



**Planning Department
Transportation Development Services**

October 13, 2014

Doug Heller, R.A.
Mullen Heller Architecture P.C.
924 Park Avenue SW, Suite B
Albuquerque, NM 87102

**Re: TLC Pet and Uptown Cat Hospitals, 1300 Wyoming Boulevard, N.E.
Traffic Circulation Layout**
Engineer's/Architect's Stamp dated 10-06-14 (J20-D027)

Dear Mr. Heller,

Based upon the information provided in your submittal received 10-07-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. Please provide a vicinity map with the location of the site development in relation to surrounding streets.
2. Please provide a legend for the various line-types and hatching.
3. Identify the existing right-of-way width, medians, and street widths for Wyoming Boulevard and Summer Avenue.
4. In addition to being too close to the Summer Avenue intersection, the existing drivepad on Wyoming Boulevard does not match up with the driving aisle. Revise the existing drivepad to match up with the driving aisle along the south side of the access.
5. On the southwest corner of the parking lot, make a correction from "3 Spaces @9'-0" = 18' " to " 2 Spaces@9'-0" =18' ".
6. For Keyed Note 16, the ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
7. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
8. See Figure 23.7.2 of the DPM for end of parking aisle islands. Change the curb radii from 1 foot to 3 feet where shown on parking aisle islands near the end of

CITY OF ALBUQUERQUE



the parking spaces. Curb radii should be 15 feet for passenger vehicle maneuvering.

9. Graphically, it appears that it will be difficult to incorporate a 6-foot wide flat ADA-accessible path in front of the door in addition to a ramp with a 12:1 slope. (Make sure that both the 12:1 ramp and a 6-foot pathway can be incorporated. The ramp is only drawn at a 5-foot length.)
10. Call out curb height for Keyed Note 12. Keyed Note 12 needs to correctly point to curb for access off of Wyoming Boulevard.
11. For ease of refuse vehicle maneuvering, move the refuse at least a few feet to the east away from the curb.
12. Indicate what pavement thickness will be used for the parking lot.
13. The proposed landscaping at the access off of Summer Avenue may interfere with the sight distance. Provide clear site triangle. (See DPM Manual Page 23-74 of the DPM for Mini Clear Site Triangles for Driveways.)
14. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
15. Please specify the City Standard Drawing Number when applicable.
16. Work within the public right of way requires a work order with DRC approved plans.
17. Please include two copies of the traffic circulation layout at the next submittal.

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Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

TRANSMITTAL LETTER

PROJECT: **TLC Pet and Uptown Cat Hospitals**
1300 Wyoming Boulevard, NE.
Albuquerque, New Mexico 87112

Project No.: 14-17
Date: October 7, 2014

TO: City of Albuquerque – Transportation Development
Planning Department
Development & Building Services Division
600 2nd Street, NW.
Albuquerque, NM 87102

ATTN: **Kristal Metro – Traffic Engineer**

CC: File

Phone #: (505) 924-3991

SIGNED: Michael Salvador

WE TRANSMIT:

- ☒ HEREWITH
- ☐ UNDER SEPARATE COVER
- ☐ IN ACCORDANCE WITH
YOUR REQUEST

FOR YOUR:

- ☐ APPROVAL
- ☒ REVIEW AND COMMENT
- ☐ RECORD
- ☐ USE

THE FOLLOWING:

- ☐ DRAWINGS
- ☐ LETTER(S)
- ☐ SHOP DRAWINGS
- ☒ OTHER – **TCL Submittal**

VIA:

- ☐ REGULAR MAIL
- ☐ FEDERAL EXPRESS
- ☐ FAX
- ☒ HAND PICKUP/DELIVERY

COPIES	DATE	DESCRIPTION
2 copies	10/07/2014	TCL Submittal – Building Permit Approval

