

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 30, 2023

Dave Gasser, R.A
BDA Architecture, P.C
901 Lamberton PI NE
Albuquerque, NM 87107

Re: Blue Cross Animal Hospital/ 1650 University Blvd. SE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 11-19-2021 (H15-D015B)
Certification dated 07-27-23

Dear Mr. Gasser,

Based upon the information provided in your submittal received 07-28-23, 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

Sincerely,

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

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title: Blue Cross Animal Hospital **Building Permit #:** BP-2021-49864 **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: 1650 University Blvd NE

Applicant: BDA Architecture **Contact:** Dave Gasser

Address: 901 Lambertson Pl NE

Phone#: (505) 858-0189 **Fax#:** _____ **E-mail:** dave.gasser@bdaarc.com

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

IS THIS A RESUBMITTAL?: Yes X No

DEPARTMENT:

 HYDROLOGY/ DRAINAGE
 X TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

 X 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
 X 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: 7/27/2023 **By:** Dave Gasser

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



July 27, 2023

Traffic Certification

I, Dave Gasser, NMRA number 005746, of the firm BDA Architecture, P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 2/11/2022. The record information edited onto the original design document has been obtained by Dave Gasser of the firm BDA Architecture, P.C.. I further certify that I have personally visited the project site on 7/26/23 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:

- A handicapped ramp with continuous handrails was added to accommodate the grade different from the sidewalk to the pedestrian access ramp.
- Handrails were added where the difference between sidewalk and grade exceeded 30 inches.
- Fire lane striping was added.
- The traffic guard has not yet been installed.

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.

BDA Architecture, P.C.
Building Design for
Animals, LLC
901 Lambertson Pl NE
East Suite
Albuquerque, NM 87107

(505) 858-0180
info@bdaarc.com

Signature of Architect

7/27/2023

Date



Architect's stamp



USGBC
MEMBER

Bernalillo County Parcels
UPC: 10150594350640105
Owner: CRANFORD REAL ESTATE LLC
Owner Address: 1921 CHURCH BLVD NE ALBUQUERQUE NM 87113-4965
Street Address: UNIVERSITY BLVD NE ALBUQUERQUE NM 87106
Legal Description: L115-1 PLAT OF PARCELS 1-A, 1A-1 & 1B-1 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" RW

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed

2/11/2022
Date

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: NR-C

PARKING ANALYSIS

PARKING REQUIRED (2.5 PER 1,000 GFA): 35
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

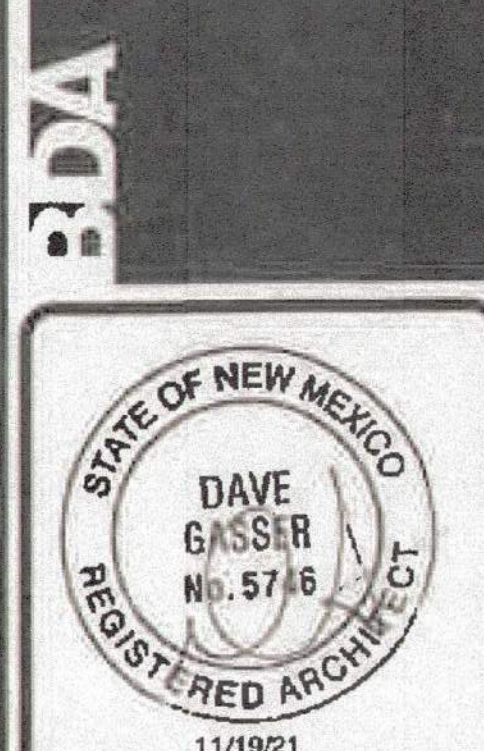
- DIVISION 02 - EXISTING CONDITIONS
02 21 13.01 - BOUNDARY LINE
02 21 13.15 - EASEMENT LINE
DIVISION 10 - SPECIALTIES
10 14 00.02 - MONUMENT SIGN BY OWNER
10 14 53.01 - ADA PARKING SIGN - SEE DETAIL A5/TCL2
10 14 53.14 - MOTORCYCLE PARKING SIGN - SEE DETAIL D8/TCL2
DIVISION 12 - FURNISHINGS
12 93 13.01 - 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



