

CITY OF ALBUQUERQUE



March 6, 2020

Jeffrey Wooten, PE
Wooten Engineering
1005 21st St SE, Ste 13
Rio Rancho, NM 87124

**Re: Gracia Cadillac
1220 S. Renaissance
Traffic Circulation Layout
Engineer's/Architect's Stamp 02-21-20 (F16-D003I)**

Dear Mr. Wooten,

Based upon the information provided in your submittal received 02-24-20, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. ADA curb ramps must be updated current COA (or provide detail) standards and have truncated domes installed for any existing or proposed ramps.
2. The proposed parallel ramp adjacent trash enclosure, where does it serve?
3. The sidewalk 5 ft. sidewalk parallel to Montbel needs to be tapered to provide a clear turnaround of 5ft by 5ft.
4. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
 - g. **Proposed location is a safety concern. Please provide an alternate location.**
5. Bicycle racks shall be sturdy and anchored to a concrete pad.
6. A 1-foot clear zone around the bicycle parking stall shall be provided.
7. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

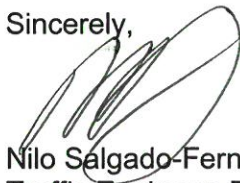
8. Show all drive aisle widths and radii; sidewalk and parking stalls. Some dimensions are not shown.
9. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

10. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
11. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
12. Please provide a sight distance exhibit
13. Show the clear sight triangle and add the following note to the plan:
"Landscaping and signage 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 the clear sight triangle.
14. Please specify the City Standard Drawing Number when applicable.
15. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
16. Key note 11 and 18 is not in a good location please relocate because it is a possible safety issue.

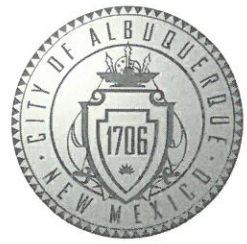
If you have any questions, please contact me at (505) 924-3630. My work schedule is M-F 10:00 am to 2:00pm.

