - BICYCLE PARKING SPACES SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.
- HANDICAP STRIPING, 4' BLUE LINES AT 36' O.C. AT ACCESS AISLE, 4' WHITE LINES AT 36' O.C. AT ACCESS PATHWAY.
- PROVIDE "VAN ACCESSIBLE" SIGN PER CITY STANDARDS, SEE 1/TCL.
- PRECAST PARKING BUMPER.
- PAINT ACCESSIBILITY LOGO PER CITY STANDARDS, SEE 2/TCL.
- MOTORCYCLE PARKING, LABEL PAVEMENT M.C.
- WIDEN EXISTING CONCRETE SIDEWALK TO 6' WIDE.
- FLUSH ACCESSIBLE ROUTE.
- ACCESSIBLE ENTRANCE.
- CREATE ADA SIDEWALK CURB RAMP PER CITY STANDARDS. (CITY OF ALBUQUERQUE STANDARD DRAWING 2441).
- UPDATE DRIVEPADS PER ADA CITY STANDARDS. (CITY OF ALBUQUERQUE STANDARD DRAWING 2425A).
- "NO PARKING" IN CAPITAL LETTERS EACH OF WHICH SHALL BE ONE FOOT HIGH AND TWO INCHES WIDE. PLACE AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE ON ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (PER 66-1-418 NMSA 1978).
- INCLUDE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING". (PER 66-7-352.4C).
- PROVIDE SIGN FOR MOTORCYCLE PARKING ONLY, SEE 3/TCL.

100% Construction Documents

Adina Assisted Living  
12105 Sierra Grande Avenue NE  
Albuquerque, New Mexico

Project Title

Drawn By EB Checked By KEG

Proj. No. 202120 Date 1/17/21

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NEW SHEET FOR PERMIT REVISIONS 1/17/21

Revisions



Architect 1/17/21 Engineer

TCL

TRAFFIC CIRCULATION LAYOUT

Sheet Title

Sheet 1 of 1