

# CITY OF ALBUQUERQUE



May 7, 2019

SMPC Architect  
Dale Lusk  
219 Central Ave NE Suite 800  
Albuquerque, NM 87102

**Re: 601 Commercial renovation**  
**601 Commercial St. NE Albuquerque NM**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp **04-22-2019 (J14D124)**

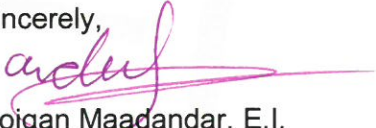
Dear Mr. Lusk,

The TCL submittal received 05-07-19 is approved for Building Permit with a **condition of checking for concrete car stoppers at the time of CO**. 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,

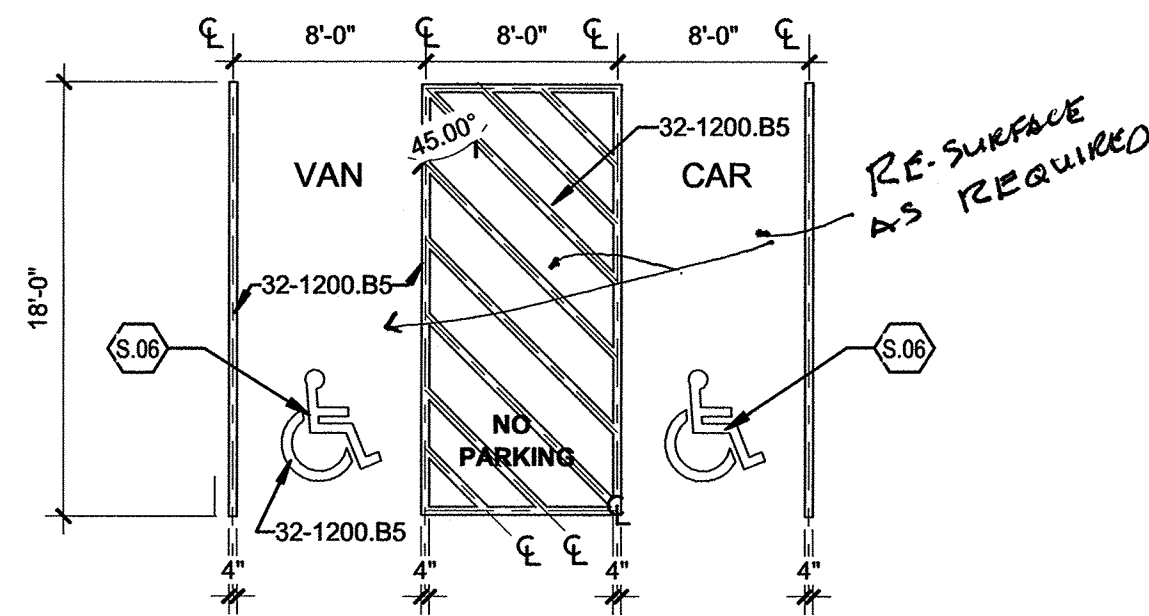
  
Mojgan Maadandar, E.I.  
Associate Engineer, Planning Dept.  
Development Review Services

