

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

January 26, 2023

Ashley E. Hartshorn  
Archis Architect  
4700 Lincoln Rd. NE  
Albuquerque, NM 87109

**Re: Arby's Restaurant  
6500 Central Ave. SW  
Traffic Circulation Layout  
Architect's Stamp 10-05-22 (K11-D095)**

Dear Ms. Hartshorn,

The TCL submittal received 01-09-2023 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

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

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, the TCL, and a completed Drainage and Transportation Information Sheet to the [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) 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,

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

C: CO Clerk, File

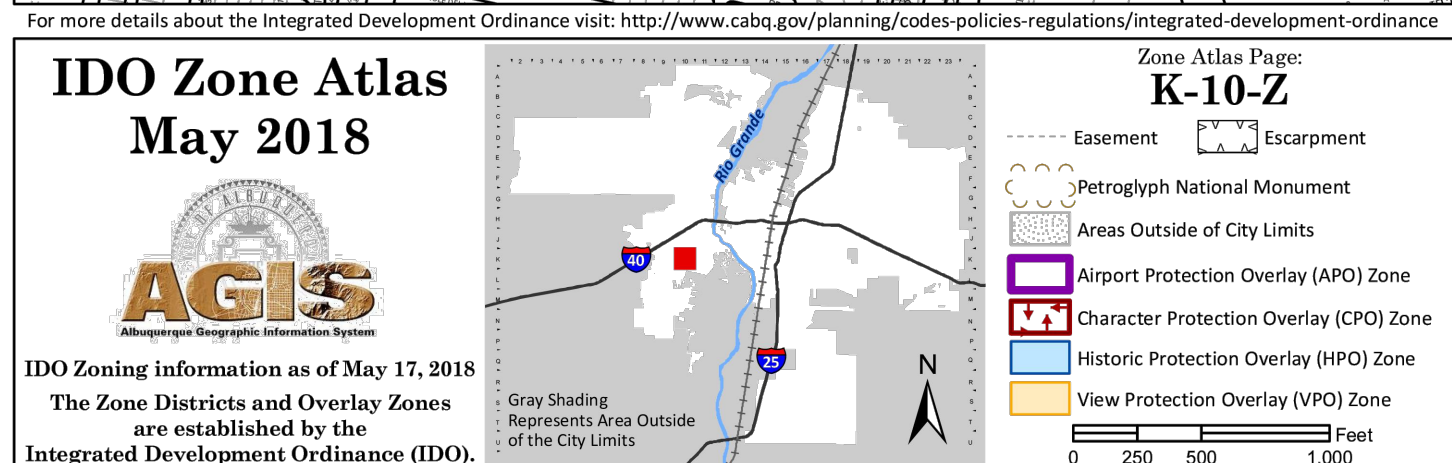


Lot 38-A,  
HUBBELL HEIGHTS ADDITION,  
Town of Atrisco Grant,  
projected Section 22, T.10N., R.2E., N.M.P.M.,  
City of Albuquerque,  
Bernalillo County, New Mexico

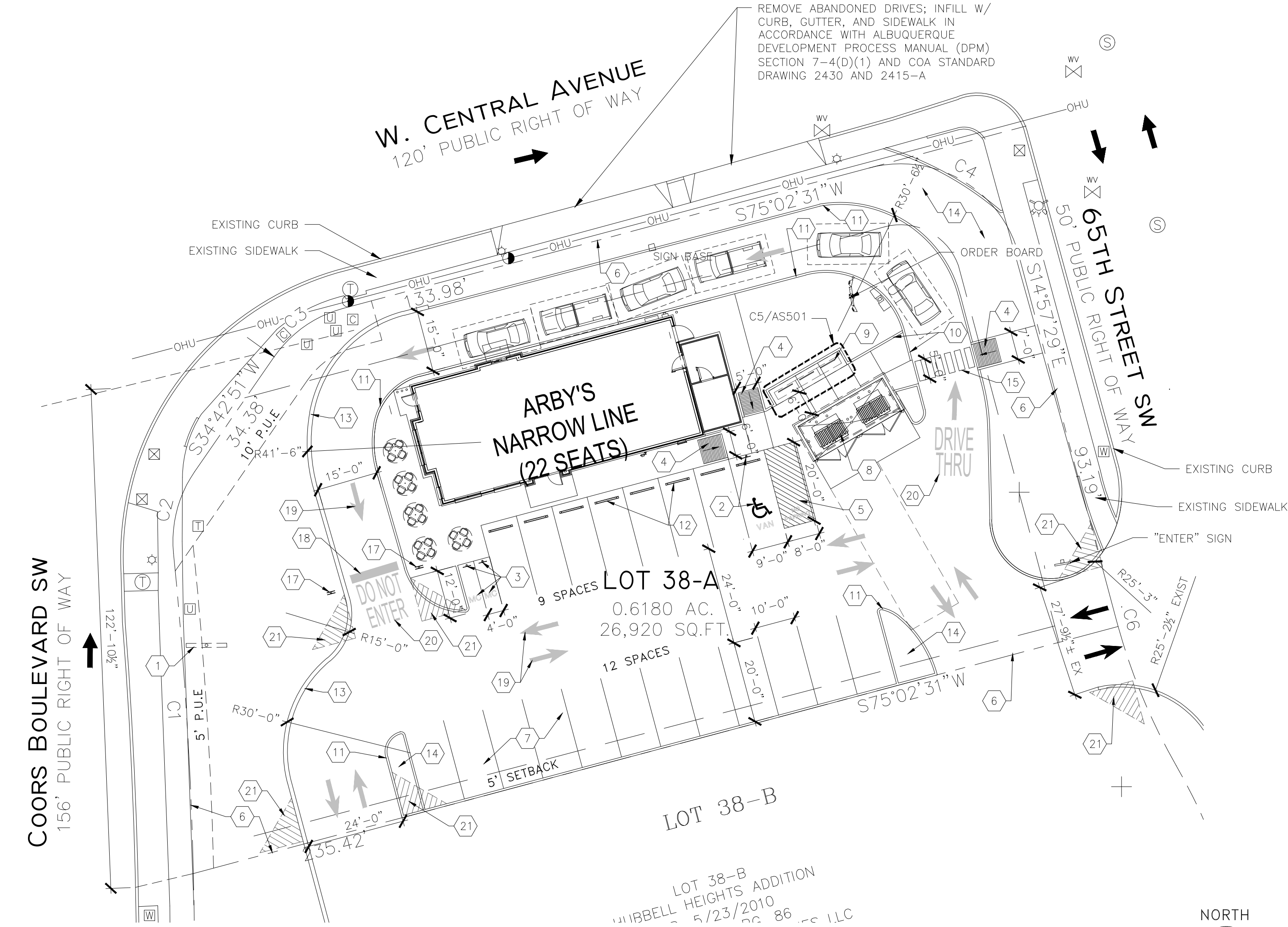
PROPERTY ADDRESS: 6500 Central Avenue S.W., Albuquerque, New Mexico

U.P.C. No. 1-011-057-005-246-322-16

LEGAL DESCRIPTION:  
Lot numbered Thirty-eight-A (38-A) of HUBBELL HEIGHTS ADDITION, within the Town of Atrisco Grant, projected Section 22, Tosnship 10 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 23, 2010 in Map Book 2010C, folio 86.



A1 ZONE ATLAS MAP  
SCALE: NTS



A3 ARCHITECTURAL SITE PLAN - TCL  
SCALE: 1" = 20'-0"

EXECUTIVE SUMMARY

NEW CONSTRUCTION FAST FOOD RESTAURANT (2341 SQUARE FEET) WITH DRIVE-THROUGH AT THE SOUTHEAST CORNER OF CENTRAL AVE SW (MAIN STREET & PREMIUM TRANSIT) AND COORS BLVD SW (MAJOR TRANSIT) ON A CURRENTLY VACANT LOT. DESIGN GUIDELINES SHALL FOLLOW UC-MS-PT STANDARDS.

