

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 27, 2023

Carlos Torrez
Modulus Architects
100 Sun Ave. NE
Albuquerque, NM 87109

Re: Surgery Center
4501 Osuna Rd. NE
Traffic Circulation Layout
Architect's Stamp 10-18-2023 (E17D061)

Dear Mr. Torrez,

The TCL submittal received 10-20-2023 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

NM 87103

www.cabq.gov

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 the PLNDRS@cabq.gov for log in and evaluation by Transportation. **Work within the public right of way requires a work order with DRC approved plan. An approved work order is a condition of releasing the final CO.**

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,

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

C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: ASC TENANT IMPROVEMENT Building Permit #: _____ Hydrology File #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TRACT NUMBER FOUR (4), OF THE PLAT OF CONEJOS BUSINESS PARK, ALBUQUERQUE, NM
City Address: 4501 OSUNA RD NE Albuquerque, NM 87109

Applicant: Modulus Architects Contact: Carlos Torres
Address: 8220 SAN PEDRO NE STE 520 ALBUQUERQUE, NM 87113
Phone#: (505)338-1499 Fax#: _____ E-mail: ctorres@modulusarchitects.com

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE X ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes X No

DEPARTMENT X 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
- X TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ STREET LIGHT LAYOUT
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

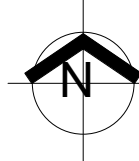
- X BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT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

DATE SUBMITTED: 10-18-23 By: Carlos Torres

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



SCALE: 1" = 20'-0"

Ernest Armijo 10/27/2023
Signed Date

SPACES REQUIRED:

BUSINESS (MEDICAL): 5 SPACES PER 1,000 S.F.
6,500 SF = 12 SPACES

BICYCLE 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES
32 SPACES * 10 = 32

MOTORCYCLE: 2 SPACE PER 26-50 PARKING SPACES
32 SPACES = 2 SPACES

SPACES PROVIDED:

VEHICLE GRAND TOTAL PROVIDED: 36 SPACES

TOTAL BICYCLE: 3 SPACES

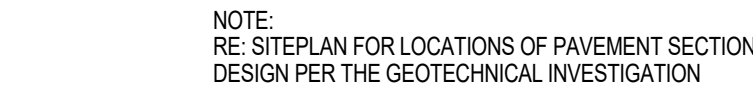
TOTAL MOTORCYCLE: 2 SPACE

GRAND TOTAL SPACES: 41

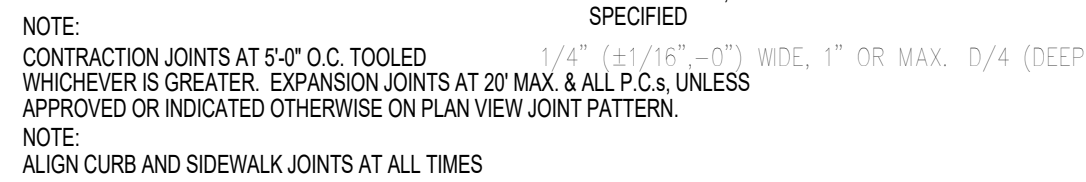
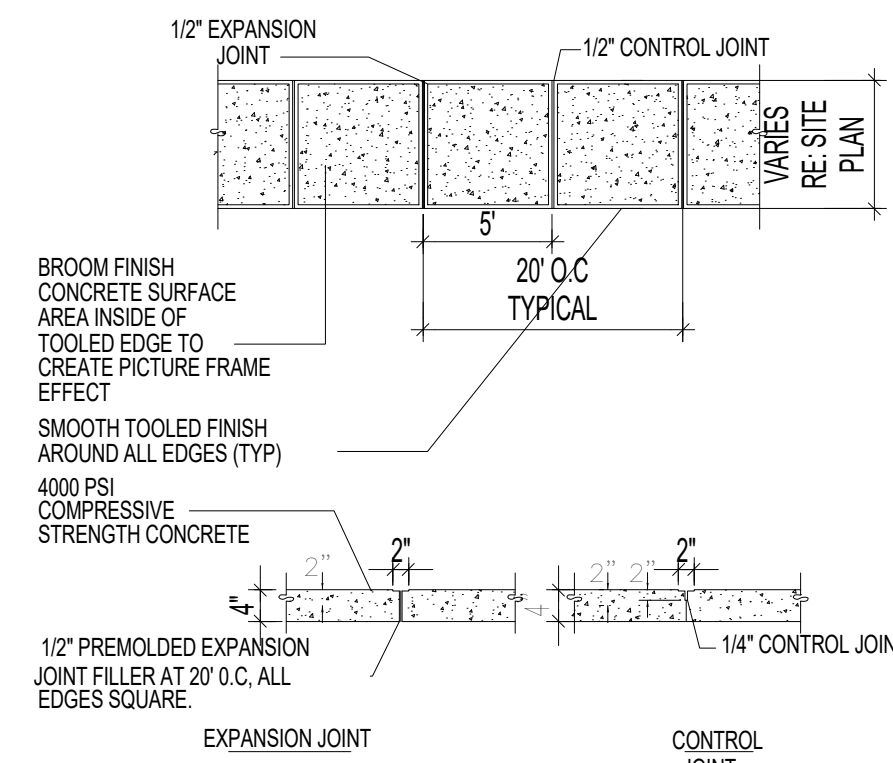
1. CURB RAMP RE: 16/G4
2. EXISTING CURB
3. BIKE RACK RE: 13/G5
4. EXISTING ADA PARKING
5. ADA SIGN RE: 11/G5
6. MOTORCYCLE SIGN RE: 12/G5
7. EXISTING SIDEWALK
8. EXISTING FIRE HYDRANT
9. PAVEMENT MARKING TO FOLLOW COA STANDARD RE: 8/G5
10. EXISTING LANDSCAPE
11. DETECTABLE WARNING PER COA STANDARD DRAWING 244

