

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 4, 2023

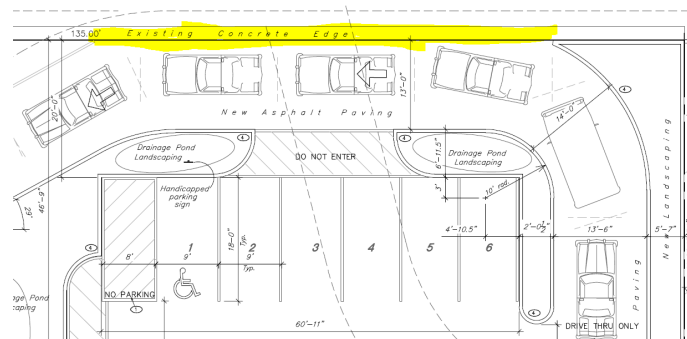
Eric Munn, RA
TI Design Services
717 cagua Dr. NE
Albuquerque, NM 87108

Re: Dia De Las Baristas
4915 Lomas Blvd. NE
Traffic Circulation Layout
Architect's Stamp 03-08-23 (J17-D006)

Dear Mr. Munn,

Based upon the information provided in your submittal received 03-15-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify all existing access easements and rights of way width dimensions.
2. Identify the right of way width, medians, curb cuts, and street widths on Lomas Blvd. NE and Quincy Ave. NE.
3. Per Ernest Armijo instruction, please close the edge of the drive-thru on the north side of the site. (suggestion: close it with a curb or barriers curb).



4. Please provide sidewalk easement for this proposed concrete to widen the existing sidewalk. For sidewalk easement, please contact Carrie Mouck @ camouck@cabq.gov

PO Box 1293

Albuquerque

NM 87103

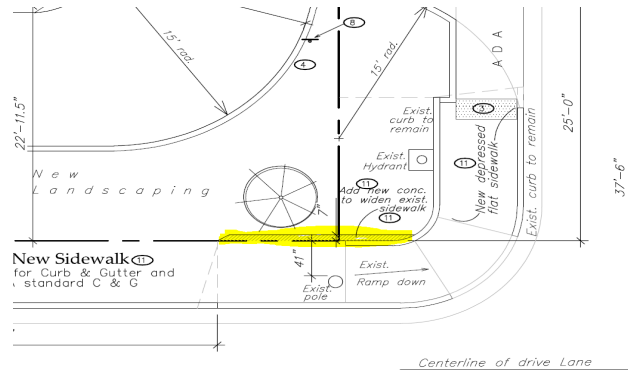
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CITY OF ALBUQUERQUE

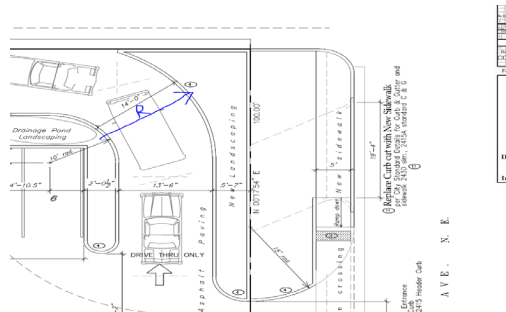
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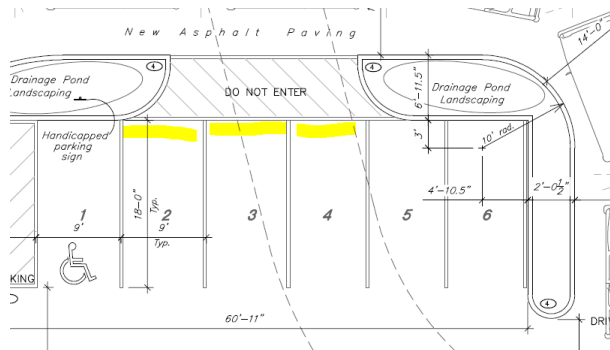
Mayor Timothy M. Keller



5. ADA curb ramp at the corner of Lomas and Quincy must be updated to current standards and have truncated domes installed.
6. Show on the site plan the radius for this area



7. Please provide "One Way signs and pavement marking at the beginning of the drive-thru.
8. Curbing or Barriers curb should be installed in this area



9. Show the clear sight triangle and add the following note to the plan: "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."

