

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 28, 2021

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

**Re: Gracia Cadillac
1220 S. Renaissance NE
Traffic Circulation Layout
Engineer's Stamp 07-24-2021 (F16-D003I)**

Dear Mr. Wooten,

The TCL submittal received 07-27-2021 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 Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

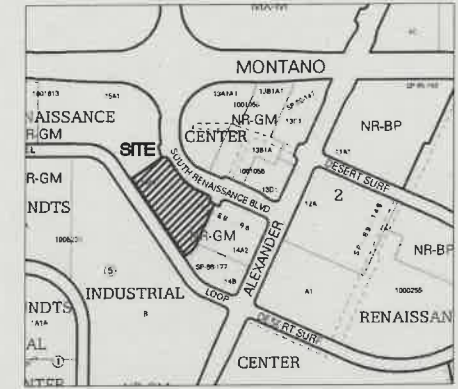
CONSULTANTS

CIVIL
 WOOLEN ENGINEERING
 PO BOX 15814
 RIO RANCHO, NM 87174
 OFC/CELL 505 980 3500

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

MECHANICAL
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 8418 ESTATES DR NE-3
 ALBUQUERQUE, NM 87122
 PHONE: 505.263.2388

ELECTRICAL
 TARTLETON ENGINEERING INC
 910 RIO VISTA CIRCLE SW
 ALBUQUERQUE, NM 87106
 PHONE: 575.778.8398



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.

PARKING CALCULATIONS		
BUILDING AREA:	AREA (SQUARE FEET)	
LIGHT VEHICLE SALES / REPAIR	13,913 SF / 11,533 SF	
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
LIGHT VEHICLE SALES (2/1,000 SF)	28 spaces	
LIGHT VEHICLE REPAIR (1/1,000 SF)	12 spaces	
TOTAL	40 spaces	44 spaces
HANDICAP PARKING	2 spaces	2 spaces
MOTORCYCLE PARKING	2 spaces	2 spaces
BICYCLE PARKING	4 spaces	6 spaces

ALL BROKEN OR CRACKED SIDEWALK AND CURB AND GUTTER MUST BE REPLACED WITH NEW SIDEWALK AND STANDARD CURB AND GUTTER PER COA STD DWGS 2415A & 2430.

KEYED NOTES

- EXISTING TRASH ENCLOSURE AND STORAGE AREA TO REMAIN.
- INSTALL NEW MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
- INSTALL PARALLEL CURB RAMP PER COA STD DWGS 2440 & 2443. MATCH ADJACENT SIDEWALK WIDTH.
- INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
- ASPHALT PAVEMENT PER DETAIL, SHEET C103.
- 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.
- PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
- 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 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- PAINT WORDS "NO PARKING" WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- INSTALL BIKE RACK PER DETAIL ON SHEET C-103. FIVE (5) SPACES MINIMUM.
- MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE. SIGN DETAIL ON SHEET C-103.
- INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C-103. TYP B.
- LANDSCAPED AREA. REF. LANDSCAPE PLAN.
- INSTALL 3' WIDE VALLEY GUTTER. REF. SHEET C-103 FOR DETAIL.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING CURB/GUTTER TO REMAIN.
- INSTALL 6" BOLLARD PER DETAIL SHEET C-103.
- PAINT CURB YELLOW. MIN. TWO COATS.
- INSTALL 24" SIDEWALK CULVERT 8 LF PER COA STD DWG 2236.
- INSTALL NEW STANDARD CURB/GUTTER (6" HIGH) PER COA STD DWG 2415A.
- INSTALL CONCRETE PAVEMENT PER DETAIL, SHEET C-103.
- REBUILD DRIVEWAY CURB RETURNS AND VALLEY GUTTER TO MATCH EXISTING CONDITIONS. PREPARE FOR INSTALLATION OF ADA RAMPS. BRICKS SHALL BE INSTALLED TO MATCH EXISTING CONDITIONS. EXISTING BRICKS SHALL BE CLEANED AND STOCKPILED. NEW BRICKS SHALL BE PURCHASED BY CONTRACTOR AS NEEDED TO MATCH EXISTING BRICKS. DRIVEWAYS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED PER COA STD DWGS 2425 AND 2426. CURBS SHALL BE INSTALLED PER COA STD DWG 2415A. SIDEWALKS SHALL BE PER COA STD DWG 2430 AND 2431, AND ADA RAMPS SHALL BE PER COA STD DWGS 2440 AND 2443. THE BRICK PAVERS SHALL BE INSTALLED PER DETAIL, SHEET C-103.
- INSTALL NEW DRIVEPAD PER COA STD DWG 2425A. REF. GRADING PLAN FOR PROPOSED GRADES.
- INSTALL NEW DRIVEPAD PER COA STD DWG 2426. REF. GRADING PLAN FOR PROPOSED GRADES.
- 11'x11' MINI CLEAR SIGHT TRIANGLE AT DRIVEWAYS. LANDSCAPING, FENCING, 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.

