

CITY OF ALBUQUERQUE



August 18, 2017

Martin Grummer
Martin FM. Grummer Architect
331 Wellesley Place NE
Albuquerque, NM 87106

Re: Shell Building and New Restaurant
616 Lomas Blvd. NW
Traffic Circulation Layout
Architect's Stamp dated 7-25-17 (J14D183)

Dear Mr. Grummer,

The TCL submittal received 8-16-17 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 Dept.
Development Review Services

MA/LP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

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: _____

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

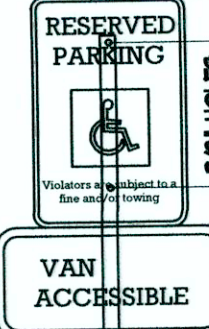
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre that are part of a larger common plan of development

PARKING
NO REQUIREMENTS DOWNTOWN
PER DOWNTOWN 2025 SECTOR
DEVELOPMENT PLAN

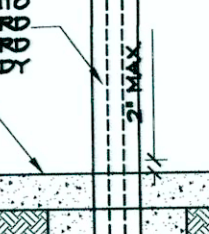
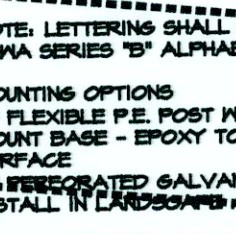
24 SPACES PROVIDED
INCLUDING 2 ADA AND 2 MC
5 BICYCLE SPACES PROVIDED

NEW LOCATION OF
CROSSWALK LIGHT

REMOVE EXISTING SIDEWALK
AND INSTALL NEW DRIVEWAY
PER COA STD 2425



HANDICAP PARKING SIGNS

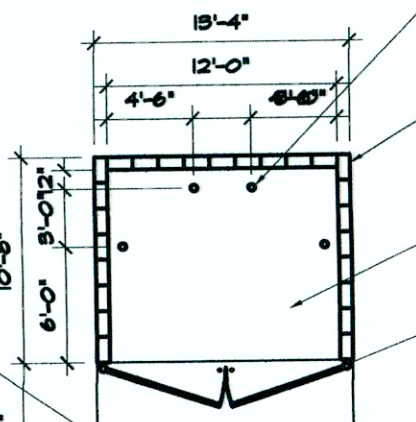
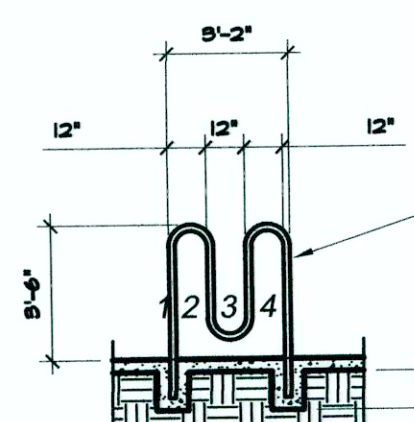


NOTE: LETTERING SHALL BE
FEMA SERIES 35 ALPHABET

MOUNTING OPTIONS
A) FLEXIBLE P.E. POST WITH SURFACE
MOUNT BASE - EPOXY TO PAVEMENT
SURFACE
B) INTEGRATED GALVANIZED TUBING
INSTALL IN LANDSCAPED AREAS (TYP)
BLACK BORDERS AND TEXT, ON
WHITE OR REFLECTIVE BACKGROUND
(TYP)

