

CITY OF ALBUQUERQUE



March 29, 2019

ARIA Studio consultants, Inc.
Daniel Puzak
P.O. Box 1515
cedar crest NM 87008

Re: Monroe's New Mexican food building
1025 4th st NW Albuquerque NM 87102
Traffic Circulation Layout
Engineer's/Architect's Stamp **03-19-2019** (J14D190)

Dear Ms. West,

The TCL submittal received 03-28-2019 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.

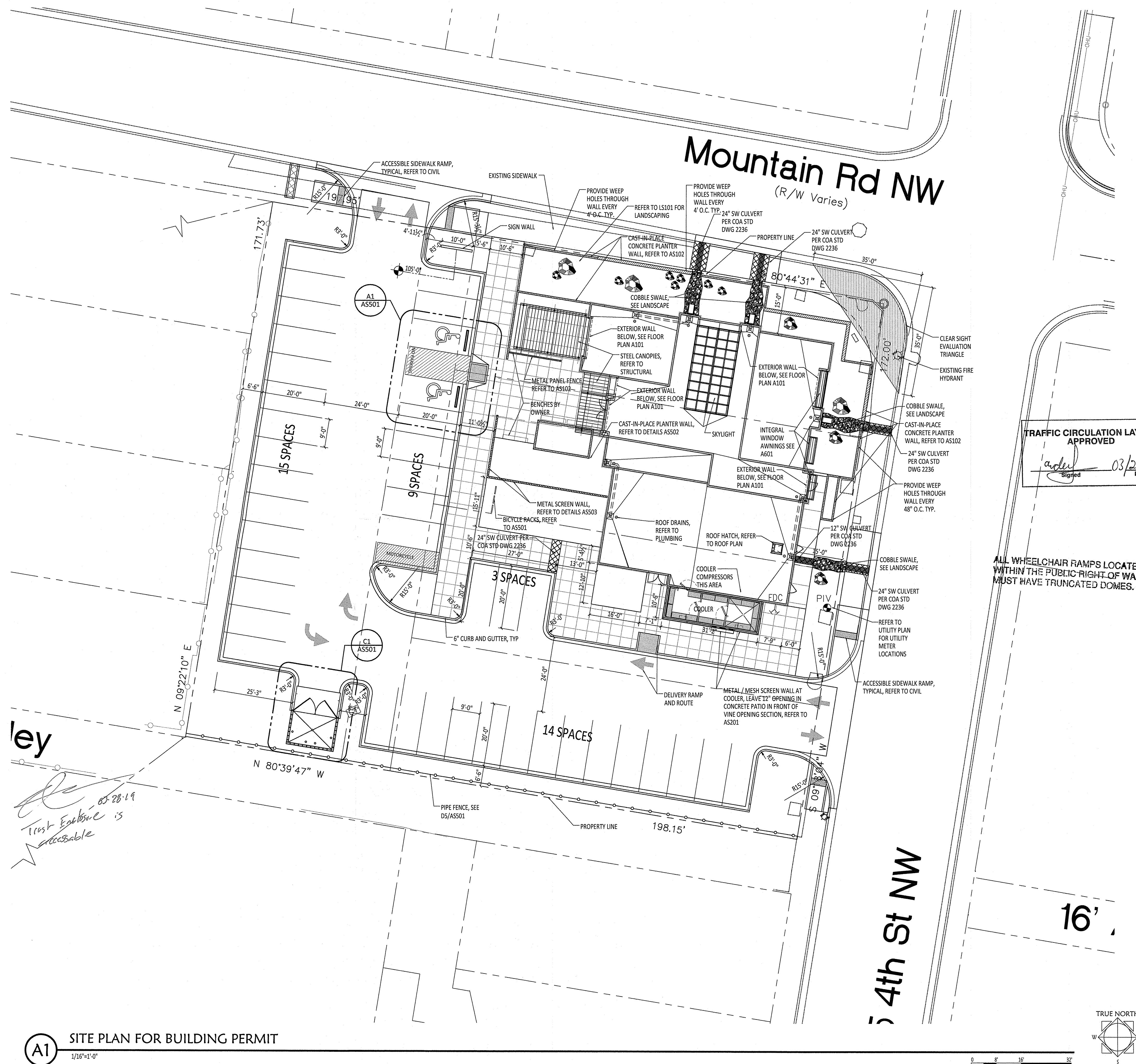
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification 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

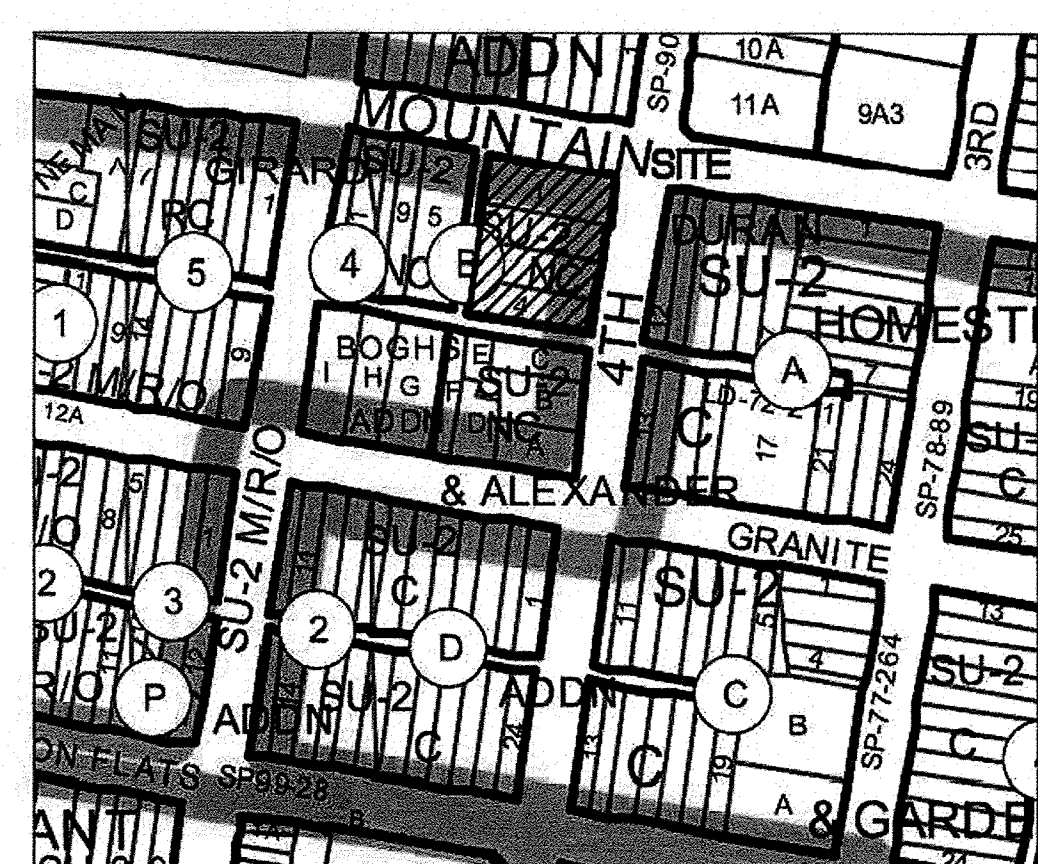
/MM via: email
C: File



A1 SITE PLAN FOR BUILDING PERMIT
1/16"=1'-0"

