

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 25, 2021

Carlos Torres
Modulus Architects
100 Sun Ave NE, Ste. 600
Albuquerque, NM 87109

**Re: Ziggis Coffee
5200 Menaul Blvd NE
Traffic Circulation Layout
Architect's Stamp 06-04-2021 (H18-D073)**

Dear Mr. Torres,

The TCL submittal received 08-25-2021 is approved for Building Permit with. 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, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel 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,


Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

Date _____

8/25/21

GRAND TOTAL SPACES: 20

SAN MATEO BLVD. NE.

- A. 10" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
- B. INDICATED DIMENSIONS ARE TO FACE OF FINISH U.L.D.
- C. PARKING AN ACCESSIBLE PAVEMENT MARKING AND STRIPPING SHALL CONFORM TO THE NEW MEXICO COMMERCIAL BUILDING CODE SECTION 1110.7.2
- D. EXISTING BROKEN OR CRACKED SIDEWALK SHALL BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.
- E. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS THERE: SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PLAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- F. ALL BROKEN OR CRACKED SIDEWALK SHALL BE REPLACED WITH SIDEWALK CURB & GUTTER, REFER TO CDA STANDARD DRAWING 2415A AND 2430.

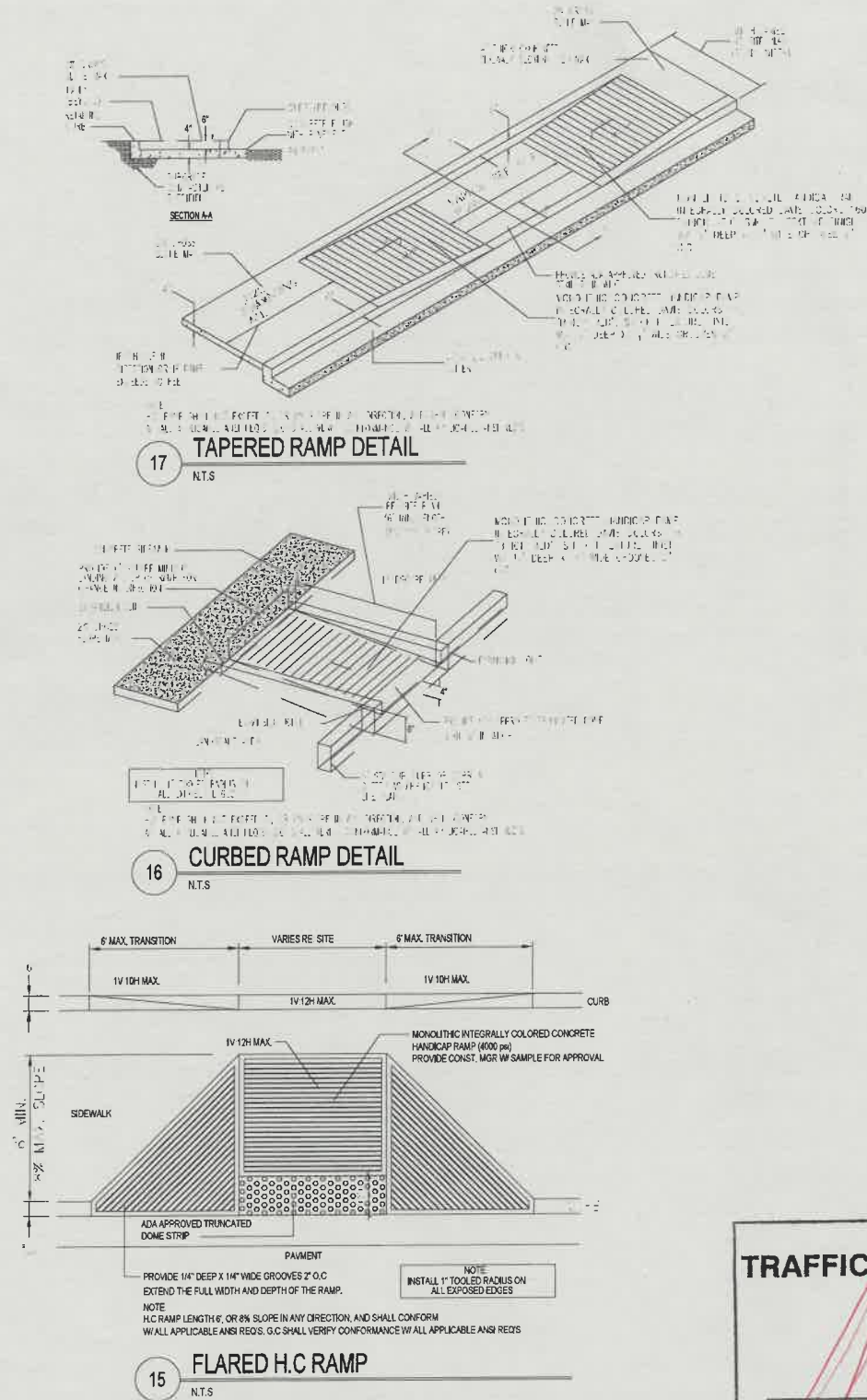
100 RAW

AL SITE PLAN

SCALE: 1" = 10'-0"