THE MAIN FACADE OF THE BUILDING FACES NORTH TOWARDS CENTRAL AVE SW, WITH PRIMARY ACCESS TO THE SITE FROM 65TH ST SW AT THE EAST END OF THE SITE VIA AN EXISTING DRIVEWAY TO BE SHARED WITH THE ADJACENT SITE TO THE SOUTH; THERE IS A SECONDARY DRIVEWAY CONNECTION TO THE LOT TO THE SOUTH, BOTH ACCESS POINTS OF WHICH ARE INCLUDED IN THE LOT PURCHASE AGREEMENT, ADDENDUM ONE, SIGNED 03-29-2021: "THIS PROPERTY WILL SHARE THE INGRESS/EGRESS THAT IS EXISTING ON 65TH ST. ACCESS SHALL BE SHARED THROUGHOUT THE ADJOINING PARCELS" (P. 13 OF 14).

TRAFFIC CIRCULATES ONE-WAY AROUND THE NORTH SIDE OF THE BUILDING WITH A DRIVE-THROUGH AISLE AND SECONDARY ACCESS DRIVE AISLE FOR PATRONS AND DELIVERY TRUCKS. PARKING IS ACCESSED AFTER CIRCULATING THE BUILDING ON THE SOUTH SIDE OF THE SITE.

PRIOR APPROVALS

- TRAFFIC SCOPING FORM WAS APPROVED ON 07/22/2022 BY MATTHEW GRUSH INDICATING A TRAFFIC IMPACT STUDY (TIS) IS NOT REQUIRED
- SOLID WASTE APPROVED FOR ACCESS ON 12/12/2022 BY DJ LASKOWSKI
- FIRE 1 PLAN APPROVED ON 09/01/2022; PERMIT NUMBER: FP 2022-011401

SITE INFORMATION

INTEGRATED DEVELOPMENT ORDINANCE (2020)

ZONE DISTRICT - MX-M  
ZONE ATLAS PAGE - K-10-Z

TABLE 2-4-5 MX-M, UC-MS-PT DIMENSIONAL STANDARDS  
USABLE OPEN SPACE = 50% REDUCTION  
BUILDING HEIGHT = 65 FT MAX

FRONT SETBACK = 0' MIN / 15' MAX  
SIDE SETBACK = 0' MIN / 15' MAX  
REAR SETBACK = 0' MIN

PARKING (INTEGRATED DEVELOPMENT ORDINANCE)

TABLE 5-5-1 OFF-STREET PARKING  
RESTAURANT, UC-MS-PT  
= 5 SPACES PER 1,000 SQ FT GFA  
= (2341/1000)x5 = 11.71\*  
REQUIRED SPACES = 11.71x0.5 = 5.85

\*50% REDUCTION IS ALLOWED WITHIN PREMIUM TRANSIT AREA

5-5(D) MOTORCYCLE PARKING = 1 SPACE PER 0-25 TOTAL PARKING SPACES

5-5(E) BICYCLE PARKING = 3 SPACES

NMBC, SECTION 2, TABLE 1106.1 - ACCESSIBLE PARKING SPACES  
1 TOTAL REQUIRED, 1 TO BE VAN ACCESSIBLE

TOTAL OFF-STREET SPACES PROVIDED = 14 SPACES  
STANDARD PARKING PROVIDED = 13 SPACES  
ADA/VAN PARKING PROVIDED = 1 VAN

MOTORCYCLE PARKING PROVIDED = 1 SPACE

TRAFFIC CIRCULATION  
LAYOUT APPROVED

Emmet Armijo 1/26/2023  
Signed Date

GENERAL NOTES

- A. USE FULL SCALE DRAWINGS FOR CONSTRUCTION PRINTED ON 24X36 "D" SIZE PAPER; DO NOT SCALE DRAWINGS
- B. REFER TO NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) STANDARD DRAWING 608-001-1 "PEDESTRIAN ACCESSIBLE ROUTE GENERAL NOTES" FOR STANDARD RAMP AND STAIR DETAILS ON CONSTRUCTING SITE STEPS, RAMPS, FINISHES AND OTHER REQUIREMENTS; ANY DETAILS OR REQUIREMENTS IN THAT DOCUMENT SUPERCEDE THESE DETAILS AND WHERE ANY DETAILS IN THAT DOCUMENT OR OTHER CURRENT ADA STANDARDS CONFLICT WITH THESE DETAILS, OR EACH OTHER, THE MOST STRINGENT REQUIREMENTS SHALL APPLY
- C. PROVIDE EXTERIOR GRADE SEALANTS AT EXPANSION JOINTS AT SIDEWALKS AND OTHER CONCRETE AREAS
- D. WASTE RECEPTACLE AND ENCLOSURE DESIGN SHALL COMPLY WITH COA SOLID WASTE MANAGEMENT DEPARTMENT STANDARD DETAILS AND REQUIREMENTS
- E. PROVIDE POSITIVE GRADING AROUND THE ENTIRE BUILDING
- F. LANDSCAPING AND SIGNAGE 3'H TO 8'H (AS MEASURED FROM GUTTER PAN) SHALL NOT BE IN CLEAR SIGHT TRIANGLE
- G. RE: GRADING & DRAINAGE PLAN FOR ADDITIONAL INFORMATION
- H. LANDSCAPING SHOWN FOR REFERENCE ONLY
- I. ALL IMPROVEMENTS IN THE RIGHT OF WAY MUST BE INCLUDED ON THE FINAL WORK ORDER
- J. GREASE TRAP MAY NOT BE LOCATED INSIDE OF WASTE RECEPTACLE ENCLOSURE; COORDINATE EXACT LOCATION OUTSIDE OF WASTE RECEPTACLE ENCLOSURE WITH ARCHITECT
- K. TREATMENT OF NEW ACCESS POINTS, CURB CUTS AND/OR DRIVE PADS SHALL COMPLY WITH COA DPM CHAPTER 26, SECTION 6
- L. ALL NEW RAMPS MUST INCLUDE TRUNCATED DOMES
- M. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER TO MATCH EXISTING ADJACENT SIDEWALK, CURB & GUTTER PER COA STD DETAILS; COORDINATE WITH CIVIL ENGINEER

