

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 19, 2024

Jeffrey T. Wooten, P.E.
Wooten Engineering
P.O Box 15814
Rio Rancho, NM 87174

Re: Route 66 Lofts
7600 Central Ave. SW
Traffic Circulation Layout
Engineer's Stamp 01-10-24 (K10-D065)

Dear Mr. Wooten,

The TCL submittal received 01-18-2024 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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.

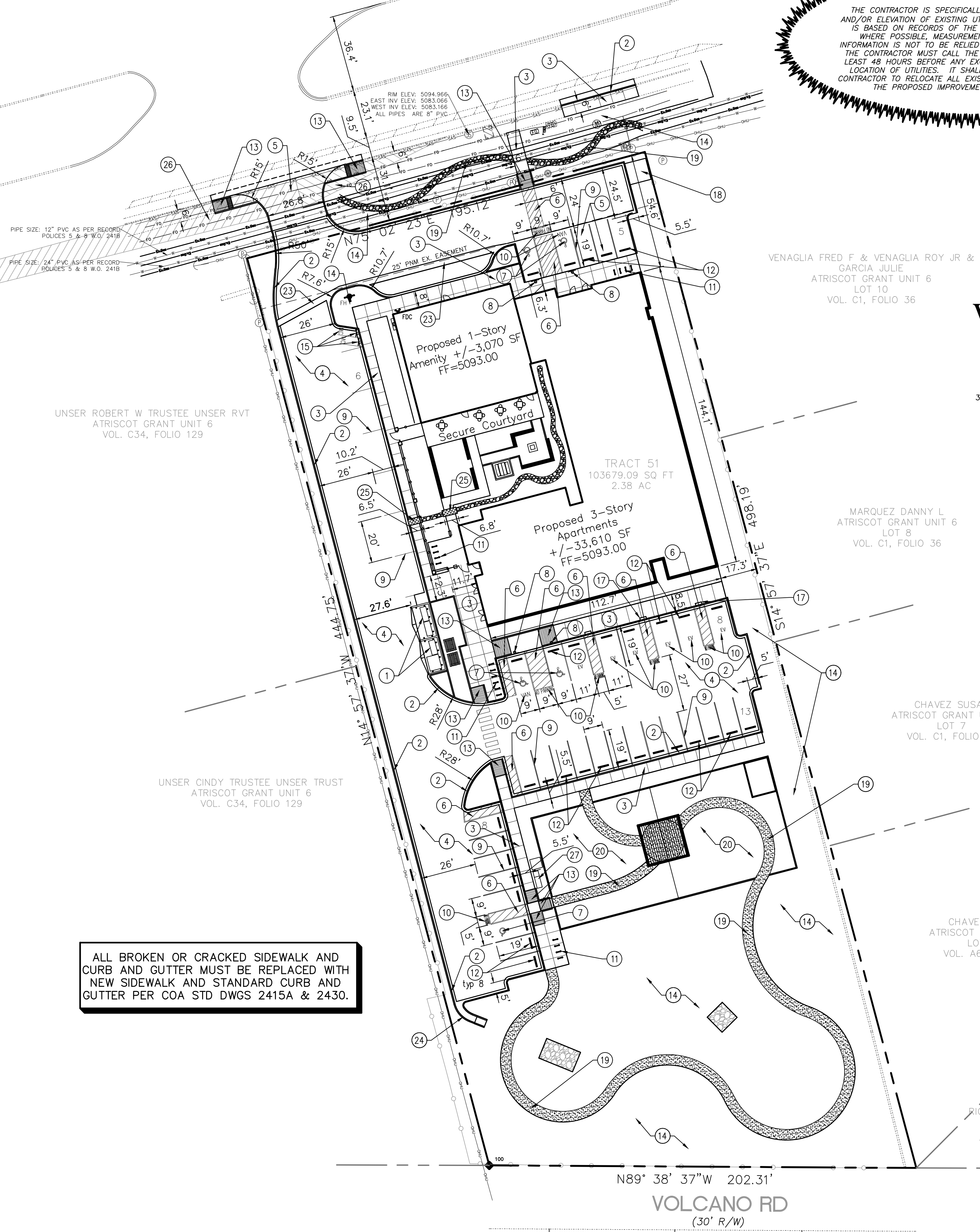
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

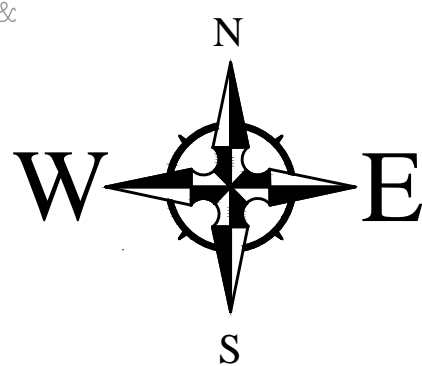
C: CO Clerk, File

CENTRAL AVE SW
(U.S. HIGHWAY 66)
(200' R/W)



CAUTION!!!!

