

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 2, 2023

Eric Munn, R.A
TI Design Services
717 Cagua Dr. NE
Albuquerque, NM 87108

Re: Dia De Las Baristas
4915 Lomas Blvd. NE
Traffic Circulation Layout
Architect's Stamp 04-27-23 (J17-D006)

Dear Mr. Munn,

The TCL submittal received 04-18-2023 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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. 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 the PLNDRS@cabq.gov for log in and evaluation by Transportation. **AN APPROVED/ACCEPTED SIDEWALK EASEMENT IS A CONDITION OF RELEASING THE FINAL CO.**

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.

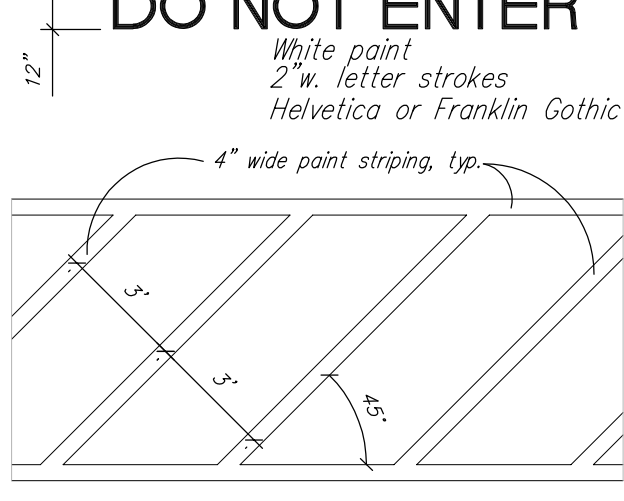
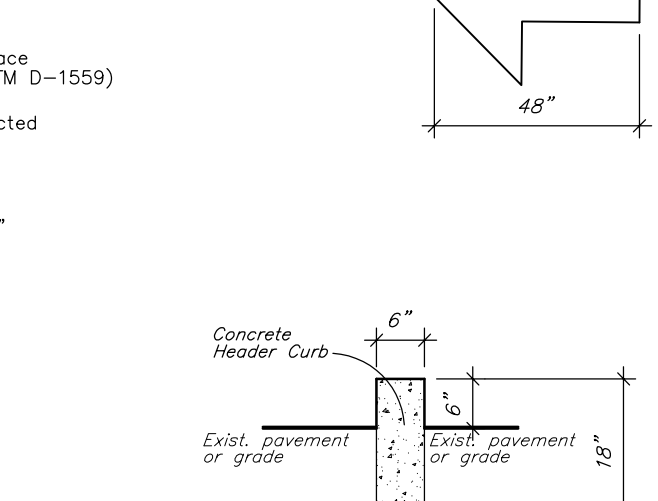
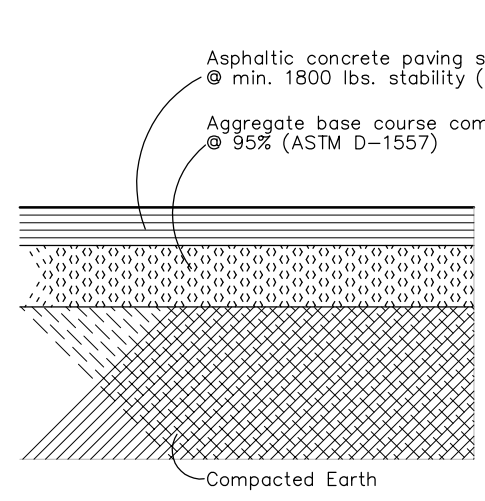
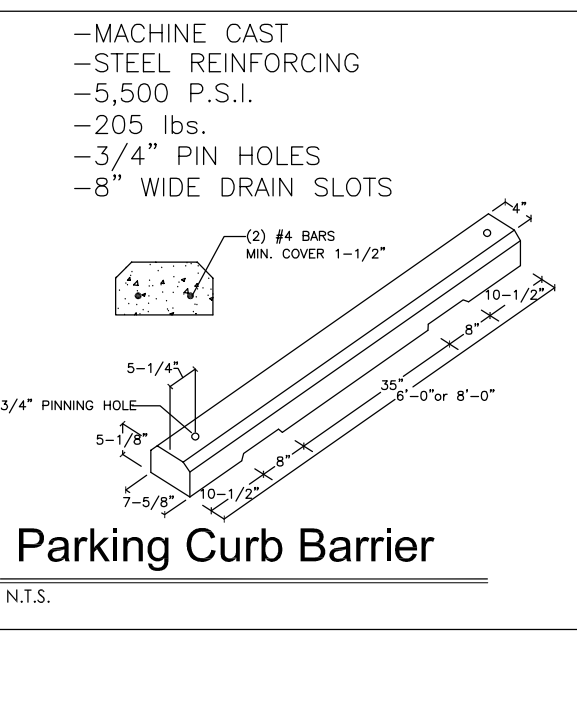
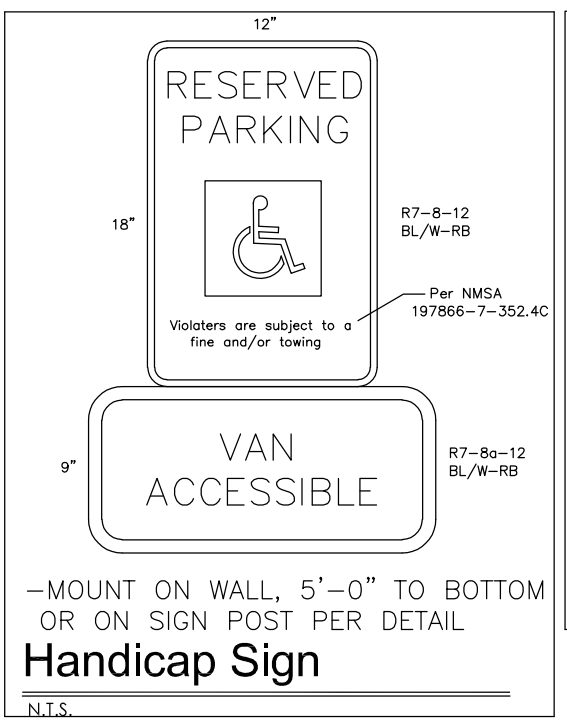
Sincerely,

