

LEGAL DESCRIPTION

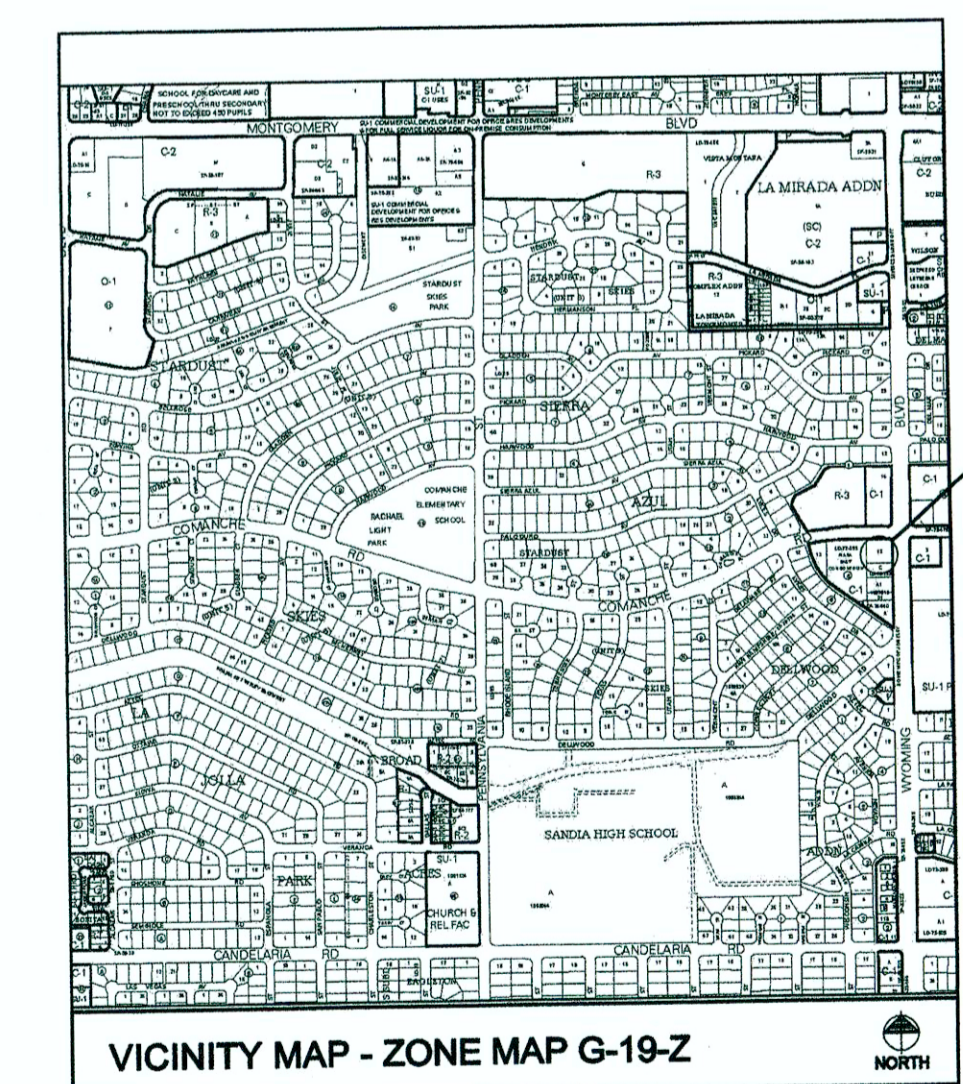
N.E. PORTION OF LOT 13, BLOCK 6 DELWOOD ADDITION. SECTION 6,
T. 10 N., R. 4 E., N.M.P.M.
LOT AREA: .5116 ACRES

KEYED NOTES:

1. PROPERTY LINE.
2. EXISTING CONCRETE CURB AND GUTTER.
3. LANDSCAPED AREA SEE PLAN FOR DIMENSIONS.
4. EXISTING 6' WIDE SIDEWALK.
5. EXISTING RETAINING WALL.
6. EXISTING REFUSE BIN.
7. EXISTING TRANSFORMER PAD AND TRANSFORMER.
8. PATIO WALL. PREVIOUSLY APPROVED BY CABQ ZONING.
9. HC ACCESS AISLE.
10. COMPACT VEHICLE PARKING SPACE.
11. 42" HIGH METAL FENCE AND GATE.
12. 42" HIGH METAL FENCE.
13. EXISTING 6' WIDE RAMP.
14. EXISTING BOLLARDS.
15. EXISTING CONCRETE SLAB.
16. EXISTING 8' UTILITY EASMENT.
17. EXISTING WATER METER.
18. EXISTING OVERHEAD ELECTRICAL.
19. EXISTING POWER POLE.
20. EXISTING LIGHT POLE.
21. EXISTING ELECTRICAL METERS.
22. EXISTING PYLON SIGN.
23. EXISTING 4' WIDE SIDEWALK FROM PUBLIC SIDEWALK.
24. EXISTING FIRE HYDRANT.
25. BICYCLE RACKS FOR 4 BICYCLES.
26. MOTORCYCLE PARKING SPACE, 5'-4 3/4" WIDE (TYPICAL).
27. HC PARKING SIGN. SEE DETAIL 1/A1.
28. ADA COMPLIANT WHEEL CHAIR RAMP. SEE DETAIL 2/A1.
29. POLE MOUNTED EXTERIOR LIGHT FIXTURE.

SITE UTILITY LEGEND

OVERHEAD ELECTRICAL	— OHE —
UNDERGROUND ELECTRICAL	— UGE —
IN STREET WATER	— WATER —
IN STREET SEWER	— SEWER —
IN STREET GAS	— GAS —



FOR DBS SUBMITTAL
HYDRANT AND FIRE ACCESS
ALBUQUERQUE FIRE MARSHAL'S OFFICE
PLANS CHECKING DIVISION
SOFT COPY CONSTRUCTION TYPE: 1
CONSTRUCTION TYPE: 1
APPROVED / DISAPPROVED
SIGNATURE / MAN NUMBER / DATE

STATE OF NEW MEXICO
FREDDIE P. MONTOYA
REGISTERED ARCHITECT
No. 2676
6/17

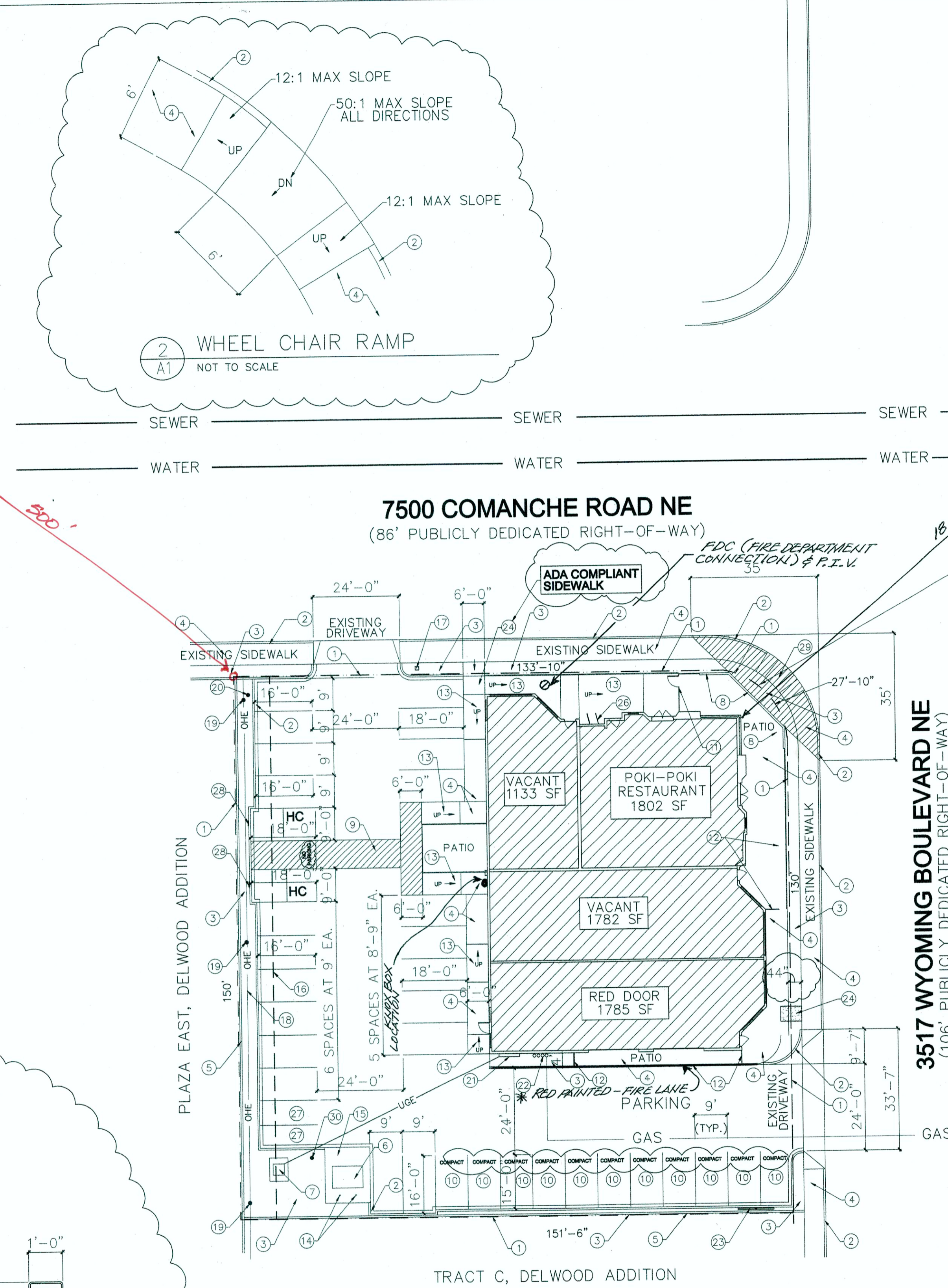
MARCH 29, 2017
(REVISED JUNE 2, 2017)

