CITY OF ALBUQUERQUE



April 21, 2016

Ted C. Grumblatt FBT Architects 6501 Americas Pkwy, Ste. 300 Albuquerque, NM 87110

Re: Eclectic Restaurant Renovation

2119 Menaul Blvd. NE Traffic Circulation Layout

Architect's Stamp Date: 4/8/16; (H16D002)

Dear Mr. Grumblatt,

The TCL submittal received 4/20/16 is approved for Building Permit. 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 a 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 TCL with a completed <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

Albuquerque

PO Box 1293

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.

New Mexico 87103

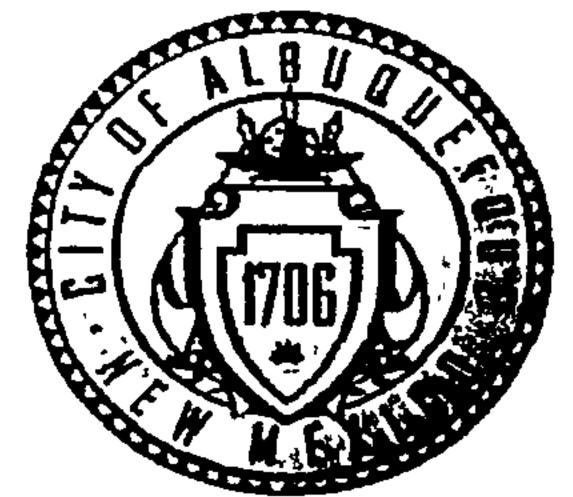
Sincerely,

www.cabq.gov

John B. Gurulé, P.E.

Senior Engineer, Planning Dept. Development Review Services

\jg via: email C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: ECLECTIC RESTAURANT RENOVATION	Building Permit #: 12010-517 City Drainage #: 1/2 ()
DRB#: EPC#: 41/A	Work Order#:
Legal Description: TR EHLA Plat of TRS EHLA	E42+E463 MENHER Dev. Avea
City Address: 210 MENUL BE BLVD. N.E.	
	^1.
Engineering Firm: Walla Engineering	Contact: Me Colla
Address: 650/ Amoricas Flaggy	<u>Ste 200</u>
Phone#: 55 88 300 Fax#:	E-mail: wike we what one the the
Owner: MOON RANCH ASSETS MATILLE	Contact: MAXIME BONEOU'
Address: 43 Man RANCH RD.	
Phone#: 555.286.6484 Fax#:	E-mail: MAXNEDUSAMAIL COM
	<u> </u>
Architect: 151 Achitects	Contact: Ted Crubat
Address: 652/ Awaricas Phuy NE	Ste 300
Phone#: 506 883 5200 Fax#: 505 883	5390 E-mail: 1246+6tasch Cow
Other Contact:	Contact:
Address:	
Phone#:	E-mail:
Check all that Apply:	
DEPARTMENT:	
HYDROLOGY/ DRAINAGE	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
TRAFFIC/TRANSPORTATION	BUILDING PERMIT APPROVAL
MS4/ EROSION & SEDIMENT CONTROL	CERTIFICATE OF OCCUPANCY
TYPE OF SUBMITTAL:	
ENGINEER/ ARCHITECT CERTIFICATION	PRELIMINARY PLAT APPROVAL
	SITE PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	SITE PLAN FOR BLDG. PERMIT APPROVAL
GRADING PLAN	FINAL PLAT APPROVAL
DRAINAGE MASTER PLAN	SIA/ RELEASE OF FINANCIAL COPARABLES WITH WARRENGE TO SOUTH THE TOTAL CONTRACTOR OF THE WARRENGE TO SOUTH THE TOTAL CONTRACTOR OF THE WARRENGE TO SOUTH THE TOTAL CONTRACTOR OF THE WARRENGE TO SOUTH
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CLOMR/LOMR	SO-19 APPROVAL
	PAVING PERMIT APPROVA
TRAFFIC CIRCULATION LAYOUT (TCL)	GRADING/ PAD CERTIFICAND ONEVELOPMENT SECTION
TRAFFIC IMPACT STUDY (TIS)	WORK ORDER APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	
	- CLOMR/LOMR Died\$50.99
OTHER (SPECIFY)	PRE-DESIGN MEETING
	OTHER (SPECIFY)
IS THIS A RESUBMITTAL?: Yes No	
DATE SUBMITTED: 4/8/16 By: 500	ed losses /
OA STAFF. ELECTRONIC SUBMITTAL RECEIVED	
OA STAFF. ELECTRONIC SUBMITTAL RECEIVED	
	\\\\ APR/2,0,2016
	LAND DEVELOPMENT SECTION
	M // A +

