

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

CODE DATA AND NOTES FROM EXISTING SITE PLAN (COA APPROVED SDP IN 2006)

SITE DATA			
PROPOSED USAGE:	RETAIL/RESTAURANT/BANK		
LOT AREA:	447,657.43 S.F.(10.2768 AC.)		
BUILDING AREA:	97,119 S.F.		
PARKING CALCULATIONS:			
PARKING REQUIRED:			
RETAIL/BANK	87,158 GSF / 200 GSF	436	PARKING
RESTAURANT (JINJA)	8,661 GSF / 200 GSF	69	PARKING
RESTAURANT (SABY'S)	1,300 GSF / 200 GSF	22	PARKING
TOTAL PARKING:			527 SPACES
PARKING REDUCTION:			
10% WITHIN 300' OF TRANSIT SYSTEM (ROUTE #91)		53	SPACES
5% SITE GREATER THAN 5 ACRES		26	SPACES
10% MIXED USES/SHARED PARKING		53	SPACES
TOTAL PARKING REDUCTION:			132 SPACES
TOTAL PARKING REQUIRED:			395 SPACES
TOTAL PARKING PROVIDED:			527 SPACES
HC PARKING REQUIRED:		8	SPACES (2
HC PARKING PROVIDED:		24	SPACES (2
BICYCLE SPACES REQUIRED:		16	SPACES
BICYCLE SPACES PROVIDED:		20	SPACES

- GENERAL NOTES:
1. SITE LIGHTING WILL CONSIST OF BUILDING-MOUNTED OR STEEL POLE SEE BELOW FOR SITE LAYOUT AND TYPE.
 2. THE SIGNAGE WILL CONSIST OF A MONUMENT SIGN AND BUILDING MOUNTED SIGN. THE MONUMENT SIGN SIZE SHALL NOT EXCEED 50 SQUARE FEET AND THE HEIGHT SHALL NOT EXCEED 8.00' (SEE ELEVATION SHEET 7.7 FOR DETAIL).
 3. THIS SITE WILL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE.
 4. CURRENT ZONING CURRENT IS SU-1 MIXED USED.
 5. WATER AND SEWER: PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT.
 6. BUILDINGS: BUILDING HEIGHT: BUILDING STRUCTURE SHALL NOT EXCEED 36 FEET IN HEIGHT. BUILDING TYPES AND COLORS: SEE ELEVATION PLANS, SHEETS 7.1 THRU 7.8.
 7. THE LANDSCAPING PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
 8. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 9. SITE PLAN FOR BUILDING PERMIT SHALL REQUIRE TO MEET THE SIGNAGE REQUIREMENTS OF C-1 ZONING SECTION 16-14-2-16-A-11 AND NOT NECESSARILY AS THOSE SHOWN ON THE SITE PLAN FOR BUILDING PERMIT.
 10. MAINTENANCE OF PUBLIC OPEN SPACE AMENDMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

- NOTES:
1. 6" CONCRETE CURB PER COA STD. DWG. #2415B TYP.
 2. LANDSCAPING AREA.
 3. HC ACCESSIBLE SIDEWALK RAMP.
 4. NEW ASPHALT PAVING AREA.
 5. 6' WIDE TEXTURED CONCRETE PEDESTRIAN CROSSING.
 6. NEW TURN DOWN SIDEWALK.
 7. 6' WIDE ASPHALT PEDESTRIAN CROSSING
 8. NEW 4' SIDEWALK PER COA STD. DWG. #2430.
 9. EXISTING 8' SIDEWALK.
 10. EXISTING DRIVE WAY ENTRANCE.
 11. 8" CMU REFUSE ENCLOSURE PER COA SOLID WASTE DEPARTMENT STANDARDS.
 12. EXISTING CURB AND GUTTER.
 13. EXISTING POWER POLE.
 14. FUTURE CURB AND GUTTER.
 15. EXISTING UNIDIRECTIONAL WHEELCHAIR RAMP.
 16. 9' WIDE X 20' DEEP PARKING SPACES
 17. 9' WIDE X 18' DEEP PARKING SPACES
 18. HANDICAP SIGN PER COA STANDARDS.
 19. BICYCLE RACK
 20. TAN SPLIT FACE BLOCK WALL (HEIGHT NOT TO EXCEED 8').
 21. MONUMENT SIGN, REFER TO ELEVATION PLAN.
 22. TRANSFORMER
 23. CART RETURN

CODE DATA: FOR CURRENT SITE PLAN

PROJECT DESCRIPTION: THE PROJECT SCOPE IS AN INTERIOR RENOVATION OF A FORMER RETAIL STORE INTO A SPECIALTY ANIMAL HOSPITAL. THERE IS NO PROPOSED BUILDING AREA INCREASE.

THE PROJECT PROPOSES A CHANGE OF OCCUPANCY FROM THE EXISTING M (MERCANTILE) TO B (BUSINESS).

THE PROJECT SCOPE INCLUDES LIMITED SITE WORK TO RECONFIGURE AN EXISTING LOADING DOCK AREA ON THE NORTH INTO A FENCED PET WALKING/RELIEF AREA.

ALL OTHER EXISTING SITE FEATURES, PARKING, FIRE ACCESS AISLES, DRIVEWAYS, FIRE HYDRANTS, FIRE LANES, LANDSCAPING, STRIPING, AND TRAFFIC FLOW ELEMENTS ARE TO REMAIN.

NOTE: THE BASE UNDERLAY SITE PLAN IS FROM THE EXISTING COA APPROVED DRAWING SET FOR THE SITE DEVELOPMENT, WHICH WAS NOT GENERATED BY MULLEN HELLER ARCHITECTURE.

BUILDING ADDRESS: 8850 HOLLY AVE. N.E., ALBUQUERQUE, NM 87122

UPC: 102006417002830121

LEGAL DESCRIPTION: LOT 3-A PLAT OF LOTS 2-A AND 3-A VENTURA PLACE 4.4407 AC

IDO ZONE DISTRICT: MX-L

ZONE ATLAS PAGE: C-20-Z

BUILDING GROSS AREA: 28,000 SF (BUILDING AREA OF PROJECT SCOPE)

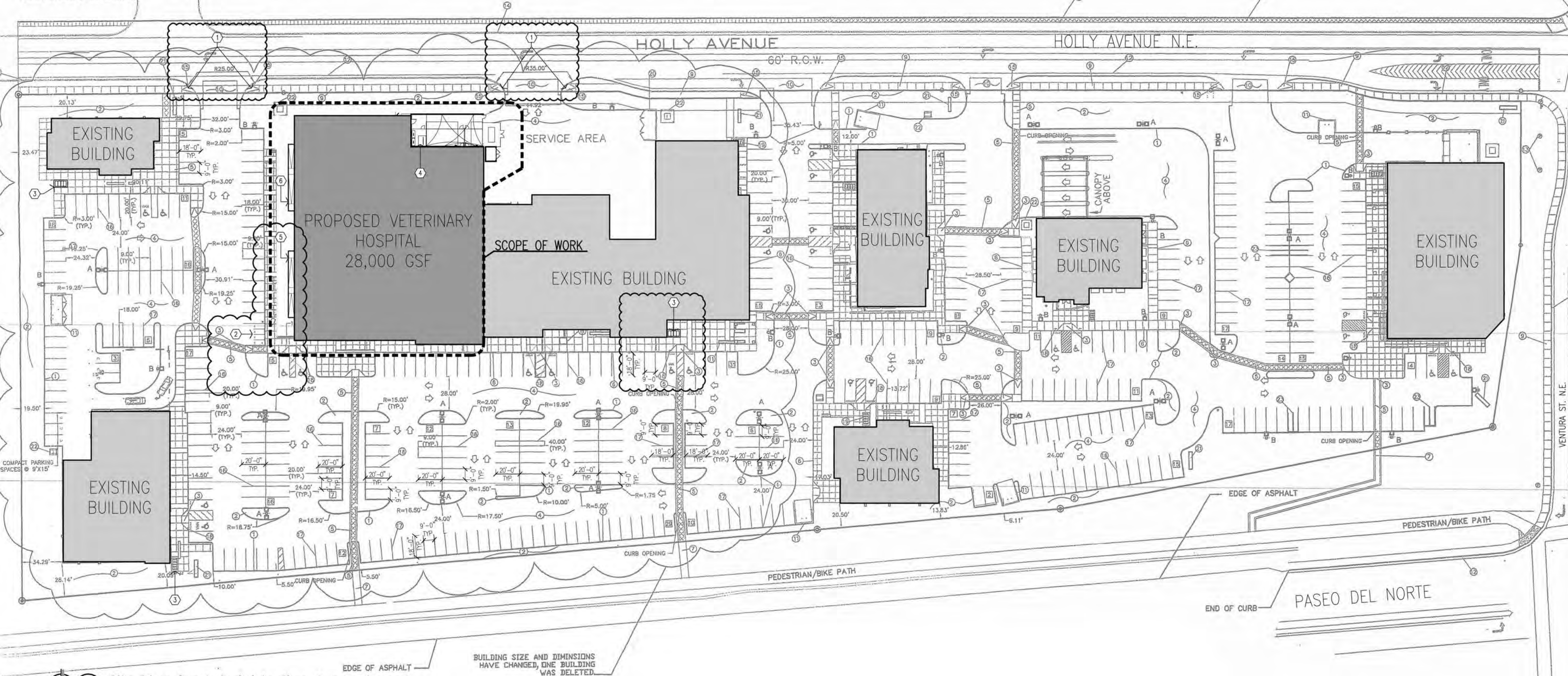
TOTAL LOT AREA: 10.2768 ACRES (ENTIRE SITE)

