

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 11, 2022

Jessica Charland
BDA Architecture, P.C.
901 Lambert Place NE
Albuquerque, NM 87107

Re: Blue Cross Veterinary Clinic
1650 University NE
Traffic Circulation Layout
Architect's Stamp 11-19-2021 (H15-D015B)

Dear Ms. Charland,

The TCL submittal received 02-11-2022 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,

Milo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

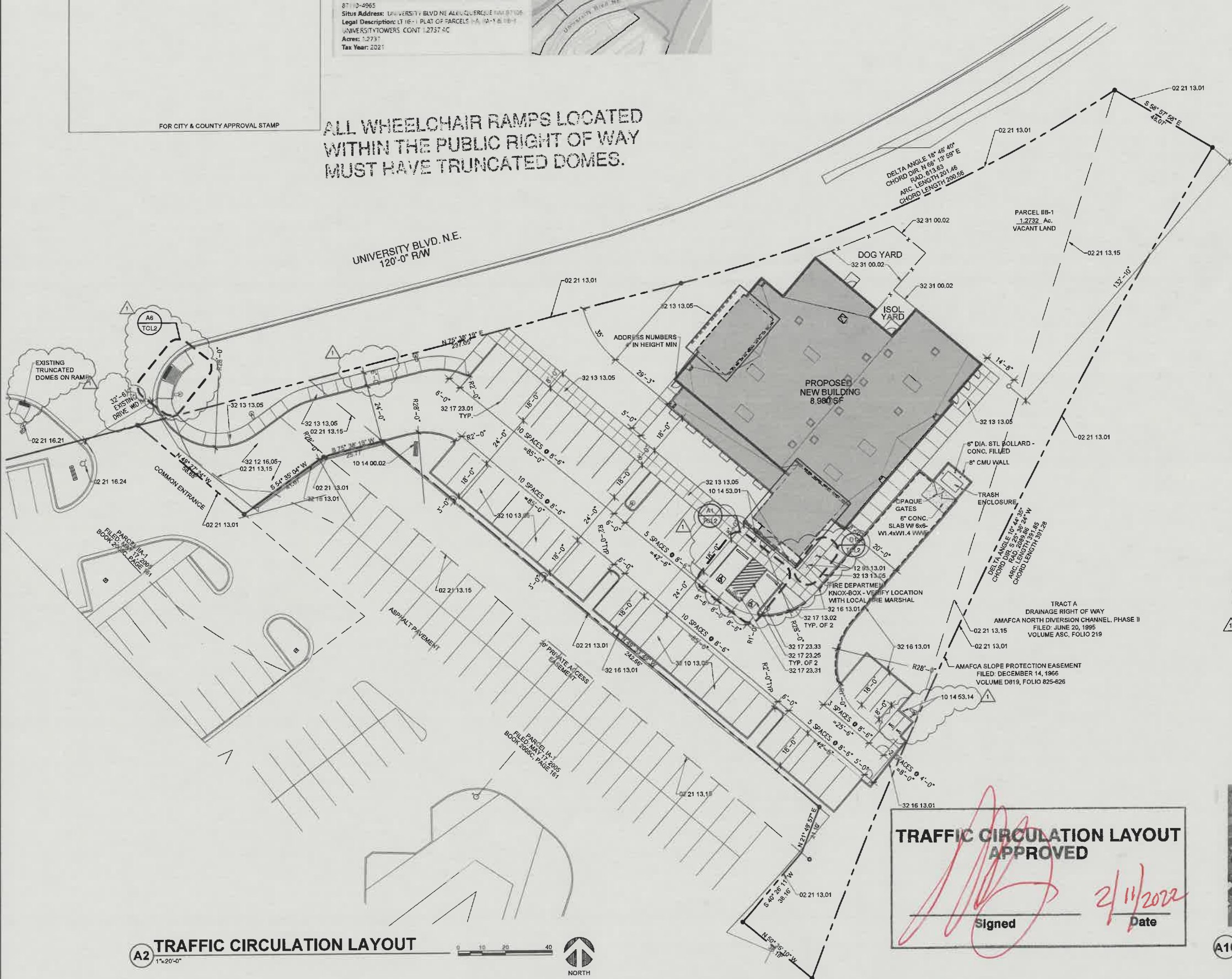
Bernalillo County Parcels
UPC: 101505943506640105
Owner: CRANLEY CAT REAL ESTATE LLC
Owner Address: 1921 CASUSLE BLVD NE ALBUQUERQUE NM 87110-4965
Site Address: UNIVERSITY BLVD NE ALBUQUERQUE NM 87110-4965
Legal Description: LT 16-1 PLAT OF PARCELS 1A, 1A-1 & 1A-2 UNIVERSITY TOWERS CONT 1.2737 AC
Acres: 1.2737
Tax Year: 2021



FOR CITY & COUNTY APPROVAL STAMP

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

UNIVERSITY BLVD. N.E.
120'-0" R/W



GENERAL NOTES

- A. THIS IS NOT A SURVEY. INFORMATION TAKEN FROM A SURVEY PREPARED BY THE SURVEY OFFICE LLC., DATED 11/18/16. REFER TO THAT SURVEY FOR ALL BOUNDARY AND EXISTING CONDITIONS.
- B. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER, PER CITY OF ALBUQUERQUE STANDARD DRAWINGS 2430 & 2415A.