/MM via: email  
C: File



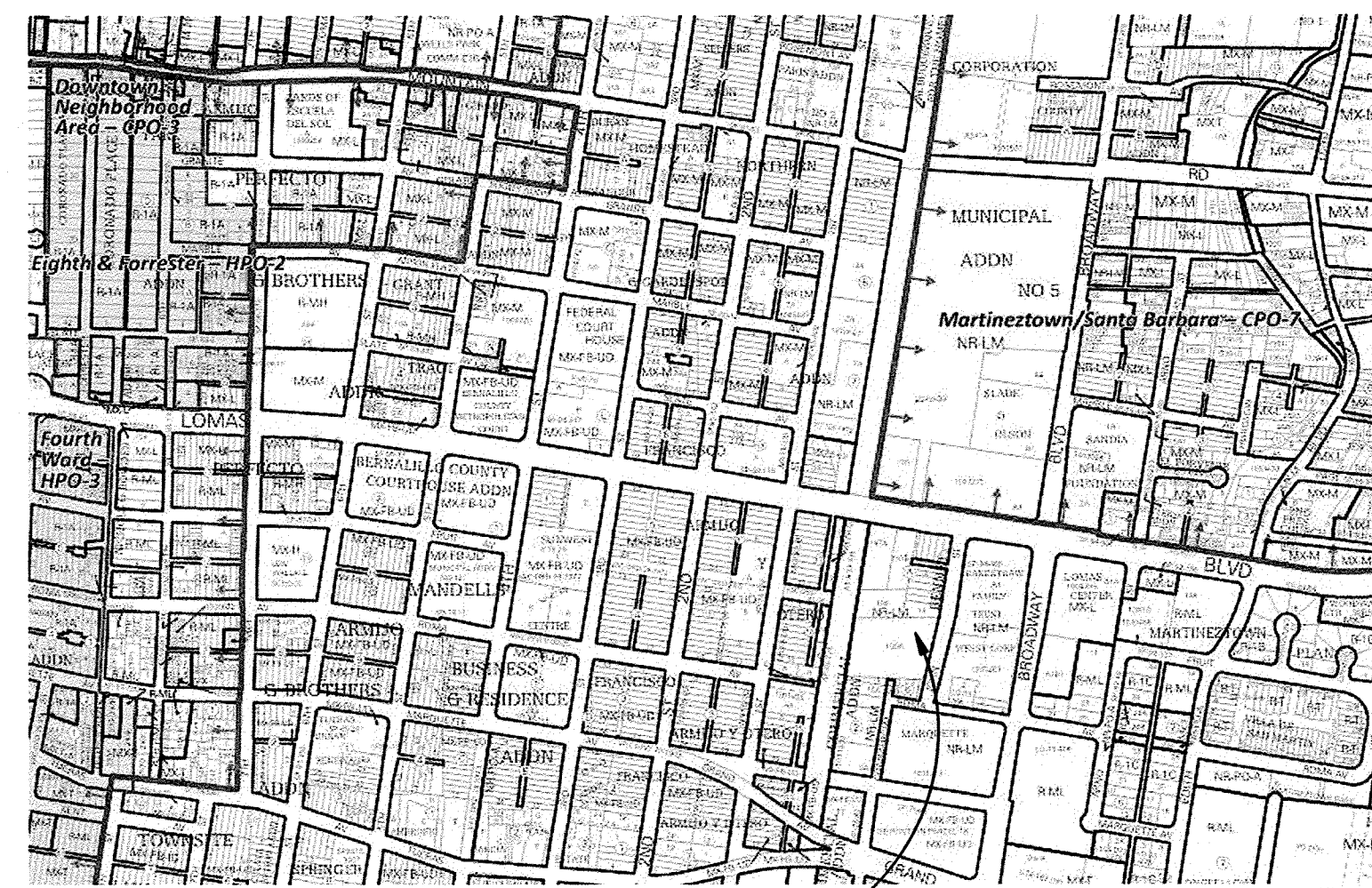


- SIGN TYPE R7-8 (12"X18")  
-SIGN FIELD IS WHITE  
-SIGN LETTERING AND BORDER ARE GREEN  
-INTERNATIONAL SYMBOL OF ACCESSIBILITY IS WHITE ON A BLUE BACKGROUND
- REQUIRED LANGUAGE PER NMSA 197866-7-352.4C
- SIGN TYPE R7-8A (8"X12")  
-SIGN FIELD IS WHITE  
-SIGN LETTERING AND BORDER ARE GREEN
- REQUIRED LANGUAGE (VAN ACCESSIBLE SPACES) ANSI 502.7



#### VICINITY MAP

VICINITY MAP - ZONE J-14-Z



601 COMMERCIAL ST NE



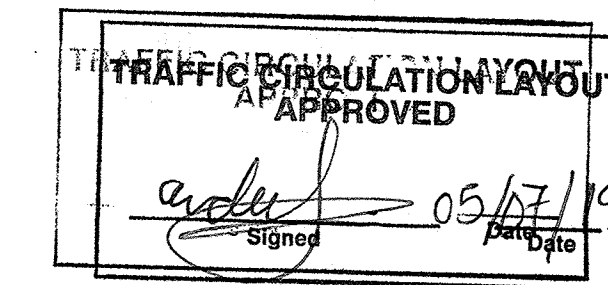
### G1 ACCESSIBLE PARKING SIGN - TYP.

3" = 1'-0"

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

### G4 ACCESSIBLE PARKING TYP.

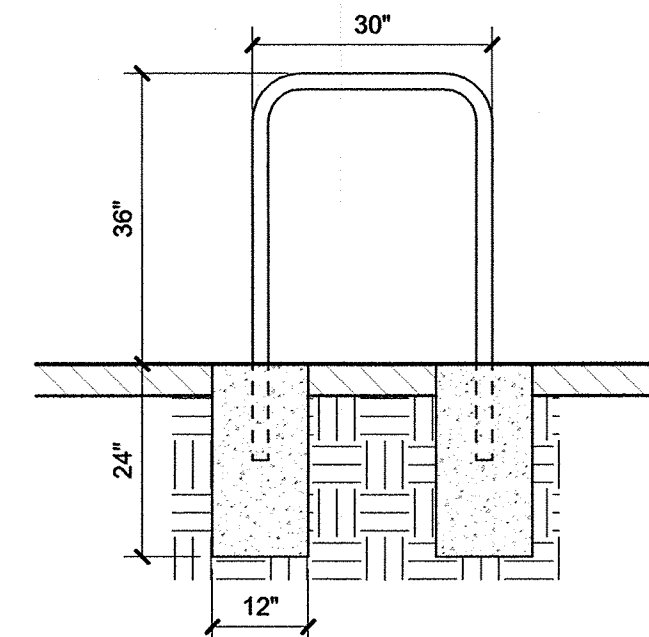
1/8" = 1'-0"



