

CITY OF ALBUQUERQUE



August 17, 2020

Jeffrey T. Wooten, PE
Wooten Engineering
1005 21st St. SE, Ste 13
Rio Rancho NM 87124

Re: Academy Dental Clinic-Resubmittal
6421 Holly Ave. NE
Engineer's Stamp 04-03-2020 (C18-D038A)

Dear Mr. Wooten,

The TCL submittal received 08-13-2020 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 Engineer, Planning Dept.
Development Review Services

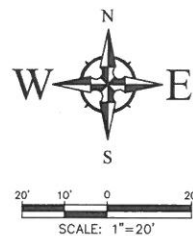
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



PARKING CALCULATIONS		
BUILDING AREA:	AREA (SQUARE FEET)	
MEDICAL OFFICE	5,075 SF	
FUTURE MEDICAL OFFICE	4,100 SF	
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
MEDICAL OFFICE (5/1,000 SF)	25 spaces	
FUTURE MEDICAL OFFICE (5/1,000 SF)	21 spaces	
TOTAL	46 spaces	55 spaces
HANDICAP PARKING	3 spaces	3 spaces
MOTORCYCLE PARKING	2 spaces	2 spaces
BICYCLE PARKING	4 spaces	5 spaces

GENERAL NOTES (REQUIRED INFORMATION)

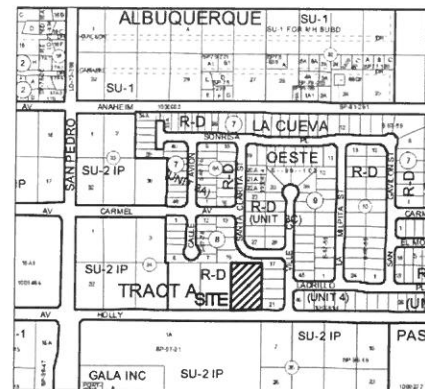
Site: 1.27 Acres (55,216 SF)
Zoning: MX-L (Mixed Use)
Proposed Use: Medical Office (Dental)
Building Height: Maximum Allowed = 35'; Proposed 21'-4"
Building Setback: Per MX-L Zone

Allowed:	Actual:
Front: 5' min	74.4'
Side: 0'	118.2'
Side: 0'	31.0'
Rear: 15' min	80.8'

