

CITY OF ALBUQUERQUE



August 1, 2017
Cindy Terry
Westwork Architects
Po Box 10921
Albuquerque, NM 87184

Re: Aztec Special Education Facility
2611 Eubank Blvd.
Traffic Circulation Layout
Architect's Stamp dated 7-20-17 (H20D033)

Dear Ms. Terry,

The TCL submittal received 7-27-17 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,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

MA/LP via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: APS ARTEC SPEC ED Building Permit #: _____ Hydrology File #: H200033
DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 2611 EURANK BLVD NE ALB NM

Applicant: APS Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: CINDY TERRY / WESTWORK AGENS Contact: _____

Address: PO BOX 10921 ALB NM 87184

Phone#: 505 884-5250 Fax#: _____ E-mail: westwork@swcp.com

Check all that Apply:

DEPARTMENT:

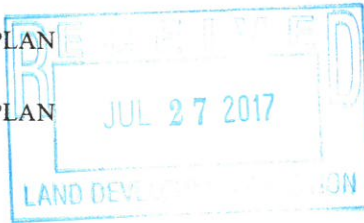
- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION

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

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)
- OTHER (SPECIFY) _____
- PRE-DESIGN MEETING?



IS THIS A RESUBMITTAL?: Yes No

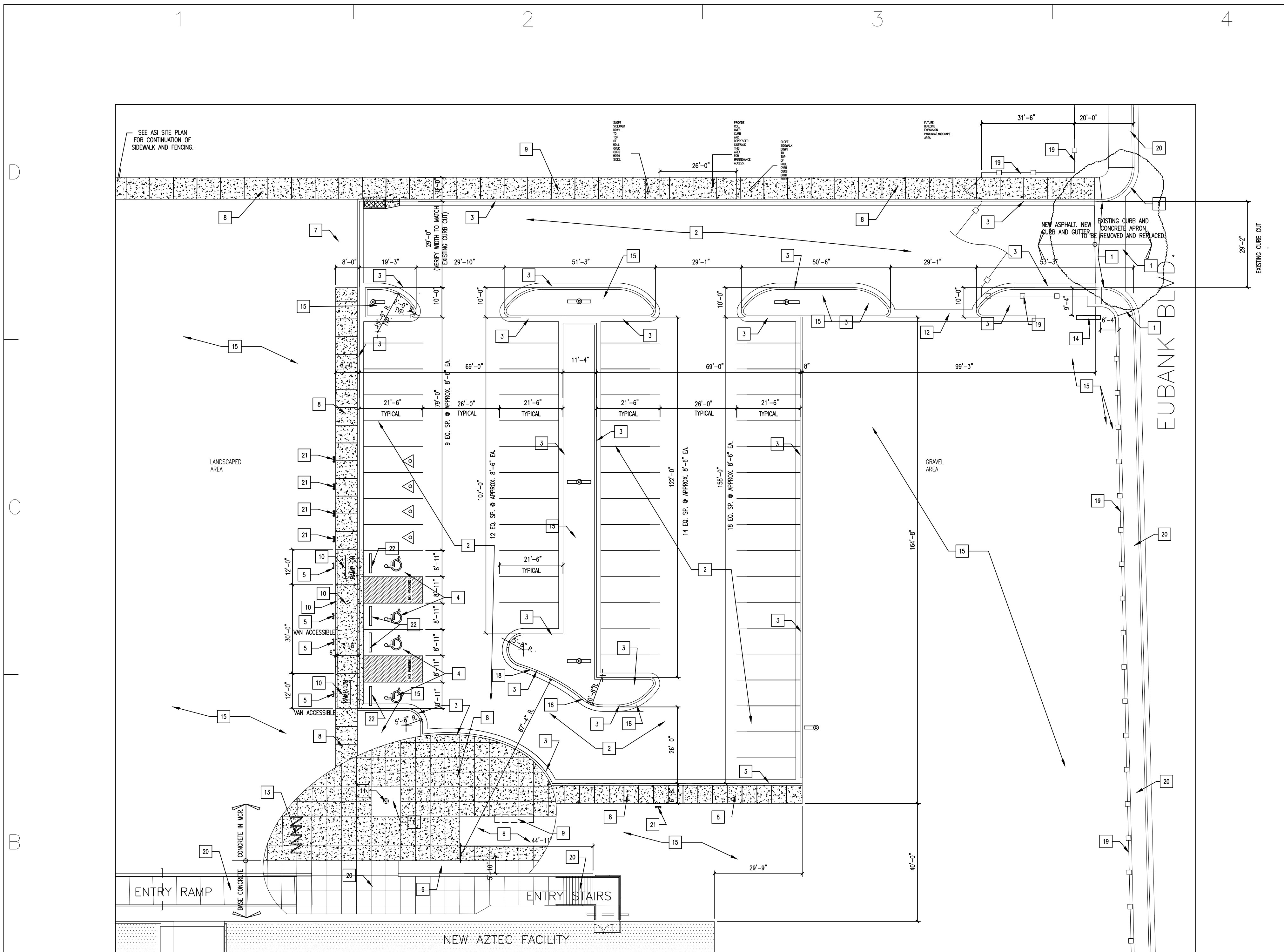
OTHER (SPECIFY) _____

DATE SUBMITTED: 7.27.17 By: CINDY TERRY AIA

