

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

April 22, 2021

Jeremy Ortiz, RA  
ARCHIS Design  
4700 Lincoln Rd. NE Suite 102D  
Albuquerque, NM 87109

**Re: Beyond Health Office Building  
3700 Bosque Plaza Ln. NW  
30-Day Temporary Certificate of Occupancy  
Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 8-19-20 (E12D006H)  
Certification dated 4-20-21

Dear Mr. Ortiz,

Based upon the information provided in your submittal received 4-20-21, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Please provide pictures of dried concrete. (See Attached Photos)
- Please remove construction debris and equipment from site.

Once these corrections are complete, email pictures showing the changes to [epgomez@cabq.gov](mailto:epgomez@cabq.gov), for release of Final CO

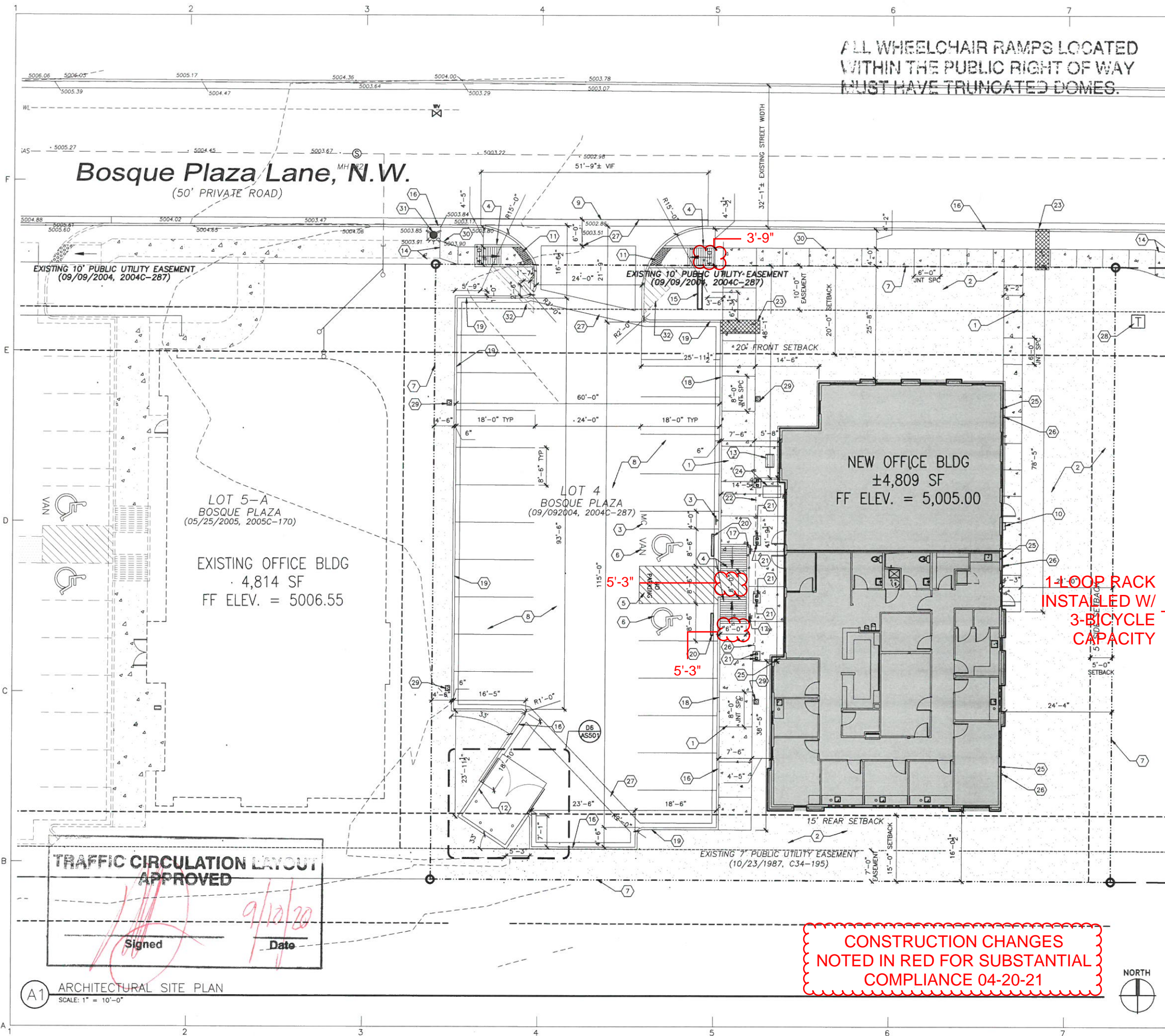
If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File