SHEET
G3

PHONE (505) 338-1499 FAX (505) 338-1498



SIDEWALK ELEVATIONS VARY - HOLD FLUSH WITH FINISHED FLOOR AT ENTRANCE WAYS. PLANTING AREAS MAY EXIST BETWEEN THE BUILDING AND THE BACK-OF-SIDEWALK (SEE SITE PLAN). EXPANSION JOINTS DO NOT APPLY TO SIDEWALK SECTION ADJACENT TO PLANTING AREAS.

[illegible]

ROUND CONC. TOP

PAINT SAFETY YELLOW

6" STEEL PIPE

FILLED W/CONCRETE

BITUMINOUS JOINT FILLER (CONC. PAVEMENT ONLY)

FINISHED GRADE OR PAVEMENT

3,500 PSI CONCRETE FOUNDATION

6'-0"

6"

1'-6"

4000 PSI
COMPRESSIVE
STRENGTH CONCRETE

6"x6"6 GAUGE WELDED
WIRE FABRIC

2" 2" 2"

6" 1/4" CONTROL JOINT

SEC

28'-0"

28'-6" TOP OF POLE

SQUARE, STRAIGHT, STEEL ANCHOR BASE POLE
POLES & BRACKETS SHALL BE
FACTORY FINISHED, PAINTED SEMI GLOSS BLACK. WRA
POLES FOR SHIPPING. PROVIDE 1 QT. OF MATCHING
PAINT TO TOUCH ANY SCRATCHES ON POLES ON JOB.
SEE LIGHT FIXTURE SCHEDULE FOR SPECIFICATIONS.

NON-SHRINK
GROUT

2" CHAMFER

CONNECT GROUND
WIRE TO REINFORCING
BARS

3 #3 TIES AT 1 1/2" O.C.
IN TOP 5"

2'-0"

FINISH
GRADE

#3 TIES
12" O.C.

ANCHOR BOLTS
FURNISHED W/
FIXTURE SET
BY ELEC. CON-
TRACTOR W/
TEMPLATE
FURN. W/POLE

#6 BARE COPPER
GROUND WIRE

CONDUIT AS INDICATED
ON PLAN

6-#6 BARS VERTICAL

8'-0" COPPER
WELD GROUND ROD
BY ELECTRICAL
CONTRACTOR

3" CL. TYPICAL

2' DIA.

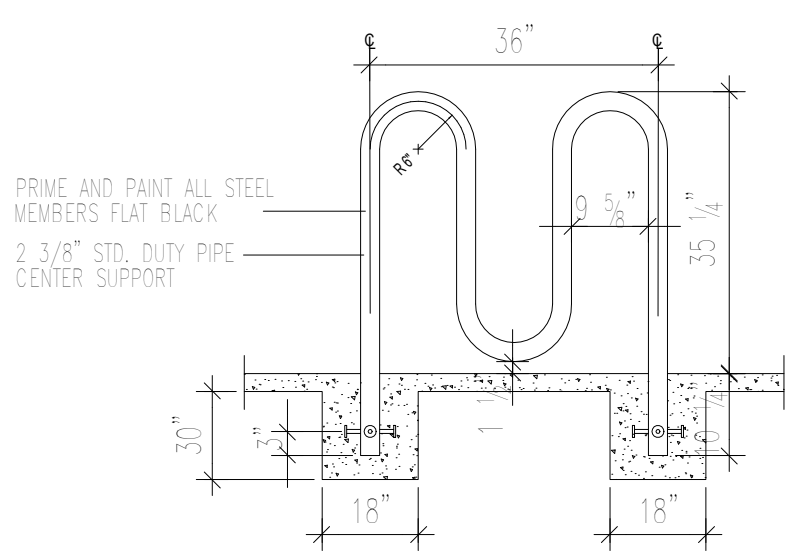
NOTE:

1. MANUFACTURER SHALL WARRANT THAT THE COMPLETE ASSEMBLY, FIXTURES, POLE, BASE, SHALL WITH STAND MIN 90 MPH SUSTAINED WIND LOAD OR AS REQUIRED BY LOCAL AGENCY, WHICH EVER IS GREATER.
2. CONTRACTOR SHALL VERIFY THAT ALL CONTRACTOR INSTALLED LIGHTS COMPLY WITH LOCAL CODE REQUIREMENT
3. SHOULD EXISTING POLE HEIGHT TO BE MATCHED EXCEED 22'

GENERAL CONTRACTOR SHALL VERIFY W/ ARCHITECT ADEQUACY OF DESIGN SHOWN PRIOR TO INSTALL.