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

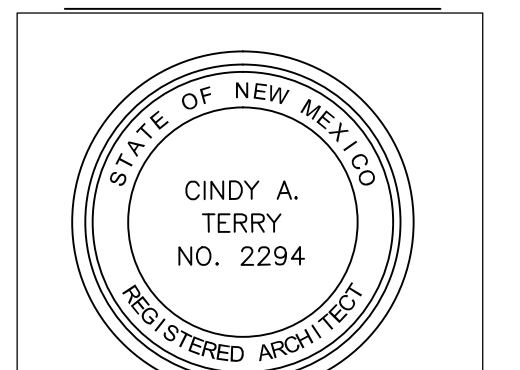


KEYED NOTES

- 1 EXISTING CURB CUT, AND CONCRETE APRON TO BE REMOVED AND REPLACED. SEE CIVIL DRAWINGS FOR DETAIL OF NEW SIDEWALKS AND ACCESSIBLE SIDEWALK CUTS. APRONS AND SIDEWALKS TO FLUSH OUT WITH EXISTING.
- 2 NEW ASPHALT DRIVEWAY AND PARKING AREAS. PAINT STRIPING AT PARKING SPACES. COLOR: 'TRAFFIC WHITE'.
- 3 NEW CONCRETE CURB AND GUTTER. INSTALL PER C.O.A. STANDARD. SEE DETAIL IN CONSTRUCTION DOCUMENTS ON SHEET CP-501.
- 4 ACCESSIBLE PARKING SPACE. PAINT ACCESS AISLES AS SHOWN. PAINT COLOR: 'TRAFFIC BLUE'.
- 5 INSTALL ACCESSIBLE SIGNAGE CENTERED AT END OF EACH ACCESSIBLE PARKING SPACE. SEE DETAIL IN PROJECT CONSTRUCTION DRAWINGS.
- 6 PLANTER AREA. PROVIDE SLEEVING FOR IRRIGATION.
- 7 ASPHALT CURB AT END OF DRIVEWAY FOR TEMPORARY TERMINATION OF DRIVEWAY ASPHALT.
- 8 4" THICK CONCRETE SIDEWALK: W6XW6-W1.4XW1.4 REINFORCING. SCORE JOINTS 6'-0" O.C.E.W. 1/2" FIBER EXP. JOINT EVERY 18" O.C.E.W.
- 9 BENCH: "SARABI STUDIO LINEAR COLLECTION" LINEAR BENCH STAINLESS STEEL FINISH, SIZE 18"H X 58 W X 11"D. SARABI STUDIOS, AUSTIN TEXAS.
- 10 ACCESSIBLE RAMP FROM SIDEWALK DOWN TO CONCRETE LANDING FLUSH WITH ACCESSIBLE PARKING SPACES. INSTALL 6" CURB AT BACK OF LANDING.