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.



SCALE: 1"=30'

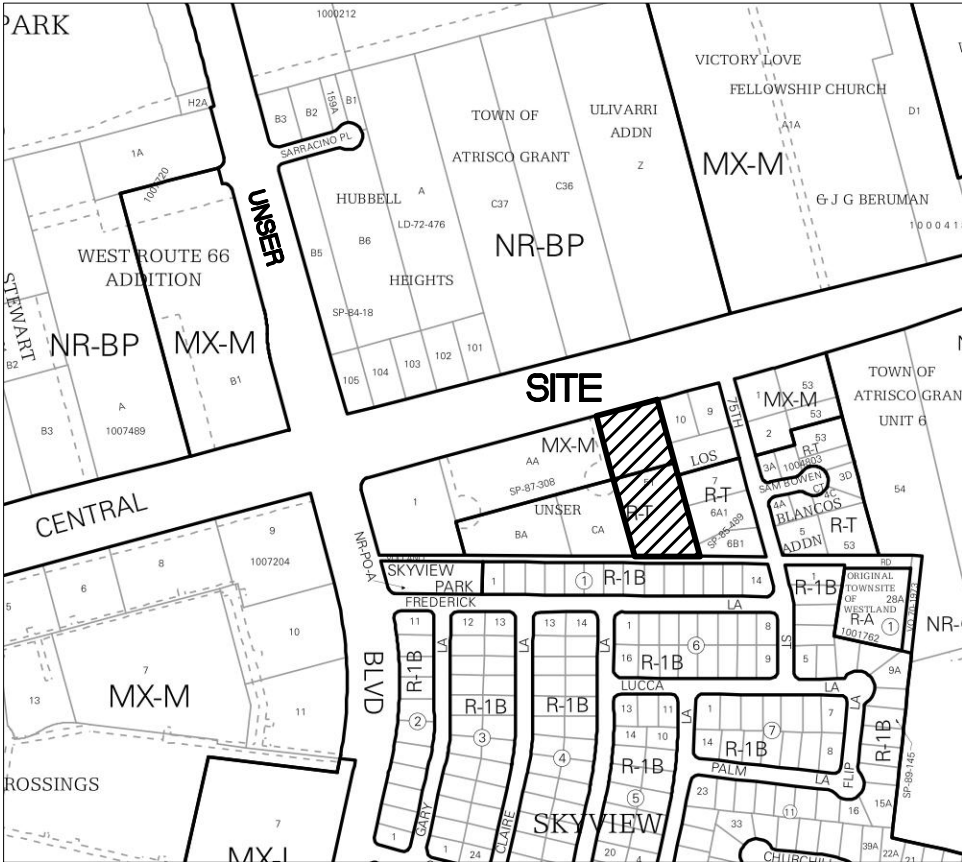
TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Arriaga 1/19/2024
Signed Date

PARKING CALCULATIONS

BUILDING AREA:		AREA (SQUARE FEET)	
DWELLING, MULTI-FAMILY		+/- 36,680 SF	
PARKING REQUIREMENTS:		REQUIRED	PROVIDED
1.2 / UNIT 1 BEDROOM: 47 UNITS		56 spaces	
1.6 / UNIT 2 BEDROOM: 1 UNIT		1 spaces	
AMENITY 3 / 1,000 SF: 3,070 SF		9 spaces	
TOTAL		66 spaces	
PARKING REDUCTIONS			
EV STALLS (1 CAR REDUCTIONS PER STALL)		-6 spaces	
TRANSIT CORRIDOR (30% REDUCTIONS)		-20 spaces	
GRAND TOTAL		40 spaces	40 spaces
		REQUIRED	PROVIDED
HANDICAP PARKING		2 spaces	5 spaces
MOTORCYCLE PARKING		2 spaces	2 spaces
BICYCLE PARKING		6 spaces	36 spaces

SITE



VICINITY MAP - Zone Atlas K-10-Z

LEGAL DESCRIPTION:

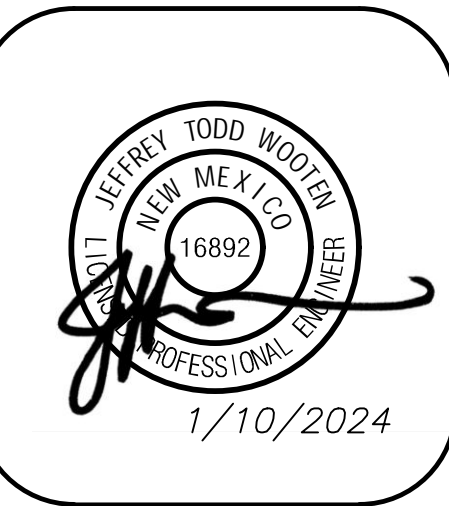
The West One-Half of Tract 52, Unit No. 6 of Plat of Town of Atrisco Grant, Bernalillo County, NM.

