CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

December 4, 2024

Fred C. Arfman Isaacson & Arfman, Inc 128 Monroe NE Albuquerque, NM 87108

Re: Rio Grande Dermatology 4504 Alameda Blvd. NE Traffic Circulation Layout

Engineer's Stamp 12-04-24 (C17D002A33)

Dear Mr. Arfman,

The TCL submittal received 10-22-2024 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 front counter personnel 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,

Ernest Armijo, P.E.

Principal Engineer, Planning Dept. Development Review Services

C: CO Clerk, File

OKEYED NOTES

SEE SHEET CP-501 & CP-502 FOR PAVING DETAILS AS UNDERLINED BELOW.

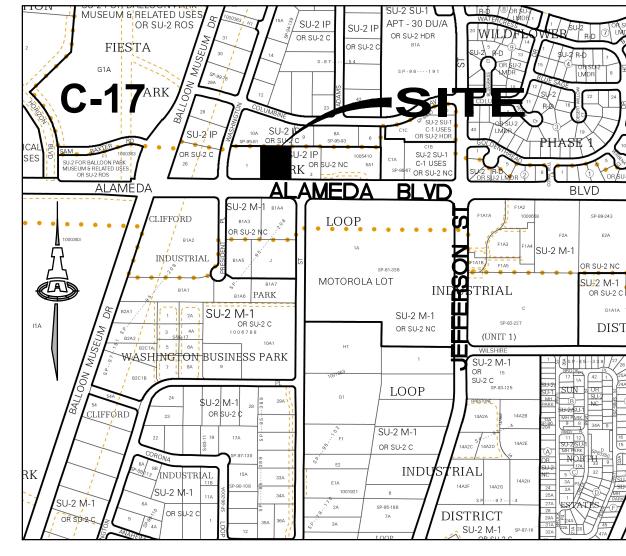
- 1. ASPHALT PAVEMENT PER GEO-TECHNICAL REPORT. SEE SECTIONS
- TURNED DOWN SIDEWALK AT MOTORCYCLE PARKING.
- PORTLAND CEMENT CONCRETE (PCC) PAVEMENT WITH CONSTRUCTION (CJ) AND EXPANSION (EJ) JOINTS AS INDICATED.
- 6" CONCRETE MEDIAN CURB AND GUTTER
- 5. 4" WIDE PARKING LOT STRIPE IN WHITE TRAFFIC PAINT TYP.
- CONCRETE ALLEY GUTTER. ADA COMPLIANT ACCESSIBLE PARKING SPACES. MAXIMUM 2% SLOPE IN
- 8. PAINTED CROSSWALK, WHITE, 6' LONG, 2' WIDE.
- PAINTED 'NO PARKING' WHITE, 2" WIDE LETTERING @ 1' HIGH.
- 10. ACCESSIBILITY SYMBOL
- 11. POST MOUNTED ADA PARKING SIGNAGE
- 12. POST MOUNTED SIGN MOTORCYCLE PARKING.
- 13. PAINT FACE AND TOP OF CURB RED AND PAINT WHITE STENCILED LETTERING ON TOP OF CURB "NO PARKING" AND "FIRE LANE" ALTERNATING AT 30 FT. O.C.
- 14. <u>CONCRETE SIDEWALK</u>. SIDEWALK WIDTH VARIES. SEE SITE PLAN.
- 15. <u>SIDEWALK ACCESS RAMPS</u>.
- 16. TRASH ENCLOSURE.
- 17. CONTRACTOR TO VERIFY LOCATION OF EXISTING CURB, ASPHALT, AND CONCRETE PAVEMENT TIE-IN LOCATIONS AND MATCH EXISTING WITH SMOOTH TRANSITION. NOTIFY ENGINEER OF ANY DISCREPANCIES..
- 18. SAWCUT REMOVE & DISPOSE EXISTING ASPHALT
- REMOVE EXISTING ASPHALT CURB. 20. REMOVE EXISTING PCC CURB TO NEAREST JOINT.
- 21. ADJUST VALVE COVER & CLEANOUTS TO FINAL GRADES.
- 22. CONCRETE WHEEL STOPS.
- 23. <u>CURB OPENING</u> PER GRADING PLAN CG-101.
- 24. BIKE RACK.
- 25. MONUMENT SIGN
- 26. PIPE GUARDRAIL

GENERAL NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
- C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- E. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- F. ALL LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND SHALL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING. MAXIMUM HEIGHT FOR LIGHT POLES SHALL BE 16 FEET TALL.
- G. SEE C-100 FOR ALL CIVIL GENERAL NOTES.

ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

VICINITY MAP



PROJECT INFORMATION

LEGAL DESCRIPTION: LOT NUMBERED TWO (2), RICHFIELD PARK SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT FOR RICHFIELD PARK SUBDIVISION, ALBUQUERQUE, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 10, 1988 IN VOLUME C36, FOLIO 12.

SITE AREA: 1.0101 ACRES

ZONING: NR-LM

BUILDING CALCULATIONS: GROSS FLOOR AREA (GFA)=9,700 SF ±

PARKING CALCULATIONS

REQUIRED: 36 SPACES (40 SPACES LESS 4 FOR TRANSIT REDUCTION) (5 SPACES PER DOCTORS OFFICE 8 EACH) (10% REDUCTION FOR PROXIMITY TO TRANSIT= 4 SPACES) 52 SPACES (INCLUDING 0 COMPACT SPACES) PROVIDED:

ADA REQUIRED: 3 SPACES (1 VAN SPACE) ADA PROVIDED: 4 SPACES (1 VAN SPACE)

MOTORCYCLE REQUIRED: 3 SPACES

MOTORCYCLE PROVIDED: 3 SPACES

BICYCLE REQUIRED: 4 SPACES (1 SPACE PER 2,000 GFA, 10% OF REQUIRED

PARKING = 3.6 = 4) BICYCLE PROVIDED: 4 SPACES

PROPERTY LINE ____ EXISTING CURB AND GUTTER ===== PROPOSED CURB ADA SPACE PEDESTRIAN CROSSWALK **ADA PATHWAY** _ BIKE RACK 8 PARKING COUNT FIRELANE (RED) "NO PARKING" PCC PAVING SECTION

PCC SIDEWALK

CS-101

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shall be utilized by any person, firm or corporation for any

