

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 13, 2023

David McEachern
RBA Architects, PC
1104 Park Ave. SW
Albuquerque, NM 87102

Re: Spirits of Old Town
522 Romero St. NW
Traffic Circulation Layout
Engineer's Stamp 5-10-2023 (J13D217)

Dear Mr. McEachern,

The TCL re-submittal received 7/12/2023 is approved for Building Permit by Transportation. 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. At that time please provide the approved sidewalk easement, which is a condition of CO approval. 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,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

Architect: _____ **Contact:** _____

Address: _____

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

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) _____

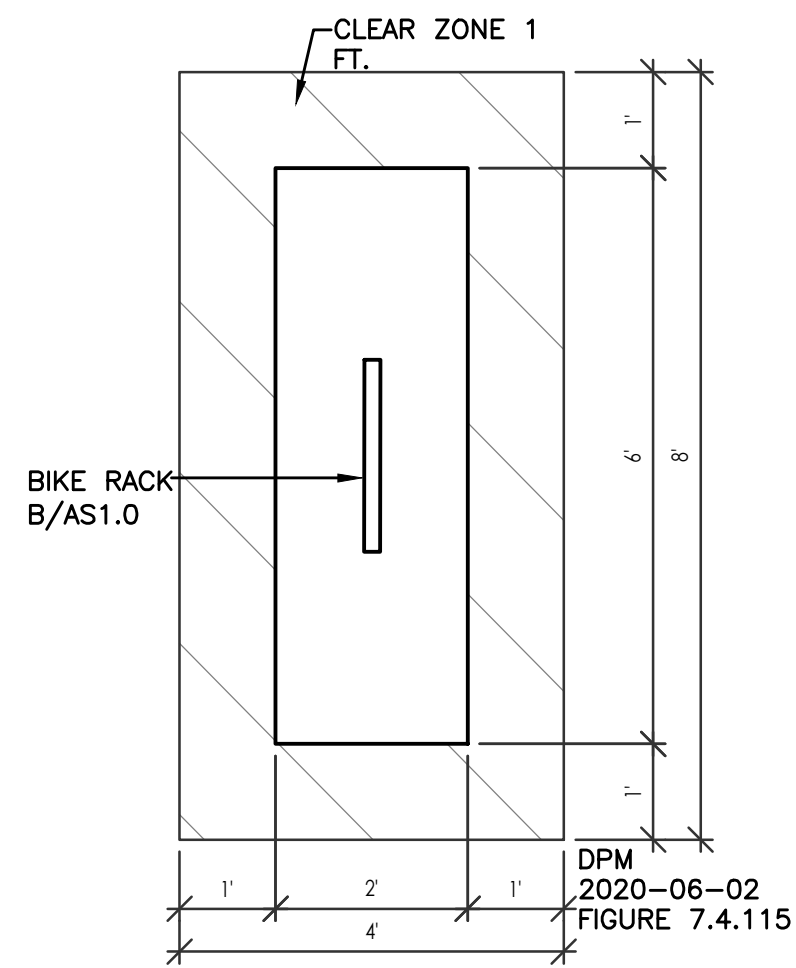
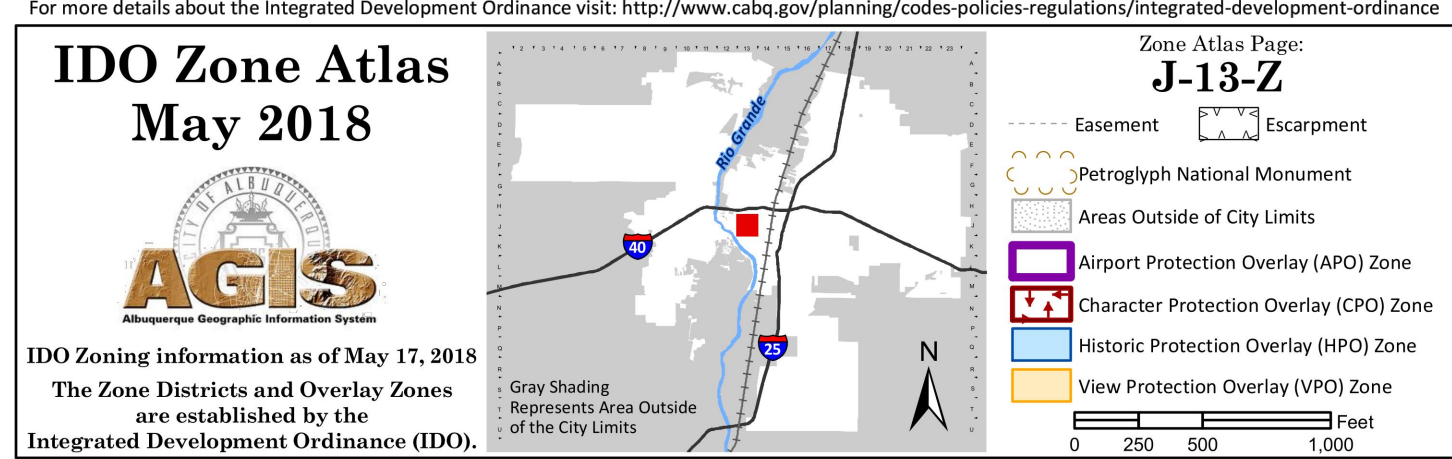
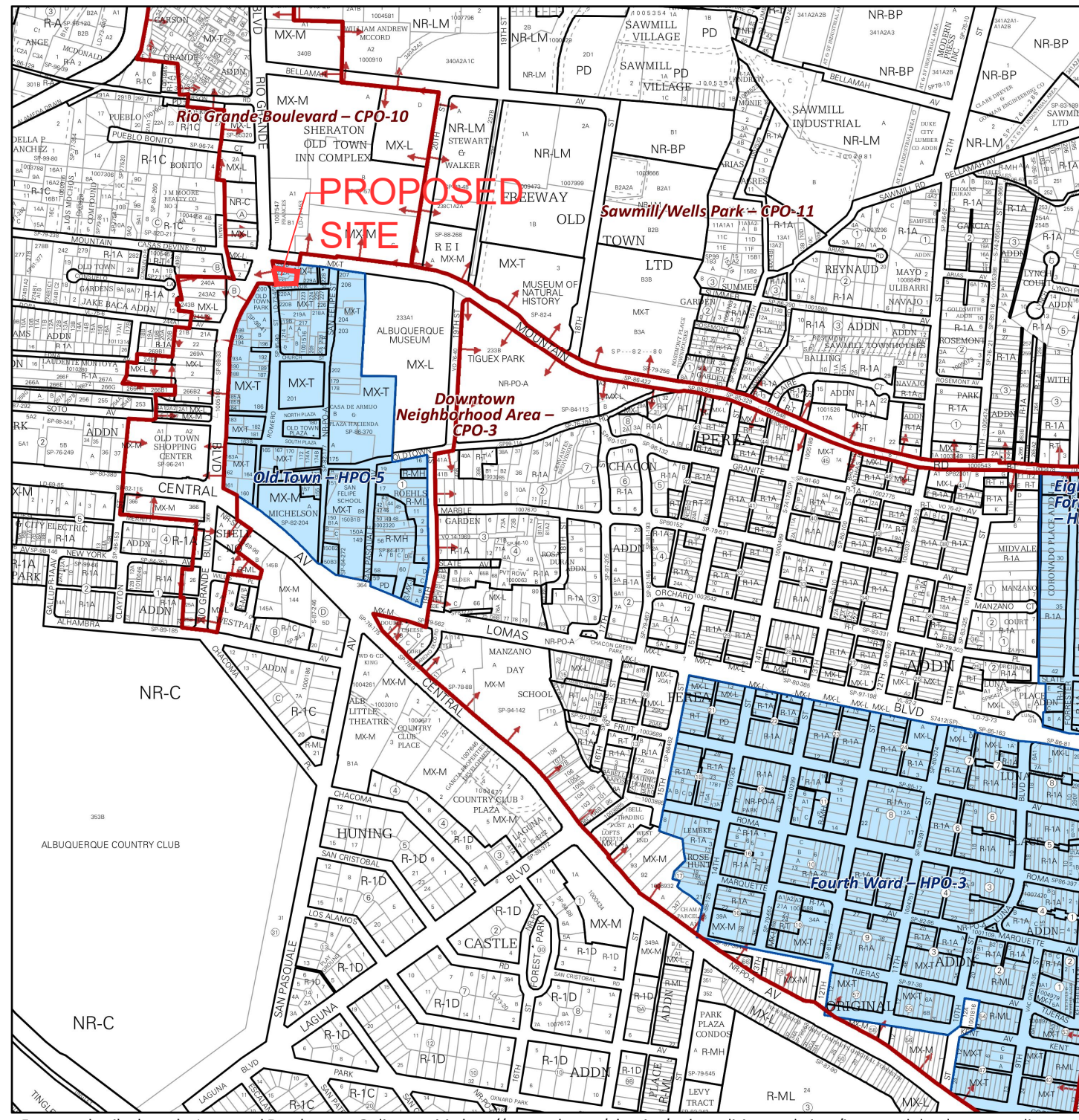
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ 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) _____