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10. Please provide details for all the proposed interior ADA ramps. And note that the max. running slope is 8.2% and max. cross slope is 2%.
11. Please provide a copy of Fire Marshal approval.
12. Please provide a letter of response for all comments given.
13. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: Dia De Las Baristas Building Permit #: _____ Hydrology File #: _____

DRB#: 2023-008090 EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 4915 Lomas Blvd. NE Albuquerque NM 87106

Applicant: T.I. Design Services Contact: Eric Munn

Address: 717 Laguna Dr. NE Albuquerque NM 87108

Phone#: 505-688-2914 Fax#: _____ E-mail: holybarbarian@yahoo.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ AS-BUILT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ GRADING/ESC PERMIT APPROVAL

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL

☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING?

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

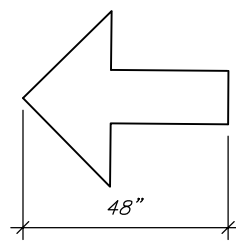
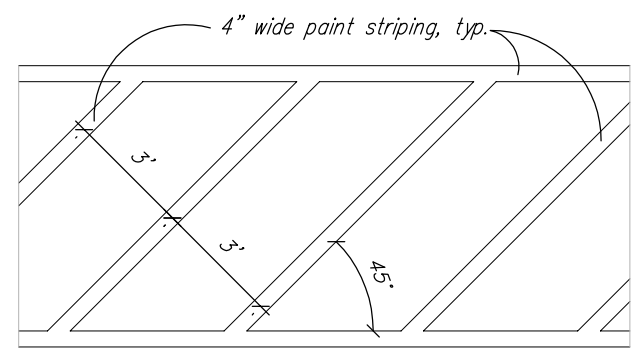
DATE SUBMITTED: 3.8.2023 By: [Signature]

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: _____

KEYED NOTES

- H.C. Parking Space & Access Aisle, NO PARKING letters shall be capital letters 1"ht. minimum and 2" wide, at rear of space where an adjacent vehicle's rear tires would be placed
- 6" wide Accessible Pedestrian Access pathway from sidewalk to building: Asphalt or Concrete pathway from existing sidewalk to asphalt parking area
- Detectable Warning strip on pavement, 2' depth x 6' wide, typ.
- New concrete curb
Standard Dwg. 2415B Header Curb
- Fixed Bolt-down Picnic Tables
- New Single Trash Enclosure for front loader dumpster, 6 yard, per C.O.A. Standards
- New Grease Interceptor per C.O.A. Plumbing Dept.
- "DO NOT ENTER" signage on post, per detail this sheet
- Painted striping on existing pavement, 4" stripe in white
- Wheelchair Accessible table: 34"max. table height, 20" depth knee/toe space, per IBC 1108.2.9.1 5% Indoor Dining = 0 spaces; 5% of Patio dining occupants = 1 space
- Will require a Mini-Work Order thru the DRC City of Albuquerque
To be submitted separately from this Building Permit
New Paving must be done before final Certificate of Occupancy can be issued by City
All Improvements located in the Right of Way must be included in the work order