purpose whatsoever except with

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SOLID WASTE APPROVAL

TRAFFIC CIRCULATION LAYOUT APPROVED

12/4/2024

DATE

LEGEND

LIGHT ASPHALT PAVING SECTION

HEAVY ASPHALT PAVING SECTION

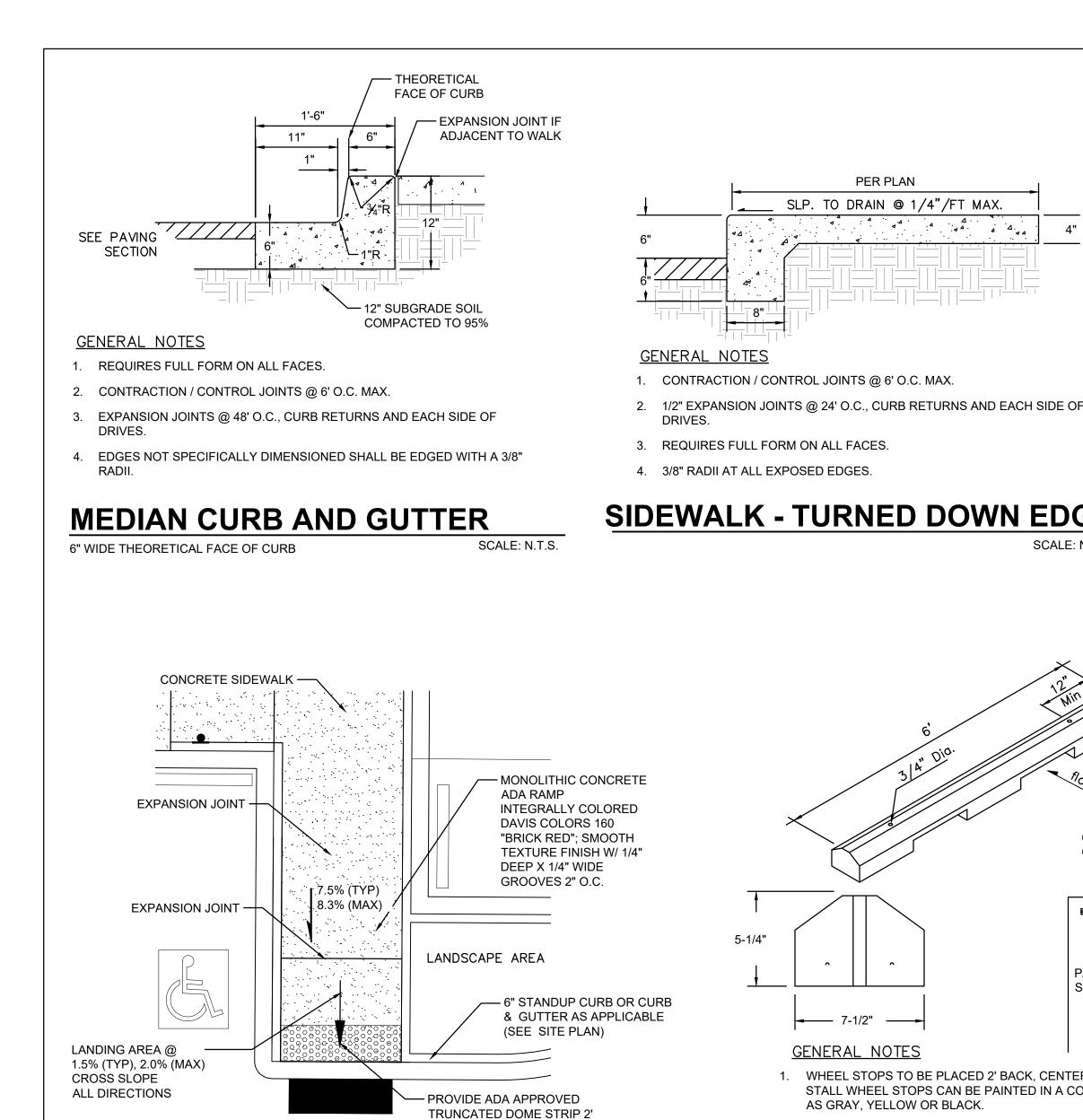
SHEET NUMBER

SHEET TITLE

CIVIL

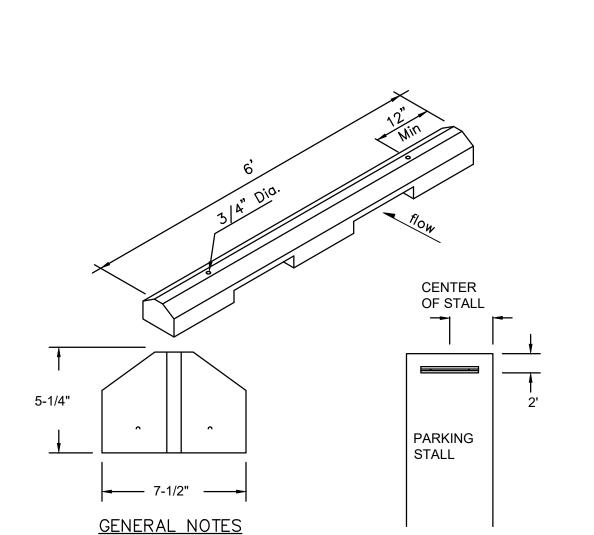
SITE

PLAN



INSTALL 1" TOOLED RADIUS ON

ALL EXPOSED EDGES



PER PLAN

SLP. TO DRAIN @ 1/4"/FT MAX.

- . WHEEL STOPS TO BE PLACED 2' BACK, CENTERED IN THE PARKING STALL WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK.
- 2. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
- 3. INSTALL EACH WITH TWO DOWELS PER MANUFACTURERS

CONCRETE WHEEL STOP

SCALE: 1"=5'

SCALE: N.T.S.

ACCESSIBILITY SYMBOL

CONSTRUCTION JOINT - 1/2" PREMOLDED **EXPANSION JOINT** 1/4" TOOLED JOINT MATERIAL. 1/4" RADII W/ 1/8" RADII. **EXPANSION JOINT** CONTRACTION / CONTROL JOINT

GENERAL NOTES

SCALE: N.T.S.

- 1. ODD-SHAPED AREAS OF PAVEMENT SHOULD BE AVOIDED TO MINIMIZE RANDOM CRACKING
- 2. LONGITUDINAL JOINT SPACING SHALL NOT EXCEED 12.5'
- 3. TRANSVERSE JOINT SPACING SHALL BE AT REGULAR INTERVALS OF 15'

GENERAL NOTES

SIDE OF DRIVES.

CONCRETE (TYP).

4. 3/8" RADII AT ALL EXPOSED EDGES.

