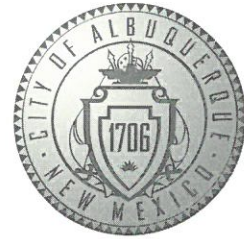


CITY OF ALBUQUERQUE



October 10, 2018

SAM STERLING Architecture
Leonard
8105 Sand Springs Circle NW
Albuquerque, NM 87114

Re: Orpheum Community Hub
500 2nd Street SW
Traffic Circulation Layout
Engineer's/Architect's Stamp **10-08-2018** (K14- D114)

Dear Mr. Leonard,

The TCL submittal received 10-08-18 is approved for Building Permit. 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 a 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 TCL with 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,

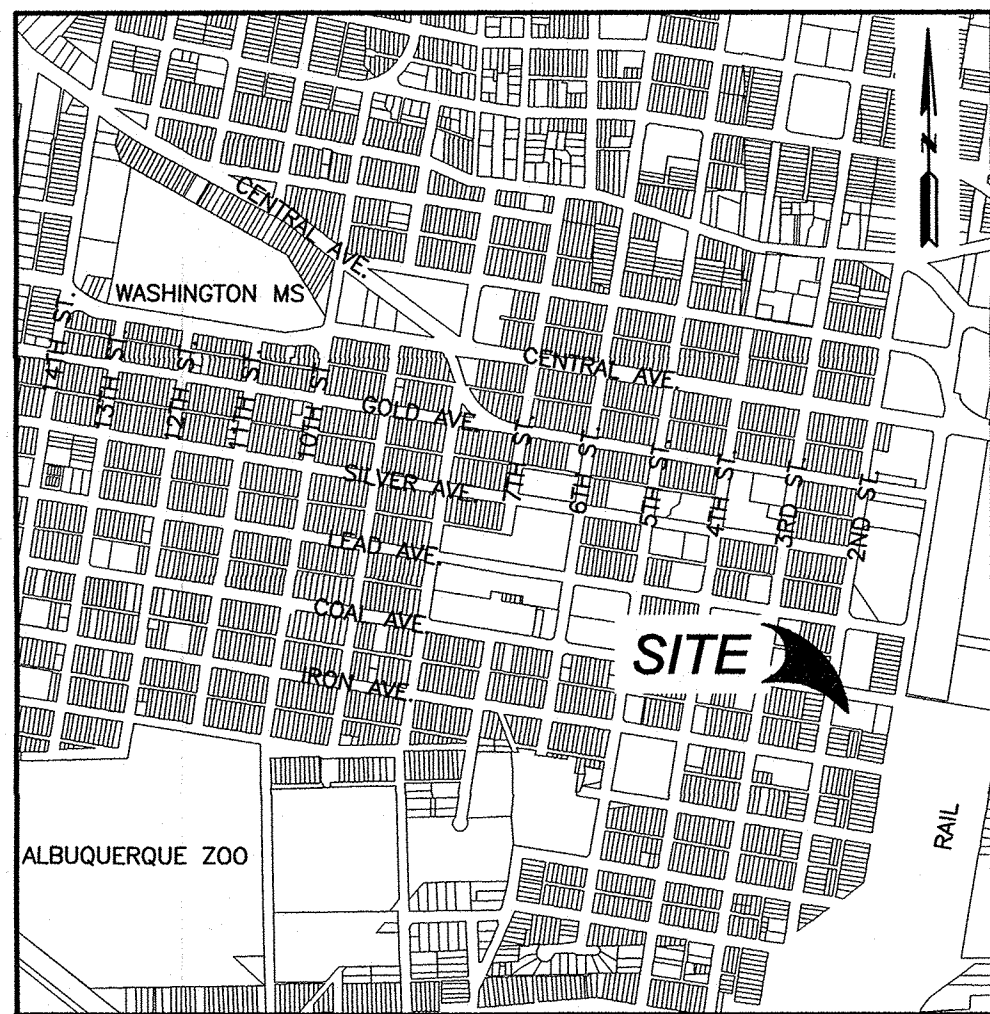
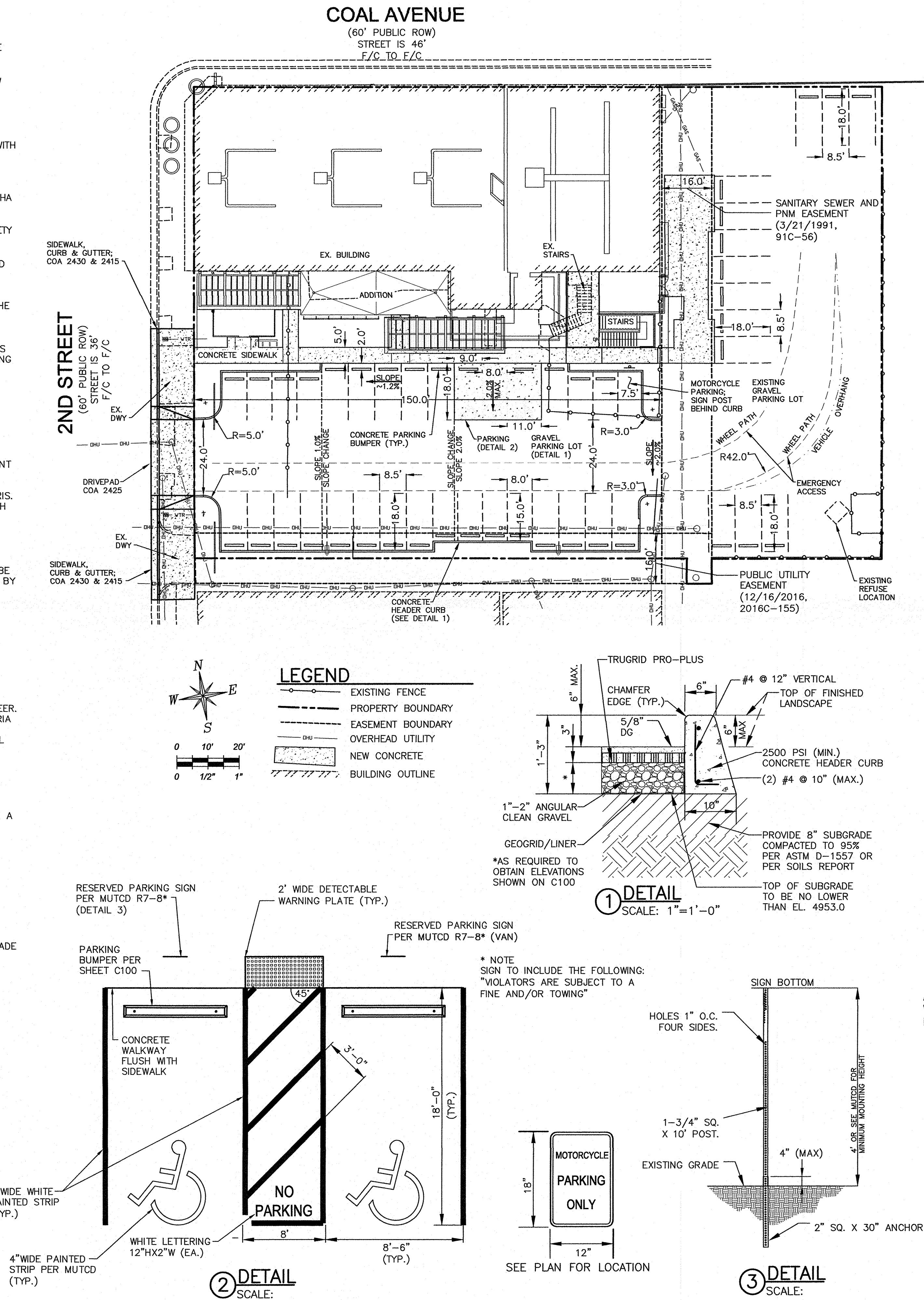
Mojgan Maadandar, E.I.T.
Associate Engineer, Planning Dept.
Development Review Services