100 SUN AVENUE NE SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

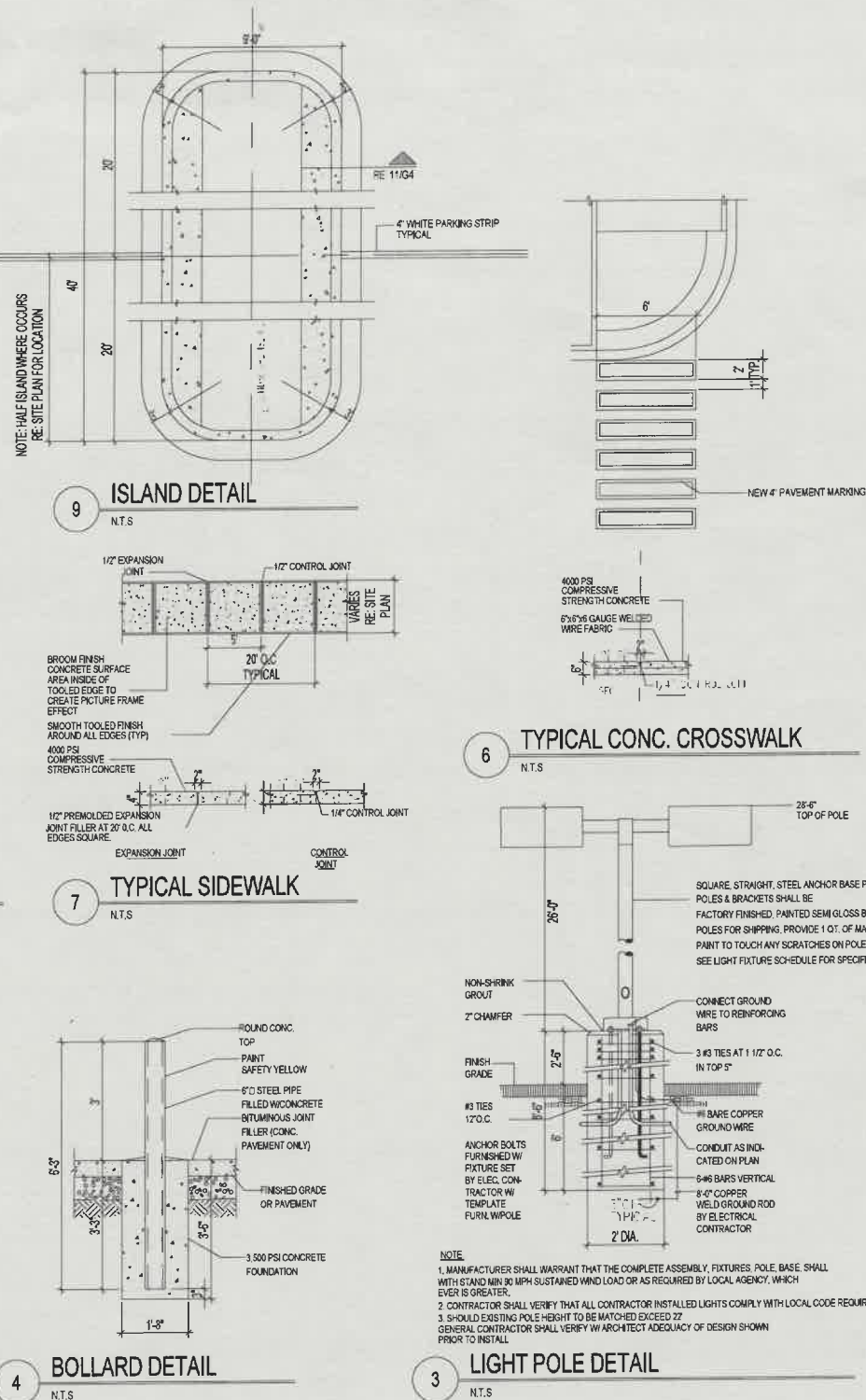
418-0073



TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed _____ Date 8/25/21

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.



