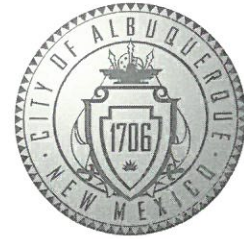


# CITY OF ALBUQUERQUE



February 5, 2018

Eric Haskins  
Eric Haskin, Heritage Hotel & Resorts  
201 3<sup>Rd</sup> St. Suite 1140  
Albuquerque, NM 87104

**Re: Art Barn**  
**1904 Bellamah NW**  
**Traffic Circulation Layout**  
Architect's Stamp dated 12-15-17 (J13-D205)

Dear Mr. Haskins,

The TCL submittal received 02-01-18 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 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,

Logan Patz  
Senior Engineer, Planning Department  
Development Review Services

LWP via: email  
C: File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: ART BARN Building Permit #: 2017-23175 Hydrology File #: J13D205

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: TRACT "A," LANDS OF STEWART - WALKER

City Address: 1904 BELLAMAH NW, ALBUQUERQUE, 87104

Applicant: ERIC HASKINS, HERITAGE HOTELS + RESORTS Contact: ERIC HASKINS

Address: 201 THIRD ST. NW, SUITE 1140, ALBUQUERQUE, NM 87102

Phone#: (505) 252-8325 Fax#: \_\_\_\_\_ E-mail: ehaskins@hhandr.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION

### 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)

☐ OTHER (SPECIFY) \_\_\_\_\_

☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 2-1-2018 By: \_\_\_\_\_

### 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

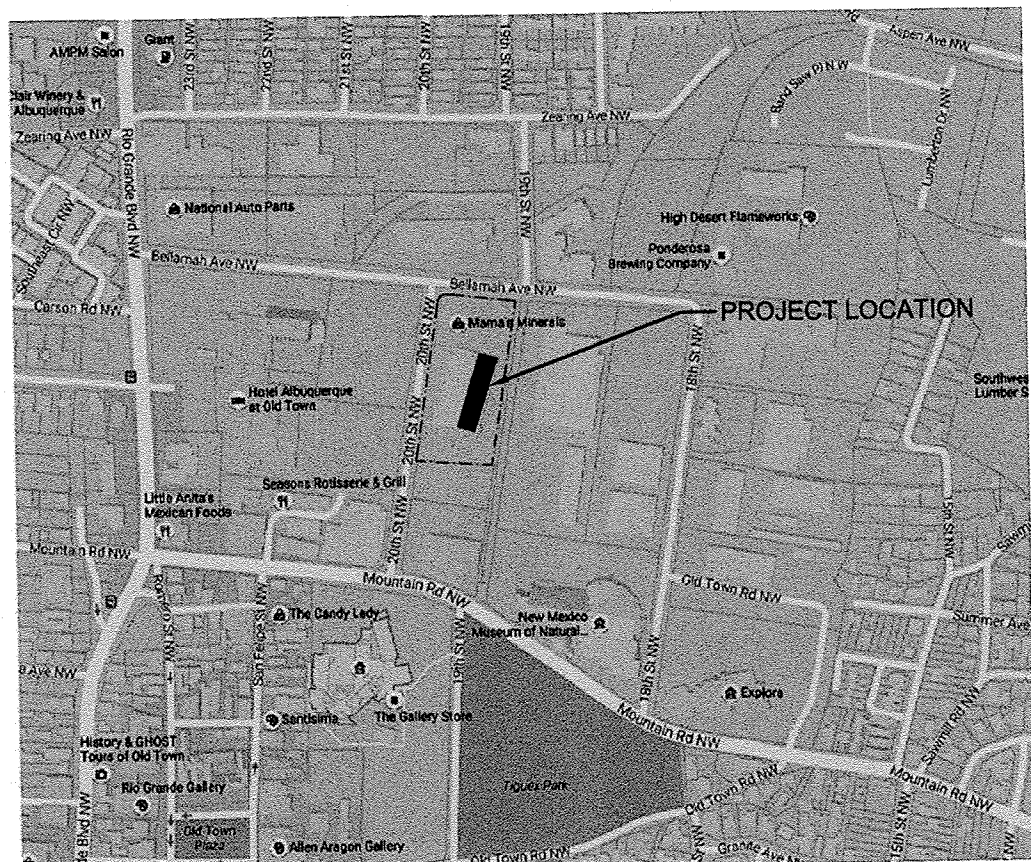
☐ OTHER (SPECIFY) \_\_\_\_\_

COA STAFF:

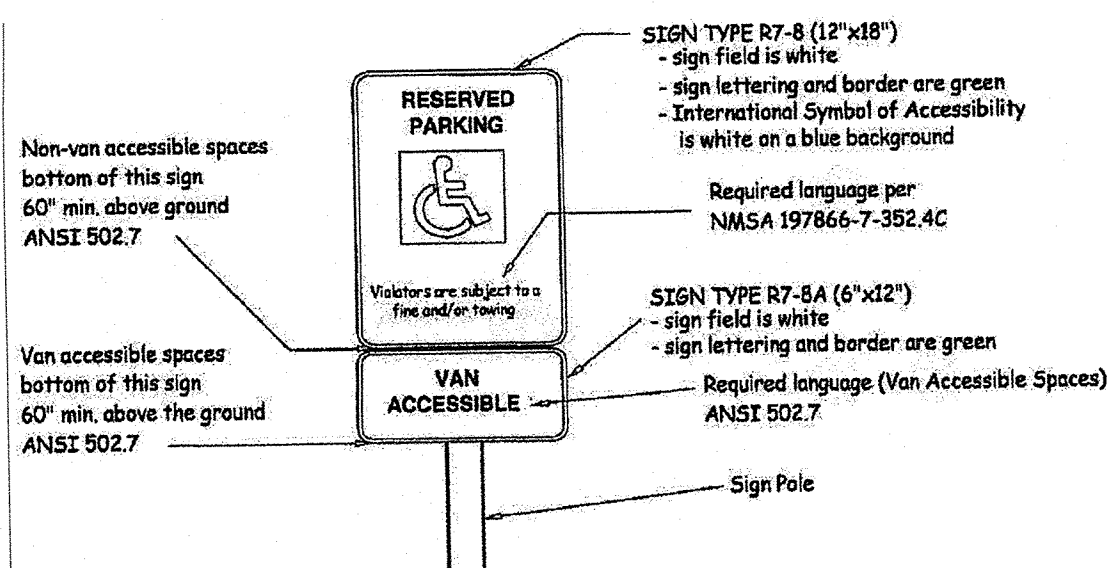
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





D1 LOCATION MAP  
NOT TO SCALE



D2 TYPICAL PARKING SIGN  
NOT TO SCALE

REQUIRED PARKING:  
PER CITY ZONING CODE, RETAIL AND SERVICE USES:  
1 SPACE PER 200 SF OF NET LEASABLE AREA  
27,936 SF / 200 = 140 SPACES REQUIRED, 109 SPACES PROVIDED ON SITE.

THE REMAINDER OF THE PARKING REQUIREMENT (31 SPACES, 22% OF REQUIREMENT) SHALL BE MET BY SHARED PARKING AGREEMENT WITH HOTEL CHACO/HOTEL ALBUQUERQUE, WHICH ARE UNDER SAME OWNERSHIP AS ART BARN AND ARE LOCATED DIRECTLY ACROSS 20TH STREET. A COPY OF SHARED PARKING AGREEMENT IS ATTACHED. PER PREVIOUSLY APPROVED DRB SUBMITTALS (ATTACHED), HOTEL ALBUQUERQUE / HOTEL CHACO HAVE A SURPLUS OF 306 SPACES. AFTER ALLOCATING 31 FOR ART BARN, HOTEL ALBUQUERQUE / HOTEL CHACO HAVE A REMAINING SURPLUS OF 275 SPACES.