TRAFFIC CIRCULATION LAYOUT APPROVED

Signed

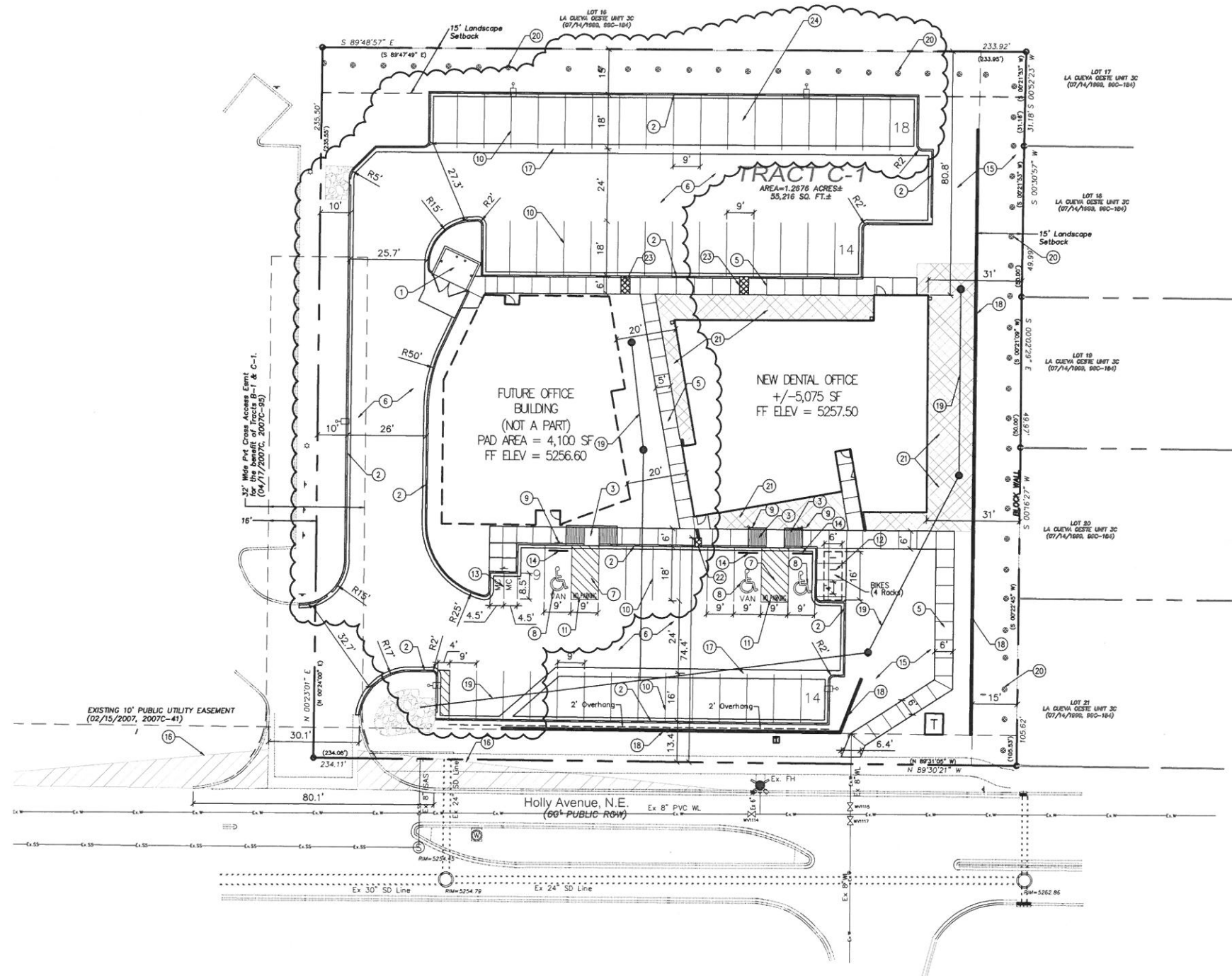
Date



VICINITY MAP - Zone Map C-18-Z
LEGAL DESCRIPTION:
Tract C-1, Paseo Nuevo 2, Albuquerque,
Bernalillo County, 1.268 Acres.

KEYED NOTES

1. PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS.
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
3. INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS. MATCH ADJACENT SIDEWALK WIDTH.
4. NOT USED.
5. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
6. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT.
7. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
8. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
9. INSTALL H/C SIGNAGE PER DETAIL, SHEET C1.1. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
10. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
11. PAINT WORDS "NO PARKING" WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
12. INSTALL BIKE RACK PER DETAIL ON SHEET C-1.1. FOUR RACKS TOTAL. MINIMUM 4' CLEAR BETWEEN RACKS SIDE TO SIDE.
13. MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE AND PER DETAIL, SHEET C1.1.
14. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C1.1. TYP 9.
15. LANDSCAPED AREA TO BE DESIGN-BUILD BY CONTRACTOR. REFER TO ARCHITECTURAL SITE PLAN FOR LANDSCAPE DESIGN CRITERIA.
16. 13'X130' CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING, 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 THE CLEAR SIGHT TRIANGLE.
17. INSTALL 3" WIDE VALLEY GUTTER. REF. SHEET C1.1 FOR DETAIL.
18. PROPOSED RETAINING WALL. REF. GRADING AND RETAINING WALL PLANS.
19. INSTALL STORM DRAIN. REF. STORM DRAIN PLAN.
20. EXISTING LANDFILL VENTING SYSTEM. DO NOT DISTURB.
21. INSTALL 45-MIL EPDM POND LINER PER GEOTECHNICAL REPORT.
22. INSTALL 12" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
23. INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
24. 15' NEIGHBORHOOD EDGE BUFFER. VARIANCE APPROVED OF 3/4/20, SPECIAL EXCEPTION NO. VA-2019-00459.



Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

BENCH MARKS	
A.C.S. MONUMENT "9-C18"	
MONUMENT "HEAVEN"	
NEW MEXICO STATE PLANE COORDINATES	
(CENTRAL ZONE-N.A.D. 1983)	
N=1,521,497.624	
E=1,542,501.428	
PUB. EL=5232.47 NAVD 1988	
GROUND TO GRID FACTOR=0.999664563	
DELTA ALPHA ANGLE = -0°11'19.69"	