BOTTOM OF SIGN SHALL NOT BE
LESS THAN 4'-0" ABOVE FINISH
SURFACE

BICYCLE RACK



6" DIA. STEEL
PIPE PAINTED
BURSUNDY AND
SET IN CONCRETE

2" X 2" STEEL
SIGN POST

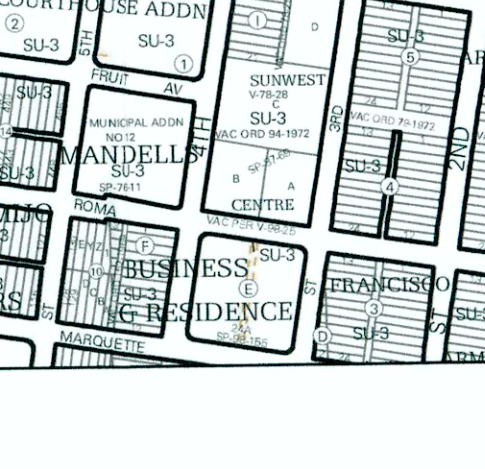
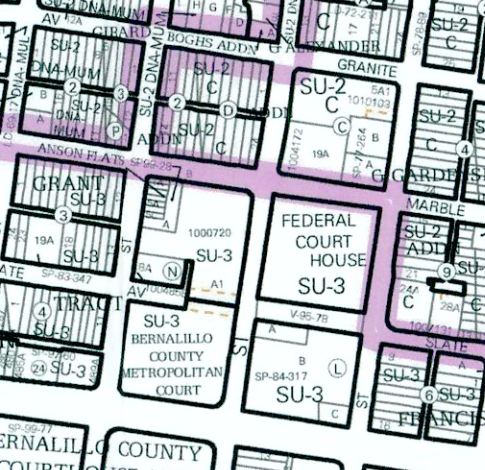
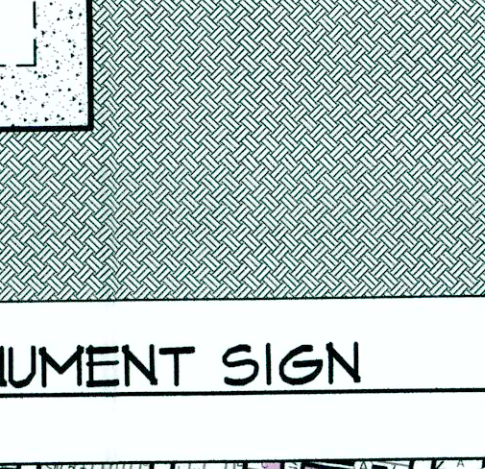
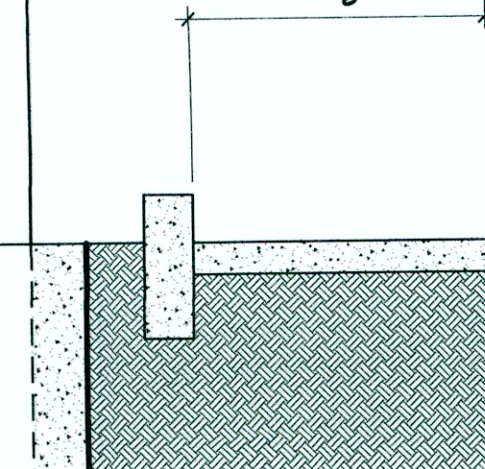
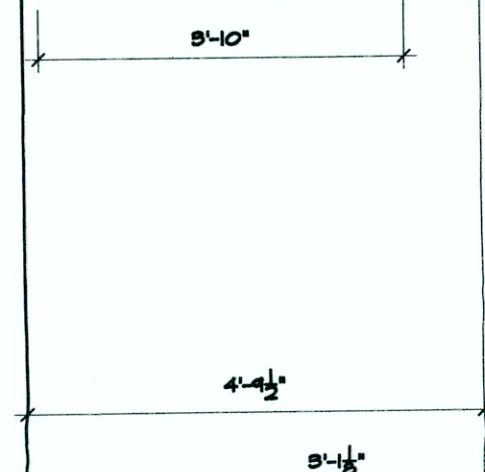
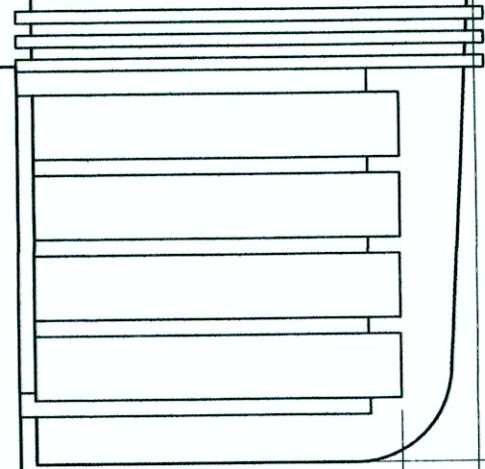
CAST SIGN POST INTO
BASE BOLLARD
PAINT BOLLARD
BURSUNDY

