

CITY OF ALBUQUERQUE



March 22, 2018

RBA Architecture
David McEachern
1104 Park Ave SW
Albuquerque, NM 87102

Re: Gibson Shops - Wienerschnitzel
400 Gibson
Traffic Circulation Layout
Architect's Stamp 03-14-18 (L15-D049)

Dear Mr. McEachern

Based upon the information provided in your submittal received 03-14-18, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs.
2. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.
3. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at 924-3630.

Sincerely,

Logan Patz
Traffic Engineer, Planning Department
Development Review Services

LWP via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: GIBSON SHOPS - WIENERSCHNITZEL Building Permit #: _____ City Drainage #: L15D04 **9**

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT B. GIVSON & MILES AREA, BOCK 0000, SUBDIVISION WOOD--HUGH B

City Address: 400 GIVSON BLVD., ALBUQUERQUE, NM

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: _____ Contact: _____

Address: _____

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

Architect: RBA ARCHITECTURE Contact: _____

Address: 1104 Park Avenue SW, Albq.; NM 87102

Phone#: 242-1859 Fax#: _____ E-mail: doug@rba81.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:

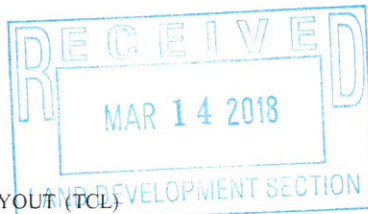
- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

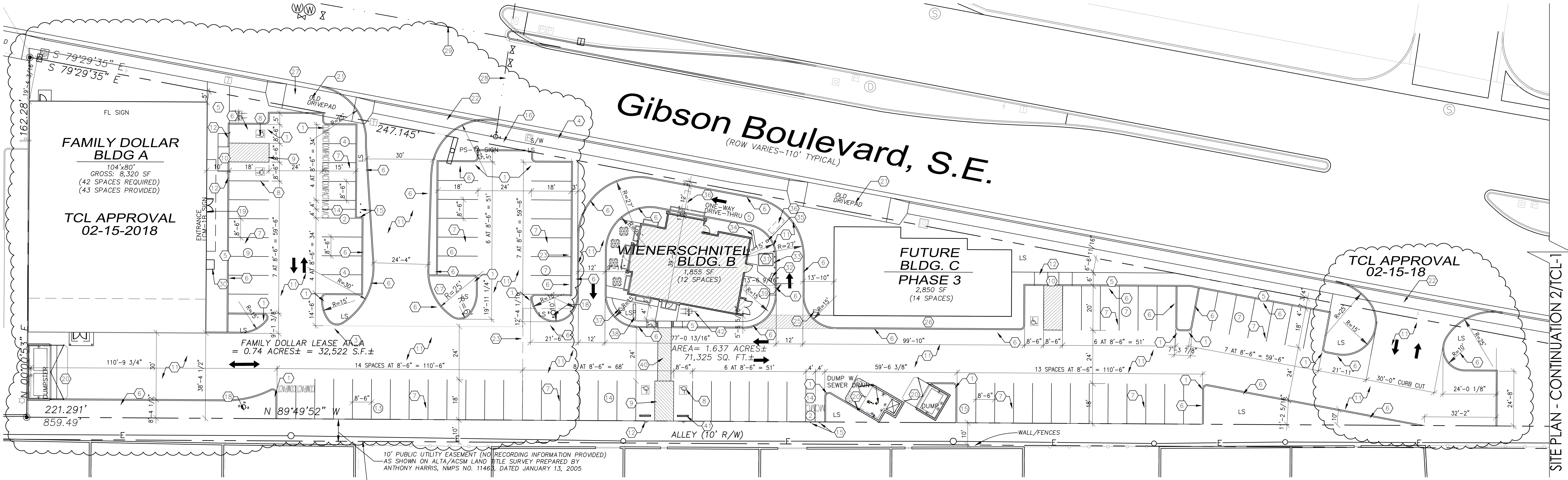
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
- ☐ 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
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



