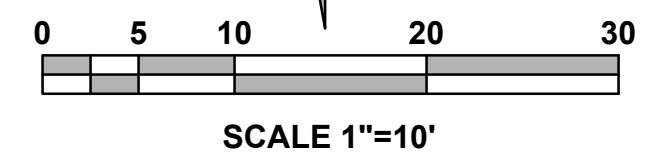
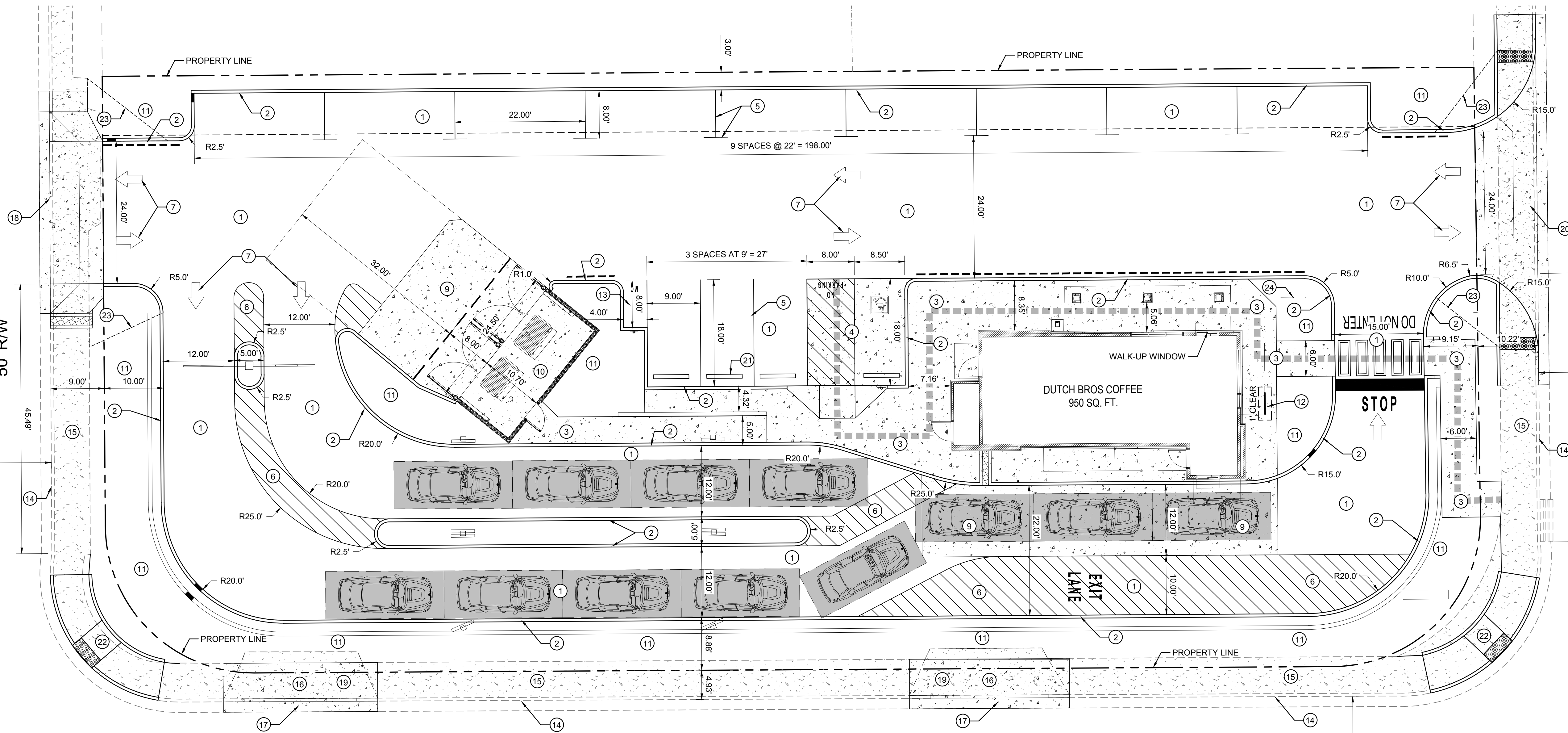


MURIEL ST.

50' RW



PHOENIX AVE  
50' RW

JUAN TABO BLVD  
105' RW

**PROJECT DATA**

**PARKING CALCULATION (IDO Table 5-5-1):**  
 5 SPACES PER 1,000 GFA = 8 PARKING SPACES REQUIRED  
 TOTAL PARKING REQUIRED = 8  
 TOTAL PARKING PROVIDED = 13  
 (including 1 ADA Van space)

DRIVETHRU STACKING SPACES REQUIRED PER IDO TABLE 5-5-8=12  
 DRIVETHRU STACKING SPACES PROVIDED=14

MOTORCYCLE PARKING REQUIRED = 1 (IDO Table 5-5-4)  
 MOTORCYCLE PARKING PROVIDED = 1

BICYCLE PARKING REQUIRED = 3 (IDO Table 5-5-5)  
 BICYCLE PARKING PROVIDED = 3 (3 bicycles per 1 bike rack)

