

- GENERAL SITE NOTES:**
1. ALL LOT LAYOUTS TO BE SUBMITTED TO THE CITY OF ALBUQUERQUE FOR REVIEW AND APPROVAL.
 2. THE CITY OF ALBUQUERQUE HAS ADOPTED THE 2009 INTERNATIONAL SYMBOLS OF ACCESS (ISA) FOR ACCESSIBLE PARKING.
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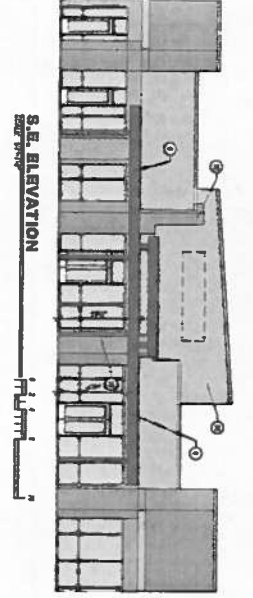
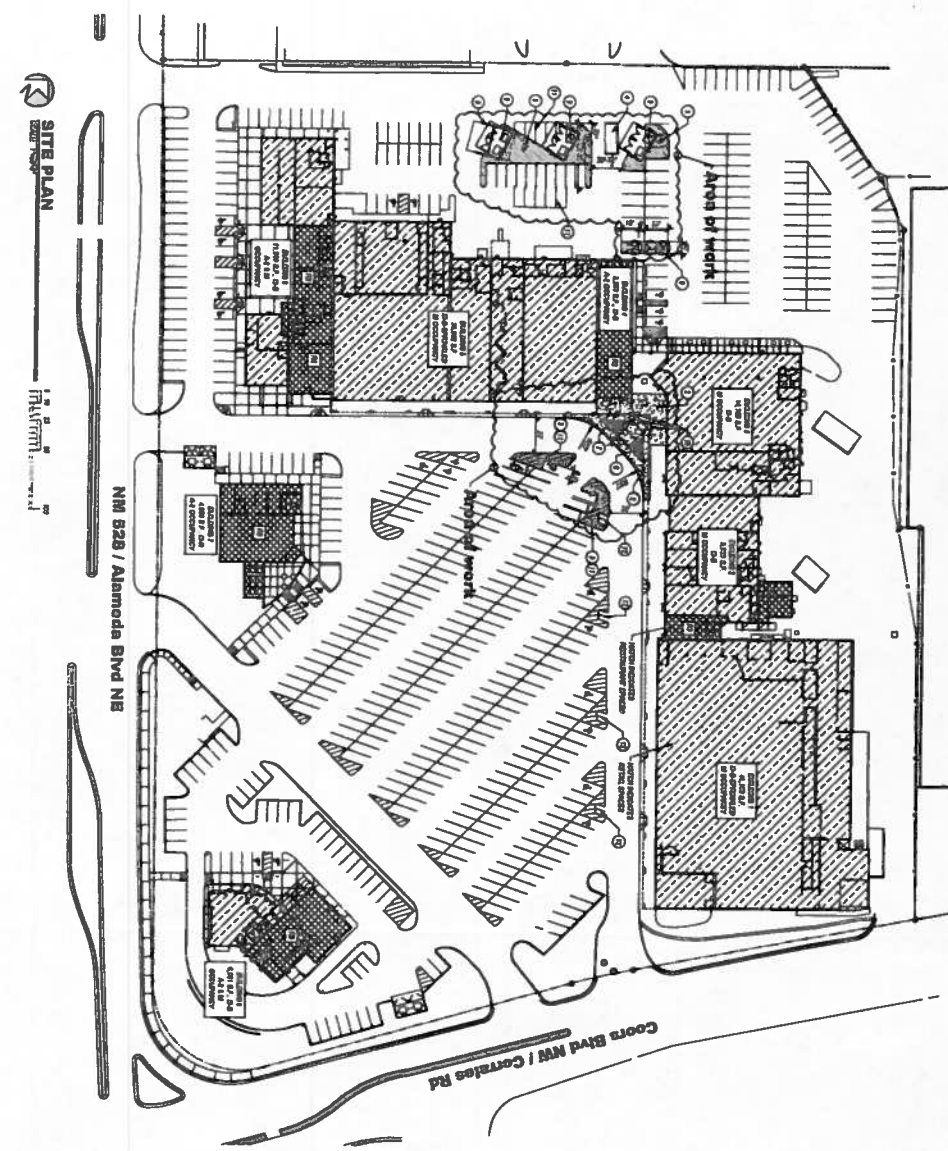
- SITE PLAN KEYED NOTES:**
1. THE CITY OF ALBUQUERQUE HAS ADOPTED THE 2009 INTERNATIONAL SYMBOLS OF ACCESS (ISA) FOR ACCESSIBLE PARKING.
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PARKING CALCULATIONS:

TYPE OF PARKING	NUMBER OF SPACES	AREA (SQ. FT.)
STANDARD PARKING	100	10,000
ACCESSIBLE PARKING	10	1,000
TOTAL PARKING	110	11,000

PROJECT INFORMATION:

PROJECT NAME: ICHIBAN REMODEL
PROJECT ADDRESS: 10701 CORRALES ROAD NW, SUITE #18, ALBUQUERQUE, NM 87114
PROJECT OWNER: ICHIBAN
PROJECT ARCHITECT: [Firm Name]
PROJECT DATE: [Date]



ICHIBAN REMODEL

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

AA.1

SHEET 1 OF 10

SEAL

Professional Engineer
State of New Mexico
[Signature]

NOTES:

1. THE CITY OF ALBUQUERQUE HAS ADOPTED THE 2009 INTERNATIONAL SYMBOLS OF ACCESS (ISA) FOR ACCESSIBLE PARKING.

ADMINISTRATIVE AMENDMENT

FILE # SI-2020-00185 PROJECT # PR-2020-003674

AA originally approved 5/1/2020: Replace tower, new outdoor seating, railing, & gates,

replace damaged sidewalk, relocate trash enclosures, re-stripe parking, new landscape.

10/14/2020 Applicant submitted enclosed Phasing Plan for AA Improvements.

gumal Digitally signed by gumal
DN: cn=James M. Asanaka, o=City of
Albuquerque, ou=Planning Department,
email=jm.asanaka@cityofalbuquerque.org 10/15/2020

APPROVED BY DATE



DESIGN 2 FUNCTION, LLC
P. O. Box 93368, Albuquerque, N.M. 87199-3368
Info@design2functionllc.com * (505) 823-6481

October 15, 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 phase one (eastern area of work) shown in the approved AA #SI-2020-00185, PR-2020-003674. 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





DESIGN 2 FUNCTION, LLC

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

Phasing addendum to
Administrative Amendment
File# SI-2020-00185, Project# PR-2020-003674

10/14/20

James Aranda
Deputy Director
City of Albuquerque Planning Department

Mr. Aranda,

The Owner of the property, Reposado LLC, requests to separate the work shown on the previously approved Administrative Amendment into 2 phases. The AA indicates 2 Areas of Work as outlined below. The eastern area of work has been completed under the Ichiban Restaurant Permit. Since the AA shows both areas of work, we are unable to obtain a final Certificate of Occupancy unless we complete all work shown on the AA or we separate the work into phases. The Owner intends to complete the western area of work, phase 2, no later than December 31st, 2021.

The eastern area of work that has been completed, included the following items:

1. Remove existing tower element in corner of shopping center and replace with smaller, more open, tapered free-spanning parapet. Provide a new tubular steel framework for support of fabric mesh awnings.
2. Create new outdoor seating area for Ichiban restaurant with painted steel railing and gates at 42" high to delineate the space.
3. Remove and replace damaged sidewalk and curbing in the corner of the shopping center and replace with new. Restripe parking spaces based on new curbing layout. There is no reduction in overall parking in this area, but we are removing one ADA parking space.

The western area of work that will be completed no later than 12/31/2021 includes the following:

1. Remove, relocate and rebuild existing trash enclosures on west side of property to simplify the pickup of trash bins. Restripe parking areas around the new trash enclosures.
2. Add evergreen trees in a new landscape island as a windbreak to the north-west end of the shopping center.

The reason for this request stems from the slowdown in revenue from the shopping center tenants due to the Covid-19 pandemic.

Design 2 Function, LLC

Nicholas A. Pirkel
Project Manager



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Ichiban Remodel Building Permit #: BP-2020-13989 Hydrology File #: A140017
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract A-1-1-A Revised summary plat the black ranch (AKA-TR E Summary plat of seven-bar Ranch
City Address: 10701 Corrales Rd NW, Albuquerque, NM 87114

Applicant: Design 2 Function, LLC Contact: Nick PirkI
Address: P.O. Box 93368, Albuquerque NM 87199-3368
Phone#: 505-823-6481 Fax#: _____ E-mail: nick@d2flc.com
Other Contact: Tanager Property Contact: Dallas Broad
Address: 1503 Central Ave NW, Suite A, Albuquerque NM 87104
Phone#: 505-244-0048 Fax#: _____ E-mail: dbroad@tanangerproperty.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE XX ADMIN SITE

IS THIS A RESUBMITTAL? XX Yes _____ No

DEPARTMENT XX TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE REPORT
- _____ DRAINAGE MASTER PLAN
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- XX TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ STREET LIGHT LAYOUT
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- XX 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
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: 10/15/20 By: Nick PirkI

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____