City of Albuquerque

DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

Effective 12/15/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS	☐ Extension of Infrastructure List or IIA *(Form S3)*
☐ Site Plan Administrative DFT *(Forms P & P2)*	**PRE-APPLICATIONS**
☒ Final EPC Sign-off for Master Development/Site Plans - EPC *(Form P2)*	☐ Sketch Plat Review and Comment *(Form S3)*
☐ Amendment to Infrastructure List (*Form S3*)	☐ Sketch Plan Review and Comment *(Form S3)*
☐ Temporary Deferral of S/W *(Form S3)*	**APPEAL**
☐ Extension of IIA: Temp. Def. of S/W *(Form S3)*	☐ Administrative Decision *(Form A)*

BRIEF DESCRIPTION OF REQUEST

This is a site plan approval for restaurant and drive through use. The user is the Human Bean. The proposed restaurant will be 640 S.F. There is no major public infrastructure needed for this development. The site is currently a parking lot.

APPLICATION INFORMATION

Applicant/Owner: United Super Markets LLC		Phone: (972) 769-3364
Address: 7830 Orlando Ave.		Email:
City: Lubbock	State: Texas	Zip: 79423
Professional/Agent (if any): Modulus Architects & Land Use Planning, Inc. (agent)		Phone: (505) 338-1499
Address: 100 Sun Ave. NE Suite 600		Email: rokoye@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: United Super Markets LLC	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lot 2	Block:	Unit:
Subdivision/Addition: SAN ANTONIO CENTER	MRGCD Map No.:	UPC Code: 101906221851121543
Zone Atlas Page(s): E-19-Z & D-19-Z	Existing Zoning: MX-L	Proposed Zoning MX-L
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): +/- 0.8413

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 7301 SAN ANTONIO	Between: Wyoming	and: SAN ANTONIO

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2023-008615_SI-2023-00865

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: Regina Okoye	**Date:** 7/22/2023
Printed Name: Regina Okoye	☐ Applicant or ☒ Agent

FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022

☐ **SITE PLAN ADMINISTRATIVE – DFT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

SITE PLAN DOCUMENTATION

____ 1) DFT Application form completed, signed, and dated

____ 2) Form P2 with all the submittal items checked/marked

____ 3) Form P with signatures from Hydrology, Transportation, and ABCWUA

____ 4) Zone Atlas map with the entire site clearly outlined and labeled

____ 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)

____ 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)

____ 7) Infrastructure List, if required for building of public infrastructure

____ 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at): https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf

____ 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf

SUPPORTIVE DOCUMENTATION

____ 10) Completed Site Plan Checklist

____ 11) Letter of authorization from the property owner if application is submitted by an agent

____ 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)

____ 13) Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P). *Note: If requesting more than allowed by deviation, a Variance – ZHE or Waiver –DHO will be required, as applicable*

____ 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*

____ 15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

____ 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

PUBLIC NOTICE DOCUMENTATION

____ 17) Sign Posting Agreement

____ 18) Proof of a Pre-Submittal Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development

__ Office of Neighborhood Coordination neighborhood meeting inquiry response

__ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

__ Completed neighborhood meeting request form(s)

__ If a meeting was requested or held, copy of sign-in sheet and meeting notes

____ 19) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

__ Office of Neighborhood Coordination notice inquiry response

__ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

__ Proof of emailed notice to affected Neighborhood Association representatives

[X] FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

_X_ 1) DFT Application form completed, signed, and dated

_X_ 2) Form P2 with all the submittal items checked/marked

_X_ 3) Zone Atlas map with the entire site clearly outlined and labeled

_X_ 4) Site Plan and related drawings

_N/A_ 5) Infrastructure List, if require

_X_ 6) Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met

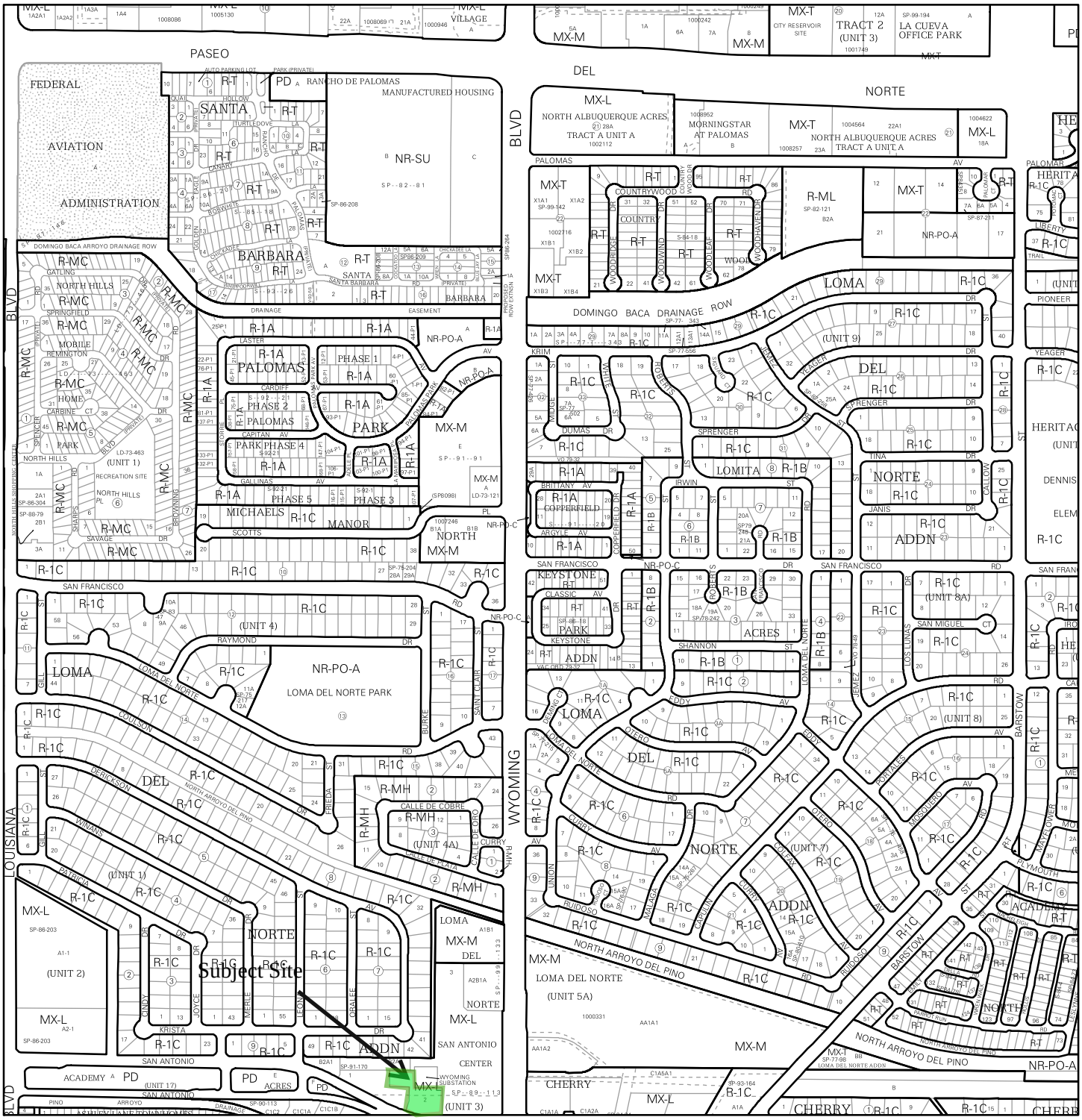
_X_ 7) Letter of authorization from the property owner if application is submitted by an agent

_X_ 8) Solid Waste Department signature on Site Plan

_X_ 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information

_X_ 10) Approved Grading and Drainage Plan

_X_ 11) Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan *(not required for Master Development Plans)*



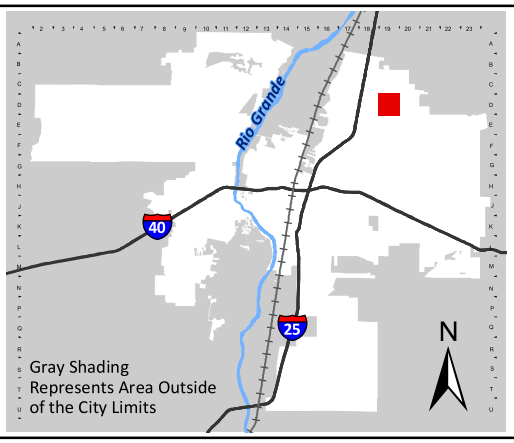
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

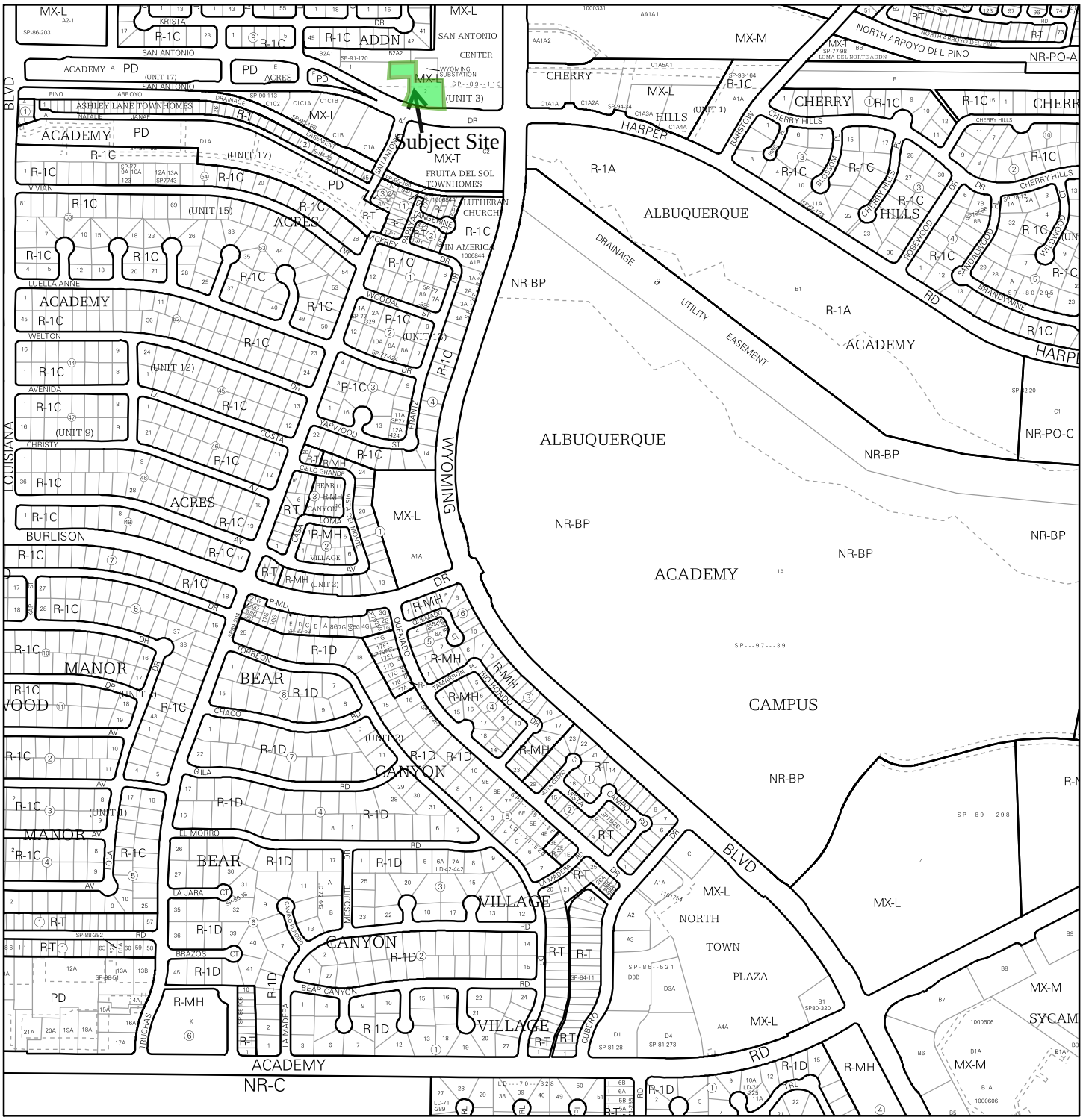


Zone Atlas Page:

D-19-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



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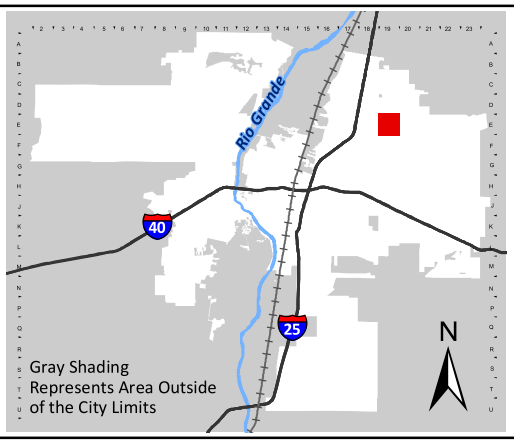

Zone Atlas Page:

E-19-Z

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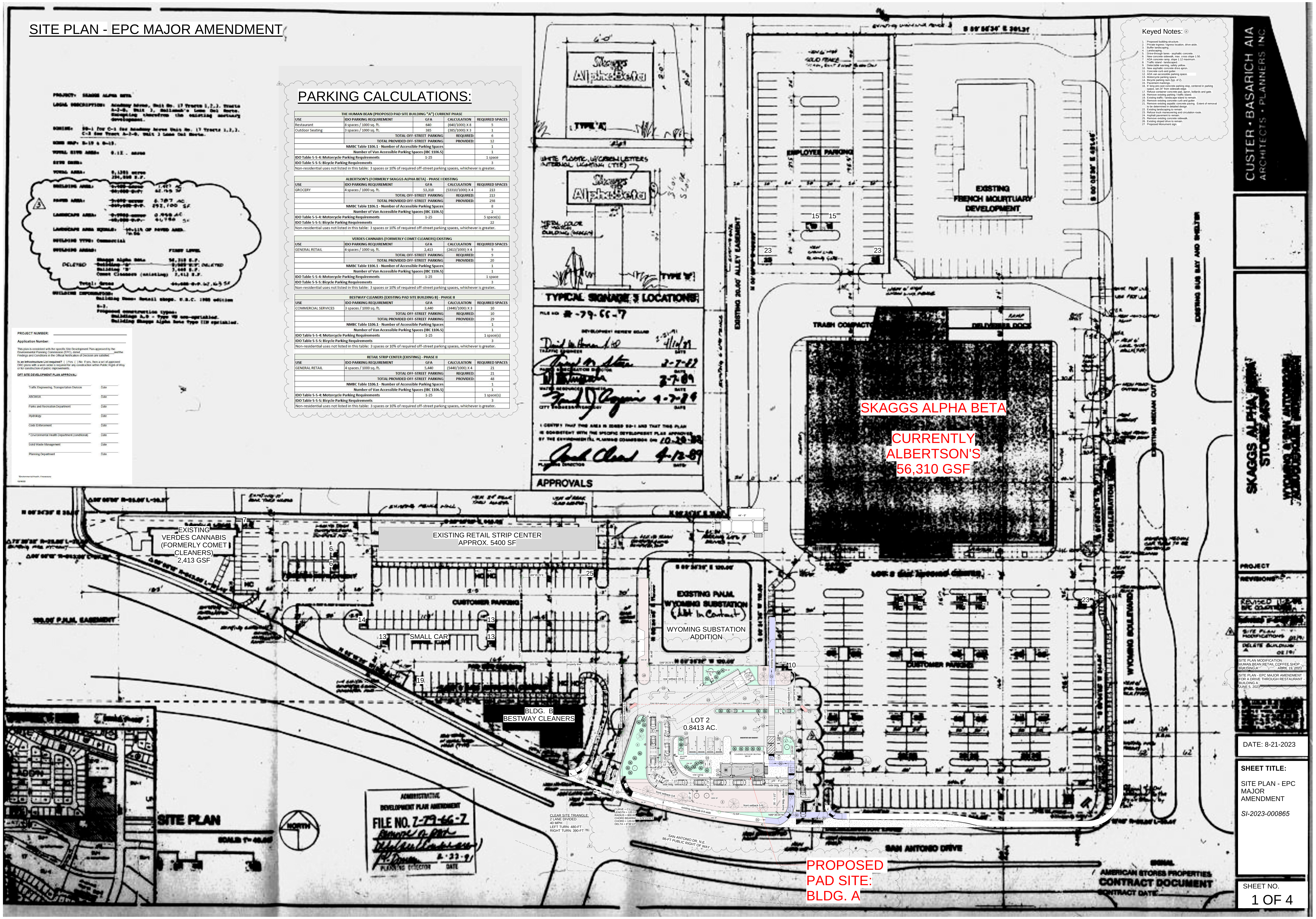
Feet: 0 250 500 1,000

SITE PLAN - EPC MAJOR AMENDMENT



PARKING CALCULATIONS:

THE HUMAN BEAN (PROPOSED PAD SITE BUILDING "A") CURRENT PHASE				
USE	IDO PARKING REQUIREMENT	GFA	CALCULATION	REQUIRED SPACES
Restaurant	8 spaces / 1000 sq. ft.	640	(640/1000) X 8	5
Outdoor Seating	3 spaces / 1000 sq. ft.	385	(385/1000) X 3	1
	TOTAL OFF-STREET PARKING		REQUIRED:	6
	TOTAL PROVIDED OFF-STREET PARKING		PROVIDED:	12
	NMBC Table 1106.1 - Number of Accessible Parking Spaces			1
	Number of Van Accessible Parking Spaces (IBC 1106.5)			1
IDO Table 5-5-4: Motorcycle Parking Requirements		1-25		1 space
IDO Table 5-5-5: Bicycle Parking Requirements				3
Non-residential uses not listed in this table: 3 spaces or 10% of required off-street parking spaces, whichever is greater.				

ALBERTSON'S (FORMERLY SKAGGS ALPHA BETA) - PHASE I EXISTING				
USE	IDO PARKING REQUIREMENT	GFA	CALCULATION	REQUIRED SPACES
GROCERY	4 spaces / 1000 sq. ft.	53,310	(53310/1000) X 4	213
	TOTAL OFF-STREET PARKING		REQUIRED:	213
	TOTAL PROVIDED OFF-STREET PARKING		PROVIDED:	298
	NMBC Table 1106.1 - Number of Accessible Parking Spaces			8
	Number of Van Accessible Parking Spaces (IBC 1106.5)			2
IDO Table 5-5-4: Motorcycle Parking Requirements		1-25		5 space(s)
IDO Table 5-5-5: Bicycle Parking Requirements				22
Non-residential uses not listed in this table: 3 spaces or 10% of required off-street parking spaces, whichever is greater.				

VERDES CANNABIS (FORMERLY COMET CLEANERS) EXISTING				
USE	IDO PARKING REQUIREMENT	GFA	CALCULATION	REQUIRED SPACES
GENERAL RETAIL	4 spaces / 1000 sq. ft.	2,413	(2413/1000) X 4	9
	TOTAL OFF-STREET PARKING		REQUIRED:	9
	TOTAL PROVIDED OFF-STREET PARKING		PROVIDED:	20
	NMBC Table 1106.1 - Number of Accessible Parking Spaces			1
	Number of Van Accessible Parking Spaces (IBC 1106.5)			1
IDO Table 5-5-4: Motorcycle Parking Requirements		1-25		1 space
IDO Table 5-5-5: Bicycle Parking Requirements				3
Non-residential uses not listed in this table: 3 spaces or 10% of required off-street parking spaces, whichever is greater.				

BESTWAY CLEANERS (EXISTING PAD SITE BUILDING B) - PHASE II				
USE	IDO PARKING REQUIREMENT	GFA	CALCULATION	REQUIRED SPACES
COMMERCIAL SERVICES	3 spaces / 1000 sq. ft.	3,440	(3440/1000) X 3	10
	TOTAL OFF-STREET PARKING		REQUIRED:	10
	TOTAL PROVIDED OFF-STREET PARKING		PROVIDED:	29
	NMBC Table 1106.1 - Number of Accessible Parking Spaces			1
	Number of Van Accessible Parking Spaces (IBC 1106.5)			1
IDO Table 5-5-4: Motorcycle Parking Requirements		1-25		1 space(s)
IDO Table 5-5-5: Bicycle Parking Requirements				3
Non-residential uses not listed in this table: 3 spaces or 10% of required off-street parking spaces, whichever is greater.				