GENERAL INFORMATION

RELATIONSHIP TO IDO: MX-L
TYPE OF DEVELOPMENT: RESTAURANT
SIZE OF DEVELOPMENT: 0.78 ACRE SITE, 5,645 GROSS SF
EXECUTIVE SUMMARY:
PROJECT LOCATION: 4TH ST AND MOUNTAIN ROAD
DEVELOPMENT CONCEPT: SEMI-MODERN, TRADITIONAL NEW MEXICO ARCHITECTURE
IMPACT ON ADJACENT SITES: NONE
PREVIOUS APPROVALS: PRE-APPLICATION REVIEW PA#18-267
FIRE 1 PLAN
HYDROLOGY J14D190
FOUNDATION PERMIT (BP-2019-05729)
GRADING AND DRAINAGE
VARIANCES: NONE



VICINITY MAP Zone Atlas J-14
NTS
Legal Description: B Lots 1 Thru 5, Replat of Lots 1 Thru 8 Blk B, Duran & Alexander Add. (0.78 Acres)

TRAFFIC CIRCULATION LAYOUT
APPROVED
03/29/19
Signed
Date

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

PARKING CALCULATIONS

Vehicular Spaces Required: IDO Table 5-5-1 (5 Spaces per 1,000 sf GFA)
1st Floor: 5,880 GSF / 1,000 = 5.9 x 5=29 Required spaces
Total Parking Spaces Required = 29
Total Parking Spaces Provided = 42
ADA Parking Spaces = 2 (1 Van Accessible)
Bicycle Parking Spaces- IDO Table 5-5-5 = 3 Spaces Required
Motorcycle Parking Spaces- IDO Table 5-5(D)= 2 Spaces Required

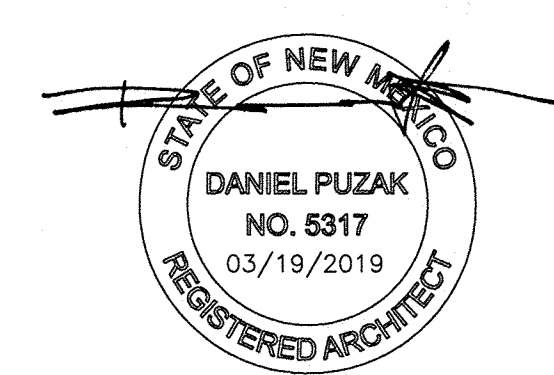
SITE NOTES

1. SITE LIGHTING SHALL BE LIMITED TO 16' POLES WITH SHARP CUT-OFF ANGLE FIXTURES.
2. ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY COMPLIANT.
3. INDIVIDUAL BUILDING-MOUNTED SIGNS SHALL HAVE AN AREA NOT TO EXCEED 6% OF THE FAÇADE TO WHICH IT IS APPLIED. ALL SIGNAGE SHALL BE DESIGNED TO BE CONSISTENT WITH AND COMPLEMENT THE MATERIALS, COLOR, AND ARCHITECTURAL STYLE OF THE BUILDING OR SITE LOCATION.
4. SCREEN ALL METERS AND GROUND MOUNTED EQUIPMENT PER COA AND THE DEVELOPMENT STANDARDS.
5. Slopes (REFER TO GRADING PLAN)
 - 4.1. (1) Parking lots require a slope between 1% min and 8% max.
 - 4.2. (2) Parking areas adjacent to major circulation aisles or adjacent to major entrances 1% min to 6% max
 - 4.3. (3) Handicap parking 1% min to 2% max
 - 4.4. (4) Unused curb-cuts must be replaced with curb, gutter and sidewalk per COA STD # 2415A and should match existing.

NOTE: ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE BUILT VIA A PUBLIC WORK ORDER. SEPARATE DETAILED PLANS WILL BE PROVIDED. THIS INCLUDES DEMOLITION.

ARIA
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PO BOX 1515
CEDAR CREST NM, 87008
DANIEL@ARIASCINC.COM
(505) 506-2314

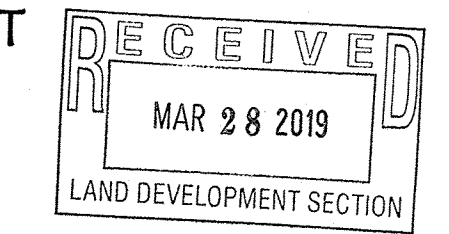
MONROE'S
1025 4th St. NW
ALBUQUERQUE, NM 87102



