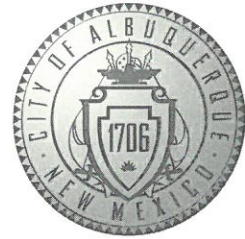


CITY OF ALBUQUERQUE



May 13, 2019

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

Re: Tenant Improvements
1601 Commercial Rd. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 4-16-19 (J14D187)

Dear Mr. Wooten

The TCL submittal received 05-10-19 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.

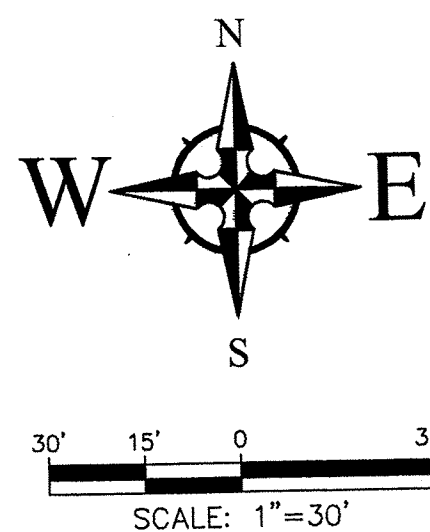
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification 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,

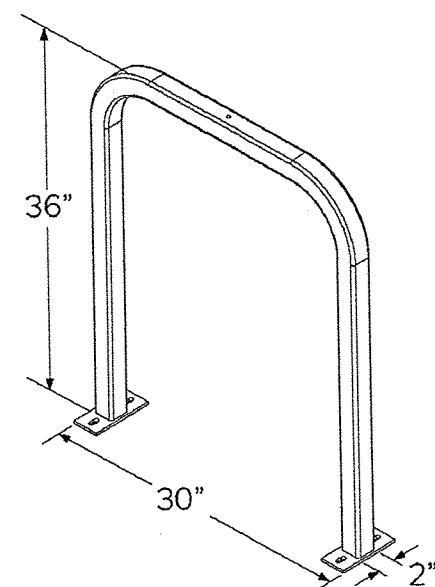
Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