SHEET KEYNOTES

- FREESTANDING SIGN, PROVIDE POWER FOR LIGHTING; SIGN DESIGN SHALL COMPLY WITH IDO TABLE 5-12-12: 100 SF MAX AREA AND 26 FT MAX HEIGHT; COORDINATE FINAL DESIGN AND FOOTING REQUIREMENTS WITH OWNER'S SIGN CONSULTANT
- ADA PARKING STALL AT 1% MIN TO 2% MAX SLOPE; 4" WIDE STRIPING, MARKED WITH PAINTED ADA MARKING LOCATED AT END OF STALL AND FACING DIRECTION AS SHOWN AND FREESTANDING SIGN, RE: D3/AS501; PAINT ALL STRIPING BLUE
- MOTORCYCLE PARKING WITH PAVEMENT LABEL IN "WHITE"; PROVIDE FREESTANDING SIGN
- ADA LOW-SLOPE RAMP; RE: COA STD DWG 2440
- ADA ACCESS AISLE; 4" WIDE STRIPING; PAINT ADA BLUE
- PROPERTY LINE
- NEW ASPHALT PAVING WITH PARKING STALLS AT 1% MIN TO 6% MAX SLOPE; PROVIDE 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES, 2 COATS MIN; PARKING LOT REQUIREMENTS SHALL COMPLY WITH COA STANDARD DETAILS AND MINIMUM REQUIREMENTS FOR PARKING LOTS
- DOUBLE WASTE RECEPTACLE AND ENCLOSURE; RE: GENERAL NOTE "J" THIS SHEET AND D6/AS501
- BICYCLE SPACES, SPACE AND RACK DESIGN SHALL COMPLY WITH IDO SECTION 5-5(E); RE: C5/AS501
- 6" MIN TO 8" MAX CONCRETE BARRIER CURB AND GUTTER AT SIDEWALK
- 6" MIN TO 8" MAX CONCRETE BARRIER CURB AND GUTTER AT GRADE
- 6" WIDE x 7'-0" LONG PRE-CAST CONC WHEEL STOP; INSTALL MIN OF 2'-0" FROM FRONT EDGE OF SIDEWALK TO FRONT FACE OF STOP; ANCHOR TO PARKING LOT SURFACE
- RETAINING WALL
- LANDSCAPING AND IRRIGATION
- CONCRETE CROSSWALK LEVEL WITH DRIVE
- CROSSWALK AT SPEED HUMP
- "DO NOT ENTER" (R5-1; COA DWG 2600-603) "STOP" (R1-1; COA DWG 2600-601) FREESTANDING SIGN (RE: COA DWG 2600-702 FOR SIGN SUPPORT INSTALLATION)
- 24" SOLID WHITE RETROREFLECTIVE PAVEMENT STRIPE
- SOLID WHITE RETROREFLECTIVE THROUGH LANE ARROWS, TYP; RE: COA DWG 2600-105
- SOLID WHITE RETROREFLECTIVE WORD PAVEMENT MARKING; WORD HEIGHTS TO COMPLY WITH COA STD DETAILS
- CLEAR SIGHT TRIANGLE; RE: GENERAL NOTE "F" THIS SHEET

SYMBOLS LEGEND

- [Symbol] = CABLE RISER
- OHU- = OVERHEAD UTILITY LINES
- [Symbol] = OVERHEAD UTILITY POLE
- [Symbol] = ELECTRIC RISER/TRANSFORMER
- [Symbol] = FIRE HYDRANT
- [Symbol] = SEWER MANHOLE
- [Symbol] = STREET LIGHT BOX
- [Symbol] = TELEPHONE RISER
- [Symbol] = TELEPHONE MANHOLE
- [Symbol] = TRAFFIC FLOW
- [Symbol] = UTILITY BOX-TYPE UNKNOWN
- [Symbol] = WATER METER
- [Symbol] = WATER VALVE

STATE OF NEW MEXICO  
JEREMY F. ORTIZ  
No. 5695  
10-05-2022

ARCHIS  
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SUITE 102 D  
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NEW MEXICO 87109  
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ARBY'S RESTAURANT  
22 SEAT NARROW  
6500 CENTRAL AVE SW  
ALBUQUERQUE, NEW MEXICO

Project No. 22-004  
Drawn by: AEH  
Checked by: JFO

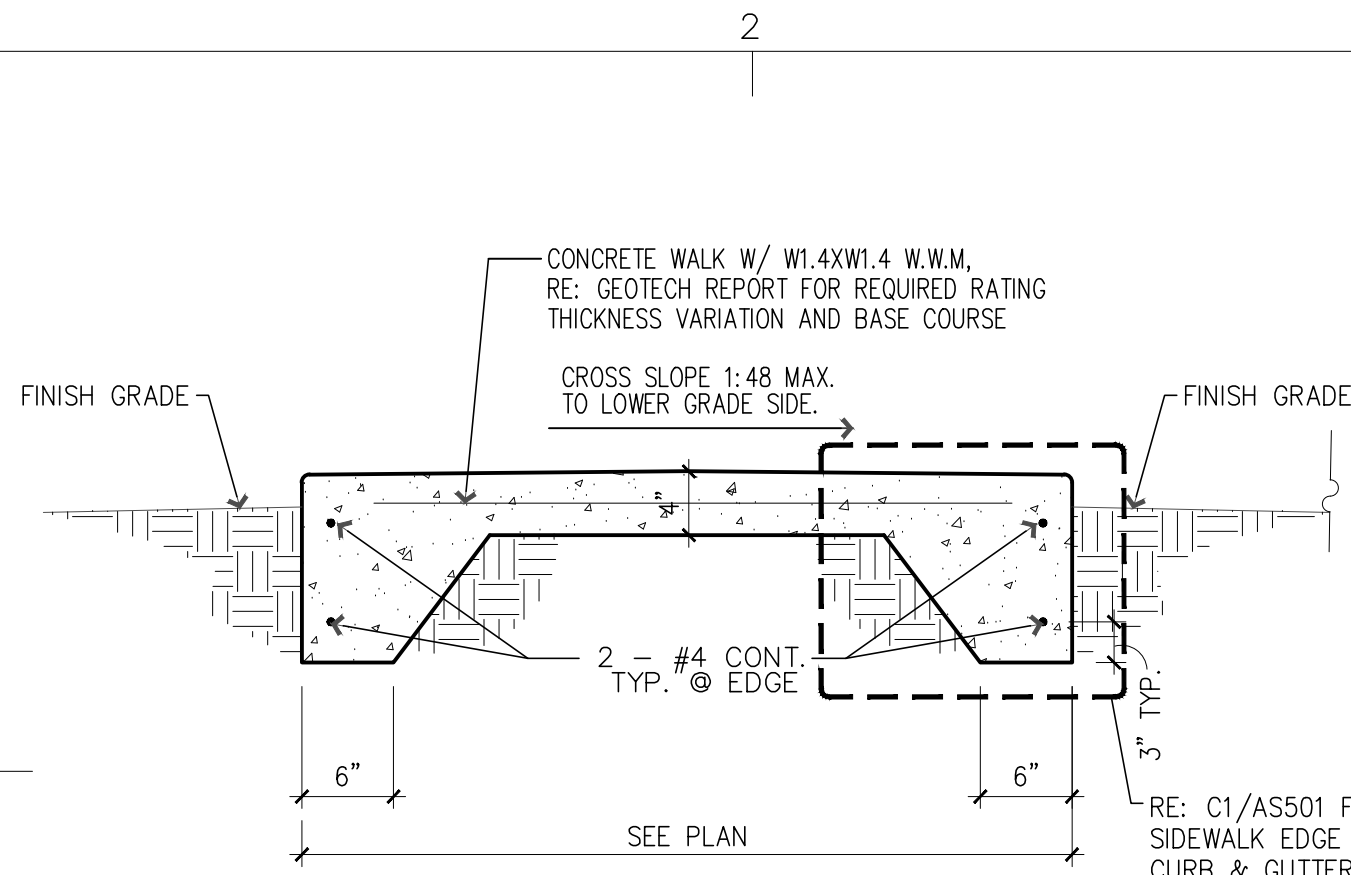
Issue Date:  
October 5, 2022

Revisions:	Date:	11-10-2022	12-22-2022	01-26-2023
SOLID WASTE REVIEW				
TCL RESUBMIT				
TCL - SIDEWALK DIMENSION				

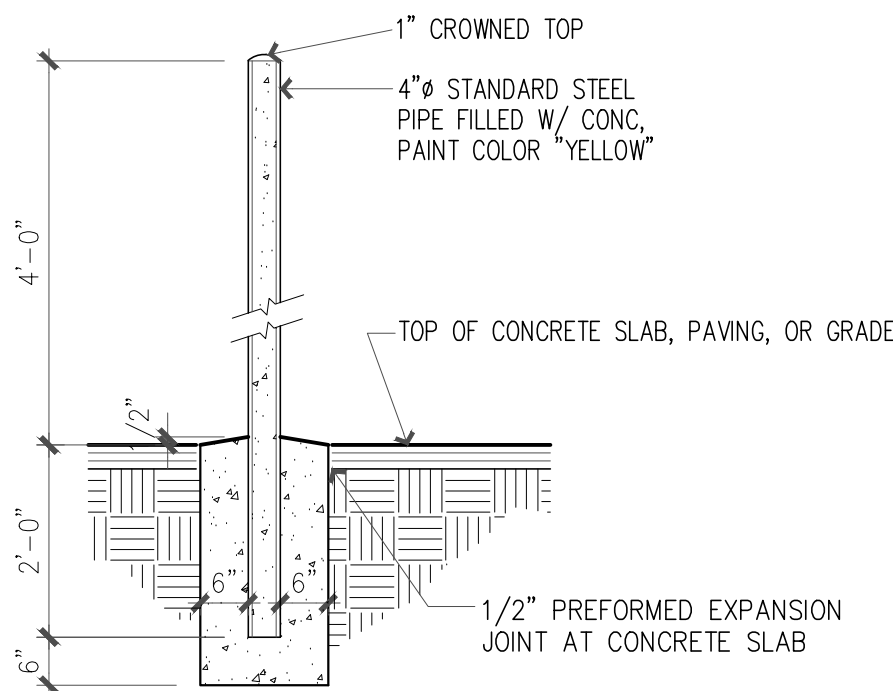
Sheet Title:  
Traffic  
Circulation  
Layout

