CITY OF ALBUQUERQU



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.

www.cabq.gov

PO Box 1293

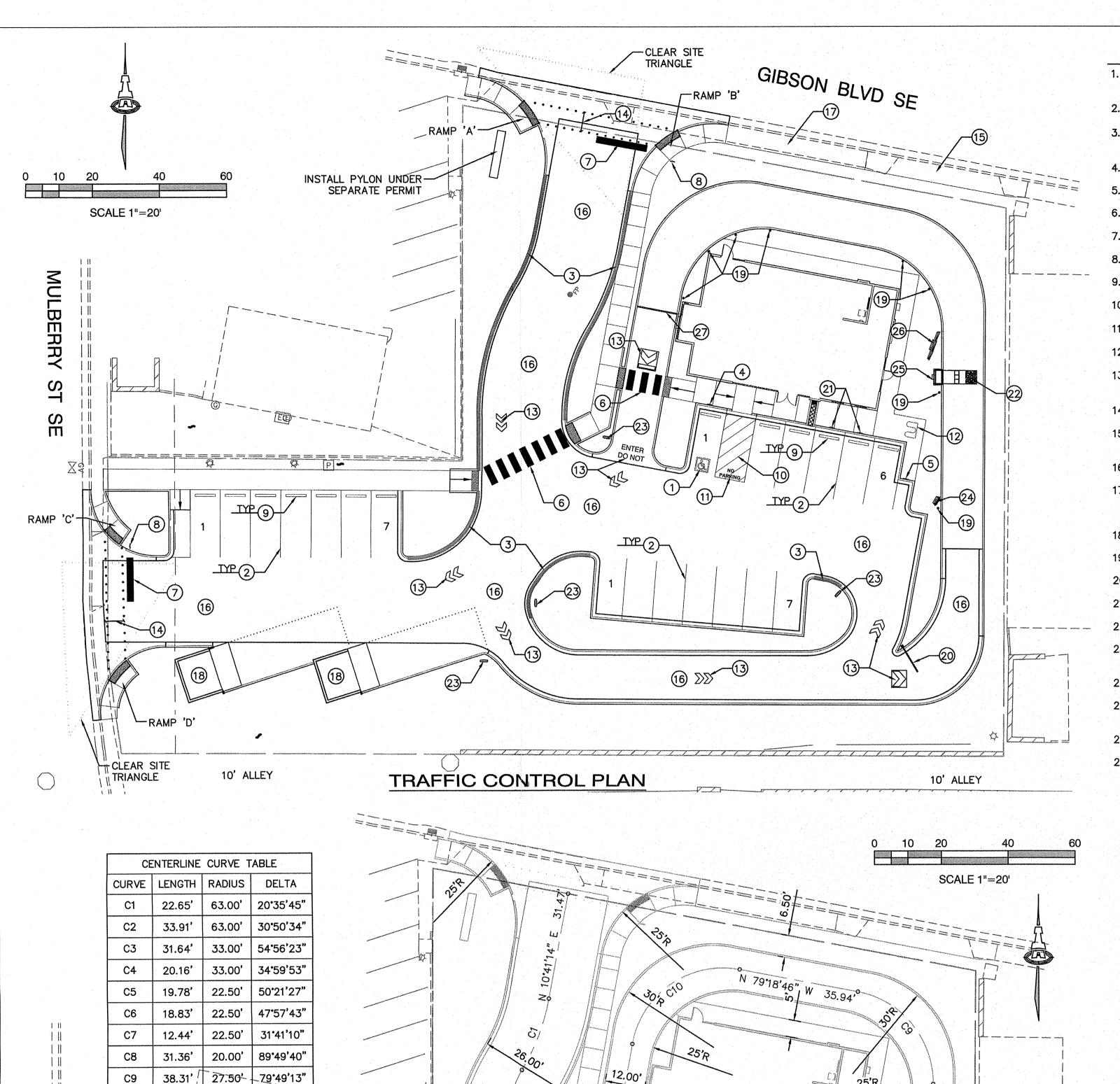
Albuquerque

NM 87103

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



ZS 79'18'46" E

SITE LAYOUT PLAN

68.54

100.67

S89°39'53"E

10' ALLEY

43.201

DRAIN. EASEMENT

:111 1

27.50' 90'00'00'

N 89'37'18" W 90.53'...