VICINITY MAP



- GENERAL NOTES FOR CURRENT TCL:
- A. THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
 - B. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
 - C. ANY ENCROACHMENT OR OVERHANG INTO THE R.O.W. FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
 - D. ALL CURBS SURROUNDING LANDSCAPING SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).
 - E. ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.
 - F. ALL IMPROVEMENTS LOCATED IN THE R.O.W. MUST BE INCLUDED ON A PUBLIC WORK ORDER WITH DRC APPROVED PLANS.
 - G. CONTRACTOR TO REFERENCE COA STANDARD DETAILS 2430 AND 2415 FOR ALL NEW SIDEWALKS AND CURB AND GUTTER, RESPECTIVELY.
 - H. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPAIRED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARD DETAILS 2430 AND 2415, RESPECTIVELY.
 - I. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.

- KEYED NOTES FOR CURRENT TCL:
1. INSTALL TRUNCATED DOMES ON EXISTING ADA CURB RAMP PER COA STANDARD DETAILS (#2446).
 2. PROPOSED MOTORCYCLE PARKING SPACES, 4' WIDE X 8' LONG, WITH 12" HIGH PAVEMENT TEXT "MC" AND SIGNAGE, SEE TCL-003.
 3. EXISTING BICYCLE RACK.
 4. PROPOSED BICYCLE RACK. REFER TO TCL-002 AND TCL-003.
 5. PROPOSED ADA COMPLIANT RAMP AND ENTRY.
 6. EXISTING ADA COMPLIANT RAMP AND ENTRY.



Site Plan for Administrative Amendment
Scale: 1" = 40'

REV	DATE	DESCRIPTION
1	10-21-2021	BY
2	10-21-2021	DATE
3	10-21-2021	REV
4	10-21-2021	REV
5	10-21-2021	REV
6	10-21-2021	REV



MULLEN HELLER ARCHITECTURE
1718 CENTRAL AVE. SW | STE. D
ALBUQUERQUE, NM 87104
P | 505.268.4144
F | 505.268.4244
www.mullenheller.com

JOB NUMBER	21-06
DRAWN BY	KBP
PROJECT MGR	DH
DATE	10-21-2021
PHASE	CD

PROJECT
VCA VET CARE HOSPITAL
8850 Holly Ave Northeast
Albuquerque, NM 87122

TITLE
Site Plan for Administrative Amendment



ALBUQUERQUE FIRE MARSHAL'S
OFFICE
DIVISION OF FIRE PLANS
CHECKING DIVISION

PERMIT

PROJECT DESCRIPTION: THE PROJECT IS AN INTERIOR RENOVATION OF A FORMER RETAIL STORE TO A SPECIALTY ANIMAL HOSPITAL. THERE IS NO PROPOSED BUILDING AREA INCREASE.

PERMIT NUMBER: FP-21-007516

APPROVED DATE: 09/21/21

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE 2015 IBC, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 1750 GPM 1 FH

THE PROJECT PROPOSES A CHANGE OF OCCUPANCY FROM THE EXISTING (MERCANTILE) TO B (BUSINESS).

THE PROJECT SCOPE INCLUDES LIMITED SITE WORK TO RECONFIGURE AN EXISTING LOADING DOCK AREA ON THE NORTH INTO A FENCED PET WALKING/RELIEF AREA.

ALL OTHER EXISTING SITE FEATURES, PARKING, FIRE ACCESS AISLES, DRIVEWAYS, FIRE HYDRANTS, FIRE LANES, LANDSCAPING, STRIPING, AND TRAFFIC FLOW ELEMENTS ARE TO REMAIN.

NOTE: THE BASE UNDERLAY SITE PLAN IS FROM THE EXISTING COA APPROVED DRAWING SET FOR THE SITE DEVELOPMENT, WHICH WAS NOT GENERATED BY MULLEN HELLER ARCHITECTURE.

BUILDING ADDRESS: 8850 HOLLY AVE. N.E., ALBUQUERQUE, NM 87122

CONSTRUCTION TYPE: TYPE II-B

FIRE PROTECTION: FULLY AUTOMATED SPRINKLER SYSTEM COMPLYING WITH NFPA 13 (NON-RESIDENTIAL) AND SECTION 903.3.1.1 INSTALLED THROUGHOUT. SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL OF ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, KITCHEN SUPPRESSION SYSTEM, OR ANY OTHER FIRE RELATED SYSTEM. THE FIRE SPRINKLER SYSTEM WILL BE SUPERVISED WHEN REQUIRED BY THE 2009 INTERNATIONAL FIRE CODE.

OCCUPANCY TYPE: MIXED USE OR OCCUPANCY W/BUSINESS: GROUP B (BUSINESS: VETERINARY HOSPITAL) AND A-3 OCCUPANCY

OCCUPANT LOAD:

FIRST FLOOR:
B OCCUPANCY: 26,198 SF / 100 SF PER OCCUPANT = 262 OCCUPANTS
MEETING: 1,365 SF / 15 SF PER OCCUPANT = 91 OCCUPANTS
WAITING: 1,571 SF / 15 SF PER OCCUPANT = 105 OCCUPANTS
SECOND FLOOR:
B OCCUPANCY: 866 SF / 100 SF PER OCCUPANT = 9 OCCUPANTS
TOTAL OCCUPANTS: 467 OCCUPANTS IN TENANT SUITE

BUILDING HEIGHT:

BUILDING AREA:
FIRE FLOW
CALCULATIONS:

PER 2015 IFC: APPENDIX B, TABLE B105.1:
TOTAL SQUARE FOOTAGE: 28,000 SF
CONSTRUCTION TYPE: II-B
PER 2015 IFC TABLE B105.1(2):
TOTAL FIRE-FLOW = 3,500 GALLONS/MINUTE FOR 3 HRS
PER 2015 IFC: B105.2 AND TABLE B105.2:
MINIMUM FIRE-FLOW RATE SHALL BE 25% OF THE VALUE IN TABLE B105.1(2) FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES.
*THE REDUCED FIRE-FLOW SHALL BE NOT LESS THAN 1,000 GALLONS PER MINUTE.
THUS: 25% OF TABLE B105.1(2) VALUE = 0.25 X 3,500 = 875 GPM
THUS: TOTAL FIRE-FLOW SHALL BE 1,000 GALLONS/MINUTE FOR 3 HRS

FIRE HYDRANT
DISTRIBUTION:

PER 2015 IFC: APPENDIX B, TABLE C105.1
1 FIRE HYDRANT REQUIRED PER APPENDIX C (1,500 GPM FIRE FLOW)
4 EXISTING FIRE HYDRANTS PROVIDED
(4 EXISTING HYDRANTS SERVING BUILDING IN SCOPE OF WORK,
7 EXISTING HYDRANTS SERVING SITE AS A WHOLE)
AVERAGE SPACING BETWEEN HYDRANTS SHALL BE 500 FEET
MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO HYDRANT SHALL BE 250 FEET

