

CITY OF ALBUQUERQUE



May 29, 2019

Masterworks Architects Inc.
Jim Clark
516 11th St. NW
Albuquerque, NM 87102

Re: Lindo Mexico Restaurant Addtn
7209 Central Ave NE
Traffic Circulation Layout
Engineer's/Architect's Stamp **05-20-2019** (K19D144)

Dear Mr. Clark,

The TCL submittal received 05-20-2019 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 a 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 TCL with 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,

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

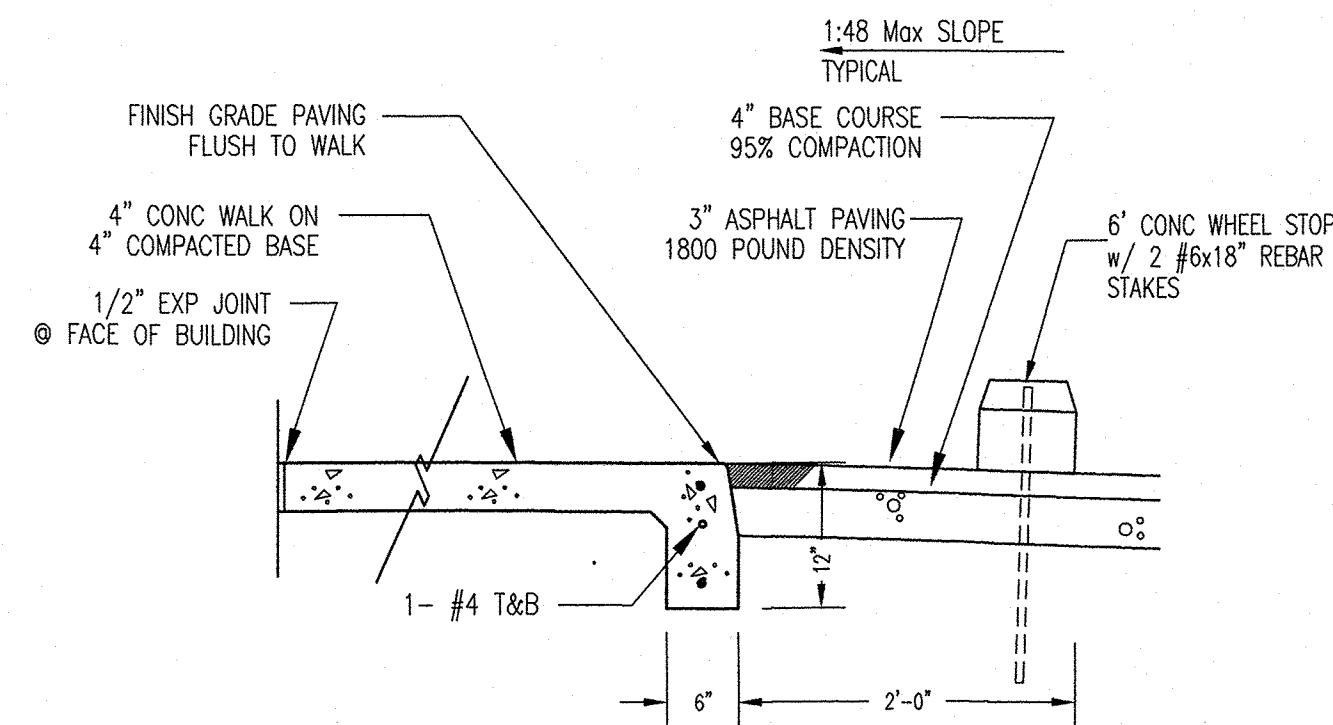
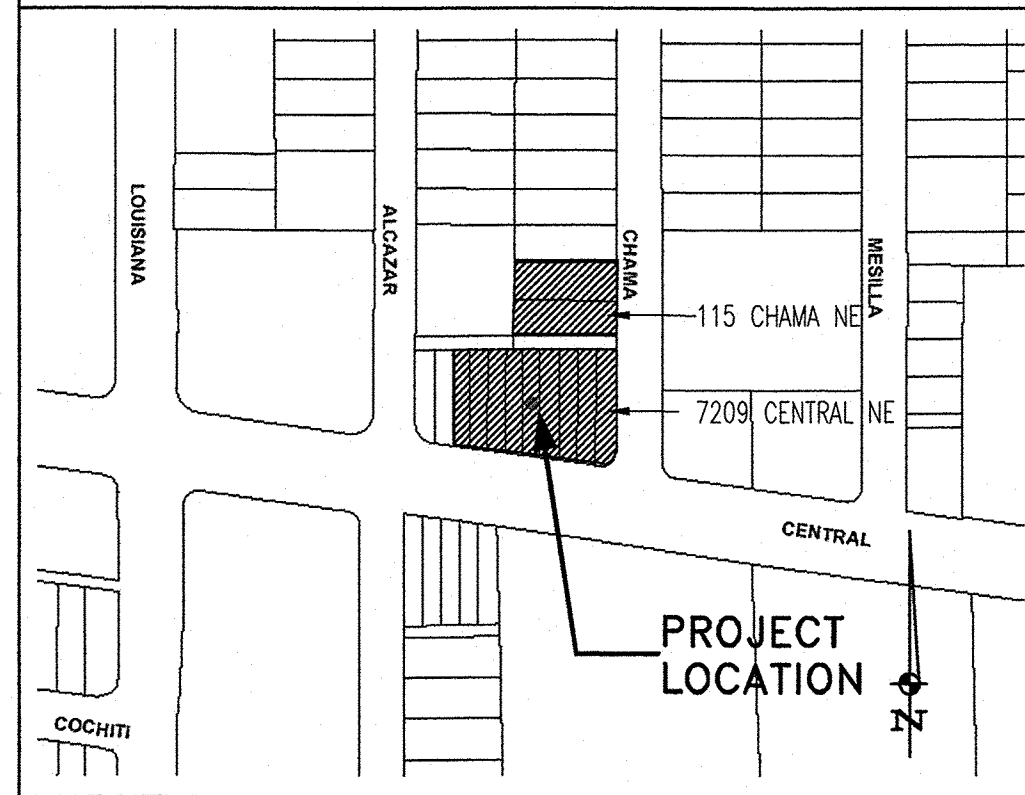
/MM via: email
C: File

