

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

June 27, 2023

C. Saige Cox  
Studio Southwest Architects  
2101 Mountain Rd. NW  
Albuquerque, NM 87104

**Re: XRAMM / 5800 Jefferson St. NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's Stamp dated 06-27-2022 (E17-D011B)  
Certification dated 05-08-23

Dear Mr. Cox,

Based upon the information provided in your submittal received 05-01-23, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

Sincerely,

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

\xxx via: email  
C: CO Clerk, File



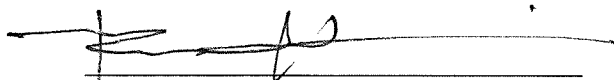
May 8, 2023

Re: XRAMM Traffic Certification

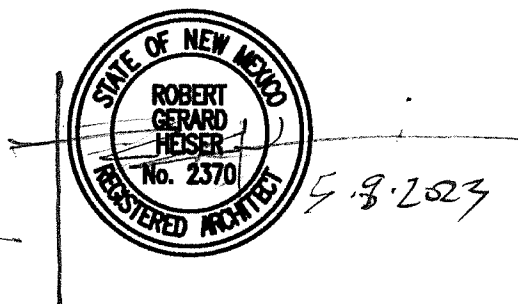
I, ROBERT GERARD HEISER, NMPE OR NMRA NUMBER 2370, OF THE FIRM STUDIO SOUTHWEST ARCHITECTS, INC., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED JANUARY 14, 2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PAUL NORRIS OF THE FIRM ENTERPRISE BUILDERS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON APRIL 21, 2023, 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 TRANSPORTATION FINAL.

<No exceptions.>

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.



Signature of Engineer or Architect



5.8.2023

Date

File: p:\2120 xranm jefferson office\40-construction admin\closeout documents\transportation co\traffic



# ADMINISTRATIVE AMENDMENT

FILE #: \_\_\_\_\_ PROJECT #: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
APPROVED BY

\_\_\_\_\_  
DATE



## KEYED NOTES - SITE PLAN

1. KNOX BOX, RECESS MOUNT, SERIES 3200, BLACK, COORDINATE FINAL LOCATION WITH FIRE MARSHAL.
2. NEW CONCRETE PAVING. REFER TO CIVIL PAVING PLAN.
3. ASPHALT PAVING. REFER TO CIVIL PAVING PLAN.
4. PAINTED CROSSWALK. REFER TO CIVIL PAVING PLAN.
5. CONCRETE ACCESSIBLE CURB RAMP. REFER TO CIVIL PAVING PLAN.
6. 6" HIGH, PERFORATED METAL, GARDEN WALL.
7. EXISTING DECELERATION LANE.
8. EXISTING CONCRETE SIDEWALK.
9. SITE LIGHTING. REFER TO ES-101.
10. ADA ASSIST DOOR OPERATOR BUTTON. REFER TO ELECTRICAL & SPECIAL SYSTEMS.
11. MANHOLE COVER. REFER TO CIVIL.
12. FIRE HYDRANT. REFER TO ES-101.
13. ELECTRICAL TRANSFORMER LOCATION. REFER TO ES-101.
14. WATER METER. REFER TO CIVIL.
15. GAS METER. REFER TO PLUMBING.
16. LANDSCAPE HOTBOX. REFER TO LANDSCAPE.
17. SPLIT-FACED, INTEGRALLY COLORED CMU, REFUSE CONTAINER AND ENCLOSURE. REFER TO B1/AS112.
18. LANDSCAPE/SWALE. REFER TO CIVIL.
19. DOOR ACCESS CARD READER.
20. DRAINAGE INLET. REFER TO CIVIL.

