

CITY OF ALBUQUERQUE



September 25, 2020

Stefan Johnson
SMPC
219 Central Ave. #800 NW
Albuquerque, NM 87102

**Re: Standard Diner/Range Café Patio
320 Central Ave.
Traffic Circulation Layout
Architect's Stamp 09-15-2020 (K14-D055)**

Dear Mr. Johnson,

The TCL submittal received 09-17-2020 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 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 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,



Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

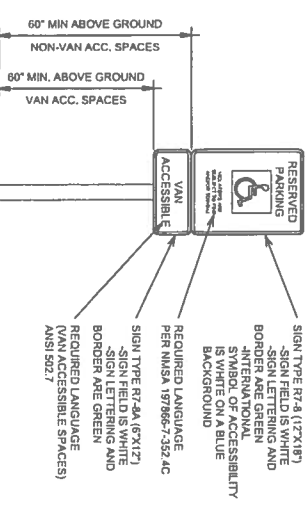
www.cabq.gov

VICINITY MAP



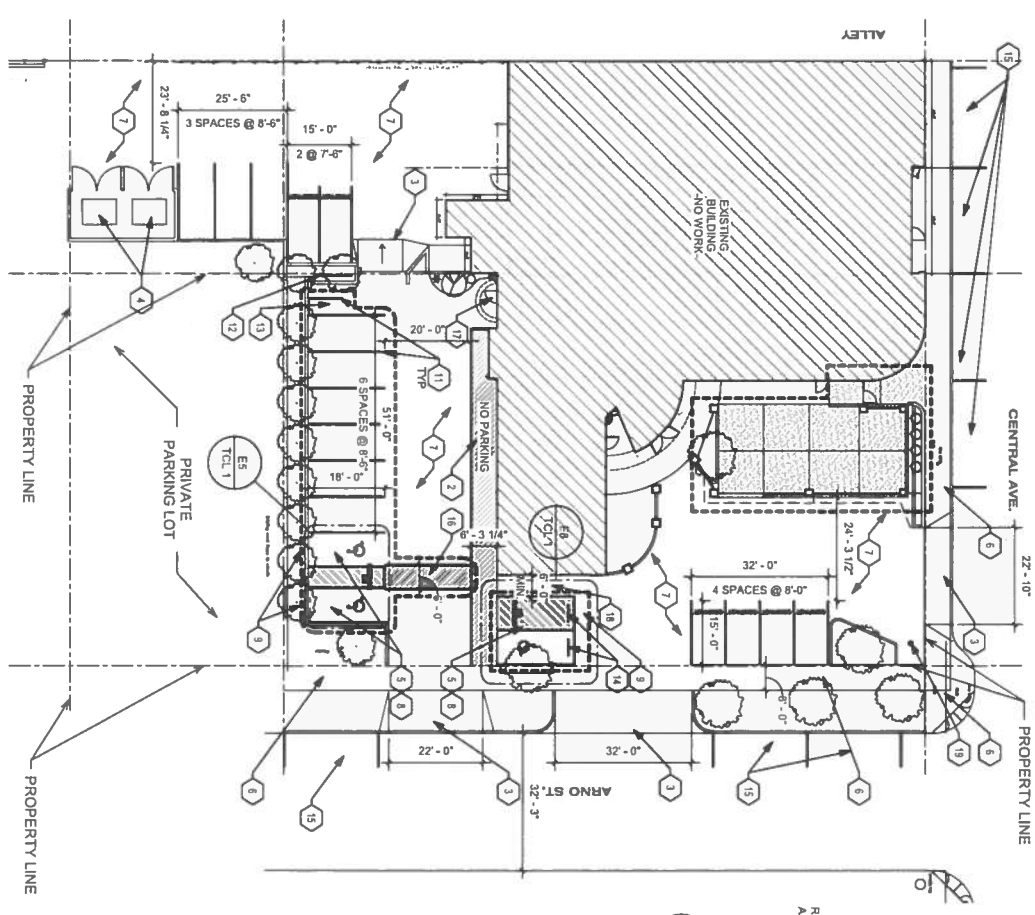
GENERAL INFORMATION

ADDRESS: 320 Central Ave SE, Albuquerque, NM 87102
 OWNER: Vinea Designery, Ulfine Building Sciences, LLC
 UPC: 101405737378151507
 LEGAL DESCRIPTION: TRACT 001 029HUNINGS HIGHLAND ADD W/SETT L1 THRU 3
 DOCUMENT NUMBER: 2019020616 031115 WD - EN
 ACRES: 0.17
 DD DISTRICT: DENMINEN - LOW/ENTREPRENEURIAL
 DD ZONE: DISTRICT: M-XL
 LOT: BLOCK: 91 SUBDIVISION: HUNINGS HIGHLAND ADDN
 ZONE ATLAS PAGE: K14

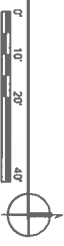


ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATIONS' MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES', LOCAL CODES AND AS SPECIFIED MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

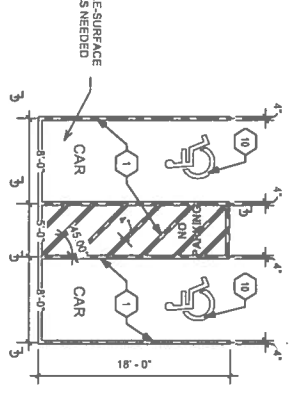
H1 ACCESSIBLE PARKING SIGN TYP.



