

CITY OF ALBUQUERQUE



February 25, 2019

John R. Tansey R.A.
Buffalo Design Architects
10899 Montgomery Blvd
Albuquerque, NM 87111

**Re: First Nations Community Health Source,
Buildings A, BP-2017-43088 & B, BP-2017-44384
5608 Zuni Rd. SE, 87108
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 07-28-17 (L18D047)
Certification dated 2-6-19**

Dear Mr. Tansey

Based upon the information provided in your submittal received 2-25-19, 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.

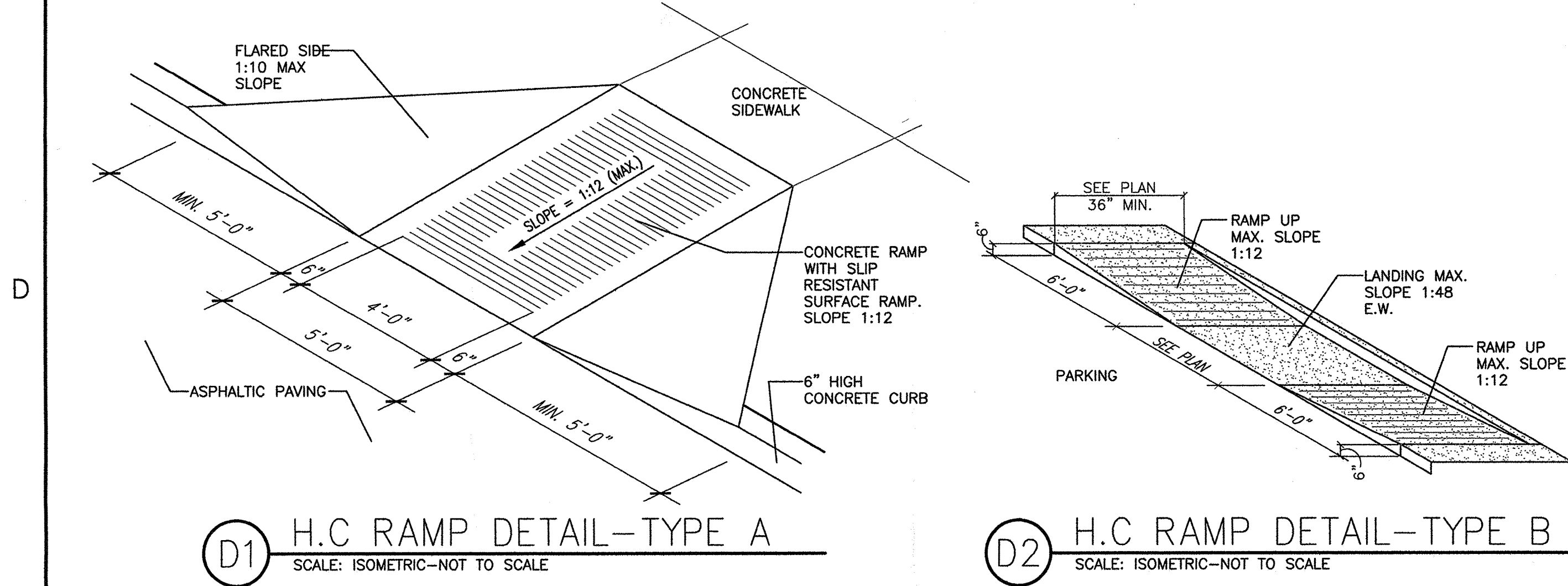
If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



- GENERAL NOTES**
- PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 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.
 - ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
 - SIGNAGE AND FENCE CONSTRUCTION ARE UNDER SEPARATE PERMIT.

- SITE LIGHTING GENERAL NOTES:**
- 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.
 - LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.
 - SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED.

