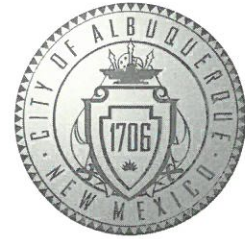


CITY OF ALBUQUERQUE



February 24, 2020

Jessica
BDA Architecture
901 Lamberton PI NE
Albuquerque, NM 87107

Re: Eubank Animal Clinic
1601 Eubank Blvd. Albuquerque, NM 87112
Traffic Circulation Layout
Engineer's/Architect's Stamp 01-16-2020 (J20D032)


Dear Ms. Jessica

The TCL submittal received 02-21-2020 is approved for Building Permit. 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,


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

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

WMM via: email
C: CO Clerk, File

Jessica Charland

From: Offutt, Amy D. <aoffutt@cabq.gov>
Sent: Friday, February 21, 2020 9:39 AM
To: Jessica Charland
Subject: Hannett & Eubank

Projects: Bernalillo County Ownership (1)

Bernalillo County Ownership

UPC: 102005852040211902
Tax Year: 2019
Legal Description: 6 LOTS 33 THRU 36 & WLY 22FT VACATED EUBANK BLVD OXSHEE R HEIGHTS SUBD
Owner: DAPPLE DOG REAL ESTATE LLC
Owner Address: 1601 EUBANK BLVD NE
Owner Address 2: ALBUQUERQUE NM 87112-4114
Site Address: 1601 EUBANK BLVD NE
Site Address 2: ALBUQUERQUE NM 87112
Document Number: 2017015282 021717 SW- ENT
Assessed Acreage: 0.48

Navigation: I want to...

