

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 26, 2021

James B Clark, RA
Masterworks Architect Inc.
516 11th St. NW
Albuquerque, NM 87102

**Re: Lindo Mexico Cantina Addn.
7209 Central Ave NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 2-16-21 (K19D144)**

Dear Mr. Clark,

The TCL submittal received 2-26-2021 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.

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, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel 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,

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



PROJECT
LOCATION

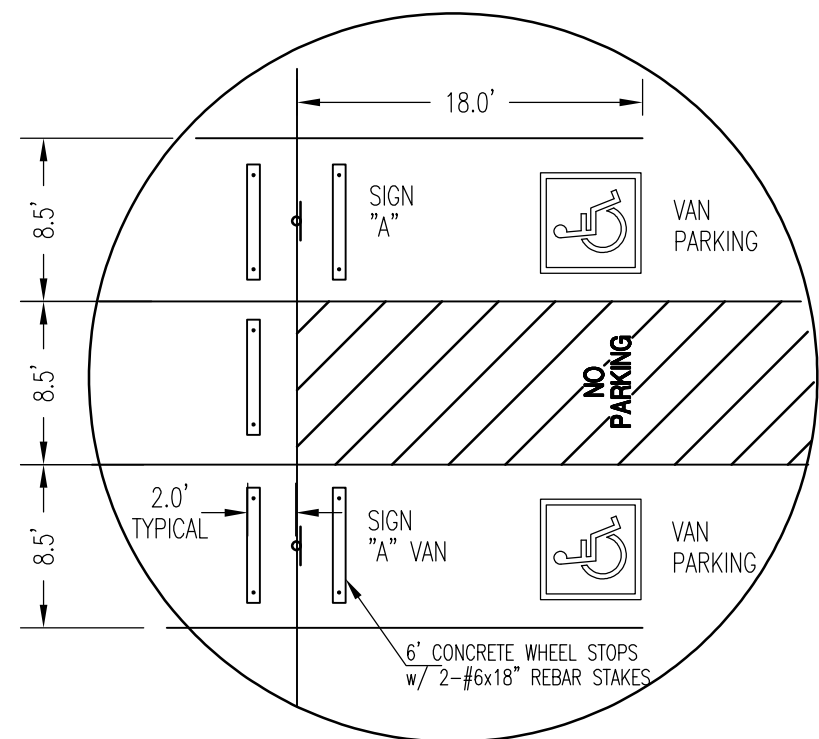
2
TCL

AERIAL SITE PLAN — EXISTING CONDITIONS

SCALE: 1" = 20'-0"

TRAFFIC CIRCULATION LAYOUT APPROVED
2/26/2021

Jeanne Wolfenbarger



NOTE:
THE EXISTING PARKING AREA AND ACCESSIBLE PATHWAY GRADING ARE
WITHIN THE 1.50 (2%) MAX. SLOPE REQUIREMENT IN ALL DIRECTIONS

3
TCL

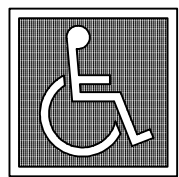
ACCESSIBLE PARKING SPACES

SCALE 1" = 10.0'

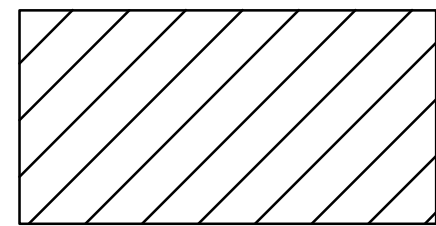
5
TCL

BIKE RACK

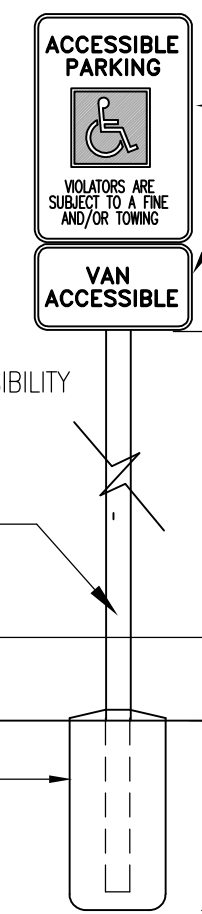
SCALE: 1/2" = 1'-0"



NO
PARKING



SIGN 'A'



SIGN TYPE R7-8 (12"x18")
SIGN TYPE R7-8A (6"x12")

