

CITY OF ALBUQUERQUE

Planning Department
Alan Timothy, Director



Mayor Timothy M. Keller

June 16, 2022

Treveston Elliott, RA
Treveston Elliott Architect
811 12th St. NW
Albuquerque, NM 87102

**Re: Stripes Burrito CO.
2781 57TH St. NW
Traffic Circulation Layout
Architect's Stamp 5-31-22 (H11-D073)**

Dear Mr. Elliott,

The TCL submittal received 06-07-2022 is approved for Building Permit. 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,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

PROJECT SUMMARY

New 1,185 sq.ft. Drive Thru Resturant

PROJECT INFORMATION

PROJECT ADDRESS

2781 57th Street NW
Albuquerque, New Mexico 87120

APPLICABLE CODES

2015 International Building Code
2015 Uniform Plumbing Code
2015 Uniform Mechanical Code
2017 National Electrical Code
2018 International Energy Conservation Code

ZONING

MX-M

KEYED NOTES

- CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2425 SEE DETIAL TCL SHEET
- CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415A SEE DETIAL TCL SHEET
- CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430 SEE DETIAL TCL SHEET
- 6' X 5.75" X 4"H WHEEL STOP. PROVIDE (2) 18" LONG #4 REBAR STAKES AT EA. STOP WITH IN PARKING SPACES AS INDICATED SEE DETIAL TCL SHEET
- ADA ACCESSIBLE PARKING SIGN SEE DETIAL TCL SHEET
- MOTORCYCLE PARKING SIGN SEE DETIAL TCL SHEET
- BICYCLE RACK SEE DETIAL TCL SHEET
- PARKING AND DRIVE AISLE FOR FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF APPARATUS WEIGHING AT LEAST 75,000 POUNDS. CONTRACTOR TO PROVIDE ENGINEER DATA FOR APPROVAL.
- PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPPING. SEE INDICATED LAYOUT WITH 3'X3' HANDICAP SYMBOL AND WORDS "NO PARKING" IN CAPITAL LETTERS 1" HIGH 2" STROKE AS CLOSE TO WHERE ADJACENT VEHICLES REAR TIRE WOULD BE PARKED
- ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST INCLUDE A WORK ORDER
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER CoA STD. DTL. 2415
- CONFIRM EXISTING RAMP MEETS CURRENT ADA STANDARD CoA DTL. 2425 IF NOT REPLACE ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
- PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPPING. SEE INDICATED LAYOUT
- DRIVE ASILE STRIPING 4" WIDE YELLOW STRIPPING. SEE INDICATED LAYOUT
- ALL INTERNAL RAMPS TO ADA ACCESSIBLE MAX SLOPE 1:12 WITH MAX 2% CROSS SLOPE LANDING AREA MIN. 5'X5' SEE CoA DWG 2430
- CITY OF ALBUQUERQUE STANDARD STOP SIGN PER MUTCD 2009' STOP' R-1
- DRIVE ASILE STRIPING 4" WIDE WHITE STRIPPING. SEE INDICATED LAYOUT

LEGEND

- PROPERTY LINE
- NEW CONCRETE
- LANDSCAPE AREA

PARKING REQUIREMENTS

per 14-16-5-5

8/1,000 GSF (Restaurant)	1,185	=9
3/1,000 GSF (Patio)	300	=1
Total Spaces required		=10
20% Reduction per IDO 5-5(C)(5)(a) "due to site location in an MT Area of Change"		
Total Spaces required after reduction		= 8
ADA		= 1 (1 Van)
Motorcycle		= 1
Bicycle		= 3
Total Spaces Required		= 8
Total Spaces Provided		= 19

PROJECT AREA

Table 503

RESTURANT (B) = 1,185 Sq.Ft. (NON- Sprinkled)
ALLOWABLE AREA = B @ 9,000 sq.ft. / 2 Stories per tables 504.4 / 506.2

