

LEGAL DESCRIPTION:

LOT 22-A, BLOCK NO. 8, ORIGINAL TOWNSITE OF WESTLAND, BEING A REPLAT OF LOT 22, BLOCK 8, WITHIN TOWN OF ATRISCO GRANT, BERNALILLO COUNTY.

PARKING DATA:

PARKING REQUIREMENT:
OFFICE PARKING:
 • 1 SPACE PER 200 OCCUPANTS: 2160 SF / 200 = 10.8, THEREFORE 11 SPACES REQUIRED
SHOP PARKING:
 • 1 SPACE PER 2000 OCCUPANTS: 4000 SF / 2000 = 2, THEREFORE 2 SPACES REQUIRED
 TOTAL NUMBER OF PARKING SPACES REQUIRED = 13
 (NO BUS REDUCTION INCLUDED)
PARKING PROVIDED:
 • 13 SPACES PROVIDED (INCLUDES 1 VAN ACCESSIBLE HC SPACE)
 • 1 MOTORCYCLE SPACE PROVIDED
 • BICYCLE RACK FOR 2 BICYCLES PROVIDED

PROJECT SUMMARY: PROPOSED NEW STRUCTURES

PROJECT DESCRIPTION:
 A NEW SMALL OFFICE AND SHOP AREA FOR A VEHICLE TRANSPORT COMPANY. VEHICLE MAINTENANCE WILL BE PERFORMED INSIDE OF THE SHOP BUILDING. NO MAINTENANCE WILL BE PERFORMED OUTSIDE. THERE IS NO OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE OR EQUIPMENT ON SITE.
BUILDING 'A':
 OFFICE BUILDING: 2,160 SF
 PORTAL / COVERED PATIO: 1,032 SF
CARPORIT: 805 SF
BUILDING 'B':
 SHOP: 4,000 SF
 SHADE STRUCTURE: 3,200 SF
FUTURE CARETAKER RESIDENCE:
 30' X 50' = 1,500 SF

ZONING:

ZONING: AT TIME OF APPLICATION SUBMITTAL: SU-2 / IP
NEW ZONING: PER ID#: NR-BP
NOTE: THERE IS NO MASTER DEVELOPMENT PLAN ON FILE

GENERAL NOTES:

ALL SIDEWALKS, RAMPS, CURB CUTS, CURB AND GUTTER SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARD DRAWINGS:
 SIDEWALK (2430)
 RAMPS (2440)
 CURB CUTS (2426)
 CURB AND GUTTER (2415)

INDEX OF DRAWINGS:

- 1 AS-100 SITE PLAN
- 2 AS-101 SITE DETAILS
- 3 L-100 LANDSCAPING PLAN
- 4 C-100 CONCEPTUAL GRADING AND DRAINAGE PLAN
- 5 C-101 CONCEPTUAL UTILITY PLAN
- 6 A-200 EXTERIOR ELEVATIONS - OFFICE BLDG & REFUSE ENCLOSURE
- 7 A-201 EXTERIOR ELEVATIONS - PRE-ENGINEERED METAL BUILDING & CARPORT
- 8 A-202 SIGNAGE
- 9 R-100 RENDERING 1 (8-1/2 X 11)
- 10 R-101 RENDERING 2 (8-1/2 X 11)