Find Data: Eubank Boulevard Northeast

Real Property: EUBANK BLVD

Selected: Eubank Boulevard Northeast

Link

HANNETT AV



AMY D. OFFUTT

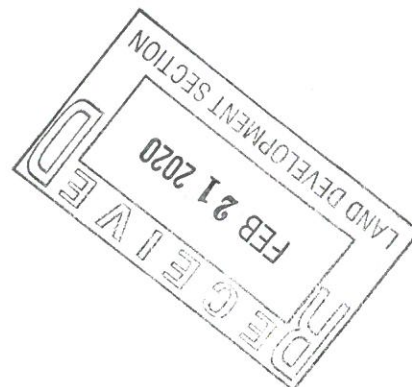
real property research technician

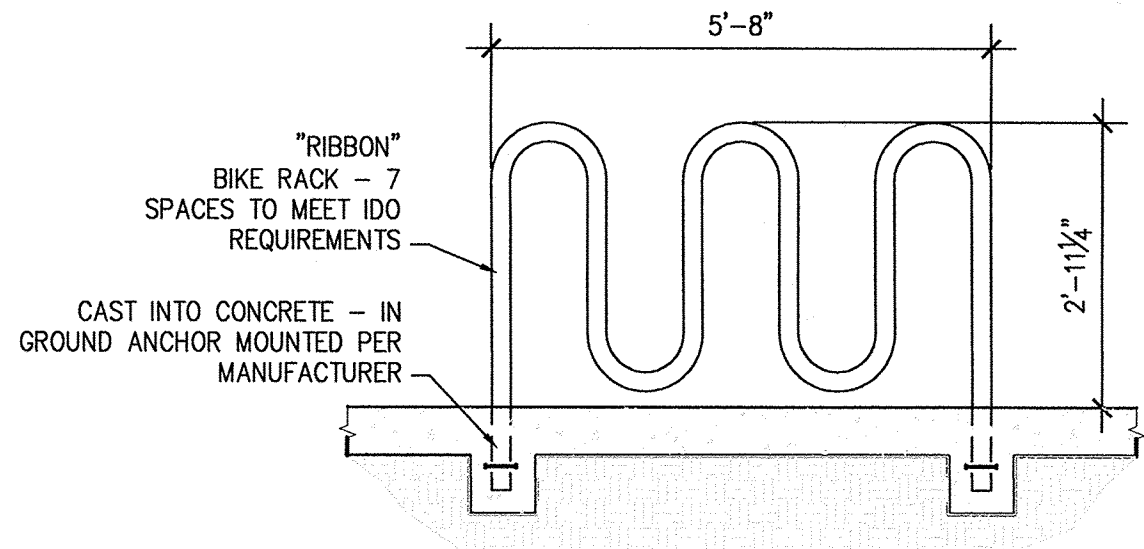
o 505.924.3486