MINIMUM LANDSCAPE

per 14-16-5-6

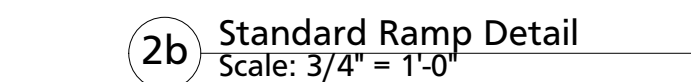
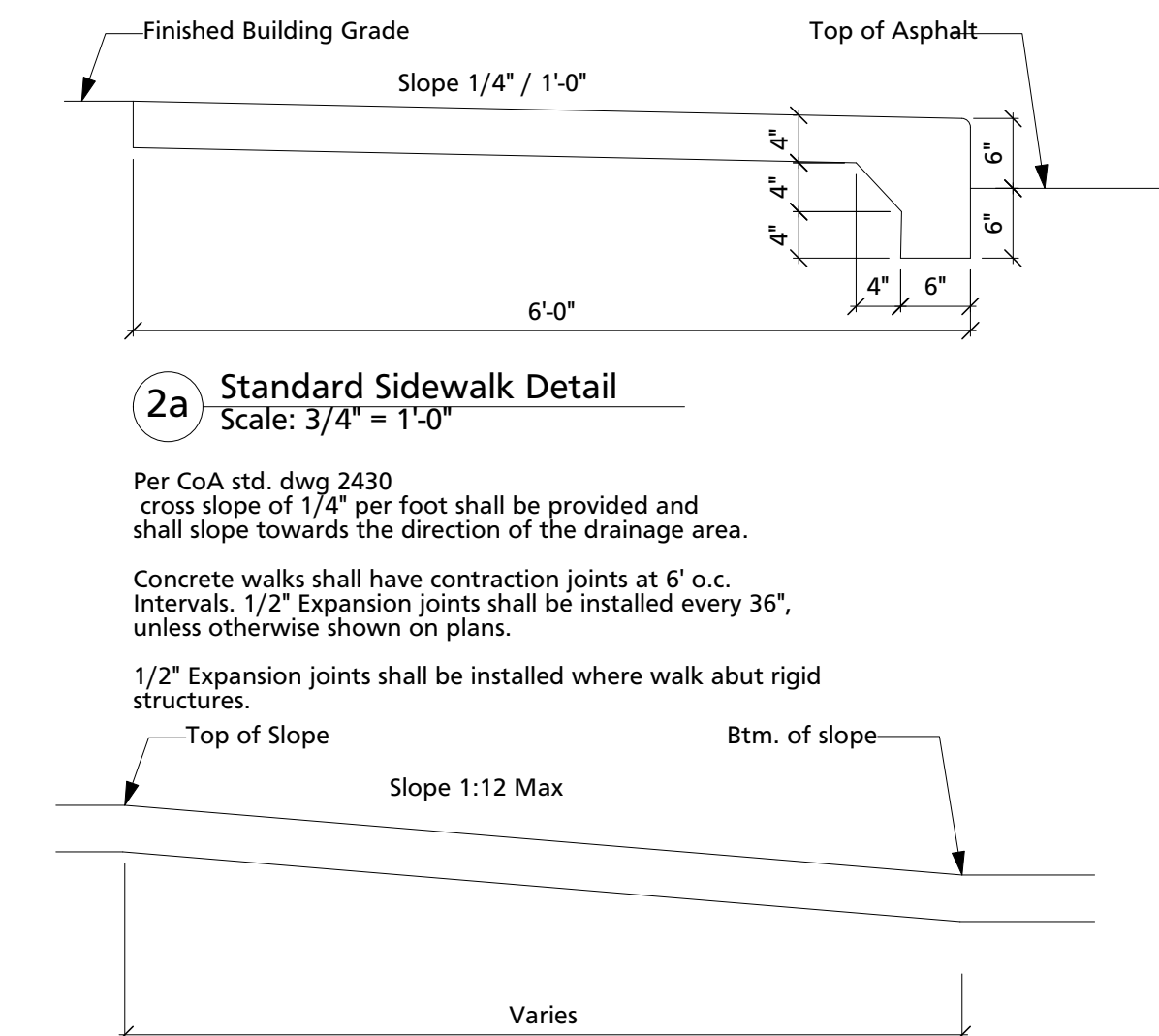
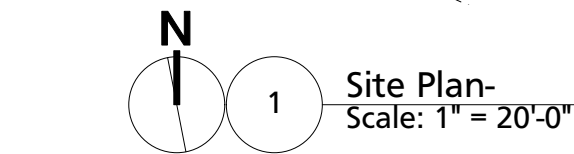
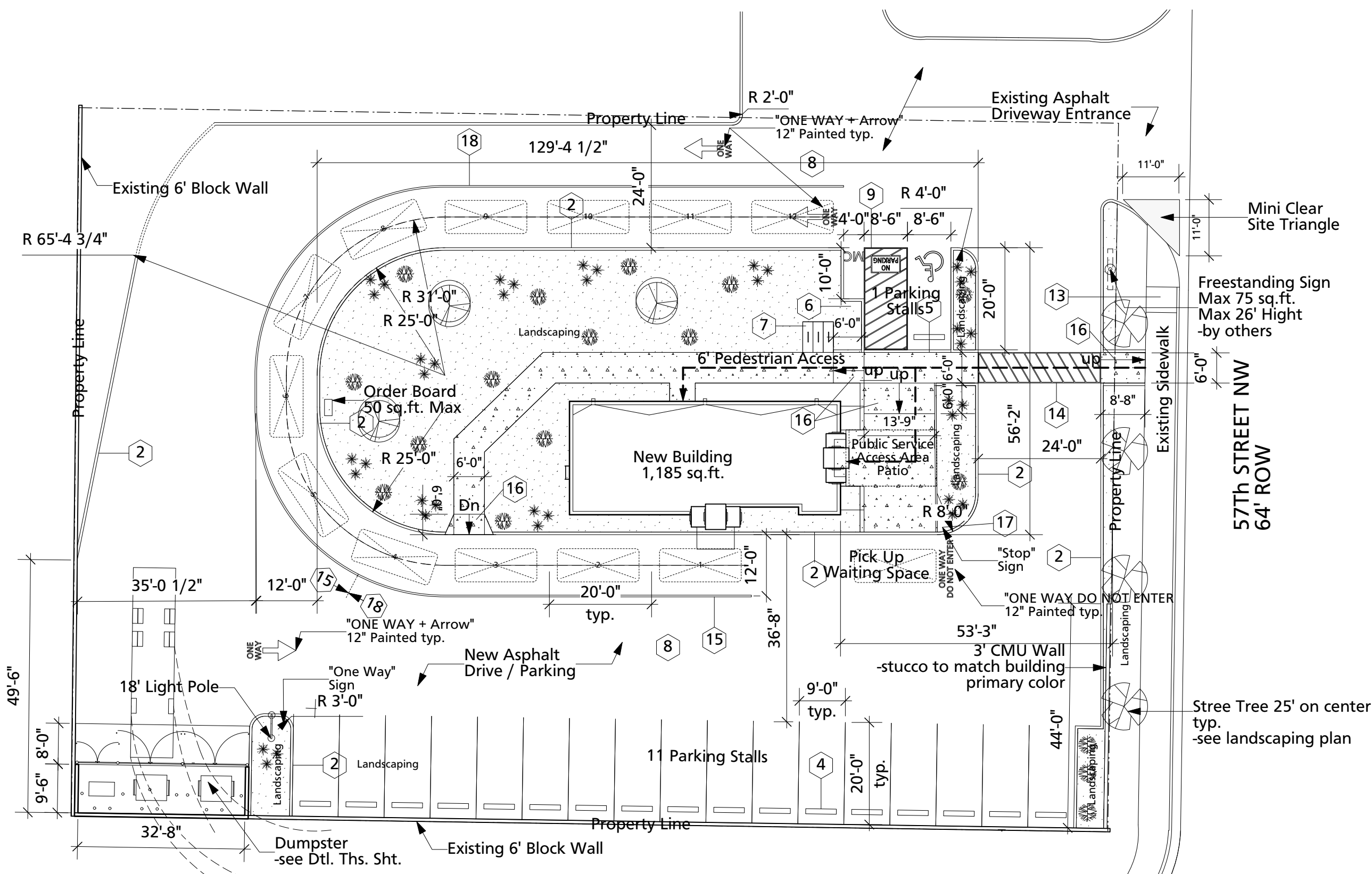
Site Area .646 Acres	28,173 sq.ft.
Building Footprint	1,185 sq.ft.
Parking Lot Area	7sq.ft.
Sidewalk Area	7sq.ft.
Landscape Area Required 15% of 26,988sq.ft. = 4,048 sq.ft.	
Landscape Area Provided:	5,259 sq.ft.