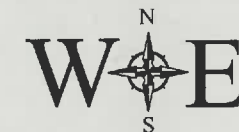
TRAFFIC CIRCULATION LAYOUT APPROVED

Signed

Date

7/28/21

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



Wooten Engineering
 PO Box 15814
 Rio Rancho, N.M. 87174
 Phone: (505) 980-3500

SITE PLAN

C-102

SHEET

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 THE APPROPRIATE UTILITY COMPANY 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.

ALL BROKEN OR CRACKED SIDEWALK AND CURB AND GUTTER MUST BE REPLACED WITH NEW SIDEWALK AND STANDARD CURB AND GUTTER PER COA STD DWGS 2415A & 2430.

CONDITION OF FINAL C.O. APPROVAL:
 LETTER FROM PROPERTY OWNERS
 AGREEMENT FROM/FOR 30 FT
 COMMON EASEMENT USAGE OF
 TRAFFIC CONTROL DEVICES
 (BARRICADES) TO LIMIT ACCESS
 OF 30 FT COMMON EASEMENT



GARCIA AUTOMOTIVE

CADILLAC 1220
 RENAISSANCE

ADDRESS
 1220 SOUTH RENAISSANCE
 ALBUQUERQUE, NM

DESIGN PACKAGE 2

FILE - 00031

CONSULTANTS

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 PO BOX 15814
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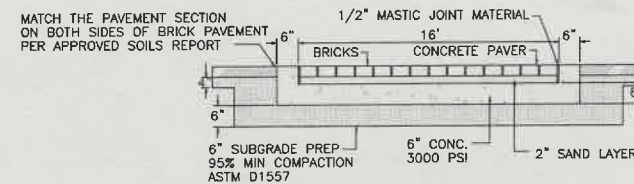
PROJECT
 GARCIA AUTOMOTIVE

CADILLAC 1220 RENAISSANCE

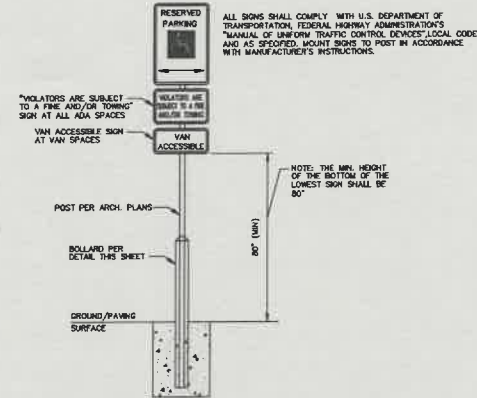
ADDRESS
 1220 SOUTH RENAISSANCE
 ALBUQUERQUE, NM

DESIGN PACKAGE 2

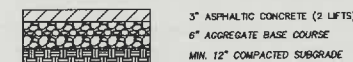
Mark	Date	Description
02/24/2021		
2019037		
RO		
JW		
SITE DETAILS		
C-103		
SHEET		



BRICK PAVER DETAIL
 NTS

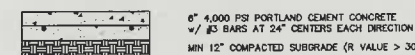


H/C Sign Detail
 NTS



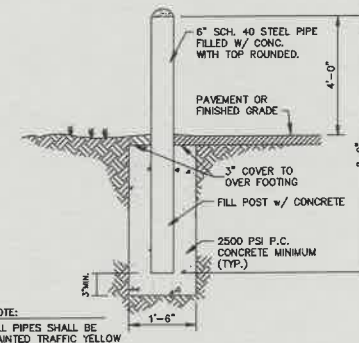
- NOTES:**
1. ASPHALT PAVEMENT, BASE COURSE, AND SUBGRADE SHALL MEET THE SPECIFICATIONS OF THE MNDOT 2014 SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
 2. ASPHALT PAVEMENT SHALL BE SP-18 PER MNDOT SPEC SECTION 423.
 3. AGGREGATE BASE COURSE SHOULD BE TYPE 1 PER MNDOT SPEC SECTION 303.
 4. SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (+/- 3%) AS DETERMINED BY ASTM D-1557.
 5. ALL FILL BELOW SUBGRADE SHALL EXHIBIT A MINIMUM R-VALUE OF 45.

