

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

May 11, 2021

Robert Rayner, RA  
R2 Architectural  
Po Box 448  
Albuquerque, NM 87103

**Re: Dunkin Donut/Urgent Care  
4201 Wyoming Blvd NE  
Traffic Circulation Layout  
Architect's Stamp 03-22-2021 (G19-D042)**

Dear Mr. Rayner,

The TCL submittal received 05-011-2021 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

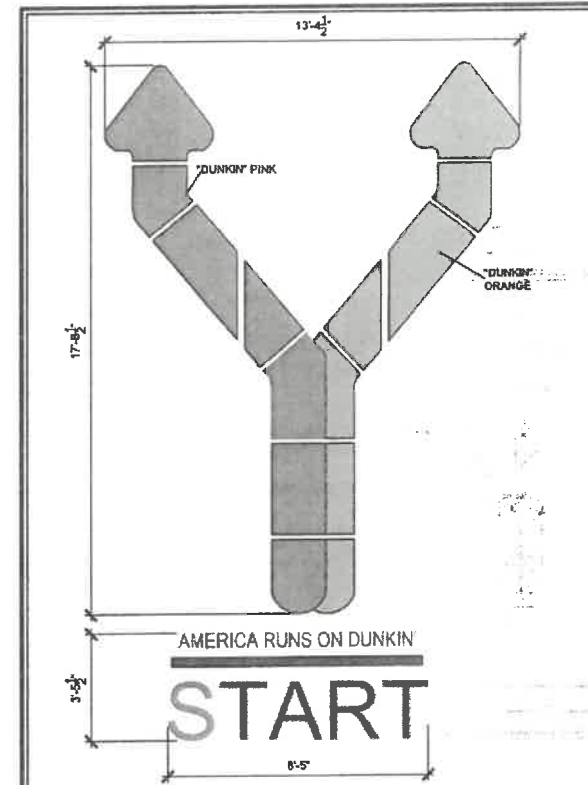
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

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.

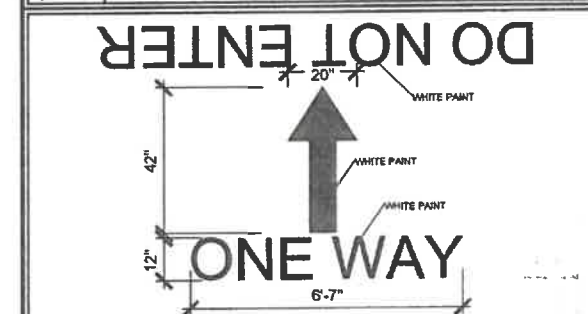
Sincerely,

Nilo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

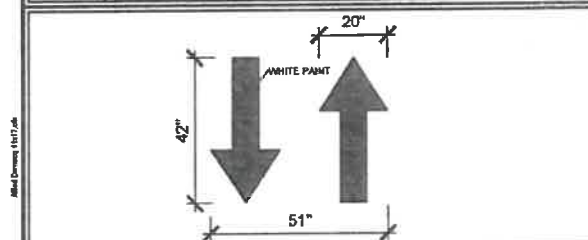
C: CO Clerk, File



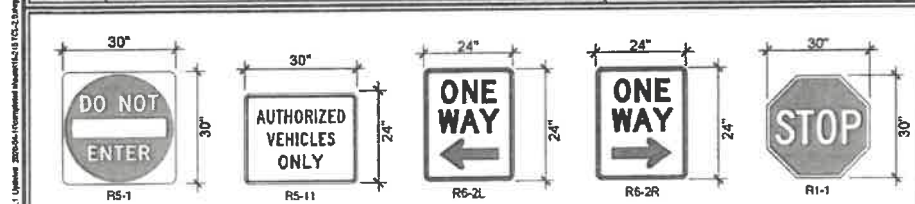
**1 STRIPING DETAIL-DUNKIN BRANDS**  
3/8" = 1'-0" NOTE:



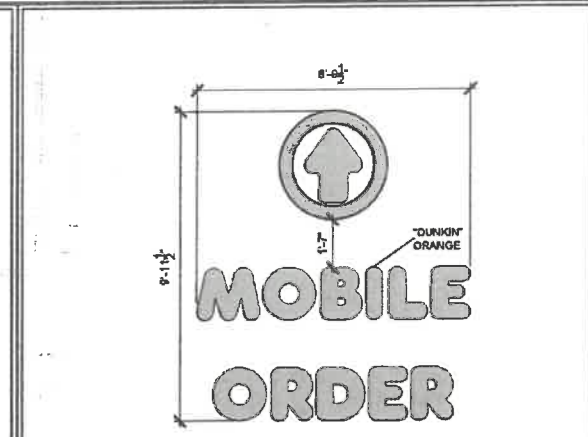
**2 ONE WAY DETAIL**  
3/4" = 1'-0" NOTE:



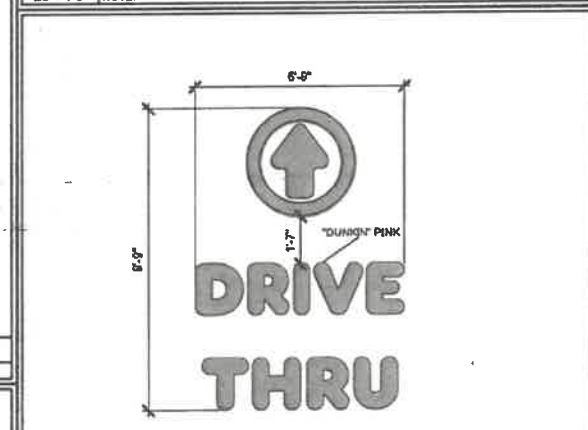
**3 TWO WAY DETAIL**  
3/4" = 1'-0" NOTE:



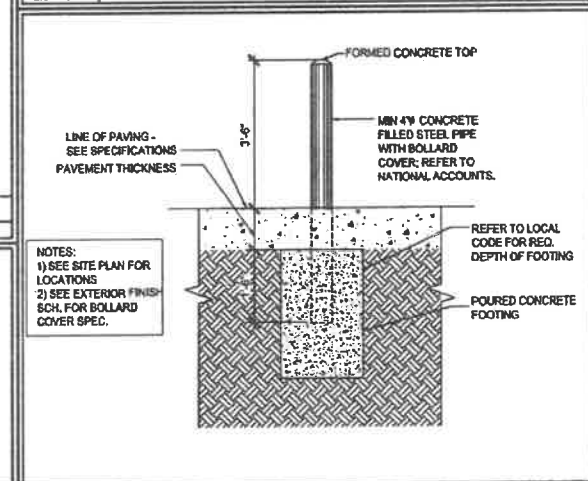
**11 REGULATORY SIGNAGE**  
N.T.S. NOTE: ALL REGULATORY SIGNAGE SHALL BE INSTALLED IAW M.U.T.C.D.



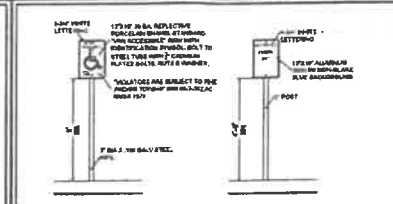
**4 MOBILE ORDER DETAIL-DUNKIN BRANDS**  
3/8" = 1'-0" NOTE:



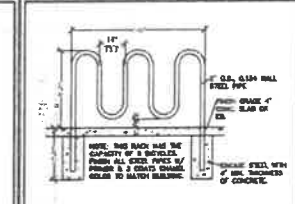
**5 DRIVE THRU DETAIL-DUNKIN BRANDS**  
3/8" = 1'-0" NOTE:



**6 BOLLARD DETAIL**  
1/4" = 1'-0" NOTE:



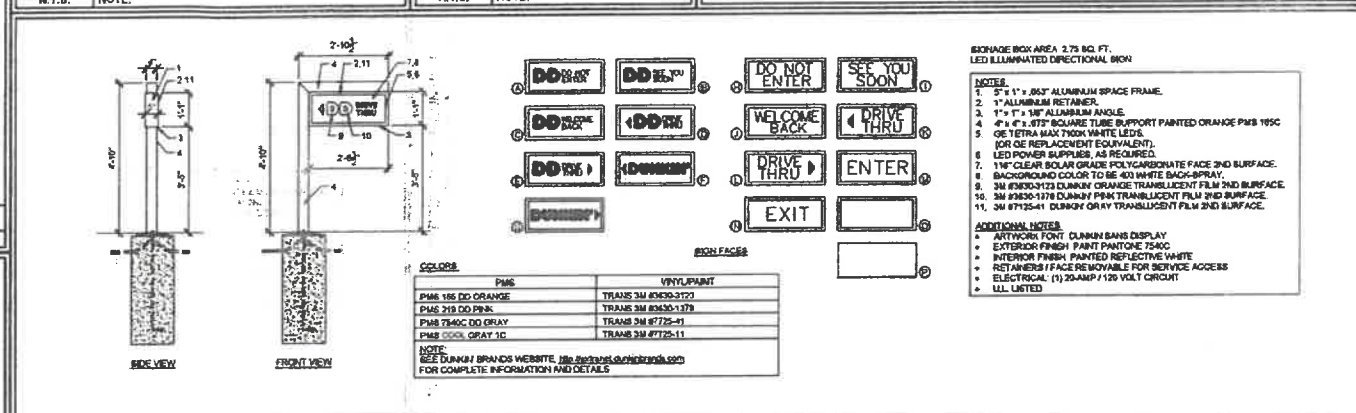
**7 SIGN DETAILS**  
N.T.S. NOTE:



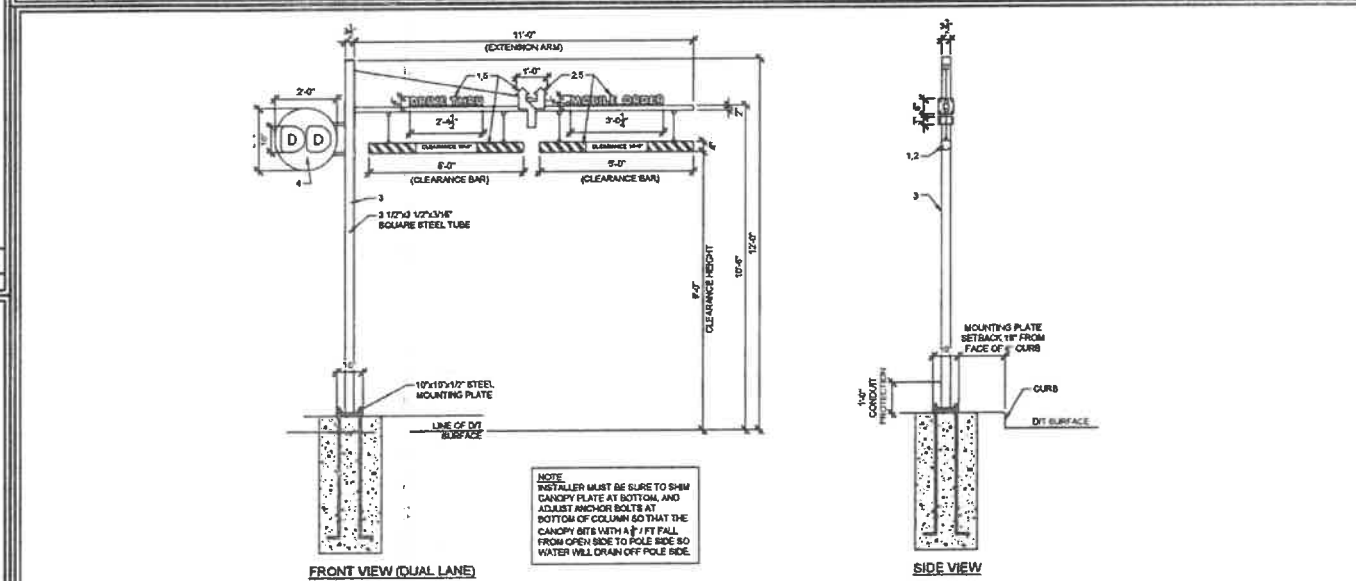
**8 BIKE RACK**  
N.T.S. NOTE:

**BICYCLE RACK NOTES**

- ALL BICYCLE RACKS SHALL BE DESIGNED AND INSTALLED ACCORDING TO THE FOLLOWING CRITERIA.
- THE RACK SHALL BE A MINIMUM OF 30\"/>