10' ALLEY

O KEYED NOTES

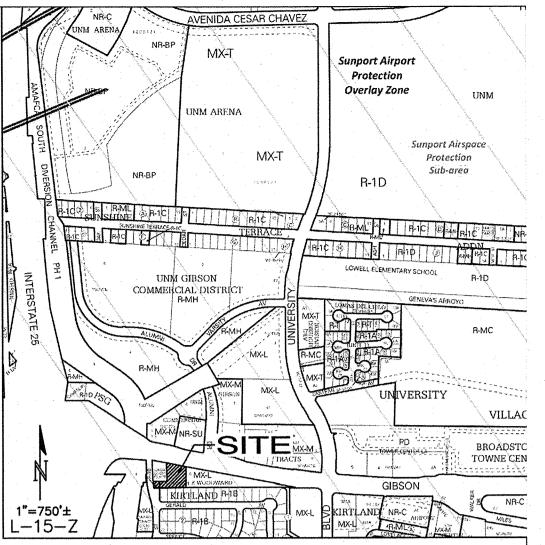
- 1. REFLECTORIZED PAVEMENT MARKING ACCESSIBILITY SYMBOL: SEE DETAIL SHEET CP-502.
- 2. PAVEMENT MARKING 4" SOLID WHITE STRIPE.
- 3. CURB PAINTED RED WITH SAFETY WHITE LETTERING "FIRE LANE-NO PARKING" AT 12'-0" O.C.
- 4. ADA ACCESSIBLE PARKING SIGN; SEE DETAIL SHEET CP-502.
- 5. MOTORCYCLE PARKING SIGN: 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

GENERAL NOTES

- 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.

LANDSCAPE NOTES

- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMNENTS.
- 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.



VICINITY MAP

OFF-STREET PARKING REQUIREMENTS PER IDO TABLE 5-5-1

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

MOTORCYCLE PARKING (1 SP / 500 SP) = 1 MC SPACE BICYCLE PARKING (3 SP @ 10% OF REQ'D PARK SP) = 3 BIKE SPACES

PARKING SPACES PROVIDED

TOTAL

BICYCLE

= 19 SPACES STANDARD PARKING SPACE ACCESSABLE PARKING = 1 AP SPACE

= 20 SPACES MOTORCYCLE PARKING

= 1 MC SPACE = 5 BIKE SPACES LEGEND

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

FIRE LANE

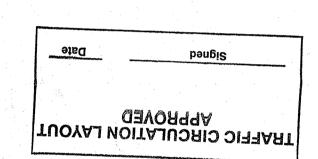
CROSS WALK

TRAFFIC DIRECTION ARROW

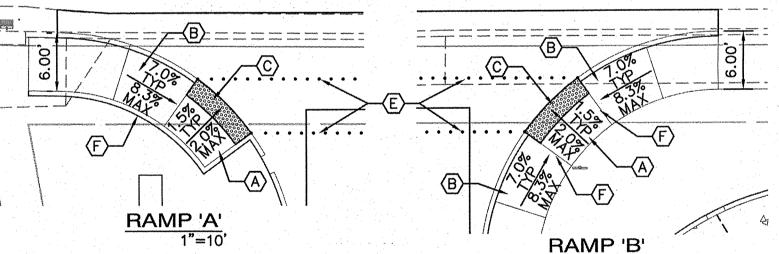
::::::::::: ADA PATH

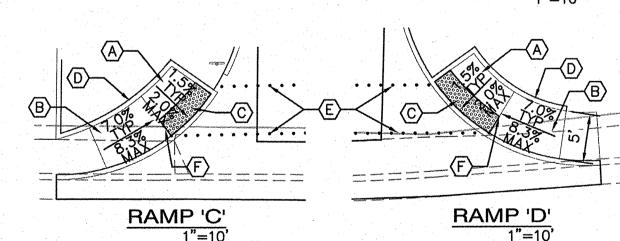
EXISTING SITE PERIMETER WALL

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



GIBSON BLVD SE

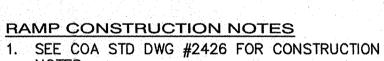




MULBERRY ST SE ADA RAMP KEYED NOTES

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

ADA ACCESSIBLE RAMPS



CONTRACTOR SHALL NOTIFY ENGINEER FOR INSPECTION OF FORM-WORK 24 HOURS PRIOR TO PLACEMENT OF CONCRETE FOR ADA RAMPS.

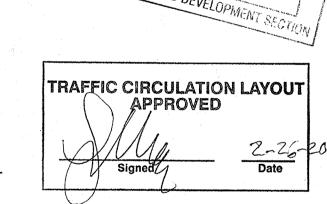
DETECTABLE WARNING SURFACE NOTES . DESIGN PER ADA ACCESSIBILITY GUIDELINES

- (ADAAG). 2. PAYMENT FOR DETECTABLE WARNING SURFACE IS INCIDENTAL TO ADA ACCESSIBLE RAMP PAYMENT
- 3. SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR

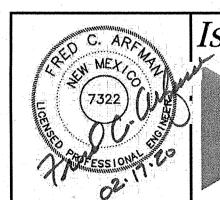
EVALUATION PRIOR TO CONSTRUCTION.

FROM BACK OF CURB.

