

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 10, 2025

Eric Munn
TI Design Services
717 Cagua Drive NE
Albuquerque, NM 87108

Re: Restaurant remodel
301 OLD COORS DR SW Albuquerque, NM 87121
Traffic Circulation Layout
Engineer's/Architect's Stamp 03-13-25 (K11D091)

Dear Mr. Munn,

The TCL submittal received 04-07-2025 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

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, and the TCL, to [ABQ-PLAN](#) for log in and evaluation by Transportation.

NM 87103

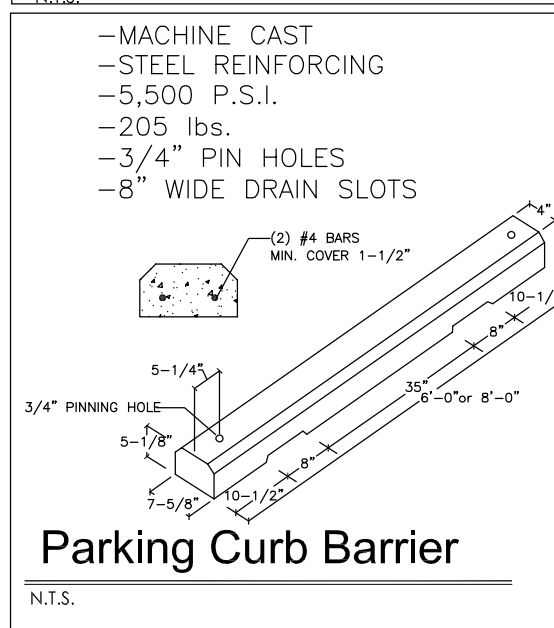
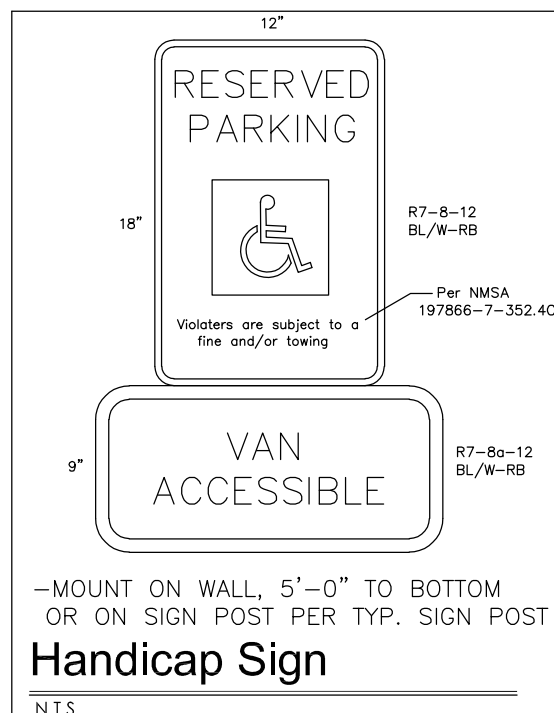
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