/MM via: email
C: File



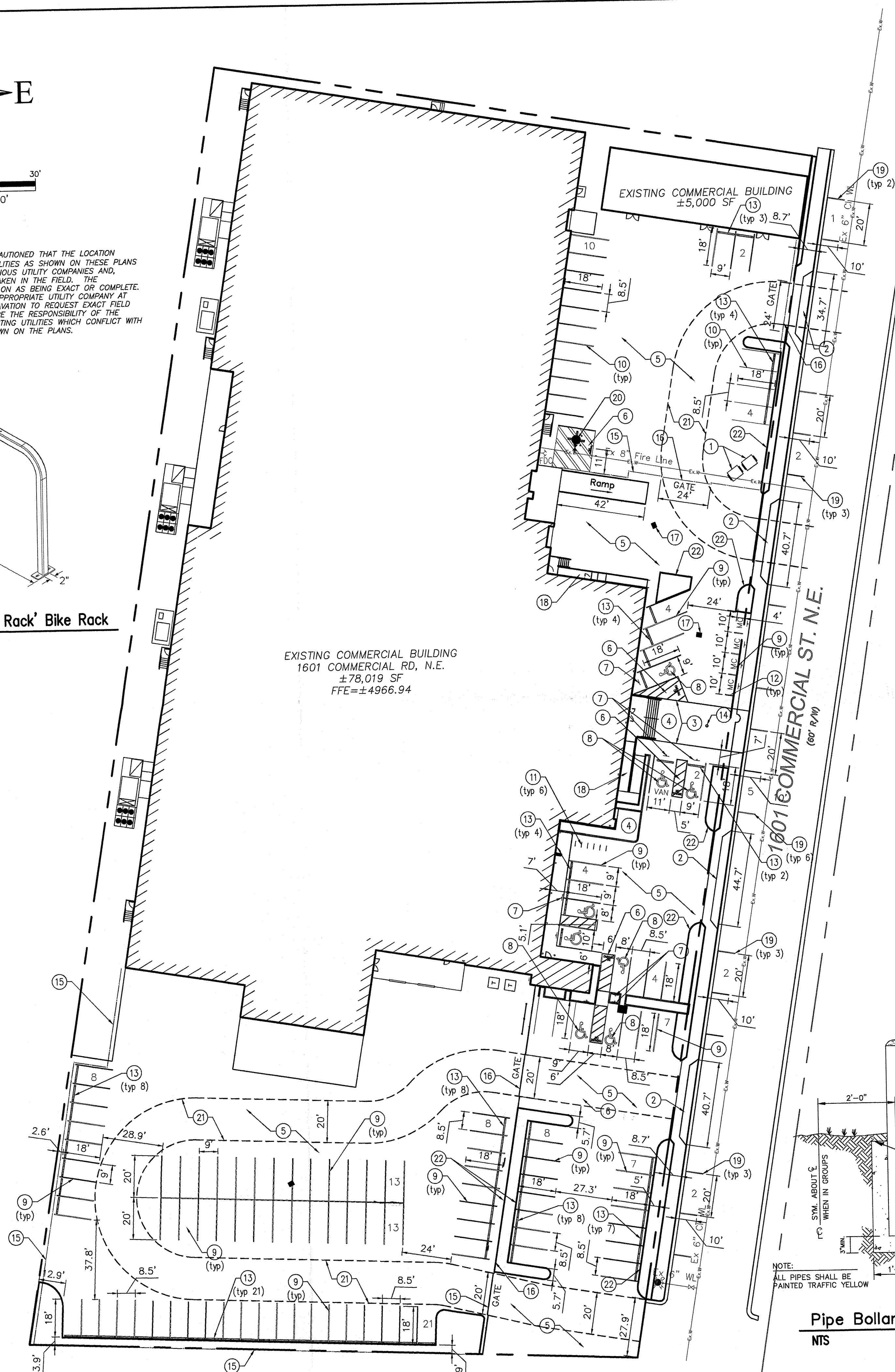
CAUTION - NOTICE TO CONTRACTOR

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.