- 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"



· FEB 1 9 2020



Isaacson& Arfman, Inc. Civil Engineering Consultants

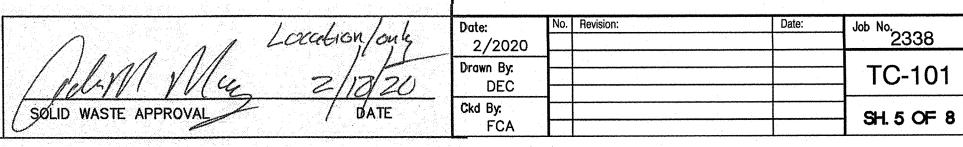
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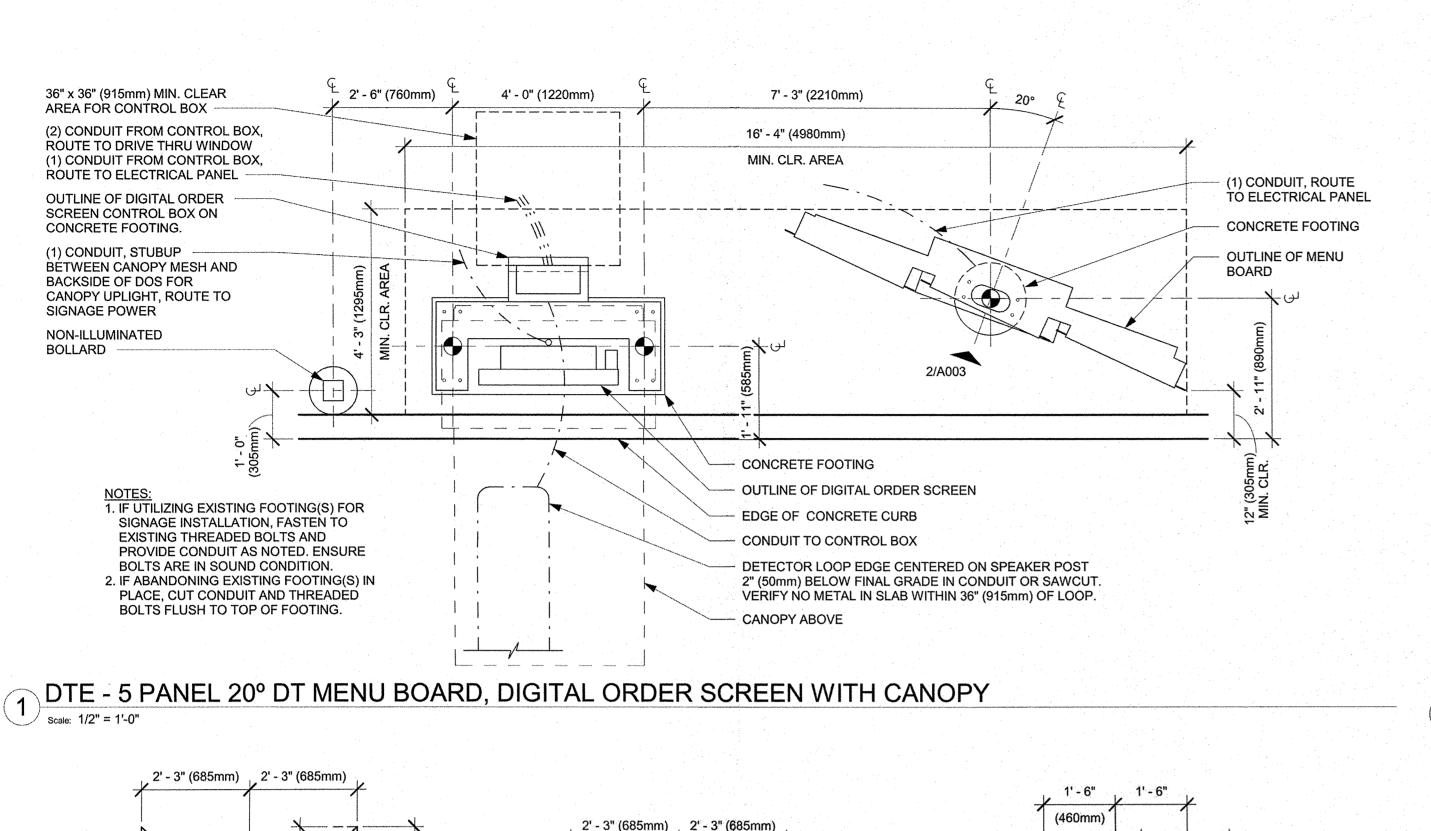
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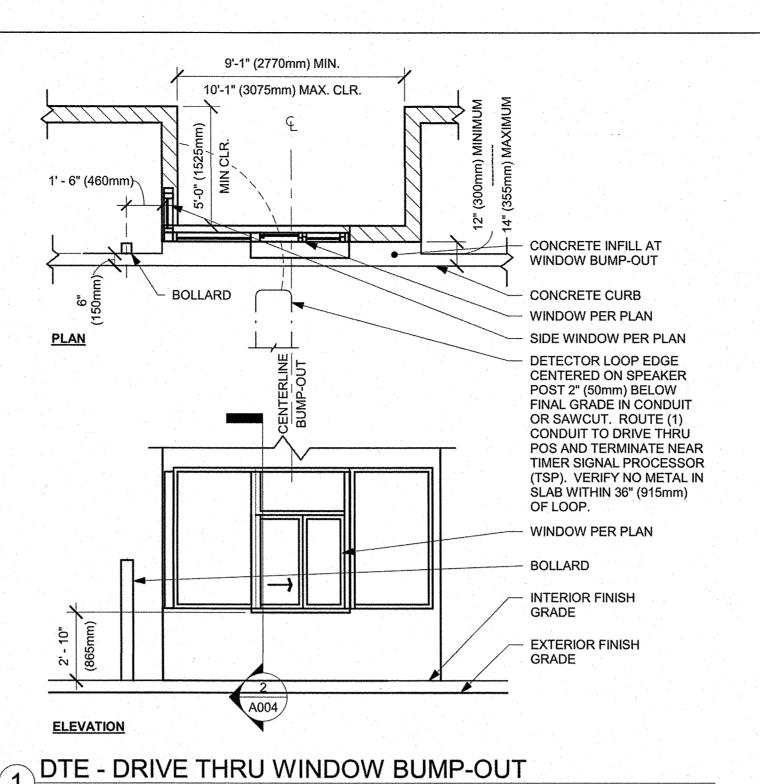
STARBUCK DRIVE-THRU 1314 GIBSON BLVD. S.E. 87106

