

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 31, 2023

Justin Thor Simenson
Isaacson & Arfman, Inc.
128 Monroe St. NE
Rio Rancho, NM 87108

Re: Boba Tea
10611 Unser Blvd. NW
Traffic Circulation Layout
Engineer's Stamp 07-19-23 (A11-D017D)

Dear Mr. Simenson,

The TCL submittal received 07-24-2023 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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.

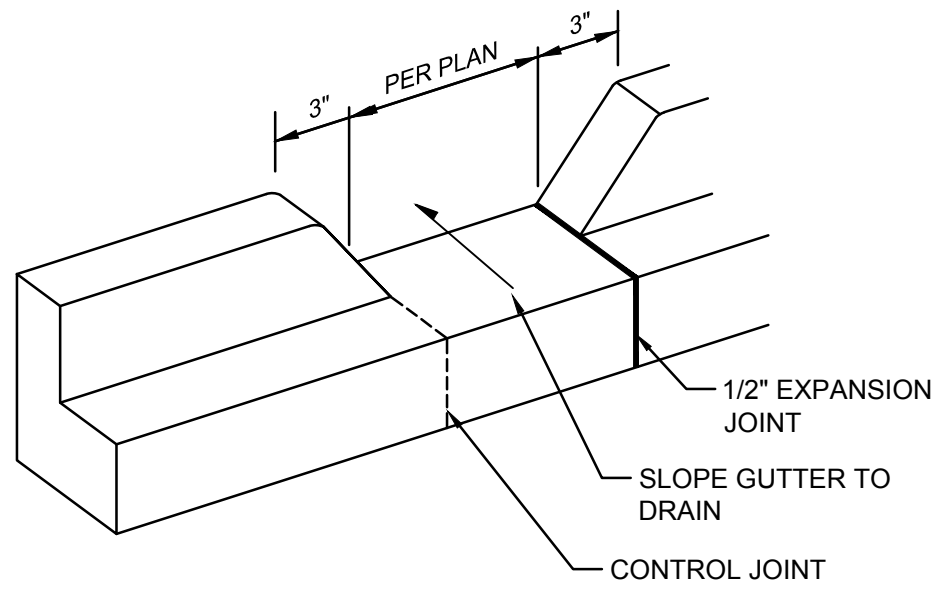
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

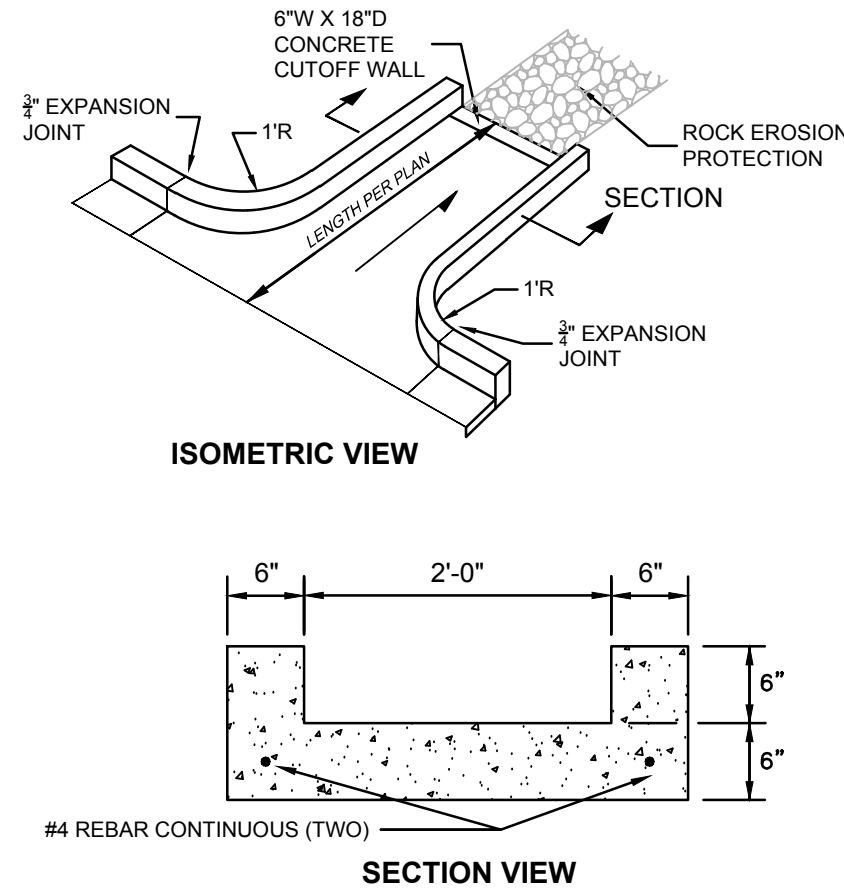
C: CO Clerk, File

\\P:\PROJECTS\2020\20200201\BICYCLE RACK\BICYCLE RACK.dwg, 07/19/2023 2:27 PM



CURB OPENING

SCALE: N.T.S.

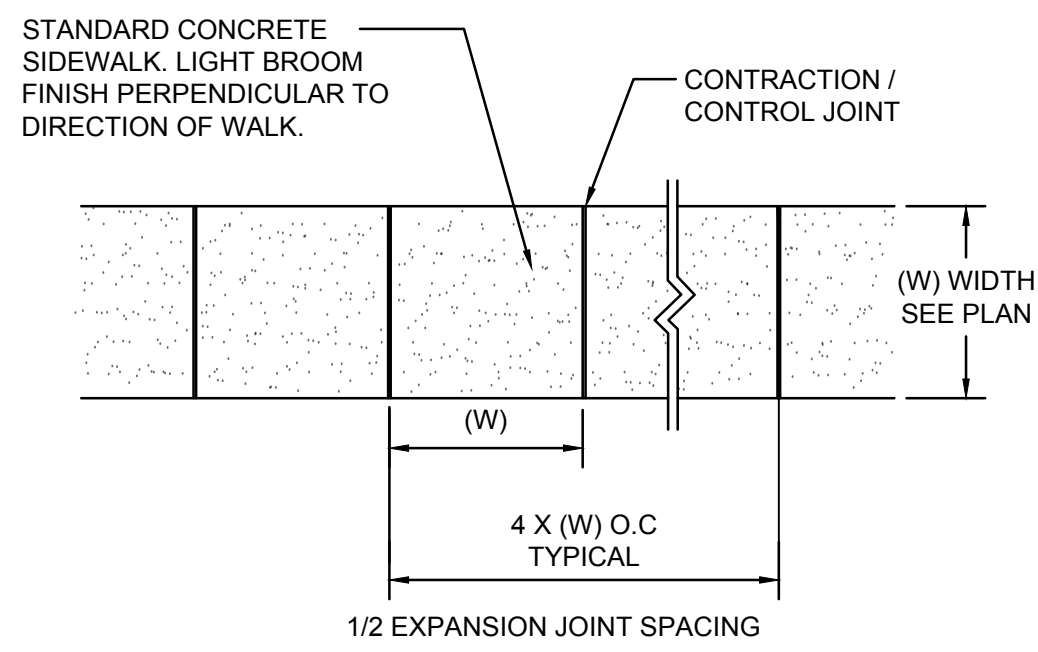


GENERAL NOTES

1. EDGES SHALL BE SHAPED WITH A 3/8" EDGING TOOL.
2. SILICON SEALED CONSTRUCTION CONTROL JOINTS AT 6' O.C.
3. 1/2" SILICON SEALED EXPANSION JOINTS 24' O.C. AND AT CURB RETURNS.

'U' SHAPED CONC. CHANNEL

SCALE: N.T.S.