CONSTRUCTION DOCUMENTS

REV	DATE	BY	REVISION

MODULUS ARCHITECTS

100 SUN AVENUE NE SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

STATE OF NEW MEXICO

STEPHEN A. DUNBAR

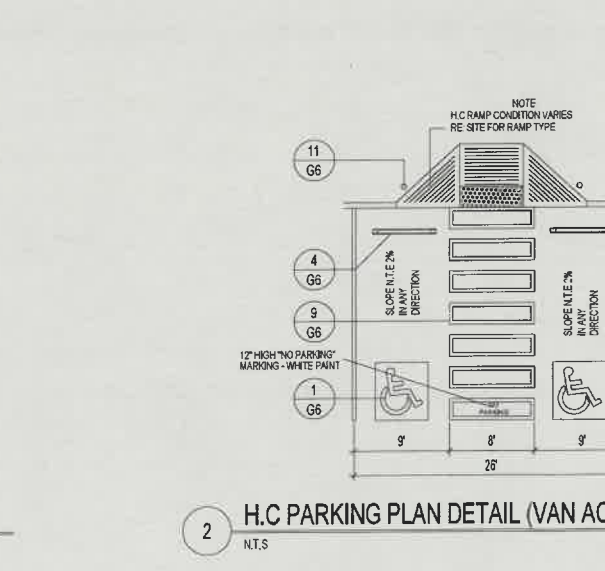
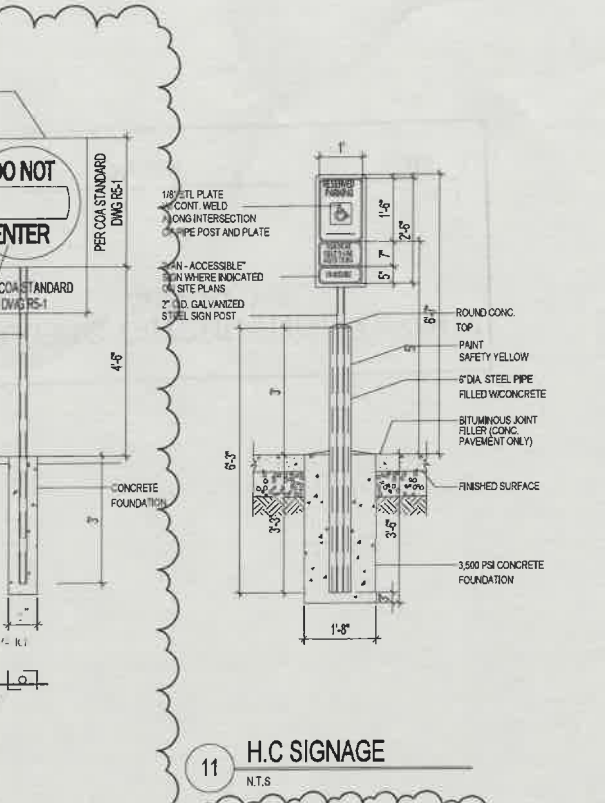
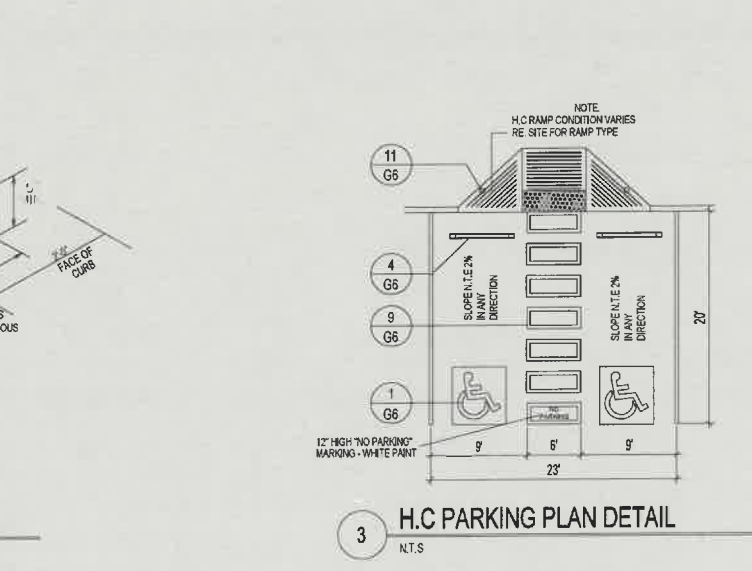
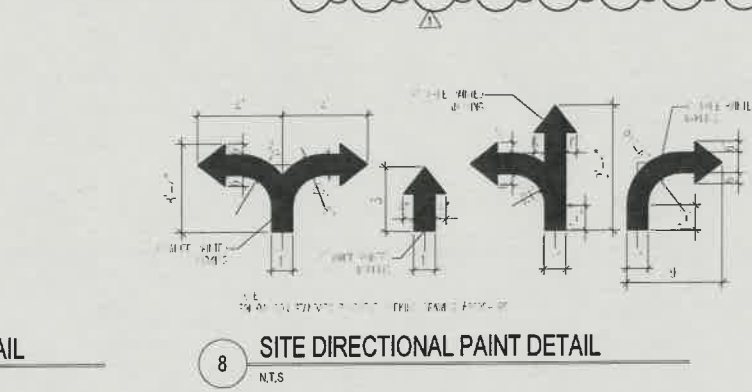
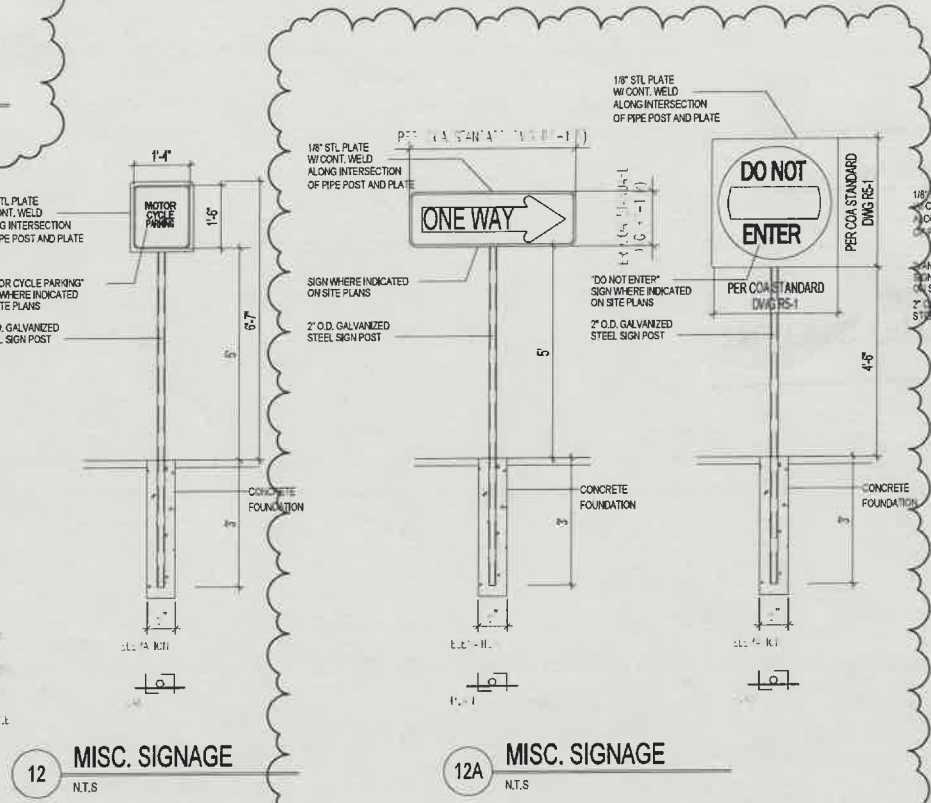
