

CITY OF ALBUQUERQUE



December 29, 2016

Buffalo design, LLC
John Tansey
1113 Rhode Island NE
Albuquerque, NM 87110

Re: 1st Nations Community Health Source
5608 Zuni RD SE
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (L18-D047)

Dear Mr. Tansey,

Based upon the information provided in your submittal received 12-09-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
2. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
3. The ADA access aisles 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)
4. The ADA parking space has a clearly visible, blue, International Symbol of Accessibility painted on the pavement at rear of the space (66-1-4.1.E NMSA 1978) or MUTCD recommends a white symbol on a blue background.
5. Please specify the City Standard Drawing Number when applicable. Use Standard curb and gutter 2415A to close the driveway.
6. On-Street parking credit to fulfill zoning's parking requirement must be requested and approved by the Traffic Engineer, Racquel Michel prior to TCL approval. The application requires at least 45 working days. On-street parking credit is based on available parking along public right-of-ways fronting the property. The business will only be granted 50% credit for available street parking.
7. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at (505) 924-3630.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

A handwritten signature in black ink, reading "Logan Patz". The signature is fluid and cursive, with the first name "Logan" and last name "Patz" clearly distinguishable.

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: 1st Nations Community Health Source Building Permit #: _____ Hydrology File #: L80047
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot A-1-A, Block 6, Baron Burg Heights Addition _____
City Address: 5608 Zuni Road SE _____

Applicant: buffalo design, llc _____ Contact: John Tansey _____
Address: 1113 Rhode Island NE, Albuquerque, NM 87110 _____
Phone#: 505-492-0405 _____ Fax#: _____ E-mail: jtansey@bd-llc.com _____

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ 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

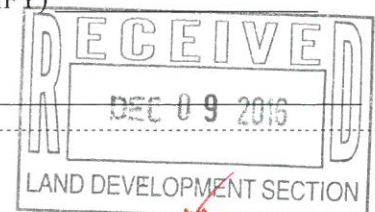
☒ PRE-DESIGN MEETING?

____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: _____ By: _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



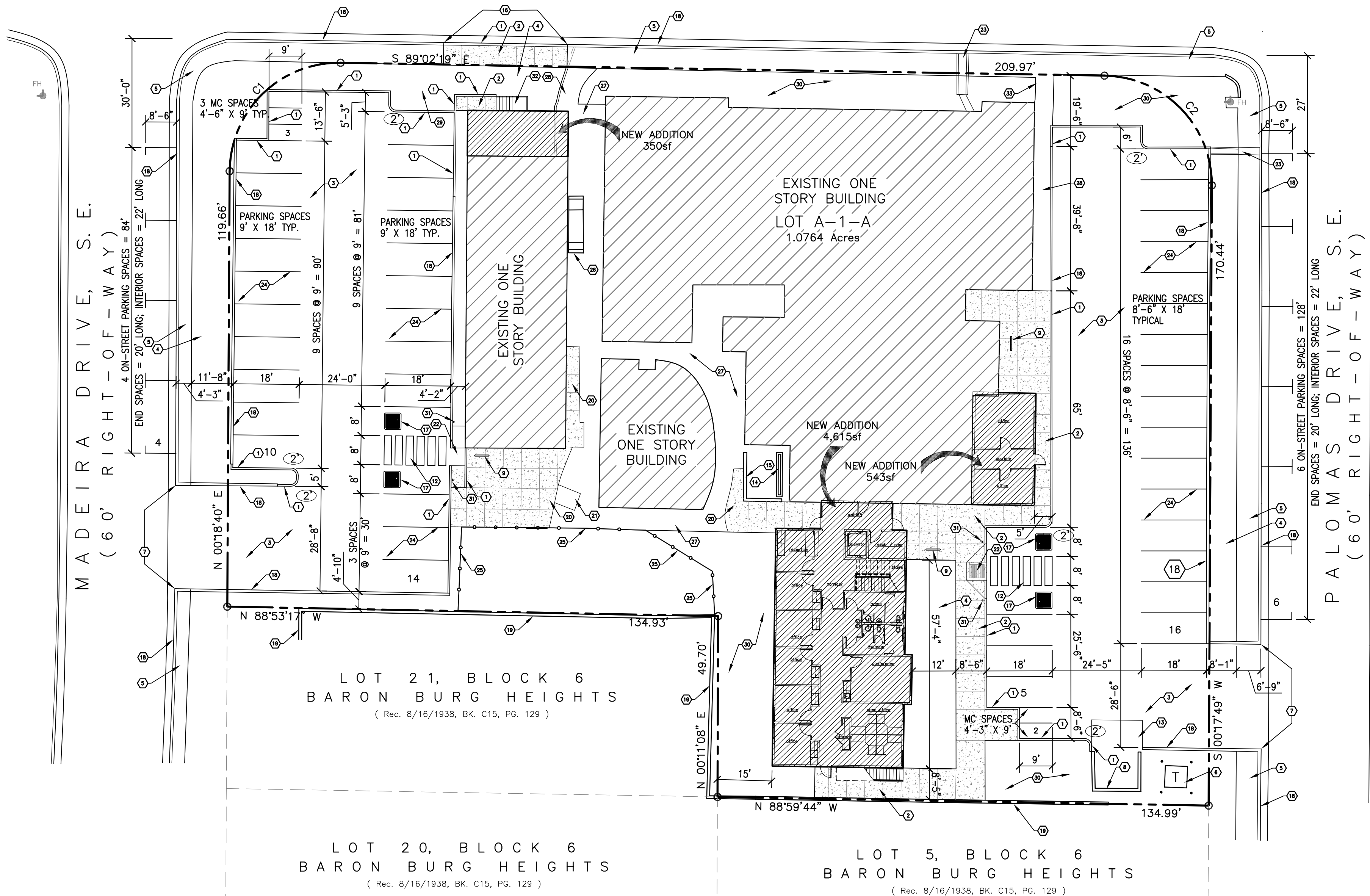
D

C

B

A

5608 ZUNI ROAD, S.E.
(60' RIGHT-OF-WAY)



A1 ARCHITECTURAL SITE PLAN



GENERAL NOTES

- PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED
- REFER TO SHEET A-100 FOR ARCHITECTURAL SITE DEMOLITION NOTES
- REFER TO SHEET A-102 FOR ARCHITECTURAL SITE DETAILS.

