

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 19, 2021

Patricia H. Hancock , RA
SMPC
219 Central Ave NE Suite 800
Albuquerque, NM 87102

Re: Standard Diner/Range Café Patio Expansion
320 Central Ave SE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 9-15-20 (K14D055)
Certification dated 6-14-21

Dear Ms. Hancock,

PO Box 1293

Based upon the information provided in your pictures received 7-19-21, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact Ernie Gomez at (505) 924-3981.

NM 87103

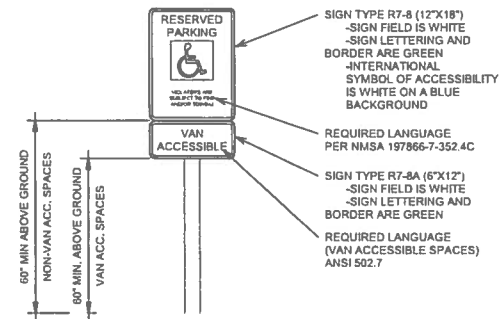
Sincerely,

www.cabq.gov

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

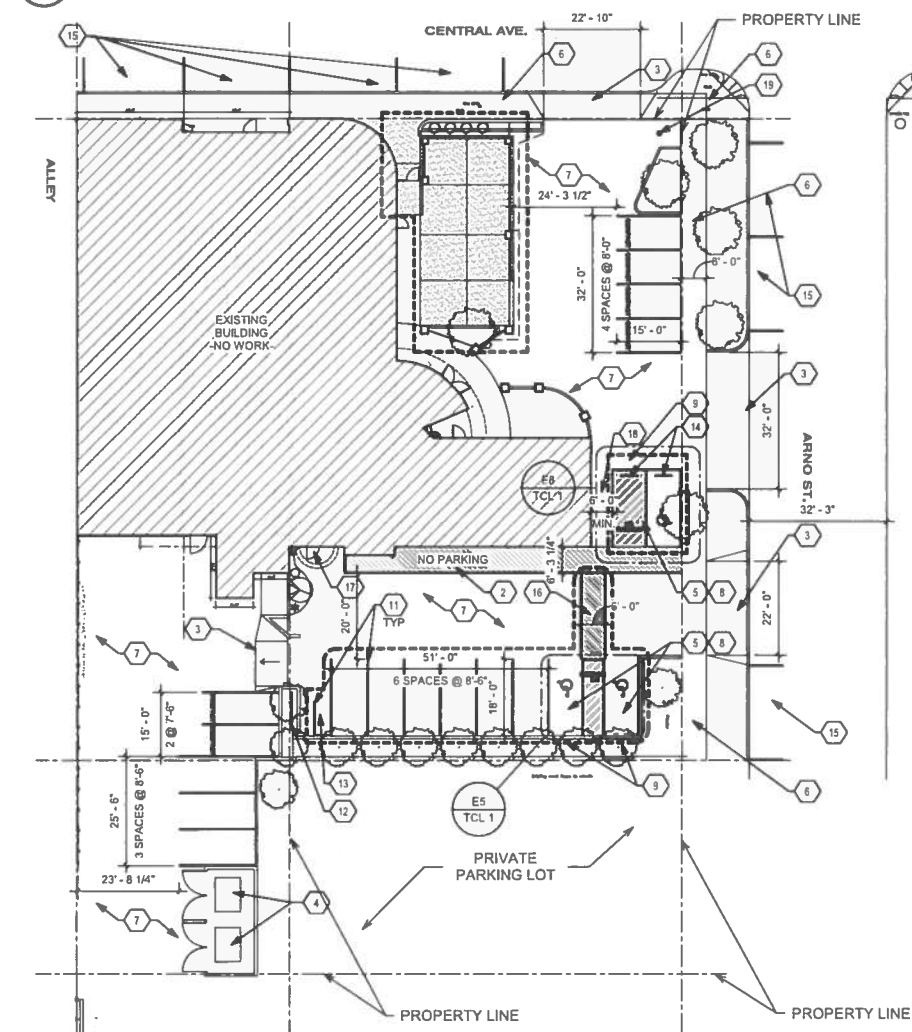
Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



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

H1 ACCESSIBLE PARKING SIGN TYP.