DO NOT ENTER

White point
2" w. letter strokes
Helvetica or Franklin Gothic

Access Aisle +
Pedestrian Path Striping

NO SCALE

Existing Adjacent Lot

MX-M Zone

Existing Concrete Edge

Existing Asphalt Alley

Existing Concrete Edge

New Asphalt Paving

DO NOT ENTER

NO PARKING

Motor-cycle parking sign

Ramp down

Conc. Patio

Conc. Landing

Drive-Up Window Order

Drive-Up Window Order

Drive-Up Window Order

Drive-Up Window Order

Drive-Up Window Order

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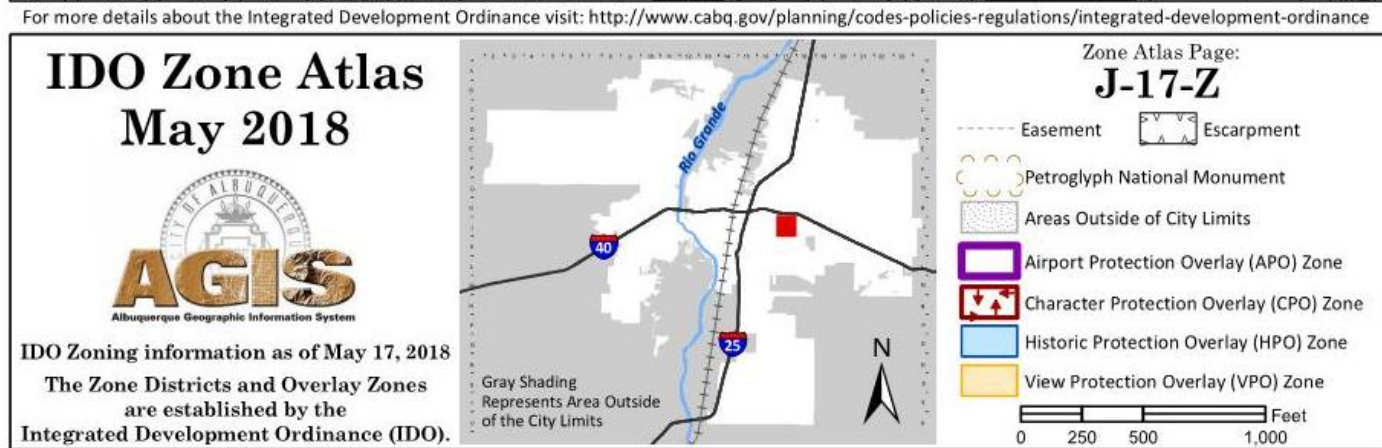
Drive-Up Window Order

Drive-Up Window Order

Drive-Up Window Order

LOMAS BLVD. N. E.
PRINCIPAL ARTERIAL

QUINCY AVE. N. E.
LOCAL



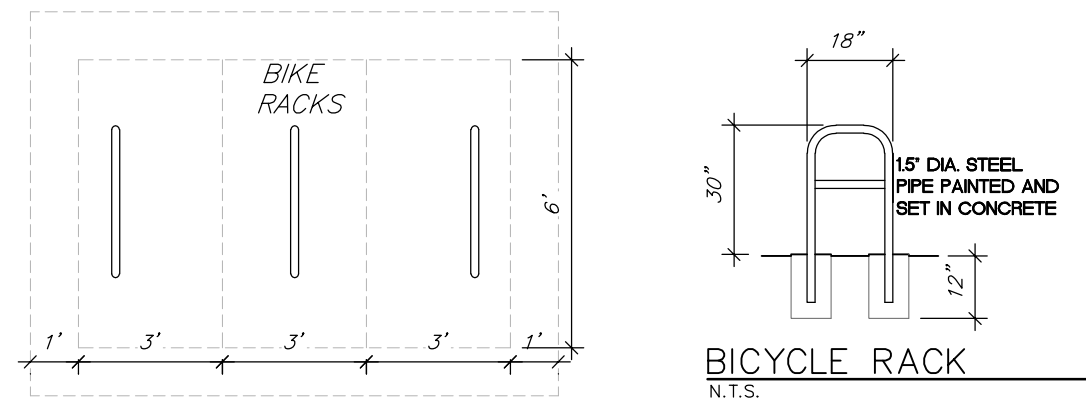
Unused Curb Cuts must be replaced w/ sidewalk, curb & gutter per City standard drawing 2430 & 2415A

All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter per City standard drawing 2430 Standard C & G

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

Bicycle racks shall be sturdy and anchored to a concrete pad. A 1-foot clear zone around the bicycle parking stall shall be provided. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

- The rack shall be a minimum 30" tall and 18" wide
- The bicycle frame shall be supported horizontally at 2 or more places. Comb/toaster racks are not allowed
- The rack shall be designed to support the bicycle in an upright position. See the DPM 7-4(k)(2) & IDO 14-16-5-5(E) for additional information
- The rack allows varying bicycle frame sizes and styles to be attached
- The user is not required to lift the bicycle onto the bicycle rack
- Each bicycle parking space is accessible without moving another bicycle