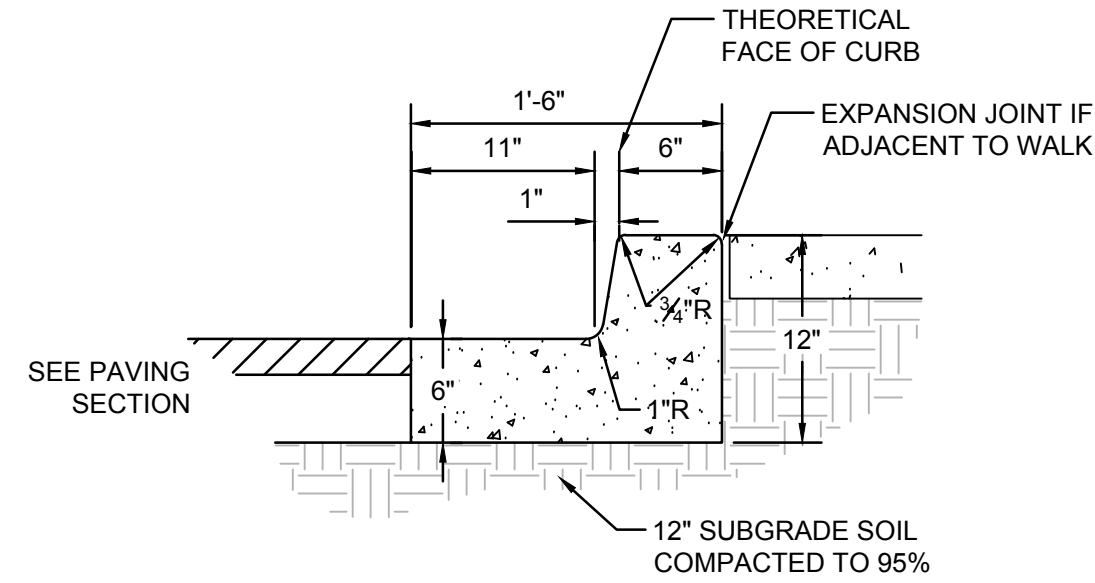
GENERAL NOTES

1. 4000 PSI COMPRESSIVE STRENGTH CONCRETE
2. SEE CONCRETE JOINTS DETAIL
3. FINISHED EDGE OF ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP).
4. 3/8" RADII AT ALL EXPOSED EDGES.

SIDEWALK

BROOM FINISH

SCALE: N.T.S.



GENERAL NOTES

1. REQUIRES FULL FORM ON ALL FACES.
2. CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
3. EXPANSION JOINTS @ 48' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.
4. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" RADII.

MEDIAN CURB AND GUTTER

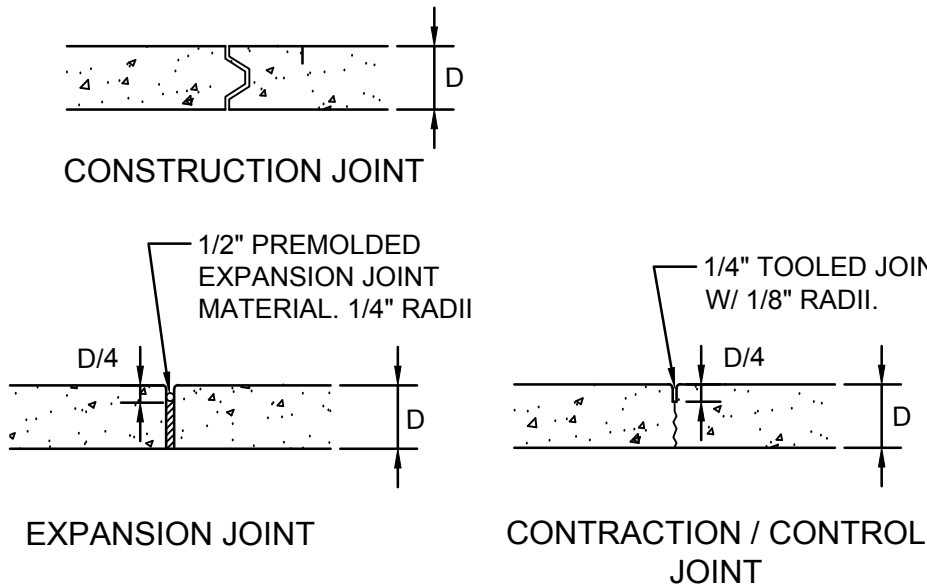
6" WIDE THEORETICAL FACE OF CURB

SCALE: N.T.S.

ACCESSIBLE RAMPS, WALKS & PARKING

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%.
ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).
ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

EXISTING SIDEWALKS SHALL BE IN SUBSTANTIAL COMPLIANCE WITH ADA STANDARDS OR IT SHALL BE REPAIRED OR REPLACED.