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

C: CO Clerk, File

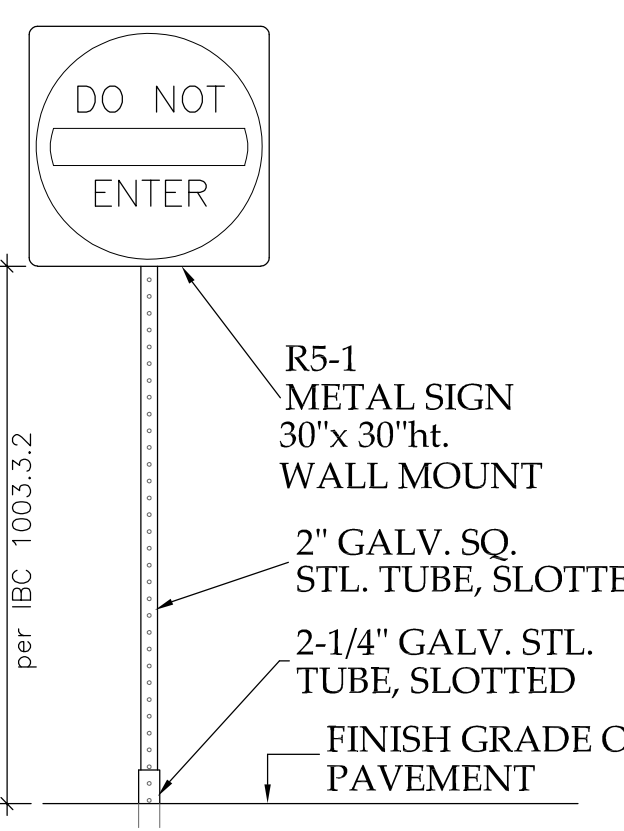
KEYED NOTES

- H.C. Parking Space & Access Aisle, NO PARKING letters shall be capital letters 1"ht. minimum and 2" wide, at rear of space where an adjacent vehicle's rear tires would be placed
- 6" wide Accessible Pedestrian Access pathway from sidewalk to building: Asphalt or Concrete pathway from existing sidewalk to asphalt parking area
- Detectable Warning strip on pavement, 2" depth x 6" wide, typ.
- New concrete curb Standard Dwg. 2415B Header Curb
- Fixed Bolt-down Picnic Tables
- New Single Trash Enclosure for front loader dumpster, 6 yard, per C.O.A. Standards
- New Grease Interceptor per C.O.A. Plumbing Dept.
- "DO NOT ENTER" signage on post, per detail this sheet
- Painted striping on existing pavement, 4" stripe in white
- Wheelchair Accessible table: 34" max. table height, 20" depth knee/toe space, per IBC 1108.2.9.1 5% Indoor Dining = 0 spaces; 5% of Patio dining occupants = 1 space
- Will require a Mini-Work Order thru the DRC City of Albuquerque To be submitted separately from this Building Permit New Paving must be done before final Certificate of Occupancy can be issued by City All Improvements located in the Right of Way must be included in the work order
- New Concrete curb per keynote 4 -or- concrete parking barrier curbs
- "ONE WAY" signage on post, per detail this sheet
- New ADA concrete ramp w/ max. running slope of 8.2% and max. cross slope of 2% 4" thick 3000 psi concrete slab/pad on grade w/8" turned down edges with 4"x4"x1.4x1.4 WMM, over compacted earth.
- Refer to Re-Plat PR-2023-008090/SD-2023-00057 for area dedicated to the City, submitted herein with this TCL

