

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.

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



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 **City Address OR Parcel** 7301 SAN ANTONIO DR NE
CENTER CONT 36,647 SQ FT M/L

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:

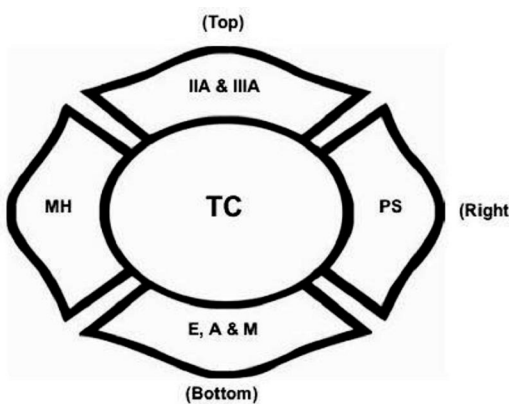
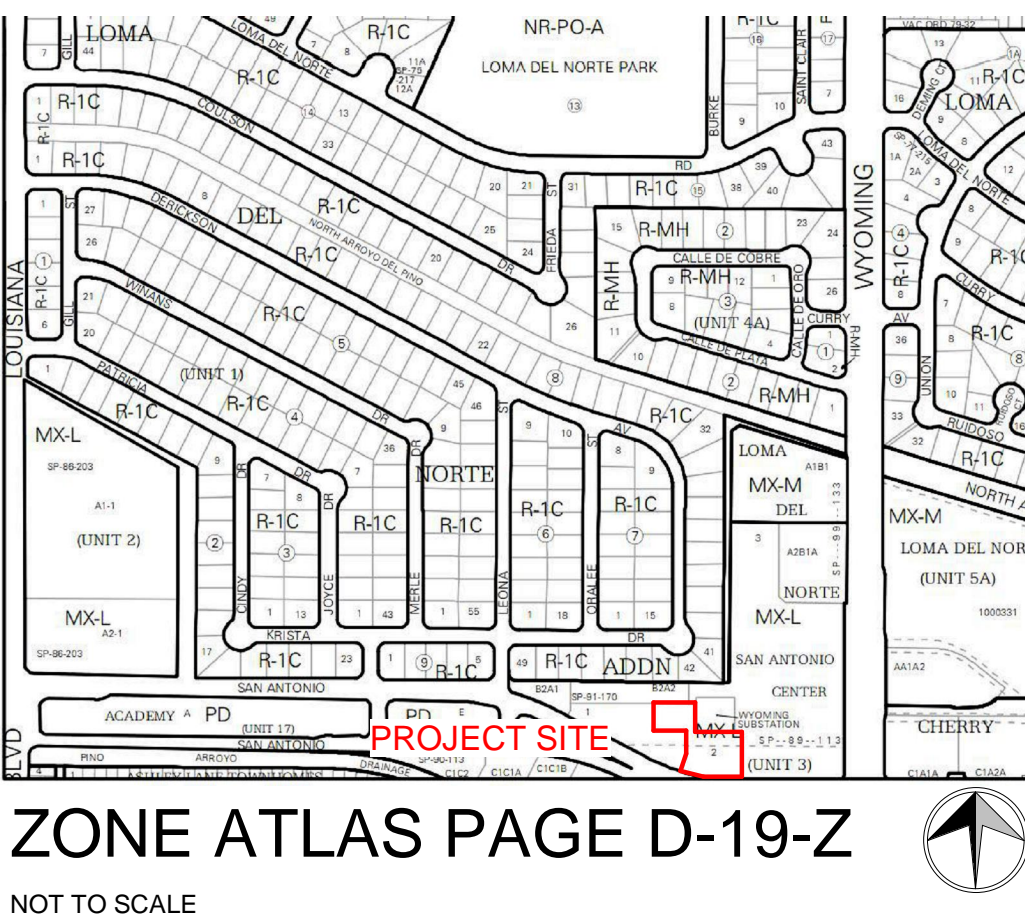
- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☒ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☒ 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

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



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'-6 1/2"
Minimum side yard depth = 0 feet
Actual Side yard "East" depth is 25'-4"
Actual Side yard "West" depth is 107'-8 1/2"
Minimum rear yard depth = 15 feet
Actual Rear yard "North" is 100'-1 1/2"

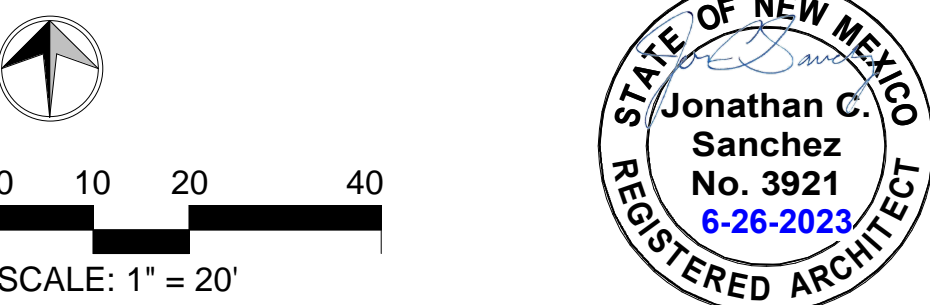
Building Coverage Maximum = 50%
Building: 640 GSF = 0.01469 acres
Site: 36,644 GSF = 0.8413 acres
1.75% Actual Building Coverage

TRAFFIC CIRCULATION:

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

General Notes:

1. Prepare 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 / T.C.L.1.
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 4-inch width of ramp), safety yellow.
12. New asphaltic concrete drive aisle.
13. Concrete curb and gutter, see detail 2 / T.C.L.1.
14. ADA van accessible parking space with universal accessibility symbol.
15. Motorcycle parking space.
16. Bicycle parking rack (bp. of 2), see detail 14 / T.C.L.1.
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 / T.C.L.1.
20. Monument sign (4' x 4' high) - "0" wide, integral color "brown" CDMU with text "the HUMAN BEAN" and logo, see detail 6A / T.C.L.1.
21. Header curb, integral with ramp and/or landing, see C40B sign, 24"15C.
22. Refuse truck maneuvering and circulation route (400 inch inside, 52" to inside radius).
23. Traffic sign, "ONE WAY DO NOT ENTER", see detail 8 T.C.L.1.
24. Traffic sign, "DRIVE YOUR ENTRY", see detail 8 T.C.L.1.
25. ADA pedestrian access to site (6-ft wide) - shaded "blue".
26. Integral color textured concrete - brick, paver pattern, color "Terra Cota".
27. Refuse containers, concrete pad in driveway, apron, bollards and gate. See enlarged plan and details on T.C.L.1.
28. Pipe bollard, painted traffic yellow (6" x 6" x 7' high).
29. Pipe bollard, painted traffic yellow (6" x 6" x 4' high).
30. Pavement markings, detail 12 / T.C.L.1.
31. New curb/ access ramp per C40B C40C 2441.
32. Existing concrete sidewalk. Replace any all broken or cracked sidewalks, see General Note 14.
33. Electrical metering equipment.
34. Flared sides, 1:10 maximum slope.
35. Building information system per IFC 2015 Appendix J, See GO 2015 International Fire Code.
36. Provide "Knob-box" brand key card.
37. <https://www.knobbox.com/Products/Commercial-KnobBoxes>.
38. Van accessible parking sign, see detail 12 / T.C.L.1.
39. Motorcycle parking sign, see detail 12 / T.C.L.1.
40. Existing "nature" tree, see Landscaping Plan.
41. New "screening" tree, see Landscaping Plan.
42. Pavement marking, 12" high lettering, text as shown, "white" fast dry waterborne traffic marking paint.
43. Pavement marking, 12" high lettering, text as shown, "red" fast dry waterborne traffic marking paint.