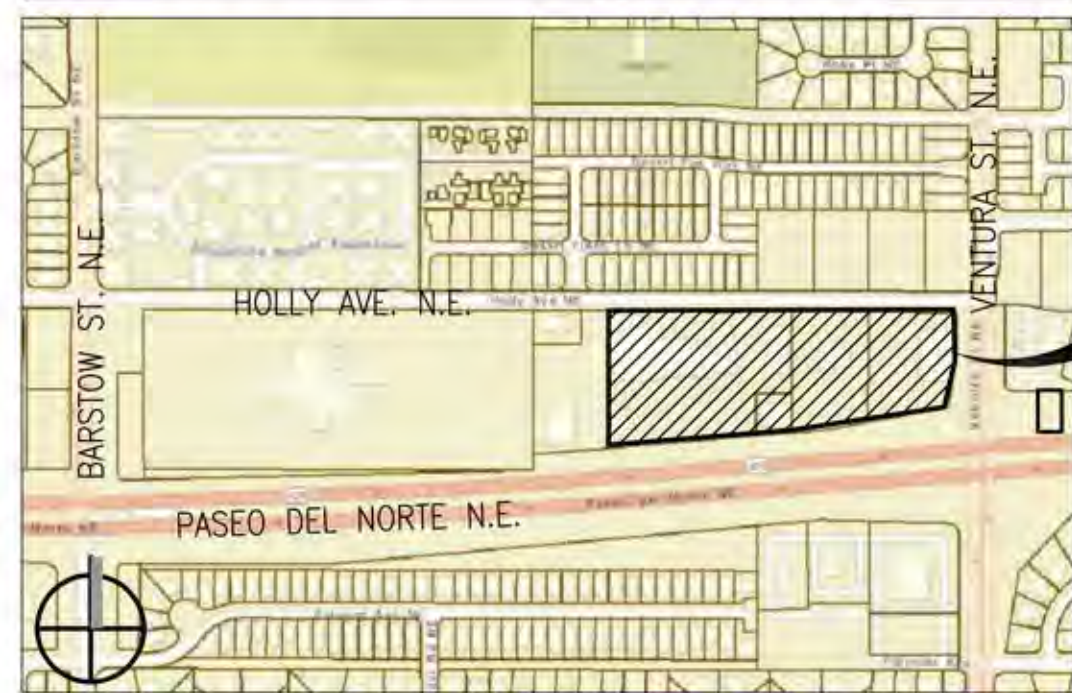
FIRE ACCESS ROAD
REQUIREMENTS:

ACCESS ROAD TO BE CONSTRUCTED OF ASPHALT MATERIAL CAPABLE OF SUPPORTING THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
ACCESS ROAD SHALL NOT EXCEED 10% IN GRADE.

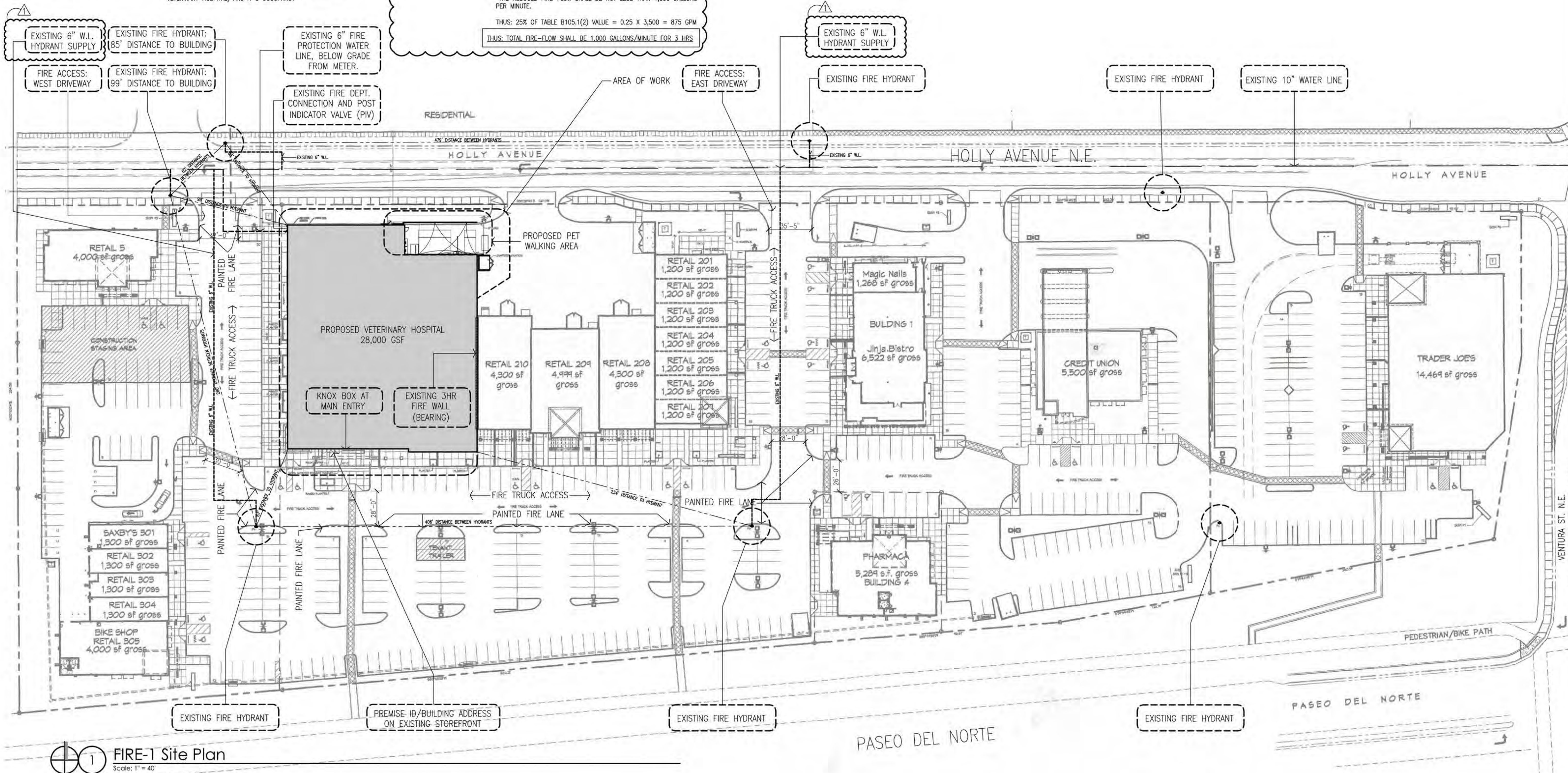
FIRE ACCESS FOR
BUILDING EXCEEDING
30ft HEIGHT:

TWO MEANS OF FIRE APPARATUS ACCESS PROVIDED TO THE STRUCTURE (REFER TO SITE PLAN THIS SHEET):
1) ACCESS VIA WEST DRIVEWAY FROM HOLLY AVE. N.E.
2) ACCESS VIA EAST DRIVEWAY FROM HOLLY AVE. N.E.
THERE ARE NO OVERHEAD OBSTRUCTIONS AT EITHER ACCESS POINT.

VICINITY MAP



SITE



FIRE-1 Site Plan
Scale: 1" = 40'

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

September 24, 2021

Doug Heller, RA
Mullen Heller Architecture, PC
1718 Central Ave SW, Ste D
Albuquerque, NM 87104

Re: VCA Vet Care Hospital
8850 Holly Ave NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 09-14-2021 (C20-D071)

Dear Mr. Heller,

The TCL submittal received 09-22-2021 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

SITE DATA		
PROPOSED USAGE:	RETAIL/RESTAURANT/BANK	
LOT AREA:	447,657.43 S.F.(10.2768 AC.)	
BUILDING AREA:	97,119 S.F.	
PARKING CALCULATIONS:		
PARKING REQUIRED:		
RETAIL/BANK	87,158 GSF/ 200 GSF	436 PARKING
RESTAURANT (JINJA)	8,661 GSF/ 200 GSF	69 PARKING
RESTAURANT (SAXBY'S)	1,300 GSF/ 200 GSF	22 PARKING
TOTAL PARKING:		527 SPACES
PARKING REDUCTION:		
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10% MIXED USES/SHARED PARKING		53 SPACES
TOTAL PARKING REDUCTION:		132 SPACES
TOTAL PARKING REQUIRED:		395 SPACES
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BICYCLE SPACES PROVIDED:		20 SPACES

1. SITE LIGHTING WILL CONSIST OF BUILDING-MOUNTED OR STEEL POLE SEE BELOW FOR SITE LAYOUT AND TYPE.
2. THE SIGNAGE WILL CONSIST OF A MONUMENT SIGN AND BUILDING MOUNTED SIGN/ THE MONUMENT SIGN SIZE SHALL NOT EXCEED 50 SQUARE FEET AND THE SIGN SHALL NOT EXCEED 8.00' (SEE ELEVATION SHEET 7.7 FOR DETAIL.).
3. THIS SITE WILL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE.
4. CURRENT ZONING CURRENT IS SU-1 MIXED USED.
5. WATER AND SEWER:
TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT.
6. BUILDINGS:
BUILDING HEIGHT:
BUILDING STRUCTURE SHALL NOT EXCEED 36 FEET IN HEIGHT.
BUILDING TYPES AND COLORS:
SEE ELEVATION PLANS, SHEETS 7.1 THRU 7.8.
7. THE LANDSCAPING PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
8. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
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10. MAINTENANCE OF PUBLIC OPEN SPACE AMENDMENTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