Sincerely,



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

CITY OF ALBUQUERQUE



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

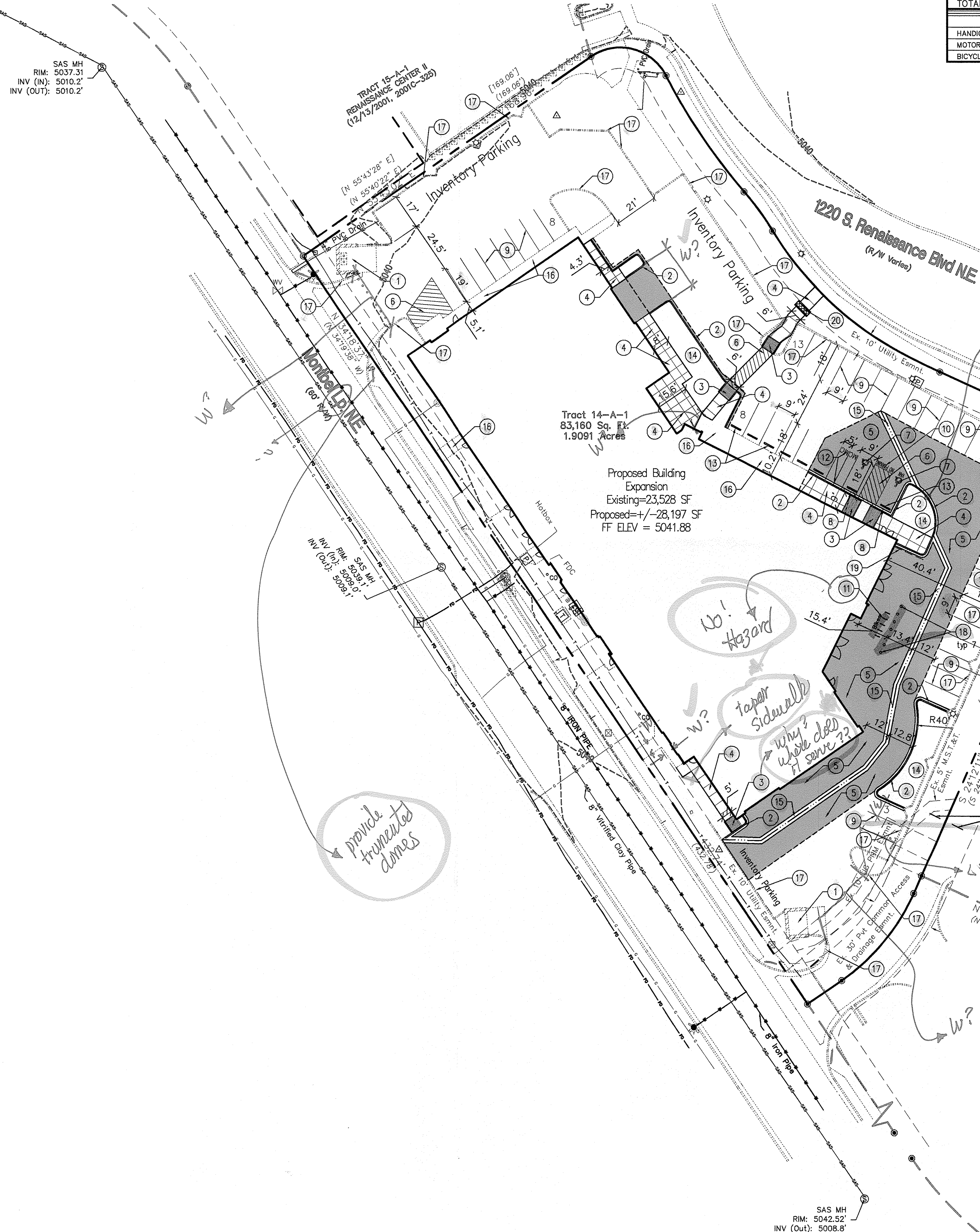
\xxx via: email
C: CO Clerk, File

PO Box 1293

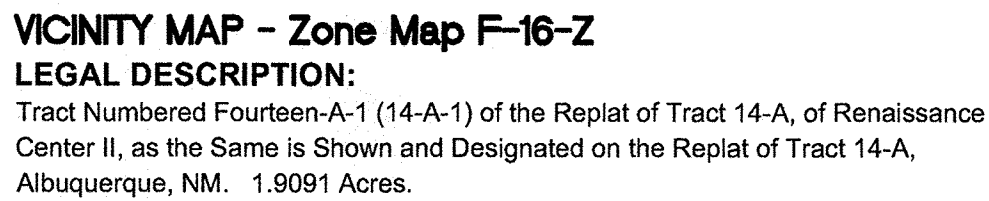
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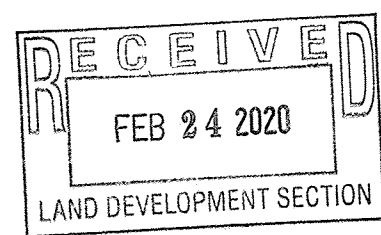


ACS Monument "NDC_14"
NAD 1983 CENTRAL ZONE
X=1534158.19
Y=1504925.386
Z=51077.996 (NAVD 1988)
G-G=0.999672483
Mapping Angle=-0°12'16.36"



- NOTED NOTES
1. EXISTING TRASH ENCLOSURE AND STORAGE AREA TO REMAIN.
 2. INSTALL NEW CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
 3. INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS. MATCH ADJACENT SIDEWALK WIDTH.
 4. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
 5. ASPHALT PAVEMENT PER DETAIL, SHEET C103.
 6. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
 7. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
 8. INSTALL H/C SIGNAGE PER DETAIL, SHEET C103. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 86-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
 9. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
 10. PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
 11. INSTALL BIKE RACK PER DETAIL ON SHEET C-103. FIVE (5) SPACES MINIMUM.
 12. MOTORCYCLE PARKING: 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE. SIGN DETAIL ON SHEET C-103.
 13. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C-103. TYP 8.
 14. LANDSCAPED AREA. REF. LANDSCAPE PLAN.
 15. INSTALL 3' WIDE VALLEY GUTTER. REF. SHEET C-103 FOR DETAIL.
 16. EXISTING SIDEWALK TO REMAIN.
 17. EXISTING CURB/GUTTER TO REMAIN.
 18. INSTALL 6" BOLLARD PER DETAIL SHEET C-103.
 19. PAINT CURB YELLOW. MIN. TWO COATS.
 20. INSTALL 24" SIDEWALK CULVERT 8 LF PER COA STD DWG 2236.

