

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 7, 2023

David Madden
BDA Architect
901 Lamberton Pl. NE
Albuquerque, NM 87107

Re: Roadrunner Veterinary Hospital
5971 Jefferson St. NE
Traffic Circulation Layout
Architect's Stamp 08-16-23 (E17-D078)

Dear Mr. Madden,

The TCL submittal received 10-24-2023 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.

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 10/2018)

Project Title: Roadrunner Veterinary Hospital **Building Permit #:** BP-2023-33599 **Hydrology File #:** N/A
DRB#: N/A **EPC#:** N/A **Work Order#:** _____
Legal Description: LT8 Plat of Lts 1-8 C-4, Group Nine Industrial Park
City Address: 5971 Jefferson St. NE

Applicant: BDA Architecture **Contact:** David Madden
Address: 901 Lamberton Pl. NE
Phone#: (505) 858-0180 **Fax#:** _____ **E-mail:** david.madden@bdaarc.com

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

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

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT: ☒ TRAFFIC/TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ 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: 10/23/2023 **By:** David Madden

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Save Date: October 23, 2023, 11:17 AM - DavidM
Print Date: October 23, 2023, 11:17 AM
Drawing Name: C:\Users\DAVIDM\OneDrive\BDA\Projects\Roadrunner Veterinary Hospital\Traffic Circulation Layout.dwg
Drawing User: C:\Users\DAVIDM\OneDrive\BDA\Projects\Roadrunner Veterinary Hospital\Traffic Circulation Layout.dwg

PROJECT DATA:

LEGAL DESCRIPTION: LT8 PLAT OF LTS 1-8 C-4 GROUP NINE INDUSTRIAL PARK CONT 66,552 SQ.FT.

SITE ADDRESS: 5971 JEFFERSON CT. NE ALBUQUERQUE, NM 87109

CURRENT ZONING: NR-BP: NON RESIDENTIAL BUSINESS PARK

SITE AREA: 1.59 ACRES

BUILDING CODES (AS ADOPTED BY THE STATE OF NM): 2015 IBC
2015 IEBC
2021 UMC
2021 UPC
2017 NEC
2015 IFC (COA)
2015 NFPA LSC
2018 IECC
2009 ICC/ANSI A117.1

BUILDING TYPE: ANIMAL HOSPITAL

OCCUPANCY TYPE: B

OCCUPANT LOAD: 256

CONSTRUCTION TYPE: VB

ALLOWABLE AREA: 15,750 SF
(BUILDING NOT SPRINKLED)

GROSS USABLE AREA: 13,451 SF

WORK AREA: 13,451 SF
ALTERATION LEVEL (IEBC): LEVEL 3

SCOPE OF WORK:

WORK INCLUDES DEMOLITION OF INTERIOR PARTITIONS, FIXTURES, EQUIPMENT AND FINISHES, CONSTRUCTION OF NEW PARTITIONS, FINISHES, PLUMBING, MEDICAL GAS, HVAC AND ELECTRICAL. SITE WORK INCLUDES A SIDEWALK ADDITION.

PARKING ANALYSIS:

PARKING REQUIRED (2.5 PER 1,000 GFA): 33
EXISTING PARKING: 38

ADA PARKING REQUIRED: 3
ADA PARKING PROVIDED: 3

MOTORCYCLE PARKING REQUIRED: 2
MOTORCYCLE PARKING PROVIDED: 2

BICYCLE PARKING REQUIRED: 4
BICYCLE PARKING PROVIDED: 4

INTERSECTION SIGHT DISTANCE

CITY OF ABQ DPM SECTION 7-4(I)(5)(iii)

A SIGHT TRIANGLE SHALL BE PROVIDED FOR AN UNOBSTRUCTED PATH OF SIGHT, CONNECT A POINT THAT IS ALONG THE MINOR STREET'S EDGE OF PAVEMENT AND 16 FT. FROM THE EDGE OF PAVEMENT OF THE MAJOR STREET, WITH A POINT THAT IS DISTANCE (L) ALONG THE MAJOR STREET'S EDGE OF PAVEMENT.

MINIMUM INTERSECTION SIGHT DISTANCES (L):

- JEFFERSON ST. NE - 2 LANE DIVIDED W/ MEDIAN
- POSTED SPEED LIMIT (MPH): 35 MPH
- LEFT TURN = 420'
- RIGHT TURN = 340'

LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

GENERAL NOTES

- A. THIS IS NOT A SURVEY. INFORMATION SHOWN ON THIS SITE PLAN IS DIAGRAMMATICAL IN NATURE IN ORDER TO SHOW THE PHYSICAL CHARACTERISTICS, FEATURES AND USES OF THE PROPERTY.
- B. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.