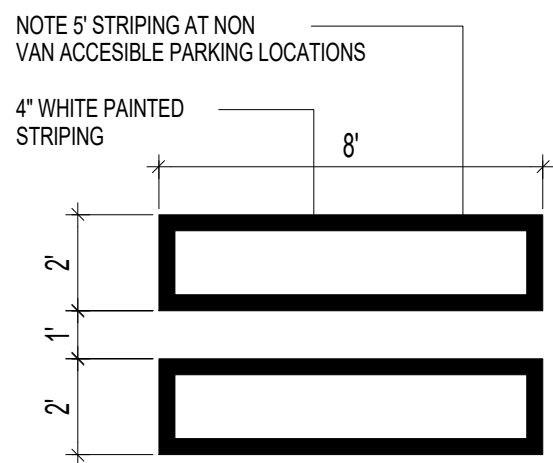
[illegible][illegible]

NOTE:
H.C RAMP SHALL NOT EXCEED 6', OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM
W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

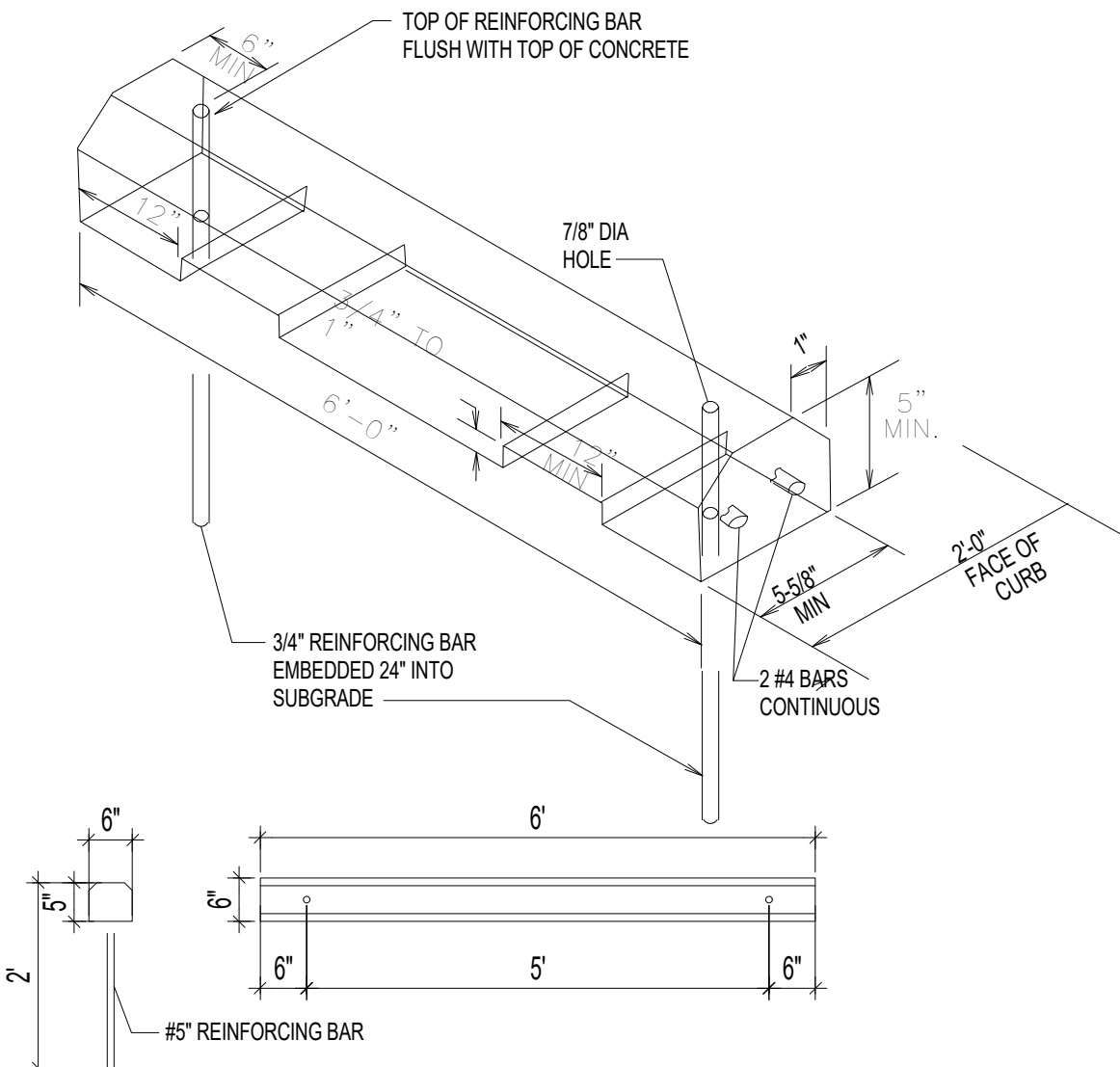


NOTE:
BICYCLE RACK SHALL BE DESIGN ACCORDING TO THE FOLLOWING GUIDELINES:
A. THE RACK SHALL BE MINIMUM 30" TALL AND 18" WIDE.
B. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES.
C. COMB/TOASTER RACKS ARE NOT ALLOWED.
D. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
E. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
F. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
G. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