REMARKS

Mullen Heller Architecture PC

924 Park Avenue SW Suite B Albuquerque NM 87102
505 268 4144 [p] 505 268 4244 [f]

Copy

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: TLC Pet and Uptown Cat Hospitals ZONE MAP/DRG. FILE #: J-20-Z
DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: Portion of Tract B, Block 8 of Mesa Village
CITY ADDRESS: 1300 Wyoming Boulevard, NE. Albuquerque, New Mexico 87112

ENGINEERING FIRM: Wooten Engineering
ADDRESS: 4700 Lincoln NE, Suite 111
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Wooten PE.
PHONE: 505-980-3560
ZIP CODE: 87109

OWNER: TLC Pet & Uptown Cat Hospitals
ADDRESS: 2632 Pennsylvania Avenue
CITY, STATE: Albuquerque, NM

CONTACT: Dr. Danois Salas
PHONE: 505-275-3647
ZIP CODE: 87110

ARCHITECT: Mullen Heller Architecture P.C.
ADDRESS: 924 Park Avenue SW, Suite B
CITY, STATE: Albuquerque, NM

CONTACT: Doug Heller
PHONE: 505-268-4144
ZIP CODE: 87102

SURVEYOR: Harris Surveying, Inc.
ADDRESS: 2412-D Monroe Street NE
CITY, STATE: Albuquerque, NM

CONTACT: Tony Harris
PHONE: 505-889-8056
ZIP CODE: 87110

CONTRACTOR: Insight Construction
ADDRESS: 3909 12th Street
CITY, STATE: Albuquerque, NM

CONTACT: Damian Chimenti
PHONE: 505-888-7927
ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ **TRAFFIC CIRCULATION LAYOUT (TCL)**
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

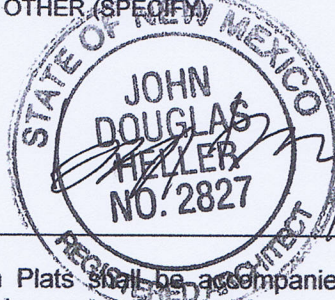
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ **BUILDING PERMIT APPROVAL**
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

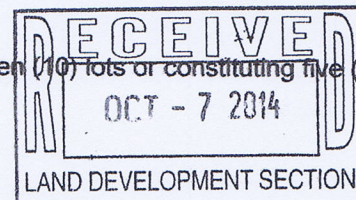
- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

