

# CITY OF ALBUQUERQUE



September 9, 2020

Gordon Allan Hall, RA  
Design 2 Function, LLC  
P.O. Box 93368  
Albuquerque, NM 87199

**Re: Ichiban Remodel**  
**10701 Corrales Rd NW, 87114**  
**60-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 5-1-20 (AA) (A14D017)  
Certification dated 8-24-20

Dear Mr. Hall

Based upon the information provided in your submittal received 8-28-20, Transportation Development has no objection to a 60-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 60-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Please restriping parking.
- Please add Trash Container

Please update ADA signs. 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."**

Once corrections are complete resubmit

1. The approved and stamped Administrative Amendment with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3981.

# CITY OF ALBUQUERQUE



Sincerely,

A handwritten signature in black ink, appearing to read 'Ernie Gomez', with a long, sweeping horizontal stroke extending to the right.

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

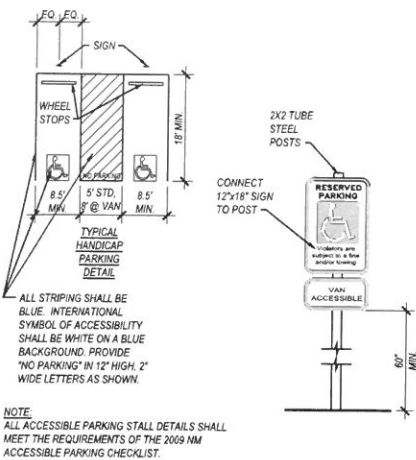
EG via: email  
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



## GENERAL SITE NOTES

- ALL SITE LIGHTING IS EXISTING TO REMAIN.
- ALL SIDEWALKS TO BE 4" THICK MINIMUM 4000 PSI CONCRETE. BROOM FINISH WITH 1/8" PER 1'-0" MAXIMUM CROSS SLOPE. OVER COMPACTED GRADE UNLESS NOTED OTHERWISE ON GRADING PLAN. PROVIDE EXPANSION JOINTS EVERY 4'-0" IN LINEAR FEET AND CONTROL JOINTS EVERY 20'-0" LINEAR FEET. TOOL EDGES WITH 1/4" Ø FINISHING TOOL. PROVIDE 6" WIDE X 12" DEEP TURN DOWN EDGE AT CURBS AND ADJACENT TO PAVING. REINFORCE TURN DOWNS WITH #4 BAR CONTINUOUS.
- ALL STRIPING TO BE PER MUTCD STANDARDS FOR TRAFFIC PAINT AND SHALL BE WHITE IN COLOR UNLESS NOTED OTHERWISE. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED WHITE ON BLUE IN EACH ACCESSIBLE PARKING STALL. ALL STRIPING IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
- ALL HEADER CURBS, MEDIAN AND STANDARD CURB & GUTTERS TO BE CONSTRUCTED PER C.O.A. STANDARD DRAWINGS 424/54 AND 424/55.
- ALL CONCRETE PARKING BUMPERS TO BE 7'-0" WIDE MINIMUM. SLOT BOTTOM AND REINFORCED WITH AT LEAST (2) #3 BARS TYPICAL. ANCHOR TO PAVING WITH WITH (2) 16" LONG #6 DOWELS TYPICAL.

## CITY OF ALBUQUERQUE NOTES

- "THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN."
- THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT EXCEPTED BY THE TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN (1) UNTIMELY DELAY OF INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK AND (2) INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.
- ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION, FOR TEMPORARY C.O. WILL BE SCHEDULED.
- ALL SIDEWALK AND C&G IN DISREPAIR WILL BE REMOVED AND REPLACED.
- CONTRACTOR MUST BE MADE AWARE THAT ANY AGREEMENT WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER OR A REPRESENTATIVE WILL MEAN CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL WORK IS FINISHED.
- CERTIFICATION BY THE DESIGNER OF RECORD, REQUIRED BY THE TRANSPORTATION SECTION, NEEDS TO STATE THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCULATION LAYOUT (TCL) BEFORE C.O. IS RELEASED.