PROJECT DATA

OCCUPANCY TYPE: B
BUILDING TYPE: VETERINARY CLINIC
CONSTRUCTION TYPE: V-B
MAX. BUILDING HEIGHT: 38'-0"
GROSS USABLE AREA: 8,980 SF
ZONING: NH-C

PARKING ANALYSIS

PARKING REQUIRED (2.5 PER 1,000 GFA): 36
PARKING PROVIDED: 45
ADA PARKING REQUIRED: 2
ADA PARKING PROVIDED: 2
MOTORCYCLE PARKING REQUIRED (1 PER 25 VEHICLES): 2
MOTORCYCLE PARKING PROVIDED: 2
BICYCLE PARKING REQUIRED (3 SPACES OR 10% OF REQUIRED PARKING SPACES, WHICHEVER IS GREATER): 3
BICYCLE PARKING PROVIDED: 4

REFERENCE KEYNOTES

- DIVISION 02 - EXISTING CONDITIONS
02 21 13.01 - BOUNDARY LINE
02 21 13.15 - EASEMENT LINE
- DIVISION 10 - SPECIALTIES
10 14 00.02 - MONUMENT SIGN BY OWNER
10 14 53.01 - ADA PARKING SIGN - SEE DETAIL A8/TCL2
10 14 53.14 - MOTORCYCLE PARKING SIGN - SEE DETAIL D8/TCL2
- DIVISION 12 - FURNISHINGS
12 93 13.01 - BICYCLE RACK - SEE DETAIL D1/TCL2
- DIVISION 32 - EXTERIOR IMPROVEMENTS
32 10 13.05 - PAVED PARKING
32 12 16.05 - ASPHALT DRIVE
32 13 13.05 - CONCRETE SIDEWALK
32 16 13.01 - CONCRETE CURB
32 17 13.02 - CONCRETE WHEEL STOP
32 17 23.01 - PARKING STRIPES
32 17 23.25 - ADA PARKING SYMBOL
32 17 23.31 - ADA ACCESSIBLE PARKING
32 17 23.33 - ADA ACCESS AISLE
32 31 00.02 - FENCED ENCLOSURE

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed

Date



VICINITY MAP
NTS

SITE

BLUE CROSS ANIMAL CLINIC

1650 University Blvd. NE
Albuquerque, New Mexico 87106
Ashlee Andrews DVM

Copyright, 2020, BDA ARCHITECTURE PC.

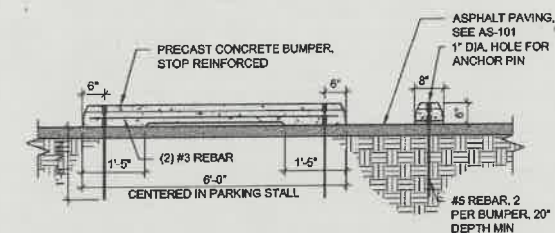
TRAFFIC CIRCULATION LAYOUT

REV#	DATE	COMMENTS
1	01/27/22	PER CITY REVIEW COMMENTS

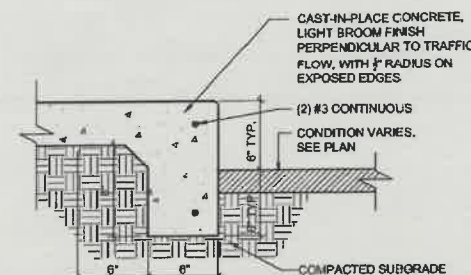
INITIALS	REVISIONS
DG	BDA DSGN. REV.
JC	BDA TECH. REV.