KEYED NOTES

1. PROPOSED TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS. CONTRACTOR SHALL COORDINATE WITH THE SOLID WASTE DEPARTMENT FOR THE REQUIRED INSPECTIONS DURING CONSTRUCTION. REF. ARCHITECTURAL DETAILS.
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT.
3. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430. SIDEWALK CROSS SLOPE SHALL BE 2% MAX AND SLOPE AWAY FROM CURB.
4. INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT. RECOMMENDATIONS & DETAIL ON SHEET C102.
5. INSTALL CONCRETE PAVEMENT PER GEOTECHNICAL REPORT. RECOMMENDATIONS & DETAIL ON SHEET C102.
6. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES OR DRIVEWAY, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
7. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN ONLY SPACE AS SHOWN ON PLAN.
8. INSTALL H/C SIGNAGE PER DETAIL, SHEET C102. 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." REF DETAIL ON SHEET C102.
9. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
10. PAINT WORDS 'NO PARKING', 'VAN' & 'EV' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
11. INSTALL BIKE RACK(S) PER DETAIL, SHEET C-102.
12. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C-102.
13. INSTALL PARALLEL CURB RAMP PER COA STD DWGS 2440-2446. TRUNCATED DOMES SHALL BE INSTALLED PER COA STD DWG 2446.
14. LANDSCAPE AREA. REF. LANDSCAPE PLANS.
15. MOTORCYCLE PARKING: 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE. SIGN DETAIL ON SHEET C102.
16. INSTALL STAMPED CONCRETE CROSSWALK PER DETAIL, SHEET C102.
17. INSTALL ELECTRIC VEHICLE CHARGING STATIONS. REF. ARCHITECTURAL PLANS FOR DETAILS.
18. INSTALL TRANSFORMER. REF. MEP PLANS FOR DETAILS.
19. NATURE TRAIL. REF. LANDSCAPE PLANS FOR DETAILS.
20. COMMUNITY GARDEN AREA. REF. LANDSCAPE PLANS FOR DETAILS.
21. BIKE STORAGE RACK. REF. ARCHITECTURAL PLANS FOR DETAILS.
22. NOT USED.
23. INSTALL 3' WIDE VALLEY GUTTER. DETAIL ON SHEET C102.
24. INSTALL 3' WIDE CONCRETE FLUME. DETAIL ON SHEET C102.
25. INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
26. CLEAR SIGHT TRIANGLES (15'x590' LEFT, 15'x480' RIGHT). 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.
27. GARDEN WASTE & COMPOST AREA. REF. LANDSCAPE PLANS FOR DETAILS.

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.

NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	
		DATE: Nov 1, 2023	
		DATE: Nov 1, 2023	
		JOB NO.: 2023021	
		CHECKED BY: JW	
		DATE: Nov 1, 2023	