ALLEY GUTTER

CURB OPENING

1. SEALED CONTRACTION / CONTROL JOINTS @ 6' MAX.

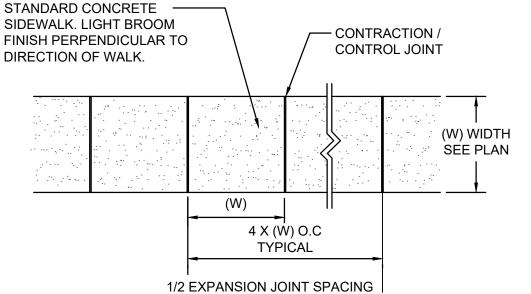
2. 1/2" SEALED EXPANSION JOINTS 48' O.C., CURB RETURNS AND EACH

3. FINISHED EDGE OF ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF

4. OFFSETS AT RADIUS POINTS SHALL BE AT LEAST 1.5' WIDE

SIDEWALK - TURNED DOWN EDGE CONCRETE JOINTS

SCALE: N.T.S.



GENERAL NOTES

BROOM FINISH

- 12" SUBGRADE SOIL

COMPACTED TO 95%

SCALE: N.T.S.

- SLOPE GUTTER TO

SCALE: N.T.S.

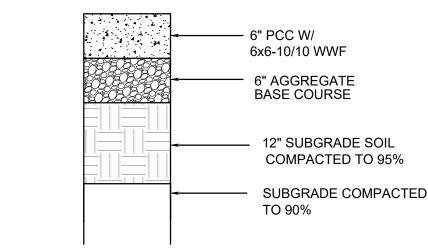
- CONTROL JOINT

- 1. 4000 PSI COMPRESSIVE STRENGTH CONCRETE
- 2. SEE CONCRETE JOINTS DETAIL
- 3. FINISHED EDGE OF ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP).
- 4. 3/8" RADII AT ALL EXPOSED EDGES.

CONCRETE WALK

SCALE: N.T.S.





CONCRETE PAVING SECTION

PER GEOTECHNICAL REPORT PAVING DESIGN

SCALE: N.T.S.

firm or corporation for any

purpose whatsoever except with

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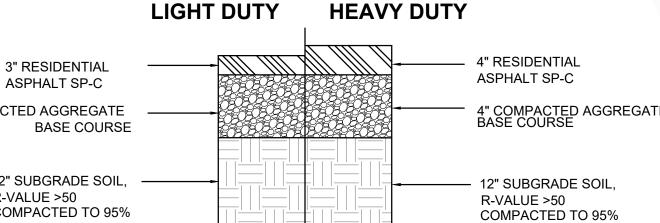
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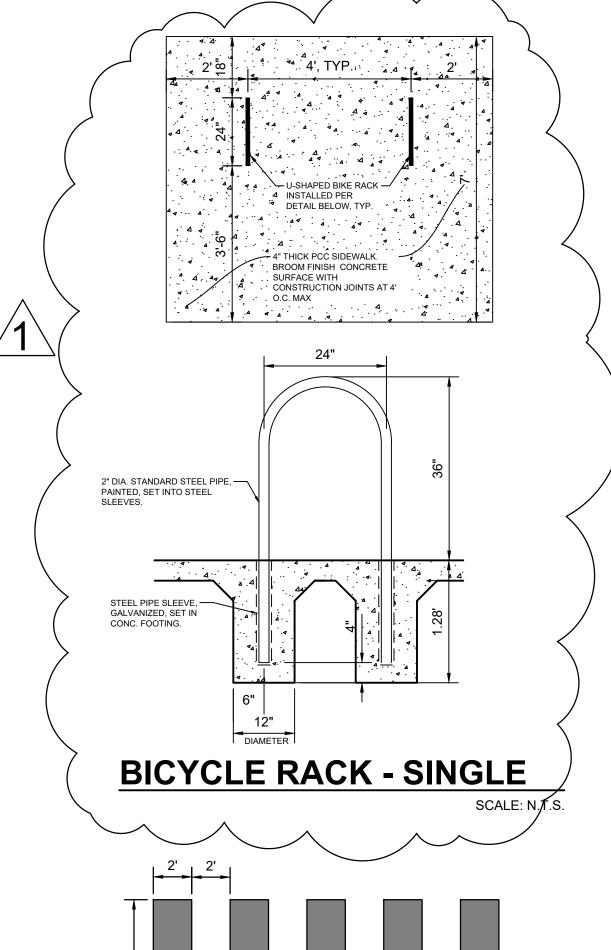
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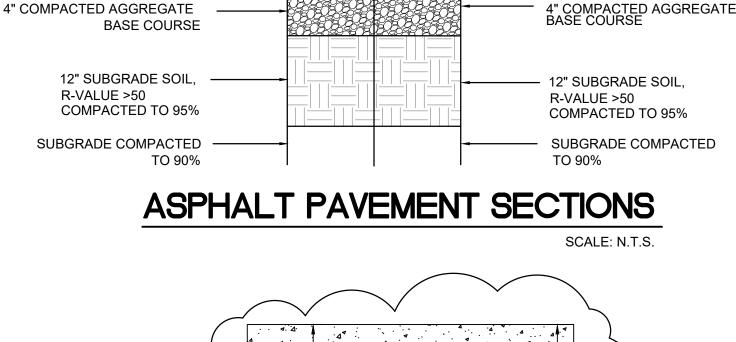
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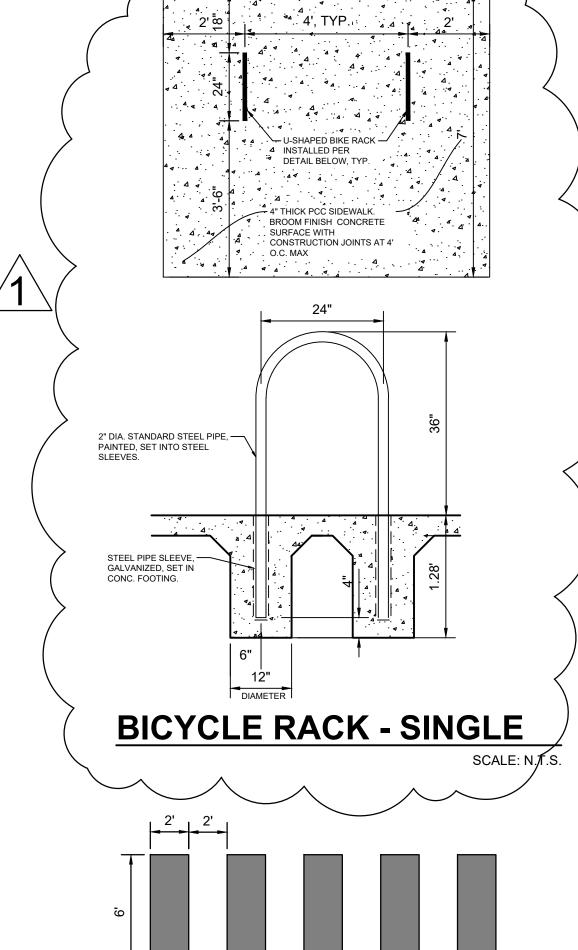


