

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 17, 2025

Peter Butterfield,
Peter Butterfield Architect,
13013 Glenwood Hills Ct NE,
Albuquerque, NM 87111.

**Re: Japanese Kitchen
4311 WYOMING BLVD NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 11-08-24 (G19D004I)**

Dear Mr. Butterfield,

The TCL submittal received 02-06-2025 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.

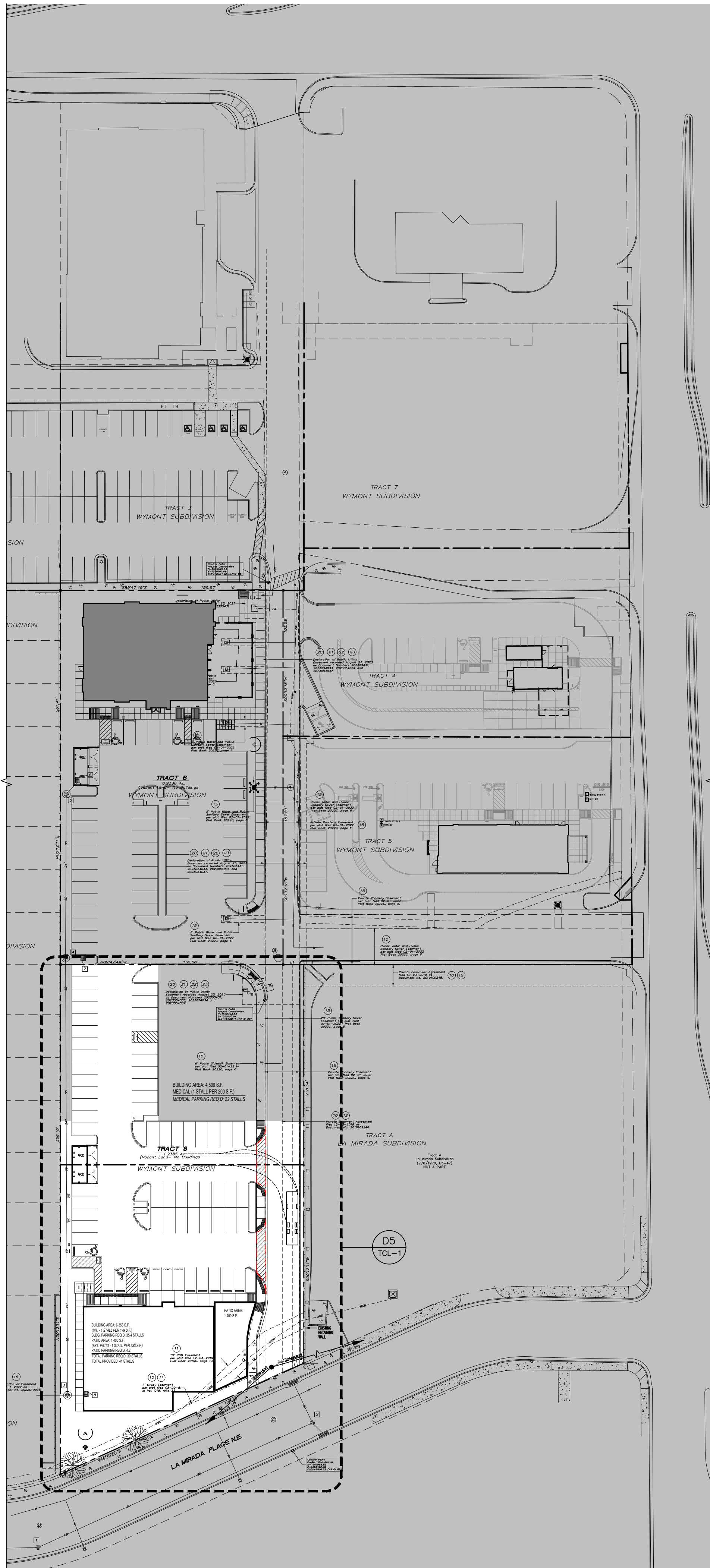
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, and the TCL, to [ABQ-PLAN](#) 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.