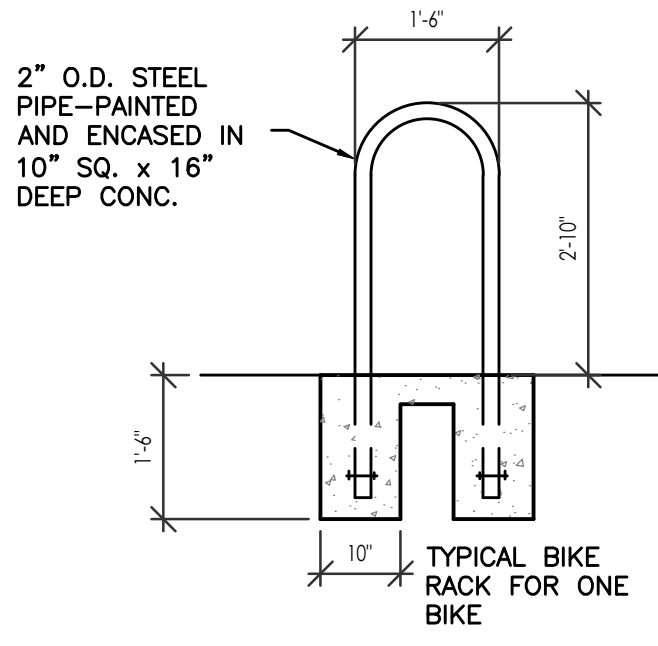
IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

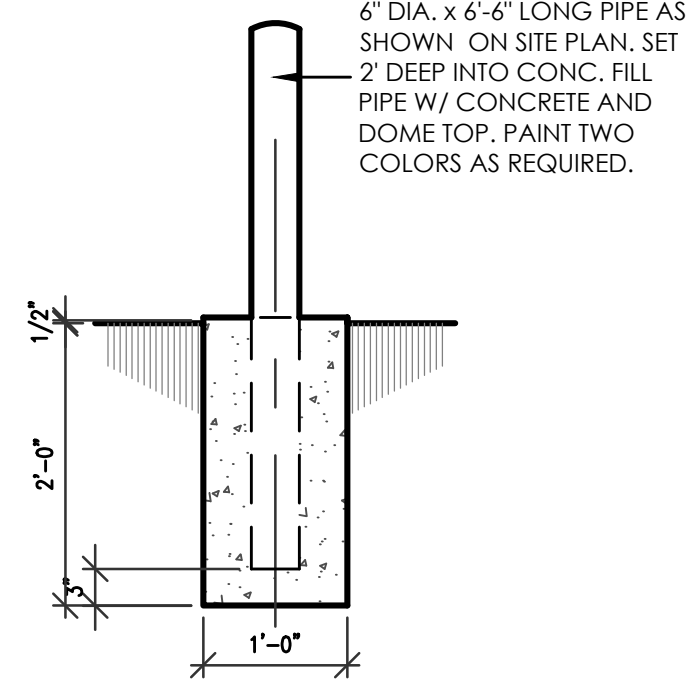
COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



A BICYCLE SPACE CLEARANCE, TYP.
1/2" = 1'-0"