Sheet No.  
AS100

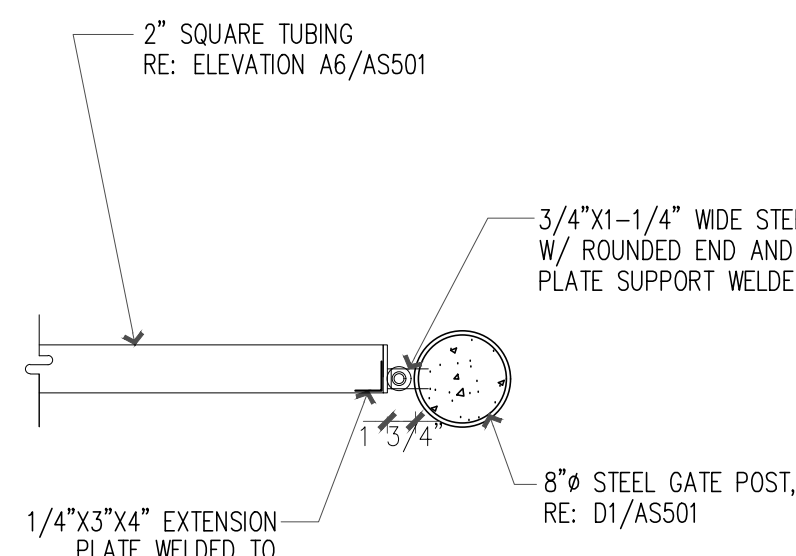




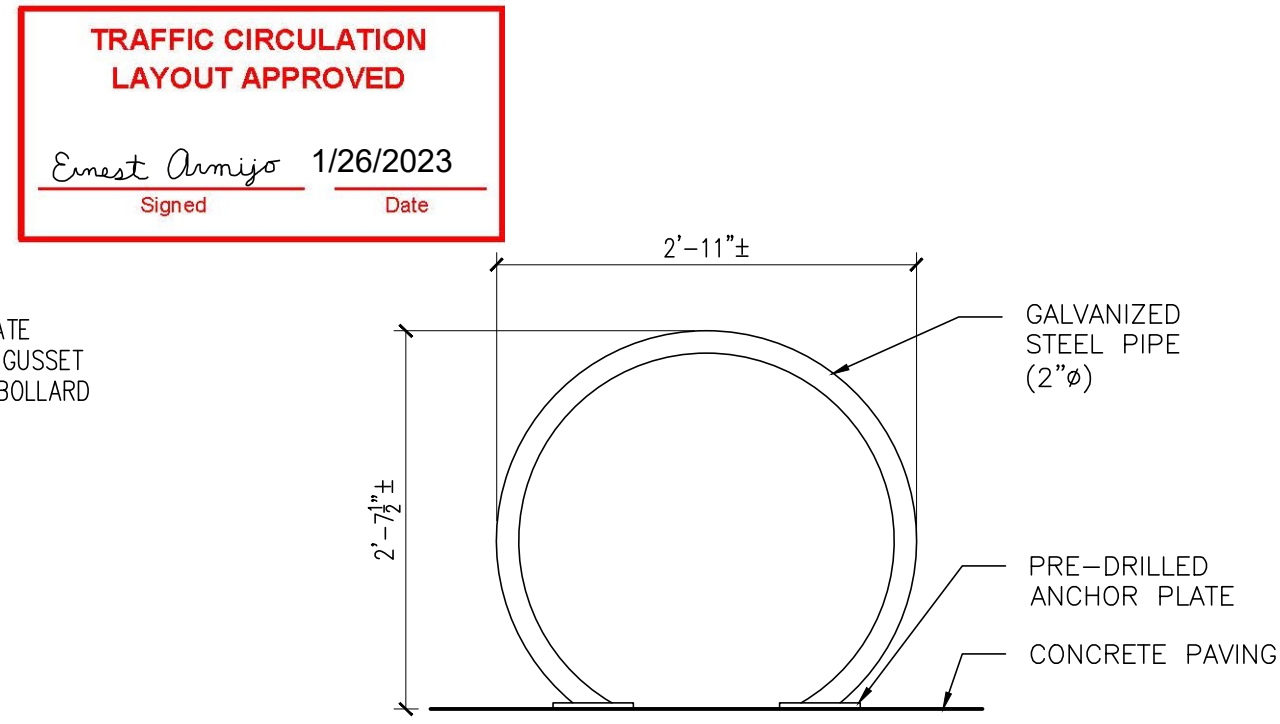
F1 CONCRETE WALK SECTION  
SCALE: 1" = 1'-0"



F3 STEEL PIPE BOLLARD  
SCALE: 1/2" = 1'-0"



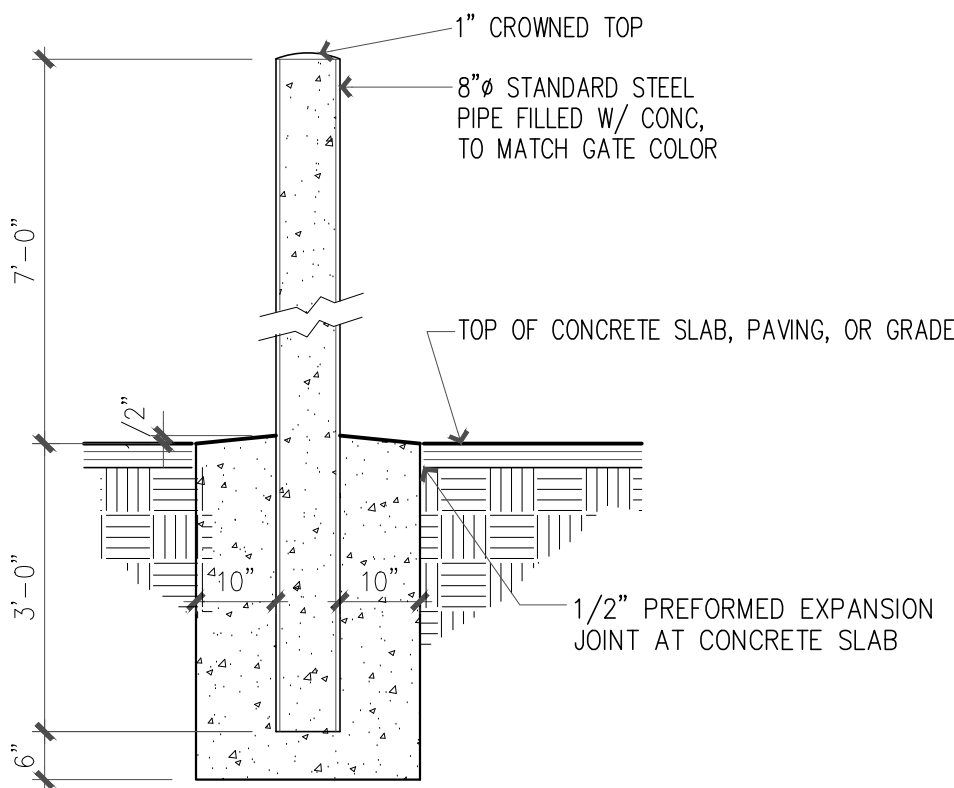
F4 GATE HINGE DETAIL  
SCALE: 1" = 1'-0"



