

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 21, 2025

Bryan Bobrick, PE
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

bryanb@iacivil.com

Re: Avanyu Retail
2500 12TH ST NW 87102
Traffic Circulation Layout
Engineer's Stamp 1/14/26 (H13D113)-TRANS-2026-00011

Dear Mr. Bobrick,

The TCL resubmittal received 1-14-26 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

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, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

Albuquerque

NM 87103

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.

www.cabq.gov

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services



No	Date	Description
Revision Schedule		
ISSUE:		100% CD SUBMITTAL
PROJECT NUMBER:		IA 2519
FILE:		
DRAWN BY:		BJB / DC
CHECKED BY:		FCA
DATE:		2023-04-07

GENERAL NOTES

- A. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-268-1990) FOR LOCATION OF EXISTING UTILITIES.
- B. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- C. SEE ARCHITECTURAL / ELECTRICAL PLANS FOR SITE LIGHTING AND DETAILS. COORDINATE CONDUIT PLACEMENT PRIOR TO PAVING START.
- D. SEE CP-501 FOR PAVING DETAILS.
- E. ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- F. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
- G. OVERNIGHT PARKING OF CONSTRUCTION SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- H. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- I. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
- J. CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
- K. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
- L. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED, REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.
- M. NEW PAVEMENT SLOPE SHALL BE A MINIMUM OF 1.0% FOR CONCRETE AND 1.5% FOR ASPHALT UNLESS NOTED OTHERWISE.

KEYED NOTES

- PAVING
 - 1. ASPHALT PAVING, SEE SECTION SHEET CP-501.
 - 2. PCC PAVING, SEE SECTION SHEET CP-501.
 - 3. PCC CURB AND GUTTER, SEE DETAIL SHEET CP-501.
 - 4. PCC SIDEWALK, SEE DETAIL SHEET CP-501.
 - 5. ADA ACCESSIBLE RAMPS.
 - 6. ADA PARKING PER DETAIL SHEET CP-501.
 - 7. ADA SIGN PER DETAIL SHEET CP-501.
 - 8. NOT USED.
 - 9. PAINT CURB RED & RED STENCIL WHITE TEXT "FIRE LANE NO PARKING", 4" HIGH LETTERS, 1/2" STROKE.
 - 10. NOT USED.
 - 11. WHEEL STOPS, SEE DETAIL SHEET CP-501.

DEMOLITION

- 1. SAWCUT REMOVE AND DISPOSE ASPHALT PAVING. NOTE: LIMITS OF PAVEMENT REMOVAL WILL ALSO INCLUDE TRANSITIONS TO NEW PAVEMENT. AREAS TO BE REGRADED (SEE GRADING & DRAINAGE PLAN), AT NEW UTILITY AND STORM DRAIN LINES, AND AS NEEDED TO PROVIDE SMOOTH TRANSITIONS.
- 2. REMOVE AND DISPOSE EXISTING ASPHALT CURB.

LEGEND

- EXISTING CURB AND GUTTER
- == NEW CURB AND GUTTER
- FUTURE CURB AND GUTTER
- ▨ PCC PAVING SECTION
- ⊥ HC SIGN
- EXISTING ADA ACCESSIBLE PATH
- ▨ NEW ADA ACCESSIBLE PATH
- FUTURE ADA ACCESSIBLE PATH

TRAFFIC CIRCULATION LAYOUT APPROVED
Serhil A. Kanbar 1/21/2024
Signed Date

ALL PARKING AND ACCESS AISLES WERE CONSTRUCTED AS PART OF THE SITE IMPROVEMENTS FOR AVANYU RETAIL, BUILDINGS D, E, AND F. PARKING CALCULATION PER APPROVED PER SITE PLAN (ADMINISTRATIVE AMENDMENT) SI-2021-01425; PROJ. #: PR-2018-001470.