REFERENCE KEYNOTES

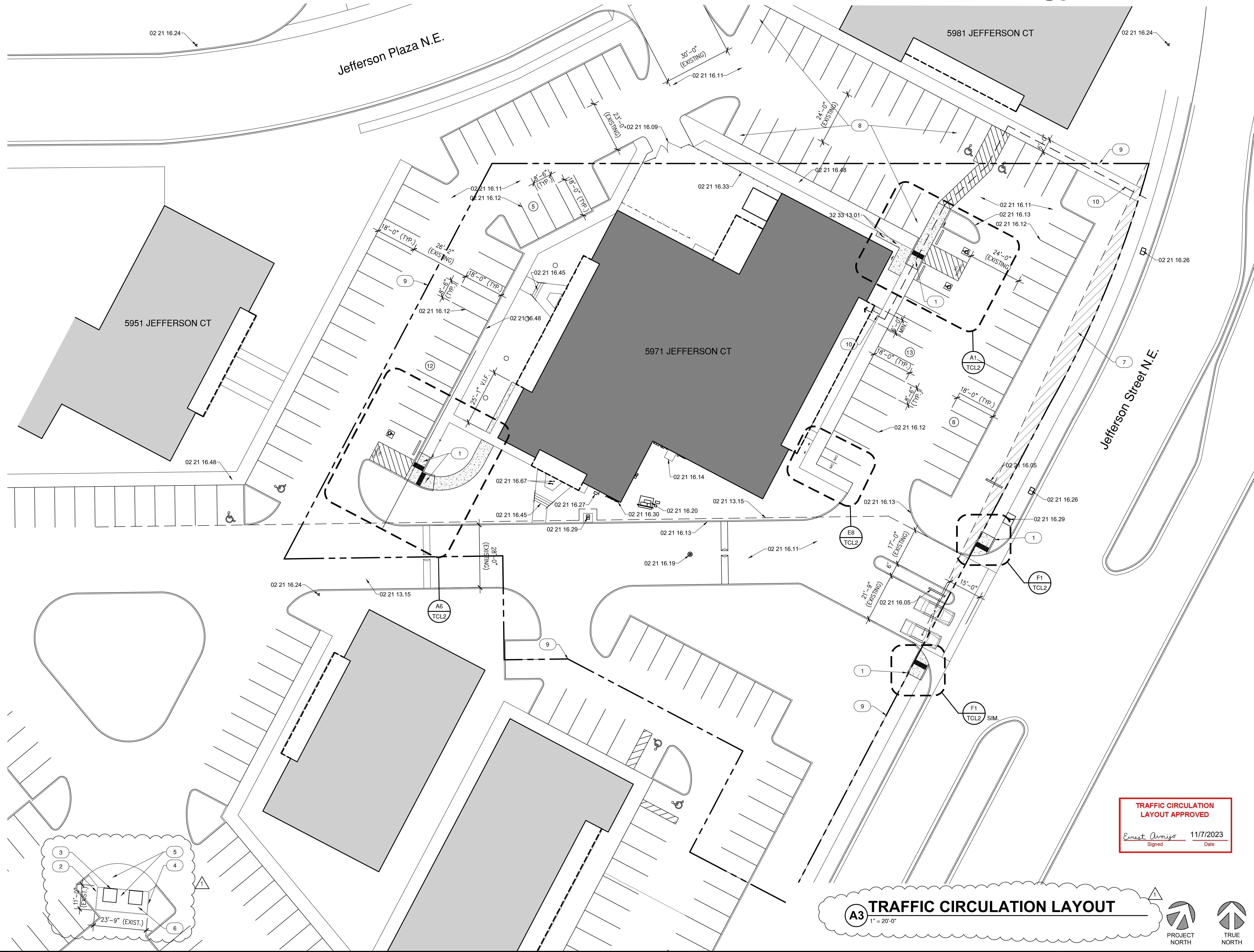
- DIVISION 02 - EXISTING CONDITIONS
- 02 21 13.15 - EASEMENT LINE
 - 02 21 16.05 - EXISTING MONUMENT SIGN
 - 02 21 16.09 - EXISTING VEHICLE GATE
 - 02 21 16.11 - EXISTING ASPHALT
 - 02 21 16.12 - EXISTING PARKING
 - 02 21 16.13 - EXISTING CONCRETE CURB
 - 02 21 16.14 - EXISTING CONCRETE PAD
 - 02 21 16.19 - EXISTING MANHOLE
 - 02 21 16.20 - EXISTING ELECTRICAL TRANSFORMER
 - 02 21 16.24 - EXISTING FIRE HYDRANT
 - 02 21 16.26 - EXISTING UTILITIES
 - 02 21 16.27 - EXISTING IRRIGATION EQUIPMENT
 - 02 21 16.29 - EXISTING WATER SUPPLY SHUT-OFF
 - 02 21 16.30 - EXISTING GAS METER
 - 02 21 16.33 - EXISTING FENCE
 - 02 21 16.45 - EXISTING CONCRETE STAIRS
 - 02 21 16.48 - EXISTING SIDEWALK TO REMAIN
 - 02 21 16.67 - EXISTING PLUMBING CLEANOUT

DIVISION 32 - EXTERIOR IMPROVEMENTS

- 32 33 13.01 - BICYCLE RACKS

SHEET KEYNOTES

- NEW ADA ACCESSIBLE CURB RAMP WITH DETECABLE WARNING.
- EXISTING TRASH ENCLOSURE TO REMAIN. ALTERATIONS TO BLDG WILL NOT CHANGE THE EXISTING REFUSE SERVICE OR EXISTING TRASH ENCLOSURE AT SITE.
- EXISTING (2) 6 YD. DUMPSTERS.
- EXISTING 6 FT. HIGH WOOD FENCE ENCLOSURE.
- EXISTING CONCRETE PAD INSIDE AND OUTSIDE ENCLOSURE.
- EXISTING (4) CONCRETE FILLED METAL BOLLARDS.
- SIGHT TRIANGLE.
- PARKING RESERVED FOR 5981 JEFFERSON ST.
- ESTIMATED PROPERTY LINE (TAKEN FROM CITY OF ALBUQUERQUE IDO INTERACTIVE MAP)
- SIX FOOT WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY FROM PUBLIC STREET TO BUILDING ENTRANCE.