B BICYCLE RACK, TYP.
1/2" = 1'-0"



C BOLLARD DETAIL
3/4" = 1'-0"

TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Armijo 7/13/2023
Signed Date

- KEYED NOTES**
- BIKE RACK FOR (3) BICYCLES.
 - EACH RACK SHOULD HAVE A SPACE OF 4'-0" LONG x 2'-0" WIDE, WITH A 1'-0" CLEAR ZONE SPACE AROUND ALL BIKE SPACES REF: DETAIL A/AS1.0.
 - BICYCLE RACK SHOULD BE 30" TALL x 18" WIDE. REF: DETAIL B/AS1.0.
 - BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED.
 - THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
 - THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
 - THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
 - EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
 - THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
 - G.O. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS, MOUNT BOX 4'-0" x 6'-0" HIGH A.F.F., TYP.
 - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER C.O.A. STANDARD DRAWINGS 2415A.
 - NEW 4" BOLLARDS FOR DUMPSTER, REF: DETAIL C/AS1.0.
 - NEW ROLL OUT TRASH BIN, COORDINATE WITH SOLID WASTE DEPARTMENT.
 - CONC. SLAB, 3000 PSI WITH 4x4x1.4x1.4 WWM. SLOPE TO BE NO GREATER THAN 1/8" PER FOOT. REMOVE EXISTING PAVERS AND PREPARE FOR NEW CONCRETE SLAB.
 - PROPOSED GREASE INTERCEPTOR LOCATION, REF: PLUMBING PLANS.