- Provide widths for proposed and existing conditions, on stalls, sidewalk parking

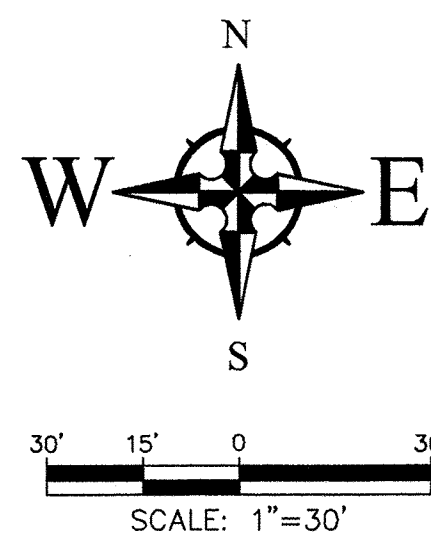


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Phone: (505) 980-3560



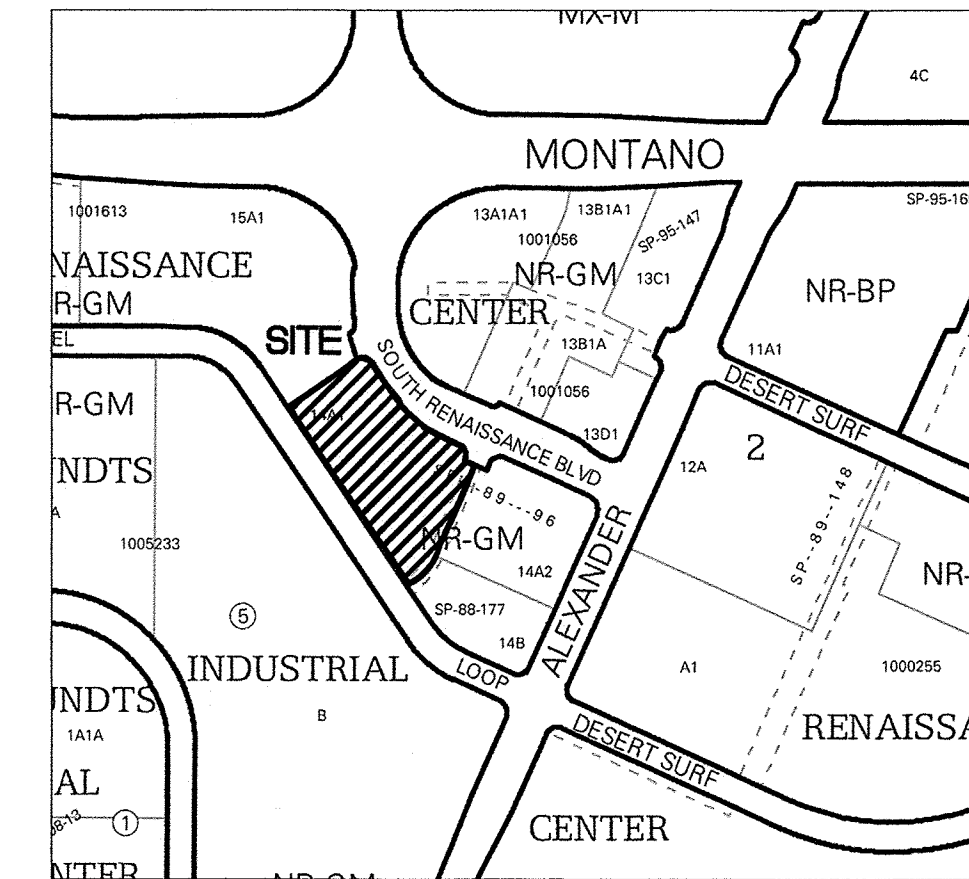
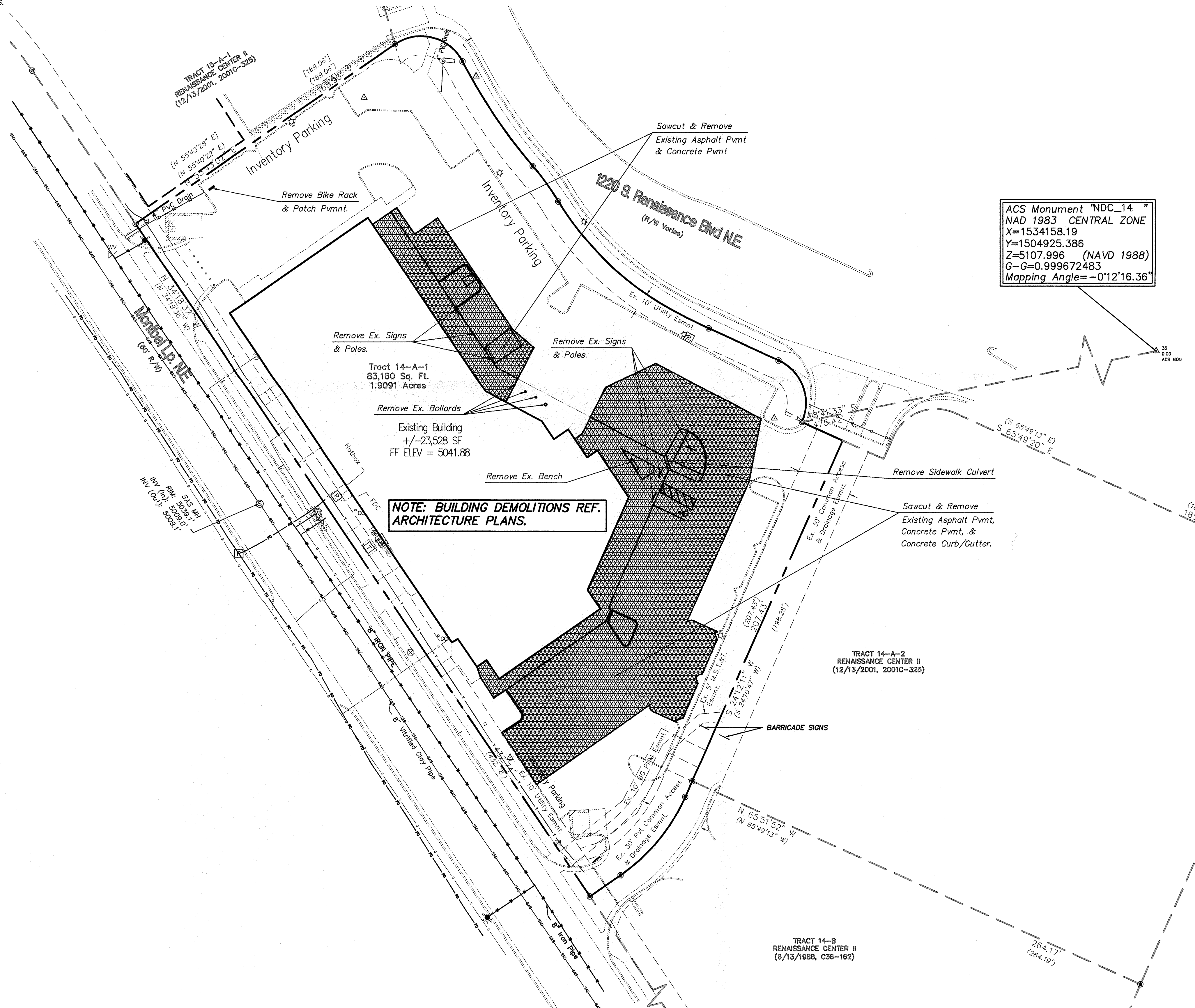
DESIGN PACKAGE 2

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CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



VICINITY MAP - Zone Map F-16-Z

LEGAL DESCRIPTION:
Tract Numbered Fourteen-A-1 (14-A-1) of the Replat of Tract 14-A, of Renaissance Center II, as the Same is Shown and Designated on the Replat of Tract 14-A, Albuquerque, NM. 1.9091 Acres.