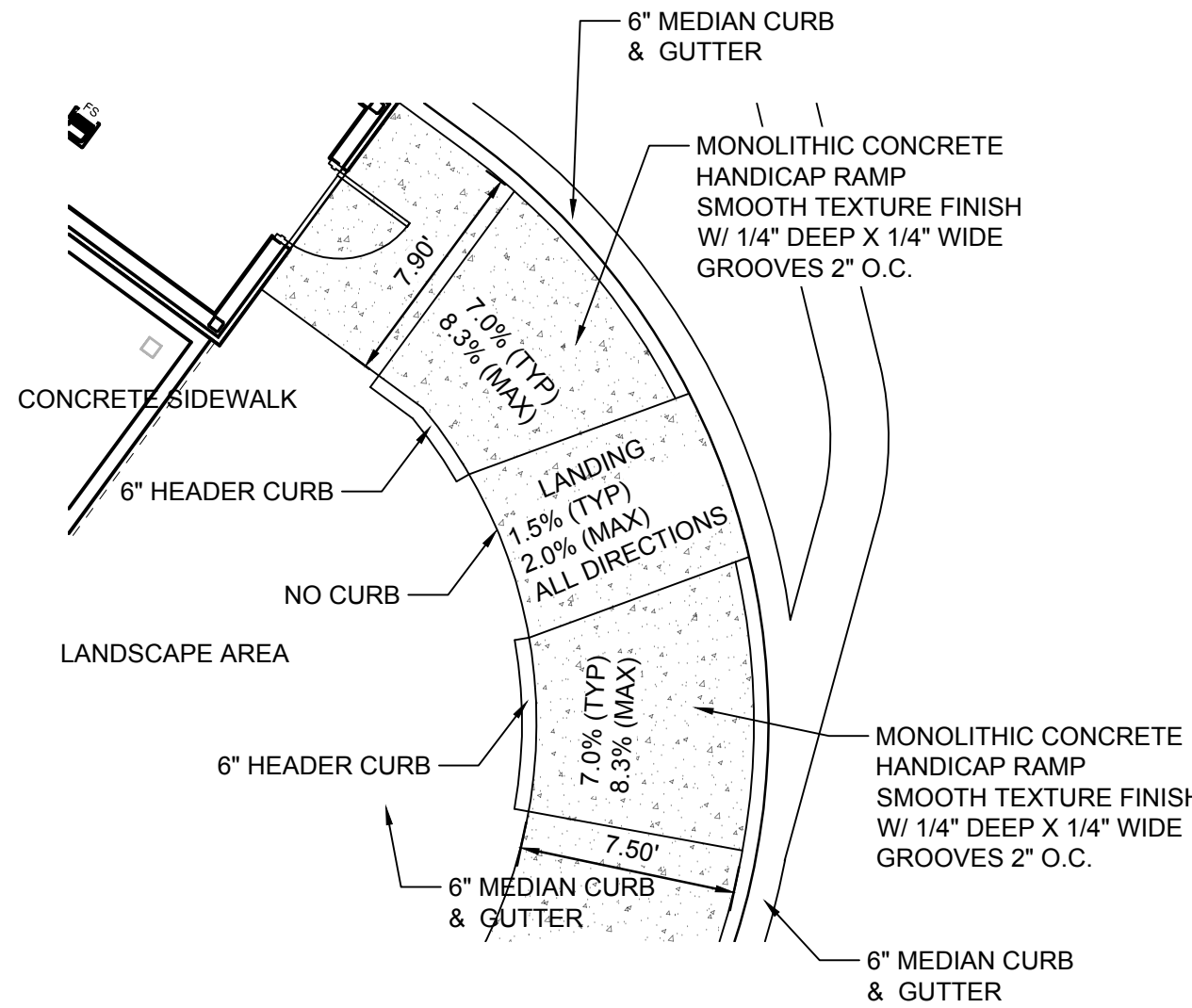


GENERAL NOTES

1. ODD-SHAPED AREAS OF PAVEMENT SHOULD BE AVOIDED TO MINIMIZE RANDOM CRACKING
2. LONGITUDINAL JOINT SPACING SHALL NOT EXCEED 12.5'
3. TRANSVERSE JOINT SPACING SHALL BE AT REGULAR INTERVALS OF 15' OR LESS
4. OFFSETS AT RADIUS POINTS SHALL BE AT LEAST 1.5' WIDE

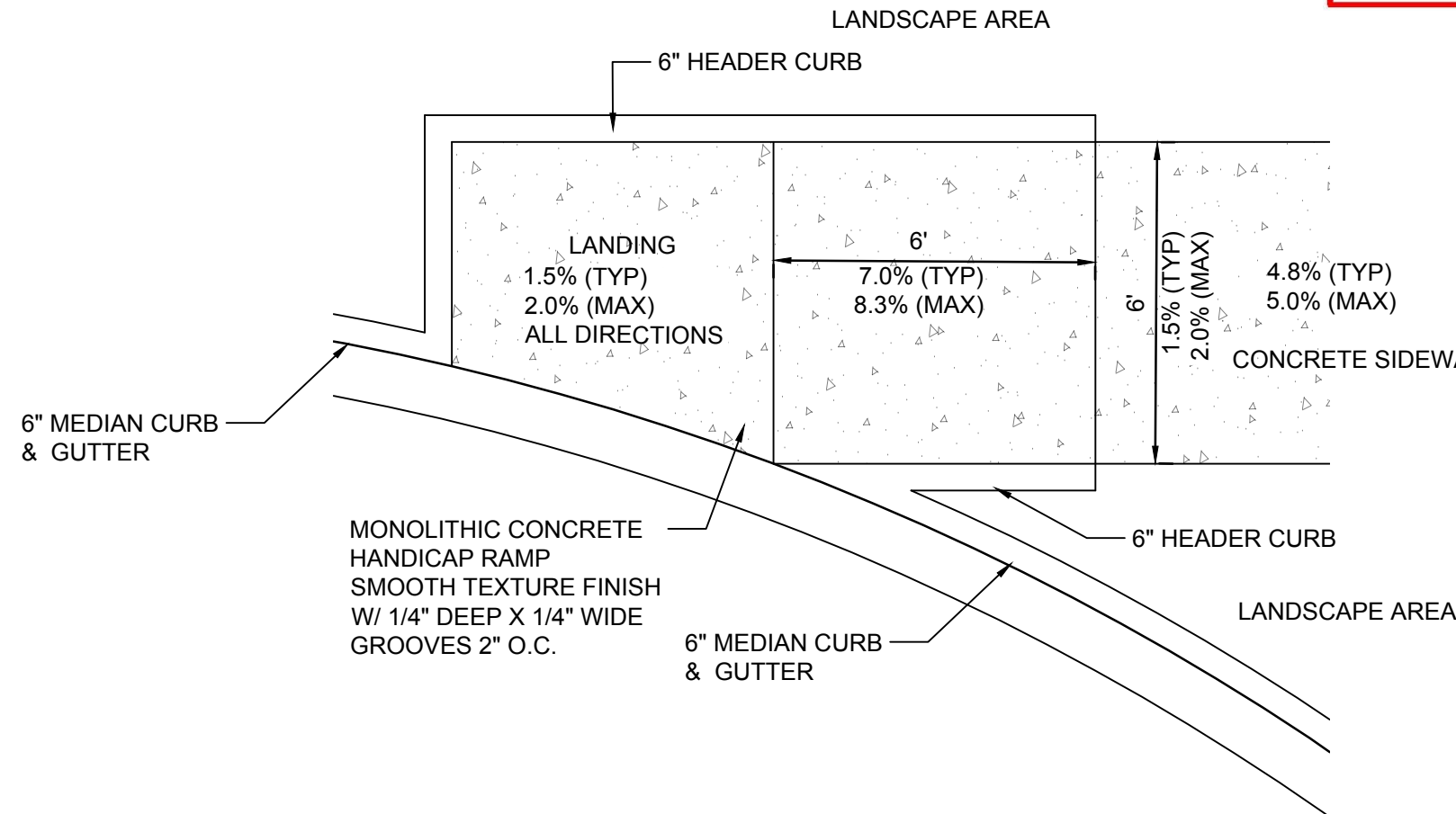
CONCRETE JOINTS

SCALE: N.T.S.



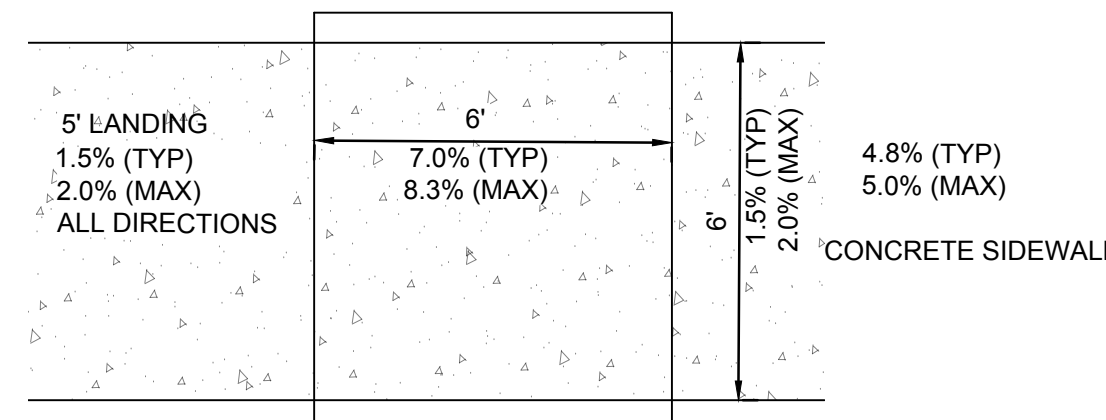
TYPE 'A' ADA RAMP DETAIL

SCALE: N.T.S.



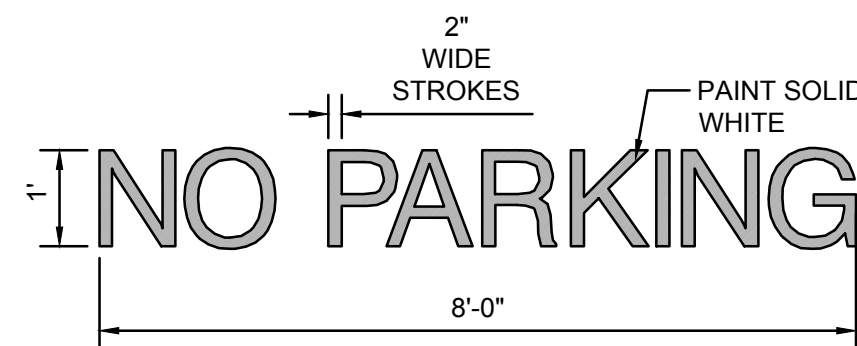
TYPE 'B' ADA RAMP DETAIL

SCALE: N.T.S.



