

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 28, 2021

Steven Alano, RA
Greer Stafford/SJCF Architecture Inc.
1717 Louisiana Blvd NE, Ste 205
Albuquerque, NM 87110

**Re: APD Law Enforcement Center (Exerior Improvements-ADA Ramp)
400 Roma Ave. NW
Traffic Circulation Layout
Architect's Stamp 04-26-2021 (J14-D059)**

Dear Mr. Alano,

The TCL submittal received 04-27-2021 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

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

NSF
ADD
TRUNCATED
DOMES

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

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed

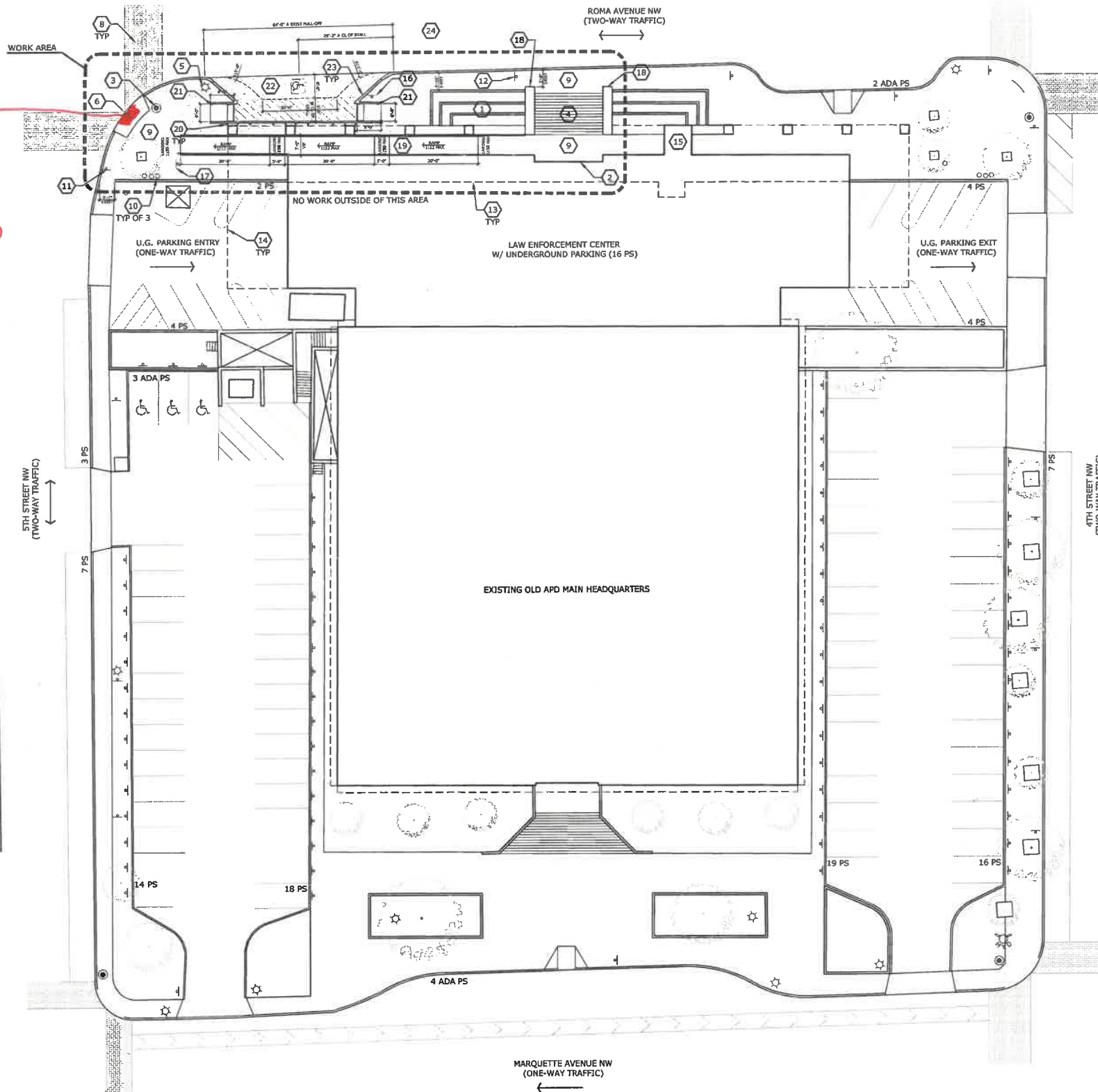
Date

04/28/21

A2

TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 20'-0"



GENERAL SHEET NOTES:

1. PROJECT SCOPE OF WORK IS LIMITED TO IDENTIFIED WORK AREA.
2. ALL EXISTING ELEMENTS TO REMAIN AND OUTSIDE THE PARAMETERS OF THIS PROJECT, UNLESS NOTED OTHERWISE.
3. ALL CONCRETE CURBS AND GUTTERS SHALL CONFORM WITH COA SPEC SECTION 300.
4. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH THE COA SPEC SECTION 400 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. CLEAR SITE TRIANGLES: IMPROVEMENTS, LANDSCAPING, AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE TRIANGLES. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTED IN THESE AREAS. THIS PROJECT DOES NOT MODIFY ELEMENTS IN THE CLEAR SITE TRIANGLES.
6. BROKEN SIDEWALKS WITHIN WORK AREA: ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STD DWGS 2420 & 2430.

EXECUTIVE SUMMARY - TCL:

- THIS PROJECT CONSISTS OF:
- NEW EXTERIOR ADA RAMP ON NORTH SIDE (ROMA AVENUE FRONTAGE) OF BUILDING
 - RECONSTRUCTED PARKING PULL-OFF FOR ACCESSIBLE PARKING - NO STREET SIDE CURB & GUTTER IS AFFECTED. PULL-OFF PARKING AREA IS MODIFIED TO PROVIDE AN ACCESSIBLE AISLE.
 - ASSOCIATED SIDEWALK AND CURB RAMP IMPROVEMENTS TO COMPLETE THE ACCESSIBLE ROUTE FROM PARKING TO BUILDING ENTRANCE

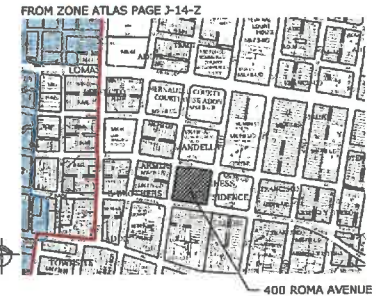
- TRAFFIC CIRCULATION WILL CONSIST OF:
- ALL EXISTING CURB CUTS TO REMAIN AS IS
 - PAINTED PAVEMENT STRIPING TO DESIGNATE ACCESSIBLE PARKING AND ACCESS AISLE

THE COA FIRE MARSHAL'S OFFICE HAS ALREADY APPROVED THE FIRE 1 PLAN AS IT PERTAINS TO SITE DEVELOPMENT AND THEIR REQUIREMENTS.

THE COA SOLID WASTE DEPARTMENT HAS ALREADY APPROVED THE EXISTING REFUGE ENCLOSURE AS IT PERTAINS TO SITE DEVELOPMENT AND THEIR REQUIREMENTS.