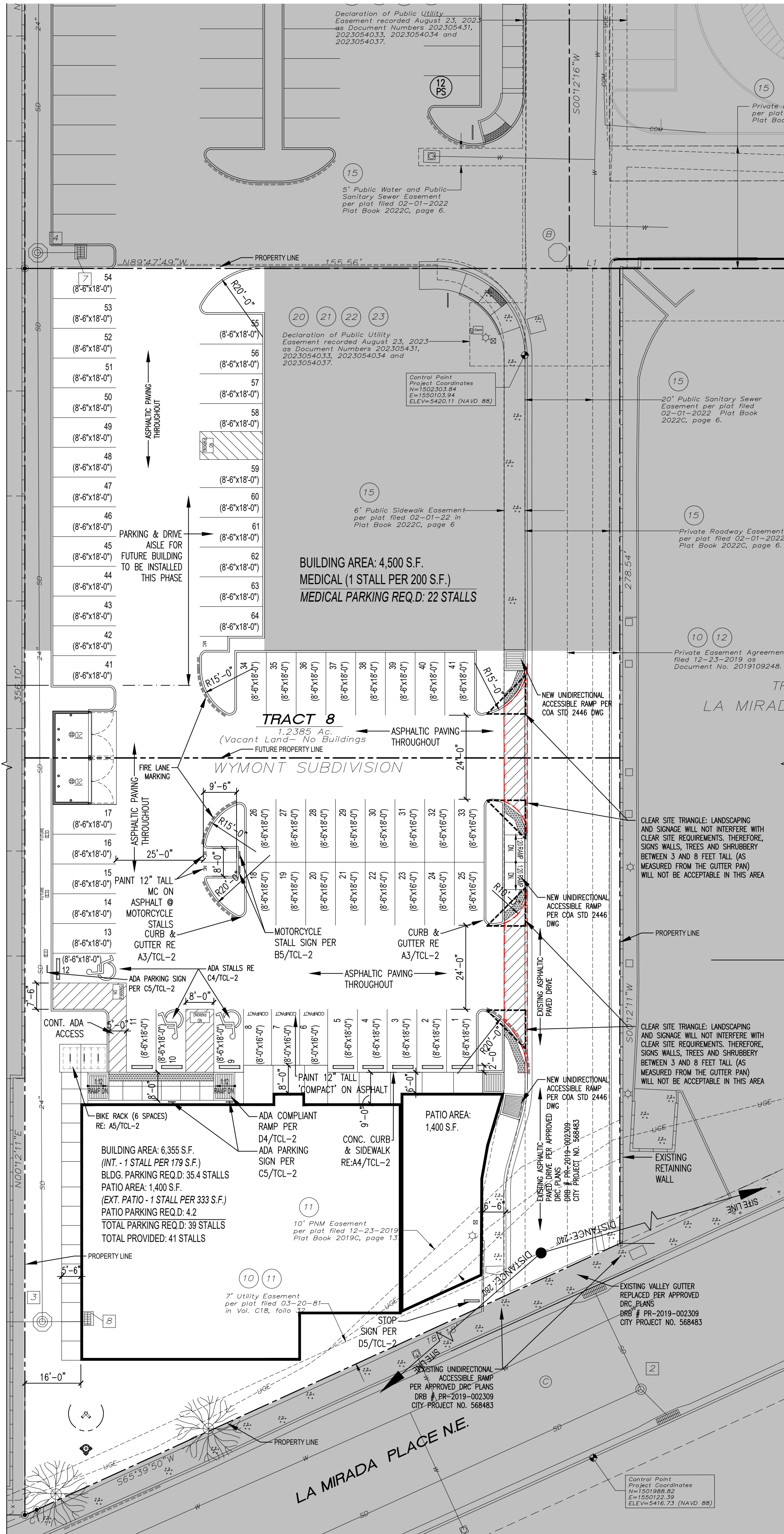
Sincerely,

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

\xxx via: email
C: CO Clerk, File



OVERALL SITE PLAN
SCALE: 1"=50'-0"



SITE PLAN
SCALE: 1"=20'-0"

TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Armijo 3/17/2025
Signed Date

EXECUTIVE SUMMARY

PROJECT IS LOCATED IN ZONE GRID MAP LOCATION G-19-Z, ZONED MX-M PER THE INTEGRATED DEVELOPMENT ORDINANCE. IT IS A 6,355 SQUARE FEET RESTAURANT WITH A 1,400 S.F. OUTDOOR DINING PATIO

ZONING DATA

DESIGNATION: MX-M
LEGAL DESCRIPTION: TR 8-B PLAT FOR WYMONT SUBDIVISION
SITE ACREAGE .6927 AC
OCCUPANCY TYPE: RESTAURANT

PARKING REQUIREMENTS:

RESTAURANT REQUIRED: (5.6 STALLS PER 1000 S.F.)~ 6,355 SF/178.5=35.6 PARKING STALLS
OUTDOOR DINING AREA: (3 STALLS PER 1000 S.F.)~ 1,400 S.F./333.3=4.2 PARKING STALLS
PARKING REQUIRED: 39 STALLS
PARKING PROVIDED: 41 STALLS
ADA STALLS REQUIRED: 3
ADA STALLS PROVIDED: 3 (1 VAN ACCESSIBLE)
MOTORCYCLE SPACES REQUIRED: 2
MOTORCYCLE SPACES PROVIDED: 2
BICYCLE SPACES REQUIRED: 41 x 10% = 5
BICYCLE SPACES PROVIDED: 6

