

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 14, 2023

Raquel Alexis Pacheco
Sam Sterling Architecture, LLC
924 2ND St. NW, Suite C
Albuquerque, NM 87102

Re: Kennedy Law Renovations
318 Elm St. SE
Traffic Circulation Layout
Engineer's Stamp 08-11-23 (K15-D111)

Dear Ms. Pacheco,

The TCL submittal received 08-07-2023 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

NM 87103

www.cabq.gov

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 the PLNDRS@cabq.gov 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,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, COORDINATE DETAILS WITH THE PROJECT ENGINEER/ARCHITECT AND OWNER.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL 811 (505-260-1990), FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
3. ALL UTILITIES NOT SHOWN ON THIS PLAN. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF SUSPECTED OBSTRUCTIONS INCLUDING EXISTING UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR WILL NOTIFY THE ENGINEER/OWNER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. 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.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970".
6. SCARIFY AREA UNDER NEW CONCRETE AND PAVEMENT BASECOURSE TO A DEPTH OF 6" AND RECOMPACT SUBGRADE TO 95% MAX. DENSITY AS DETERMINED BY ASTM D-1557 UNLESS NOTED OTHERWISE.
7. EXERCISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS, AND IN ORDER TO PREVENT SERVICE DISRUPTION.
8. CONTRACTOR SHALL PROVIDE REASONABLE ACCESS TO ALL FACILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION.
9. THE CONTRACTOR IS TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA.
10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS AND ABANDONED UTILITY LINES THAT ARE EXPOSED AS A RESULT OF CONSTRUCTION AS SOON AS POSSIBLE UNLESS OTHERWISE DIRECTED BY THE OWNER.
11. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH "AS-BUILT" INFORMATION.
12. OWNER IS RESPONSIBLE FOR GEOTECHNICAL EVALUATION REPORT PREFORMED BY A REGISTERED GEOTECHNICAL ENGINEER. EVALUATION SHALL PROVIDE DRAINAGE RECOMMENDATIONS, COLAPSIBLE/EXPANSIVE SOILS IDENTIFICATION, AND A SITE SOIL PERCOLATION RATE. COORDINATE THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN WITH RESULTS FROM THE GEOTECHNICAL INVESTIGATION REPORT, IF ANY REPORT CRITERIA CANNOT BE MET, CONTACT THE GEOTECHNICAL ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS. IF COLAPSIBLE/EXPANSIVE SOILS ARE IDENTIFIED, CONTRACTOR MUST INFORM THE ENGINEER PRIOR TO CONSTRUCTION.
13. WHEN BUTTING NEW CONCRETE TO EXISTING, PROVIDE A NEAT SAWCUT LINE, OR REMOVE EXISTING CONCRETE UP TO NEAREST JOINT AND PROVIDE NEW WITH EXPANSION JOINT BETWEEN.
14. ALL LANDSCAPED AREAS SHALL BE DEPRESSED APPROXIMATELY 4" (MAX.) BELOW ADJACENT CONCRETE.
15. THIS IS NOT A BOUNDARY SURVEY OR ALTA, PROPERTY LINES, EASEMENTS LINES AND ROW LINES SHOWN ARE APPROXIMATE.
16. PRIOR TO CONSTRUCTION, A PROFESSIONAL SURVEYOR SHALL VERIFY ALL CONSTRUCTION MARKINGS, STAKINGS, EXISTING PROPERTY LINES, AND EASEMENTS. COORDINATE EXISTING EASEMENTS WITH UNDERLYING OWNERS. COORDINATE ANY ENCROACHMENTS WITH ADJACENT OWNERS.
17. EXISTING INFORMATION SHOWN ON THIS PLAN WAS OBTAINED WITHOUT THE BENEFIT OF A TOPOGRAPHY SURVEY, TITLE REPORT OR ALTA; OTHER EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN.
18. ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES MAY EXIST IN THE AREA OTHER THAN WHAT IS SHOWN. NEW MEXICO ONE-CALL SHALL BE CONTACTED ALONG WITH UTILITY OWNERS PRIOR TO ANY DISTURBANCE OF EXISTING GRADE.

KEYED NOTES

- A. STRIPE PARKING AREA AS SHOWN ON PLAN. PROVIDE 9' WIDE X 18' LONG PARKING STALLS (STANDARD), AND 8.25' MIN. WIDE X 15' LONG (COMPACT). PROVIDE 4" THICK PERMANENT WHITE PAVEMENT PAINT. PROVIDE "COMPACT" (12"HX2"W WHITE LETTERING) AS SHOWN.
- B. INSTALL NEW CONCRETE PARKING BUMPERS PER DETAIL 1, SHEET 102. AT LOCATIONS SHOWN ON PLAN.
- C. PROVIDE ADA PARKING STALL WITH LOAD/UNLOAD AREA PER DETAIL B1 AND C1, SHEET C102.
- D. CONSTRUCT REFUSE ENCLOSURE PER ARCHITECTURAL SITE PLAN, SEE ATTACHED.
- E. PROVIDE MOTORCYCLE PARKING SPACE WITH "MC" (12"HX2"W WHITE LETTERING) PAVEMENT MARKING. PROVIDE 4" WIDE PERMANENT WHITE PAVEMENT PAINT.
- F. CONSTRUCT NEW CONCRETE, PROVIDE 4" THICK (2500 PSI), WITH WIRE MESH REINFORCING, AND TURN-DOWN EDGE. FLUSH WOTH EXISTING CONCRETE AND ASPHALT EDGES.
- G. CONSTRUCT BICYCLE PARKING PER DETAIL 2, SHEET C102.
- H. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SITE 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.
- I. EXTEND EXISTING DRIVEPAD PER COA DETAIL 2426.
- J. WITHIN THE ROW REPLACE ALL BROKEN OR CRACKED; SIDEWALK (PER COA DETAIL 2430), AND 8" CURB & GUTTER (PER COA DETAIL 2415A). ONLY IN FRONT OF PROPERTY.
- K. STRIPE AREA WITH DIAGONAL STRIPES 3 FEET APART, AND PROVIDE "NO PARKING" (12"HX2"W WHITE LETTERING)

OWNER INFORMATION

OLIVER PROPERTIES, LLC
C/O JOSEPH KENNEDY
318 ELM ST. SE
ALBUQUERQUE, NM 87103
PHONE: 505-431-2167
JPK@CIVILRIGHTSLAW.COM