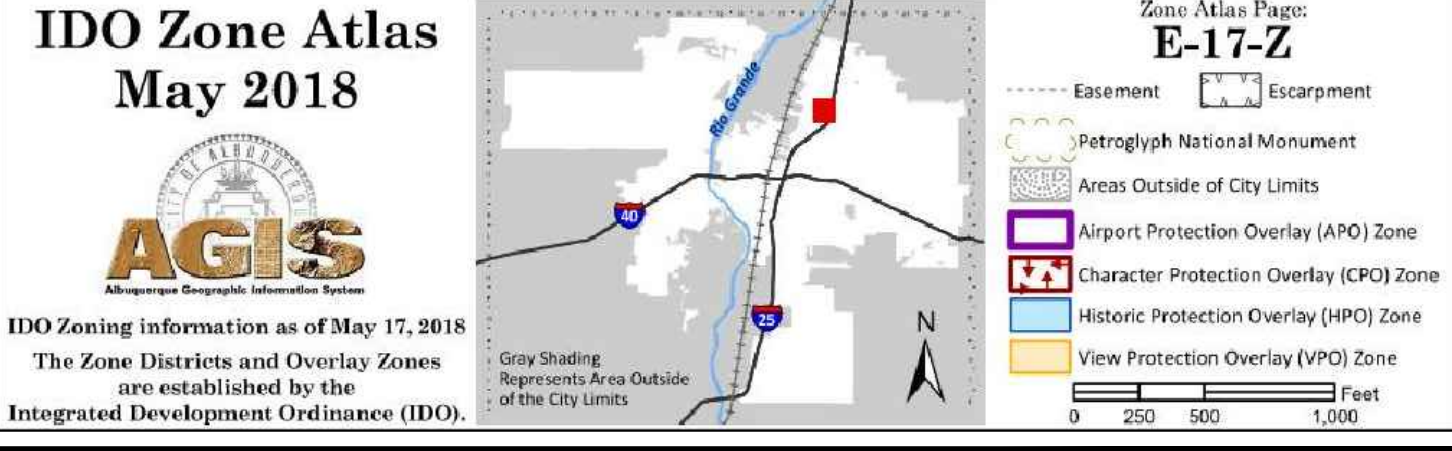
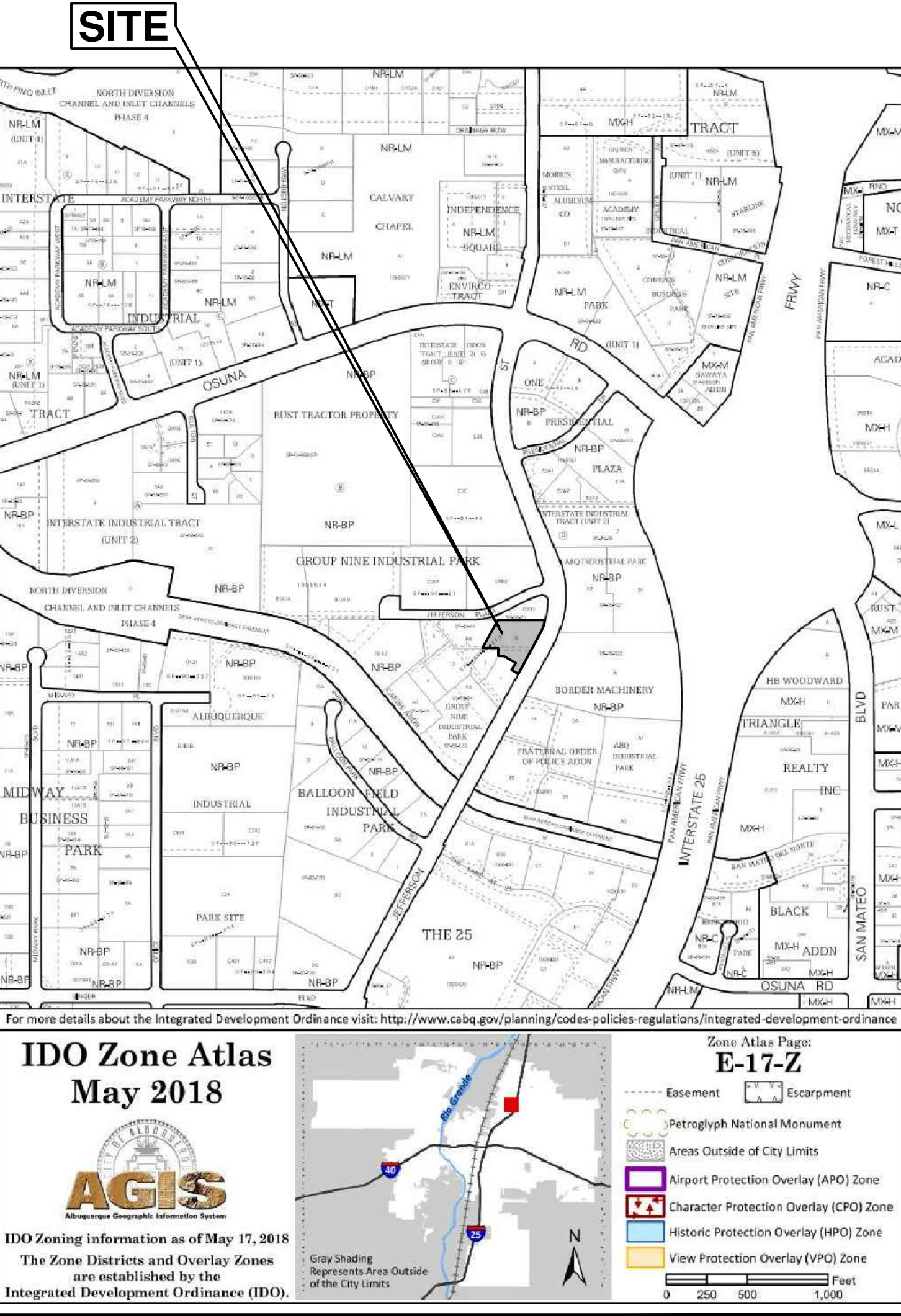


TRAFFIC CIRCULATION LAYOUT APPROVED

Emmet Amigo
Signed Date 11/7/2023

A3 TRAFFIC CIRCULATION LAYOUT

1" = 20'-0"



TRAFFIC CIRCULATION LAYOUT

REVISIONS

INITIALS	REV.	DATE	COMMENTS
-	1	09/03/2023	PLAN REVIEW COMMENTS
-	REVISION:	-	-
-	REVISION:	-	-
-	REVISION:	-	-

PROJECT NO.: 2227
DRAWN: 10/20/2023

TCL1

3 OF 22

ROADRUNNER VETERINARY HOSPITAL

5971 Jefferson St. NE
Albuquerque, New Mexico 87109

Ashlee Andrews, DVM & Kristin Bannon Klessig, DVM

Copyright: 2023, BDA ARCHITECTURE PC.

