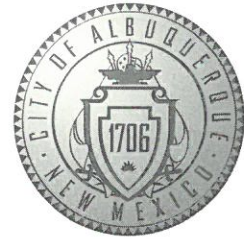


CITY OF ALBUQUERQUE



February 26, 2020

Fred C. Arfman
Isaacson & Arfman inc.
128 Monroe Street NE
Albuquerque, NM 87108

Re: Starbuck Drive-Thru
1314 Gibson Blvd. SE Albuquerque NM 87106
Traffic Circulation Layout
Engineer's/Architect's Stamp 02-17-20 (L15D041)

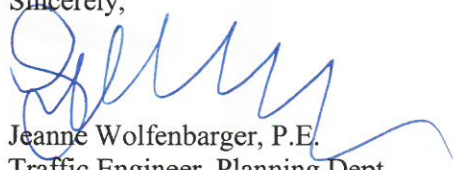
Dear Mr. Arfman

The TCL submittal received 02-19-2020 is approved for Building Permit **with the condition of checking the re-plat 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.

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 front counter personnel for log in and evaluation by Transportation.

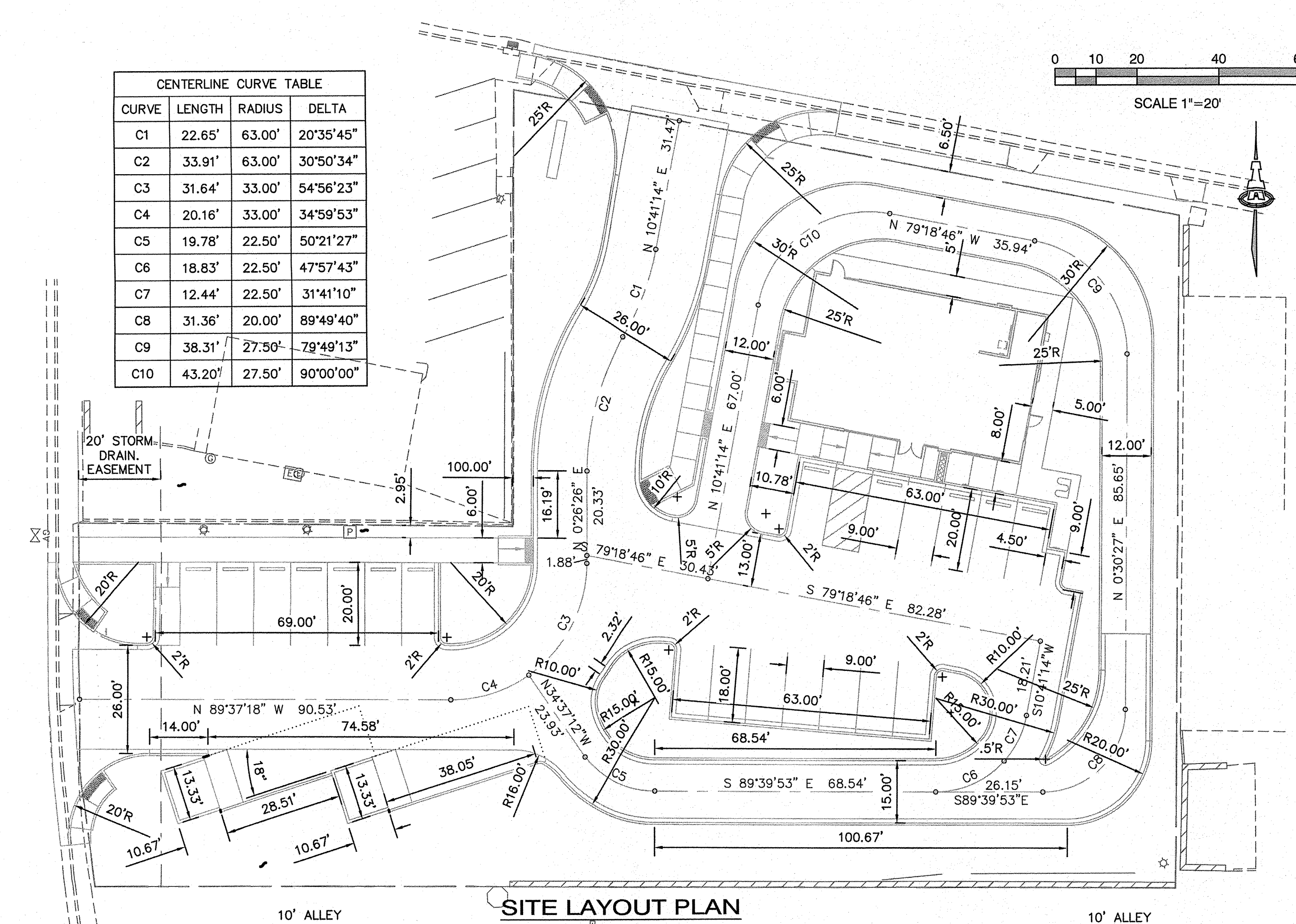
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,


Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

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

\MM via: email
C: CO Clerk, File










1. REFLECTORIZED PAVEMENT MARKING ACCESSIBILITY SYMBOL; SEE DETAIL SHEET CP-502.
2. PAVEMENT MARKING 4" SOLID WHITE STRIPE.
3. CURB PAINTED RED WITH SAFETY WHITE LETTERING "FIRE LANE-NOT PARKING" AT 12'-0" O.C.
4. ADA ACCESSIBLE PARKING SIGN; SEE DETAIL SHEET CP-502.
5. MOTORCYCLE PARKING SIGN; SEE DETAIL SHEET CP-502.
6. CROSS WALK PAVEMENT MARKINGS; SEE DETAIL SHEET CP-502.
7. 24" WIDE X 15' LONG PAINTED 'STOP BAR'.
8. NEW STOP SIGN.
9. PCC WHEEL STOP PER DETAIL ON SHEET CP-501.
10. 4" WHITE DIAGONAL STRIPING AT 4' O.C. (ON ASPHALT ONLY)
11. "NO PARKING" - 12" WHITE LETTERS.
12. BIKE RACK PER DETAIL SHEET CP-502.
13. "ONE WAY" AND ARROW AND "DO NOT ENTER" PAVEMENT MARKINGS AND SIGNAGE PER DETAIL SHEET CP-502.
14. 4' WIDE PEDESTRIAN CROSSING @ 1.5% CROSS-SLOPE (2% MAX)
15. UNUSED CURB CUTS TO BE REPLACED WITH NEW SIDEWALK AND CURB AND GUTTER PER COA STD DWGS 2430 AND 2415A.
16. ASPHALT PAVEMENT PER SECTION ON SHEET CP-501.
17. ALL BROKEN OR CRACKED SIDEWALK AND CURB AND GUTTER TO BE REPLACED WITH NEW SIDEWALK AND CURB AND GUTTER PER COA STD DWGS 2430 AND 2415A.
18. DUMPSTER ENCLOSURE PER DETAIL SHEET CP-501.
19. NON-ILLUMINATED BOLLARD PER DETAIL SHEET CP-502.
20. CLEARANCE BAR, SEE STRUCTURAL AND ELECTRICAL PLANS.
21. "TO GO" PARKING SIGN, PER DETAIL SHEET CP-502.
22. STAR PATTERN GRAPHIC, SEE DETAIL SHEET CP-502.
23. ILLUMINATED DIRECTIONAL SIGN SEE STRUCTURAL AND ELECTRICAL PLANS.
24. PRE MENU BOARD, SEE STRUCTURAL AND ELECTRICAL PLANS.
25. ORDER SCREEN WITH CANOPY AND DETECTOR LOOP, PER SHEET CP-502 AND STRUCTURAL AND ELECTRICAL PLANS.
26. MENU BOARD PER DETAIL SHEET CP-502.
27. DRIVE THRU BUMP OUT WITH DETECTOR LOOP, PER DETAIL SHEET CP-502.

1. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ADJUST ALL UTILITY CLEANOUTS & WATER VALVES TO FINAL GRADE.
4. SEE CG-101 FOR CURB OPENING LOCATIONS.

1. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS.
2. SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE.

RESTAURANT (8 SP / 1000 SF)	
2,200 SF X 8/1,000	= 18 SPACES
ACCESSIBLE PARKING (1 SP / 25 SP)	= 1 AP. SPACE
TOTAL	= 19 SPACES

STANDARD PARKING SPACE	= 19 SPACES
ACCESSABLE PARKING	= 1 AP SPACE
TOTAL	= 20 SPACES
MOTORCYCLE PARKING	= 1 MC SPACE
BICYCLE	= 5 BIKE SPACES

- | | |
|---|------------------------------|
|  | EXISTING CURB AND GUTTER |
|  | PROPOSED CURB AND GUTTER |
|  | FIRE LANE |
|  | CROSS WALK |
|  | TRAFFIC DIRECTION ARROW |
|  | ADA PATH |
|  | EXISTING SITE PERIMETER WALL |

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed

Date

1. SEE COA STD DWG #2426 FOR CONSTRUCTION NOTES.
2. CONTRACTOR SHALL NOTIFY ENGINEER FOR INSPECTION OF FORM-WORK 24 HOURS PRIOR TO PLACEMENT OF CONCRETE FOR ADA RAMPS.

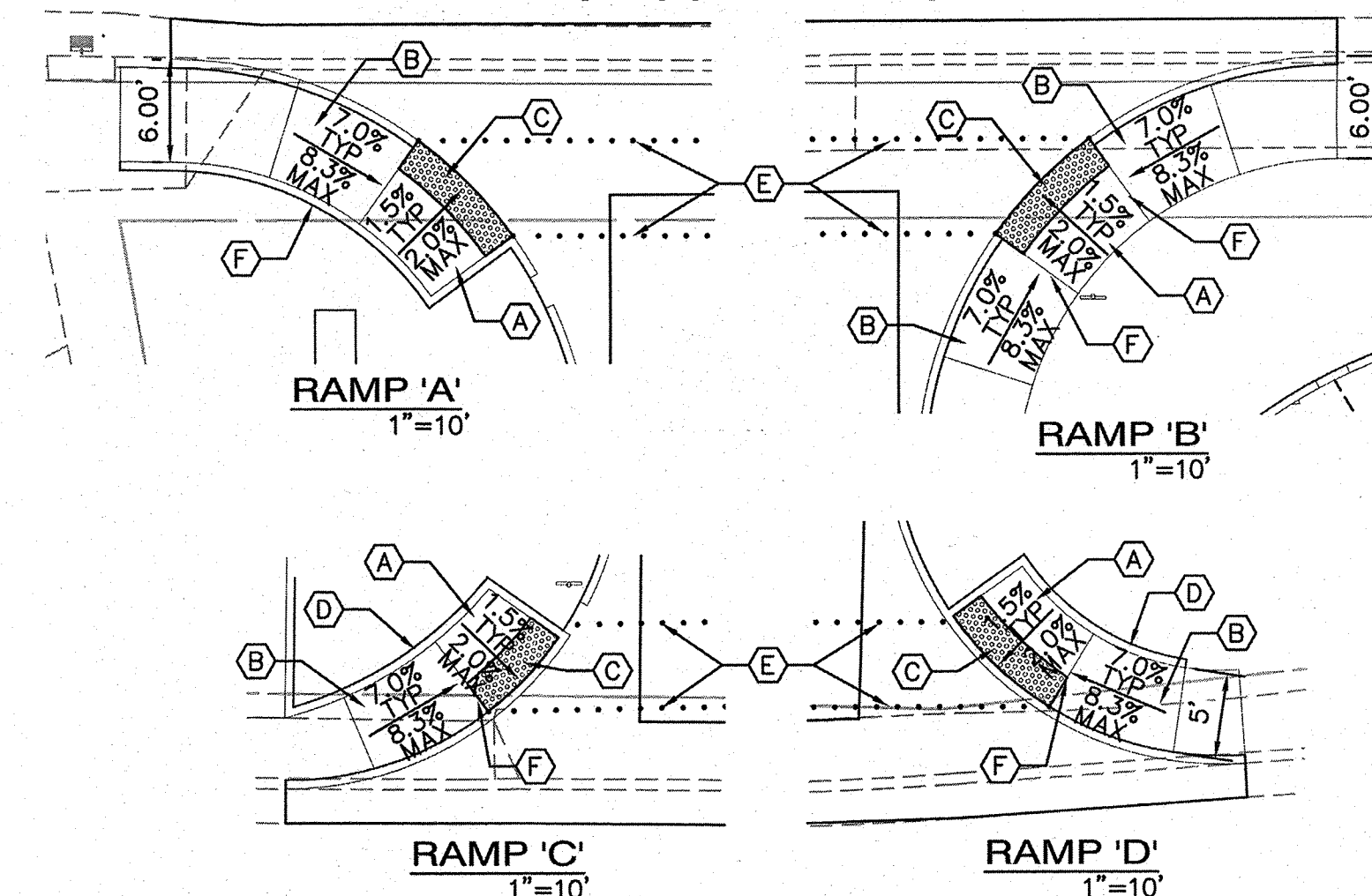
1. DESIGN PER ADA ACCESSIBILITY GUIDELINES (ADAAG).
2. PAYMENT FOR DETECTABLE WARNING SURFACE IS INCIDENTAL TO ADA ACCESSIBLE RAMP PAYMENT ITEM.
3. SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
4. DETECTABLE WARNING SURFACE TO BE A PRODUCT THAT IS CAST-IN-PLACE AND REPLACEABLE.
5. SEGMENTED DETECTABLE WARNING SURFACE AT BACK OF CURB TO BE CUT AND FIT PER MANUFACTURER'S INSTRUCTIONS. THE DETECTABLE WARNING SURFACE SHALL BE NO MORE THAN 5" FROM BACK OF CURB.