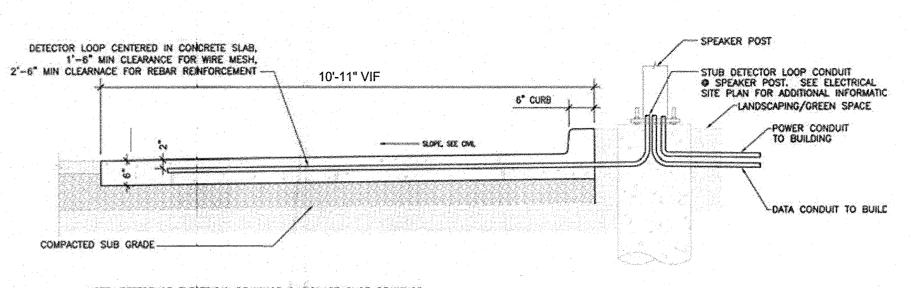
125 & GIBSON, LLC

SITE TRAFFIC CONTROL & LAYOUT PLAN



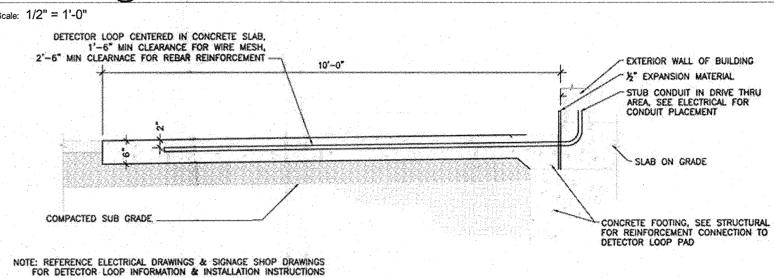




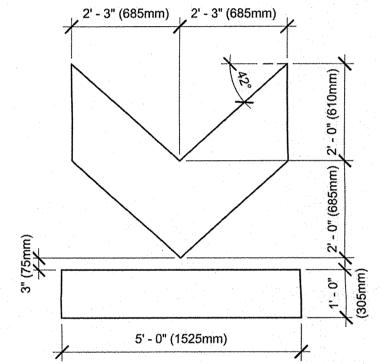


NOTE: REFERENCE ELECTRICAL DRAWINGS & SIGNAGE SHOP DRAWINGS FOR DETECTOR LOOP INFORMATION & INSTALLATION INSTRUCTIONS

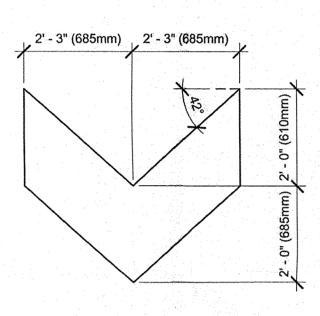




SECTION @ DETECTOR LOOP IN CONCRETE PAD AT DRIVE THRU WINDOW

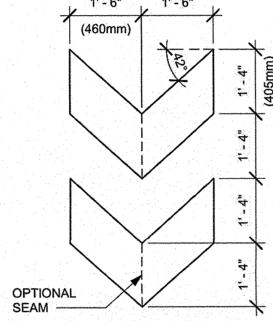




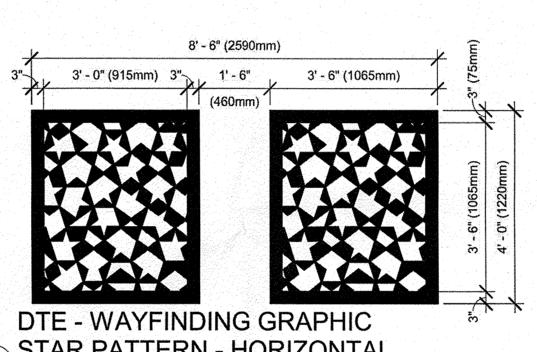


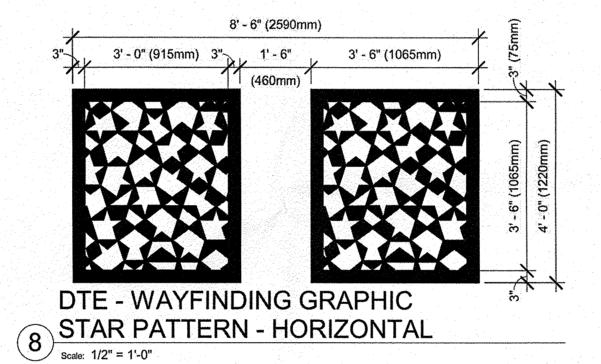
DTE - WAYFINDING GRAPHIC ARROW - ENTRANCE Scale: 1/2" = 1'-0"