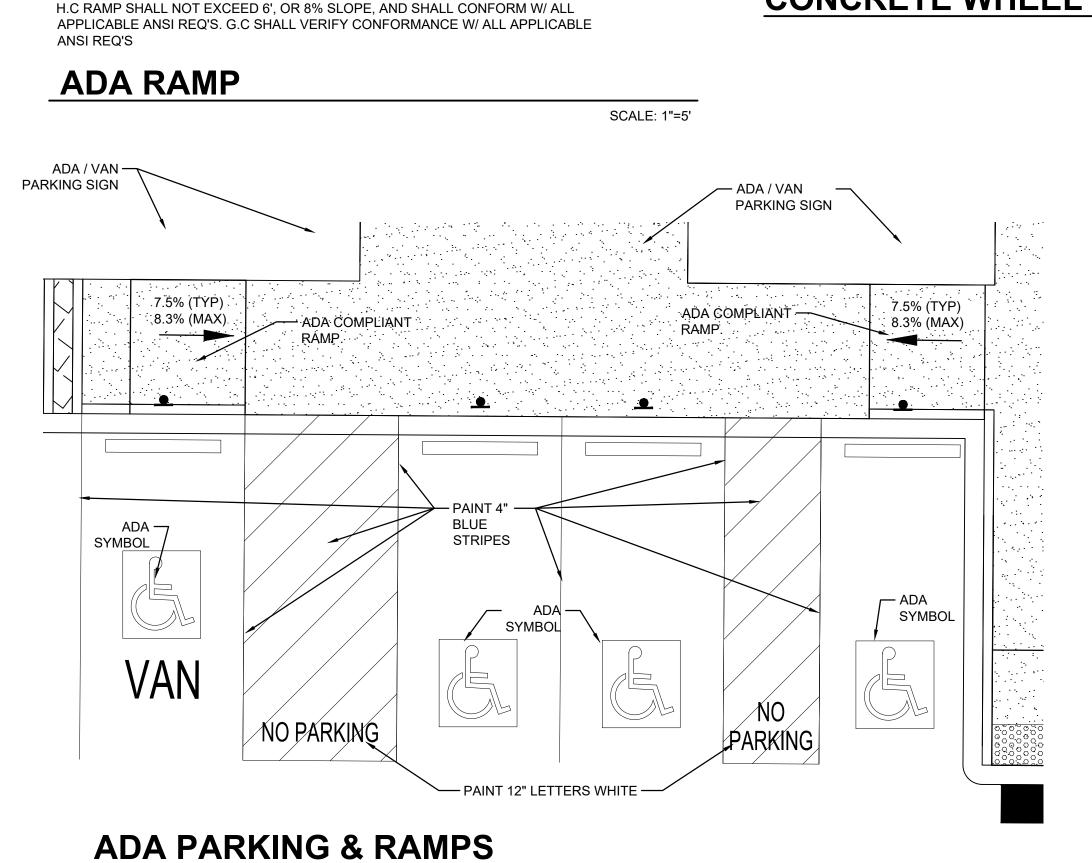


PAINTED CROSSWALK

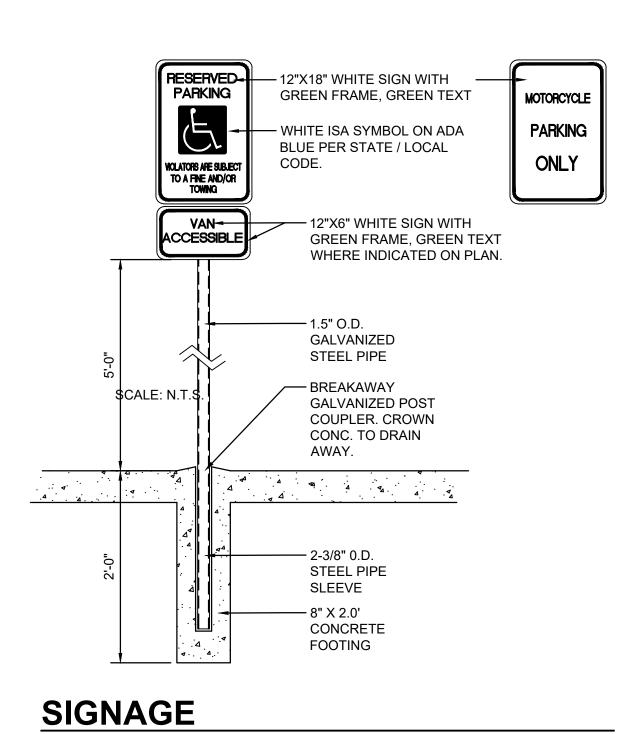
SCALE: N.T.S.











SCALE: N.T.S.

