

# 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.
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.
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)
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.
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.
9. 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?

PO Box 1293

Albuquerque

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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,

John B. Gurulé, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

PO Box 1293

\jg      via: email  
C:      File

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# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: ELECTRIC RESTAURANT RENOVATION Building Permit #: T20160517 City Drainage #: H16D002  
 DRB#: N/A EPC#: N/A Work Order#: \_\_\_\_\_  
 Legal Description: TR E4K1 Plat of TRS E4K1, E4K2 + E4K3 MENAUX Dev. Area  
 City Address: 2119 MENAUX BLVD. N.E.  
 Engineering Firm: Walla Engineering Contact: Mike Walla  
 Address: 6501 Americas Pkwy NE Ste 200  
 Phone#: 505 881 3008 Fax#: \_\_\_\_\_ E-mail: mike@wallaengineering.com  
 Owner: MOON RANCH ASSETS MGT. LLC Contact: MAXIME BONEBU  
 Address: 43 MOON RANCH RD.  
 Phone#: 505 286 6484 Fax#: \_\_\_\_\_ E-mail: MAXBONEBU@GMAIL.COM  
 Architect: FBT Architects Contact: Tom Crumbolt  
 Address: 6501 Americas Pkwy NE Ste 300  
 Phone#: 505 883 5200 Fax#: 505 883 5390 E-mail: tc@fbtarch.com  
 Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

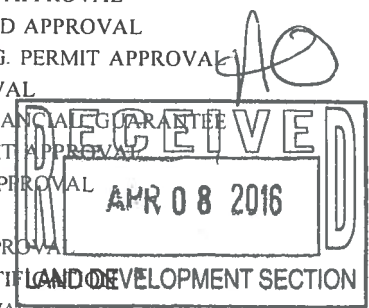
☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### 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) \_\_\_\_\_