**9 DIRECTIONAL SIGN DETAILS**  
3/8" = 1'-0" NOTE:



**10 VEHICLE CLEARANCE BAR DETAILS**  
3/8" = 1'-0" NOTE:

**NON-ILLUMINATED DRIVE-THRU STRUCTURE**

**NOTES:**

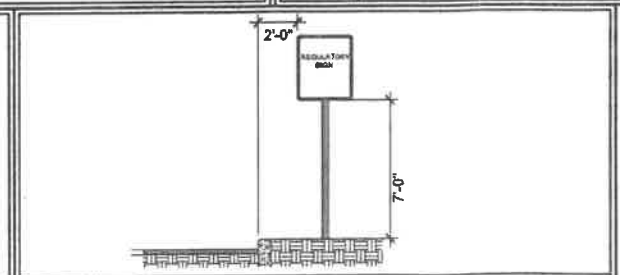
- PAINT TO MATCH ORANGE PMS 186C, GLOSS FINISH.
- PAINT TO MATCH PINK PMS 219C, GLOSS FINISH.
- PAINT TO MATCH PMS COOL GRAY 1C, GLOSS FINISH.
- OPTIONAL: 24\"/>

**ADDITIONAL NOTES:**

- ARTWORK FONT: DUNKIN SANS DISPLAY
- EXTERIOR FINISH: PAINT PANTONE 7540C
- INTERIOR FINISH: PAINT PANTONE 7540C
- REINFORCING: 1\"/>

**COLORS:**

PMS	VINYL PAINT
PMS 186C ORANGE	TRANS 3M #3530-3122
PMS 219C PINK	TRANS 3M #3530-1378
PMS 7540C COOL GRAY	TRANS 3M #7725-41
PMS COOL GRAY 1C	TRANS 3M #7725-11