PROJECT INFORMATION

PROPOSED LAND USE: LAW OFFICE
UPC: 101505702625420201
ZONING: MX-L
GROSS FLOOR AREA: 5,250 SF
CONSTRUCTION TYPE: N/A

RECORDED LEGAL DESCRIPTION

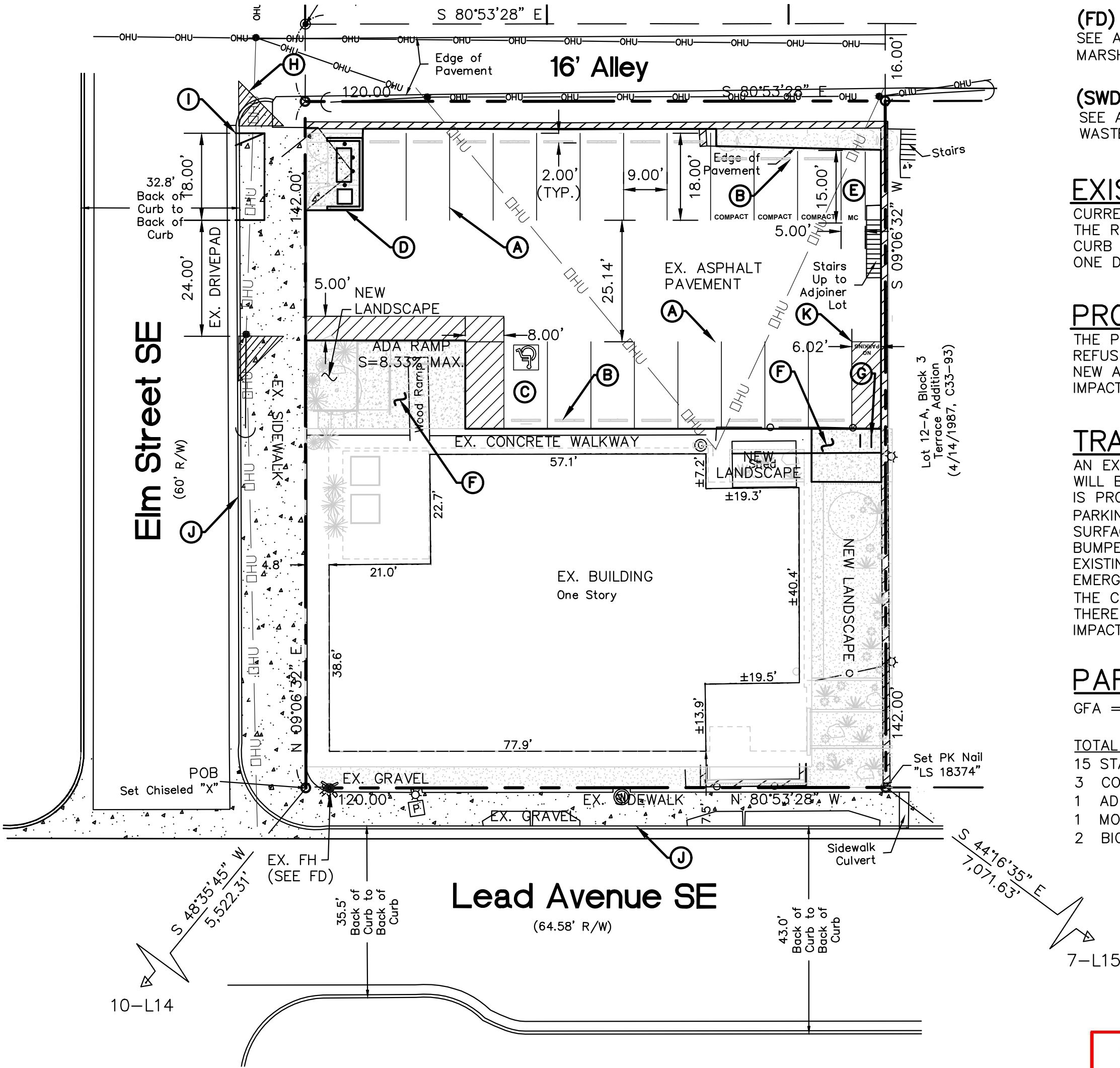
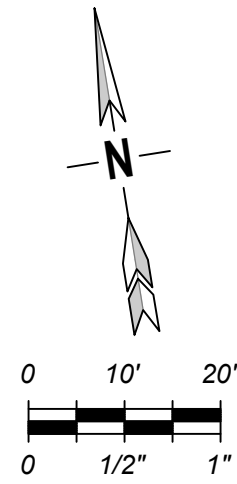
LOTS NUMBERED SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) AND THE WEST FORTY FEET (W. 40') OF LOT NUMBERED ELEVEN (11) IN BLOCK NUMBERED THREE (3) OF THE TERRACE ADDITION, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 20, 1905, REFILED NOVEMBER 15, 1910 IN PLAT BOOK C2, FOLIO 71, EXCLUDING THEREFROM THE FOLLOWING DESCRIBED TRACT: THE EAST THIRTY FEET (E. 30') OF LOT NUMBERED NINE (9), ALL OF LOT NUMBERED TEN (10), AND THE WEST FORTY FEET (W. 40') OF LOT NUMBERED ELEVEN (11), ALL IN BLOCK NUMBERED THREE (3), TERRACE ADDITION, TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SUCH LOTS ARE SHOWN AND DESIGNATED ON THE MAP OR PLAT OF THE SAID ADDITION, FILED WITH THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 20, 1905, REFILED NOVEMBER 15, 1910, WHICH AS PREVIOUSLY CONVEYED BY WARRANTY DEED DATED DECEMBER 27, 1963, RECORDED JANUARY 24, 1964 IN BOOK D728, FOLIO 363, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- OVERHEAD UTILITY
- VERTICAL CURB & GUTTER
- NEW CONCRETE
- EX. CONCRETE
- 11'X11' CLEAR SITE TRIANGLE



LOCATION MAP
ZONE ATLAS K-14



(FD) FIRE DEPARTMENT
SEE ATTACHED FOR FIRE
MARSHAL'S APPROVAL.

(SWD) SOLID WASTE
SEE ATTACHED FOR SOLID
WASTE DEPARTMENT APPROVAL.

EXISTING SITE CONDITION

CURRENTLY THE SITE IS DEVELOPED AS SHOWN ON PLANS. EXISTING INFRASTRUCTURE WITHIN THE ROW ADJACENT TO THE SITE INCLUDE; UTILITIES, ASPHALT, LANDSCAPING, SIDEWALKS, CURB AND GUTTER, AND DRIVEPADS. THE CURRENT SITE ACCESS IS FROM ELM STREET SE. ONE DRIVEPAD CURRENTLY EXISTS.

PROPOSED DEVELOPMENT

THE PROPOSED DEVELOPMENT WILL INCLUDE UPGRADES TO THE EXISTING BUILDING, NEW REFUSE ENCLOSURE, EXTENDED DRIVEPAD, NEW BICYCLE PARKING, MOTORCYCLE PARKING, NEW ADA PARKING STALL, AND RE-STRIPING OF EXISTING PARKING STALLS. NO PERMANENT IMPACTS TO SURROUNDING PROPERTIES ARE ANTICIPATED.