ADA SITE NOTES

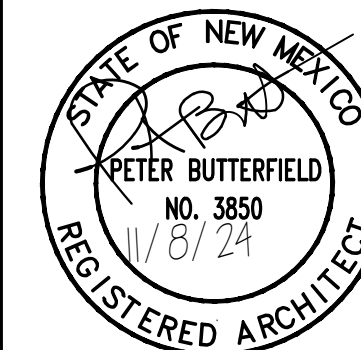
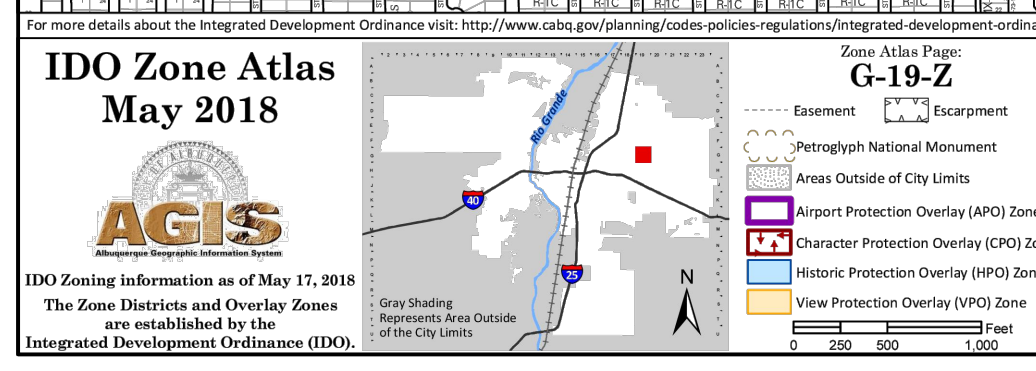
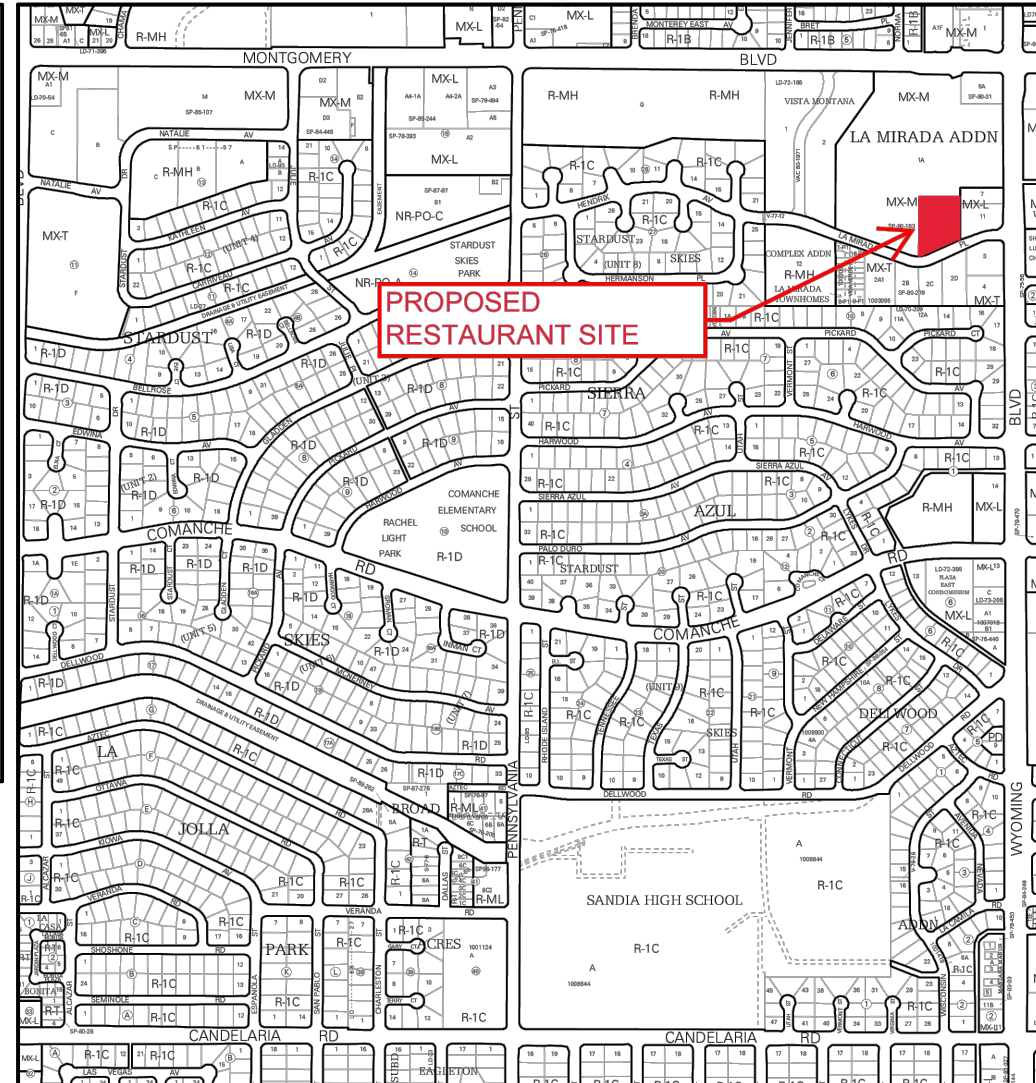
- SIGNAGE (NMCB 1110.1 AND ANSI 502.7)
- A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE
 - CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
 - SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE.)
 - SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A).
 - SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010). VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN
 - THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)
 - IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)
 - ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND.
 - IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.
- PAVEMENT MARKINGS (NMCB 1110.3)
- PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.
 - PARKING SPACE LINES BE PAINTED BLUE
 - ACCESS AISLE HAS BLUE, DIAGONAL STRIPING (45 DEGREES). (66-1-4.1.B NMSA 1978).
 - ACCESS AISLE 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 TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)
 - IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

COA TRAFFIC ENG. GENERAL NOTES

- WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER
- ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA
- MAXIMUM SLOPE PERMITTED AT ADA STALLS AND ACCESS AISLES IS 2% (1:50)
- ALL BROKEN OR CRACKED ASPHALT TRAIL MUST BE REPLACED WITH NEW ASPHALT PER COA DRAWING 2415C
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER COA DRAWING 2430