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

- ### GENERAL NOTES
- USE FULL SCALE DRAWINGS FOR CONSTRUCTION PRINTED ON 24X36 "D" SIZE PAPER. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, ARE NOT PROVIDED, OR THERE IS A DISCREPANCY, CONTACT ARCHITECT IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH PRICING, ORDERING OR WORK.
  - RE: SHEET AS501 FOR SITE DETAILS
  - RE: CIVIL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL SHEETS FOR WORK PERTAINING TO THOSE TRADES
  - RE: LANDSCAPE SHEETS FOR ADDITIONAL INFORMATION, PLANTING TYPES, AND LANDSCAPE CALCULATIONS
  - PROVIDE LANDSCAPING, SITE FURNITURE, SITE LIGHTING AS REQUIRED BY THE ZONING CODE AND THE BOSQUE PLAZA DESIGN STANDARDS
  - ALL CONSTRUCTION SHALL CONFORM TO INDUSTRY AND MANUFACTURER'S STANDARDS AS A MINIMUM REQUIREMENT
  - REFER TO NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) STANDARD DRAWING 608-001-1 "PEDESTRIAN ACCESSIBLE ROUTE GENERAL NOTES" FOR STANDARD RAMPS AND STAIR DETAILS ON CONSTRUCTING SITE STEPS, RAMPS, FINISHES AND OTHER REQUIREMENTS; ANY DETAILS OR REQUIREMENTS IN THAT DOCUMENT SUPERCEDE THESE DETAILS AND WHERE ANY DETAILS IN THAT DOCUMENT OR OTHER CURRENT ADA STANDARDS CONFLICT WITH THESE DETAILS, OR EACH OTHER, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
  - PROVIDE EXTERIOR GRADE SEALANTS AT EXPANSION JOINTS AT SIDEWALKS AND OTHER CONCRETE AREAS
  - WASTE RECEPTACLE AND ENCLOSURE DESIGN SHALL COMPLY WITH COA SOLID WASTE MANAGEMENT DEPARTMENT STANDARD DETAILS AND REQUIREMENTS
  - PROVIDE POSITIVE GRADING AROUND THE ENTIRE BUILDING; RE: CIVIL SHEETS
  - RE: GEOTECHNICAL REPORT FOR PAVING SECTIONS, SUBGRADE PREPARATION, BASE COARSE REQUIREMENTS AND OTHER SITE INFORMATION AND REQUIREMENTS; PROVIDE BASE COARSE UNDER ALL INDICATED PAVING SECTIONS AS REQUIRED BY GEOTECHNICAL REPORT
  - REFER TO THE BOSQUE PLAZA DESIGN STANDARDS FOR ADDITIONAL GUIDELINES AND REQUIREMENTS
  - LANDSCAPING AND SIGNAGE 3'H TO 8'H SHALL NOT BE IN CLEAR SIGHT TRIANGLE; RE: LANDSCAPE SHEETS