IDO REQUIRED PARKING

BUILDING D - 4,500SF	} PROPOSED SF: 21,000 SF (BLDGS D, E, F)
E - 8,000SF	
F - 8,500SF	

FUTURE H - 20,000SF ACTUAL H= 18,000SF
FUTURE G - 8,000SF ACTUAL G= 7,850SF

PROPOSED + FUTURE SF: 49,000-50,000 SF (D,E,F,G,H)
46,850 SF (ACTUAL D, E, F, G, H) - OK

PARKING CALCULATIONS:

RETAIL: 4 SPACES/1000SF	10,000 GSF: 40 SPACES
RESTAURANT: 8 SPACES/1000SF	11,000 GSF: 80 SPACES

PHASE 2 (PROPOSED)

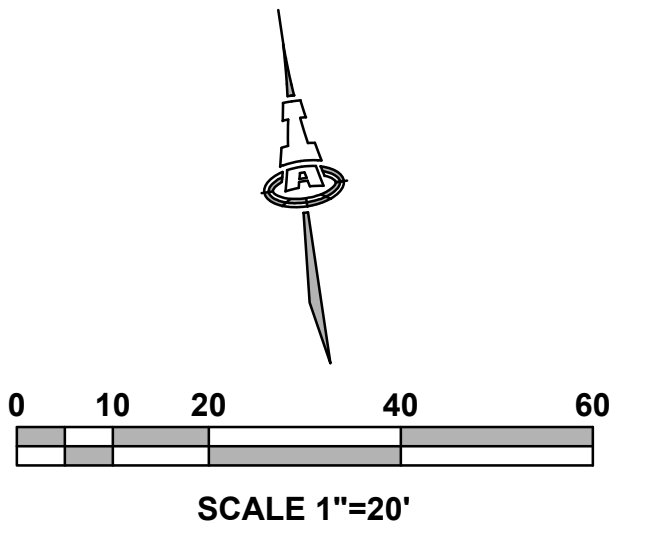
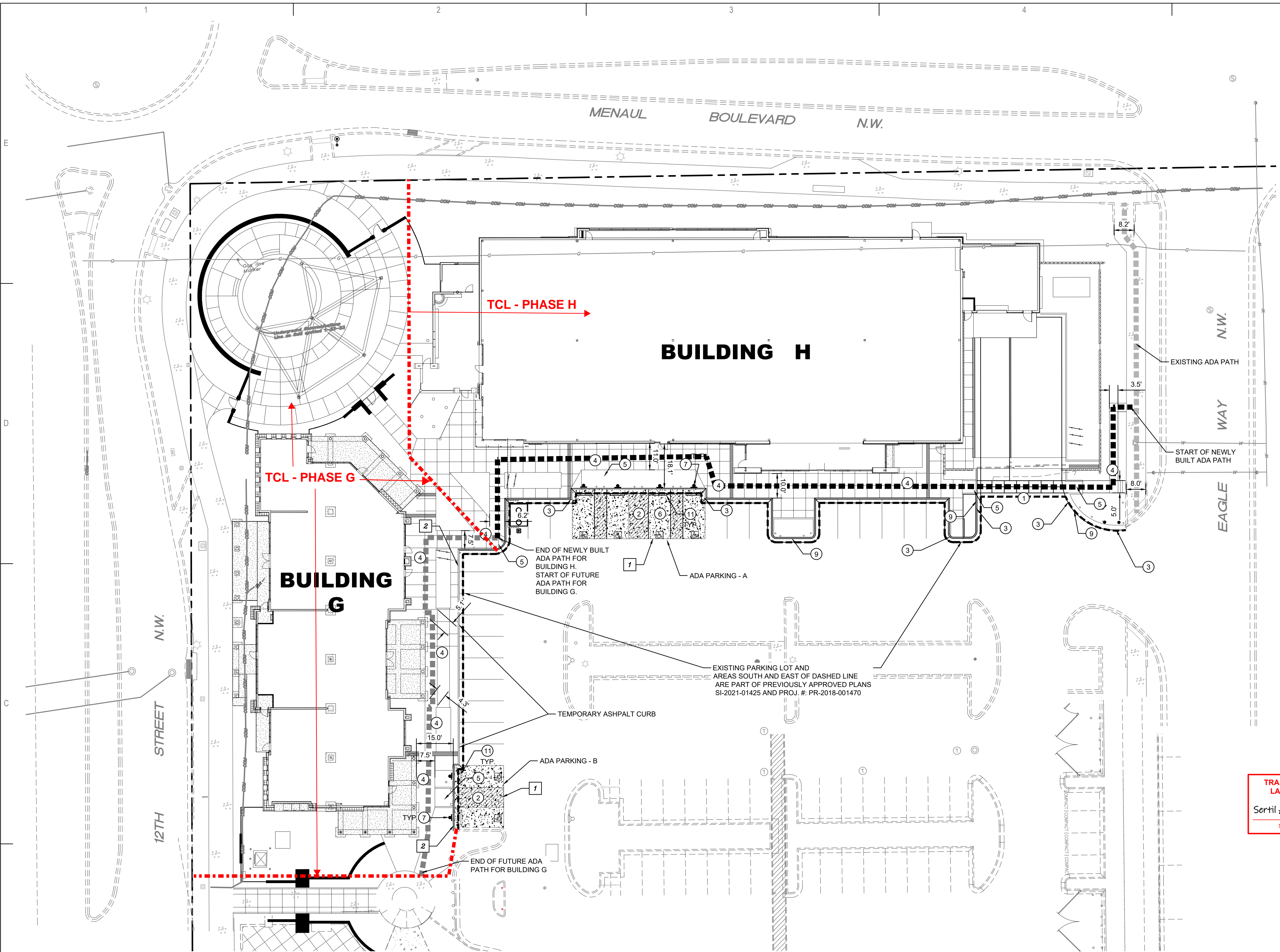
RETAIL: 4 SPACES/1000SF	24,000 GSF: 96 SPACES
RESTAURANT: 8 SPACES/1000SF	4,000 GSF: 32 SPACES