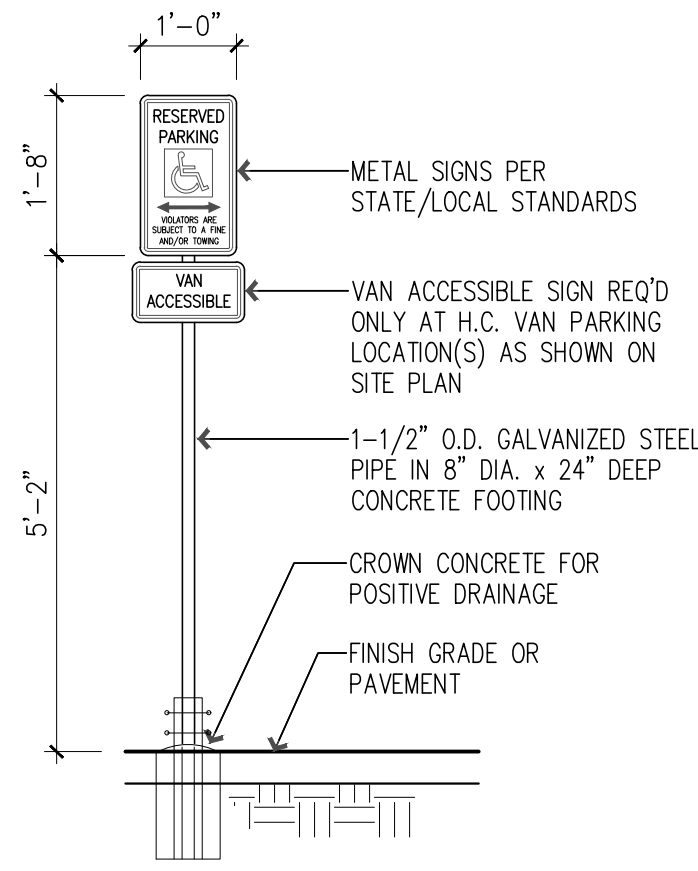
F6 BIKE RACK ELEVATION  
SCALE: 3/4" = 1'-0"

## GENERAL NOTES

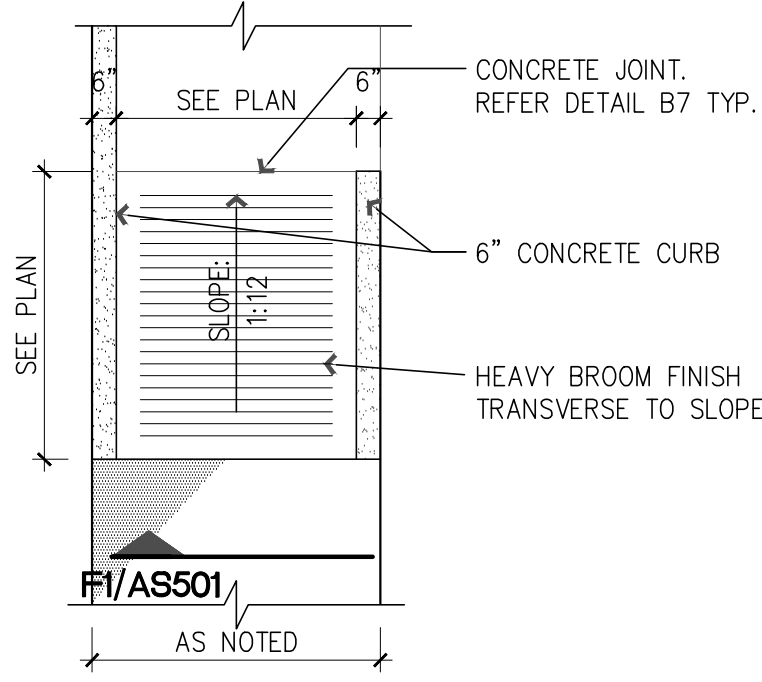
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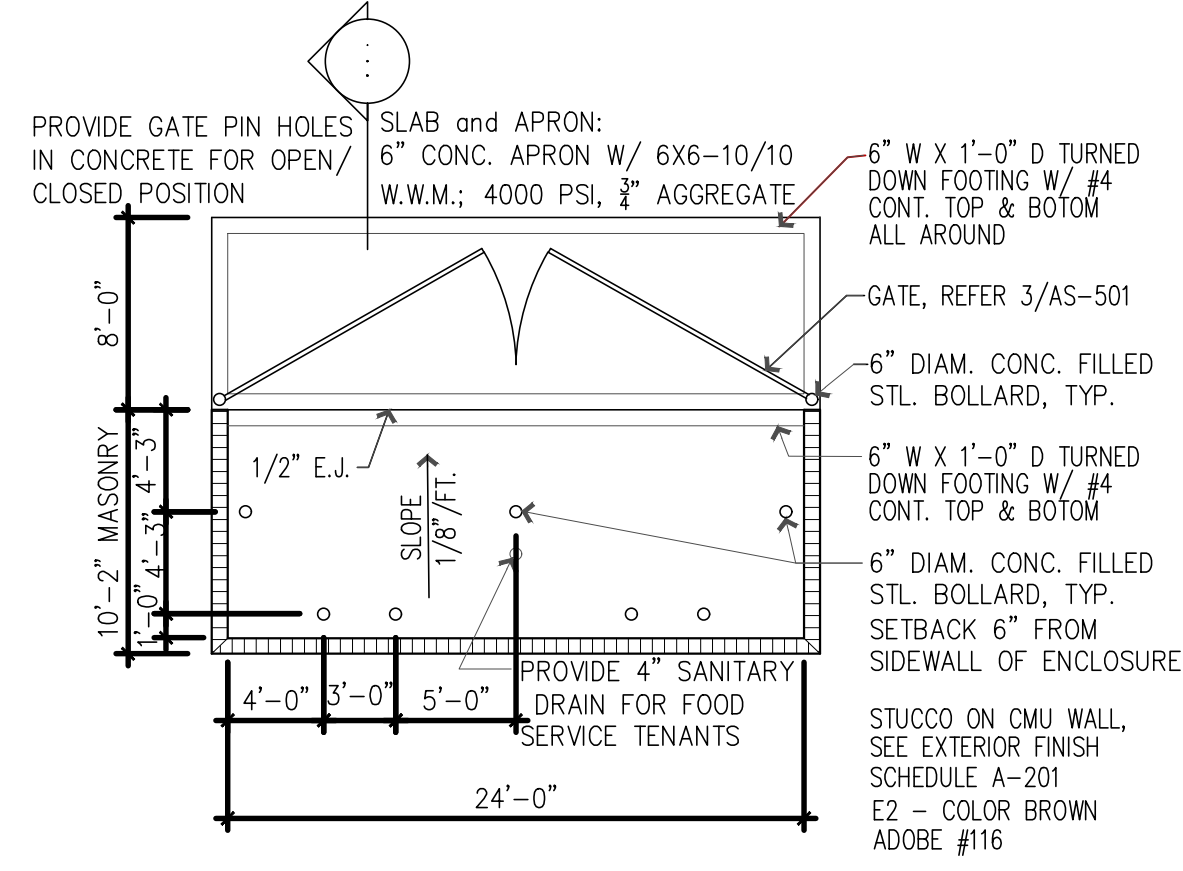
D1 STEEL GATE POST  
SCALE: 1/2" = 1'-0"



