

# CITY OF ALBUQUERQUE



April 29, 2019

Jon Anderson Architecture  
James Lucero  
912 Roma Ave NW  
Albuquerque, NM 87102

**Re: The Cellar Restaurant**  
**1025 Iomas Blvd. Albuquerque NM 87102**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp **04-05-2019 (J13D075)**

Dear Mr. Lucero,

The TCL submittal received 04-26-2019 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 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,

Mojgan Maadandar, E.I.  
Associate Engineer, Planning Dept.  
Development Review Services

/MM via: email  
C: File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6 2015)

Project Title: The Cellar Restaurant Building Permit #: BP 2019 07603 Hydrology File #: J13D075

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

Legal Description: 6A REDIVISION OF LOT A, BLOCK 25, PEREA ADDN.

City Address: 1025 LOMAS BLVD. ALBUQUERQUE NM 87102

Applicant: JON ANDERSON ARCHITECTURE Contact: JAMES LUCERO, PM  
Address: 912 ROMA AVE NW, ALBUQUERQUE NM 87102 james@jonandersonarchitect.com  
Phone#: 505.764.8306 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

TYPE OF DEVELOPMENT: \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes \_\_\_\_\_ No

DEPARTMENT ☒ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

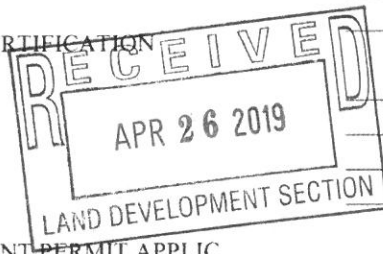
Check all that Apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_



DATE SUBMITTED: 04.25.19 By: JAMES LUCERO, PM

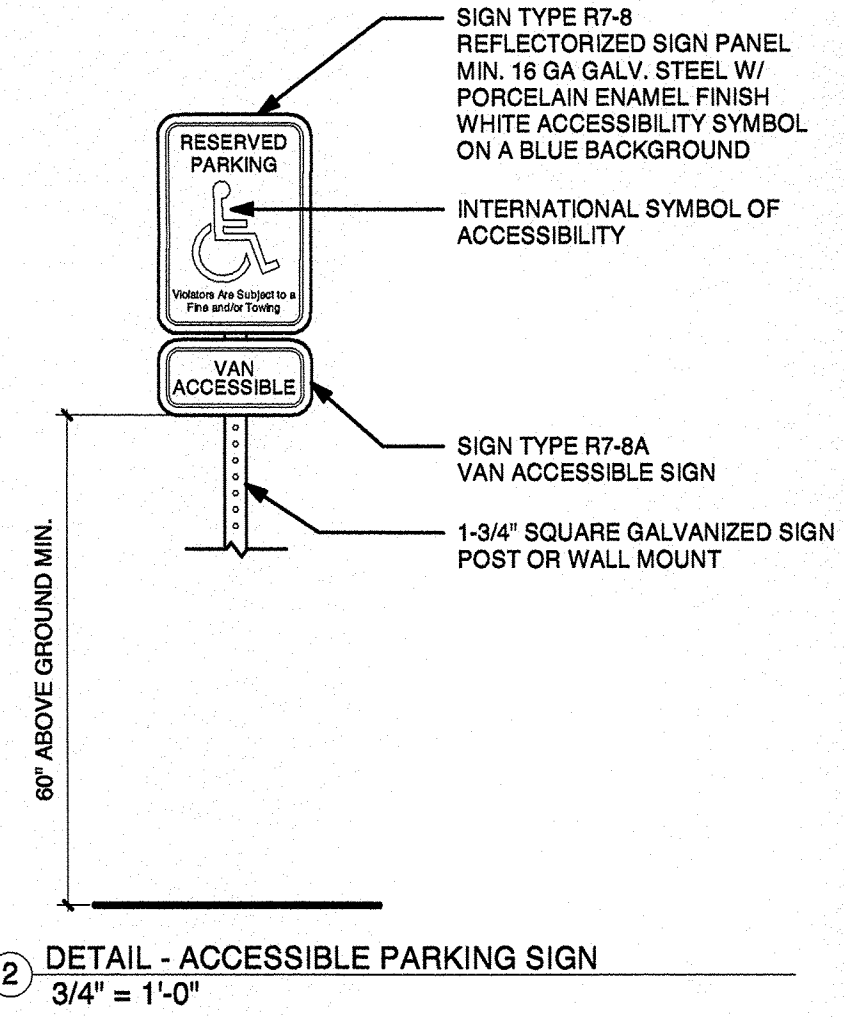
COA STAFF:

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

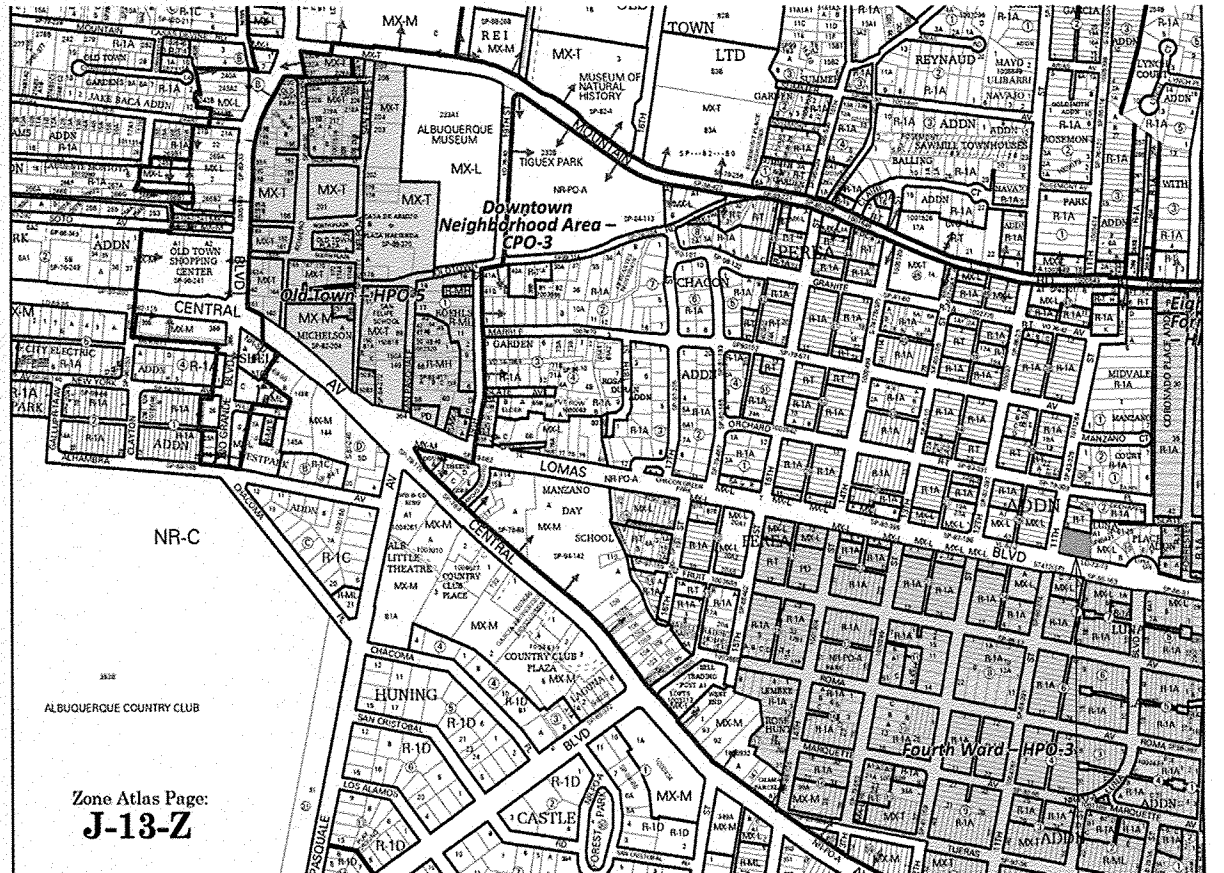
FEE PAID: \_\_\_\_\_



Keynote Legend	
Key Value	Keynote Text
02.01	EXISTING C.O.A. ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES
02.02	REMOVE EXISTING WHEELSTOP
02.03	REPAINT OVER EXISTING ACCESSIBLE PARKING SYMBOL WHICH IS BEING REPLACED WITH NEW VAN ACCESSIBLE SPACE
02.04	REMOVE PORTION OF EXISTING LOW YARD FENCE AND RELOCATE STUCCO PILASTER TO ACCOMMODATE NEW ACCESSIBLE PATH FROM PUBLIC RIGHT OF WAY
02.05	REMOVE EXISTING WALL MOUNTED ACCESSIBLE PARKING SIGN TO BE REPLACED IN NEW LOCATION
02.06	EXISTING STRIPING TO REMAIN.
02.07	EXISTING PERIMETER LOW WOOD YARD FENCE WITH STUCCO PILASTERS TO REMAIN 02
32.01	PROVIDE NEW ADA SIGN PER 86-7-352.4C NMSA WHICH READS "RESERVED PARKING - Violators Are Subject to a Fine and/or Towing" with "VAN ACCESSIBLE" SIGN BELOW. REFER TO DETAIL THIS SHEET