1. 6" CONCRETE CURB PER COA STD. DWG. #2415B TYP.
2. LANDSCAPING AREA
3. NO ACCESSIBLE SIDEWALK RAMP.
4. NEW ASPHALT PAVING AREA.
5. 6" WDF TEXTURED CONCRETE PEDESTRIAN CROSSING
6. NEW TURN DOWN SIDEWALK.
7. 6" WIDE ASP-ALT PEDESTRIAN CROSSING
8. NEW 4' SIDEWALK PER COA STD. DWG. #2430
9. EXISTING 6' SIDEWALK.
10. EXISTING DRIVE WAY ENTRANCE
11. 8" CMU REFUSE ENCLOSURE PER COA SOLID
WASTE DEPARTMENT STANDARDS.
12. EXISTING CURB AND GUTTER.
13. EXISTING POWER P.O.E.
14. FUTURE CURB AND GUTTER.
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18. HANDICAP SIG. PER COA STANDARDS.
19. BICYCLE RACK
20. TAN SPLIT FACE BLOCK WALL (HEIGHT NOT TO EXCEED 8").
21. MONUMENT SIGN, REFER TO ELEVATION PLAN.
22. TRANSFORMER
23. CIRT RETURN

1. INSTALL TRUNCATED DOWNS ON EXISTING ADA CURB RAMPS PER CQA STANDARD DETAILS (#2446).
2. PROPOSED MOTORCYCLE PARKING SPACES, 4' WIDE X 8' LONG, WITH 12" HIGH PAVEMENT TEXT "MC" AND SIGNAGE, SEE TCL-003.
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NOTE: THE BASE UNDERLAY SITE PLAN IS FROM THE EXISTING COA APPROVED DRAWING SET FOR THE SITE DEVELOPMENT, WHICH WAS NOT GENERATED BY MULLEN HELLER ARCHITECTURE.

BUILDING ADDRESS: 3850 HOLLY AVE. N.E., ALBUQUERQUE, NM 87122

UPC: 102006417002830121

LEGAL DESCRIPTION: LOT 3-A PLAT OF LOTS 2-A AND 3-A VENTURA PLACE 4.4407 AC

IDO ZONE DISTRICT: MX-L

ZONE ATLAS PAGE: C-20-Z

BUILDING GROSS AREA: 28,000 SF (BUILDING AREA OF PROJECT SCOPE)

TOTAL LOT AREA: 10.2768 ACRES (ENTIRE SITE)

MOTORCYCLE PARKING: REQUIRED MOTORCYCLE PARKING PER IDO TABLE 5-5-4:
FOR REQUIRED OFF-STREET VEHICLE PARKING SPACES
51-100 (SEE FOLLOWING PARKING CALCULATIONS),
PROVIDE 3 MOTORCYCLE SPACES MINIMUM.

PROVIDED MOTORCYCLE PARKING: 4 SPACES

EXISTING OCCUPANCY: M (MERCANTILE)

PRE-100 PARKING CALCULATION (EXISTING PARKING):
RETAIL: 1 SPACE/200 GSF: 28,000 GSF/200 = 140 SPACES REQUIRED

PARKING REDUCTIONS:

10% WITHIN 300' OF TRANSIT SYSTEM:	14 SPACES
5% SITE GREATER THAN 5 ACRES:	7 SPACES
10% MIXED USES/SHARED PARKING:	14 SPACES
<u>TOTAL REDUCTIONS:</u>	<u>35 SPACES</u>

THUS, TOTAL EXISTING PARKING REQUIREMENT: 105 SPACES

PROPOSED OCCUPANCY: B (BUSINESS: VETERINARY HOSPITAL)

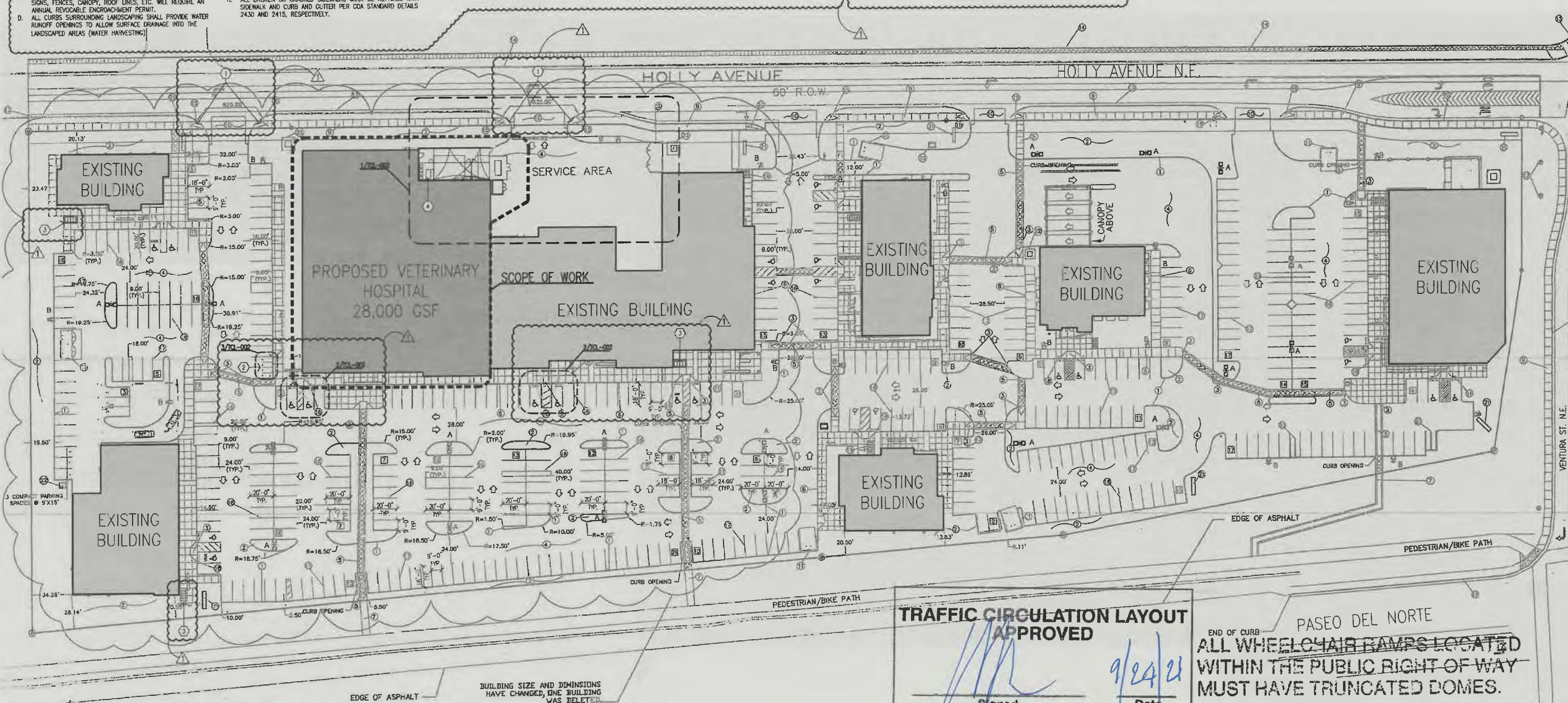
100 PARKING CALCULATION FOR FOR B (BUSINESS: VETERINARY HOSPITAL):
2.5 SPACES / 1,000 GSF = 70 SPACES REQUIRED

THUS, EXISTING PARKING PROVIDES ADEQUATE SPACES FOR PROPOSED CHANGE

- A. THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- B. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
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- E. ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.
- F. ALL IMPROVEMENTS LOCATED IN THE R.O.W. MUST BE INCLUDED ON A PUBLIC WORK ORDER WITH DRC APPROVED PLANS.
- G. CONTRACTOR TO REFERENCE COA STANDARD DETAILS 2430 AND 2435 FOR ALL NEW SIDEWALKS AND CURBS AND GUTTER, RESPECTIVELY.
- H. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPAIRED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARD DETAILS 2430 AND 2415, RESPECTIVELY.

GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.



END OF CURB

PASEO DEL NORTE

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

REV	DATE	BY	DESCRIPTION
5			
4			
3			
2			
1	09-20-2021	KBP	COA PLAN REVIEW COMMENTS



MDI ARCHITECTS
 2000 University Avenue, Suite 200
 Berkeley, CA 94704
 Tel: 415.841.1111
 Fax: 415.841.1112
 www.mdiarchitects.com

MULLEN HELLER ARCHITECTURE
1718 CENTRAL AVE SW | STE. D
ALBUQUERQUE, NM | 87104
P | 505.268.4144
F | 505.268.4244
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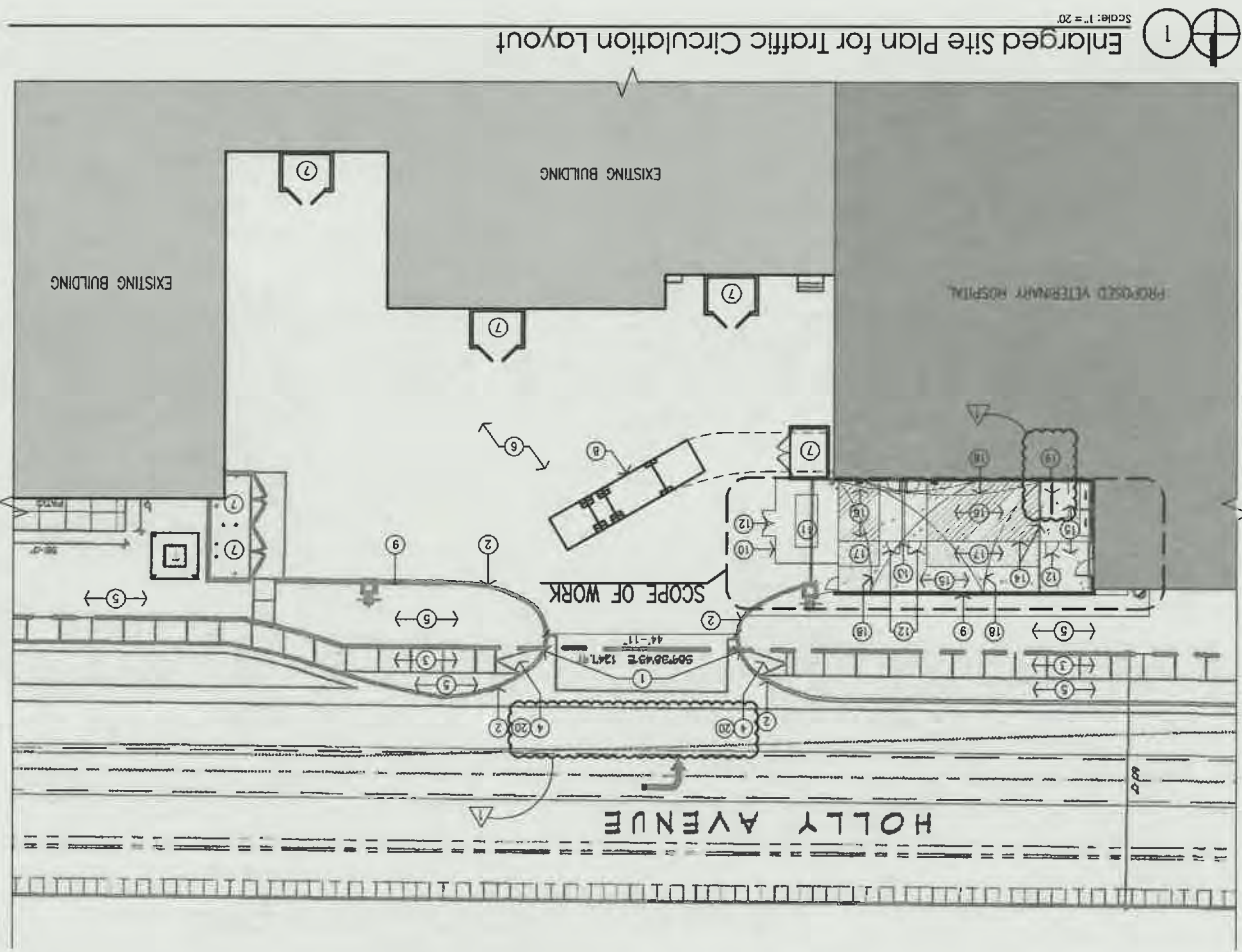
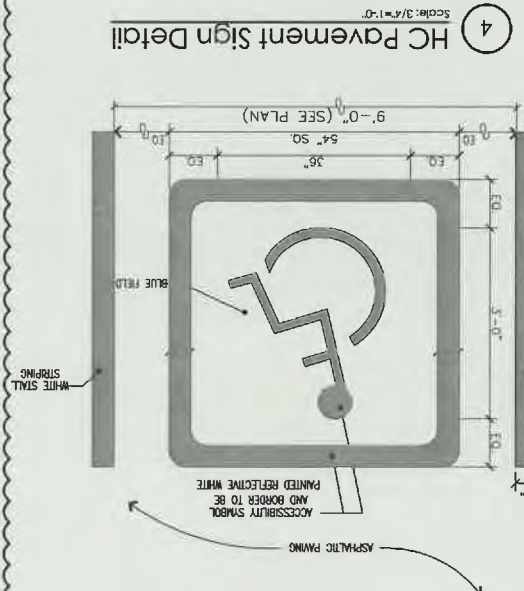
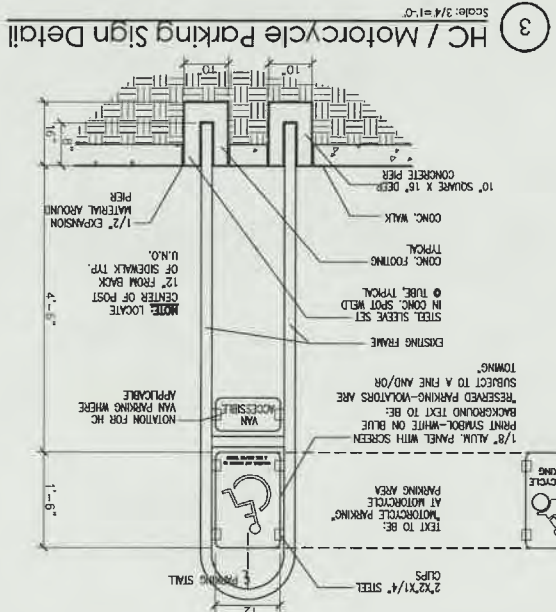
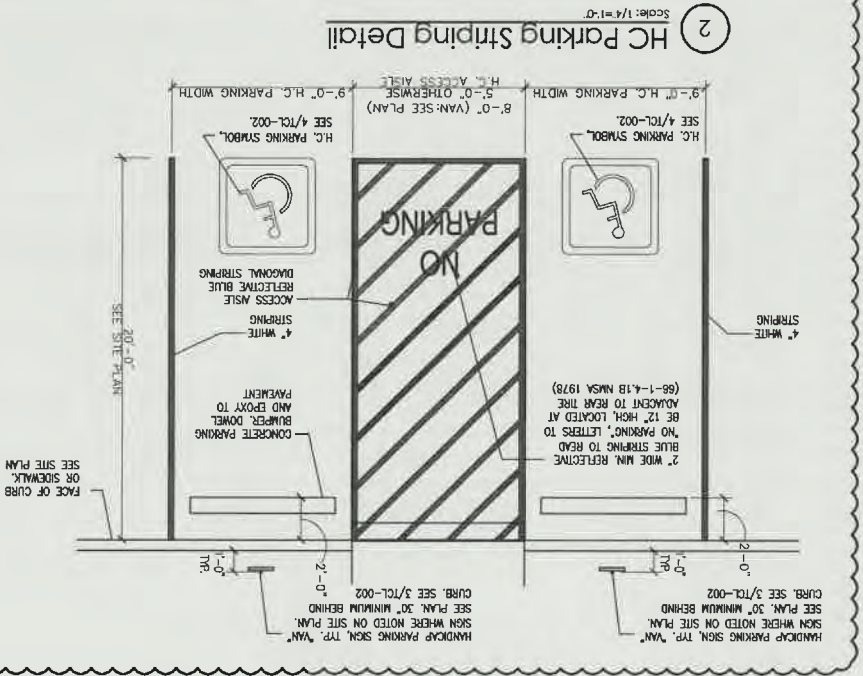
JOB NUMBER	21-0
DRAWN BY	KE
PROJECT MGR	D
DATE	09-20-202
PHASE	C