KEYED NOTES

- NEW 6" CONCRETE CURB.
- NEW CONCRETE SIDEWALK.
- NEW ASPHALT PAVING. SEE GEOTECHNICAL REPORT FOR PAVING SECTION.
- NEW LANDSCAPE AREA.
- EXISTING CITY OF ALBUQUERQUE SIDEWALK WITH EXISTING HANDICAP RAMPS TO REMAIN.
- RELOCATED TRANSFORMER. REFER TO AS-100 FOR ORIGINAL LOCATION.
- EXISTING CURB CUT TO REMAIN AS IS.
- EXISTING DUMPSTER LOCATION TO REMAIN.
- BICYCLE RACK. SEE XX/AS-102.
- NOT USED.
- EXISTING FIRE HYDRANT.
- HANDICAP ACCESS AISLE STRIPING. SEE XX/AS-102
- EXISTING DUMPSTER CONCRETE PAD TO REMAIN.
- EXISTING EQUIPMENT TO REMAIN.
- EXISTING SCREEN WALL TO REMAIN.
- EXISTING CURB CUTS TO BE REMOVED AND INFILL TO BE FLUSH WITH ADJACENT CONCRETE C.O.A. SIDEWALK.
- NEW PAVEMENT HANDICAP SIGN. SEE XX/AS-102.
- EXISTING CONCRETE CURB TO REMAIN.
- EXISTING 6" HIGH WALL TO REMAIN.
- FILL IN CONCRETE FLAT WORK AS SHOWN TO MATCH EXISTING FINISH ELEVATION.
- FILL IN EXISTING CONCRETE RAMP TO MATCH SURROUNDING CONCRETE FINISH ELEVATION.
- NEW HC RAMP. REFER TO DETAIL XX/AS-102.
- EXISTING CULVERT 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. SEE XX/AS-102.
- NEW EGRESS STAIR FOR NEW ADDITION. REFER TO ARCHITECTURAL.
- 6' WIDE ADA ACCESSIBLE PATHWAY.

RADIUS INFO

○ TURNING RADIUS ● EACH CURB LOCATION

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH
C1	47.40'	30.00'	42.62'
C2	46.81'	30.00'	42.21'

DESIGN CRITERIA

NEIGHBORHOOD ASSOCIATION: SOUTH SAN PEDRO
SECTOR PLANS: NONE
COMPREHENSIVE PLANS: NONE
AREA PLANS: NONE
METROPOLITAN REDEVELOPMENT PLAN: NEAR HEIGHTS

14-16-2-16 C-1 NEIGHBORHOOD COMMERCIAL ZONE

- A. PERMISSIVE USES
3. OFFICE
10. SERVICES
K. MEDICAL/DENTAL

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

MAXIMUM BUILDING HEIGHT: = 26' BUILDING HEIGHT
MINIMUM BUILDING SETBACKS: FRONT = 5' PER COA
14-16-2-15(E) SIDE = 5' PER COA
REAR = 5' PER COA

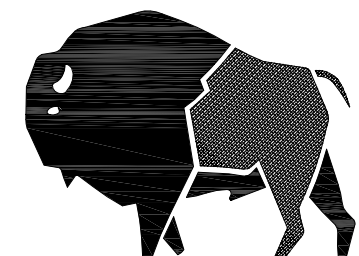
OFF-STREET PARKING:
14-16-3-1
A.18 MEDICAL OR DENTAL OFFICE, CLINIC: FIVE SPACES PER DOCTOR:
7 DOCTORS' MAXIMUM PER FIRST NATIONS:
=35 SPACES
A.21 OFFICES: ONE SPACE PER 200SF GROUND FLOOR:
=2,533sf / 200 = 13 SPACES REQUIRED
A.21 OFFICES: ONE SPACE PER 300SF ABOVE GROUND FLOOR:
=2,082sf / 300 = 7 SPACES REQUIRED
TOTAL REQUIRED = 55 SPACES

PARKING REDUCTIONS:
THE PARKING REQUIREMENT OF A BUILDING OR USE SHALL BE REDUCED 10% IF IT IS WITHIN 300' OF A REGULAR ALBUQUERQUE TRANSIT SYSTEM ROUTE.

TOTAL REQUIRED =49 SPACES
=2 MOTORCYCLE SPACES
=3 ADA SPACES
=>3 BICYCLE SPACES

TOTAL PROVIDED =45 OFF-STREET SPACES
=10 ON-STREET SPACES
=4 ADA SPACES
=18 BICYCLE SPACES
=5 MOTORCYCLE SPACES

LANDSCAPE BUFFERS:
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

NOT FOR
CONSTRUCTION

PROJECT

FIRST NATIONS
COMMUNITY HEALTHSOURCE
ADDITIONS

5608 ZUNI RD SE
ALBUQUERQUE, NM 87108

REVISIONS
MK DATE DESCRIPTION

CLIENT PROJ #:
ARCHT PROJ #: A16.08
DRAWN BY: MAG
CHECKED BY: MAG

DATE NOVEMBER 2016

SHEET TITLE

ARCHITECTURAL
SITE
PLAN

AS-101