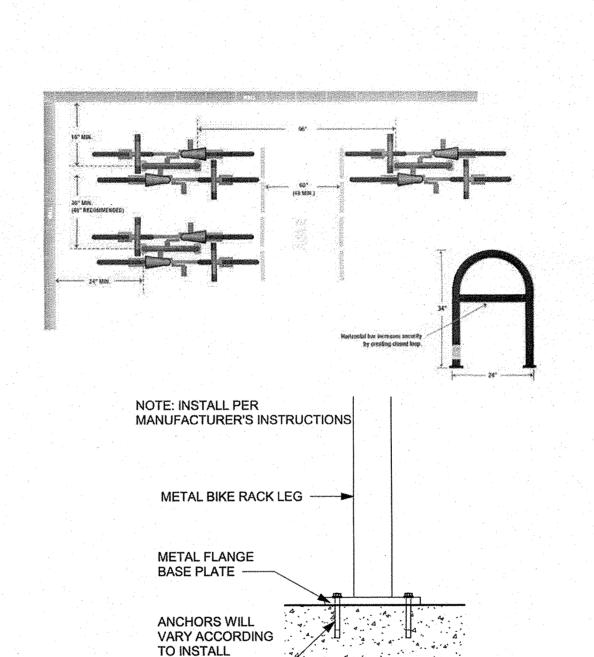
SCALE: N.T.S.