VICINITY MAP

SITE

BDA Architecture, P.C.
Gladysz & Usiak Architecture, LLC
891 Lumberton Rd. NE
Albuquerque, NM 87107
Phone: (505) 864-4180
Fax: (505) 864-4111
Email: info@bdaarch.com
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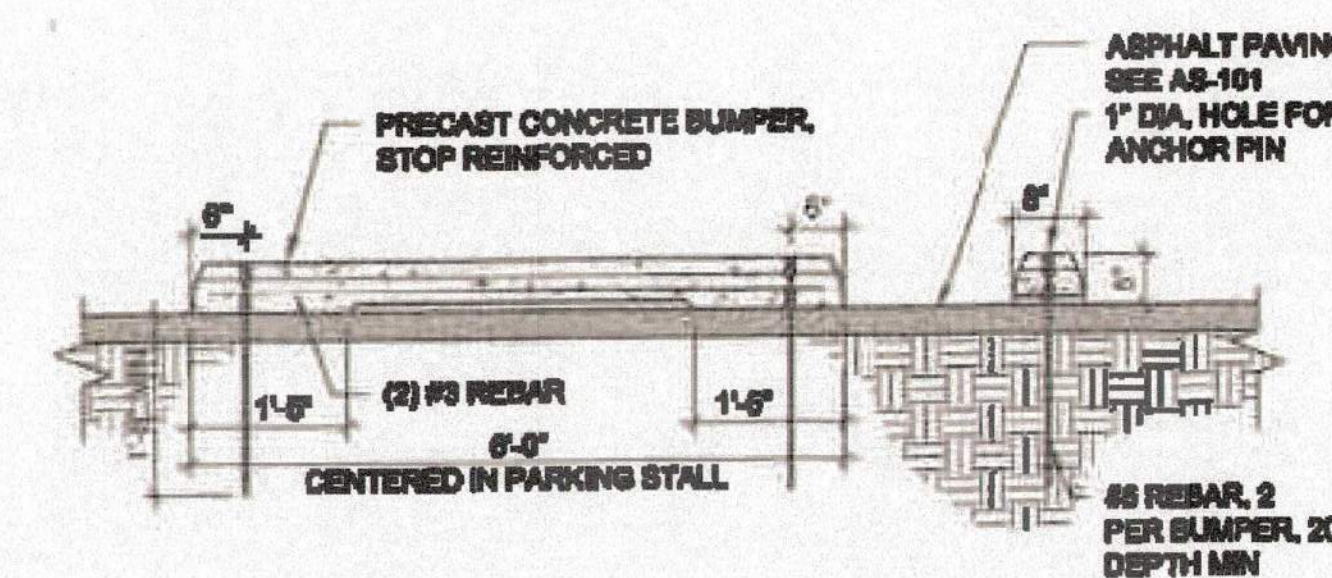
BLUE CROSS ANIMAL CLINIC
1650 University Blvd. NE
Albuquerque, New Mexico 87106
Ashlee Andrews DVM
Copyright, 2020, BDA ARCHITECTURE P.C.

TRAFFIC CIRCULATION LAYOUT		
REV. #	DATE	COMMENTS
1	01/27/22	PER CITY REVIEW COMMENTS
2	7/27/23	AS-BUILT REDLINES
REVISION:		
REVISION:		
REVISION:		

REVIEWS	
INITIALS	DATE
DG	BDA DSGN. REV.
JC	BDA TECH. REV.

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

TCL
OF

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NOTE:

HWY: RYTY AVE. NB (120' RIGHT-OF-WAY)
 POSTED SPEED LIMIT (MPH): 35 MPH
 ■ MIN CLEAR SIGHT TRIANGLE:
 ■ PROVIDED 11' ALONG MAJOR ROAD FROM BACK OF SIDEWALK & 11' INTO PARKING LOT AS MEASURED FROM CURB-RETURN.
 ■ MINIMUM INTERSECTION SIGHT DISTANCES:
 ■ LEFT TURN = 440'
 ■ RIGHT TURN = 340'
 DRIVERS EYE IS LOCATED 15' FROM EDGE OF PAVEMENT, AT 3.5' ABOVE PAVEMENT SURFACE. LINE OF SIGHT DISTANCE SHALL BE MEASURED ALONG THE MAJOR STREETS EDGE OF PAVEMENT.

"LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES AND SHRUBBERY BETWEEN 3' AND 6' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE."

CODE COMPLIANCE PER ALBUQUERQUE "DPM"
MINI CLEAR SIGHT TRIANGLE IN "SECTION 7-4.1(X)(5)(M)"
INTERSECTION SIGHT DISTANCE IN "SECTION 7-4.0(X)(5)(M)"

CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW, WITH 6' RADIUS ON EXPOSED EDGES

(2) #3 CONTINUOUS CONDITION VARIES. SEE PLAN

6' TYP.

6' RADIUS

COMPACTED SUBGRADE

NOTE:
THE SIGN SHALL NOT BE LESS THAN 12" X 16" IN SIZE. THE BOTTOM OF THE SIGN SHALL NOT BE LESS THAN 40" ABOVE ADJACENT GRADE/SURFACE. IN ACCORDANCE WITH ALBUQUERQUE "DPM" SECTION 7-40(3).