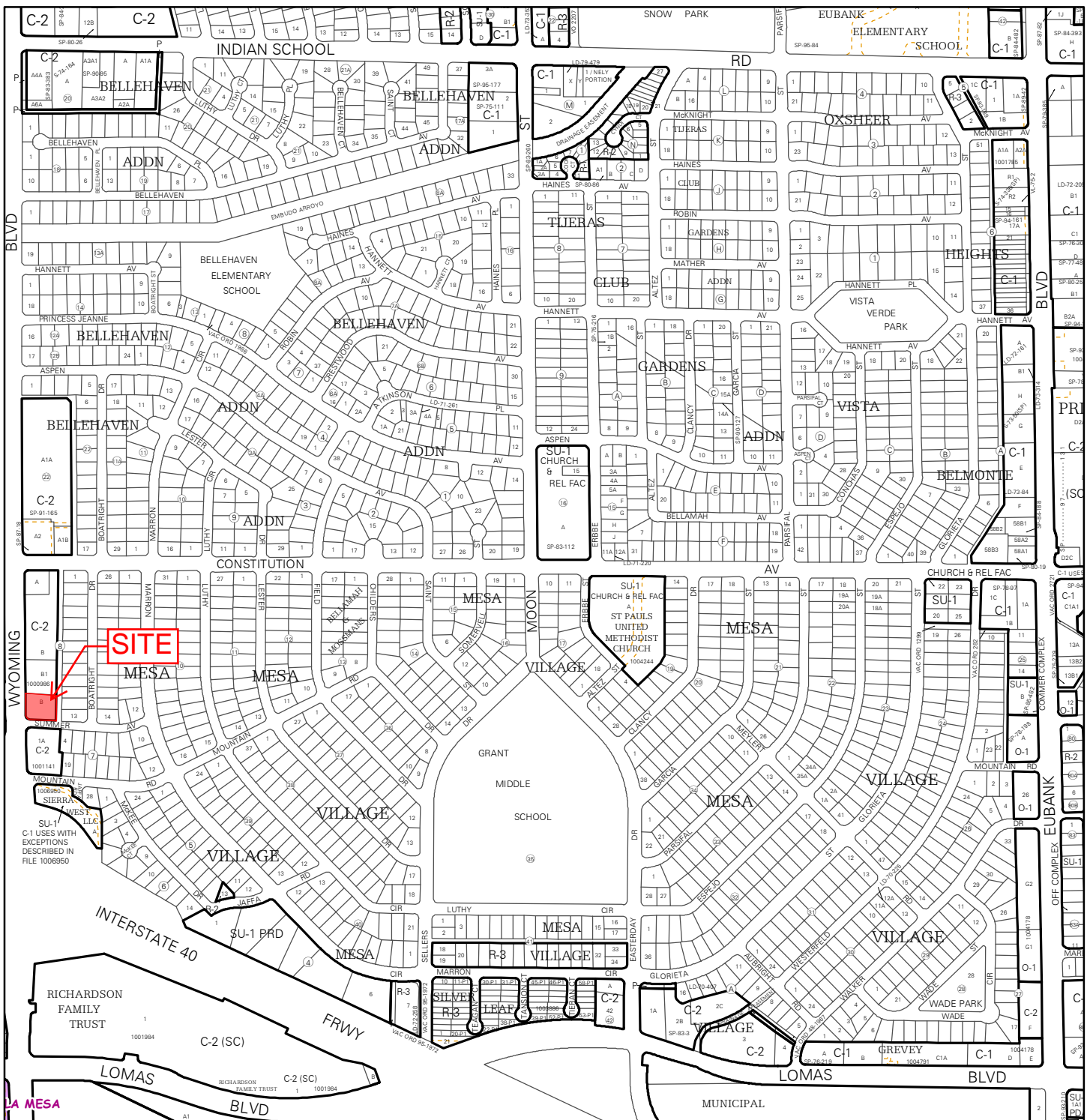
DATE SUBMITTED: October 7, 2014 BY: Doug Heller



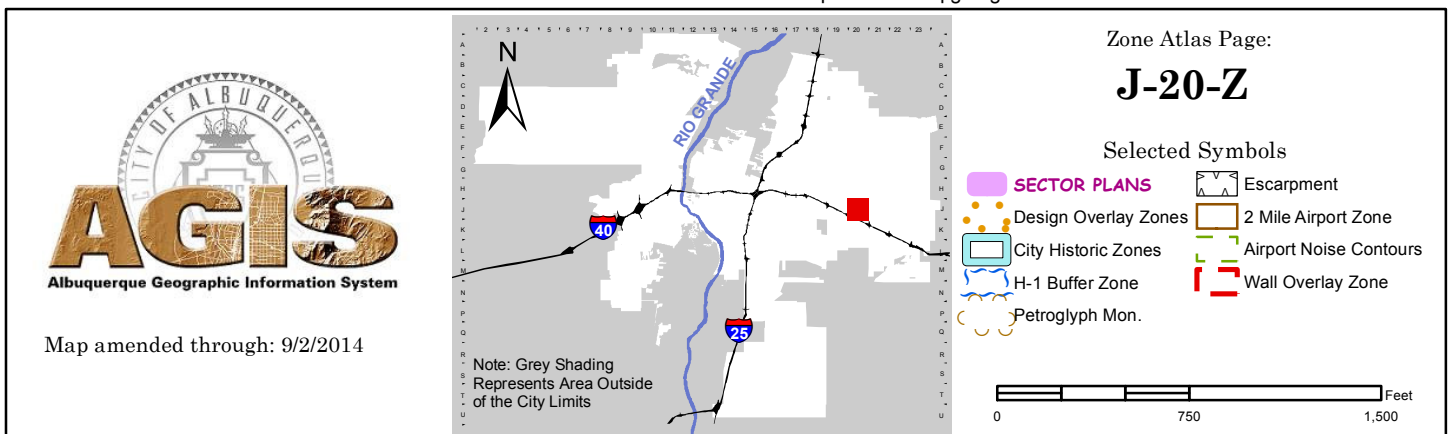
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

