

# CITY OF ALBUQUERQUE



February 8, 2017

Tyler Yamamoto, R.A.  
Dekker/Perich/Sabatini  
7601 Jefferson NE, Suite 100  
Albuquerque, NM 87109

**Re: I25Medical Park, 2901 Transport St. SE**  
**Request for Certificate of Occupancy- Transportation Development**  
Engineer's/Architect's Stamp dated 07-27-16 (M15-D026B)  
Certification dated 01-24-17

Dear Mr. Yamamoto,

Based upon the information provided in your submittal received 01-27-17, 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 me at (505) 924-3630.

Sincerely,

Logan Patz  
Senior Engineer, Planning Dept.  
Development Review Services

LWP via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**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) \_\_\_\_\_

**CHECK 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: \_\_\_\_\_

January 24, 2017

DEKKER  
PERICH  
SABATINI

Traffic Engineer  
City of Albuquerque  
Public Works Department  
Development & Building Services Division  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87102

**Re: Transportation Final C.O.  
I-25 Medical Park  
2901 Transport St. SE  
Zone: M-15-Z**

To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance with and in accordance with the design intent of the approved July 7, 2016 Administrative Amendment, with the exception of the items listed below that were changed in the field during construction.

Dekker/Perich/Sabatini visited the project site on January 20, 2017 to verify what has been constructed in accordance with the attached site plan.

The following item differs from the original plan. The design intent is still the same as what was approved on the AA dated July 7, 2016:

1. Three (3) parking spots along the west side of the lot, south of the billboard, have not been constructed because of clearances and grading around the retaining wall and billboard.
2. Traffic island at the entrance to the site has not been constructed and was removed from the plans due to concerns with delivery trucks running over it.

This certification is submitted in support of a request for Final Certificate of Occupancy. The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above mentioned building. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact myself or Tyler Yamamoto at 761-9700, thank you.

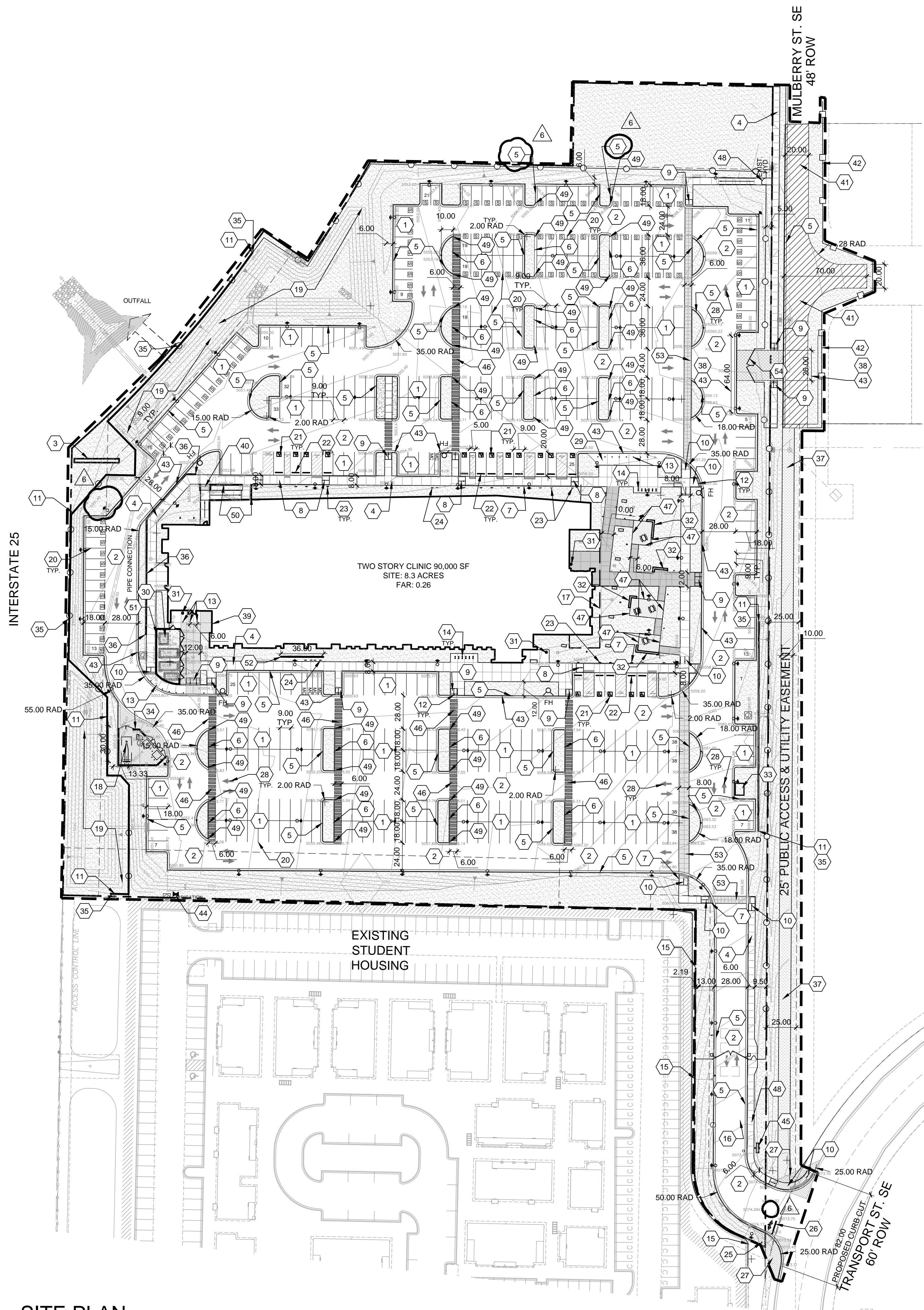
Very truly yours,  
**Dekker/Perich/Sabatini Ltd.**