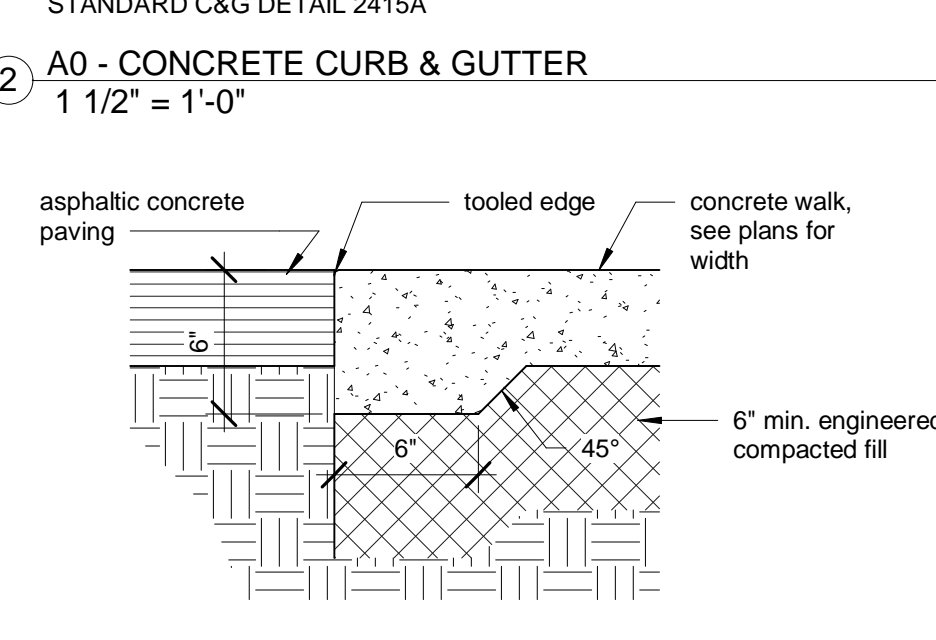
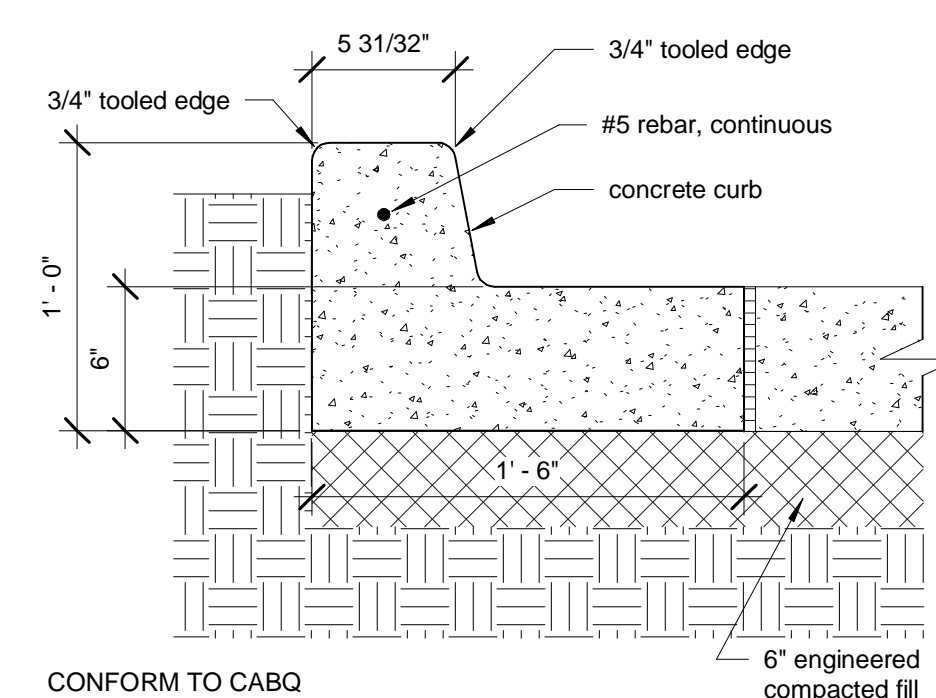
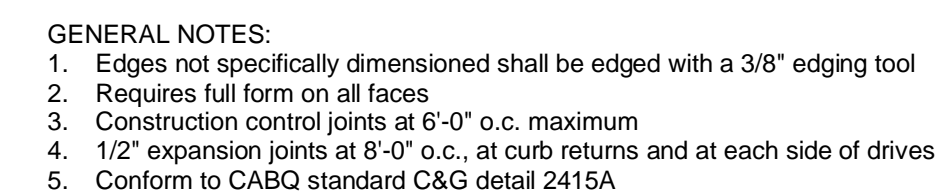
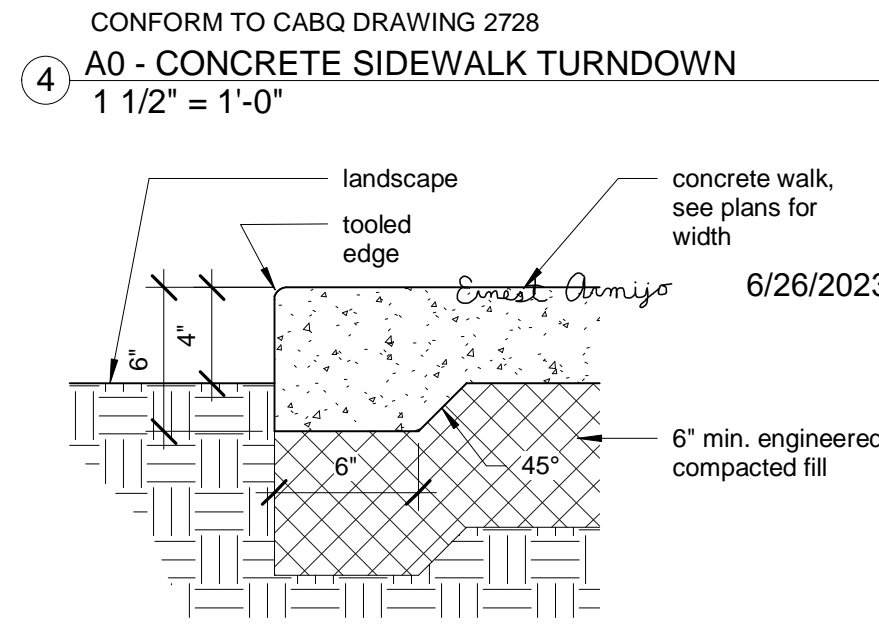