- 11 FLAGPOLE: SEE SPECIFICATIONS PROVIDED WITH ASI.
- 12 MAINTENANCE OPENING: CONCRETE APRON FLUSH WITH GUTTER AT EDGE OF LANDSCAPE AREA TO TERMINATE ASPHALT AT DRIVEWAY.
- 13 SPIRAL (8) BIKE RACK: MODEL CBBR-8SR-SS (STAINLESS STEEL FINISH) AS SUPPLIED BY "BELSON OUTDOORS", www.belson.com, 1-800-323-5664. INSTALL EMBEDDED IN CONCRETE PER MANUFACTURER'S RECOMMENDATIONS.
- 14 MONUMENT SIGN. SEE DETAIL ON THIS SHEET
- 15 LANDSCAPE AREA. SEE REVISED DRAINAGE AND GRADING PLAN PROVIDED IN THIS ASI FOR GRADING THIS AREA. LANDSCAPING BY OWNER'S OPEN END LANDSCAPE CONTRACTOR.
- 16 NEW SITE LIGHTING. SEE SPECIFICATIONS.
- 17 EXISTING STREET LIGHT TO REMAIN. PROTECT DURING DEMOLITION AND NEW SITE CONSTRUCTION.
- 18 PAINT CURB ALONG SIDEWALK RED FOR FIRE LINE.
- 19 FENCING. SEE FENCING PLAN.
- 20 EXISTING SIDEWALK, STEPS OR RAMP TO REMAIN. PROTECT DURING CONSTRUCTION OF NEW PARKING AREA.
- 21 SIGNAGE AT 'LOW-EMITTING AND FUEL EFFICIENT VEHICLES'. INSTALL SIGNAGE CENTERED AT PARKING SPACE. USE POST DETAIL ON SHEET AS-101 CAR
- 22 PROVIDE AND INSTALL CONCRETE PARKING BUMPERS AT ACCESSIBLE SPACES. ANCHOR BUMPERS TO SECURE THEM.
- 23 INSTALL SIGNAGE BEHIND SIDEWALK TO READ: "CAR POOL DROP OFF ONLY NO PARKING". SIGN INSTALLATION DETAILS SIMILAR TO DTLS ON AS-101.