f 505.924.3498

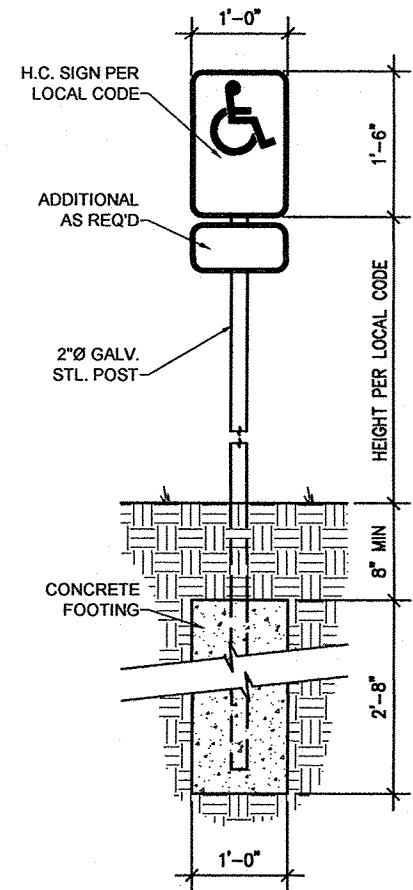
e aoffutt@cabq.gov

cabq.gov/dmd

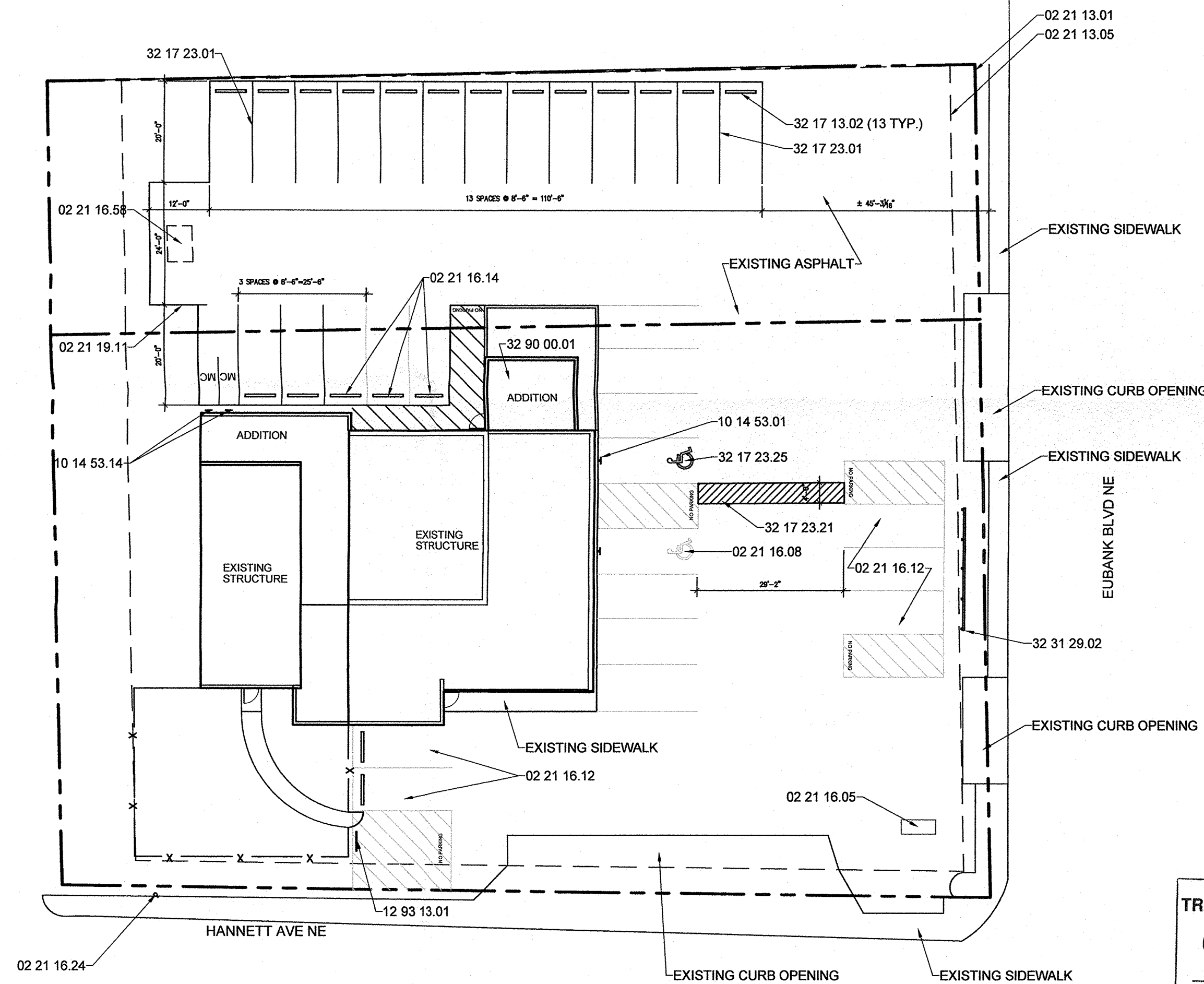




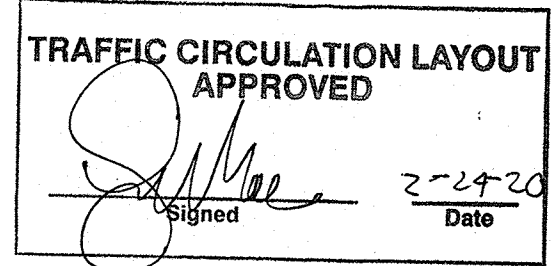
G1 BICYCLE RACK
1/2"=1'-0"



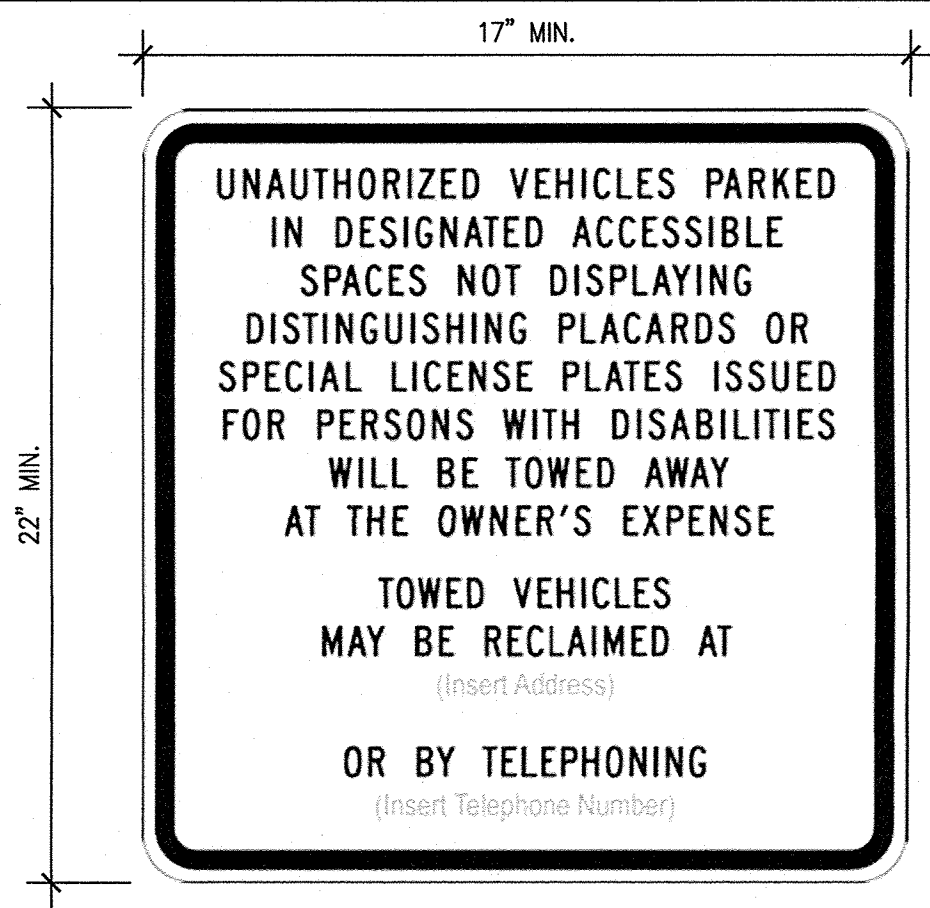
G4 ADA PARKING SIGNAGE
1/2"=1'-0"