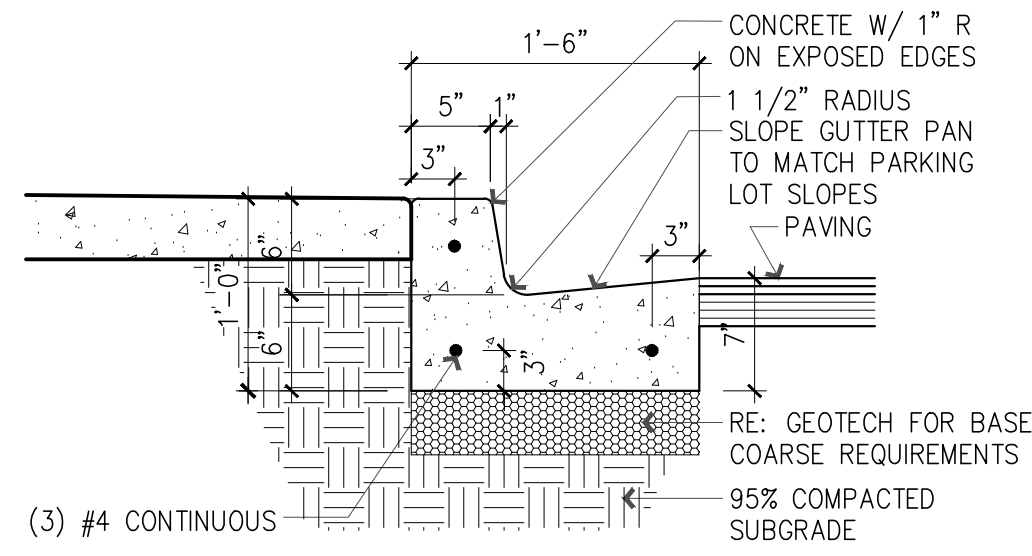
D3 VAN ACCESSIBLE PARKING SIGN  
SCALE: 1/2" = 1'-0"



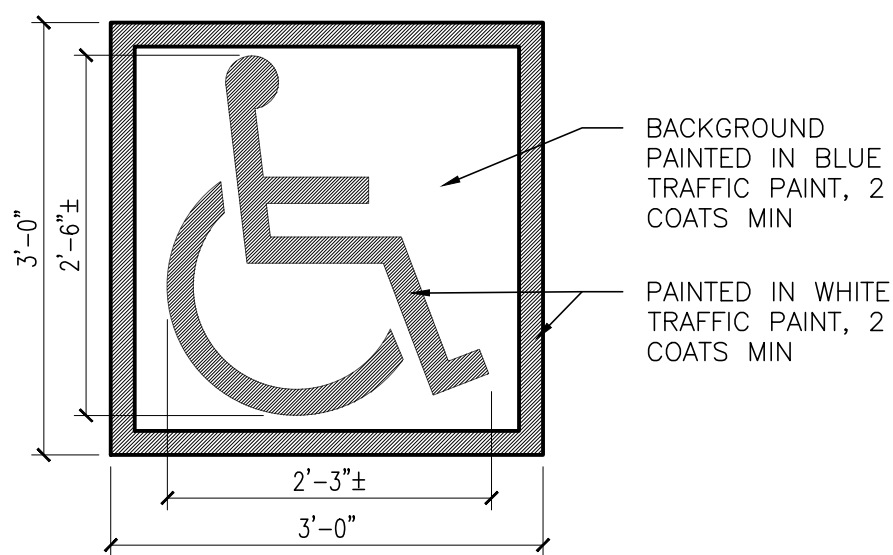
D5 LOW SLOPE RAMP  
SCALE: 1/4" = 1'-0"



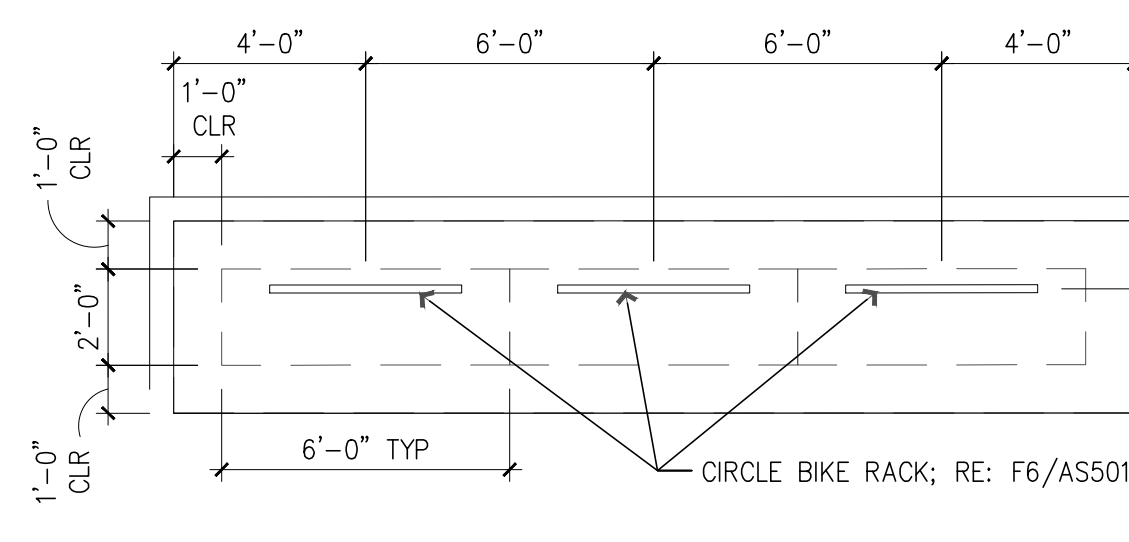
D6 TRASH ENCLOSURE PLAN  
SCALE: NTS



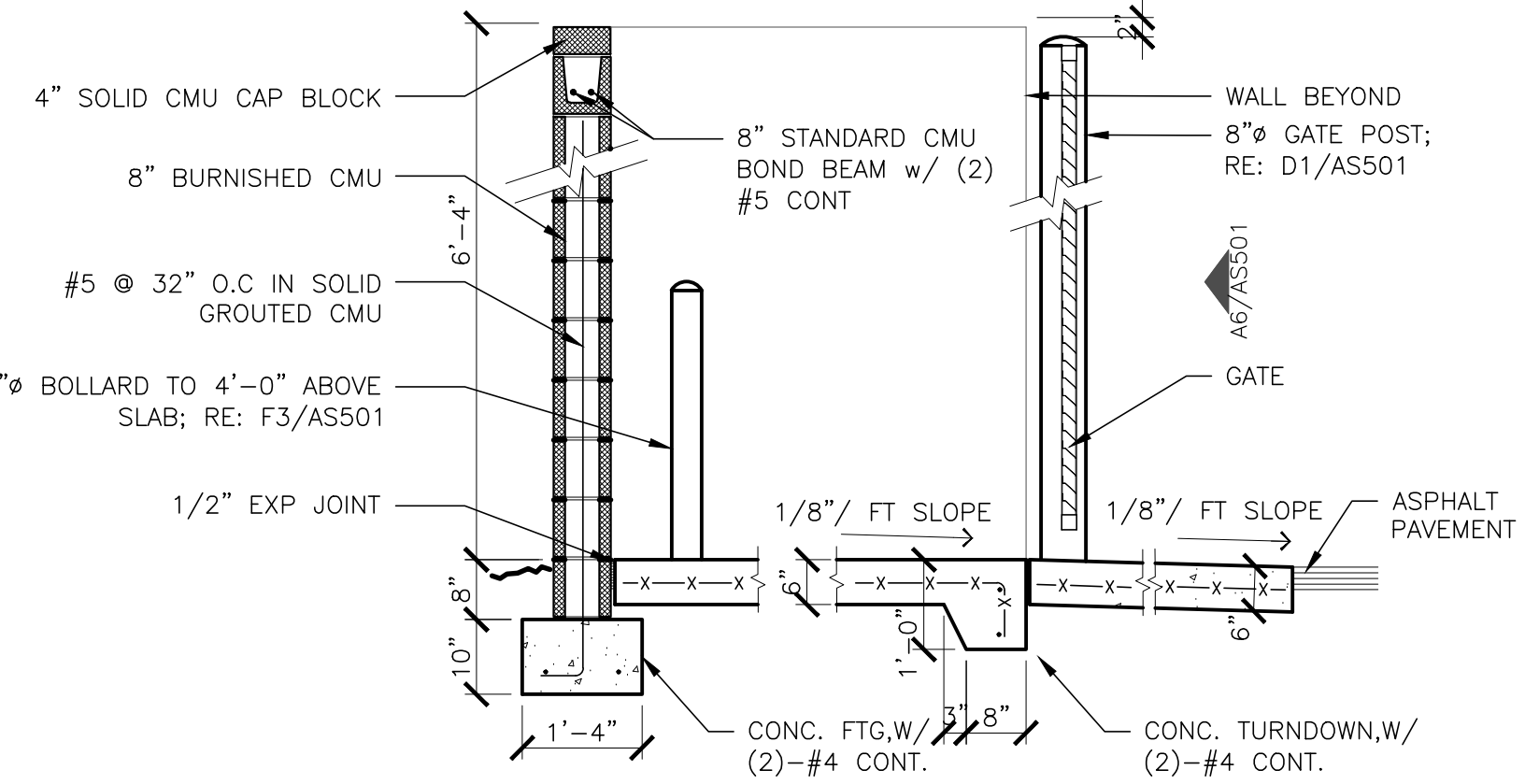
C1 CONCRETE CURB & GUTTER AT SIDEWALK  
SCALE: 1" = 1'-0"