### 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) \_\_\_\_\_



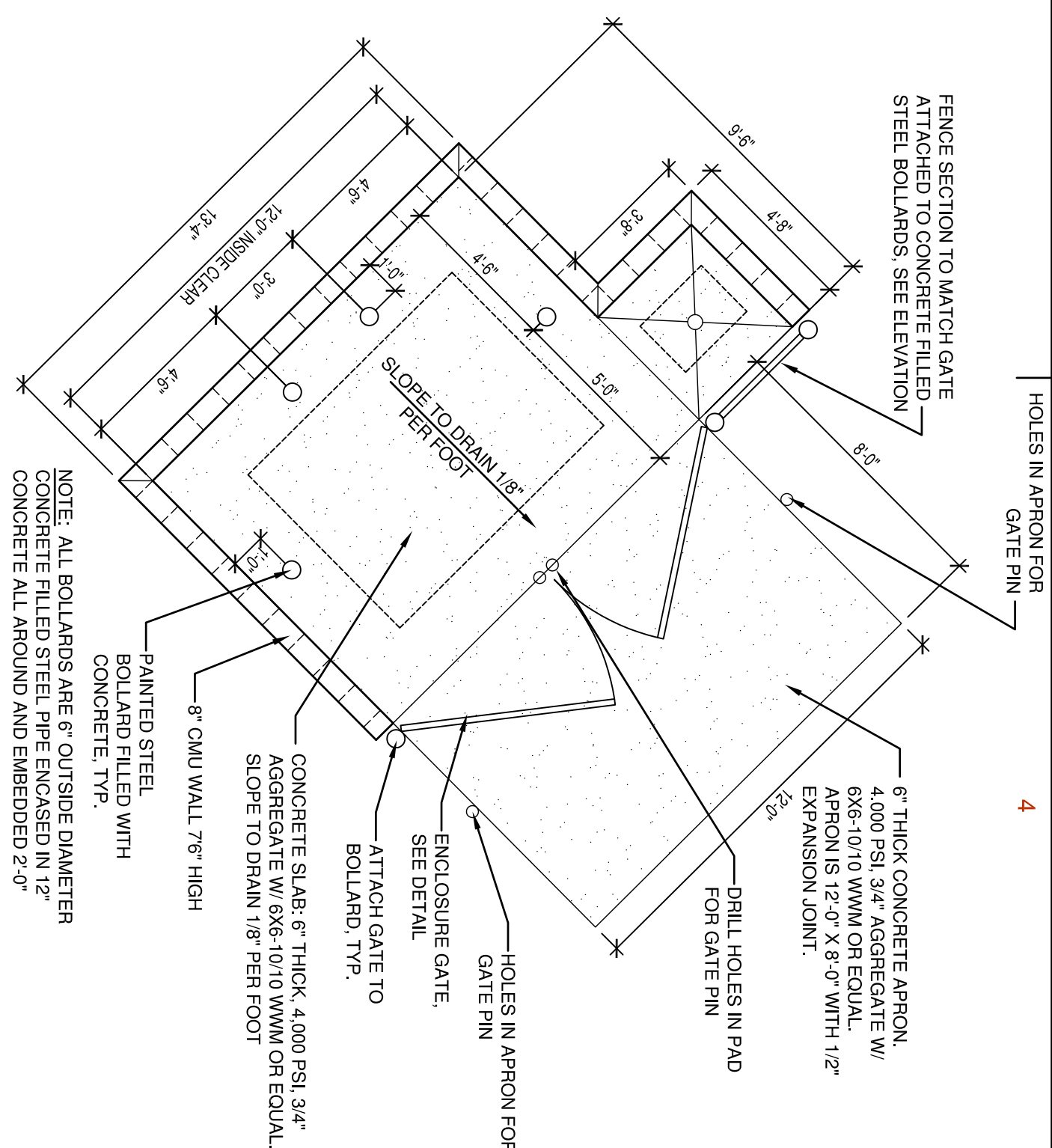