A1 TRAFFIC CIRCULATION PLAN

VICINITY MAP



PROJECT SITE:
320 CENTRAL AVE SE

GENERAL INFORMATION

ADDRESS 320 Central Ave SE Albuquerque NM 87102
OWNER: Vince DiGregory, Lifeline Building Sciences, LLC
UPC: 101405739737811507
LEGAL DESCRIPTION: T-001 009HUNINGS HIGHLAND ADD W50FT L1 THRU 3
PROPERTY CLASS C
DOCUMENT NUMBER 2015026616 033115 WD - EN
ACRES: 0.17
IDO ZONE DISTRICT: MX-L
IDO DISTRICT DEFINITION: LOW INTENSITY
LAND USE 041 COMMERCIAL SERVICES
LOT BLOCK 9 | SUBDIVISION: HUNINGS HIGHLAND ADDN
ZONE ATLAS PAGE: K14

SHEET KEYNOTES

- HANDICAP SYMBOL MARKING AND STRIPING, BLUE
- EXISTING "NO PARKING" STRIPING, RED PAINT
- EXISTING CURB CUT/DRIVE PAD
- EXISTING DUMPSTER AND STORAGE AREA
- ASPHALT ADA PARKING AREA LEVEL WITH CONCRETE, NO RAMP REQUIRED, MAXIMUM 1/2" VERTICAL DEFLECTION ALLOWED PER ADA
- EXISTING CONCRETE SIDEWALK
- EXISTING ASPHALT PAVEMENT
- PROVIDE 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPS, SPACES AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS), MIN. 2 COATS. INSTALL THE WORDS "NO PARKING" AS SHOWN WITH LETTER AT LEAST ONE FOOT HIGH AND TWO INCHES WIDE, MIN. 2 COATS.
- INSTALL HVC SIGNAGE PER DETAIL THIS SHEET. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. HVC SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
- PAINTED INTERNATIONAL WHEEL CHAIR SYMBOL (BLUE) PER ADA STANDARD, MIN. 2 COATS.
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR PARKING SPACES AS SHOWN, MIN. 2 COATS.
- EXISTING BIKE RACK
- MOTORCYCLE PARKING AREA, 2 SPACES, ADD PAINT LABELS (2 COATS) AND SIGNAGE PER COA REQUIREMENTS.
- INSTALL EXISTING PRE-CAST WHEELSTOPS.
- EXISTING ON-STREET PARKING SPACES.
- PAINTED PATH FROM ADA PARKING: PROVIDE 4" WIDE PAINT STRIPES AT 45° ANGLE, SPACED AT 1'-6", 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-MS-PT § ALBUQUERQUE BERNALILLO COUNTY COMPREHENSIVE PLAN 5-1

REQUIRED PARKING § COA IDO
RESTAURANT: 5 OCC PER 1000 SF § (TABLE 5-5-1 COA IDO)

Total SF: 5,368 SF
5,368/1000 = 5.4
5.4 x 5 = 27 Spaces
27 x 70 § 5-5 (C)(5)(C) previously to internal 30% reduction
18.9 § 5-5 (C)(1)(C) rounded down from the required whole number

18 Spaces required
20 Provided

OUTDOOR PARKING NOT REQUIRED § (TABLE 5-5-1 COA IDO)

ACCESSIBLE SPACES:
VAN ACCESSIBLE
REQUIRED 1 PROVIDED 1
ACCESSIBLE
REQUIRED 1 PROVIDED 1

MOTORCYCLE:
REQUIRED 1 PROVIDED 1

BIKE PARKING: (EXISTING)
REQUIRED 3 PROVIDED 4

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

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed

Date

9/25/2020

SMPC Architects

219 Central Ave SE
Albuquerque, NM 87102
1-202-253-8658
www.smpcarchitects.com



STANDARD DINER/RANGE CAFE
PATIO EXPANSION

320 Central Ave SE, Albuquerque, NM 87102

NO	DATE	DESCRIPTION
1	2020-09-03	PROJECT #
2	20244	DRAWN BY
3	RSJ	CHKD BY
4	PH	

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SHEET TITLE

TRAFFIC
CIRCULATION
LAYOUT

TCL 1


SHEET OF

June 14, 2021

TRAFFIC CERTIFICATION

I, **Patricia Hancock AIA**, NMRA _____, OF THE FIRM **SMPC Architects**, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED **9/25/2020**. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY **Vince DiGregory OF THE FIRM Lifeline Building Sciences, LLC**. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON **6/14/2021** AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR **Certificate of Occupancy**.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



ENGINEER'S OR ARCHITECT'S STAMP

Signature of Engineer or Architect

June 14, 2021

Date