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

\xxx via: email
C: CO Clerk, File

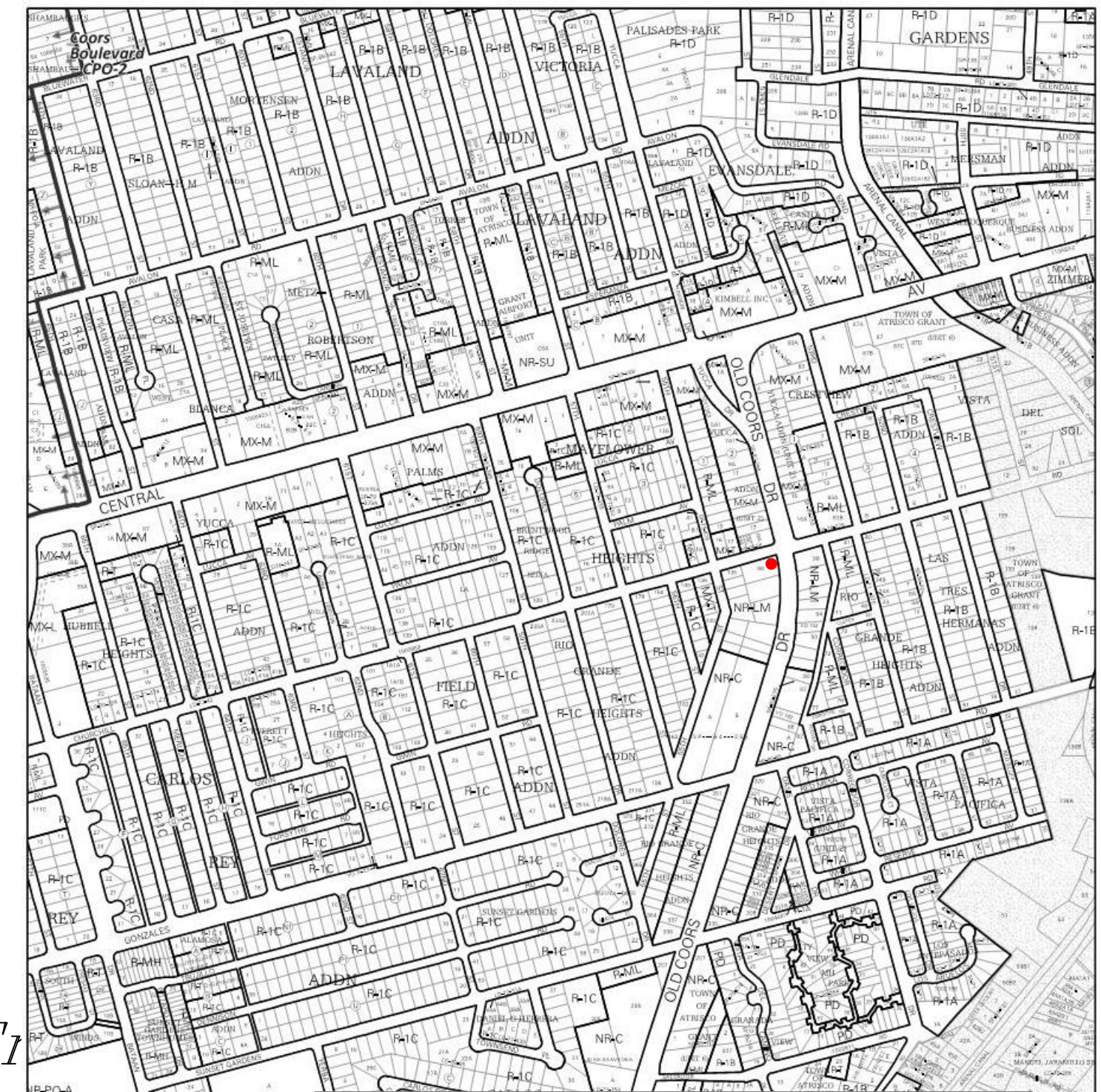


KEYED NOTES

1. 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
2. 6' wide Accessible Pedestrian Access pathway from sidewalk to building: Painted Striping on Asphalt pathway
3. Detectable Warning strip on pavement, 2' depth x 6' wide, typ.
4. New colored concrete entry patio with ADA concrete ramps 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.
5. New 6' wide Crusher Fines ADA access path
6. New Single Trash Enclosure for front loader dumpster, 6 yard, per C.O.A. Standards with floor drain in center of enclosure slab
7. New Grease Interceptor per C.O.A. Plumbing Dept.
8. "DO NOT ENTER" signage on post, per detail this sheet
9. "ONE WAY" signage on post, per detail this sheet
10. New sewer line from dumpster, tie into building sewer to street
11. Provide Two-way cleanouts in sewer per UPC-719.1
12. New concrete sidewalk
4" thick 3000 psi concrete slab/pad on grade w/8" turned down edges with 4"x4"x1.4x1.4 WMM, over compacted earth.

RESTAURANT
RESTAURANT REMODEL
301 Old Coors Drive SW
Albuquerque, NM 87121

TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Munoz Signed 4/11/2025 Date



EXISTING RESTAURANT REMODEL
2615 SF
Exist.