TRAFFIC CIRCULATION CONCEPT

AN EXISTING DRIVEPAD ALONG ELM ST. SE. PROVIDES ACCESS TO THE SITE. THE DRIVEPAD WILL BE EXTENDED TO FACILITATE SOLID WASTE COLLECTION, NEW ON-SITE PARKING LAYOUT IS PROPOSED AND DESIGNED TO PROVIDE ADA, MOTORCYCLE AND BICYCLE PARKING. PARKING WILL BE AS SHOWN ON THIS PLAN (DIMENSIONS SHOWN ON PLAN). THE DRIVE SURFACE IS EXISTING ASPHALT CAPABLE OF SUPPORTING 75,000 LB VEHICLES. PARKING BUMPERS WILL PROVIDE A BARRIER BETWEEN VEHICLE AREAS AND PEDESTRIAN AREAS. AN EXISTING CONCRETE WALKWAY WILL CONTINUE TO PROVIDE PEDESTRIAN CIRCULATION ON-SITE. EMERGENCY VEHICLE ACCESS WILL BE FROM ELM ST., WHICH HAS BEEN COORDINATED WITH THE CITY FIRE MARSHAL'S OFFICE AND APPROVED AS SHOWN ON THE ATTACHED SHEET. THERE ARE NO KNOWN TRAFFIC IMPACT STUDIES, AND THESE IMPROVEMENTS WILL NOT IMPACT ADJACENT LOTS.

PARKING REQUIREMENTS

GFA = (5,250 SF/1,000)*3.5 = 19 SPACES

TOTAL PARKING REQUIRED:	TOTAL PARKING PROVIDED:
15 STANDARD SPACES	15 STANDARD SPACES
3 COMPACT SPACES	3 COMPACT SPACES
1 ADA SPACE	1 ADA SPACE
1 MOTORCYCLE PER IDO TABLE 5-5-4	1 MOTORCYCLE SPACE
2 BICYCLE PER IDO TABE 5-5-5	2 BICYCLE SPACES



All concepts, designs and plans directly or indirectly encompassed by this document are hereby copyrighted, and are for use on and in connection with the project specified in this document. None of such concepts, designs or plans shall be used by or disclosed to any person, firm or corporation without the prior written permission of JGJ Group, LLC.



8/11/23

Project:

KENNEDY LAW FIRM
318 Elm Street SE
Albuquerque, New Mexico

Project:	123.682	1st Revised Date:	7-31-2023
Drawn By:	MD	2nd Revised Date:	8-11-2023
Color:	AS SHOWN	3rd Revised Date:	
Checked By:	JC	4th Revised Date:	

Sheet:

**TRAFFIC
CIRCULATION
LAYOUT**

Number:

C101



8/11/23

Project:

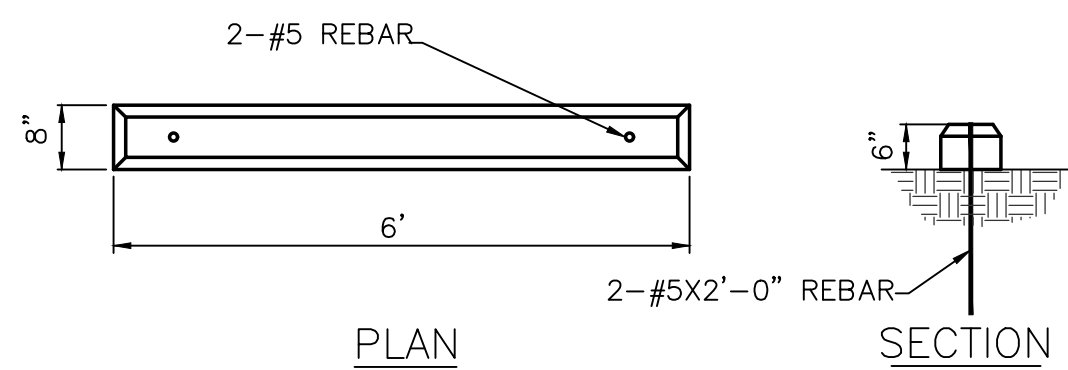
KENNEDY LAW FIRM
318 Elm Street SE
Albuquerque, New Mexico

Sheet:

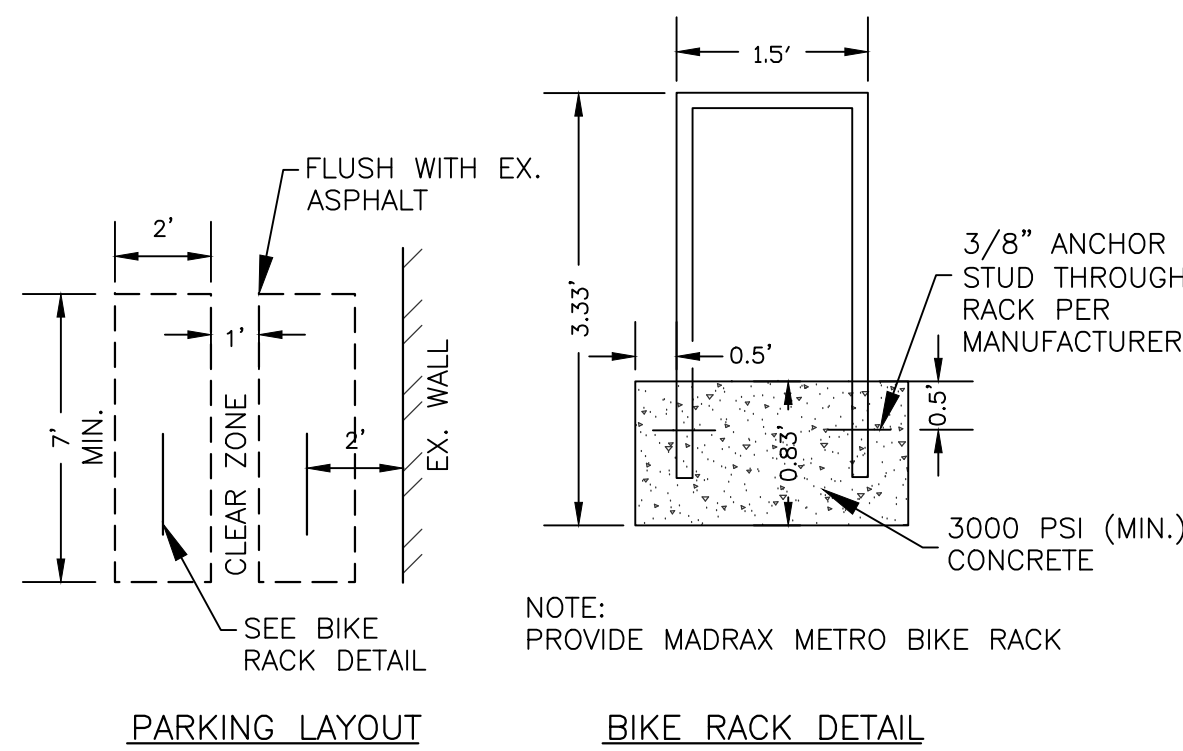
TRAFFIC CIRCULATION LAYOUT

Number:

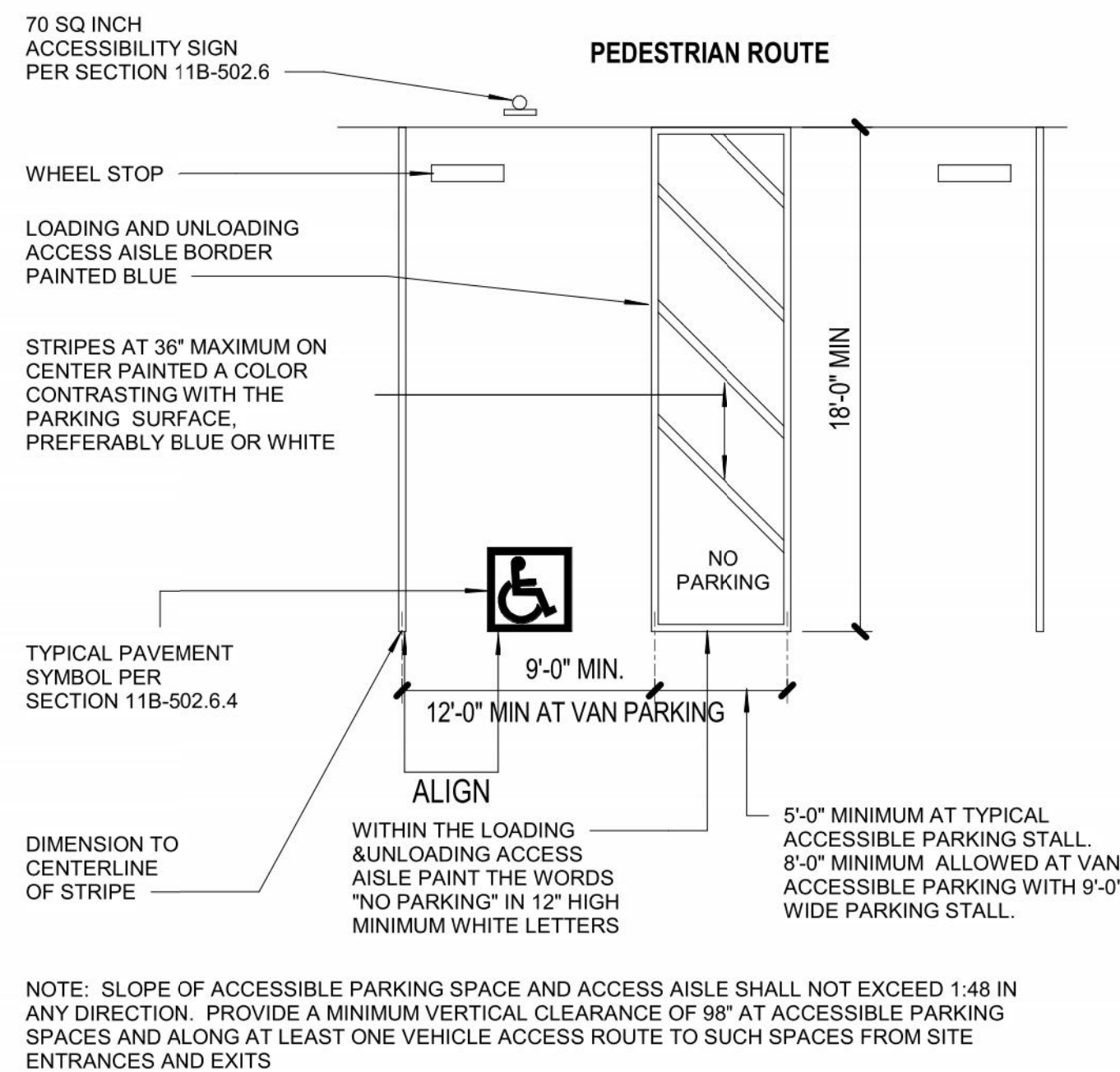
C102



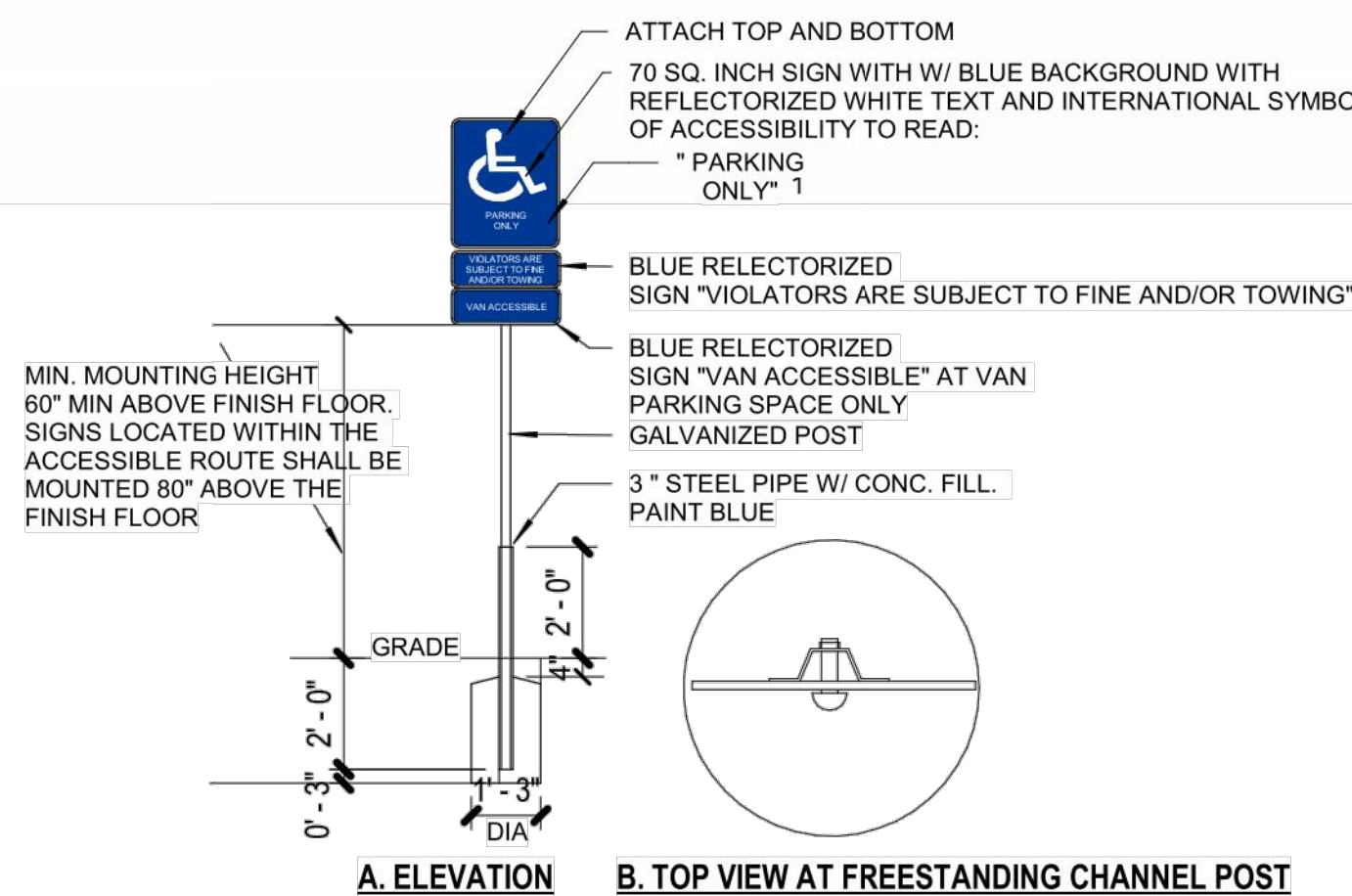
① PARKING BUMPER
SCALE: NONE



② BIKE PARKING
SCALE: NONE



① Accessible Parking Stall - Single
1 : 80



① Accessible Parking Signage
1/4" = 1'-0"

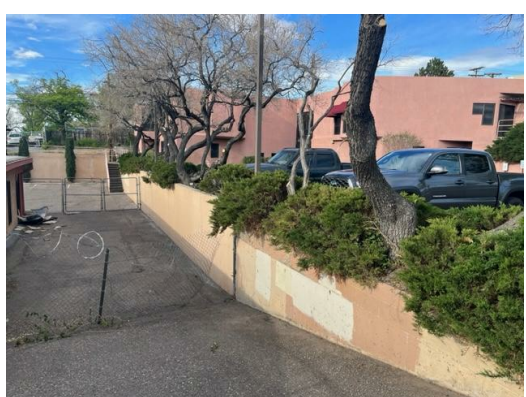
Approved for access by the Solid Waste Department for a 2-cubic yard Swanson and 1-96 gallon recycle cart. The Swanson container must be made accessible between the hours of 5AM and 8PM. The recycle cart is to be placed out at the curb by 7AM. Herman Gallegos 07-27-23



D1A Exterior of Building (Looking North)