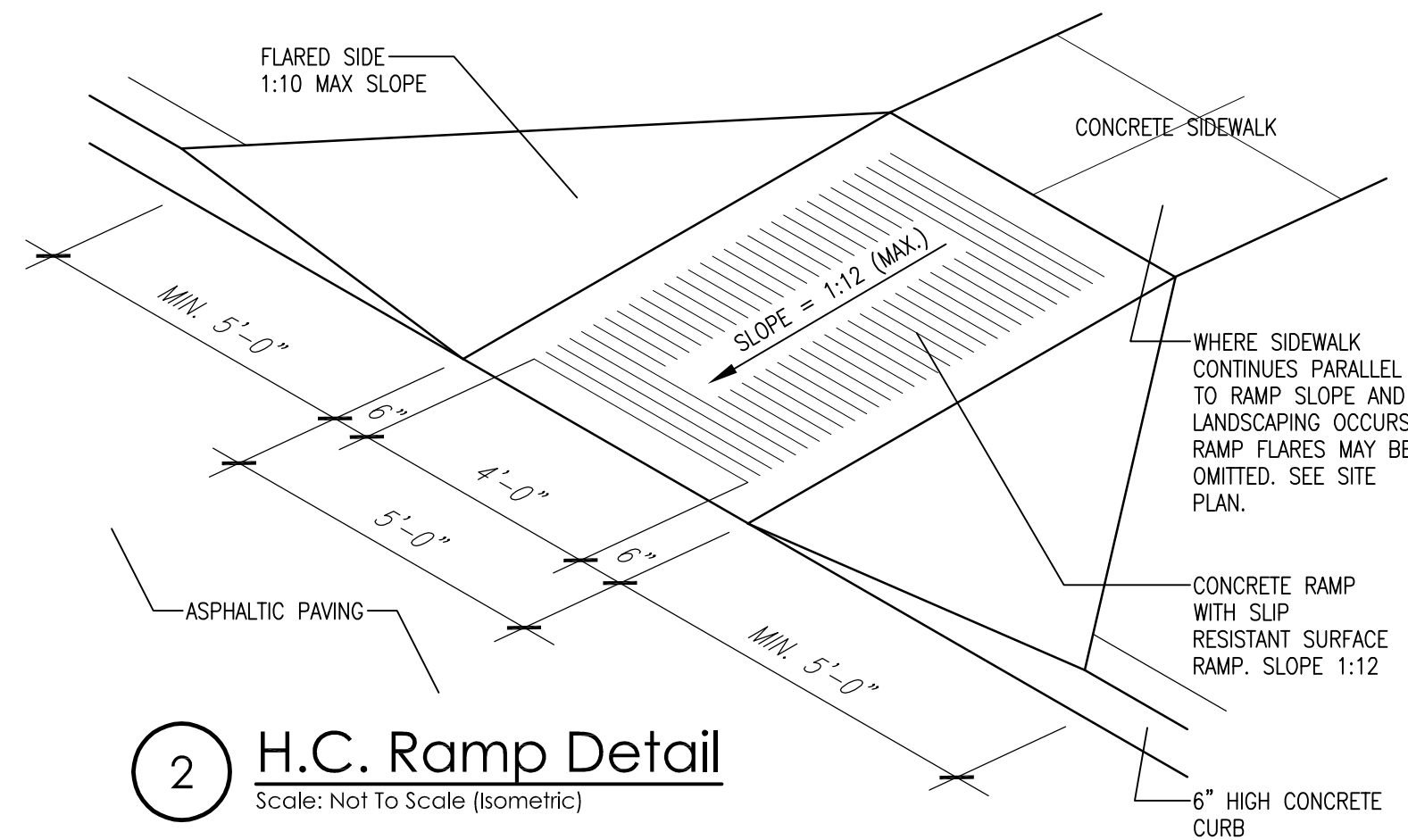
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