ALL SIGN TYPES:
-SIGN FIELD IS WHITE
-SIGN LETTERING AND
BORDER ARE GREEN
-INTERNATIONAL SYMBOL OF ACCESSIBILITY
IS WHITE ON BLUE BACKGROUND

2" SQ STEEL
POST IN CONCRETE

MEASURE FROM TOP
OF EXISTING PAVING

4" CONC COVER
ALL AROUND

5'-0"
VAN ACCESSIBLE SPACES
5'-0"
ACCESSIBLE SPACES

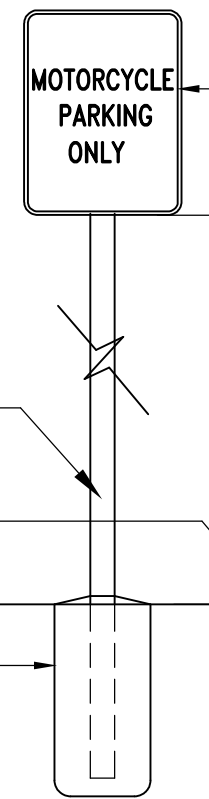
SIGN MARKINGS:
-SIGN FIELD IS WHITE
-SIGN LETTERING AND
BORDER ARE GREEN

2" SQ STEEL
POST IN CONCRETE

MEASURE FROM TOP
OF EXISTING PAVING

4" CONC COVER
ALL AROUND

SIGN 'B'



SIGN 12"x18"

5'-0"
MOTORCYCLE PARKING ONLY
5'-0"

4" CONC COVER
ALL AROUND

EXISTING SIGNAGE TO BE RELOCATED

4
TCL

PARKING SIGNAGE

NO SCALE

LEGAL DESCRIPTION

LOT 11-A, BLOCK 2
LA MESA ADDN
TOTAL SITE AREA 53,944.8 ± SF / 1.2675 AC
ZONING MX-M (C-2), ZONE MAP K19
UPC 101905703312330801

SCOPE OF WORK

THIS PROJECT IS FOR THE CONSTRUCTION OF A 1,151.5 SF ADDITION OUTDOOR PATIO CANTINA. THE OCCUPANT LOAD WILL BE 54 CUSTOMERS PLUS 4 BARTENDERS AND WAIT STAFF. SERVING AREA SF IS LESS THAN THE MINIMUM REQUIRED TO PROVIDE ACCESSIBLE FACILITIES. PRIMARY FOOD SERVICE PREP WILL BE DONE IN THE EXISTING MAIN KITCHEN. RELOCATE ACCESSIBLE PARKING TO ACCOMMODATE THE PATIO SUPPORT STRUCTURE.

PARKING ANALYSIS OF THIS PROPOSED PATIO CANTINA ADDITION

PARKING REQUIREMENTS:
AUTOMOBILES AND LIGHT TRUCKS

RESTAURANT w/ BEER-WINE LICENSE	7,324 SF FACILITY	IDO Table 5-5-1
8 SPACES / 1000 SF		IDO Table 5-5-1 BASIC
5 SPACES / 1000 GSF	0.005 * 7,324 SF = 37 SPACES	IDO Table 5-5-1 UC-MS-PT
CENTRAL AVE. ART TRANSIT STOP PROXIMITY	30% REDUCTION -11 SPACES	IDO Section 5-5(C)(5)(c)
TOTAL REQUIRED PARKING SPACES:	26 SPACES	
TOTAL PROVIDED PARKING SPACES:	37 SPACES	

OTHER PARKING

ACCESSIBLE PARKING SPACES

ADAG 4.1.2(5)