ZONING REVIEW - TCL:

PROPERTY OWNER: CITY OF ALBUQUERQUE
PROPERTY ADDRESS: 400 ROMA AVENUE NW
IDO ZONE ATLAS PAGE: 3-14-2
IDO ZONE DISTRICT: MX-FB-UD (MIXED-USE, FORM-BASED, URBAN DEVELOPMENT)
IDO ALLOWABLE USES: ALL USED ALLOWABLE UNLESS LISTED AS PROHIBITED
ACTUAL USE: OFFICE = PERMISSIBLE
OVERLAY ZONES: NONE
USE SPECIFIC STANDARDS: NONE
BERNALILLO COUNTY UPC: 101405817305231508
LEGAL DESCRIPTION: * 013 F MANDELLS ADD L13T0188 TR1 PORT WOF 2
SIZE OF SITE: 2.3 ACRES +/-
VICINITY MAP:



OFF-STREET PARKING REQUIREMENTS: N/A - NONE REQUIRED MX-FB-UD ZONE DISTRICT PER IDO TABLE 2-4-13

94 OFF-STREET SPACES PROVIDED; 24 ON-STREET SPACES PROVIDED; INCLUDES 10 ACCESSIBLE PARKING SPACES.

BICYCLE PARKING REQUIREMENTS: GREATER OF 5 SPACES OR 1 SPACE PER 2,000 SF GFA

152,200 SF GFA / 2,000 SF = 77 SPACES REQUIRED; 0 SPACES PROVIDED*

*PROJECT DOES NOT CORRECT BICYCLE PARKING DEFICIENCIES. ONLY IMPROVES ADA ACCESS.

KEYED NOTES:

1. EXISTING RAISED PLANTER.
2. EXISTING BUILDING ENTRY.
3. EXISTING TRAFFIC SIGNAL - STOP SIGNS ONLY, NO ELECTRIC SIGNAL.
4. EXISTING CONCRETE STAIRS.
5. EXISTING LIGHT POLE.
6. EXISTING HC CURB RAMP, WITH ADA DETECTABLE WARNING TILES (ADD) NSF
7. EXISTING BICYCLE LANE.
8. EXISTING BRICK CROSSWALK.
9. EXISTING CONCRETE SIDE WALK.
10. EXISTING FIRE DEPARTMENT CONNECTION, FREESTANDING.
11. EXISTING TRAFFIC SIGNAL, STOP SIGN.
12. EXISTING TRAFFIC SIGNAL, NO PARKING ANY TIME.
13. LINE OF EXISTING PARKING GARAGE BELOW.
14. LINE OF EXISTING BUILDING ABOVE.
15. EXISTING ELEVATOR, NOT FUNCTIONAL TO BE ABANDONED IN PLACE.
16. NEW TRAFFIC SIGNAL, TYPE TS-1. REFER TO DETAIL A5/TCL2.
17. NEW TRAFFIC SIGNAL, TYPE TS-2. REFER TO DETAIL A5/TCL2.
18. NEW TRAFFIC SIGNAL, TYPE TS-3. REFER TO DETAIL A5/TCL2.
19. NEW EXTERIOR CIP CONCRETE ADA ACCESS RAMP WITH FREESTANDING HANDRAIL AND CABLE GUARD RAIL. REFER TO ELEVATIONS C1/TCL2.
20. NEW BOLLARD AT COLUMNS/BUILDING LINE. REFER TO DETAIL A4/TCL2.
21. NEW HC CURB RAMP WITH ADA DETECTABLE WARNING SURFACE TILE. REFER TO DETAIL B3/TCL2.
22. RECONSTRUCTED PULL-OFF PARKING LANE. (1) 8'-0" WIDE ACCESSIBLE PARKING SPACE WITH NEW CONCRETE PAVING PER PAVING SECTION DETAIL D5/TCL2. ACCESS AISLE TO HAVE PAINTED 4" WIDE, 45 DEGREE DIAGONAL STRIPES AT 24" OC. INCLUDE PAINTED ADA SYMBOL PER DETAIL A3/TCL2.
23. NEW CONCRETE CURB & GUTTER AT PULL-OFF PER COA STD DWG 2420, SECTION B-B.
24. EXISTING ASPHALT PAVING WITH CONCRETE CURB & GUTTER AT ROADWAY.
25. EXISTING TRAFFIC SIGNAL, RESERVED PARKING.

GREER STAFFORD/SJCF ARCHITECTURE, INC.