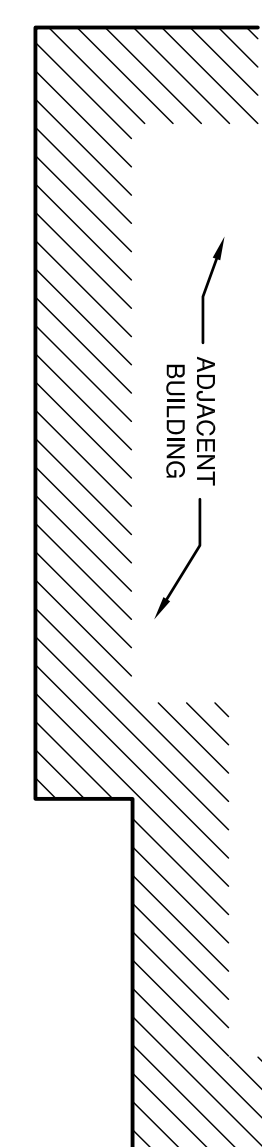
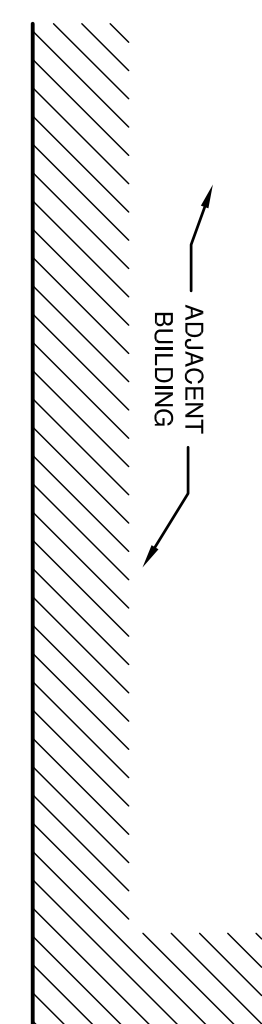