4" SIDEWALK
SURFACE

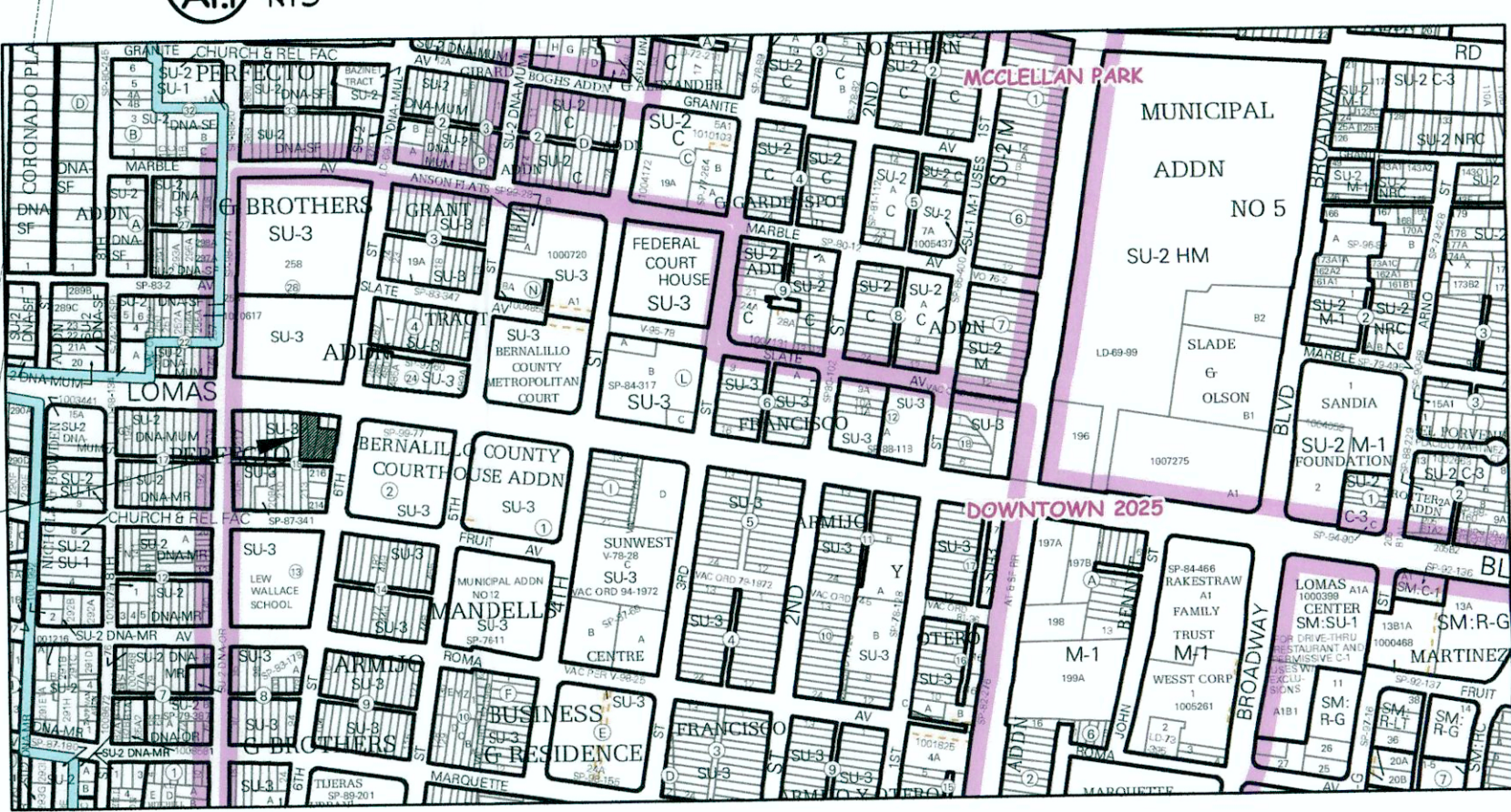
6" STEEL BOLLARD
PAINTED YELLOW
CAST IN 12" DIA. CONC.

REFUSE ENCLOSURE

616 LOMAS NW



MONUMENT SIGN

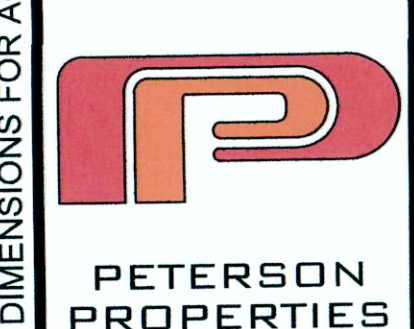


VICINITY MAP

J-14-Z



MARTIN F.M. GRUMMER
ARCHITECT
3015 UNIVERSITY BLVD. NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507



**PETERSON
PROPERTIES**

**616 LOMAS BLVD NW
SHELL BUILDING & NEW RESTAURANT
ALBUQUERQUE, NM 87102**

TCL

DATE:
14 JUNE 2017
DRAWN BY:
MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO:
A1.1

SITE PLAN

1" = 10'-0"

Refuse
Enclosure
Access: 6' x 6'
08-11-17

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.