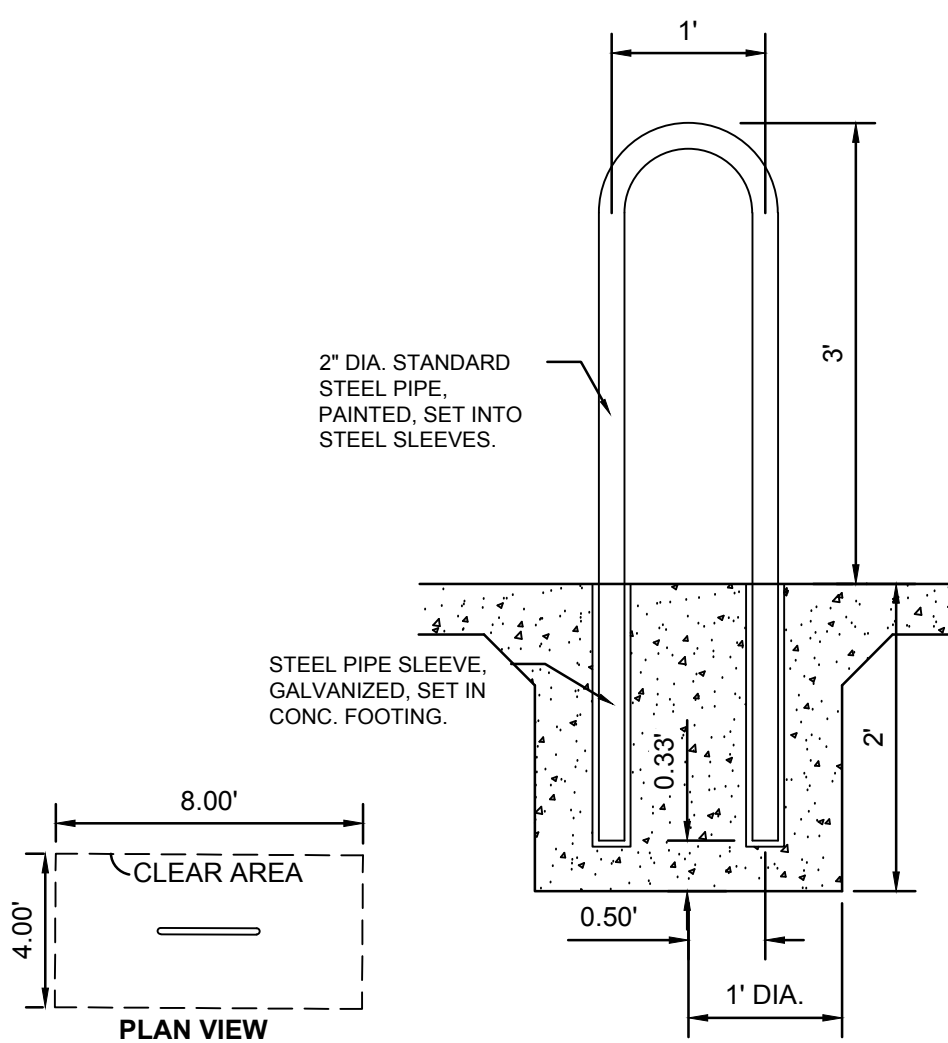
TYPE 'C' ADA RAMP DETAIL

SCALE: N.T.S.



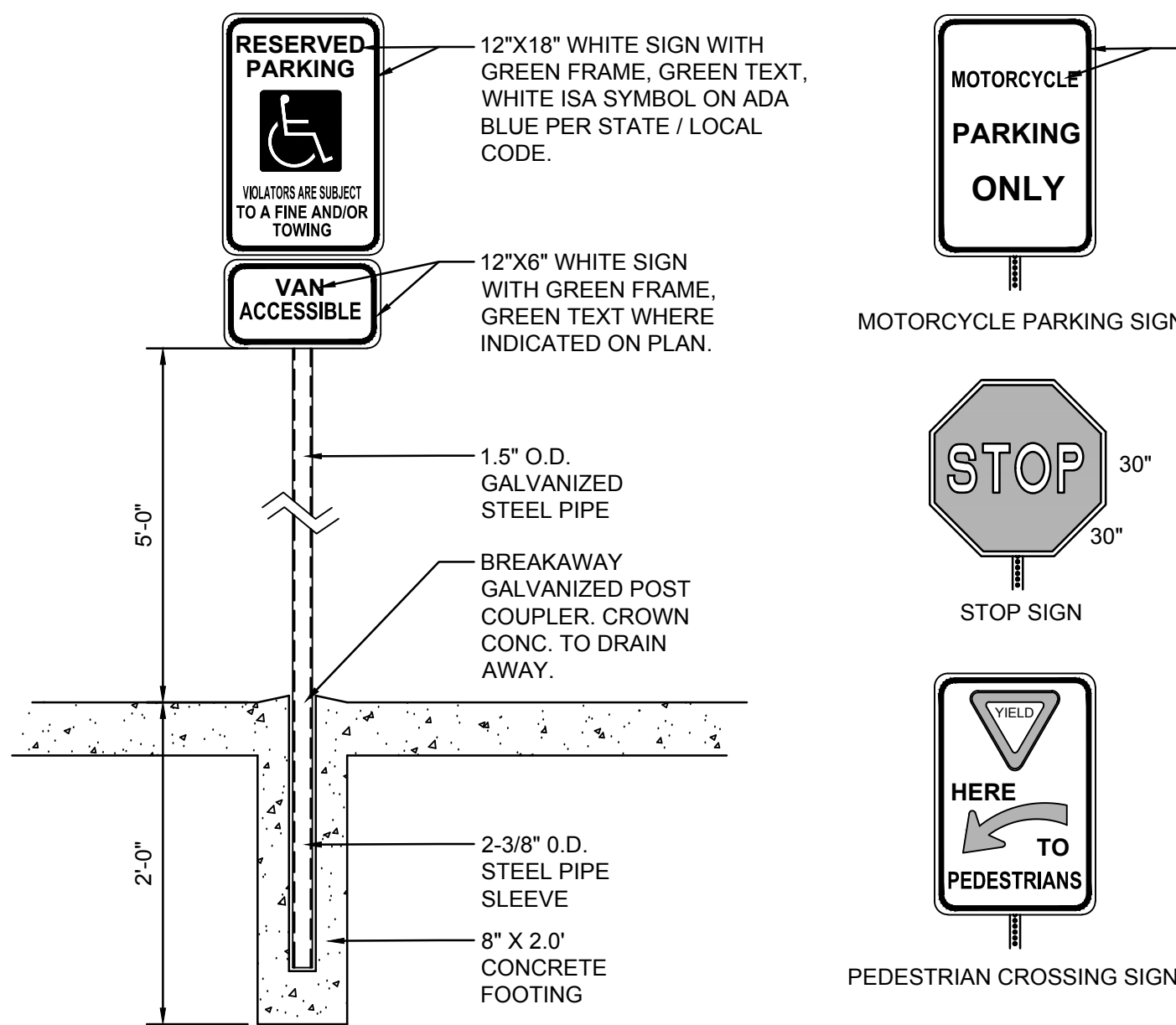
PAINTED 'NO PARKING'

SCALE: N.T.S.