Dero 'Downtown Rack' Bike Rack
NTS

EXISTING COMMERCIAL BUILDING
1601 COMMERCIAL RD. N.E.
±78,019 SF
FFE=±4966.94

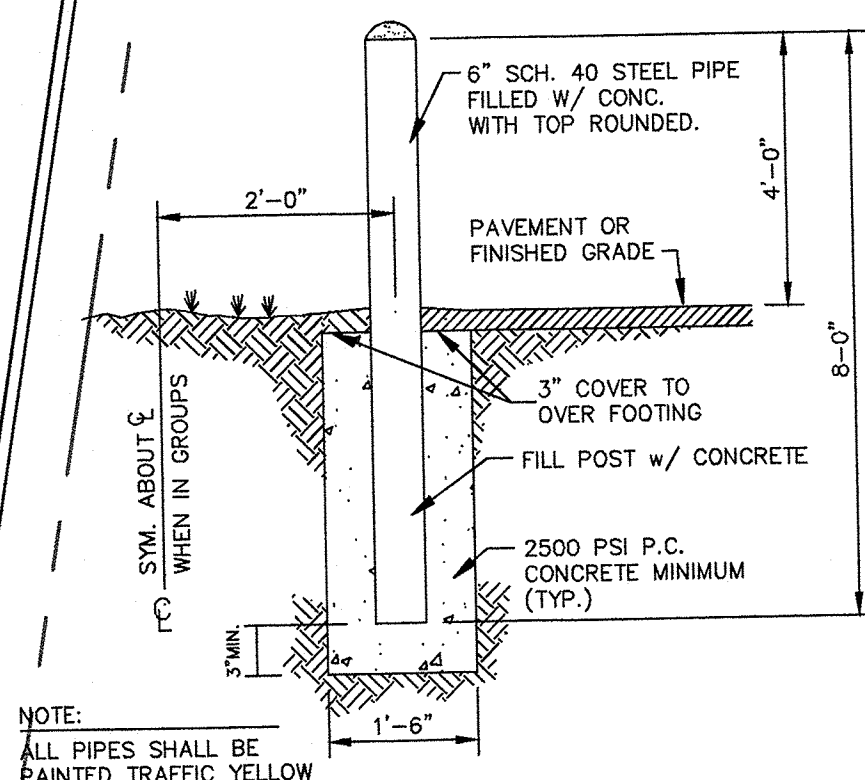


KEYED NOTES

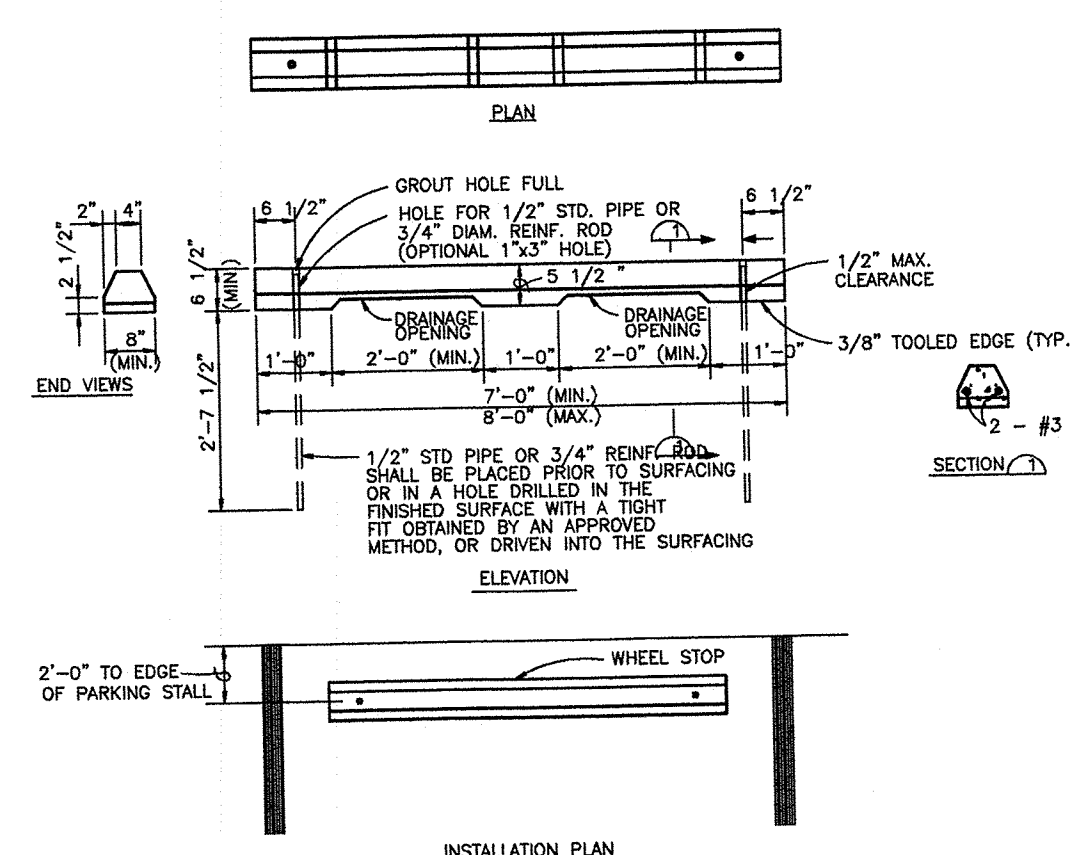
- EXISTING DUMPSTERS AND STORAGE AREA.
- EXISTING DRIVE PAD.
- ASPHALT ADA PARKING AREA LEVEL WITH CONCRETE. NO RAMP REQUIRED. MAXIMUM 1/2" VERTICAL DEFLECTION ALLOWED PER ADA.
- EXISTING CONCRETE SIDEWALK.
- EXISTING ASPHALT PAVEMENT.
- INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. 2 COATS. INSTALL THE WORDS 'NO PARKING' AS SHOWN WITH LETTERS AT LEAST ONE FOOT HIGH AND TWO INCHES WIDE. MIN. 2 COATS.
- INSTALL H/C SIGNAGE PER DETAIL THIS SHEET. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
- PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR PARKING SPACES AS SHOWN. MIN. 2 COATS.