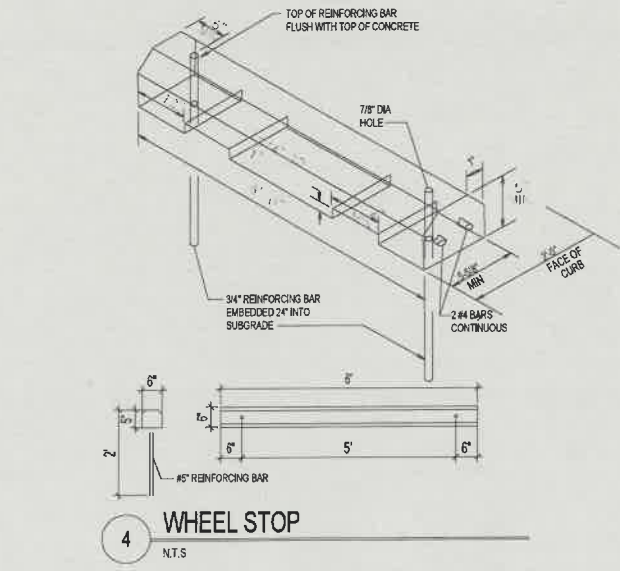
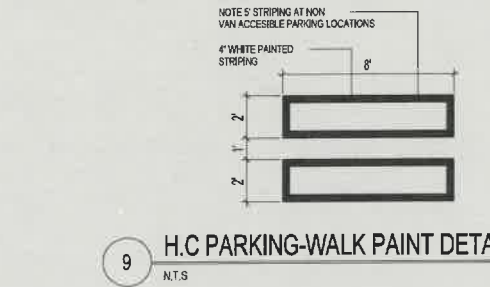
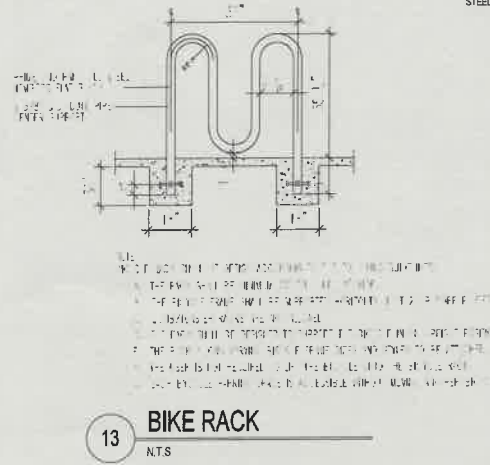
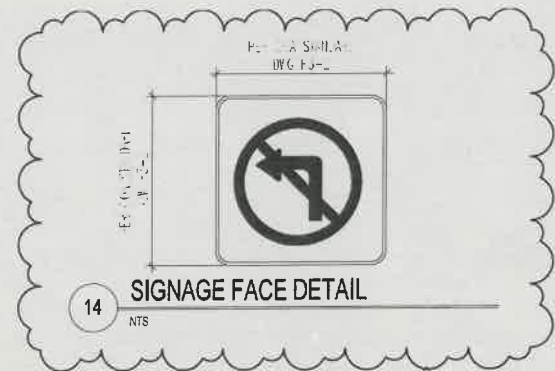
REGISTERED ARCHITECT