## KEYED NOTES - SITE PLAN

21. VESTIBULE.
22. SITE SIGNAGE. REFER TO A3/AS111 FOR SPECIFIC SIGN TYPES.
23. ADA FLUSH ACCESS WALK. REFER TO CIVIL PAVING PLAN.
24. 6" HIGH METAL MESH GATE WITH CIPHER LOCK. REFER TO A6 & B6/AS112.
25. FOCUS/SEMI CONNECTION.
26. DUAL VEHICLE CHARGING STATION. REFER TO ELECTRICAL.
27. BICYCLE RACK. REFER TO A4/AS111.
28. PAINT CURB RED.
29. 8" HIGH CURB & GUTTER. REFER TO CIVIL PAVING PLAN.
30. 6" HIGH CURB WITH CONCRETE INLET FOR LIGHT STANDARD.
31. PATIENT DROP-OFF PORTE COCHERE.
32. GENERATOR. REFER TO ELECTRICAL.
33. GROUND MOUNTED MECHANICAL UNITS. REFER TO MECHANICAL.
34. 5 1/2" DIAMETER, 10 MPH, REMOVABLE BOLLARD. BOD TRAFFIC GUARD 304 STAINLESS.
35. #4 BRUSHED FINISH (H.2005 210 S).
36. MONUMENT SIGN.
37. 6" HIGH X 3'-0" WIDE, DECORATIVE METAL GATE, WITH CIPHER LOCK.
38. NOT USED.
39. NOT USED.

## KEYED NOTES - SITE PLAN

40. CLEAR SIGHT TRIANGLE - LANDSCAPING, FENCING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENT. 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.
41. EXISTING PROPERTY LINE.
42. NEW, 2-STORY, 34,900 SF MEDICAL OFFICE BUILDING.
43. PHOTOVOLTAIC UNITS.
44. 6" HIGH, INTEGRALLY COLORED (STARLIGHT) CMU SCREEN WALL. REFER TO C8/AS112.
45. 8" HIGH, INTEGRALLY COLORED (STARLIGHT) CMU & PERFORATED METAL SCREENED EQUIPMENT YARD. REFER TO A1/AS113.
46. ELECTRICAL TRANSFORMER. REFER TO ELECTRICAL.
47. NOT USED.
48. EXISTING MEDIAN CUT.
49. BEAR ARROYO BIKE TRAIL & ACCESS.
50. ROOF TOP MECHANICAL UNITS.

## KEYED NOTES - SITE PLAN

51. NOT USED.
52. BENCH SEATING.
53. 6'-0" HIGH METAL FENCE. REFER TO A6 & B6/AS112.
54. NEW PROPERTY LINE PER ROW DEDICATION PLAT # PR-2021-005746SD-2021-00202.
55. EXISTING LANDSCAPE BUFFER.

## GENERAL NOTES

- A) SEE SHEET G-001 FOR ADDITIONAL INFORMATION.
- B) SEE SHEETS A5/11, A5/12, A5/13 & A5/14 FOR SITE DETAILS.
- C) ALL SITE LIGHTING WILL BE IN COMPLIANCE WITH ZONING CODE SECTION 14-16-3-9, AREA LIGHTING REGULATIONS REFER TO C3/AS-105 FOR TYPICAL PARKING LOT LIGHT FIXTURES. REFER TO SHEETS E-101 AND E-102.
- D) UNLESS NOTED OTHERWISE, ALL PEDESTRIAN SIDEWALKS WILL BE CONCRETE. REFER TO PLAN FOR WIDTHS.
- E) UNLESS NOTED OTHERWISE, ALL VEHICULAR TRAFFIC AREAS WILL HAVE ASPHALTIC CONCRETE PAVING.
- F) IDENTIFY ALL COMPACT SPACES WITH "COMPACT" PAINTED ON PAVEMENT.
- G) ALL WHEELCHAIR RAMPS LOCATED WITH THE CITY RIGHT OF WAY MUST HAVE TRUNCATED DOMES. REFER TO A8/AS111.



**STUDIO SW**  
ARCHITECTS

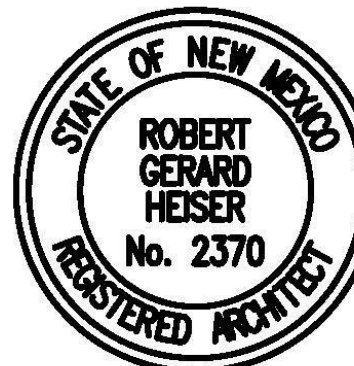
2101 Mountain Road NW Suite B | Albuquerque NM 87104  
505-843-9639 | www.studioswarch.com

© 2021 Studio Southwest Architects, Inc. Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Studio Southwest Architects, Inc. and all rights thereto are reserved.