- ### SHEET KEYNOTES
- NEW CONCRETE SIDEWALK; RE: A5,C5/AS501
  - LANDSCAPING AND IRRIGATION; RE: SHEET L100
  - MOTORCYCLE PARKING WITH PAVEMENT LABEL IN "WHITE"; PROVIDE FREESTANDING SIGN PER A3/AS501
  - ADA LOW-SLOPE RAMP; RE: D5/AS501 AND COA STD DWG 2440
  - ADA ACCESS AISLE; 4" WIDE STRIPING; PAINT ADA BLUE; RE: GENERAL NOTE "D" THIS SHEET
  - ADA PARKING STALL; 4" WIDE STRIPING, MARKED WITH PAINTED ADA MARKING LOCATED AT END OF STALL AND FACING DIRECTION AS SHOWN; PAINT ALL STRIPING ADA BLUE; RE: C3/AS501
  - PROPERTY LINE
  - NEW ASPHALT PAVING WITH PARKING STALLS; PROVIDE 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES, 2 COATS MINIMUM; PARKING LOT REQUIREMENTS SHALL COMPLY WITH COA STANDARD DETAILS AND MINIMUM REQUIREMENTS FOR PARKING LOTS
  - LINE OF EDGE OF EXISTING ASPHALT PAVING AT STREET AND NEW VALLEY GUTTER AT ENTRANCE; RE: COA STD DWG 2426
  - ROOF ACCESS LADDER; RE: A4,C4/A-504
  - TRUNCATED DOME INDICATOR AT DRIVE CROSSING; INDICATOR COLOR TO BE SELECTED FROM MANUFACTURER'S STD RANGE
  - WASTE RECEPTACLE AND ENCLOSURE; RE: D6/AS501
  - BICYCLE RACK SECURED TO CONCRETE PAD, MIN. 3 BICYCLE CAPACITY; RACK DESIGN SHALL COMPLY WITH ISO SECTION 5-KEY; PROVIDE MADRAX "TRITON" OR APPROVED EQUAL
  - EXTEND NEW CONCRETE SIDEWALK TO EXISTING SIDEWALK AT ADJACENT PROPERTIES; FIELD VERIFY OVERALL LENGTH OF NEW SIDEWALK; RE: COA STD DWG 2432 FOR SIDEWALK TRANSITIONS
  - MONUMENT SIGN, PROVIDE POWER; RE: A1/A-201
  - EXISTING CONCRETE CURB AT STREET
  - ADA PARKING SIGN AS REQUIRED FOR VAN AND STANDARD, DESIGN SHALL COMPLY WITH COA STANDARD DETAILS
  - CONCRETE CURB AND GUTTER AT SIDEWALK; RE: C1/AS501
  - CONCRETE CURB AND GUTTER AT GRADE; RE: A1/AS501
  - 6" WIDE x 7'-0" LONG PRE-CAST CONC WHEEL STOP; INSTALL MIN OF 2'-0" FROM FRONT EDGE ON SIDEWALK TO FRONT FACE OF STOP; ANCHOR TO PARKING LOT SURFACE
  - HSS POSTS AT PORTAL WITH WITH CONCRETE PIER AT BASE; RE: STRUCTURAL SHEETS
  - DASHED LINE INDICATES LINE OF PORTAL ROOF ABOVE
  - SIDEWALK CULVERT; RE: E3/A-506 AND C4/S-702
  - 4' OUTDOOR BENCH
  - ROOF DRAIN; RE: CIVIL AND PLUMBING SHEETS
  - PRE-FINISHED METAL OVERFLOW SCUPPER; KYNAR 500, 24 GA; INSTALL 2" MIN ABOVE FLOW LINE; RE: A-121 ROOF PLAN, A7/A-505 AND CIVIL SHEETS
  - VALLEY GUTTER; RE: CIVIL SHEETS AND COA STD DWG 2420
  - POWER TO BE PULLED FROM EXISTING TRANSFORMER; RE: ELECTRICAL SHEETS
  - EXTERIOR LED POLE LIGHT, OVERALL HEIGHT 16' INCLUDING POLE BASE; RE: A4/AS501 AND ELECTRICAL SHEETS
  - NEW OFFSET TYPE SIDEWALK PER COA STD DWG 2430
  - EXISTING FIRE HYDRANT TO REMAIN
  - MINI CLEAR SIGHT TRIANGLE; RE: COA DPM 23-3.9.5-3

### PARKING

PARKING (INTEGRATED DEVELOPMENT ORDINANCE)