32.02	PROVIDE NEW PARKING STRIPING FOR VAN ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS 1 FOOT HIGH AND 2" WIDE PER 86-1-4.1B NMSA
32.03	NEW VAN ACCESSIBLE PARKING SPACE WITH NEWLY PAINTED INTERNATIONAL ACCESSIBILITY SYMBOL.



VICINITY MAP:



PROJECT SITE:  
1025 LOMAS BLVD. NW  
ALBUQUERQUE NM 87104

EXECUTIVE SUMMARY:

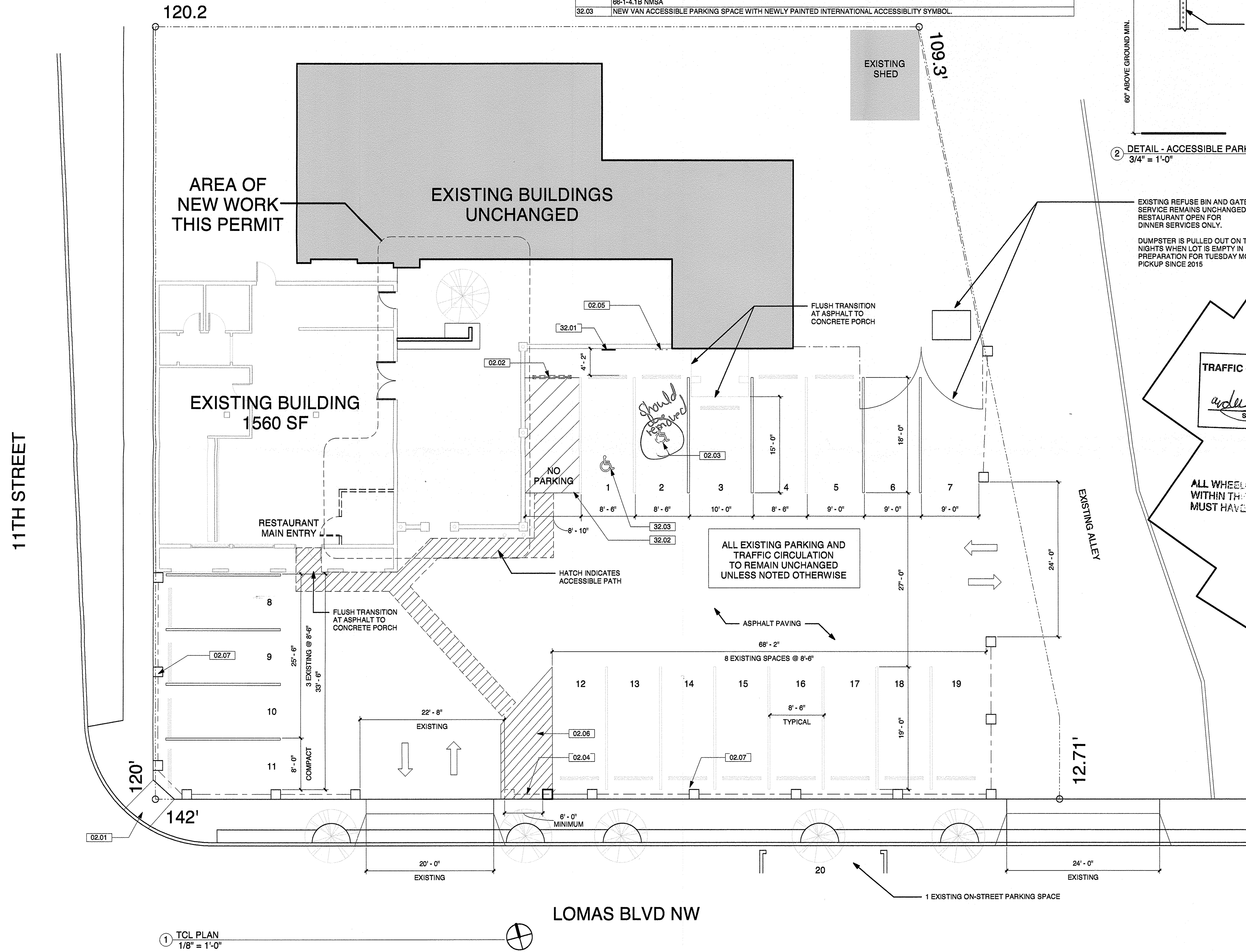
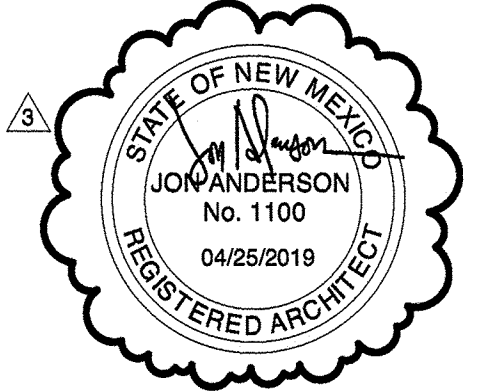
- A. THIS PROJECT IS ON THE NORTHEAST CORNER OF LOMAS BLVD. AND 11TH STREET IN ALBUQUERQUE, NEW MEXICO. THE PROJECT CONSISTS OF MINOR WORK REQUIRED TO OPEN AN EXISTING PATIO FOR DINING SERVICE.
- B. NO OTHER WORK IS BEING REQUESTED FOR THE SITE OTHER THAN TO PROVIDE AN ACCESSIBLE AISLE TO MEET ADA VAN STANDARDS. ALL OTHER SITE IS TO REMAIN UNCHANGED.
- C. THE TRAFFIC CIRCULATION WILL REMAIN UNCHANGED FROM EXISTING CONDITIONS.
- D. THERE WILL BE NO IMPACT TO ADJACENT SITES.
- E. THERE ARE NO OTHER KNOWN TRAFFIC IMPACT STUDIES FOR THIS PROPERTY.
- F. NO VARIANCE REQUESTS ARE BEING MADE PER THIS SUBMITTAL.