DATE SUBMITTED: 03/14/2018 By: Doug Gallagher

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



1 SITE PLAN
1" = 20'-0"

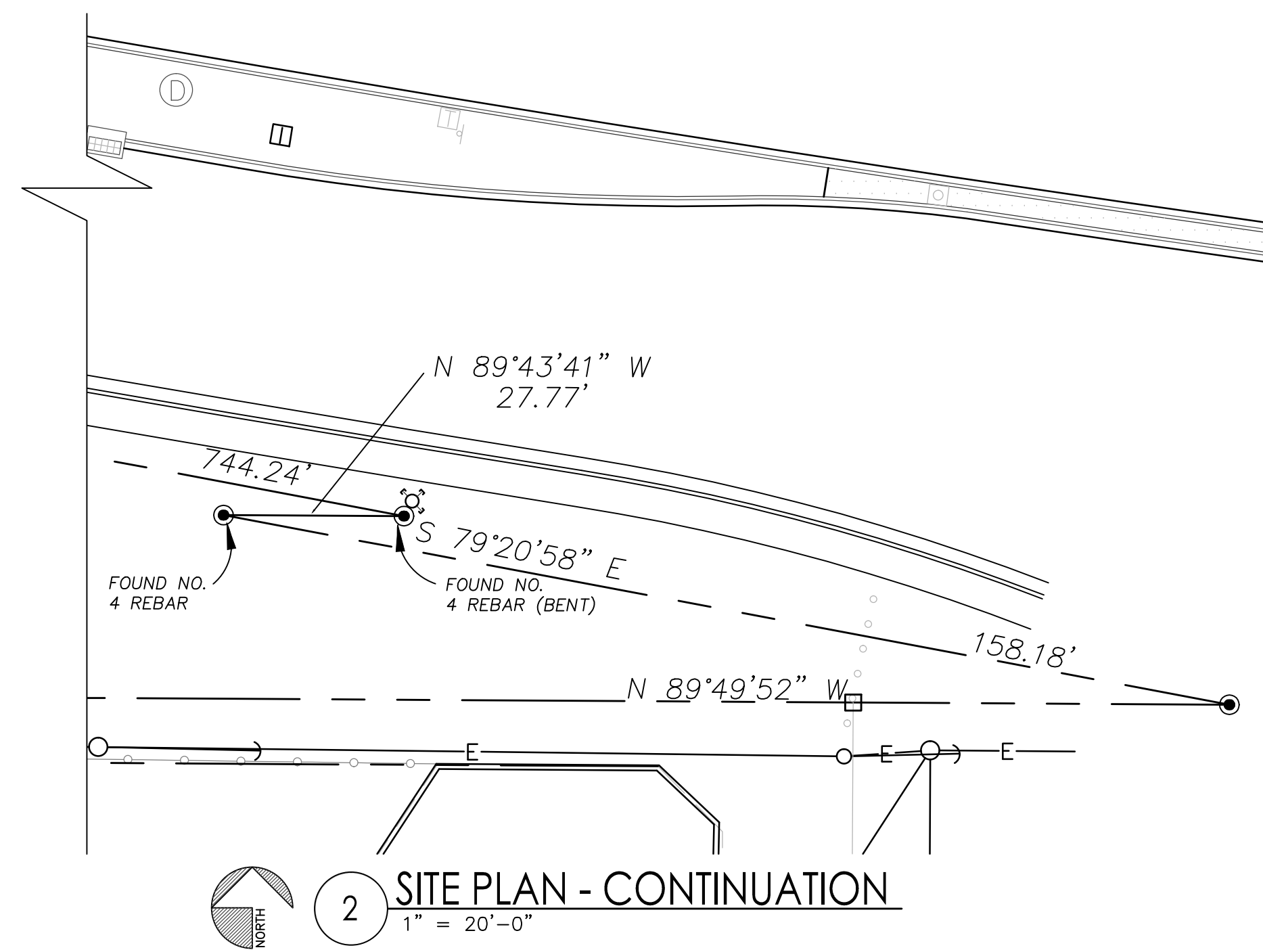
10' PUBLIC UTILITY EASEMENT (NO RECORDING INFORMATION PROVIDED)
AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY PREPARED BY
ANTHONY HARRIS, NMPS NO. 11463, DATED JANUARY 13, 2005

10' LANDSCAPE BUFFER TO MEET CITY OF
ALBUQUERQUE ZONING AT BUFFER BETWEEN
C-1 AND R-1 PROPERTIES.

