

CITY OF ALBUQUERQUE



July 26, 2016

Parsons Brinkerhoff
Jeremy Cook
6100 Uptown Blvd SE Suite 700
Albuquerque, NM 87110

Re: Reginal Transportation Management Center
400 Wyoming Blvd NE
Traffic Circulation Layout
Engineer's 06-14-2016 (K20D032)

Dear Mr. Cook,

Based upon the information provided in your submittal received 07-26-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Clarify whether the Northern access way is one or two way. Provide 24' wide aisle for two way traffic.
2. The handicap accessible spaces must include an 8 ft. wide van access aisle; all other aisles should be 5 ft. in width. Provide detail sheet or add dimensions.
3. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
4. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
5. Please add the following note to the clear sight triangle: "Landscaping 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 this area."
6. All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
7. Please include two copies of the traffic circulation layout at the next submittal.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981 or me at 924-3991.

Sincerely,

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

mao via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

Architect: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

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) _____

CHECK 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
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

RTMC Peak Parking Needs = 80

Peak parking would occur during a major incident/event, concurrent with a shift
There would be no visitors during this type of incident/event.

2017 (Phase 1)

| | |
|-------------------------|----|
| NMDOT Staff | 8 |
| NMDOT Operators Shift 1 | 3 |
| NMDOT Operators Shift 2 | 3 |
| COA Traffic Staff | 5 |
| BernCo Traffic Staff | 2 |
| BernCo Sherriff's Staff | 9 |
| War Room Participants | 50 |
| | 80 |

RTMC Visitor Parking Needs = 10 (mid-sized meeting)

change for RTMC operators.