No urban center
With in Major Transit Corridor Area

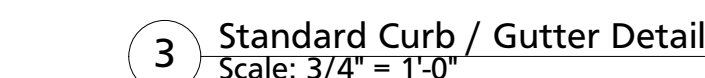
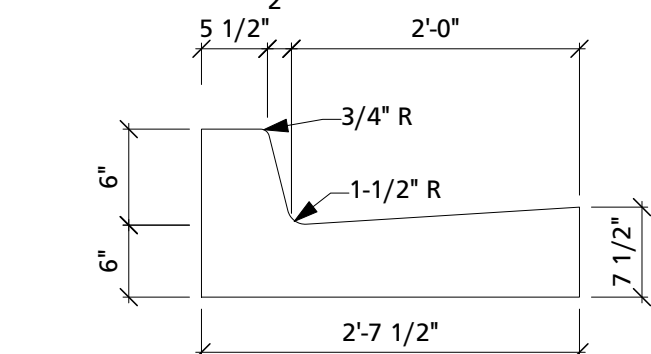
Plant Material

- Chitalpa mature 15' spread 20' hgt.
- Desert Willow mature 15' spread 20' hgt.
- Fountain Grass mature 2' spread 3' hgt.
- Apache Plume mature 4' spread 3' hgt.
- ian Sage ure 4' spread 4' hgt.

Irrigation System
Irrigation system standards outlined in the Water Conservation
Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system is existing and shall be tested by the contractor and repaired if required.



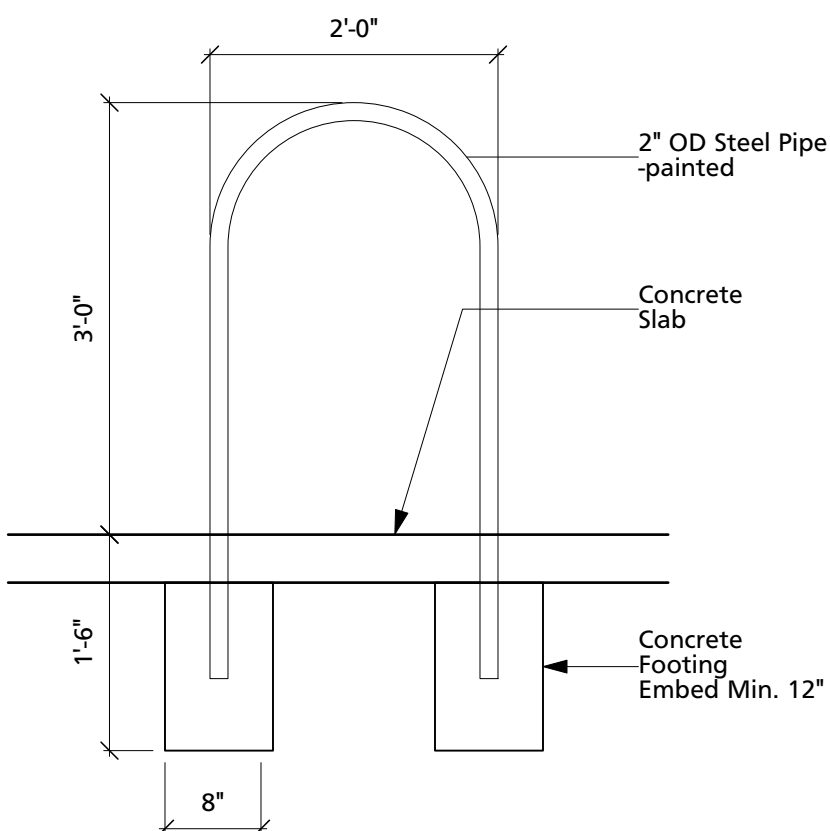
Width per Plan
Per CoA std. dwg 2430
maximum cross slope of 2%
Concrete walks shall have contraction joints at 6' o.c.
Intervals.
1/2" Expansion joints shall be installed where walk abut rigid structures.