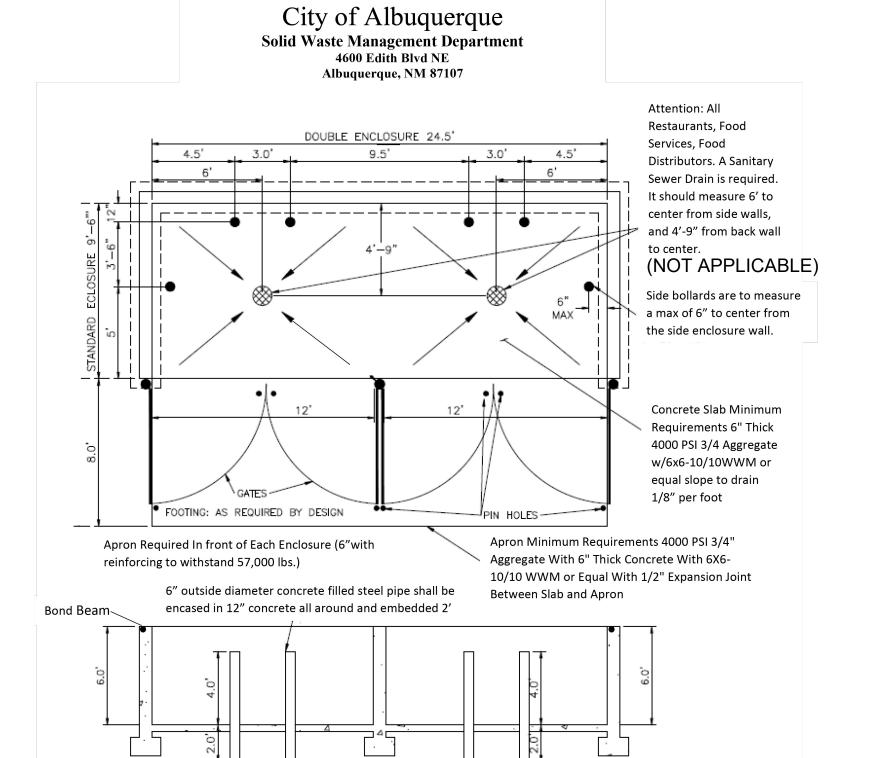
CIVIL SITE **DETAILS**

SHEET TITLE

SHEET NUMBER

CS-501

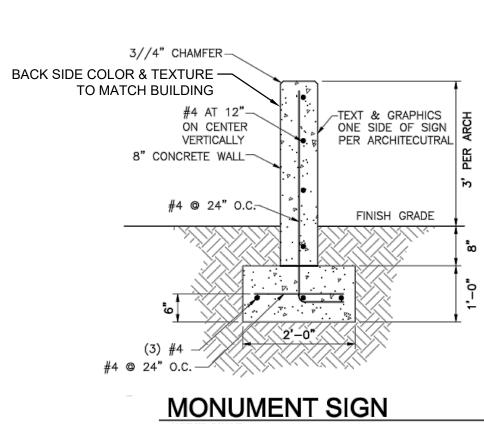
TRAFFIC CIRCULATION LAYOUT APPROVED 12/4/2024 Date