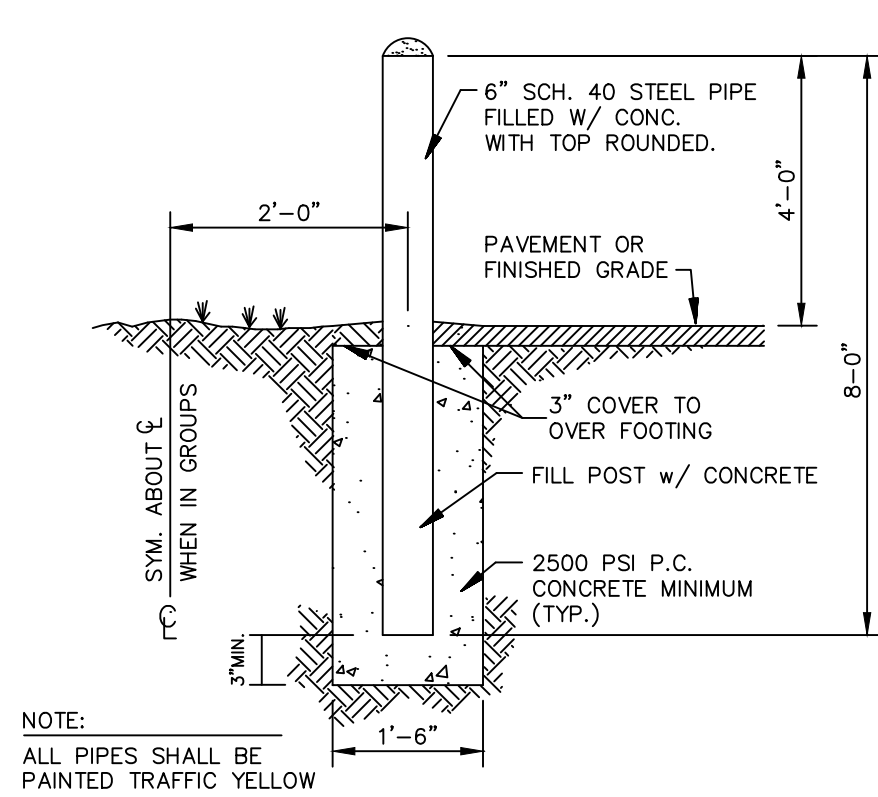


Wooten Engineering
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Rio Rancho, N.M. 87174
Phone: (505) 980-3560

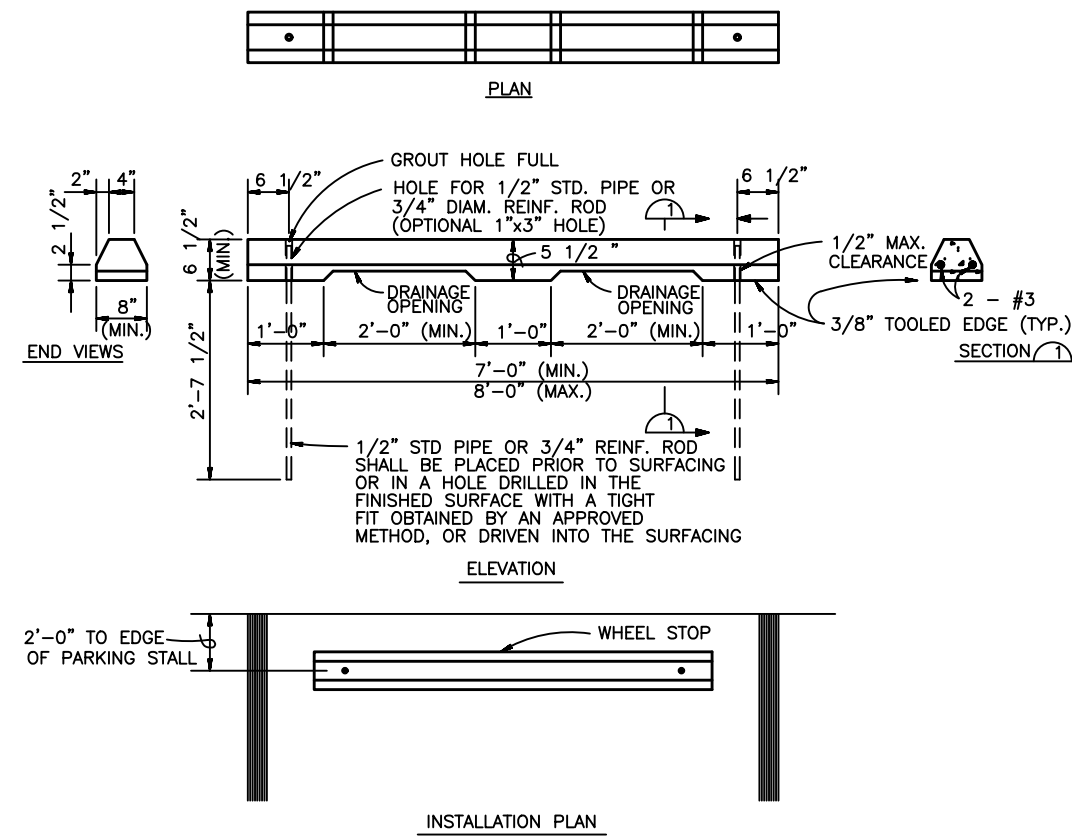
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Route 66 Flats
7600 Central Ave SW
Albuquerque, NM 87121