RETAIL STRIP CENTER (EXISTING) - PHASE II				
USE	IDO PARKING REQUIREMENT	GFA	CALCULATION	REQUIRED SPACES
GENERAL RETAIL	4 spaces / 1000 sq. ft.	5,440	(5440/1000) X 4	21
	TOTAL OFF-STREET PARKING		REQUIRED:	21
	TOTAL PROVIDED OFF-STREET PARKING		PROVIDED:	48
	NMBC Table 1106.1 - Number of Accessible Parking Spaces			1
	Number of Van Accessible Parking Spaces (IBC 1106.5)			1
IDO Table 5-5-4: Motorcycle Parking Requirements		1-25		1 space(s)
IDO Table 5-5-5: Bicycle Parking Requirements				3
Non-residential uses not listed in this table: 3 spaces or 10% of required off-street parking spaces, whichever is greater.				

PROJECT NUMBER: ______________________

Application Number: ______________________

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated ______________ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

- Traffic Engineering, Transportation Division — Date
- ABCWUA — Date
- Parks and Recreation Department — Date
- Hydrology — Date
- Code Enforcement — Date
- * Environmental Health Department (conditional) — Date
- Solid Waste Management — Date
- Planning Department — Date

*Environmental Health, if necessary

12/16/22

Keyed Notes:

1. Proposed building structure.
2. Private ingress / egress location, drive aisle.
3. Buffer landscaping.
4. Landscaping.
5. Drive-through lanes - asphaltic concrete.
6. New concrete sidewalk, max. cross slope 1:50.
7. ADA concrete ramp, slope 1:12 maximum.
8. Traffic island - landscaped.
9. Detectable warning, safety yellow.
10. New asphaltic concrete drive apron.
11. Concrete curb and gutter.
12. ADA van accessible parking space.
13. Motorcycle parking space.
14. Bicycle parking rack (typ. of 2).
15. Pavement markings.
16. 6' long pre-cast concrete parking stop, centered in parking space, set 24" from sidewalk edge.
17. Refuse container concrete pad, apron, bollards and gate.
18. Remove existing parking / traffic island.
19. Existing traffic / landscape island to remain.
20. Remove existing concrete curb and gutter.
21. Remove existing aspaltic concrete paving. Extent of removal to be determined in detailed design.
22. Existing landscaping to remain.
23. Refuse truck maneuvering and circulation route.
24. Asphalt pavement to remain.
25. Remove existing concrete sidewalk.
26. Existing sloped drive to remain.
27. Proposed Monument sign.

CUSTER • BASARICH AIA
ARCHITECTS • PLANNERS INC

PROJECT

REVISIONS

SITE PLAN MODIFICATION: HUMAN BEAN RETAIL COFFEE SHOP - BUILDING A — APRIL 19, 2023

SITE PLAN - EPC MAJOR AMENDMENT FOR A DRIVE THROUGH RESTAURANT - BUILDING A — JUNE 5, 2023

DATE: 8-21-2023

SHEET TITLE:

SITE PLAN - EPC MAJOR AMENDMENT

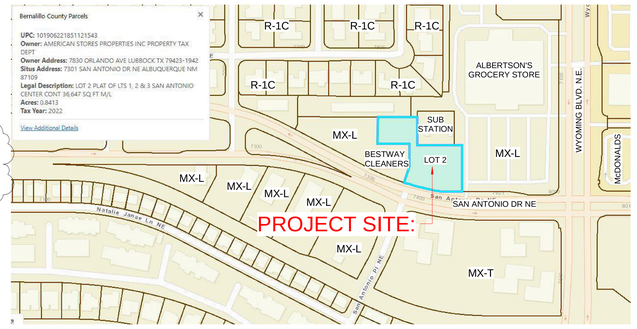
SI-2023-000865

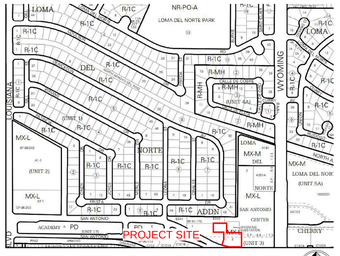
SHEET NO.

1 OF 4

PARKING CALCULATIONS

THE HUMAN BEAN (PROPOSED PAD SITE BUILDING "A") CURRENT PHASE				
USE	IDO PARKING REQUIREMENT	GFA	CALCULATION:	REQUIRED SPACES
Restaurant	8 spaces / 1000 sq. ft.	640	(640/1000) X 8	5
Outdoor Seating	3 spaces / 1000 sq. ft.	385	(385/1000) X 3	1
		TOTAL OFF-STREET PARKING	REQUIRED:	6
		TOTAL PROVIDED OFF-STREET PARKING	PROVIDED:	12
NMBC Table 1106.1 - Number of Accessible Parking Spaces				1
Number of Van Accessible Parking Spaces (IBC 1106.5)				1
IDO Table 5-5-4: Motorcycle Parking Requirements		1-25		1 space
IDO Table 5-5-5: Bicycle Parking Requirements				3
Non-residential uses not listed in this table: 3 spaces or 10% of required off-street parking spaces, whichever is greater.				



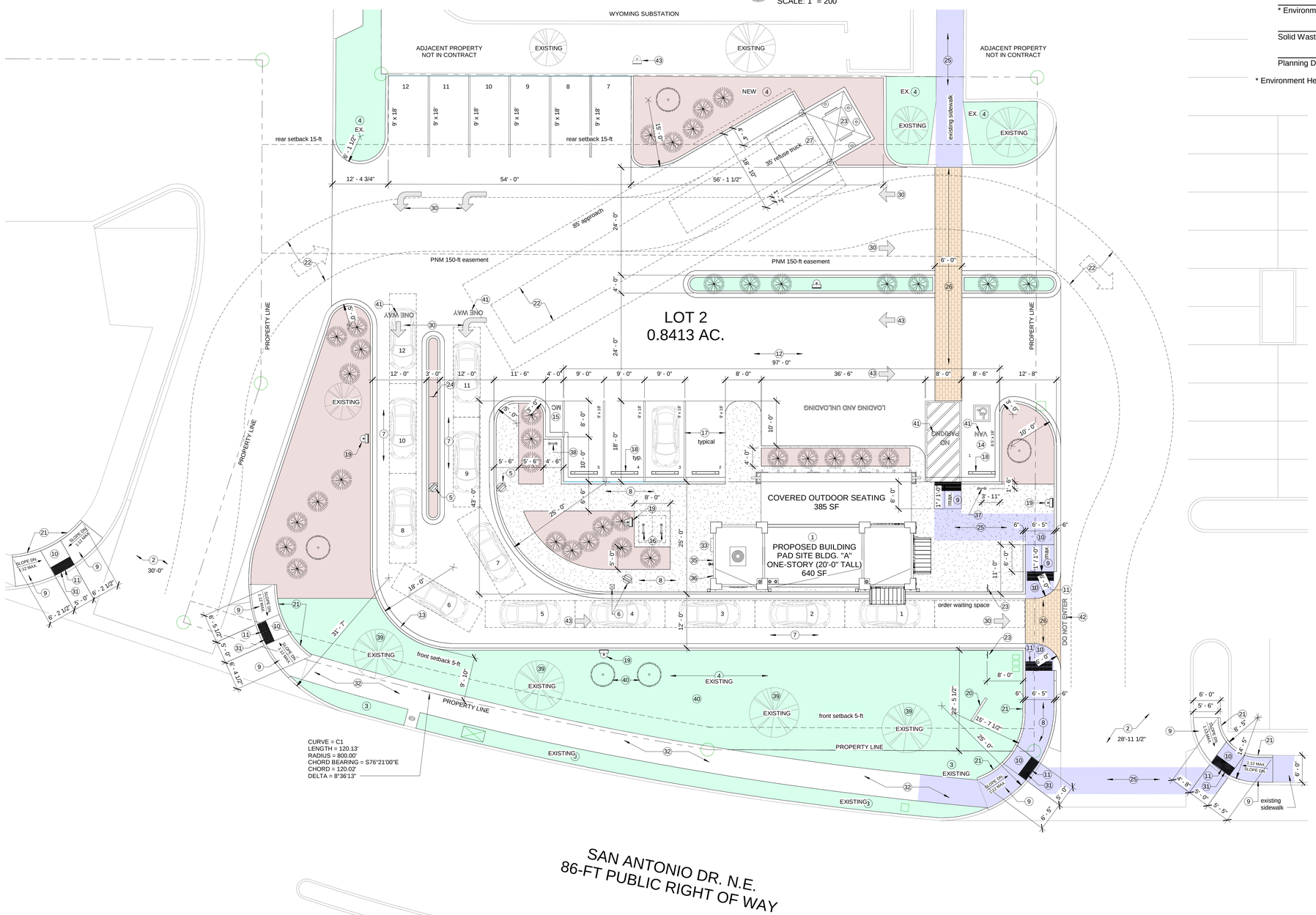


ZONE ATLAS PAGE D-19-Z

NOT TO SCALE

0 100 200 400

SCALE: 1" = 200'



PROJECT NUMBER:_____

Application Number:_____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

* Environment Health, if necessary

PROJECT ADDRESS:

7101 San Antonio Drive N.E.
Albuquerque, NM 87109
Bernalillo County, New Mexico

LEGAL DESCRIPTION

Lot numbered Two (2) as shown on the Plat of Lots 1, 2, & 3, SAN ANTONIO CENTER, Albuquerque, New Mexico as the same is shown and designated on said plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 24, 1989 in Bk. C39, Pg. 16.

UPC: 1-019-062-218-511-21543

CURRENT OWNER: American Stores Properties, Inc.
OWNER ADDRESS: 7830 Orlando Ave. Lubbock, Tx 79423
SITUS ADDRESS: 7301 San Antonio Dr NE, Albuquerque, NM 87109

ZONING

Zoning Map: D-19-Z
IDO Zone District: MX-L
IDO District Definition: Mixed-use Zone District
IDO Category: Non-Residential
Proposed Permissive Uses: Restaurant
Total Site Area: 0.8413 acres / 36,644 SF

BUILDING ON LOT:

Minimum front yard setback = 5 feet
Actual Front "South" Setback depth is 35'-5 ½"
Minimum side yard depth = 0 feet
Actual Side yard "East" depth is 25'-4"
Actual Side yard "West" depth is 107'-8 ½"
Minimum rear yard depth = 15 feet
Actual Rear yard "North" is 100'-1 ½"

Building Coverage Maximum = 50%
Building: 640 GSF = 0.01469 acres
Site: 36,644 GSF = 0.8413 acres
1.75% Actual Building Coverage

TRAFFIC CIRCULATION:

Quantity (2) two-way traffic ingress/egress site entrances from San Antonio Drive NE.

CODES AND STANDARDS

This project shall be in accordance with the following Building Codes including all local ammendments:

- 2015 New Mexico Mechanical Code; including Appendixes A, B, C, and D
- 2015 New Mexico Plumbing Code; including Appendixes A, B, D, E, F, I, and L
- 2018 International Energy Conservation Code
- 2015 New Mexico Commercial Building Code including Appendix Chapters H, J, K, M, R, and S, but not including Appendix Chapters A, B, C, D, E, F, G, I, L, N, O, P, and Q
- 2015 International Code Council Performance Code for Buildings and Facilities, including all Appendix Chapters as published by the International Code Council:
  - 2015 International Building Code
  - 2015 International Mechanical Code
  - 2015 International Plumbing Code
  - 2015 International Fire Code
  - 2015 International Energy Conservation Code
- 2017 New Mexico Electrical Code
- 2012 New Mexico Electrical Safety Code
- Errata sheets to the adopted portions of Codes promulgated by the International Code Council, International Association of Plumbing and Mechanical Officials and National Electrical Code

ARE AS FOLLOWS:

Title 14, Chapter 5 of the New Mexico Building Code has been deleted and replaced with Chapter 1, on the following pages. Sections from various other parts of the Technical Codes have been amended, added, or deleted. These changes are noted on the pages following the Administrative Chapter No. 1.

OTHER GUIDELINES, REGULATIONS & STANDARDS
Americans with Disabilities Act Accessibility Guidlines (ADAAG)

2015 INTERNATIONAL FIRE CODE

CHAPTER 5 FIRE SERVICE FEATURES
SECTION 503 FIRE APPARATUS ACCESS ROADS
503.1.1. Approved fire apparatus access roads shall be provided for every facility, building or portion of building...and shall extend to within 150 feet of all portions of the facility...
503.2.1 Dimensions. Unobstructed width of not less than 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches
503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official
SECTION 506 KEY BOXES
506.1 - 506.2: Provide approved type Key Box as required by the fire code official.
APPENDIX J - BUILDING INFORMATION SIGN
Per Figure J101.1.3
Top Wing: "VB"
Right Wing: "NS"
Bottom Wing: "B"
Left Wing: "LH"
Center Circle: "TC" or designation as defined by Albuquerque Fire Dept.

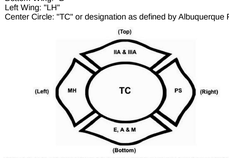


FIGURE J101.1.3 EXAMPLE OF COMPLETED BUILDING INFORMATION SIGN

Keyed Notes:

1. Proposed building structure.
2. Private ingress / egress location, width of drive aisle as indicated.
3. Buffer landscaping.
4. Landscaping.
5. Menu display board, see detail 9 / A1.
6. Menu display board with speaker / microphone ordering station, see detail 9 / A1.
7. Drive-through lanes - asphaltic concrete.
8. New concrete sidewalk, max. cross slope 1:50.
9. ADA concrete ramp, slope 1:12 maximum, heavy broom finish.
10. Concrete landing, 1:50 max. cross slope.
11. Detectable warning with truncated domes (2-ft x width of ramp), safety yellow.
12. New asphaltic concrete drive apron.
13. Concrete curb and gutter, see detail 2 / A1.
14. ADA van accessible parking space with universal accessibility symbol.
15. Motorcycle parking space.
16. Bicycle parking rack (typ. of 2), see detail 14 / A1.
17. Pavement markings "white".
18. 6' long pre-cast concrete parking stop, centered in parking space, set 24" from sidewalk edge.
19. New pole light, steel pole, 20' tall, "bronze". Final location(s) determined by lighting consultant or electrical engineer, see detail 15 / A1.
20. Monument sign (4'-4" high x 6'-0" wide), integral color "brown" CMU with text "the HUMAN BEAN" and logo, see detail 6a / DFT1.
21. Header curb, integral with ramp and / or landing, see CABQ dwg. 2415C.
22. Refuse truck maneuvering and circulation route (40-ft inside, 52-ft outside radius).
23. Traffic sign, "ONE WAY DO NOT ENTER", see detail 8 / A1.
24. Traffic sign, "DRIVE THRU ENTRY", see detail 8 / A1.
25. ADA pedestrian access to site (6-ft wide) - shaded "blue".
26. Integral color textured concrete - brick paver pattern, color "Terra Cota".
27. Refuse container concrete pad with drain, apron, bollards and gate. See enlarged plan and details on A1.
28. Pipe bollard, painted traffic yellow (6"ø x 7'-0" high).
29. Pipe bollard, painted traffic yellow (6"ø x 4'-6" high).
30. Pavement markings, see detail 7 / A1.
31. New corner access ramp per CABQ dwg. 2441.
32. Existing concrete sidewalk. Replace any and all broken or cracked sidewalks, see General Note B.
33. Electrical metering equipment.
34. Flared sides, 1:10 maximum slope.
35. Building information sign per IFC 2015 Appendix J, See G0 2015 International Fire Code notes.
36. Provide "Knox-box" brand key box. https://www.knoxbox.com/Products/Commercial-KnoxBoxes.
37. Van accessible parking sign, see detail 12 / A1.
38. Motorcycle parking sign, see detail 12 / A1.
39. Existing "mature" tree, see Landscaping Plan.
40. New "screening" tree, see Landscaping Plan.
41. Pavement marking, 12" high lettering, text as shown, "white" fast dry waterborne traffic marking paint.
42. Pavement marking, 12" high lettering, text as shown, "red" fast dry waterborne traffic marking paint.
43. Existing pole light, 16-ft. tall, "dark bronze" to remain.

General Notes:

A. ALL ADA RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12. ALL RAMPS, SIDEWALKS AND LANDINGS SHALL HAVE A CROSS SLOPE NOT TO EXCEED 1:50.
B. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. CONFORM TO CABQ SIDEWALK DRG. 2720 AND CURB AND GUTTER DWG. 2415A.
C. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

0 10 20 40

SCALE: 1" = 20'

STATE OF NEW MEXICO
Jonathan C. Sanchez
No. 3921
8-21-2023
REGISTERED ARCHITECT

No.	Description	Date
A	DFT APPLICATION	5-2-2023
B	DFT COMMENTS	6-5-2023
C	TCL SUBMISSION	6-7-2023
D	BUILDING PERMIT	6-9-2023
E	TCL RESUBMISSION	6-25-2023
F	DFT RESUBMISSION	6-28-2023
1	ISSUED FOR BLDG PERMIT	8-7-2023
G	DFT COMMENTS	8-21-2023

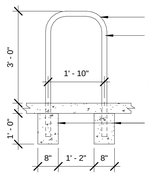
OWNER: KEITH GRIEGO

HUMAN BEAN - SAN ANTONIO & WYOMING

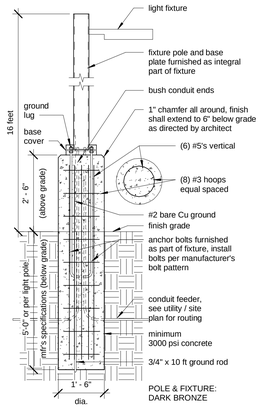
SITE PLAN - ARCHITECTURAL

Project Number	Project Number
Date	8-21-2023
Drawn By	J. SANCHEZ
Checked By	K. GRIEGO
	DFT0
Scale	As indicated

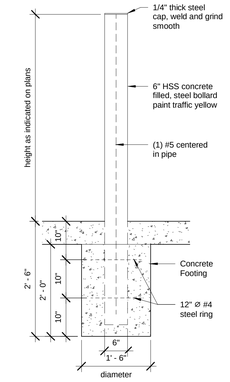
8/21/2023 7:43:51 AM



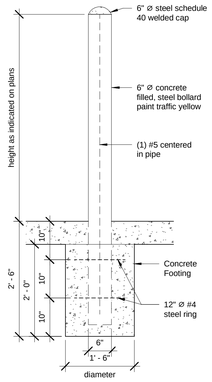
14 BIKE RACK
1/2" = 1'-0"



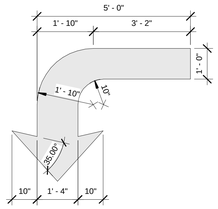
15 LIGHT POLE FOUNDATION
1/2" = 1'-0"



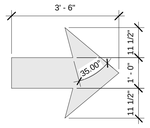
11 PIPE BOLLARD - 6" HSS
3/4" = 1'-0"



10 PIPE BOLLARD - 6"
3/4" = 1'-0"



TURN ARROW
PAVEMENT MARKING

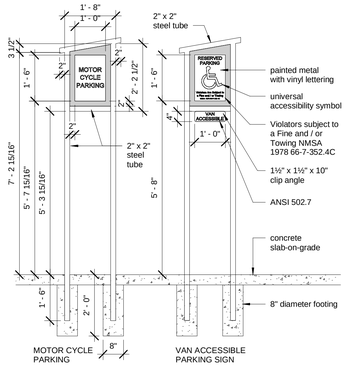


DIRECTION ARROW
PAVEMENT MARKING

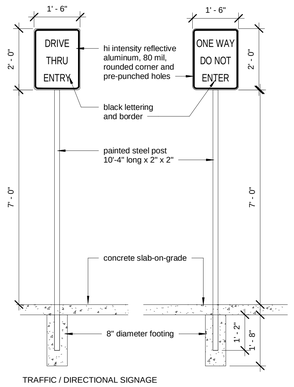
PAVEMENT MARKING PAINT: "WHITE" FAST DRY WATERBORNE TRAFFIC MARKING PAINT

7 PAVEMENT MARKINGS
1/2" = 1'-0"

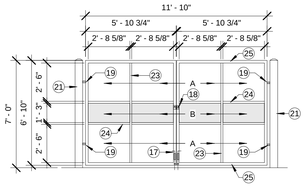
A. 1/16" Ø, 7/64" staggered centers, 30% open area metal screen, typical
B. 3/16" Ø, 1/4" staggered centers, 50% open area metal screen, typical



12 PARKING SIGNAGE
1/2" = 1'-0"

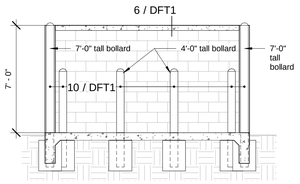


8 TRAFFIC SIGNAGE
1/2" = 1'-0"

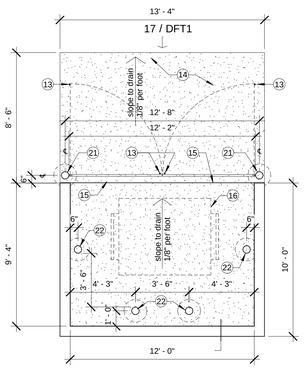


16 GATE - DUMPSTER
1/4" = 1'-0"

NOTE:
all concrete shall be minimum 6" thick, 4,000 psi concrete with ¾" aggregate and 6 x 6 - 10 x 10 woven wire mesh