1717 LOUISIANA NE, SUITE 205
ALBUQUERQUE, NM 87110-7027
(505) 821-0235 • FAX: (505) 821-0348

3005 NORTHRIDGE DR., SUITE F
FARMINGTON, NM 87401-2085
(505) 325-7475 • FAX: (505) 325-6464



THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED, AND DATED BELOW



EXTERIOR ADA RAMP IMPROVEMENTS
APD LAW ENFORCEMENT CENTER
400 ROMA AVENUE NW
ALBUQUERQUE, NM 87102

REVISION	DATE	DESCRIPTION
1	4/28/21	REVISION 1
2	5/12/21	ORIGINAL SUBMITTAL
3	5/12/21	DATE
4	5/12/21	DATE

PROJECT NO: S415.17

CAO DWG FILE:

DRAWN BY:

CHECKED BY:

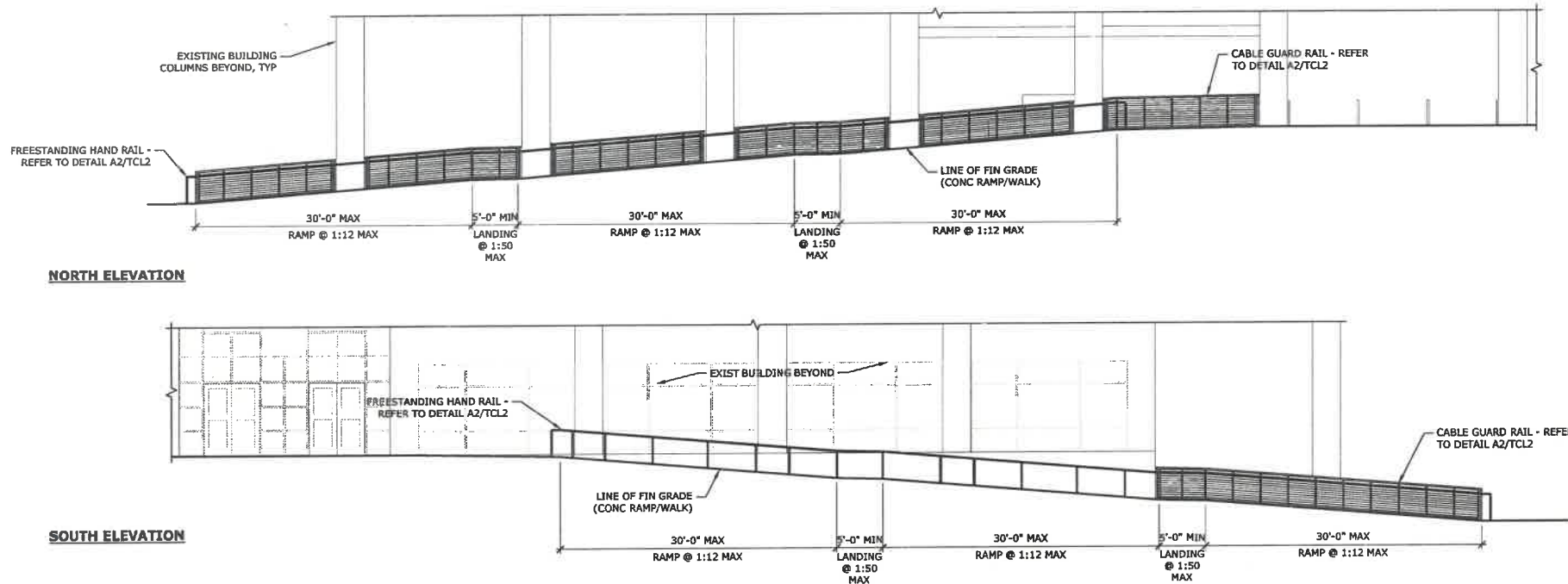
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SHEET TITLE