PHASE 3 (FUTURE)

TOTAL 256 SPACES

ORDINANCE 0-16-22: (PARKING REDUCTION)

0-16-22: 25% PARKING (256 SPACES X 25% REDUCTION)
REDUCTION - 64 SPACES
REQUIRED: 192 TOTAL
ACTUAL: 197 PARKING SPACES (OFF STREET)



DATE PLOTTED: 04/11/2023 10:58:28 AM; PLOTTER: HP DesignJet T1100; PLOT SCALE: 1/8"=1'-0"; PLOT SHEET: CP-101



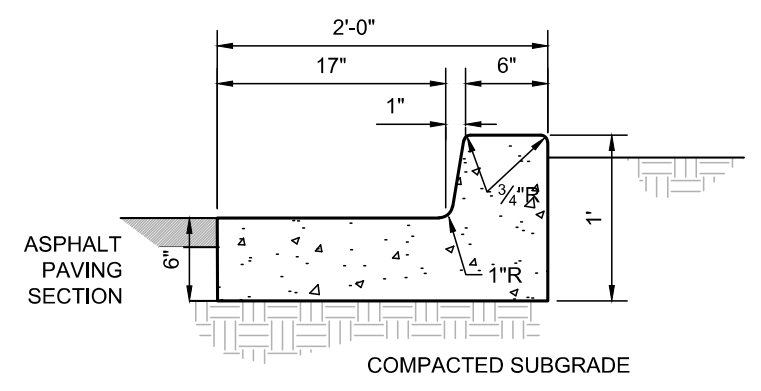
No	Date	Description
Revision Schedule		

ISSUE:	100% CD SUBMITTAL
PROJECT NUMBER:	IA 2519
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SHEET TITLE

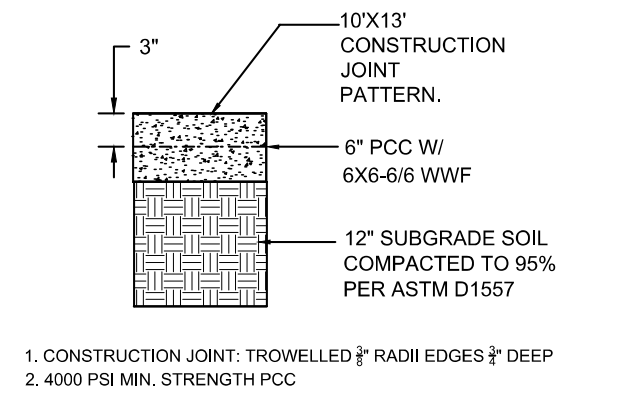
PAVING DETAILS

CP-501

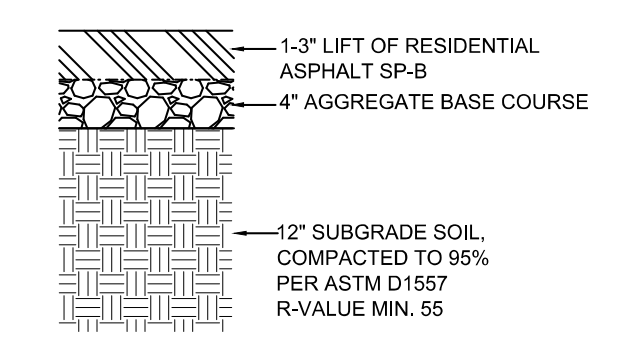


- GENERAL NOTES**
- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
 - REQUIRES FULL FORM ON ALL FACES.
 - CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
 - 1/2" EXPANSION JOINTS 48" O.C., CURB RETURNS AND EACH SIDE OF DRIVES

MEDIAN CURB AND GUTTER
SCALE: N.T.S.

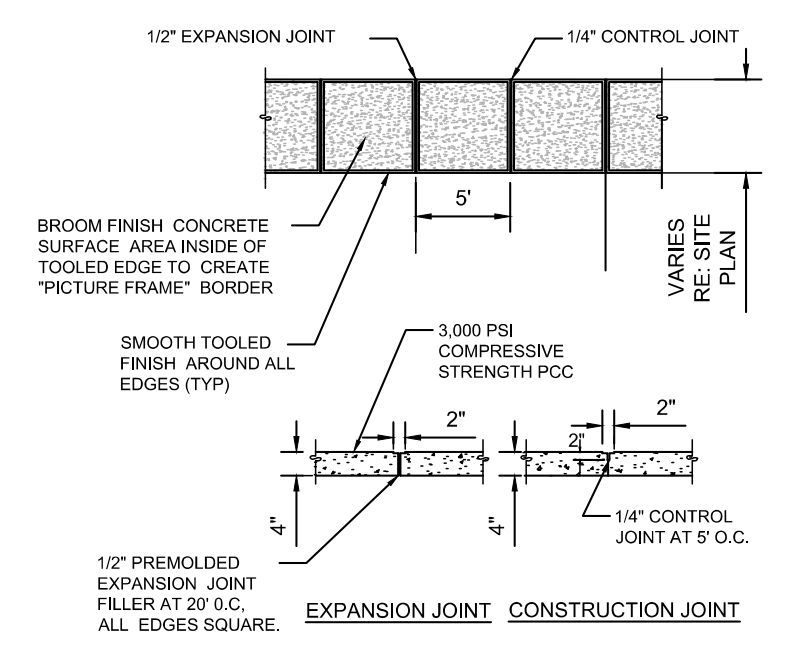


PCC PAVING SECTION
SCALE: N.T.S.