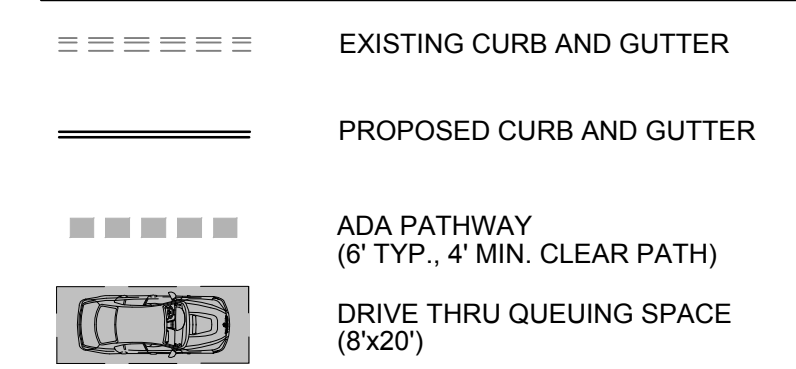
**GENERAL NOTES**

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
- C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- E. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- F. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. NEW CURB & GUTTER TO BE CONSTRUCTED PER COA STD DWG 2415A. NEW SIDEWALK TO BE CONSTRUCTED PER COA STD DWG 2430.

**KEYED NOTES**

- 1. ASPHALT PAVING.
- 2. PCC MEDIAN CURB AND GUTTER, PER DETAIL ON SHEET CP-501.
- 3. PCC FLATWORK, PER DETAIL ON SHEET CP-501.
- 4. ADA ACCESSIBLE RAMP, PER DETAIL ON SHEET CP-501.
- 5. 4" WHITE STRIP.
- 6. CROSS WALK / EXIT LANE STRIPING.
- 7. DIRECTION ARROW.
- 8. ADA PARKING, PER DETAIL ON SHEET CP-501.
- 9. PCC PAVING, SEE PAVING PLAN.
- 10. REFUSE ENCLOSURE, SEE ARCHITECTURAL.
- 11. LANDSCAPING.
- 12. BIKE RACK, PER DETAIL ON SHEET SEE ARCHITECTURAL FOR DETAIL.
- 13. MOTORCYCLE PARKING, SIGNAGE PER DETAIL ON SHEET CP-501.
- 14. EXISTING CURB & GUTTER TO REMAIN.
- 15. EXISTING SIDEWALK TO REMAIN.
- 16. EXISTING CURB & GUTTER, SIDEWALK, AND DRIVE PAD TO BE REMOVED & DISPOSED.
- 17. STANDARD CURB & GUTTER, PER COA STD DWG 2415A.
- 18. MODIFIED EXISTING DRIVEPAD WITH SIDEWALK AT BACK OF CURB, PER COA STD DWG 2425A.
- 19. SIDEWALK (WIDTH PER PLAN) PER COA STD DWG 2430.
- 20. NEW DRIVEPAD PER COA STD DWG 2426.
- 21. PARKING BUMPER.
- 22. REMOVE & DISPOSE EXISTING ADA RAMP. CONSTRUCT NEW ADA RAMP PER COA STD DWG 2441.
- 23. MINI CLEAR SIGHT TRIANGLE. SEE GENERAL NOTE E.
- 24. DRIVE THRU EXIT SIGNAGE, SEE ARCHITECTURAL FOR DETAIL.