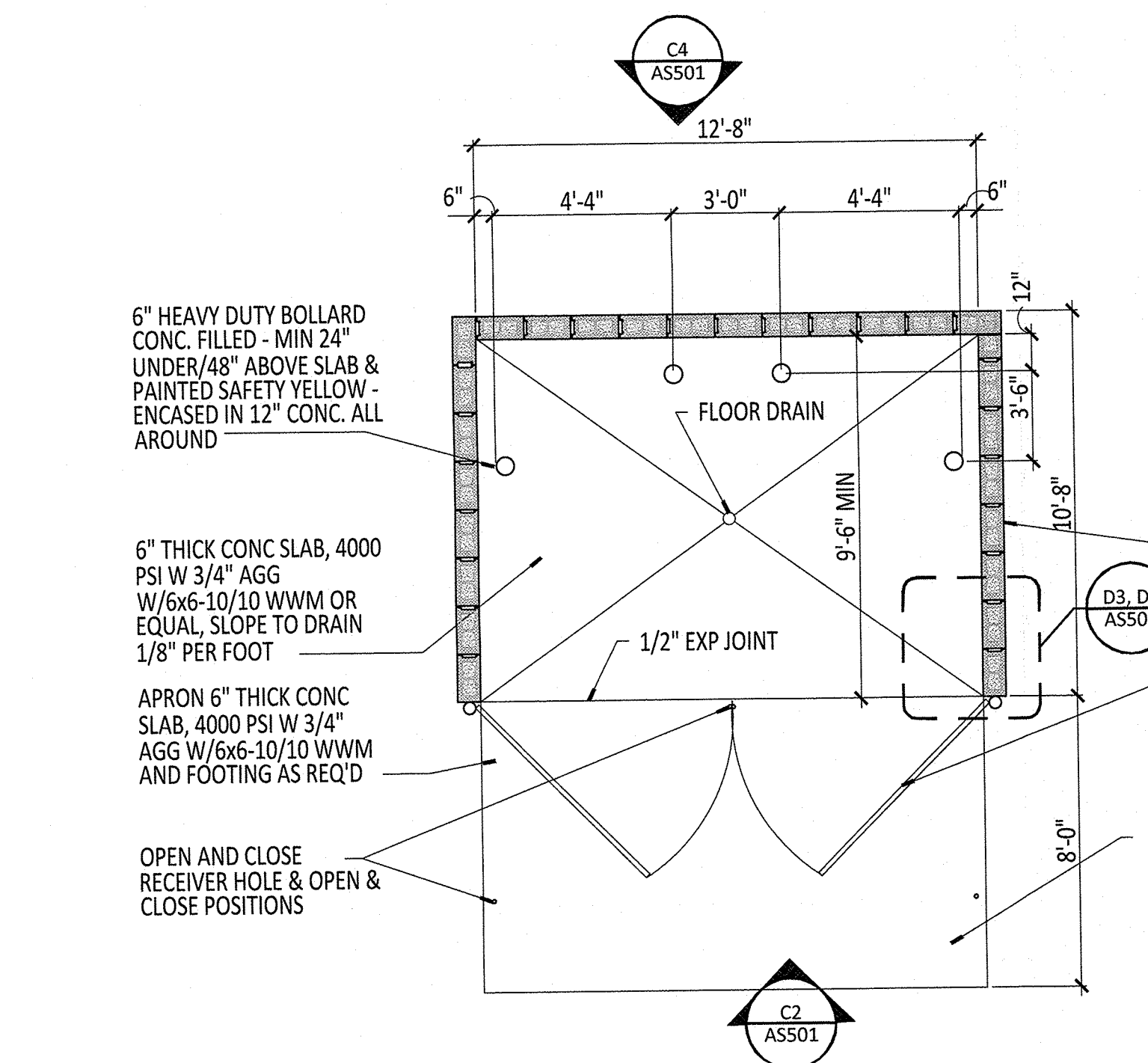
Architect/Engineer

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE		Permit Set
PROJECT NO		1806
CAD DWG FILE		1086 Monroe's Site Plan
DRAWN BY		DGW
CHECKED BY		DGP
DATE		March 19, 2019