REGIONAL TRANSPORTATION MANAGEMENT CENTER

NMDOT CN: A300970, COA PROJ NO: 613593

400 WYOMING BLVD. NE

ALBUQUERQUE, BERNALILLO COUNTY, NM 87123

JUNE 16, 2016

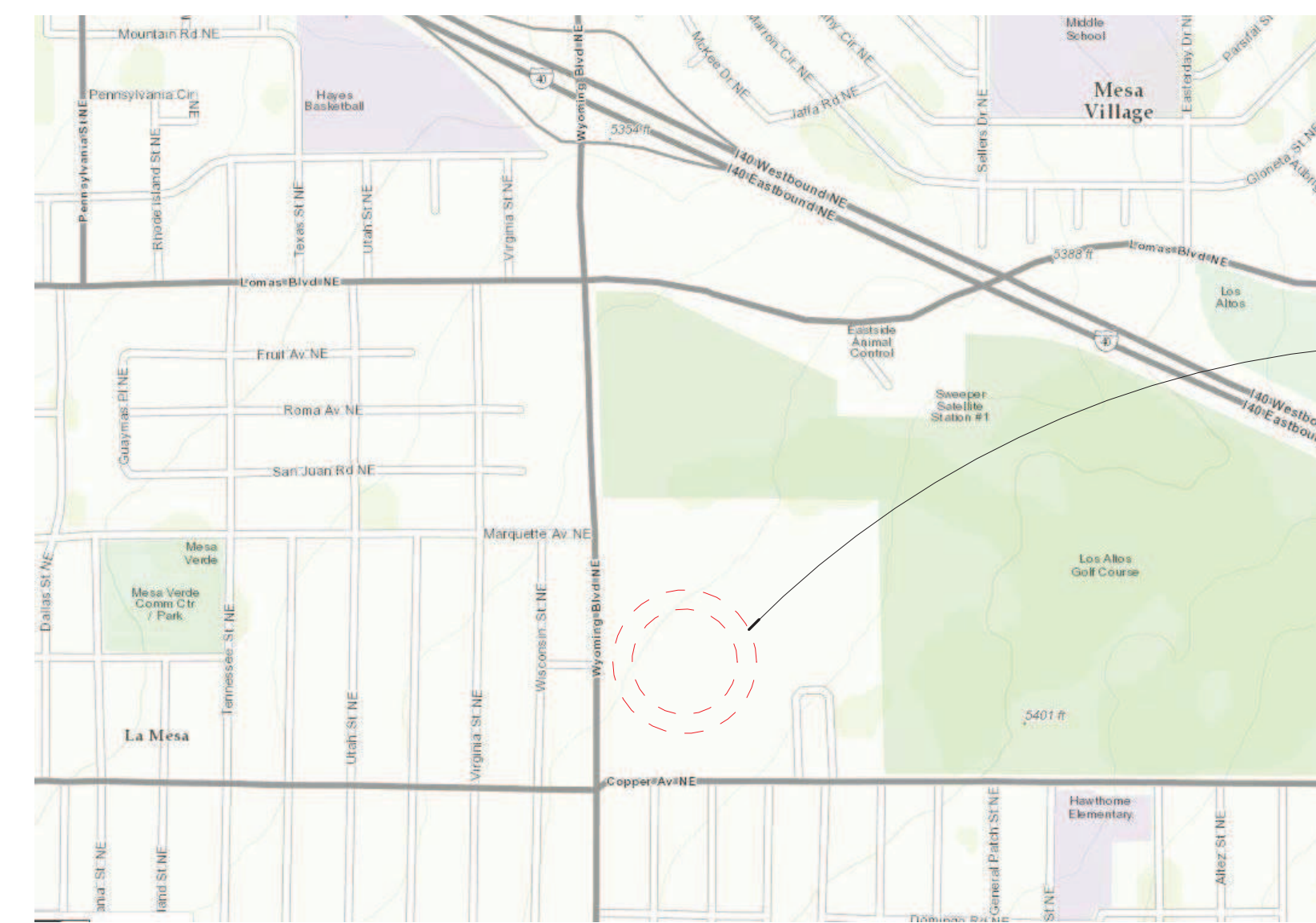
PERMIT SET



NOTE: - IMAGE IS CONCEPTUAL IN NATURE AND MAY NOT DEPICT THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS

DRAWING INDEX

| GENERAL | | ARCHITECTURAL CONTINUED | | MECHANICAL | |
|--------------------------|--|--------------------------|---|---------------------|--|
| G-001 | COVER SHEET, DRAWING INDEX, PROJECT DIRECTORY | A-111 | FIRST FLOOR REFLECTED CEILING PLAN | M-001 | MECHANICAL LEGEND |
| G-002 | STANDARD ARCH ABBRV, SYMBOLS, CODE ANALYSIS, INDEX & GEN NOTES | A-112 | BATT INSULATION RCP & CEILING DETAILS | MD-101 | HVAC FIRST FLOOR DEMOLITION PLAN |
| G-003 | AREAS OF WORK | A-121 | ROOF PLAN - OVERALL | MD-102 | HVAC SECOND FLOOR DEMOLITION PLAN |
| G-004 | ENVIRONMENTAL COMMITMENTS | A-201 | OVERALL EXTERIOR BUILDING ELEVATIONS | MD-103 | FIRST FLOOR MECHANICAL PIPING PLAN |
| V-001 | EXISTING BOUNDARY SURVEY - FOR REFERENCE ONLY | A-301 | BUILDING SECTIONS AND STAIR TOWER SECTION/ELEVATIONS | MH-101 | FIRST FLOOR HVAC PLAN |
| FIRE & EGRESS | | A-311 | WALL SECTIONS | MH-121 | SECOND FLOOR HVAC PLAN |
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| FIRE-002 | FIRST FLOOR EGRESS PLAN | A-313 | WALL SECTIONS | MP-102 | SECOND FLOOR MECHANICAL PIPING PLAN |
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| CIVIL | | A-402 | ENLARGED TOILET ROOM PLANS AND ELEVATIONS | M-502 | MECHANICAL DETAILS |
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| C-107 | CIVIL DETAIL SHEET | A-531 | INTERIOR VERTICAL CIRCULATION PLANS, SECTIONS & DETAILS | MI-603 | MECHANICAL DIAGRAMS (CONTROLS) |
| C-108 | CIVIL DETAIL SHEET | A-532 | EXTERIOR VERTICAL CIRCULATION PLANS, SECTIONS & DETAILS | ELECTRICAL | |
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| LP-101 | PLANTING PLAN | A-602 | GLAZED ALUMINUM AND/OR HOLLOW METAL FRAMES | ES-101 | ELECTRICAL SITE PLAN |
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| S-102 | 2ND FLOOR FRAMING PLAN | A-701 | FIRST FLOOR - WALL FINISH PLAN | E-401 | ENLARGED ELECTRICAL PLAN |
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| S-312 | FOUNDATION DETAILS | FX-101 | FIRST FLOOR FIRE PROTECTION PLAN | E-701 | ELECTRICAL SCHEDULES |
| S-321 | FRAMING SECTIONS | FX-102 | SECOND FLOOR FIRE PROTECTION PLAN | E-702 | ELECTRICAL SCHEDULES |
| S-322 | FRAMING SECTIONS | FX-103 | FIRE PROTECTION DETAILS | E-703 | ELECTRICAL SCHEDULES |
| S-401 | ENLARGED PLANS | FX-501 | FIRE PROTECTION DETAILS | E-704 | ELECTRICAL SCHEDULES |
| S-501 | FRAMING DETAILS | PLUMBING | | E-705 | ELECTRICAL SCHEDULES |
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| S-751 | TYPICAL COLD-FORMED DETAILS | PL-101 | FIRST FLOOR WASTE & VENT PLAN | T-001 | TECHNOLOGY LEGEND AND ABBREVIATIONS |
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| AD-111 | FIRST FLOOR DEMOLITION REFLECTED CEILING PLAN | P-501 | PLUMBING DETAILS | T-402 | ENLARGED TECHNOLOGY PLANS |
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| A-103 | BATMOBILE PARKING CANOPY | PROJECT DIRECTORY | | AV-101 | AUDIO VISUAL FIRST FLOOR PLAN |