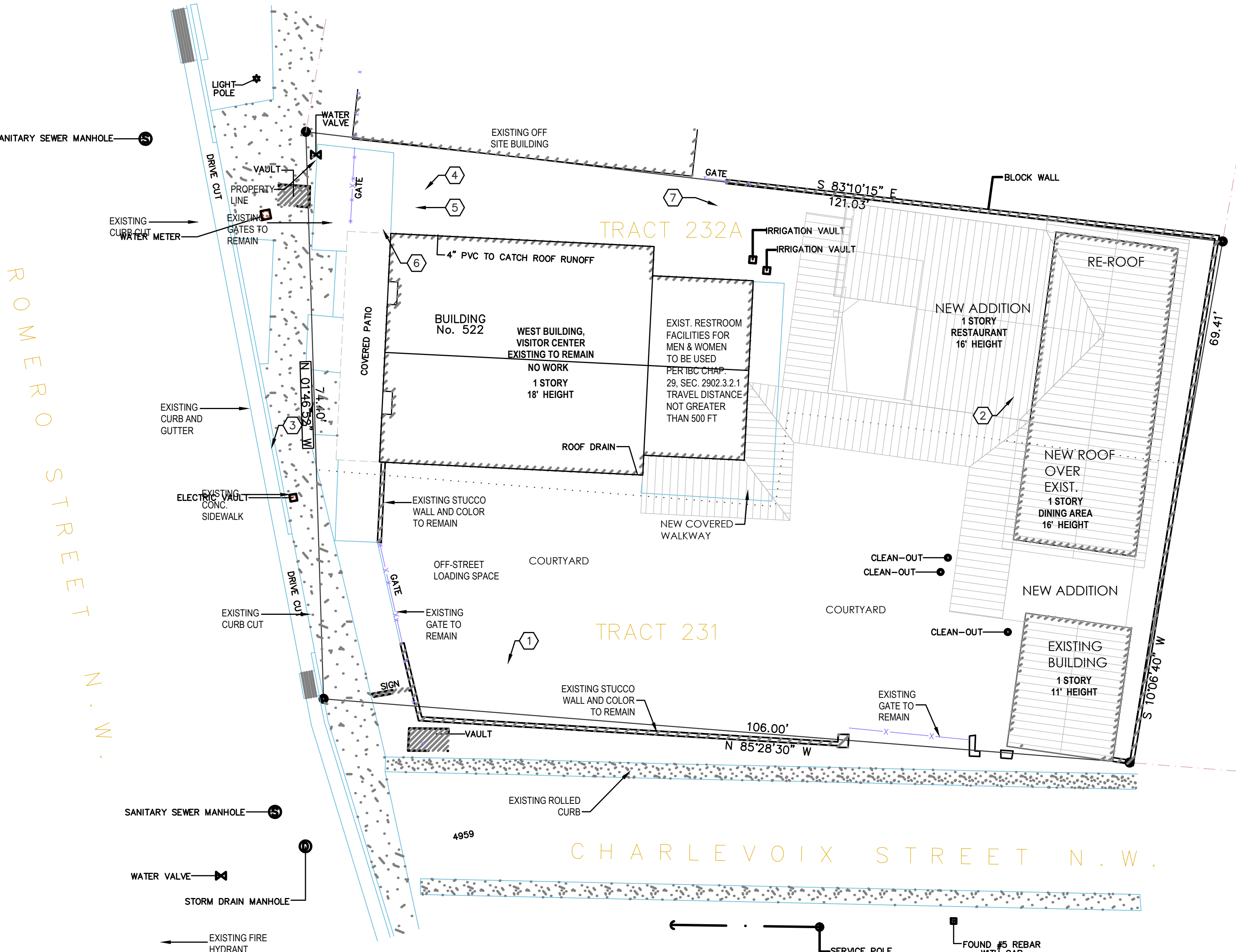
PARKING PER IDO

I.D.O. PART 14-16-5, DEVELOPMENT STANDARDS
5-S: PARKING & LOADING: 8 SPACE / 1,000 S.F. GFA
3-5(K)(3)(A) PARKING AND LOADING, MINIMUM
NONE, EXCEPT THAT 1 OFF-STREET LOADING SPACE THAT MEETS THE REQUIREMENTS OF THE DPM SHALL BE PROVIDED FOR EACH PROPERTY WITH PRIMARILY COMMERCIAL USES IF THERE IS GROUND FLOOR SPACE AVAILABLE ON THE LOT TO ACCOMMODATE THAT LOADING SPACE.

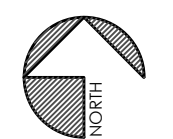
3-5(K)(3)(B) PARKING LOT LANDSCAPING
THE RIO GRANDE BOULEVARD - CPO-11 PROVISIONS IN SUBSECTION 14-16-3-4(L)(5)(B) (PARKING LOTS), SHALL APPLY WITHIN THIS HPO-5.

1 OFF STREET LOADING SPACE PROVIDED

I.D.O. PART 14-16-5, SEC. 5-5-5 (E): 3 SPACES OR 10% WHICH EVER IS GREATER SPACES: 3 BICYCLES PROVIDED

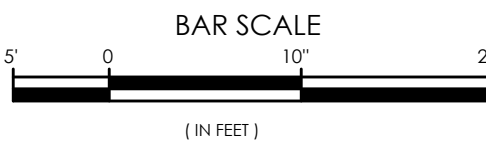


GROSS LOT AREA: 7,057 S.F. (0.1620 ACRES)
BUILDING AREAS:
EXISTING VISITOR CENTER: 1,384 S.F.
EXISTING BUILDINGS: 909 S.F.
NEW BUILDING ADDITION: 865 S.F.
NEW COVERED WALKWAY: 677 S.F.



1 SITE PLAN
1" = 10'-0"

LEGAL DESCRIPTION
522 ROMERO ST NW, ALBUQUERQUE NM 87104
Lot: 232A/OLD TOWN PARK, Block: 0,
Subdivision: MRGCD MAP 38
BERNALILLO COUNTY, NEW MEXICO
UPIC: 101303815240121808
ACRES: 0.162
ZONE ATLAS PAGE: J-13
IDO ZONE: MX-T



SPIRITS OF OLD TOWN
ARCHITECTURAL SITE PLAN
522 ROMERO ST NW
ALBUQUERQUE, NM 87104
PROJECT #2237

REVISION DATE

STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
5/10/23
REGISTERED ARCHITECT

RBA ARCHITECTURE, PC
ARCHITECTURE
PLANNING
DESIGN
1015 1/2 Ave. SW
Albuquerque, NM 87102
www.rbaarch.com

DATE
06-14-2023

SHEET NUMBER
AS-1.0