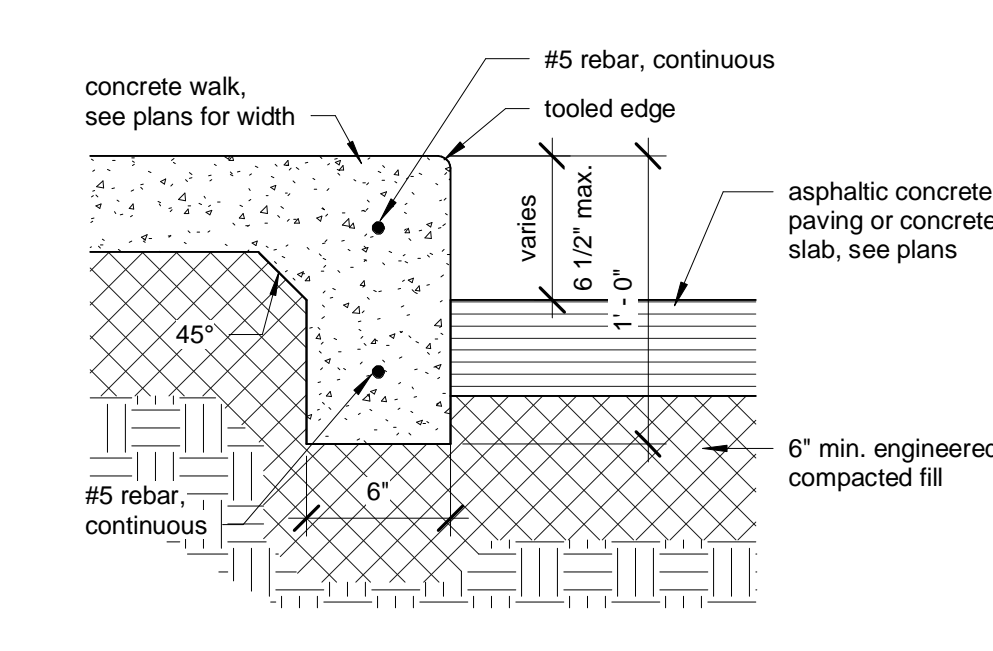
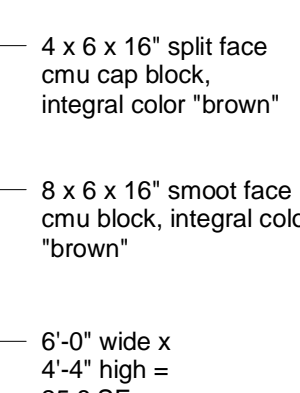
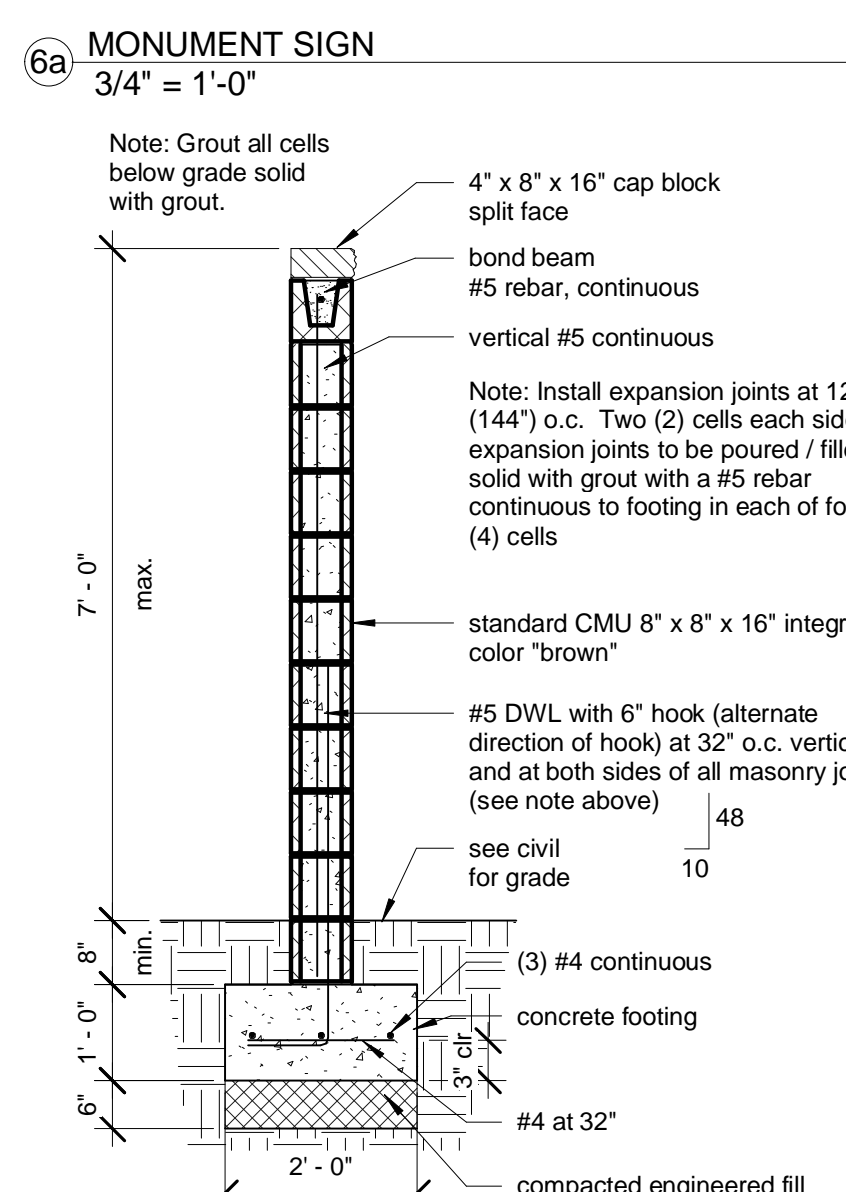
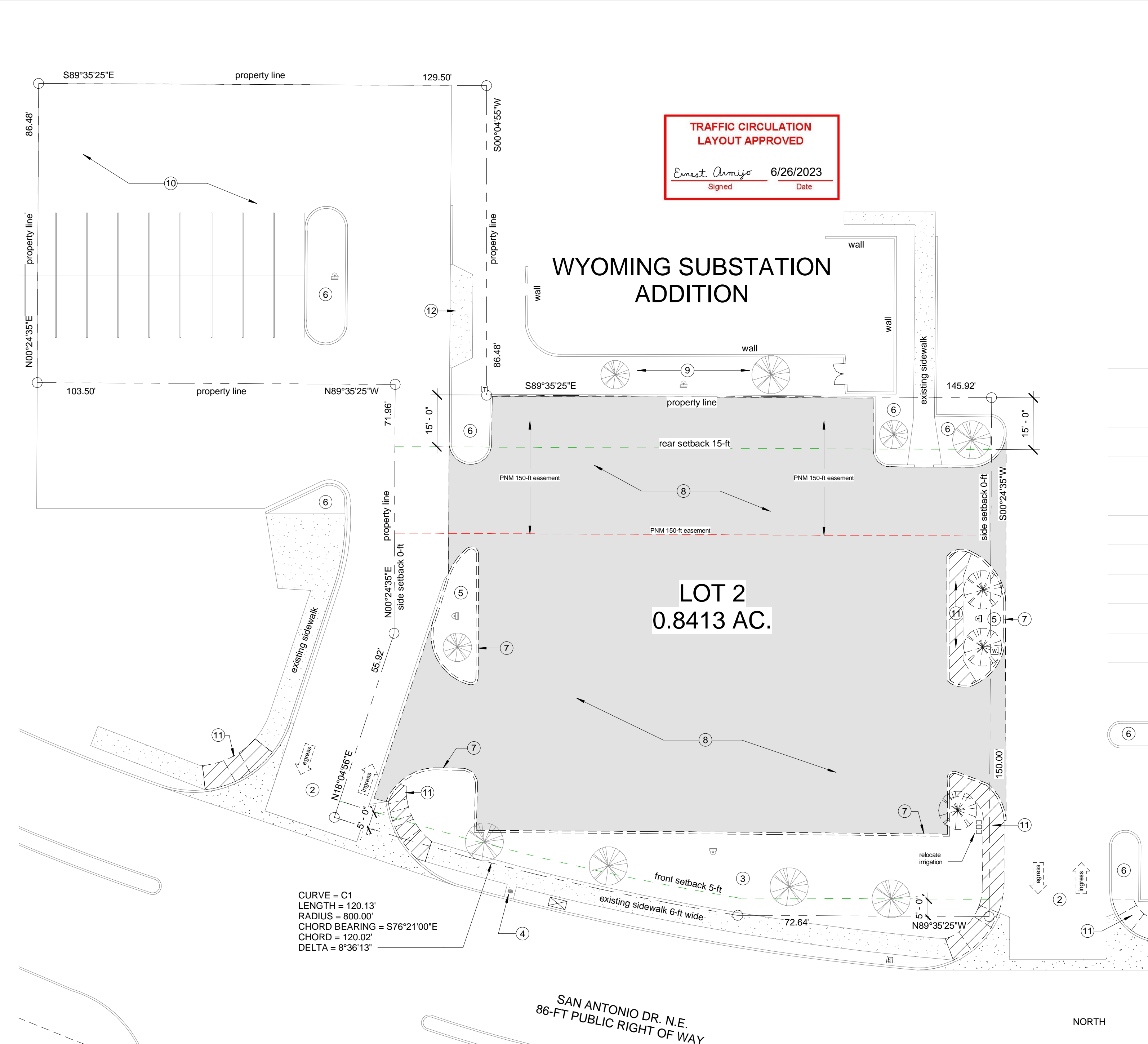