## SITE PLAN KEYED NOTES:

- REMOVE EXISTING TOWER ELEMENT AND REPAIR PARAPET TO MATCH EXISTING.
- REMOVE EXISTING DAMAGED CONCRETE SIDEWALK AND CURBING AND REPLACE WITH NEW. ADD RADIUS CURBS AS SHOWN. ALL NEW CURBING SHALL BE PAINTED RED WITH "FIRE LANE" MARKINGS IN WHITE TO MATCH EXISTING.
- RE-STRIP PARKING ISLAND AS SHOWN. ALL OTHER AREAS ARE EXISTING TO REMAIN.
- REMOVE EXISTING 2-BIN REFUSE ENCLOSURE.
- REMOVE EXISTING DOUBLE SIDED, 2-BIN REFUSE ENCLOSURES.
- NEW PAINTED TUBULAR STEEL SHADE STRUCTURE. PROVIDE FABRIC MESH SHADE CANOPIES AS SHOWN.
- NEW 400 S.F. OUTDOOR SEATING AREA WITH DECORATIVE 42" HIGH PAINTED STEEL FENCE AND SELF-CLOSING GATES. 32 SEATS.
- NEW 6" HIGH RAISED CURB LANDSCAPE ISLAND, 295 S.F. WITH (3) AFGHAN PINE (PINUS ELADARICA) OR SIMILAR EVERGREEN, MEDIUM WATER USE TREES, GRAVEL MULCH AND DRIP IRRIGATION.
- NEW 24'-8" WIDE BY 12'-0" DEEP REFUSE ENCLOSURE. PROVIDE STUCCO COVERED CMU WALLS (6'-0" TALL) COLOR TO MATCH BUILDING. PAINT INTERIOR OF ENCLOSURE TO MATCH BUILDING. PROVIDE PAINTED SOLID CORRUGATED METAL GATES AND BOLLARDS. ALL DETAILS SHALL BE APPROVED BY SOLID WASTE PRIOR TO INSTALLATION.
- NEW STUCCO FINISHED TAPERED DECORATIVE PARAPET. FURROUT EXISTING COLUMNS AS SHOWN. ALL COLORS TO MATCH EXISTING USED THROUGHOUT THE CENTER. PROVIDE EMPTY CONDUITS AND ACCESS PANELS FOR FUTURE TENANT SIGNAGE (UNDER SEPARATE PERMIT).
- REMOVE EXISTING PARKING LOT STRIPING AS SHOWN.
- EXISTING MOTORCYCLE PARKING SPACES. 4' x 8' WITH SIGNAGE.

## PARKING CALCULATIONS:

PARKING CALCULATIONS BELOW ARE BASED ON THE PARKING REQUIREMENTS IN EFFECT AT THE TIME OF DEVELOPMENT. IDO REQUIREMENTS WOULD BE 4:1000 FOR RETAIL AND 8:1000 FOR RESTAURANT SPACE. THIS WOULD EQUATE TO 414.6 FOR 103,842 S.F. RETAIL AND 150.4 FOR 18,834 S.F. RESTAURANT FOR A TOTAL OF 565 LESS 10% PER 5.5(C)(5)(a) = 509.

GROSS BUILDING AREA	122,476 S.F.
BUILDING 1 AREA	41,109 S.F.
BUILDING 2 AREA	9,980 S.F.
BUILDING 3 AREA	14,156 S.F.
BUILDING 4 AREA	3,588 S.F.
BUILDING 5 AREA	30,802 S.F.
BUILDING 6 AREA	11,980 S.F.
BUILDING 7 AREA	4,800 S.F.
BUILDING 8 AREA	6,061 S.F.

RESTAURANT SEATING:	
R1 WHISPERING BEAN	14 INSIDE, 12 OUTSIDE (1,858 S.F.)
R2 ICHIBAN	104 INSIDE, 32 OUTSIDE (3,588 S.F.)
R3 ANATOLIA	80 INSIDE (2,562 S.F.)
R4 THAI KITCHEN	80 INSIDE, 20 OUTSIDE (2,651 S.F.)
R5 IL VINO	100 INSIDE, 80 OUTSIDE (4,800 S.F.)
R6 FREDDY'S	100 INSIDE (3,375 S.F.)
TOTAL	622 SEATS (18,834 S.F.)