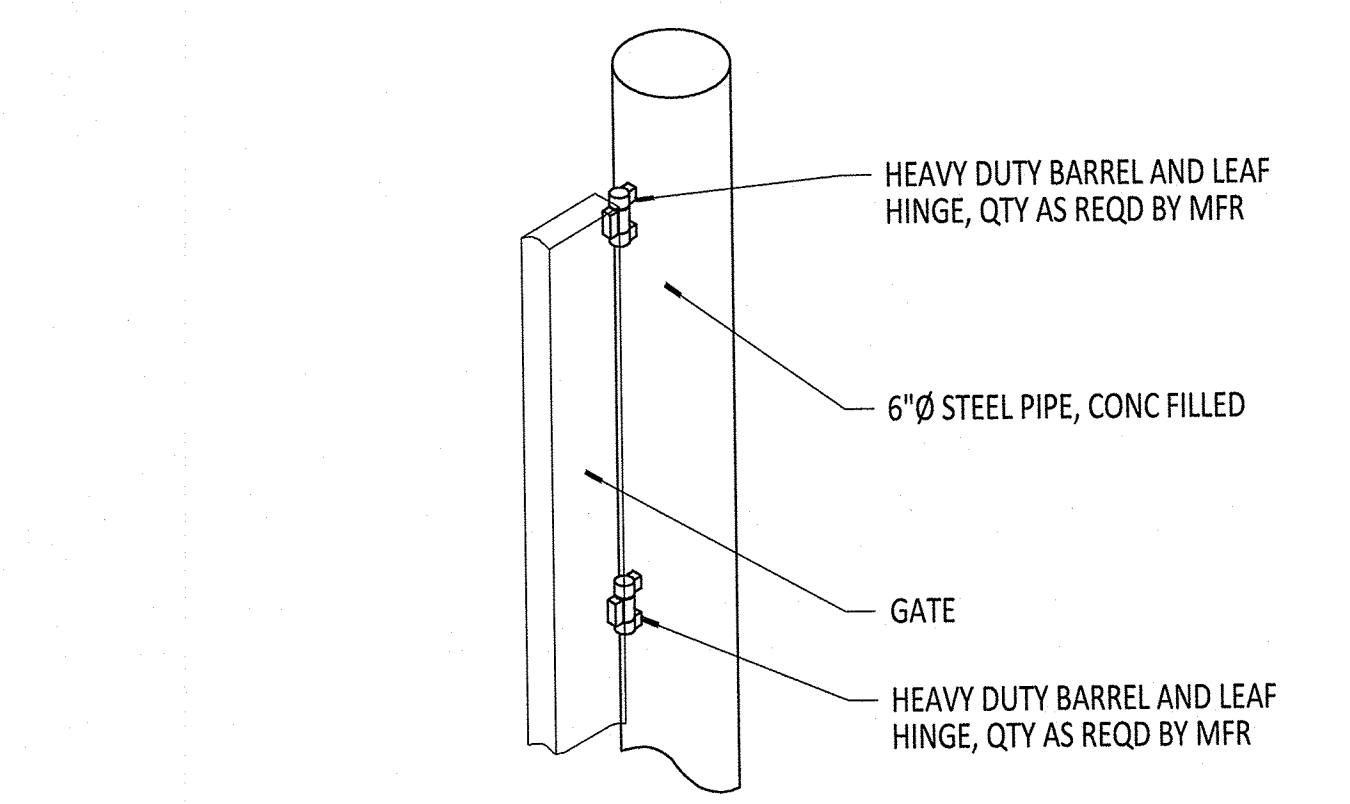
TRAFFIC CIRCULATION LAYOUT



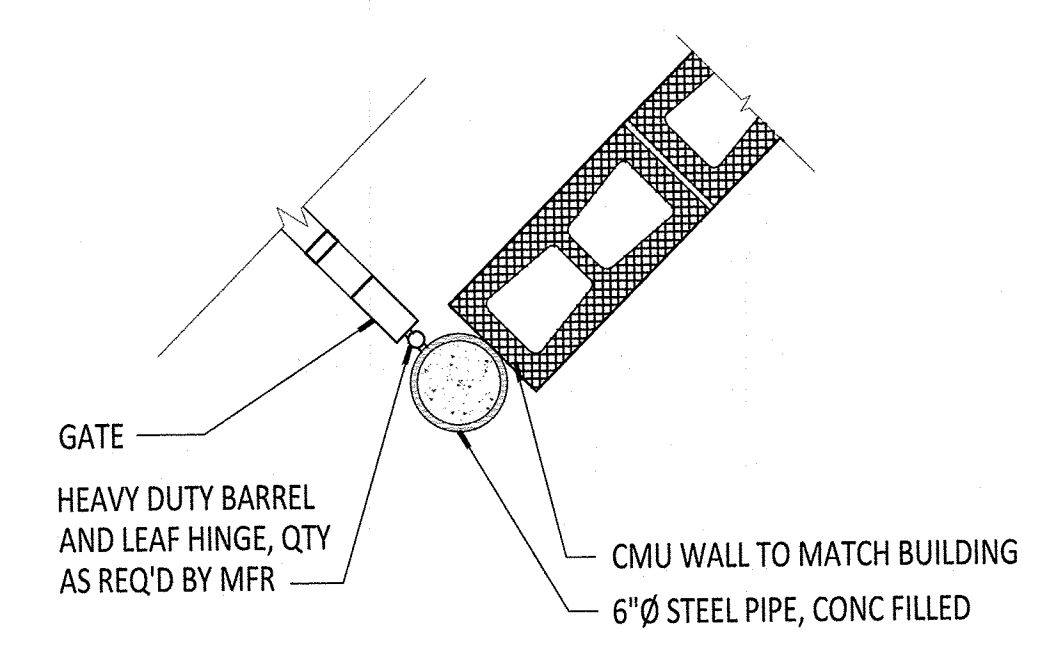
AS103



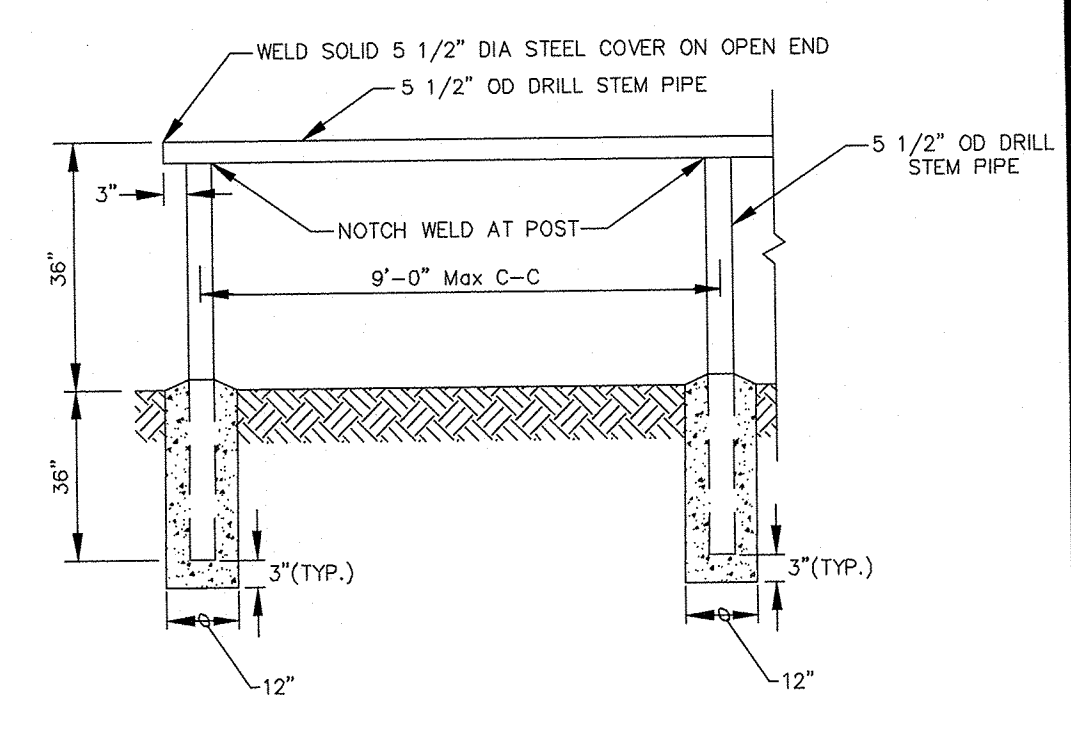
C1 SINGLE DUMPSTER ENCLOSURE
1/4" = 1'-0"



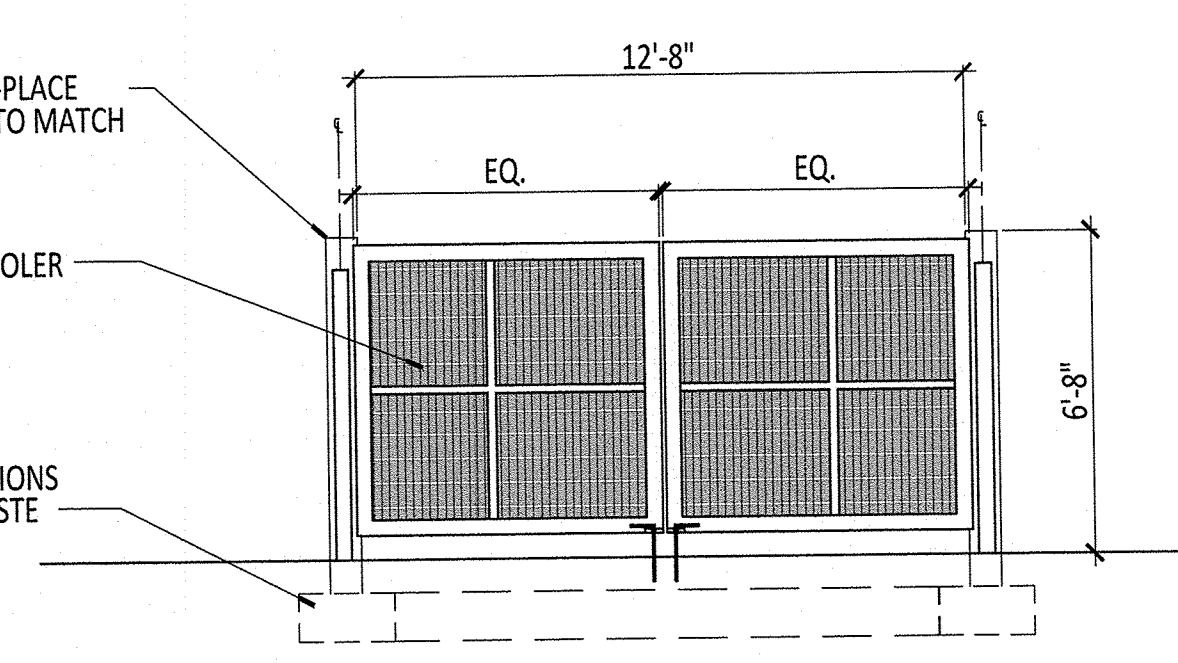
D3 HINGE DETAIL
1" = 1'-0"