BDA Architecture, P.C.
Building Design for Animals, LLC

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Albuquerque, NM 87107
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Email: info@bdaarc.com

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BDA

CMP

STATE OF NEW MEXICO

DAVE GASSER
No. 5746
REGISTERED ARCHITECT

08-16-23

VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.

SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM OF 36 INCHES FROM THE PARKING SPACE FINISHED GRADE, GROUND OR WALK.



INTERNATIONAL SYMBOL
OF ACCESSIBILITY (white
on dark background)



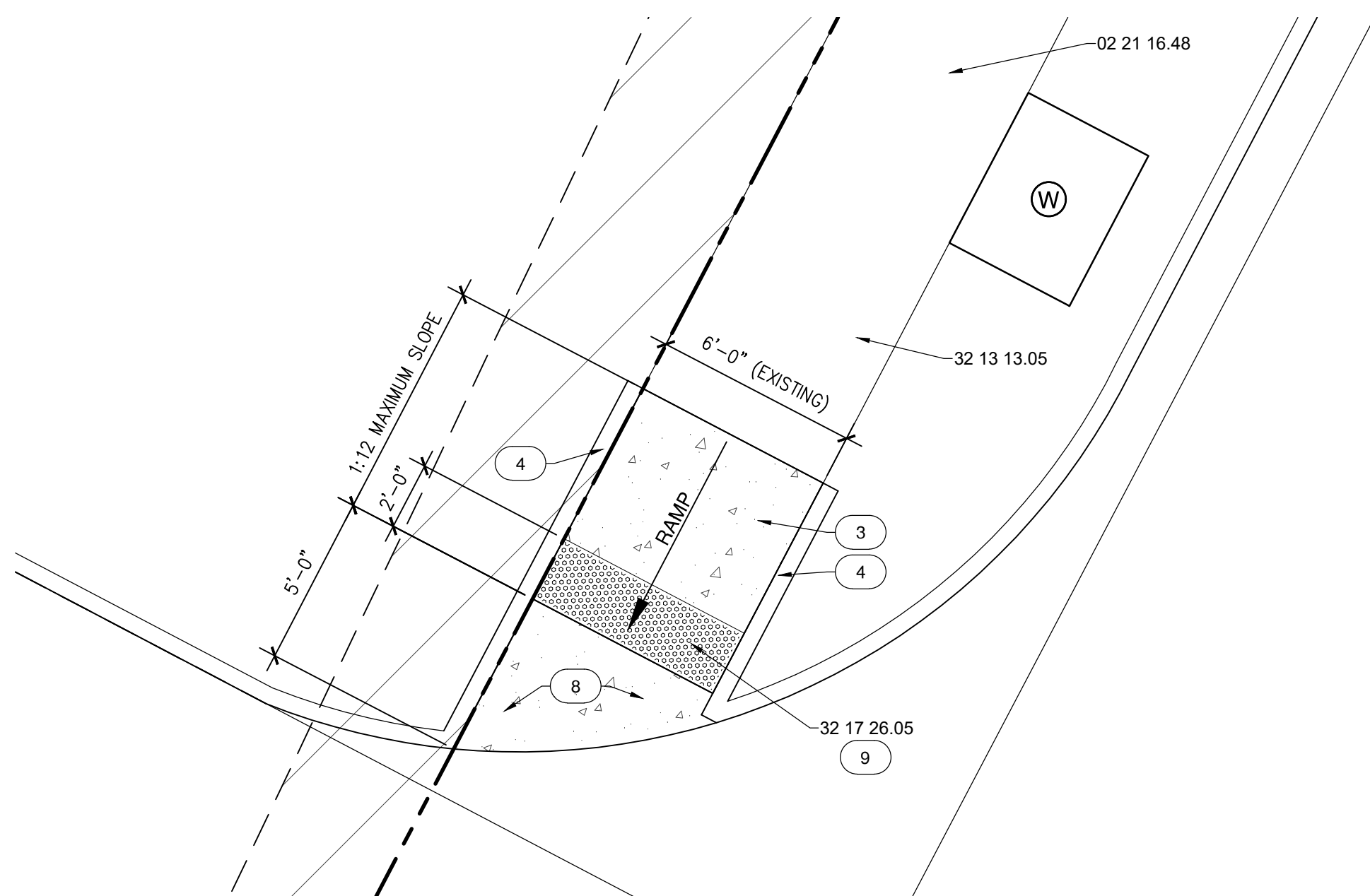
INTERNATIONAL SYMBOL
OF ACCESSIBILITY (dark
color on white or transparent
background)

International symbol of accessibility,
painted white with 3" min. wide
traffic paint stripe on blue
background field traffic paint 3'-0"
square with 3" radius corners