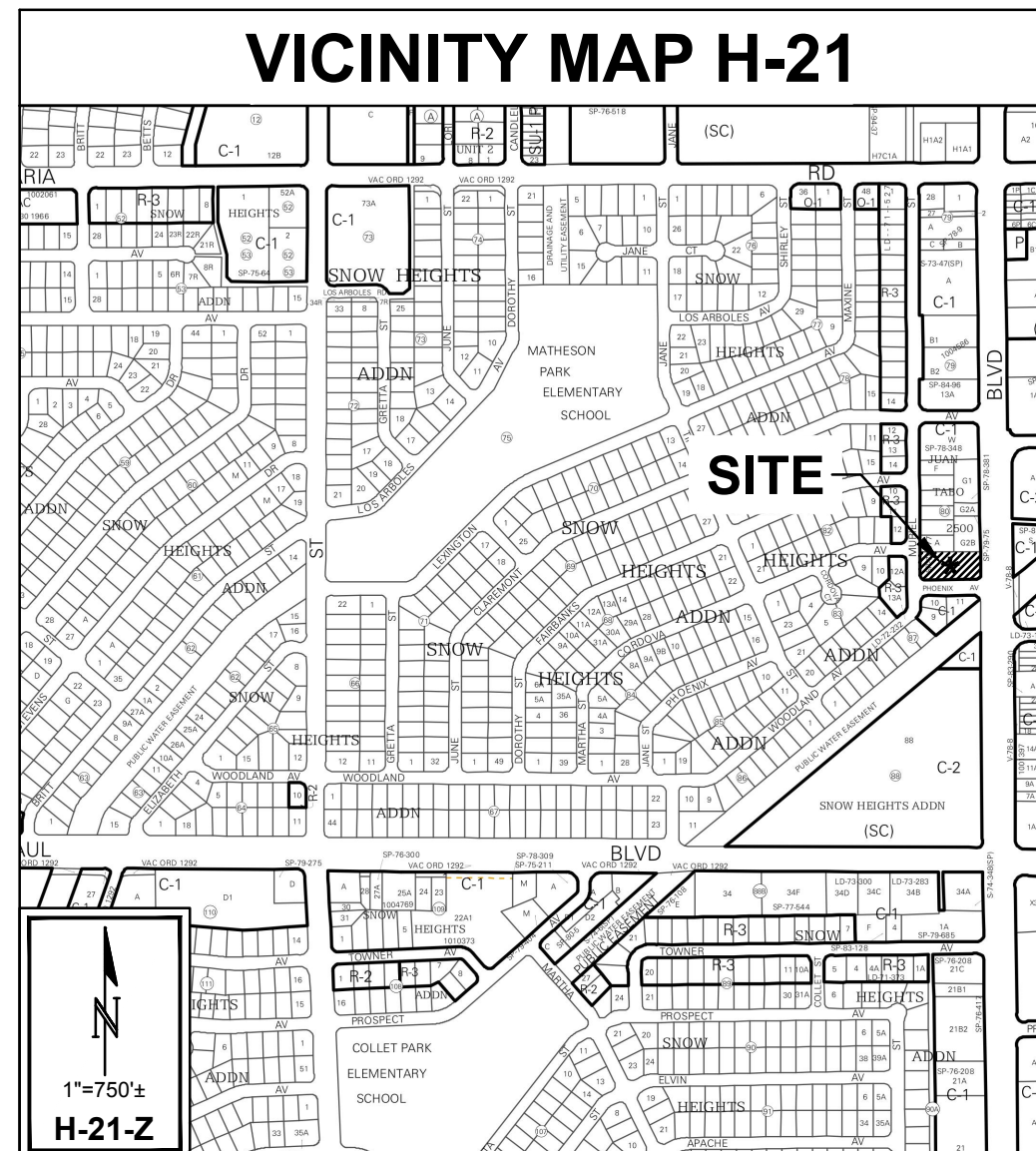
**LEGEND**



Approved for access by the Solid Waste Department for a double trash enclosure  
 Herman Gallegos 11-17-22. \*\*See note below\*\*  
*Herman Gallegos*

**SOLID WASTE APPROVAL NOTE:**  
 IF UPON FINAL INSPECTION OF THE REFUSE ENCLOSURE THE SOLID WASTE DEEMS THE REFUSE BINS INACCESSIBLE DUE TO THE SLOPE OF THE ENCLOSURE OR APPROACH, THE OWNER WILL PURCHASE AND MODIFY THE REFUSE BINS TO BRING THEM INTO COMPLIANCE.

Herman Gallegos *Herman Gallegos* 11-17-22  
**SOLID WASTE APPROVAL DATE**



**Isaacson & Arfman, Inc.**  
 Civil Engineering Consultants  
 128 Monroe Street NE  
 Albuquerque, NM 87108  
 505-266-8828 | www.iacivil.com

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FRED C. ARFMAN  
 NEW MEXICO  
 7322  
 LICENSED PROFESSIONAL ENGINEER  
 Engineer 11-17-2022

**DUTCHBROS**

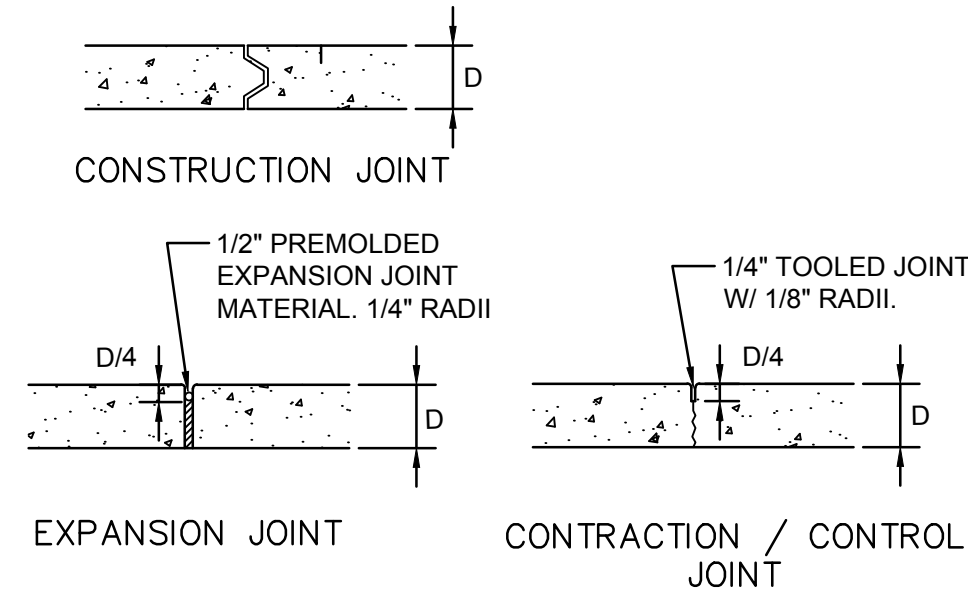
**Dutch Bros. Coffee**  
 2501 Juan Tabo NE  
**Accelerated**  
 DEVELOPMENT SERVICES