17 DUMPSTER ENCLOSURE ELEVATION
1/4" = 1'-0"



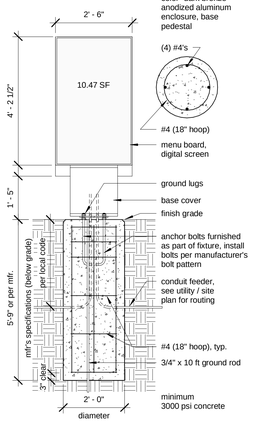
NOTE:
CMU wall:
- 8-inch CMU bond beam on top of CMU wall; "brown"

APRON:
- All concrete shall be minimum 6" thick.
- 4,000 psi concrete
- ¾" aggregate
- 6 x 6 - 10 x 10 woven wire mesh
- 1/2" expansion joint
- Gate pin holes if gates are being installed (NO GATES THIS PROJECT)

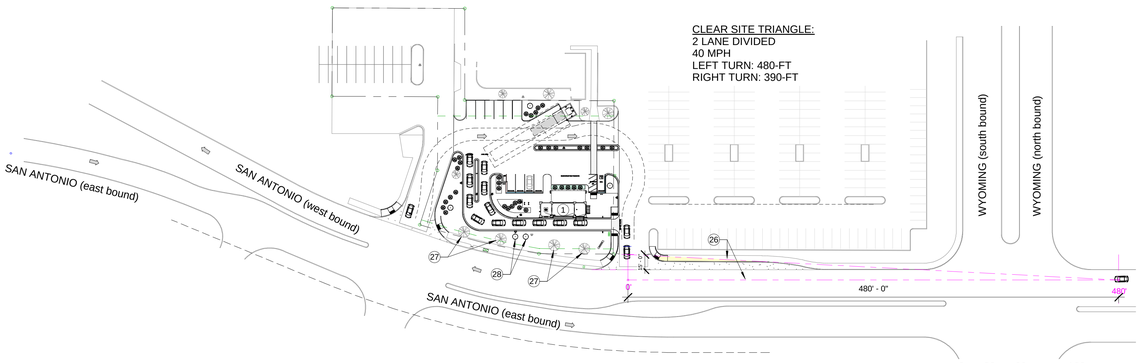
BOLLARDS:
- 6" diameter
- Buried 2-ft down
- 6" concrete all around for a total width of 18"

13 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"

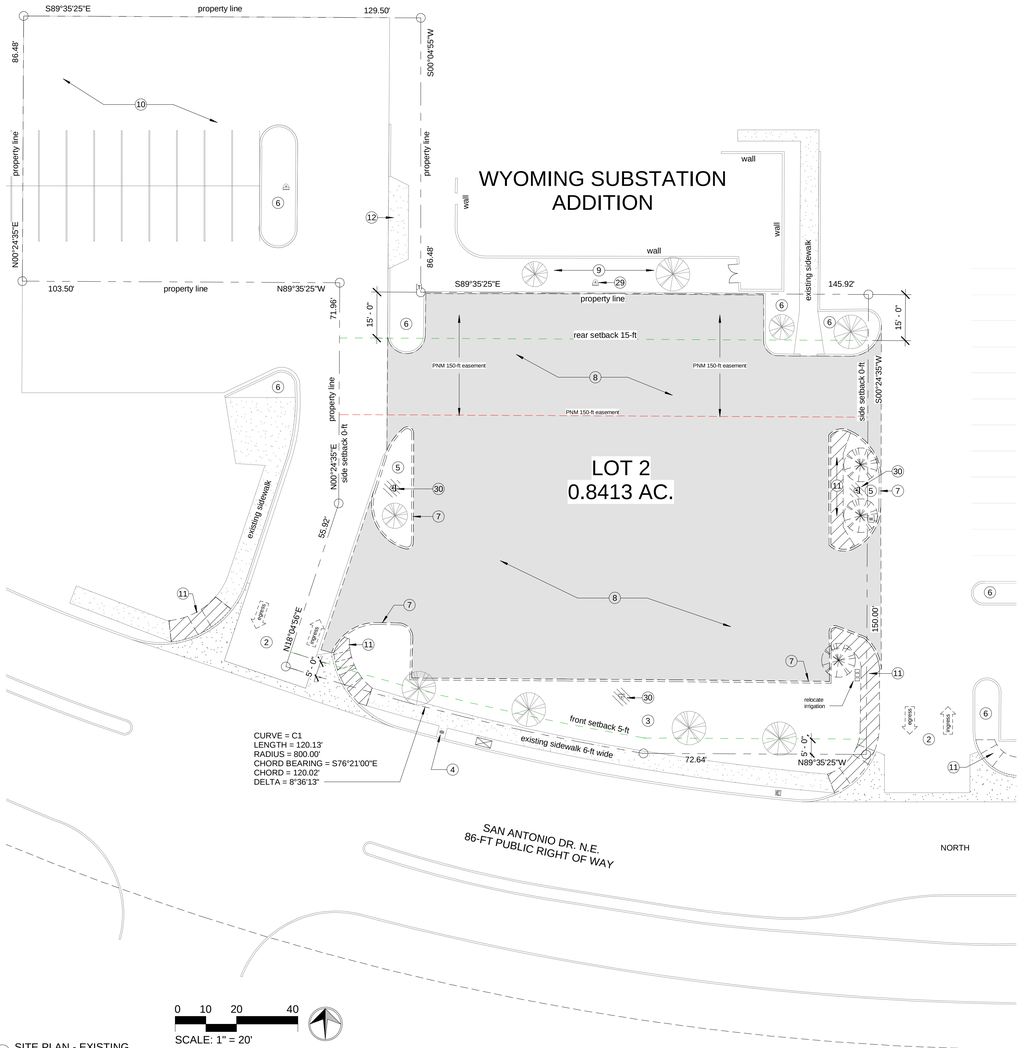
menu board:
color "dark bronze" anodized aluminum enclosure, base pedestal



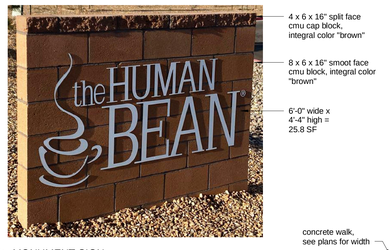
9 MENU BOARD
1/2" = 1'-0"



18 SITE PLAN - CLEAR SITE TRIANGLE
1" = 60'-0"

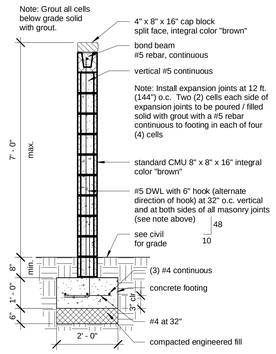


1 SITE PLAN - EXISTING
1" = 20'-0"

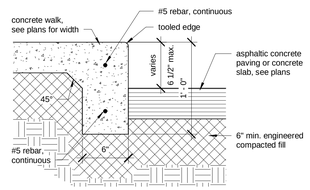


4 x 6 x 16" split face cmu cap block, integral color "brown"
8 x 6 x 16" smoot face cmu block, integral color "brown"
6'-0" wide x 4'-4" high = 25.8 SF

6a MONUMENT SIGN
3/4" = 1'-0"

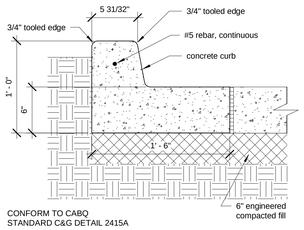


6 CMU BLOCK WALL
1/2" = 1'-0"



CONFORM TO CABQ DRAWING 2728

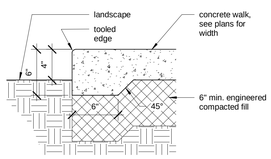
4 CONCRETE SIDEWALK TURNDOWN
1 1/2" = 1'-0"



CONFORM TO CABQ STANDARD C&G DETAIL 2415A

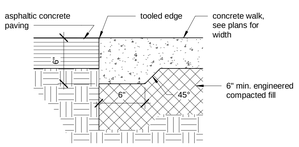
2 CONCRETE CURB & GUTTER
1 1/2" = 1'-0"

GENERAL NOTES:
1. Edges not specifically dimensioned shall be edged with a 3/8" edging tool
2. Requires full form on all faces
3. Construction control joints at 6'-0" o.c. maximum
4. 1/2" expansion joints at 8'-0" o.c., at curb returns and at each side of drives
5. Conform to CABQ standard C&G detail 2415A



CONFORM TO CABQ DRAWING 2720

5 CONCRETE SIDEWALK
1 1/2" = 1'-0"



CONFORM TO CABQ DRAWING 2720

3 CONCRETE WALK TO ASPHALT
1 1/2" = 1'-0"

Keyed Notes:

1. Proposed building structure.
2. Private ingress / egress location, drive aisle.
3. Existing buffer landscaping.
4. Existing public fire hydrant.
5. Remove existing parking / traffic island.
6. Existing traffic / landscape island to remain.
7. Remove existing concrete curb and gutter.
8. Remove existing aspaltic concrete paving. Extent of removal to be determined in detailed design.
9. Existing landscaping to remain.
10. Asphalt pavement to remain.
11. Remove existing concrete sidewalk.
12. Existing sloped drive to remain.
13. Gate pin holes.
14. Concrete pad and approach apron.
15. Expansion material, 1/2" thick.
16. Refuse container (dumpster), by others.
17. Cane bolt 1" diameter x 2'-6" long.
18. Heavy duty flip latch.
19. Barrel hinge with sealed ball bearings.
20. Refuse container concrete pad with drain, apron, bollards and gate. See enlarged plan and details on DFT02.
21. Pipe bollard, painted traffic yellow (6"ø x 7'-0" high).
22. Pipe bollard, painted traffic yellow (6"ø x 4'-6" high).
23. HSS 1 ½" x 1" intermediate verticals, typical.
24. HSS 1 ½" x 1" intermediate horizontals, typical.
25. HSS 2" x 2" x 1/8" perimeter, typical.
26. Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.Existing "mature" tree, see Landscaping Plan.
27. Existing "mature" tree, see Landscaping Plan.
28. New "screening" tree, see Landscaping Plan.
29. Existing pole light, 16-ft. tall, "bronze" to remain.
30. Remove existing pole light, 16-ft. tall.

General Notes:

A. ALL ADA RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12. ALL RAMPS, SIDEWALKS AND LANDINGS SHALL HAVE A CROSS SLOPE NOT TO EXCEED 1:50. RAMPS SHALL HAVE HEAVY BROOM FINISH.
B. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. CONFORM TO CABQ SIDEWALK DRG. 2720 AND CURB AND GUTTER DWG. 2415A.
C. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

STATE OF NEW MEXICO
Jonathan C. Sanchez
No. 3921
6-26-2023
REGISTERED ARCHITECT

No.	Description	Date
A	DFT APPLICATION	5-2-2023
B	DFT COMMENTS	6-5-2023
C	TCL SUBMISSION	6-7-2023
E	TCL RESUBMISSION	6-25-2023
F	DFT RESUBMISSION	6-28-2023

OWNER: KEITH GRIEGO

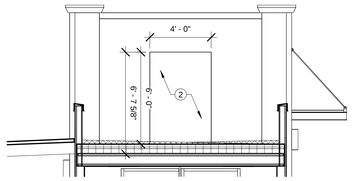
HUMAN BEAN - SAN ANTONIO & WYOMING

SITE DETAILS

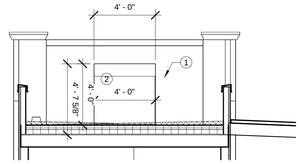
Project Number	Project Number
Date	6-28-2023
Drawn By	J. SANCHEZ
Checked By	K. GRIEGO
Scale	As indicated

DFT1

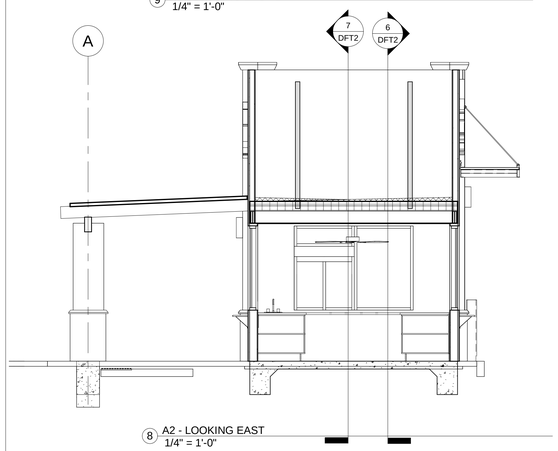
6/28/2023 11:06:01 AM



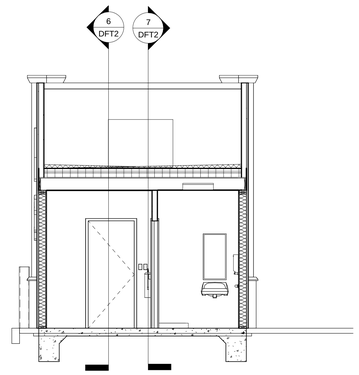
9 A2 - LOOKING EAST 2
1/4" = 1'-0"



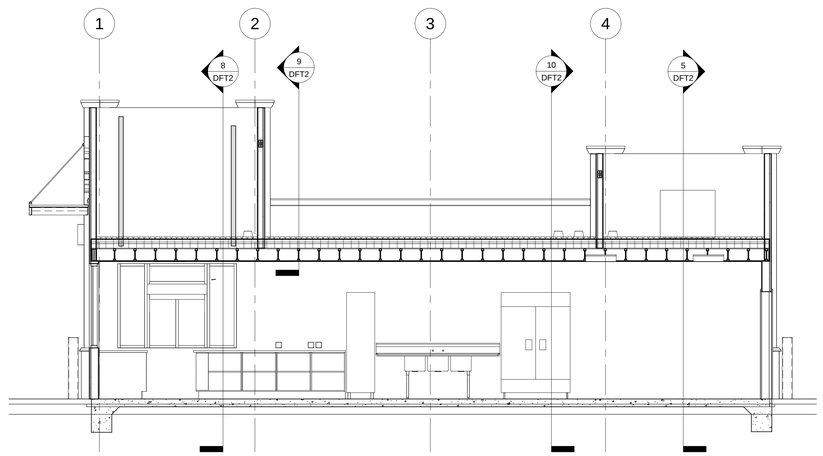
10 A2 - LOOKING WEST 2
1/4" = 1'-0"



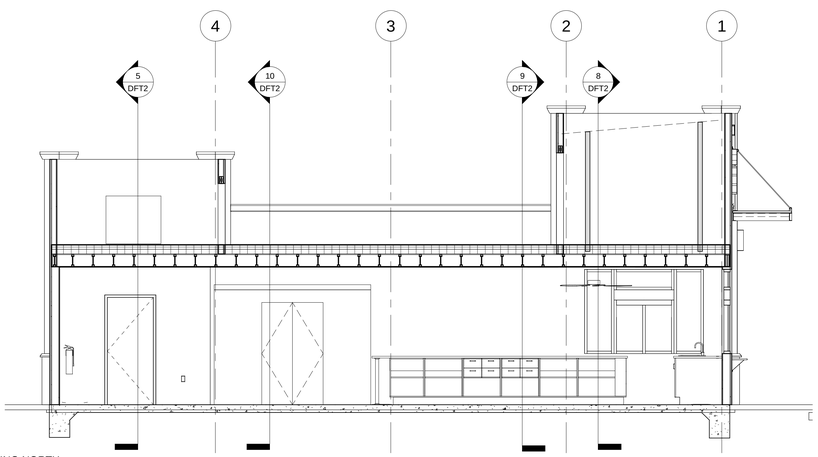
8 A2 - LOOKING EAST
1/4" = 1'-0"



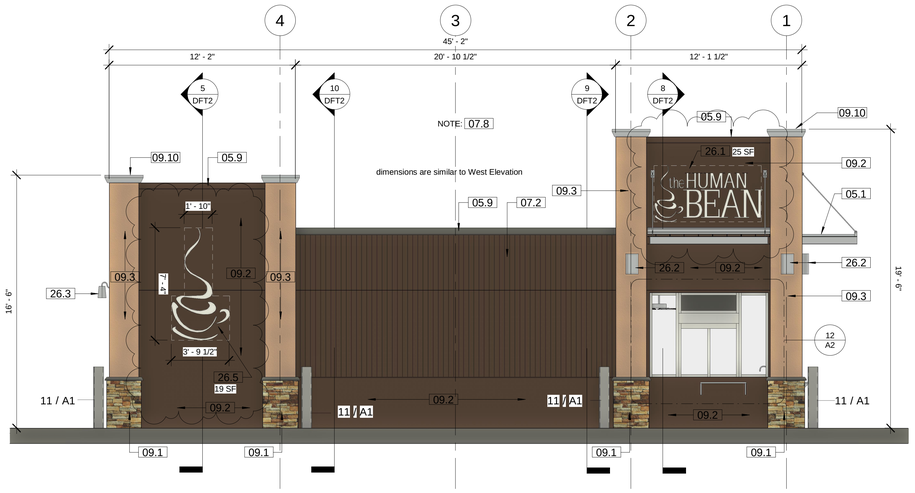
5 A2 - LOOKING WEST
1/4" = 1'-0"



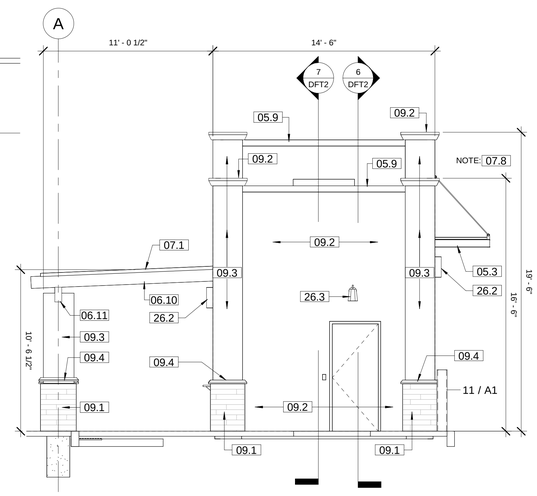
6 A2 - LOOKING SOUTH
1/4" = 1'-0"



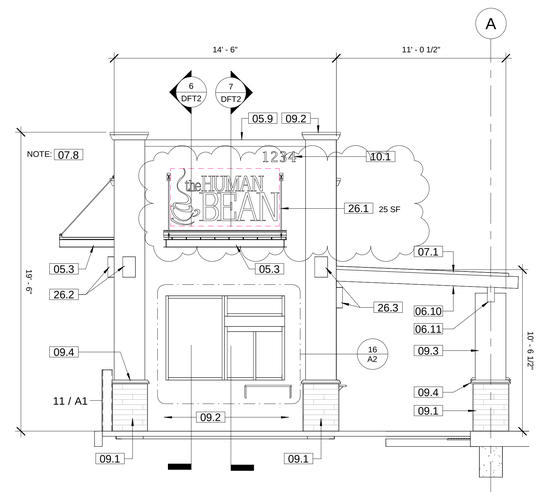
7 A2 - LOOKING NORTH
1/4" = 1'-0"



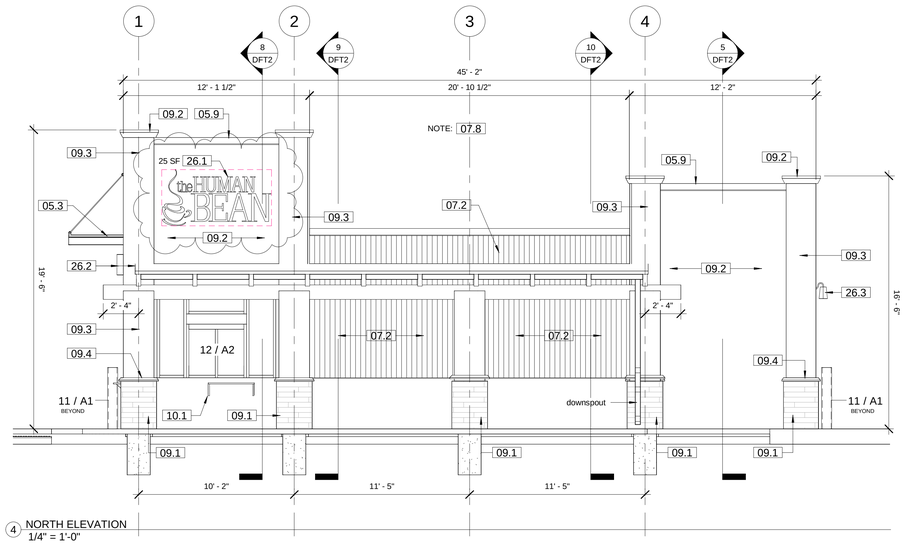
1 SOUTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"

Keyed Notes:

1. HVAC rooftop equipment.
2. Opening in wall.

05 METALS:

05.1 JOIST HANGER.
05.2 METAL CORNER BEAD.
05.3 CUSTOM BUILT METAL AWNING.
05.4 1/2" X 12" J-HOOK ANCHOR BOLT.
05.5 SLAB REINFORCEMENT, WWF 6 X 6 W 10 X 10 PER ASTM A185.
05.6 METAL FLASHING.
05.7 ANGLE 2 x 2 x 1/8" - MECHANICALLY FASTENED.
05.8 METAL DRIP EDGE ALL-AROUND.
05.9 SNAP-ON METAL COPING COVER.