JOE
ARCHITECT

Academy Dental Center
6421 Holly Ave. NE
Albuquerque, NM



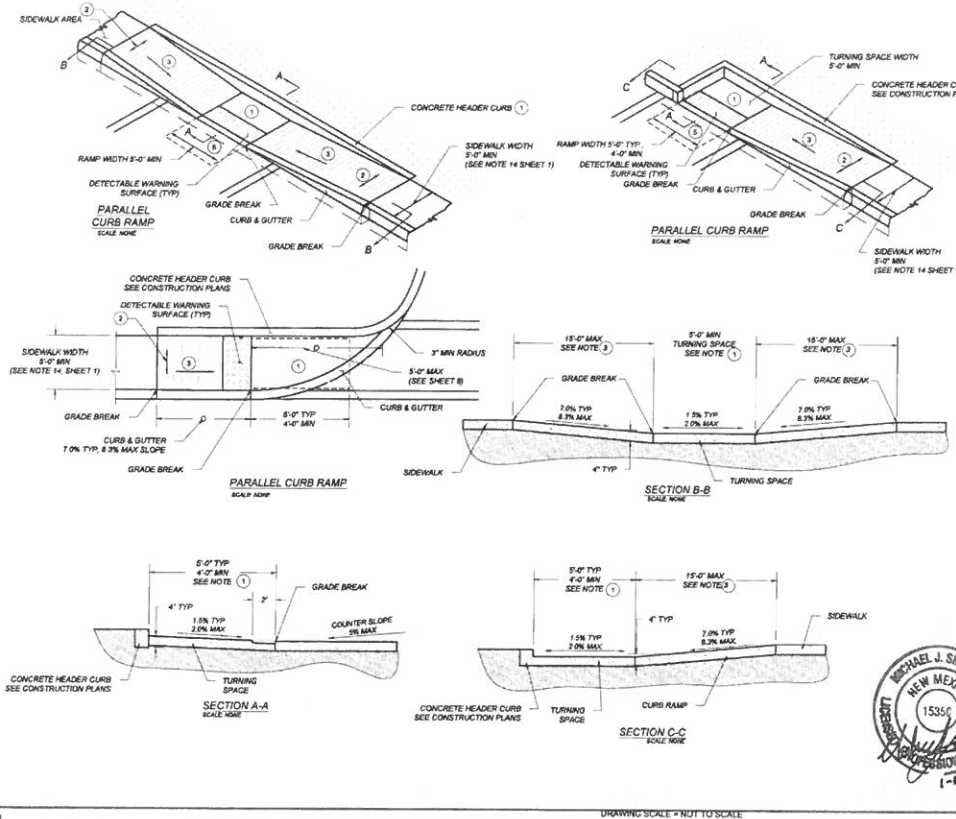
REVISIONS		
#	Date	Description

DATE: AUGUST 22, 2019
PROJECT NO: 2018038
DRAWN BY: OG
ISSUED FOR: SD

Site Plan

C1.0

SUMMARY
TYPICAL



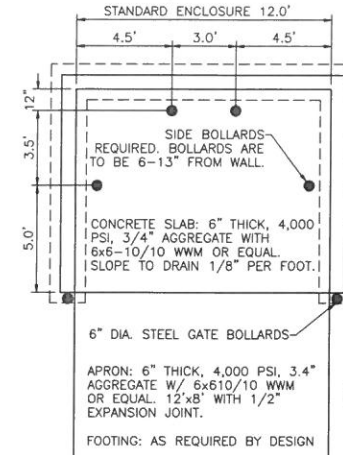
KEYED NOTES

- TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4'-0" BY 4'-0" MIN (RECOMMEND 5'-0" BY 5'-0") AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONFINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4'-0" BY 4'-0" MIN. THE 4'-0" SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
- CROSS SLOPE SHALL BE 2.0% MAX (RECOMMEND 1.5%) EXCEPT THE CROSS SLOPE OF CURB RAMP AT PAVED STREET. EXCEPT CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
- RAMPING SLOPE OF THE CURB RAMP SHALL BE 2.0% MAX (RECOMMEND 1.5%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15'-0" TO AVOID CHANGING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15'-0" MAX LENGTH, THE RAMPING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
- GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
- COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 8% MAX.
- FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 8%) MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

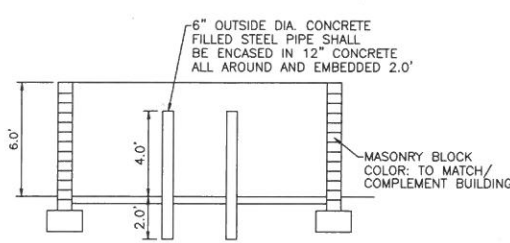
NOTES

- DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
- DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 808-001-012 OF THE STANDARD DRAWINGS.
- IN ALTERNATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
- CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 80804 AND NO SEPARATE PAYMENT WILL BE MADE.