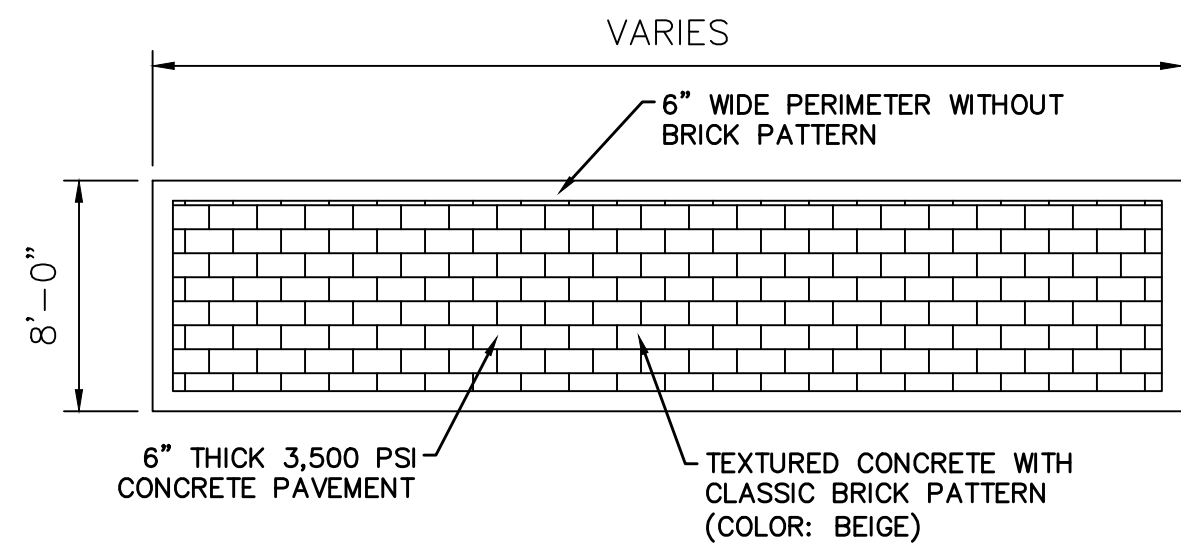
Design Development
Site Plan



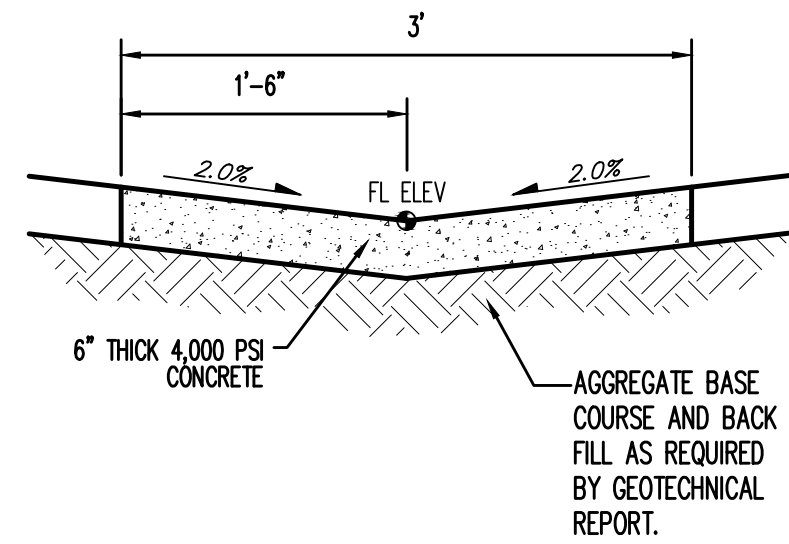
Pipe Bollard Detail
NTS



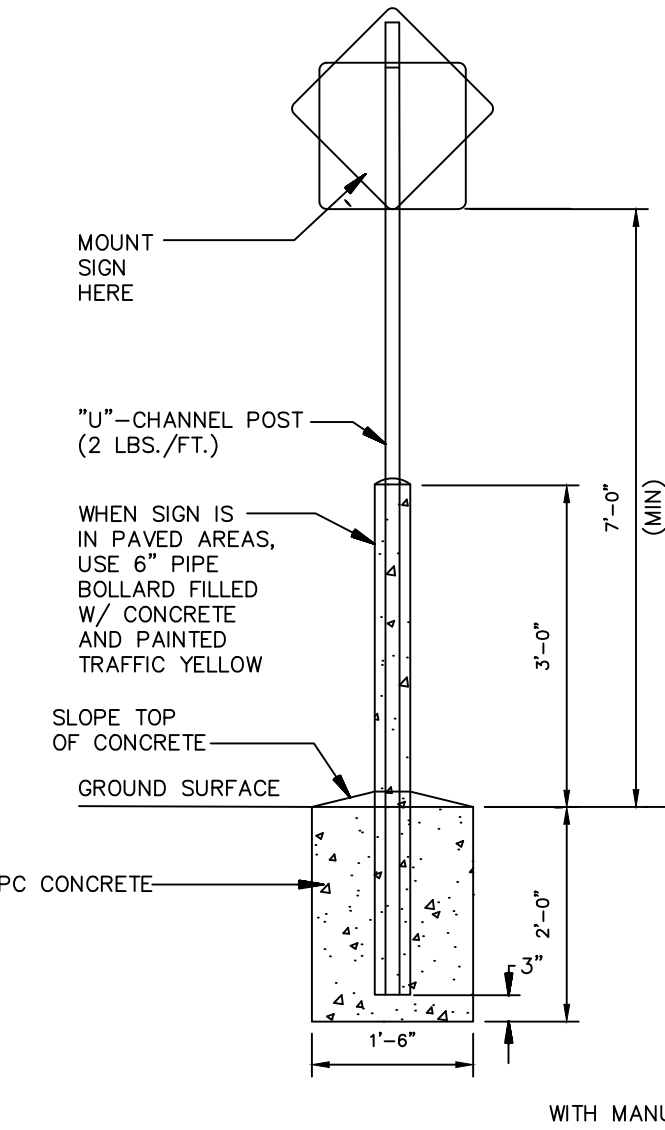
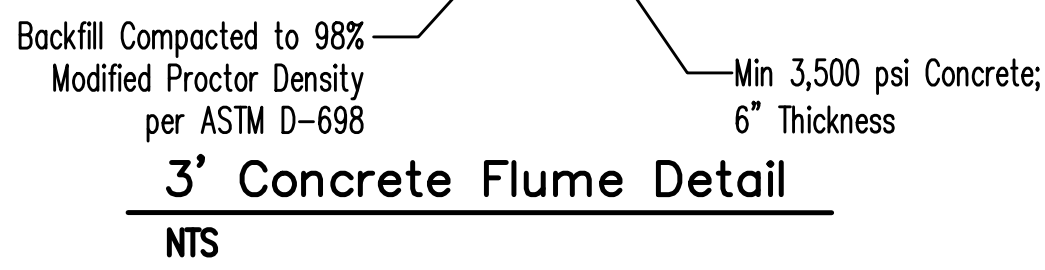
Precast Concrete Wheel Stop
NTS