LEGEND

ASPHALT/CONCRETE/CURBS TO BE REMOVED

CONSULTANTS

CIVIL
WOOTEN ENGINEERING
1005 21ST STREET SE, SUITE 13
RIO RANCHO, NM 87124
PHONE: 505.881.3560

STRUCTURAL
MACCORNACK ENGINEERING
1776 MONTANO RD NW
LOS RANCHOS, NM 87107
PHONE: 505.881.0570

MECHANICAL
FEIGHT ENGINEERING
8418 ESTATES DRIVE S
ALBUQUERQUE, NM 87122
PHONE: 505.263.2368

ELECTRICAL
TARLETON ENGINEERING INC
910 RIO VISTA CIRCLE SW
ALBUQUERQUE, NM 87105
PHONE: 575.776.8396



PROJECT

GARCIA AUTOMOTIVE

CADILLAC 1220
RENAISSANCE

ADDRESS
1220 SOUTH RENAISSANCE
ALBUQUERQUE, NM

DESIGN PACKAGE 2

Mark	Date	Description
1	02/21/2020	DEMOLITION PLAN
2	02/21/2020	DEMOLITION PLAN
3	02/21/2020	DEMOLITION PLAN
4	02/21/2020	DEMOLITION PLAN
5	02/21/2020	DEMOLITION PLAN
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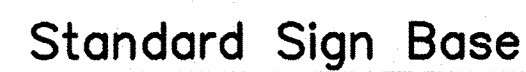


GARCIA AUTOMOTIVE

CADILLAC 1220
RENAISSANCE

ADDRESS
1220 SOUTH RENAISSANCE
ALBUQUERQUE, NM

DESIGN PACKAGE 2

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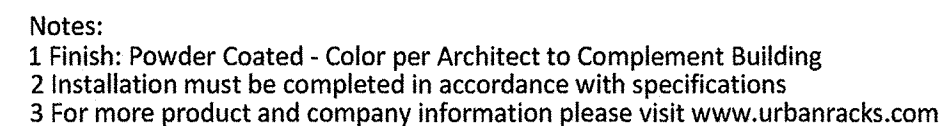
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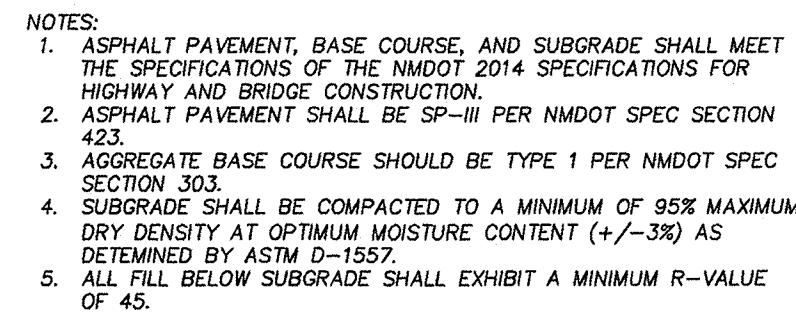


NTS



Urban Rack (UB-1000-STD)

NTS



Pavement Section

N.T.S



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Phone: (505) 980-3560



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11-2018)

Project Title: Garcia Cadillac **Building Permit #:** _____ **Hydrology File #:** F1600031
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract 14-A-1, Renaissance Center 2
City Address: 1220 S. Renaissance, Albuquerque, NM 87107

Applicant: Wooten Engineering **Contact:** Jeffrey T. Wooten, P.E.
Address: 1005 21st Street SE, Suite 13, Rio Rancho, NM 87124
Phone#: 505-980-3560 **Fax#:** N/A **E-mail:** jeffwooten.pe@gmail.com
Owner: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

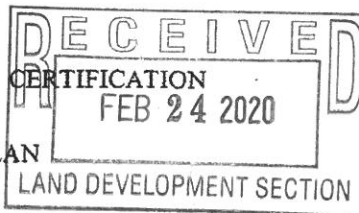
IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ____ ENGINEER/ARCHITECT CERTIFICATION
- ____ PAD CERTIFICATION
- ____ CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ DRAINAGE MASTER PLAN
- ____ DRAINAGE REPORT
- ____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ____ ELEVATION CERTIFICATE
- ____ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ TRAFFIC IMPACT STUDY (TIS)
- ____ OTHER (SPECIFY) _____
- ____ PRE-DESIGN MEETING?



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
- ____ FLOODPLAIN DEVELOPMENT PERMIT
- ____ OTHER (SPECIFY) _____

DATE SUBMITTED: February 24, 2020 **By:** Jeffrey T. Wooten, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____