RETAIL PARKING REQUIRED:	103,842 S.F. TOTAL RETAIL
	15,000 / 200 = 75
	45,000 / 250 = 180
	43,842 / 300 = 146
	RETAIL TOTAL = 400

RESTAURANT PARKING REQUIRED:	622 SEATS
	622 / 4 = 156

TOTAL PARKING REQUIRED:	556 LESS 10% FOR BUS ROUTE = 500
TOTAL PARKING PROVIDED:	513 TOTAL SPACES PROVIDED
	489 STANDARD SPACES
	24 ACCESSIBLE SPACES (8 VAN SPACES)

8 MOTORCYCLE SPACES PROVIDED (7 REQUIRED 7.501-750)

I, GORDON HALL, NMRA #1005, OF THE FIRM DESIGN 2 FUNCTION, LLC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 4/22/20. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 8/21/20 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE PLAN IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

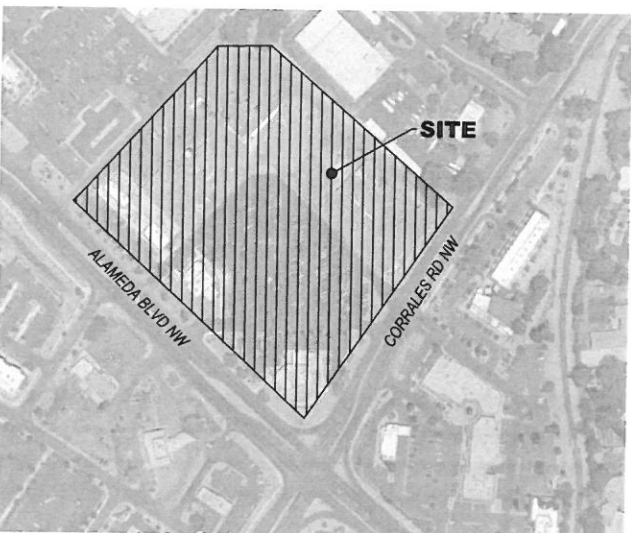
EXCEPTIONS:  
1) ALL RESTRICTIONS WILL BE PERFORMED AT A LATER DATE.  
2) NEW LANDSCAPING AND RELOCATION OF THE TRASH ENCLOSURES ON THE WEST SIDE OF THE BUILDING WILL BE PERFORMED AT A LATER DATE.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

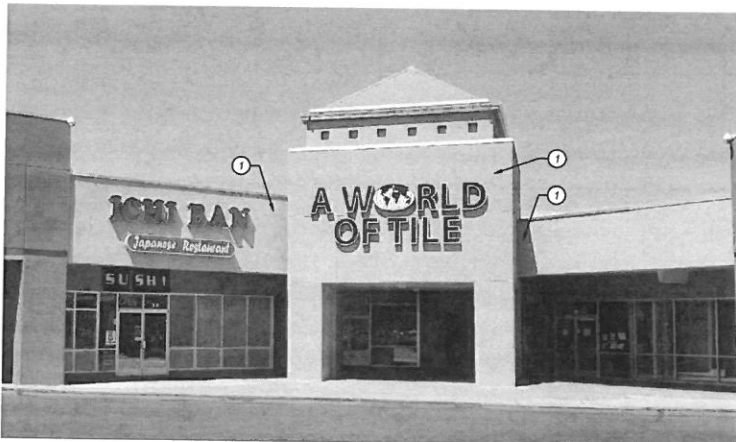


## PROJECT INFORMATION:

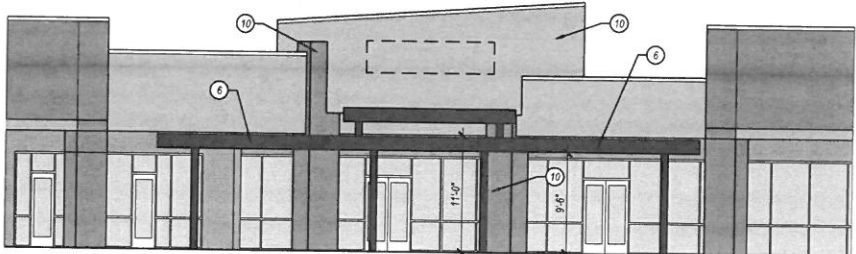
Site Address: 10701 CORRALES RD NW ALBUQUERQUE NM 87114  
UPC: 10140662705840102  
Owner: REPOSADO LLC C/O LEE S BLAUGRUND  
Owner Address: PO BOX 7817 ALBUQUERQUE NM 87194-7817  
Legal Description: TRACT A-1-1-A REVISED SUMMARY PLAT THE BLACK RANCH (AKA-TR E SUMMARY PLAT OF SEVEN-BAR RANCH) CONT 11.5227 AC.  
Acres: 11.52  
Zone Atlas Page: A-14  
Tax Year: 2019  
IDO Zone District: NR-C (Old Sui-1 for C2 uses)  
Case History: Project #1000857, AA-87-131, DRB-96-208, Z-96-14, Z-79-146  
Existing construction: types III-B and III-B sprinklered  
Existing Occupancies: A2, B, M  
Existing Gross Building Area: 122,476 S.F. (No increase in area proposed)  
Existing net lot area: 383,552 S.F.