06 WOODS, PLASTICS AND COMPOSITES:

06.1 9 1/2 ROSEBURG, 4000 RFPI, 16" O.C. TYPICAL.
06.2 1.4E RIDGERIM LVL, RIM JOIST.
06.3 2 X 6 TREATED SILL PLATE.
06.4 2 X 6 WOOD FRAMING, 16" O.C.
06.5 2 X 6 DOUBLE TOP PLATE.
06.6 5/8" PLYWOOD ROOF DECK.
06.7 2 X 10 ROOF JOISTS.
06.8 2 X 6 ROOF JACKS, 16" O.C.
06.9 2 X 6 BLOCKING.
06.10 2 X 10 BLOCKING (2 BAYS DEEP) AT PANEL EDGES WITH PLYWOOD INFILL ON BCI'S FOR BRACING.
06.11 2 X 10 WOOD BLOCKING.
06.12 (2) 2 X 4 TOP PLATES.
06.13 2 X 4 FRAMING, 16" O.C.
06.14 SOFFIT BOARD, ALL AROUND.
06.15 (2) 2 X 10 HEADER.
06.16 CORNER KEY, FRY REGLET - TYPICAL AT ALL OUTSIDE CORNER.
06.17 STUCCO J-MOLD, FRY REGLET
06.18 EXTERIOR SHEATHING, 5/8" THICK.
06.19 SHIM, 1/4" OR AS REQUIRED.
06.20 4 X 10 WOOD JOIST - 12'-6" LENGTH.
06.21 6 X 12 WOOD BEAM.
06.22 2" NOMINAL TONGUE AND GROOVE WOOD DECK.

07 THERMAL AND MOISTURE PROTECTION:

07.1. STANDING SEAM METAL ROOF, DARK BRONZE.
07.2. METAL PANEL, RIBBED, DARK BRONZE.
07.3. RIGID INSULATION, 2" THICK.
07.4. RIGID INSULATION, 3 1/2" THICK.
07.5. TPO MEMBRANE, 60 MIL
07.6. TPO MEMBRANE, 60 MIL.
07.7. SEALANT AND BACKER ROD.
07.8. AIR & WATER BARRIER BUILDING ENVELOPE, TYVEK® COMMERCIAL WRAP - ALL EXTERIOR SURFACES OF BLDG.
07.9. SYNTHETIC ROOF UNDERLAYMENT.

09 FINISHES:

09.1 CULTURED STONE CLADDING - EL DORADO, RUSSET MOUNTAIN LEDGE PANEL OR OWNER APPROVED EQUAL.
09.2 STUCCO FINISH MAIN BODY - MATCH SHERWIN WILLIAMS CUSTOM COLOR (DARK BRONZE) MC-29065.
09.3 STUCCO FINISH PILASTER - MATCH SHERWIN WILLIAMS CUSTOM COLOR (DORMER BROWN) SW-7521.
09.4 CULTURED STONE CAP STONE - MATCH STONE CLADDING.
09.5 FIBERGLASS REINFORCED PANELS.
09.6 GYPSUM WALLBOARD, 5/8" THICK.
09.10 CONCRETE CAPSTONE.

10 SPECIALTIES:

10.1 12" x 36" 18 GA. STAINLESS STEEL WALL MOUNT SHELF ROUNDED FRONT EDGE 230 LB CAPACITY MODEL WS-1236.
10.2 GRAB BAR, STAINLESS STEEL 18"
10.3 GRAB BAR, STAINLESS STEEL 36"
10.4 GRAB BAR, STAINLESS STEEL 42"
10.5 PAPER TOWEL DISPENSER, WALL MOUNT M/N: ASI0210 INTRA.
10.6 TOILET PAPER DISPENSER
10.7 SOAP DISPENSER, M/N: LTX-12 GOJO.
10.8 MIRROR, 18 x 36 WITH STAINLESS STEEL FRAME.
10.9 FIRE EXTINGUISHER, BRACKET MOUNTED 2A:10B:C GENERIC.
10.10 PREMISE IDENTIFICATION, 12" HIGH ALUMINUM NUMBERS. ADDRESS TO BE DETERMINED.

26 ELECTRICAL:

26.1. ILLUMINATED LOGO AND BUSINESS SIGN, 3'-7" HIGH x 6'-11 1/2" WIDE (25 SQUARE FEET) . LOGO AND LETTER FACES "WHITE" ACRYLIC, LOGO AND LETTER SIDE RETURNS, 5" DEPTH, PRE-FINISHED "BLACK" ALUMINUM; INTERNALLY ILLUMINATED WITH "WHITE" LED LAMPS. SEE GRAPHIC IMAGE BELOW.
26.2. CUSTOM WALL SCONCE LIGHT FIXTURE.
26.3. WALL MOUNTED LIGHT FIXTURE.
26.4. POLE LIGHT, 20-FT TALL - SEE SITE PLAN.
26.5. ILLUMINATED LOGO, ~19 SQUARE FEET. LOGO FACE "WHITE" ACRYLIC; LOGO SIDE RETURNS, 5" DEPTH, PRE-FINISHED "BLACK" ALUMINUM; INTERNALLY ILLUMINATED WITH "WHITE" LED LAMPS.

STATE OF NEW MEXICO
Jonathan C. Sanchez
No. 3921
8-21-2023
REGISTERED ARCHITECT

OWNER: KEITH GRIEGO

HUMAN BEAN - SAN ANTONIO & WYOMING

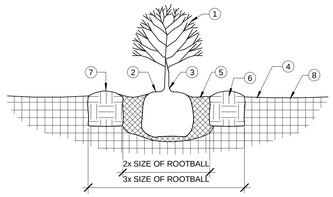
EXTERIOR ELEVATIONS & BUILDING SECTIONS

Project Number	Project Number
Date	8-21-2023
Drawn By	J. SANCHEZ
Checked By	K. GRIEGO

DFT2

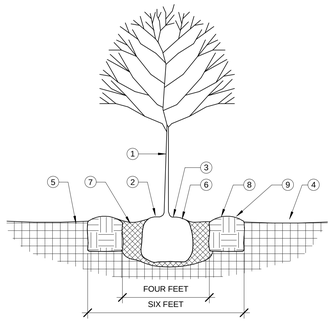
Scale	As indicated

8/21/2023 8:57:37 AM



SHRUB PLANTING NOTES:

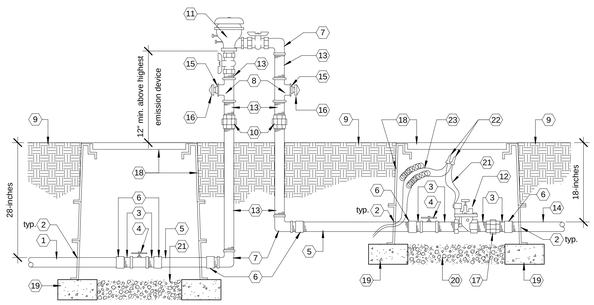
1. SHRUB LOCATION AND SPECIES AS PER PLAN
2. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S).
3. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
4. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED.
5. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT.
7. 2" HIGH X 6" WIDE BERM.
8. WEED BARRIER FABRIC - SEE IRRIGATION PLANTING PLAN - TURN DOWN 6" AT EDGES.



TREE PLANTING NOTES:

1. TREE LOCATION AND SPECIES AS PER PLAN
2. MULCH SHALL BE HELD BACK 4" FROM TREE TRUNK.
3. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
4. MULCH - SEE PLANTING PLAN.
5. WEED BARRIER FABRIC - SEE IRRIGATION PLANTING PLAN - TURN DOWN 6" AT EDGES.
6. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC. TWINE, AND / OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
7. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
8. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT.
9. 4" HIGH X 12" WIDE BERM, 6-FT MINIMUM DIAMETER OR AS SHOWN ON THE PLANS.

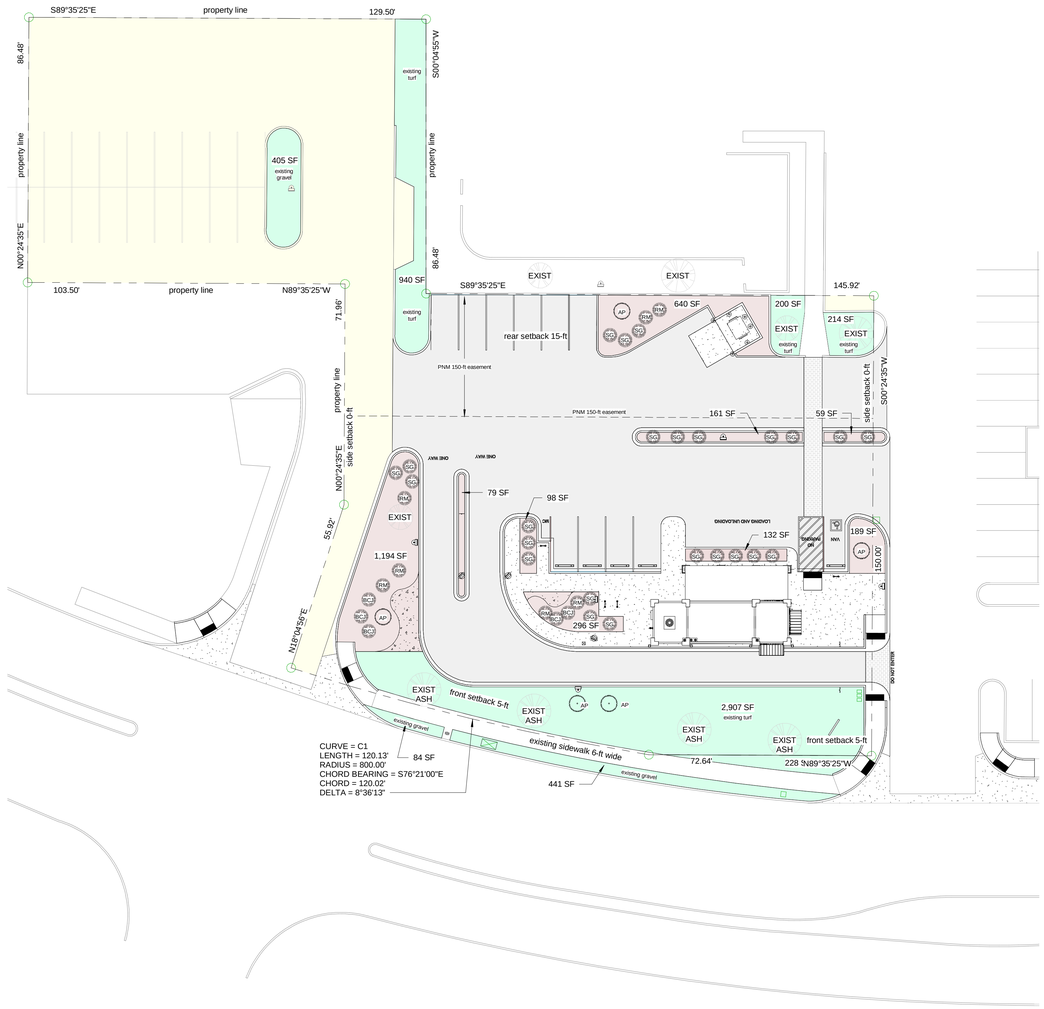
2 L1 - PLANTING
3/4" = 1'-0"



CONSTRUCTION NOTES: #

1. MAINLINE FROM METER.
2. DRILLED HOLE THROUGH VALVE BOX EXTENSION. DIAMETER SHALL BE 1/2" LARGER THAN PIPE.
3. SCHEDULE 80 PVC NIPPLE.
4. SCHEDULE 80 PVC TRUE UNION BALL VALVE.
5. CONSTANT PRESSURE IRRIGATION MAINLINE.
6. SCHEDULE 80 TOE NIPPLE WITH SLIP COUPLER.
7. GALVANIZED ELL.
8. GALVANIZED TEE.
9. FINISH GRADE.
10. GALVANIZED UNION (MIN. 4" ABOVE FINISH GRADE).
11. PRESSURE VACUUM BREAKER - SEE IRRIGATION LEGEND.
12. AUTOMATIC MASTER VALVE - SEE IRRIGATION LEGEND.
13. GALVANIZED NIPPLE.
14. NON-CONSTANT PRESSURE IRRIGATION MAINLINE.
15. GALVANIZED REDUCER BUSHING.
16. GALVANIZED DRAIN PLUG.
17. SCHEDULE 80 PVC UNION.
18. 17" x 30" VALVE BOX WITH T-STYLE BOLT DOWN COVER AND EXTENSIONS AS REQUIRED - SEE IRRIGATION LEGEND.
19. 4" x 8" x 16" SOLID CMU BLOCK, EIGHT PER VALVE BOX.
20. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL OF ANY EQUIIPMENT OR PIPING.
21. MASTER VALVE CONTROL WIRE.
22. WATERPROOF WIRE CONNECTOR.
23. 36" LENGTH WIRE EXPANSION LOOPS.

3 L1 - IRRIGATION BACKFLOW / VALVES
3/4" = 1'-0"



1 LANDSCAPING PLAN
1" = 20'-0"

PLANT LEGEND:

EXIST	EXISTING TREE	
AP	PINUS ELDARICA AFGHAN PINE	2" CALIPER, BALLED & BURLAPPED, 6-FT TALL
CHL	CHILOPSIS LINEARIS DESERT WILLOW	2" CALIPER, BALLED & BURLAPPED, 6-FT TALL
RM	ROSMARINUS OFFICINALIS ROSEMARY	5-GALLON
SG	PANICUM SWITCH GRASS	1-GALLON
BCH	JUNIPERUS HORIZONTALIS BLUE CHIP JUNIPER (FEMALE ONLY)	5-GALLON
	EXISTING LANDSCAPE (GRASS)	
	STONE GRAVEL: 2" - 4" PUEBLO ROSE	
	STONE GRAVEL: 7/16" PUEBLO ROSE	
	EXISTING LANDSCAPED AREA TO REMAIN	
	EXISTING ASPHALT TO REMAIN	

WATERING NOTE:

DRIP SYSTEM RUN CYCLES:

ESTABLISHMENT AND SUMMER: 1 HOUR / 4 DAYS A WEEK

SPRING: 1 HOUR / 2-3 DAYS A WEEK

FALL: 1 HOUR / 2-3 DAYS A WEEK

WINTER: 1 HOUR / 2 DAYS PER MONTH

LANDSCAPE DATA:

GROSS LOT AREA (0.8413 acres)	36,647 SF
LESS BUILDING	640 SF
NET LOT AREA	36,007 SF
REQUIRED LANDSCAPE:	
15% OF NET LOT AREA	5,401 SF
EXISTING LANDSCAPE TO REMAIN	4,666 SF
NEW LANDSCAPE	2,673 SF
TOTAL LANDSCAPE AREA	7,339 SF
PERCENT OF NET LOT AREA	20.38%
HIGH WATER USE TURF:	
EXISTING	4,261 SF
PROPOSED	0 SF

STREET TREES:
EXISTING: TOTAL 4 MATURE ASH TREES
PARKING LOT TREES
PROVIDE AT 1 PER 10 SPACES (16 SPACES / 10) = 1.6 OR 2

TREES REQUIRED:
TOTAL REQUIRED TREES = 6
TOTAL PROPOSED TREES = 10

NOTE: EXISTING TREES WILL BE EVALUATED TO DETERMINE IF THEY NEED TO BE REMOVE AND / OR REPLACED.

REQUIRED LANDSCAPE COVERAGE
75% LIVE VEGETATIVE MATERIAL
5,001 SF X 75% OR 5,001 X 0.75 = 3,751 SF MINIMUM

GENERAL NOTES:

A. MAINTENANCE OF LANDSCAPE AND IRRIGATION IS THE RESPONSIBILTY OF THE OWNER.
B. PLANTINGS TO BE WATERED BY AUTOMATIC DRIP IRRIGATION SYSTEM AND PROTECTED WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975).
C. WATER MANAGEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
D. THIS PLAN SHALL PROVIDE 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT FULL MATURITY.
E. LANDSCAPE AREAS TO MULCHED WITH 7/16" PUEBLO ROSE FIELD AND 2" - 4" PUEBLO ROSE ACCENTS AS SHOWN ON PLAN TO A DEPTH OF 3" OVER FILTER FABRIC.
F. DO NOT PLACE TREES IN PUBLIC UTILITY EASEMENTS.

0 10 20 40
SCALE: 1" = 20'

No.	Description	Date

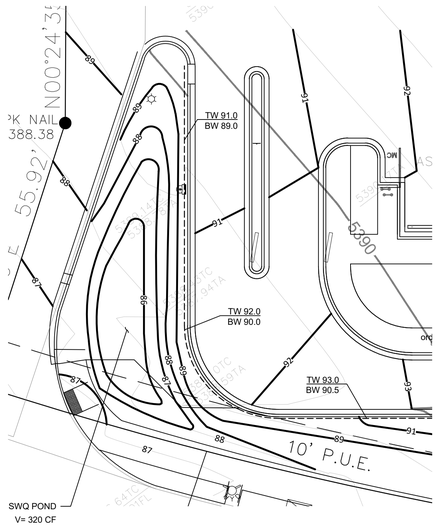
OWNER: KEITH GRIEGO

HUMAN BEAN - SAN ANTONIO & WYOMING

LANDSCAPING PLAN

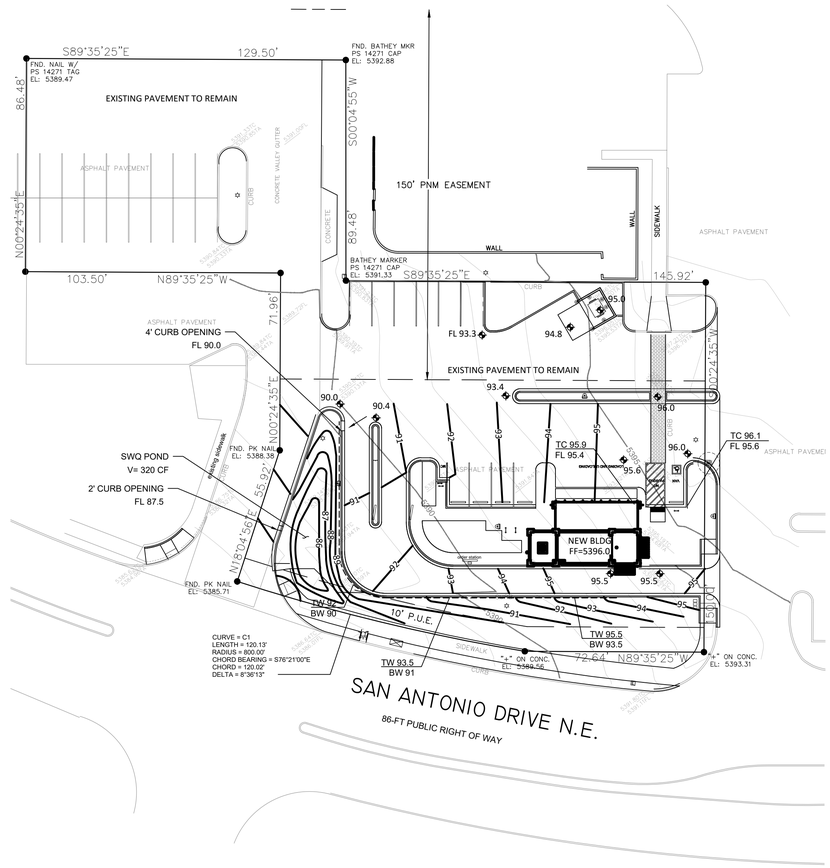
Project Number	Project Number
Date	7-11-2023
Drawn By	J. SANCHEZ
Checked By	K. GRIEGO
	L1
Scale	As indicated

7/11/2023 4:07:35 PM



ENLARGED RETENTION POND AREA

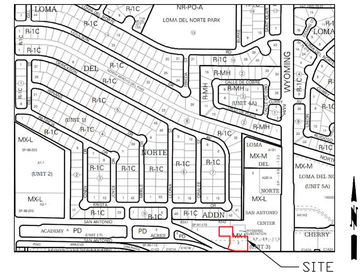
1" = 10'



GRADING AND DRAINAGE PLAN

1" = 20'

0 20' 40'



VICINITY MAP D-19-Z

LEGEND

	EXISTING CONSTRUCTION
	NEW CONTOUR
FF=5396.0	PROPOSED BUILDING FINISHED FLOOR
65.5	NEW SPOT ELEVATION
	NEW CONSTRUCTION
RD	ROOF DRAIN
TC	TOP OF CURB
FL	FLOWLINE
	NEW RETAINING WALL
TW 94 / BW 90	TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION

DRAINAGE NARRATIVE

ADDRESS: 7301 San Antonio Drive NE

LEGAL DESCRIPTION: LOT 2, SAN ANTONIO CENTER

SITE AREA: 0.84 AC PROJECT AREA: 18,420 SF (0.42 AC)

BENCHMARK: City of Albuquerque Station '25-E18' being a brass cap.
ELEV= 5339.186 (NAVD 1988)

SURVEYOR: Alpha Pro Surveying LLC dated February 2023

FLOOD HAZARD: From FEMA Map 35001C0141G (9/26/2008), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: The site does accept minor offsite flow from existing adjacent paved parking areas to the north and east. The proposed development will continue to accept this minor runoff.

