

CITY OF ALBUQUERQUE



October 27, 2020

Owen Kramme, RA
Formative Architecture
209 Gold Ave. NW
Albuquerque NM 87102

Re: Mountain Spirit Integrative Medicine ABQ
3216 Monte Vista Blvd
Traffic Circulation Layout
Architect's Stamp 10-22-2020 (K16-D043)

Dear Mr. Kramme,

The TCL submittal received 10-23-2020 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,


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

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

FORMATIVE
architecture
www.formativearchitects.com

THE PROPOSED INTERIOR TENANT IMPROVEMENT WILL INCLUDE MINOR RE ARRANGEMENT OF THE FLOOR PLAN AS REQUIRED BY THE OCCUPANTS. THE IMPROVEMENTS WILL CONSIST OF NEW FINISHES AND THE RECONFIGURATION OF GARAGE, OFFICES, AND KITCHEN INTO THE PROPOSED TENANT IMPROVEMENTS DOES NOT INCLUDE A CHANGE IN OCCUPANCY, THE ARRANGEMENT AND PATHS OF EGRESS COMPONENTS ARE NOT ADVERSELY AFFECTED BY THE PROPOSED IMPROVEMENTS.

PROJECT NAME: MOUNTAIN SPIRIT INTEGRATIVE MEDICINE ABO
TYPE OF BUILDING CONSTRUCTION: TYPE VB, EXISTING TO REMAIN
TOTAL BUILDING SQUARE FOOTAGE: 2,726 SF
OCCUPANCY: B BUSINESS
OCCUPANT LOAD: 57
ALLOWABLE AREA: 19,000 SF (506.2)
EXTINGUISHING REQUIREMENTS: NA, NO CHANGES
PLUMBING FIXTURE REQUIREMENTS: NA, NO CHANGES
FIRE SPRINKLERS: NON-SPRINKLERED
HEIGHT AND NUMBER OF STORIES: 15'-2" SINGLE STORY
LAND USE ZONE: MX-1
SEISMIC LOCATION CATEGORY: D

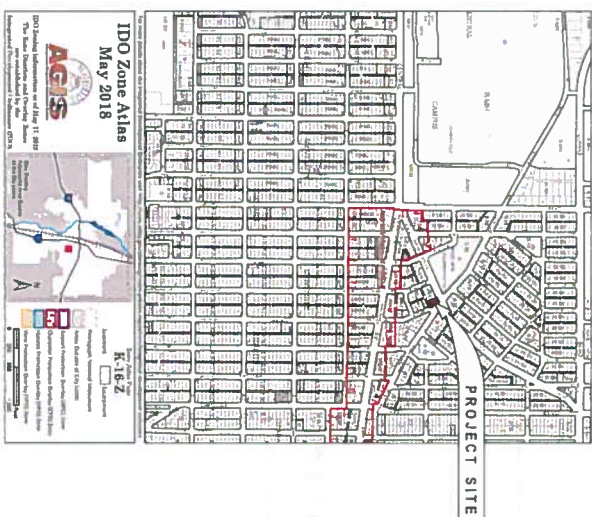
2015 NEW MEXICO COMMERCIAL BUILDING CODE
2015 NEW MEXICO EXISTING BUILDING CODE
2015 NEW MEXICO PLUMBING CODE
2015 NEW MEXICO MECHANICAL CODE
2017 NEW MEXICO ELECTRICAL CODE
2009 NEW MEXICO ENERGY CONSERVATION CODE