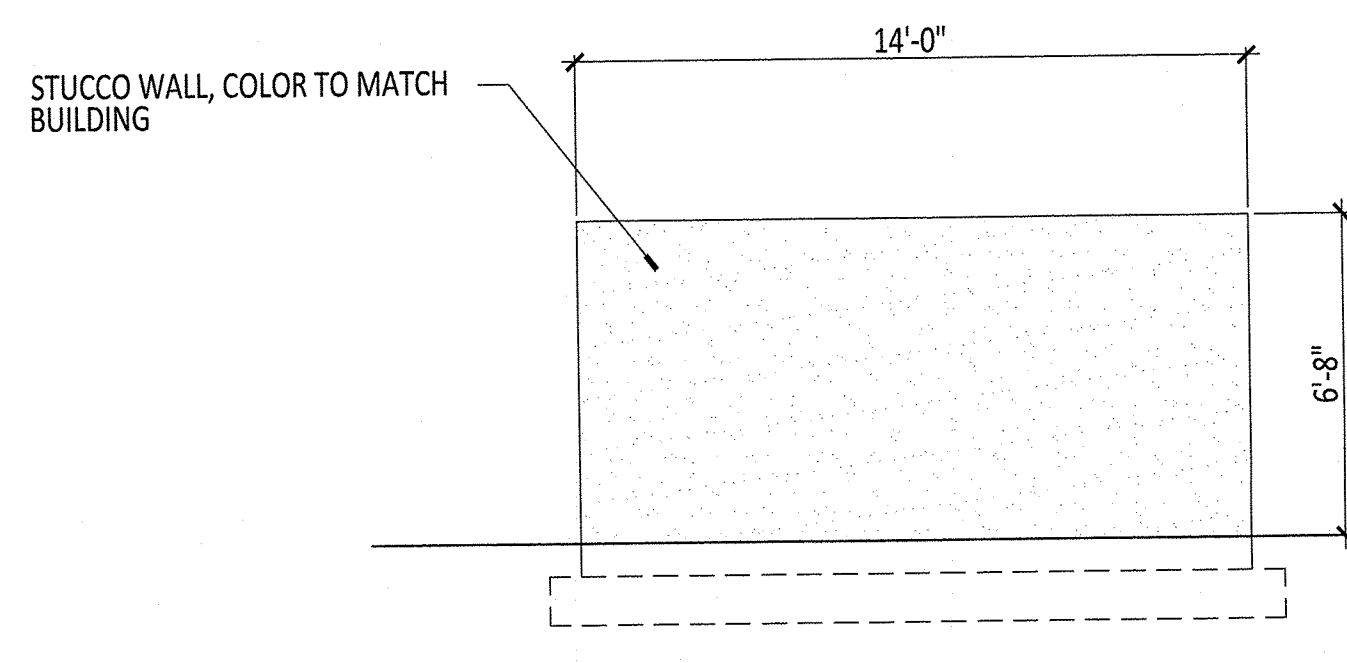
D4 HINGE DETAIL
1" = 1'-0"



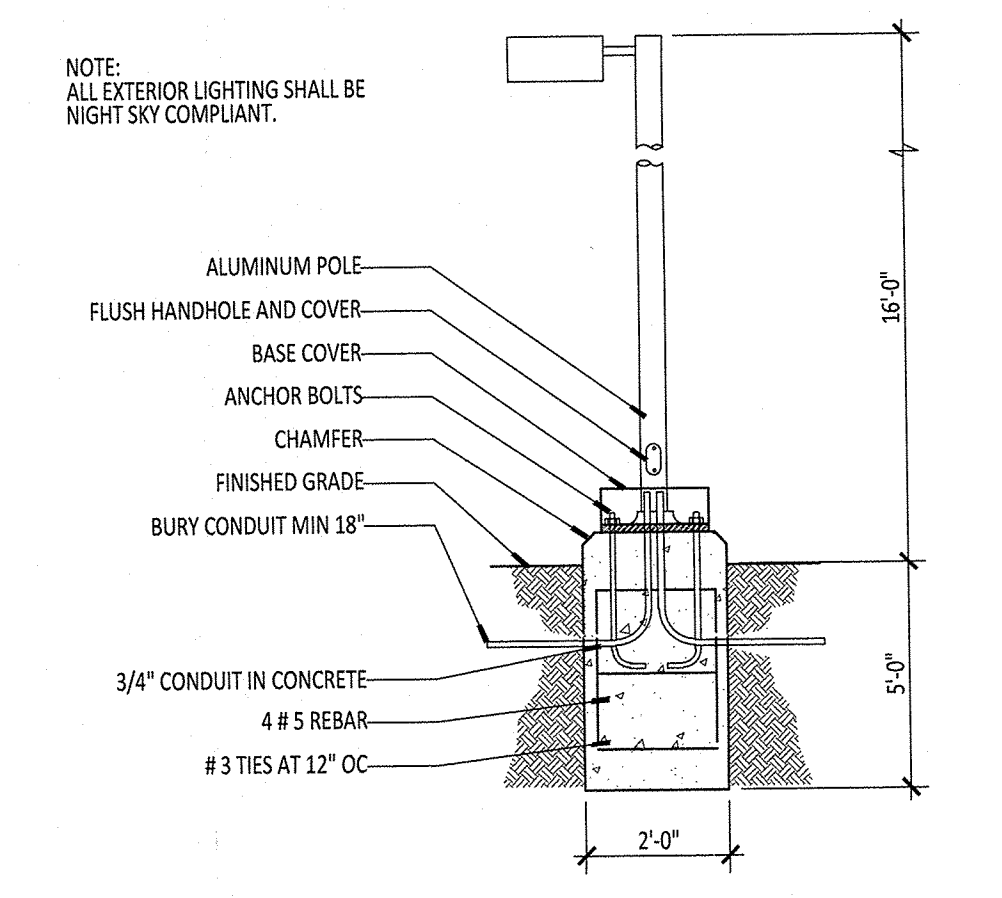
D5 PIPE RAIL FENCING DETAIL
NOT TO SCALE