A2 TRAFFIC CIRCULATION LAYOUT
1"=20'-0"



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

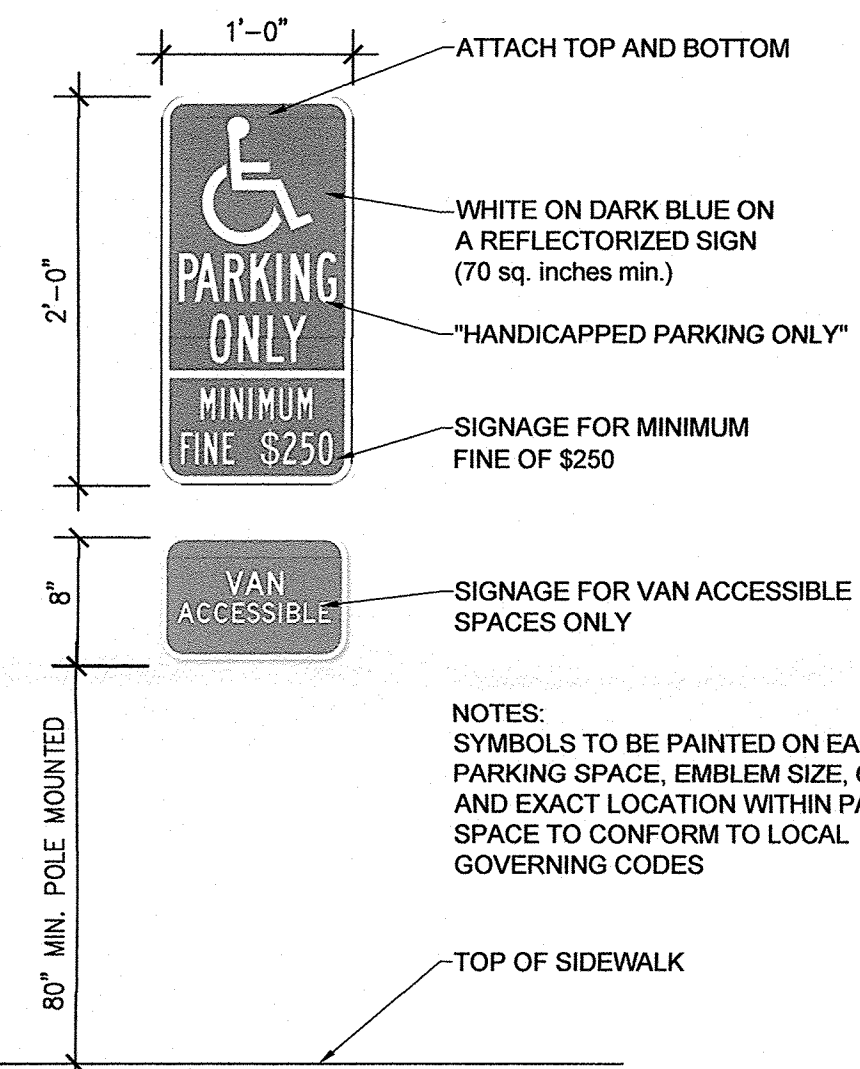


NOTE:

A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE.

THE SIGN SHALL NOT BE LESS THAN 17" X 22" IN SIZE WITH LETTERING NOT LESS THAN 1 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: (BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN)

F7 ADA DESIGNATED PARKING
N.T.S.



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 WALK.