RETRO-FIT INFRASTRUCTURE

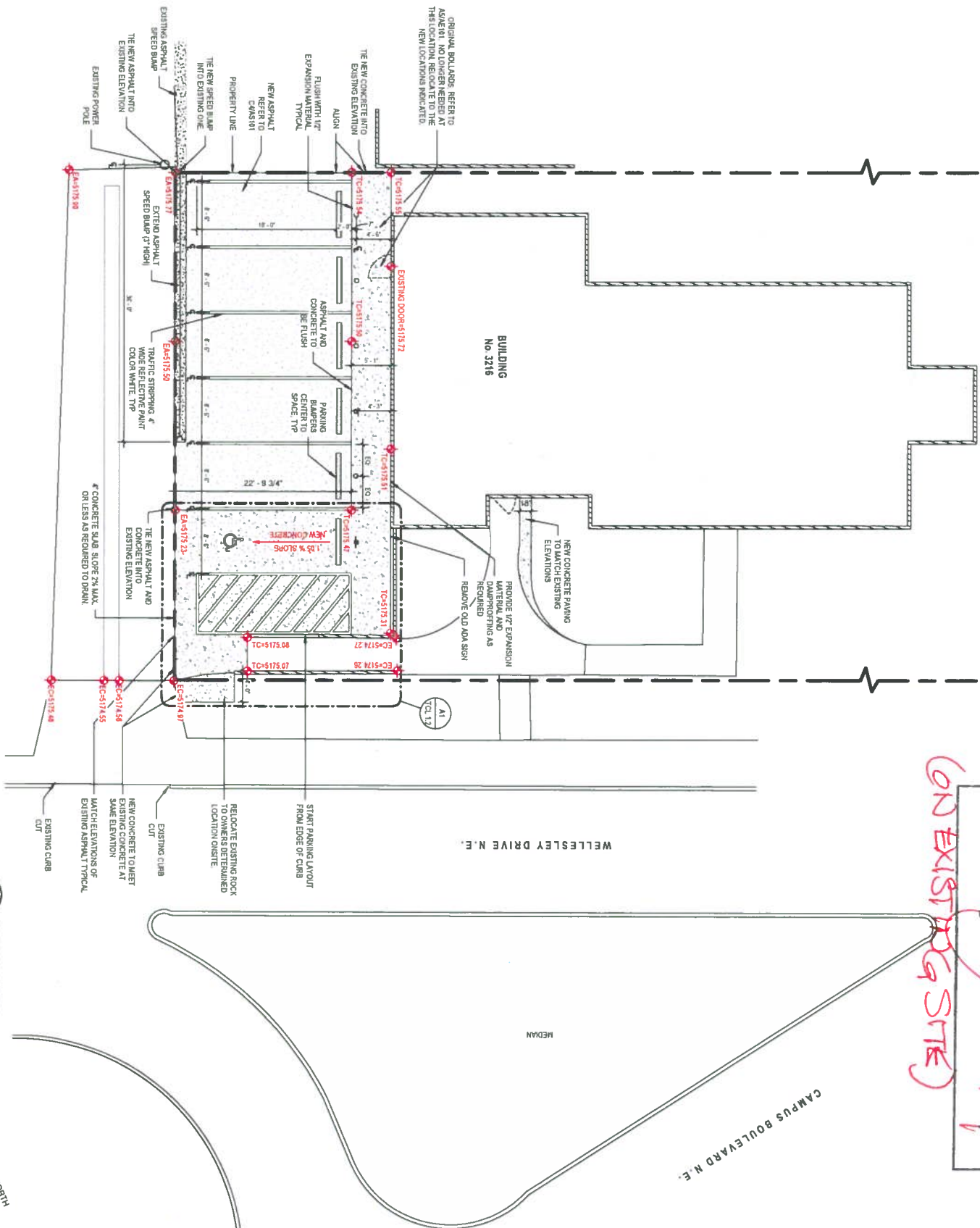
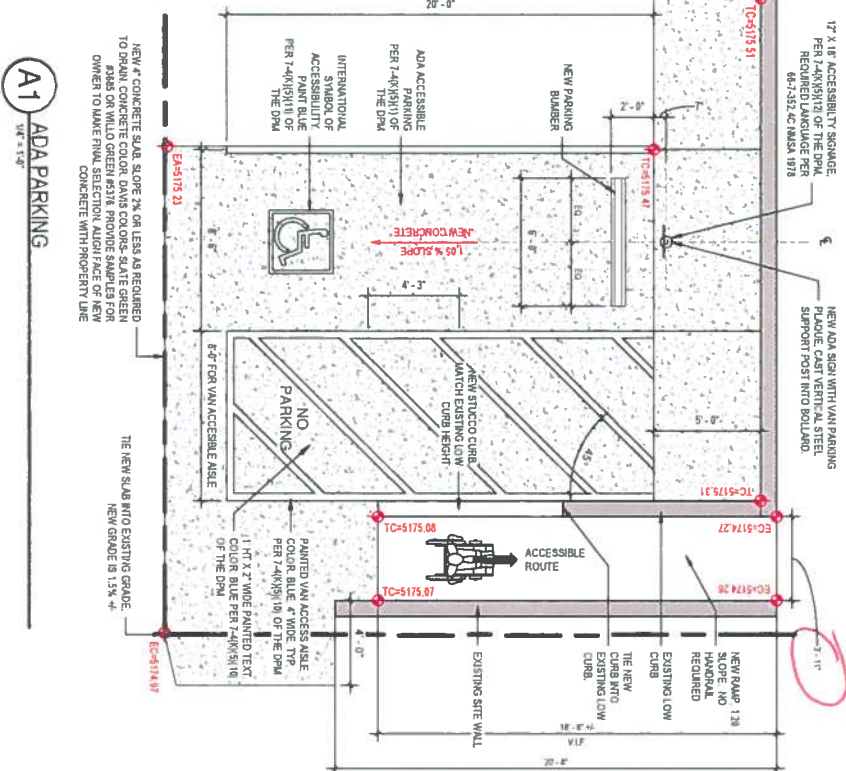
TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed

Data



1. VICINITY MAP
2. ADDRESS: 3216 MONTE VISTA BLVD NE
ALBUQUERQUE NM 87106
* 009 009MONTE VISTA ADON
3. LEGAL DESCRIPTION:
4. REQUESTS FOR VARIANCE: NA
5. TYPE OF DEVELOPMENT: CLINIC
6. SIZE OF DEVELOPMENT: 2.7245AC (EXISTING)
7. PARKING REQUIRED: NA
8. EXECUTIVE SUMMARY
9. GENERAL PROJECT LOCATION: EXISTING BUILDING IS LOCATED ON THE CORNER OF WELLESLEY DRIVE AND MONTE VISTA BLVD NE DIRECTLY ACROSS FROM MONTE VISTA ELEMENTARY SCHOOL
10. DEVELOPMENT CONCEPT FOR THE SITE - THE PROGRAM FOR THE EXISTING BUILDING WILL BE FOR A INTEGRATIVE MEDICINE CLINIC
11. C. TRAFFIC CIRCULATION CONCERN FOR THE SITE - THE EXISTING PARKING AND TRAFFIC CIRCULATION WILL REMAIN THE SAME. THIS PROJECT WILL BE PROVIDING NEW PAVING AND PARKING STRIPING. THEW AMOUNT OF PARKING SPACES WILL REMAIN THE SAME.
12. D. IMPACT ON THE ADJACENT SITES - THIS RENOVATION SHOULD HAVE NO IMPACT ON ANY OF THE ADJACENT SITES. ALL ELEMENTS ARE EXISTING
13. E. REFERENCE ANY APPLICABLE TRAFFIC IMPACT STUDIES (TIS) OR PREVIOUSLY APPROVED PLANS - NA
14. F. VARIANCE REQUIRED TO ACCOMMODATE UNUSUAL SITE CIRCUMSTANCES - NA



CAMPUS BOULEVARD N.E.

WELLESLEY DRIVE N.E.