No. 4218

6-04-21

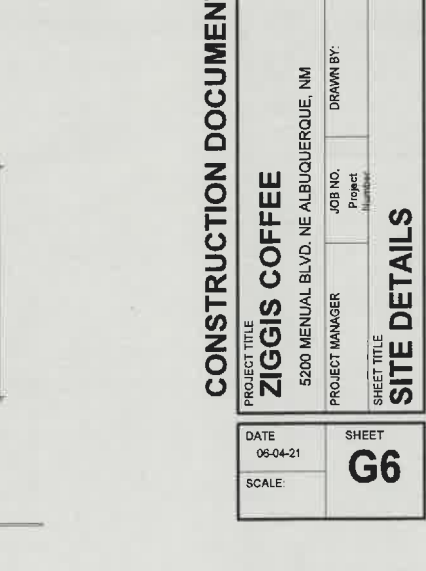
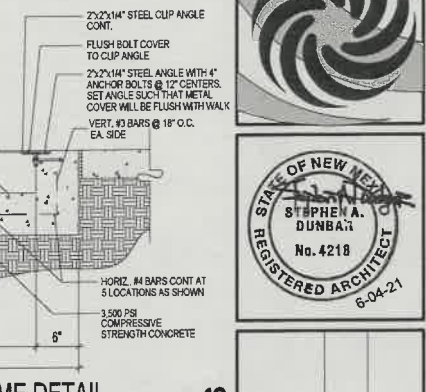
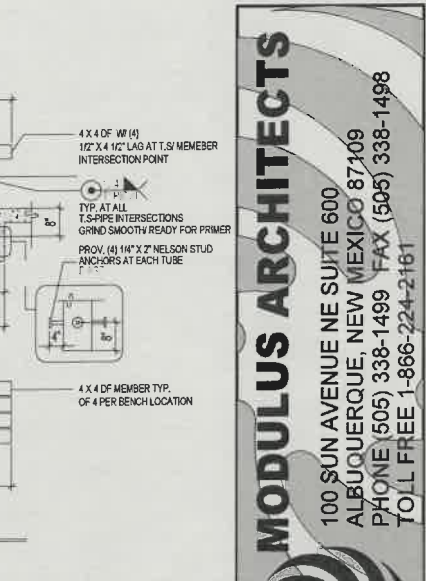
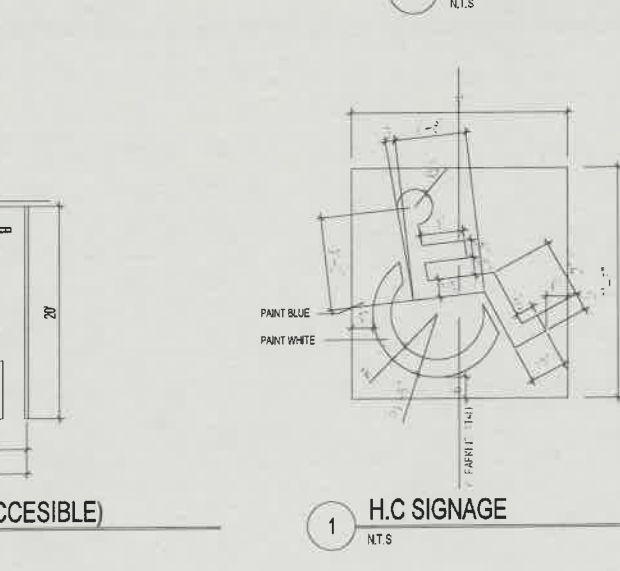
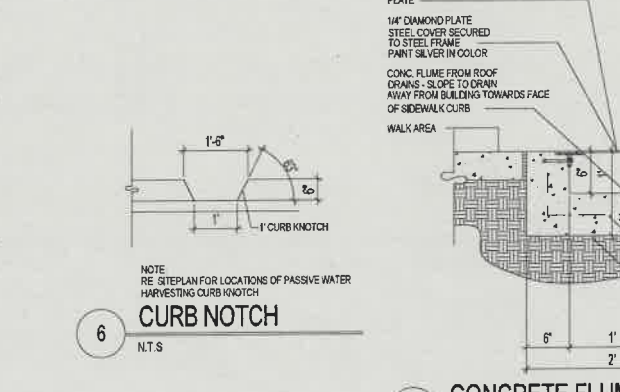