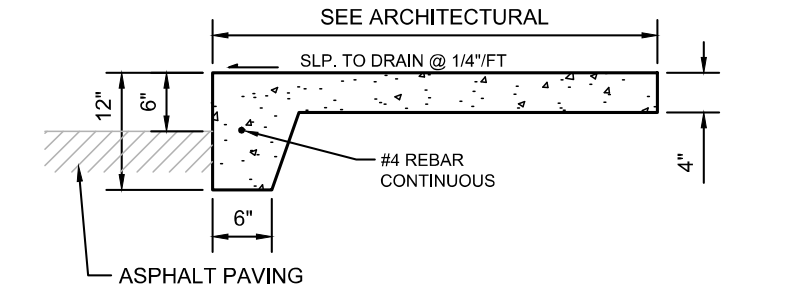


ASPHALT PAVING SECTIONS
SCALE: N.T.S.

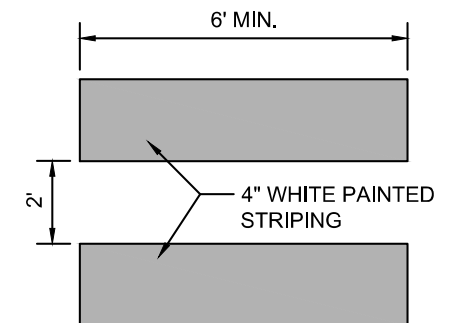
TRAFFIC CIRCULATION LAYOUT APPROVED
Sertil A. Kanbar 1/21/2026
Signed Date



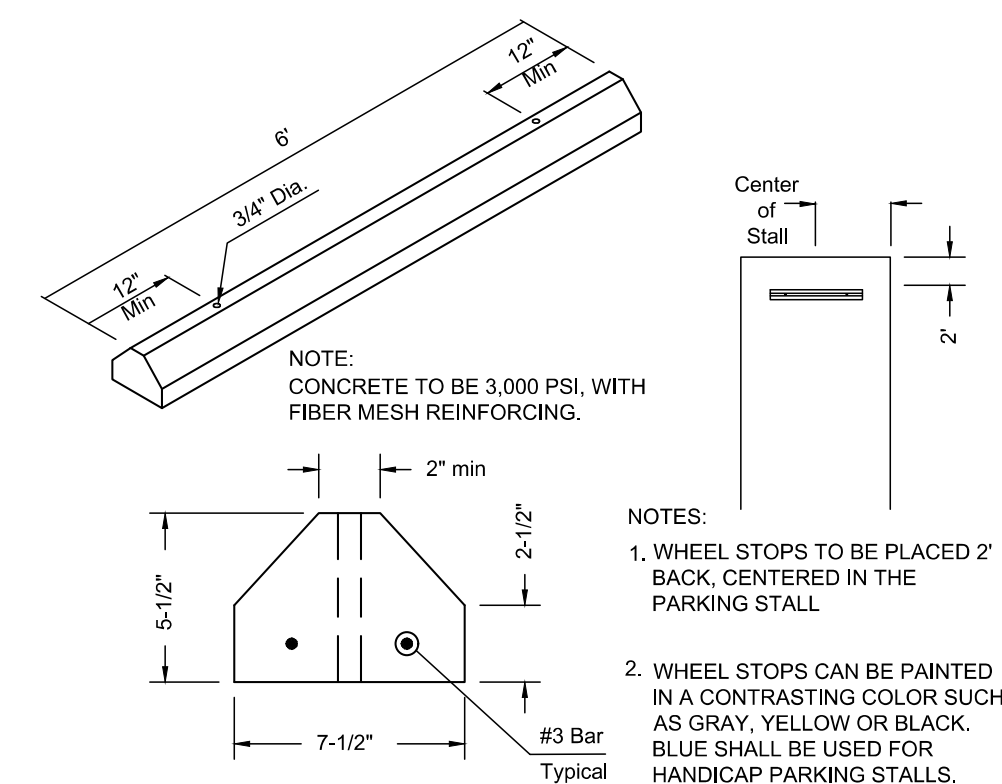
PCC SIDEWALK
SCALE: N.T.S.