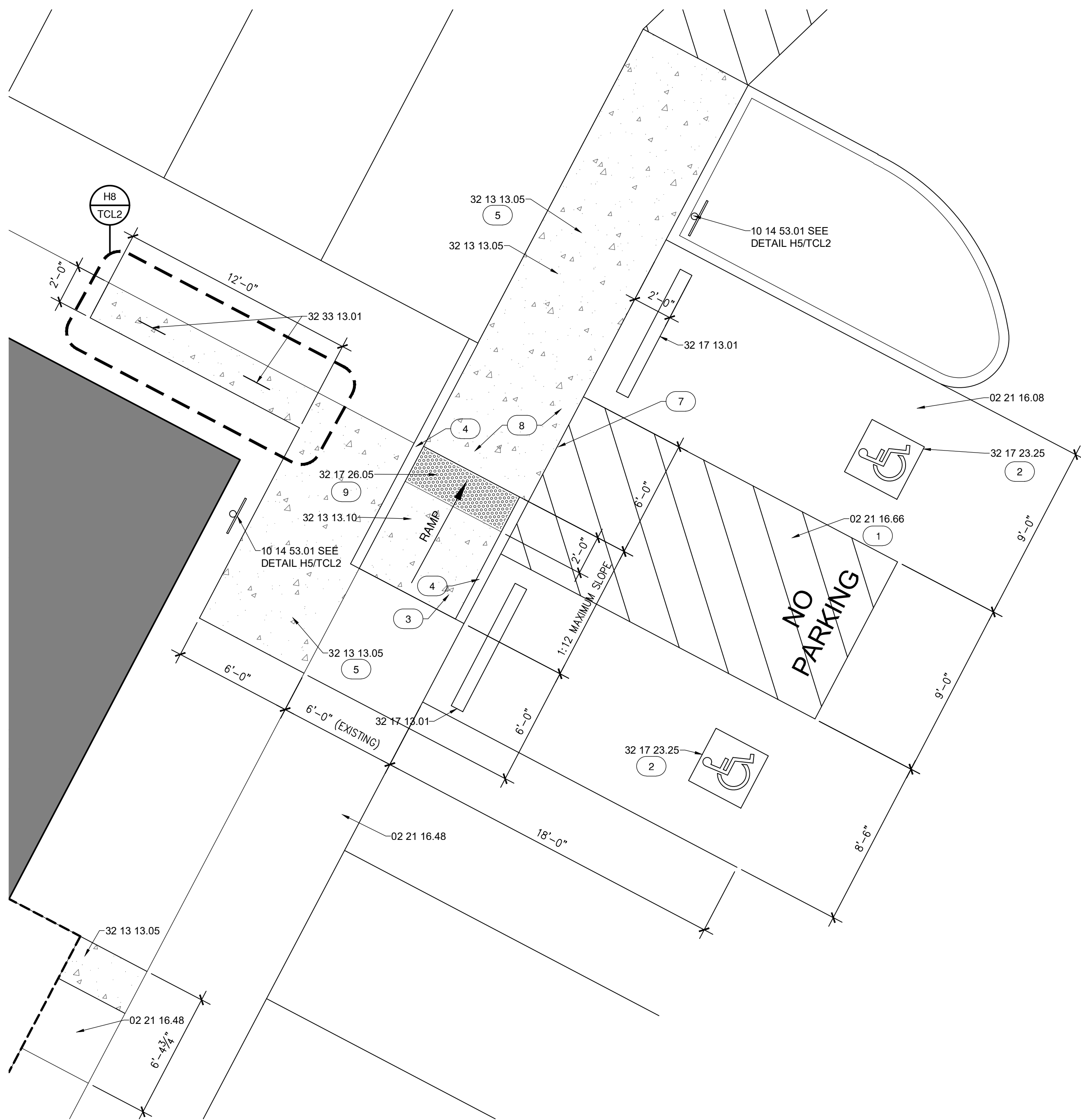
International symbol of accessibility,
4" x 4" reverse stick-on, white figure
on blue background field

International symbol of accessibility,
6" x 6" painted blue on paved
background surface

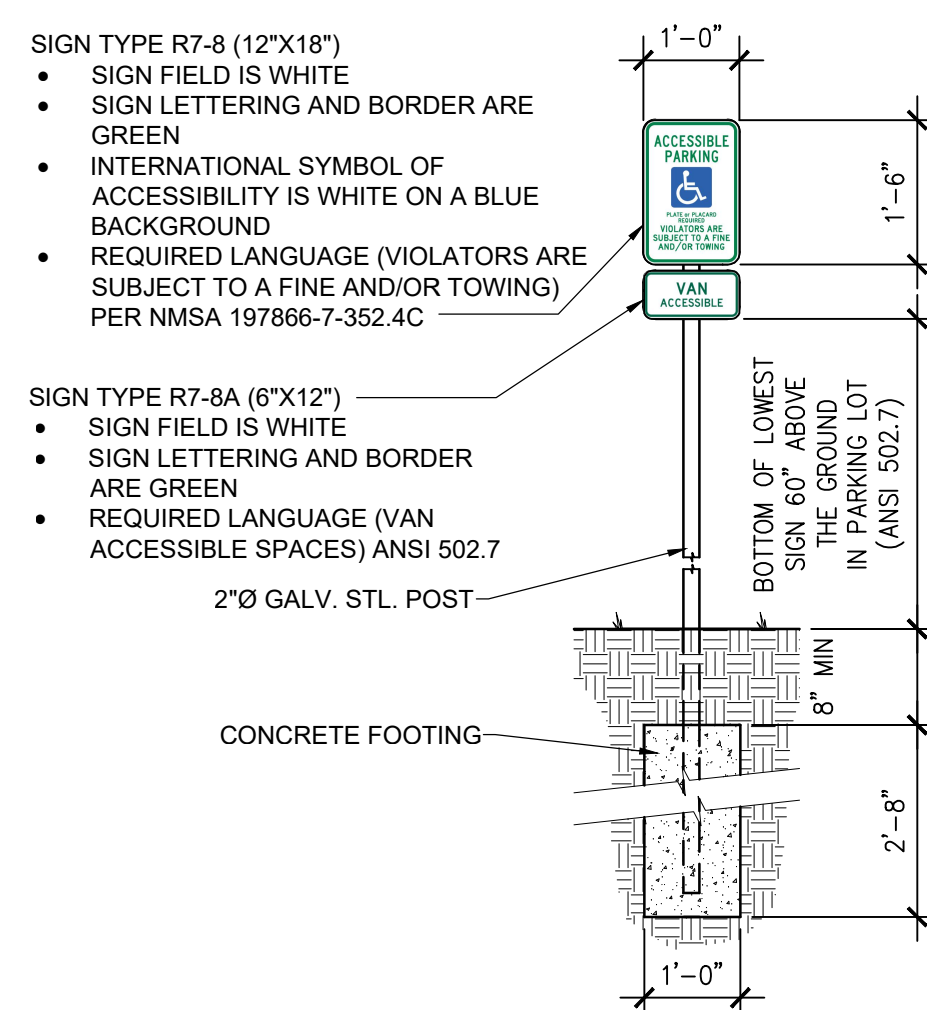
SCALE: "NTS"