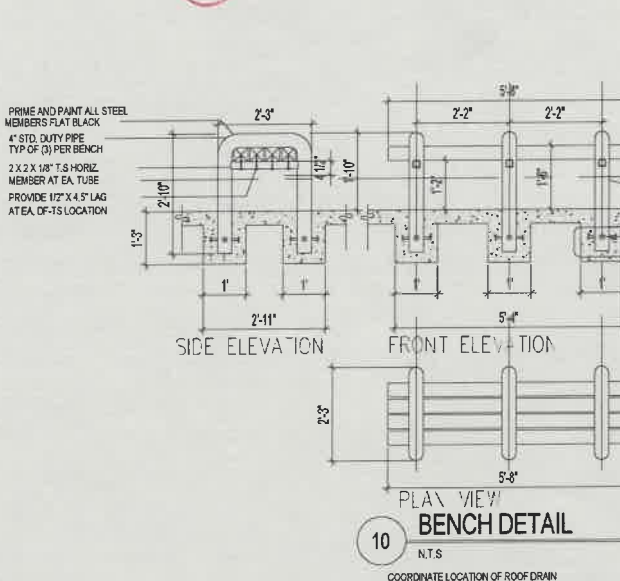
PROJECT TITLE ZIGGIS COFFEE	PROJECT MANAGER 5200 MANUAL BLVD. NE ALBUQUERQUE, NM	DRAWN BY Project	SHEET TITLE SITE DETAILS
DATE 06-04-21	SCALE	SHEET G4	