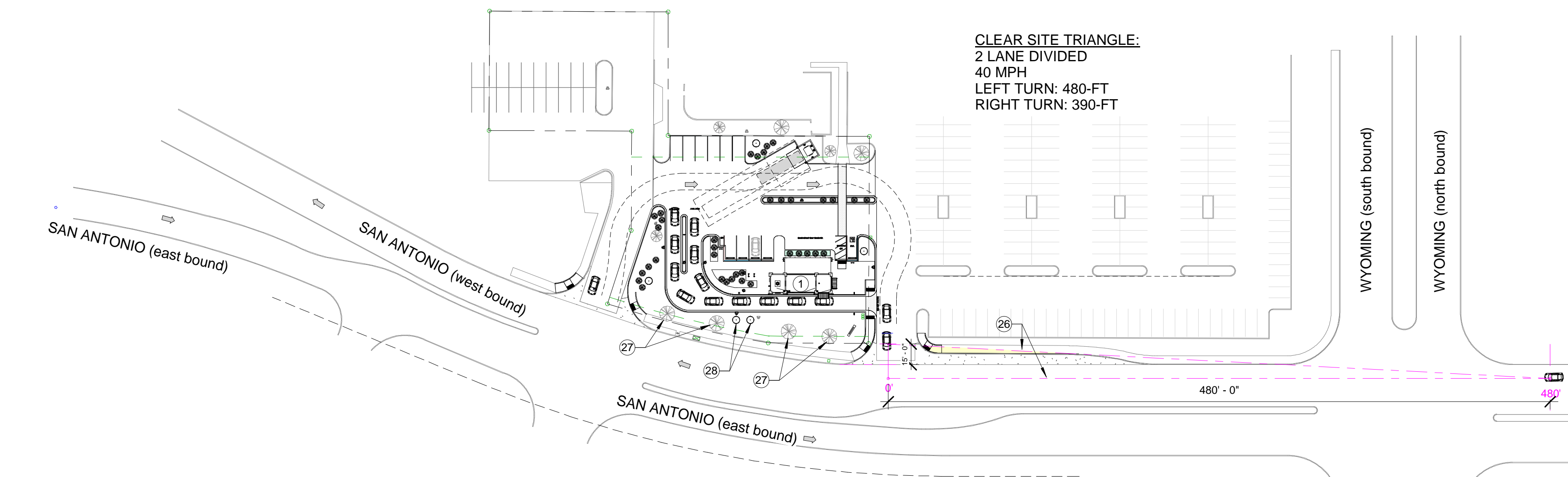
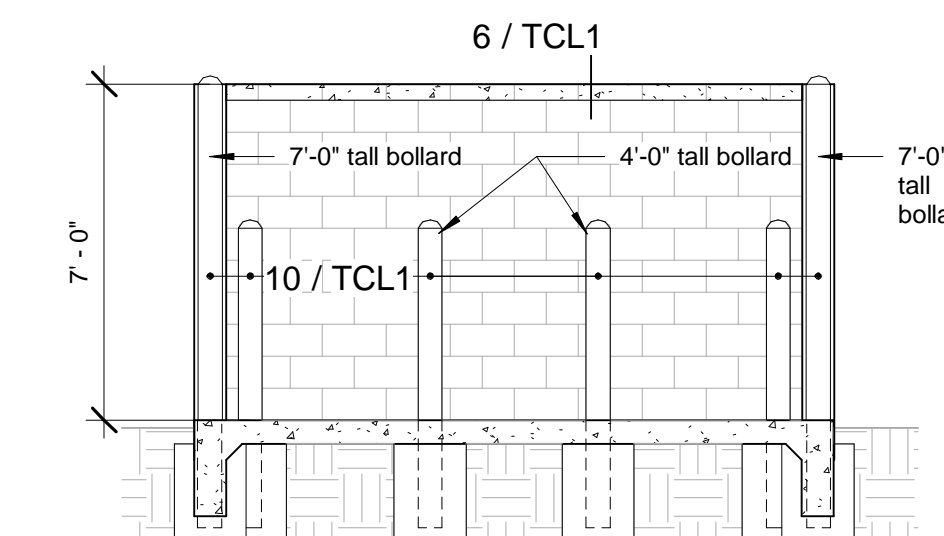
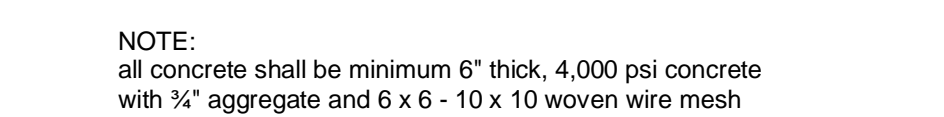
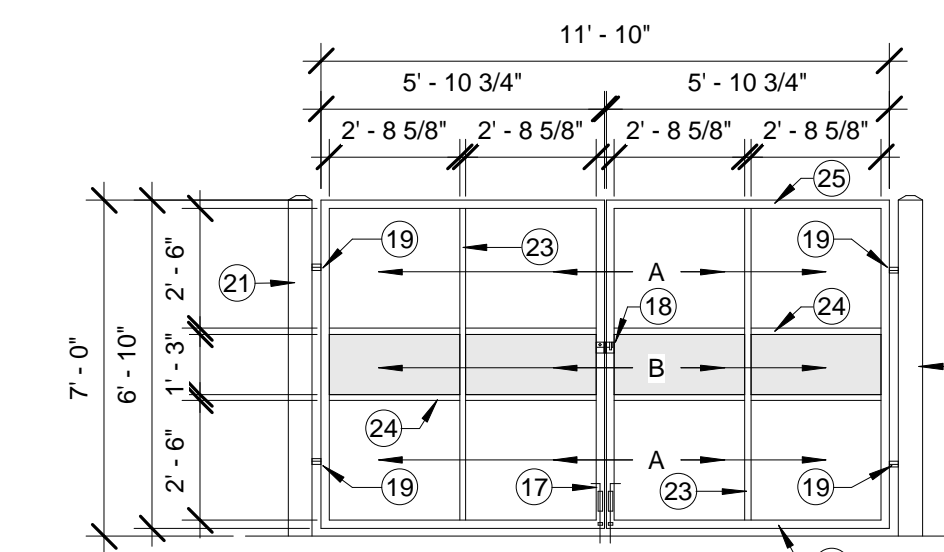