A1

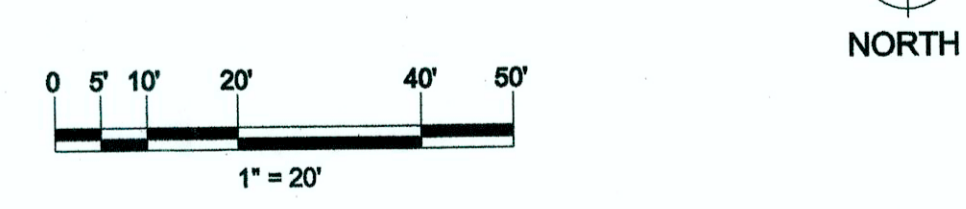
PARKING CALCULATIONS

REQUIRED OFFSTREET PARKING
 2 VACANT RETAIL SPACES = 2915/200 = 14.57 SPACES REQUIRED
 POKI-POKI RESTAURANT = 82 SEATS/4 = 20.5 SPACES REQUIRED
 RED DOOR = 96 SEATS/4 = 24 SPACES REQUIRED
 TOTAL PARKING SPACES REQUIRED - 59 SPACES
 WITH 10% PARKING REDUCTION FOR BEING WITHIN 300 FEET
 OF ALBUQUERQUE CITY TRANSIT SYSTEM ROUTE = 53 SPACES REQUIRED
 ON-SITE PARKING SPACES PROVIDED - 34 SPACES INCLUDING 2 HC SPACES
 OFF-SITE PARKING SPACES PROVIDED PER THIRD PARTY LEASE AGREEMENT - 26 SPACES
 TOTAL PARKING SPACES PROVIDED - 59 SPACES
 MOTORCYCLE SPACES REQUIRED - 2 SPACES
 MOTORCYCLE SPACES PROVIDED - 2 SPACES
 BICYCLE RACKS PROVIDED - 2 DOUBLE BICYCLES

("FIRE 1" PLAN)



EXISTING SITE & UTILITY PLAN



NOTE FOR CLEAR SITE TRIANGLE:
LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA

EXIST. F.H.
300'

Violators Are Subject to a Fine and/or Towing

06-12-17
BR