1418-D073



TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed _____ Date 8/25/21



REV	DATE	BY	REVISION
1	6-30-21		CITY COMMENTS & COORD.

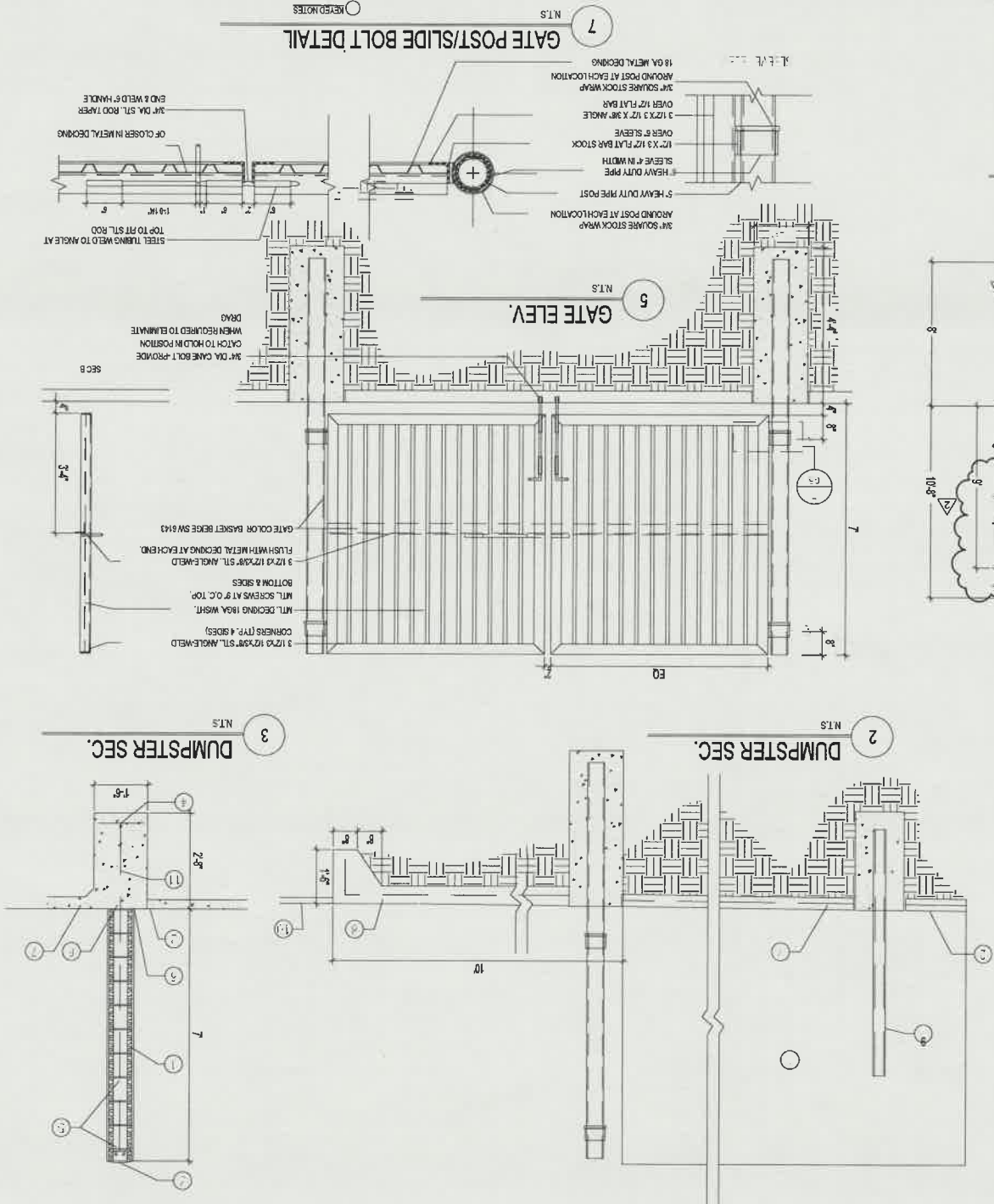
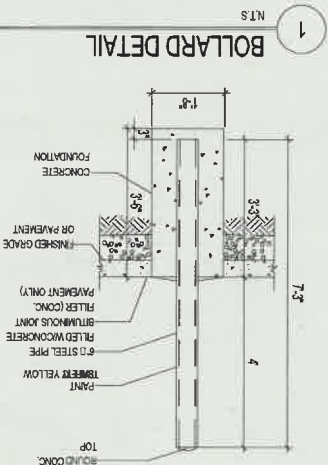
MODULUS ARCHITECTS

100 SUN AVENUE NE SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

H18-0073



PROJECT TITLE ZIGGIS COFFEE		JOB NO. 5200 MENAUL BLVD. NE ALBUQUERQUE, NM	
PROJECT MANAGER Project Manager		DRAWN BY: Project Manager	
SHEET TITLE SITE DETAILS		SHEET NO. G6	
DATE 06-04-21	SCALE	SHEET	



SHEET TITLE
SITE DETAILS

GG



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REV	DATE	BY	REVISION
2	8-5-21		CITY COMMENTS

H18-Do73