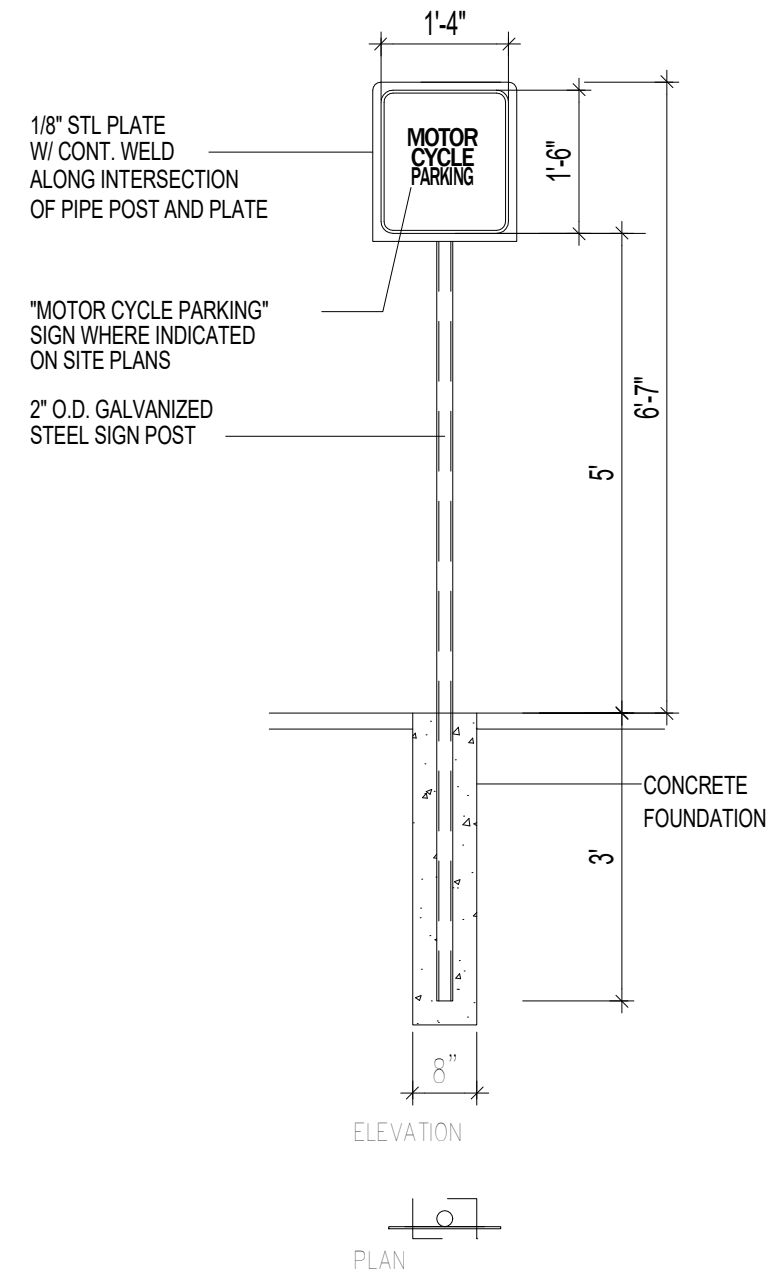
13 BIKE RACK
N.T.S



9 H.C PARKING-WALK PAINT DETAIL
N.T.S

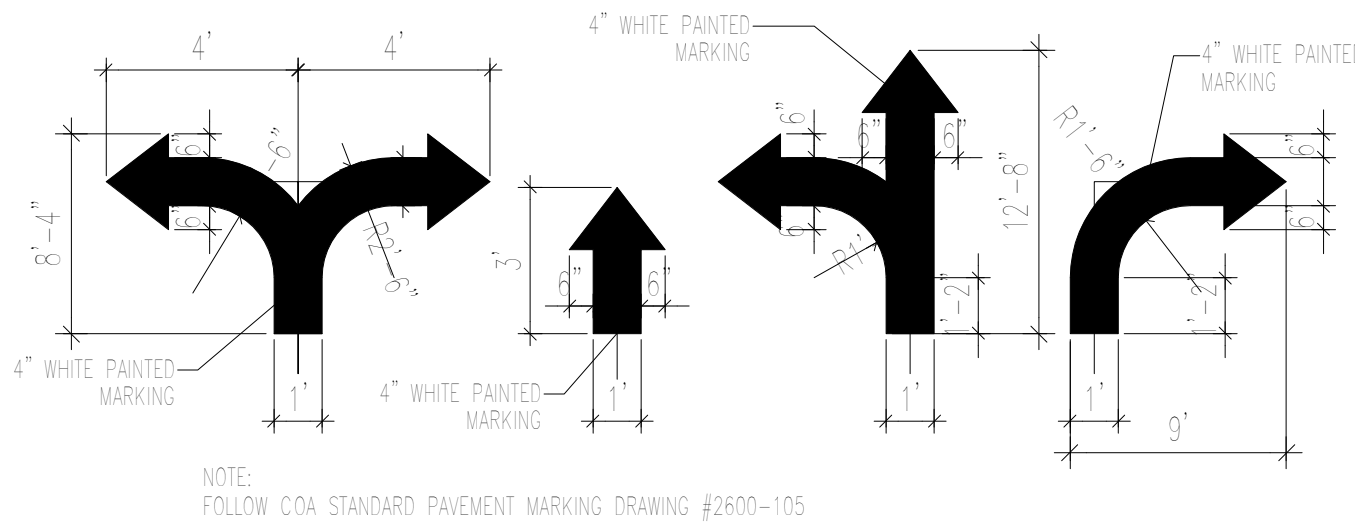


4 WHEEL STOP
N.T.S

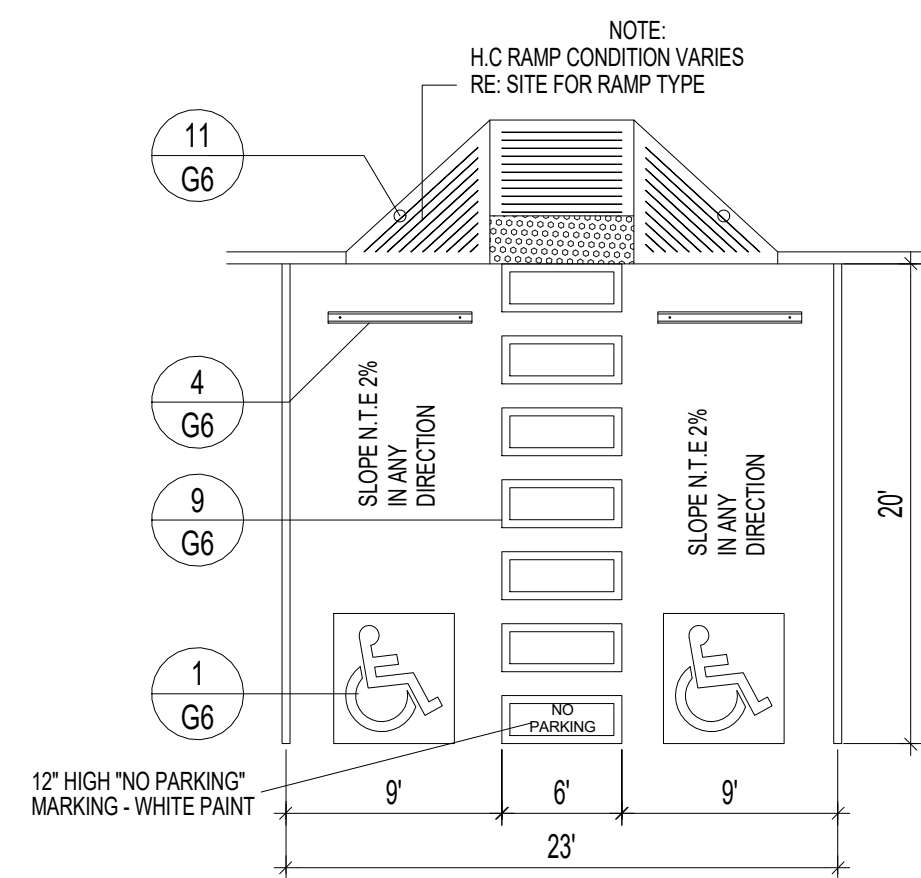


TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Almijo
Signed Date 10/27/2023