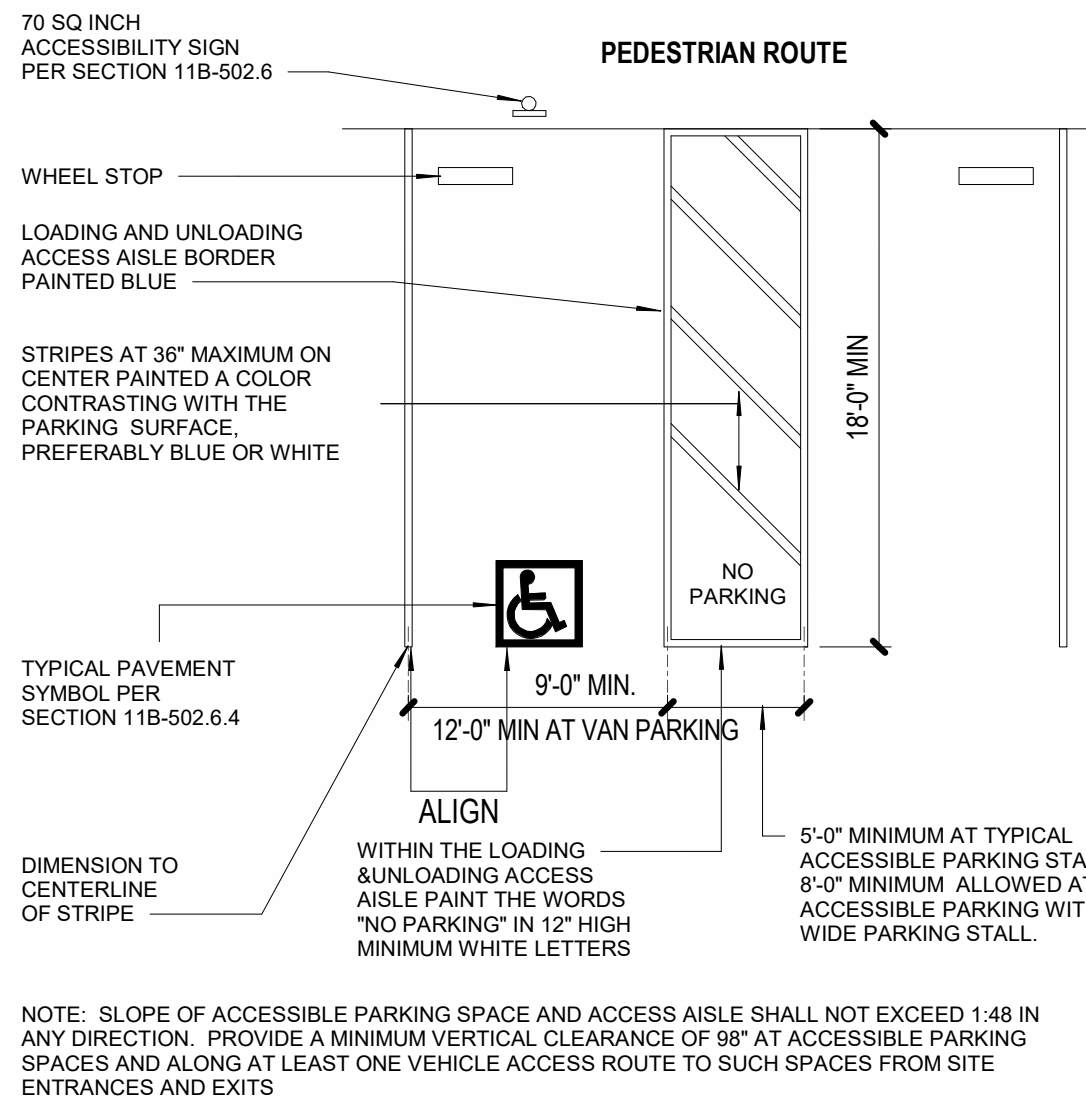


D1B Existing Guardrail at existing property line

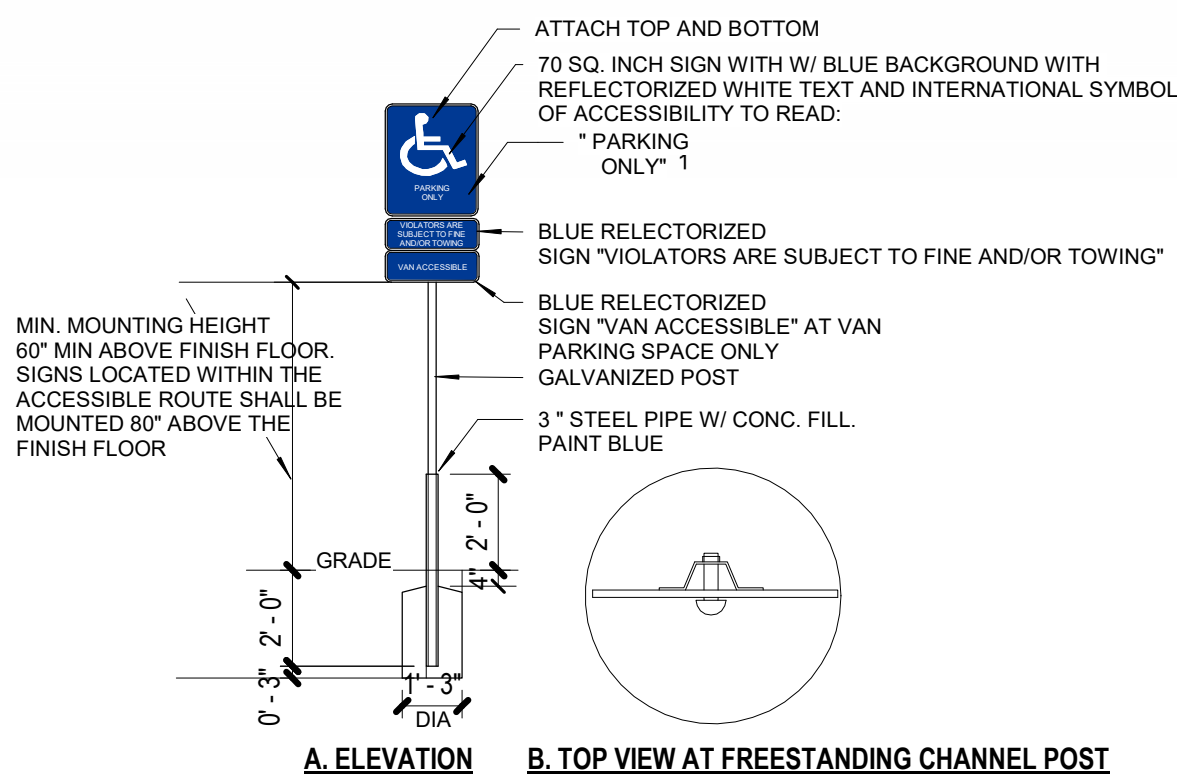


D1C East Courtyard from Lead Ave. SE

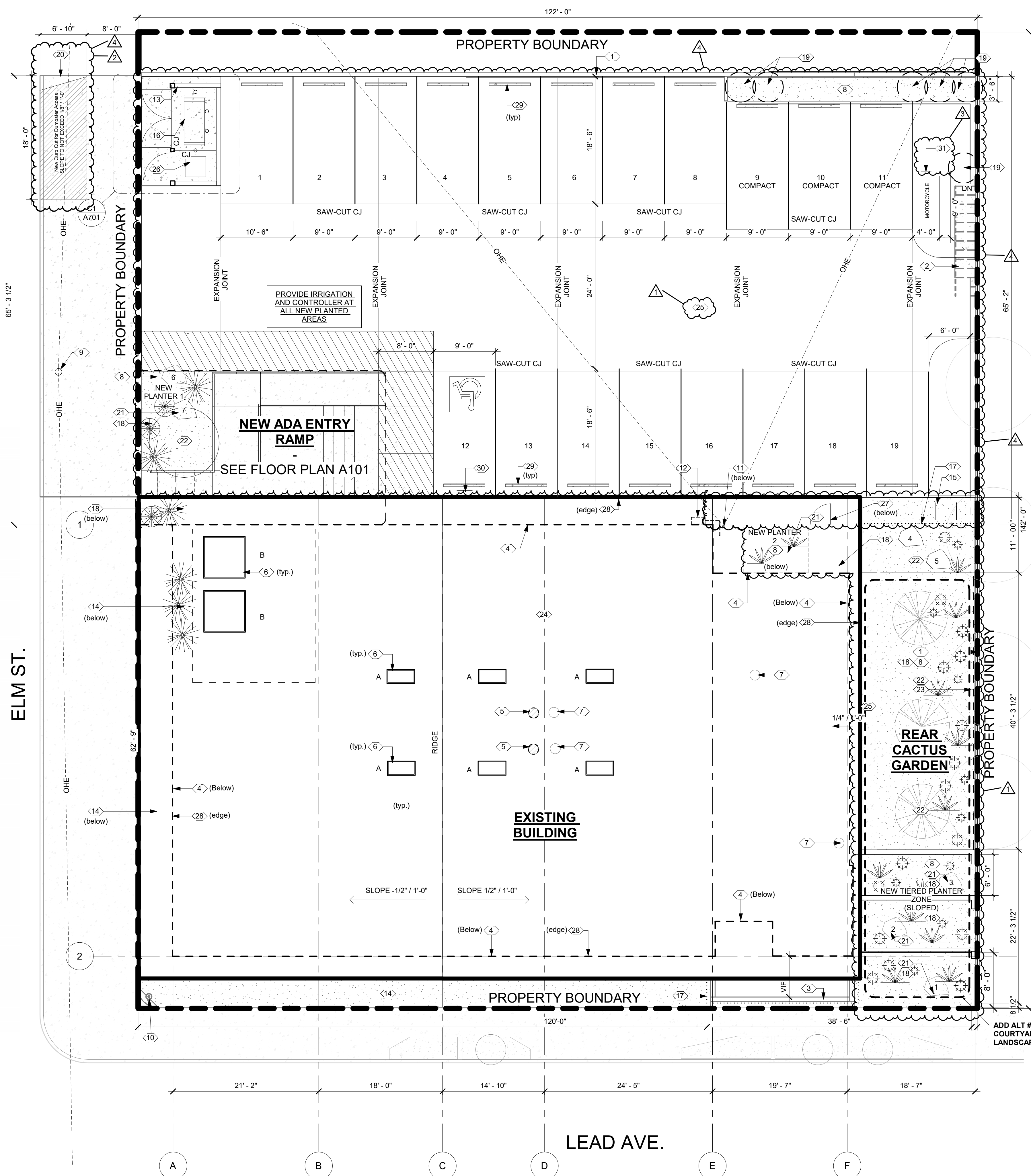
Parking Requirements	
Per IDO Section 5-5 Parking and Loading	
IDO Table 5-5-1 - Vehicle Parking	Use: Offices 3.5 spaces per 1,000 sq. ft. GFA = 19 spaces req. (5250 SF/1,000 = 5.25, 5,25*3.5=18.375)
Provided Parking Spaces: 19 spaces	
IDO Table 5-5-4 - Motorcycle Parking	Total Parking Spaces Req. by Table 5-5-1 IDO Motorcycle Parking Requirement
Required: 1 motorcycle space for 1-25 total vehicle spaces	
Provided Motorcycle Spaces: 1 space	
IDO Table 5-5-5 - Bicycle Parking	Required: 2 spaces or 10% of req. off-street parking spaces, whichever is greater
Provided Bicycle Spaces: 2 spaces	