- NEW PARKING SPACES DELINEATED BY WHEEL STOPS. NO PARKING STRIPES TO BE INSTALLED.
- BIKE RACK PER DETAIL THIS SHEET (6 RACKS FOR 12 SPACES)
- MOTORCYCLE PARKING AREA; 3 SPACES. ADD PAINT LABELS (2 COATS) AND SIGNAGE PER COA REQUIREMENTS.
- INSTALL PRE-CAST WHEELSTOPS PER DETAIL THIS SHEET.
- EXISTING FLAG POLE TO REMAIN.
- EXISTING CHAIN LINK FENCE.
- EXISTING VEHICULAR GATE.
- EXISTING DRAIN BASIN
- ADA RAMP TO BUILDING
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ON-STREET PARKING SPACES. MIN 2 COATS.
- INSTALL NEW PRIVATE FIRE HYDRANT PAINTED SAFETY ORANGE WITH 6" GATE VALVE PER COA STD DWGS. INSTALL 2 6" BOLLARDS TO PROTECT FIRE HYDRANT PER DETAIL THIS SHEET.
- REFERENCE APPROVED FIRE 1 PLAN FOR FINAL LOCATION OF FIRE LANES.
- INSTALL MEDIAN CURB AND GUTTER PER COA STD DWG 2415B.

