

GENERAL SHEET NOTES

- A. THERE ARE NO EXISTING STRUCTURES WITHIN 20' OF SUBJECT SITE.
- B. SEE CIVIL PLANS FOR GRADING, DRAINAGE, UTILITY AND CURB CUT LOCATIONS INFO.
- C. PARKING AREA SHALL BE DESIGNED AND BUILT TO CITY OF ABQ. DPM STANDARDS.
- D. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- E. ALL CURBS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ABQ. STANDARDS. CURBS WILL ALSO BE DESIGNED TO ALLOW WATER HARVESTING IN LANDSCAPE MEDIANS WHEREVER POSSIBLE TO REDUCE SURFACE RUN-OFF AND SUPPLEMENT IRRIGATION.
- F. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
- G. LIGHTING DESIGN FOR PARKING AREAS SHALL BE LIGHTED TO PROVIDE FUNCTIONAL, ATTRACTIVE, AND UNIFIED LIGHTING THROUGHOUT THE LOT AND BE EXTINGUISHED ONE HOUR AFTER THE CLOSE OF BUSINESS, EXCEPT AS NEEDED TO PROVIDE FOR MINIMUM SECURITY LEVELS. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ABQ. ZONING CODE.
- H. SIDEWALKS TO BE STANDARD GRAY SCORED CONCRETE UNLESS NOTED OTHERWISE.
- I. AT GROUND MOUNTED TRANSFORMER LOCATIONS WHERE LANDSCAPE MAY INTERFERE, ADEQUATE CLEARANCES WILL BE PROVIDED AS PER PNM REQUIREMENTS.
- J. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
- K. ALL EFFECTIVE RADII ALONG FIRE LANES SHALL BE 28'.
- L. PREMISE IDENTIFICATION SHALL BE PROVIDED WHERE ADJACENT PUBLIC ROADWAYS OCCUR.
- M. ALL BUILDINGS SHALL PROVIDE A KNOW BOX FOR FIRE DEPARTMENT ACCESS.
- N. FIRE DEPARTMENT CONNECTIONS SHALL BE WITHIN 100' OF A FIRE HYDRANT.
- O. ALL ACCESS ROADS & AISLES SHALL BE PAVED & SHALL NOT EXCEED 10% GRADE.
- P. ALL BUILDINGS SHALL BE FIRE SPRINKLERED.