26 ><= 50

= 2 SPACES

TOTAL SPACES PROVIDED: 2 SPACES

EXISTING OFF STREET PARKING FACILITIES ARE ADEQUATE

MOTORCYCLE PARKING SPACES

IDO 5-5(D) Table 5-5-4

26 ><= 50

= 2 SPACES

TOTAL SPACES PROVIDED: 2 SPACES

BICYCLE PARKING SPACES

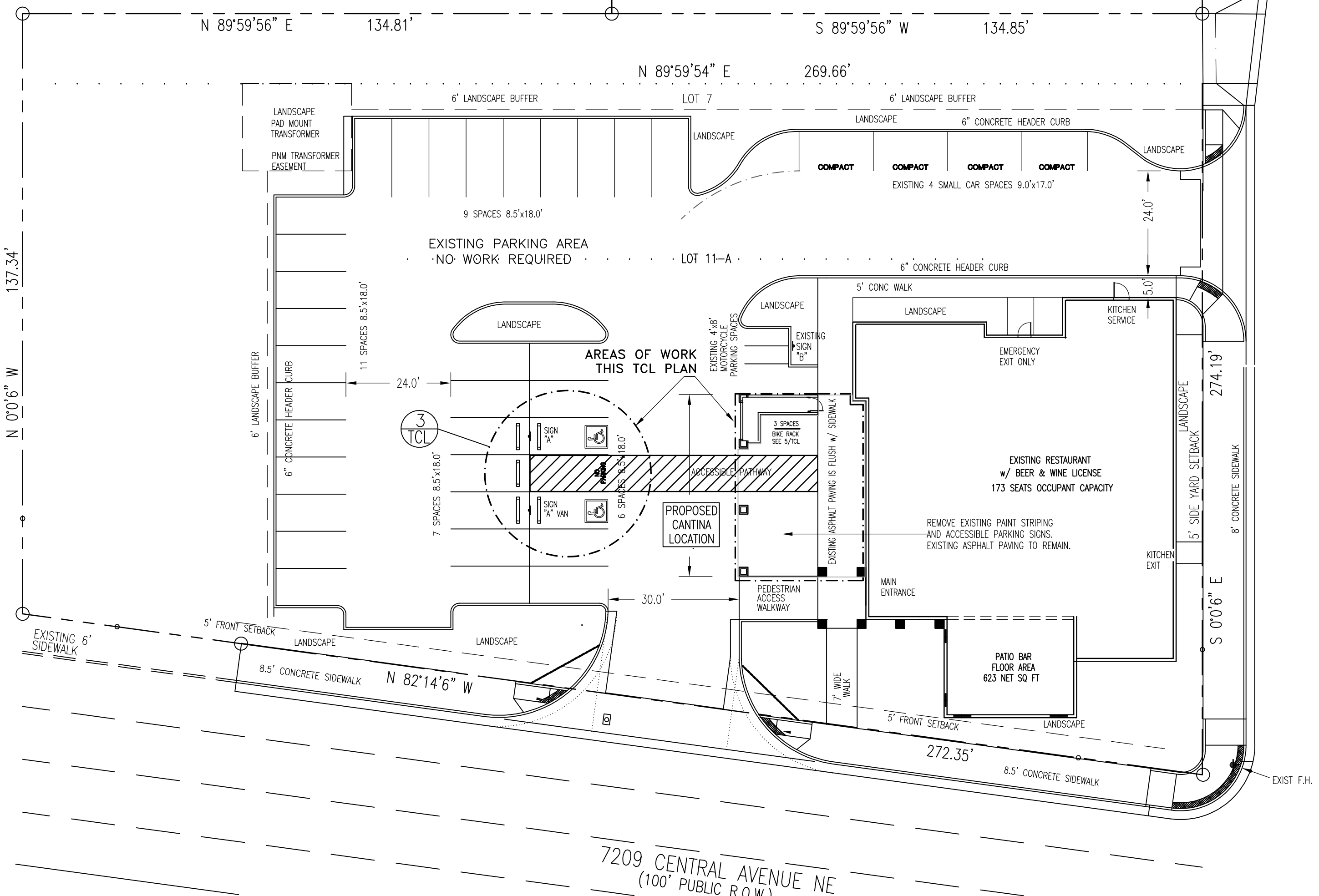
IDO 5-5(E) Table 5-5-5

26 SPACES * 10%

= 3 SPACES

TOTAL SPACES PROVIDED: 3 SPACES

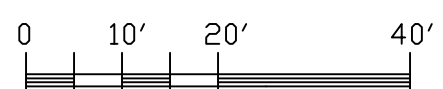
ALCAZAR STREET NE
(60' PUBLIC R.O.W.)



1
TCL

TCL SITE LAYOUT PLAN

SCALE: 1" = 20'-0"



**MASTERWORKS
ARCHITECTS, INC**
516 ELEVENTH ST NW 242-1866
ALBUQUERQUE, NEW MEXICO 87102

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FILE #2020.18D-2-SITE
16 FEB 2021

James B. Clark
16 FEB 2021
NEW MEXICO
JAMES BENJAMIN CLARK III
1047
REGISTERED ARCHITECT

PATIO CANTINA ADDITION
LINDO MEXICO RESTAURANT
7209 CENTRAL AVE. N.E.
ALBUQUERQUE, NM 87108

TCL SITE PLAN
LOCATION MAP
PARKING DETAILS

TCL