91061261

PLAT OF

TRACTS E-4C-1, E-4C-2 & E-4C-3 MENAUL DEVELOPMENT AREA

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 1991

State of New Mexico | SS
County of Bernalillo | SS
This instrument was illed for record on

1112 2 6 1991
Alama clock of Recorded in Vol. 11
of records of said County Policy.

States & Recorder

SCALE 1" = 30° WOODLAND AVE. N.E. FND. #4 REBAR (S.89'55'30"E., 339.18') 338.53" S.89'55'30"E., 94.36' 150.39' 93.79' EXISTING
5' UTILITY EASEMENT FILED DEC. 9, 1977
VOLUME B14, FOLIO 2 PRIVATE INGRESS AND EGRESS EASEMENT, GRANTED BY THIS REMAINING PORTION OF TRACT "E" TRACT

E-4C-3 TRACT E-4C-2 TRACT E-4C-REMAINING PORTION OF TRACT "D" MENAUL DEVELOPMENT AREA FILED DEC. 9, 1977 VOLUME B14, FOLIO 2 13,273 SQ.FT. 0.3047 AC. 21,064 SQ.FT. 0.4838 AC. 13,148 SQ.FT. 0.3018 AC. PLAT MENAUL DEVELOPMENT AREA" FILED AUG. 14, 1956, IN VOL. C3, FOLIO 61. 20' A.T.&T. EASEMENT AS SCALED FROM PLAT "MENAUL DEVELOPMENT AREA" FILED — AUG. 14, 1956, IN VOL. C3, FOLIO 61. COA "13-H16"
BRASS CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
(CENTRAL ZONE) N.M.S.H.C. "I-40-12" BRASS CAP (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) G. TO G.=0.99966879 S. 89'35'33"E. 338.81' (ESMT. BEARING & DISTANCE) X= UNPUBLISHED
Y= UNPUBLISHED

Ax=UNPUBLISHED
ELEV.=UNPUBLISHED X=391,771.93 Y=1,495,174.25 $\Delta \alpha = -0.12^{\circ}29^{\circ}$ 93.79 ELEV.=5114.55 338.91" (N.89'55'30"W., 338.91') N.89'55'30"W., N.88'08'54"W., 1731.47 N.89'21'29'E., 270.65 FND. #4 REBAR W/CAP "LS. 4078" SEE DETAIL "A" SURVEYOR'S CERTIFICATION _FND. #5 REBAR *____99.7'* _____

FND. PK NAIL

DETAIL "A"

I, FRED SANCHEZ, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE BERNALILLO COUNTY SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRED SANCHEZ, N.M.D.S. NO. 4078

NO.

7-3-9/ DATE

CITY OF ALBUQUERQUE



April 19, 2016

FBT Architects
Ted C. Grumblatt
6501 Americas Pkwy, Ste. 300
Albuquerque, NM 87110

Re: Eclectic Restaurant Renovation

2119 Menaul Blvd. NE Traffic Circulation Layout

Architect's Stamp Date: 4/8/2016; H16D002

Dear Mr. Grumblatt,

Based upon the information provided in your submittal received 4-8-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. Please review and revise plan to provide all information listed on the attached Traffic Circulation Layout Check List.
- 2. Identify all existing access easements and right of way width dimensions.

PO Box 1293

- 3. Identify the width of the curb cut adjacent to Menaul Blvd.
- 4. 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.

Albuquerque

5. 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)

New Mexico 87103

6. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.

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- 7. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
- 8. Design delivery vehicle route needs to be shown.
- Service vehicle and/or refuse vehicle maneuvering must be contained on-site;
 provide a copy of refuse approval.
- 10. Please specify the City Standard Drawing Number when applicable, for example, new sidewalk, new accessible ramp (Keyed Note 16), etc.
- 11. Is the accessible ramp (Keyed note 16) proposed or existing? If existing, does it meet ADA design standards?

