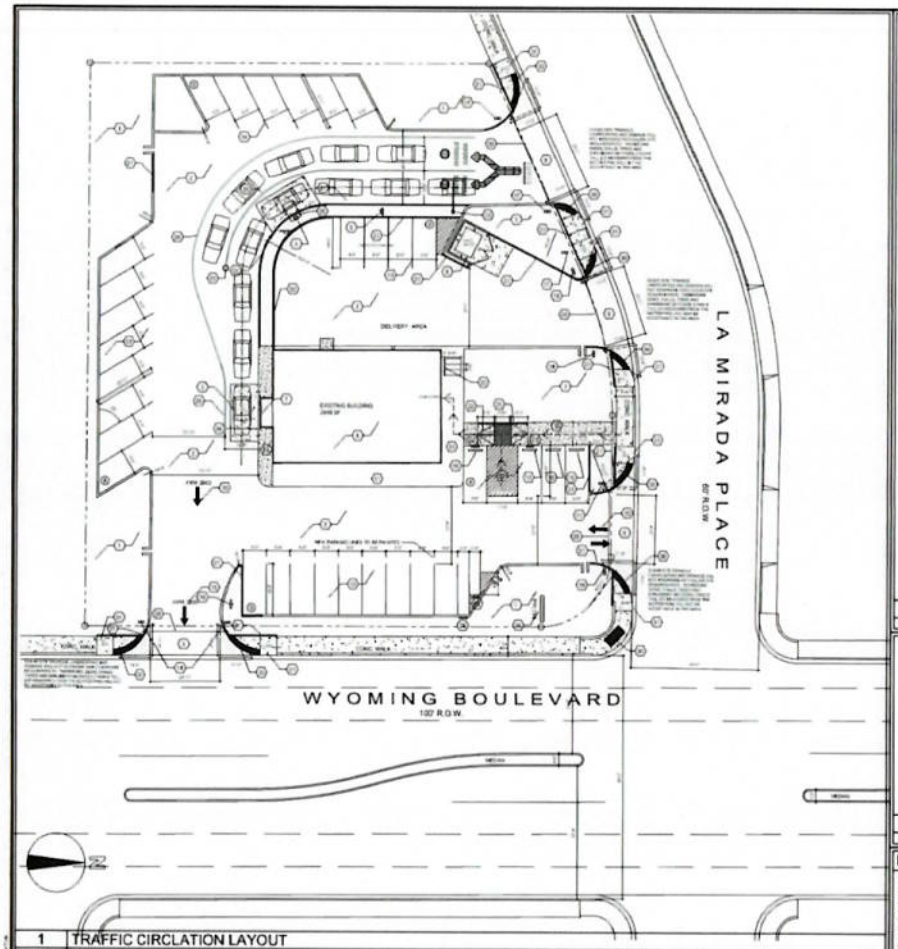
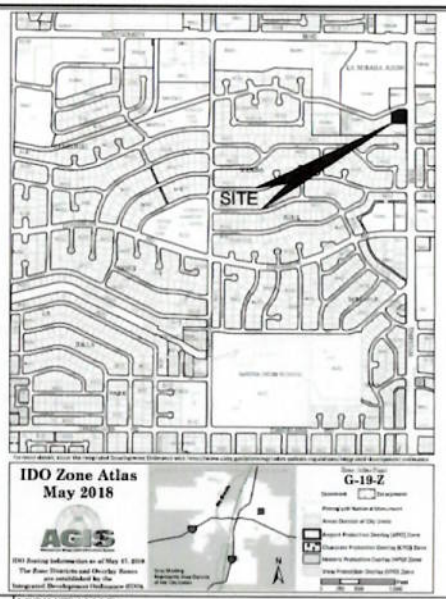
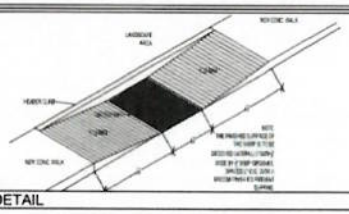


1 TRAFFIC CIRCLATION LAYOUT
1" = 20' NOTE



6 VICINITY MAP
N.T.S. NOTE



2 H.C. RAMP DETAIL
N.T.S. NOTE

PROJECT DATA:

PROJECT:	DUNKIN DONUTS CHANGE OF OCCUPANCY 4201 WYOMING BLVD NE ALBUQUERQUE, NM 87111
OWNER:	BALM, LLC 10300 CENTRAL NE St ALBUQUERQUE, NM 87123
ARCHITECT:	ROBERT RAYNER NM REGN 10486 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 UNIFORM MECHANICAL CODE 2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL ELECTRIC CODE 2017
ACCESSIBILITY CODE:	ICC/ANSI A 117.1-2009
SEISMIC DESIGN CATEGORY:	D
SEISMIC FACTOR:	CAT.III, (IE) 1.25
CONST. TYPE:	V-B
BUILDING AREA:	1,146 SF
ALLOWABLE AREA & HEIGHT:	9,000 SQUARE FEET / ONE STORY
BUILDING HEIGHT:	22'-0"
OCCUPANCY:	A-2
OCCUPANT LOAD:	TOILET ROOMS 262 SF / 0 = 0.00 DINING AREA 803 SF / 15 = 57.53 COMM KITCHEN 1146 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 (1) W.C. (1) LAV 1 SERVICE SINK
PARKING REQD:	RESTAURANT: 8 SPACES FOR EVERY 1,000 GSF 2446 GSF/1000=2.45 X 8 = 19 SPACES (IBC 0.0 TABLE 5.5-1
PARKING PROVIDED:	27 SPACES 2 OF WHICH IS H.C. ACCESSIBLE + 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 1,2,3,5,8,10,13,14 OF LA MIRADA
SUBDIVISION
CONT 44 AC
UPC 101906071420910913