GENERAL NOTES

- A. A.P.S. HAS FIRST RIGHT OF REFUSAL FOR ALL SALVAGEABLE MATERIALS.
- B. MAINTAIN CONSTRUCTION FENCE BETWEEN NEW WORK AND DEMOLITION AREA DURING CONSTRUCTION.
- C. MAINTAIN A CLEAR, UNOBSTRUCTED MEANS OF ACCESS BETWEEN TEMPORARY PARKING AND NEW FACILITIES DURING DEMOLITION AND NEW SITEWORK. PROTECT NEW FACILITIES DURING DEMOLITION AND NEW SITEWORK CONSTRUCTION.
- D. THE DRAWINGS ON THIS SHEET HAVE BEEN PREPARED FROM INFORMATION CONTAINED WITHIN DRAWINGS THAT WERE CREATED BY AND PROVIDED TO THE ARCHITECT BY THE OWNER. IT IS UP TO THE GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS PRIOR TO SUBMITTING HIS PROPOSAL FOR THIS WORK.
- E. COORDINATE WITH ELECTRICAL AND CIVIL DRAWINGS FOR NEW CONSTRUCTION.
- F. PROVIDE SAFE AND REASONABLE ACCESS TO THE NEW BUILDING DURING DEMOLITION OF THE EXISTING BUILDING. COORDINATE WITH OWNER.
- G. PROTECT ALL IMPROVEMENTS ON ADJACENT SCHOOL AREAS. REPLACE IF DAMAGED.
- H. REMOVE ALL DESIGNATED BUILDINGS, FOUNDATIONS, BREEZEWAY COVERS AND YARDWALLS & FENCING COMPLETE.
- I. REMOVE UNDERBUILDING UTILITIES COMPLETE. PROTECT AND COORDINATE REMOVALS WITH MAINTAINING AREAS CONNECTING AND NECESSARY TO NEW BUILDINGS.
- J. REMOVE ALL CONCRETE AND MASONRY WALLS, PLANTER WALLS, FOUNDATIONS AND LANDSCAPE COMPLETE.
- K. REMOVAL ALL ASPHALT PAVING. PREPARE FOR RE-GRADING OF SITE. SEE CIVIL.
- L. REMOVE ALL CONCRETE WALLS, SIDEWALKS, RAMPS AND STAIRS.
- M. REMOVE ALL BREEZEWAY COVERS AND OVERHANGS ASSOCIATED WITH BUILDINGS.
- N. REMOVE ALL CHAIN LINK FENCES AND GATES IN DEMOLITION AREA.
- O. UTILITY LINES TO BE REMOVED WITHIN DEMOLITION AREA UNLESS OTHERWISE NOTED. COORDINATE WITH ELECTRICAL.
- P. REMOVE ALL UTILITY POLES AND OVERHEAD ELECTRICAL AND TELECOMMUNICATION LINES.
- Q. AT CONCLUSION OF DEMOLITION, SITE TO BE GRADED EVEN WITH NO RUTS, HOLES OR DEPRESSIONS MORE THAN 6" DEEP. SEE CIVIL.
- R. PROVIDE VERTICAL AND HORIZONTAL DATA ON ALL CAPPED AND/OR RELOCATED UTILITIES OR UTILITIES TO REMAIN. INDICATE LOCATIONS AND DATA IN AS-BUILT DRAWINGS.
- S. IF A UTILITY LINE IS LOCATED AND IT IS NOT NOTED ON DRAWINGS INFORM OWNER IMMEDIATELY.
- T. MAINTAIN TEMPORARY FENCING TO PROTECT PERSONNEL AND PROPERTY DURING DEMOLITION.



Westwork ARCHITECTS
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 ALBUQUERQUE, NEW MEXICO 87184-0921
 505.884.5252 FAX: 505.213.0002

CONSULTANTS
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 Albuquerque, NM 87109
 Phone: (505) 346-4250
 Fax: (505) 346-4254

AZTEC SPECIAL EDUCATION FACILITY DEMOLITION AND SITE IMPROVEMENTS 2611 Eubank Blvd. Albuquerque, New Mexico 87112