RECEIVED
FEB 19 2020
LAND DEVELOPMENT SECTION

TRAFFIC CIRCULATION LAYOUT
APPROVED

[Signature]
Signed _____

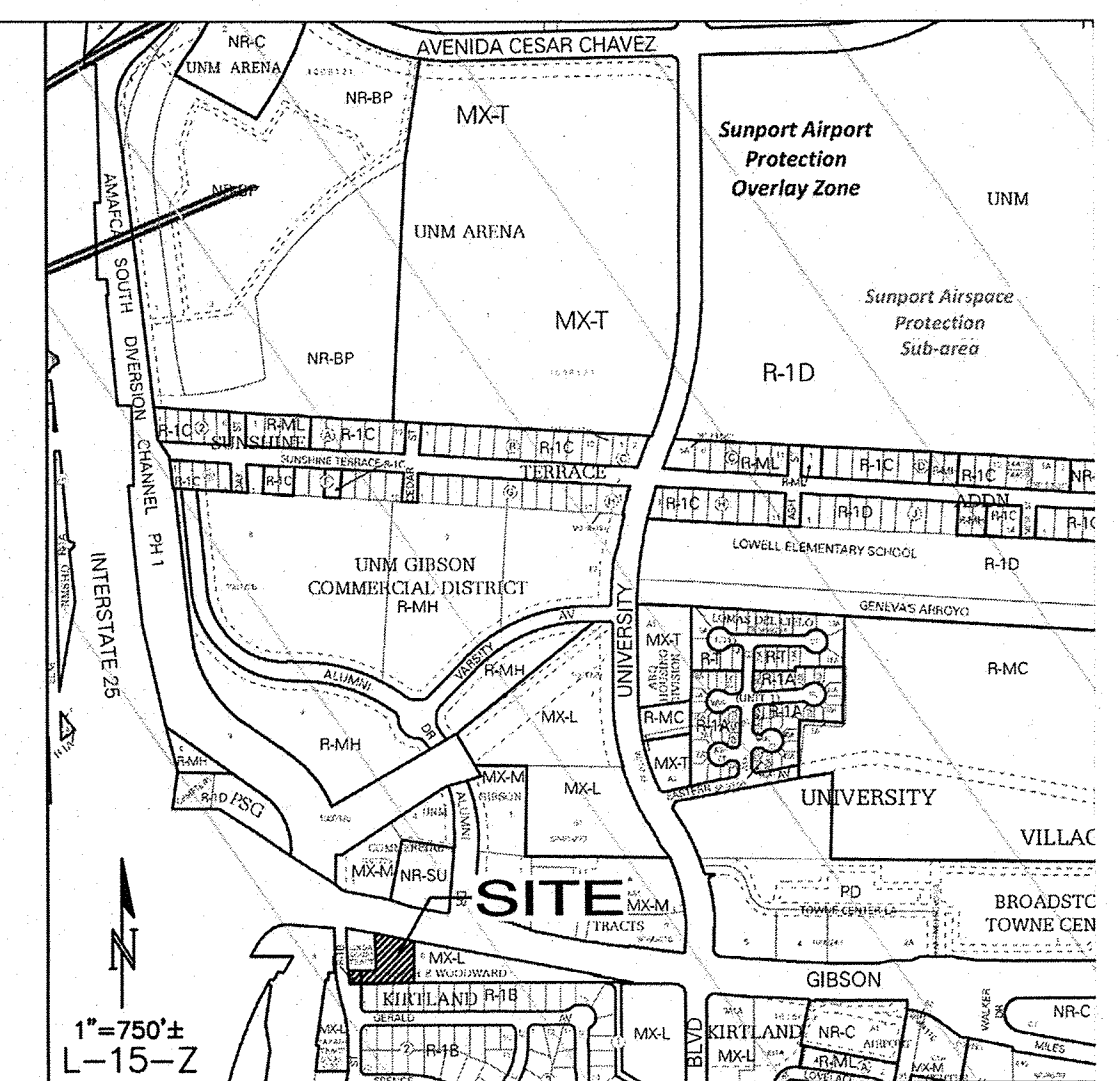
2-26-20
Date _____



ADA RAMP KEYED NOTES

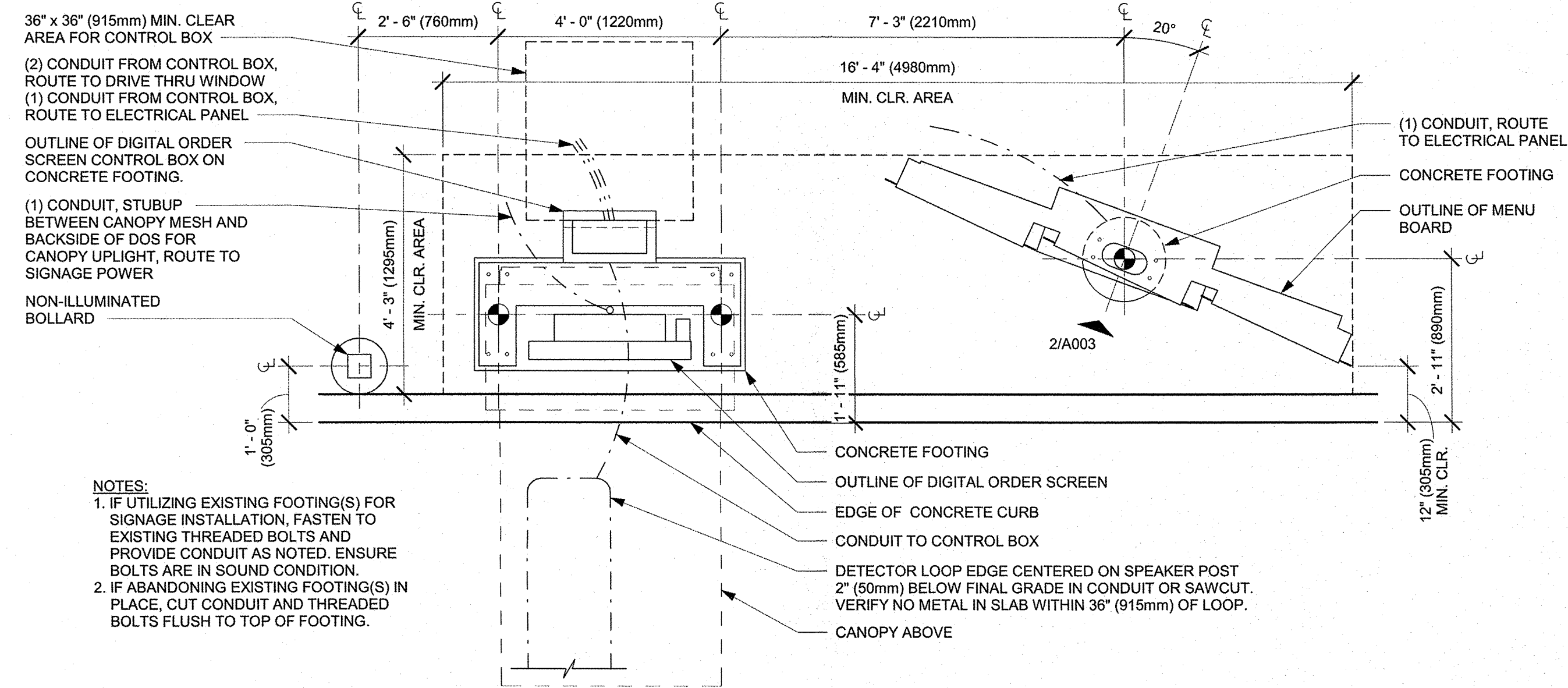
- | | |
|---|--|
| <p>(A) PCC LANDING AREA AT 50:1 SLOPE (MAX.) IN ALL DIRECTIONS.</p> <p>(B) PCC RAMP AT 12:1 MAX. SLOPE OR 15' LONG (MAX.) AND 50:1 MAX CROSS SLOPE.</p> <p>(C) 2' DETECTABLE WARNING SURFACE (TRUNCATED DOMES). CAST IN PLACE, REPLACEABLE.</p> | <p>(D) 6" HEADER CURB PER COA STD DWG #2415B.</p> <p>(E) 4' ADA PATH. SEE DETAIL AT RIGHT.</p> <p>(F) GRADE BREAK.</p> |
|---|--|