PARKING ANALYSIS:

IDO ZONING:	MX-L, LOW INTENSITY, MIXED-USE
OVERLAY ZONE:	CPO-3 DOWNTOWN NEIGHBORHOOD AREA
	PER 14-16-15, TABLE 5-5-1:
PARKING REQUIRED:	EXISTING RESTAURANT: 8 SPACES/ 1,000 GSF 1560/1000 = 1.56 1.56 x 8 = 13 REQUIRED SPACES
	NEW OUTDOOR DINING: 5 SPACES/ 1,000 GSF 812/1000 = .81 .81 x 5 = 4 REQUIRED SPACES
	<b>17 TOTAL REQUIRED PARKING SPACES</b> (1 ACCESSIBLE PARKING REQUIRED)
PARKING PROVIDED:	<b>20 SPACES PROVIDED</b> (INCLUDING 1 VAN ACCESSIBLE)

GENERAL NOTES:

THIS DOCUMENT HAS BEEN GENERATED FROM INFORMATION PROVIDED BY THE OWNER, SELECT FIELD MEASUREMENTS AND VISUAL INSPECTION, AND BY AERIAL PHOTOGRAPHS. CONTRACTOR IS TO VERIFY DIMENSIONS PROVIDED PRIOR TO COMMENCEMENT OF WORK.



1 TCL PLAN  
1/8" = 1'-0"

**JON ANDERSON ARCHITECTURE**  
912 ROMA AVENUE NW ALBUQUERQUE, NEW MEXICO  
P 505.764.8306 F 505.764.2879 www.jonandersonarchitecture.com

The Cellar

REVISIONS		
Revision #	Date	Revision Description
3	4/25/19	TCL RE-SUBMITTAL

PHASE	DATE	TRAFFIC CIRCULATION LAYOUT
CD	02.26.19	

TCL