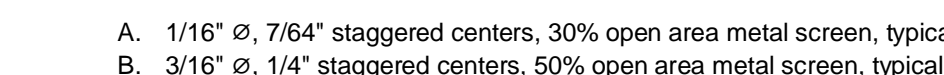
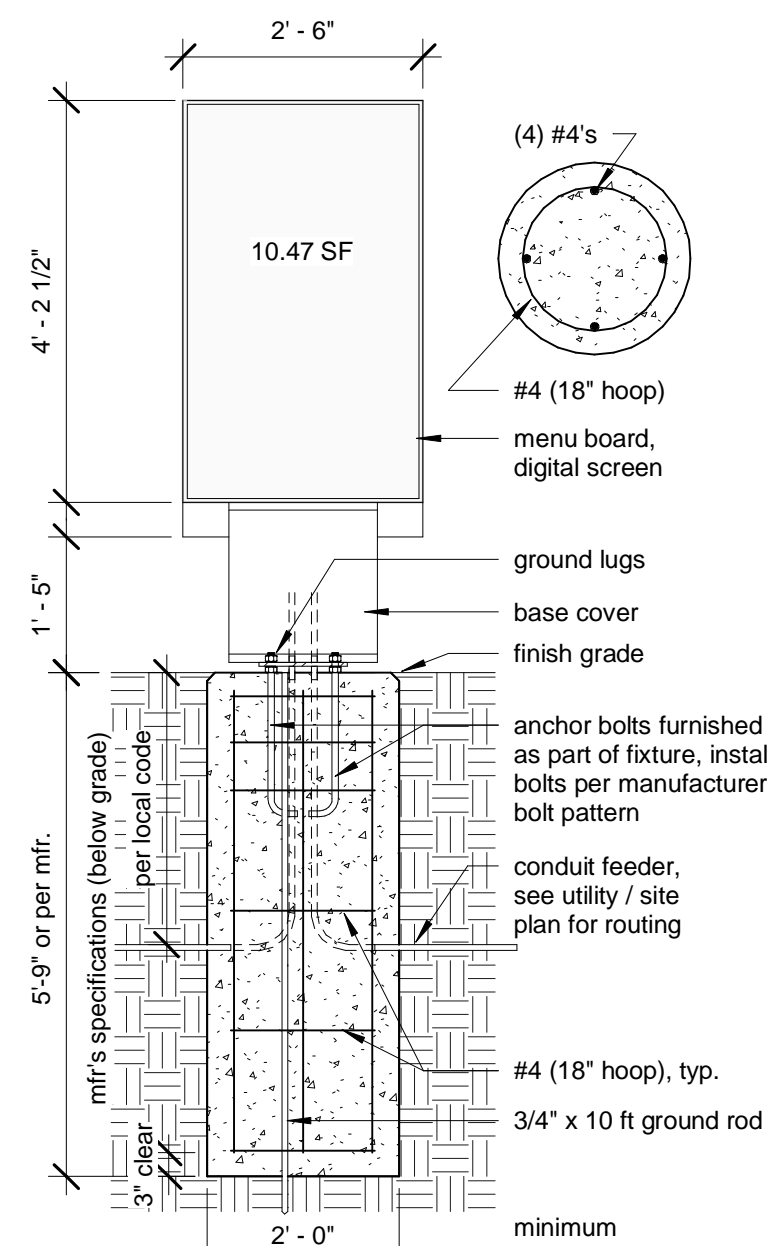
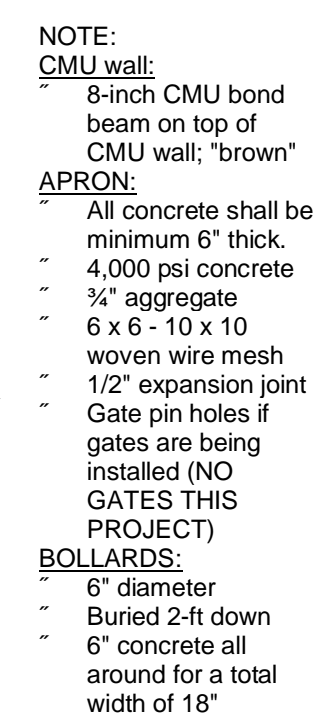
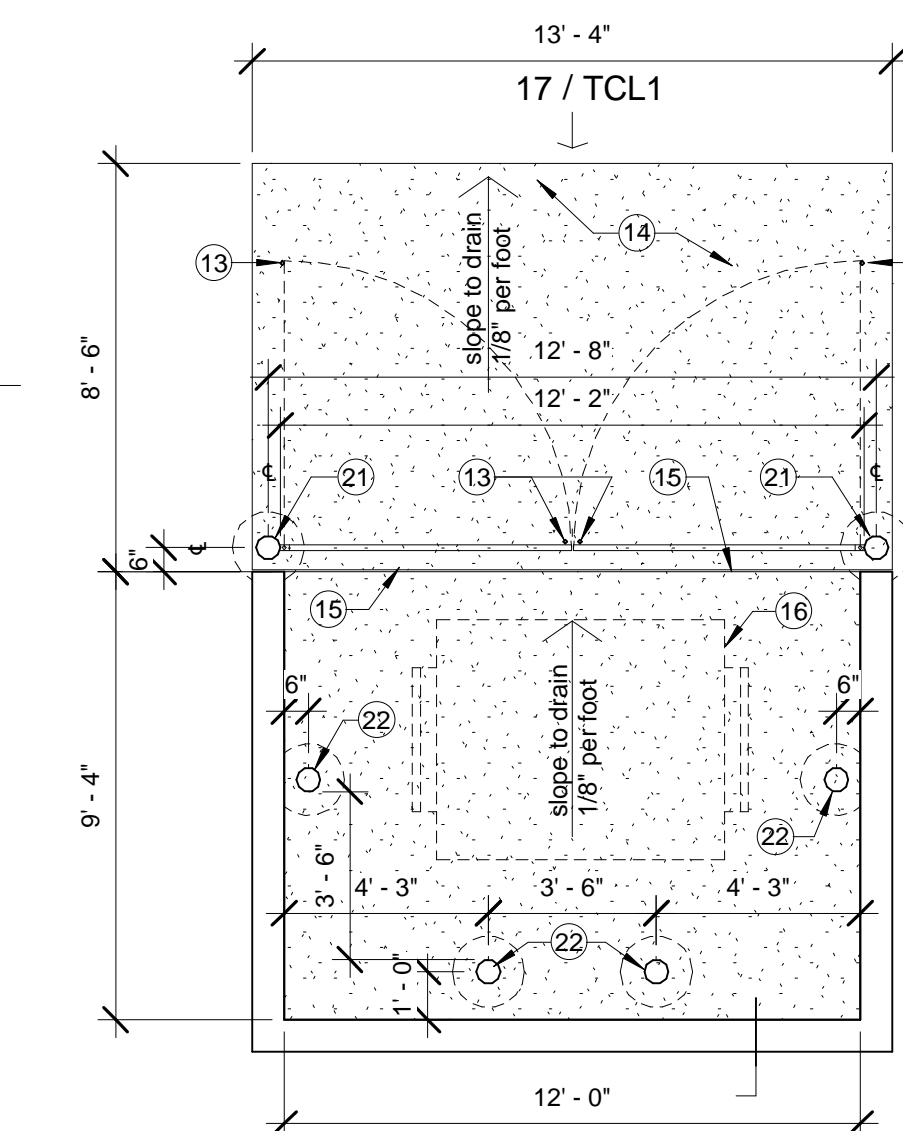
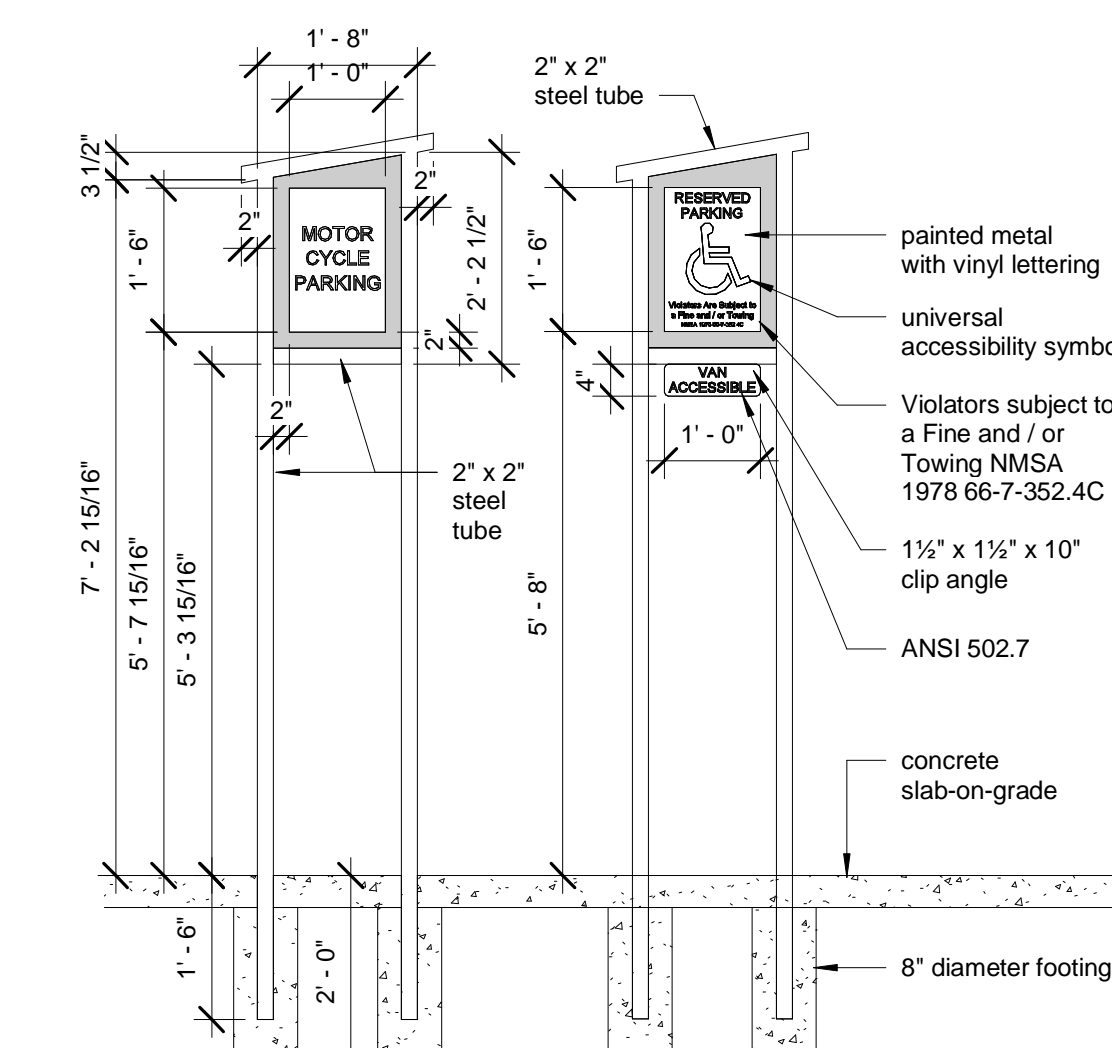