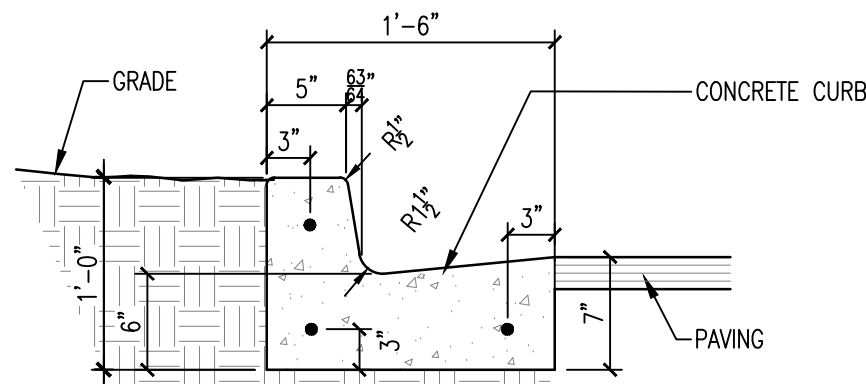
TRAFFIC CIRCULATION APPROVAL PLAN - NOT FOR CONSTRUCTION

(CONTRACTOR NOTE: ELEMENTS OF
THIS DRAWING ARE INCORPORATED
IN SITE PLAN A001 WHICH IS TO BE
USED FOR CONSTRUCTION)

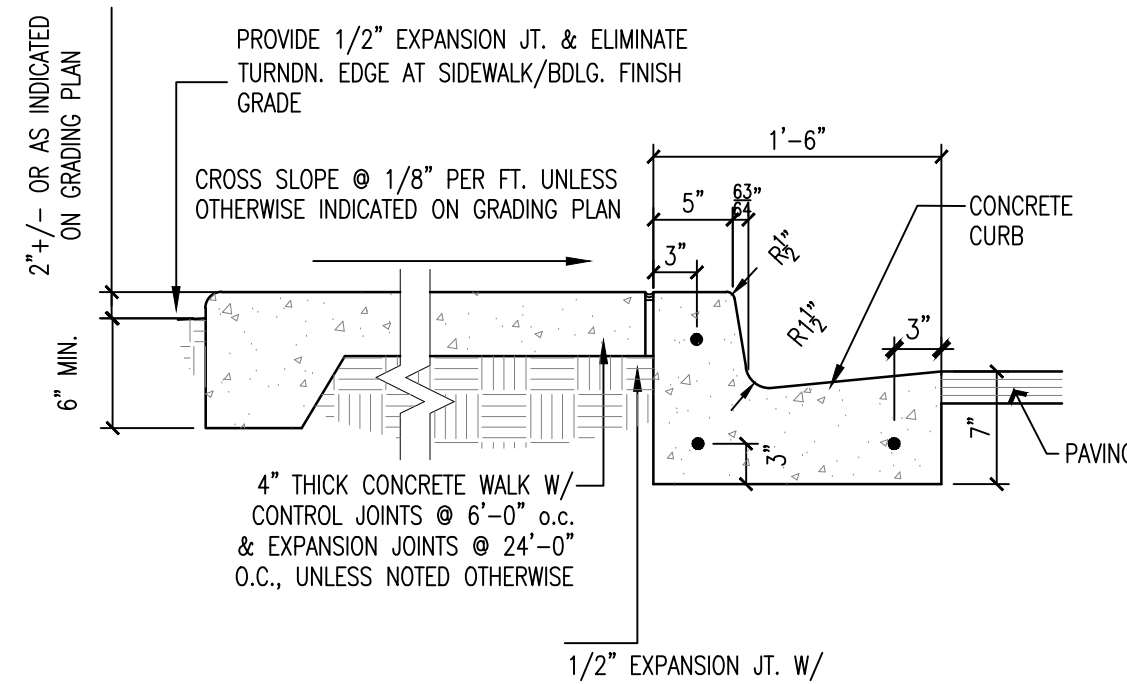


DRAWING NAME
REVISIONS
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NOTE:
PROVIDE CONTROL JOINTS @ 6'-0" O.C. MAX. (MATCH CONTIGIOUS SIDEWALK) AND DOWELED
EXPANSION JOINTS @ 24'-0" O.C. MAX. UNLESS SHOWN OTHERWISE. CURB AND GUTTER
JOINTING SHALL REFLECT THE JOINTING OF ADJACENT FLATWORK.