Asphalt Pavement Section
 N.T.S.

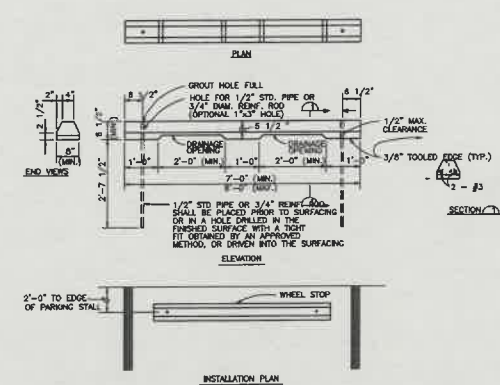


NOTE: REFERENCE ACI 330R-01 "DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS" FOR ADDITIONAL REQUIREMENTS OF CONSTRUCTION AND LOAD TRANSFER JOINT SPACING.

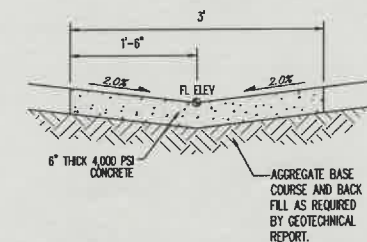
Concrete Pavement Section
 N.T.S.



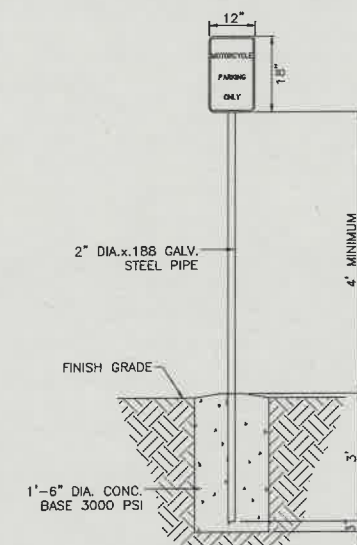
Pipe Bollard Detail
 NTS



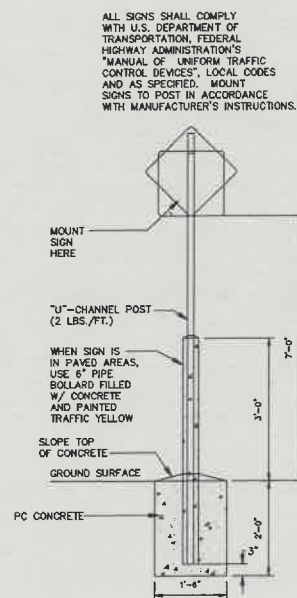
Precast Concrete Wheel Stop
 NTS



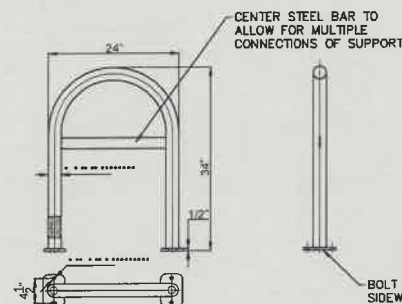
Valley Gutter Detail
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Motorcycle Parking Sign
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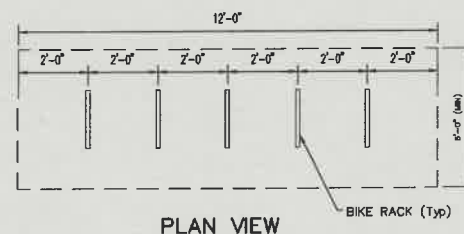


Standard Sign Base
 NTS



- Notes:**
1. Finish: Powder Coated - Color per Architect to Complement Building
 2. Installation must be completed in accordance with specifications
 3. For more product and company information please visit www.urbanracks.com

Urban Rack (UB-1000-STD)
 NTS



PLAN VIEW
 BIKE RACK (Typ)

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F16-D003I