**12 REGULATORY SIGNAGE MOUNTING HEIGHT**  
N.T.S. NOTE: ALL REGULATORY SIGNAGE SHALL BE INSTALLED IAW M.U.T.C.D.

**TRAFFIC CIRCULATION LAYOUT**

APPROVED

Signed: *[Signature]* Date: 5/11/2021

WSP

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11\"/>

**dunkin' brands**

**R2 Architectural Design**  
PO Box 448  
Albuquerque, NM 87103  
505-321-3932

**ROBERT C. JAYNER**  
REGISTERED ARCHITECT  
NO. 00498  
7/6/20

**SET REVISIONS**

NO	DESCRIPTION	DATE	SCALE	DRAWN	CKD	APPD
1						
2						
3						
4						
5						

**DD NEXT GEN**  
**DUNKIN DESIGN GUIDELINES**

**TRAFFIC CIRCULATION**  
**DETAILS AND NOTES**

4201 WYOMING BLVD NE, ALBUQUERQUE, NM  
PC NUMBER: 302254

**TCL-2.0**

04142020

TRAFFIC CIRCULATION LAYOUT

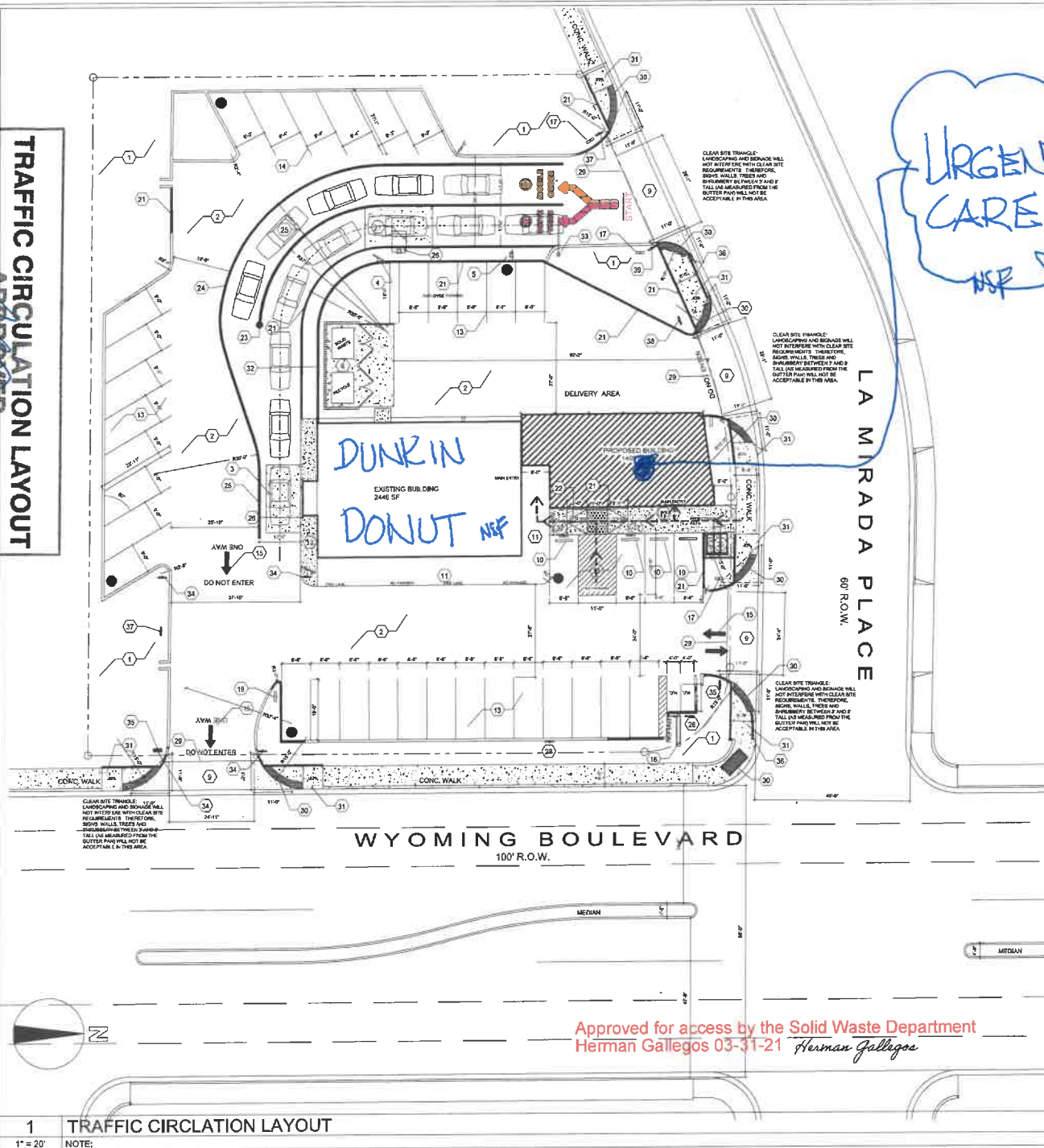
APPROVED

Signed \_\_\_\_\_

5/11/24

date

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

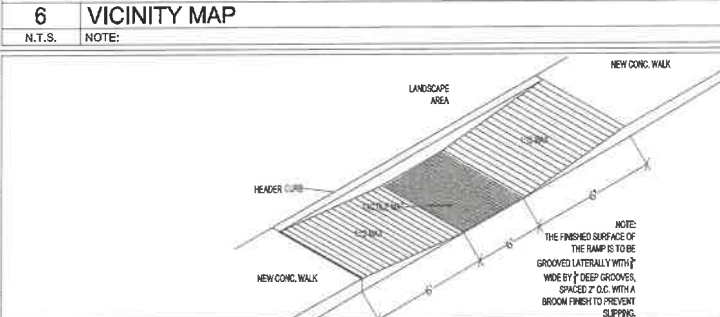
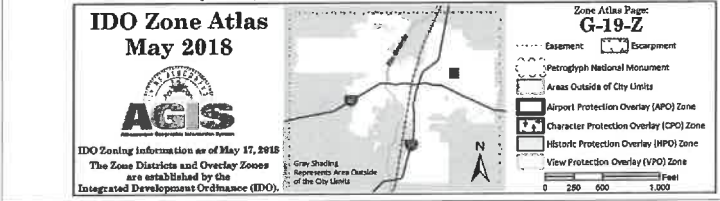
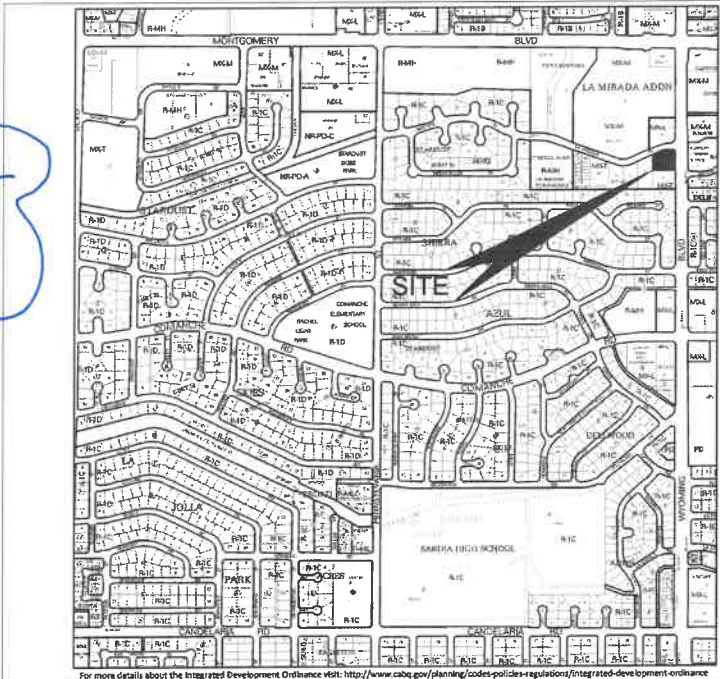