VICINITY MAP/LOCATION MAP
NTS

ZONE ATLAS PAGE - K-20-Z

SITE

DESCRIPTION OF WORK
RENOVATION OF ARMED FORCES
RESERVE CENTER TO SUPPORT
THE REGIONAL TRANSPORTATION
MANAGEMENT CENTER

STUDIO
SW
ARCHITECTS

STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 Fax 505.843.9683
Web Site: www.studioswarch.com
Email: mail@studioswarch.com

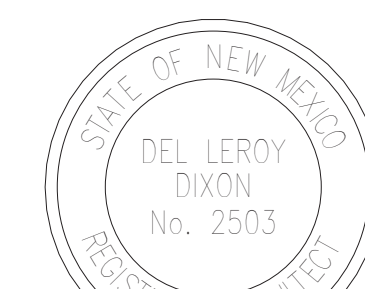
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CONSULTANTS



Architect

Engineer



Digitally signed by Del L. Dixon
DN: cn=Del L. Dixon, o=Studio
Southwest Architects Inc., ou=
email=ddixon@studioswarch.c
m, c=US
Date: 2016.06.16 12:57:10 -0600

REGIONAL
TRANSPORTATION
MANAGEMENT CENTER

400 WYOMING BLVD. NE
ALBUQUERQUE, NM 87123

NMDOT CN: A300970
COA PROJ NO: 613593

| No | Date | Description |
|----|------|-------------|
|----|------|-------------|

Revision Schedule

| | |
|-----------------|---------------|
| ISSUE: | PERMIT SET |
| PROJECT NUMBER: | 1506 |
| FILE: | 1506G-001.RVT |
| DRAWN BY: | ARCH |
| CHECKED BY: | ARCH |

SHEET TITLE

COVER SHEET,
DRAWING INDEX,
PROJECT DIRECTORY

G-001

| REV. | SHEETS | CITY ENGINEER | DATE | USER DEPARTMENT | DATE | USER DEPARTMENT | DATE |
|---------------------------------|--------|------------------|----------|-----------------|---------------------------|-----------------|------|
| | | | | | | | |
| ENGINEER'S STAMP & SIGNATURE | | APPROVED | ENGINEER | DATE | APPROVED FOR CONSTRUCTION | | |
| | | ORG Chairman | | | | | |
| | | Transportation | | | | | |
| | | Water/Wastewater | | | | | |
| | | Hydrology | | | City Architect | | Date |
| | | Parks | | | | | |
| | | ??? Mgmt | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | City Engineer | | Date |
| DATE: JUNE 16, 2016 | | PROJECT # 613593 | | | SHEET 1 OF 137 | | |

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WSP / PARSONS BRINCKERHOFF
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SEATTLE, WA 98104
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CONTACT: ERIN EHINGER
EMAIL: ehinger@pbworld.com

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ALBUQUERQUE, NM 87104
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FAX: (505) 843-9683
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EMAIL: ddixon@studioswarch.com

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MWRW LANDSCAPE ARCHITECTS
210 LA VETA NE
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FAX: (505) 265-9837
CONTACT: ELIZABETH REARDON
EMAIL: erardon@lwmla.com

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EMAIL: jstevens@bpce.com

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OWNER/CLIENT

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
CITY-COUNTY BUILDING - 7TH FLOOR
PHONE: (505) 768-3830
FAX: (505) 768-2310
CONTACT: JERRY FRANCIS
EMAIL: jfrancis@cabq.gov

6/9/2016 3:16:15 PM

C:\Users\jplanner\Documents\1506 RTMC CENTRAL MODEL RIS.plt

A1 SITE PLAN
1" = 30'-0"

GRAND
AVE.