EXISTING CONDITIONS: The site is currently developed with existing paved access and parking, and landscaped areas. The site slopes down to the southwest at 6 - 7 % and discharges to San Antonio Drive NE.

PROPOSED IMPROVEMENTS: The proposed improvements include a 640 SF building, drive through lane, concrete sidewalks, and landscaping. This building will be located where existing asphalt paving was previously.

DRAINAGE APPROACH: The site drainage pattern will direct developed flow from the new impervious surfaces to the onsite SWQ retention pond.
Existing land treatment: 8% C and 92% D PRECIPITATION ZONE: 3
Q= [(0.13)(3.17)+(.87)(4.49)](0.42)= 1.8 CFS
Proposed land treatment: 21% C and 79% D
Q= [(0.21)(3.17)+(0.79)(4.49)](0.42)= 1.8 CFS
Redevelopment SWQ V= (14,100)(0.26/12)= 305 CF
This flow will discharge to an onsite retention ponding area located at the SW corner of the site. The SWQ volume of 320 CF shall be retained in the onsite bottom and the site discharge will remain unchanged.

No.	Description	Date

OWNER: KEITH GRIEGO

HUMAN BEAN - SAN ANTONIO & WYOMING

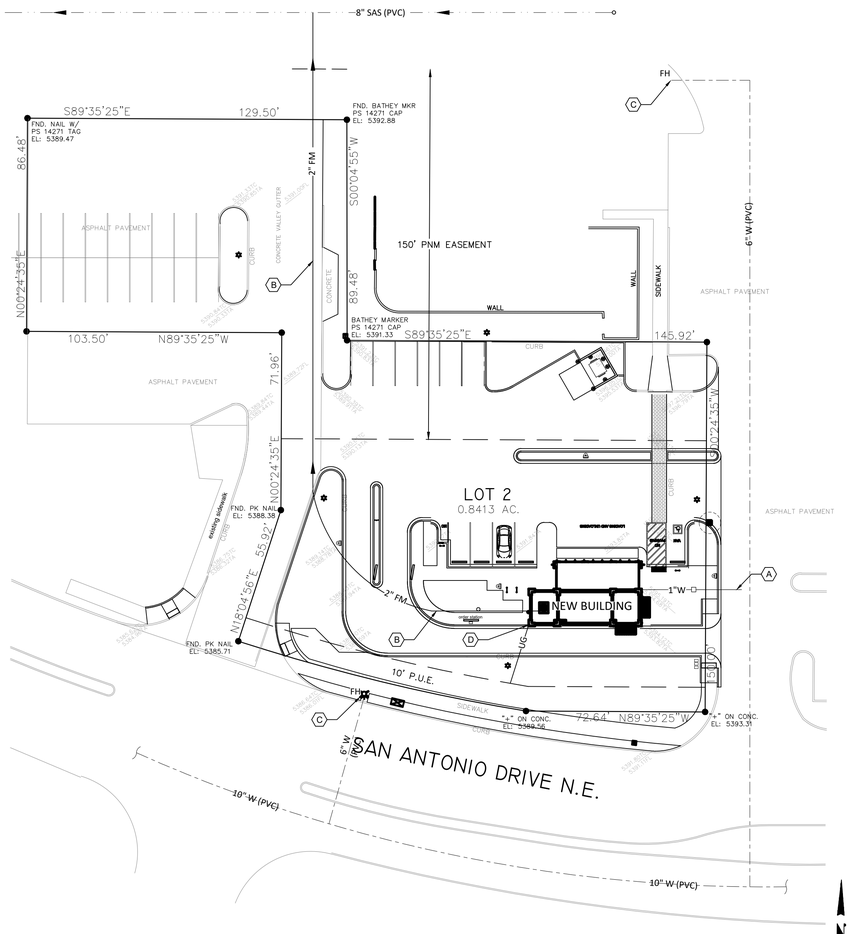
GRADING AND DRAINAGE

Project Number	Project Number
Date	06-29-2023
Drawn By	Author
Checked By	Checker

GD0

Scale	1" = 20'-0"

3/27/2023 10:30:29 AM



UTILITY PLAN

1" = 20'

0 20' 40'

GENERAL NOTES

XXX

KEYED NOTES

A. NEW 1" WATER SERVICE FROM EXISTING 6" MAIN TO BUILDING AS SHOWN.
B. NEW DUPLEX PUMP STATION WITH TWO ZOELLER 807 GRINDER PUMPS IN A 30"x36" BASIN WITH 108 GALLON CAPACITY. INSTALL NEW 2" PVC FORCE MAIN (MIN. 24" COVER WITH CHECK VALVE 5' FROM PUMP STATION) FROM PUMP BASIN AND CONNECT WITH 4" TAP TO EXISTING 8" PUBLIC SEWER MAIN AS SHOWN.
C. EXISTING PUBLIC FIRE HYDRANT TO REMAIN.

LEGEND

—W—	EXISTING WATER LINE
—SAS—	EXISTING SEWER LINE
—SAS—	NEW SEWER LINE
—2" FM—	FORCE MAIN
—W—	NEW WATER LINE
—UG—	UNDERGROUND GAS
FH	FIRE HYDRANT
CO	CLEAN OUT

No.	Description	Date

OWNER: KEITH GRIEGO

HUMAN BEAN COFFEE SHOP

7301 SAN ANTONIO DR NE

UTILITY PLAN

Project Number	Project Number
Date	06-29-2023
Drawn By	Author
Checked By	Checker

U1

Scale 1" = 20'-0"

3/27/2023 10:30:29 AM

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

June 15, 2023

United Super Markets LLC
7830 Orlando Ave.
Lubbock, TX 79423

Project # PR-2023-008615
SI-2023-00865 - Site Plan- Major Amendment

LEGAL DESCRIPTION:
Modulus Architects & Land Use Planning, agent for United Super Markets LLC, requests a Site Plan-Major Amendment for an approximately 1 acre portion of the following: Lots 1, 2, & 3 Plat of Lots 1, 2 & 3 San Antonio Center and Tracts B2A1 and B2A2 Plat of Tracts B2A1 & B2A2 Academy Acres Unit 17, located at 7301 San Antonio Dr. NE, at the NW corner of San Antonio Dr. NE and Wyoming Blvd. NE, approximately 8.1 acres (D-19-Z & E-19-Z)
Staff Planner: Robert Messenger & Catalina Lehner

On June 15, 2023 the Environmental Planning Commission (EPC) voted to Approve Project # PR-2023-008615, SI-2023-00865 - Site Plan- Major Amendment based on the following Findings and subject to the following Conditions of Approval:

FINDINGS:

1. The request is for a major amendment for an approximately 1-acre portion of an approximately 8-acre site legally described as Lots 1, 2, & 3 Plat of Lots 1, 2, & 3 San Antonio Center and Tracts B2A1 and B2A2 Plat of Tracts B2A1 & B2A2 Academy Acres Unit 17, between San Antonio Dr. NE, and Wyoming Blvd. NE (the "subject site").

2. The request is to amend the previously approved surface parking lot on Lot 2 of San Antonio Center to facilitate future development of a 640 sf coffee shop with drive-through facility.

3. The subject site is zoned MX-L (Mixed-use – Low intensity), a zoning designation received upon adoption of IDO in May 2018.

4. A minor amendment for changing the original site plan to a parking lot for the subject site was granted administratively in 1991.

5. The subject site is in an area that the Comprehensive Plan designated an Area of Change. Wyoming Blvd. is functionally classified as a Principal Arterial, and San Antonio Dr. is a Minor Arterial.

6. The subject site is in a designated Activity Center, the Cherry Hills Village Activity Center.

7. The City of Albuquerque Integrated Development Ordinance (IDO) and the Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.

8. The request is consistent with the following, applicable Goal and policy regarding Character in Chapter 4: Community Identity:

   A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

   B. Policy 4.1.2 Identity and Design: Encourage quality development that is consistent with the distinct character of communities.

      The request would encourage quality development consistent with the distinct character of the Cherry Hills Village Activity Center. The request would facilitate development of a small coffee shop with a drive-through that would enhance the character of the existing shopping center. It would provide landscape buffers south and west of the subject site to office uses (across San Antonio Drive) and retail uses to the west, respectively.

9. The request is consistent with the following, applicable Goal and policies regarding Centers and Corridors from Comprehensive Plan Chapter 5: Land Use:

   A. Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

   B. Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

      The request would facilitate continued growth of a designated Center that abuts the Wyoming Multi-Modal Corridor. It would strengthen the Cherry Hills Village Activity Center by providing an appropriate and convenient retail use that enhances the vitality of the neighborhood, because it would be within a 20-minute walk or short bike ride from the surrounding area and is served by the Corridor.

   C. Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

      The request would provide neighborhood-oriented retail services in a mixed-use center of activity that could support healthy lifestyles and meets the needs of nearby residents and businesses. It supports healthy lifestyles by providing safe and convenient pedestrian and biking access, though a drive-thru use is auto-oriented by its nature.

10. The request is consistent with the following Goals and policy regarding Complete Communities and Efficient Development patterns in Chapter 5 Land use:

    A. Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop and play together.

       The request would help create a community where residents can live, work, shop, learn, and play within the Cherry Hills Village Activity Center. Although there are few or no residential uses within the Activity Center itself, all of these activities are within an easy 20 minute walk or short bike ride from multi-family and single family residential areas nearby.

B. Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is well-served by existing infrastructure and public facilities, and the redevelopment made possible by the request would promote efficient development patterns and use of land.

C. Policy 5.3.1 Infill Development: .

The request would support development of a 640 sq. ft. restaurant with drive-through in an infill site within the Cherry Hills Village Activity Center. Roads, site utilities, and other infrastructure as well as public facilities (e.g., Cherry Hills Branch Library) have enough capacity to serve the site without substantial public expense.

11. The request is consistent with the following Goal regarding City Development Areas and Area of Change in Chapter 5 Land use:

A. Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Change, where growth is expected and desired. The request provides a small-scale coffee shop use that could be desired by nearby residents and businesses, especially because the surrounding area lacks a similar amenity.

B. Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct growth to an Activity Center, where change is encouraged. The request would facilitate development on an infill site surrounded by similar compatible uses allowed under MX-L zoning, as well as the dental and medical offices in the MX-T zoned parcels south of San Antonio Dr. NE.

12. The request is consistent with the following Goal and policy regarding Sense of Place in Chapter 7 Urban Design:

A. Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The request would reinforce sense of place through context-sensitive design of development and streetscapes. The proposed layout incorporates existing shade trees and adds more trees to buffer the drive-through lanes in the proposed development from pedestrians. It adds a walkway to provide interior pedestrian access within the overall site and provides shading and possibly outdoor seating areas to an area recently used as a parking lot in an area with ample parking.

B. Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The request would promote infill that enhances the built environment by converting a non-productive parking lot into a retail use that serves customers in vehicles, as well as pedestrians and cyclists.

13. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3) as follows:

    A. 14-16-6-6(I)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.

    B. 14-16-6-6(I)(3)(b) The subject site is zoned MX-L; therefore, this criterion does not apply.

    C. 14-16-6-6(I)(3)(c) The proposed major amendment is to facilitate future development of an approximately 640 sq. ft. coffee shop with drive-through facility. The subject site is within the controlling Site Development Plan for Subdivision San Antonio Plaza. The request would comply with all applicable provisions of the IDO, DPM, and other adopted City regulations.

    D. 14-16-6-6(I)(3)(d) The subject property is an infill site. The City's existing infrastructure has adequate capacity for the proposed development made possible by this request.

    E. 14-16-6-6(I)(3)(e) The applicant has demonstrated that the request would not negatively impact the surrounding area based on the responses to applicable Comp Plan Goals and Policies. The proposed major amendment would allow the development of a 640 sq. ft. coffee shop with drive-through. The proposed development would comply with the IDO mitigating any significant adverse impacts on the surrounding area to the maximum extent practicable.

    F. 14-16-6-6(I)(3)(f) The subject property is not within a Master Development Plan and therefore this criterion does not apply.

    G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.

14. The affected neighborhood organizations are the Cherry Hills Civic Association, North Wyoming Neighborhood Association (NA) and District 4 Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. Staff has not been contacted and there is no known opposition. A pre-application neighborhood facilitated meeting was offered but neither requested nor held.

15. As of this writing, Staff has not been contacted and is unaware of any opposition.

<u>CONDITIONS OF APPROVAL:</u>

1. The EPC delegates final sign-off authority of this site development plan to the Development Facilitation Team (DFT) to ensure that EPC Conditions have been satisfied and that other applicable City requirements have been met.

2. The applicant shall meet with the Staff planner prior to applying to the DFT to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DFT, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.

3. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DFT final sign-off, may result in forfeiture of approvals.

4. Major Amendment Sheet

   A. Note 4 shall read: Site Plan-EPC Major Amendment for a drive-through restaurant.
   B. The sheet title shall be Site Plan-EPC Major Amendment.
   C. Parking calculations shall be clarified regarding existing shopping center and proposed, new use.

5. Parking

   A. Parking calculations need to be added to the main site plan sheet (in tabular format) and the math shown.
   B. Bicycle parking shall be provided near the patio area.
   C. Parking calculations shall be added to the site plan.

6. Pedestrian Connections

   Walkways shall be made of a material different than the asphalt they cross (ex. textured concrete) pursuant to 5-3(D)(3)(C)- Materials to alert motorists.

7. Landscaping

   A. Landscaping calculations shall be revised to match the site acreage mentioned on the main shite plan sheet.
   B. White Pine shall be replaced with a recommended pine from the Albuquerque Plant Palette (ex. Afghan Pine). Idaho Locust shall be replaced with a recommended tree from the Albuquerque Plant Palette.
   C. Juniper shall be female only.

8. Walls: The color of the refuse enclosure walls shall be specified.

9. Lighting

   A. Light poles shall be specified as existing or proposed.
   B. A light pole detail specifying height, color, and finishes, shall be provided.

10. Signage

    A. Signage shall be "boxed out" and the square footage indicated.

    B. Colors and materials for signage shall be specified.

11. Elevations/Architecture: Building height and length shall be clearly dimensioned and called out.

12. Detail sheet

    A. Details shall be on a stand-alone detail sheet.

    B. An order-board detail shall be provided on the detail sheet.

13. Organization and Clarity

    A. The "enlarged site plan" shall be removed and/or provided on the main sheet.

    B. The vicinity map shall be smaller (make room for parking calcs).

    C. The word "application" shall be removed from the main sheet's title block.

    D. The sensitive lands full-sized sheets shall be removed.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **June 30, 2023**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

Catalina Lehner

for Alan M. Varela,
Planning Director

AV/CL/RM

cc: Modulus Architects & Land Use Planning, rokoye@modulusarchitects.com
United Super Markets LLC, 7830 Orlando Ave. Lubbock TX, 79423
Cherry Hills Civic Association, Roger Vaughn rvaughn.rv@gmail.com
Cherry Hills Civic Association, Hank Happ hhapp@juno.com
North Wyoming NA, William Barry wrbarry@msn.com
North Wyoming NA, Nanci Carriveau nancic613@hotmail.com
District 4 Coalition of Neighborhood Associations, Ellen Dueweke edueweke@juno.com
District 4 Coalition of Neighborhood Associations, Mildred Griffee mgriffee@noreste.org
Legal, dking@cabq.gov
EPC File

CONDITIONS OF APPROVAL - SI-2023-000865, Major Amendment-EPC

1. The EPC delegates final sign-off authority of this site development plan to the Development Facilitation Team (DFT) to ensure that EPC Conditions have been satisfied and that other applicable City requirements have been met.

2. The applicant shall meet with the Staff planner prior to applying to the DFT to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DFT, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.

3. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DFT final sign-off, may result in forfeiture of approvals.

4. Major Amendment Sheet

   A. Note 4 shall read: Site Plan-EPC Major Amendment for a drive-through restaurant.

      - EPC 1 of 4: Note 4 (revision triangle 4) in the Revision Block reads: "SITE PLAN – EPC MAJOR AMENDMENT FOR A DRIVE THROUGH RESTAURANT – BUILDING A – JUNE 5, 2023"

   B. The sheet title shall be Site Plan-EPC Major Amendment.

      - EPC 1 of 4: Upper left corner of EPC Major Amendment sheet 1 of 4: Added title text "SITE PLAN – EPC MAJOR AMENDMENT"
      - EPC 1 of 4: Sheet Title in lower right side of drawing: Cleaned up title block information to read "SITE PLAN – EPC MAJOR AMENDMENT *SI-2023-000865"*

   C. Parking calculations shall be clarified regarding existing shopping center and proposed, new use.

      - EPC 1 of 4: Parking calculations for each building on the Site Plan have been clarified and shown in Table form.

5. Parking

   A. Parking calculations need to be added to the main site plan sheet (in tabular format) and the math shown.

      - DFT0: Parking calculations for the Human Bean (Proposed Pad Site A) current phase are shown on drawing DFT0 including the math.

   B. A second ADA space shall be added close to the building

      - DFT0: This requirement was rescinded. Only one ADA parking space is required (Note: this ADA parking space will be Van accessible)

   C. Bicycle parking shall be provided near the patio area.

      - DFT0: Four bicycle parking spaces are located just west of the covered outdoor seating area.

   D. Parking calculations shall be added to the site plan.

- DFT0: Parking calculations for the Human Bean (Proposed Pad Site A) current phase are shown on drawing DFT0 including the formula, math and result.

6. Pedestrian Connections

   Walkways shall be made of a material different than the asphalt they cross (ex. textured concrete) pursuant to 5-3(D)(3)(C)- Materials to alert motorists.

   - DFT0: Pedestrian walkways (crosswalks) have been revised to include integral color concrete (color – Terra Cotta), texture (brick pattern). See Keyed Note 26. Also added pavement marking and pole signs which flank the drive aisle with text that reads "ONE WAY DO NOT ENTER", see Keyed Note 23 & 42. Also added pavement marking directional arrow. At drive thru entries, pavement marking and pole sign with text that reads, "DRIVE THRU ENTRY", also added directional arrow pavement markings and pavement text that reads "ONE WAY".

7. Landscaping

   A. Landscaping calculations shall be revised to match the site acreage mentioned on the main site plan sheet.

      - L1: Main Site Plan sheet shows the acreage for Lot 2 as 0.8413 acres. The landscaping plan has been updated to show the GROSS LOT AREA to be 0.8413 acres or 36,647 SF.

   B. White Pine shall be replaced with a recommended pine from the Albuquerque Plant Palette (ex. Afghan Pine). Idaho Locust shall be replaced with a recommended tree from the Albuquerque Plant Palette.

      - L1: Replaced "White Pine" with "Afghan Pine"; replaced "Idaho Locust" with "Afghan Pine".

   C. Juniper shall be female only.

      - L1, Plant Legend: Updated Juniperus Horizontalis / Blue Chip Juniper to be "(FEMALE ONLY)".

8. Walls: The color of the refuse enclosure walls shall be specified.

   - See DFT1 / detail 6 note: "standard CMU 8" x 8" x 16" integral color "brown" and 4" x 8" x 16" cap block split face, integral color "brown".
   - See DFT1 / detail 6a: Added picture of Monument sign to represent the proposed material color.

9. Lighting

   A. Light poles shall be specified as existing or proposed.

      - See DFT1 / 1 Site Plan Existing: Disposition of existing pole lights is indicated by Keyed Note 29 & 30. Three (3) pole lights will be removed, and one pole light will remain.
      - See DFT0 / 1 Site Plan Enlarged: Keyed Note 19 describes the new pole lights and the one pole light that is existing to remain is tagged as Keyed Note 43.

B. A light pole detail specifying height, color, and finishes, shall be provided.

- DFT0 / 1 Site Plan – Enlarged: See Keyed Note 19 which includes height, color, and finish.