TRAFFIC CIRCULATION LAYOUT

DRAWING SHEET

TCL1



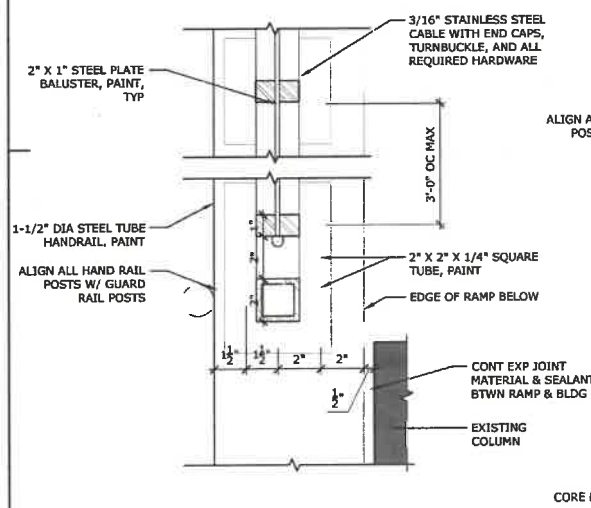
C1 GUARD RAIL & HAND RAIL ELEVATION @ ADA RAMP
SCALE: 1/8" = 1'-0"

TRAFFIC CIRCULATION LAYOUT APPROVED

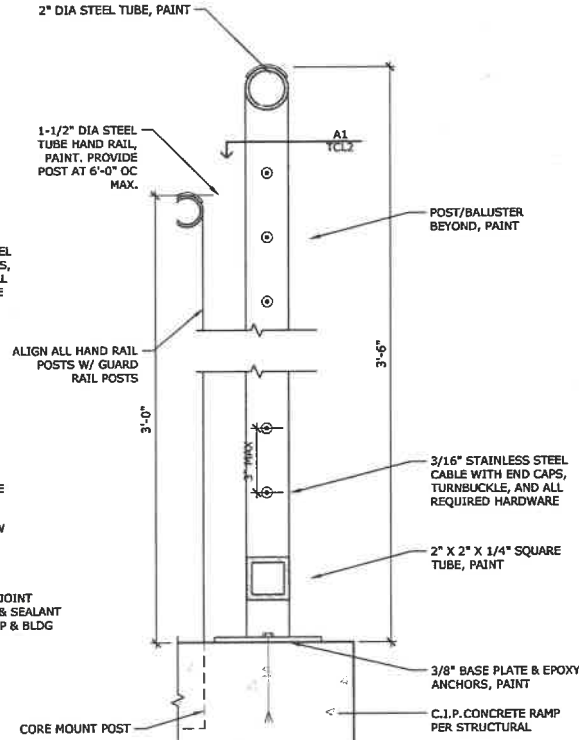
Signed

Date

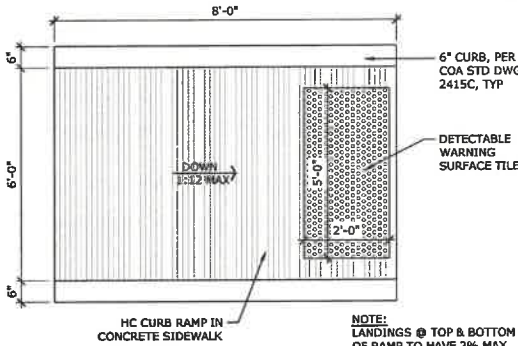
04/28/21



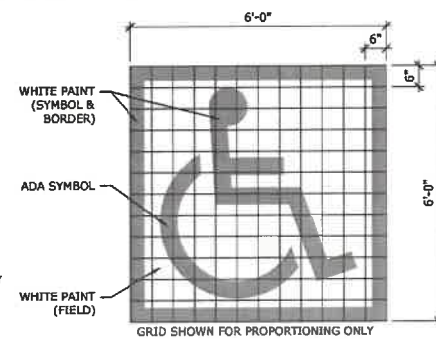
A1 RAILS - PLAN
SCALE: 3" = 1'-0"