PARKING CALCULATIONS

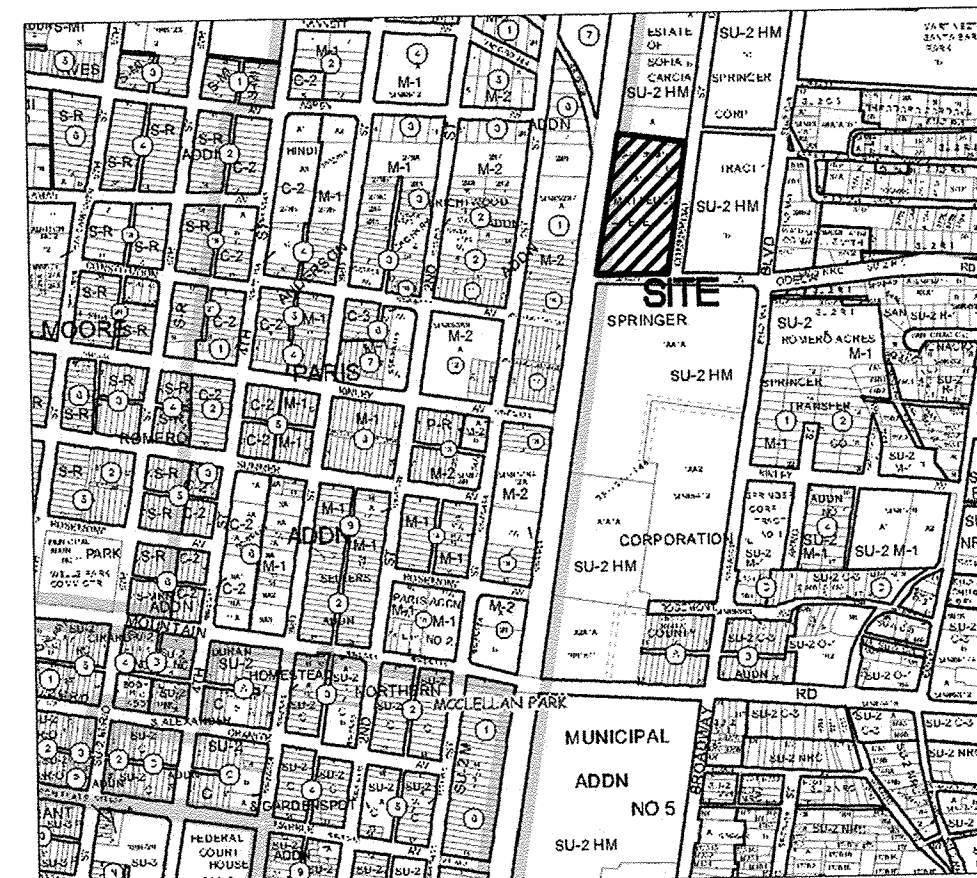
PARKING REQUIREMENTS:	AREA (SF)	REQUIRED	PROVIDED
OFFICE (3.5/1000 SF)	12,028	42.1 spaces	
INDUSTRIAL-LM (1.0/1000 SF)	68,311	68.3 spaces	
TOTAL (ON-SITE)		111 spaces	115 spaces
		REQUIRED	PROVIDED
HANDICAP PARKING	5 spaces (1 Van)	5 spaces (1 Van)	8 spaces (1 Van)
MOTORCYCLE PARKING	4 spaces	4 spaces	4 spaces
BICYCLE PARKING	12 spaces	12 spaces	12 spaces