8 DISABLED PARKING SPACES ARE REQUIRED AND PROVIDED.

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

TRAFFIC CIRCULATION LAYOUT  
APPROVED

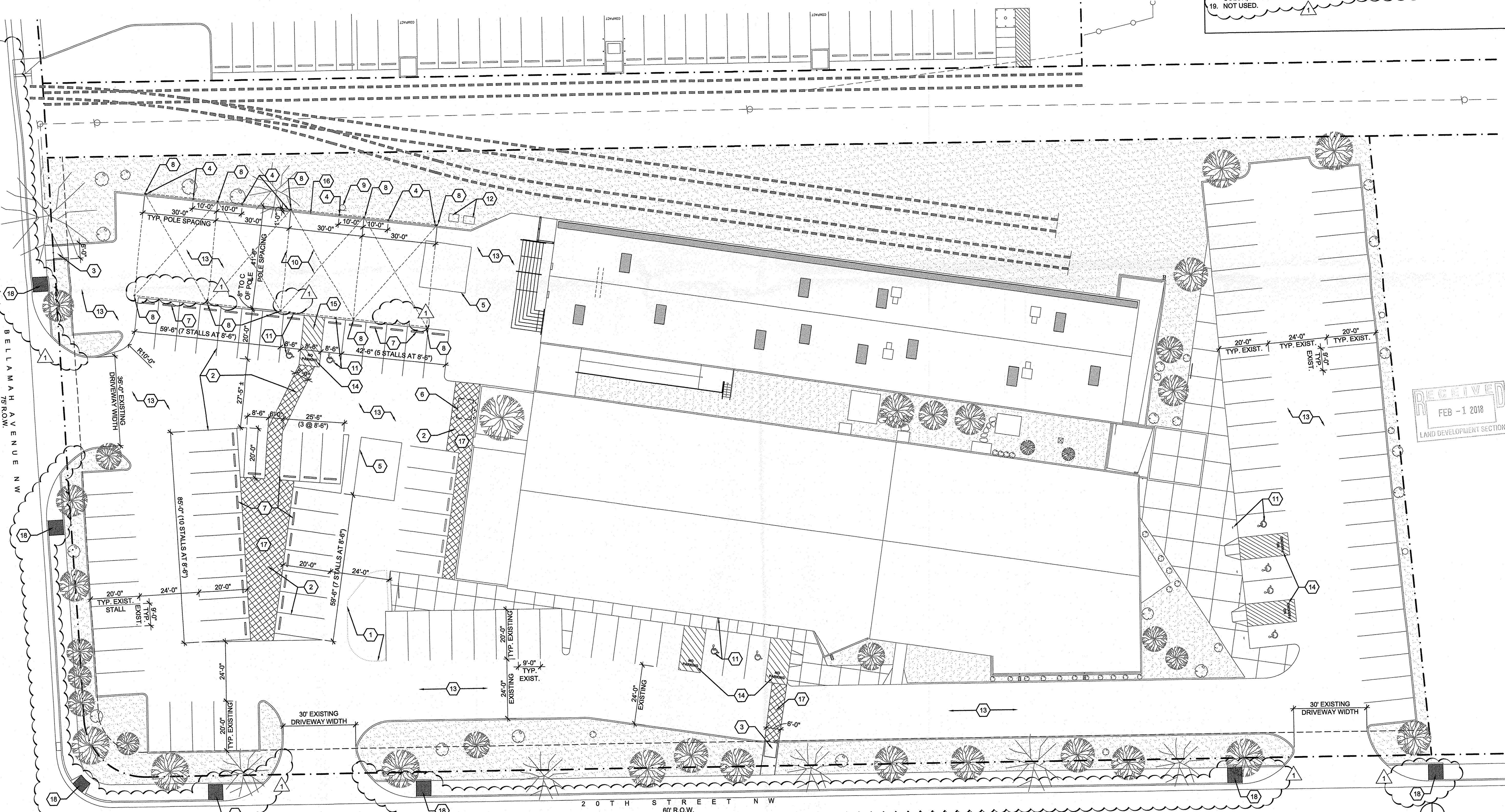
*John P. [Signature]* 02-05-18  
Signer Date