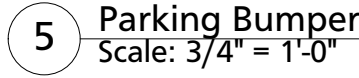
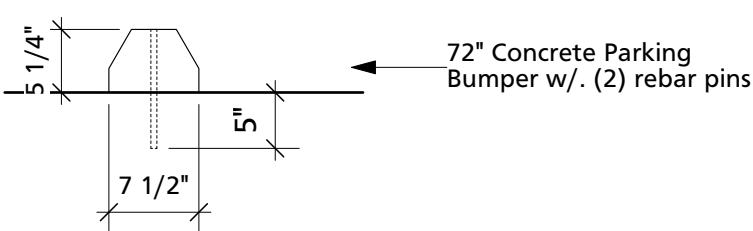
Per CoA std. dwg 2415A
Provide 1/2" Expansion joints at 36" o.c. at immovable objects and at the beginning and end of curves
Provide contraction joints at 6' o.c.
All exposed concrete corners to have 3/4" radius.

SEE SW SHEET FOR DUMPSTER INFORMATION

SEE FIRE-1 SHEET FOR INFORMATION

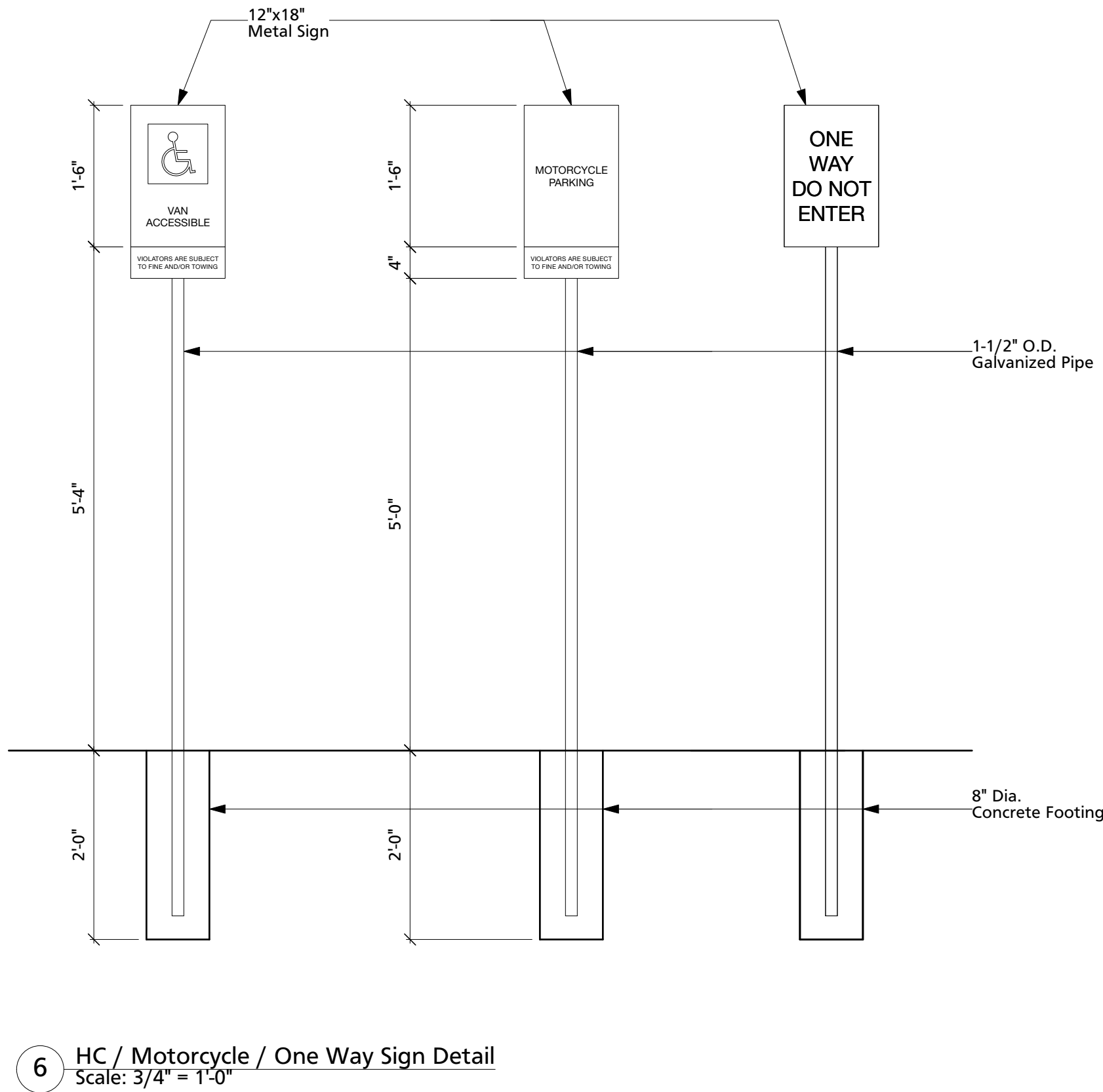