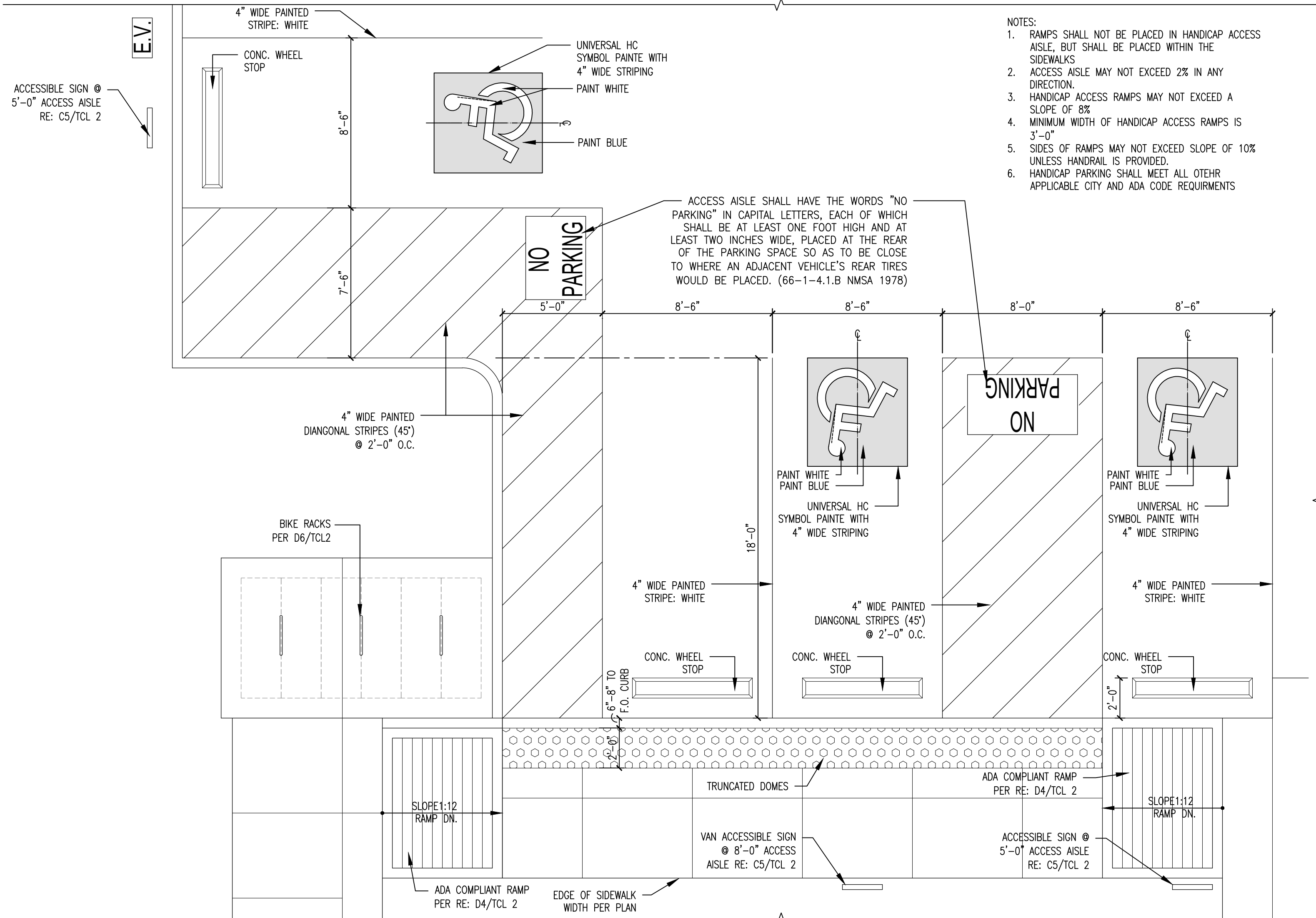


NOTE:
HEADER CURB MAYBE USED IN LIEU OF CURB
AND GUTTER AT NON-DRAINAGE LOCATIONS,
REFER CIVIL, VERIFY REPLACEMENT AREAS WITH
ARCHITECT.



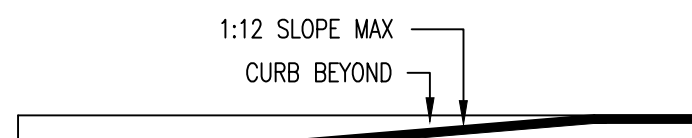
A3 CONCRETE CURB & GUTTER
1'-1'-0"

A4 SIDEWALK SECTION
1'-1'-0"

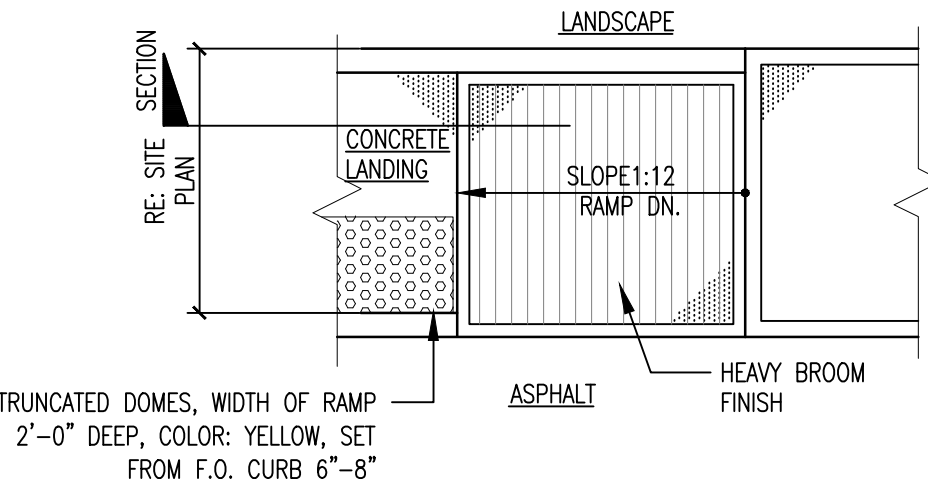


- NOTES:
1. RAMP SHALL NOT BE PLACED IN HANDICAP ACCESS AISLE, BUT SHALL BE PLACED WITHIN THE SIDEWALKS
 2. ACCESS AISLE MAY NOT EXCEED 2% IN ANY DIRECTION.
 3. HANDICAP ACCESS RAMP MAY NOT EXCEED A SLOPE OF 8%
 4. MINIMUM WIDTH OF HANDICAP ACCESS RAMP IS 3'-0"
 5. SIDES OF RAMP MAY NOT EXCEED SLOPE OF 10% UNLESS HANDRAIL IS PROVIDED.
 6. HANDICAP PARKING SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS

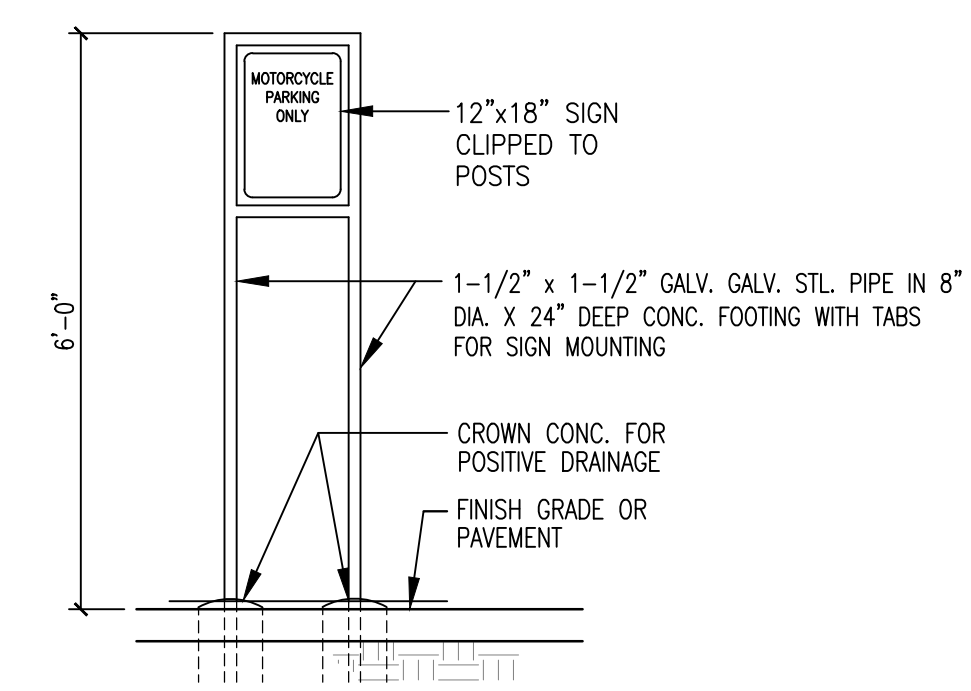
C4 TYPICAL ADA PARKING STALLS DETAIL
1/4"=1'-0"



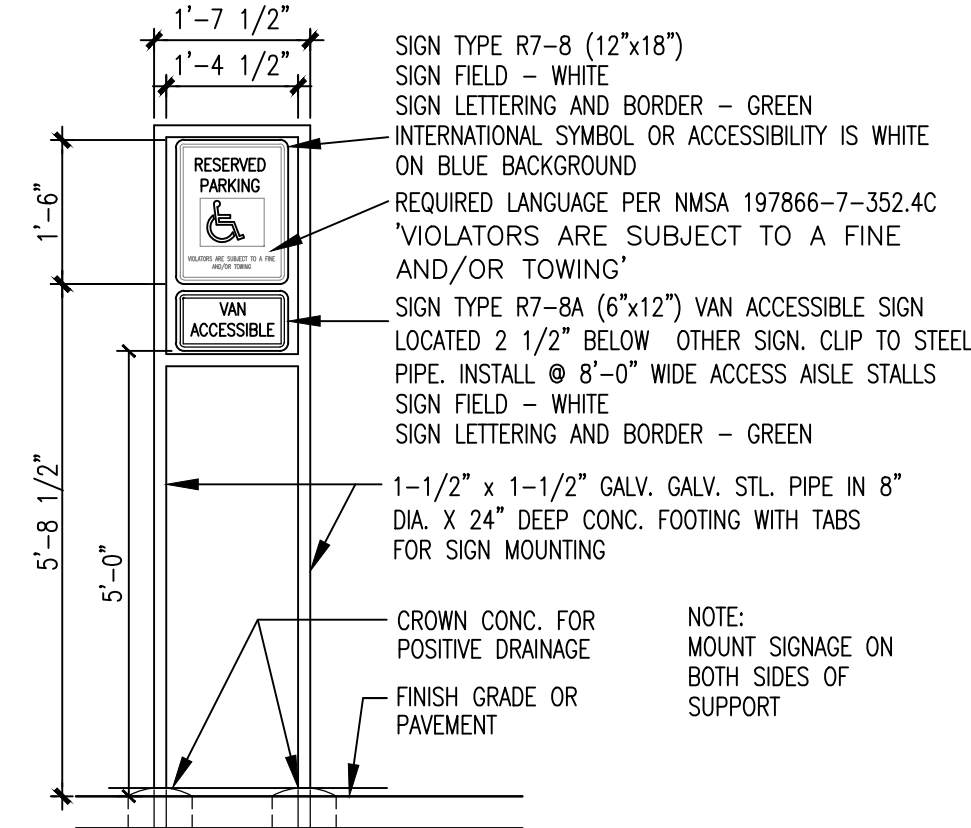
NOTE
1:50 MAXIMUM CROSS SLOPE FOR EXTERIOR WALKS.
1:20 MAXIMUM SLOPE FOR EXTERIOR WALKS.



