

CITY OF ALBUQUERQUE



July 23, 2019

Jeff Hatch
Jeff Hatch
6126 W. State St. Suite 107
Albuquerque, NM

Re: Speculative Coffee
2509 San Mateo Blvd NE
Traffic Circulation Layout
Engineer's/Architect's Stamp **05-20-2019 (H17D116)**

Dear Mr.Hatch

The TCL submittal received 07-23-2019 is approved for Building Permit with a condition of installing a "Do not Enter sign" which will be checked at the time of the certificate of occupancy. 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 a 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 TCL with 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.

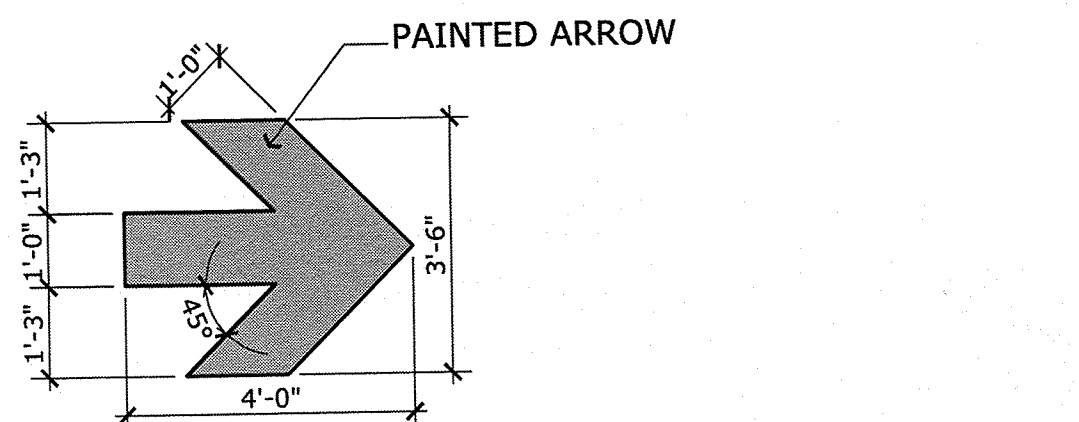
Sincerely,

A handwritten signature in black ink, consisting of a stylized 'E' followed by a long horizontal stroke that curves upwards at the end.

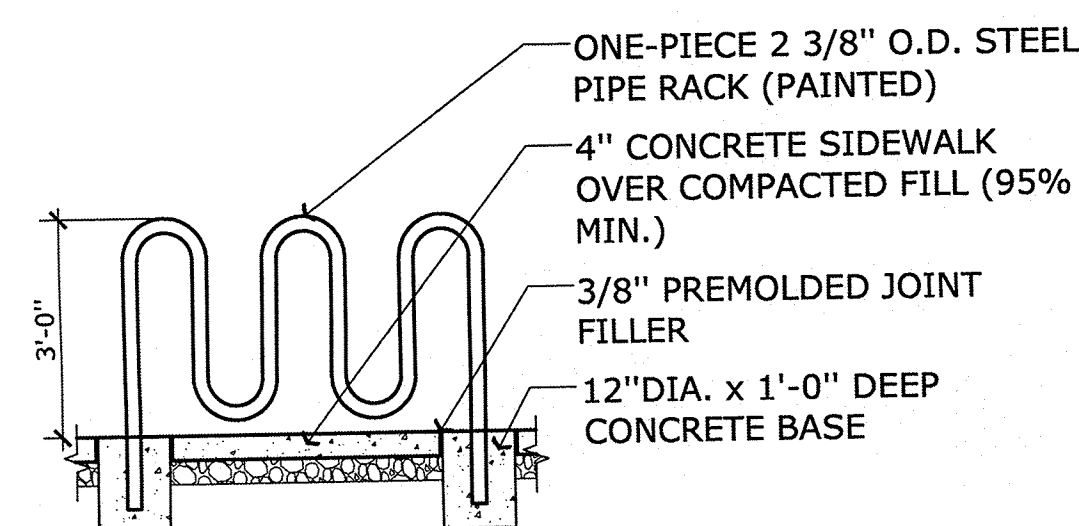
Ernest Armijo, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

/MM via: email
C: File



DETAIL 1 -
DIRECTIONAL ARROW
SCALE: 3/4" = 1'-0"



DETAIL 2 - BIKE RACK
SCALE: 3/8" = 1'-0"