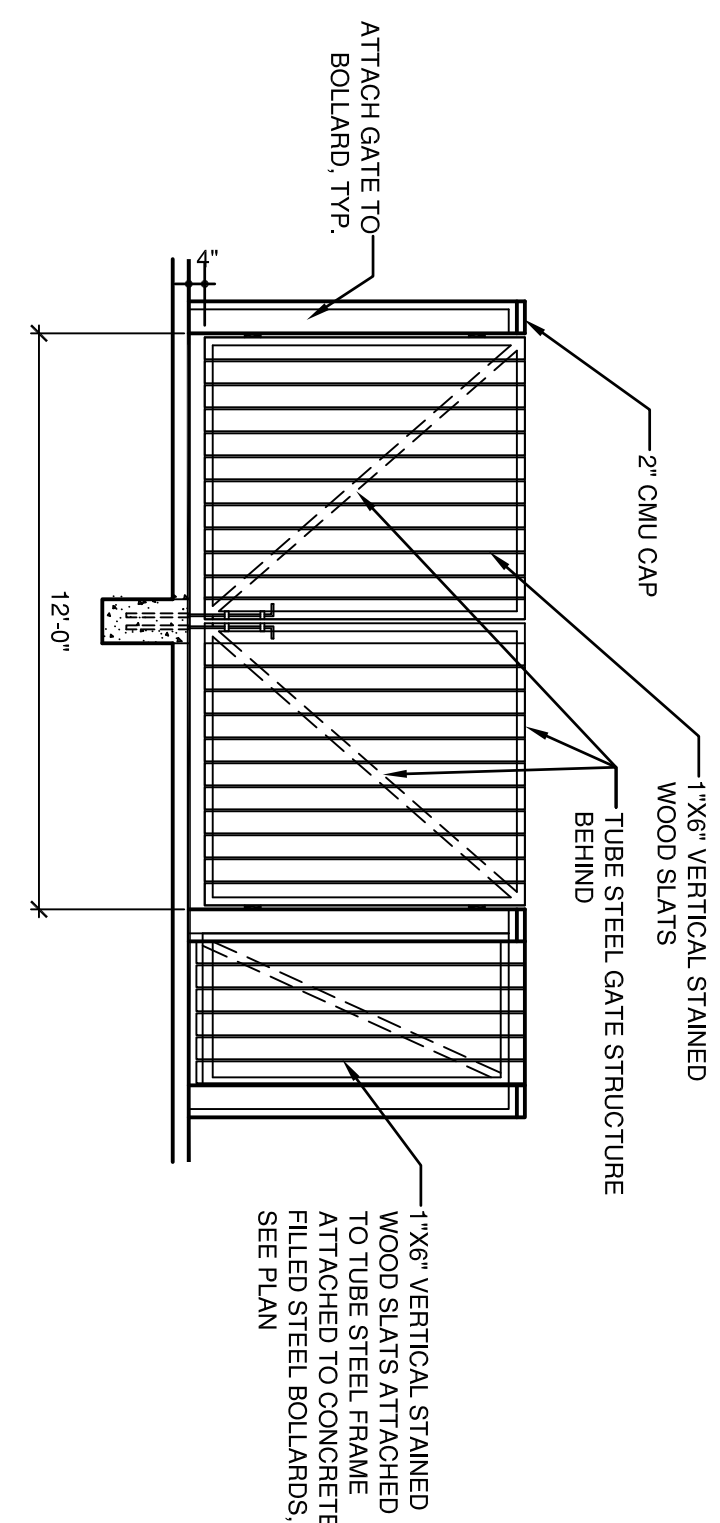
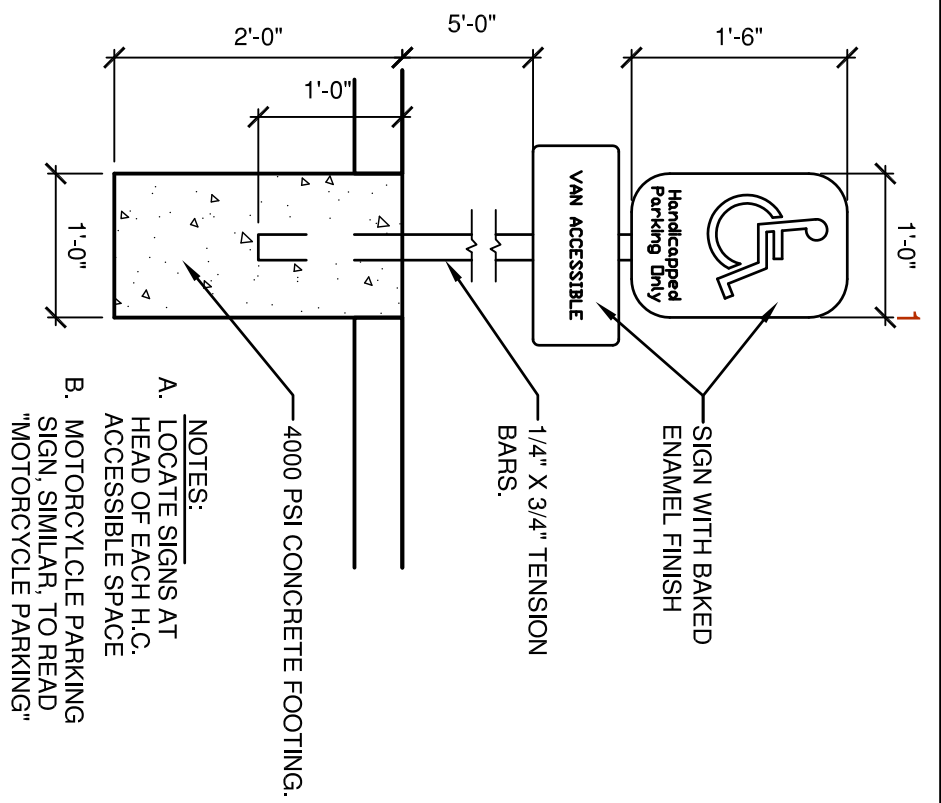
IS THIS A RESUBMITTAL?: Yes ☒ No