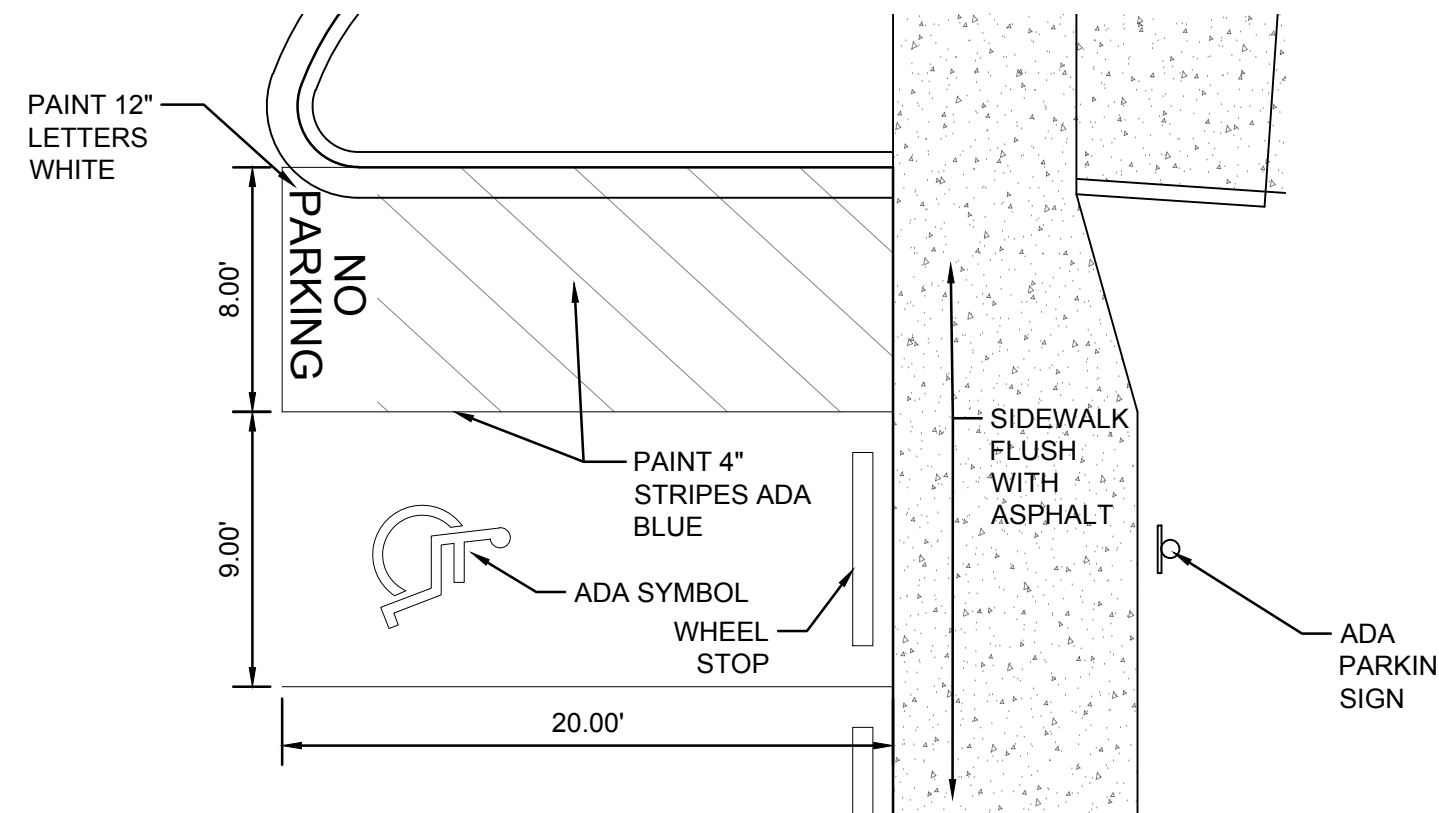
BICYCLE RACK

SCALE: N.T.S.



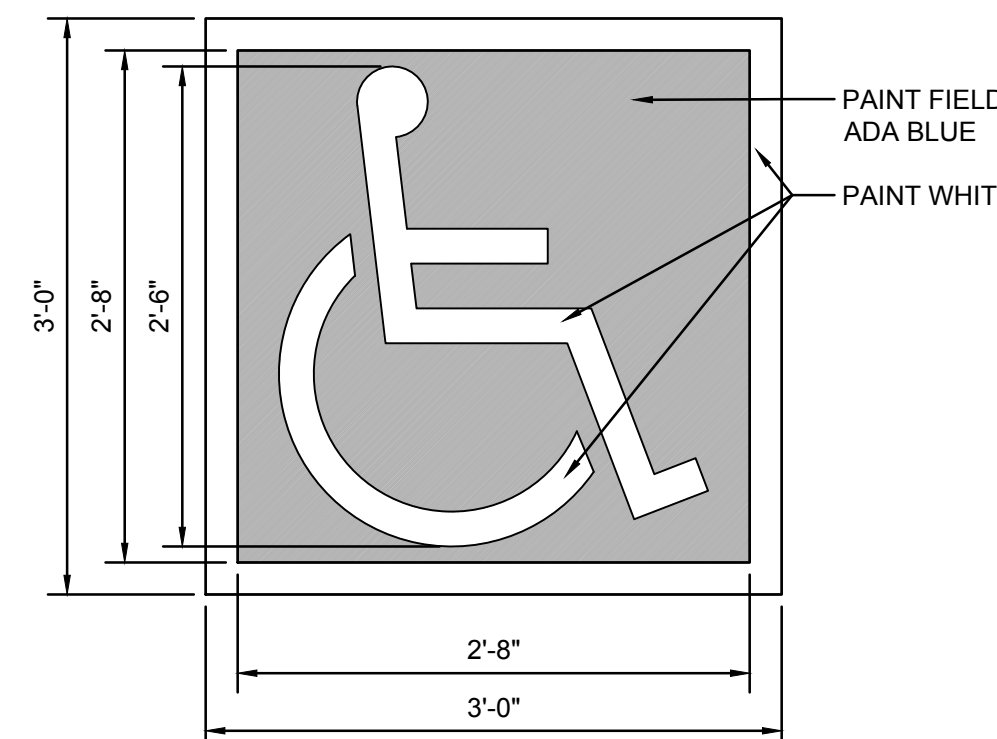
SIGNAGE

SCALE: N.T.S.