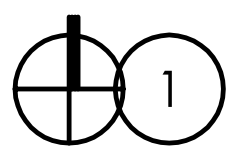
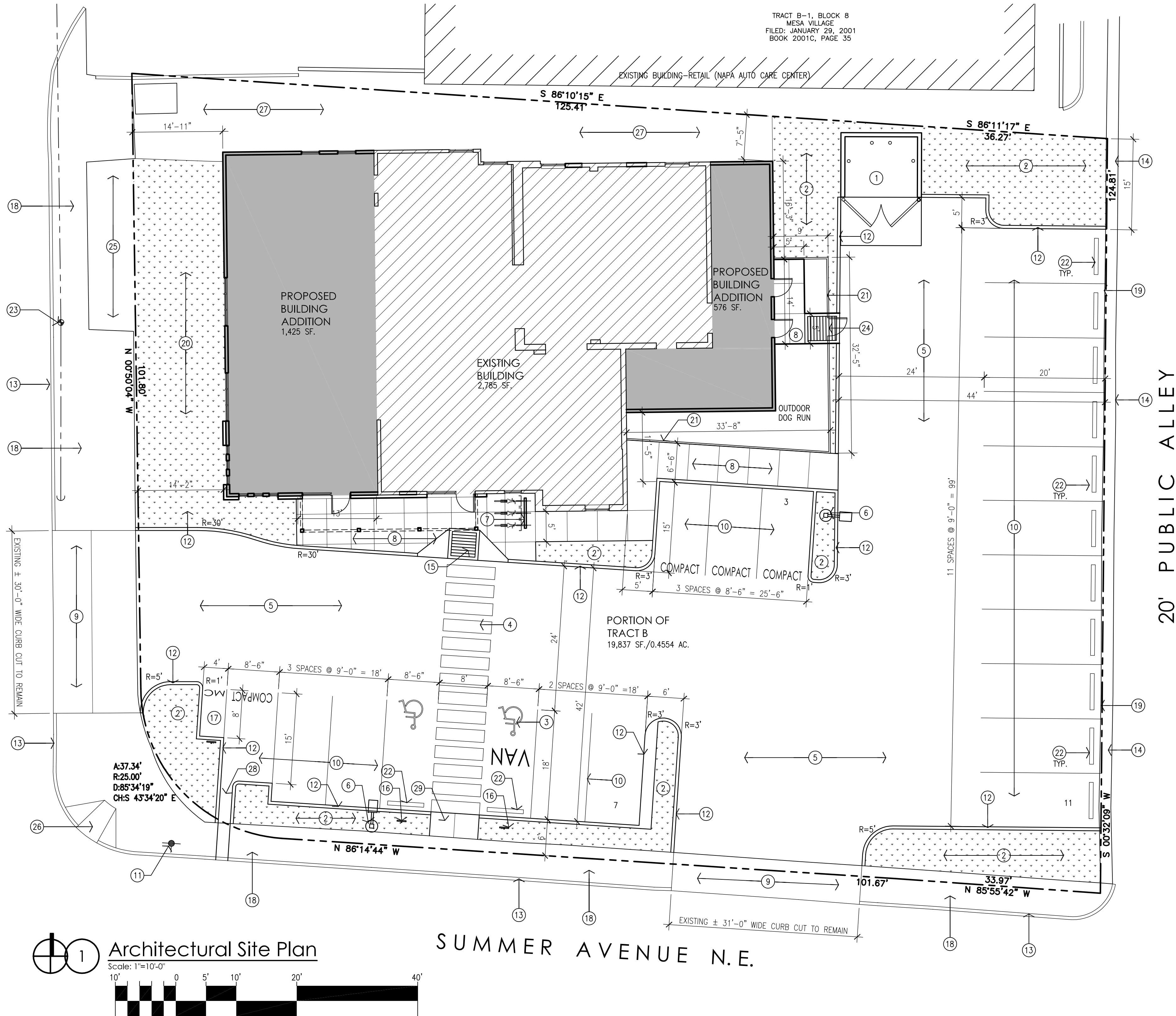