C1 Accessible Parking Stall - Single
1 : 80

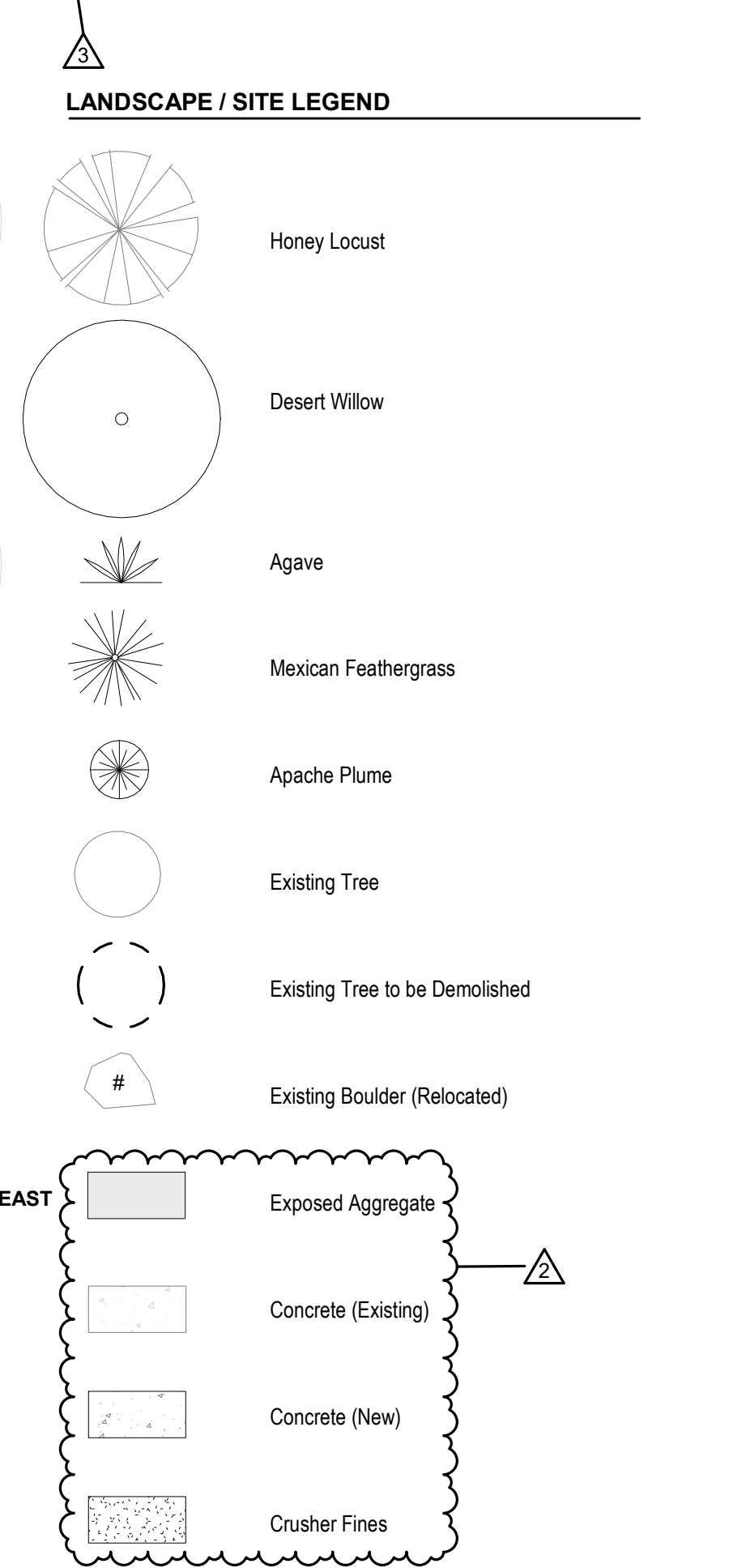


B1 Accessible Parking Signage
1/4" = 1'-0"



A2 Site Plan
1/8" = 1'-0"

- ### HVAC/ELECTRICAL NOTES
- Refurbish/service all existing HVAC / Mechanical / Electrical equipment as necessary. Complete like-for-like replacement if necessary and replace cooling coils and condenser.
 - Remove any unused equipment throughout.
 - Remove all existing ligh fixtures U.N.O.
- ### GENERAL NOTES
- Broken or cracked driveway must be fixed or replaced with driveway per COA std.
 - Refer to sheet A701 - Exterior Elevations / Section Details for ADA ramp detailing. Note ADA ramp max. running slope is 8.2%.
- ### KEYNOTES
- Existing C.I.P. concrete retaining wall.
 - Demolish existing stair and reconnect for continuous guardrail.
 - Existing CMU retaining wall for exterior mechanical yard.
 - Building footprint below.
 - Patch existing chimney.
 - Existing skylights to be removed and replaced.
 - Existing chimney to remain.
 - Earth-toned crusher fines. Santa Fe brown or similar. Compact at East Courtyard unless noted otherwise.
 - Existing power utility pole.
 - Existing fire hydrant.
 - Main electrical service.
 - Existing gas meter.
 - New CMU trash enclosure. See Dumpster Enclosure Details A701.
 - Remove dried existing plants and replenish existing 1 1/2" round gravel and new landscaping as need.
 - Galvanized, inground Bike rack from <https://www.madrax.com/metro-bike-rack-met>. See cutsheet for footing detail.
 - 2 Cubic Yd. dumpster in new enclosure. N.I.C
 - 1" diameter raw steel pipe security fence set in continuous 18" deep x 8" wide concrete footing with (1) #4 continuous rebar.
 - New landscaping. See Landscape Legend.
 - Existing trees to be demolished.
 - Area of new curb cut at sidewalk. Match existing slope. TO NOT EXCEED 1/8" / 1'-0".
 - Existing boulders (7), relocated from current location on-site.
 - New trees. See Landscape legend.
 - Attach metal mesh to wall with 1" standoffs for 6 silk vines.
 - Existing B.U.R roofing. Minor patching and repairs as necessary.
 - Light exposed aggregate.
 - COA Solid Waste standard-issue recycling bin. N.I.C.
 - 3"x3" steel tube latch post.
 - Existing Roof.
 - Demolish existing parking bumpers and replace with new precast parking bumpers (19).
 - ADA parking sign from 2" diam. black iron steel pipe typ. per 66-7-352.4C NMSA 1978 "Violators are Subject to Fine and/or Towing" and ANSI 502.7 "Van Accessible". See Detail A1 on this sheet.
 - Provide motorcycle parking space with "M.C." (12" Hx 12" W) white lettering) pavement marking. Provide 4" wide permanent white pavement paint.