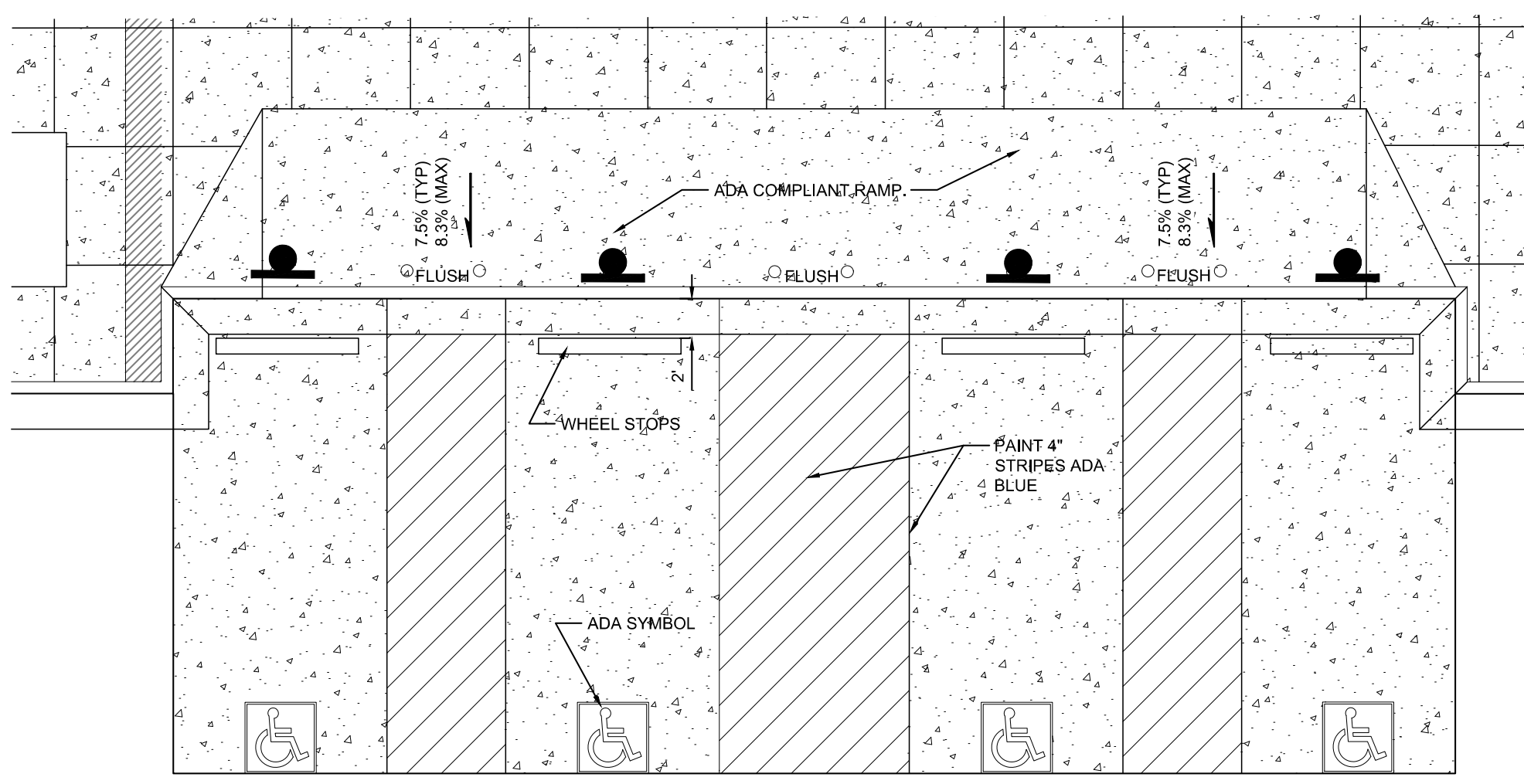
PCC SIDEWALK - TURNED DOWN EDGE
SCALE: N.T.S.