CONSTRUCTION	ISSUE: DOCUMENT REVIEW
DOCUMENT REVIEW	PROJECT NUMBER: IA 2513
	FILE:
	DRAWN BY:
	CHECKED BY:
	DATE: 2022.11.01

No	Date	Description

**SHEET TITLE**  
 TRAFFIC CIRCULATION LAYOUT PLAN

**SHEET NUMBER**  
 CP-401

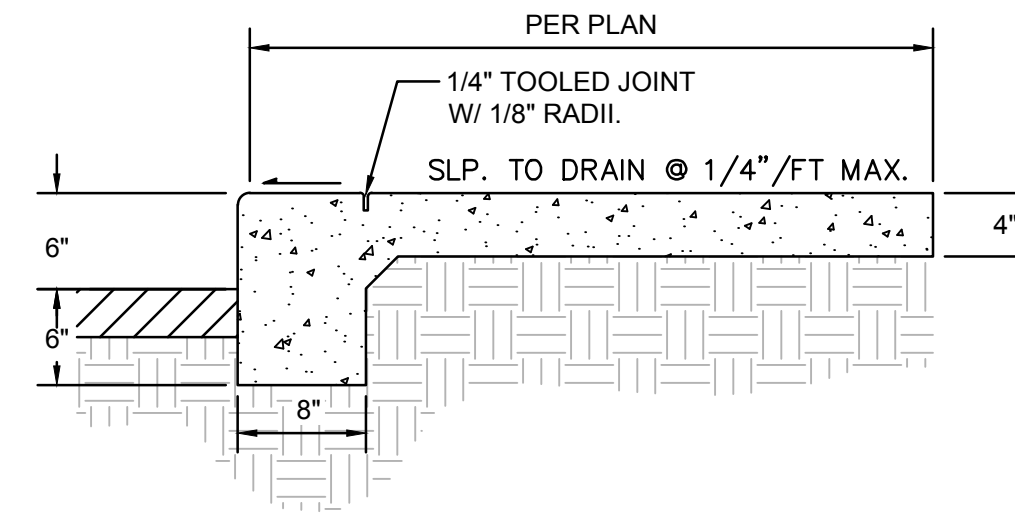


**GENERAL NOTES**

1. ODD-SHAPED AREAS OF PAVEMENT SHOULD BE AVOIDED TO MINIMIZE RANDOM CRACKING
2. LONGITUDINAL JOINT SPACING SHALL NOT EXCEED 12.5'
3. TRANSVERSE JOINT SPACING SHALL BE AT REGULAR INTERVALS OF 15' OR LESS
4. OFFSETS AT RADIUS POINTS SHALL BE AT LEAST 1.5' WIDE

**CONCRETE JOINTS**

SCALE: N.T.S.

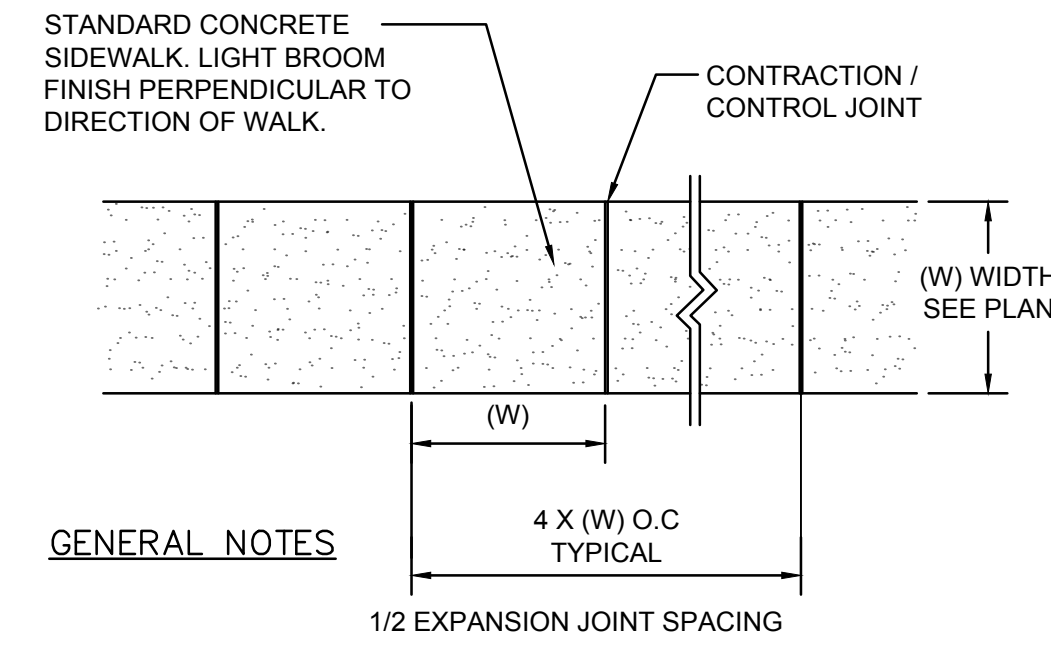


**GENERAL NOTES**

1. CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
2. 1/2" EXPANSION JOINTS @ 24' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.
3. REQUIRES FULL FORM ON ALL FACES.
4. 3/8" RADII AT ALL EXPOSED EDGES.

**SIDEWALK - TURNED DOWN EDGE**

SCALE: N.T.S.