Christopher R. Gunning AIA, LEED AP  
Principal  
Cc: File







## PROJECT DATA

ADDRESS: 2901 TRANSPORT STREET SE, ALBUQUERQUE, NM 87106

LEGAL DESCRIPTION: TRACT 2, CAPSTONE SUBDIVISION

ZONE ATLAS PAGE: M-15-Z

SITE AREA:  
8.3555 ACRES

CURRENT ZONING: SU-1, IF PERMISSIVE USES AND STUDENT HOUSING

PROPOSED ZONING: NO CHANGE

BUILDING FOOTPRINT:  
90,000 SF ( PHASE 1: 79,500 SF; PHASE 2: 10,500 SF)

LANDSCAPING: REFER TO SHEET SDP-2.1 FOR LANDSCAPE PLAN

OCCUPANCY GROUP: B

CONSTRUCTION TYPE: IIB, FULLY SPRINKLERED

## PARKING CALCULATIONS

TOTAL PARKING SPACES REQUIRED PER CODE:  
MEDICAL OR DENTAL OFFICE, CLINIC: = 80  
DOCTORS/PROVIDERS = 400 SPACES REQUIRED (5 SPACES PER DOCTOR)

TOTAL PROPOSED PARKING:  
STANDARD CAR SPACES  
ACCESSIBLE SPACES  
TOTAL CAR SPACES

MOTORCYCLE SPACES  
BICYCLE PARKING

430  
17 (12 REQUIRED)  
447  
6 (6 REQUIRED)  
24 (24 REQUIRED)

## SITE PATIO / AMENITIES

- A PATIO A - 248 SF  
B PATIO B - 420 SF  
C PATIO C - 320 SF

## GENERAL SHEET NOTES

- THIS SUBMITTAL ILLUSTRATES THE DESIGN AND DEVELOPMENT INTENT FOR A NEW CLINIC AND ASSOCIATED SITE, LANDSCAPE, GRADING AND UTILITY IMPROVEMENTS.
- SITE LIGHTING WILL CONSIST OF A COMBINATION OF BUILDING MOUNTED LIGHT FIXTURES AND POLE MOUNTED FIXTURES. SEE PLAN FOR POLE FIXTURES. SEE ELECTRICAL.
- POLE LIGHTS AND SITE FURNISHINGS WILL HAVE COORDINATED AND COMPLEMENTARY LIGHT COLORED, METAL OR PAINTED METAL FINISHES.
- TWO PHASES ARE INDICATED IN THE SITE PLAN. THE MAJORITY OF BUILDING AND SITE DEVELOPMENT WILL OCCUR IN PHASE 1. PHASE 2 INCLUDES DEVELOPMENT OF ADDITIONAL BUILDING SQUARE FOOTAGE IN THE CONFIGURATION INDICATED ON THE PLANS. SEE SITE DETAILS AND LANDSCAPE DETAILS FOR SITE DESIGN INFORMATION FOR PHASE 1 AROUND THE BUILDINGS MAIN ENTRANCE.
- MECHANICAL UNITS WILL BE PLACED ON THE ROOF. MECHANICAL UNITS WILL BE SCREENED FROM VIEW WITH A COMBINATION OF STRATEGIC PLACEMENT AND ARCHITECTURAL SCREENING. SEE ARCHITECTURAL PLANS.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.
- STANDARD PARKING SPACES ARE 9'-0" WIDE, 18'-0" DEEP. TYPICAL REFER TO DETAIL ON SDP1.2 FOR ACCESSIBLE PARKING STALL DIMENSIONS.

