

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 = 30
 TOTAL PARKING PROVIDED = 38
 (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 (13 ADDITIONAL OVERFLOW)

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

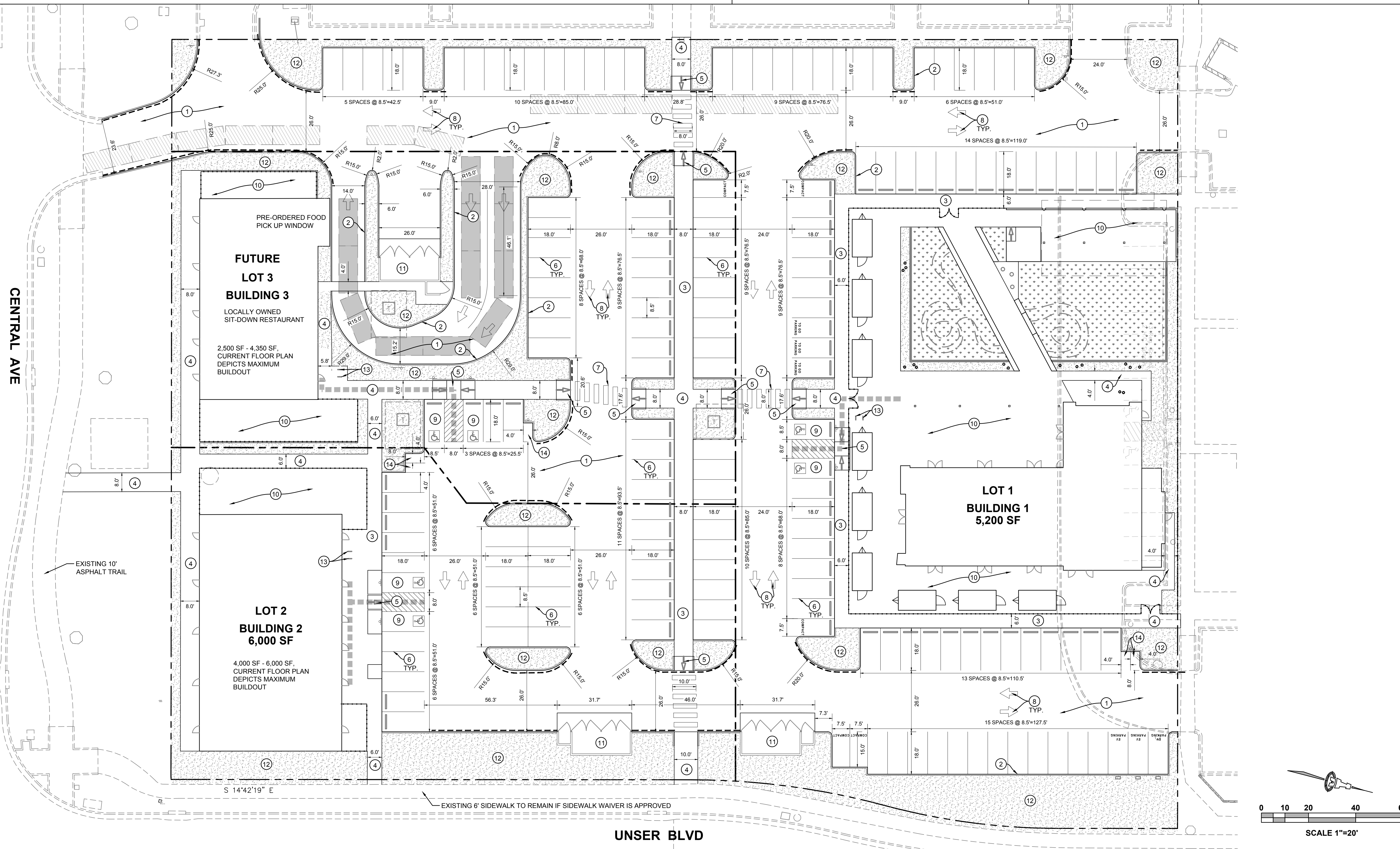
- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. ALL CURB RADI ARE 2' UNLESS OTHERWISE NOTED.
- C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO 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.
- 13. BIKE RACK.
- 14. MOTORCYCLE PARKING.

LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- ADA PATH
- FIRE LANE MARKINGS
- DRIVE THRU QUEUING
- OVERFLOW DRIVE THRU QUEUING



ARCHITECT

ENGINEER



PROJECT

NUEVO ATRISCO
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REVISIONS

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DRAWN BY

REVIEWED BY

DATE 04.15.2022

PROJECT NO. 19-0059.002

DRAWING NAME

TRAFFIC CONTROL LAYOUT PLAN

SHEET NO.

