

CITY OF ALBUQUERQUE



November 19, 2020

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

**Re: Ichiban Remodel
10701 Corrales Rd NW, 87114
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 11-16-20 (AA) (A14D017)
Certification dated 11-18-20**

Dear Mr. Hall,

Based upon the information provided in your submittal received 11-18-20, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

Sincerely,

Jeanne Wolfenbarger

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

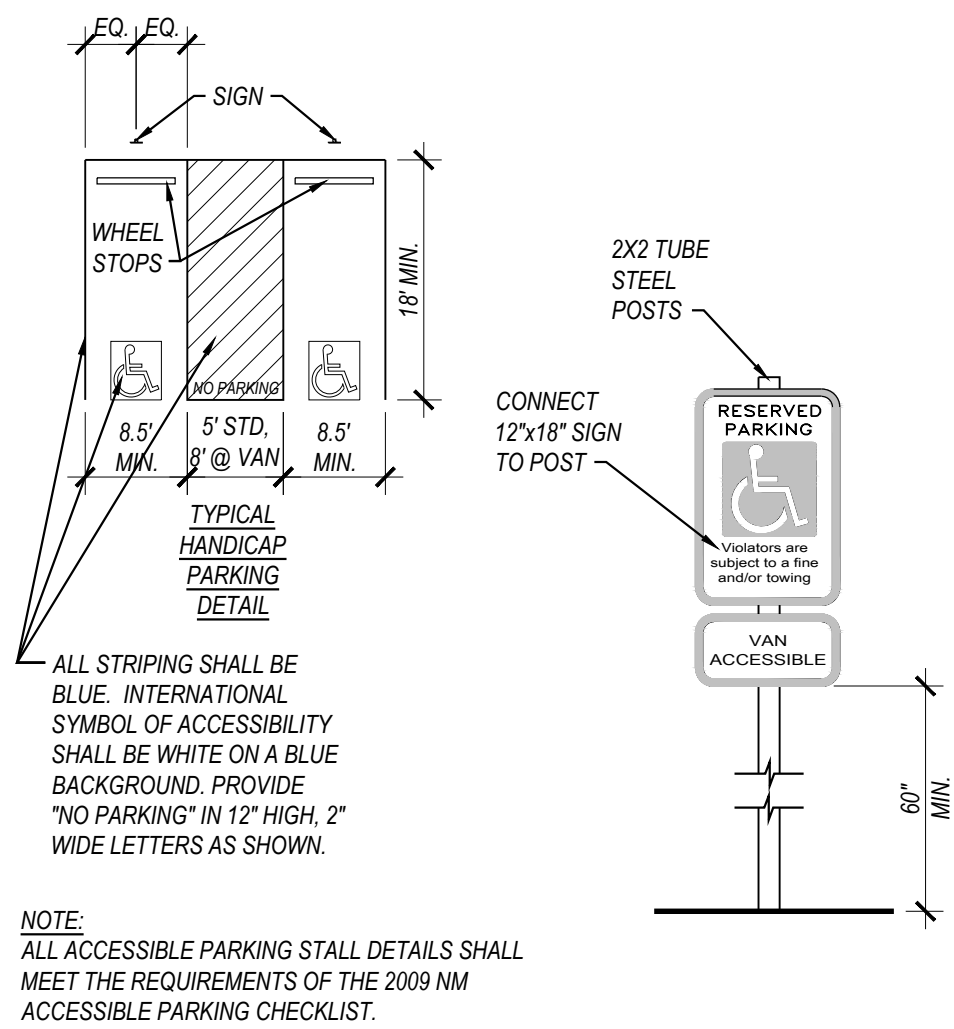
EG via: email
C: CO Clerk, File

ADMINISTRATIVE AMENDMENT

FILE # _____ PROJECT # _____

APPROVED BY

DATE



1 ACCESSIBLE PARKING DETAILS

SCALE: NOT TO SCALE

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" 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 TURNDOWNS 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 #2415A AND #2415B.
- 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) 18" 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-STRIPES PARKING ISLAND AS SHOWN. ALL OTHER AREAS ARE EXISTING TO REMAIN.
- NOT USED.
- NOT USED.
- 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.
- NOT USED.
- NOT USED.
- 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 4,100 FOR RETAIL AND 8,100 FOR RESTAURANT SPACE. THIS WOULD EQUATE TO 414.5 FOR 103,642 S.F. RETAIL AND 150.4 FOR 18,834 S.F. RESTAURANT FOR A TOTAL OF 565 LESS 10% PER 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 VICINO	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:	
103,642 S.F. TOTAL RETAIL	
15,000 / 200 =	75
45,000 / 250 =	180
43,642 / 300 =	145
RETAIL TOTAL =	400