ANDREWS
PROJECT NO.: 1948
DRAWN:
DATE: 11/19/21
TCL
OF

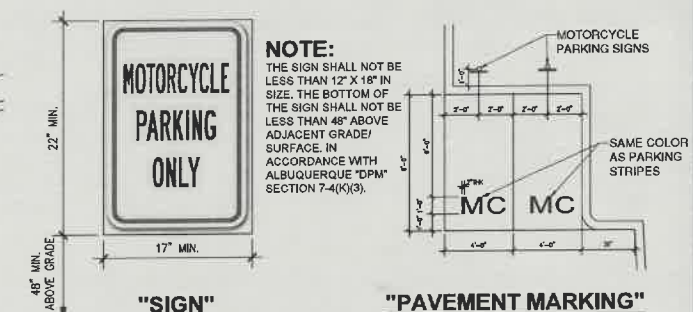
12



G9 SCALE: "NTS"



E9 SCALE: "NTS"

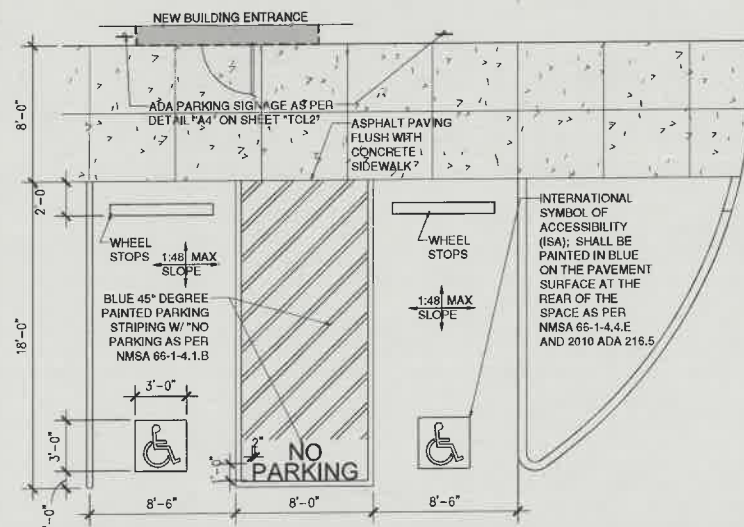


D9 SCALE: "NTS"

A9 SCALE: "NTS"

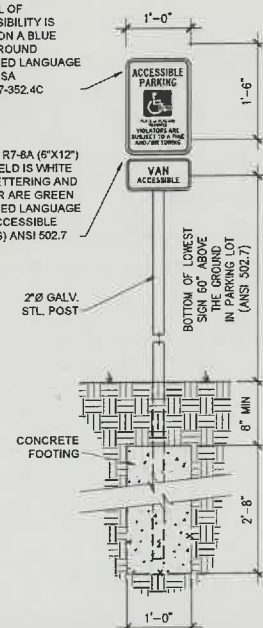
C H.C. PATH OF TRAVEL
International symbol of accessibility,
6" x 6" painted blue on paved
background surface

SCALE: "NTS"

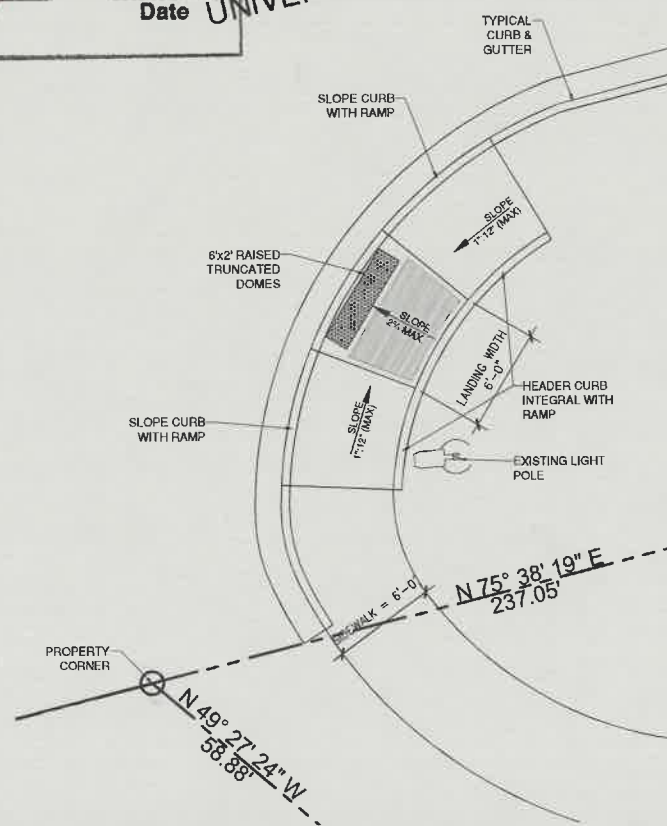


A1 SCALE: 1"=5'

A4 SCALE: "NTS"



A6 SCALE: 1"=5'



A9 SCALE: "NTS"

TCL2
OF

BLUE CROSS ANIMAL CLINIC
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Ashlee Andrews DVM
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7/5-DO/5B