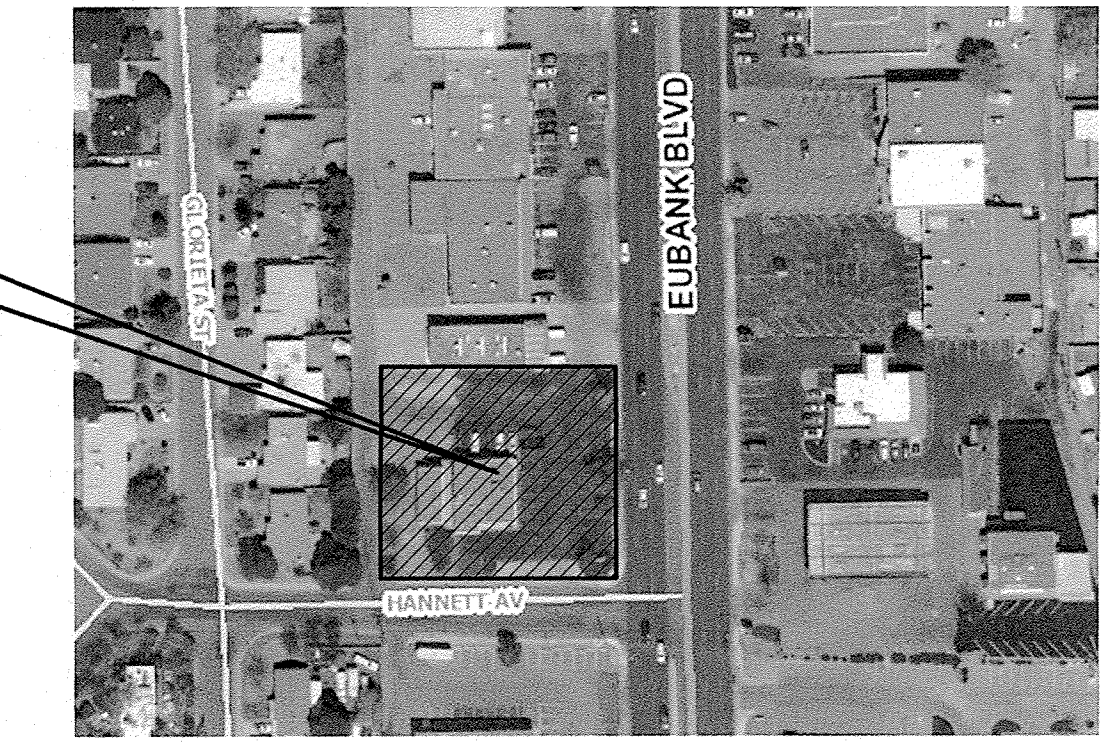
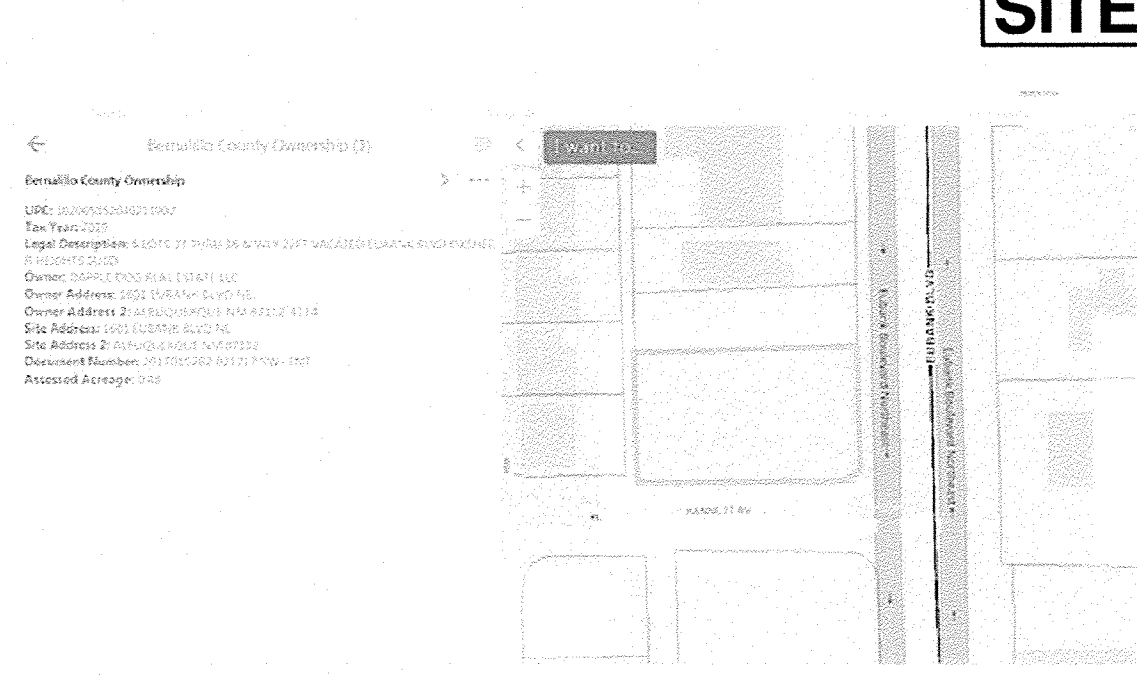
INTERNATIONAL SYMBOL OF ACCESSIBILITY (white on dark background)



INTERNATIONAL SYMBOL OF ACCESSIBILITY (dark color on white or transparent 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" square with 3" radiused corners
- B 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

B7 ADA PARKING SIGNAGE
N.T.S.