CITY OF ALBUQUERQUE



- 12. Please include a copy of your shared access agreement with the adjacent property owner.
- 13. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
- 14. 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.
- 15. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3630.

Sincerely, June 1.

John B. Gurulé, P.E.

Senior Engineer, Planning Dept. Development Review Services

PO Box 1293

\ig via: email

C: File

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: ECLECTIC RESTAURANT RENOVATION	Building Permit #: 1200517 City Drainage #: 1600
DRB#:EPC#:	Work Order#:
	EKZ + E4C3 MENHER Dev. Area
City Address: 210 MENAUL BE BLVD. N.E.	
Engineering Firm: While Engineering	Contact: Mike Lasalla
Address: 650/ Amoricas Flaulyne	
Phone#: 55 78 Fax#:	E-mail: Like YES (Julia Le constitu
Owner: MOON RANCH ASSETS MOTILLO	Contact: MAXIME BONEOU
Address: 43 Man RANCH RD.	
Phone#: 555.286.6484 Fax#:	E-mail: MAXNEDUQAMAIL COM
Architect: FIST Ambitants	Contact: Ted Contact
Address: 250/ Americas Plus NE	S 300
Phone#: 505 883 5200 Fax#: 505 88 3	
1 10 10 10 10 10 10 10 10 10 10 10 10 10	
Other Contact:	Contact:
Address:	
Phone#: Fax#:	E-mail:
Check all that Apply:	
DEPARTMENT:	
HYDROLOGY/ DRAINAGE	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
TRAFFIC/ TRANSPORTATION	BUILDING PERMIT APPROVAL
MS4/ EROSION & SEDIMENT CONTROL	CERTIFICATE OF OCCUPANCY
TYPE OF SUBMITTAL:	DDCI IMINIADM DI ATLADDDOMATAT
ENGINEER/ ARCHITECT CERTIFICATION	PRELIMINARY PLAT APPROVAL
	SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG. PERMIT APPROVAL
CONCEPTIAL C. P. IN DIANI	FINAL PLAT APPROVAL
GRADING PLAN	SIA/ RELEASE OF FINANCIAL GUARANTEE TV/
DRAINAGE MASTER PLAN	FOUNDATION PERMIT WPP REVAND LET V LE
DRAINAGE REPORT	CD A DINIC DED AUT A DID COLAT
CLOMR/LOMR	SO-19 APPROVAL SO-19 SO-19 SO-19 APPROVAL
	PAVING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	GRADING/ PAD CERTIFICAND ONEVELOPMENT SECTION
TRAFFIC IMPACT STUDY (TIS)	WORK ORDER APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	
	CLOMR/LOMR Died\$50.
OTHER (SPECIFY)	PRE-DESIGN MEETING
	OTHER (SPECIFY)
IS THIS A RESUBMITTAL?: Yes No	
DATE SUBMITTED: 48/16 By: 50-02	ed Losses L
OA STAFF: ELECTRONIC SUBMITTAL RECEIVED:	
OA STAFF: ELECTRONIC SUBMITTAL RECEIVED:	

TRACTS E-4C-1, E-4C-2 & E-4C-3 MENAUL DEVELOPMENT AREA ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO **JUNE 1991** . . L'AND DEVELOPMENT SECTION SCALE 1" = 30° EXISTING.
5' UTILITY-EASEMENT —
FILED: DEC: 9: 1977
VOLUME, B14, FOLIO: 2 REMAINING PORTION OF TRACT E MENAUL DEVELOPMENT AREA FRED DEC. 9: 1977 VOLUME B14, FOLIO 2 REMAINING PORTION OF TRACT "D" MENAUL DEVELOPMENT AREA FILED DEC. 9, 1977 VOLUME BYA, FOLIO 2 20' AJT.&T. EASEMENT AS SCALED FROM PLAT MENAUL DEVELOPMENT AREA FILED — AUG. 14, 1956, IN VOL. C3, FOLIO 61. PLAT MENNUL DEVELOPMENT AREA FILED AUG. 14. 1956. IN VOL. C3. FOUR 51. N.6808'S4.W. 1737:471 W/CAB LS. 4078 - DRIVEWAY BLVD. N.E. MENAUL FND. #4 REBAR

SITE SKETCH