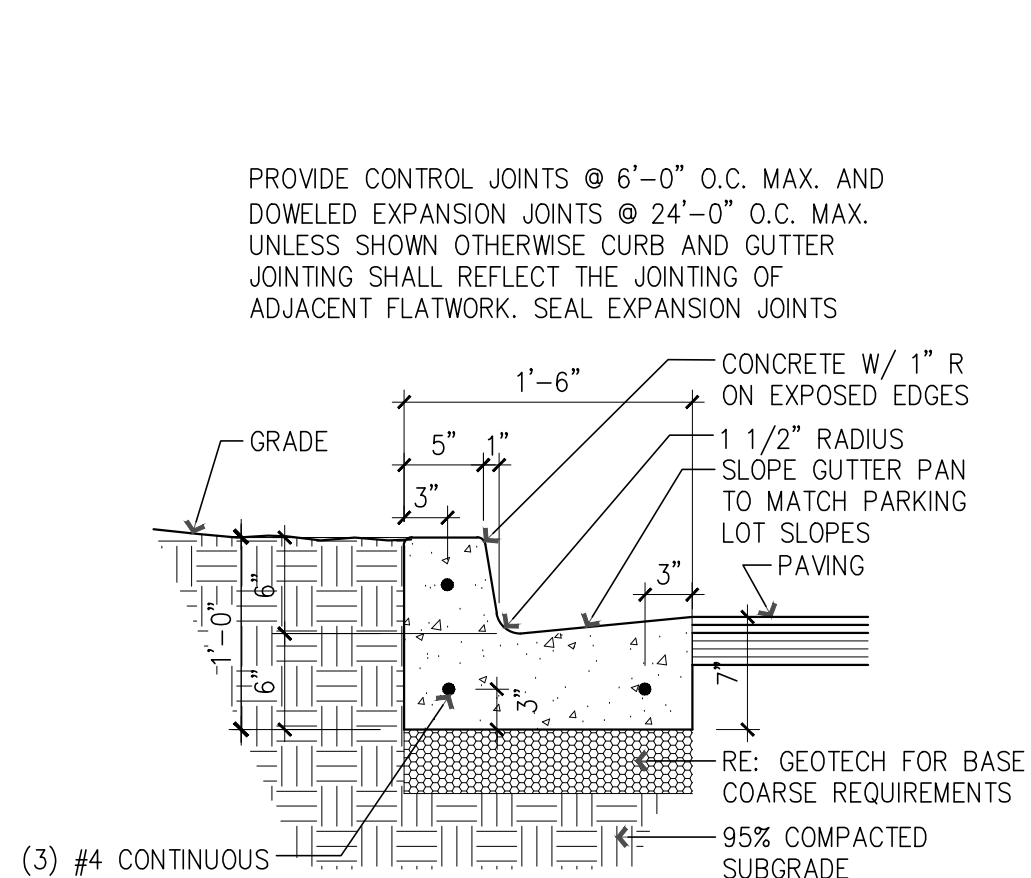
C3 ACCESSIBLE PARKING PAVEMENT MARKING  
SCALE: 3/4" = 1'-0"



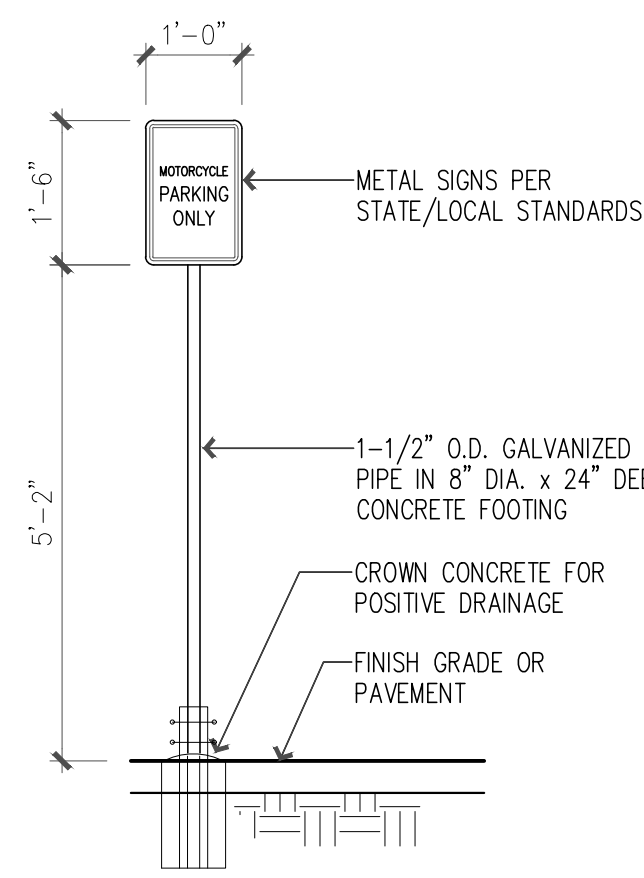
C5 BIKE RACK SPACES PLAN  
SCALE: 1/4" = 1'-0"



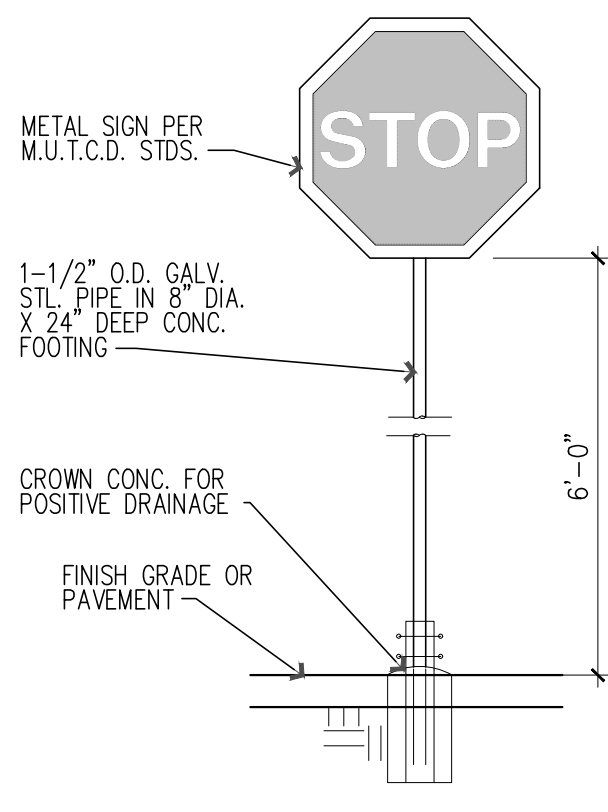
C6 TRASH ENCLOSURE SECTION  
SCALE: 1/2" = 1'-0"