PROJECT	VCA VET CARE HOSPITAL
	3850 Holly Ave Northeast
	Albuquerque, NM 87122
TITLE	Traffic Circulation Layout

SHEET
TCL-001

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

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed
Date 9/24/24



- GENERAL NOTES:
- THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
 - LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. TREES, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' FEET TALL (AS MEASURED FROM THE GUTTER FAN) WILL NOT BE REMOVED.
 - ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CROWD, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVIEW.
 - ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER WITH DRG APPROVED PLANS.
 - ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPAIRED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARD DRAWS 2430 AND 2415.
 - GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF MAINTENANCE AND REPAIR PURPOSES.
- KEYED NOTES:
- EXISTING DRIVEWAY TO REMAIN.
 - EXISTING CURB TO REMAIN.
 - EXISTING SIDEWALK TO REMAIN.
 - EXISTING SIDEWALK RAMP TO REMAIN.
 - EXISTING LANDSCAPING TO REMAIN.
 - EXISTING PAVING TO REMAIN.
 - EXISTING REFUSE ENCLOSURE TO REMAIN.
 - EXISTING CITY STANDARD SOLID WASTE TRUCK FOR REFERENCE ONLY.
 - EXISTING 6'-0" HIGH BLACK CHAIN-LINK FENCE AROUND PROPOSED GENERATOR W/ MESH.
 - PROPOSED ELECTRICAL GENERATOR.
 - PROPOSED GATE.
 - PROPOSED 4'-0" HIGH 6" CMU WALL PAINTED TO MATCH BUILDING.
 - PROPOSED 6'-0" HIGH NO-CURB STYLE BLACK CHAIN-LINK FENCING.
 - PROPOSED CONCRETE PAVED SURFACE.
 - PROPOSED TIER TURF INSTALLED ON 6" DECOMPOSED GRANITE BASE.
 - PROPOSED 6" DEEP DECOMPOSED GRANITE COVER.
 - PROPOSED OVERHEAD SHADE CANOPY STRUCTURE.
 - NEW 6" WHITE BLACK POLY TO CONCRETE, FINISHES 3 SPACES, SEE STANDARD DETAILS (2446).
 - INSTALL TRUNCATED DOMES ON EXISTING ADA CURB RAMPS PER COA.

PROJECT
VCA VET CARE HOSPITAL
8850 Holly Ave Northeast
Albuquerque, NM 87122

TITLE
Traffic Circulation Layout

JOB NUMBER 21-06
DRAWN BY KBP
PROJECT MGR DH
DATE 09-20-2021
PHASE CD

MULLEN HELLER ARCHITECTURE
1718 CENTRAL AVE SW STE D
ALBUQUERQUE, NM 87104
P 505.269.4144
F 505.269.4244
WWW.MULLENHELLER.COM



mullen heller architecture

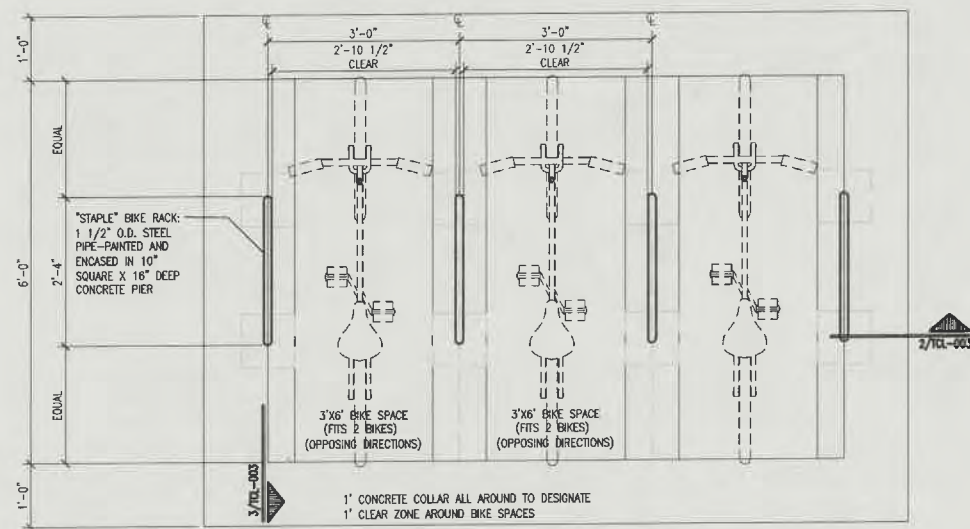
REV	DATE	BY	DESCRIPTION
5	09-20-2021	KBP	COA PLAN REVIEW COMMENTS

TRAFFIC CIRCULATION LAYOUT
APPROVED

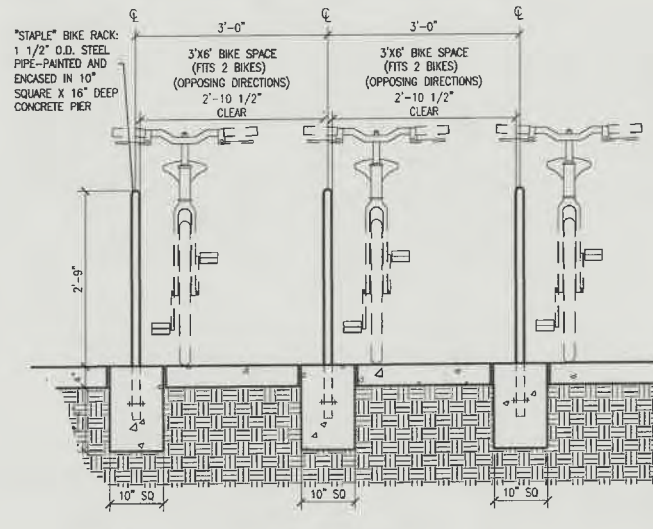
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Date

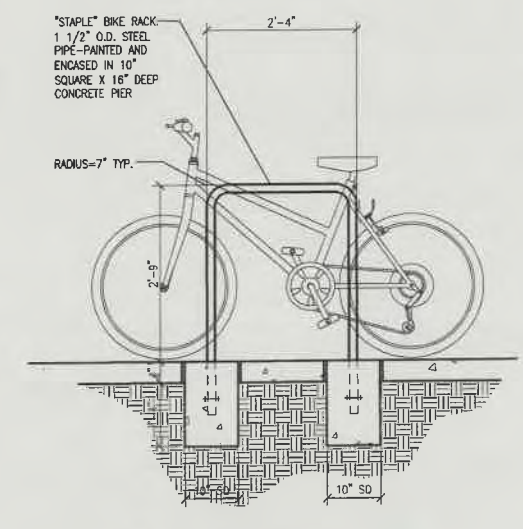
9/29/21



1 Bicycle Rack Partial Plan Detail
Scale: 3/4"=1'-0"
REFER TO PLAN FOR TOTAL QUANTITY



2 Bicycle Rack Front Detail
Scale: 3/4"=1'-0"



3 Bicycle Rack Side Detail
Scale: 3/4"=1'-0"

REV	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			



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DRAWN BY	KBP
PROJECT MGR	DH
DATE	09-20-2021
PHASE	CD