CONSULTANTS

Architect

Engineer



**XRANM JEFFERSON  
OFFICE**

5800 JEFFERSON ST., NE  
ALBUQUERQUE, NM  
87109

**NOTE:  
THE INFORMATION ON THE MOST  
CURRENTLY DATED SHEET  
PRESIDES**

1	03/21/2022	ASI 001
2	04/15/2022	ASI 002
4	06/20/2022	ASI 004

No	Date	Description
----	------	-------------

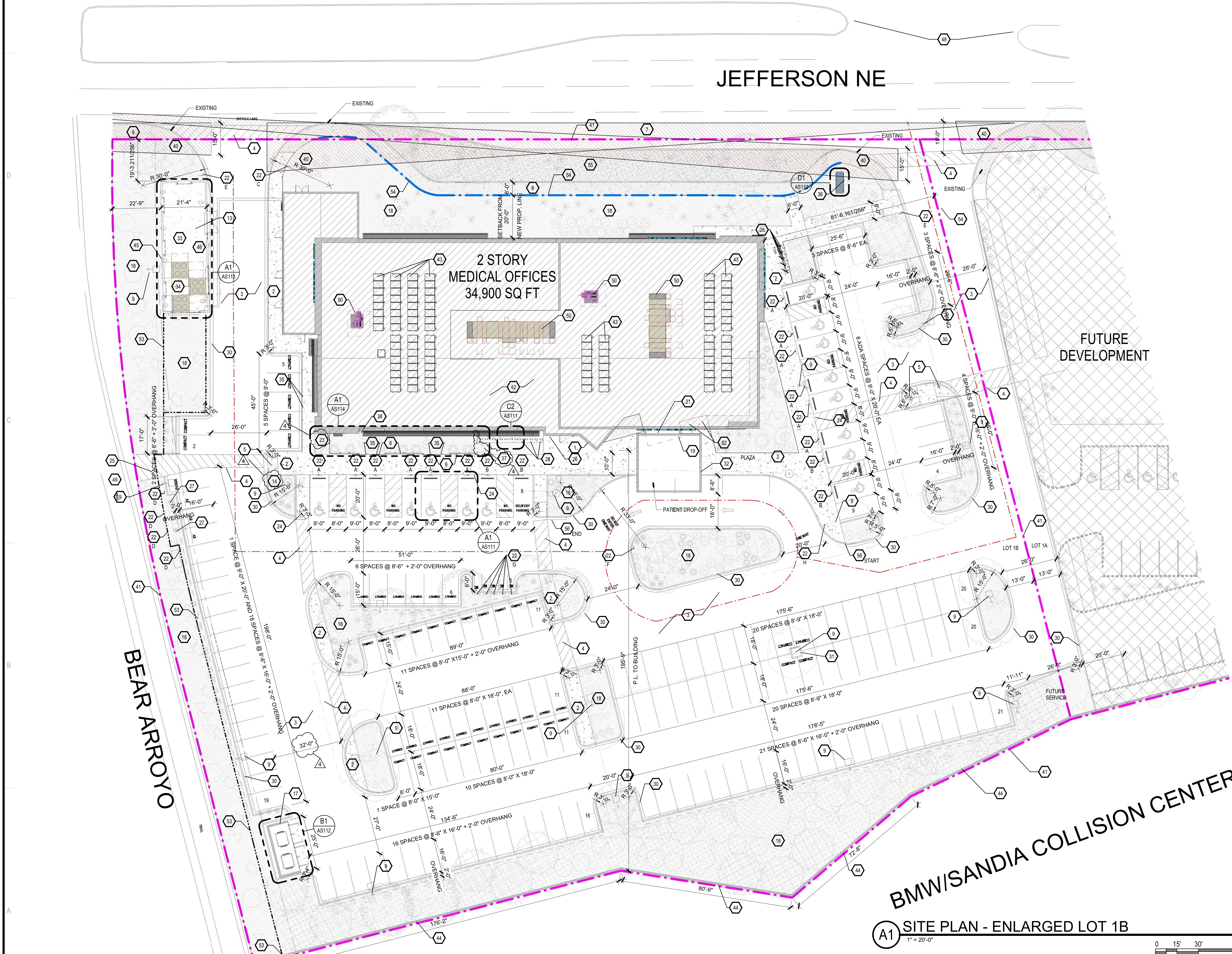
Revision Schedule

ISSUE: SHELL PERMIT  
PROJECT NUMBER: 2120  
FILE: 2120 XRANM\_ARCH\_Central.rvt  
DRAWN BY: CSC  
CHECKED BY: Checker  
DATE: JAN. 14, 2022

SHEET TITLE

**SITE PLAN - ENLARGED  
(LOT 1B)**

**AS102**



## LEGEND - SITE PLAN

REFER TO LANDSCAPE & CIVIL PLANS FOR ADDITIONAL LEGEND ITEMS	
	BUILDING FOOTPRINT
	CLEAR SIGHT TRIANGLE
	CONCRETE SIDEWALK OR PAVING
	LANDSCAPED AREA
	FUTURE PHASE OF DEVELOPMENT
	EXISTING CONCRETE SIDEWALK OR PAVING
	EXISTING LANDSCAPE
	FIRE ACCESS LANE
	CURB
	EXISTING PROPERTY LINE
	NEW PROPERTY LINE, PER ROW DEDICATION PLAT # SD-2021-00202

## PARKING SPACE TABULATIONS

PROPOSED	GSF: 34,900	FUTURE	GSF: 12,000 (MAXIMUM)
TOTAL	GSF: 34,900	TOTAL	GSF: 12,000

91000 FOR MEDICAL OFFICE

TOTAL SPACES REQUIRED = 173  
TOTAL SPACES PROVIDED = 169 + 4 (EV credit) = 173

