

CITY OF ALBUQUERQUE



June 24, 2016

Bob Hall
Integrated Design & Architecture
906 ½ Park Ave., SW
Albuquerque, NM 87102

**Re: Rankin Training Facility
720 Rankin Rd., NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 3-9-16 (G15-D061)**

Dear Mr. Doug Hall,

The TCL submittal received 6-22-16 is approved for Building Permit. 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 a 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 TCL with 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,

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

\gs 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: Rankin Training Facility Building Permit #: T201690709 City Drainage #: 615D061
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot # 22, Block #1 Subdivision Coman industrial District UPC# 101506032820940353
City Address: 720 Rankin Rd. NE Albuquerque, New Mexico 87107

Engineering Firm: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Owner: Albuquerque Public School Contact: _____
Address: 6400 Uptown Blvd., NE
Phone#: _____ Fax#: _____ E-mail: _____

Architect: Bob Hall Contact: _____
Address: 906 1/2 Park Ave. SW Albuquerque New Mexico 87102
Phone#: 505-243-3499 Fax#: 505-243-3583 E-mail: info@integrateddesignarch.com

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

Check all that Apply:

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

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

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) _____

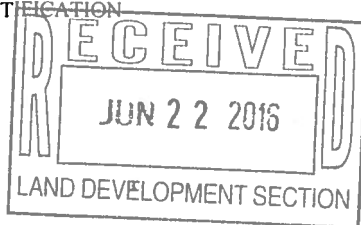
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

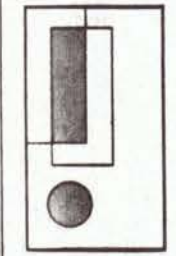
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 6-22-16 By: Bob Hall

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____





906 112 Park Avenue SW
Albuquerque, NM 87102
Tel: 505.243.3499 Fax: 505.243.3555
info@the-architect.com
www.the-architect.com

General Notes

A. ADA ACCESSIBLE PARKING SIGN MUST HAVE REQUIRED LANGUAGE PER 68-7-352.4C NMSA 1978. Violators are subject to a fine and/or towing.

B. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. PROVIDE A SIGHT DISTANCE EXHIBIT FOR BOTH ENTRANCE/EXIT THIS AREA.

C. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

D. ALL BROKEN OR CRACKED SIDEWALK AND UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER APPROPRIATE CITY STANDARD DRAWINGS IF APPLICABLE.

Keyed Notes

1. NEW CONCRETE ACCESSIBLE RAMP, SEE DETAIL A3 SHEET AS-500.

2. NEW METAL RAILING, SEE DETAIL C4 SHEET AS-500.

3. 6" CRUSHER FINE PAVING OVER 12" COMPACTED BASE COURSE 95% OVER / COMPACTED BASE TO 95% ENGINEERED FILL.

4. 4" PARKING STRIPS.

5. REUSE EXISTING PARKING BUMPER AND SUPPLY NEW PARKING BUMPERS FOR THE REMAINDER.

6. CELECTRIC GAS METERS.

7. CERAMIC ROUND ROAD STUD AT 48" O.C.

8. EXISTING TRASH DUMPSTER.

9. NEW ACCESSIBLE PARKING SYMBOL.

10. NEW CONCRETE STOOP.

11. NEW 4" CONCRETE SLAB.

12. BICYCLE RACK.

13. EXISTING ELECTRICAL TRANSFORMER.

14. EXISTING CURB.

15. BACKFLOW, SEE PLUMBING.

16. MECHANICAL HOT BOX, SEE MECHANICAL PLANS.

17. EXISTING ROLLING GATE.

18. EXISTING WATER METER.

19. EXISTING CONCRETE SIDEWALK AND CURB.

20. EXISTING CHAIN LINK FENCE.

21. EXISTING CONCRETE STAIRS, SEE DETAIL C1 SHEET AS-500 FOR HANDRAIL DETAIL.

22. EXISTING IRON ROD FENCE.

23. EXISTING CONCRETE STOOP / HYDRO WASH.

24. EDGE OF EXISTING ASPHALT PAVING.

25. EXISTING MANHOLE.

26. NEW CONCRETE LANDING.

27. NEW CONCRETE STAIRS, SEE DETAIL C1 SHEET AS-500.

28. 6" THK. CONC. SLAB (MIN.) WITH 1/8" PER FOOT SLOPE TO DRAIN.

29. 6" ST. CONCRETE FILLED PIPE BOLLARD, SEE DETAIL C3/AS-500.

30. NEW PAINTED ACCESSIBLE AISLE, STRIPED FOR NO PARKING.

31. FIX THIS SECTION OF ROLLING GATE AS REQUIRED.

32. EXISTING SWINGING CHAIN LINK GATE TO REMAIN.

33. EXISTING DIRT /LANDSCAPE.

34. PATCH BACK ASPHALT / CURB AND GUTTER PER CITY OF ALBUQUERQUE APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1. ALLOWED TO SUBSTITUTED FOR 1-HOUR-FIRE RATED CONSTRUCTION PER TABLE 601.

35. EXISTING CABLE PEDESTAL.

36. DIRECTION OF TRAFFIC PAINTED ARROWS.

37. 24" HIGH, PAINT LETTERING.

38. DO NOT ENTER SIGN.

39. SITE LOCATION.

40. EXISTING CURB CUT.

41. EGRESS DOORS.

Phase Description

PROJECT IS DIVIDE INTO MULTI-PHASES, DUE TO LIMITED ALLOWANCES PER FUND, THERE WILL BE MULTIPLE PERMITS ISSUED FOR MULTIPLE GENERAL CONTRACTORS. OCCUPANCY CERTIFICATE WILL NOT BE ISSUED UNTIL FINAL PHASE IS COMPLETE.

BELOW YOU WILL FIND A BRIEF DESCRIPTION OF PHASING: REORING PHASE, REORING THE EXISTING BUILDING, ACCESSIBLE ROUTES, INTERIOR METAL STUD FRAMING AT CENTER BAY, ALL NEW UTILITY WORK, NEW PLUMBING MECHANICAL SYSTEM, PARTIAL ELECTRICAL SYSTEM, PARTIAL ELECTRICAL SYSTEM, COMPLETE OF INTERIOR WALLS, COMPLETE MECHANICAL SYSTEM, COMPLETE ELECTRICAL SYSTEM, COMPLETE FIRE PROTECTION SYSTEM (AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1. ALLOWED TO SUBSTITUTED FOR 1-HOUR-FIRE RATED CONSTRUCTION PER TABLE 601.

LEGEND

NEW 4" CONCRETE SLAB, OVER 12" 95% COMPACTED BASE COURSE OVER 95% COMPACTED BASE SUB GRADE.

4" CRUSHER FINE PAVING, "BLUE SAIS" AS DISTRIBUTED BY ROCKY MOUNTAIN STONE COMPANY, OVER 12" SUBGRADE COMPACTED AT 95%.

REVISIONS

Mark	Date	Description

File Name: New Site Plan.dwg
By: MM
Date: MARCH 9, 2016
Project #: 15-02-P

TCL
AS-300
Sheet of