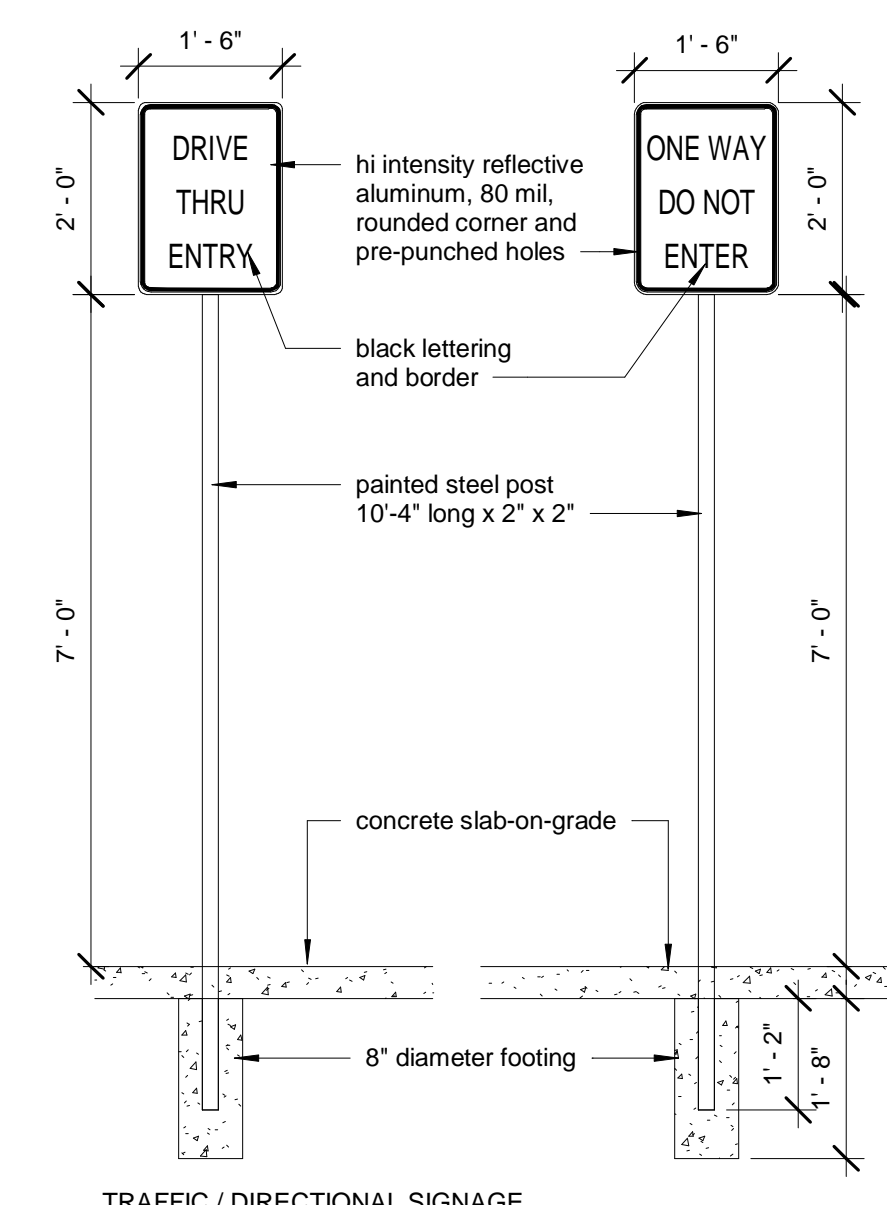
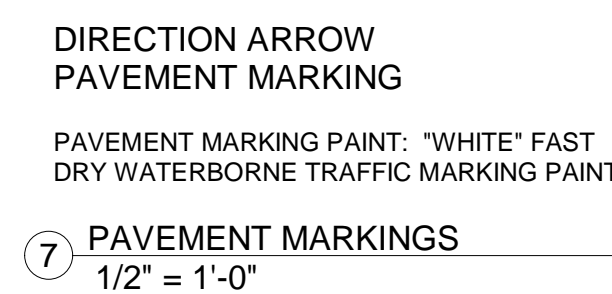
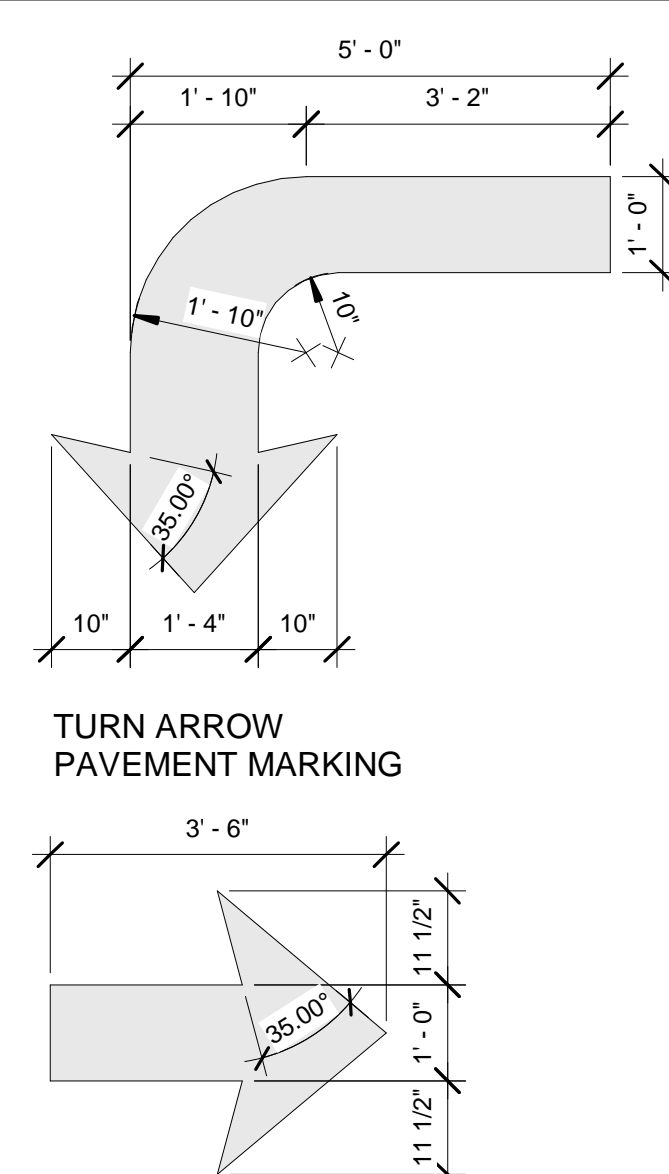
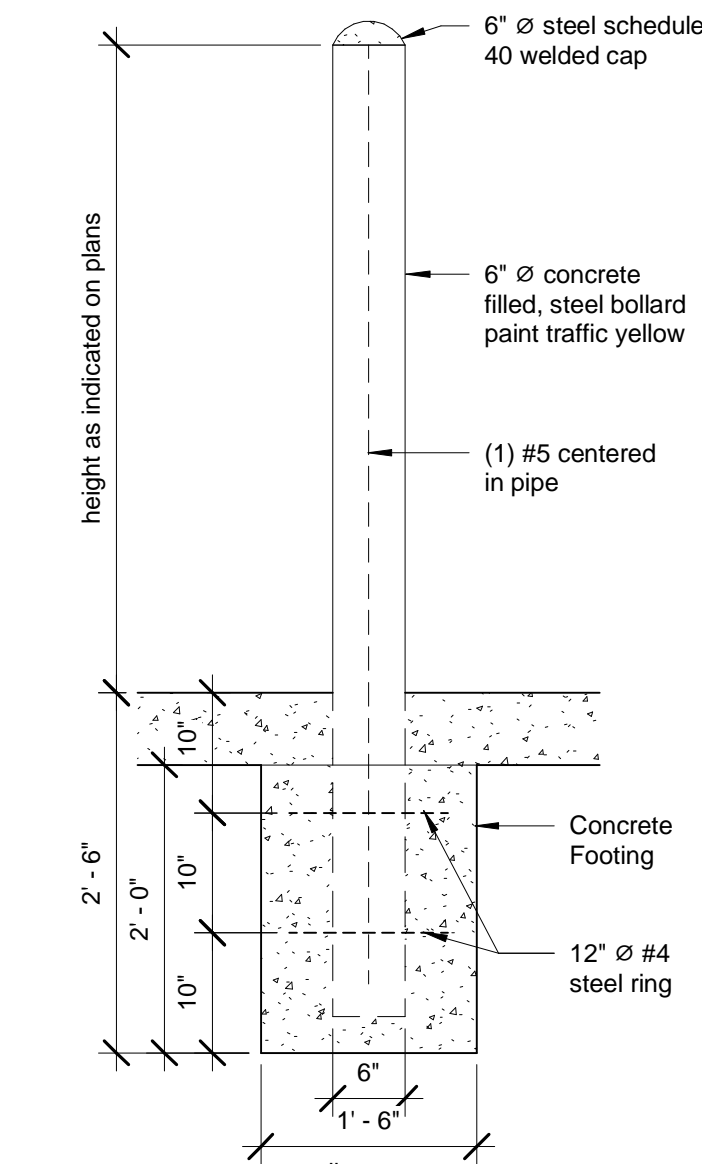