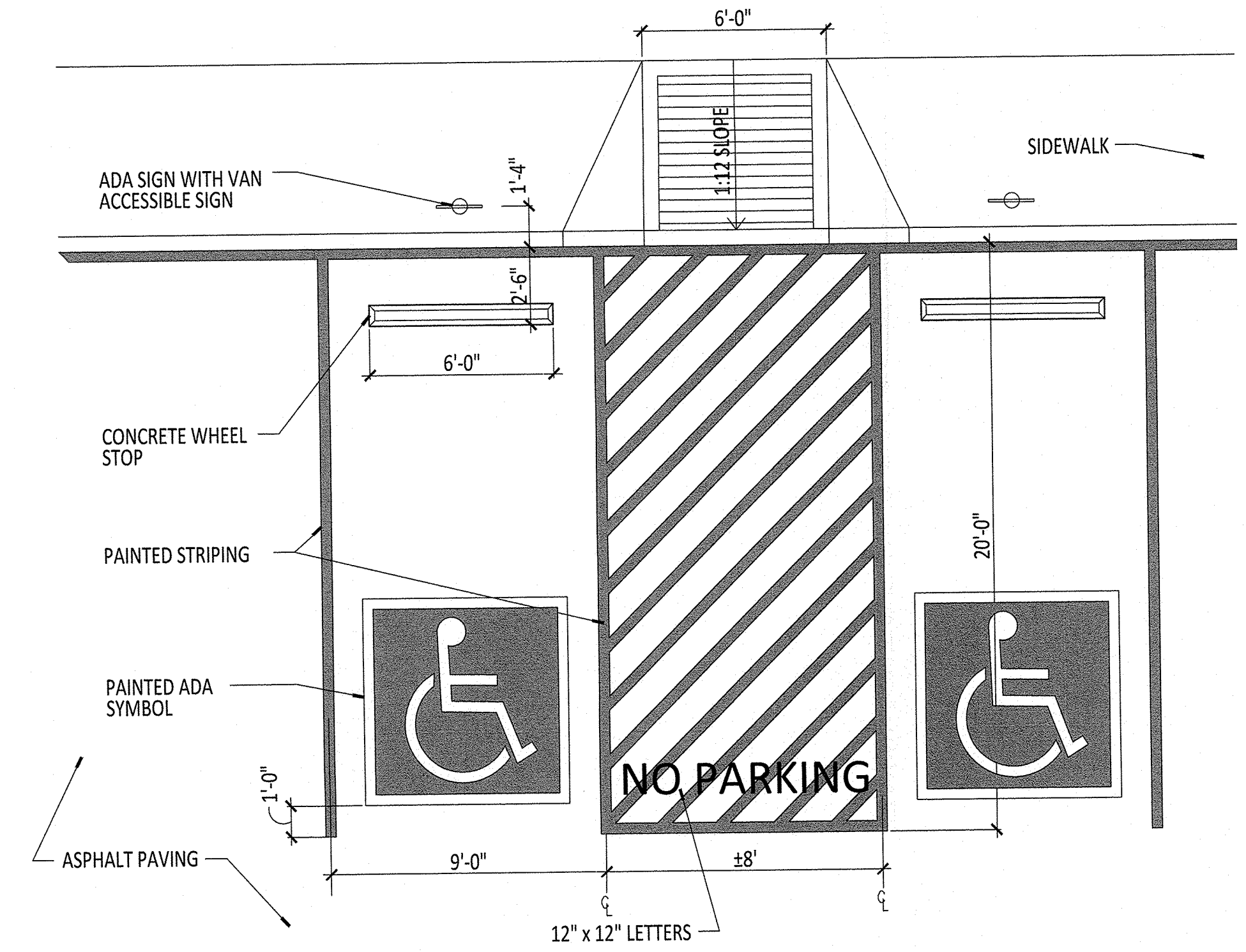
C2 DUMPSTER ELEVATION
1/4" = 1'-0"



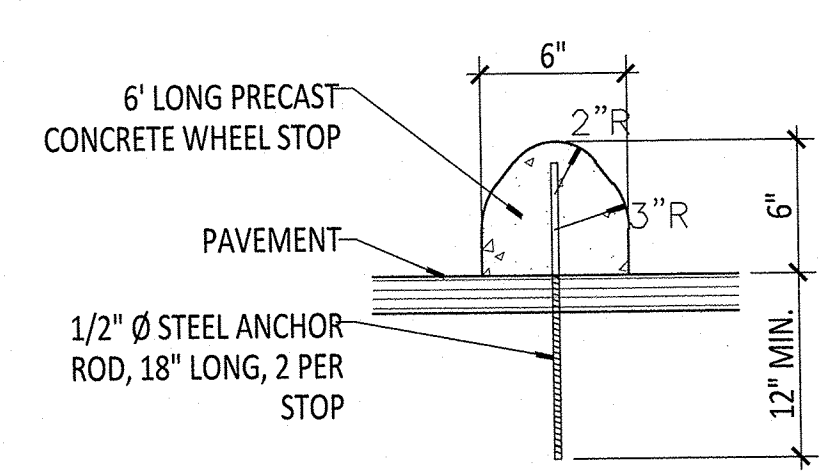
C4 DUMPSTER ELEVATION
1/4" = 1'-0"



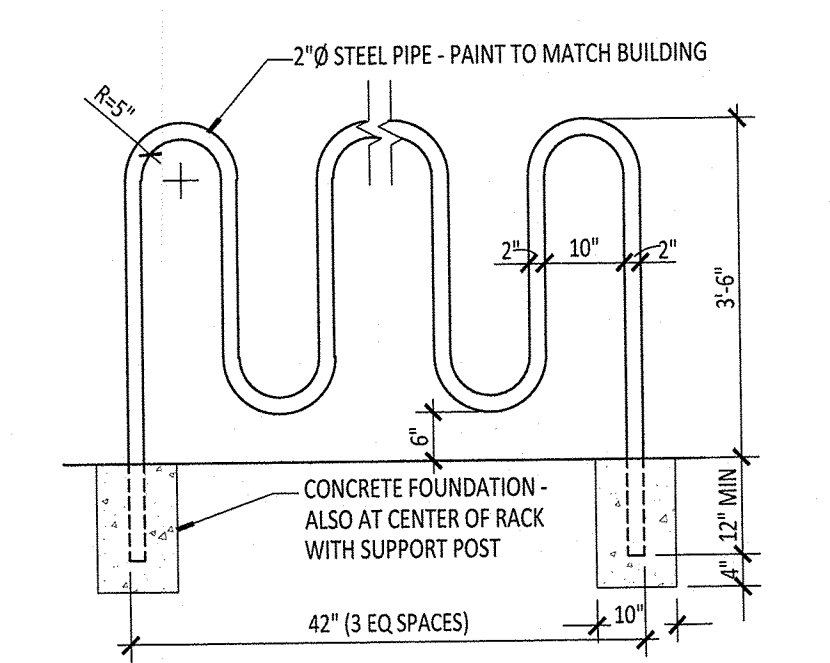
C5 LIGHT POLE BASE
1/2" = 1'-0"