DATE SUBMITTED: 4/8/16

By: James Larson

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

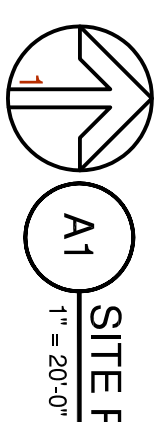
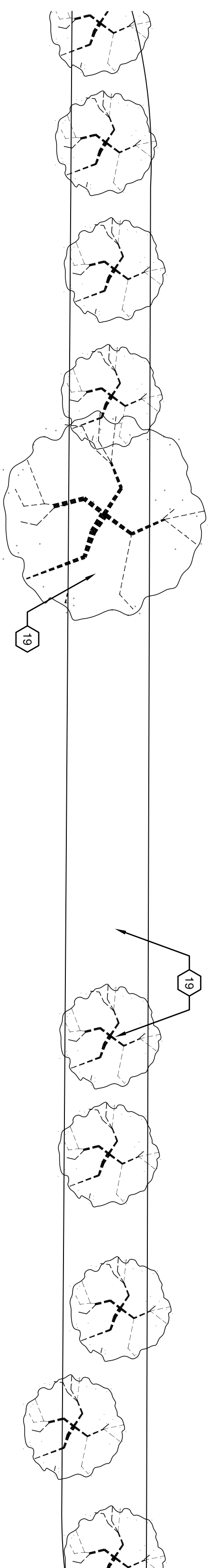
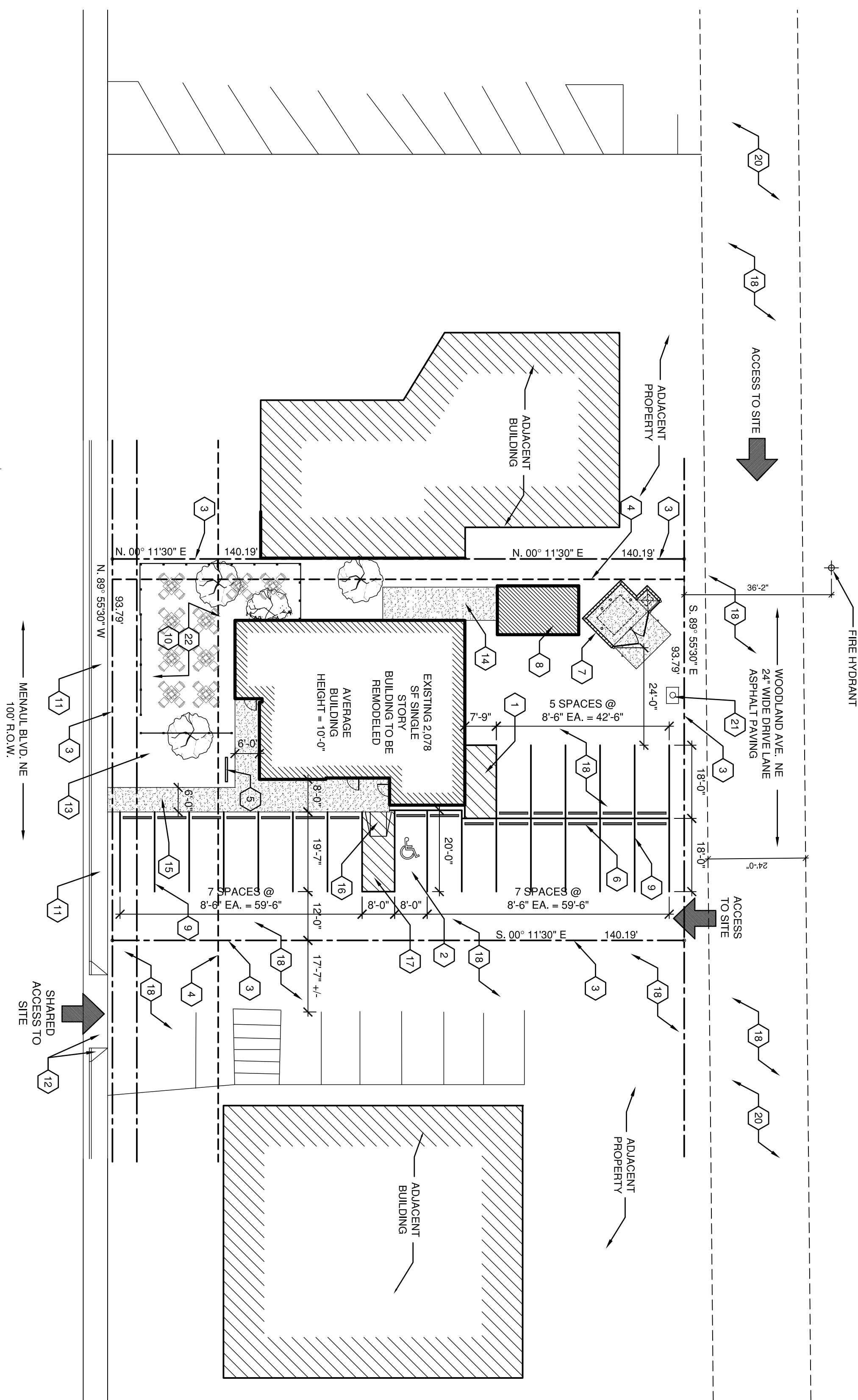