TRAFFIC CIRCULATION LAYOUT APPROVED

Logan Patz

Signed _____ Date _____

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

- KEYED NOTES**
- NEW CONCRETE CURB TO BE CONSTRUCTED TO COA STANDARDS (STD. DWG. 2415A).
 - NEW CONCRETE SIDEWALK TO BE CONSTRUCTED TO COA STANDARDS (STD. DWG. 2430).
 - NEW ASPHALT PAVING.
 - NEW LANDSCAPE AREA.
 - EXISTING CITY OF ALBUQUERQUE SIDEWALK WITH EXISTING HANDICAP RAMPS TO REMAIN.
 - RELOCATED TRANSFORMER.
 - EXISTING CURB CUT TO REMAIN AS IS.
 - EXISTING DUMPSTER LOCATION TO REMAIN.
 - BICYCLE RACK.
 - NOT USED.
 - EXISTING FIRE HYDRANT.
 - PAINTED HANDICAP ACCESS AISLE STRIPING WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978.
 - EXISTING DUMPSTER CONCRETE PAD TO REMAIN.
 - EXISTING EQUIPMENT TO REMAIN.
 - EXISTING SCREEN WALL TO REMAIN.
 - EXISTING CURB CUT TO BE CLOSED/REMOVED. REFER TO KEYED NOTES 1 AND 2.
 - NEW HANDICAP PAVEMENT SYMBOL TO BE PAINTED BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PER 66-1-4.1E NMSA 1978.
 - EXISTING CONCRETE CURB TO REMAIN.
 - EXISTING 8" HIGH WALL TO REMAIN.
 - NEW PARKING SPACE STRIPING.
 - EXISTING FENCING TO REMAIN.
 - EXISTING STAIRS TO REMAIN.
 - EXISTING CONCRETE FLATWORK TO REMAIN.
 - EXISTING CONCRETE SIDEWALK TO REMAIN.
 - INFILL AREA TO BRING UP LANDSCAPE ELEVATION TO MATCH ADJACENT AREA.
 - EXISTING LANDSCAPE AREA.
 - NEW POLE MOUNTED ACCESSIBLE PARKING SIGNAGE "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".
 - NEW EGRESS STAIR FOR NEW ADDITION. REFER TO ARCHITECTURAL.
 - 6" WIDE ADA ACCESSIBLE PATHWAY.

SITE DEVELOPMENT DATA

LEGAL DESCRIPTION:
LOT A-1-A, BLOCK 6
HOLLINGBERRY'S REPLAT OF BARON BURG HEIGHTS ADDITION
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

EXISTING BUILDING ADDRESS:
5608 ZUNI ROAD, SE.
ALBUQUERQUE, NEW MEXICO 87108

LAND AREA:
1.0764 ACRES (46,888 SQ. FT.)

BUILDING AREAS:
EXISTING BUILDINGS 13,299 SF.
PROPOSED BUILDING ADDITIONS 5,935 SF.
TOTAL BUILDING AREA 19,234 SF.

ZONE ATLAS PAGE:
L-18-Z

NEIGHBORHOOD ASSOCIATION: SOUTH SAN PEDRO

SECTOR PLANS: NONE

COMPREHENSIVE PLANS: NONE

AREA PLANS: NONE

METROPOLITAN REDEVELOPMENT PLAN: NEAR HEIGHTS

CURRENT ZONING:
CITY OF ALBUQUERQUE (COA) COMPREHENSIVE ZONING CODE: C-1
REQUIREMENTS (NEIGHBORHOOD COMMERCIAL ZONE)

14-16-2-16:
A. PERMISSIBLE USES
3. OFFICE
10. SERVICES
K. MEDICAL/DENTAL

SIGNAGE:
ALL SIGNAGE SHALL COMPLY WITH THE C-1 COMMERCIAL ZONE 14-16-2-16

BUILDING HEIGHT: = 26' MAXIMUM BUILDING HEIGHT
STRUCTURE HEIGHT SHALL CONFORM TO THE COA COMPREHENSIVE ZONING CODE: C-1 REQUIREMENTS (14-16-2-16 (C)).

MINIMUM BUILDING SETBACKS:
COA COMPREHENSIVE ZONING CODE: C-1 REQUIREMENTS 14-16-2-15 (E).

PARKING CALCULATIONS:
COA COMPREHENSIVE ZONING CODE: C-1 REQUIREMENTS 14-16-3-1:

A.18 MEDICAL OR DENTAL OFFICE, CLINIC: FIVE SPACES PER DOCTOR:
7 DOCTORS MAXIMUM PER FIRST NATIONS:
=35 SPACES
A.21 OFFICES: ONE SPACE PER 200 SF GROUND FLOOR:
=1,134 sf / 200 = 6 SPACES REQUIRED
A.21 OFFICES: ONE SPACE PER 300 SF ABOVE GROUND FLOOR:
=1,255 sf / 300 = 5 SPACES REQUIRED
TOTAL REQUIRED = 46 SPACES