**VICINITY MAP**  
SCALE: 1"=200'-0"



**EXISTING S.E. ELEVATION**  
SCALE: NONE



**S.E. ELEVATION**  
SCALE: 1/8"=1'-0"



**DESIGN 2 FUNCTION, LLC**  
P.O. BOX 93368  
ALBUQUERQUE  
NEW MEXICO 87119-3368  
info@design2functionllc.com  
505-833-6481, 505-934-0474 MOB  
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# ICHIBAN REMODEL

10701 CORRALES ROAD NW, SUITE #18  
ALBUQUERQUE, NM 87114

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**DRAWING ISSUE DATES:**  
4/2/20  
4/22/20 Permit Revision / AA

**PROJECT MANAGER:**  
NICK PIRKLE

**DRAWN BY:**  
NAP

**SHEET TITLE:**  
Site Development Plan  
Administrative  
Amendment

**AA.1**

SHEET: 1 OF 10





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**DRAWING ISSUE DATES:**

4/2/20  
4/22/20 Permit Revision / AA  
5/4/20 Permit Revision  
7/6/20 Pabo, Raising Revisions  
8/24/20 Exterior changes

SHEET TITLE:  
**EXTERIOR PLAN**

SHEET: 7 OF 10





# DESIGN 2 FUNCTION, LLC

P. O. Box 93368, Albuquerque, N.M. 87199-3368  
Info@design2functionllc.com \* (505) 823-6481

August 24, 2020

City of Albuquerque  
Transportation Division

Re: Ichiban Restaurant – 10701 Corrales Rd. NW, Suite #18, Albuquerque, NM 87114

## TRAFFIC CERTIFICATION

I, Gordon Allan Hall, NMRA, of the firm Design 2 Function, LLC hereby certify that this project is in substantial compliance with and in accordance with the design intent of the permit drawings, specifically sheet A4, and the work against the building shown on the approved AA #SI-2020-00185, PR-2020-003674, with the exceptions stated below. This certification is submitted in support of a request for a Final Certificate of Occupancy.

The following items have been modified:

1. All striping will remain as-is. Sheet A4 has been modified to indicate this change.
2. All restriping, new landscaping and relocation of trash enclosures indicated on the AA will be performed at a later date.

The record information presented here on is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

**Design 2 Function, LLC**

Gordon Allan Hall



# ADMINISTRATIVE AMENDMENT

FILE # <sup>SI-2020</sup>-00185 PROJECT # <sup>PR-2020</sup>-003674

Replace tower, new outdoor seating, railing, &  
gates, replace damaged sidewalk, relocate trash  
enclosures, re-stripe parking, new landscape.

RBrito 01 May 2020

Digitally signed by RBrito  
DN: cn=RBrito, o=CABQ Planning Dept,  
ou=UD&D, email=rbrito@cabq.gov, c=US  
Date: 2020.05.01 16:35:55 -0500