Bathrooms
Addition
57 SF

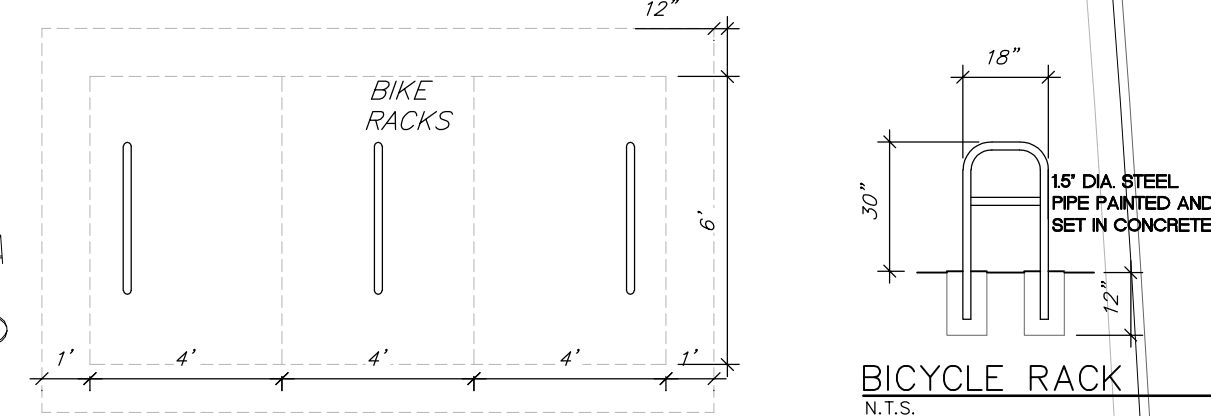
Storage
Addition
240 SF

EXISTING DAYCARE, N.I.C.
PARKING CRITERIA UC-AC-MS-PT

DAYCARE
1 SPACE PER 600 SF GROSS
7120 SF EXIST. DAYCARE
7120 SF / 600 = 12
12 SPACES REQUIRED (30% reduction w/in 1320' of PT)
9 SPACES REQUIRED
9 SPACES PROVIDED
1 OF WHICH IS HANDICAPPED ACCESSIBLE

PARKING CRITERIA UC-AC-MS-PT

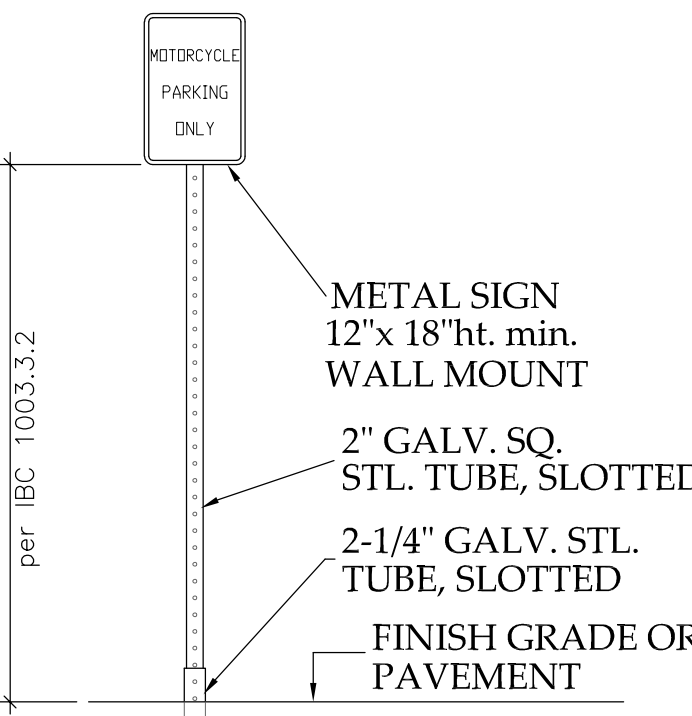
RESTAURANT
3.5 SPACES PER 1000 SF GROSS
2615 SF EXIST. RESTAURANT
2615 SF / 1000 = 2.6 x 3.5 = 9.1 SPACES REQUIRED
10 SPACES REQUIRED (30% reduction w/in 1320' of PT)
7 SPACES REQUIRED
7 SPACES PROVIDED
1 OF WHICH IS HANDICAPPED ACCESSIBLE



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
Comb/toaster racks are not allowed
c. The rack shall be designed to support the bicycle in an upright position
See the DPM 7-4(k)(2) & IDO 14-16-5-5(E) for additional information
d. The rack allows varying bicycle frame sizes and styles to be attached
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

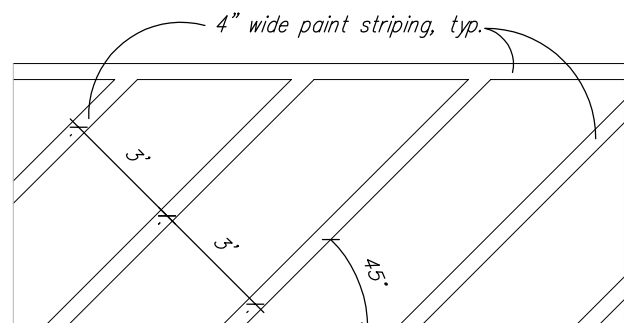
Typical Parking Signs

N.T.S. NMAC, SECTION 14.7.2.19 J

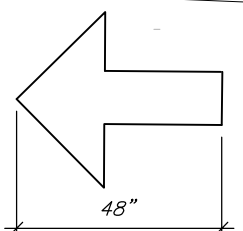


Typical Parking Signs

N.T.S. NMAC, SECTION 14.7.2.19 J



Access Aisle +
Pedestrian Path Striping
NO SCALE



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

Unused Curb Cuts must be replaced w/ sidewalk, curb & gutter
per City standard drawing 2430 & 2415C

All broken or cracked sidewalk must be replaced with sidewalk
and curb & gutter per City standard drawing 2430



NORTH

TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 10' - 0"

RESTAURANT REMODEL

RESTAURANT REMODEL

SHEET

TCL

3 - 13 - 25
DATE