ADA ACCESSIBLE RAMPS

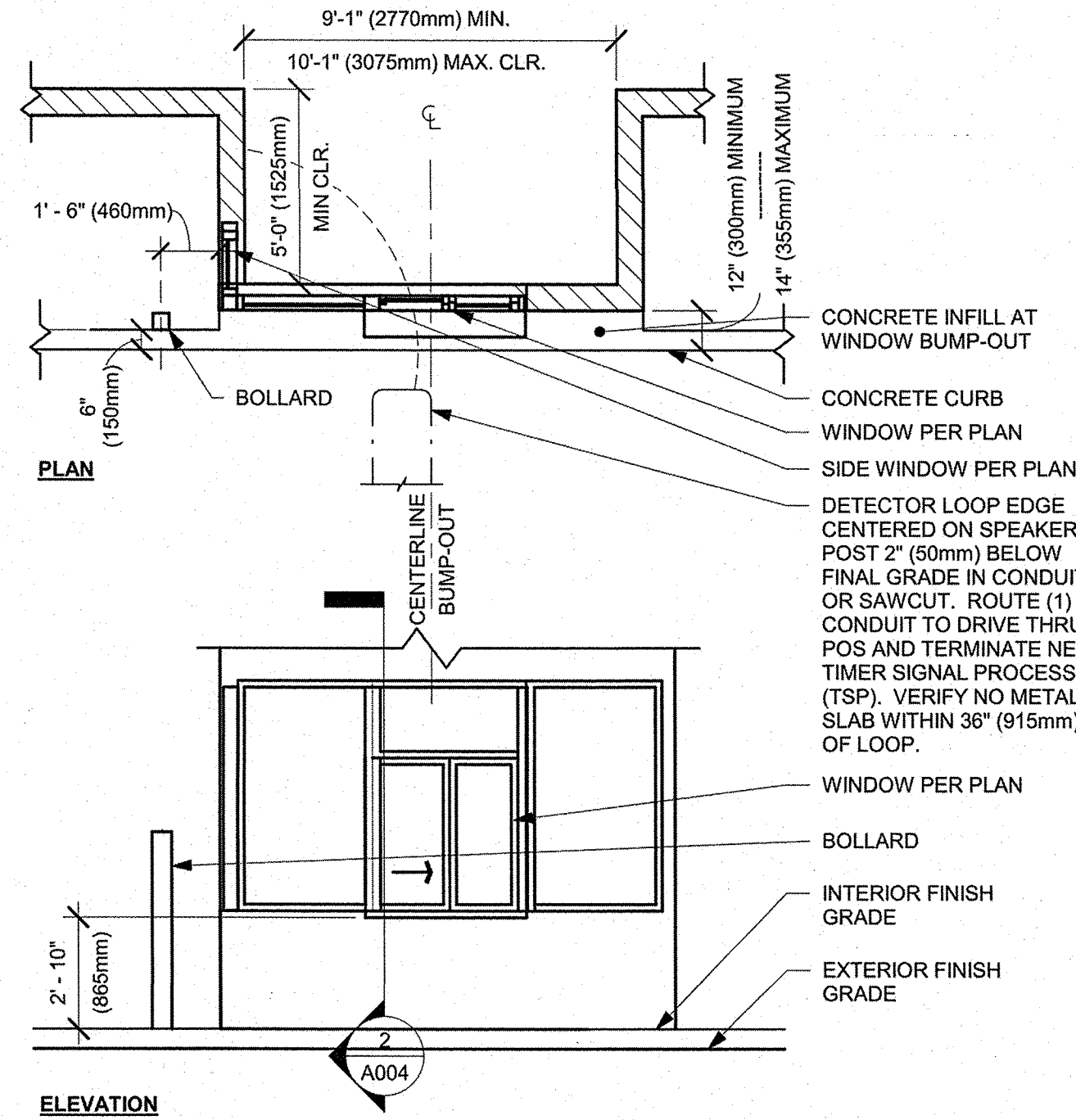


VICINITY MAP

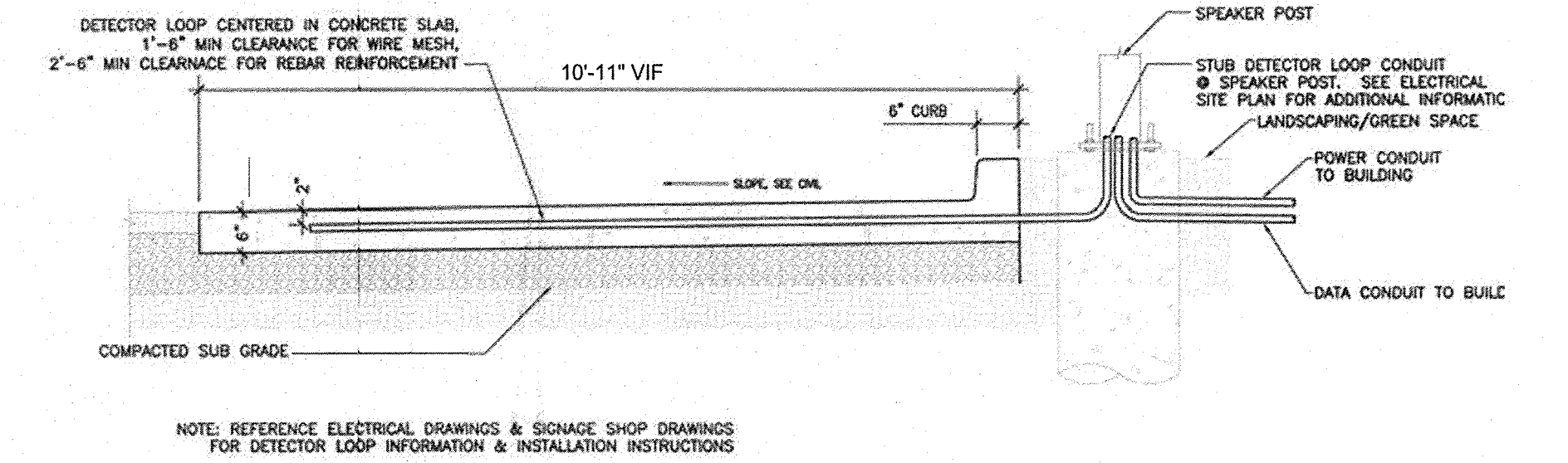
	<h1 style="margin: 0;">Isaacson & Arfman, Inc.</h1> <p style="margin: 0;">Civil Engineering Consultants</p>  <p style="margin-top: 20px;">128 Monroe Street NE Albuquerque, NM 87108 505-268-8628 www.iaacivil.com</p>			
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<h2 style="margin: 0;">STARBUCK DRIVE-THRU</h2> <h2 style="margin: 0;">1314 GIBSON BLVD. S.E. 87106</h2> <hr style="width: 50%; margin: 0 auto;"/> <h3 style="margin: 0;">125 & GIBSON, LLC</h3>				
<h2 style="margin: 0;">SITE TRAFFIC CONTROL & LAYOUT PLAN</h2>				