SHEET KEYED NOTES

- 1. EXISTING PROPERTY LINE.
- 2. RIGHT TURN IN, RIGHT TURN OUT MEDIAN.
- 3. BUILDING SETBACK ALONG COORS BLVD: 92'-0" FROM PROPERTY LINE.
- 4. CONCRETE BARRIER CURBS/LAND WITH LANDSCAPE, SEE LANDSCAPE PLAN.
- 5. CONCRETE SIDEWALK.
- 6. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE.
- 7. CONCRETE SIDEWALK: 6' WIDE.
- 8. CONCRETE TREE WELL 7'x7' WITH LANDSCAPE. SEE LANDSCAPE PLAN.
- 9. LANDSCAPED AREA; SEE LANDSCAPE PLAN FOR MATURE, NATIVE LANDSCAPE.
- 10. CONCRETE CURB AND GUTTER.
- 11. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES; SHALL BE DESIGNED AND BUILT TO CITY OF ABQ. DPM STANDARDS.
- 12. PAINTED PEDESTRIAN CROSSWALK; COLOR WHITE OVER ASPHALT PAVING.
- 13. STEEL BICYCLE RACK; SEE SHEET SPBP-6 DETAIL A5.
- 14. CONCRETE SLAB FOR TRASH ENCLOSURE.
- 15. 21'4" x 10' TRASH ENCLOSURE FOR SOLID WASTE DISPOSAL; SEE SHEET SPBP-6 DETAILS B4 & B5.
- 16. POLE MOUNTED MOTORCYCLE PARKING SIGNAGE; SEE SHEET SPBP-6 DETAIL A2.
- 17. MOTORCYCLE PARKING, 4W x 8L MINIMUM.
- 18. PAINTED ACCESSIBLE PAVEMENT SYMBOL.
- 19. ADA ACCESS AISLE PAINTED PARKING SIGNAGE (NO PARKING); COLOR: WHITE 12"H AND 2" WIDE MINIMUM LETTER SIZE (LOCATE NEAR END OF PARKING SPACE).
- 20. POLE MOUNTED ACCESSIBLE PARKING SIGNAGE; SEE SHEET SPBP-6 DETAIL A3.
- 21. PAINTED PARKING STRIPING (4" WIDE); COLOR: WHITE.
- 22. PAINTED DIAGONAL STRIPING (2" O.C. AT 45 DEGREES); COLOR: WHITE.
- 23. PAINTED TRAFFIC FLOW DIRECTIONAL ARROW; COLOR: WHITE.
- 24. CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 7' AND 8' TALL (AS MEASURED FROM THE GUTTER EDGE) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- 25. POLE MOUNTED PARKING LOT LIGHT; SEE SHEET SPBP-6 DETAIL A1.
- 26. POLE MOUNTED STOP SIGN; SEE SHEET SPBP-6 DETAIL A4.
- 27. POLE MOUNTED HEIGHT LIMIT CLEARANCE BAR.
- 28. PREVIEW BOARD, CANOPY & MENU BOARD.
- 29. DIRECTIONAL ROLL CURB.
- 30. FIRE HYDRANT LOCATION.
- 31. MONUMENT SIGN LOCATION.
- 32. NON-ILLUMINATED DIRECTIONAL SIGN.
- 33. DO NOT ENTER THANK YOU SIGN.
- 34. 6" DIA. BOLLARDS @ 8' o.c. @ BACK OF CURB, 9 UNITS.
- 35. PATIO AREA.
- 36. 5' BOLLARD, 4 UNITS, WHERE INDICATED.
- 37. WHEEL STOPS, AS INDICATED.
- 38. 6" WIDE PAINTED CROSSWALK.
- 39. CONCRETE PAD WITH SENSOR LOOP.
- 40. SERVICE RAMP.
- 41. CART CORRAL.

SITE INFORMATION

LEGAL DESCRIPTION: Lot 4 of the plat entitled "Plat of Lots 1 Thru 9, Coors Pavilion" (Being a replat of Tract X-1-A2, University of Albuquerque Urban Center)

TOTAL SITE AREA: Lot 4 - 1,001.94C

EXISTING ZONING: SU-3, FOR C-2 & O-1 USES

PROPOSED USE: RETAIL, A2 OCCUPANCY

MINIMUM BUILDING SETBACK: FRONT-15' AS PER COORS CORRIDOR PLAN, CORNER SIDE YARD-5' AS PER O-1/C-2.

MAXIMUM BUILDING HEIGHT: 26'

GROSS BUILDING AREA (GBA): RETAIL (1 STORY) = 4,000 SF

SITE AREA: 43,645SF

GROSS F.A.R. (GBA / SITE AREA) = 4,000 / 43,645 = .092

OUTDOOR PATIO AREA = 450SF

PARKING INFORMATION

ALBUQUERQUE CITY ZONING CODE, SECTION 14-17-3-1

TOTAL BUILDING AREA: 4,000GSF

4,000 SF (1,600 FOUN. AREA) = 120 PERSON I.B.C. OCCUPANT LOAD

TOTAL REQUIRED SPACES @ 1:3 OCCUP. = 40 spaces

TOTAL PARKING REQUIRED: 40

TOTAL PARKING PROVIDED: 42 + 8 DRIVE-UP QUEUING + CROSS-LOT PARKING

TYPICAL PARKING STALL DIMENSIONS = 9W x 18L

HANDICAP PARKING STALLS REQUIRED: 2 HC STALLS (1 VAN ACCESSIBLE)

PROVIDED: 2 HC STALLS (1 VAN ACCESSIBLE)