PROJECT
VCA VET CARE HOSPITAL
8850 Holly Ave Northeast
Albuquerque, NM 87122

TITLE
Traffic Circulation Layout

SHEET
TCL-003

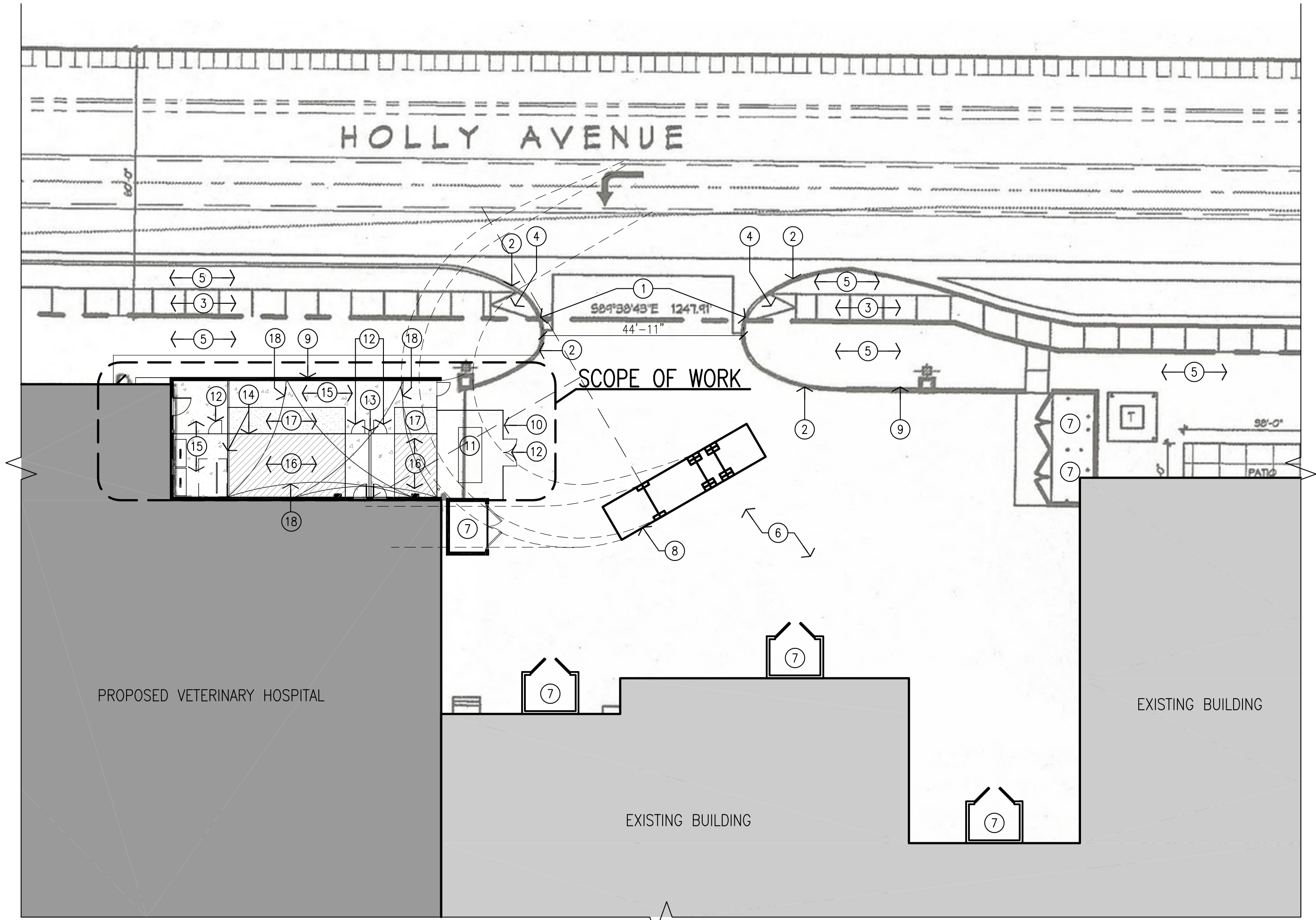
C20-0071

Approved for access by the Solid Waste Department
Herman Gallegos 09-17-21 *Herman Gallegos*
**The dumpster that is used for this proposed
Veterinary Hospital will require a back bar to prevent
damage to the wall of the building. **

CODE DATA: REFUSE SITE PLAN

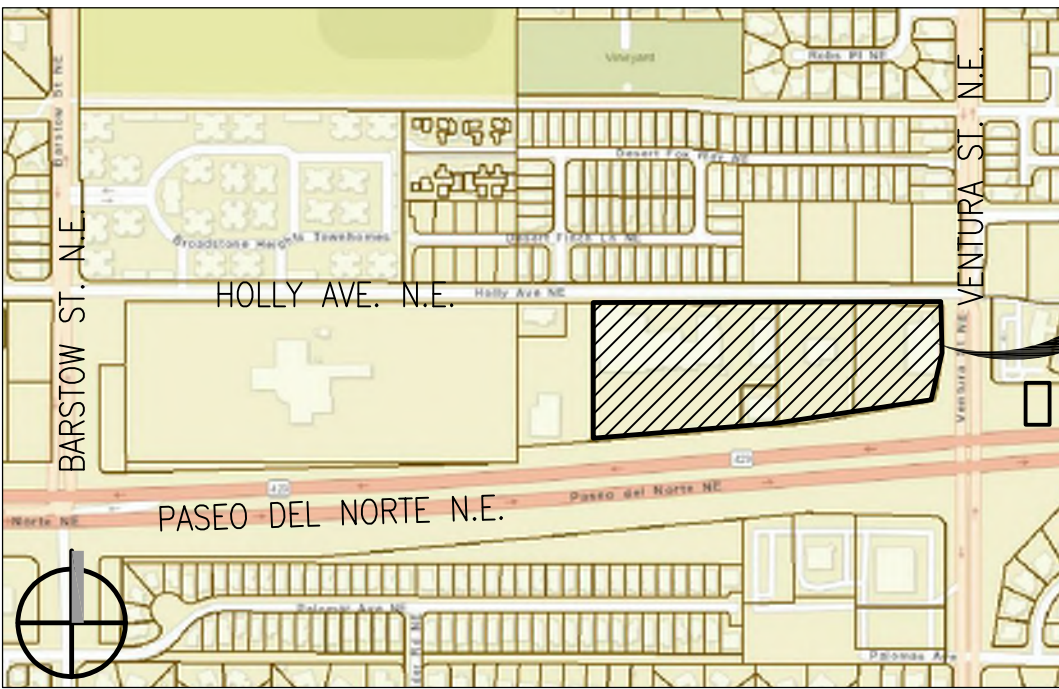
BUILDING ADDRESS: 8850 HOLLY AVE. N.E., ALBUQUERQUE, NM 87122
UPC: 102006417002830121
LEGAL DESCRIPTION: LOT 3-A PLAT OF LOTS 2-A AND 3-A VENTURA PLACE 4.4407 AC
IDO ZONE DISTRICT: MX-L
ZONE ATLAS PAGE: C-20-Z
BUILDING GROSS AREA: 28,000 SF (BUILDING AREA OF PROJECT SCOPE)
TOTAL LOT AREA: 10.2768 ACRES (ENTIRE SITE)

PROJECT DESCRIPTION:
THE PROJECT SCOPE IS AN INTERIOR RENOVATION OF A FORMER RETAIL STORE INTO A SPECIALTY ANIMAL HOSPITAL. THERE IS NO PROPOSED BUILDING AREA INCREASE.
THE PROJECT PROPOSES A CHANGE OF OCCUPANCY FROM THE EXISTING M (MERCANTILE) TO B (BUSINESS).
THE PROJECT SCOPE INCLUDES LIMITED SITE WORK TO RECONFIGURE AN EXISTING LOADING DOCK AREA ON THE NORTH INTO A FENCED PET WALKING/RELIEF AREA.
ALL OTHER EXISTING SITE FEATURES, PARKING, FIRE ACCESS AISLES, DRIVEWAYS, FIRE HYDRANTS, FIRE LANES, LANDSCAPING, STRIPING, AND TRAFFIC FLOW ELEMENTS ARE TO REMAIN.
NOTE: THE BASE UNDERLAY SITE PLAN IS FROM THE EXISTING COA APPROVED DRAWING SET FOR THE SITE DEVELOPMENT, WHICH WAS NOT GENERATED BY MULLEN HELLER ARCHITECTURE.



1 Enlarged Site Plan for Refuse/Solid Waste
Scale: 1" = 20'

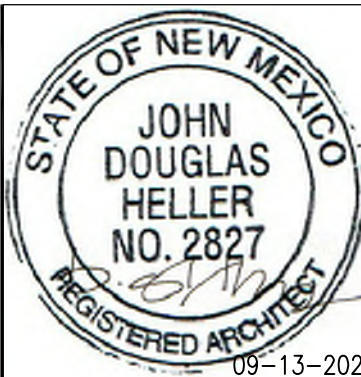
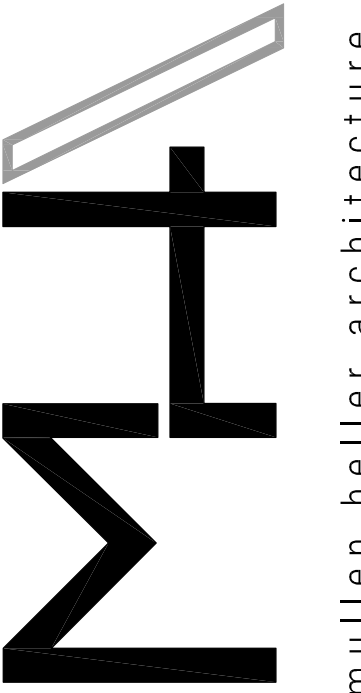
VICINITY MAP



- GENERAL NOTES:
- A. THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB. LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
 - B. ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
 - C. ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.
 - D. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER WITH DRC APPROVED PLANS.
 - E. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPAIRED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARD DETAILS 2430 AND 2415, RESPECTIVELY.
 - F. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
 - G. MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOF AND FULLY SHIELDED FROM VIEW BY THE PARAPET CONSTRUCTION. SHOULD A MECHANICAL UNIT BE LOCATED AT THE GROUND LEVEL, IT SHALL BE FULLY SCREENED FROM VIEW PER THE IDO.