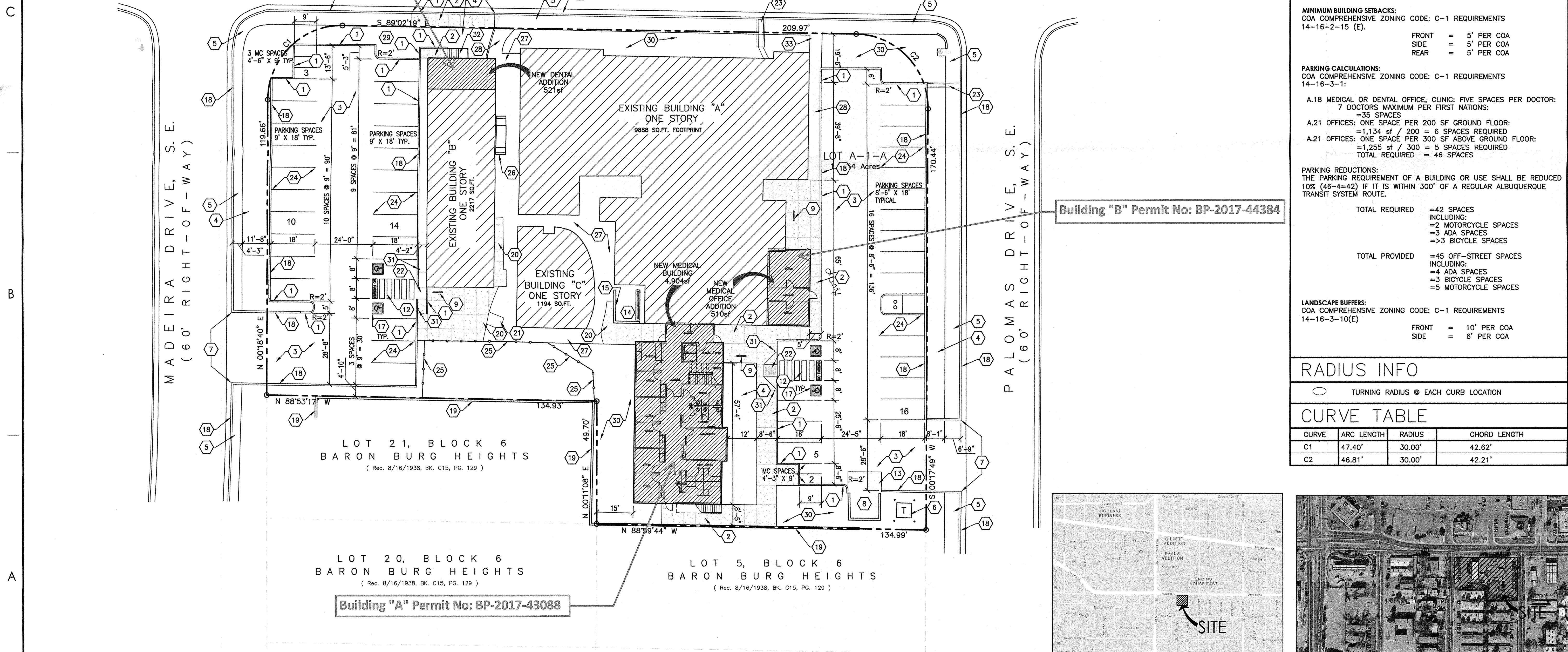
PARKING REDUCTIONS:
THE PARKING REQUIREMENT OF A BUILDING OR USE SHALL BE REDUCED 10% (46-4=42) IF IT IS WITHIN 300' OF A REGULAR ALBUQUERQUE TRANSIT SYSTEM ROUTE.

TOTAL REQUIRED = 42 SPACES INCLUDING:
=2 MOTORCYCLE SPACES
=3 ADA SPACES
=3 BICYCLE SPACES

TOTAL PROVIDED = 45 OFF-STREET SPACES INCLUDING:
=4 ADA SPACES
=3 BICYCLE SPACES
=5 MOTORCYCLE SPACES

LANDSCAPE BUFFERS:
COA COMPREHENSIVE ZONING CODE: C-1 REQUIREMENTS 14-16-3-10(E)

FRONT = 10' PER COA
SIDE = 6' PER COA



buffalodesign architects

1113 rhode island ne suite a albuquerque, nm 87110

SEAL

STATE OF NEW MEXICO
JOHN R. TANSEY
No. 1001
ALBUQUERQUE, NM
REGISTERED ARCHITECT

7/28/2017

PROJECT

FIRST NATIONS COMMUNITY HEALTH SOURCE

MEDICAL OFFICE BUILDING, DENTAL AND OFFICE ADDITIONS

5608 ZUNI ROAD SE
CITY OF ALBUQUERQUE, NEW MEXICO 87108

REVISIONS

REV	DATE	DESCRIPTION
0		

CLIENT PROJ #:

ARCH PROJ #: A16.08

DRAWN BY: MAG/MSH

CHECKED BY: MAG

DATE July 21, 2017

SHEET TITLE

ARCHITECTURAL SITE PLAN FOR TRAFFIC CIRCULATION LAYOUT

AS-TCL





RESERVED
PARKING
VAM

150 KVA - T1
12.47GRDY/220
2081/120