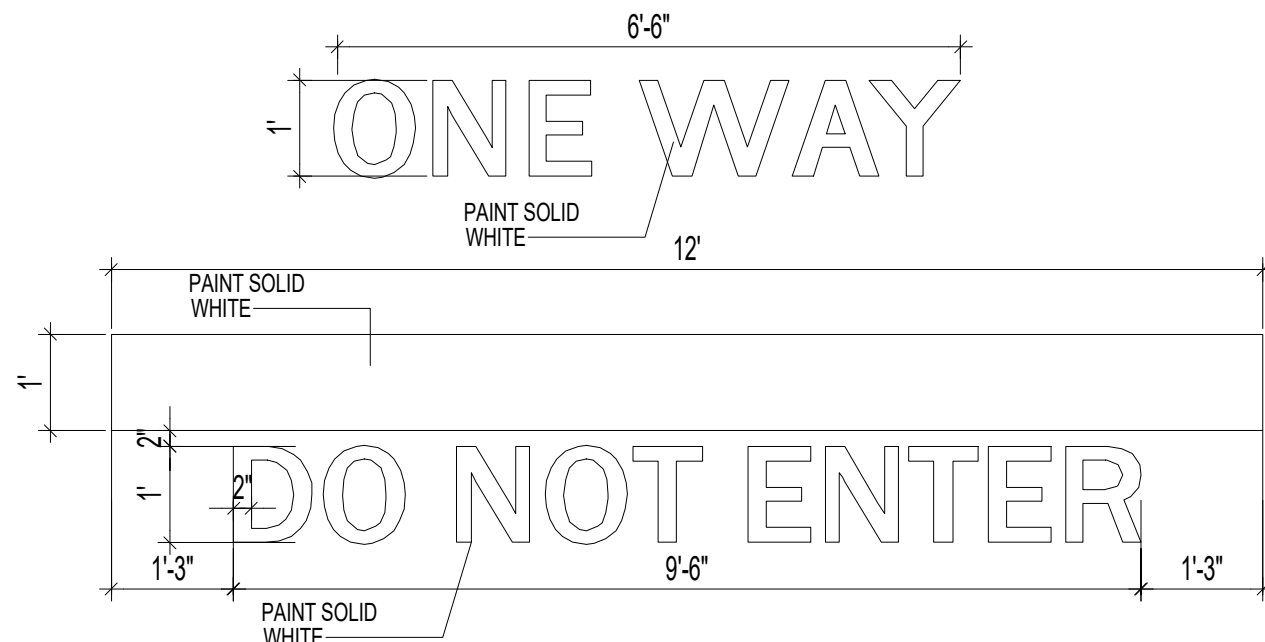
12 MISC. SIGNAGE
N.T.S



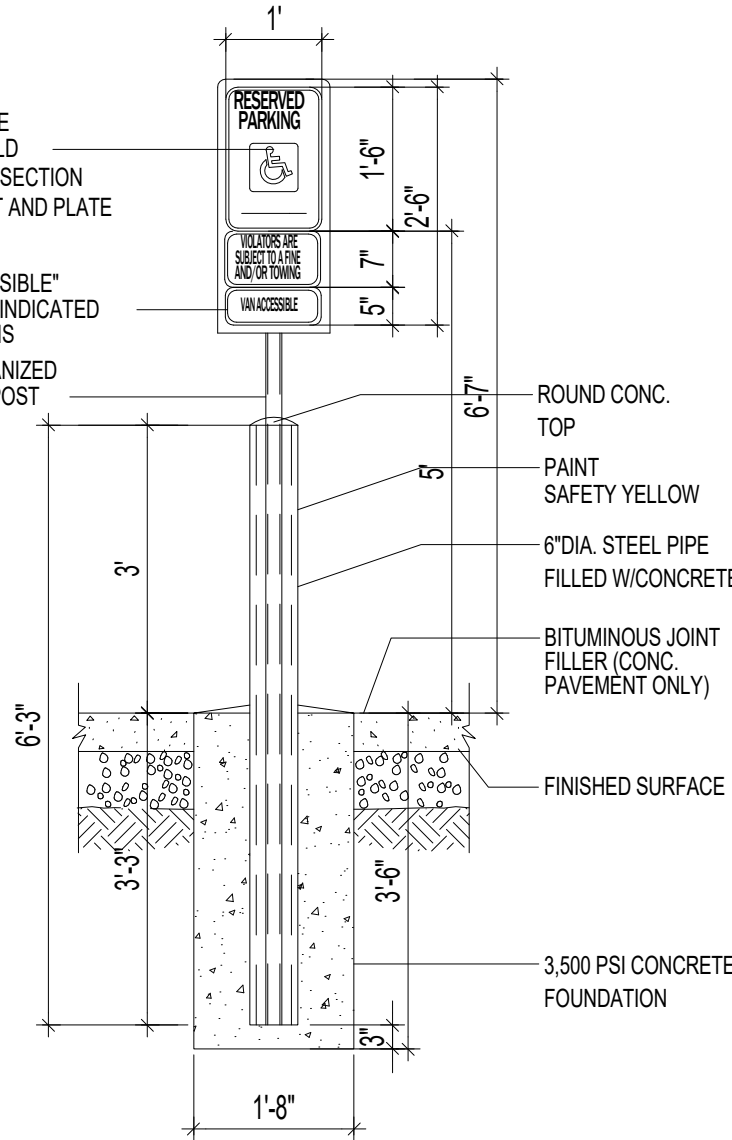
8 SITE DIRECTIONAL PAINT DETAIL
N.T.S



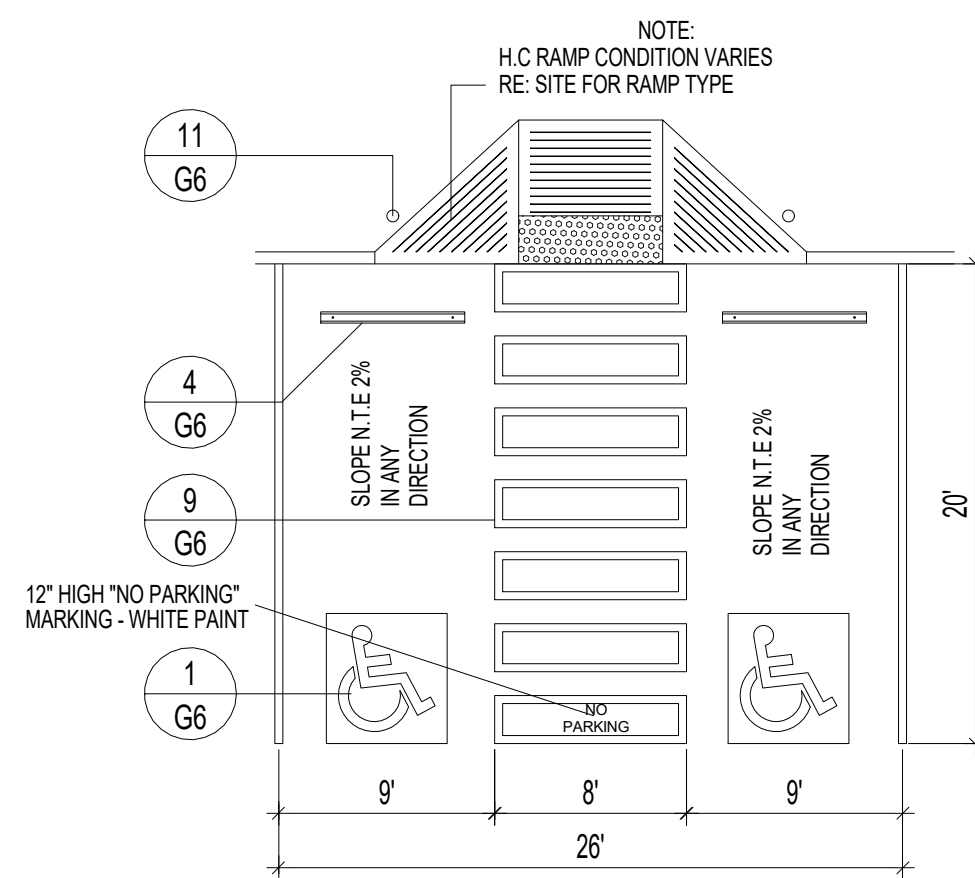
3 H.C PARKING PLAN DETAIL
N.T.S