DRAWING SUBMITTAL:
 01 05/17/16 FUTURE SITE PLAN

PROJECT NO: #####
 CAD DWG FILE:
 DRAWN BY:
 CHK'D BY:
 COPYRIGHT: WESTWORK ARCHITECTS 2016

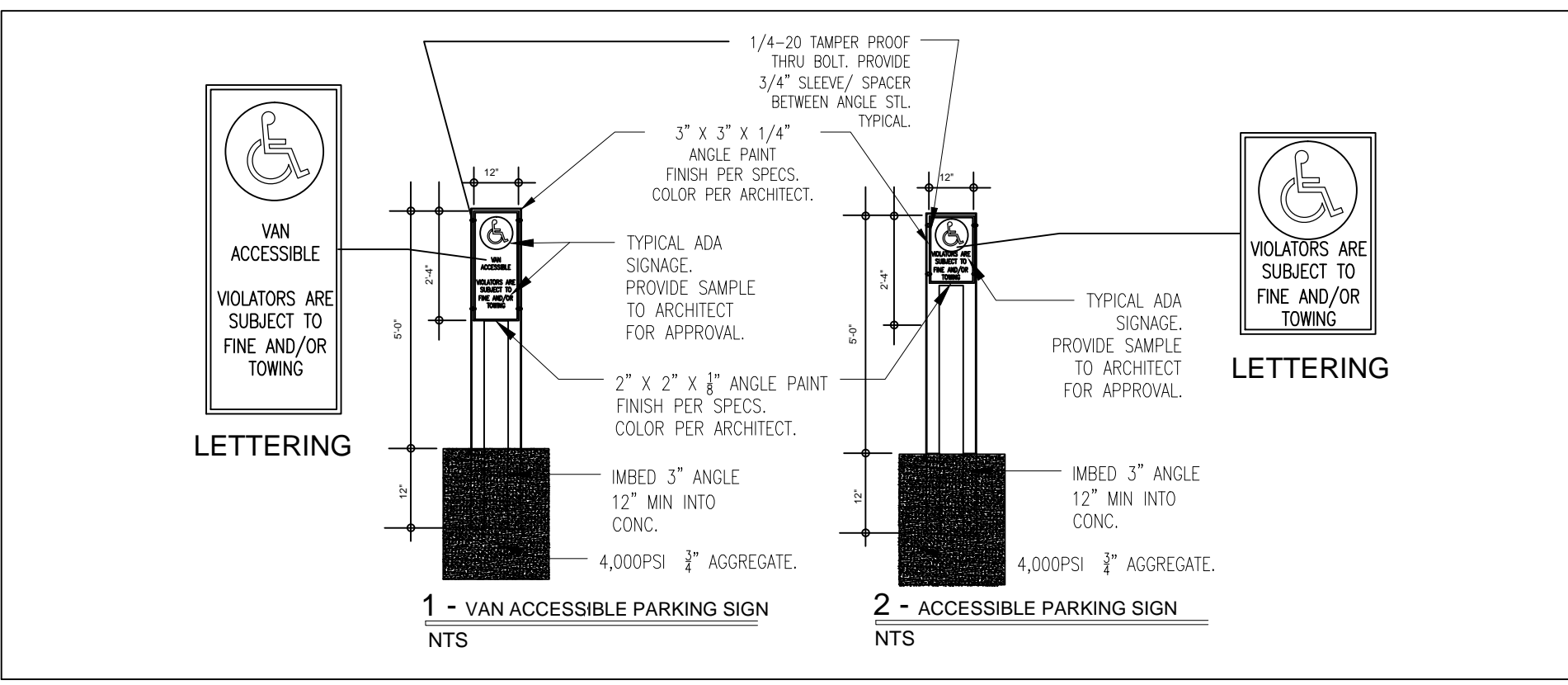
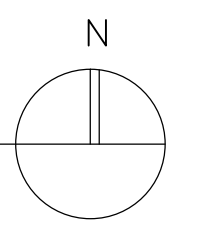
TCL -101 C-42.2