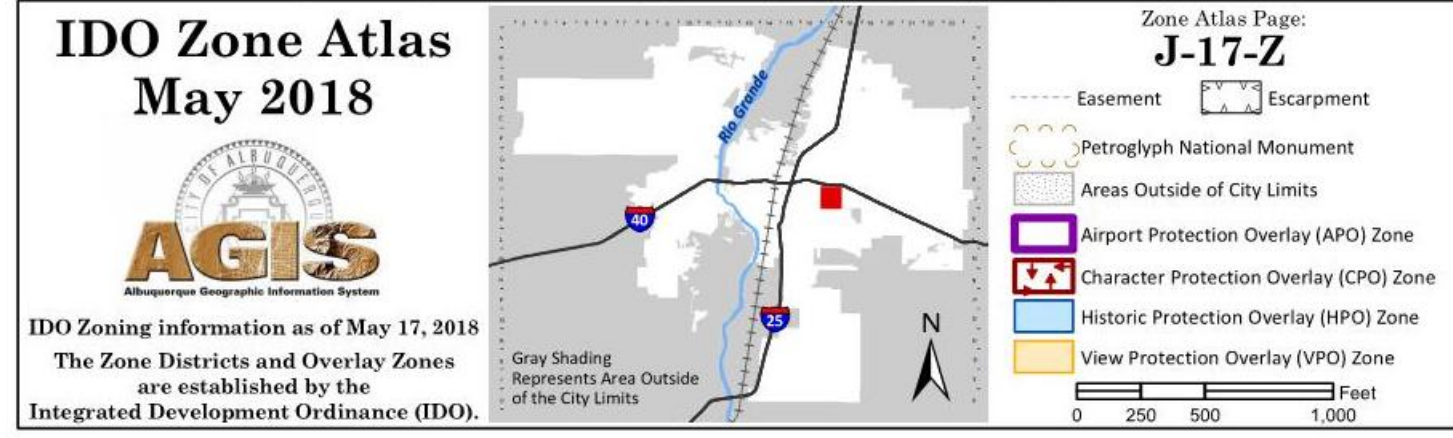
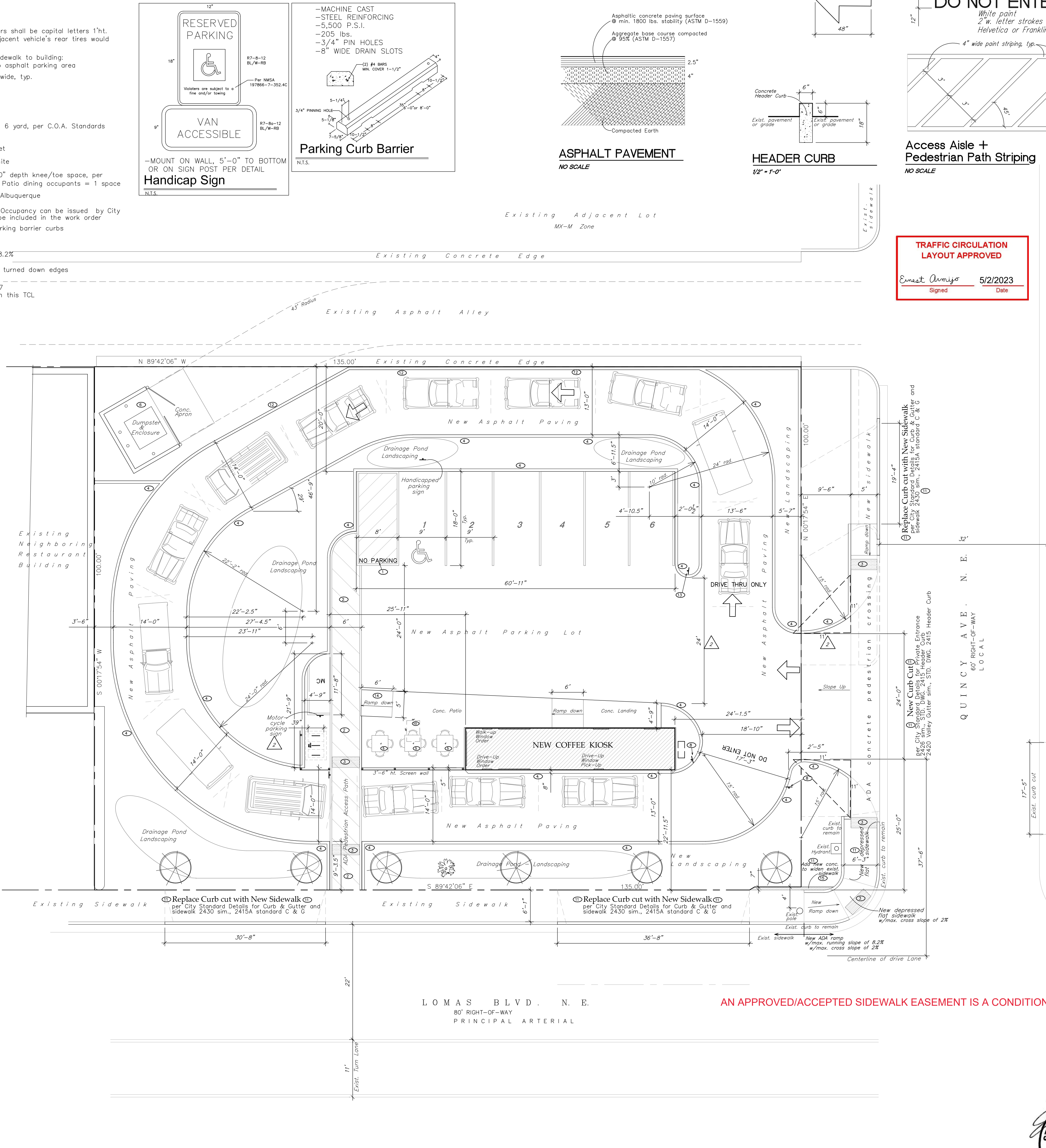