- KEYED NOTES:
- 1. EXISTING DRIVEWAY TO REMAIN.
 - 2. EXISTING CURB TO REMAIN.
 - 3. EXISTING SIDEWALK TO REMAIN.
 - 4. EXISTING SIDEWALK RAMP TO REMAIN.
 - 5. EXISTING LANDSCAPING TO REMAIN.
 - 6. EXISTING PAVING TO REMAIN.
 - 7. EXISTING REFUSE ENCLOSURE TO REMAIN.
 - 8. CITY STANDARD SOLID WASTE TRUCK, FOR REFERENCE ONLY.
 - 9. EXISTING CMU SCREEN WALL TO REMAIN.
 - 10. NEW 6'-0" HIGH BLACK CHAIN-LINK FENCE AROUND NEW GENERATOR W/MESH. REFER TO A0.4.1 FOR ADDITIONAL INFORMATION.
 - 11. NEW GENERATOR, REFER TO A0.4.1 AND TO CIVIL AND MEP DRAWINGS FOR MORE INFORMATION.
 - 12. NEW GATE, REFER TO A0.4.1 FOR ADDITIONAL INFORMATION.
 - 13. NEW 4'-0" HIGH 6" CMU WALL PAINTED TO MATCH BUILDING. REFER TO A0.4.1 FOR ADDITIONAL INFORMATION.
 - 14. NEW 6'-0" HIGH NO-CLIMB STYLE BLACK CHAIN-LINK FENCING. REFER TO A0.4.1 FOR ADDITIONAL INFORMATION.
 - 15. NEW CONCRETE PAVED SURFACE, REFER TO A0.4.1 FOR ADDITIONAL INFORMATION.
 - 16. NEW TIGER TURF INSTALLED ON 6" DECOMPOSED GRANITE BASE, REFER TO A0.4.1 FOR ADDITIONAL INFORMATION.
 - 17. NEW 6" DEEP DECOMPOSED GRANITE GROUND COVER, REFER TO A0.4.1 FOR ADDITIONAL INFORMATION.
 - 18. NEW OVERHEAD SHADE CANOPY STRUCTURE, REFER TO A0.4.1 FOR ADDITIONAL INFORMATION.

REV	BY	DATE	DESCRIPTION
3			
4			
5			
6			
7			



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DRAWN BY	KBP
PROJECT MGR	DH
DATE	09-13-2021
PHASE	CD

PROJECT
VCA VET CARE HOSPITAL
8850 Holly Ave Northeast
Albuquerque, NM 87122
TITLE
Enlarged Site Plan



BUILDING ELEVATION KEYNOTES

- VCA VET CARE HOSPITAL**

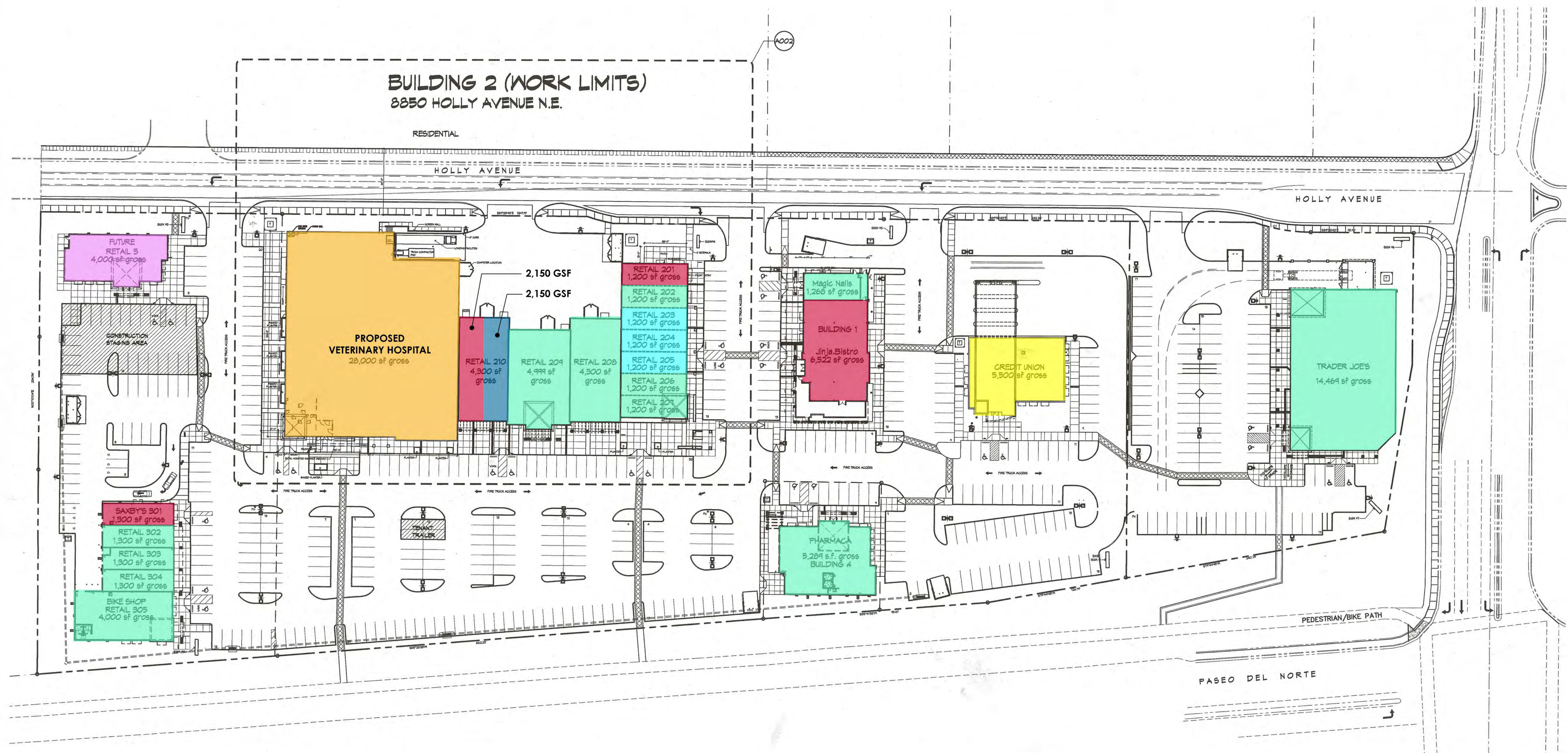
8850 HOLLY AVE NORTHEAST, ALBUQUERQUE NM 87122

[illegible]

NO.	ISSUED FOR:	DATE:

PROJECT NUMBER:	219033-412
PROJECT DATE:	
DRAWN BY:	TJL DR. AG
CHECKED BY:	RDR
<p>THESE DRAWINGS ARE GIVEN IN CONJUNCTION WITH THE SET OF CONCEPTS AND SPECIFICATIONS AGREEMENT WITH THE CLIENT. NO OTHER USE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT IS PERMITTED. ALL RIGHTS ARE RESERVED AND ALL COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.</p>	

IDO USE CLASSIFICATION DIAGRAM



Ventura Place
Master Plan
Ventura and Paseo Del Norte
Albuquerque, NM 87122



MASTER PLAN

0 20' 40'

1" = 40'-0"

NTS: FOR REFERENCE ONLY

IDO USE CLASSIFICATION LEGEND

- | | |
|---------------------|-------------------------|
| GENERAL RETAIL | TOTAL AREA = 41,825 GSF |
| RESTAURANT | TOTAL AREA = 12,472 GSF |
| OFFICE | TOTAL AREA = 2,150 GSF |
| GYM | TOTAL AREA = 3,600 GSF |
| MEDICAL CLINIC | TOTAL AREA = 4,000 GSF |
| VETERINARY HOSPITAL | TOTAL AREA = 28,000 GSF |
| BANK | TOTAL AREA = 5,500 GSF |

VISIONS

DRAWN BY
REVIEWED BY
DATE
PROJECT NO.
DRAWING NAME

OVERALL
MASTER SITE
PLAN

SHEET NO. _____

4000
OF