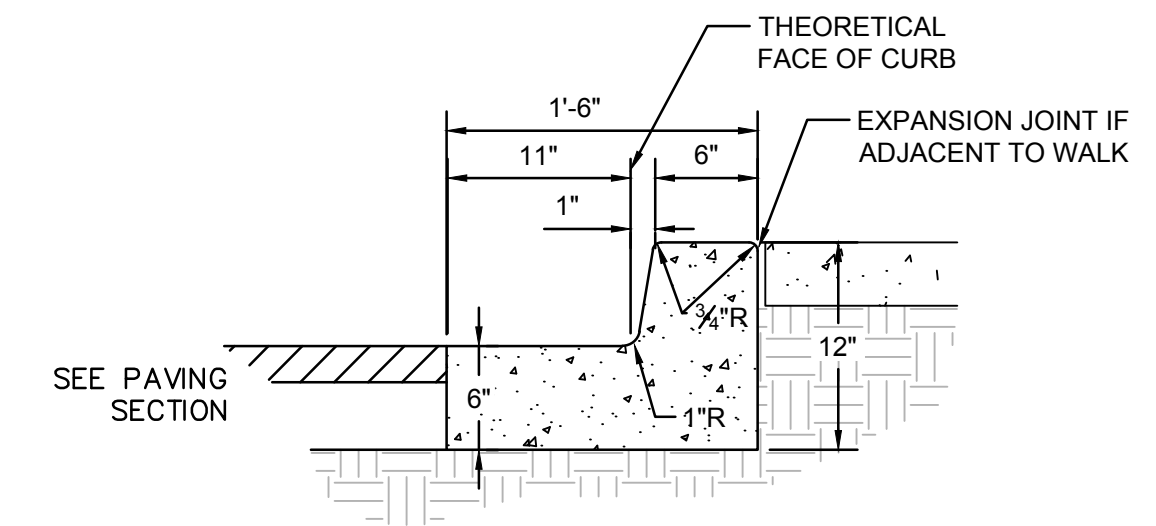
**GENERAL NOTES**

1. 4000 PSI COMPRESSIVE STRENGTH CONCRETE
2. SEE CONCRETE JOINTS DETAIL
3. FINISHED EDGE OF ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP.)
4. 3/8" RADII AT ALL EXPOSED EDGES.

**CONCRETE WALK**

BROOM FINISH

SCALE: N.T.S.



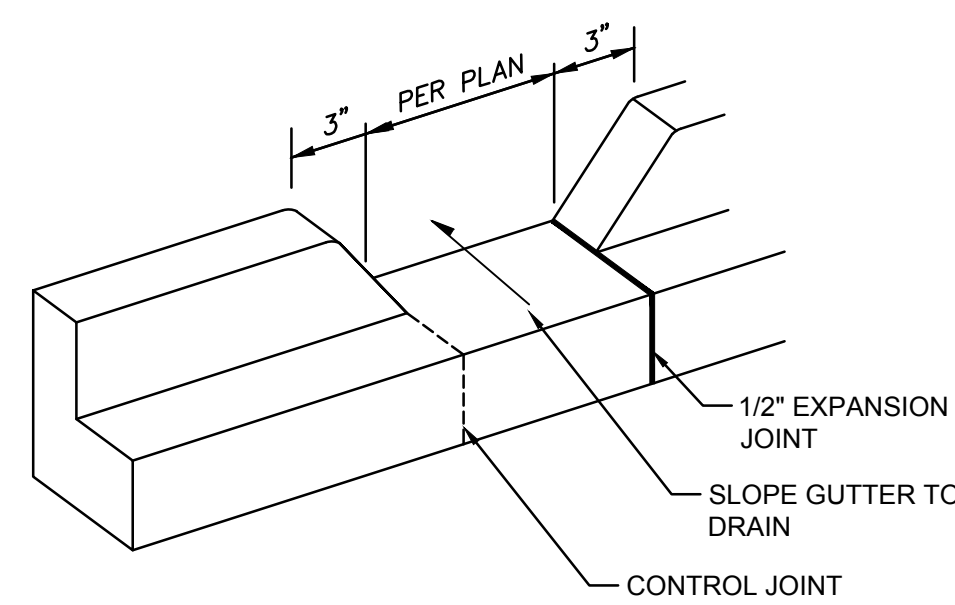
**GENERAL NOTES**

1. REQUIRES FULL FORM ON ALL FACES.
2. CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
3. EXPANSION JOINTS @ 48' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.
4. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" RADII.

