

CITY OF ALBUQUERQUE



August 23, 2016

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

Re: Eclectic Restaurant Renovation
2119 Menaul Blvd. NE
Request for Certificate of Occupancy- Transportation Development
Architect's Stamp dated 4-08-16 (H16D002)
Certification dated 08-16-16

Dear Mr. Grumblatt,

Based upon the information provided in your submittal received 08-18-16, 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 Monica Ortiz at (505) 924-3981 or me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

mao via: email
C: CO Clerk, File

CORPORATE OFFICE:

MAH One Park Square
6501 Americas Pkwy NE, Ste. 300
Albuquerque, NM 87110
PHO 505.883.5200
WEB fbtarch.com

LUBBOCK OFFICE:

PHO 500 East 50th Street, Ste. C-2
Lubbock, TX 79404
PHO 806.747.2244

fbt | architects

August 16, 2016

City of Albuquerque
Department of Transportation
600 2nd St. NW
Albuquerque, NM 87102

Project: Eclectic Restaurant Renovation
2119 Menaul Blvd. NE
Albuquerque, NM 87110

Subject: Certificate of Occupancy Request

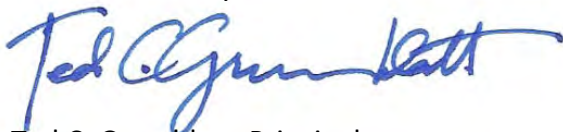
To Whom It May Concern,

The general contractor has completed the above mentioned project and the project is in substantial compliance with the approved transportation drawings on record with the City of Albuquerque. A Final Certificate of Occupancy is sought from the City of Albuquerque Transportation Department. The Site plans indicating extent of work completed are included with revisions noted.

The contractor is requesting the final Certificate of Occupancy.

Please give us a call if you should have any questions.

Respectfully,
FBT Architects by,



Ted C. Grumblatt, Principal

cc: FBT File
Pat Kimbro, Kimcon Inc.



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09 2015)

COPY

Project Title: ELECTICA BUILDING RENOVATION Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 2119 MENAUL BLVD. NE.

Engineering Firm: N/A Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: MOONRANCH ASSETS MGT. LLC Contact: MAXIME BEANUA

Address: 43 MOONRANCH ROAD, ALBUQUERQUE, NM 87059

Phone#: 286-6484 Fax#: _____ E-mail: maxneou@gmail.com

Architect: FBI ARCHITECTS Contact: TED GRUMBART

Address: 6501 AMERICAS PKWY

Phone#: 883-5200 Fax#: 884-5390 E-mail: tcg@fbtarch.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