APPROVED BY DATE



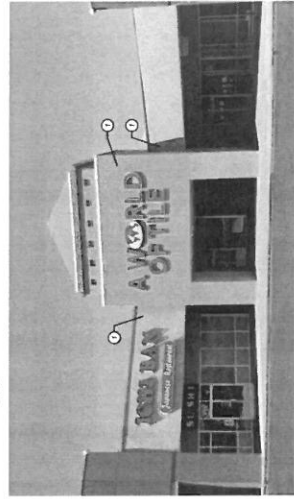
**AA-1**

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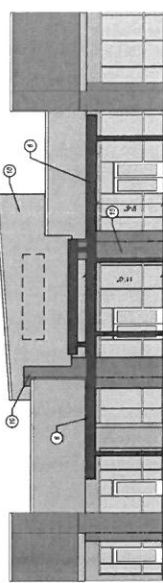
2. ALL EXISTING IS TO BE LEFT IN PLACE.
3. ALL EXISTING IS TO BE 4" THICK UNPAVED, 8" THICK CONCRETE, 12" THICK CONCRETE, 18" PER 1" OF
4. UNPAVED CROSS SLOPE. OVER COMPACTED GRADE UNLESS NOTED OTHERWISE ON GRADING
5. PLAN SHEET. TOOL CLOSURE WITH A MINIMUM 10' MINIMUM. PROVIDE 10' X 12' DEEP TURN
6. DOWN DRAIN AT CURBS AND ADJACENT TO PARKING, REPAIR DAMAGE TO EXISTING WITH 14" BAR
7. CONDUITS TO BE 18" MINIMUM TO PARKING, REPAIR DAMAGE TO EXISTING WITH 14" BAR
8. ALL EXISTING IS TO BE 18" MINIMUM TO PARKING, REPAIR DAMAGE TO EXISTING WITH 14" BAR
9. ALL EXISTING IS TO BE 18" MINIMUM TO PARKING, REPAIR DAMAGE TO EXISTING WITH 14" BAR

[illegible]

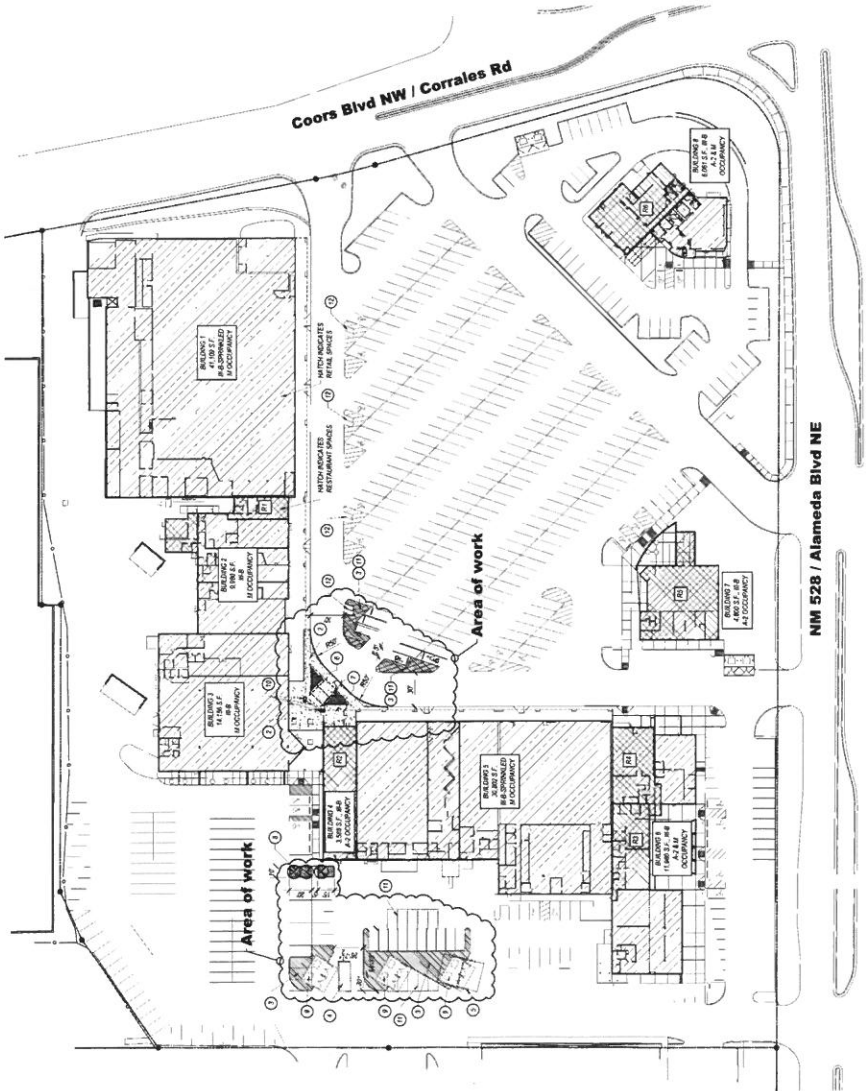
SCALE: NOT TO SCALE



SCALE NONE



## SCALE THREE



## SCALE 100000