**MEDIAN CURB AND GUTTER**

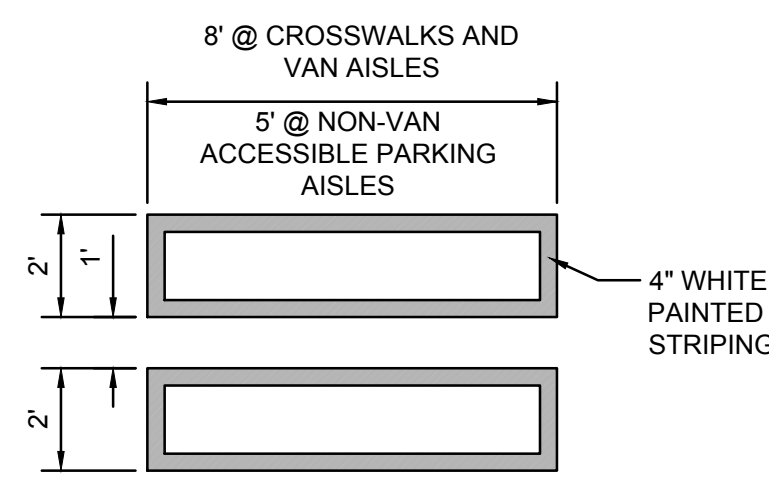
8" WIDE THEORETICAL FACE OF CURB

SCALE: N.T.S.



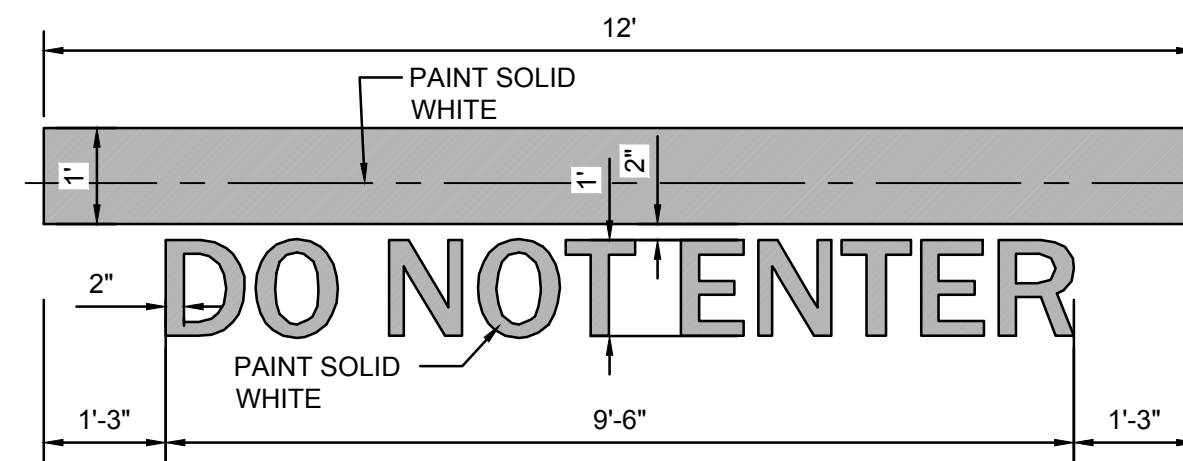
**CURB OPENING**

SCALE: N.T.S.

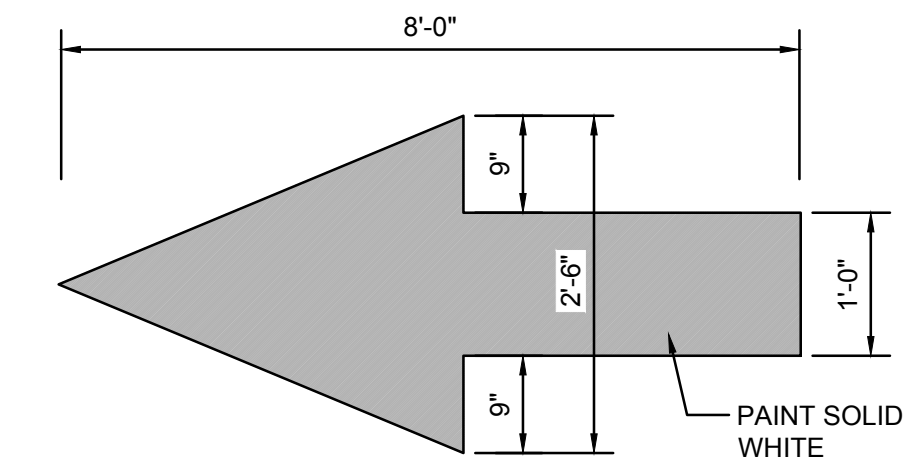


**PAINTED ACCESSIBLE CROSSWALK**

SCALE: N.T.S.

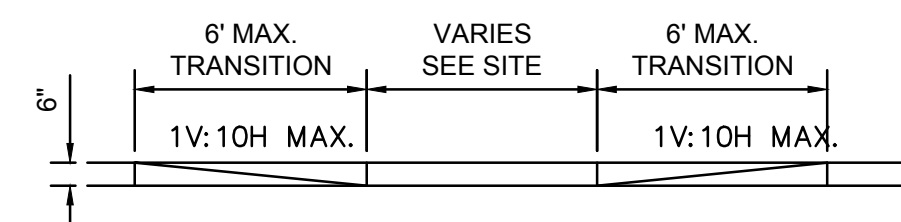


**PAINTED 'DO NOT ENTER'**



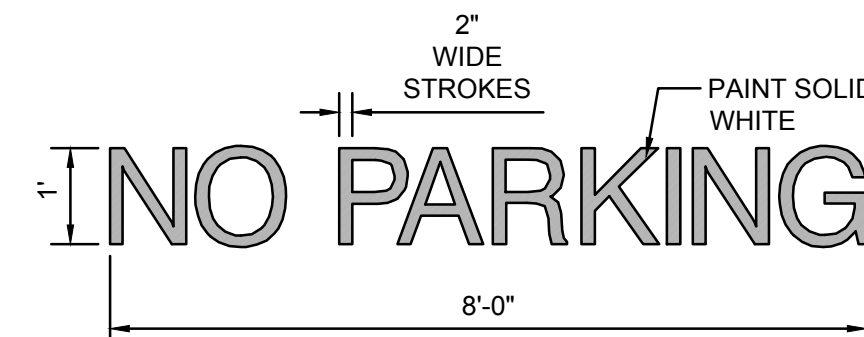
**PAINTED TRAFFIC ARROW**

SCALE: N.T.S.



