

**PROJECT DATA - LOT 1 (PHASE 1)**

LOT AREA TOTAL: 1.673 ACRES = 72,876 SF

**AREA OF LOT COVERED BY BUILDING**

BUILDING 1: 5,200 SF (= 5,200 GFA) this number is used to calculate net lot

**USABLE OPEN SPACE**

NOT REQUIRED PER IDO Table 5-1-2

**PARKING CALCULATION (IDO Table 5-5-1):**

5 SPACES PER 1,000 GFA = 26 PARKING SPACES REQUIRED  
2 SPACES PER 1 FOOD TRUCK = 18 PARKING SPACES REQUIRED

TOTAL PARKING REQUIRED = 44

TOTAL PARKING PROVIDED = 94

(including 4 compact spaces, 1 ADA space, and 1 ADA Van space)

MOTORCYCLE PARKING REQUIRED = 2 (IDO Table 5-5-4)

MOTORCYCLE PARKING PROVIDED = 2

BICYCLE PARKING REQUIRED = 4 (IDO Table 5-5-5)

BICYCLE PARKING PROVIDED = 4 (2 bicycles per 1 bike rack)

**PROJECT DATA - LOT 2 (PHASE 1)**

LOT AREA TOTAL: 0.707 ACRES = 30,797 SF

**AREA OF LOT COVERED BY BUILDING**

BUILDING 2: 6,000 SF (= 6,000 GFA) this number is used to calculate net lot  
\*BUILDING SIZE: 4,000 SF - 6,000 SF, Current floor plan depicts maximum buildout

**USABLE OPEN SPACE**

NOT REQUIRED PER IDO Table 5-1-2

**PARKING CALCULATION (IDO Table 5-5-1):**

5 SPACES PER 1,000 GFA = 30 PARKING SPACES REQUIRED

TOTAL PARKING REQUIRED = 38

TOTAL PARKING PROVIDED = 30

(including 1 ADA space, and 1 ADA Van space)

MOTORCYCLE PARKING REQUIRED = 2 (IDO Table 5-5-4)

MOTORCYCLE PARKING PROVIDED = 2

BICYCLE PARKING REQUIRED = 3 (IDO Table 5-5-5)

BICYCLE PARKING PROVIDED = 4 (2 bicycles per 1 bike rack)

**PROJECT DATA - LOT 3 (PHASE 2)**

LOT AREA TOTAL: 0.756 ACRES = 32,931 SF

**AREA OF LOT COVERED BY BUILDING**

BUILDING 3: 4,350 SF (= 4,350 GFA) this number is used to calculate net lot  
\*BUILDING SIZE: 2,500 SF - 4,350 SF, Current floor plan depicts maximum buildout

**USABLE OPEN SPACE**

NOT REQUIRED PER IDO Table 5-1-2

**PARKING CALCULATION (IDO Table 5-5-1):**

5 SPACES PER 1,000 GFA = 22 PARKING SPACES REQUIRED

TOTAL PARKING REQUIRED = 22

TOTAL PARKING PROVIDED = 38

(including 1 ADA space, and 1 ADA Van space)

DRIVETHRU STACKING SPACES REQUIRED PER IDO TABLE 5-5-8=12

DRIVETHRU STACKING SPACES PROVIDED=12

MOTORCYCLE PARKING REQUIRED = 1 (IDO Table 5-5-4)

MOTORCYCLE PARKING PROVIDED = 1

BICYCLE PARKING REQUIRED = 3 (IDO Table 5-5-5)

BICYCLE PARKING PROVIDED = 4 (2 bicycles per 1 bike rack)

NOTE: SITE WORK AND PARKING AREA PAVING (EXCLUDING THE BUILDING, DRIVE-THROUGH AND DUMPSTER ENCLOSURE) MAY BE CONSTRUCTED SIMULTANEOUSLY WITH PHASE 1.