10. Signage

A. Signage shall be "boxed out" and the square footage indicated.

- DFT0 / 1 Site Plan – Enlarged: Monument Sign shown at east site entrance, Keyed Note 20. See detail 6a / DFT1 (6'-0" wide x 4'-4" high = 25.8 SF).
- DFT0 / 1 Site Plan – Enlarged: Menu Board, typical of (3) locations. Keyed Notes 5 & 6. See detail 9 / DFT1 (2'-6" wide x 4'-2 ½" high = 10.47 SF)

B. Colors and materials for signage shall be specified.

- DFT1 / 9: Menu Board detail – color "dark bronze", material anodized aluminum.

11. Elevations/Architecture: Building height and length shall be clearly dimensioned and called out.

- DFT2: All dimensions including height and length are clearly dimensioned.

12. Detail sheet

A. Details shall be on a stand-alone detail sheet.

- Move Site Plan – Enlarged to DFT0.

B. An order-board detail shall be provided on the detail sheet.

- DFT1 / 9: Menu Board detail – color "dark bronze", material anodized aluminum

13. Organization and Clarity

A. The "enlarged site plan" shall be removed and/or provided on the main sheet.

- Site Plan – Enlarged has been moved to DFT0.

B. The vicinity map shall be smaller (make room for parking calcs).

- DFT0: Revised scale of Vicinity Map from 1" = 160' to 1" = 200'.

C. The word "application" shall be removed from the main sheet's title block.

- The word "application" has been removed from the main sheet's title block.

D. The sensitive lands full-sized sheets shall be removed.

- Removed

Notice of Decision cc list:

Modulus Architects and Land Use Planning, Regina Okoye, rokoye@modulusarchitects.com
Cherry Hills Civic Association, Roger Vaughn, rvaughn.rv@gmail.com
Cherry Hills Civic Association, Hank Happ, hhapp@juno.com
North Wyoming Neighborhood Association, William Barry, wbarry@msn.com
North Wyoming Neighborhood Association, Nanci Carriveau, nancic613@hotmail.com
District 4 Coalition of Neighborhood Associations, Ellen Dueweke, edueweke@juno.com
District 4 Coalition of Neighborhood Associations, Mildred Griffee, mgriffee@noreste.org

Legal, dking@cabq.gov
EPC file

INTER-OFFICE MEMO

DATE: August 18, 2023

TO: Jolene Wolfley, DFT Chair
Jay Rodenbeck, Planning Manager

FROM: Catalina Lehner, AICP- Principal Planner

RE: Project #2023-008615/SI-2023-00865,
Site Plan-EPC Major Amendment- Cherry Hills Shopping Center

Background

On June 15, 2023, the EPC voted to approve a Major Amendment to the controlling Site Development Plan for Subdivision for the Cherry Hills Shopping Center (original EPC approval c. 1978) to add a drive-thru coffee shop.

Post-EPC Review

The EPC approved the Major Amendment subject to 15 Findings and 13 Conditions of Approval as indicated in the June 15, 2023 Official Notification of Decision.

https://documents.cabq.gov/planning/environmental-planning-commission/June%202023/NOD%20PR-2023-008615_Cherry%20Hills%20SC.pdf

For a post-EPC review, we compare: 1) the site plan the EPC based its decision on, with 2) the site plan the EPC based its decision on with the conditions incorporated.

Results

The Conditions of Approval are mostly fulfilled, with a couple exceptions as noted below, and clarification requested.

Condition #4C and 5C- regarding parking calculations. Rounding to 2 or 3 digits is unnecessary and is confusing, since parking spaces are in whole units. IDO 14-16-5-5(C)(1)(c) states to round down when calculating parking.

The parking calculations in the table on the top sheet (Sheet 1) and on the main sheet (Sheet DFT0) should be revised correspondingly.

Condition #10A- please draw a dashed box around the building-mounted/wall signs on the elevations and indicate the square footage of the signs.

Condition 10B- please specify the colors and materials for the building-mounted/wall signs. Note 26.1 says “Iluminated logo and business sign”, but does not provide these details.

Jonathan Sanchez
New Mexico RA 3921
August 21, 2023

Inter-office Memo dated August 18, 2023

From: Catalina Lehner, AICP – Principal Planner

To: Jolene Wolfley, DFT Chair & Jay Rodenbeck, Planning Manager

RE: Project #2023-008615/SI-2023-00865, Site Plan – EPC Major Amendment – Cherry Hills Shopping Center

Architect responses to Conditions are in "red".

Results
The Conditions of Approval are mostly fulfilled, with a couple exceptions as noted below, and clarification requested.

Condition #4C and 5C- regarding parking calculations. Rounding to 2 or 3 digits is unnecessary and is confusing, since parking spaces are in whole units. IDO 14-16-5-5(C)(1)(c) states to round down when calculating parking.

The parking calculations in the table on the top sheet (Sheet 1) and on the main sheet (Sheet DFT0) should be revised correspondingly.

> See SITE PLAN – EPC MAJOR AMENDMENT: Parking calculations revised in accordance with IDO 14-16-5(C)(1)(c); eliminated decimals and rounded down.
>
> See DFT0 SITE PLAN - ARCHITECTURAL: Parking calculations revised in accordance with IDO 14-16-5(C)(1)(c); eliminated decimals and rounded down.

Condition #10A- please draw a dashed box around the building-mounted/wall signs on the elevations and indicate the square footage of the signs.

> See DFT2 EXTERIOR ELEVATIONS & BUILDING SECTIONS: Add dashed box around all building signs and indicated square footage.

Condition 10B- please specify the colors and materials for the building-mounted/wall signs. Note 26.1 says "Illuminated logo and business sign" but does not provide these details.

> See DFT2 EXTERIOR ELEVATIONS & BUILDING SECTIONS: Revised keyed note 26.1 to include color, material, and type of illumination.
>
> Added keyed note to 26.5 to describe color, material, and type of illumination for logo only sign.
>
> Added graphic of proposed sign to include overall dimensions and text heights.

City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE – 7301 SAN ANTONIO DR NE ALBUQUERQUE NM 87109

To Whom It May Concern,

UNITED SUPERMARKETS, L.L.C. (United), as successor to AMERICAN STORES PROPERTIES INC PROPERTY TAX DEPT, pursuant to a Special Warranty Deed recorded on March 26, 2018, as Document #2018025987 in the official records of Bernalillo County, New Mexico, hereby authorizes Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque for the preparing and submitting of all required plans and documents for the development of a drive-through coffee kiosk on the below described property. This Agent Authorization is for the property located at 7301 SAN ANTONIO DR NE ALBUQUERQUE NM 87109 and legally described as:

Lot 2, San Antonio Center, as the same is shown and designated on the Plat filed in the office of the county recorder of the County Clerk of Bernalillo County, New Mexico, on April 24, 1989, in Plat Book c39, Folio 16.

This authorization is valid until further written notice from United, or Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request.

Sincerely,

UNITED SUPERMARKETS, L.L.C.

By:_____

Its: Authorized Signatory BCT

Address: 7830 Orlando Ave.
Lubbock, Texas 79423

FORM P: PRE-APPROVALS/SIGNATURES

Legal Description & Location: 7301 SAN ANTONIO DR NE ALBUQUERQUE NM 87109
LOT 2 PLAT OF LTS 1, 2 & 3 SAN ANTONIO CENTER CONT 36,647 SQ FT M/L

Job Description: The Human Bean

❑ ***Hydrology:***

• Grading and Drainage Plan	X	Approved		NA
• AMAFCA		Approved	X	NA
• Bernalillo County		Approved	X	NA
• NMDOT		Approved	X	NA
• MRGCD		Approved	X	NA

Renée C. Brissette
Hydrology Department

06/26/23
Date

❑ ***Transportation:***

• Traffic Circulations Layout (TCL)	X	Approved		NA
• Traffic Impact Study (TIS)		Approved	X	NA
• Neighborhood Impact Analysis (NIA)		Approved	X	NA
• Bernalillo County		Approved	X	NA
• MRCOG		Approved	X	NA
• NMDOT		Approved	X	NA
• MRGCD		Approved	X	NA

Ernest Armijo
Transportation Department

6/26/2023
Date

❑ ***Albuquerque Bernalillo County Water Utility Authority (ABCWUA):***

• Water/Sewer Availability Statement/Serviceability Letter	X	Approved		NA
• ABCWUA Development Agreement		Approved	X	NA
• ABCWUA Service Connection Agreement		Approved	X	NA

ABCWUA

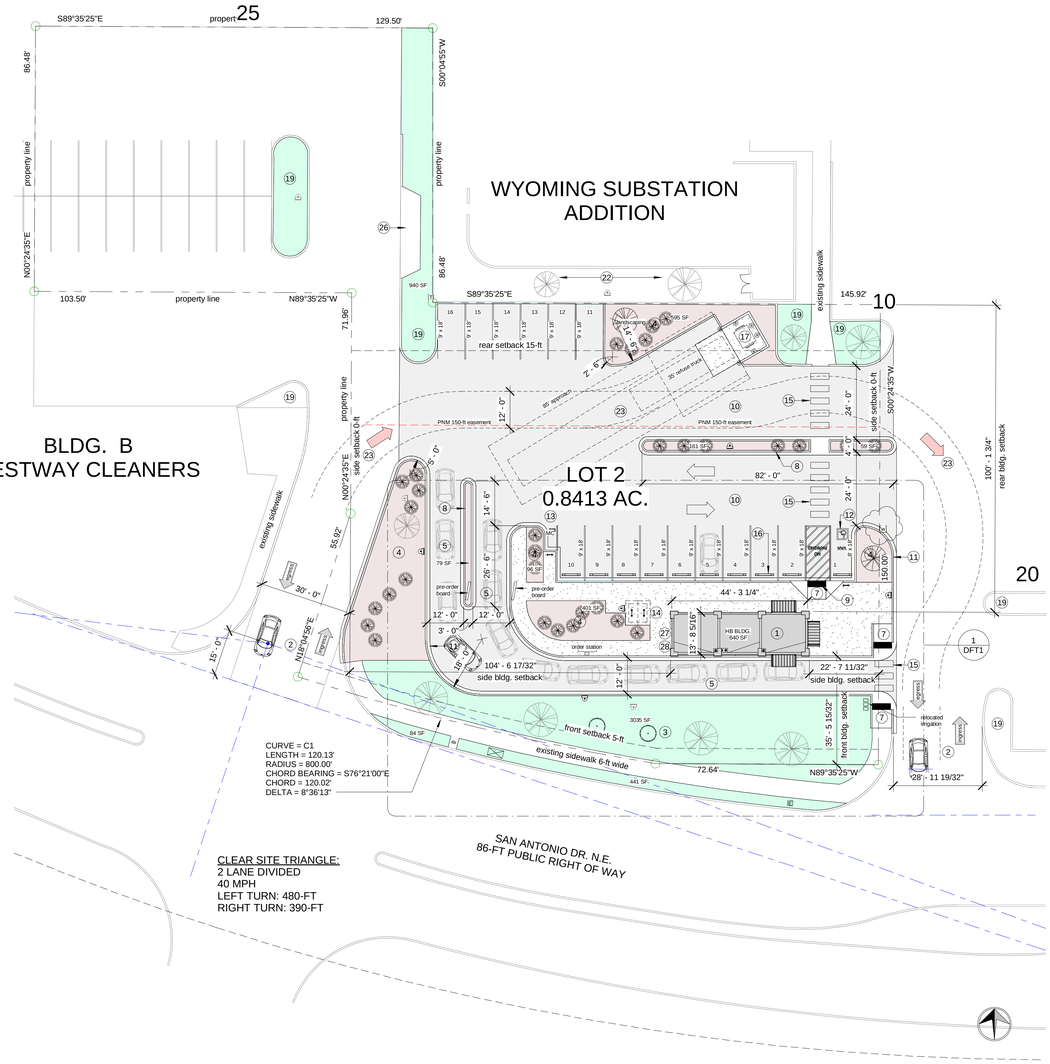
6/27/23
Date

❑ Infrastructure Improvements Agreement (IIA*)		Approved	X	NA
☒ Solid Waste Department Signature on the plan	X	Approved		NA
☒ Fire Marshall Signature on the plan	X	Approved		NA

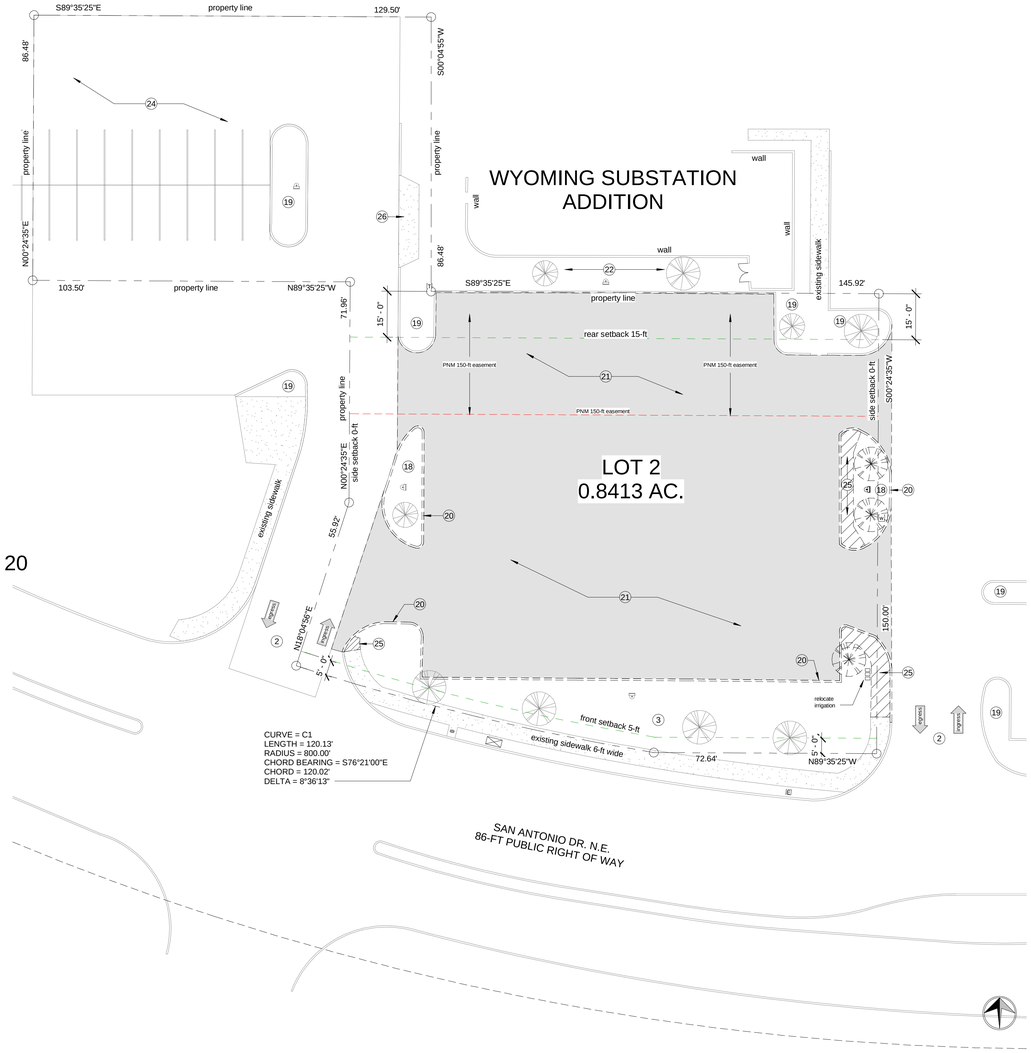
* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)

Approved for access by the Solid Waste Department
for a single trash enclosure. The Solid Waste Department is required to have access
to the dumpster from 5AM to 8PM. Herman Gallegos 05-03-23 *Herman Gallegos*

EXHIBIT 1 - Solid Waste Approval



2 SITE PLAN - PROPOSED
1" = 20'-0"



1 SITE PLAN - EXISTING
1" = 20'-0"

Keyed Notes:

1. Proposed building structure.
2. Private ingress / egress location, drive aisle.
3. Buffer landscaping.
4. Landscaping.
5. Drive-through lanes - asphaltic concrete.
6. New concrete sidewalk, max. cross slope 1:50.
7. ADA concrete ramp, slope 1:12 maximum.
8. Traffic island - landscaped.
9. Detectable warning, safety yellow.
10. New asphaltic concrete drive apron.
11. Concrete curb and gutter.
12. ADA van accessible parking space.
13. Motorcycle parking space.
14. Bicycle parking rack (typ. of 2).
15. Pavement markings.
16. 6' long pre-cast concrete parking stop, centered in parking space, set 24" from sidewalk edge.
17. Refuse container concrete pad, apron, bollards and gate.
18. Remove existing parking / traffic island.
19. Existing traffic / landscape island to remain.
20. Remove existing concrete curb and gutter.
21. Remove existing aspaltic concrete paving. Extent of removal to be determined in detailed design.
22. Existing landscaping to remain.
23. Refuse truck maneuvering and circulation route.
24. Asphalt pavement to remain.
25. Remove existing concrete sidewalk.
26. Existing sloped drive to remain.
27. Building information sign per IFC 2015 Appendix J, See 2015 International Fire Code Notes below.
28. Provide "Knox-box" brand key box. https://www.knoxbox.com/Products/Commercial-KnoxBoxes.

2015 INTERNATIONAL FIRE CODE

CHAPTER 5 FIRE SERVICE FEATURES

SECTION 503 FIRE APPARATUS ACCESS ROADS
503.1.1. Approved fire apparatus access roads shall be provided for every facility, building or portion of building...and shall extend to within 150 feet of all portions of the facility...

503.2.1 Dimensions. Unobstructed width of not less than 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official

SECTION 506 KEY BOXES
506.1 - 506.2: Provide approved type Key Box as required by the fire code official.

APPENDIX J - BUILDING INFORMATION SIGN
Per Figure J101.1.3
Top Wing: "VB"
Right Wing: "NS"
Bottom Wing: "B"
Left Wing: "LH"
Center Circle: "TC" or designation as defined by Albuquerque Fire Dept.