WYOMING BLVD. NE

COPPER AVENUE NE

REGIONAL TRANSPORTATION
MANAGEMENT CENTER
(RTMC) BUILDING
400 WYOMING BLVD. NE
ALBUQUERQUE, NM 87123

APD
EDUCATION

WAREHOUSE

STREET MAINTENANCE

| PARKING | | |
|---------|---------------------------------|------------|
| NO. | DESCRIPTION | DIMENSIONS |
| 75± | APPROX. EXISTING PARKING SPACES | |
| 18 | PARKING SPACES LOST | |
| 14 | REMAINING PARKING SPACES | |
| 80 | REQUIRED PARKING SPACES | |
| 94 | PROPOSED PARKING REAR | 9'x20' |
| 14 | PROPOSED PARKING FRONT | 10'x20' |
| 4 | HANDICAPPED | 9'x20' |
| 4 | MOTORCYCLE | 4'x9' |

| PROPOSED SITE INFORMATION | | |
|---------------------------|-------------|---------------|
| | SQ. FT. | ACRE |
| OVERALL SITE AREA | 160423.5484 | 3.6828 |
| PAVED AREA | 90825.6000 | 2.0851 |
| BUILDING AREA | 38826.2174 | 0.8913 |
| COVERED AREA | 2184.0000 | 0.0501 |
| LANDSCAPED AREA | 28170.5096 | 0.6467 |
| TOTAL SITE ACREAGE | | 3.6732 |

| CURVE TABLE | | | | | |
|-------------|--------|--------|-------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 3.14 | 2.00 | 90.00 | N45° 37' 14"E | 2.83 |
| C2 | 3.14 | 2.00 | 90.00 | S44° 22' 46"E | 2.83 |
| C3 | 7.87 | 5.00 | 90.15 | N45° 04' 39"E | 7.08 |
| C4 | 13.35 | 8.50 | 90.00 | N45° 00' 00"W | 12.02 |
| C5 | 13.35 | 8.50 | 90.00 | N45° 00' 00"E | 12.02 |
| C6 | 3.13 | 2.00 | 89.63 | N44° 48' 57"W | 2.82 |

LEGEND

- NEW ASPHALT SEAL COAT
- NEW ASPHALT PAVEMENT
- NEW CONCRETE
- PROPOSED SITE LIMITS OF WORK
- EXISTING CONCRETE
- PROPOSED CLASS 'A' RIP RAP

| LINE TABLE | | |
|------------|--------|------------------|
| Line # | Length | Direction |
| L1 | 6.26 | S89° 22' 46.44"E |
| L2 | 6.57 | S0° 37' 13.56"W |
| L3 | 6.57 | S0° 37' 13.56"W |
| L4 | 51.92 | S89° 22' 46.44"E |
| L5 | 176.08 | S89° 50' 42.66"E |
| L6 | 15.50 | S0° 00' 00.00"E |
| L7 | 27.93 | S89° 41' 17.42"E |
| L8 | 6.44 | N90° 00' 00.00"E |
| L9 | 15.31 | S0° 00' 00.00"E |
| L10 | 74.91 | S0° 00' 00.00"E |
| L11 | 16.80 | N90° 00' 00.00"W |
| L12 | 10.44 | N0° 00' 00.00"E |
| L13 | 16.02 | S89° 37' 53.99"E |
| L14 | 174.74 | S0° 08' 55.55"W |
| L15 | 6.94 | N89° 41' 44.30"W |
| L16 | 20.11 | S89° 43' 00.77"E |