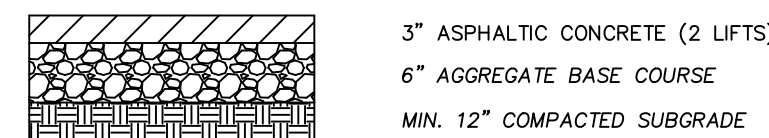
Textured Pavement Detail
NTS



Valley Gutter Detail
NTS

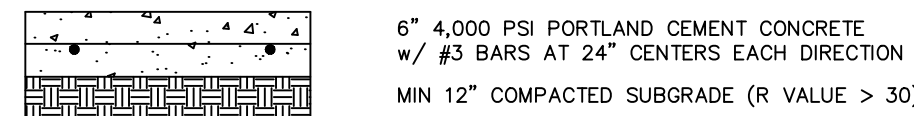


Standard Sign Base
NTS



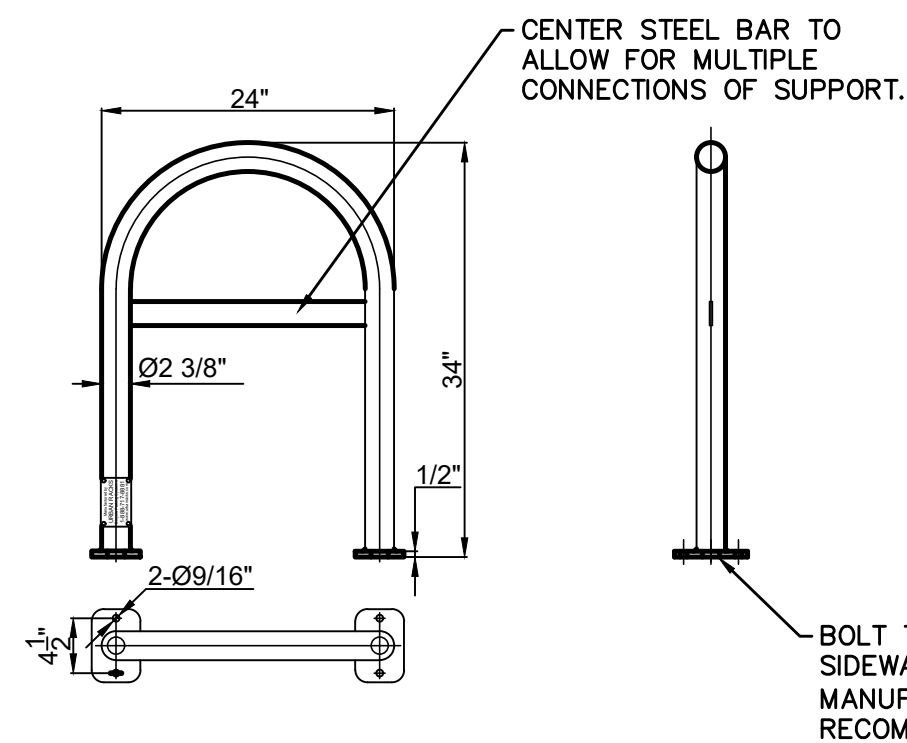
- NOTES:
1. ASPHALT PAVEMENT, BASE COURSE, AND SUBGRADE SHALL MEET THE SPECIFICATIONS OF THE NMDOT 2014 SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
 2. ASPHALT PAVEMENT SHALL BE SP-III PER NMDOT SPEC SECTION 425.
 3. AGGREGATE BASE COURSE SHOULD BE TYPE 1 PER NMDOT SPEC SECTION 303.
 4. SUBGRADE 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.