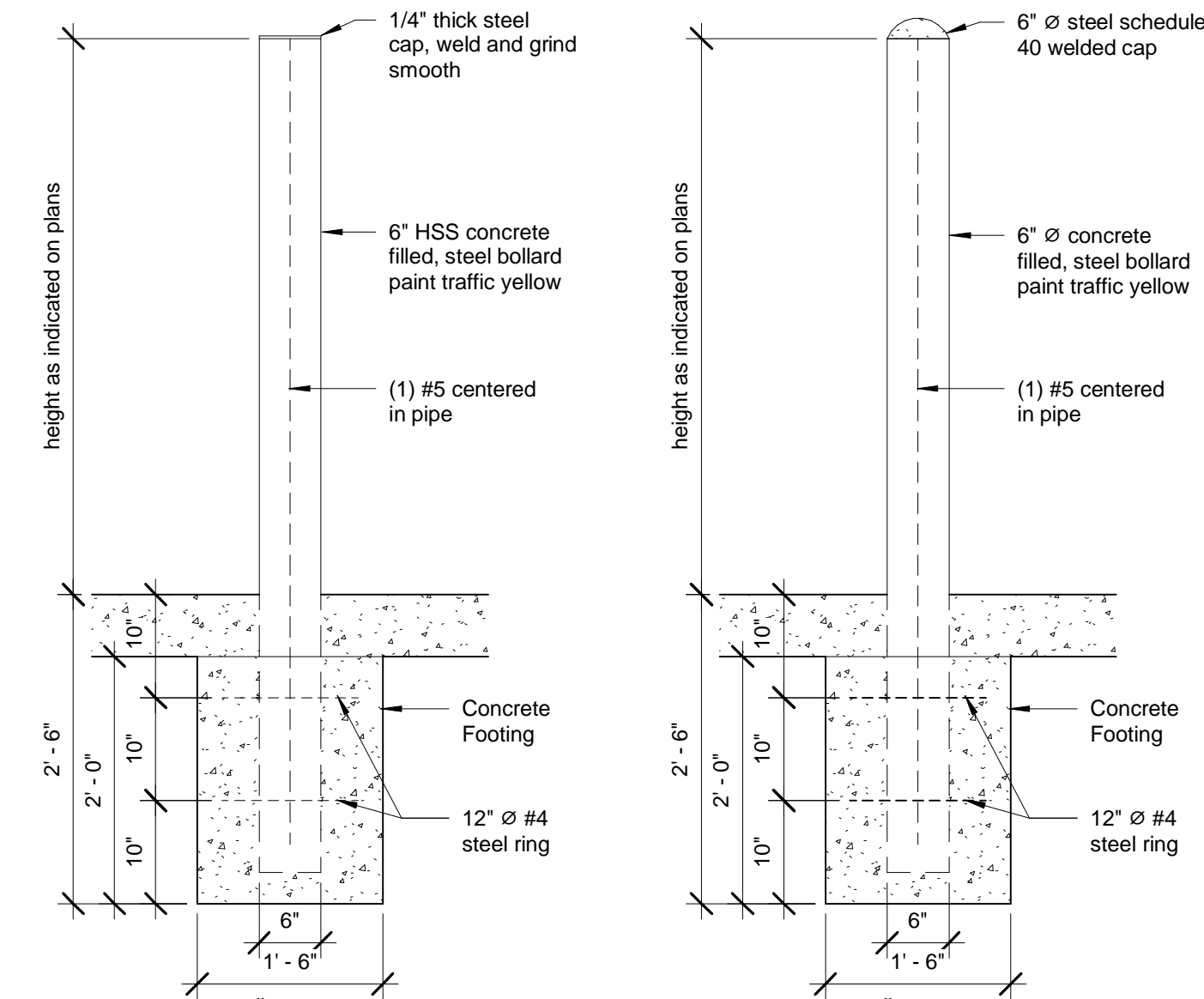
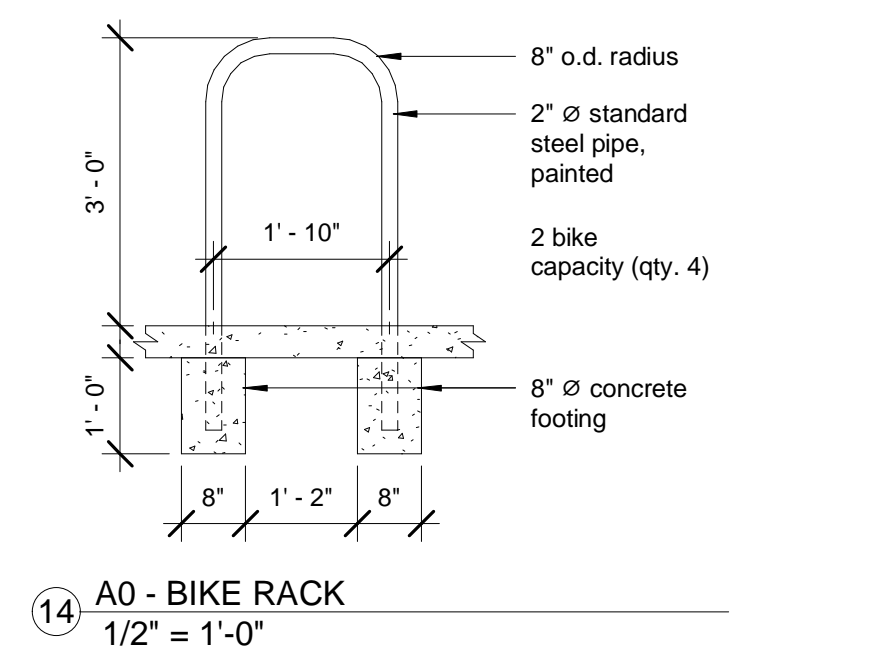
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OWNER: KEITH GRIEGO