KEYED NOTES

- NEW CONCRETE CURB AND GUTTER, MATCH EXISTING WIDTH AND HEIGHT, APPROX. 24"W X 6"H. SEE DETAIL ON SHT. C-106.
- NEW CONCRETE SIDEWALK AND/OR CURB RAMP, 4" THICKNESS.
- NEW 6" CHAIN LINK SECURITY FENCE W/ 3 STRANDS B. WIRE.
- NEW CONCRETE PAD, 6" THICKNESS.
- PAINTED PAVEMENT MARKINGS, 4" WIDTH TYPICAL.
- NEW 6" DECORATIVE METAL SECURITY FENCE, MATCH EXISTING STYLE AND COLOR.
- NEW CONCRETE PAD FOR DOCK AREA.
- NEW TRUNCATED DOMES FOR PEDESTRIAN RAMP 2' WIDE MIN.
- MATCH EXISTING GRADE OF ASPHALT/CONCRETE.
- NEW BATMOBILE CANOPY ON CONCRETE PAD, REFER TO ARCHITECTURAL PLANS.
- NEW STANDBY GENERATOR AND CONCRETE PAD REFER TO ELECTRICAL PLANS.
- NEW LIGHT POLE AND CONCRETE FOUNDATION, REFER TO ELECTRICAL PLANS.
- NEW AUTOMATED CHAIN LINK ROLLING GATE WITH GATE CONTROLLER, 20"W X 6"H BY OTHERS.
- NEW CONCRETE RAMP, SEE ARCHITECTURAL PLANS SHT. A-S32.
- WATER HARVEST AREA, SEE SHT. C-103 GRADING PLAN FOR INFO.
- NEW H.C. PARKING AREA WITH RESERVED PARKING SIGN. SEE ARCHITECTURAL PLANS AND DETAIL E5, AND A1 ON PLAN SHT. AS-501.
- NEW CONCRETE WHEEL STOP, SEE ARCHITECTURAL PLANS DETAIL E3 ON SHT. AS-501.
- NEW VESTIBULES/OVERHANGS SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
- NEW VEHICLE DETECTION PROBE SENSOR FOR AUTOMATIC GATE.
- NEW ASPHALT PAVING, SEE PAVING SECTION ON SHT. C-106.
- NEW ASPHALT SEAL COAT.
- NEW CURB CUT, SEE SHT. C-106 FOR DETAIL.
- NEW FIRE HYDRANT, SEE SHT. C-107 FOR INFO.
- NEW DECORATIVE TUBULAR STEEL PEDESTRIAN SECURITY GATE: 7' MATCH EXISTING STYLE AND COLOR.
- EXISTING AUTOMATED ROLLER VEHICULAR SECURITY GATE TO REMAIN. GATE CONTROLLER TO BE MODIFIED AS REQUIRED.
- NEW BIKE RACK, SEE ARCHITECTURAL PLANS SHT. A2/AS-501.
- NEW CONCRETE BOLLARD, SEE ARCHITECTURAL PLANS SHT. E2/AS-501.
- SITE SIGNAGE, SEE ARCHITECTURAL PLANS SHT. A2/AS-501.
- EXISTING KEY PAD TO BE REMOVED AND REPLACED WITH NEW CARD KEY READER AND KNOX BOX.
- CONNECT NEW FENCING TO EXISTING FENCING.
- CONNECT NEW FENCE TO THE BUILDING.
- END NEW FENCING; BEGIN NEW FENCE BY OTHERS.
- NEW REFUSE ENCLOSURE, SEE SHEETS C-103 FOR GRADING INFO AND SHEET C-108 FOR DETAILS.
- NEW CARD KEY READER AND KNOX BOX AND CONCRETE BOLLARDS FOR ADDED PROTECTION.
- NEW SHADE STRUCTURE, TABLES, AND BENCHES. REFER TO LANDSCAPE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE SHADE STRUCTURE PRIOR TO PLACING CONCRETE SIDEWALK/PAVEMENT IN COURTYARD.

STUDIO
SW
ARCHITECTS

STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 Fax 505.843.9683
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CONSULTANTS



Architect Engineer



REGIONAL
TRANSPORTATION
MANAGEMENT CENTER

400 WYOMING BLVD. NE
ALBUQUERQUE, NM 87123

NMDOT CN: A300970
COA PROJ NO: 613593

Key Plan
NTS

| No | Date | Description |
|-------------------|------|---------------------|
| Revision Schedule | | |
| | | |
| ISSUE: | | PERMIT SET |
| PROJECT NUMBER: | | 1506 |
| FILE: | | SITE PLAN_CIVIL.DWG |
| DRAWN BY: | | KLR |
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| DATE: | | JUNE 16, 2016 |

SHEET TITLE
CIVIL
SITE PLAN

C-102