DTL: ENLARGED PARKING PLAN

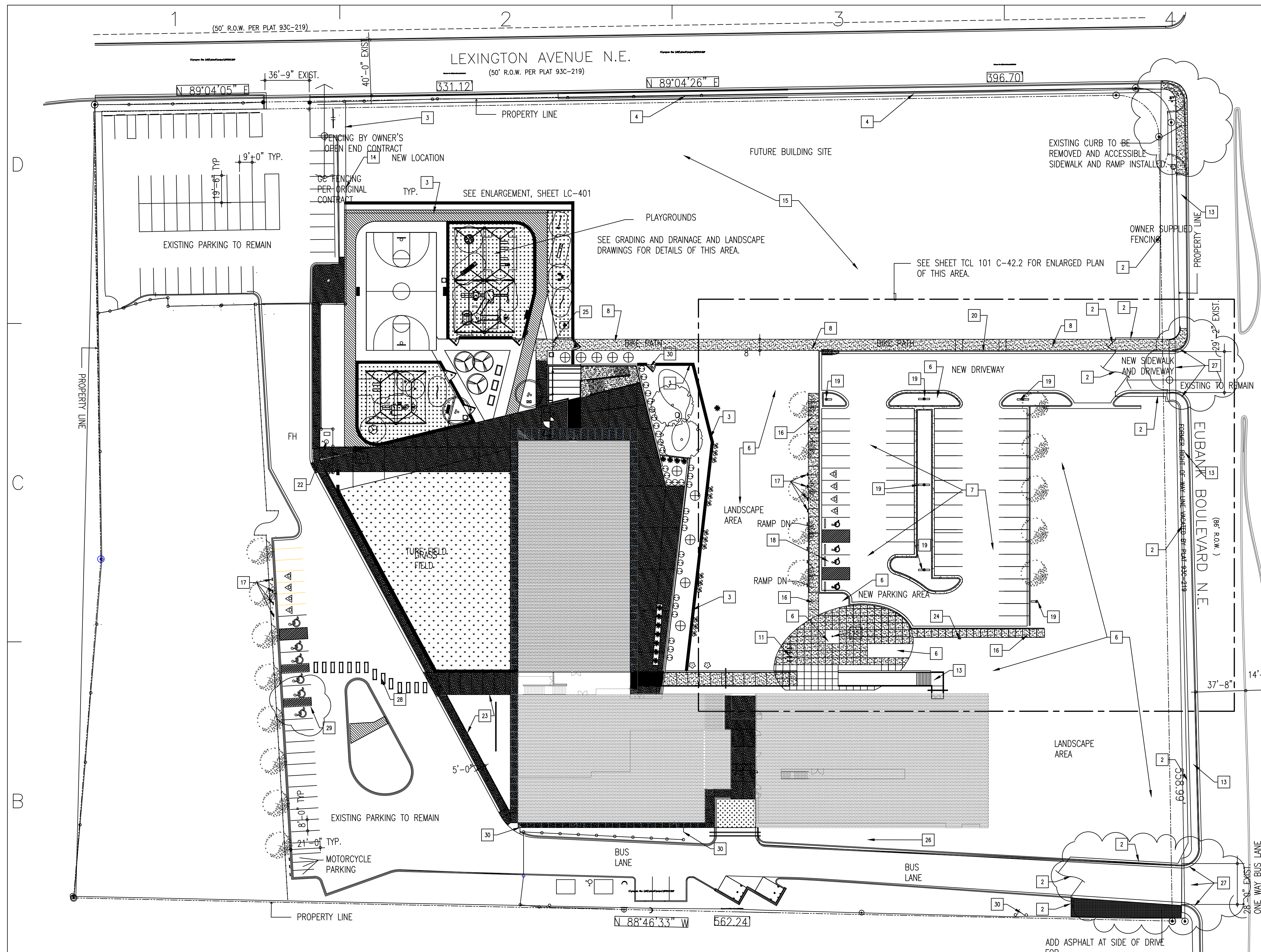
ENLARGED DETAIL OF PARKING PLAN

1"=20'-0"

PARKING SPACE REQUIREMENTS	
REQUIRED PARKING SPACES	130
EXISTING PARKING SPACES (WEST)	73
NEW PARKING SPACES (EAST)	57
TOTAL	130
MOTORCYCLE SPACES (EXIST)	3
BICYCLE SPACE EXIST	8
BICYCLE SPACE NEW EAST	8