PARKING CRITERIA MT MAIN TRANSIT

RESTAURANT
8 SPACES PER 1000 SF GROSS
8 SPACES REQUIRED (>30% on Transit Route) = 6 REQUIRED SPACES
6 SPACES PROVIDED
1 OF WHICH IS HANDICAPPED ACCESSIBLE
+ 1 MOTORCYCLE SPACE AND 3 BICYCLE SPACES

REFUSE

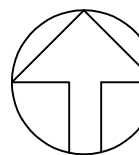
REFUSE IS DISPOSED OF IN NEW ON-SITE DUMPSTER/ENCLOSURE. REFER TO SOLID WASTE APPROVED SITE PLAN ATTACHED WITH TCL SUBMITTAL

40 20 10 5 0

TRAFFIC CIRCULATION LAYOUT

1" = 10'-0"

NORTH



COFFEE SHOP DRIVE THRU

TL Design Services
Eric V. Munn
7700 Coors Drive NE Albuquerque, NM 87109-4814

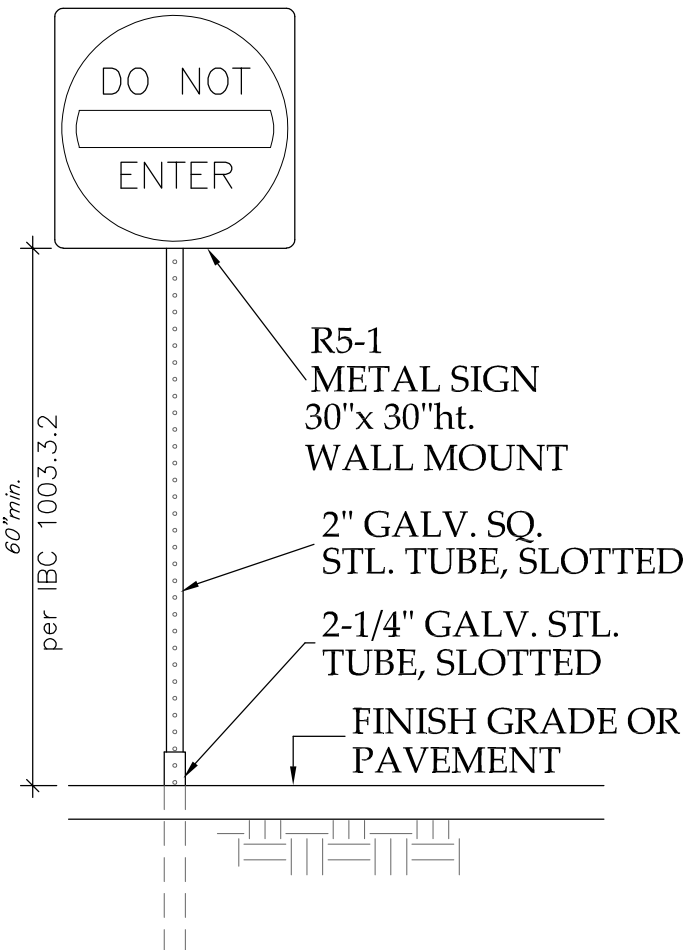
Dis De las Baristas
4915 LOMAS BLVD. NE ALBUQUERQUE NM 87106