GRAPHICS AND MATERIAL SYMBOLS

	ELEVATION		ACOUSTIC BATT INSULATION
	WORK POINT, CONTROL POINT OR DATUM		CMU OR BRICK WALL
	GRIDLINE		EXTERIOR WOOD FRAME WALL
	DETAIL NUMBER SHEET NUMBER		INTERIOR WOOD FRAME WALL
	SECTION LETTER SHEET NUMBER		BATT BLANKET, OR BLOWN INSULATION
	DOOR TAG (NUMBER & LETTER)		RIGID INSULATION
	WINDOW TAG (LETTER)		FIRE RATED CORRIDOR
	SHEAR WALL (NUMBER)		EARTH FILL
	KEYNOTE (NUMBER)		GRAVEL FILL
	PARTITION TYPE TAG (NUMBER)		CONCRETE
	REVISION TAG (NUMBER & CLOUDED)		INTERIOR ELEVATION TAG (NUMBER)
			ROOM IDENTIFICATION (NUMBER)
			HOLDDOWN TAG (LETTER)

DIMENSIONAL STANDARDS

BUILDING SETBACKS:
FRONT: 5'-0"
SIDE: 0'-0"
REAR: 15'-0"

GENERAL NOTES

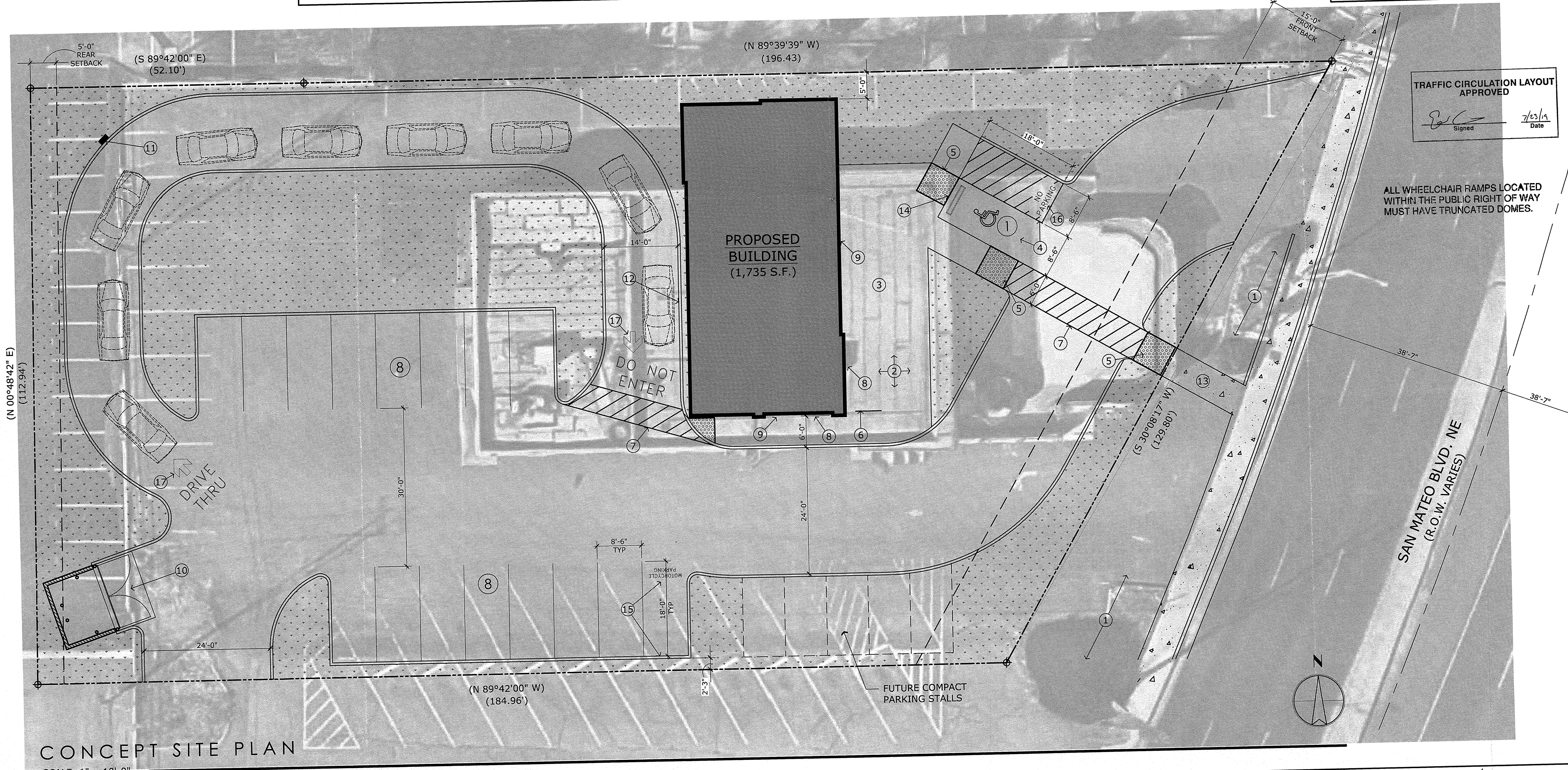
- ALL STORMWATER IS PROPOSED TO BE REMOVED FROM SITE BY PUBLIC UTILITY AND DRAINAGE.
- WATER, SEWER AND ELECTRICAL UTILITIES WILL COME FROM N. MAPLE GROVE RD.
- ALL PROPOSED MECHANICAL EQUIPMENT TO BE ROOFTOP MOUNTED AND SCREENED BY THE BUILDING.
- PROPOSED PRESSURIZED IRRIGATION WILL COME FROM EXISTING CITY SYSTEM.
- TRASH DUMPSTER WILL BE SCREENED BY MASONRY TRASH ENCLOSURE.
- ASPHALT PARKING LOT SLOPE %1 MIN.-%8 MAX. AREAS ADJACENT TO MAJOR CIRCULATION AISLES OR ADJACENT TO MAJOR ENTRANCES 1% MIN.-6% MAX. HANDICAP PARKING 1% MIN.- 2% MAX.