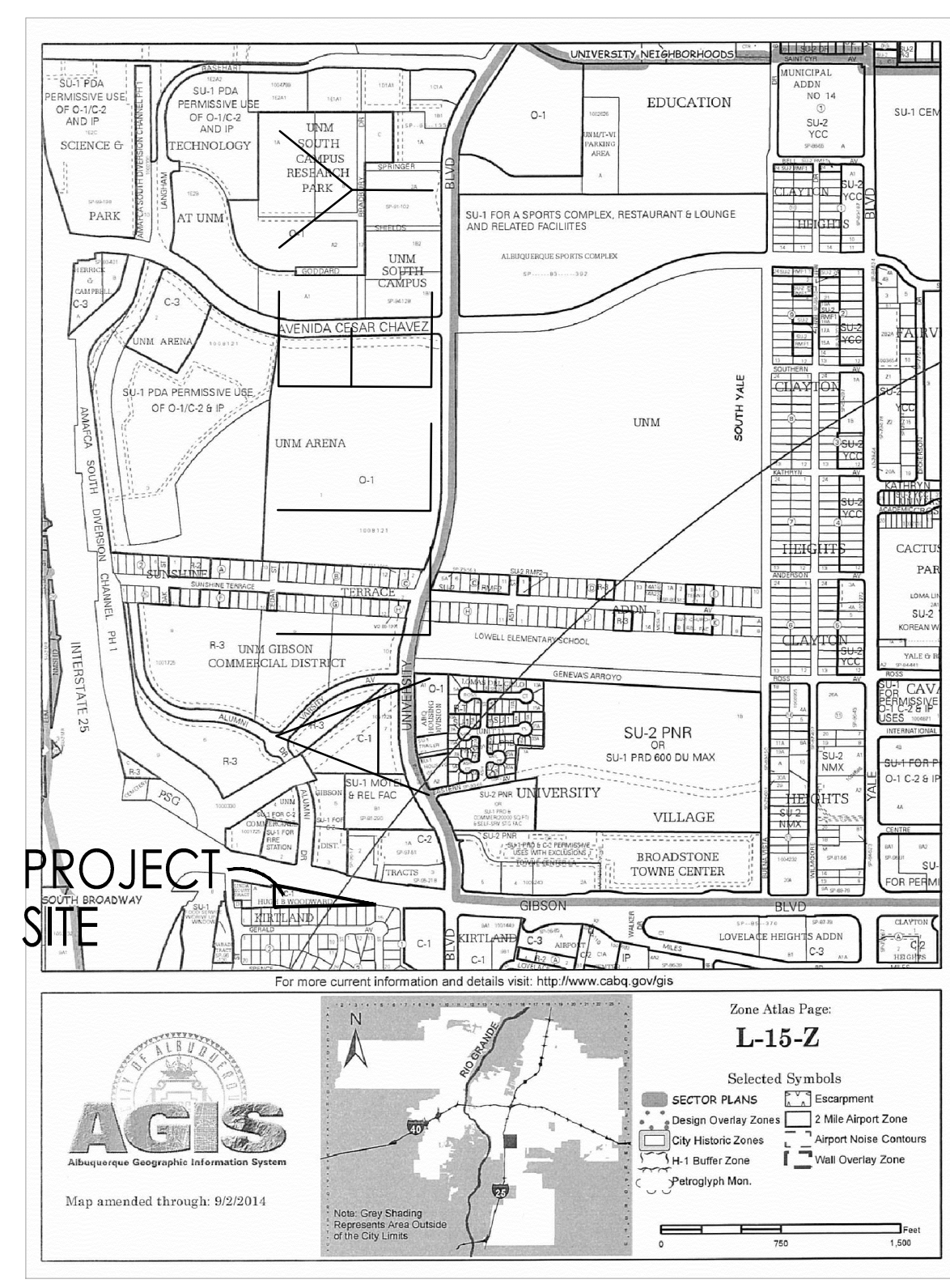
KEYED NOTES

- 2'-0" RADIUS.
- 5'-0" RADIUS.
- 10'-0" RADIUS.
- EXISTING CONCRETE CURB WITH SIDEWALK.
- NEW CONCRETE SIDEWALK, SLOPE SIDEWALK 1/4"/FT. AWAY FROM BUILDING.
- 6" RAISED CONCRETE CURB PER CITY OF ALBUQUERQUE STANDARDS, GRADING AND DRAINAGE PLAN.
- 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBUQUERQUE STANDARDS.
- HANDICAP SYMBOL PER CITY OF ALBUQUERQUE STANDARDS.
- HANDICAP ACCESSIBLE AISLE PER CITY OF ALBUQUERQUE STANDARDS.
- HANDICAP ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE STANDARDS, REF: AS-2 FOR DETAIL.
- ASPHALT PAVING.
- HANDICAP ACCESSIBLE SIGNAGE PER CITY REQUIREMENTS, REF: AS-2 FOR DETAILS.
- PEDESTRIAN WALK-WAY.
- MOTORCYCLE PARKING PER CITY STANDARDS.
- MOTORCYCLE PARKING SIGNAGE PER CITY STANDARDS.
- EXIST. FIRE HYDRANT.
- PAINTED CURB.
- NEW FIRE HYDRANT.
- KNOX BOX LOCATION REFERENCE FIRE 1 PLAN.
- DUMPSTER WITH CONC. APRON PER CITY REQUIREMENTS, REF: AS-2.0.
- EXISTING CURB CUT TO BE ABANDONED AND REPLACED WITH NEW SIDEWALK, CURB AND GUTTER PER ABQ CITY STANDARD DRAWINGS 2430, TYP. USE TEMPORARILY UNTIL NEW CC IS APPROVED AND CONSTRUCTED.
- NEW 30' CURB CUT PER ABQ CITY STANDARD DRAWING 2425, TYP. SUBJECT TO MRCOG FINAL APPROVAL.
- LEASE LINE.
- ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK WITH CURB AND GUTTER PER ABQ CITY STANDARD DRAWINGS 2430, TYP.
- 'ONE WAY' SIGN AT DRIVE-THRU ENTRANCE PER CABQ REQUIREMENTS.
- SIDEWALK TO BE BUILT WITH FUTURE PHASE 2 BUILDING.
- EXISTING 4" CAST IRON WATER LINE
- EXISTING 6" CAST IRON WATER LINE
- EXISTING 20" STL WATER LINE
- WATER VENDING MACHINE LOCATION