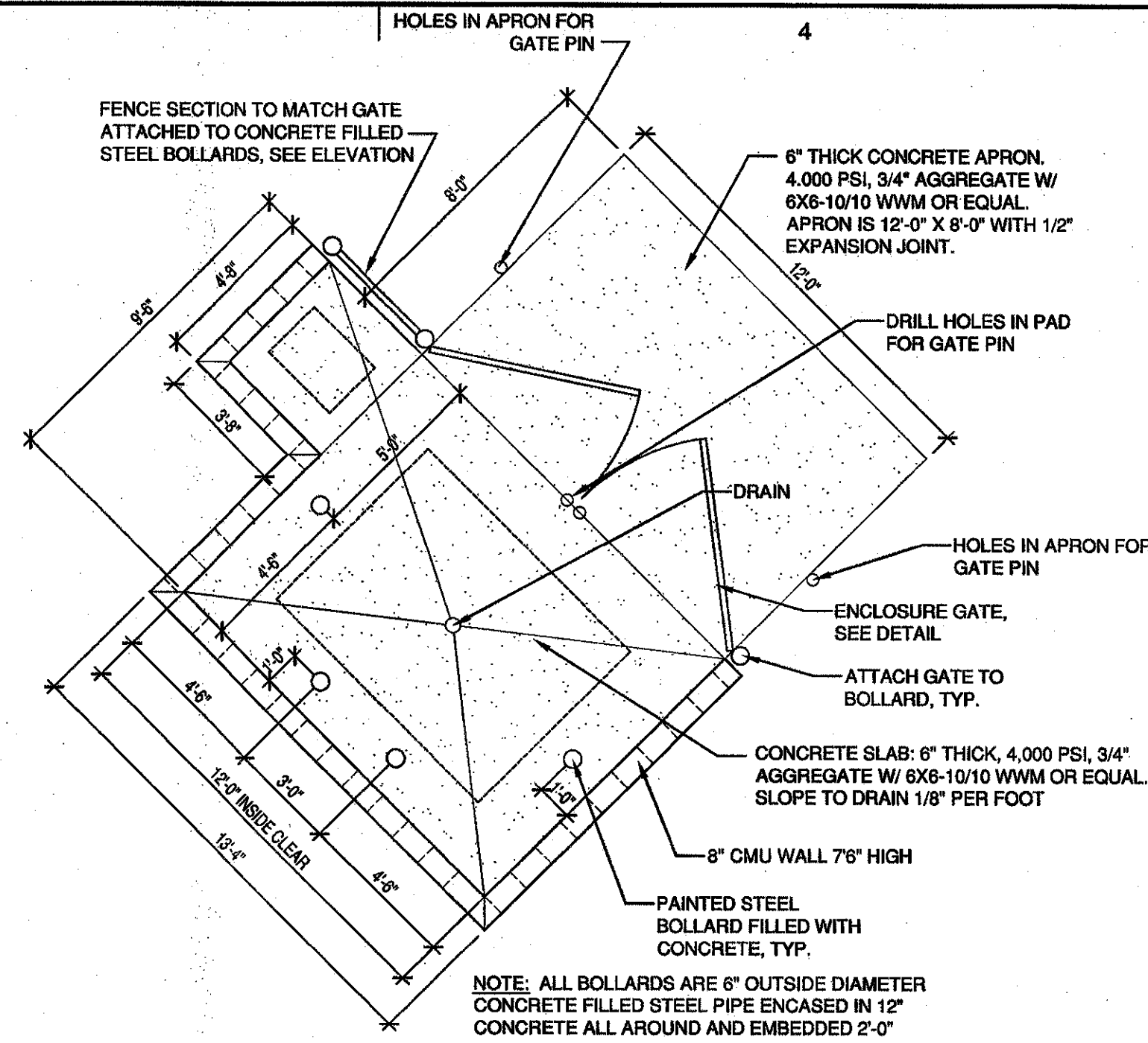
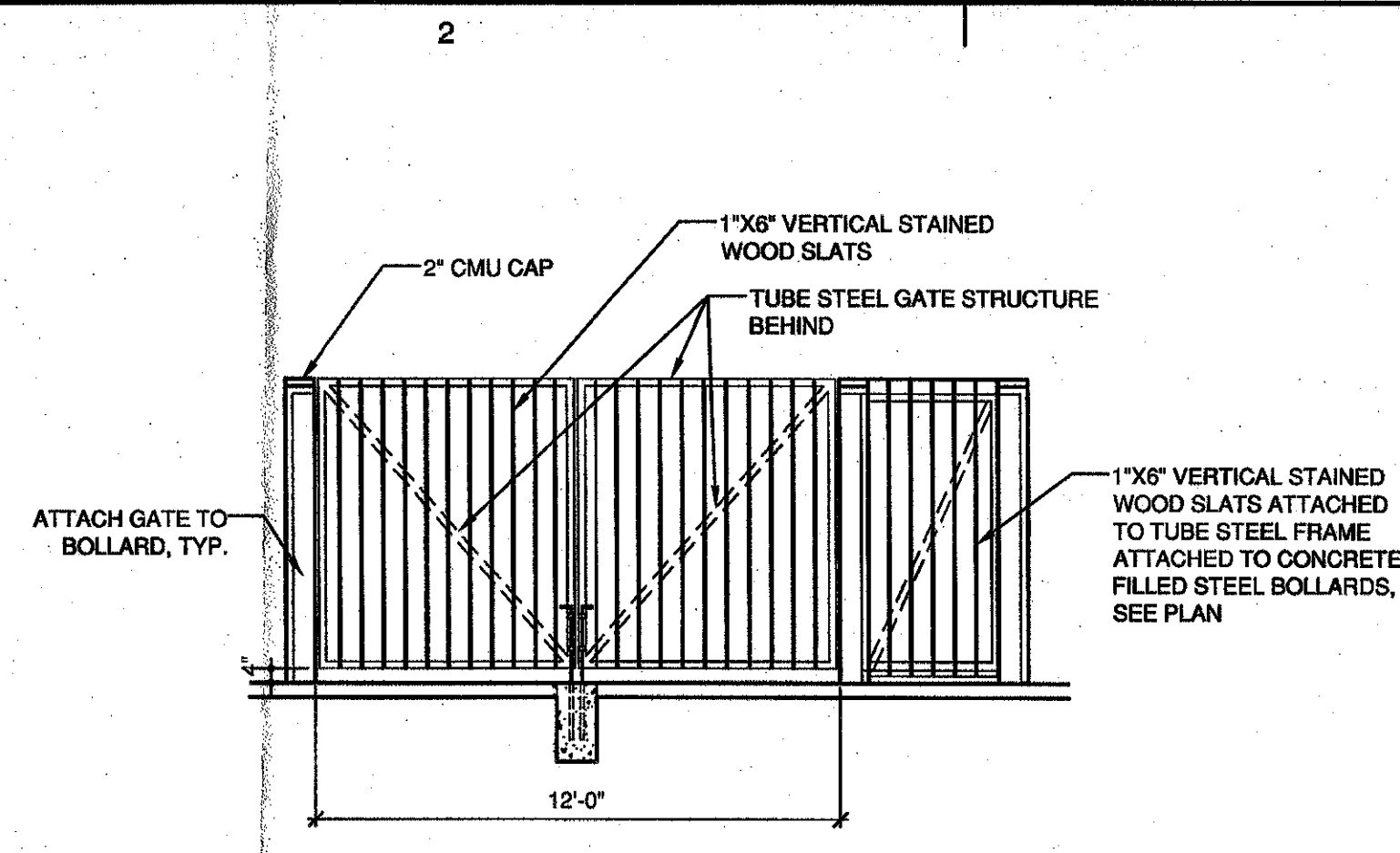
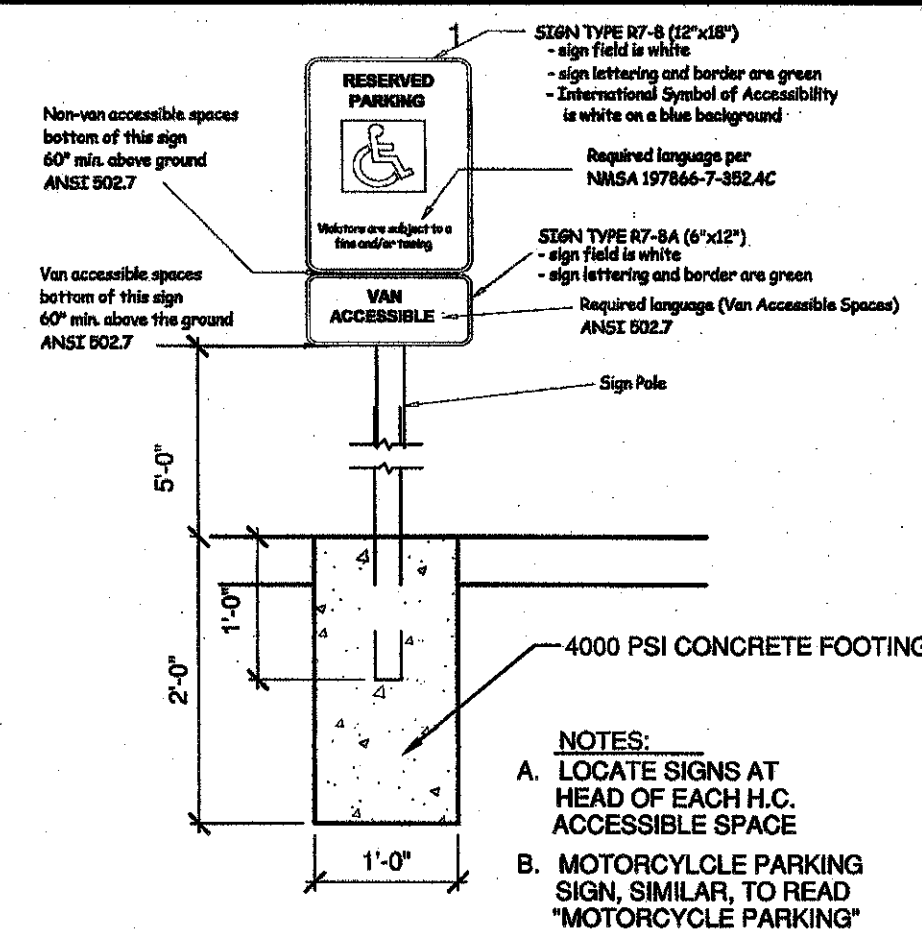
DATE SUBMITTED: _____ By: _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☒ 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