ARCHITECT

SSA
Sam Steiner Architecture, LLC
824 2nd St NW Suite C, Albuquerque, NM 87102 505.232.2520

CONSULTANT

STATE OF NEW MEXICO
SAMUEL M. STEINER
No. 3077
REGISTERED ARCHITECT

KEY PLAN

Kennedy Law Office
Renovations
KENNEDY LAW, PC
318 Elm St SE, Albuquerque, NM 87107

REV:

No.	Description	Date
2	Permit Comments (C1)	7/14/23
3	Permit Comments (C2)	8/9/23
4	Permit Comments (TCL)	8/11/23

PHASE: 100% Construction Documents

DATE: July 14, 2023

DRAWN BY: RA

CHECKED BY: SE/SS

AS101
SITE PLAN/LANDSCAPE PLAN

8/11/2023 4:27:12 PM

GENERAL NOTES

A. NO NEW SPRINKLER SYSTEM ADDED.
B. Fire department access "Knox Box" to be provided adjacent to primary building entry.
C. Per NFPA 10 - Table 13.6.1.2 - All portions of the building shall be within 75ft of travel distance to any portable fire extinguisher.

ARCHITECT

SSA
Sam Stearns Architecture, LLC
824 2nd St NW Suite C, Albuquerque, NM 87102 505.232.2520

CONSULTANT

ZONING ANALYSIS:
Address: 318 Elm St SE, Albuquerque NM 87102
Zoning per CABQ IDO: MX-L Mixed Use Low-Intensity Zone District
Allowable Use per IDO Table 4-2-1
Land Uses **Office, Personal Business Services, Small**
Alteration Level (2015 IEBC): Alteration Level 1
Construction Type (IBC 2018 602): IIIB
Sprinklered / Non-Sprinklered: Non-Sprinklered

OCCUPANCY GROUP (IBC 304) - B (Business) - UNCHANGED

	Existing SF	SF of Work
BUILDING AREA (Existing)	5,368 SF	5,240 SF
TOTAL SF OF WORK		5,240SF

REQUIRED HYDRANTS - UNCHANGED
Fire Flow Requirement (IEC Table B.105.1(2)):
Fire Flow Calculation Area, Type IIIB: 0-5,900SF
Fire Flow Required: 1,500 GPM
Required Number of Hydrants (IEC Table C.102.1)
FF Requirement 1,750 or less = 1 (1)
see location on sheet

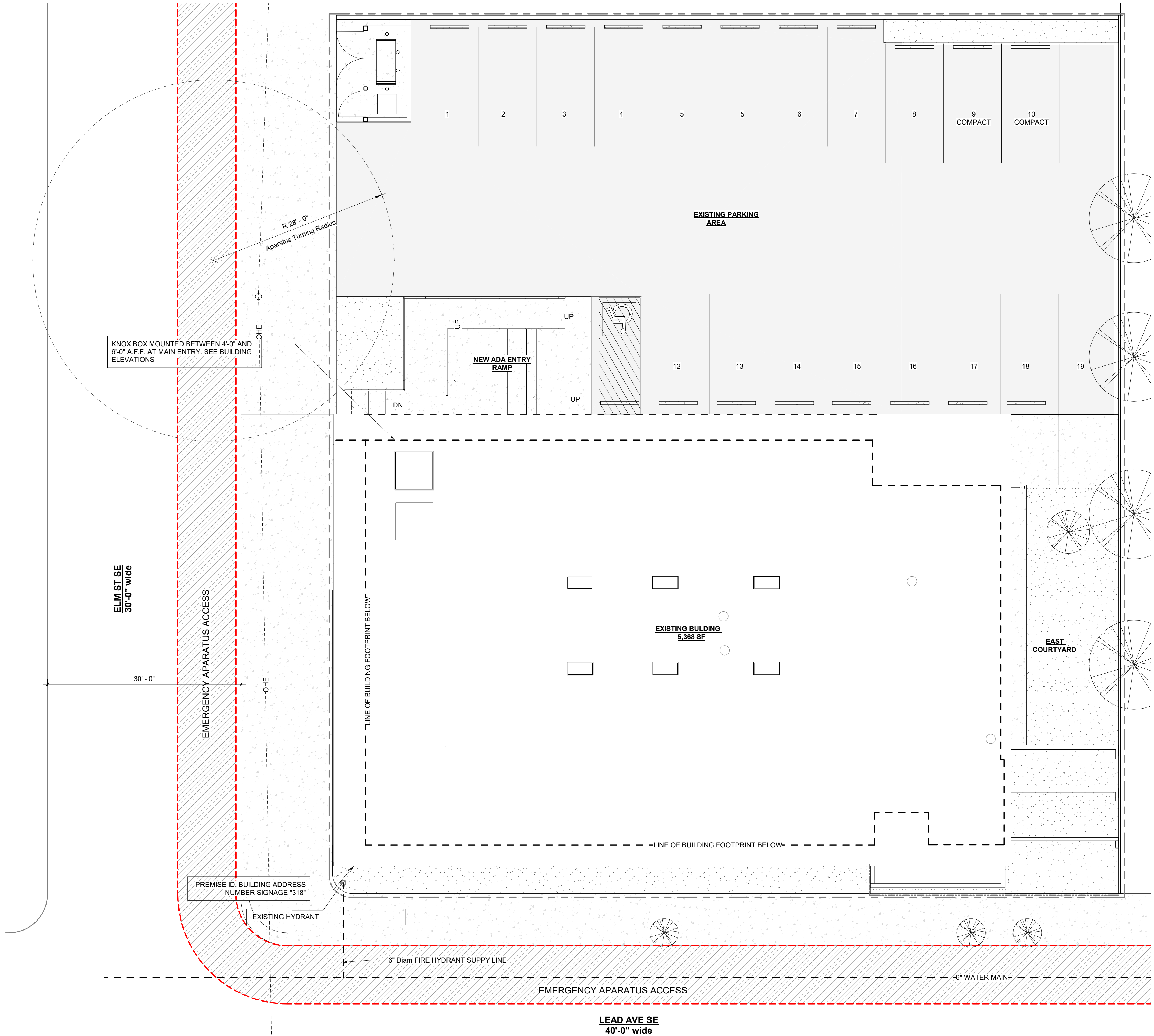
Parking Requirements Per IDO Section 5-5 Parking and Loading	
IDO Table 5-5-1 - Vehicle Parking	
Use : Offices	19 spaces req.
Provided Parking Spaces	19 spaces req.
IDO Table 5-5-4 - Motorcycle Parking	
Total Parking Spaces Req. by Table 5-5-1	IDO Motorcycle parking requirement
Required	1 space
Provided	1 space
IDO Table 5-5-5 - Bicycle Parking	
Required	2 space
Provided	2 space

**Kennedy Law Office
Renovations**
KENNEDY LAW, PC
318 Elm St SE, Albuquerque, NM 87107

REV:		
No.	Description	Date
2	Permit Comments (C1)	7/14/23

PHASE: **100% Construction Documents**
DATE: July 14, 2023
DRAWN BY: RA
CHECKED BY: SE

FIRE 1
FIRE 1



FIRE 1 PLAN
1/8" = 1'-0"

7/14/2023 3:59:37 PM