ADA PARKING DETAIL

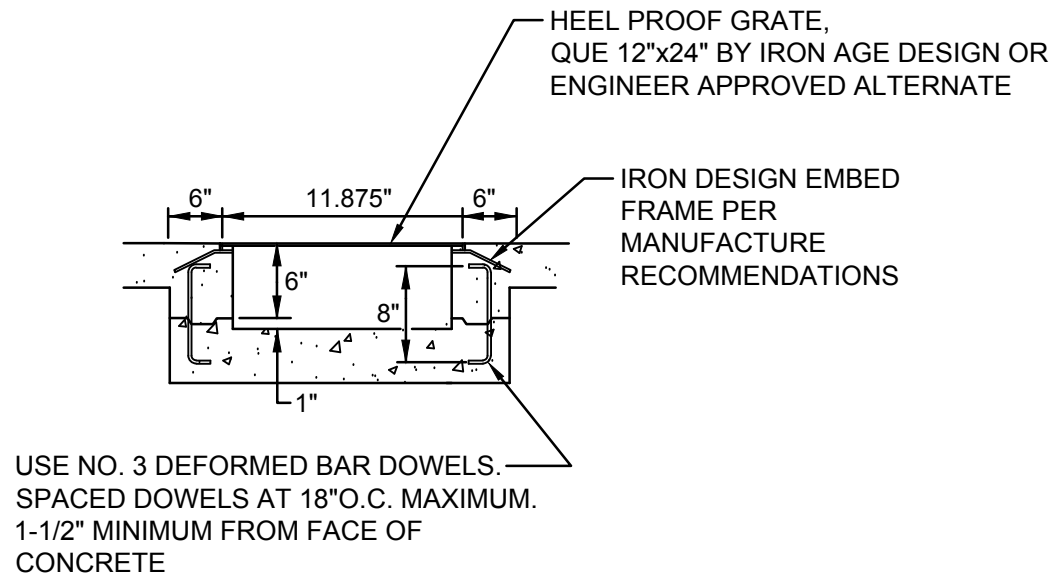
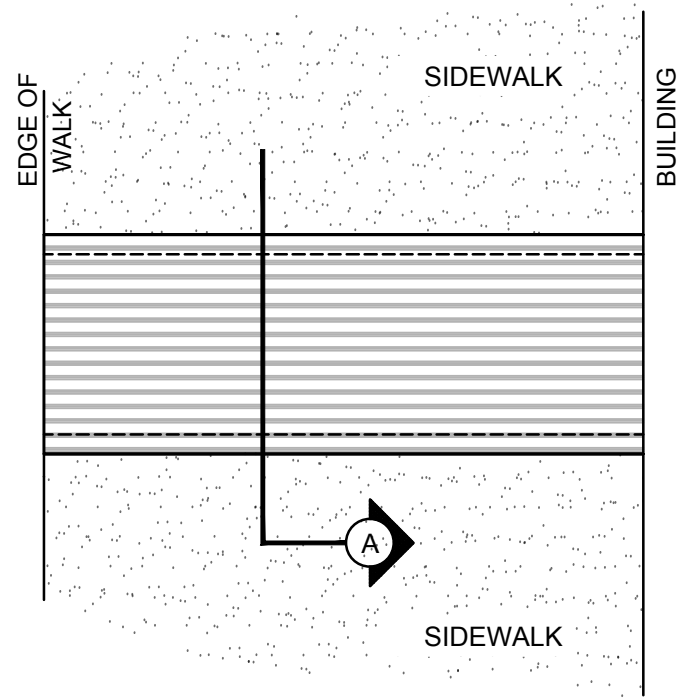
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ACCESSIBILITY SYMBOL

SCALE: N.T.S.

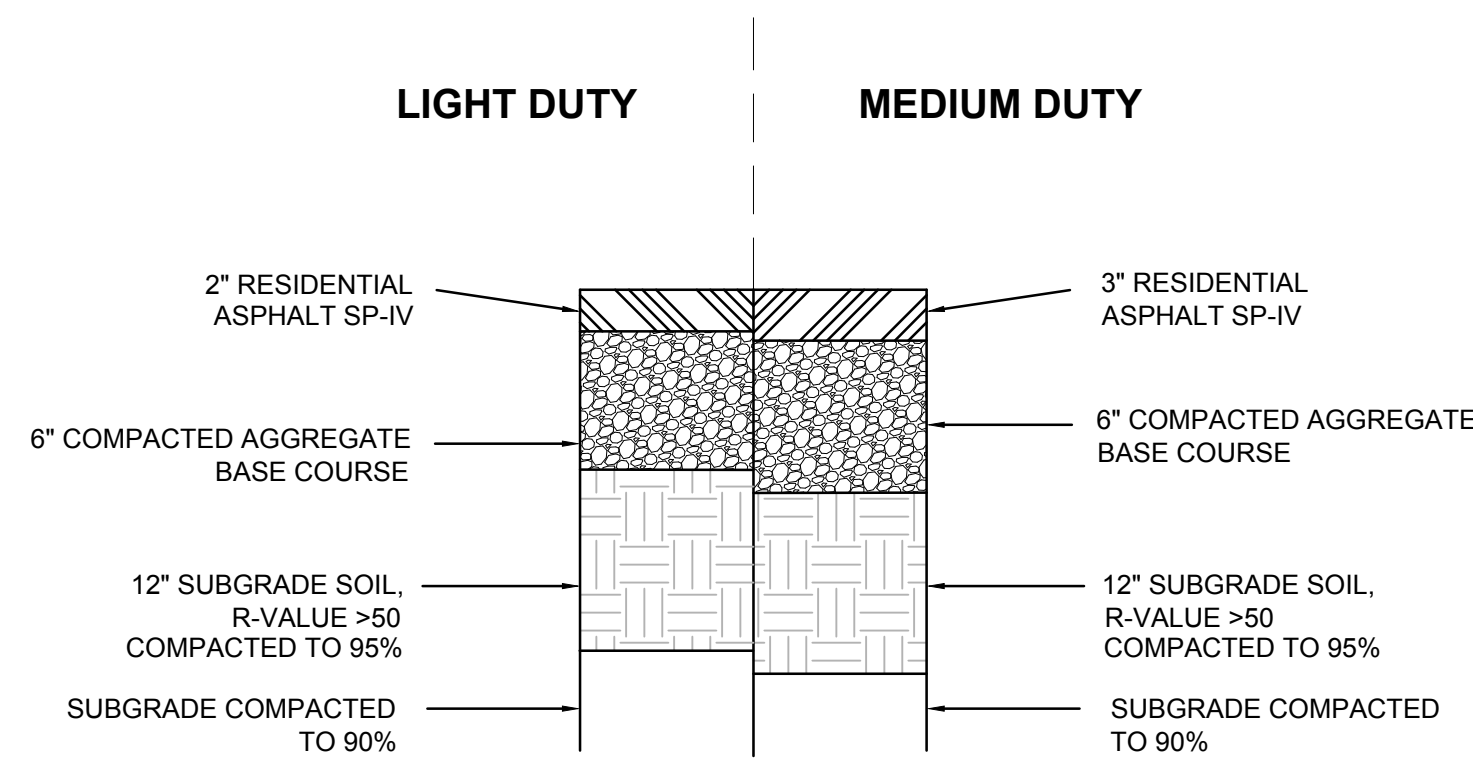
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COVERED SIDEWALK CULVERT