SHEET

TCL

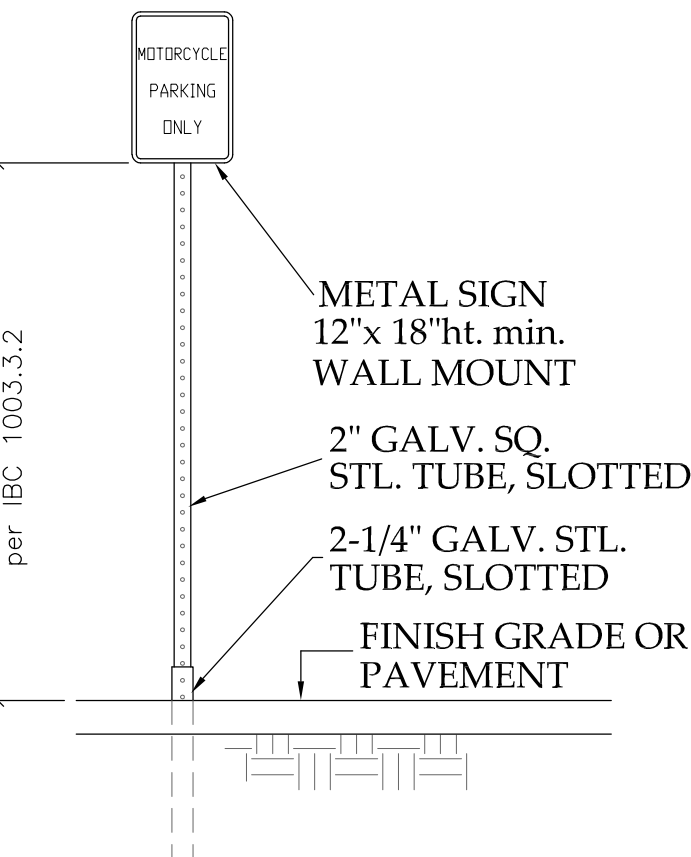
3 - 8 - 23
DATE

PROJECT NO.



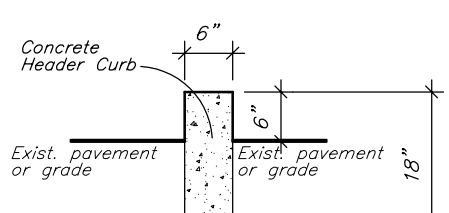
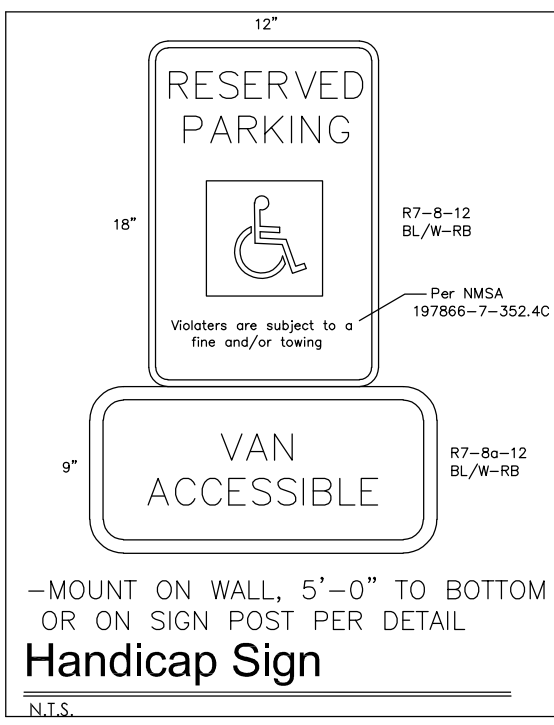
Typical Parking Signs

N.T.S. NMAC, SECTION 14.7.2.19 J



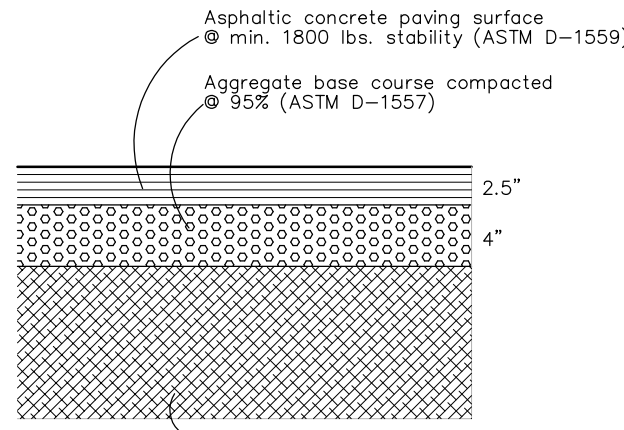
Typical Parking Signs

N.T.S. NMAC, SECTION 14.7.2.19 J



HEADER CURB

1/2" = 1'-0"



ASPHALT PAVEMENT

NO SCALE