PARKING CALCULATIONS I.D.O. TABLE 5-1-1

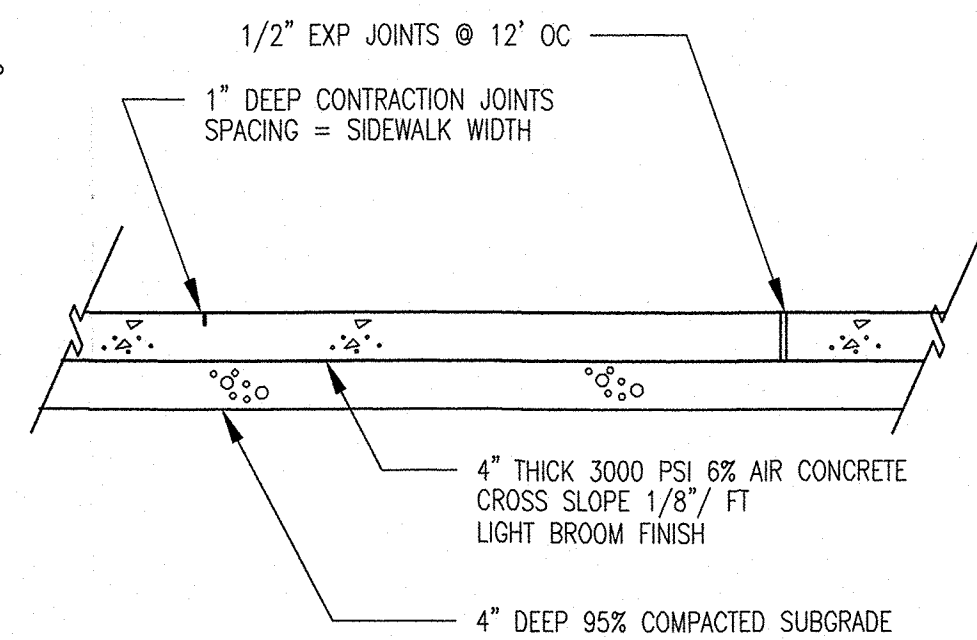
AUTOMOBILES AND LIGHT TRUCKS			
EXISTING BUILDING: SEATING CAPACITY	173 PERSONS	FLOOR AREA	6,231.3 SF
THIS ADDITION: SEATING CAPACITY	40 PERSONS	FLOOR AREA	661.5 SF
RESTAURANT w/ BEER-WINE LICENSE		FLOOR AREA	6,892.8 SF
8 SPACES / 1000 GSF	0.008 * 6,892.8 SF		= 56 SPACES
CENTRAL AVE. BUS ROUTE REDUCTION @ 30%			= 17 SPACES
TOTAL REQUIRED PARKING SPACES:			39 SPACES
TOTAL PROVIDED PARKING SPACES:			42 SPACES