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

### F7 ADA ACCESSIBLE SIDEWALK

1/2" = 1'-0"



### C7 BIKE RACK

1/2" = 1'-0"

IN-GROUND MOUNT

#### GENERAL NOTES

- IF THIS SHEET IS NOT 24" X 36," THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.
- CONTRACTOR TO VERIFY FIELD CONDITIONS.

#### REFERENCE KEYNOTES

- 02-0000.A EXISTING UTILITIES  
02-0000.B EXISTING UTILITY POLE  
02-0000.E EXISTING FIRE HYDRANT  
02-0000.G EXISTING CURB CUT  
22-0000.P COW'S TONGUE WALL DRAIN  
32-1200.B5 HANDICAP SYMBOL MARKING AND STRIPING, BLUE  
32-3100.B DOUBLE WALK THROUGH GATE

#### SHEET KEYNOTES

- S.01 MOTORCYCLE PARKING AREA; 2 SPACES. ADD PAINT LABELS AND SIGNAGE PER COA REQUIREMENTS.
- S.02 EXISTING ASPHALT PARKING LOT. PARKING SPACES TO BE RESTRIPTED AS SHOWN.
- S.03 EXISTING DUMPSTER
- S.04 EXISTING CONCRETE SIDEWALK
- S.05 INSTALL H/C SIGNAGE PER DETAIL THIS SHEET. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".
- S.06 PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS.
- S.07 INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR PARKING SPACES AS SHOWN.
- S.08 INSTALL 4" WIDE PAINT STRIPES AT 45 DEGREE ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). INSTALL THE WORDS "NO PARKING" AS SHOWN WITH LETTERS AT LEAST ONE FOOT HIGH AND TWO INCHES WIDE.
- S.09 BIKE RACK, 4 SPACES
- S.10 INSTALL PRECAST CONCRETE WHEEL STOPS, MINIMUM 60" LENGTH AND 5" HEIGHT, AT EACH PARKING SPACE.
- S.11 NOT USED
- S.12 REMOVE AND REPLACE EXISTING DRIVE ACCESS, REF ABQ STANDARD DWG 2425
- S.13 REMOVE AND REPLACE EXISTING DRIVE ACCESS WITH ABQ STANDARD CURB AND GUTTER AND 6" SIDEWALK, REF ABQ STANDARD DWG 2415A AND 2430
- S.15 INSTALL DETECTABLE WARNING SURFACE TO EXTEND 2'-0" IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF SIDEWALK OR RAMP

#### LEGEND

- 00-0000.N REFERENCE KEYNOTE
- PROPERTY BOUNDARY
- EXISTING TO REMAIN
- ACCESSIBLE ROUTE

#### PARKING REQUIREMENTS

##### RESTAURANT

REQUIRED: 31 SPACES  
PARKING 29 SPACES  
ADA + 2 SPACES (1 STANDARD AND 1 VAN)  
= 31 SPACES

MOTORCYCLE 2 SPACES  
BICYCLE 3 SPACES

PROVIDED: 31 SPACES  
PARKING 29 SPACES  
ADA + 2 SPACES (1 STANDARD AND 1 VAN)  
= 31 SPACES

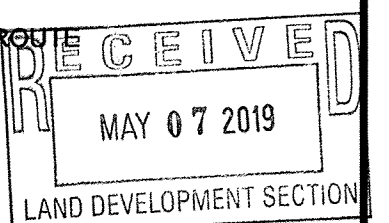
MOTORCYCLE 2 SPACES  
BICYCLE 4 SPACES

#### PROPERTY DESCRIPTION

ZONE ATLAS MAP J-14  
LOT 199A BLOCK 000 MRGCD MAP 37  
NR-LM - NON-RESIDENTIAL LIGHT MANUFACTURING

#### PROJECT DESCRIPTION

PROJECT IS A RENOVATION OF AN EXISTING SHOP BUILDING AND CHANGE OF OCCUPANCY FROM S-2 TO A-2 RESTAURANT.



NO	DATE	DESCRIPTION
DATE:	04/19/2019	
PROJECT #:	18002	
DRAWN BY:	Author	
CHD BY:	Checker	

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SHEET TITLE

TRAFFIC  
CIRCULATION  
LAYOUT

TCL-1

SHEET OF

### A1 TRAFFIC CIRCULATION PLAN

1" = 30'-0"

0' 10' 20' 40'