APPROVED
JUL 18 2016
\$50.00
CITY OF ALBUQUERQUE
DEVELOPMENT SECTION



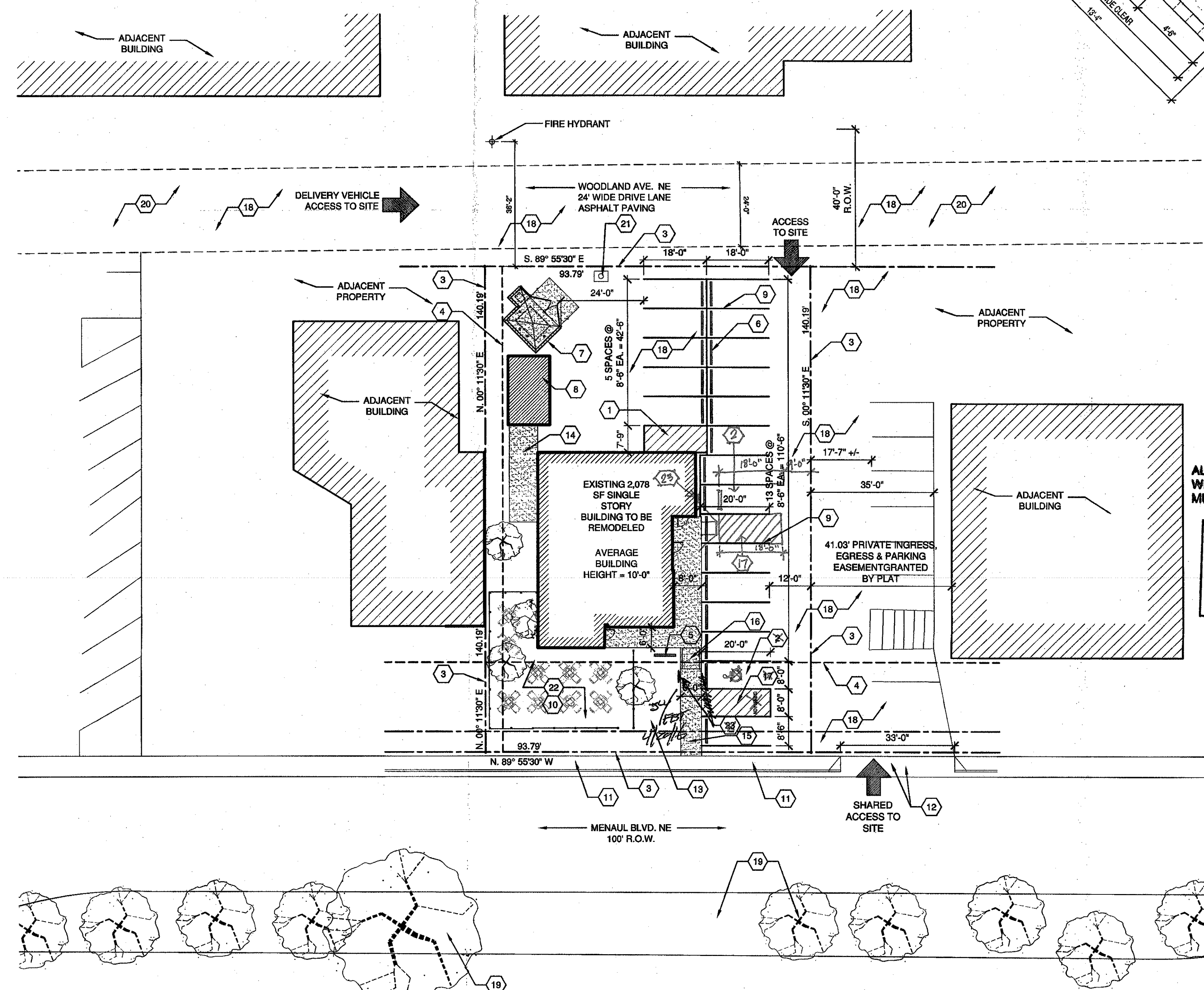
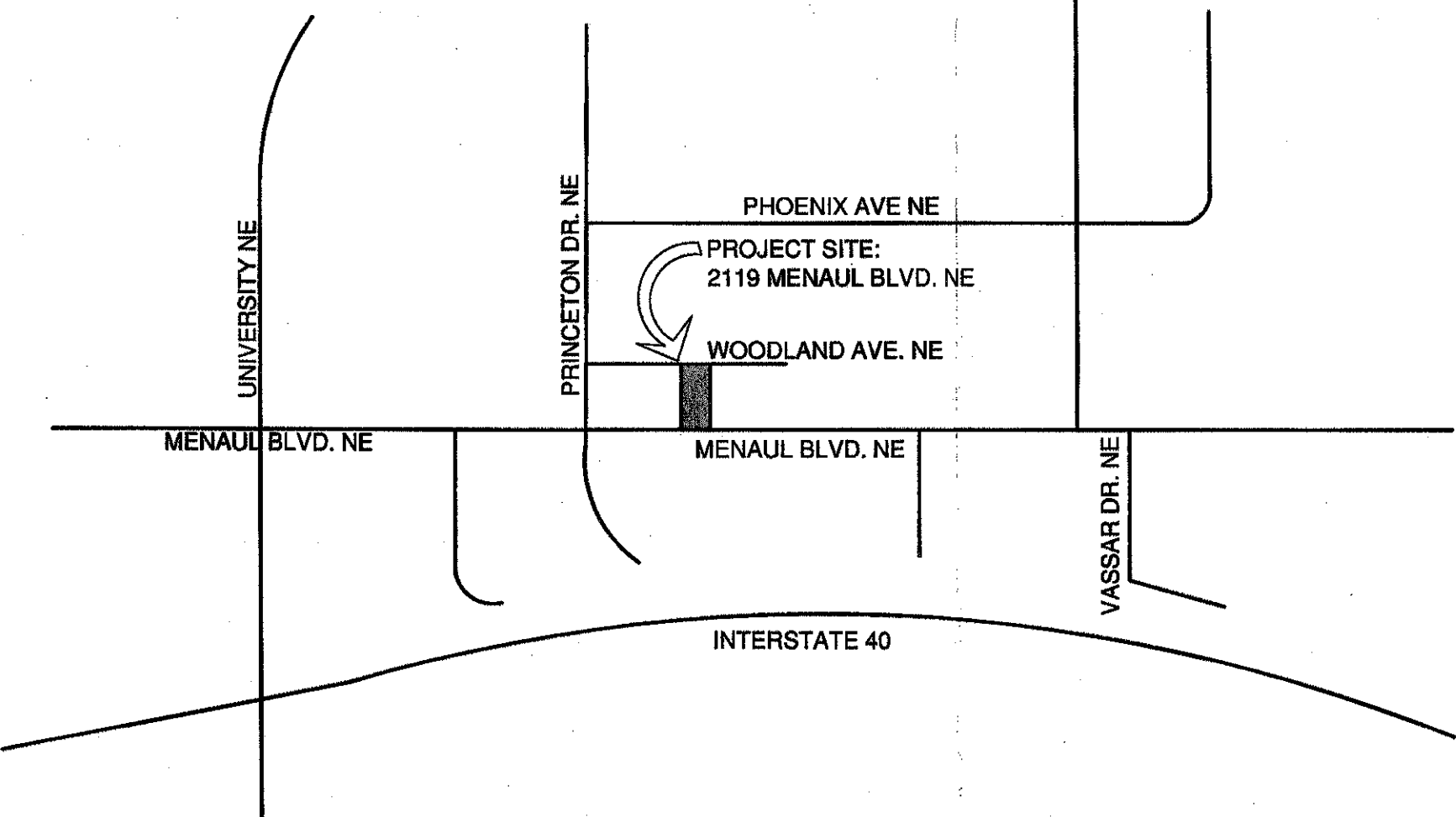
- ### KEYED NOTES
- MOTORCYCLE PARKING WITH MOTORCYCLE PARKING SIGN, SEE DETAIL A2/AS-102
 - VAN ACCESSIBLE PARKING SPACE WITH ACCESSIBLE PARKING SIGN, SEE DETAIL AS/AS-102
 - PROPERTY LINE
 - LINE OF UTILITY EASEMENT
 - BICYCLE PARKING RACK (SPACE FOR 2 BICYCLES)
 - PARKING BUMPER, TYP.
 - DUMPSTER ENCLOSURE WITH GATE. SEE DETAILS
 - EXISTING STORAGE SHED TO REMAIN
 - NEW 4" WIDE, WHITE COLOR PAINTED STRIPING, TYPICAL
 - 4" THICK CRUSHER FINES
 - EXISTING CONCRETE SIDEWALK TO REMAIN
 - EXISTING SITE ACCESS CURB CUT AND RAMPS TO REMAIN WITH EXISTING SHARED ACCESS AGREEMENT
 - EXISTING LANDSCAPE TO REMAIN
 - NEW CONCRETE PAD FOR NEW WALK IN FREEZER AND REFRIGERATOR
 - NEW ACCESSIBLE CONCRETE SIDEWALK EVEN WITH LEVEL OF PARKING PER CABQ DETAIL 2430.
 - ACCESSIBLE RAMP UP TO SIDEWALK PER CABQ STANDARDS (8.3% SLOPE MAX 7% PREFERRED)
 - ACCESSIBLE PARKING SPACE ACCESS ISLE. THE ADA ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2 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.
 - EXISTING ASPHALT PAVING TO REMAIN.
 - EXISTING MEDIAN AND LANDSCAPING. NO CHANGES PROPOSED
 - NO EXISTING CURB AND GUTTER @ WOODLAND ALLEY WAY
 - EXISTING WATER METER TO REMAIN
 - OUTDOOR SEATING AREA
 - ACCESSIBLE PARKING SIGN, SEE DETAIL THIS SHEET