For more current information and details visit: <http://www.cabq.gov/gis>

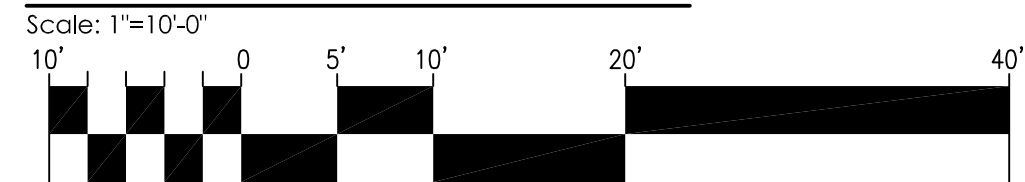




2 H.C. Ramp Detail
Scale: Not To Scale (Isometric)



1 Architectural Site Plan
Scale: 1"=10'-0"



KEYED NOTES:

- [1] PROPOSED REFUSE ENCLOSURE WITH STUCCO FINISH TO MATCH BUILDING COLOR AND CONCRETE APRON.
- [2] PROPOSED LANDSCAPING AREA.
- [3] PROPOSED HANDICAP PAVEMENT SIGN.
- [4] PROPOSED PAINTED HANDICAP AISLE.
- [5] PROPOSED ASPHALT PAVING.
- [6] PROPOSED SITE LIGHTING. TOTAL HEIGHT NOT TO EXCEED 16'-0" TALL.
- [7] PROPOSED BIKE RACK WITH 3 SPACES.
- [8] PROPOSED CONCRETE SIDEWALK.
- [9] EXISTING ENTRY DRIVEWAY TO REMAIN.
- [10] PROPOSED PAINTED PARKING STRIPING.
- [11] EXISTING FIRE HYDRANT TO BE REMAIN.
- [12] PROPOSED CONCRETE CURB. SEE GRADING & DRAINAGE PLAN.
- [13] EXISTING CITY CURB AND GUTTER TO REMAIN.
- [14] EXISTING VALLEY GUTTER TO REMAIN.
- [15] PROPOSED HANDICAP RAMP. REFER TO 2/A001.
- [16] PROPOSED HANDICAP PARKING SIGN. "VAN" WHERE NOTED.
- [17] PROPOSED 4'-0" WIDE x 8'-0" LONG MOTORCYCLE SPACE WITH SIGNAGE.
- [18] EXISTING CONCRETE SIDEWALK TO REMAIN.
- [19] EXISTING PROPERTY LINE.
- [20] EXISTING LANDSCAPING TO REMAIN. REFER TO LANDSCAPING PLAN.
- [21] 7' HIGH CHAINLINK FENCE DOG RUN ENCLOSURE.
- [22] RELOCATED EXISTING CONCRETE PARKING BUMPERS.
- [23] EXISTING POWER POLE AND ANCHOR.
- [24] PROPOSED CONCRETE RAMP FOR DELIVERIES.
- [25] EXISTING OFF-SITE LANDSCAPING TO REMAIN.
- [26] EXISTING CONCRETE RAMP TO REMAIN.
- [27] EXISTING PAVEMENT TO REMAIN.
- [28] CONCRETE RUNDOWN REFER TO CIVIL.
- [29] CONCRETE SIDEWALK CONNECTION TO EXISTING SIDEWALK. MAX SLOPE 1:12

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION:
PORTION OF TRACT B, BLOCK 8
MESA VILLAGE
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

EXISTING BUILDING ADDRESS:
1300 WYOMING BOULEVARD, NE.
ALBUQUERQUE, NEW MEXICO 87112

LAND AREA:
0.4556 ACRES (19,845 SQ. FT.)