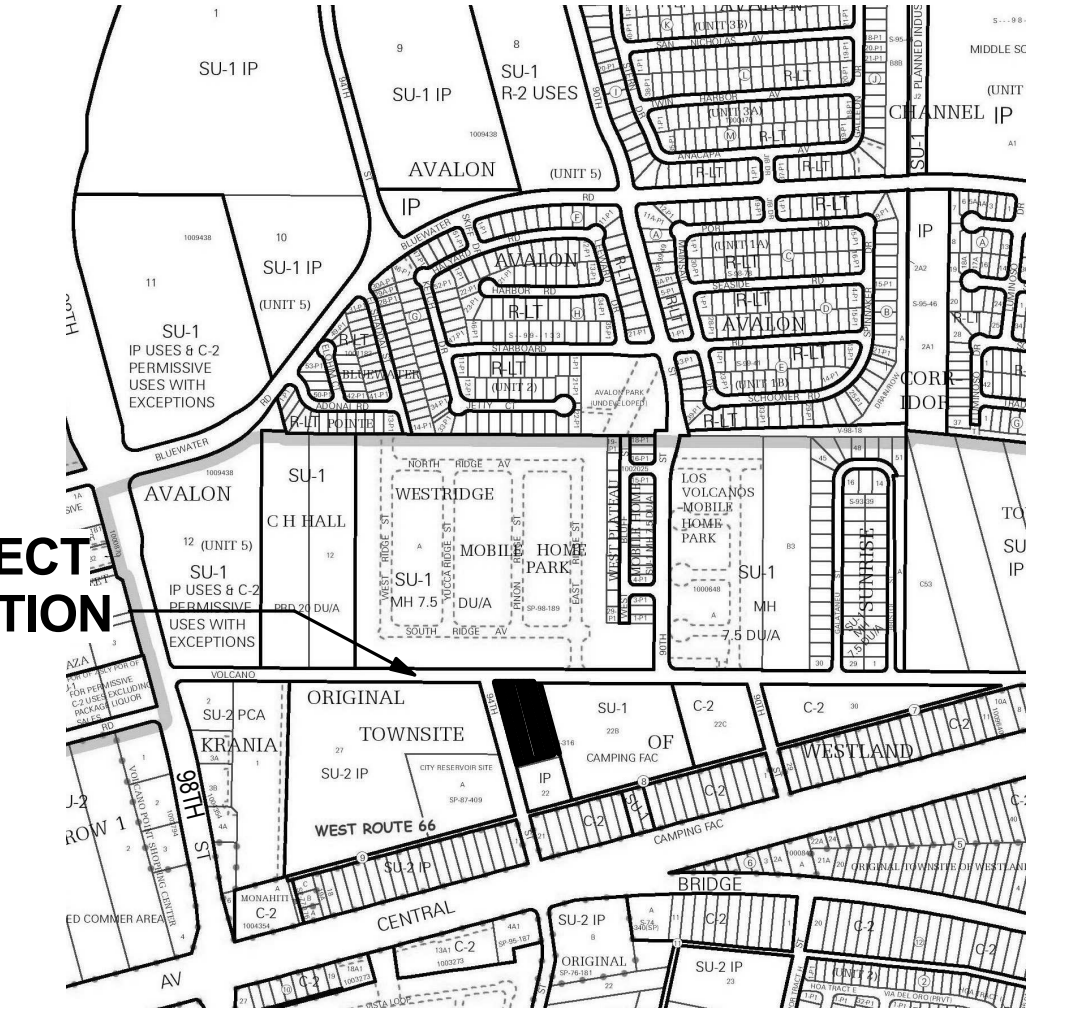
LEGEND:

- R.O.W. LANDSCAPE GRAVEL, 3" THICK, OVER GEOTEXTILE FILTER FABRIC/ WEED BARRIER, 12" MAXIMUM SIZE
- CONCRETE SIDEWALK / DRIVE / SLAB
- 8" THICK AGGREGATE BASE COURSE COMPACTED TO 95% MIN. OVER EXISTING GRADE COMPACTED TO 95% MIN.
- NEW ASPHALT PAVING PER COA STANDARD SPECIFICATIONS
- EXISTING 6' HIGH CHAIN LINK FENCE TO REMAIN
- NEW 6' HIGH WROUGHT IRON GATE PAINTED BLACK

DRB SITE DEVELOPMENT PLAN APPROVAL

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEERING / HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