MM via: email
C: File

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, AND THE CITY OF ALBUQUERQUE SPECIFICATIONS (AS APPLICABLE).
- AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990), FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES AND OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL EXCAVATION SHALL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH, OSHA 29 CFR 1926.650, ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970".
- CONTRACTOR SHALL SCARIFY AREA UNDER NEW BUILDING AND PARKING TO A DEPTH OF 8" AND RECOMPACT SUBGRADE TO 95% MAX. DENSITY AS DETERMINED BY ASTM D-1557 UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE FOR ANY HAULING OR DISPOSAL OF UNNECESSARY MATERIALS. THE TRANSPORTATION AND/OR DISPOSAL OF MATERIAL SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- WHEN ABUTTING NEW CONCRETE TO EXISTING, CUT BACK EXISTING TO A NEAT STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED CONCRETE, AND MATCH NEW TO EXISTING. CUTTING OF PAVEMENT OR CONCRETE SHALL BE IN CONFORMANCE WITH PROJECT SPECIFICATIONS.
- EXERCISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS, AND IN ORDER TO PREVENT SERVICE DISRUPTION.
- CONTRACTOR SHALL PROVIDE REASONABLE ACCESS TO TEMPORARY FACILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PERFORM WATERING FOR DUST CONTROL, AS REQUIRED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL USE WATERING EQUIPMENT FOR DUST POLLUTION ABATEMENT AS APPROVED BY THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEMOLITION DEBRIS. WORK MATERIALS SHALL BE DISPOSED OF IN A CITY APPROVED WASTE AREA, IN ACCORDANCE WITH ALBUQUERQUE SPECIFICATIONS, SECURED BY AND AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED UTILITY LINES THAT ARE EXPOSED AS A RESULT OF CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH "AS-BUILT" PLANS. THESE PLANS SHALL BE KEPT AS CURRENT AS POSSIBLE THROUGHOUT CONSTRUCTION AND SHALL BE SUBJECT TO REVIEW BY THE ENGINEER. THE FINAL AS-BUILT PLANS SHALL BE SUBMITTED TO THE OWNER AND ENGINEER.
- CONTRACTOR AGREES TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA, WHICH INCLUDE BUT ARE NOT LIMITED TO: MAINTAINING ADEQUATE WARNING SIGNS, BARRICADES, LIGHTS, GUARD FENCES, WALKS AND BRIDGES IN COMPLIANCE WITH CURRENT ADA STANDARDS.
- CONTRACTOR'S WORK ZONE, AND ANY OTHER AREAS DISTURBED BY CONSTRUCTION THAT MAY NOT BE INCLUDED ON THIS PLAN, SHALL BE RE-ESTABLISHED TO OWNER'S SATISFACTION.
- OWNER IS RESPONSIBLE FOR A SITE SOIL EVALUATION BY A REGISTERED GEOTECHNICAL ENGINEER. EVALUATION SHALL INCLUDE PERCOLATION AND DRAINAGE IMPACTS. IF ANY GEOTECHNICAL CRITERIA CANNOT BE MET BY THIS PROPOSED PLAN, CONTACT THE ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS. IF NO GEOTECHNICAL EVALUATION REPORT IS PROVIDED, OWNER ASSUMES ALL RESPONSIBILITY FOR SITE SOIL CONDITIONS AND ANY ADVERSE IMPACTS (I.E. CONSOLIDATION, EXPANSION, PERMEABILITY, ETC.) TO THESE SITE IMPROVEMENTS CAUSED BY SUBSTANDARD SOILS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND ADHERING TO A STORMWATER POLLUTION PREVENTION PLAN IF MORE THAN AN ACRE IS DISTURBED.
- SAFETY RAILS ARE REQUIRED AT ALL LOCATION ADJACENT TO A PEDESTRIAN WALKWAY WHERE A VERTICAL DROP OF 24" OR MORE EXISTS, OR AS APPLICABLE PER GOVERNING BUILDING CODE. COORDINATE WITH OWNER FOR SAFETY RAIL DETAILS.
- ALL LANDSCAPED AREAS SHALL BE DEPRESSED APPROXIMATELY 6" (MAX.) BELOW ADJACENT CONCRETE.
- ALL SIDEWALKS AND RAMPS TO BE APPROXIMATELY 4" ABOVE ADJACENT LANDSCAPE FINISH.
- COORDINATE IMPROVEMENTS SHOWN ON THIS PLAN WITH THE ARCHITECT'S SITE PLAN. COORDINATE ANY DEPENDENCIES WITH THE ENGINEER.
- SITE SURVEY IS BASED FROM CITY OF ALBUQUERQUE CONTROL 6_K13. DATA FILE WILL BE MADE AVAILABLE UPON REQUEST.
- SEE SHEET C100 GRADING AND DRAINAGE PLAN FOR ADDITIONAL CONSTRUCTION DETAILS.
- FOR ZONING, PARKING AND OTHER INFORMATION SEE ARCHITECTURAL PLAN SHEET G101. PARKING REQUIREMENTS ARE AS REFERENCED BELOW;

PARKING					
IDO Table 5-5-1	Qty	Factor	Required	Adjusted	Provided
Dwelling Multi-Family	19	1.5 / DU	28.5	28.00	
Theater	87	1 / 4 seats	21.8	21.00	
Offices	6,500	3.5 / 1,000 GSA	22.8	22.00	
Future Cafe	1,270	8 / 1,000 GSA	10.2	10.00	
Barajas Area Exception = 50% Reduction in Parking (IDO 14-16-5.5(B)(2)c)					40.50
New Parking Lot 31					13
Existing Parking on East Portion of Property					44
Total Parking Spaces					57
Including 1 ADA space and 1 Van Accessible space IDO 5-5(C)(7)					
Additional Parking					
	Us Factor	Required	Adjusted	Provided	
Motorcycle Parking IDO Table 5-5(D)	2 / 26-50	2	2	2	
Bike Parking IDO Table 5-5(E)	10%	4.4	4	5	



VICINITY MAP

SCALE: 1"=1000'±
ZONE ATLAS MAP K-14-Z

EXECUTIVE SUMMARY

SITE LOCATION

THE SITE (APPROXIMATELY 0.76 ACRES) IS LOCATED IN THE CITY OF ALBUQUERQUE AT 500 2ND ST SW, WHICH IS LOCATED IN ZONE ATLAS MAP K-14-Z. SEE VICINITY MAP FOR GENERAL PROJECT LOCATION.