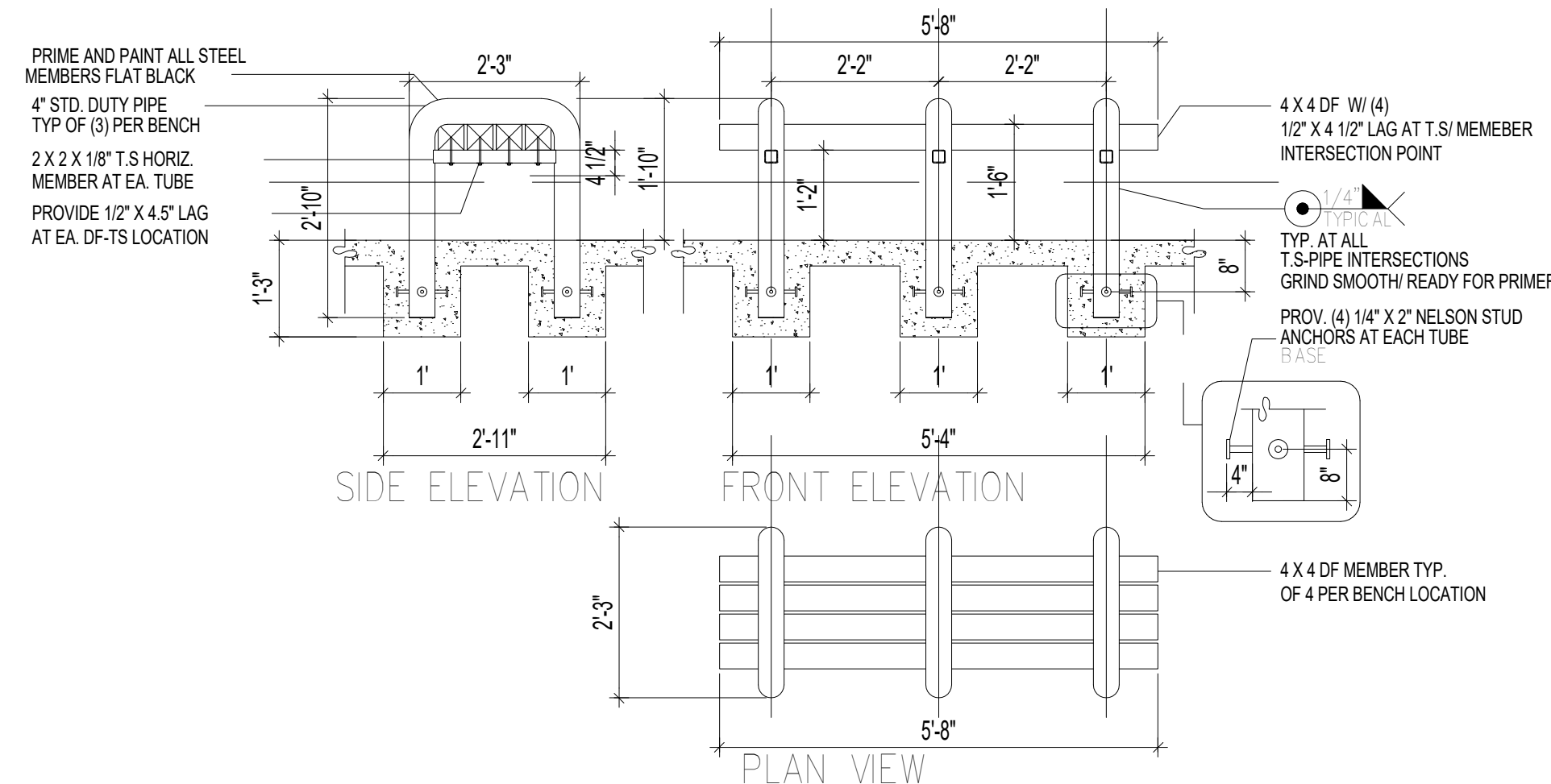
7 SITE DIRECTIONAL PAINT DETAIL
N.T.S



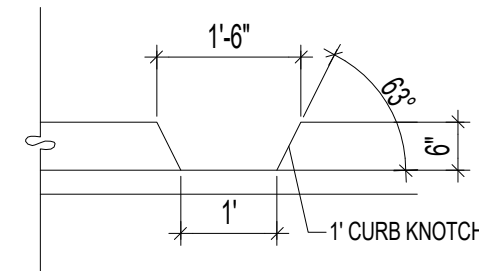
11 H.C SIGNAGE
N.T.S



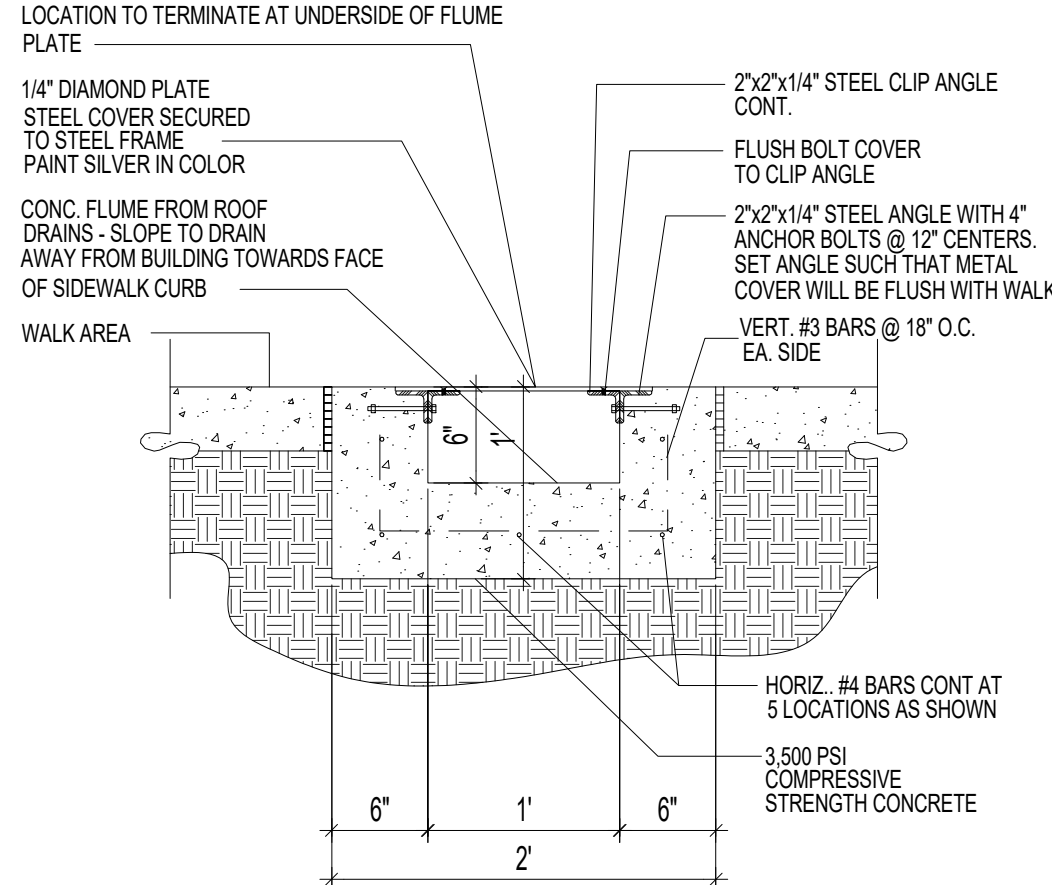
2 H.C PARKING PLAN DETAIL (VAN ACCESIBLE)
N.T.S