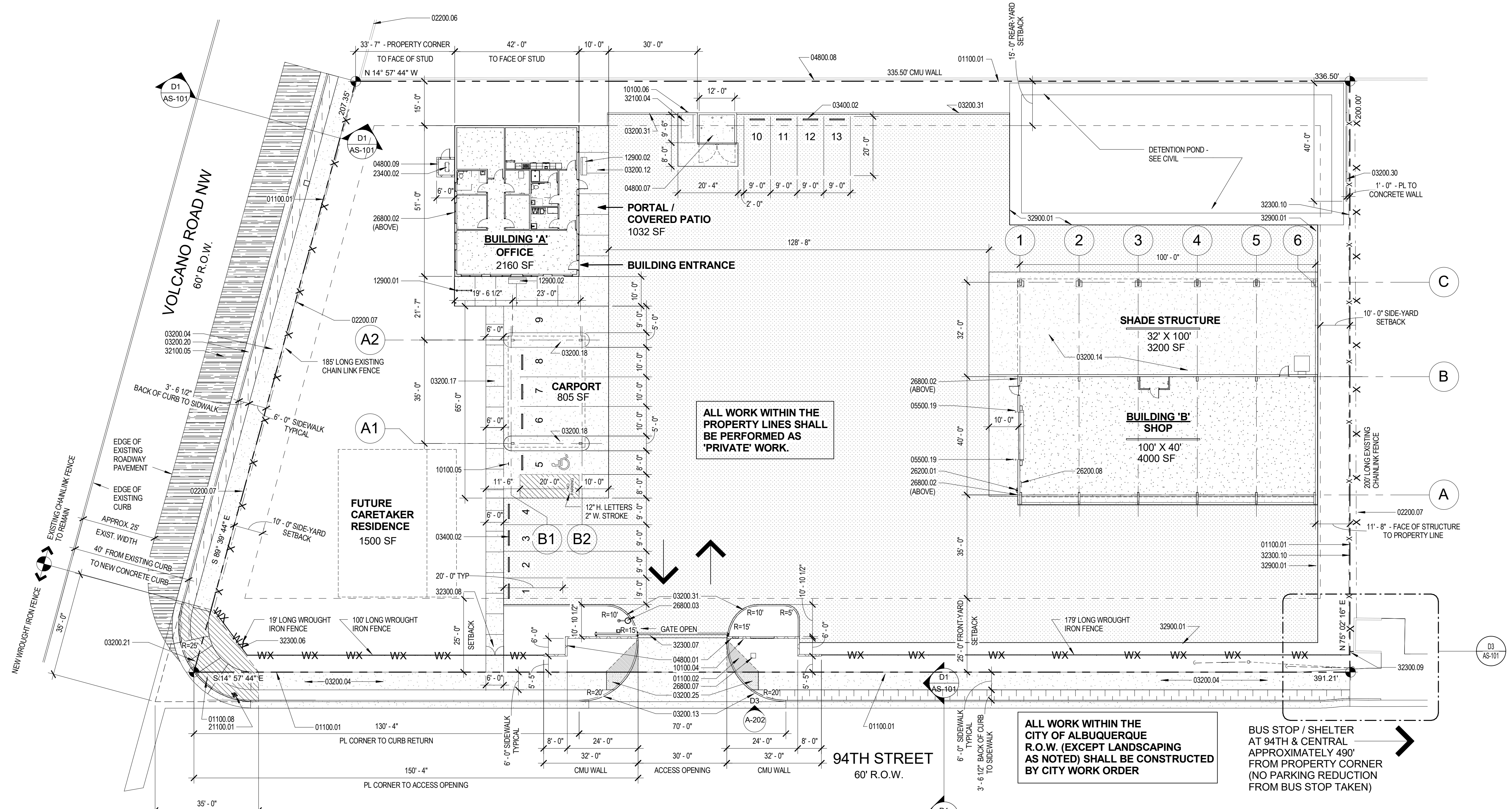
PROJECT LOCATION



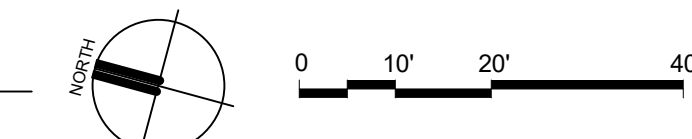
VICINITY MAP / ZONE ATLAS PAGE K-09-Z

KEYED NOTES:

- 01100.01 PROPERTY LINE.
- 01100.02 HATCHED AREA INDICATES 11' MINI CLEAR SIGHT TRIANGLE.
- 01100.06 VAN ACCESSIBLE HC PARKING. 1% MIN. 2% MAX SLOPE.
- 01100.07 INTERSECTION CLEAR SIGHT DISTANCE PER CITY OF ALBUQUERQUE TRAFFIC CODE, SECTION 8-2-2-15.
- 01100.08 EXISTING STOP SIGN, RELOCATE.
- 02200.06 EXISTING CMU WALL TO REMAIN.
- 02200.07 EXISTING CHAINLINK FENCE TO REMAIN.
- 03200.04 NEW CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS. REFER TO CITY STANDARD DETAIL DWG. 2430.
- 03200.12 4" THICK 3000 PSI AIR-ENTRAINED CONCRETE SIDEWALK OVER GRADE COMPACTED TO 95%. REINFORCE WITH 6X6-10X10 W/M. FLAT SHEETS ONLY. SLOPE IN DIRECTION OF TRAVEL SHALL NOT EXCEED 1:20 AND CROSS SLOPE SHALL NOT EXCEED 1:48.
- 03200.13 CONCRETE CURB PER COA STANDARD SPECIFICATIONS. REFER TO CITY STANDARD DETAIL DWG. 2426.
- 03200.14 6" THICK 4,000 PSI CONCRETE SLAB WITH #4 REBAR EACH WAY AT 16" O.C., CENTERED IN SLAB. SLOPE AT 1/8" PER FOOT MINIMUM AWAY FROM BUILDING.
- 03200.17 CONCRETE SIDEWALK.
- 03200.18 3,000 PSI AIR-ENTRAINED CONCRETE ISLAND, 6" HIGH.
- 03200.19 NEW CONCRETE CURB CUT / ENTRANCE DRIVE. PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS. REFER TO STANDARD DETAIL DWG 2426. INSTALL TRUNCATED DOMES AT SIDEWALK CROSSING.
- 03200.20 NEW CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE SPECIFICATIONS. REFER TO CITY STANDARD DETAIL DWG 2415.
- 03200.21 NEW MOUNTABLE CURB WHEELCHAIR RAMP AT NEW SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS. REFER TO CITY STANDARD DETAIL DWG 2418. INSTALL TRUNCATED DOMES ON RAMP.
- 03200.25 ACCESSIBLE SIDEWALK RAMP WITH TRUNCATED DOMES.
- 03200.30 CONCRETE CUT OFF WALL. SEE GRADING AND DRAINAGE PLAN.
- 03200.31 6" WIDE X 6" HIGH MIN., 8" HIGH MAX. CONCRETE HEADER CURB. SEE DETAIL D4 / AS-101.
- 03200.34 NEW CONCRETE VALLEY GUTTER - SEE GRADING AND DRAINAGE PLAN. REFER TO CITY STANDARD DETAIL DWG 2420.
- 03400.02 6'-0" LONG PRE-CAST CONCRETE WHEEL STOP, TYPICAL.
- 04800.01 NEW 6" HIGH CMU WALL, 8"X8"X16" CMU BLOCK WITH 4" X 8" X 16" CAP BLOCK. DARK GRAY COLOR (PETRO BLACK BY CREGO).
- 04800.07 CMU REFUSE ENCLOSURE, 8" X 8" X 16" CMU BLOCK WITH 4" X 8" X 16" CAP BLOCK. DARK GRAY COLOR (PETRO BLACK BY CREGO).
- 04800.08 EXISTING 4'-8" HIGH CMU WALL. RAISE TO 6'-0" HIGH. MATCH STYLE AND COLOR OF EXISTING CMU.
- 04800.09 MECHANICAL EQUIPMENT SCREEN. 8'X8'X16" CMU, DARK GRAY COLOR (PETRO BLACK BY CREGO), 6'-0" HIGH ABOVE FINISH GRADE.
- 05500.19 8" Ø STEEL PIPE BOLLARD FILLED WITH CONCRETE. TYPICAL. PRIME AND PAINT YELLOW.