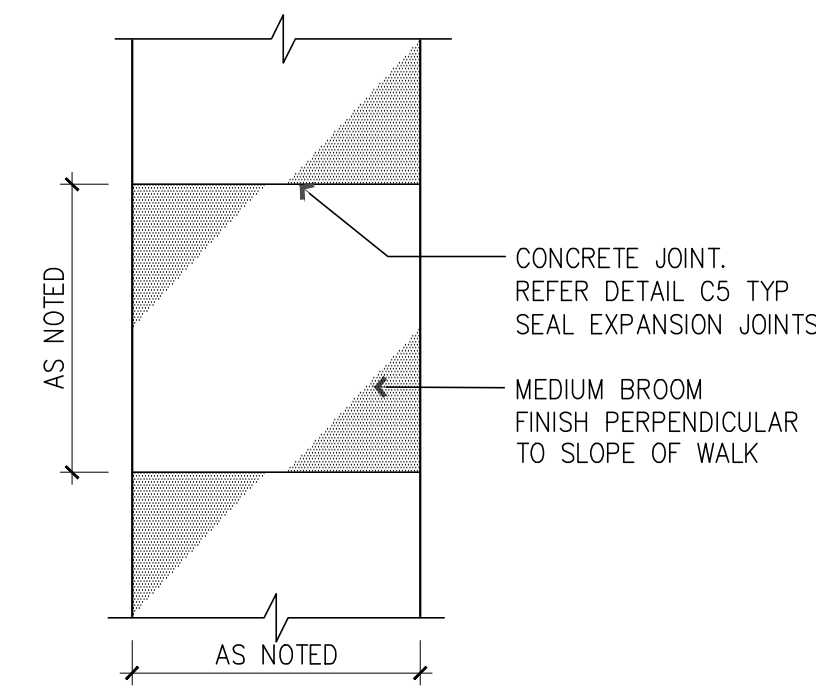
A1 CONCRETE CURB & GUTTER AT GRADE  
SCALE: 1" = 1'-0"



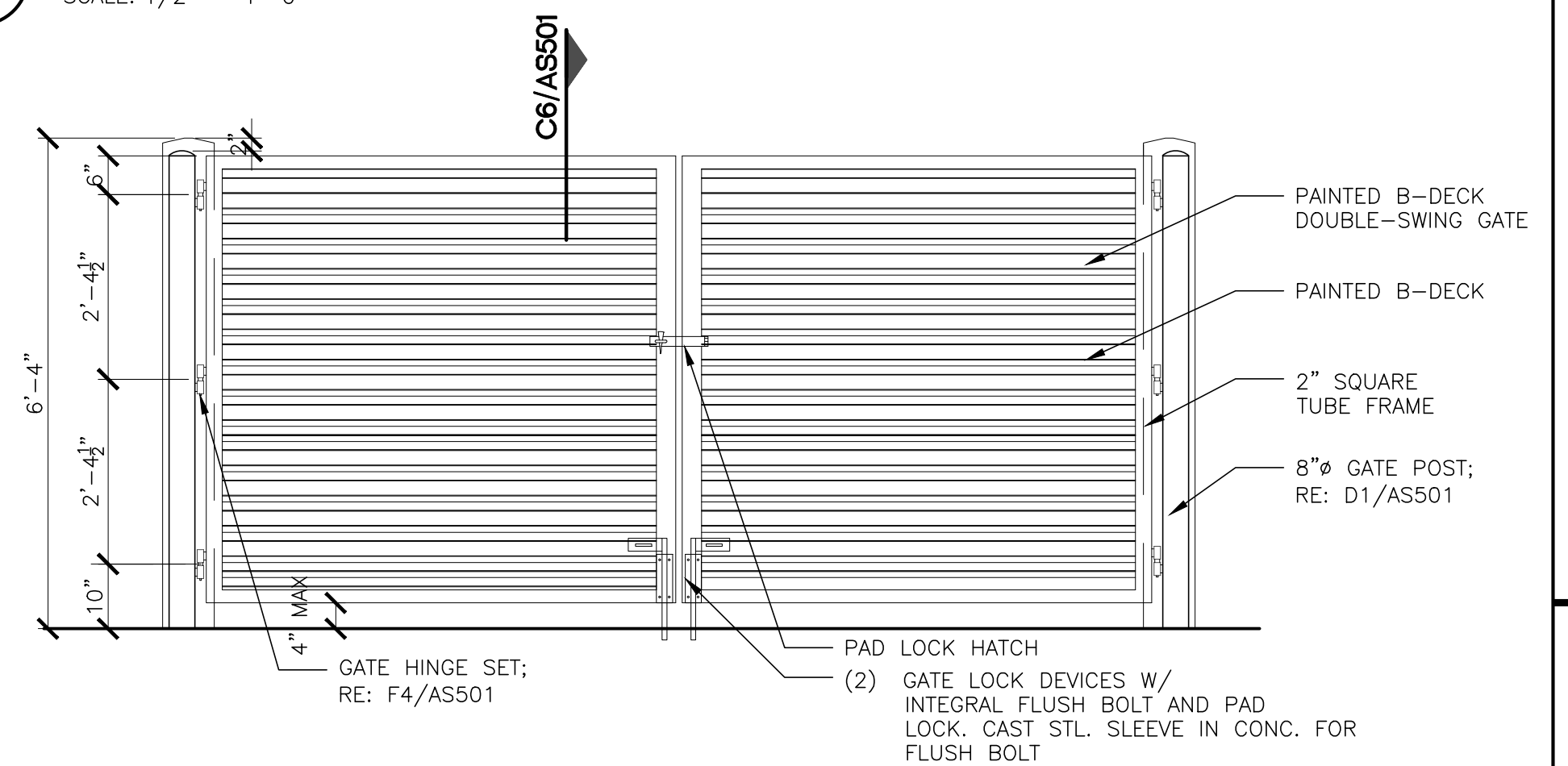
A3 MOTORCYCLE PKG SN  
SCALE: 1/2" = 1'-0"



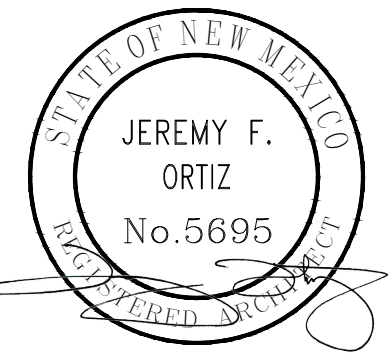
A3 STOP SIGN  
SCALE: 1/2" = 1'-0"



A5 CONCRETE WALK PLAN  
SCALE: 1/4" = 1'-0"

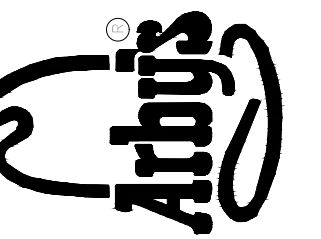


A6 TRASH ENCLOSURE GATE ELEVATION  
SCALE: 1/2" = 1'-0"



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Issue Date:  
October 5, 2022

Revisions:	Date:	By:	Check:
TCL RESUBMIT	12-22-2022		

Sheet Title:  
Preliminary  
Architectural  
Site Details

Sheet No.  
AS501