CURRENT ZONING:
C-2

ZONE ATLAS PAGE:
J-20-Z

BUILDING AREAS:
EXISTING BUILDING 2,785 SF.
PROPOSED BUILDING ADDITIONS 2,001 SF.
TOTAL BUILDING BUILDING AREA 4,786 SF.

SITE DEVELOPMENT GENERAL NOTES:

- [A] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- [B] LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- [C] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.

SITE DEVELOPMENT SITE LIGHTING NOTES:

- [A] THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- [B] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 16 FEET MAXIMUM.
- [C] LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.
- [D] SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED.

PARKING CALCULATIONS:

4,786 SF./200 = 24 SPACES
TOTAL REQUIRED

TRANSIT REDUCTIONS:

24 SPACES REQ'D x 15% REDUCTION = 3 SPACES
(PROXIMITY TO BUS STOP AND ROUTE 31 & 98)
24 x 15% = 20 TOTAL SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED: = 20 SPACES

TOTAL PARKING SPACES PROVIDED: = 21 SPACES

15 REGULAR SPACES
4 COMPACT SPACE
2 HANDICAP VAN PARKING SPACE

COMPACT PARKING CALCULATION:

20 REQ'D SPACES x 33% = 7 SPACES ALLOWED
TOTAL COMPACT SPACES = 4 SPACES PROVIDED

DISABLED PARKING REQUIREMENTS:

TOTAL DISABLED SPACES REQUIRED = 1 SPACES
TOTAL DISABLED SPACES PROVIDED = 1 SPACES

MOTORCYCLE REQUIREMENTS:

TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE
TOTAL MOTORCYCLE SPACES PROVIDED = 1 SPACE

COMMERCIAL BICYCLE REQUIREMENTS:

1 BICYCLE SPACE FOR EACH 20 PARKING SPACES = 21 PARKING SPACES/20 = 1 TOTAL SPACE REQUIRED

TOTAL BICYCLE SPACES REQUIRED: = 1 SPACE
TOTAL BICYCLE SPACES PROVIDED: = 3 SPACES

LANDSCAPING CALCULATIONS:

LAND AREA: 19,845 S.F.
TOTAL BUILDING AREA: 4,786 S.F.
NET LOT AREA: 15,059 SF.

LANDSCAPING REQUIRED:
(15% OF NET LOT AREA)

15,059 SF./15% 2,259 SF. REQUIRED
LANDSCAPING PROVIDED: 2,614 SF.

BUILDING SETBACKS:

FRONT: 10'-0"
SIDE: 5'-0"
REAR: 5'-0"

SETBACKS PER: ALBUQUERQUE COMPREHENSIVE
ZONING CODE: C-2 WHICH REFERENCES 0-1
REQUIREMENTS (14-16-2-15) (C).

BUILDING HEIGHT:

MAXIMUM BUILDING HEIGHT: 26'-0"

STRUCTURE HEIGHT SHALL CONFORM TO THE CITY
OF ALBUQUERQUE COMPREHENSIVE ZONING CODE:
C-2 WHICH REFERENCES 0-1 REQUIREMENTS
(14-16-2-15) (C).

revision

by

date

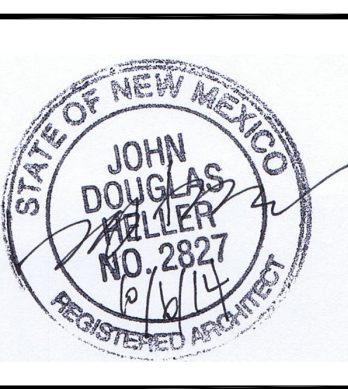
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1 2 3 4 5



Mullen Heller
Architecture P.C.

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14-17

mws

AIA

10/24/14

job number

drawn by

project manager

date

project title
TLC Pet and Uptown Cat Hospitals
1300 Wyoming Boulevard, NE.
Albuquerque, New Mexico 87112

sheet title
Architectural Site Plan

sheet-

A001