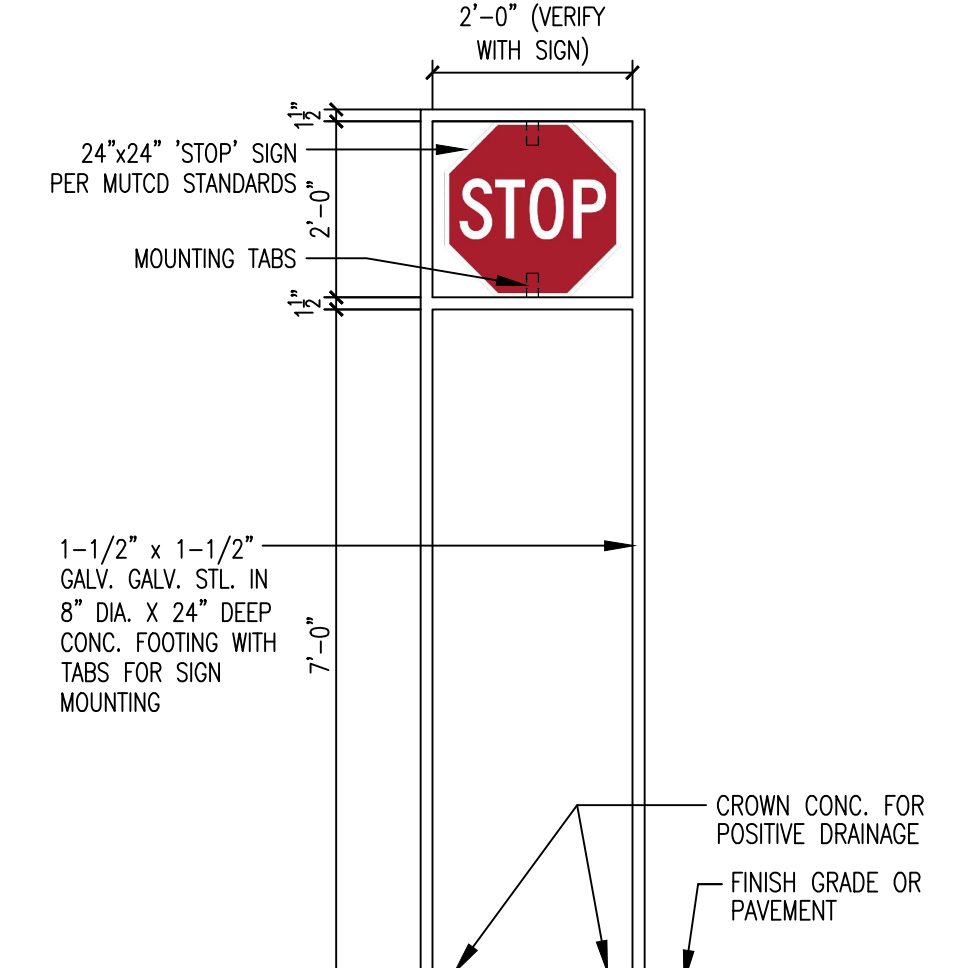
D4 ACCESSIBLE SIDEWALK RAMP
1/4"=1'-0"