#### GENERAL NOTES

- EXTERIOR LIGHTING SHALL BE SURFACE MOUNTED ON THE BUILDING EXTERIOR S. ALL LIGHTING SHALL BE FULLY SHIELDED PROVIDING NO UPLIGHTING AND SHALL BE IN ACCORDANCE WITH THE "DARK SKY" REQUIREMENTS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES THAT ARE SHOWN OR THAT MAY NOT BE SHOWN ON THIS PLAN.
- THE ARCHITECT ACCEPTS RESPONSIBILITY ONLY FOR THOSE DRAWINGS WHICH HAVE AN ORIGINAL SEAL, SIGNATURE, CONSTRUCTION ISSUE DATE AND DATE OF FINAL REVISIONS FOR THESE DRAWINGS. ISSUANCE OF A BUILDING PERMIT IS EVIDENCE OF COMPLIANCE WITH ALL ENFORCED REQUIREMENTS BY THE CITY OF ALBUQUERQUE.
- CHANGES TO THE PLANS BY THE OWNER & CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. THE CONTRACTOR WILL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. IF A CONFLICT WITHIN THE PLANS IS DISCOVERED, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY CONSTRUCTION PROBLEMS OR DEFECTS CAUSED BY PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFYING THE ARCHITECT OF CONFLICTS WITHIN THE PLANS. DO NOT SCALE THE DRAWINGS. ALL WRITTEN DIMENSIONS WILL GOVERN.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON THE WORK ORDER.
- SOLID WASTE BIN AND ENCLOSURE IS EXISTING- ENCLOSURE TO BE PAINTED TO MATCH "DUNKIN" STANDARD COLOR PALETTE.

#### DESIGN STANDARDS

- ALL CURB ACCESS RAMPS (DRIVEPADS) SHALL BE CONSTRUCTED TO MEET THE CITY OF ALBUQUERQUE STD. DRAWING 2426. USE A 1" INVERT AT VALLEY GUTTER IN LIEU OF 1-1/2"
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE CITY OF ALBUQUERQUE STD. DRAWING 2430
- ALL SIDEWALK OBSTRUCTION SHALL MEET THE STANDARDS OF THE CITY OF ALBUQUERQUE STD DRAWING 2431
- ALL SIDEWALK JOINTS AND TRANSITIONS BETWEEN EXISTING AND NEW SIDEWALKS SHALL CONFORM TO THE CITY OF ALBUQUERQUE STD DRAWING 2450
- ALL NEW CURB AND GUTTERS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE CITY STANDARD 2415A, MATCHING EXISTING PROFILES.
- UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK, CUR AND GUTTER IAW CITY STD 2415A & 2430
- ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED IAW CITY STD. 2450 & 2430
- ALL VALLEY GUTTERS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE CITY STANDARD 2420 WITH A 1" INVERT IN LIEU OF A 1-1/2"



#### 2 H.C. RAMP DETAIL

N.T.S. NOTE:

#### KEY NOTES:

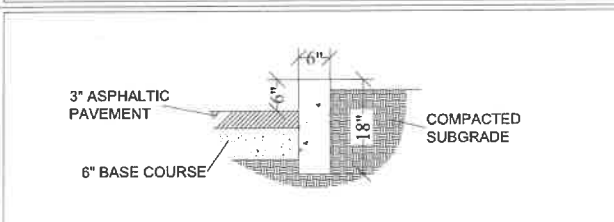
- EXISTING LANDSCAPE AREA.
- EXISTING ASPHALTIC PARKING AREA.
- NEW CONCRETE APRON (STAINED BLACK)
- DUNKIN ORDER MENU BOARD.
- DUNKIN PREVIEW MENU BOARD.
- EXISTING BUILDING.
- NEW PICKUP WINDOW.
- NEW SOLID WASTE ENCLOSURE CONSTRUCTED IAW CITY OF ALBUQUERQUE DESIGN STANDARDS W/RECYCLE BIN.
- NEW CURB CUT IAW CITY STANDARDS. SEE DESIGN STANDARDS NOTES ON THIS SHEET.
- NEW CONCRETE PARKING BUMPER.
- EXISTING CONCRETE WALK
- NEW CONCRETE
- RECONFIGURED PARKING AREA W/ WHITE 4" STRIPE.
- RE-STRIPED PARKING AREA W/ WHITE 4" STRIPE
- DUNKIN BRANDS STENCIL. SEE DETAILS ON SHEET TCL-2.0
- NEW PYLON SIGN- MUST MEET IDO SIGN STANDARDS (SIZE AND HEIGHT).
- "WELCOME BACK" DUNKIN SIGN. SEE DETAILS ON SHEET TCL-2.0
- "DO NOT ENTER" DUNKIN SIGN. SEE DETAILS ON SHEET TCL-2.0
- "SEE YOU SOON/EXIT" DUNKIN SIGN. SEE DETAILS ON SHEET TCL-2.0
- BIKE RACK-3 BICYCLES-SEE NOTES THIS SHEET
- NEW CONCRETE CURB-SEE DETAIL THIS SHEET
- NEW H.C. RAMP-SEE DETAIL THIS SHEET
- NEW LANE DELINEATOR PLANTER
- WHITE STRIPE
- 26.4" WHITE STRIPE
- NEW STEEL BOLLARD-CONCRETE FILLED AND PAINTED
- NEW H.C. SIGN-SEE DETAIL ON TCL-2.0
- NEW M.C. SIGN-SEE DETAIL TCL-2.0
- WATER STOP
- TRUNCATED DOMES
- ADA ACCESSIBLE CROSSING RAMP
- HIGH CHAIRS/TUCCO SCREEN WALL
- VEHICLE CLEARANCE BAR- SEE DETAIL
- REGULATORY "DO NOT ENTER" SIGN- SEE DETAIL ON TCL-2.0
- REGULATORY "STOP" SIGN-SEE DETAIL ON TCL-2.0
- NEW 6" CURB ADJACENT TO EXISTING 8" CURB. INSTALL FELT BOND BREAK BETWEEN THE TWO CURBS
- REGULATORY "ONE WAY" (R6-2L) SIGN-SEE DETAIL ON TCL-2.0
- REGULATORY "AUTHORIZED VEHICLES ONLY" SIGN, SEE DETAIL ON TCL-2.0
- REGULATORY "ONE WAY" (R6-2R) SIGN-SEE DETAIL ON TCL-2.0

#### EXECUTIVE SUMMARY

PROJECT CONSISTS OF THE RENOVATION AND CHANGE OF USE OF AN EXISTING 2,446 SF BANK BUILDING TO INCLUDE RECONFIGURATION OF TWO SMALL PARKING AREAS, THE ADDITION OF PARKING ON THE EAST OF THE BUILDING, NEW CONCRETE WALK FOR PEDESTRIAN ACCESS, NEW DRIVE THRU WINDOW ON THE SOUTH OF THE BUILDING AND THE DEMOLITION OF THE EXISTING DRIVE THRU TELLER LANES. THE EXTERIOR OF THE BUILDING WILL CONFORM TO THE "DUNKIN" BRANDS CONSTRUCTION STANDARDS AND COLORS. ALL DRIVE PADS AND SITE ACCESS ARE EXISTING AND UNCHANGED. LANDSCAPING IS EXISTING AND UNCHANGED WITH THE EXCEPTION OF REPLACING ANY DEAD VEGETATION. THE BUILDINGS WILL NOT BE EQUIPPED WITH A FIRE PROTECTION SPRINKLER SYSTEM. THE PROJECT WILL NOT BE PHASED, AND WILL BE COMPLETELY CONSTRUCTED UNDER ONE BUILDING PERMIT.