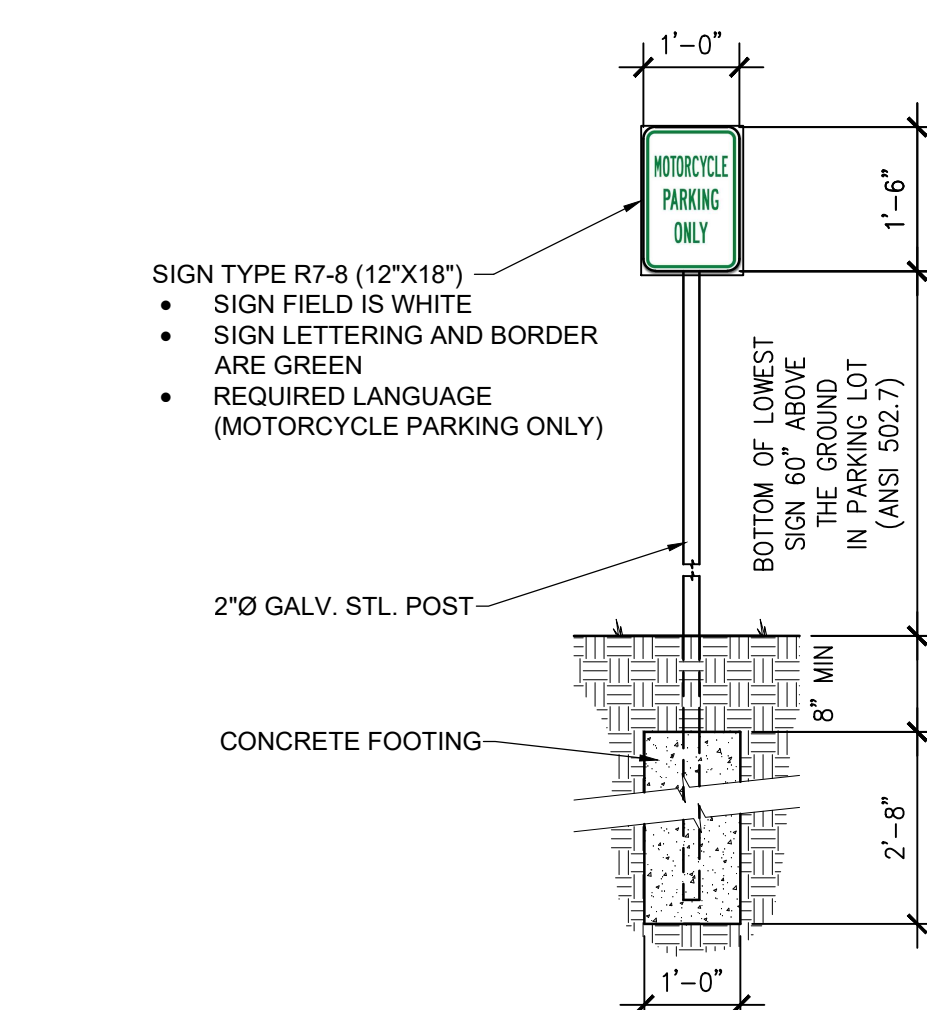
$\frac{1}{4}'' = 1'-0''$



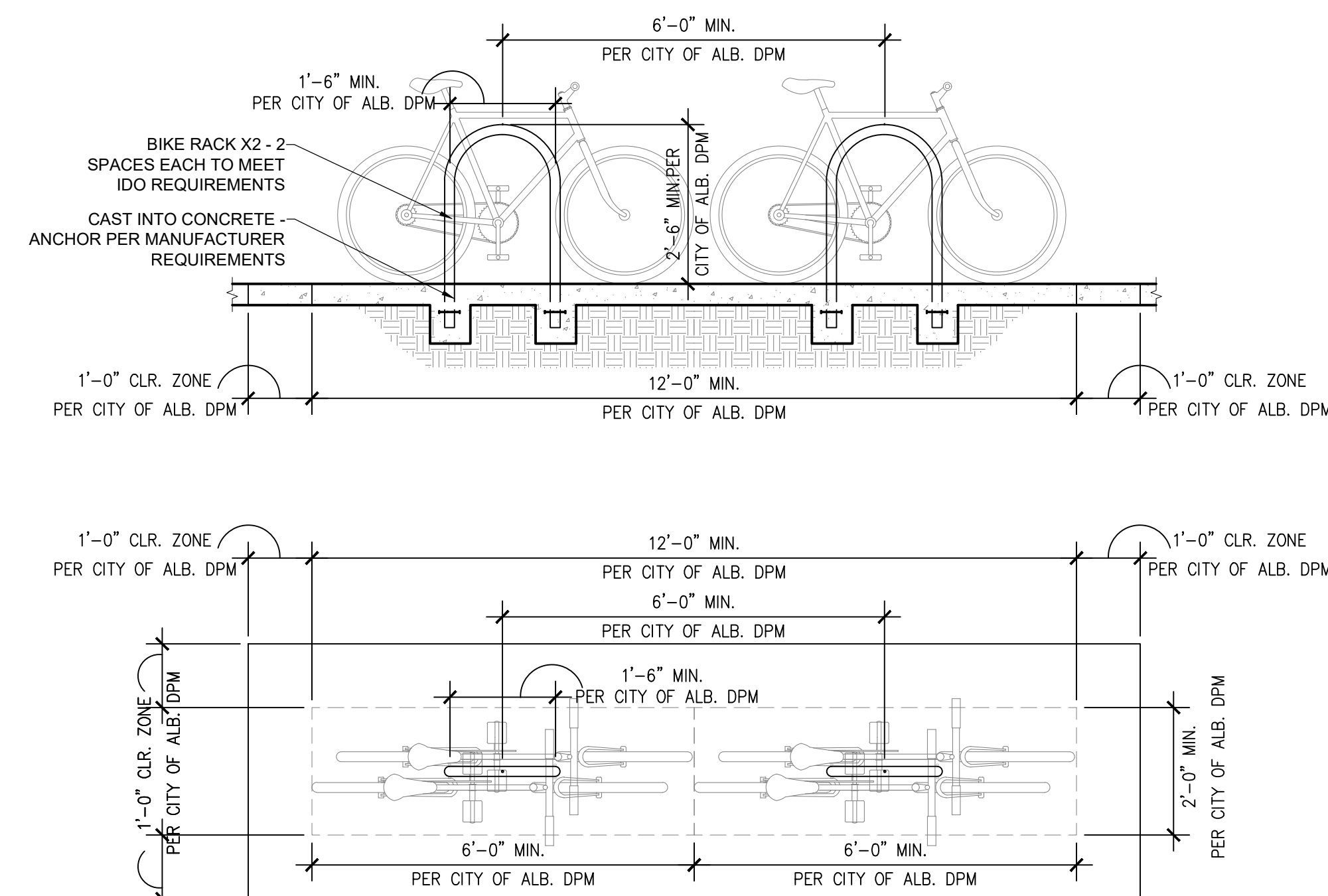