ADA SIGNAGE



- KEYED NOTES**
- 1 EXISTING CURB CUT, AND CONCRETE APRON TO REMAIN. SAWCUT EXISTING CURB, GUTTER AND SIDEWALK TO QUADRANT OF RADIUS TO INSTALL NEW CURB AND GUTTER TO EXISTING.
 - 2 NEW FENCING BY OWNER. SEE FENCING PLAN PROVIDED BY SITES SOUTHWEST.
 - 3 G.C. TO PROVIDE AND INSTALL NEW ARCHITECTURAL VINYL COATED FENCING. SEE SPECIFICATIONS.
 - 4 EXISTING CHAINLINK FENCE TO BE REPLACED. SEE FENCING PLAN PROVIDED BY SITES SOUTHWEST.
 - 5 SITE STABILIZATION IN THIS AREA AFTER DEMOLITION AND GRADING BY G.C. SEE GRADING PLAN.
 - 6 LANDSCAPING IN THIS AREA BY OWNER. REFERENCE C.D.'S FOR LOCATIONS OF IRRIGATION SLEEVING BY G.C.
 - 7 NEW PARKING LOT. ASPHALT PAVING, SIDEWALKS, CURB AND GUTTER, SIGNAGE BY GENERAL CONTRACTOR. SEE ENLARGED PARKING PLAN C-42.2 FOR DESCRIPTION.
 - 8 NEW 8' WIDE BIKE PATH/SIDEWALK. SEE ENLARGED PARKING PLAN ON C-42.2 FOR DESCRIPTION.
 - 9 SIDEWALK OR RAMP FROM BASE CONTRACT. PROTECT DURING DEMOLITION AND NEW SITE CONSTRUCTION.
 - 10 FLAGPOLE. SEE DESCRIPTION ON ENLARGED PARKING PLAN. SEE SPECIFICATIONS PROVIDED.
 - 11 BIKE RACK. SEE DESCRIPTION ON C-42.2.
 - 12 FIRE LANE: PAINT CURB 'TRAFFIC RED' AS SHOWN ON SHEET C-42.2.
 - 13 EXISTING SIDEWALK TO REMAIN.
 - 14 138' OF BASE CONTRACT FENCING AT AUTISM ENTRY TO BE INSTALLED AT LOCATION NEAR PARKING AREA INDICATED ON THIS PLAN. SEE FENCING PLAN PROVIDED BY SITES SOUTHWEST.
 - 15 THIS PORTION OF SITE TO REMAIN UNDEVELOPED. GRADING AND NEW FENCING ONLY IN THIS AREA. STABILIZATION OF SOIL TO BE PERFORMED BY OWNER'S LANDSCAPE CONTRACTOR.
 - 16 NEW SIDEWALK. SEE DESCRIPTION ON SHEET C-42.2, ENLARGED PARKING PLAN.
 - 17 PROVIDE AND INSTALL SIGNAGE AT LOW-EMITTING ALTERNATIVE FUEL PARKING SPACES. SEE ENLARGED PARKING PLAN FOR DESCRIPTION.
 - 18 ACCESSIBLE PARKING SPACES. SEE DESCRIPTION ON ENLARGED PARKING PLAN.
 - 19 NEW ELECTRICAL POLE MOUNTED SITE LIGHTING AS SHOWN ON ES-101 IN C.D.'S. INSTALL ON CONCRETE SUPPORT AS DETAILED ON ES-101.
 - 20 INSTALL ROLL OVER CURB FOR 26' AT THIS LOCATION. SLOPE BIKE PATH DOWN TO ROLL OVER CURB HEIGHT AT BOTH ENDS.
 - 21 INSTALL CONCRETE SIDEWALKS AS SHOWN FOR PLAYGROUND IN LANDSCAPE PLAYGROUND DRAWINGS. SPECIFICATION FOR SIDEWALKS TO REMAIN THE SAME.
 - 22 INSTALL FENCE TO CLEAR FIRE HYDRANT AND INLET.
 - 23 FENCING THIS SIDE OF LANDSCAPED AREA TO BE INSTALLED WEST SIDE OF PLAYGROUND SEE NOTE 14. SEE ALSO FENCING PLAN FROM SITES SOUTHWEST.
 - 24 INSTALL SIGNAGE THIS LOCATION READING: DROP-OFF CARPOOL/LOW EMITTING EFFICIENT FUEL VEHICLES.
 - 25 PROVIDE POWER AND DATA FOR CARD SWIPE ACTIVATED GATE. COORDINATE WITH OWNER'S SPECIAL SYSTEMS CONTRACTOR.
 - 26 PROVIDE POWER AND DATA FOR IRRIGATION CONTROLLER. COORDINATE WITH OWNER'S LANDSCAPE INSTALLER. EXTEND TO GROUND LEVEL MDF ROOM. CONTROLLER TO BE INSTALLED WITHIN 300 LF. OF IDF ROOM. REFER TO LANDSCAPE DRAWINGS BY LANDSCAPE CONSULTANT AS PROVIDED BY OWNER.
 - 27 EXISTING CONCRETE AT CURB CUT TO BE DEMOLISHED AND REPLACED WITH NEW CONCRETE CURB CUT AS SHOWN ON REVISED CIVIL DRAWING.
 - 28 CROSSWALK STRIPING TO MATCH STRIPING ON LANDSCAPE DRAWINGS AT OTHER AREAS.
 - 29 ACCESSIBLE PARKING SPACES FROM NORTHWEST PARKING AREA TO BE INSTALLED AT THIS LOCATION. CREDIT RAMP CONSTRUCTION TO ASI 42 COST. SHOW AS LINE ITEM CREDIT IN MCR.
 - 30 GATES ORIGINALLY SHOWN NEAR MULTI-PURPOSE AREA TO BE USED THIS LOCATION.