MEDIAN

CONSTRUCTION DRAWINGS

MOUNTAIN SPIRIT INTEGRATIVE MEDICINE ABQ

3216 MONTE VISTA BLVD

REVISIONS

▶▶▶▶▶▶

DRAWING NAME
TRAFFIC
CIRCULATION
LAYOUT

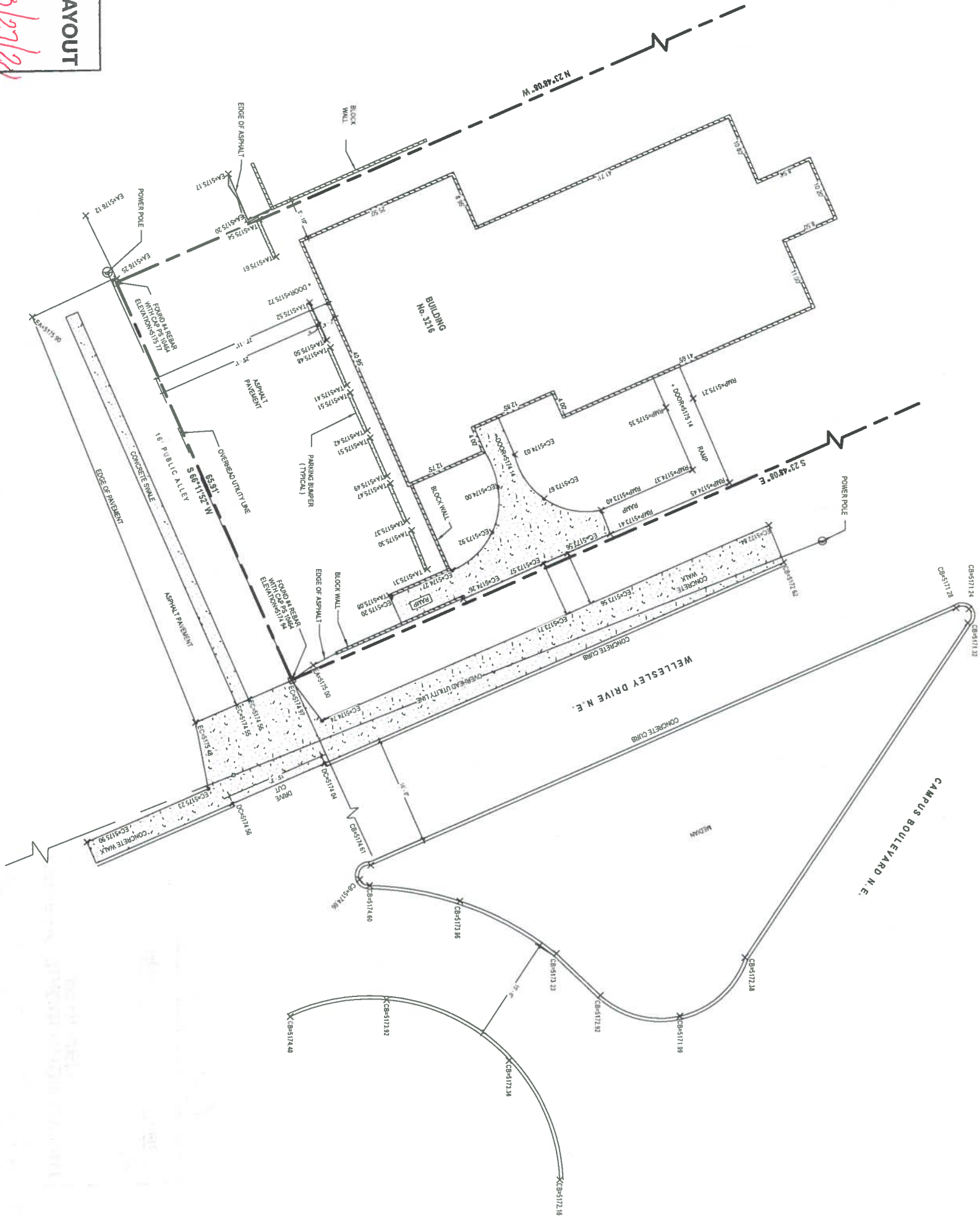
SHEET NO

TCL 1.2

10/22/2020 11:12:45 AM

10/22/2020 11:12:45 AM

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed _____
Date 10/27/20



A5 EXISTING CONDITIONS
1/8" = 1'-0"



CONSTRUCTION DRAWINGS

MOUNTAIN SPIRIT INTEGRATIVE MEDICINE ABQ
3216 MONTE VISTA BLVD

PROJECT

SEAL



EXISTING CONDITIONS

DRAWING NAME

PROJECT NO #19 0001

DATE 10/22/2020

REVIEWED BY OK

DRAWN BY NRW

REVISIONS

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SHEET NO
TCL 1.1