



A1 ARCHITECTURAL SITE PLAN

0 30' 60'

SCALE: 1" = 30'

KEYED NOTES

- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING CONCRETE DRIVEWAY TO REMAIN.
- EXISTING CONCRETE CURB TO REMAIN.
- EXISTING 3'-6" WIDE PUBLIC SIDEWALK TO REMAIN.
- EXISTING 6' WIDE PUBLIC SIDEWALK TO REMAIN.
- EXISTING PUE TO REMAIN.
- REMOVE EXISTING CURB AND SIDEWALK AS REQUIRED FOR NEW DRIVEWAY.
- NEW CONCRETE DRIVEWAY WITH ADA (2% MAX SLOPE IN ANY DIRECTION) PATHWAY ACROSS DRIVEWAY. DRIVEWAY TO BE CONSTRUCTED TO COA STANDARDS (STD. DWG. 2420 AND 2426) PROVIDE TRUNCATED DOMES AT ALL RAMP LOCATIONS.
- NEW PAINTED HANDICAP ACCESS AISLE STRIPING WITH 12" HIGH x 2" WIDE PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978.
- NEW HANDICAP PAVEMENT SYMBOL TO BE PAINTED BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PER 66-1-4.1.E NMSA 1978.
- NEW CONCRETE HC RAMP WITH YELLOW TRUNCATED DOMES. SLOPE 1:12 MAX. SEE DETAIL.
- NEW PAINTED PARKING SPACE STRIPING.
- NEW CONCRETE SIDEWALK, SEE PLAN FOR WIDTH. SEE DETAIL.
- NEW POLE MOUNTED ACCESSIBLE PARKING SIGNAGE. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING". SEE DETAIL A1
- CLEAR SITE TRIANGLE. SEE GENERAL NOTE "C" FOR INFORMATION.
- NEW TRASH ENCLOSURE PER COA SOLID WASTE STANDARDS.
- NEW POLE MOUNTED MOTORCYCLE PARKING SIGNAGE. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".
- NEW BIKE RACK. PER COA DETAIL.
- NEW ASPHALT PAVING PER RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION DATED: FEBRUARY 2, 2022.
- FUTURE PHASE II DEVELOPMENT UNDER SEPARATE PERMIT.
- DASHED LINE INDICATES PHASE, CONSTRUCTION LIMITS AND EDGE OF PAVEMENT/LANDSCAPING FOR THIS DEVELOPMENT.
- DRIVE-THRU ELECTRIC MENU BOARD LOCATION.
- NEW 6' WIDE CONCRETE PEDESTRIAN ACCESS SIDEWALK.
- DRIVE-THRU WINDOW LOCATION WITH 12 VEHICLE QUEUING PER COA.
- NEW PAINTED PEDESTRIAN CROSSWALK.
- NEW WALK-UP WINDOW LOCATION.
- FUTURE AREA FOR COOLER LOCATION.
- NEW LANDSCAPING AREA, TYPICAL.
- EXISTING PAVING TO REMAIN.
- 4' HIGH STUCCO & STONE SCREEN WALL.
- 31' LIGHT POLE ON CONCRETE BASE, TYPICAL.
- NEW RECYCLE ENCLOSURE PER COA SOLID WASTE STANDARDS.
- NEW 1'-6" CONCRETE SIDEWALK TO EXISTING 3'-6" SIDEWALK FOR A TOTAL WIDTH OF 5'-0".
- NEW STREET TREES, PER COA-IDO STANDARDS.
- NEW 2'-6" CONCRETE SIDEWALK TO EXISTING 3'-6" SIDEWALK FOR A TOTAL WIDTH OF 6'-0".
- PRE-MENU BOARD SIGN
- DRIVE-THRU DIGITAL ORDER SCREEN WITH CANOPY
- DIRECTIONAL ARROW SIGN
- DIRECTION EXIT/THANK YOU SIGN
- CLEARANCE/HEIGHT RESTRICTION BAR

GENERAL NOTES

- PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED
- SLOPES: (1.) PARKING LOTS SLOPES SHALL BE BETWEEN 1% MIN. AND 8% MAX. (2.) PARKING AREAS ADJACENT TO MAJOR CIRCULATION AISLES OR ADJACENT TO MAJOR ENTRANCES 1% MIN. TO 6% MAX. (3.) HANDICAP PARKING SLOPES SHALL BE BETWEEN 1% MIN TO 2% MAX.
- LANDSCAPING AND SIGNING 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 THIS AREA. SEE PLAN FOR LOCATION.
- ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
- SIGNAGE AND FENCE CONSTRUCTION ARE UNDER SEPARATE PERMIT.
- ALL EXISTING BROKEN OR CRACKED SIDEWALK ALONG STREETS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. ALL WORK TO BE CONSTRUCTED TO COA STANDARDS (STD. DWG. 2430 & 2415).
- ALL IMPROVEMENTS LOCATED WITHIN THE RIGHT-OF-WAY REQUIRES A WORK ORDER.