CONSTRUCT PER COA STD. DWG 2236 WITH MODIFICATIONS PER THIS DETAIL

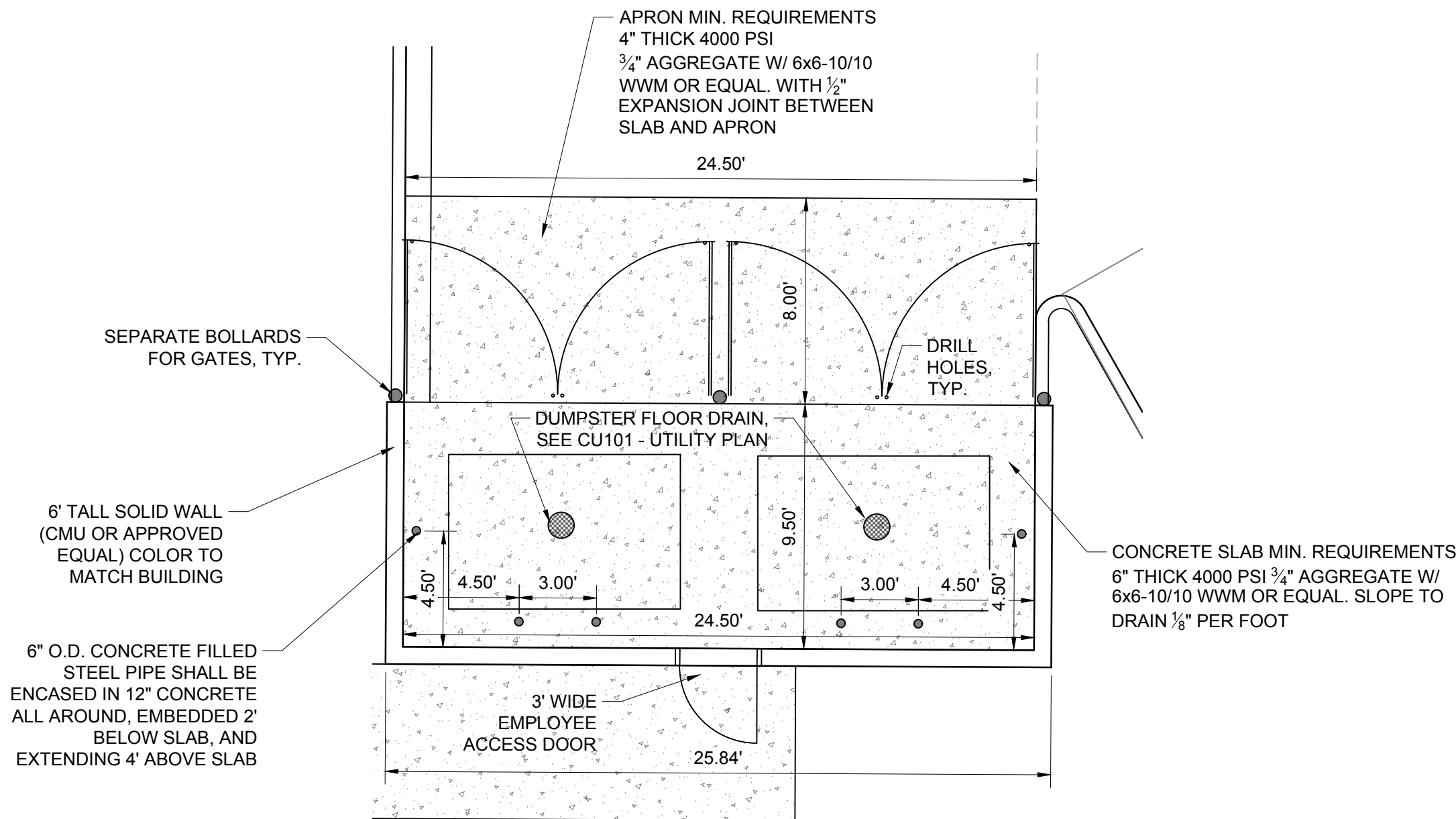
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NOTE: PAVING SECTIONS SHOWN PER GEOTECHNICAL REPORT BY TERRACON DATED APRIL 22, 2021.

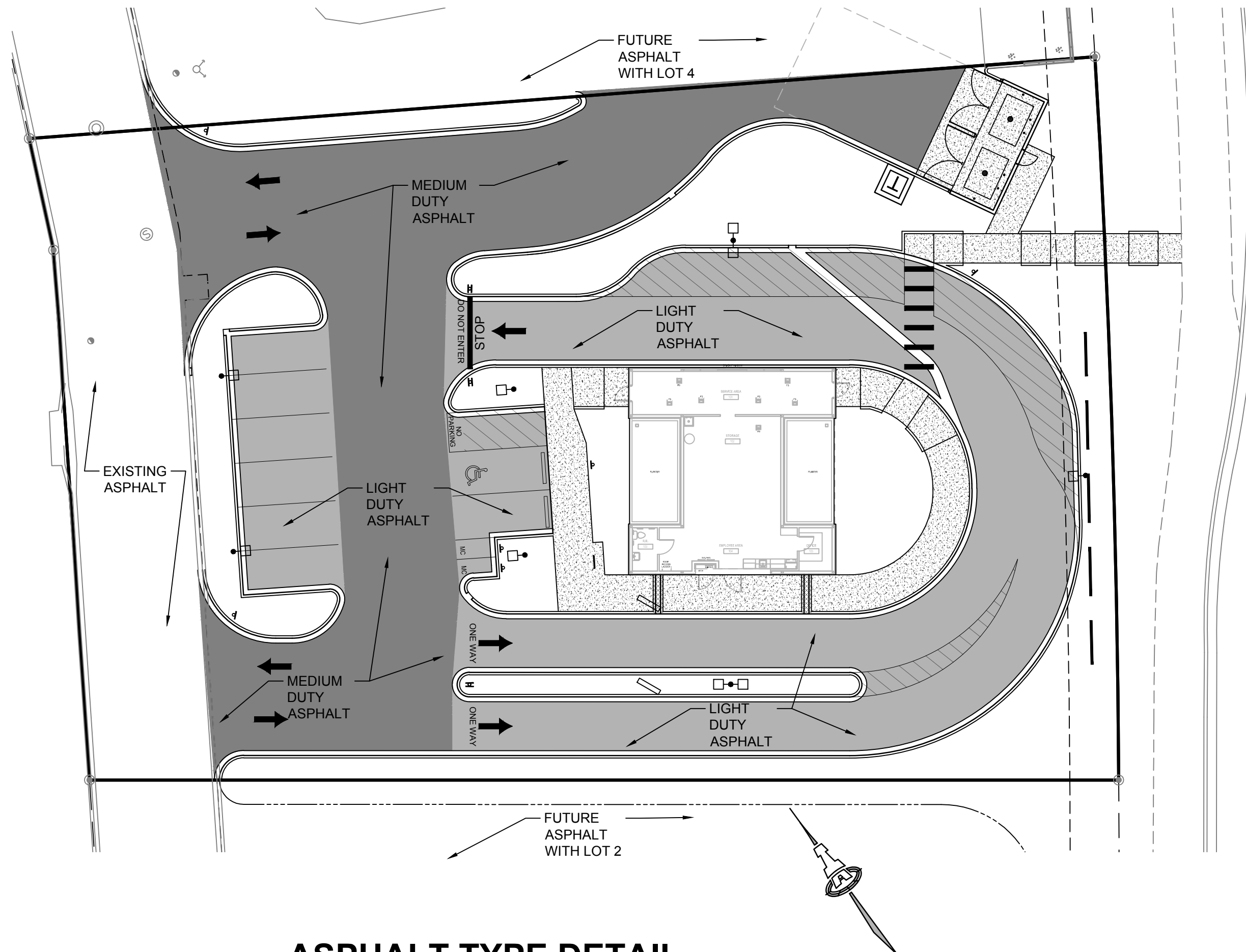
ASPHALT PAVING SECTIONS

SCALE: N.T.S.



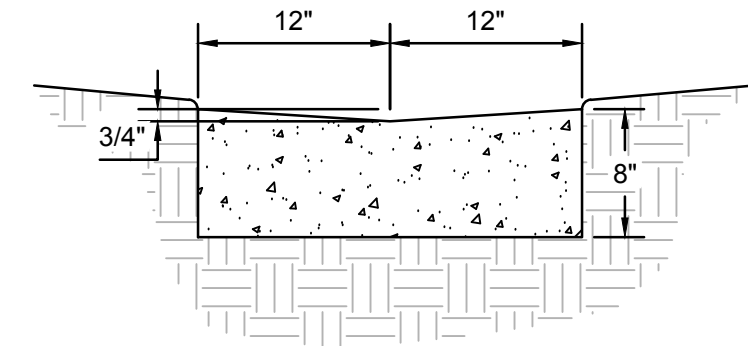
REFUSE ENCLOSURE DETAIL

SCALE: 1"=5'



ASPHALT TYPE DETAIL

SCALE: 1"=20'