TABLE 5-5-1 OFF-STREET PARKING  
MEDICAL OR DENTAL CLINIC = 5 SPACES PER 1000 SQ FT GFA  
REQUIRED SPACES = 24.05  
TRANSIT REDUCTION = UP TO 30% (6 SPACES) NEAR TRANSIT STOP

5-5(D) MOTORCYCLE PARKING = 1 SPACE PER 0-25 TOTAL PARKING SPACES

5-5(E) BICYCLE PARKING = 3 SPACES

NMBC, SECTION 2, TABLE 1106.1 - ACCESSIBLE PARKING SPACES  
1 TOTAL REQUIRED, 1 TO BE VAN ACCESSIBLE

TOTAL OFF-STREET SPACES PROVIDED = 23 SPACES  
STANDARD PARKING PROVIDED = 21 SPACES  
ADA/VAN ACCESSIBLE PARKING PROVIDED = 1 STD/1 VAN

MOTORCYCLE PARKING PROVIDED = 1 SPACE

STATE OF NEW MEXICO  
JEREMY F. ORTIZ  
No. 5695  
08-19-2020

**ARCHIS**  
ARCHITECTS

ARCHIS design, LLC  
4700 LINCOLN RD NE  
SUITE 102 D  
ALBUQUERQUE  
NEW MEXICO 87109  
(505) 998-7717  
www.archisdesign.net

**BEYOND HEALTH**  
OFFICE BUILDING  
3700 BOSQUE PLAZA LANE  
ALBUQUERQUE, NEW MEXICO 87120

Project No.  
20-001

Issue Date:  
August 19, 2020

Revisions

Date: \_\_\_\_\_

Sheet Title:  
**ARCHITECTURAL  
SITE PLAN**

Sheet No.  
**AS101**





## Traffic Certification

ARCHIS *design*, LLC  
P.O. Box 90218  
Albuquerque, New Mexico 87199  
(505) 948-8908

April 20, 2021

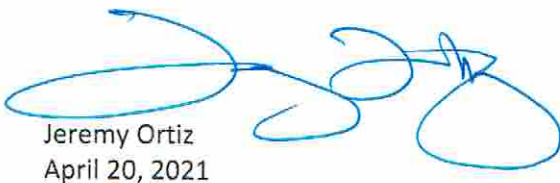
Re: Traffic circulation layout substantial compliance BP-2020-30290

I, Jeremy Ortiz, NMRA 5695, of the firm Archis Design, LLC, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved traffic circulation layout plan with approved stamp date of 09/10/20. I further certify that a representative of the firm visited the project site on 04/16/21 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for certificate of occupancy.

### Exceptions:

1. Bicycle rack installed is not product specified on plan, however the installed bicycle rack does accommodate 3-bicycle capacity per plan;
2. ADA access aisle behind parking lot curb, and ADA low-slope ramps to sidewalk near building entrance, are not 6'-0" wide per plan;
3. Sidewalk along street is not 4'-0" wide per plan.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

  
Jeremy Ortiz  
April 20, 2021





# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Beyond Health Office Building **Building Permit #:** BP-2020-30290 **Hydrology File #:** E12D006H  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Lot 4, Bosque Plaza  
**City Address:** 3700 Bosque Plaza Lane NW

**Applicant:** ARCHIS Design **Contact:** Jeremy Ortiz  
**Address:** 4700 Lincoln Rd NE, Suite 102D, Albuquerque, NM 87109  
**Phone#:** 505-998-7717 **Fax#:** N/A **E-mail:** jeremy@archisdesign.net

**Other Contact:** Wilger Enterprises **Contact:** John Wilger  
**Address:** 425 Edmon Rd NE, Albuquerque, NM 87107  
**Phone#:** 505-345-2854 **Fax#:** N/A **E-mail:** jwilger@wilger.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes ☒ No

**DEPARTMENT** ☒ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** April 20, 2021 **By:** Ashley Hartshorn, Archis Design

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_









BEYOND HEALTH







BEYOND HEALTH

FLUX BREWHOUSE