SITE LIGHTING GENERAL NOTES:

- THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.
- SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED.

GENERAL NOTES

- PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
- ALL FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

SITE DEVELOPMENT DATA

LEGAL DESCRIPTION:
PLAT OF LOT A-3-A, BLOCK D, GLENRIO HEIGHTS
(FORMERLY LOTS A-2-A & A-3, BLOCK D)
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

LAND AREA:
1.6014 ACRES (69,757 SQ. FT.)

BUILDING AREAS:
TOTAL BUILDING AREA: 934 SF. SINGLE-STORY STRUCTURE

ZONE ATLAS PAGE:
J-11-Z

CURRENT ZONING:
CITY OF ALBUQUERQUE (COA) INTEGRATED DEVELOPMENT ORDINANCE (IDO):
MX-L REQUIREMENTS (MIXED-USE, LOW INTENSITY ZONE DISTRICT)
EXCERPT FROM TABLE 4-2-1, ALLOWABLE USES:
PERMISSIVE PRIMARY USE: RESTAURANT
PROJECT USE: DRIVE-THRU/WALK-UP COFFEE SHOP

SIGNAGE:
ALL SIGNAGE SHALL COMPLY WITH IDO SECTION 14-16-5-12 SIGNS

BUILDING HEIGHT: = 38' MAXIMUM BUILDING HEIGHT
STRUCTURE HEIGHT SHALL CONFORM TO THE COA IDO SECTION 2-4(B)
MIXED-USE LOW INTENSITY ZONE DISTRICT (MX-L)

MINIMUM BUILDING SETBACKS:
COA IDO REQUIREMENTS TABLE 2-4-3: MX-L ZONE DISTRICT DIMENSIONAL STANDARDS SUMMARY:

FRONT	=	5' PER COA IDO
SIDE	=	5' PER COA IDO
REAR	=	15' PER COA IDO

PARKING CALCULATIONS:
OFF-STREET PARKING SPACES USED TO COMPLY WITH THE REQUIREMENTS OF SECTION 14-16-5-5 PARKING AND LOADING AND TABLE 5-5-1:
PERMISSIVE PRIMARY USE: RESTAURANT
PROJECT USE: DRIVE-THRU/WALK-UP COFFEE SHOP
8 SPACES / 1,000 SQ. FT. GFA
BUILDING AREA: 934 SF. / 1000 SQ. FT. = 0.93 X 8 = 7.47/8
1 X 8 SPACES = 8 REQUIRED SPACES

REQUIRED PARKING SPACES: 8 SPACES
PROVIDED PARKING SPACES: 10 SPACES
INCLUDING: 2 HC SPACES

PER 5-5-5(D) MOTORCYCLE PARKING, TABLE 5-5-4:
TOTAL PARKING SPACES REQUIRED BY TABLE 5-5-1: 5 REQUIRED SPACES
1-25 REQUIRED PARKING SPACES: = 1 REQUIRED MOTORCYCLE SPACE
REQUIRED MOTORCYCLE PARKING: 1 SPACE
PROVIDED MOTORCYCLE PARKING: 2 SPACE

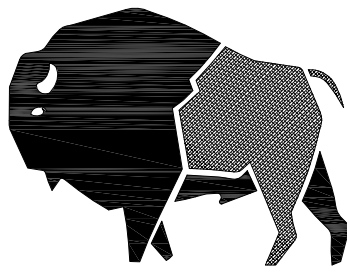
PER TABLE 5-5-5, BICYCLE PARKING REQUIREMENTS:
NON-RESIDENTIAL USES NOT LISTED IN THIS TABLE: 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER
REQUIRED BICYCLE PARKING: 3 SPACES
PROVIDED BICYCLE PARKING: 3 SPACES

CONSTRUCTION TYPE:
PROPOSED 1-STORY COFFEE SHOP (RESTAURANT): V-B NON-SPRINKLERED

FIRE FLOW REQUIREMENTS:
PER IFC 2015, TABLE B105.1(2)
CONSTRUCTION TYPE: V-B NON-SPRINKLERED
TOTAL BUILDING SQUARE FOOTAGE: 934 SF.
FIRE FLOW: 1,500 GPM

FIRE LANE LOCATION

■■■■■■ FIRE LANE STRIPING PER COA-AFD REQUIREMENTS



buffalodesign
architects
10899 montgomery blvd ne
suite a
albuquerque, nm 87111

SEAL

PROJECT

STARBUCKS COFFEE COMPANY
BUILDING & SITE DEVELOPMENT

NEC of COORS ROAD NW. and BRYTON ROAD NW.
ALBUQUERQUE, NEW MEXICO

REVISIONS	DESCRIPTION	
	DATE	
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

CLIENT PROJ #:
ARCHT PROJ #: A20.02
DRAWN BY: mws
CHECKED BY: mws
DATE: June 23, 2022

SHEET TITLE
ARCHITECTURAL
SITE PLAN FOR
TRAFFIC CIRCULATION
LAYOUT

AS101