OTHER PARKING	ACCESSIBLE PARKING SPACES	MOTORCYCLE PARKING SPACES	BICYCLE PARKING SPACES
BASIC PARKING SPACES REQD.	39 SPACES	39 SPACES	39 SPACES
REQUIRED NUMBER OF SPACES	= 3 SPACES	= 2 SPACES	= 3 SPACES
TOTAL SPACES PROVIDED:	4 SPACES	2 SPACES	3 SPACES

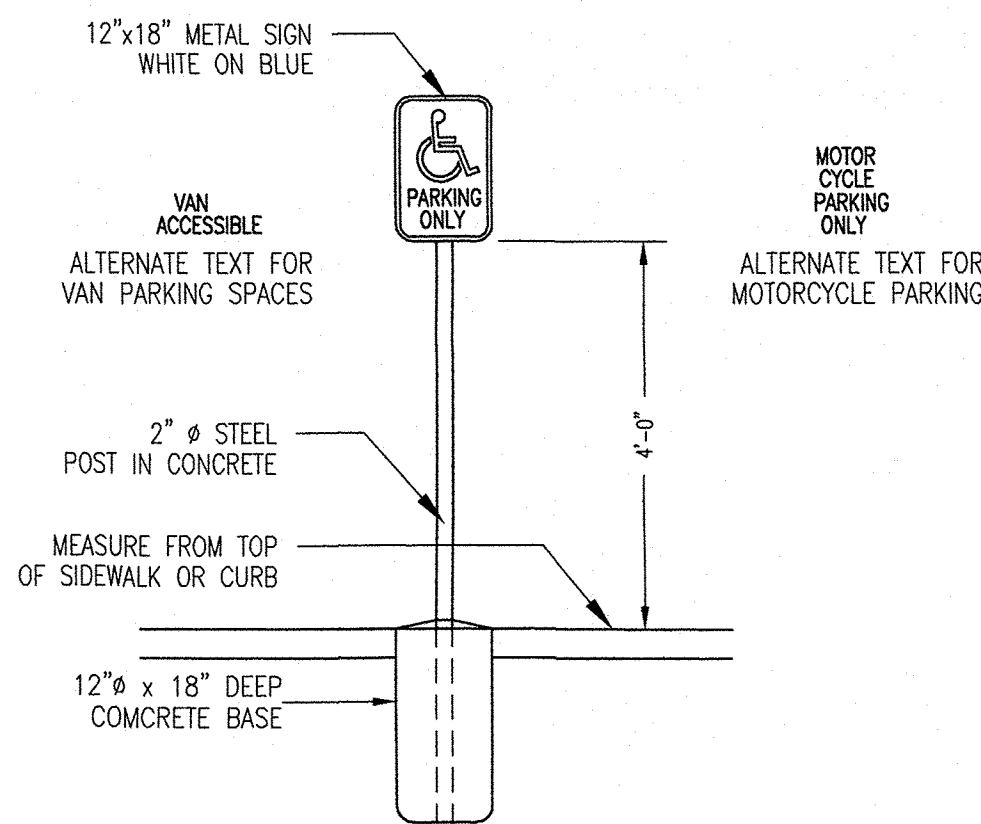
LOCATION MAP 7209 CENTRAL AVE. NE



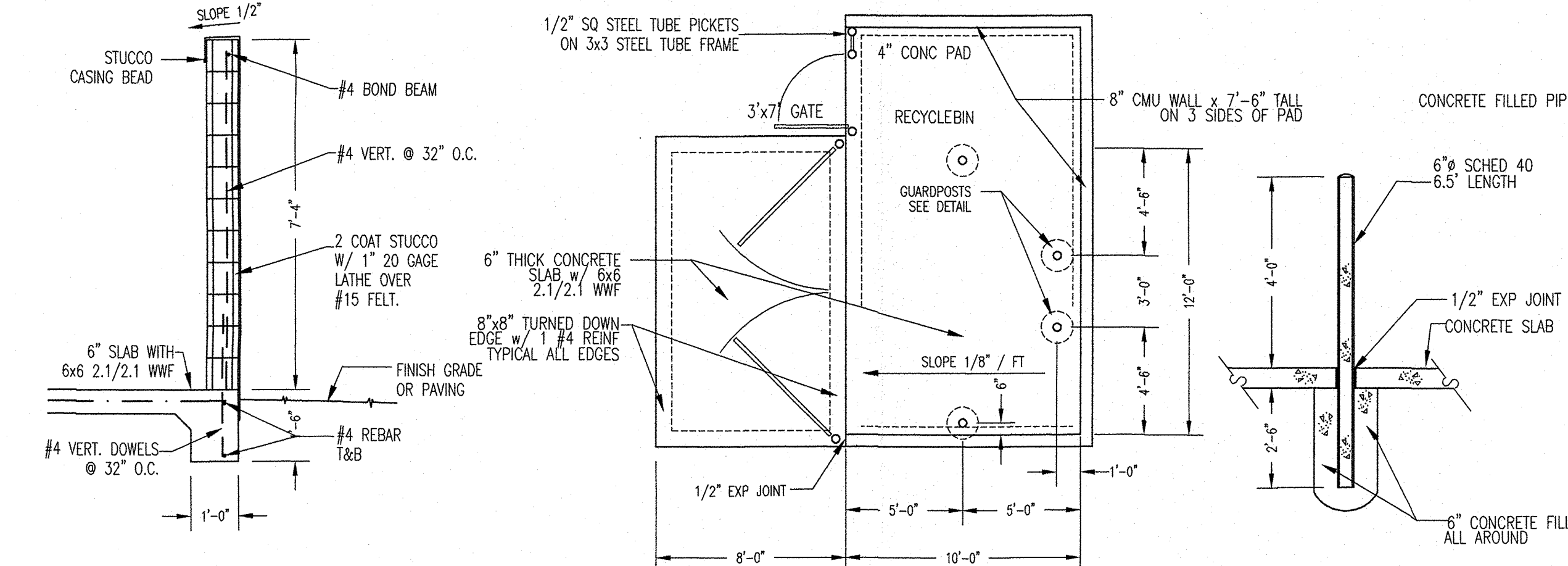
3 TCL PAVING @ SIDEWALK SCALE: 3/4" = 1'-0"