LEGAL DESCRIPTION

LOT LETTERED "A-1" IN BLOCK LETTERED "A" OF ATLANTIC AND PACIFIC ADDITION, CITY OF ALBUQUERQUE, BERNALILLO NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT THEROF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 16, 2016, IN PLAT BOOK 2016C, PAGE 155.

EXISTING SITE CONDITION

CURRENTLY THE SITE IS DEVELOPED AS MULTI-FAMILY APARTMENTS. THE CURRENT SITE CIRCULATION IS DIRECTED BY EXISTING CHAIN LINK FENCES, AND CURRENT PARKING IS SPORADIC SINCE NO CLEAR PARKING DELINEATION EXISTS. CURRENT INGRESS/EGRESS TO THE SITE IS THROUGH 2ND STREET. SIDEWALK EXISTS IN THE ROW, HOWEVER THERE IS NO SIDEWALK PROVIDING ACCESS THROUGH THE SITE. THE EAST SIDE OF THE LOT IS AN EXISTING GRAVEL PARKING LOT. THE SURROUNDING AREA IS FULLY DEVELOPED WITH BUILDINGS, STREETS, CURB AND GUTTER, SIDEWALKS, UTILITIES AND DRAINAGE INFRASTRUCTURE.

PROPOSED DEVELOPMENT CONCEPT

THE PROPOSED DEVELOPMENT WILL BE MIXED USE RESIDENTIAL AND OFFICE SPACE. THE EXISTING BUILDING WILL BE RENOVATED, AND AN ADDITION WILL BE BUILT. MORE SPECIFICALLY, THE PROPOSED CONSTRUCTION (BUILT IN ONE PHASE) CONSISTS OF BUILDING ADDITION, NEW UTILITY SERVICE CONNECTIONS, GRADING & DRAINAGE IMPROVEMENTS, NEW GRAVEL PARKING LOT, CONCRETE WALKWAYS, LANDSCAPE AND OTHER AMENITIES. OFF-SITE CONSTRUCTION WILL INCLUDE SIDEWALK, CURB, GUTTER, NEW DRIVE PAD AND UTILITY CONNECTIONS TO MAINS. THE PROPOSED DEVELOPMENT WILL NOT IMPACT ADJACENT PROPERTIES.

TRAFFIC CIRCULATION CONCEPT

A NEW DRIVE PAD WILL PROVIDE ACCESS TO THE SITE. THE DRIVE PAD WILL CONNECT DIRECTLY TO A 150' DRIVE LANE WITH PARKING ON BOTH SIDES. THE DRIVE LANE WILL BE AS WIDE AS THE DRIVE PAD (24.0'), WHICH WILL FACILITATE TWO-WAY TRAFFIC. PARKING STALLS WILL BE PERPENDICULAR TO THE DRIVE LANE, AND WILL BE A COMBINATION OF STANDARD PARKING STALLS (8.5'W X 18'L) AND COMPACT PARKING STALLS (8'W X 15'L). THE DRIVE SURFACE WILL BE REINFORCED GRAVEL PER DETAIL 1. 6" EXTRUDED CONCRETE CURBING/CONCRETE PARKING BUMPERS WILL PROVIDE A BARRIER BETWEEN WALKWAYS AND DRIVE LANES. A CONCRETE WALKWAY WILL BE PROVIDED AND CONNECTED TO THE SIDEWALK IN THE ROW. EMERGENCY VEHICLE ACCESS WILL BE PROVIDED AS SHOWN. THERE ARE NO KNOWN TRAFFIC IMPACT STUDIES.

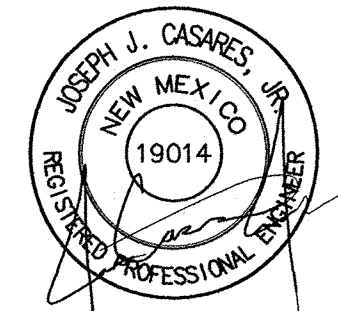
ARCHITECT

SSA

SAM STERLING ARCHITECTURE, PC
924 2nd St NW Suite C, Albuquerque, NM 87102 505.232.2520

CONSULTANT

JCH GROUP, LLC
DEVELOPMENT SOLUTIONS
505.264.6918 - JCHGroup@gmail.com



10/08/2018

KEY PLAN

Orpheum Community Hub
Phase 1

Homewise
500 2nd ST SW
Albuquerque, NM 87102

REV:

PHASE: 100% Permit Drawing

DATE: 10/08/2018 R2
DRAWN BY:
CHECKED BY: JC

C101

Traffic Circulation Layout