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

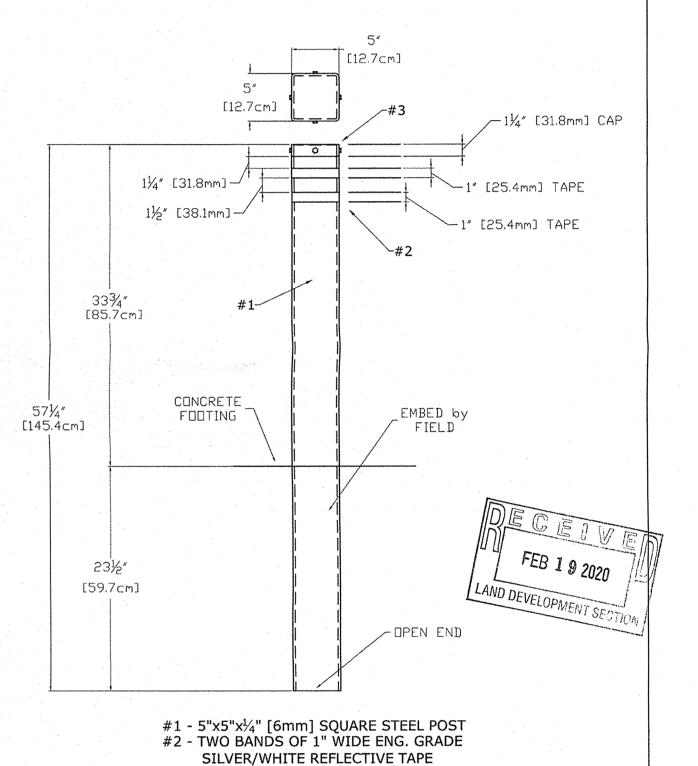






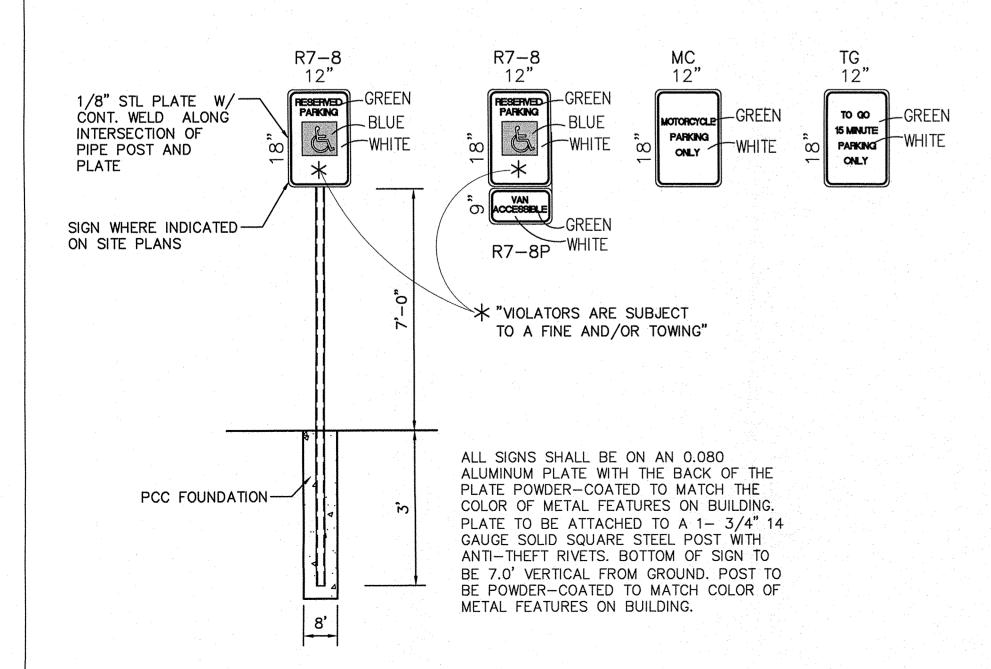


SURFACE -



w/ POWDER-COATED S-S FASTENERS NON-ILLUMINATED BOLLARD

#3 - WELDED STEEL REMOVABLE CAP





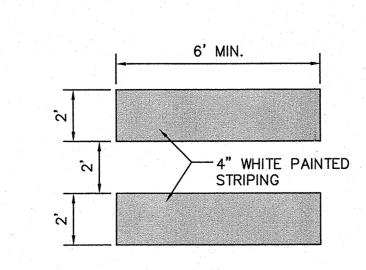
4" WIDE WHITE TRAFFIC PAINT PARKING STRIPES

ACCESSIBILITY SYMBOL DETAIL

SCALE: N.T.S.

ONE WAY PAINT SOLID -WHITE 8'-0" PAINT SOLID WHITE **PAVEMENT** MARKING DETAILS

SCALE: N.T.S.



CROSSWALK PAVEMENT MARKINGS SCALE: N.T.S.

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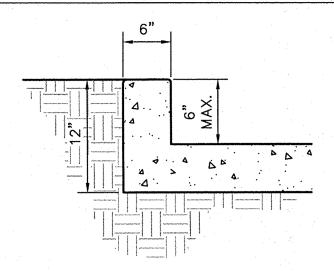
SCALE: N.T.S.

STARBUCK DRIVE-THRU 1314 GIBSON BLVD. S.E. 87106

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SITE PAVING DETAILS

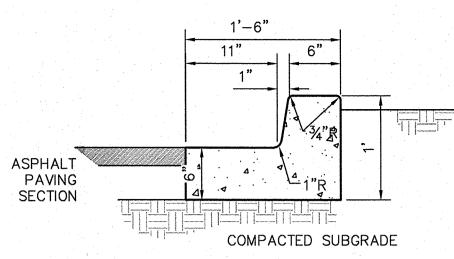
Job No. 2338 DE20/20009 Drawn By: CP-502 DEC Ckd By: SH. 7 OF 8 FCA



GENERAL NOTES

- 1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING
- 2. REQUIRES FULL FORM ON ALL FACES. 3. CONSTRUCTION CONTROL JOINTS AT 6' O.C.
- 4. 1/2" EXPANSION JOINTS 24' O.C. CONTINUOUS THROUGH CURB.

HEADER CURB INTEGRAL WITH PCC PAVING SCALE: N.T.S.



GENERAL NOTES

TOP VIEW OF PIVOT

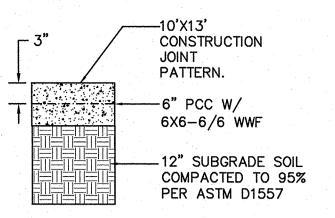
TRASH DUMPSTER ENCLOSURE

____ 2"-L 3X3X3/8"

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

MEDIAN CURB AND GUTTER

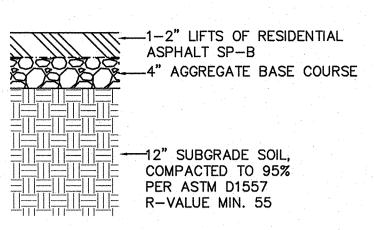
SCALE: N.T.S.



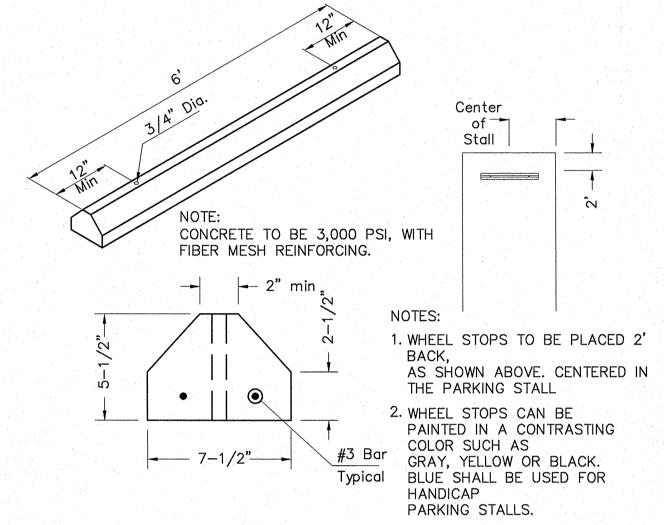
1. CONSTRUCTION JOINT: TROWELLED 3" RADII EDGES 3" DEEP 2. 4000 PSI MIN. STRENGTH PCC

PCC PAVING SECTION

SCALE: N.T.S.