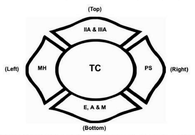
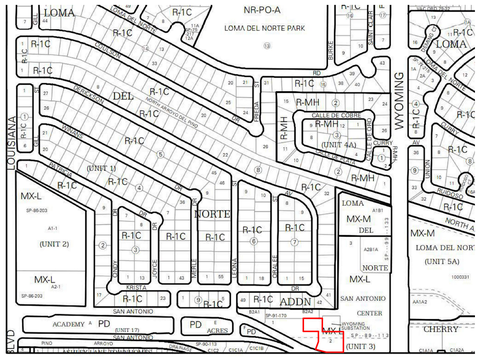


FIGURE J101.1.3 EXAMPLE OF COMPLETED BUILDING INFORMATION SIGN

0 10 20 40
SCALE: 1" = 20'

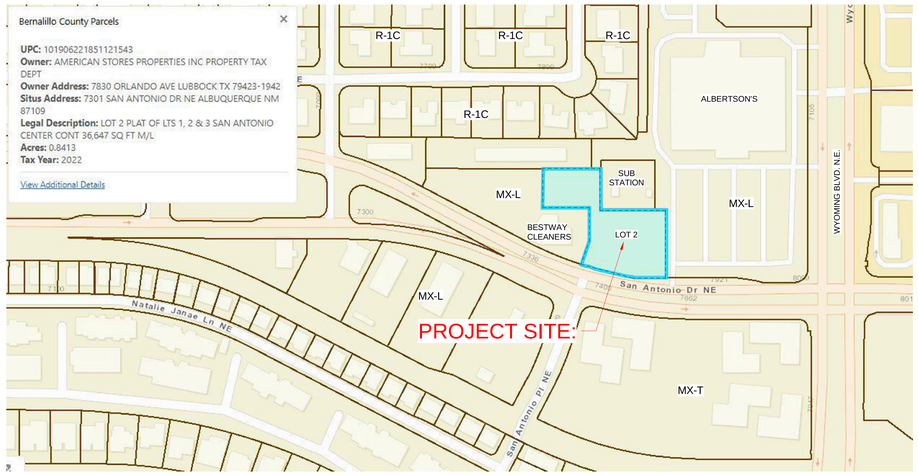
STATE OF NEW MEXICO
Jonathan C. Sanchez
No. 3921
5-2-2023
REGISTERED ARCHITECT

No.	Description	Date
A	DFT APPLICATION	5-2-2023



ZONE ATLAS PAGE D-19-Z

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

PROJECT NUMBER:_____

Application Number:_____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Herman Gallegos *Herman Gallegos* Solid Waste Management	05-03-23 Date
Planning Department	Date

* Environment Health, if necessary

OWNER: KEITH GRIEGO

HUMAN BEAN - SAN ANTONIO & WYOMING

SITE PLAN - APPLICATION

Project Number	Project Number
Date	5-2-2023
Drawn By	J. SANCHEZ
Checked By	K. GRIEGO
	DFT0
Scale	As indicated

5/2/2023 2:44:04 PM

ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION

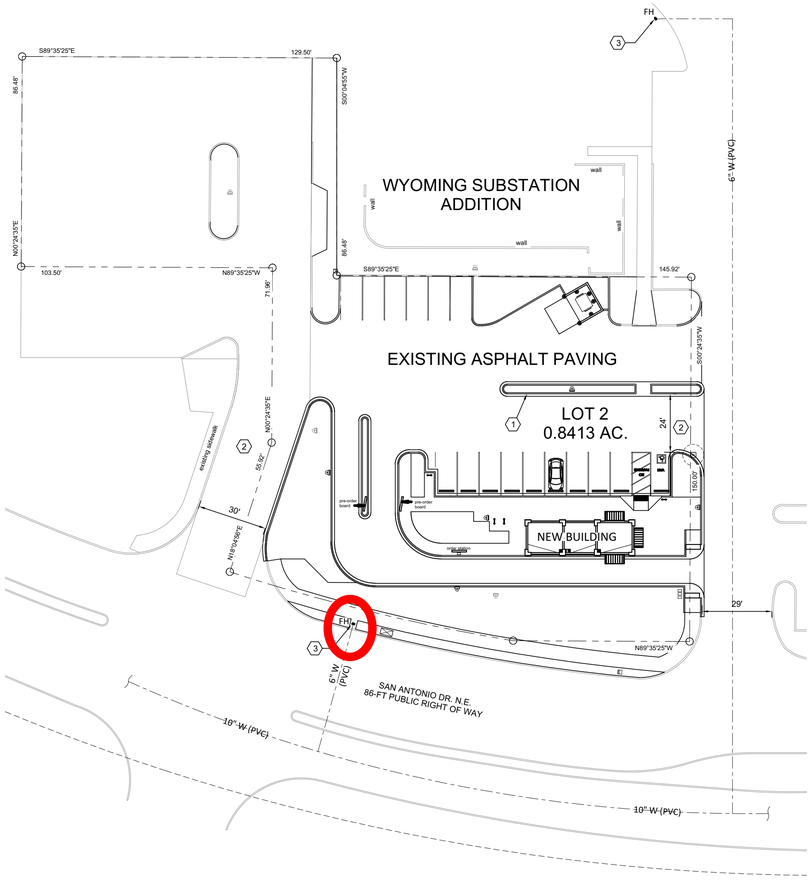
PERMIT

PERMIT NUMBER: FP-23-013736
APPROVED DATE: 03/31/23

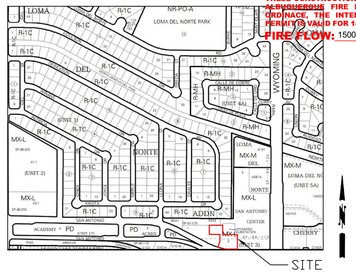
APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINACE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 1500 GPM 1 FH



1 SITE CIVIL - FIRE 1 PLAN
1" = 20'-0"



VICINITY MAP D-19-Z

GENERAL NOTES

THE PROPOSED BUILDING IS 630 SF TYPE V-B CONSTRUCTION. THE REQUIRED FIRE FLOW IS FF=1,500 GPM WITH NO BUILDING SPRINKLER SYSTEM

KEYED NOTES

1. ALL DRIVE AISLE CURBS TO BE PAINTED RED AND MARKED 'NO PARKING FIRE LANE'.
2. ACCESS ROAD: 24' WIDE DRIVE AISLE SHALL BE 4" ASPHALT PAVEMENT OVER 6" COMPACTED BASE COURSE ENGINEERED TO SUPPORT THE LOAD OF FIRE APPARATUS WEIGHING 75,000 POUNDS. DRIVE SHALL NOT EXCEED 10% GRADE.
3. EXISTING FIRE HYDRANT

LEGEND

— — — -W- — — —	EXISTING WATER LINE
FH	FIRE HYDRANT

No.	Description	Date

OWNER: KEITH GRIEGO

HUMAN BEAN COFFEE SHOP

7301 SAN ANTONIO DR NE

FIRE 1 PLAN

Project Number	Project Number
Date	3-14-2023
Drawn By	Author
Checked By	Checker

F1

Scale	1" = 20'-0"

3/27/2023 10:30:29 AM

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

May 23, 2023

Scott McGee, P.E.
9700 Sand Verbena Trail NE
Albuquerque, NM 87122

RE: Human Bean Coffee Shop
7301 San Antonio Drive NE
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 05/08/23
Hydrology File: E19D025B2

Dear Mr. McGee:

Based upon the information provided in your submittal received 05/12/2023, the Conceptual Grading & Drainage Plan is approved for action by the Development Facilitation Team (DFT) for Site Plan for Building Permit.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

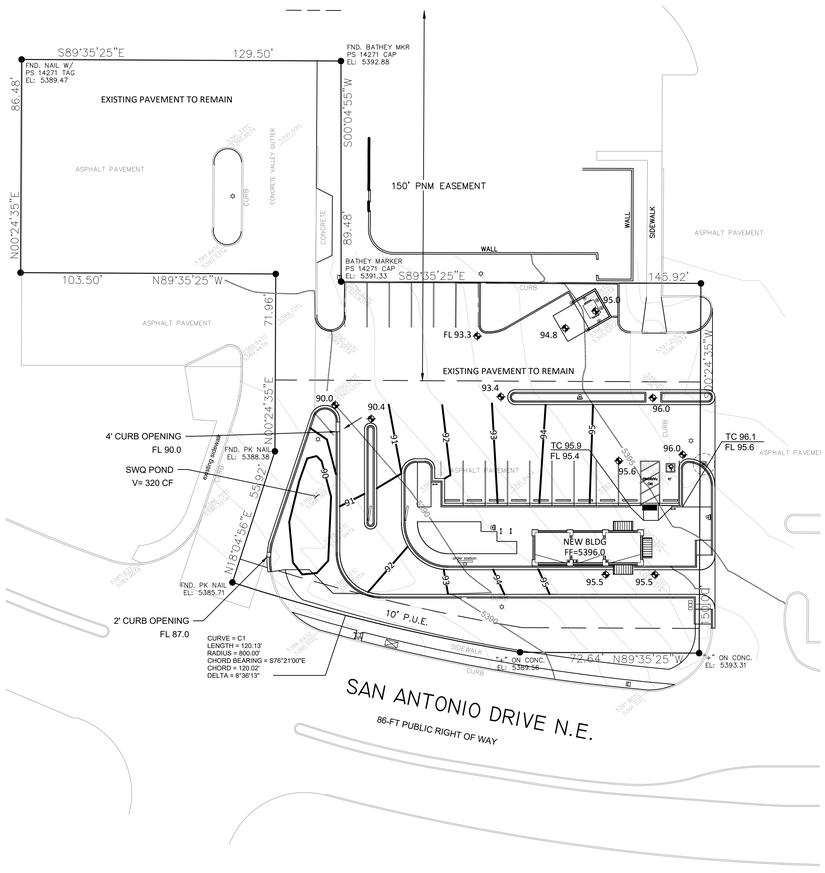
As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



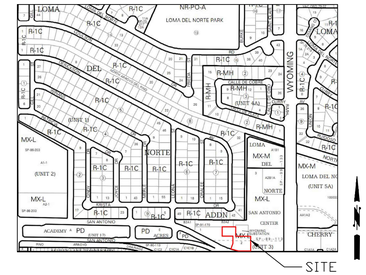
CONCEPTUAL GRADING AND DRAINAGE PLAN

1" = 20'

0 20' 40'

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 05/23/23
BY: Renee C. Brissette
HydroTrans # E19D025B2

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.



VICINITY MAP D-19-Z

LEGEND

	EXISTING CONSTRUCTION
	NEW CONTOUR
FF=5396.0	PROPOSED BUILDING FINISHED FLOOR
65.5	NEW SPOT ELEVATION
	NEW CONSTRUCTION
RD	ROOF DRAIN
TC	TOP OF CURB
FL	FLOWLINE

DRAINAGE NARRATIVE

ADDRESS: 7301 San Antonio Drive NE

LEGAL DESCRIPTION: LOT 2, SAN ANTONIO CENTER

SITE AREA: 0.84 AC PROJECT AREA: 18,420 SF (0.42 AC)

BENCHMARK: City of Albuquerque Station '25-E18' being a brass cap.
ELEV= 5339.186 (NAVD 1988)

SURVEYOR: Alpha Pro Surveying LLC dated February 2023

FLOOD HAZARD: From FEMA Map 35001C0141G (9/26/2008), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: The site does accept minor offsite flow from existing adjacent paved parking areas to the north and east. The proposed development will continue to accept this minor runoff.

EXISTING CONDITIONS: The site is currently developed with existing paved access and parking, and landscaped areas. The site slopes down to the southwest at 6 - 7 % and discharges to San Antonio Drive NE.

PROPOSED IMPROVEMENTS: The proposed improvements include a 640 SF building, drive through lane, concrete sidewalks, and landscaping. This building will be located where existing asphalt paving was previously.

DRAINAGE APPROACH: The site drainage pattern will direct developed flow from the new impervious surfaces to the onsite SWQ retention pond.
Existing land treatment: 8% C and 92% D PRECIPITATION ZONE: 3
Q= [(0.13)(3.17)+(.87)(4.49)](0.42)= 1.8 CFS
Proposed land treatment: 21% C and 79% D
Q= [(0.21)(3.17)+(0.79)(4.49)](0.42)= 1.8 CFS
Redevelopment SWQ V= (14,100)(0.26/12)= 305 CF
This flow will discharge to an onsite retention ponding area located at the SW corner of the site. The SWQ volume of 320 CF shall be retained in the onsite bottom and the site discharge will remain unchanged.

SCOTT M. BUSSE
NEW MEXICO
10519
PROFESSIONAL ENGINEER

No.	Description	Date

OWNER: KEITH GRIEGO

HUMAN BEAN - SAN ANTONIO & WYOMING

CONCEPTUAL GRADING AND DRAINAGE

Project Number	Project Number
Date	3-14-2023
Drawn By	Author
Checked By	Checker

GD0

Scale 1" = 20'-0"

3/27/2023 10:30:29 AM

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

June 23, 2023

Jonathan C. Sanchez, R.A
Modulus Architects
100 Sun Ave. NE
Albuquerque, NM 87109

Re: **The Human Bean Coffee**
7301 San Antonio Dr. NE
Traffic Circulation Layout
Architect's Stamp 06-26-23 (E19-D025B2)

Dear Mr. Sanchez,

The TCL submittal received 06-09-2023 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.

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 the PLNDRS@cabq.gov 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,

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

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: The Human Bean **Building Permit #**_____ **Hydrology File #**_____
DRB#_____ **EPC#** PR-2023-008615_SI-2023-00865
Legal Description: LOT 2 PLAT OF LTS 1, 2 & 3 SAN ANTONIO CENTER CONT 36,647 SQ FT M/L City Address OR Parcel 7301 SAN ANTONIO DR NE

Applicant/Agent: Modulus Architects **Contact:** Regina Okoye
Address: 100 Sun Ave. NE, suite 600, Albuquerque, NM 87109 **Phone:** 505-267-7686
Email: rokoye@modulusarchitects.com

Applicant/Owner: _____ **Contact:** Jonathan Sanchez
Address: _____ **Phone:** 505-440-0126
Email: jonasanchz@aol.com

TYPE OF DEVELOPMENT: ___PLAT (#of lots) __RESIDENCE __DRB SITE _X_ ADMIN SITE: _X___
RE-SUBMITTAL: _____YES _X_ NO

DEPARTMENT: _X_TRANSPORTATION _____ HYDROLOGY/DRAINAGE
Check all that apply:

TYPE OF SUBMITTAL:

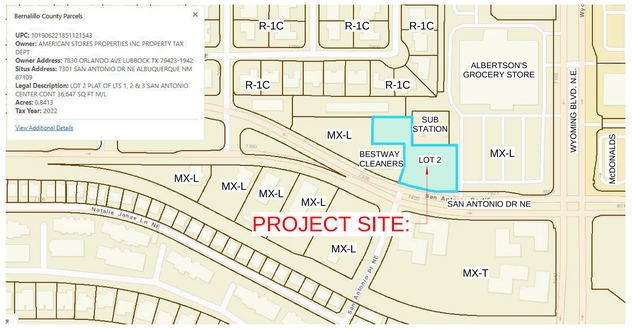
___ENGINEER/ARCHITECT CERTIFICATION
___PAD CERTIFICATION
___CONCEPTUAL G&D PLAN
___GRADING PLAN
___DRAINAGE REPORT
___DRAINAGE MASTER PLAN
___FLOOD PLAN DEVELOPMENT PERMIT APP.
___ELEVATION CERTIFICATE
___CLOMR/LOMR
___TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
_X_TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
___TRAFFIC IMPACT STUDY (TIS)
___STREET LIGHT LAYOUT
___OTHER (SPECIFY)
___PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

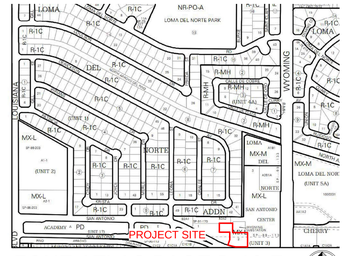
_X_BUILDING PERMIT APPROVAL
___CERTIFICATE OF OCCUPANCY
_X_CONCEPTUAL TCL DRB APPROVAL
___PRELIMINARY PLAT APPROVAL
___SITE PLAN FOR SUB'D APPROVAL
___SITE PLAN FOR BLDG PERMIT APPROVAL
___FINAL PLAT APPROVAL
___SIA/RELEASE OF FINANCIAL GUARANTEE
___FOUNDATION PERMIT APPROVAL
___GRADING PERMIT APPROVAL
___SO-19 APPROVAL
___PAVING PERMIT APPROVAL
___GRADING PAD CERTIFICATION
___WORK ORDER APPROVAL
___CLOMR/LOMR
___FLOOD PLAN DEVELOPMENT PERMIT
___OTHER (SPECIFY)_____

DATE SUBMITTED: 6/7/2023

USE	IDO PARKING REQUIREMENT	GFA	REQUIRED SPACES
Restaurant	8 spaces / 1000 sq. ft.	640	5.12
Outdoor Seating	3 spaces / 1000 sq. ft.	385	1.155
		TOTAL REQUIRED OFF-STREET PARKING:	7
		TOTAL PROVIDED OFF-STREET PARKING:	12
	NMBC Table 1106.1 - Number of Accessible Parking Spaces		1
	Number of Van Accessible Parking Spaces (IBC 1106.5)		1
IDO Table 5-5-4: Motorcycle Parking Requirements		1-25	1 space
IDO Table 5-5-5: Bicycle Parking Requirements			
Non-residential uses not listed in this table: 3 spaces or 10% of required off-street parking spaces, whichever			



3 VICINITY MAP
1" = 200'-0"

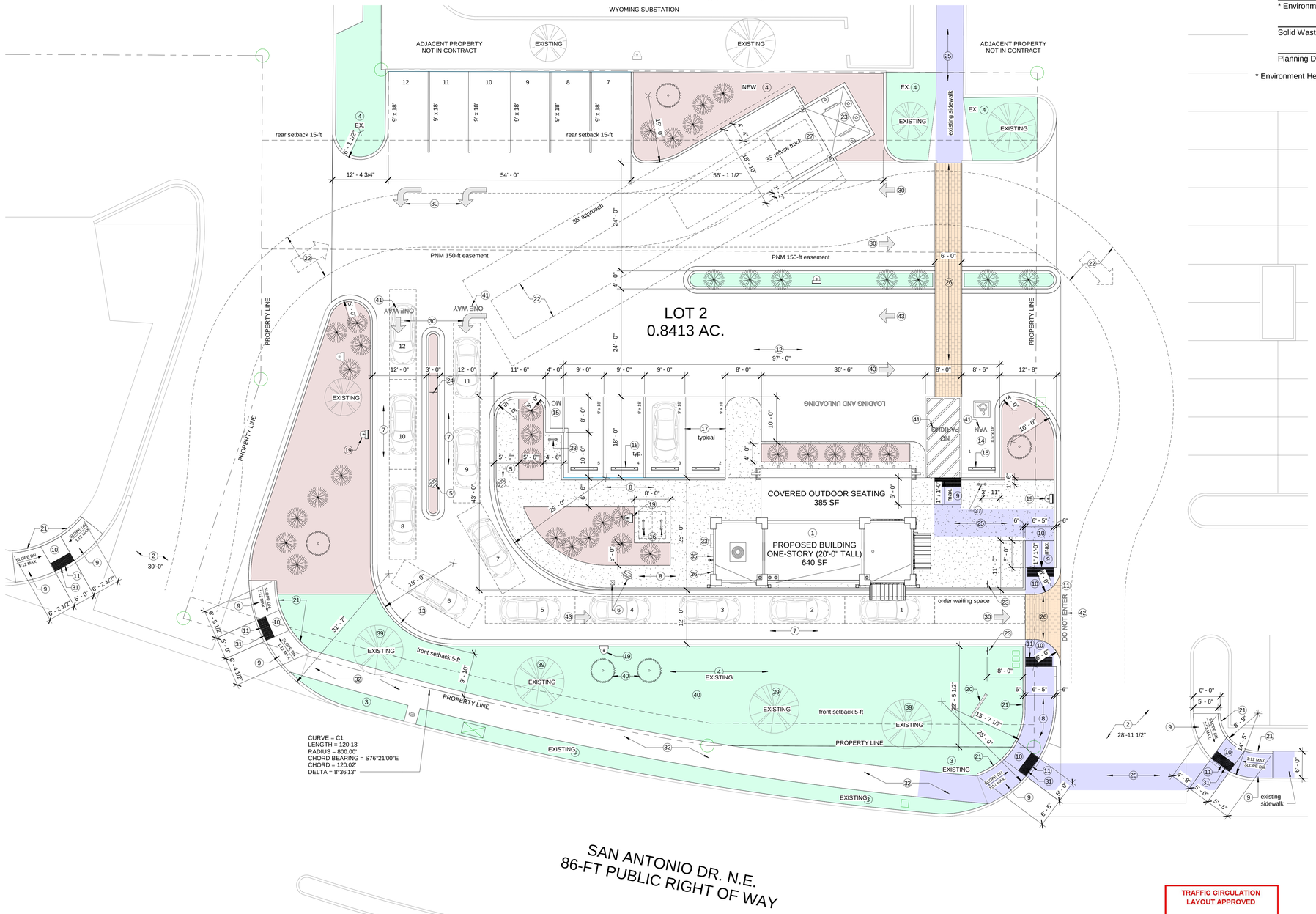


ZONE ATLAS PAGE D-19-Z

NOT TO SCALE

0 100 200 400

SCALE: 1" = 200'



1 SITE PLAN - ENLARGED
1" = 10'-0"

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo 6/26/2023

Signed Date

PROJECT NUMBER:_____

Application Number:_____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

* Environment Health, if necessary

PROJECT ADDRESS:

7101 San Antonio Drive N.E.
Albuquerque, NM 87109
Bernalillo County, New Mexico

LEGAL DESCRIPTION

Lot numbered Two (2) as shown on the Plat of Lots 1, 2, & 3, SAN ANTONIO CENTER, Albuquerque, New Mexico as the same is shown and designated on said plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 24, 1989 in Bk. C39, Pg. 16.

UPC: 1-019-062-218-511-21543

CURRENT OWNER: American Stores Properties, Inc.
OWNER ADDRESS: 7830 Orlando Ave. Lubbock, Tx 79423
SITUS ADDRESS: 7301 San Antonio Dr NE, Albuquerque, NM 87109

ZONING

Zoning Map: D-19-Z
IDO Zone District: MX-L
IDO District Definition: Mixed-use Zone District
IDO Category: Non-Residential
Proposed Permissive Uses: Restaurant
Total Site Area: 0.8413 acres / 36,644 SF

BUILDING ON LOT:

Minimum front yard setback = 5 feet
Actual Front "South" Setback depth is 35'-5 ½"
Minimum side yard depth = 0 feet
Actual Side yard "East" depth is 25'-4"
Actual Side yard "West" depth is 107'-8 ½"
Minimum rear yard depth = 15 feet
Actual Rear yard "North" is 100'-1 ½"

Building Coverage Maximum = 50%
Building: 640 GSF = 0.01469 acres
Site: 36,644 GSF = 0.8413 acres
1.75% Actual Building Coverage

TRAFFIC CIRCULATION:

Quantity (2) two-way traffic ingress/egress site entrances from San Antonio Drive NE.