ZONING
ZONE: M-1
MAP H-16-Z
14-16-2-20, M-1 LIGHT MANUFACTURING ZONE

14-16-3-1, FOR M-1 OFF-STREET PARKING FOR RESTAURANT, BAR:
1 SPACE FOR EACH 4 SEATS FOR ESTABLISHMENTS WITHOUT A FULL SERVICE LIQUOR LICENSE
NO. OF SEATS PROVIDED = 89
NO. OF SPACES REQUIRED = 22
PARKING REDUCTION 10% FOR TRANSIT REDUCTION = 2 SPACES
ADJUSTED NO. OF SPACES REQUIRED = 20
NO. OF SPACES PROVIDED = 20

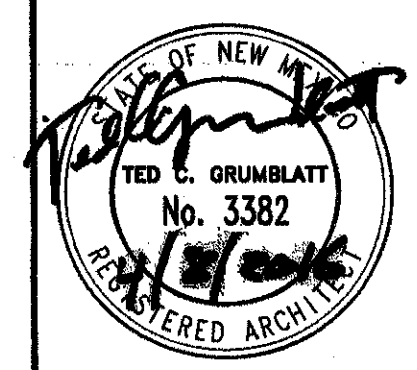
HANDICAP PARKING
REQUIRED SPACES WITH 1 TO 25 = 1 (1 VAN ACCESSIBLE SPACE PROVIDED)
MOTOR CYCLE PARKING
REQUIRED = 1 (1 PROVIDED)
BICYCLE PARKING
REQUIRED @ 1/20 PARKING SPACES = 2 MIN. (2 PROVIDED)

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signature: [Signature]
Date: 4/21/16



fbt architects
MAIL: ONE PARK SQUARE
6501 American Plwy NE Ste 300
Albuquerque, NM 87110
PH: 505.883.5200
FAX: 505.884.5390
WEB: www.fbtarch.com

CONSULTANT



ECLECTICA BUILDING RENOVATION
2119 MENAUL BLVD. NE
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION

ISSUE: SCHEMATIC DESIGN
DATE: 1/12/2016
PROJECT NO: —
CAD DWG FILE: AS-103 TCL SITE PLAN.DWG
DRAWN BY: TCG
CHECKED BY: ART

SHEET TITLE
TCL SITE PLAN
AS-BUILT 8/18/2016

AS-103