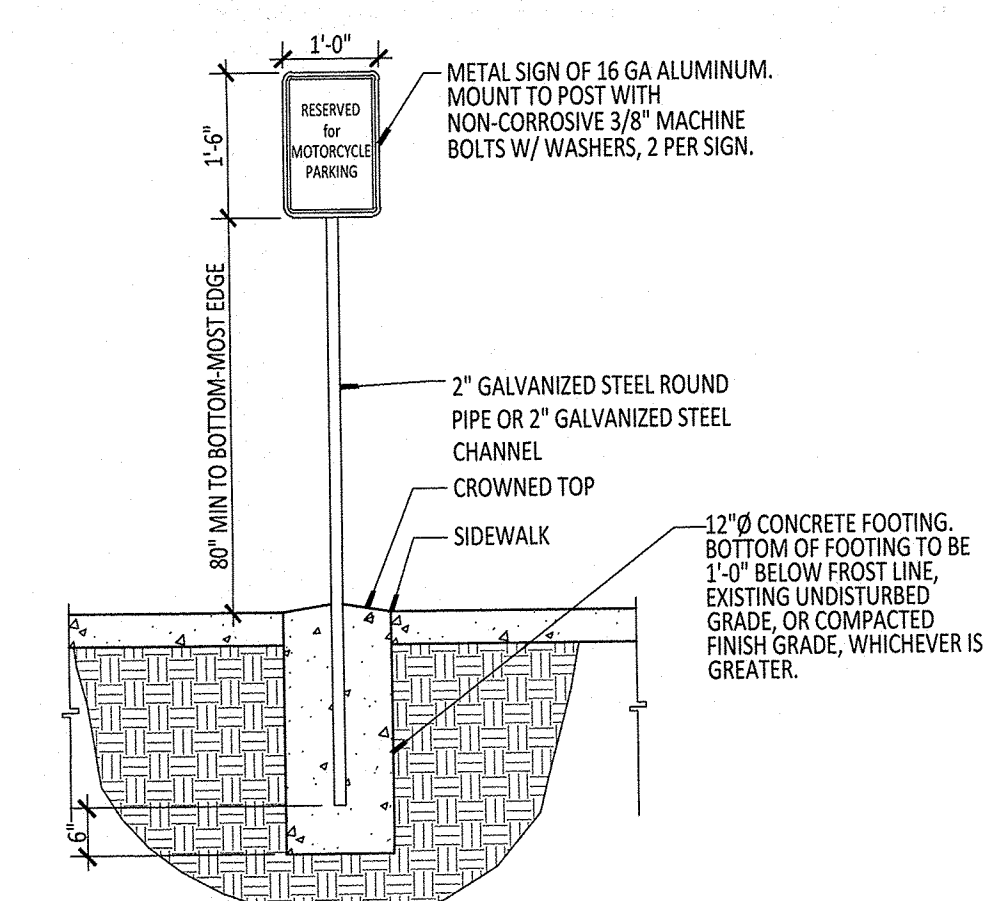
A1 ADA PARKING PLACE
1/4" = 1'-0"



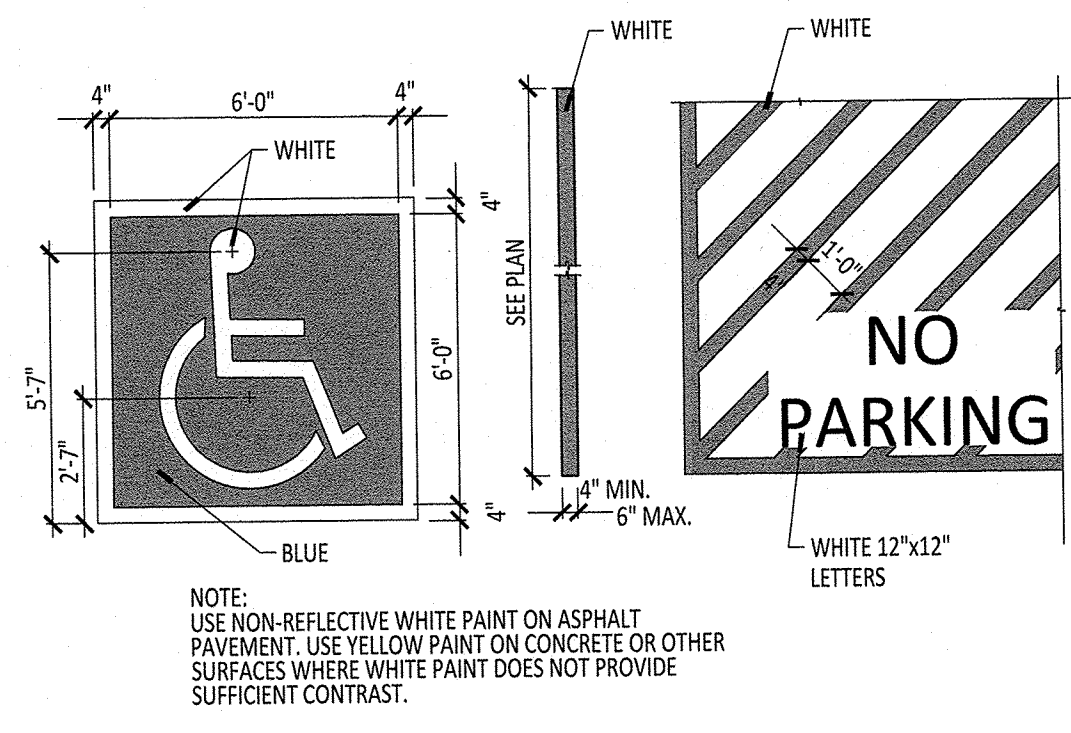
B3 CONCRETE WHEEL STOP
1 1/2" = 1'-0"