MOTORCYCLE PARKING REQUIRED: 2 SPACES

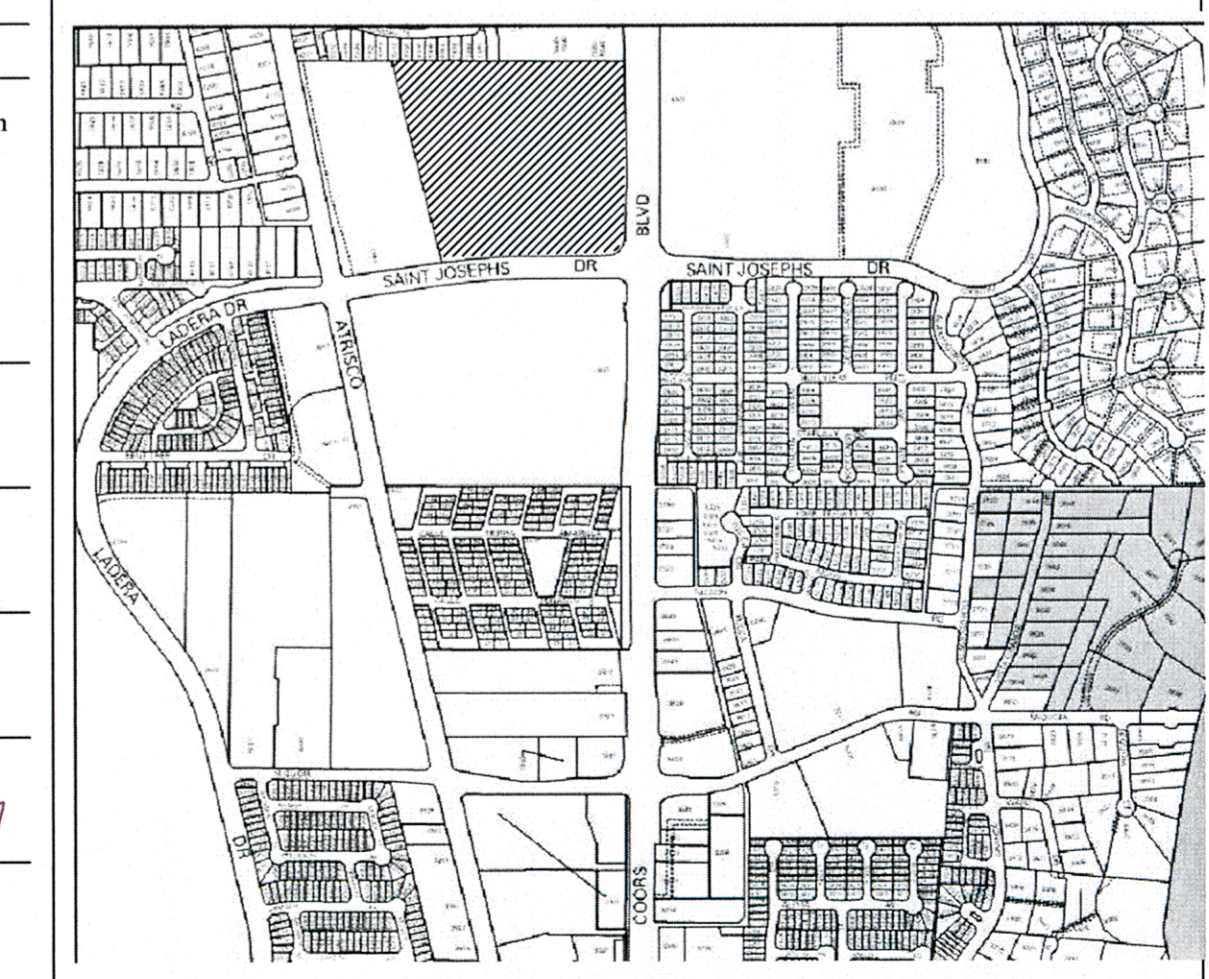
PROVIDED: 2 SPACES

BICYCLE PARKING REQUIRED: 1 PER 20 PARKING SPACES: TOTAL: 40/ 20 = 2 SPACES

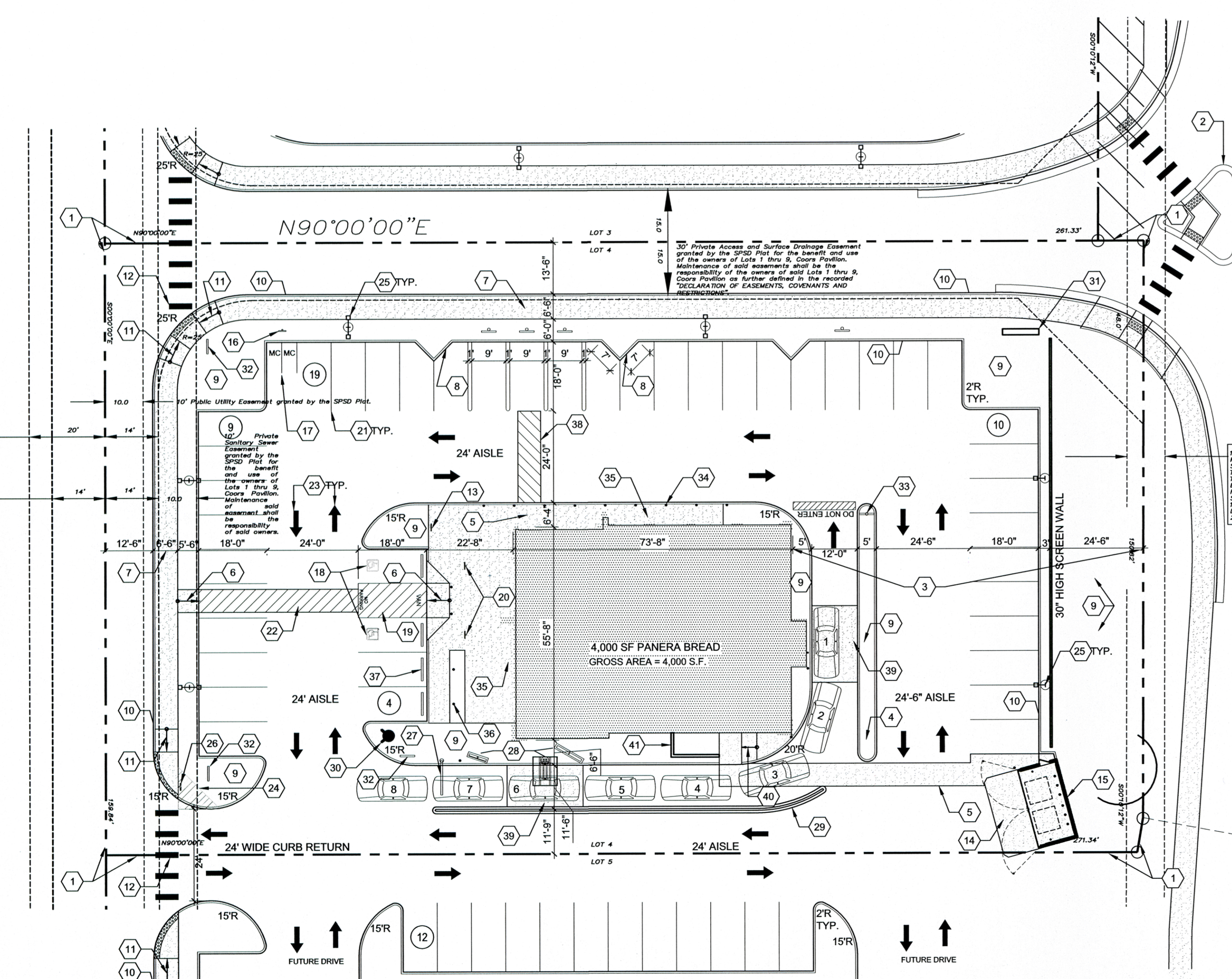
PROVIDED: 2 SPACES

AVAILABLE BUS ROUTES: RAPID RIDE #790 & REGULAR ROUTE #155

VICINITY MAP



Zone Atlas Map G-11-Z



6571-16
HYDRANT AND FIRE ACCESS
ALBUQUERQUE FIRE MARSHAL'S OFFICE
PLANS CHECKING DIVISION
SOFT 4000 - CONSTRUCTION TYPE - VB
GPM 1000 - NUMBER OF HYDRANTS - 1
APPROVED / DISAPPROVED
SIGNATURE / MAIN NUMBER / DATE
1/5/17

FORMER PROJECT NUMBER: _____

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

Is an Infrastructure List Required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWVA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SITE PLAN
1" = 20'
0 20' 40'