Date: <div style="border: 1px solid black; padding: 2px; display: inline-block;">2/2020</div>	No.	Revision:	Date:	Job No. <div style="border: 1px solid black; padding: 2px; display: inline-block;">2338</div>
Drawn By: DEC	<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; padding: 5px; font-size: 1.5em; font-weight: bold;">TC-101</div>
Ckd By:	<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; padding: 5px; font-size: 1.5em; font-weight: bold;">SH.5 OF 8</div>



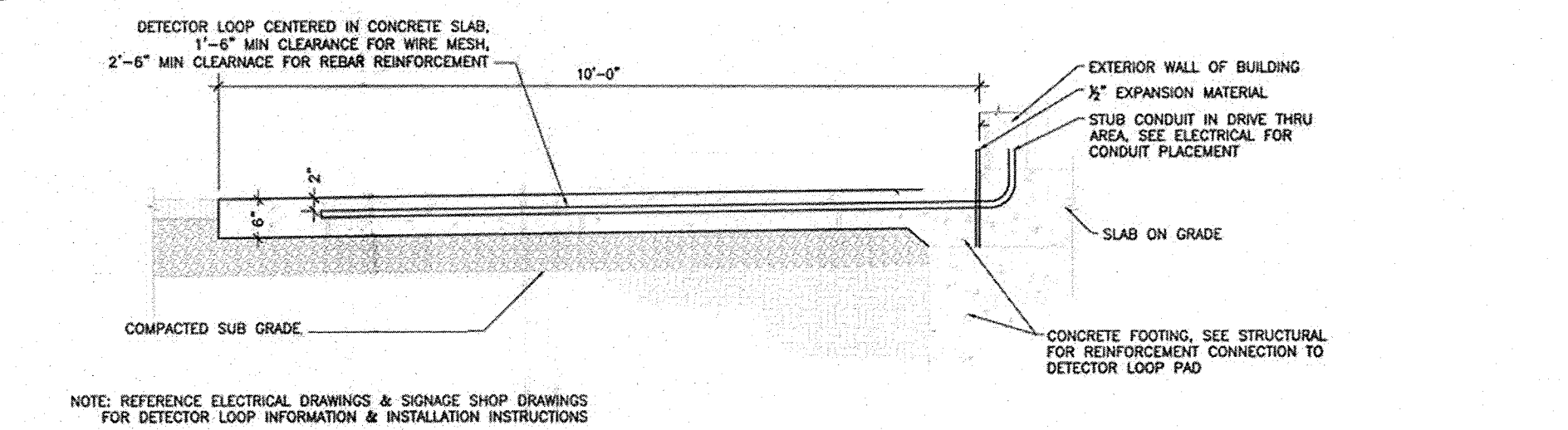
1 DTE - 5 PANEL 20° DT MENU BOARD, DIGITAL ORDER SCREEN WITH CANOPY
Scale: 1/2" = 1'-0"



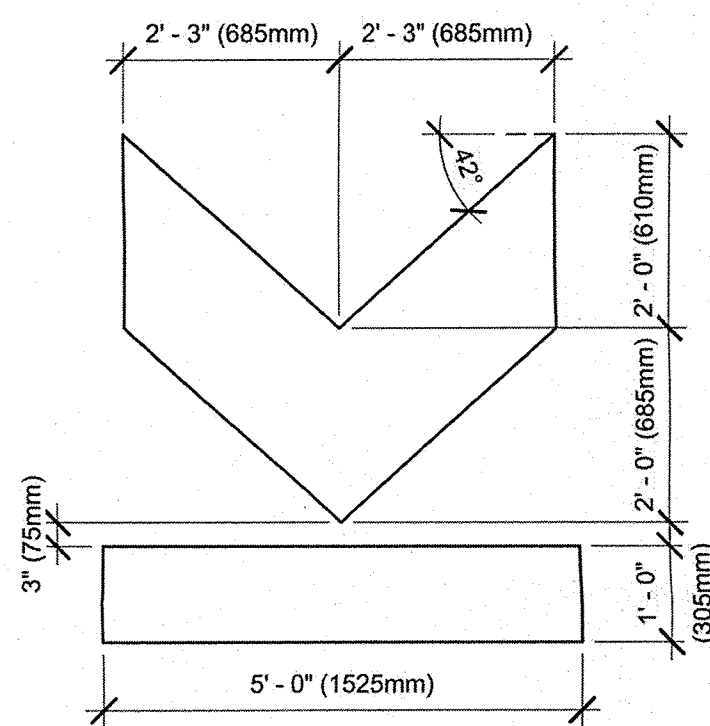
1 DTE - DRIVE THRU WINDOW BUMP-OUT
Scale: 1/4" = 1'-0"