D9 **PAVE**
SCALE: 1/8" = 1'-0"

NOTES:
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 WALL.



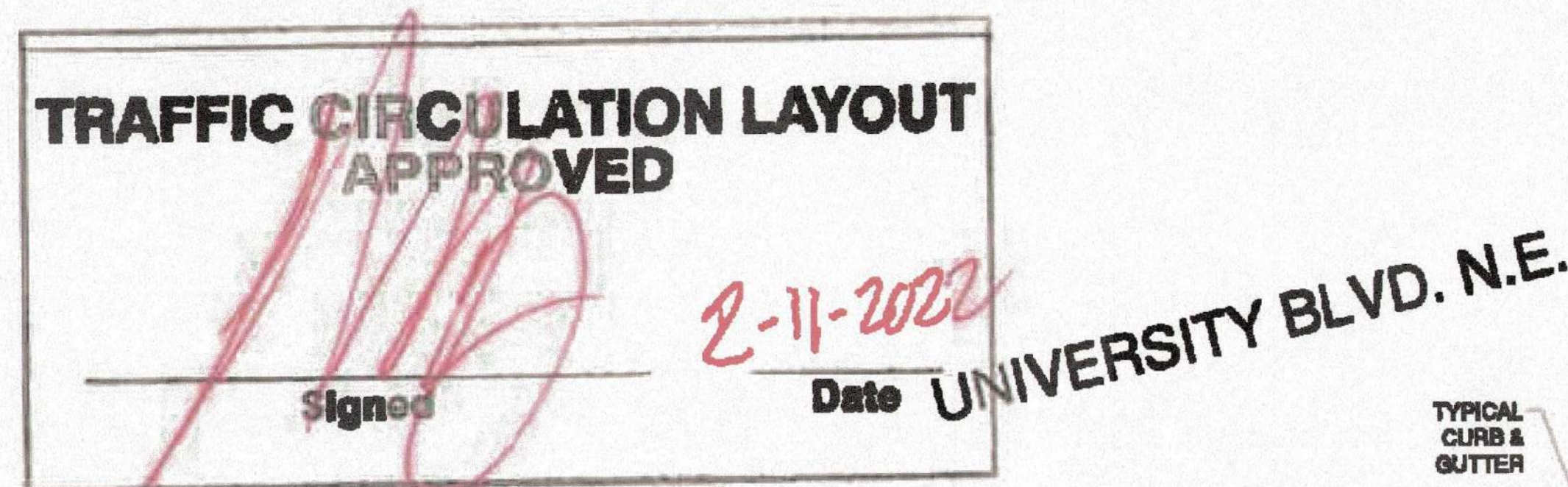
INTERNATIONAL SYMBOL OF ACCESSIBILITY (white on dark background)

A H.C. PARKING SIGN
International symbol of accessibility
painted white with 3" min. wide
traffic paint stripe on blue
background field traffic paint 3'-0"
minimum with 2" radius corners

H.C. ENTRANCE SIGN (ON GLASS)
International symbol of accessibility
4" x 4" reverse stick-on, white figure
on blue background field