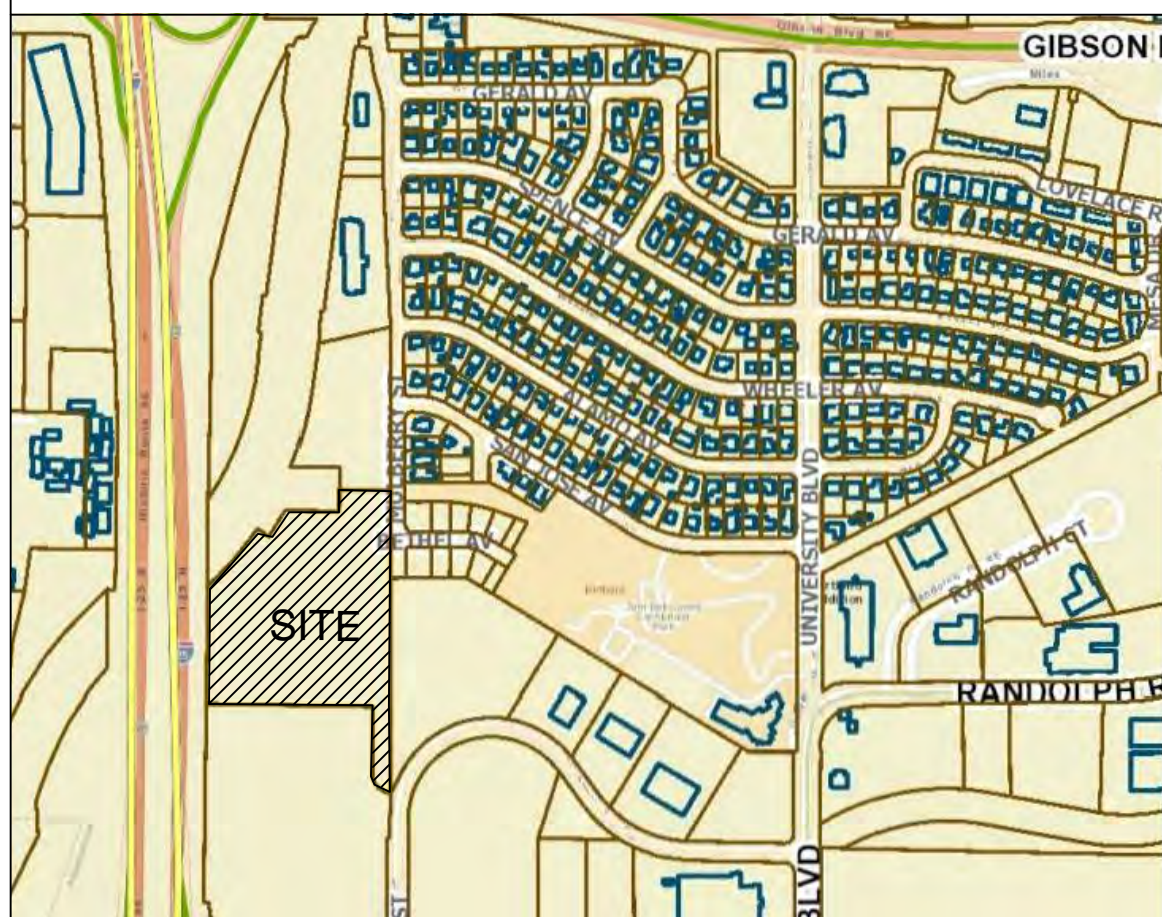
## SHEET KEYED NOTES

- ASPHALT PAVING, SEE CIVIL
- HEAVY DUTY ASPHALT, SEE CIVIL
- EXISTING BILLBOARD SIGN TO REMAIN
- CONCRETE SIDEWALK, SEE B1/AS501
- CONCRETE CURB AND GUTTER, SEE CIVIL
- CONCRETE FLUSH CURB, SEE A4/AS501
- CONCRETE HEADER CURB, SEE A2/AS501
- CONCRETE ACCESSIBLE RAMP TYPE A, SEE C1/AS501
- CONCRETE ACCESSIBLE RAMP TYPE B, SEE C2/AS501
- CONCRETE ACCESSIBLE RAMP TYPE C, SEE C3/AS501
- SEGMENTAL RETAINING WALL, SEE CIVIL
- DETECTABLE WARNING SURFACE, SEE A2/AS502
- DECORATIVE BOLLARD, COLOR TBD, SEE SPECIFICATIONS
- BIKE RACKS, SEE B2/AS502 AND SPECIFICATIONS
- EXISTING LATILLA FENCE
- VEHICULAR WIRE MESH GATE WITH KNOX BOX, SEE D2/AS502 AND SPECIFICATIONS
- OVERHEAD STRUCTURE, SEE ARCHITECTURAL SHEETS
- COMPACTOR, 34 CU. YD. CAPACITY, SEE SPECIFICATIONS
- STORM WATER AREA, SEE CIVIL
- PARKING STRIPING, SEE B1/AS502
- ADA PAVEMENT MARKING, SEE A5/AS502
- PARKING BUMPER, SEE A4/AS502
- ACCESSIBLE PARKING SIGN, SEE C1/AS502
- MOTORCYCLE PARKING SIGN, SEE C1/AS502
- STOP SIGN, SEE C1/AS502
- STOP LINE, SEE A1/AS502
- CLEAR SIGHT TRIANGLE
- PAVEMENT ARROWS, SEE A3/AS502
- DROP OFF AREA
- TRANSFORMER, SEE ELECTRICAL
- LITTER RECEPTACLE, SEE SPECIFICATIONS
- SEATWALL, INTEGRAL COLOR TBD, SEE C2/AS502
- BACKFLOW PREVENTER AND HOTBOX, SEE CIVIL
- TRASH COMPACTOR ENCLOSURE, SEE C6/AS501
- 6'-0" HIGH WIRE MESH FENCE WITH SUPPORTS 8'-0" ON CENTER, INSTALL SUPPORTS IN SLEEVE-IT FORMS AT TOP OF WALL
- GUARDRAIL AT CMU RETAINING WALL, SEE D4/AS502 AND CIVIL
- 10' WIDE ASPHALT TRAIL TO BE PRIVATELY MAINTAINED BY ADJACENT PROPERTY OWNER SEE CIVIL
- CONCRETE ROLL CURB, SEE A3/AS501
- FIRE DEPARTMENT CONNECTION (FDC), SEE PLUMBING
- CONCRETE STAIRS, SEE B4/AS501
- NEW ROADWAY IN PUBLIC RIGHT OF WAY, SEE CIVIL
- BEAM GAURDRAIL SYSTEM
- FIRE LANE STRIPING, SEE A6/AS502
- IRRIGATION CONTROLLER, SEE LP101 AND IRRIGATION PERFORMANCE SPECIFICATIONS