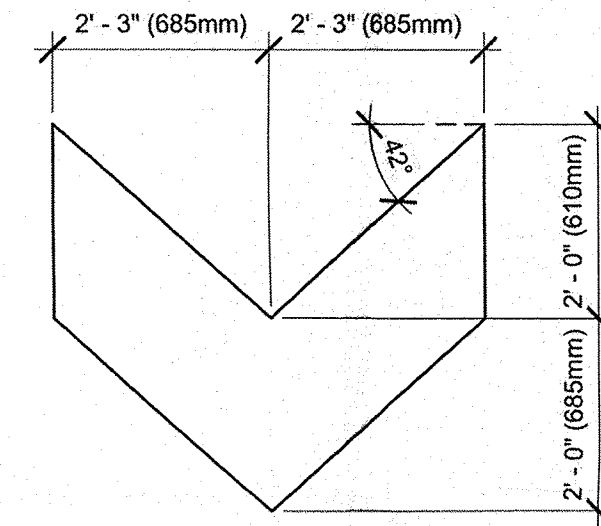
7 SECTION @ DETECTOR LOOP IN CONCRETE PAD AT THE MENU BOARD
Scale: 1/2" = 1'-0"



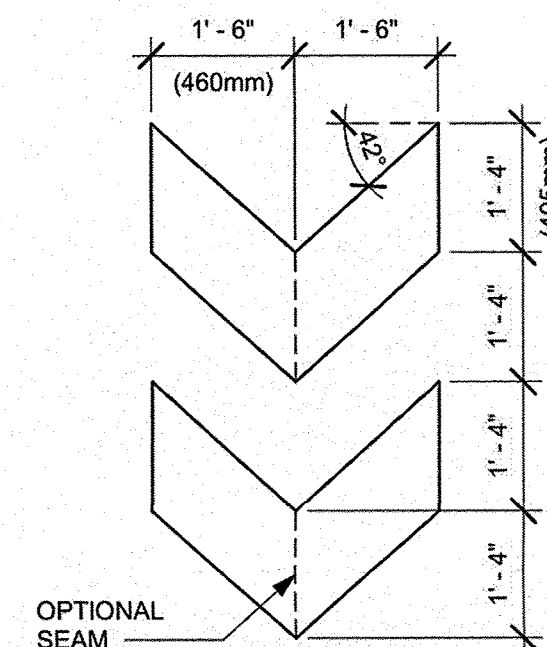
6 SECTION @ DETECTOR LOOP IN CONCRETE PAD AT DRIVE THRU WINDOW
Scale: 1/2" = 1'-0"



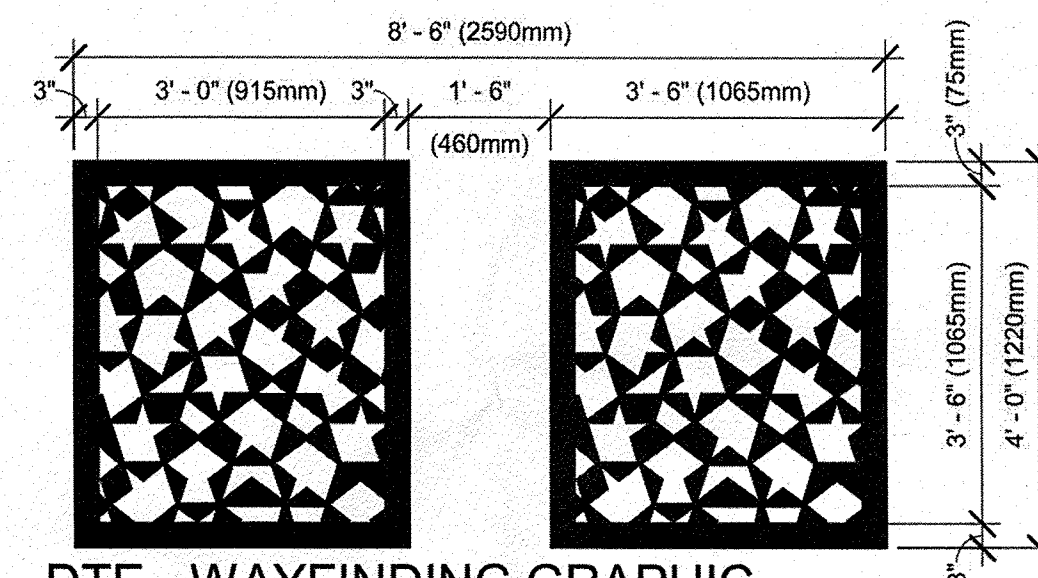
11 DTE - WAYFINDING GRAPHIC ARROW - EXIT
Scale: 1/2" = 1'-0"



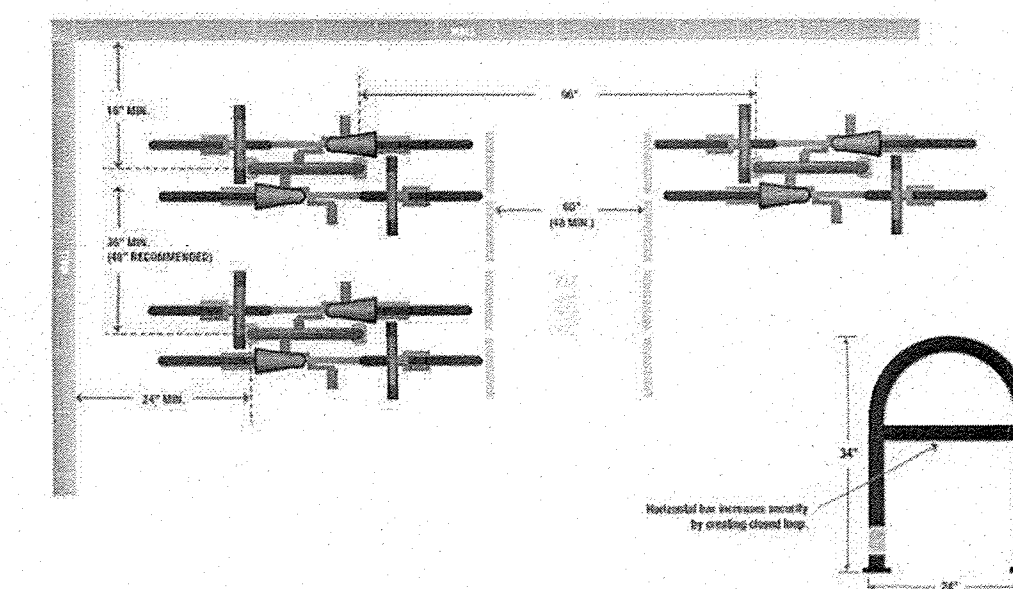
10 DTE - WAYFINDING GRAPHIC ARROW - ENTRANCE
Scale: 1/2" = 1'-0"