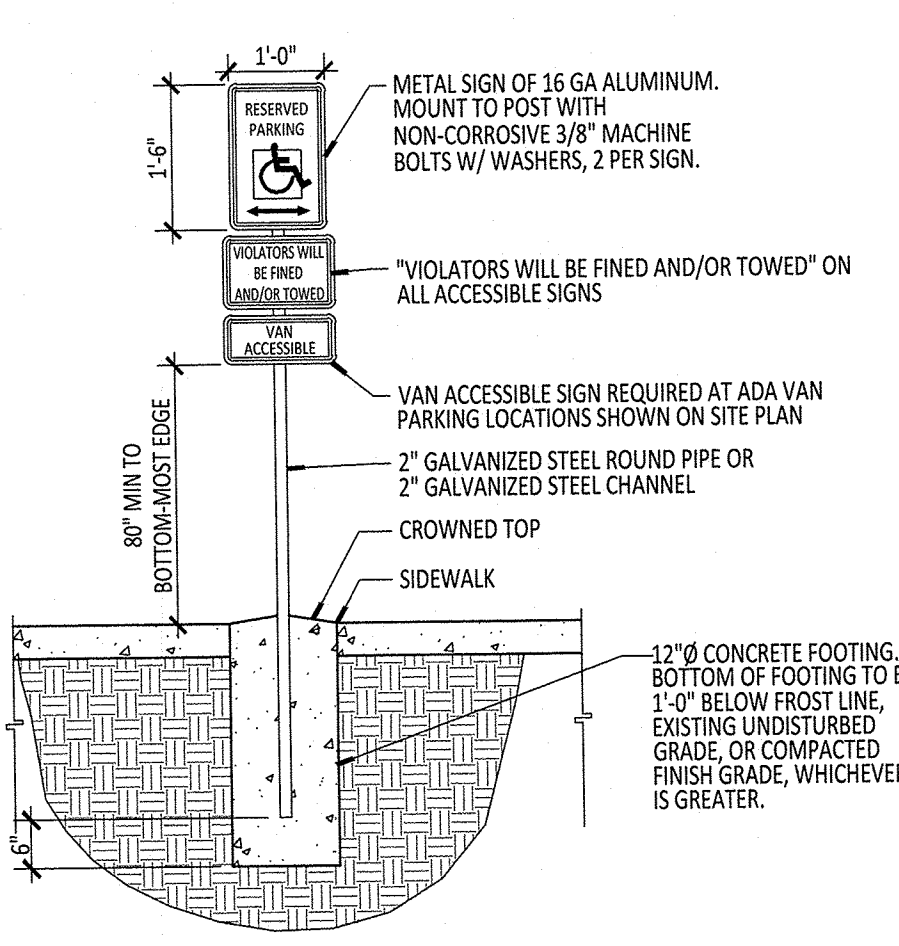
B4 BICYCLE RACK DETAIL
3/4" = 1'-0"



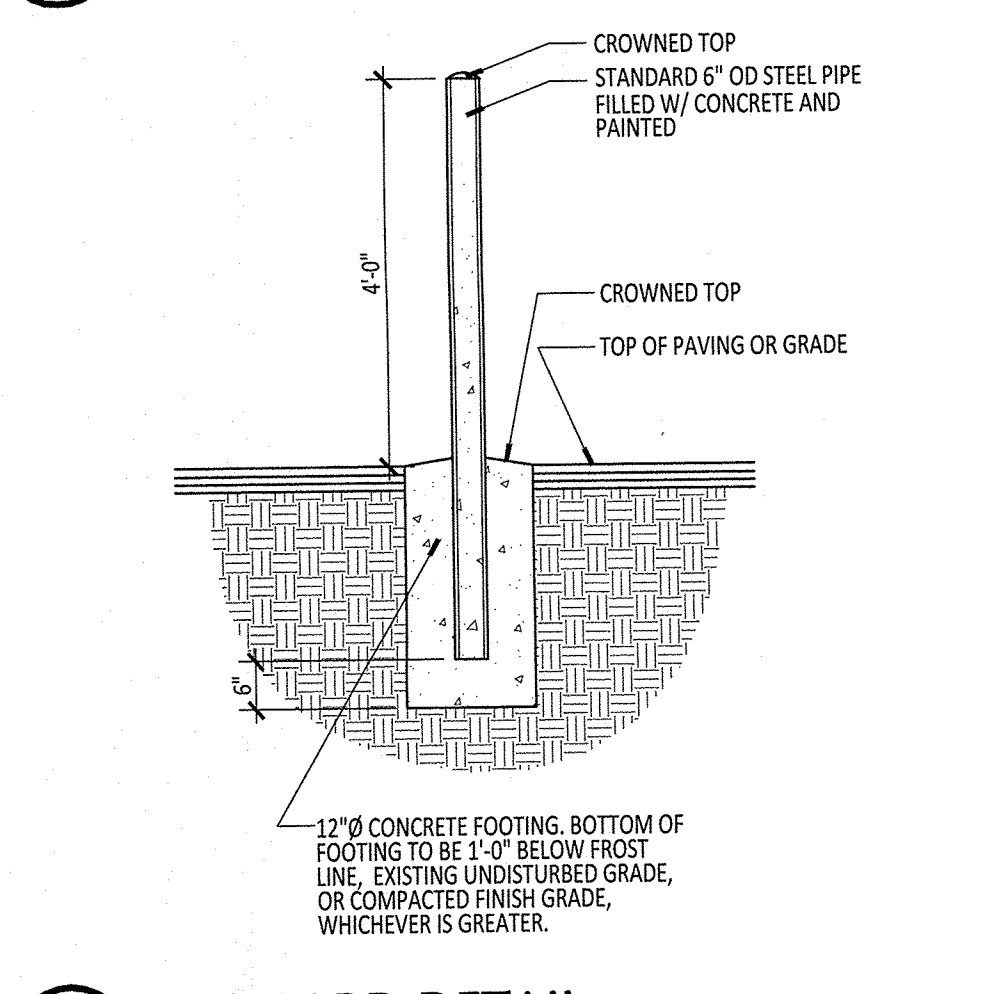
B5 MOTORCYCLE PARKING SIGN
1/2" = 1'-0"



A3 PARKING LOT STRIPING
1/4" = 1'-0"



A4 ACCESSIBLE PARKING SIGN
1/2" = 1'-0"



A5 BOLLARD DETAIL
1/2" = 1'-0"

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DANIEL PUZAK
NO. 6317
03/19/2019
REGISTERED ARCHITECT

Architect/Engineer

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PROJECT NO	1806	
CAD DWG FILE	1086 Monroe's Site Plan	
DRAWN BY	DGP	
CHECKED BY	DGP	
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SITE DETAILS

RECEIVED
MAR 28 2019
LAND DEVELOPMENT SECTION

AS501