- 10100.04 SIGNAGE: BUILDING ADDRESS NUMBER AND BUSINESS SIGN. CAST CONCRETE PANEL WITH RECESSED NUMBERS AND LETTERS INSTALLED FLUSH WITH CMU WALL.
- 10100.05 VAN ACCESSIBLE DISABLED PARKING SIGN. SEE DETAIL C4 / AS-101.
- 10100.06 MOTORCYCLE PARKING SIGN.
- 10850.01 PROVIDE WALL MOUNTED KNOX BOX WITH KEYPAD SWITCH AND KEY BOX FOR BUILDINGS. INSTALL AT 4' ABOVE GRADE.
- 12900.01 BIKE RACK. SEE DETAILS ON SHEET AS-101. BASIS OF DESIGN IS SITESCAPES ECHO BIKE RACK "EC2-05-SM" SURFACE MOUNTED (5) BIKE TUBE RACK, OR EQUAL.
- 12900.02 BEYOND:
- 21100.01 NEW PUBLIC FIRE HYDRANT AS PART OF THIS PROJECT.
- 23400.02 HVAC CONDENSING UNIT.
- 26200.01 ELECTRIC SERVICE AND METER. SEE ELECTRICAL.
- 26200.03 EXISTING POWER POLE TO REMAIN.
- 26200.06 EXISTING POWER POLE GUY WIRE TO REMAIN.
- 26200.07 EXISTING OVERHEAD POWER LINE.
- 26200.08 MAIN DISTRIBUTION PANEL. SEE ELECTRICAL.
- 26800.02 WALL MOUNTED LIGHT FIXTURE. 20'-0" MAX. ABOVE FINISHED GRADE. SEE ELECTRICAL.
- 26800.03 POLE MOUNTED LIGHT FIXTURE. 24'-0" ABOVE FINISHED GRADE. SEE ELECTRICAL.
- 26800.07 CONCRETE LIGHT BOLLARD.
- 32100.01 8" THICK AGGREGATE BASE COURSE (ABC) COMPACTED TO 95% MIN. DENSITY PER ASTM D-1557 OVER EXISTING GRADE COMPACTED TO 95% MIN. IN LIEU OF ABC, CRUSHED RECYCLED CONCRETE MAY BE USED.
- 32100.04 MOTORCYCLE PARKING SPACE, 4'-0" WIDE X 8'-0" LONG, MINIMUM.
- 32100.05 NEW ASPHALT PAVING PER COA STANDARD SPECIFICATIONS.
- 32300.06 NEW 6" HIGH BLACK WROUGHT IRON METAL FENCE.
- 32300.07 NEW 6'-0" HIGH SLIDING GATE WITH 30'-0" CLEAR OPENING. BASIS FOR DESIGN: HEAVY DUTY CANTILEVER SLIDE GATE WITH T/M-1000 OPERATOR BY T/METAL CORP. 800.328.4283.
- 32300.08 (2) 3'-0" WIDE SWING GATES WITH DROP BOLTS IN WROUGHT IRON FENCE.
- 32300.09 PROPOSED WROUGHT IRON FENCE EXTENSION FROM NEW WROUGHT IRON FENCE TO EXISTING REFUSE ENCLOSURE.
- 32300.10 NEW 4'-0" HIGH STEEL T-POST FENCE WITH 14 GA. WIRE STRANDS AT 1'-0" O.C. INSTALL T-POSTS AT 8'-0" O.C. INSTALL FENCE FROM NEW WROUGHT IRON FENCE, ALONG SOUTH PROPERTY LINE, EXTENDING TO EXISTING CMU WALL AT EAST PROPERTY LINE.
- 32900.01 5" HIGH METAL EDGING, CONTINUOUS.
- 33100.14 NEW WATER METER VALVE BOX.



1 Site Plan
 1" = 20'-0"



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PROJECT ARCHITECT:
 LEE GAMESKY, AIA

PROJECT #:
 Date: 12 JUNE 2018

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 DRB PROJECT NO.: 1011638

SITE PLAN

By: WTB
 SHEET DEVELOPMENT PLAN

Sheet: Of:
AS-100

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