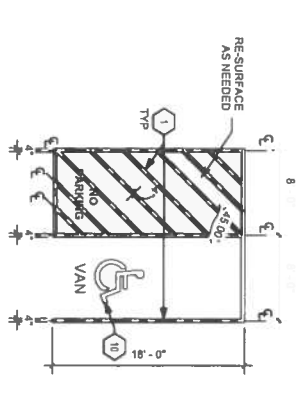
A1 TRAFFIC CIRCULATION PLAN



E5 ACCESSIBLE PARKING



E8 ACCESSIBLE VAN PARKING



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

SHEET KEYNOTES

- HANDICAP SYMBOL MARKING AND STRIPING, BLUE
- EXISTING CURB CUT/DRIVE PAD
- EXISTING ASPHALT DRIVEWAY
- ASPHALT ADA PARKING AREA LEVEL WITH CONCRETE, NO RAMP
- ADOPTED, MODIUM 1/2" VERTICAL DEFLECTION ALLOWED PER
- EXISTING CONCRETE SIDEWALK
- EXISTING ASPHALT PAVEMENT
- PROVIDE PER PAINT STRIPES AT 45° ANGLE TO PARKING SPACES AND 90° TO DRIVEWAY. PERMANENT BLUE PAINT IN ACCESSIBLE PARKING AREAS, MIN. 2 COATS. INSTALL THE HIGH AND TWO INCHES WIDE, MIN. 2 COATS, SET AND VAN ACCESSIBLE SIGNAGE WHERE NOTED. HIC SIGN MUST INCLUDE LANGUAGE PER 66-7-352 AC NMSA 1978. VOLUTORS ARE SUBJECT TO A FINE AND/OR TOWING.
- STANDARD, MIN. 2 COATS, "WHEEL CHAIR SYMBOL (BLUE) PER ADA
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR PARKING SPACES AS SHOWN, MIN. 2 COATS.
- EXISTING BONE PAINTING AREA, 2 SPACES, ADD PAINT LABELS (2 COATS) AND SIGNAGE PER COA REQUIREMENTS.
- INSTALL EXISTING PRE-CAST WHEELSTOPS.
- EXISTING ON-STREET PARKING SPACES.
- STRIPES AT 45° ANGLE, SPACED AT 1'-0" 2 COATS MIN.
- ADA RESTAURANT ENTRANCE
- 6'-0" CLEAR WALK AREA
- EXISTING SIGN

LEGEND

SCOPE BOX CURRENT PHASE
 ELEMENTS WITHIN SCOPE BOX ARE NEW/
 ELEMENTS, EVERYTHING ELSE IS EXISTING.

PARKING CALCULATION

PROPERTY DESIGNATION: UC-M-S-PT § 4.0002/0003/0004/0005
 COUNTY COMPLEMENTARY PLAN 13
 REQUIRED PARKING § 4.0002
 RESTAURANT: 5 OCC PER 1000 SF § (TABLE 5-5-1 COA DD)
 Total SF: 5,948 SF
 5,948/1000 = 5.9
 5.9 x 5 = 29.5 Spaces
 27 x 70 § 5-5-1(C)(1)(C) (Number of spaces per building area) = 18.9
 18.9 Spaces required
 28 Provided
 OUTDOOR PARKING NOT REQUIRED § (TABLE 5-5-1 COA DD)

ACCESSIBLE SPACES:
 VEHICLE REQUIRED 1 PROVIDED 1
 ACCESSIBLE REQUIRED 1 PROVIDED 1
 MOTORCYCLE REQUIRED 1 PROVIDED 1
 BICYCLE PARKING (EXISTING) REQUIRED 3 PROVIDED 4

TRAFFIC CIRCULATION LAYOUT
 APPROVED
 Signed _____ Date 9/25/2016

SMPC
 STATE OF NEW MEXICO
 PATRICIA H. HANCOCK
 ARCHITECT
 NO. 2095
 215 Central Ave SE
 Albuquerque, NM 87102
 Phone: 505.243.4400
 Fax: 505.243.4401

Patricia Hancock
 2020.09.15.15:22:30:0000
 REGISTERED ARCHITECT

STANDARD DINER/RANGE CAFE PATIO EXPANSION

320 Central Ave SE, Albuquerque, NM 87102

NO.	DATE	DESCRIPTION

TRAFFIC CIRCULATION LAYOUT

TCL 1
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