#### LANDSCAPE CALCULATIONS

TOTAL LOT AREA	36,396 SF
TOTAL BUILDING AREAS	2,446 SF
AREA NOT REQUIRING PARKING	-8,000 SF
NET LOT AREA	26,144 SF
REQUIRED LOT AREA (15%)	1,922 SF
LOTS PROVIDED	7,959 SF



#### 5 CURB & NEW ASPHALT DETAIL

3/4" = 1'-0" NOTE:

#### PROJECT DATA:

PROJECT: DUNKIN DONUTS CHANGE OF OCCUPANCY  
4201 WYOMING BLVD NE  
ALBUQUERQUE, NM 87111

OWNER: RALMA LLC  
13170 S CENTRAL AVE SE  
ALBUQUERQUE, NM 87121

ARCHITECT: ROBERT RAYNER  
NM REG# 004948  
PO BOX 448  
ALBUQUERQUE, NM 87103  
505-321-3932

CONTRACTOR: TO BE DETERMINED

ZONING: MX-L

BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC) 2015  
NEW MEXICO BUILDING CODE (COMMERCIAL)  
UNIFORM PLUMBING CODE 2015  
INTERNATIONAL MECHANICAL CODE 2015  
INTERNATIONAL FIRE CODE 2015  
INTERNATIONAL ELECTRIC CODE 2017

ACCESSIBILITY CODE: ICC/ANSI 117.1-2009

SEISMIC DESIGN CATEGORY: 0

SEISMIC FACTOR: CAT III (IE) 1.25

CONST. TYPE: V-B

BUILDING AREA: 2,446 SF

ALLOWABLE AREA & HEIGHT: 9,000 SQUARE FEET / ONE STORY

BUILDING HEIGHT: 22'-0"

OCCUPANCY: A-2

OCCUPANT LOAD: TOILET ROOMS: 283 SF / 0 = 0.00  
DINING AREA: 893 SF / 15 = 57.53  
COMM KITCHEN: 3046 SF / 200 = 15.23  
TOTAL = 72 OCCUPANTS

FIXTURE COUNT- REQUIRED- 1 MALE AND 1 FEMALE W.C.  
1 MALE AND 1 FEMALE LAV  
1 SERVICE SINK  
PROVIDED- (2) UNISEX TOILET ROOMS  
2 LAV, 2 W.C.  
1 SERVICE SINK

PARKING REQD: RESTAURANT: 8 SPACES FOR EVERY 1,000 GSF  
2446 GSF/1000=2.45 X 8 = 19 SPACES  
IAW IDO TABLE 5-5-1  
URGENT CARE: 5 SPACES FOR EVERY 1,000 GFA  
1405 GFA/1000=1.40 X 5 = 7 SPACES  
IAW IDO TABLE 5-5-1

PARKING PROVIDED: 36 SPACES, 2 OF WHICH IS H.C. ACCESSIBLE (IAW ADAAG)  
+ 2 MOTORCYCLE SPACE.  
(AND 3 BICYCLE SPACES IN BIKE RACK)

SEISMIC DESIGN CRITERIA: SITE CLASSIFICATION "D"  
OCCUPANCY CATEGORY II  
SEISMIC DESIGN CATEGORY B  
SEISMIC IMPORTANCE FACTOR 1.25

#### LEGAL DESCRIPTION

3 SUMMARY PLAT OF LOTS 3,4,6,8,9,10,13,14 OF LA MIRADA  
SUBDIVISION  
CONT .84 AC  
UPC: 101906051439910915



R2 Architectural Design  
PO Box 448  
Albuq, NM 87103  
505-321-3932



NO	DESCRIPTION	DATE	SCALE	DRAWN	CKD	APPD
1						
2						
3						
4						
5						
1	SOLID WASTE ENCLOSURE MOD.	03-22-21				
2	FUTURE BUILDING PAD	03-22-21				
3	ADDITIONAL PARKING	03-22-21				

DD NEXT GEN  
DUNKIN DESIGN GUIDELINES  
TRAFFIC CIRCULATION  
LAYOUT  
AND NOTES  
4201 WYOMING BLVD NE, ALBUQUERQUE, NM  
PC NUMBER: 302254

TCL-1.0

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

04142020