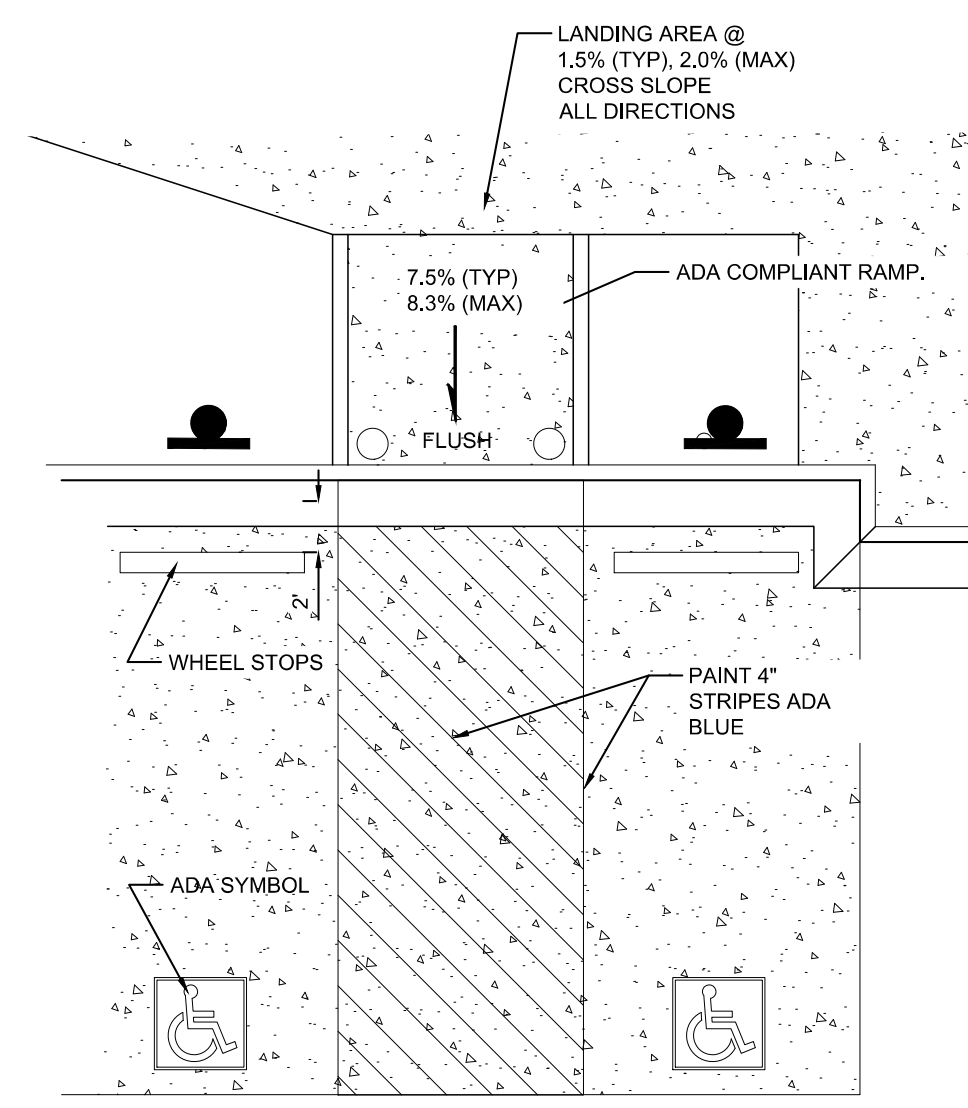
CROSSWALK PAVEMENT MARKINGS
SCALE: N.T.S.



WHEEL STOP
SCALE: N.T.S.



