ZONING: MX-M
FRONT SETBACK: 5'
SIDE SETBACK: 0'
REAR SETBACK: 15'

RECESS ALL WINDOWS 2"

PARKING:
DAYCARE: 2,438 SF / 400 = 6 SPACES
OFFICE: 3,048 SF / 3.5 = 10 SPACES
EVENT: 418 OCCUPANTS / 4 = 104 SPACES

SHARED PARKING REDUCTION:
104 ASSEMBLY + 10 OFFICE = 114 SPACES
114 / 1.5 = 76 SPACES
76 SPACES + 6 SPACES = 82 REQUIRED
77 SPACES PROVIDED + 6 CHARGING

HC PARKING SPACES REQUIRED 76-100: 4 SPACES
MC PARKING SPACES REQUIRED 51-100: 3 SPACES
BICYCLE PARKING SPACES REQUIRED: 4 SPACES

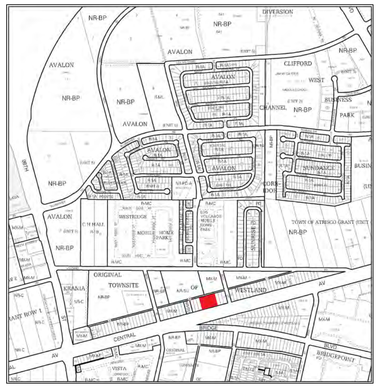
TOTAL LOT AREA = 50,377 SF
BUILDING AREA = 12,238 SF
NET LOT AREA = 38,139 SF
%15 OF NET LOT AREA = 5,720 SF
4,290 SF TO BE VEGATIVE PLANTINGS

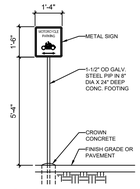
NOTE:

REFUSE DRIVER SHALL BE PROVIDED WITH GATE ACCESS CODE

REFUSE DRIVER SHALL HAVE ACCESS TO REFUSE ENCLOSURE BY 5AM

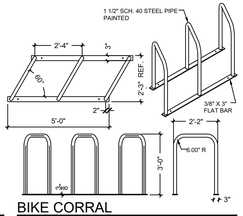
PROPERTY OWNER SHALL PLACE THE RECYCLE CARTS ON THE FRONTAGE ROAD BY 7:00AM, AND REMOVE THEM 24 HOURS AFTER SERVICE





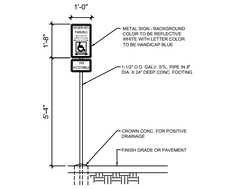
MOTORCYCLE PARKING

SCALE: NTS



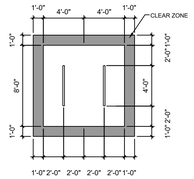
BIKE CORRAL

SCALE: 1/2" = 1'-0"



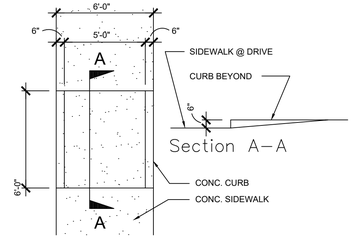
HC PARKING

SCALE: NTS



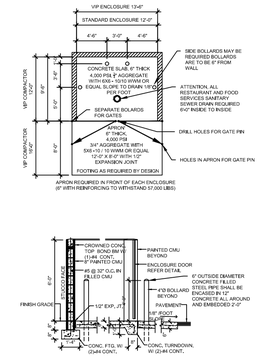
BIKE PARKING

SCALE: NTS



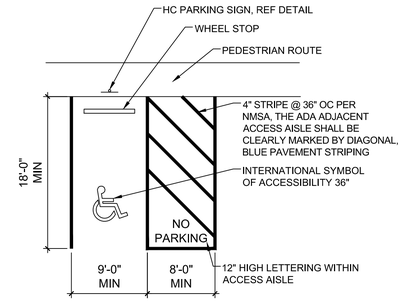
SIDEWALK RAMP DETAIL

N.T.S.