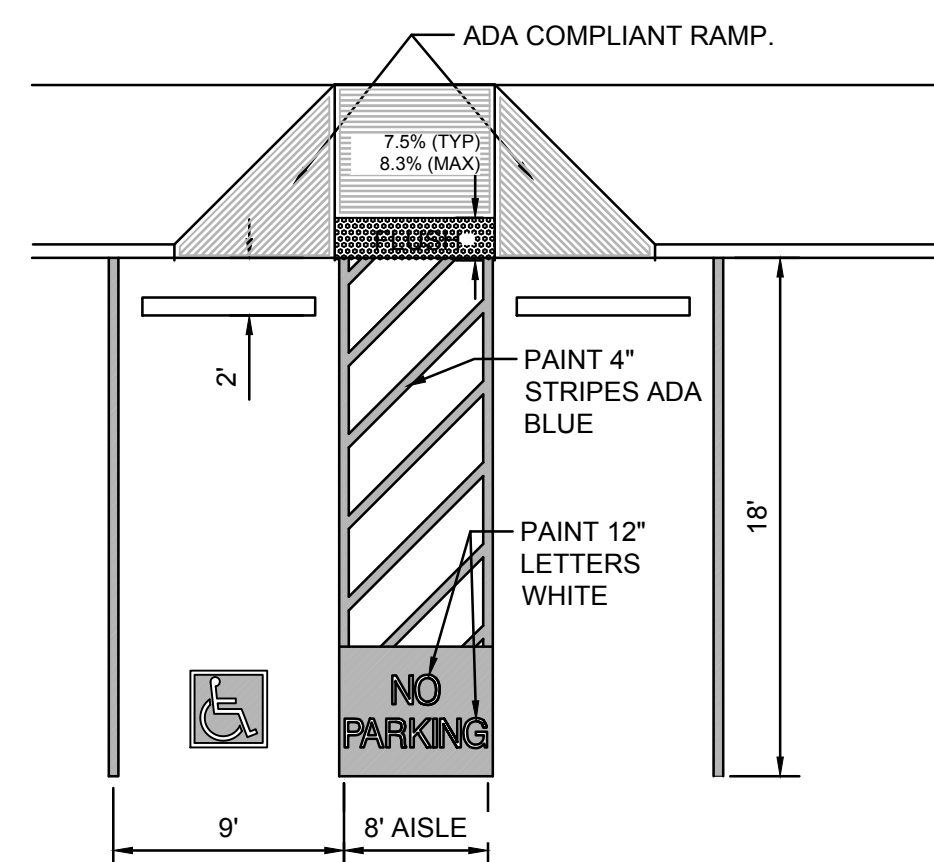
**FLARED ACCESSIBLE RAMP**

SCALE: N.T.S.