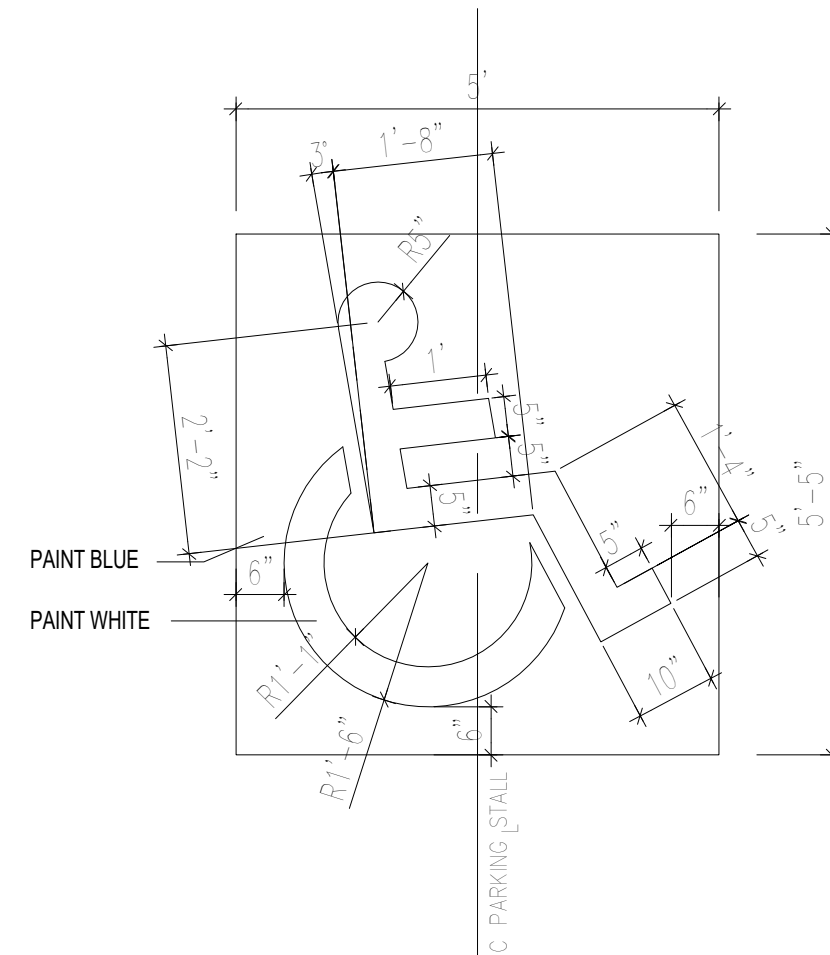
10 BENCH DETAIL
N.T.S



6 CURB NOTCH
N.T.S



5 CONCRETE FLUME DETAIL
N.T.S



1 H.C SIGNAGE
N.T.S

TCL SUBMITTAL

PROJECT TITLE
DR. BANERJEE SURGERY CENTER

4501 OSUNA RD ALBUQUERQUE, NM

PROJECT MANAGER
JOB NO.
Project Number

DRAWN BY:

SHEET TITLE
SITE DETAILS

DATE
10-18-23

SCALE:

SHEET
G5

MODULUS ARCHITECTS
AND LAND USE PLANNING

8220 SAN PEDRO DR NE SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499 FAX (505) 338-1498