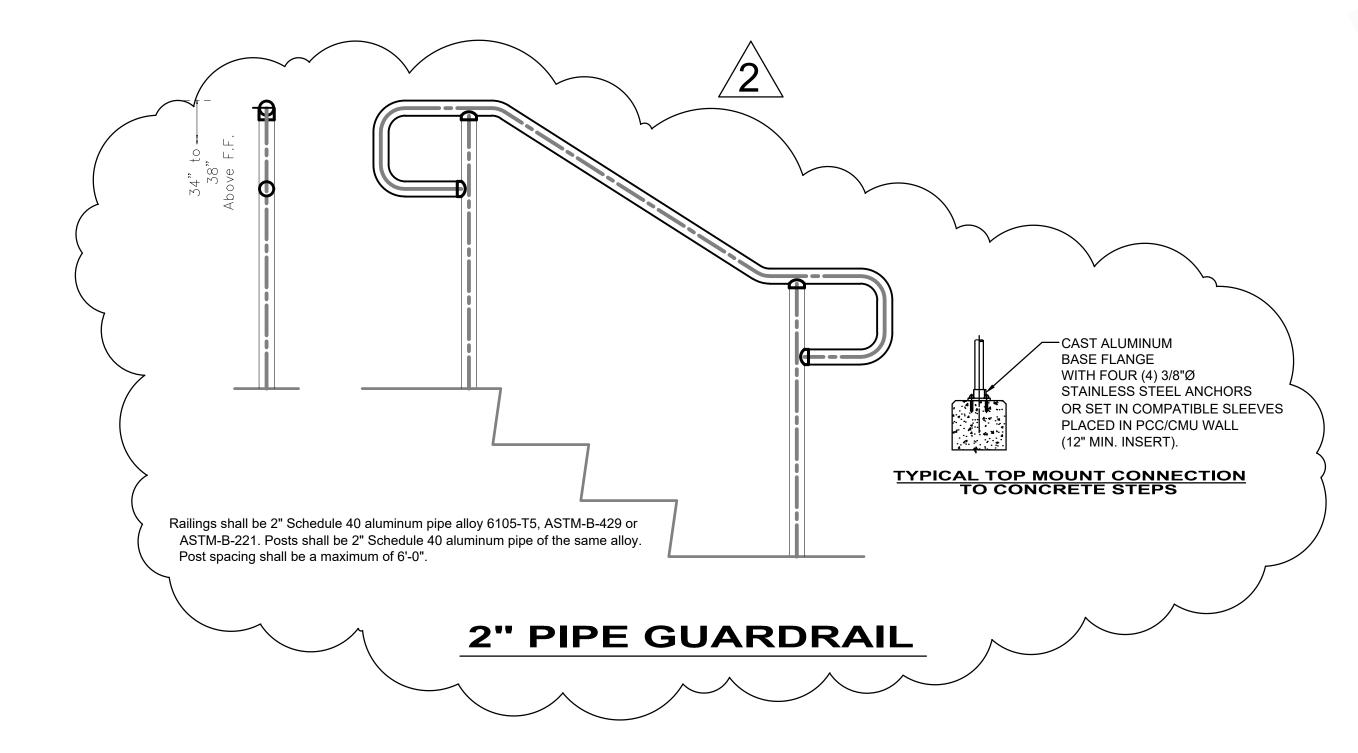


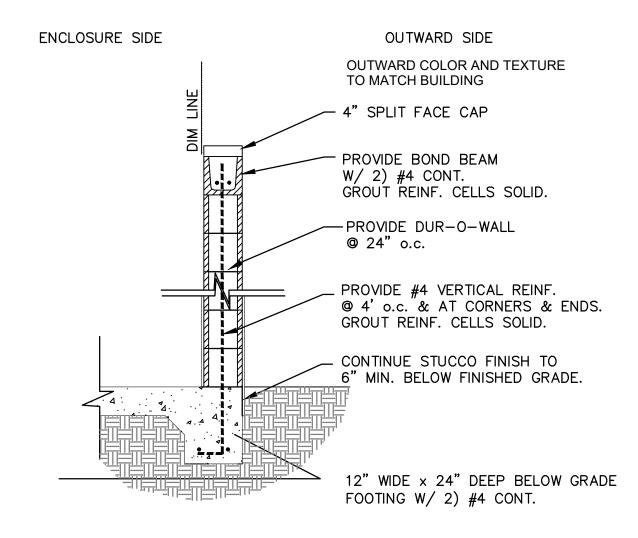
It is not the intention of the Solid Waste Department to control the design of an enclosure. It is the intent to give the minimum width,

Additional information concerning these specifications may be obtained by calling the Solid Waste Management Department at

length, and height for varied types of enclosures.