Rack: min. 3'-0" tall 2'-8" wide
U-Shape allows multiply place of attachment
Upright Support
Varying frame sizes accommodated
No lift Attachment
2'-8" min btwn. racks
Rack Centered on concrete pad



TRAFFIC CIRCULATION LAYOUT APPROVED
06/16/2022

Jeanna Wolfenbarger



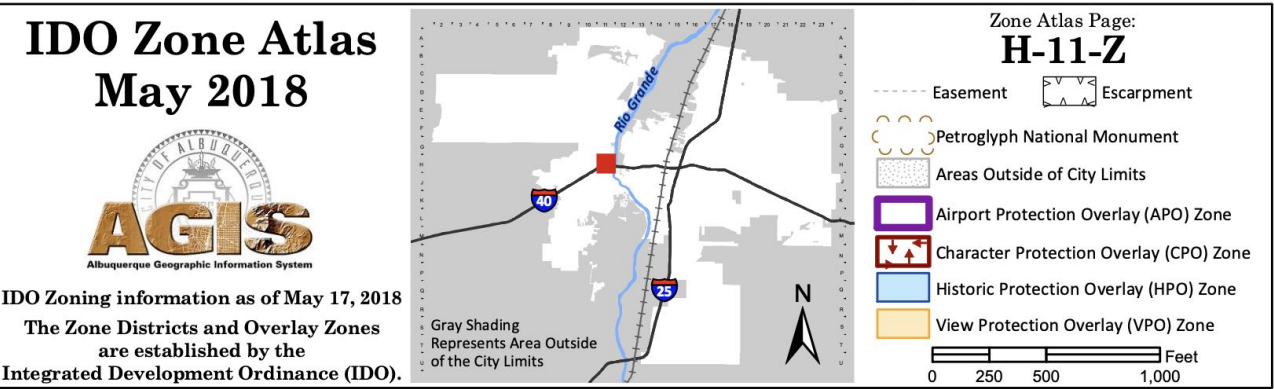
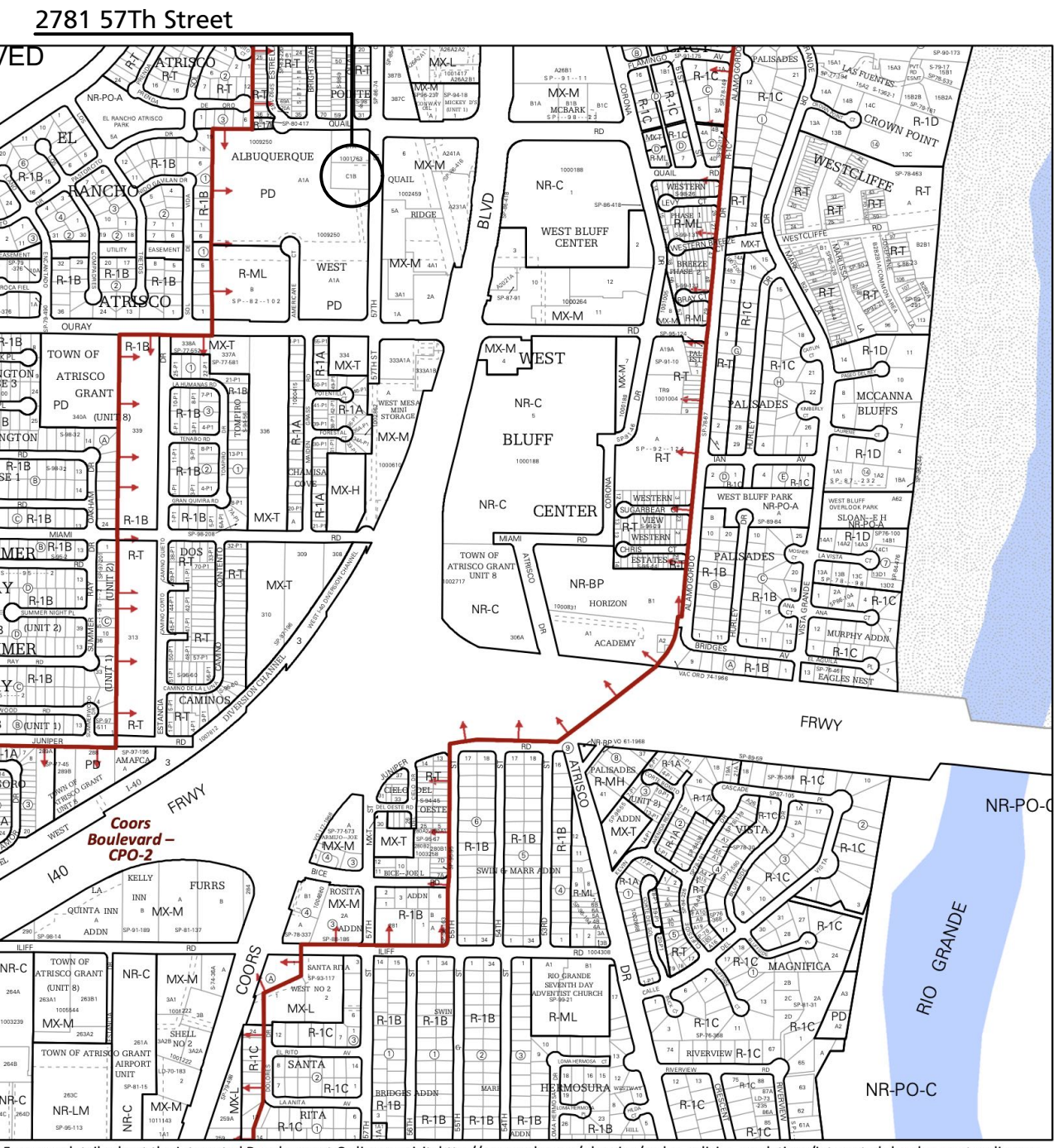
HC / Motorcycle / One Way Sign Detail
Scale: 3/4" = 1'-0"