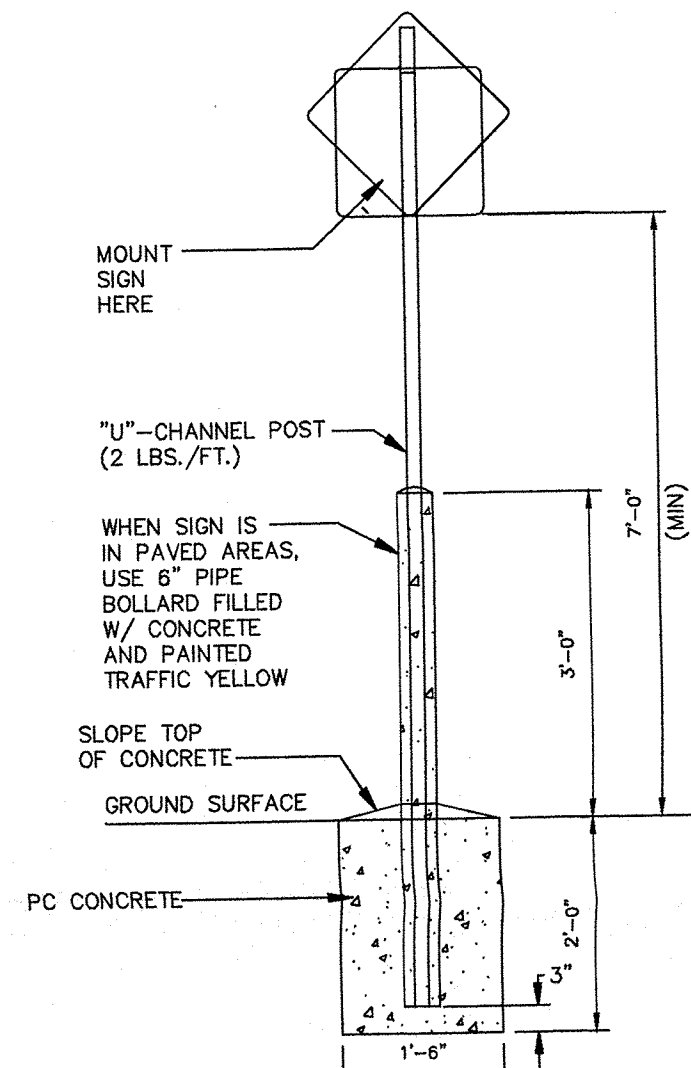
Pipe Bollard Detail
NTS



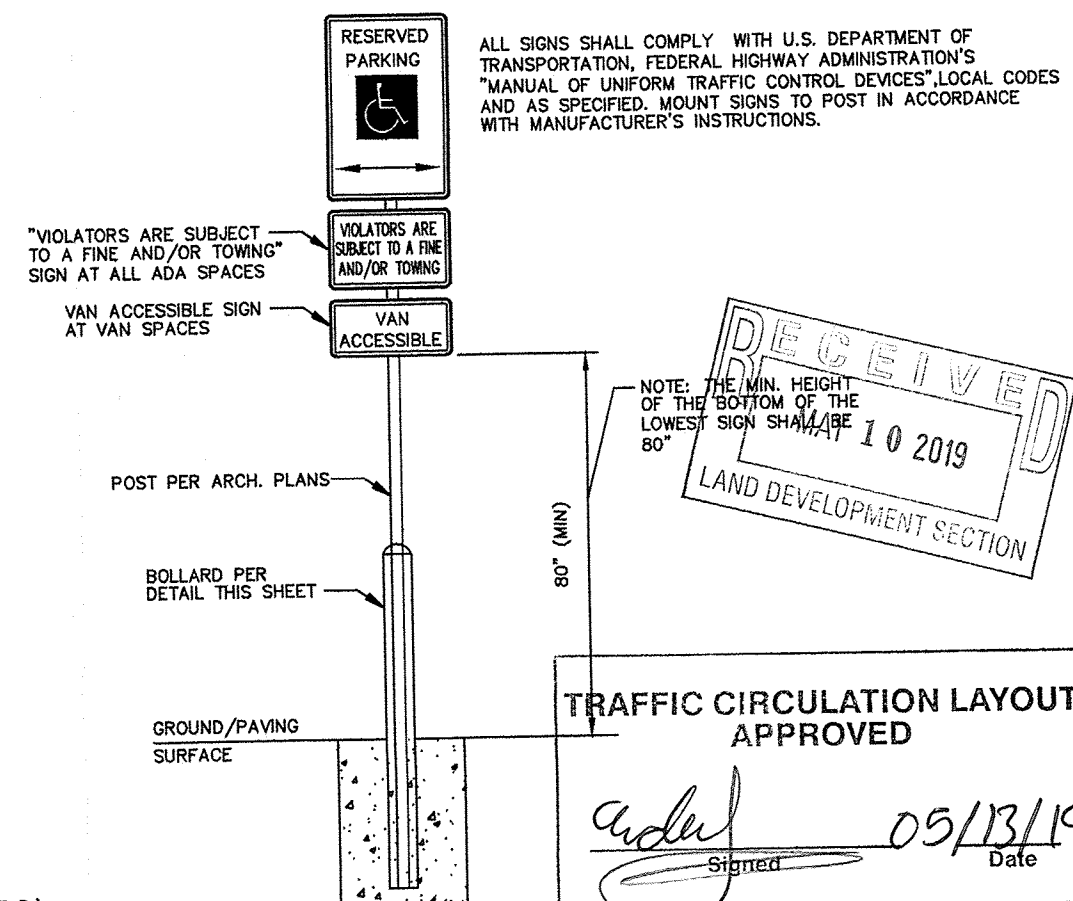
Precast Concrete Wheel Stop
NTS



VICINITY MAP - Zone J-14
Legal Description: Tract A, Lands of Mateucci Trust



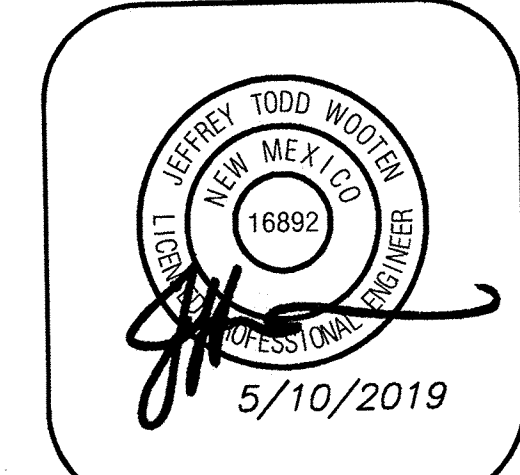
Standard Sign Base
NTS



H/C Sign Detail
NTS

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

NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	
		DESIGNED BY: JW	
		DRAWN BY: JW	
		CHECKED BY: JW	



Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

W E

TENANT IMPROVEMENTS
1601 COMMERCIAL RD. NE
Albuquerque, NM

Traffic Circulation Layout