RESTAURANT PARKING REQUIRED:	
622 SEATS	
622 / 4 =	156

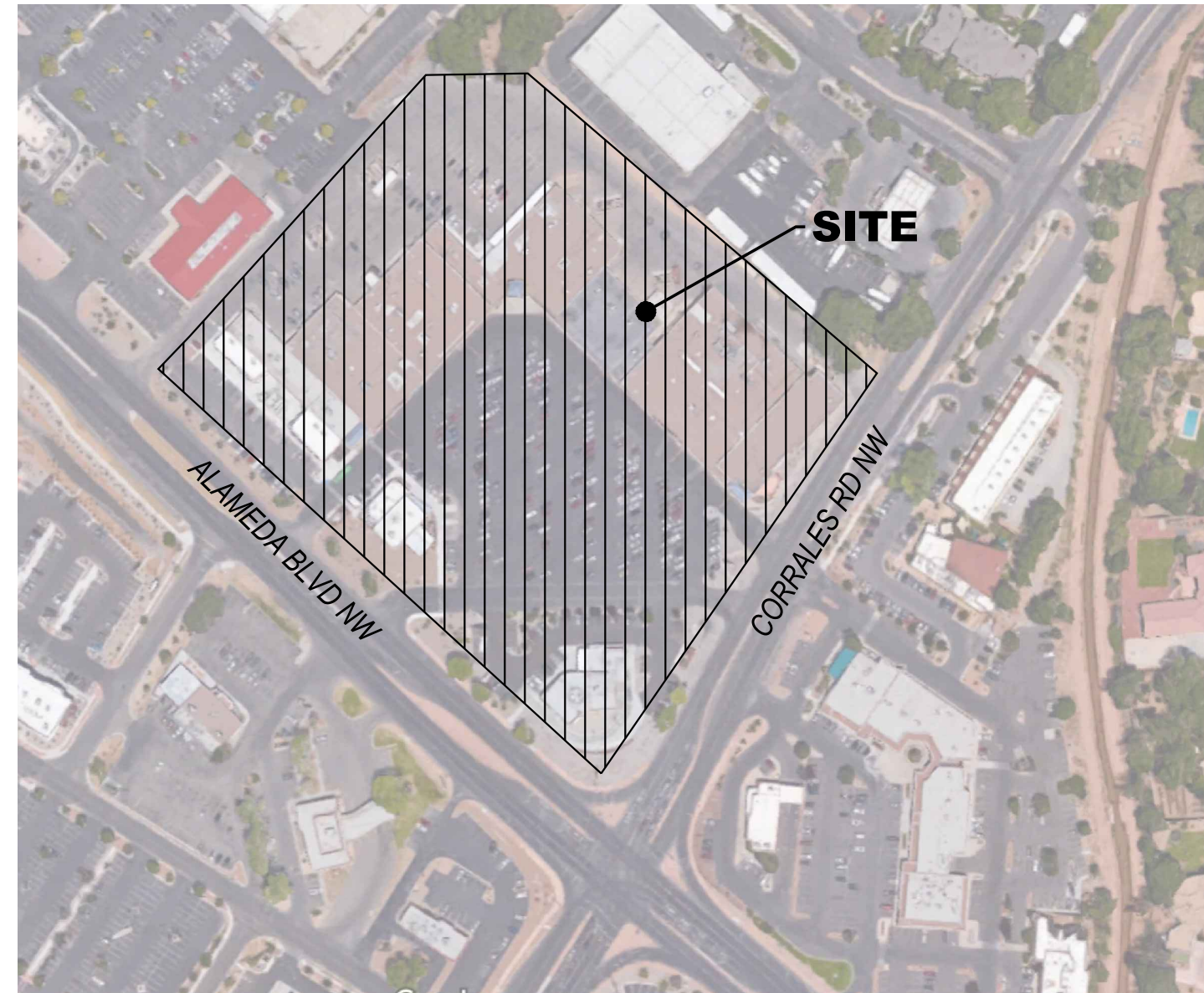
TOTAL PARKING REQUIRED:	556 LESS 10% FOR BUS ROUTE = 500
TOTAL PARKING PROVIDED:	517 TOTAL SPACES PROVIDED
	493 STANDARD SPACES
	24 ACCESSIBLE SPACES (6 VAN SPACES)

8 MOTORCYCLE SPACES PROVIDED (7 REQUIRED 7:501-750)

PROJECT INFORMATION:

Site Address: 10701 CORRALES RD NW ALBUQUERQUE NM 87114
UPC: 101406627105840102
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 SU-1 for C2 uses)
Case History: Project #1000857, AA-97-131, DRB-96-208, Z-96-14, Z-79-146

Existing construction: type 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.