(A1) $1/4" = 1'-0"$



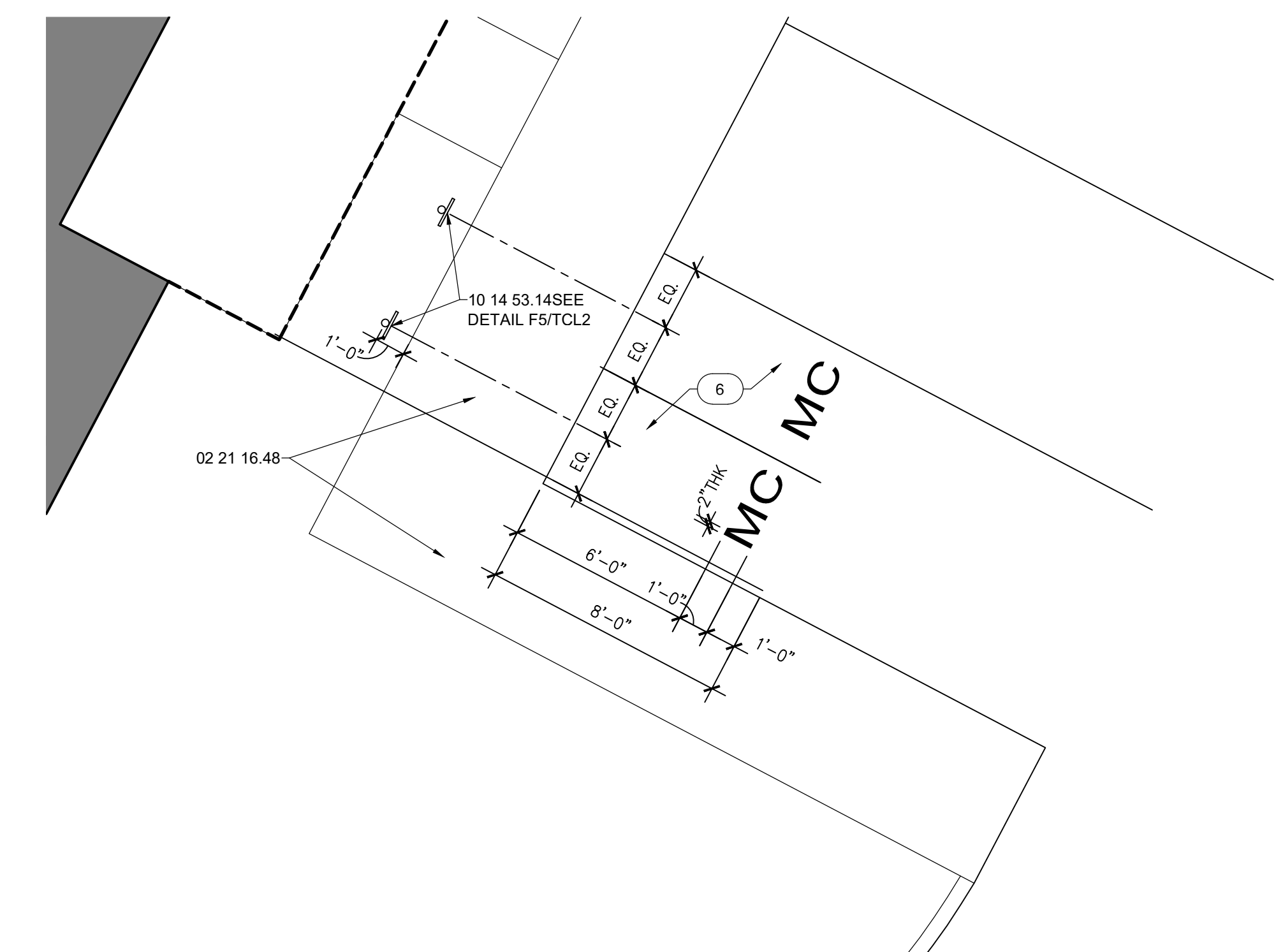
H3 SCALE: "NTS"