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 Fax: (505) 345-4204

**AZTEC SPECIAL EDUCATION FACILITY
 DEMOLITION AND SITE IMPROVEMENTS**
 2611 Eubank Blvd. Albuquerque, New Mexico 87112

DRAWING SUBMITTAL:

01	05/17/16	FUTURE SITE PLAN
02	8/20/16	ASI 42
03	10/10/16	ASI 42 REVISIONS

PROJECT NO: #####
 CAD DWG FILE:
 DRAWN BY:
 CHK'D BY:
 COPYRIGHT: WESTWORK ARCHITECTS 2016
 SHEET TITLE:

T.C.L. - 100REV.

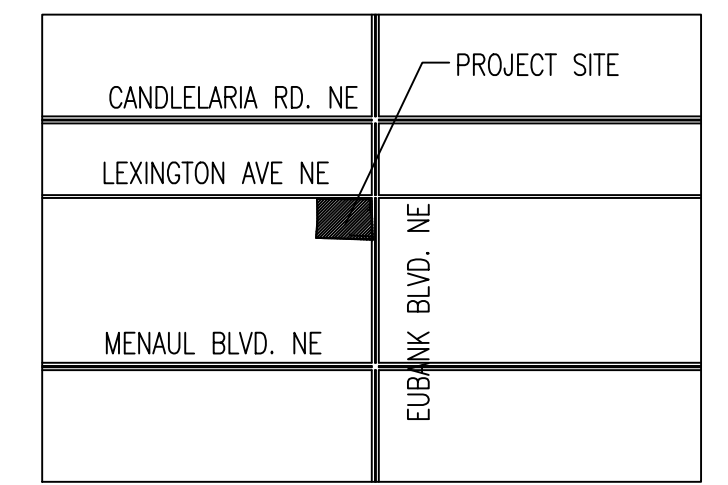
REVISED 7/20/17

GENERAL NOTES

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- H. REMOVE UNDERBUILDING UTILITIES COMPLETE. PROTECT AND COORDINATE REMOVALS WITH MAINTAINING AREAS CONNECTING AND NECESSARY TO NEW BUILDINGS. REFER TO SURVEY SHEET SHOWING UNDERGROUND AND POLE MOUNTED UTILITIES TO BE REMOVED IN AREA.
- I. REMOVE ALL CONCRETE AND MASONRY WALLS, PLANTER WALLS, FOUNDATIONS AND LANDSCAPE COMPLETE.
- J. REMOVE ALL ASPHALT PAVING IN DEMO AREA. PREPARE FOR RE-GRADING OF SITE. SEE CIVIL GRADING SHEET PROVIDED THIS ASI.
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- M. REMOVE ALL CHAIN LINK FENCES AND GATES IN DEMOLITION AREA.
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- P. IF A UTILITY LINE IS LOCATED AND IT IS NOT NOTED ON DRAWINGS INFORM OWNER IMMEDIATELY.
- Q. MAINTAIN TEMPORARY FENCING TO PROTECT PERSONNEL AND PROPERTY DURING DEMOLITION.

TRAFFIC CONTROL LAYOUT

1"=40'-0"



VICINITY MAP