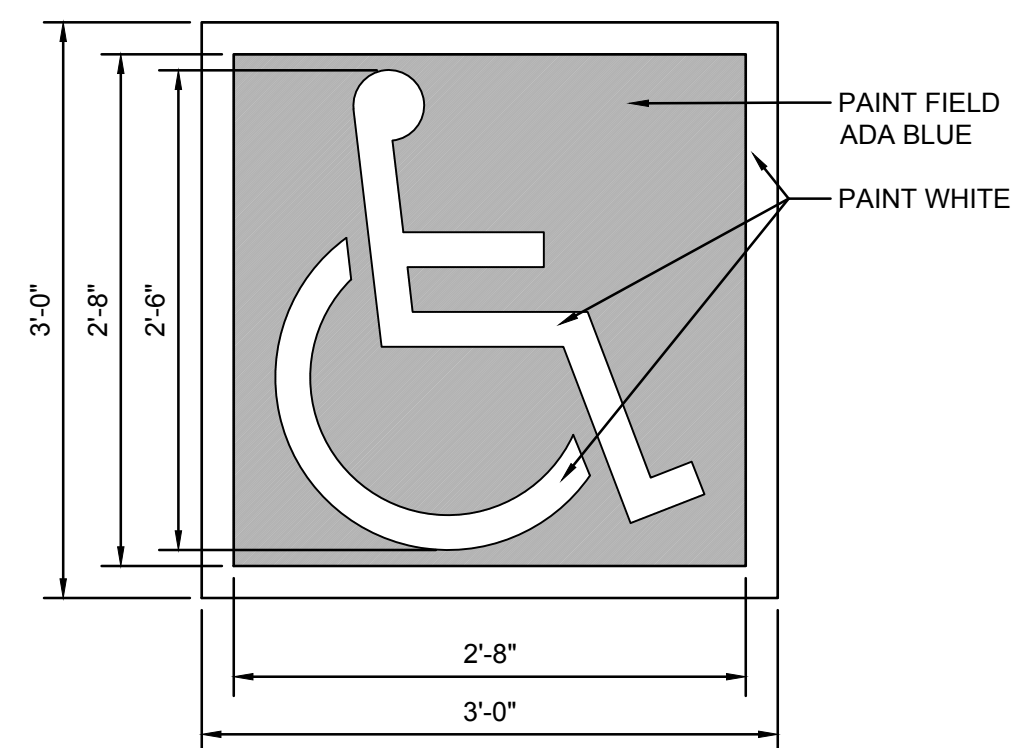
**PAINTED 'NO PARKING'**

SCALE: N.T.S.



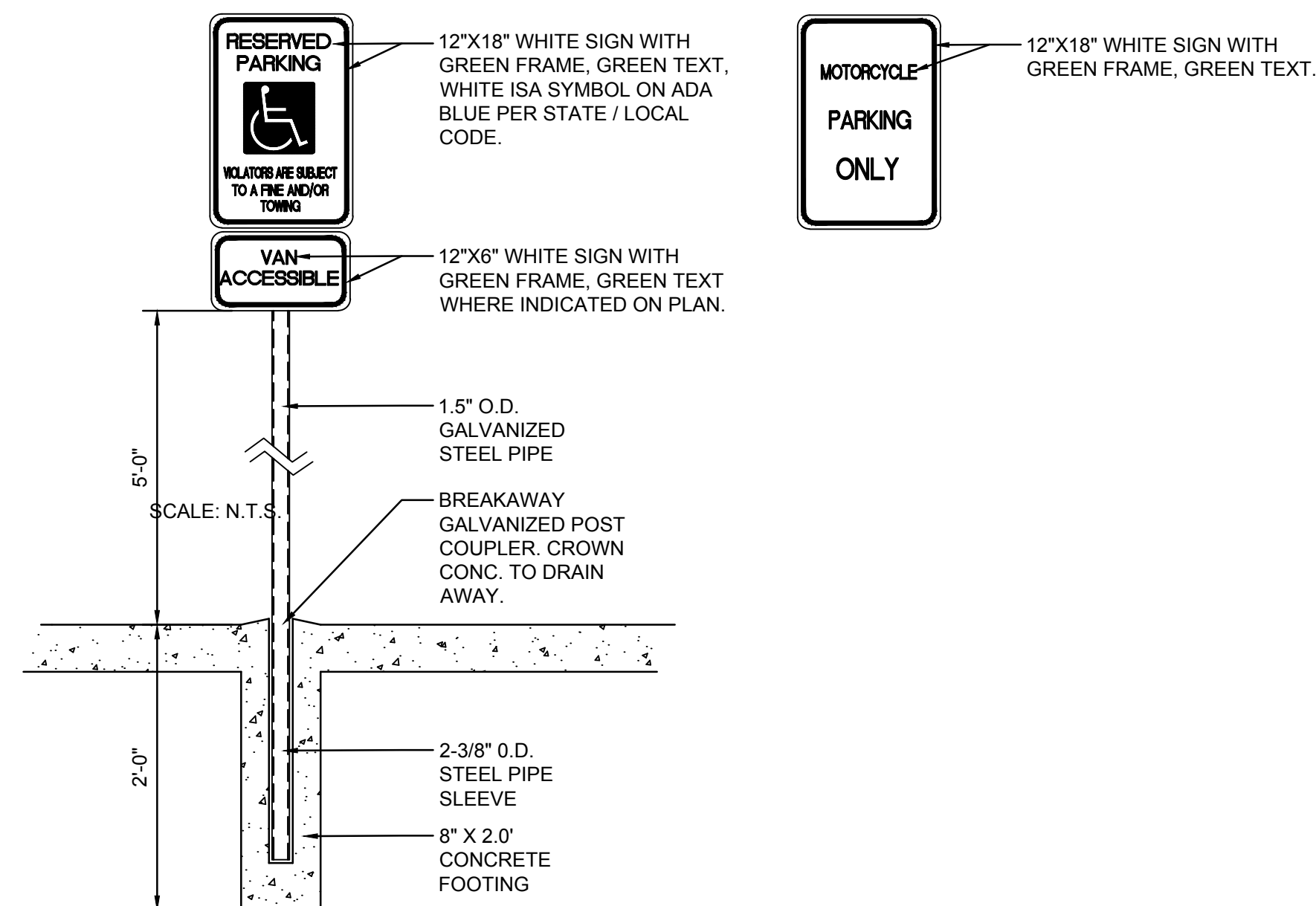
**ADA PARKING DETAIL**

SCALE: N.T.S.



**ACCESSIBILITY SYMBOL**

SCALE: N.T.S.



**SIGNAGE**

SCALE: N.T.S.

CONSTRUCTION	REVIEW
ISSUE:	DOCUMENT
PROJECT NUMBER:	IA 2513
FILE:	
DRAWN BY:	
CHECKED BY:	
DATE:	2022.11.01

No	Date	Description

**SHEET TITLE**

**PAVING DETAILS**

**SHEET NUMBER**

**CP-501**