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

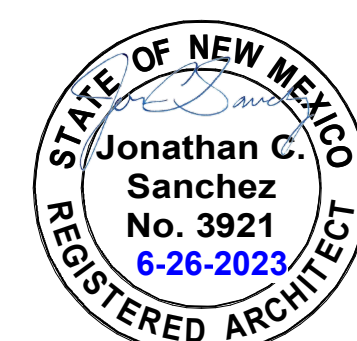


Keyed Notes:

1. Proposed building structure.
 2. Private ingress / egress / loading, drive aisle.
 3. Existing buffer landscape.
 4. Existing public fire hydrant.
 5. Remove existing parking / traffic island.
 6. Existing traffic / landscaped driveway.
 7. Remove existing concrete curb and gutter.
 8. Remove existing asphalt concrete paving. Extend of material to be determined by date of construction
 9. Existing landscaping to remain.
 10. Asphalt paving 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 (dumprster), by others.
 17. Came bolt 1" diameter, 4' long.
 18. Heavy duty flip latch.
 19. Barrel hinge with sealed ball bearings.
 20. Refuse container concrete pad with drain, apron, bollards and gate.
- pipe plan and details on DFTO 2.
21. New bollard, painted traffic yellow (6" x 7" - 8" high).
22. New bollard, painted traffic yellow (6" x 6" - 4" high).
23. HSS 1 1/2" x 1" intermediate verticals, typical.
24. HSS 1 1/2" x 1" intermediate horizontals, typical.
25. HSS 2" x 2" x 1/8" perimeter.
26. Landscaping and signage will not interfere with clear sight requirement.
- Therefore, agra, wills, trees, and shrubbery between 3 and 8 feet from the gate will not be acceptable for 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 CABO 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 SIGNAGE BETWEEN THE CURB AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

[illegible]

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. GRIECO
TCL1	
Scale	As indicated