ADA PARKING PLAN DETAIL - A
SCALE: 1"=5'

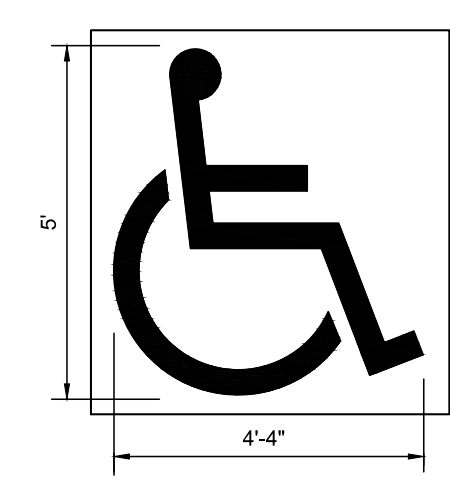


ADA PARKING PLAN DETAIL - B
SCALE: 1"=5'

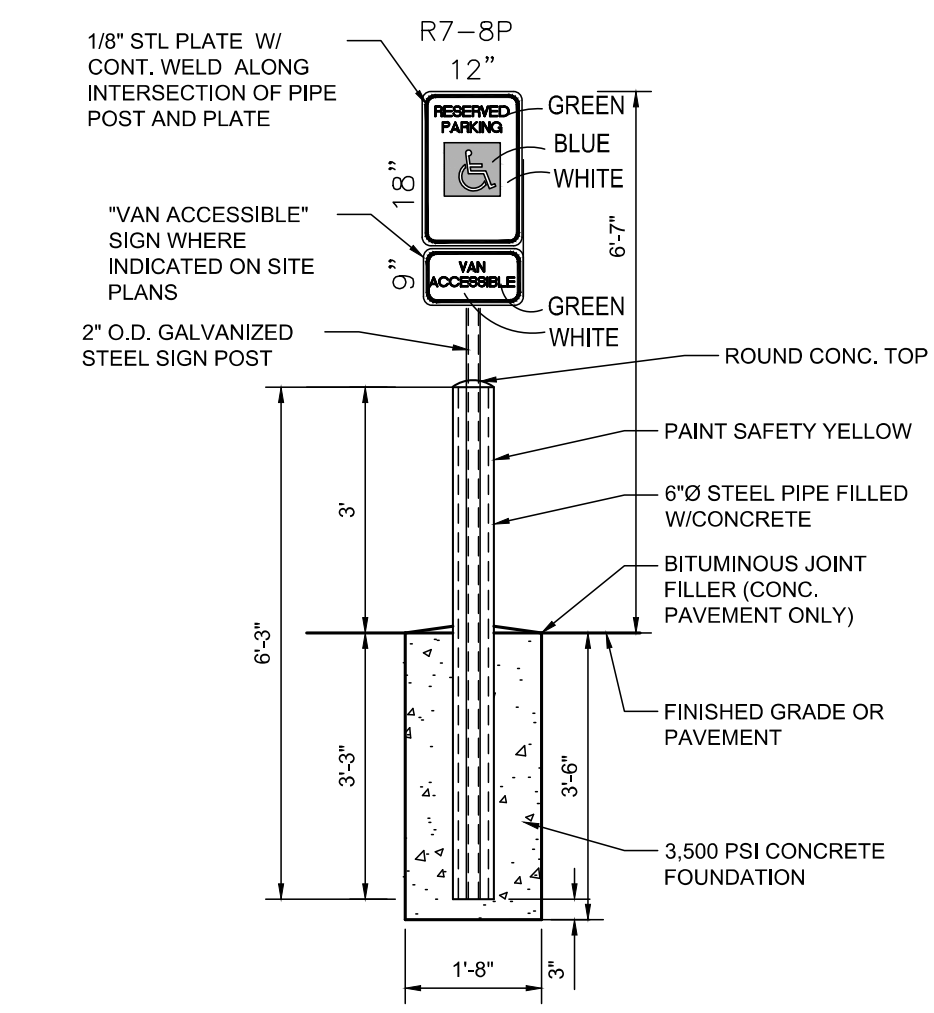
ACCESSIBLE RAMPS, WALKS & PARKING

- 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.

ADA COMPLIANCE



ADA SYMBOL DETAIL
SCALE: N.T.S.



ADA SIGNAGE
SCALE: N.T.S.