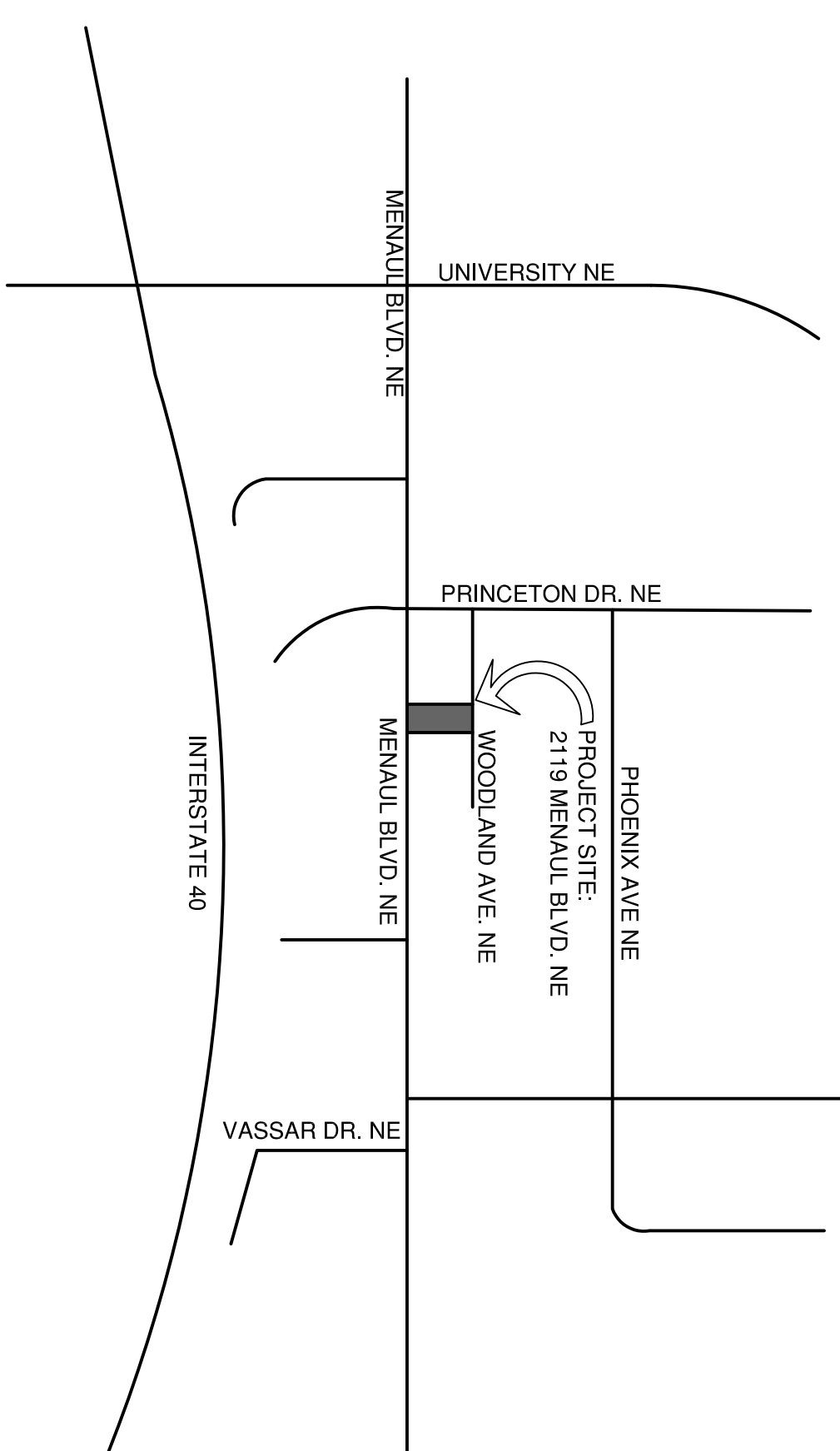
**D1 ACCESSIBLE PARKING SIGN**

② DUMPSTER ENCLOSURE GATE

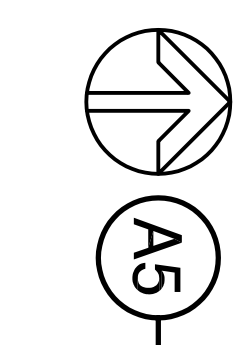
DUMPSTER ENCLOSURE



1. MOTORCYCLE PARKING WITH MOTORCYCLE PARKING SIGN. SEE DETAIL A2/A5-102.
2. VAN ACCESSIBLE PARKING SPACE WITH ACCESSIBLE PARKING SIGN. SEE DETAIL A5/A5-102.
3. PROPERTY LINE
4. LINE OF UTILITY EASEMENT
5. BICYCLE PARKING RACK (SPACE FOR 2 BICYCLES)
6. PARKING BUMPER, TYP.
7. DUMPSTER ENCLOSURE WITH GATE. SEE DETAILS
8. EXISTING STORAGE SHED TO REMAIN
9. NEW 4" WIDE, WHITE COLOR PAINTED STRIPING, TYPICAL
10. 4" THICK CRUSHER FINES
11. EXISTING CONCRETE SIDEWALK TO REMAIN
12. EXISTING SITE ACCESS CURB CUT AND RAMPS TO REMAIN WITH EXISTING SHARED ACCESS AGREEMENT
13. EXISTING LANDSCAPE TO REMAIN
14. NEW CONCRETE PAD FOR NEW WALK IN FREEZER AND REFRIGERATOR
15. NEW CONCRETE SIDEWALK
16. ACCESSIBLE PUMP UP TO SIDEWALK PER CABO STANDARDS
17. ACCESSIBLE PARKING SPACE ACCESS ISLE
18. EXISTING ASPHALT PAVING TO REMAIN.
19. EXISTING MEDIAN AND LANDSCAPING. NO CHANGES PROPOSED
20. NO EXISTING CURB AND GUTTER @ WOODLAND ALLEY WAY
21. EXISTING WATER METER TO REMAIN
22. OUTDOOR SEATING AREA



## VICINITY MAP

[illegible]

**ECLECTICA  
BUILDING  
RENOVATION**  
2119 MENAUL BLVD. NE  
ALBUQUERQUE, NM



**ftb** | architects

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CONSULTANT

# TCL SITE PLAN

# AS-103