A9 VICINITY MAP
1"=200'

GENERAL NOTES

A. THIS IS NOT A SURVEY. INFORMATION TAKEN FROM A SURVEY PREPARED BY HARRIS SURVEYING INC, DATED OCTOBER 2019. REFER TO THAT SURVEY FOR ALL BOUNDARY AND EXISTING CONDITIONS.

PARKING ANALYSIS

PARKING REQUIRED (2.5 PER 1,000 GFA):	11
PARKING PROVIDED:	29
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

PROJECT DATA

OCCUPANCY TYPE:	B
BUILDING TYPE:	ANIMAL HOSPITAL
CONSTRUCTION TYPE:	VB
MAX. BUILDING HEIGHT:	16'-0"
GROSS USABLE AREA:	3,380 SF
EXISTING:	873 SF
INCREASE:	2,507 SF
TOTAL:	4,255 SF
LEGAL DESCRIPTION:	6 LOTS 33 THRU 36 & WLY 22FT VACATED EUBANK BLVD OXSHEER HEIGHTS SUBD.
SITE ADDRESS:	1601 EUBANK BLVD NE ALBUQUERQUE, NM 87112

REFERENCE KEYNOTES

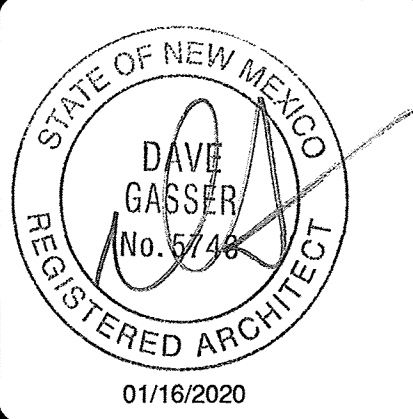
- DIVISION 02 - EXISTING CONDITIONS
- 02 21 13.01 - PROPERTY LINE
 - 02 21 13.05 - BUILDING SETBACK
 - 02 21 16.05 - EXISTING MONUMENT SIGN
 - 02 21 16.08 - EXISTING ADA ACCESSIBLE PARKING
 - 02 21 16.12 - EXISTING PARKING
 - 02 21 16.14 - EXISTING CONCRETE PAD
 - 02 21 16.24 - EXISTING FIRE HYDRANT
 - 02 21 16.58 - EXISTING DUMPSTER TO REMAIN
 - 02 21 19.11 - EDGE OF EXISTING ASPHALT

- DIVISION 10 - SPECIALTIES
- 10 14 53.01 - ADA PARKING SIGN
 - 10 14 53.14 - MOTORCYCLE PARKING SIGN

- DIVISION 12 - FURNISHINGS
- 12 93 13.01 - BICYCLE RACK

- DIVISION 32 - EXTERIOR IMPROVEMENTS
- 32 17 13.02 - CONCRETE WHEEL STOP
 - 32 17 23.01 - PARKING STRIPES
 - 32 17 23.21 - PEDESTRIAN CROSSING STRIPES
 - 32 17 23.25 - ADA PARKING SYMBOL
 - 32 31 29.02 - 3' HIGH WOOD FENCE
 - 32 90 00.01 - LANDSCAPE AREA

BDA Architecture, P.C.
Gladysz & Usiak Architecture, LLC
901 Lumberport Pl. NE
Albuquerque, NM 87107
Phone: (505) 888-0180
Fax: (505) 888-0111
Email: info@bdaarc.com
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EUBANK ANIMAL CLINIC
1601 Eubank Blvd NE
Albuquerque, New Mexico 87112
ASHLEE ANDREWS, DVM
Copyright: 2020, BDA ARCHITECTURE P.C.

REV. #	DATE	COMMENTS
1	02/19/20	PER CITY REVIEW COMMENTS
2		
3		
4		

INITIALS	REVIEWS
	BDA DSGN. REV.
	BDA TECH. REV.

ANDREWS
PROJECT NO.: 1933
DRAWN:
DATE: 01/16/2020
TCL
OF