## OFF-STREET PARKING

NO ON-STREET PARKING PROVIDED

## TYPICAL PARKING SIZES

15'-5'-0" X 20'-0" - ACCESSIBLE SPACES

3'-9'-0" X 20'-0" - STANDARD  
3'-6'-0" X 20'-0" - STANDARD  
40'-8'-0" X 18'-0" - STANDARD  
4'-9'-0" X 16'-0" (+ 2'-0" OVERHANG) - STANDARD  
80'-6'-0" X 16'-0" (+ 2'-0" OVERHANG) - STANDARD

21'-8'-0" X 18'-0" - COMPACT  
7'-8'-0" X 16'-0" - COMPACT  
11'-8'-0" X 15'-0" (+ 2'-0" OVERHANG) - COMPACT  
5'-9'-0" X 14'-0" (+ 2'-0" OVERHANG) - COMPACT  
169 + 4 (EV credit) = 173

## ACCESSIBLE SPACES

IBC TABLE 1106.1

ACCESSIBLE SPACES REQUIRED = 6  
ACCESSIBLE SPACES PROVIDED = 12 + 4 VAN = 16

## COMPACT SPACES

25% OF TOTAL OFF STREET SPACES PROVIDED = 173 X 25% = 43

COMPACT SPACES PERMITTED = 43

COMPACT SPACES PROVIDED = 42

## ELECTRIC VEHICLE SPACE REQUIREMENTS

LESS THAN 200 SPACES = NO REQUIREMENT

REQUIRED = 0  
PROVIDED = 4  
EV CREDIT = EACH EV SPACE = TWO PARKING SPACES  
4 X 2 = 8

## MOTORCYCLE SPACES

IDO TABLE 5-5.4

MOTORCYCLE SPACES REQUIRED = 5  
MOTORCYCLE SPACES PROVIDED = 5

## BICYCLE SPACES

10% OF TOTAL OFF STREET SPACES PROVIDED = 173 X 10% = 18

BICYCLE SPACES REQUIRED = 18

BICYCLE SPACES PROVIDED = 20