NO.	DATE	REV. BY	DESCRIPTION
1	1-15-15	MS	NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING
2	1-15-15	MS	PARALLEL CURB RAMP
3	1-15-15	MS	PARALLEL CURB RAMP

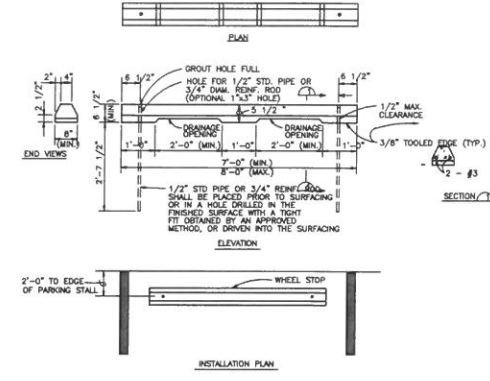


APRON REQUIRED IN FRONT OF EACH ENCLOSURE. (6" WITH REINFORCING TO WITHSTAND 57,000 LBS.)

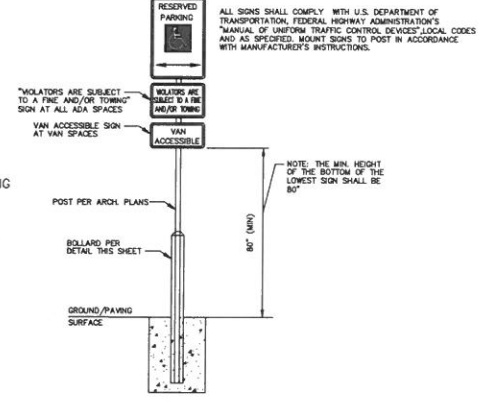


NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

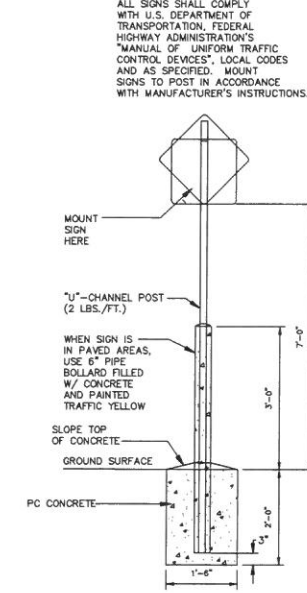
Dumpster Enclosure Detail
NTS



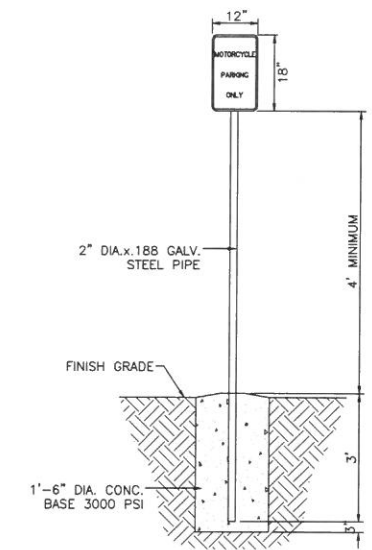
Precast Concrete Wheel Stop
NTS



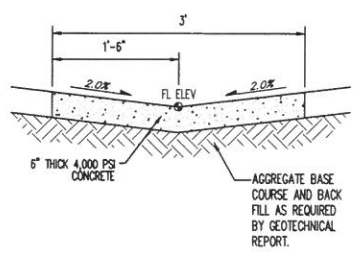
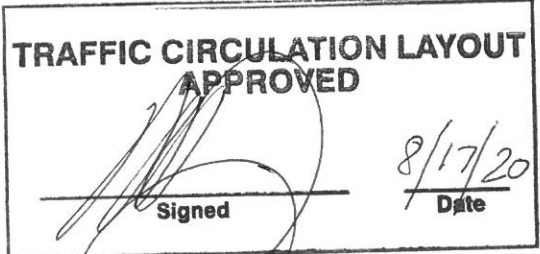
H/C Sign Detail
NTS



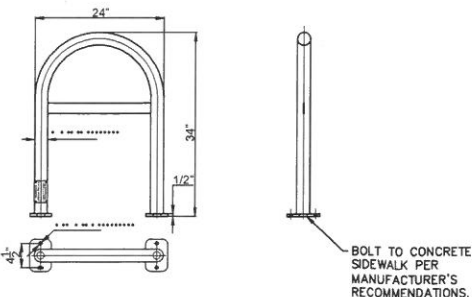
Standard Sign Base
NTS



Motorcycle Parking Sign
NTS



Valley Gutter Detail
NTS



Notes:
1 Finish: Powder Coated - Color per Architect to Complement Building
2 Installation must be completed in accordance with specifications
3 For more product and company information please visit www.urbanracks.com

Urban Rack (UB-1000-STD)
NTS

JOE
ARCHITECT
1422 dallas street suite 111 dallas tx 75204-3228

Academy Dental Center
6421 Holly Ave. NE
Albuquerque, NM



#	Date	Description
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DATE: AUGUST 22, 2019
PROJECT NO: 2018038
DRAWN BY: OG
ISSUED FOR: SD

Site Details

C1.1

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