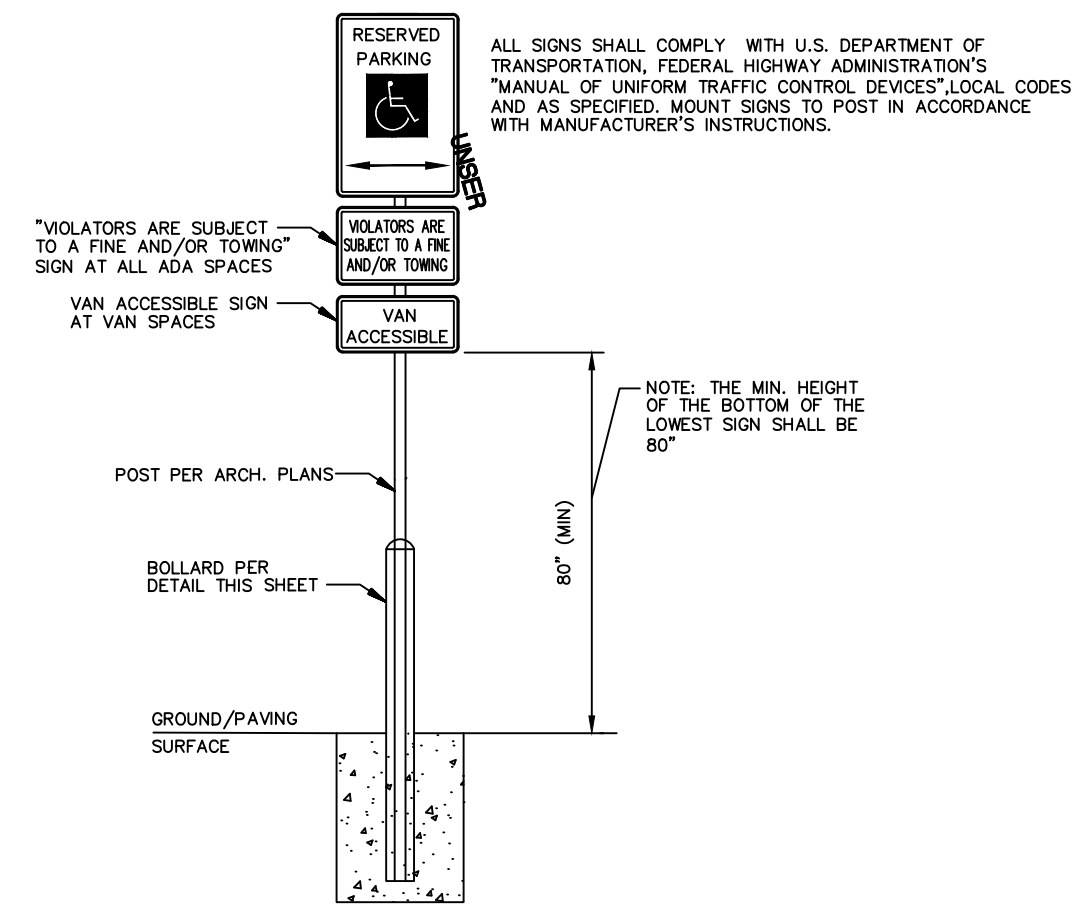
NOTE: REFERENCE ACI 330R-01 "DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS" FOR ADDITIONAL REQUIREMENTS OF CONSTRUCTION AND LOAD TRANSFER JOINT SPACING.

Concrete Pavement Section
N.T.S.