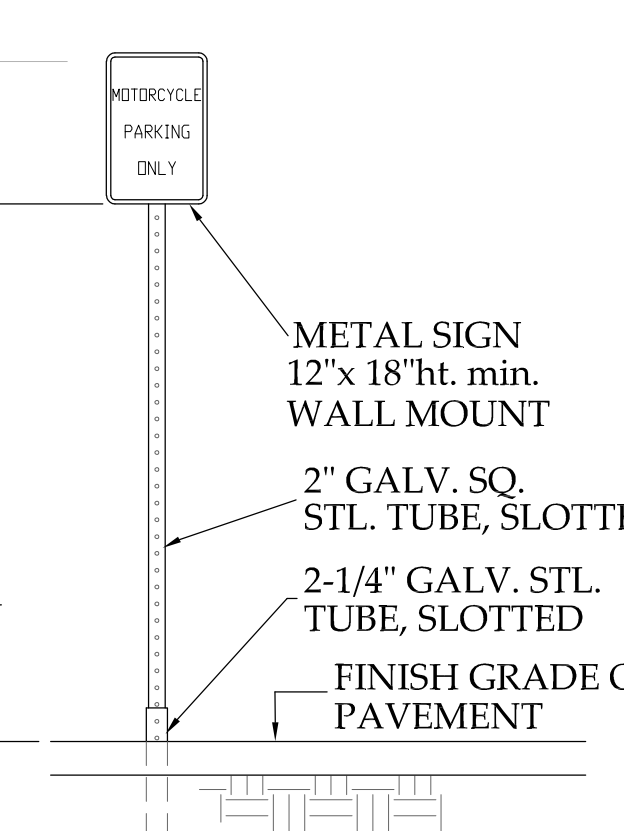


TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Amijo 5/2/2023
Signed Date

Typical Parking Signs



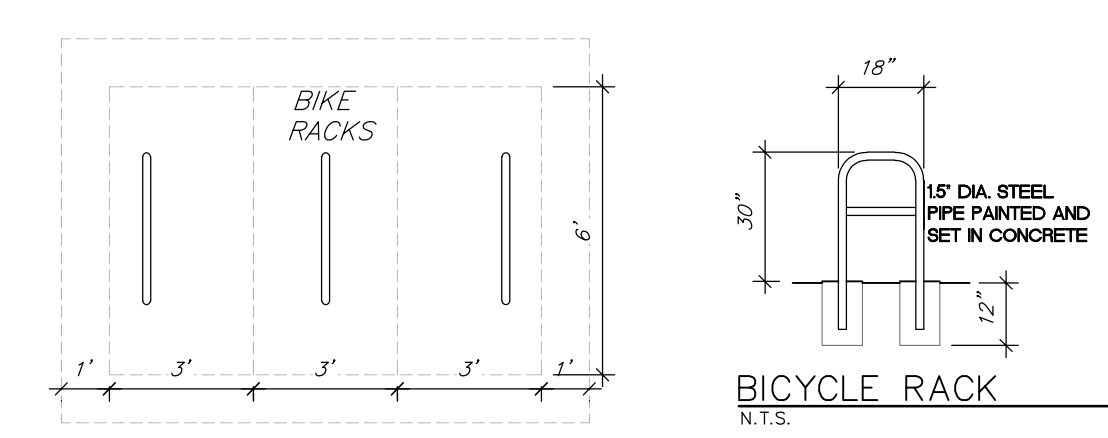
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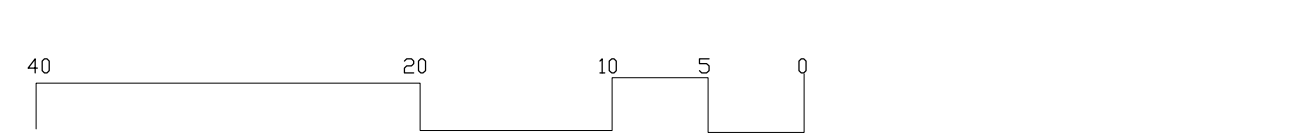
- Unused Curb Cuts must be replaced w/ sidewalk, curb & gutter per City standard drawing 2430 & 2415A
- All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter per City standard drawing 2430 Standard C & G

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

- Bicycle racks shall be sturdy and anchored to a concrete pad
- A 1-foot clear zone around the bicycle parking stall shall be provided
- Bicycle parking spaces shall be at least 6 feet long and 2 feet wide
- a. The rack shall be a minimum 30" tall and 18" wide
- b. The bicycle frame shall be supported horizontally at 2 or more places
- c. Comb/toaster racks are not allowed
- d. The rack shall be designed to support the bicycle in an upright position
- e. The user is not required to lift the bicycle onto the bicycle rack
- f. Each bicycle parking space is accessible without moving another bicycle



- PARKING CRITERIA MT MAIN TRANSIT**
- RESTAURANT
- 8 SPACES PER 1000 SF GROSS
- 8 SPACES REQUIRED (x30% on Transit Route) = 6 REQUIRED SPACES
- 6 SPACES PROVIDED
- 1 OF WHICH IS HANDICAPPED ACCESSIBLE
- + 1 MOTORCYCLE SPACE AND 3 BICYCLE SPACES
- REFUSE**
- REFUSE IS DISPOSED OF IN NEW ON-SITE DUMPSTER/ENCLOSURE
- REFER TO SOLID WASTE APPROVED SITE PLAN ATTACHED WITH TCL SUBMITTAL



TRAFFIC CIRCULATION LAYOUT