## GENERAL SHEET NOTES

- ALL BUILDINGS ARE EXISTING. ALL PAVING AND LANDSCAPING IS EXISTING TO REMAIN. PARKING STRIPING IS BEING PARTIALLY RECONFIGURED.
- ALL LANDSCAPING IS EXISTING TO REMAIN.
- WITH THE EXCEPTION OF A SMALL PATCHED AREA, ALL ASPHALT IS EXISTING TO REMAIN. EXISTING GRADING AND DRAINAGE WILL REMAIN UNCHANGED.
- EXISTING ITEMS ARE SHOWN WITH GRAY LINES, NEW ITEMS ARE SHOWN WITH BLACK LINES.

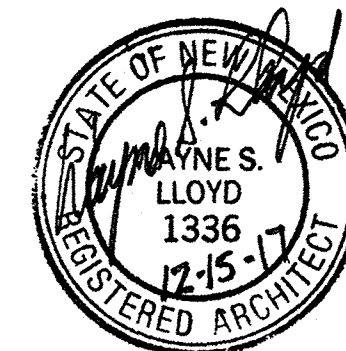
## SHEET KEYED NOTES

- PROVIDE NEW ASPHALT PATCH IN AREA SHOWN, FEATHER INTO EXISTING ASPHALT.
- NEW PAINT STRIPING.
- NEW CONCRETE SIDEWALK AND CURB RAMP, 1:12 MAX SLOPE, 6'-0" MIN. WIDTH.
- STEEL BOLLARD WITH INTEGRATED ELECTRICAL RECEPTACLES, SEE ELECTRICAL.
- EXISTING CONCRETE SLAB AT GRADE TO REMAIN.
- RELOCATE EXISTING DUMPSTER TO LOCATION SHOWN.
- CONCRETE CURB STOP.
- POLE TO SUPPORT STRINGS OF LIGHTS (LIGHTS BY OWNER). SEE E4/S-301 FOR DETAIL.
- EXISTING AREA LIGHTING TO REMAIN.
- LOCATION OF STRINGS OF LIGHTS (BY OWNER).
- PROVIDE NEW PAINTED DISABLED PARKING SYMBOL AND SIGNAGE. NEW SIGNAGE SHALL BE PER D2/TCL. WHERE PRESENT, EXISTING SYMBOLS AND SIGNAGE MAY REMAIN IF IN SERVICEABLE CONDITION.
- EXISTING TRANSFORMERS TO REMAIN.
- EXISTING ASPHALT PARKING SURFACE TO REMAIN.
- PROVIDE PAINTED LETTERING IN STRIPED ACCESS AISLE: "NO PARKING." LETTERS SHALL BE CAPITAL, AT LEAST 12" HIGH, 2" WIDE, PLACED SO AS TO BE CLOSE AS TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED.
- PROVIDE DIAGONAL PAINT STRIPING AT ADA ACCESS AISLE, BLUE COLOR.
- EXISTING CURB, BASIS OF DIMENSIONS.
- AT CROSS-HATCHED AREA, DESIGN AND COLOR OF PAINT SHALL BE APPROVED BY OWNER. COLOR(S) SHALL CONTRAST WITH ASPHALT.
- PROVIDE NEW RETROFIT TRUNCATED DOME (ADA TEXTURED) WARNING MAT, YELLOW COLOR, AT EXISTING CURB RAMPS.
- NOT USED.



A1 TRAFFIC CIRCULATION LAYOUT  
1" = 20'-0"

Lloyd & Associates  
ARCHITECTS



ART BARN

1904 BELLAMAH NW  
ALBUQUERQUE, NEW MEXICO 87104

Date 8-1-2017

Revised  
A CITY COMMENTS AND OWNER REVISIONS, 12-15-2017

Drawn by EH  
Checked by EH

Sheet Title  
TRAFFIC CIRCULATION LAYOUT

Job Number 1705

Sheet No.