CODES AND STANDARDS

This project shall be in accordance with the following Building Codes including all local ammendments:

- 2015 New Mexico Mechanical Code; including Appendixes A, B, C, and D
- 2015 New Mexico Plumbing Code; including Appendixes A, B, D, E, F, I, and L
- 2018 International Energy Conservation Code
- 2015 New Mexico Commercial Building Code including Appendix Chapters H, J, K, M, R, and S, but not including Appendix Chapters A, B, C, D, E, F, G, I, L, N, O, P, and Q
- 2015 International Code Council Performance Code for Buildings and Facilities, including all Appendix Chapters as published by the International Code Council:
  - 2015 International Building Code
  - 2015 International Mechanical Code
  - 2015 International Plumbing Code
  - 2015 International Fire Code
  - 2015 International Energy Conservation Code
- 2017 New Mexico Electrical Code
- 2012 New Mexico Electrical Safety Code
- Errata sheets to the adopted portions of Codes promulgated by the International Code Council, International Association of Plumbing and Mechanical Officials and National Electrical Code

ARE AS FOLLOWS:

Title 14, Chapter 5 of the New Mexico Building Code has been deleted and replaced with Chapter 1, on the following pages. Sections from various other parts of the Technical Codes have been amended, added, or deleted. These changes are noted on the pages following the Administrative Chapter No. 1.

OTHER GUIDELINES, REGULATIONS & STANDARDS
Americans with Disabilities Act Accessibility Guidlines (ADAAG)

2015 INTERNATIONAL FIRE CODE

CHAPTER 5 FIRE SERVICE FEATURES
SECTION 503 FIRE APPARATUS ACCESS ROADS
503.1.1. Approved fire apparatus access roads shall be provided for every facility, building or portion of building...and shall extend to within 150 feet of all portions of the facility...
503.2.1 Dimensions. Unobstructed width of not less than 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches
503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official
SECTION 506 KEY BOXES
506.1 - 506.2: Provide approved type Key Box as required by the fire code official.
APPENDIX J - BUILDING INFORMATION SIGN
Per Figure J101.1.3
Top Wing: "VB"
Right Wing: "NS"
Bottom Wing: "B"
Left Wing: "LH"
Center Circle: "TC" or designation as defined by Albuquerque Fire Dept.

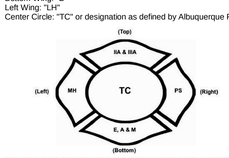


FIGURE J101.1.3 EXAMPLE OF COMPLETED BUILDING INFORMATION SIGN

Keyed Notes:

1. Proposed building structure.
2. Private ingress / egress location, width of drive aisle as indicated.
3. Buffer landscaping.
4. Landscaping.
5. Menu display board, see detail 9 / TCL1.
6. Menu display board with speaker / microphone ordering station.
7. Drive-through lanes - asphaltic concrete.
8. New concrete sidewalk, max. cross slope 1:50.
9. ADA concrete ramp, slope 1:12 maximum, heavy broom finish.
10. Concrete landing, 1:50 max. cross slope.
11. Detectable warning with truncated domes (2-ft x width of ramp), safety yellow.
12. New asphaltic concrete drive apron.
13. Concrete curb and gutter, see detail 2 / TCL1.
14. ADA van accessible parking space with universal accessibility symbol.
15. Motorcycle parking space.
16. Bicycle parking rack (typ. of 2), see detail 14 / TCL1.
17. Pavement markings "white".
18. 6' long pre-cast concrete parking stop, centered in parking space, set 24" from sidewalk edge.
19. Pole light, 20' tall. Final location(s) determined by lighting consultant or electrical engineer, see detail 15 / TCL1.
20. Monument sign (4'-4" high x 6'-0" wide), integral color "brown" CMU with text "the HUMAN BEAN" and logo, see detail 6a / TCL1.
21. Header curb, integral with ramp and / or landing, see CABQ dwg. 2415C.
22. Refuse truck maneuvering and circulation route (40-ft inside, 52-ft outside radius).
23. Traffic sign, "ONE WAY DO NOT ENTER", see detail 8 TCL1.
24. Traffic sign, "DRIVE THRU ENTRY", see detail 8 TCL1.
25. ADA pedestrian access to site (6-ft wide) - shaded "blue".
26. Integral color textured concrete - brick paver pattern, color "Terra Cota".
27. Refuse container concrete pad with drain, apron, bollards and gate. See enlarged plan and details on TCL1.
28. Pipe bollard, painted traffic yellow (6"ø x 7'-0" high).
29. Pipe bollard, painted traffic yellow (6"ø x 4'-6" high).
30. Pavement markings, see detail 7 / TCL1.
31. New corner access ramp per CABQ dwg. 2441.
32. Existing concrete sidewalk. Replace any and all broken or cracked sidewalks, see General Note B.
33. Electrical metering equipment.
34. Flared sides, 1:10 maximum slope.
35. Building information sign per IFC 2015 Appendix J, See G0 2015 International Fire Code notes.
36. Provide "Knox-box" brand key box. https://www.knoxbox.com/Products/Commercial-KnoxBoxes.
37. Van accessible parking sign, see detail 12 / TCL1.
38. Motorcycle parking sign, see detail 12 / TCL1.
39. Existing "mature" tree, see Landscaping Plan.
40. New "screening" tree, see Landscaping Plan.
41. Pavement marking, 12" high lettering, text as shown, "white" fast dry waterborne traffic marking paint.
42. Pavement marking, 12" high lettering, text as shown, "red" fast dry waterborne traffic marking paint.

General Notes:

A. ALL ADA RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12. ALL RAMPS, SIDEWALKS AND LANDINGS SHALL HAVE A CROSS SLOPE NOT TO EXCEED 1:50.
B. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. CONFORM TO CABQ SIDEWALK DRG. 2720 AND CURB AND GUTTER DWG. 2415A.
C. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

0 10 20 40

SCALE: 1" = 20'

STATE OF NEW MEXICO
Jonathan C. Sanchez
No. 3921
6-26-2023
REGISTERED ARCHITECT

No.	Description	Date
A	DFT APPLICATION	5-2-2023
B	DFT COMMENTS	6-5-2023
C	TCL SUBMISSION	6-7-2023
D	BUILDING PERMIT	6-9-2023
E	TCL RESUBMISSION	6-25-2023

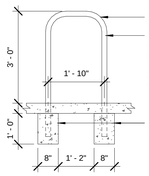
OWNER: KEITH GRIEGO

HUMAN BEAN - SAN ANTONIO & WYOMING

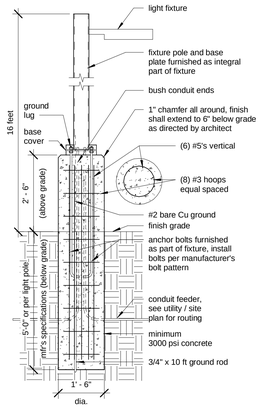
SITE PLAN - ARCHITECTURAL

Project Number	Project Number
Date	6-26-2023
Drawn By	J. SANCHEZ
Checked By	K. GRIEGO
	TCL0
Scale	As indicated

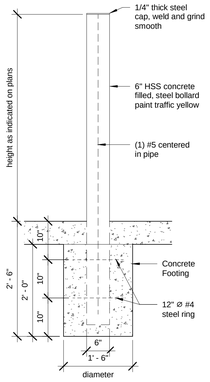
6/26/2023 2:45:37 PM



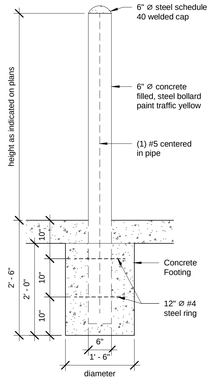
14 A0 - BIKE RACK
1/2" = 1'-0"



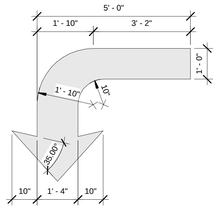
15 A0 - LIGHT POLE FOUNDATION
1/2" = 1'-0"



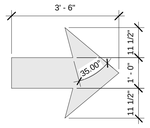
11 A0 - PIPE BOLLARD - 6" HSS
3/4" = 1'-0"



10 A0 - PIPE BOLLARD - 6"
3/4" = 1'-0"



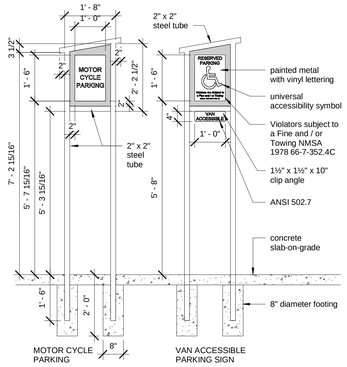
TURN ARROW
PAVEMENT MARKING



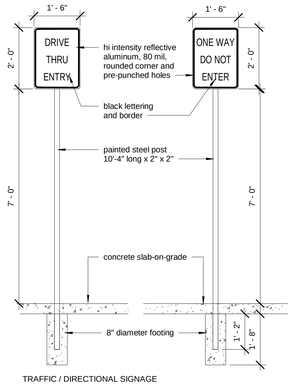
DIRECTION ARROW
PAVEMENT MARKING

PAVEMENT MARKING PAINT: "WHITE" FAST DRY WATERBORNE TRAFFIC MARKING PAINT

7 PAVEMENT MARKINGS
1/2" = 1'-0"

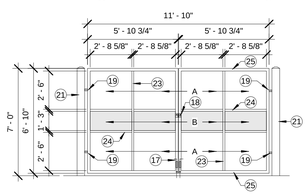


12 A0 - PARKING SIGNAGE
1/2" = 1'-0"



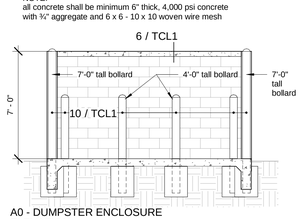
8 A0 - TRAFFIC SIGNAGE
1/2" = 1'-0"

A. 1/16" Ø, 7/64" staggered centers, 30% open area metal screen, typical
B. 3/16" Ø, 1/4" staggered centers, 50% open area metal screen, typical

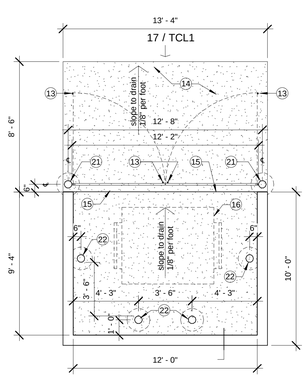


16 A0 GATE - DUMPSTER
1/4" = 1'-0"

NOTE:
all concrete shall be minimum 6" thick, 4,000 psi concrete with ¾" aggregate and 6 x 6 - 10 x 10 woven wire mesh



17 A0 - DUMPSTER ENCLOSURE ELEVATION
1/4" = 1'-0"

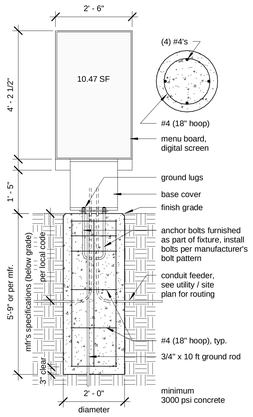


NOTE:
CMU wall:
- 8-inch CMU bond beam on top of CMU wall; "brown"

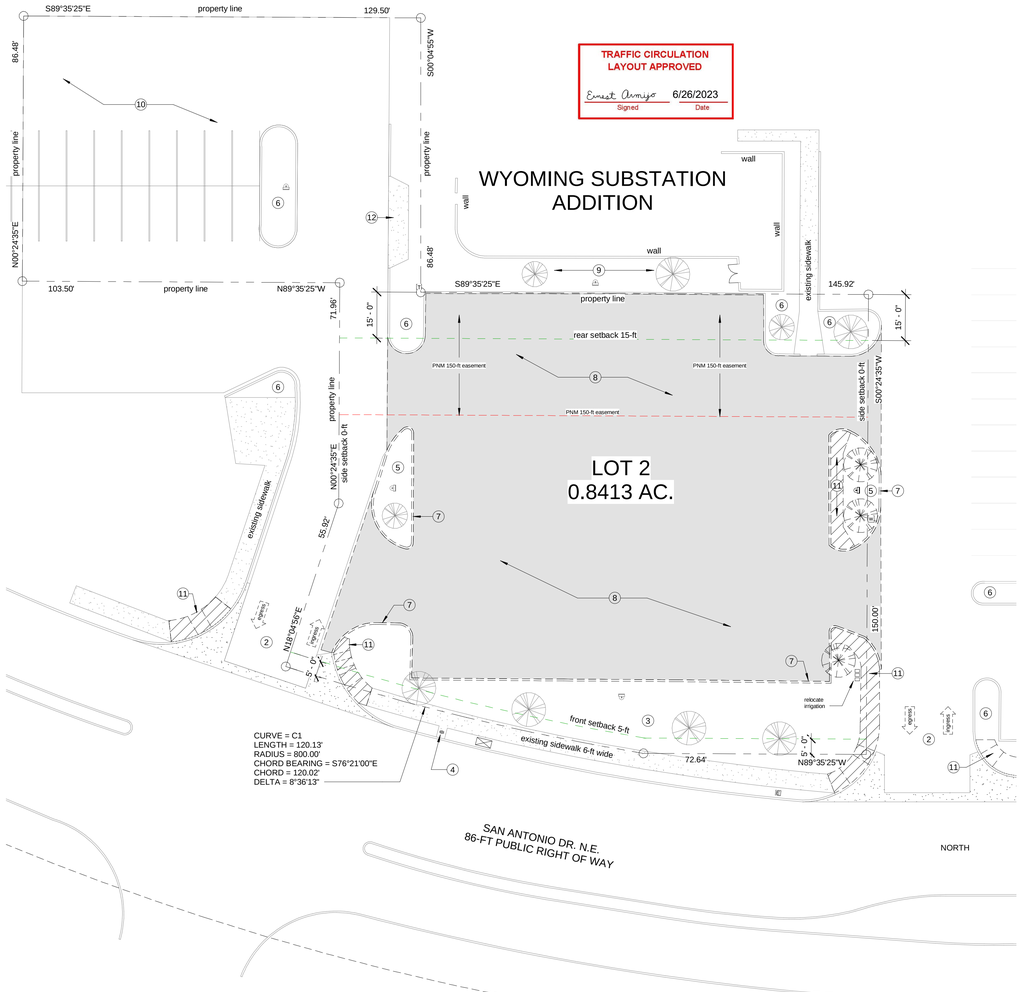
APRON:
- All concrete shall be minimum 6" thick.
- 4,000 psi concrete
- ¾" aggregate
- 6 x 6 - 10 x 10 woven wire mesh
- 1/2" expansion joint
- Gate pin holes if gates are being installed (NO GATES THIS PROJECT)

BOLLARDS:
- 6" diameter
- Buried 2-ft down
- 6" concrete all around for a total width of 18"

13 A0 - DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



9 A0 - MENU BOARD
1/2" = 1'-0"



1 SITE PLAN - EXISTING
1" = 20'-0"

Keyed Notes:

1. Proposed building structure.
2. Private ingress / egress location, drive aisle.
3. Existing buffer landscaping.
4. Existing public fire hydrant.
5. Remove existing parking / traffic island.
6. Existing traffic / landscape island to remain.
7. Remove existing concrete curb and gutter.
8. Remove existing aspaltic concrete paving. Extent of removal to be determined in detailed design.
9. Existing landscaping to remain.
10. Asphalt pavement to remain.
11. Remove existing concrete sidewalk.
12. Existing sloped drive to remain.
13. Gate pin holes.
14. Concrete pad and approach apron.
15. Expansion material, 1/2" thick.
16. Refuse container (dumpster), by others.
17. Cane bolt 1" diameter x 2'-6" long.
18. Heavy duty flip latch.
19. Barrel hinge with sealed ball bearings.
20. Refuse container concrete pad with drain, apron, bollards and gate. See enlarged plan and details on DFT02.
21. Pipe bollard, painted traffic yellow (6"ø x 7'-0" high).
22. Pipe bollard, painted traffic yellow (6"ø x 4'-6" high).
23. HSS 1 ½" x 1" intermediate verticals, typical.
24. HSS 1 ½" x 1" intermediate horizontals, typical.
25. HSS 2" x 2" x 1/8" perimeter, typical.
26. Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.Existing "mature" tree, see Landscaping Plan.
27. Existing "mature" tree, see Landscaping Plan.
28. New "screening" tree, see Landscaping Plan.

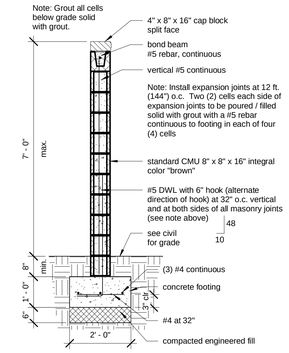
General Notes:

A. ALL ADA RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12. ALL RAMPS, SIDEWALKS AND LANDINGS SHALL HAVE A CROSS SLOPE NOT TO EXCEED 1:50. RAMPS SHALL HAVE HEAVY BROOM FINISH.
B. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. CONFORM TO CABQ SIDEWALK DRG. 2720 AND CURB AND GUTTER DWG. 2415A.
C. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

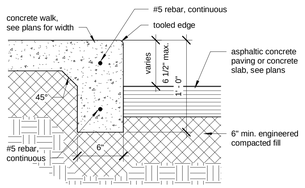
STATE OF NEW MEXICO
Jonathan C. Sanchez
No. 3921
6-26-2023
REGISTERED ARCHITECT

4 x 6 x 16" split face cmu cap block, integral color "brown"
8 x 6 x 16" smoot face cmu block, integral color "brown"
6'-0" wide x 4'-4" high = 25.8 SF

6a MONUMENT SIGN
3/4" = 1'-0"

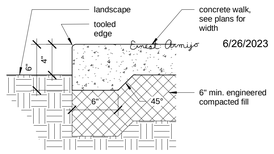


6 A0 - CMU BLOCK WALL
1/2" = 1'-0"



CONFORM TO CABQ DRAWING 2728

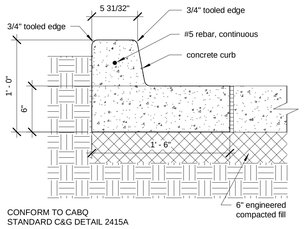
4 A0 - CONCRETE SIDEWALK TURNDOWN
1 1/2" = 1'-0"



CONFORM TO CABQ DRAWING 2720

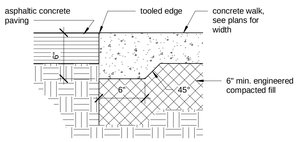
5 A0 - CONCRETE SIDEWALK
1 1/2" = 1'-0"

GENERAL NOTES:
1. Edges not specifically dimensioned shall be edged with a 3/8" edging tool
2. Requires full form on all faces
3. Construction control joints at 6'-0" o.c. maximum
4. 1/2" expansion joints at 8'-0" o.c., at curb returns and at each side of drives
5. Conform to CABQ standard C&G detail 2415A



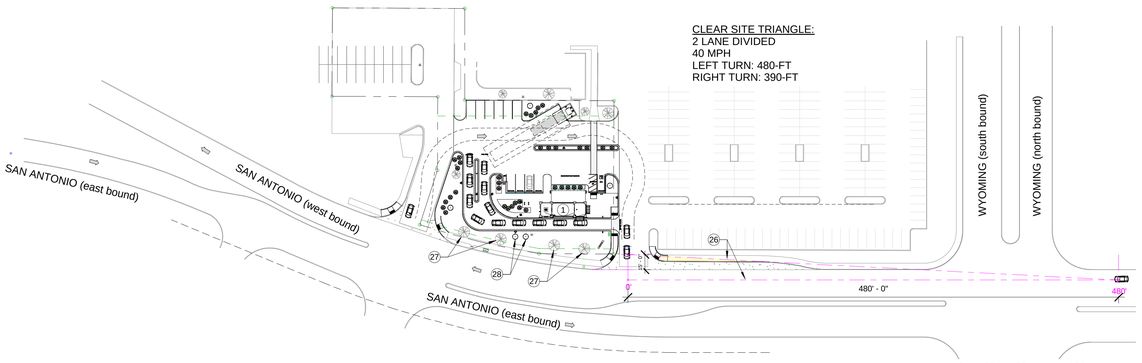
CONFORM TO CABQ STANDARD C&G DETAIL 2415A

2 A0 - CONCRETE CURB & GUTTER
1 1/2" = 1'-0"



CONFORM TO CABQ DRAWING 2720

3 A0 - CONCRETE WALK TO ASPHALT
1 1/2" = 1'-0"



CLEAR SITE TRIANGLE:
2 LANE DIVIDED
40 MPH
LEFT TURN: 480-FT
RIGHT TURN: 390-FT

18 SITE PLAN - CLEAR SITE TRIANGLE
1" = 60'-0"

No.	Description	Date
A	DFT APPLICATION	5-2-2023
B	DFT COMMENTS	6-5-2023
C	TCL SUBMISSION	6-7-2023
E	TCL RESUBMISSION	6-25-2023

OWNER: KEITH GRIEGO

HUMAN BEAN - SAN ANTONIO & WYOMING

SITE DETAILS

Project Number	Project Number
Date	6-26-2023
Drawn By	J. SANCHEZ
Checked By	K. GRIEGO
	TCL1
Scale	As indicated

6/26/2023 2:40:48 PM