- DOUBLE SIDED MONUMENT SIGN A, SEE B3/AS502
- STRIPED CROSSWALK, SEE C5/AS501
- STEEL EDGING, SEE A5/AS501 AND SPECIFICATIONS
- WIRE MESH PEDESTRIAN GATE, SEE B6/AS502
- CURB TRANSITION, SEE B3/AS501
- CMU RETAINING WALL, SEE CIVIL
- SERVICE YARD ENCLOSURE, SEE C5/AS502
- 4'-8" TALL CMU WALL WITH STUCCO, SEE D2/AS501
- CONCRETE CROSSWALK
- EMERGENCY ACCESS ONLY VEHICULAR WIRE MESH GATE WITH KNOX BOX, SEE D2/AS502 AND SPECIFICATIONS

## LEGEND

- LIMITS OF WORK  
--- PROPERTY LINE  
--- EXISTING EASEMENT (ALL EASEMENTS ARE EXISTING)  
--- 6' TALL WIRE MESH FENCE, SEE B5/AS502  
--- BEAM GAURDRAIL SYSTEM  
● 16'-0" MAX HT. POLE LIGHT PER SECTION 14-16-3-9 OF ZONING CODE, DOUBLE, FULL CUT-OFF, SEE ELECTRICAL  
● LIGHT BOLLARDS, SEE ELECTRICAL  
A FIRE HYDRANT  
O TABLE AND CHAIRS, SEE SPECIFICATIONS  
S STAFF PARKING STRIPING, SEE B1/AS502  
STABILIZED CRUSHER FINES, SEE SPECIFICATIONS  
HEAVY DUTY CONCRETE PAVING, SEE CIVIL  
CONCRETE SIDEWALK, SALT FINISH WITH INTEGRAL COLOR TBD, SEE B2/AS501 AND SPECIFICATIONS  
LANDSCAPE AREA, SEE LP-101  
10' WIDE ASPHALT TRAIL, SEE CIVIL  
GRASS-CRETE PAVERS, SEE DETAIL A1/AS501 AND SPECIFICATIONS

## KEYPLAN



ARCHITECTURE / DESIGN / INSPIRATION

DEKKER  
PERICH  
SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

MULTI-SPECIALTY CLINIC

2901 Transport St. SE  
ALBUQUERQUE, NM 87106

FOR  
REFERENCE  
ONLY

### REVISIONS

- |   |                                    |
|---|------------------------------------|
| 1 | 7.27.2015 EPC COMMENTS             |
| 2 | 8.3.2015 EPC COMMENTS              |
| 3 | 10.28.2015 DRB COMMENTS            |
| 4 | 1.4.2016 DRB COMMENTS              |
| 5 | 4.27.2016 ADMINISTRATIVE AMENDMENT |

DRAWN BY LI

REVIEWED BY MB

DATE 10/13/2015

PROJECT NO. 15-0067

DRAWING NAME

SITE PLAN

1.23.2017 TRANSPORTATION FINAL CO

SHEET NO.

SDP 1.1  
OF