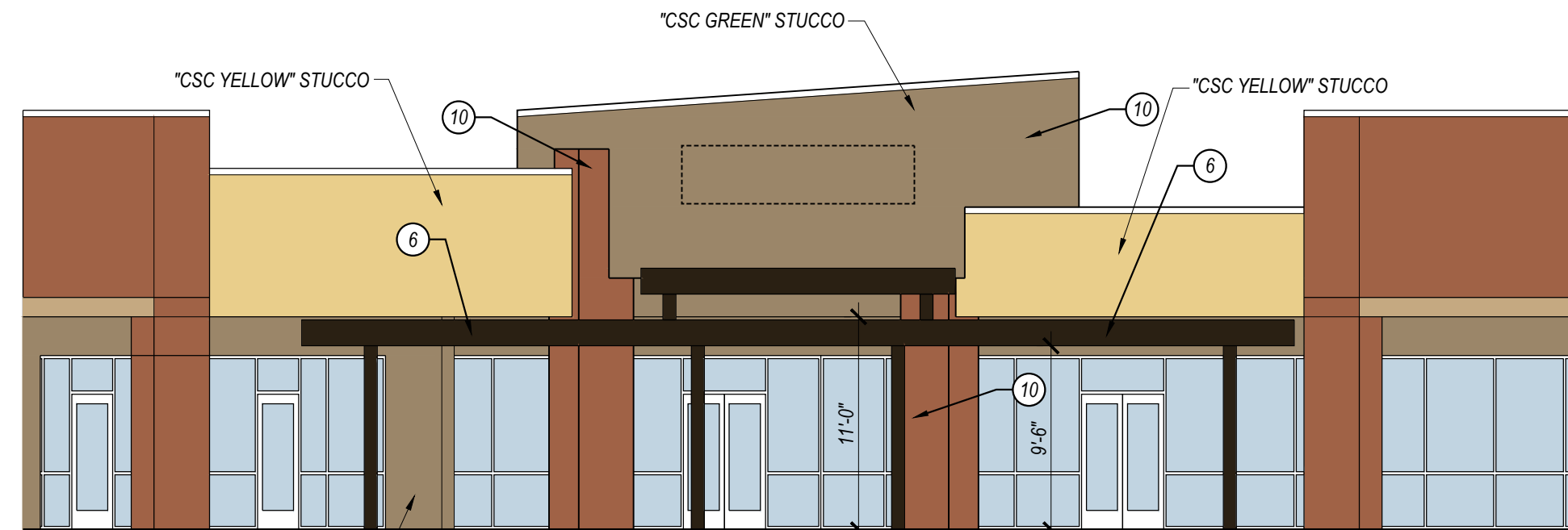


VICINITY MAP
SCALE: 1"=200'-0"



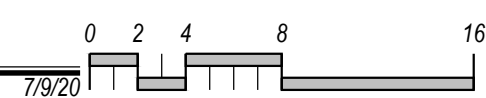
EXISTING S.E. ELEVATION

SCALE: NONE



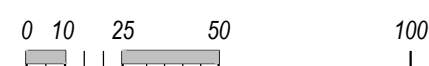
S.E. ELEVATION

SCALE: 1/8"=1'-0"



SITE PLAN

SCALE: 1"=50'-0"



ICHIBAN REMODEL

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

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DRAWING ISSUE DATES:
11/4/20 Revised A.A.

PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

SHEET TITLE:
Site Development Plan
Administrative
Amendment

AA.1

SHEET: 1 OF 10



DESIGN 2 FUNCTION, LLC

P. O. Box 93368, Albuquerque, N.M. 87199-3368

Info@design2functionllc.com * (505) 823-6481

November 18, 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 approved AA #SI-2020-00185, PR-2020-003674 approved on 11/16/2020. This certification is submitted in support of a request for a Final Certificate of Occupancy.

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