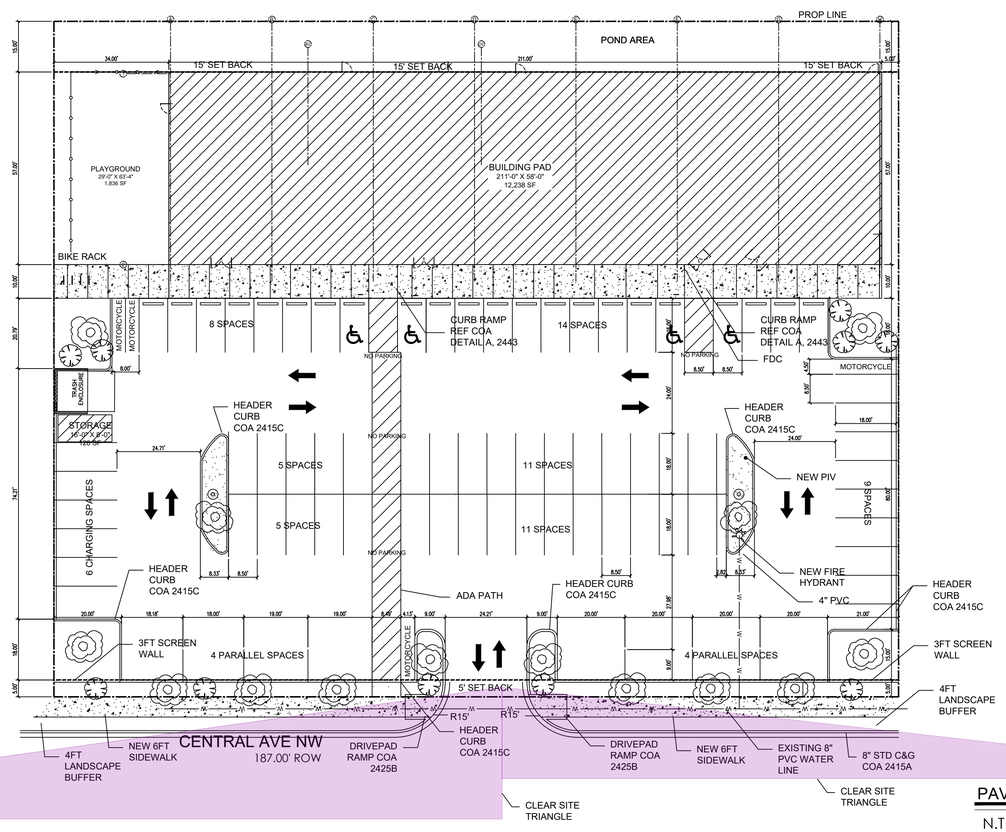
REFUSE ENCLOSURE

N.T.S.



ADA PARKING

N.T.S. N.T.S.



1 SITE DIMENSIONS PLAN

SCALE: 1" = 20'-0"

0 5' 10' 20'

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

WORK IS INCLUDED AND ON THE WORK ORDER AND THE PRIVATE OFF SITE WORK.

SIDEWALKS SHALL BE CONSTRUCTED AS PER CITY OF ALBUQUERQUE STANDARD DETAIL 2430

DRB PROJECT NO: PR-2019-002764

DRB APPLICATION NO: SI-2024-01171

DRC PROJECT NO: 623479

PAVEMENT MARKING

N.T.S.

No.	Date	Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE CLOSE OF CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY EFFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

NEW CONSTRUCTION FOR

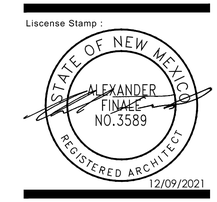
9101 CENTRAL AVENUE NW

ALBUQUERQUE NEW MEXICO

ALEXANDER FINALE ARCHITECT

1020 123rd Avenue NE
Lake Stevens, WA 98258
(206) 945-2588
alexfinale@msn.com

Liscense Stamp :



12/09/2021

Project Contact : Alexander Finale
Phone : 206-945-2588
Fax :
E-Mail : alexfinale@msn.com

Principal In Charge : Alexander Finale
NM License No. : 003589
NY License No. : 037793
TX License No. : 025305

Sheet Title :

Site Plan & Details

Sheet No. :

TCL