9 DTE - WAYFINDING GRAPHIC ARROW - DOUBLE
Scale: 1/2" = 1'-0"



8 DTE - WAYFINDING GRAPHIC STAR PATTERN - HORIZONTAL
Scale: 1/2" = 1'-0"



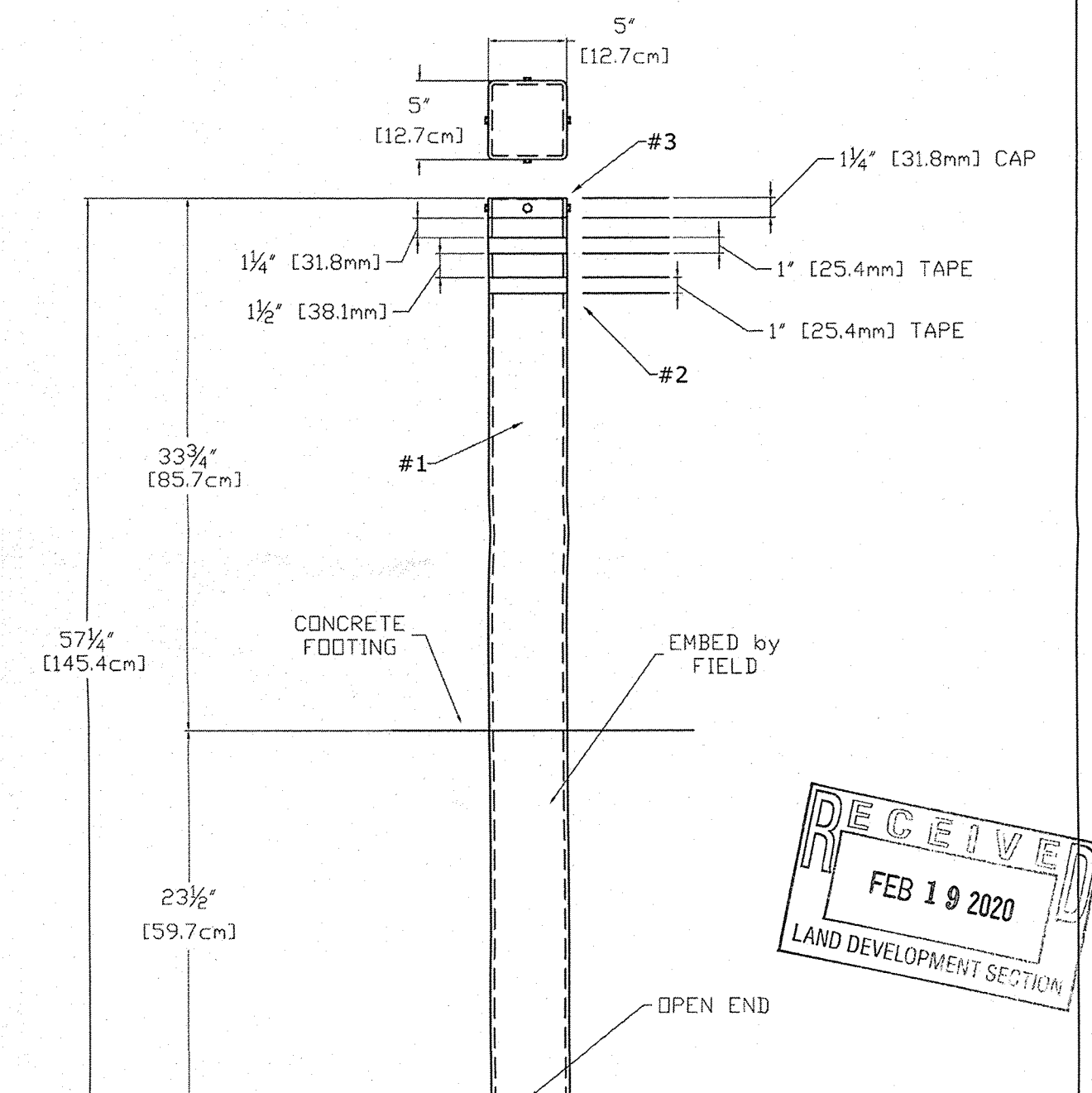
NOTE: INSTALL PER MANUFACTURER'S INSTRUCTIONS