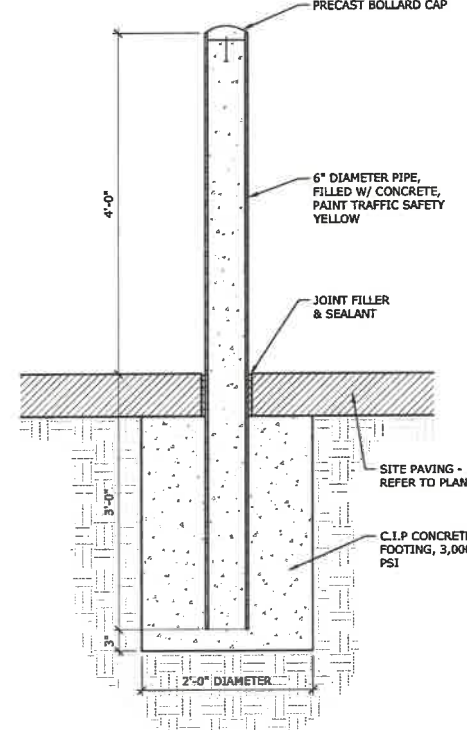
A2 RAILS - SECTION
SCALE: 3" = 1'-0"



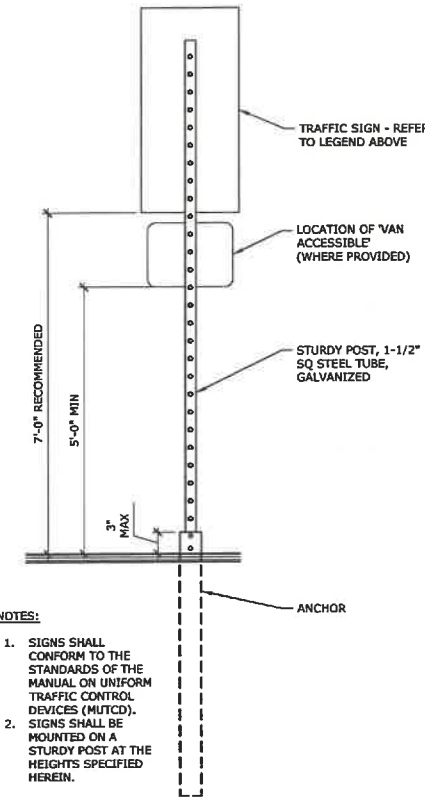
B3 HC CURB RAMP
SCALE: NTS



A3 PAINTED HC SYMBOL
SCALE: 1/2" = 1'-0"



A4 BOLLARD
SCALE: 1" = 1'-0"



NOTES:

1. SIGNS SHALL CONFORM TO THE STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. SIGNS SHALL BE MOUNTED ON A STURDY POST AT THE HEIGHTS SPECIFIED HEREIN.

A5 TRAFFIC SIGN
SCALE: 1" = 1'-0"

D5 PAVING SECTION
SCALE: NTS



R7-8a (12'x6')

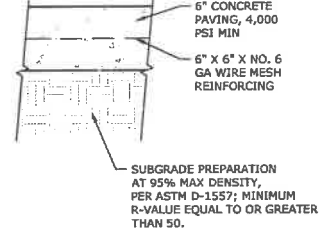
SIGN TYPE TS-1



SIGN TYPE TS-2



SIGN TYPE TS-3



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NO.	DATE	DESCRIPTION
1	4/28/21	REVISION 1
2	3/29/21	REVISION 2
3	3/29/21	ORIGINAL SUBMITTAL

PROJECT NO: 5415.17
CWD DWG FILE:

DRAWN BY:
CHECKED BY:

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SHEET TITLE
TRAFFIC CIRCULATION LAYOUT DETAILS

DRAWING SHEET

TCL2