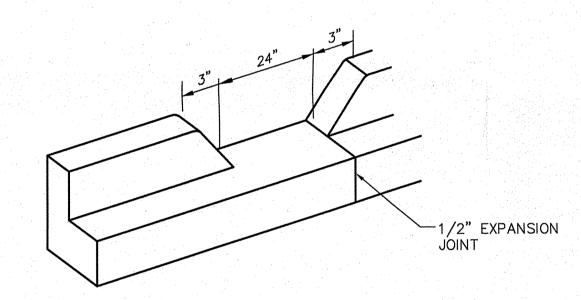


LIGHT DUTY ASPHALT PAVING SECTIONS SCALE: N.T.S.



WHEEL STOP DETAIL

SCALE: N.T.S.

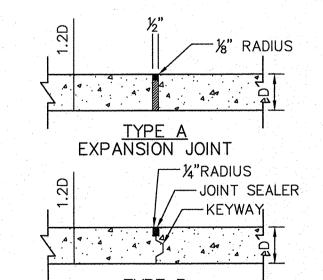


GENERAL NOTES

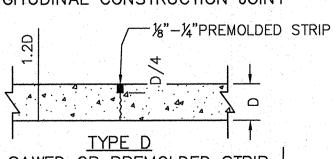
1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE SHAPED WITH A 3/8" EDGING TOOL.

18" CURB OPENING

SCALE: N.T.S.



LONGITUDINAL CONSTRUCTION JOINT



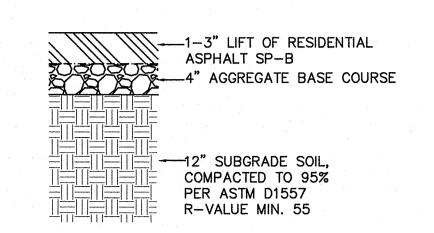
SAWED OR PREMOLDED STRIP LONGITUDINAL AND TRANSVERSE

GENERAL NOTES

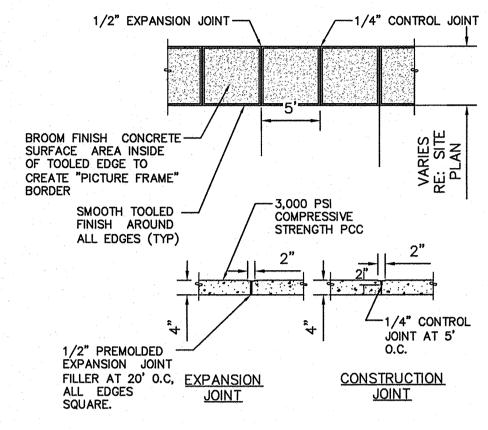
- 1. ODD-SHAPED AREAS OF PAVEMENT SHOULD BE AVOIDED TO MINIMIZE RANDOM CRACKING
- 2. LONGITUDINAL JOINT SPACING SHALL NOT EXCEED 12.5' 3. TRANSVERSE JOINT SPACING SHALL BE AT REGULAR INTERVALS OF 15' OR LESS
- 4. OFFSETS AT RADIUS POINTS SHALL BE AT LEAST 1.5' WIDE

CONCRETE JOINTS

SCALE: N.T.S.

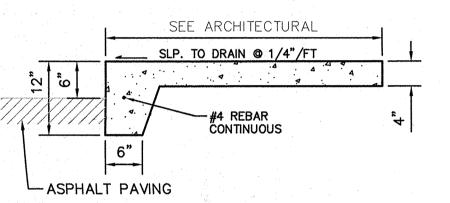


HEAVY DUTY ASPHALT PAVING SECTIONS SCALE: N.T.S.



PCC SIDEWALK

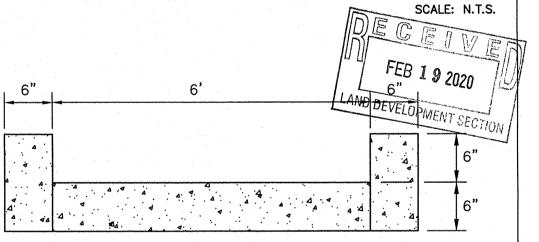
SCALE: N.T.S.



GENERAL NOTES

- 1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
- 2. REQUIRES FULL FORM ON ALL FACES.
- 3. CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
 4. 1/2" EXPANSION JOINTS 24' O.C., CURB RETURNS AND EACH SIDE OF DRIVES

PCC SIDEWALK - TURNED DOWN EDGE



- 1. EDGES SHALL BE SHAPED WITH A 3/8" EDGING TOOL.
- 2. SILICON SEALED CONSTRUCTION CONTROL JOINTS AT 6' O.C.

ADA ACCESS WALK SCALE: N.T.S.