KEY NOTES:

1. EXISTING LANDSCAPE AREA.
2. EXISTING ASPHALTIC PARKING AREA.
3. NEW CONCRETE APRON (STAINED BLACK)
4. DUNKIN ORDER MENU BOARD.
5. DUNKIN PREVIEW MENU BOARD.
6. EXISTING BUILDING.
7. NEW PICKUP WINDOW.
8. NEW SOLID WASTE ENCLOSURE CONSTRUCTED IAW CITY OF ALBUQUERQUE DESIGN STANDARDS.
9. NEW CURB CUT IAW CITY STANDARDS. SEE DESIGN STANDARDS NOTES ON THIS SHEET.
10. NEW CONCRETE PARKING BUMPER.
11. EXISTING CONCRETE WALK.
12. NEW CONCRETE.
13. RECONFIGURED PARKING AREA.
14. RE-STRIPE PARKING AREA.
15. DUNKIN BRANDS STENCIL. SEE DETAILS ON SHEET TCL-2.0
16. NEW PYLON SIGN- MUST MEET IDO SIGN STANDARDS (SIZE AND HEIGHT)
17. "WELCOME BACK" DUNKIN SIGN. SEE DETAILS ON SHEET TCL-2.0
18. "DO NOT ENTER" DUNKIN SIGN. SEE DETAILS ON SHEET TCL-2.0
19. "SEE YOU SOON(NEXT)" DUNKIN SIGN. SEE DETAILS ON SHEET TCL-2.0
20. BIKE RACK-5 BICYCLES-SEE NOTES THIS SHEET
21. NEW CONCRETE CURB-SEE DETAIL THIS SHEET
22. NEW H.C. RAMP-SEE DETAIL THIS SHEET
23. LANE DELINEATOR PLANTER
24. 4" ORANGE STRIPE
25. 4" PINK STRIPE
26. NEW STEEL BOLLARD-CONCRETE FILLED AND PAINTED
27. NEW H.C. SIGN-SEE DETAIL ON TCL-2.0
28. NEW M.C. SIGN-SEE DETAIL TCL-2.0
29. WATER STOP
30. TRUNCATED DOMES
31. ADA ACCESSIBLE CROSSING RAMP
32. 6' HIGH CMU/STUCCO SCREEN WALL
33. VEHICLE CLEARANCE BAR- SEE DETAIL

GENERAL NOTES

1. 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.
2. CONTRACTOR SHALL LOCATE ALL UTILITIES THAT ARE SHOWN OR THAT MAY NOT BE SHOWN ON THIS PLAN.
3. 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.
4. CHANGES TO THE PLANS BY THE OWNER & CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. THE CONTRACTOR SOLI 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.
1. ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON THE WORK ORDER.
5. SOLID WASTE BIN AND ENCLOSURE IS EXISTING - ENCLOSURE TO BE PAINTED TO MATCH "DUNKIN" STANDARD COLOR PALLET.

DESIGN STANDARDS

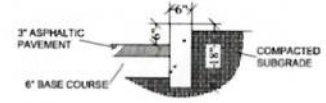
1. ALL CURB ACCESS RAMPS (DRIVEPADS) SHALL BE CONSTRUCTED TO MEET THE CITY OF ALBUQUERQUE STD. DRAWING 2430.
2. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE CITY OF ALBUQUERQUE STD. DRAWING 2430
3. ALL SIDEWALK OBSTRUCTION SHALL MEET THE STANDARDS OF THE CITY OF ALBUQUERQUE STD DRAWING 2401
4. ALL SIDEWALK JOINTS AND TRANSITIONS BETWEEN EXISTING AND NEW SIDEWALKS SHALL CONFORM TO THE CITY OF ALBUQUERQUE STD DRAWING 2430
5. ALL NEW CURB AND GUTTERS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE CITY STANDARD 2415A (MATCHING EXISTING PROFILE)
6. UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK, CUR AND GUTTER IAW CITY STD 2415A & 2430
7. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED IAW CITY STD. 2430 & 2436
8.

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	94,998 SF
TOTAL NEW SOD AREA / SODDED AREA	2,446 SF
REQUIRED PARKING	8 SPACES
TOTAL PARKING PROVIDED	27 SPACES
TOTAL VEHICLE AREA	26,248 SF
REQUIRED LANDSCAPE AREA (15%)	3,932 SF
LANDSCAPE AREA PROVIDED	7,378 SF



5 CURB & NEW ASPHALT DETAIL
3/4" = 1'-0" NOTE

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

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED Approved for access HG 07.16.20

dunkin' brands.

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

STATE OF NEW MEXICO
ROBERT C. RAYNER
NO. 10486
7/6/20
REGISTERED ARCHITECT

THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN' BRANDS, INC. UNDER RESTRICTED ACCESS

SET REVISIONS

NO	DESCRIPTION	DATE
1		
2		
3		
4		
5		

SHEET REVISIONS

	DATE
SCALE	
DRAWN	
CKD	
APPD	

DD NEXT GEN
DUNKIN DESIGN GUIDELINES

TRAFFIC CIRCULATION LAYOUT AND NOTES

4201 WYOMING BLVD NE, ALBUQUERQUE, NM
PC NUMBER: 307254

TCL-1.0

04142020