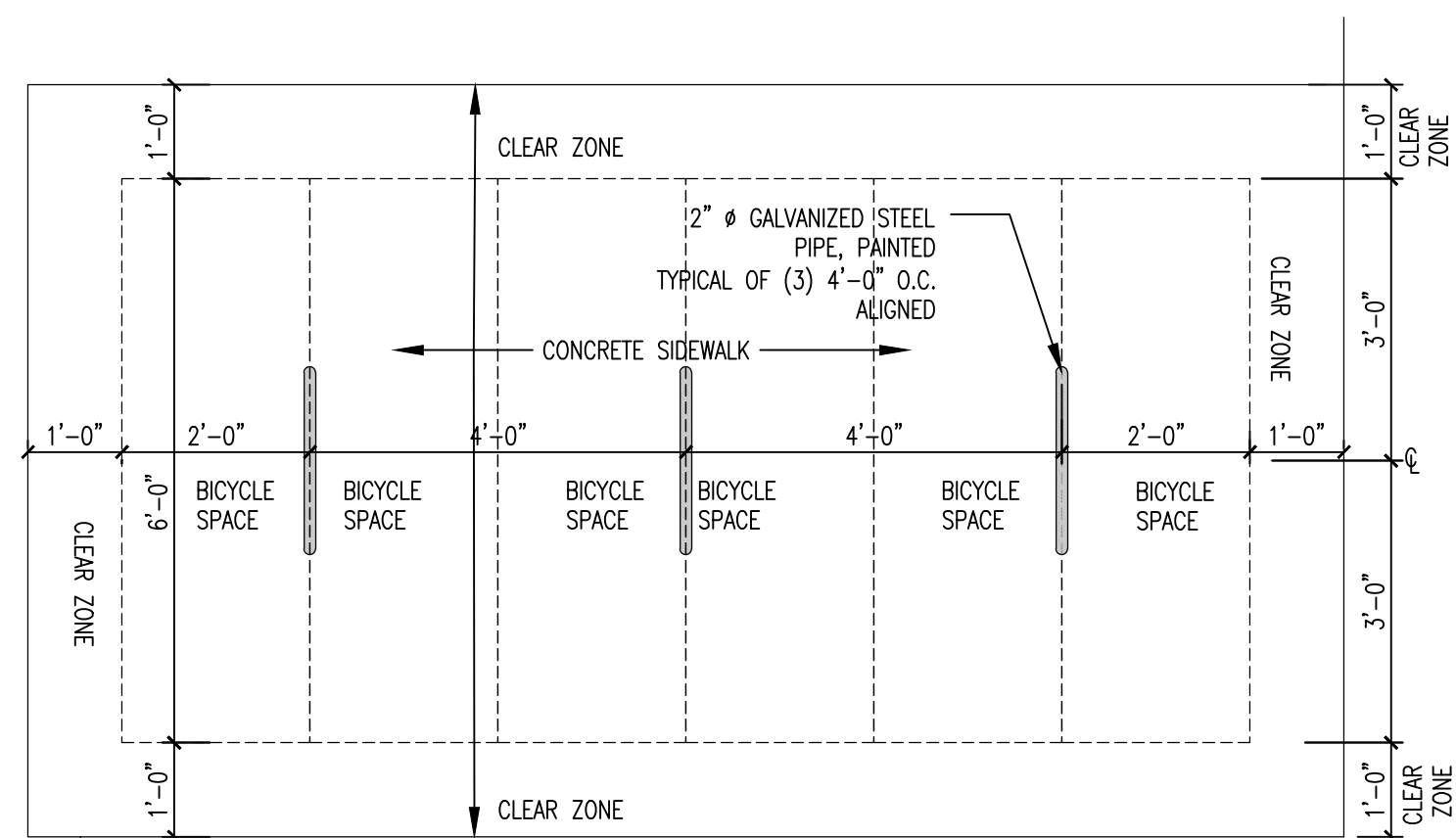
B5 MOTORCYCLE SIGN ELEVATION
1/2"=1'-0"



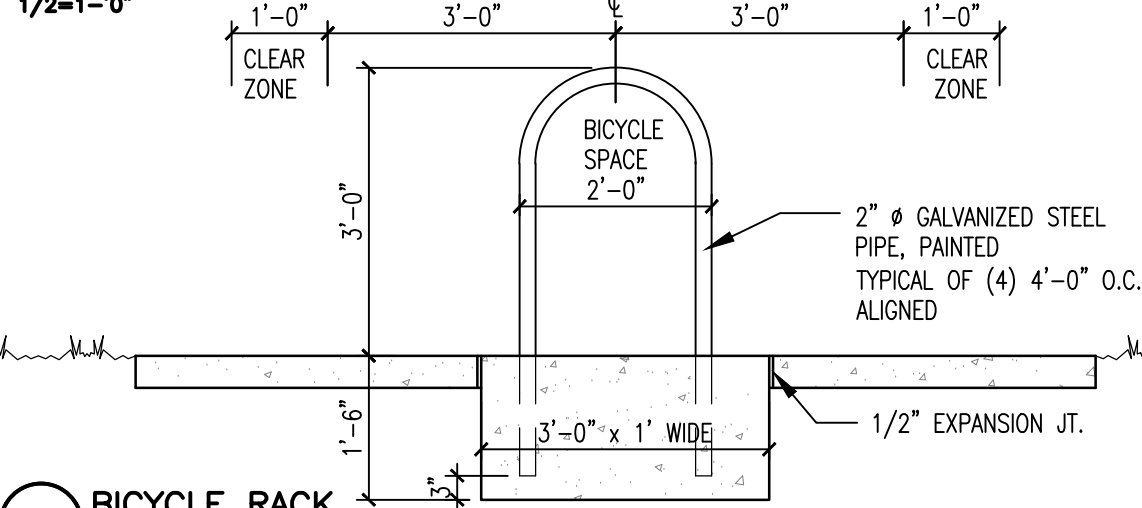
C5 H.C. SIGN ELEVATION
1/2"=1'-0"



D5 STOP SIGN ELEVATION
1/2"=1'-0"



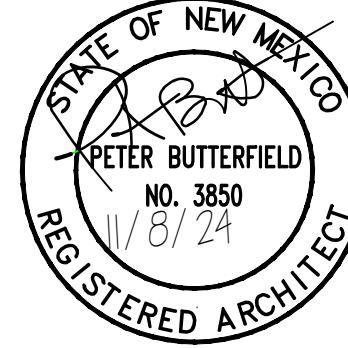
PLAN VIEW
1/2"=1'-0"



D6 BICYCLE RACK
1/2"=1'-0"

TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Arroyo 3/17/2025
Signed Date

peter butterfield
architect
albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901



DRAWING NAME
REVISIONS

Japanese Kitchen
4311 Wyoming Blvd NE
Albuquerque, New Mexico
TCL-2
SHEET NO.
11/8/24