- ELECTRICAL TRANSFORMER - SEE ELECTRICAL
- SINGLE WIDTH PREVIEW BOARD BY OWNER - SEE SN-1
- STEEL PIPE GUARD POST - SEE AS-2.0
- DRIVE THRU MENU MAIN BOARD BY OWNER - SEE SN-1
- SPEAKER BOX BY OWNER - SEE SN-1
- SENSOR LOOP - SEE ELECTRICAL
- EXIT ONLY SIGN PER CABQ REQUIREMENTS
- POLE MOUNTED LOGO SIGN BY OWNER TO COMPLY WITH CABQ SIGN ORDINANCE REQUIREMENTS - SEE AS-2.0 FOR SIGN SUPPORT
- CLEARANCE SIGN/ HEIGHT DETECTOR - SEE SN-1
- PAINTED HANDICAP ACCESSIBLE ROUTE TO BUILDING PER CABQ REQUIREMENTS
- CONCRETE WHEEL STOP
- BICYCLE RACK PER CABQ REQUIREMENTS - SEE AS-2

PARKING CALCULATIONS			
BLDG A 8,320 S.F./200			
REQUIRED	=	42 SPACES	
PROVIDED	=	41 SPACES	
	=	2 ACCESSIBLE	
TOTAL PROVIDED	=	43 SPACES	
	=	2 MOTORCYCLE	
BLDG B 1,855 S.F./200			
REQUIRED	=	12 SPACES	
PROVIDED	=	11 SPACES	
	=	1 ACCESSIBLE	
TOTAL PROVIDED	=	17 SPACES	
	=	2 MOTORCYCLE	
BLDG C 2,850 S.F./200			
REQUIRED	=	14 SPACES	
PROVIDED	=	28 SPACES	
	=	1 ACCESSIBLE	
TOTAL PROVIDED	=	29 SPACES	
TOTAL SPACES REQUIRED	=	66 SPACES	
TOTAL H.C. SPACES REQ'D	=	4 SPACES	
TOTAL SPACES PROVIDED	=	80 SPACES	
TOTAL H.C. SPACES PROV.	=	4 SPACES	
TOTAL DRIVE-THRU PROV.	=	5 SPACES	
TOTAL MC SPACE PROV.	=	4 SPACES	
TOTAL BIKE PARKING REQ'D	=	5 SPACES	
TOTAL BIKE PARKING PROV.	=	5 SPACES	



2 SITE PLAN - CONTINUATION
1" = 20'-0"



VICINITY ZONE MAP - L-15-Z

GIBSON SHOPS
OVERALL SITE PLAN
1400 GIBSON BLVD
ALBUQUERQUE, NM
PROJECT #1662

REVISION DATE
STATE OF NEW MEXICO RICHARD P. BENNETT No. 1240 3/14/18 REGISTERED ARCHITECT
RBA ARCHITECTURE, PC PLANNING DESIGN 1400 GIBSON BLVD, SUITE 100 ALBUQUERQUE, NM 87102 PH: 505.263.1234 WWW.RBA-ARCH.COM
DATE 03-14-2018
SHEET NUMBER TCL-1.0