METAL BIKE RACK LEG

METAL FLANGE BASE PLATE

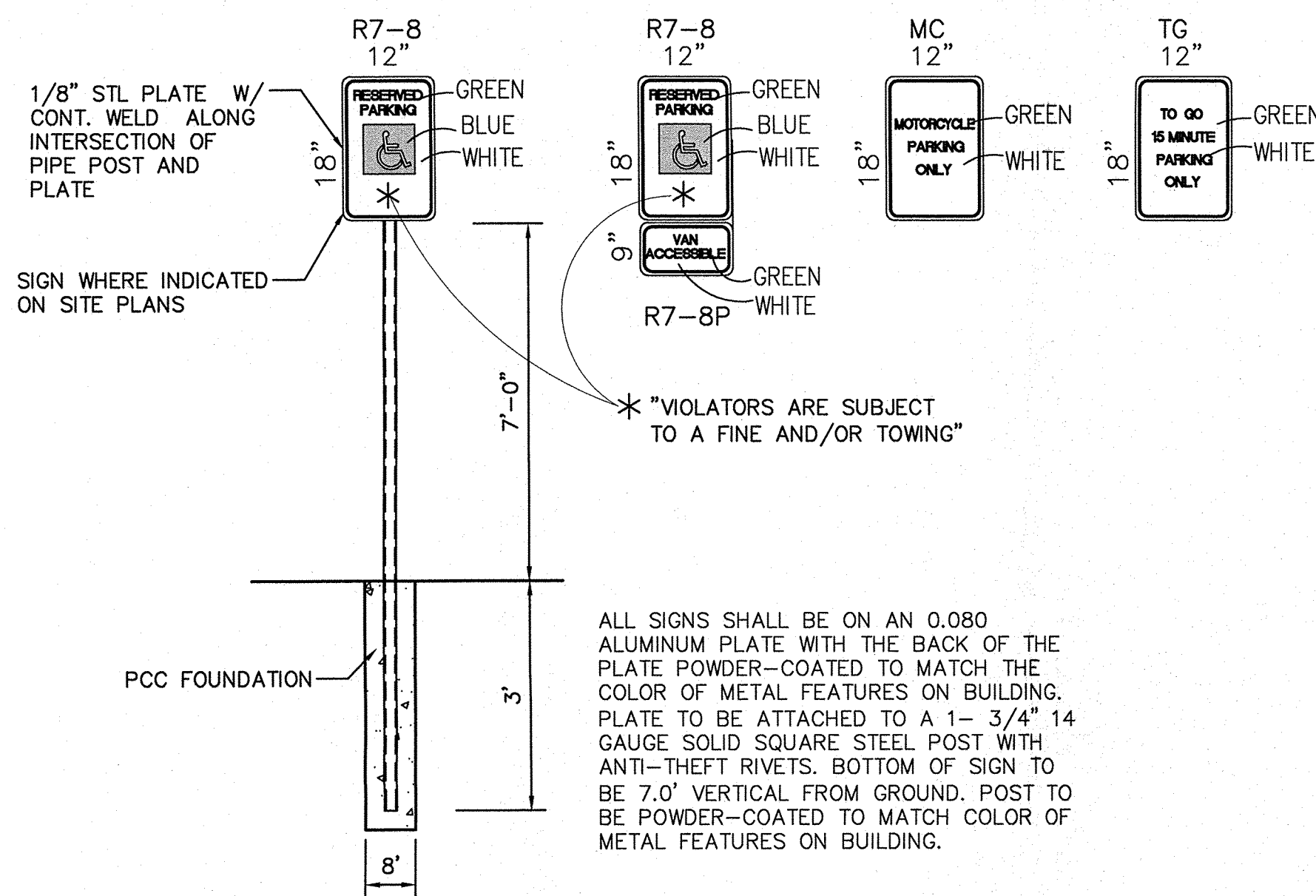
ANCHORS WILL VARY ACCORDING TO INSTALL SURFACE

5 BIKE RACK INSTALLATION (BY LL)
Scale: 3" = 1'-0"



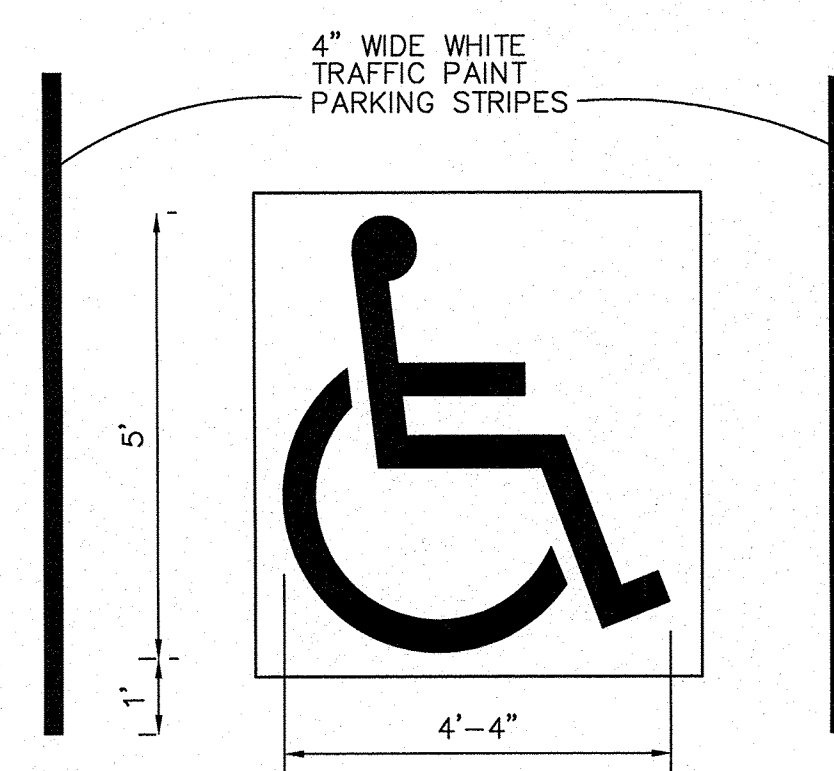
#1 - 5"x5"x1/4" [6mm] SQUARE STEEL POST
#2 - TWO BANDS OF 1" WIDE ENG. GRADE SILVER/WHITE REFLECTIVE TAPE
#3 - WELDED STEEL REMOVABLE CAP w/ POWDER-COATED S-S FASTENERS

NON-ILLUMINATED BOLLARD
SCALE: N.T.S.



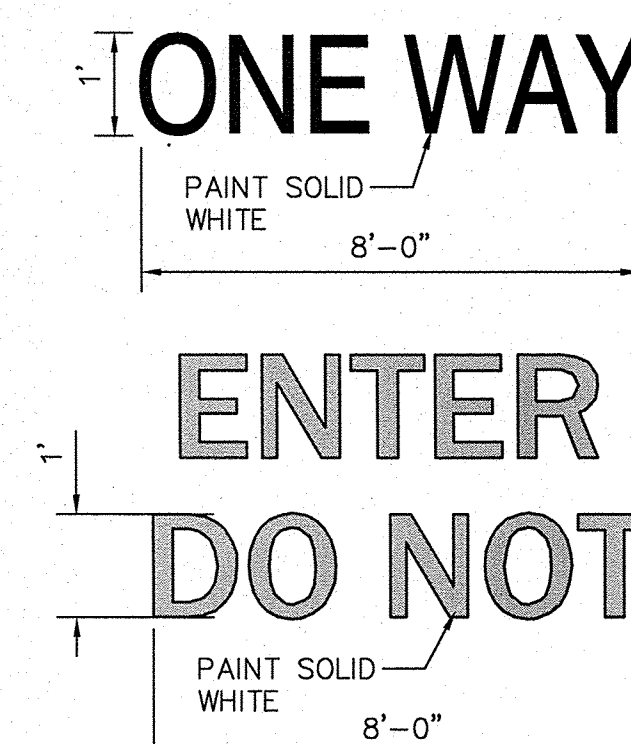
PARKING SIGNS

SCALE: N.T.S.



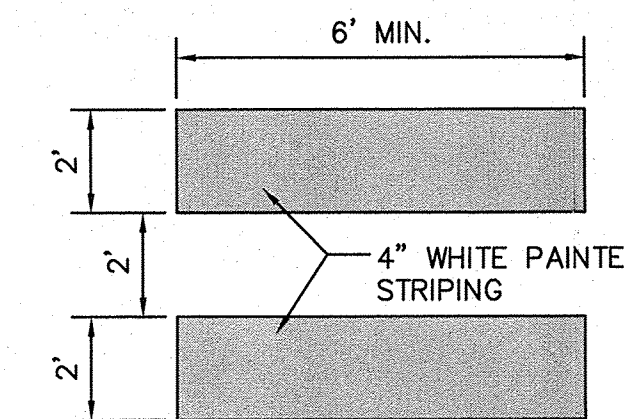
ACCESSIBILITY SYMBOL DETAIL

SCALE: N.T.S.



PAVEMENT MARKING DETAILS

SCALE: N.T.S.



CROSSWALK PAVEMENT MARKINGS

SCALE: N.T.S.

Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

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STARBUCK DRIVE-THRU
1314 GIBSON BLVD. S.E. 87106
I25 & GIBSON, LLC

SITE PAVING DETAILS			
Date: DEC 2020	No. Revision:	Date:	Job No. 2338
Drawn By: DEC			CP-502
Ckd By: FCA			SH. 7 OF 8