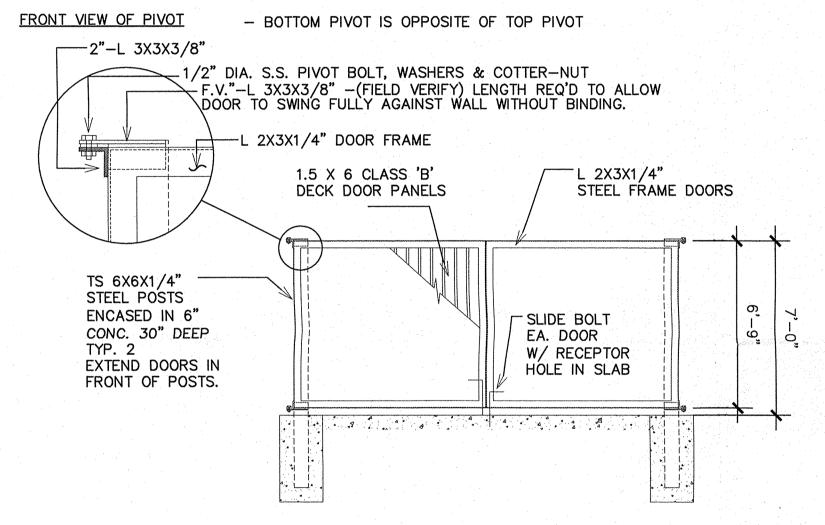
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SITE PAVING DETAILS

Date: DEQC2 200 9	No.	Revision:	Date:	Job No. 2338
	_			
Drawn By: DEC				☐ CP-501
Ckd By:				SH. 6 OF 8

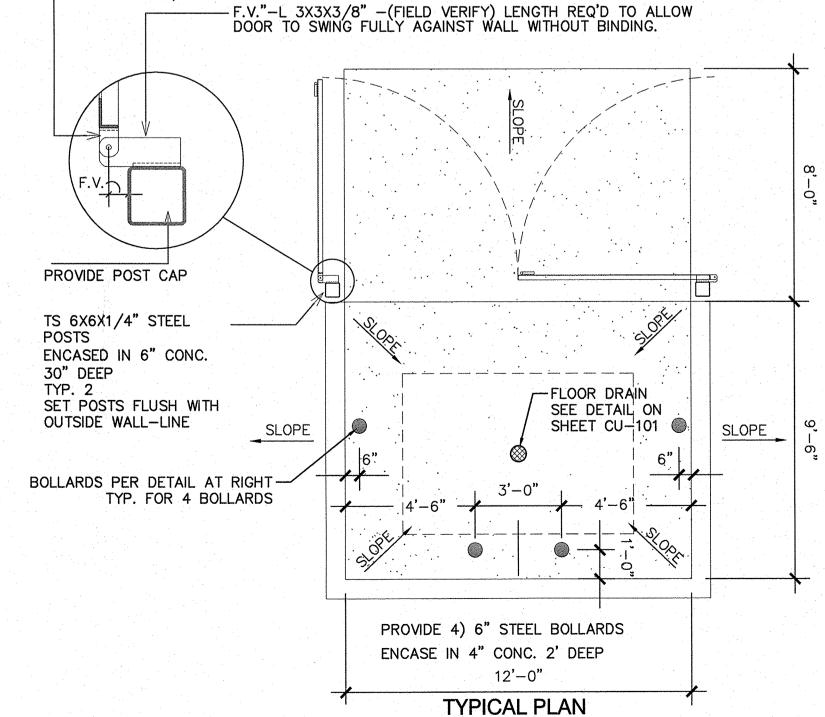


FRONT VIEW OF GATES

ENCLOSURE SIDE OUTWARD SIDE 4" SPLIT FACE CAP PROVIDE BOND BEAM W/ 2) #4 CONT. GROUT REINF. CELLS SOLID. (1) -PROVIDE DUR-O-WALL @ 24" o.c. PROVIDE #4 VERTICAL REINF. @ 4' o.c. & AT CORNERS & ENDS. GROUT REINF. CELLS SOLID. CONTINUE STUCCO FINISH TO 6" MIN. BELOW FINISHED GRADE. 2" WIDE x 24" DEEP BELOW GRADE FOOTING W/ 2) #4 CONT.

[1] PROVIDE 8" SPLIT FACED CMU WALL 7' HIGH @ DUMPSTER & AS NOTED OTHERWISE IN PLAN. STUCCO FINISH TO MATCH MAIN BUILDING COLOR. GATES TO BE PAINTED TO MATCH MAIN BUILDING COLOR.

WALL SECTION



CONCRETE SLAB IN ENCLOSURE: 6" THK. 4,000 PSI, 3/4"AGG. W/ 6X6-10/10 WWM. SLOPE TO DRAIN @ 1/8" PER FT. MIN.

CMU WALL: SEE SECTION BELOW

CONCRETE APRON SLAB: 6" THK. x12' x 8'. 4,000 PSI, 3/4" AGG. W/ 6X6-10/10 WWM. SLOPE TO DRAIN @ 1/8" PER FT. MIN.

-ROUND CONC. TOP -PAINT SAFETY YELLOW -6" STEEL PIPE FILLED W/CONCRETE - BITUMINOUS JOINT FILLER (CONC. PAVEMENT ONLY) -FINISHED GRADE OR PAVEMENT 3,500 PSI CONCRETE FOUNDATION 1'-8"

DUMPSTER BOLLARD DETAIL

SCALE: N.T.S.

SCALE: N.T.S.