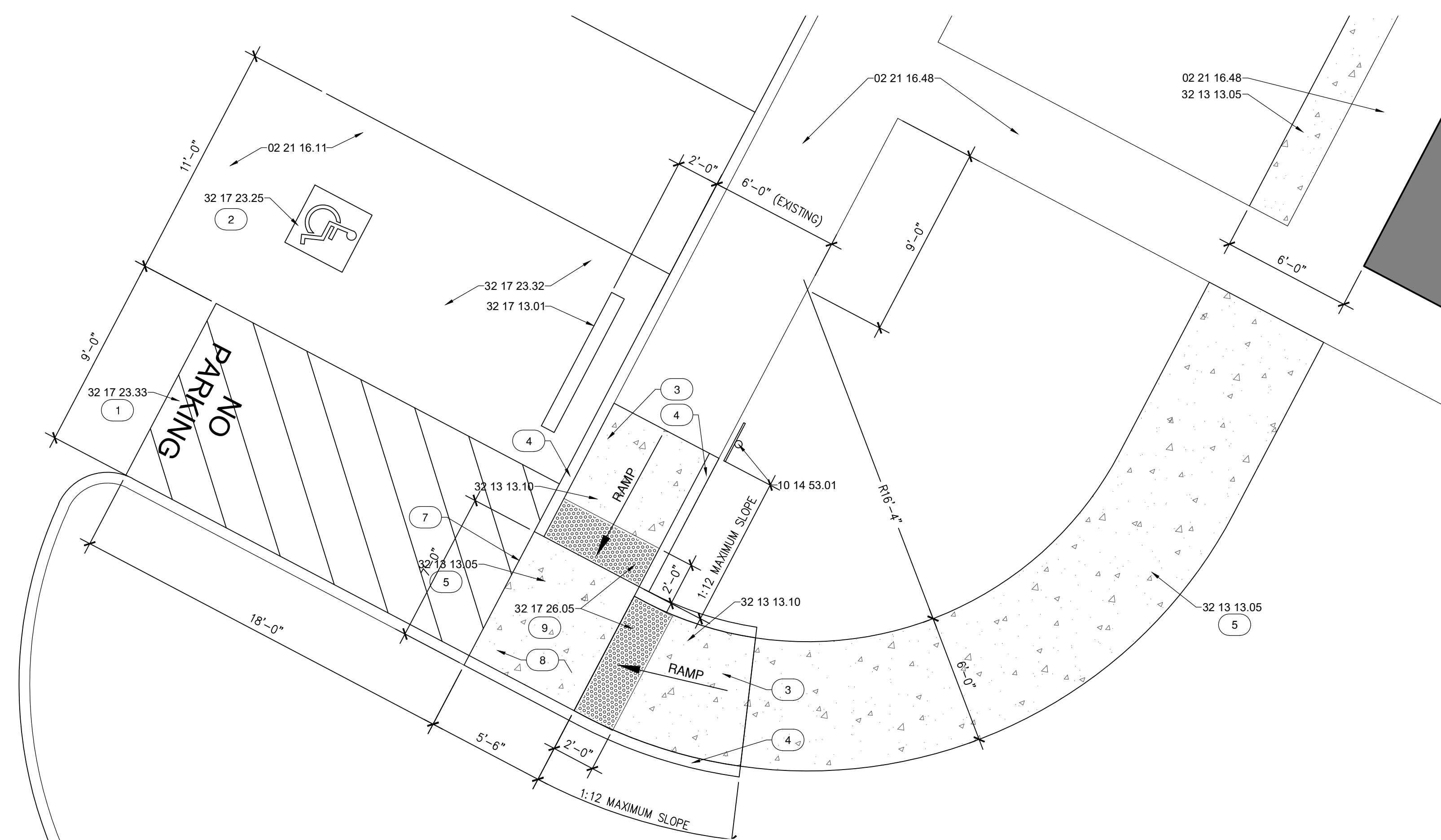
(13) SCALE: "NTS"



H8 1/2" = 1'-0"



E8 $1/4^{\circ} = 1^{\circ}-0''$



(A7) $\frac{1}{4}" = 1'-0"$

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

DIVISION 02 - EXISTING CONDITIONS

- 02 21 16.08 - EXISTING ADA ACCESSIBLE PARKING
- 02 21 16.11 - EXISTING ASPHALT
- 02 21 16.48 - EXISTING SIDEWALK TO REMAIN
- 02 21 16.66 - EXISTING ADA ACCESS AISLE

10 14 53.01 - ADA PARKING SIGN

10 14 53.14 - MOTORCYCLE PARKING SIGN

32 13 13.05	- CONCRETE SIDEWALK
32 13 13.10	- CONCRETE ADA ACCESS RAMP
32 17 13.01	- PRECAST CONCRETE PARKING BUMPER
32 17 23.25	- ADA PARKING SYMBOL
32 17 23.32	- VAN ACCESSIBLE PARKING
32 17 23.33	- ADA ACCESS AISLE
32 17 26.05	- ADA APPROVED TRUNCATED DOME STRIP
32 33 13.01	- BICYCLE RACKS

1. BLUE #45 DEGREE PAINTED PARKING STRIPING 'W/ NO PARKING' PER NMSA 66-1-4.1.B
2. BLUE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) PAINTED ON THE PAVEMENT SURFACE AT THE REAR OF THE SPACE PER NMSA 66-1-4.4.E AND 2010 ADA 216.5
3. PARALLEL CURB RAMP. MAXIMUM SLOPE 1:12. REFER TO COA STD. 2426 PRIVATE ENTRANCE DETAILS.
4. HEADER CURB INTERNAL WITH RAMP.
5. CONCRETE SIDEWALK. MAXIMUM SLOPE 1:20.
6. (2) NEW MOTORCYCLE PARKING SPACES WITH 'MC' PAVEMENT MARKING. PAVEMENT MARKING SAME COLOR AS PARKING STRIPES.
7. ASPHALT PAVING FLUSH WITH CONCRETE SIDEWALK.
8. LEVEL LANDING. 2% MAXIMUM SLOPE.
9. REFER TO COA STD. 2426. 2446 DETECTABLE WARNINGS.