SITE RECAP

TOTAL PARCEL AREA: 25,068 SQ. FT. (0.5755 ACRES)
CITY ZONING- MX-M (MIXED USE)
PARKING RECAP:
REQUIRED: 8 SPACES/ 1,000 S.F.
PROPOSED: 1,735 S.F./8 = 15 SPACES
ADA PARKING RECAP:
REQUIRED: 1 SPACE
PROPOSED: 1 SPACE
MOTORCYCLE PARKING RECAP:
(PER IDO CHART 5-5(D))
REQUIRED: 1 SPACE
PROPOSED: 1 SPACE
BICYCLE PARKING:
REQUIRED: 3 EA OR %10 OF REQUIRED PARKING (WHICHEVER IS GREATER)
PROPOSED: 3 BIKE SPACES

KEYNOTES

- EXISTING SIDEWALK.
- NEW CONCRETE FLATWORK.
- OUTDOOR PATIO AREA.
- ADA PARKING STALL AND ACCESS AISLE.
- ADA COMPLIANT TRUNCATED DOME.
- BICYCLE RACKS. SEE DETAIL 2.
- PEDESTRIAN WALKWAY.
- PROPOSED SIGNAGE LOCATION.
- EMERGENCY EGRESS LIGHT.
- PROPOSED TRASH ENCLOSURE.
- DRIVE-THRU SPEAKER BOX & MONUMENT SIGN, OWNER SELECTED AND CONTRACTOR INSTALLED.
- DRIVE-THRU WINDOW LOCATION.
- NEW 6' SIDEWALK.
- ADA ACCESSIBLE PARKING SIGN "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".
- MOTORCYCLE PARKING W/ SIGNAGE.
- PROVIDE "NO PARKING" LABEL MINIMUM ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE.
- DIRECTIONAL ARROW. SEE DETAIL 1.



CONCEPT SITE PLAN
SCALE: 1" = 10'-0"

JEFF HATCH
6128 W. STATE ST.
BOISE, IDAHO 83703
OFFICE: (208) 475-2204
FAX: (208) 475-2605
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JEFF HATCH

THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ORIGINAL SITE FOR WHICH THIS PLAN WAS PREPARED. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PROTECTION OF THE ORIGINAL SITE FOR WHICH THIS PLAN WAS PREPARED. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PROTECTION OF THE ORIGINAL SITE FOR WHICH THIS PLAN WAS PREPARED.

STATE OF NEW MEXICO
05-20-19
JEFFERY HATCH
NO. 005633
REGISTERED ARCHITECT

NEW COMMERCIAL DEVELOPMENT FOR:
SPECULATIVE COFFEE
2509 SAN MATEO BLVD. ALBUQUERQUE, NM 87110

DATE: JULY 2019
DRAWN BY: NJM
CHECKED BY: JLH
JOB NUMBER: TKMS 101

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.0