**GENERAL NOTES**

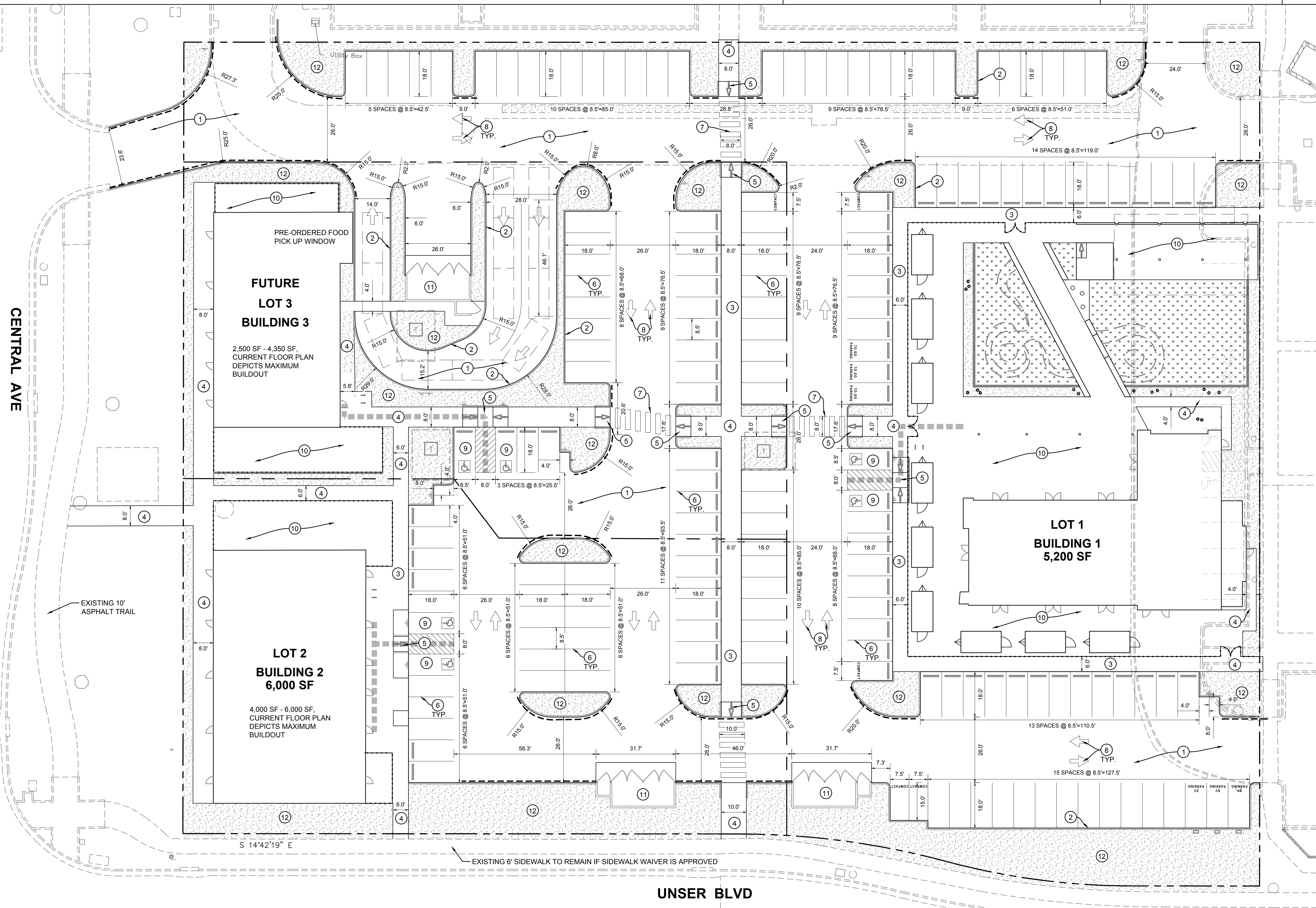
- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. ALL CURB RADI ARE 2" UNLESS OTHERWISE NOTED.
- C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- E. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- F. NEW CONSTRUCTION WILL ENSURE CONTINUOUS ACCESS FOR SOLID WASTE DURING CONSTRUCTION TO THE ADJACENT MULTI-FAMILY APARTMENTS.

**KEYED NOTES**

- 1. ASPHALT PAVING.
- 2. PCC MEDIAN CURB AND GUTTER.
- 3. PCC TURNED DOWN SIDEWALK
- 4. PCC SIDEWALK.
- 5. ADA ACCESSIBLE RAMP.
- 6. 4" WHITE STRIP.
- 7. CROSS WALK STRIPING.
- 8. DIRECTION ARROW.
- 9. ADA PARKING.
- 10. PCC FLATWORK.
- 11. REFUSE ENCLOSURE.
- 12. LANDSCAPING.

**LEGEND**

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- ADA PATH
- FIRE LANE MARKINGS



**DEKKER PERICH SABATINI**

ARCHITECT

ENGINEER

CONCEPTUAL NOT FOR CONSTRUCTION

PROJECT

**NUEVO ATRISCO**  
201 Unser Blvd NW  
Albuquerque, NM 87121

**REVISIONS**

- ▲
- ▲
- ▲
- ▲

DRAWN BY

REVIEWED BY

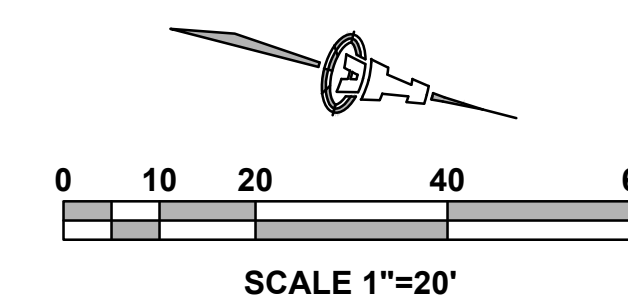
DATE 04.15.2022

PROJECT NO. 19-0059.002

DRAWING NAME

**TRAFFIC CONTROL LAYOUT PLAN**

SHEET NO.



**UNSER BLVD**