Per City of Albuquerque IDO Table 5-5-8 Required Stacking Spaces
Restaurant 12 Stacking Spaces per Establishment measured from pick up window (20' long each 240' total)

Queing Information from other locations provided for reference only.

Stripes Drive Though Time Summary

Address	Zip	Average Queue Length	Average wait time in Seconds	Does Queue back into Street?
5211 Gibson Blvd. SE	87108	2.5	45	No
801 Juan Tabo Blvd NE	87123	4	45	No
2204 Menaul Blvd. NE	87107	4.5	40	No
2505 Wyoming Blvd NE	87112	2.5	45	No

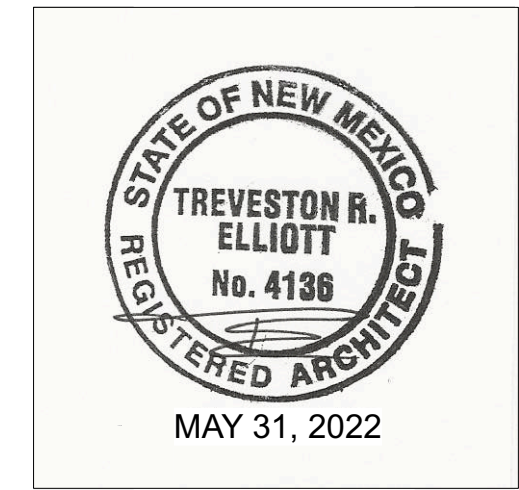


TREVESTON ELLIOTT
ARCHITECT

STRIPES BURRITO CO.

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Albuquerque, New Mexico 87120

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ALBUQUERQUE, NEW MEXICO
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Date: MAY 31, 2022

Sheet: Traffic Circulation Layout

TCL