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

A9 **ADA**
SCALE: NTE

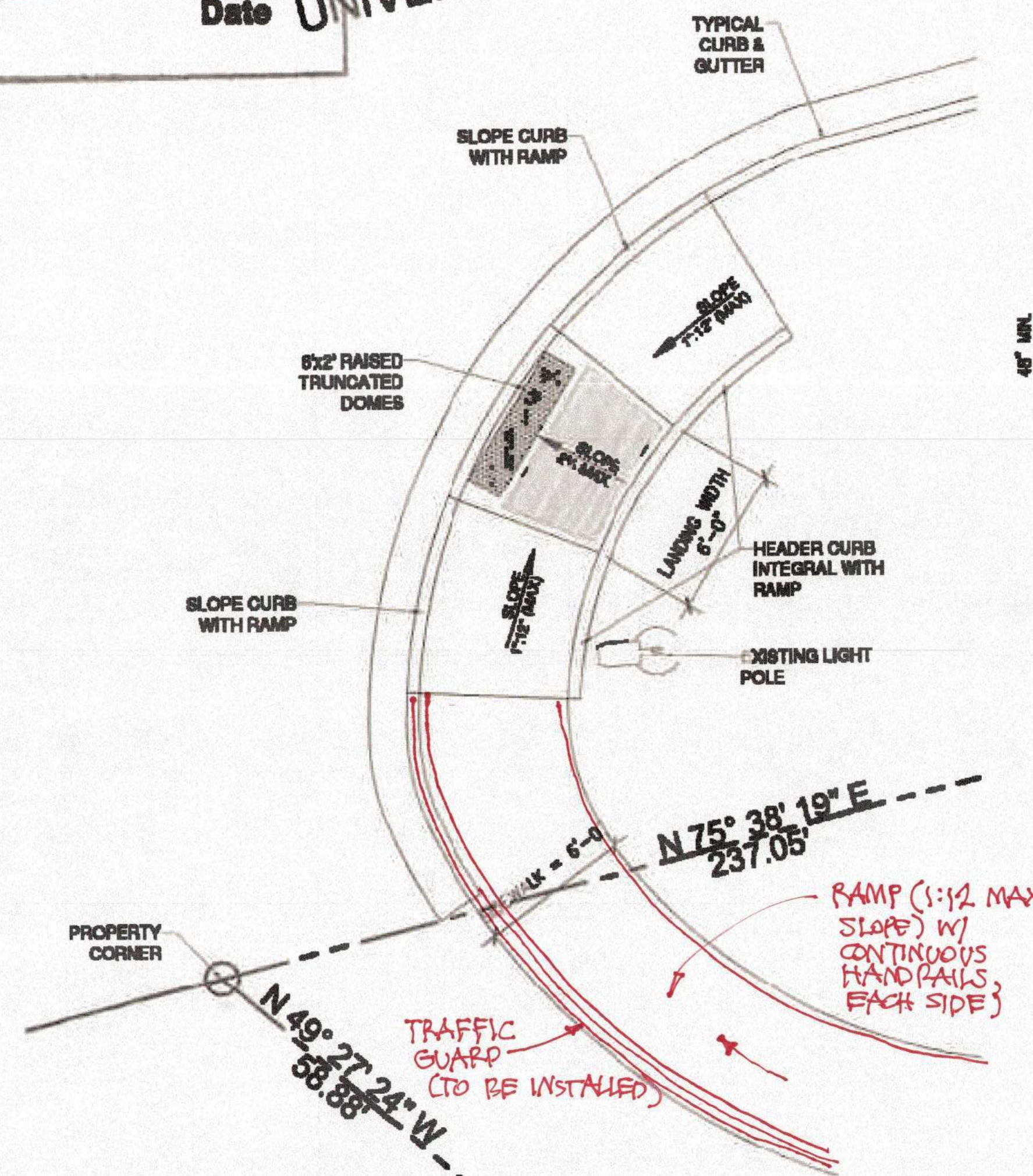


SIGN TYPE R7-6 (12"x18")

- SIGN FIELD IS WHITE
- SIGN LETTERING AND BORDER ARE GREEN
- INTERNATIONAL SYMBOL OF ACCESSIBILITY IS WHITE ON A BLUE BACKGROUND
- REQUIRED LANGUAGE PER NMSA

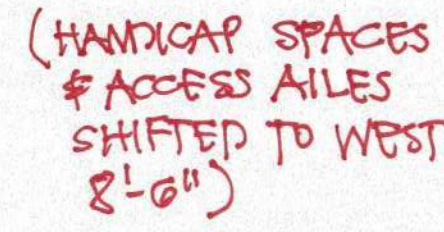
197806-7-352.4C

- SIGN TYPE R7-8A (6'X12')
- SIGN FIELD IS WHITE
- SIGN LETTERING AND BORDER ARE GREEN
- REQUIRED LANGUAGE (VAN ACCESSIBLE FRAMES) AND LEFT



ADA PARKING SIGNAGE

A4 SCALE: NT



A4 ADA PARKING SIGNAGE

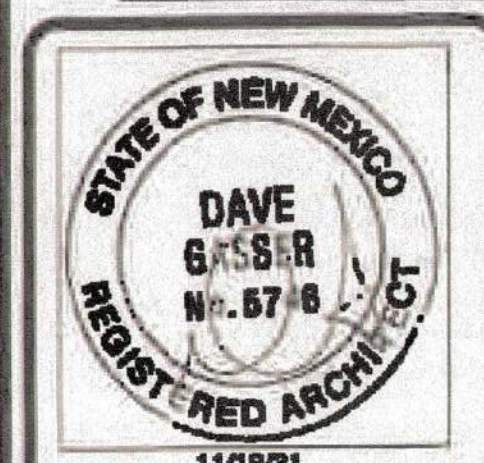
SOALY WIT

Date Due February 6, 2025 - 4:17 PM - Thomas
Pay Date: February 8, 2025 - 4:57 PM
Tenant Name G MACHINERY II (194)-Androm - Also Covid-19/2019 Construction Documents of the Case Against Child Support (194)-TCL Detail Binding

BDA Architecture, P.C.
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BDA



BLUE CROSS ANIMAL CLINIC

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

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TCL DETAIL SHEET

REVISION:	1
REVISION:	
REVISION:	
REVISION:	

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

ANDREWS
PROJECT NO.: 1948
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TCL2
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