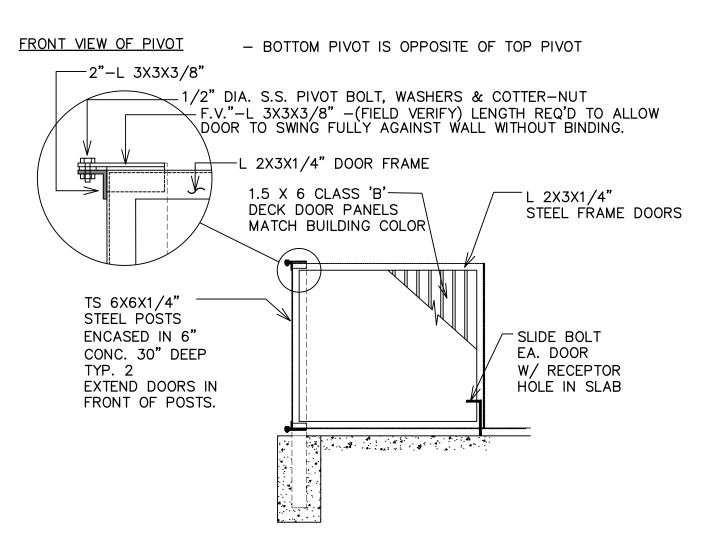




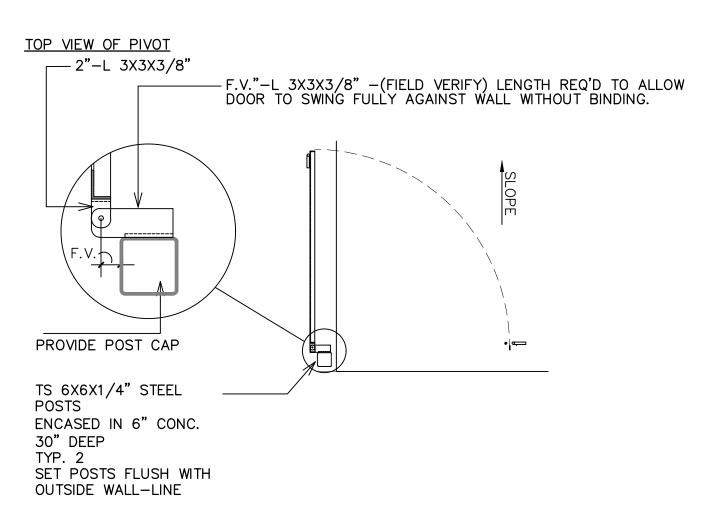


[1] PROVIDE 8" SPLIT FACED CMU WALL 6' HIGH @ DUMPSTER & AS NOTED OTHERWISE IN PLAN. ENTIRE ENCLOSURE INCLUDING GATE TO BE TAN COLOR.

WALL SECTION



FRONT VIEW OF GATES



GATE SUPPORT

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SHEET TITLE

CIVIL SITE **DETAILS**

SHEET-NUMBER