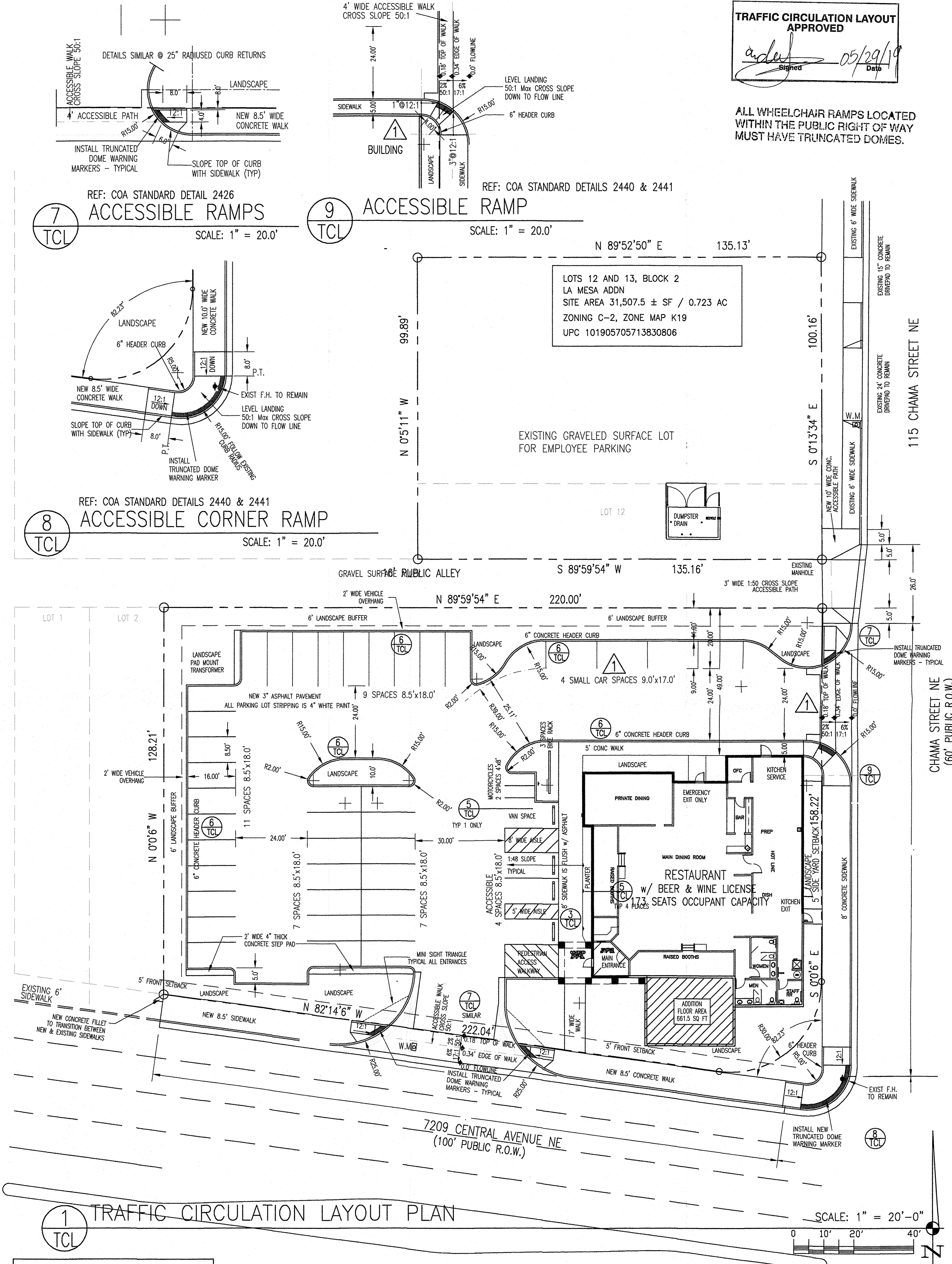
4 TCL TYPICAL SIDEWALK SCALE: 3/4" = 1'-0"



5 TCL PARKING SIGNAGE SCALE: 1/2" = 1'-0"



2 TCL CMU DUMPSTER ENCLOSURE SCALE: 1/2" & 1/4" & 1/2" = 1'-0"



LEGAL DESCRIPTION
 LOTS 3 THRU 11, BLOCK 2
 LA MESA ADDN
 SITE AREA 31,507.5 ± SF / 0.723 AC
 ZONING C-2, ZONE MAP K19
 UPC 101905705212330803

ALL IMPROVEMENTS ARE EXISTING AS SHOWN ON ORIGINAL CONSTRUCTION APPROVED TCL
 THIS PROJECT WILL NOT REQUIRE ANY MODIFICATIONS TO THE EXISTING TRAFFIC PLAN

TRAFFIC CIRCULATION LAYOUT APPROVED
 Signed: [Signature] Date: 05/29/19
 ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

James B. Clark
 20 MAY 2019
 JAMES BENJAMIN CLARK III
 1047
 REGISTERED ARCHITECT
 NEW MEXICO

MASTERWORKS ARCHITECTS, INC
 516 ELEVENTH ST NW 242-1866
 ALBUQUERQUE, NEW MEXICO 87102
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FILE # 1912C-TCL
 20 MAY 2019

DINING ROOM ADDITION TO THE
LINDO MEXICO RESTAURANT
 7209 CENTRAL AVE. N.E.
 ALBUQUERQUE, NM 87108

TRAFFIC CIRCULATION LAYOUT PLAN
 LOCATION MAP
 PARKING CALCULATIONS

SHEET
TCL
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