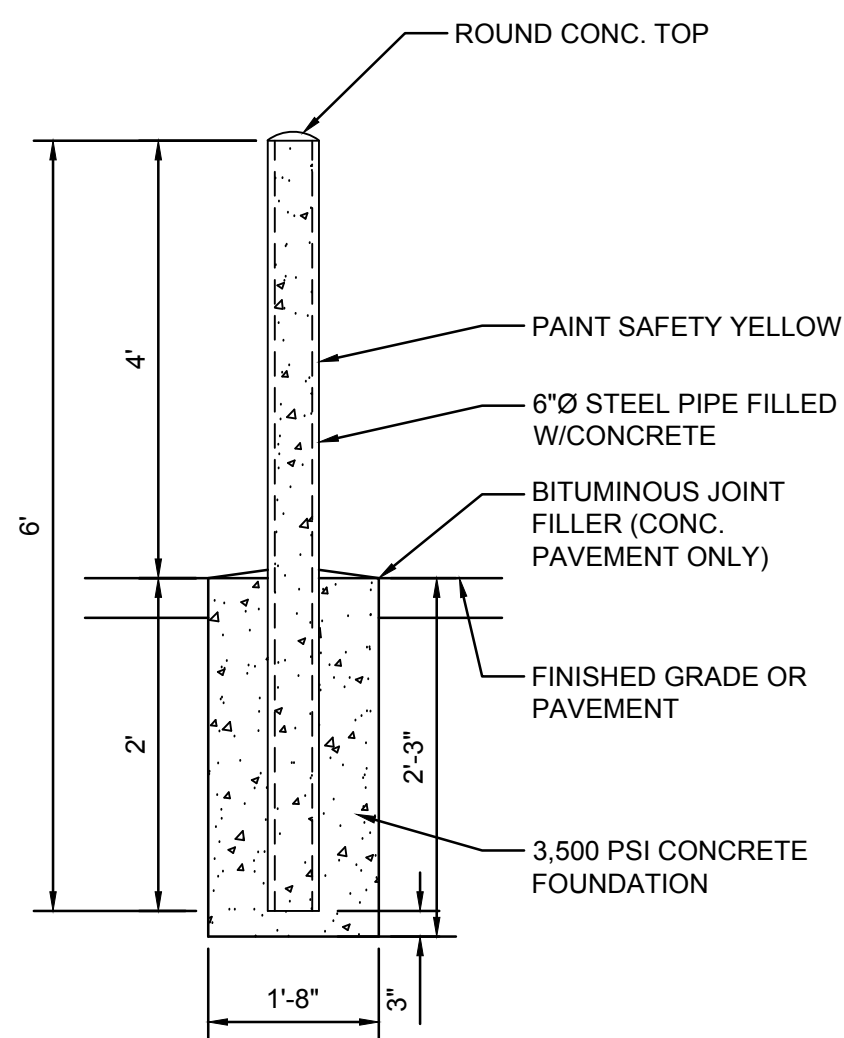


GENERAL NOTES

- SEALED CONTRACTION JOINTS @ 4' MIN.
- FINISHED EDGE OF ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP).

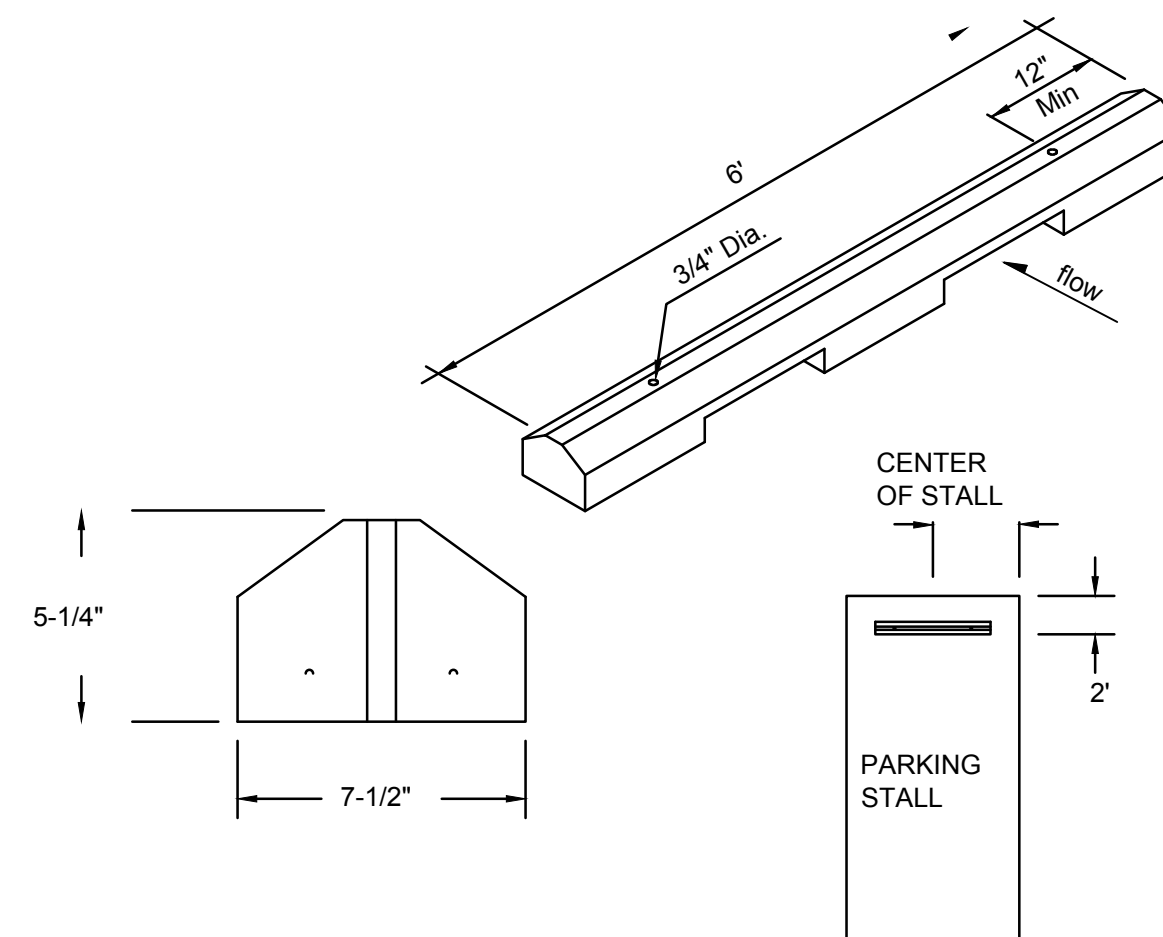
2' WIDE CONCRETE ALLEY GUTTER

SCALE: N.T.S.



CONCRETE FILLED BOLLARD

SCALE: N.T.S.

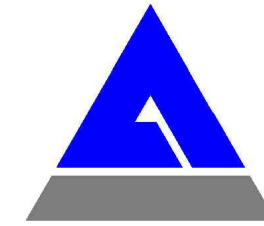


CONSTRUCTION NOTES

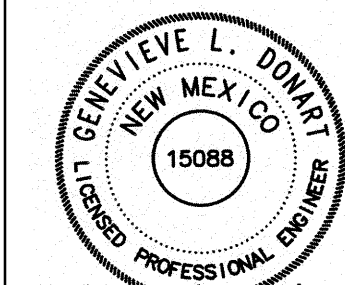
- WHEEL STOPS TO BE PLACED 2' BACK, CENTERED IN THE PARKING STALL. WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK.
- BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
- INSTALL EACH WITH TWO DOWELS PER MANUFACTURERS SPECIFICATIONS.

CONCRETE WHEEL STOP

SCALE: N.T.S.



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Engineer 07/19/23

BOBA TEA Co.
10611 UNSER BLVD. NW

DESIGN DEVELOPMENT	
ISSUE:	PROJECT NUMBER: IA 2589
FILE:	DRAWN BY: hnd/DEC
CHECKED BY: GLD	DATE: 05/2023

SHEET TITLE

CIVIL SITE
DETAILS
CONT.

SHEET NUMBER

CC-502