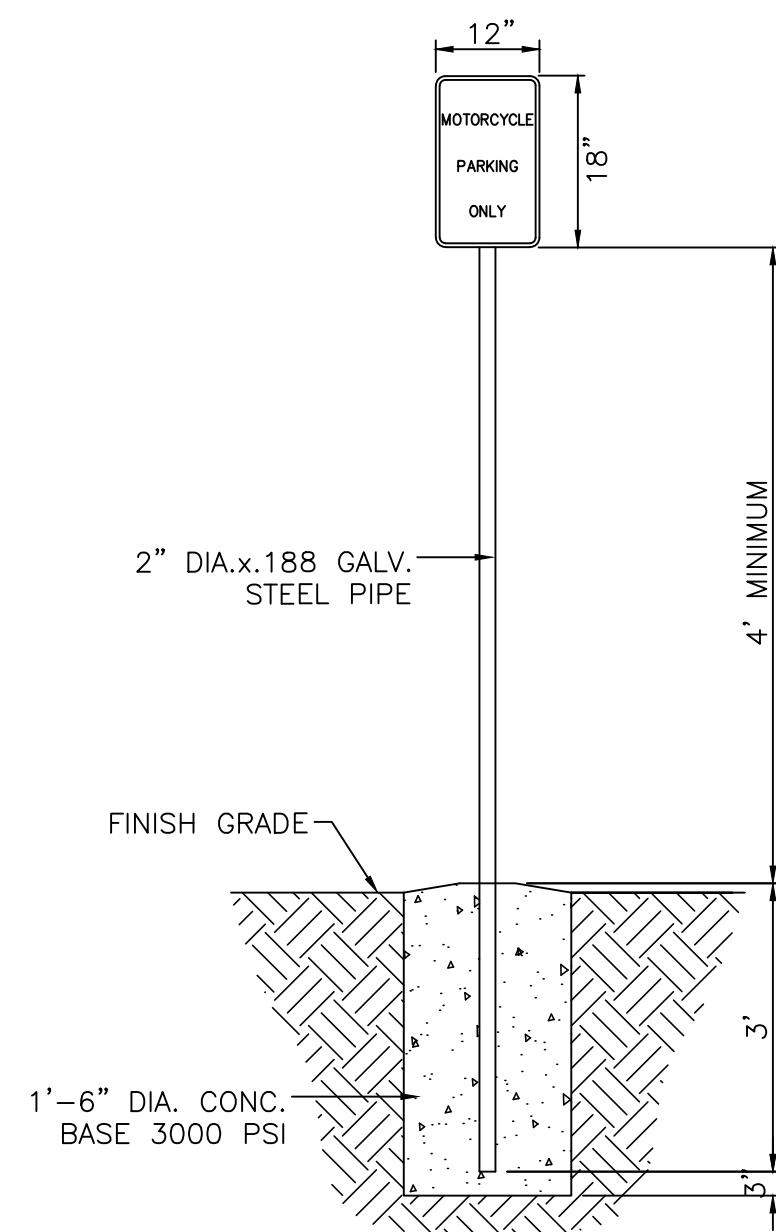


- Notes:
- 1 Finish: Powder Coated - Color per Architect to Complement Building
 - 2 Installation must be completed in accordance with specifications
 - 3 For more product and company information please visit www.urbanracks.com

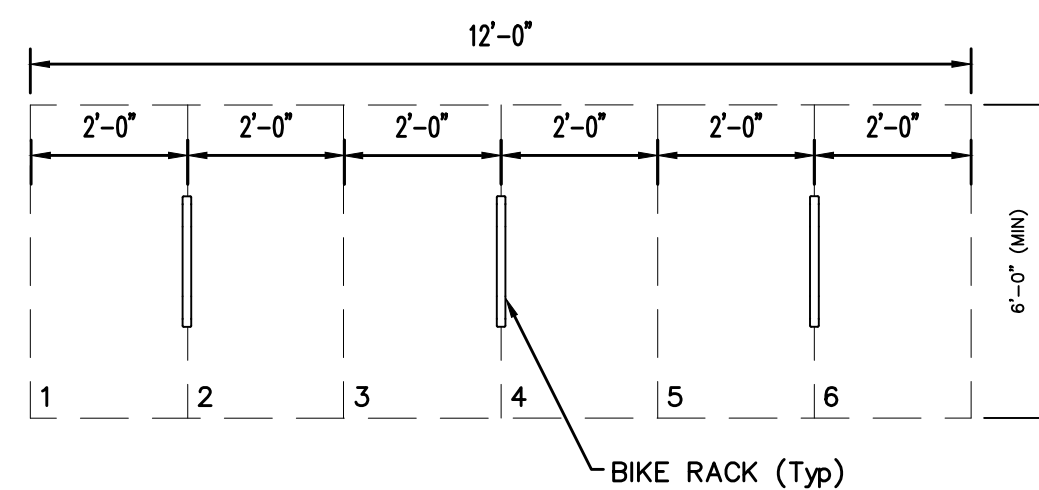
Urban Rack (UB-1000-STD)
NTS



H/C Sign Detail
NTS



Motorcycle Parking Sign
NTS



PLAN VIEW

NO.	DATE	REMARKS	BY
		DESIGN	
		DESIGNED BY: JW	
		DRAWN BY: RG	
		CHECKED BY: JW	
		DATE: Nov 1, 2023	
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		JOB NO.: 2023021	
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**Design Development
Site Details**