

SIDEWALK / CURB / DRIVEWAY
IMPROVEMENTS
3017 11TH STREET NW
CPN: 793083

ADDRESS: 3017 11th St NW, Albuquerque, NM

LEGAL DESCRIPTION: LOT 8-A MCDONALD ACRES
SUBDIVISION

SITE AREA: 0.58 AC (25,265 SF)

BENCHMARK: City of Albuquerque Station "SMW=8" being an
aluminum disc with ELEV= 4969.73 (NAVD 1988)

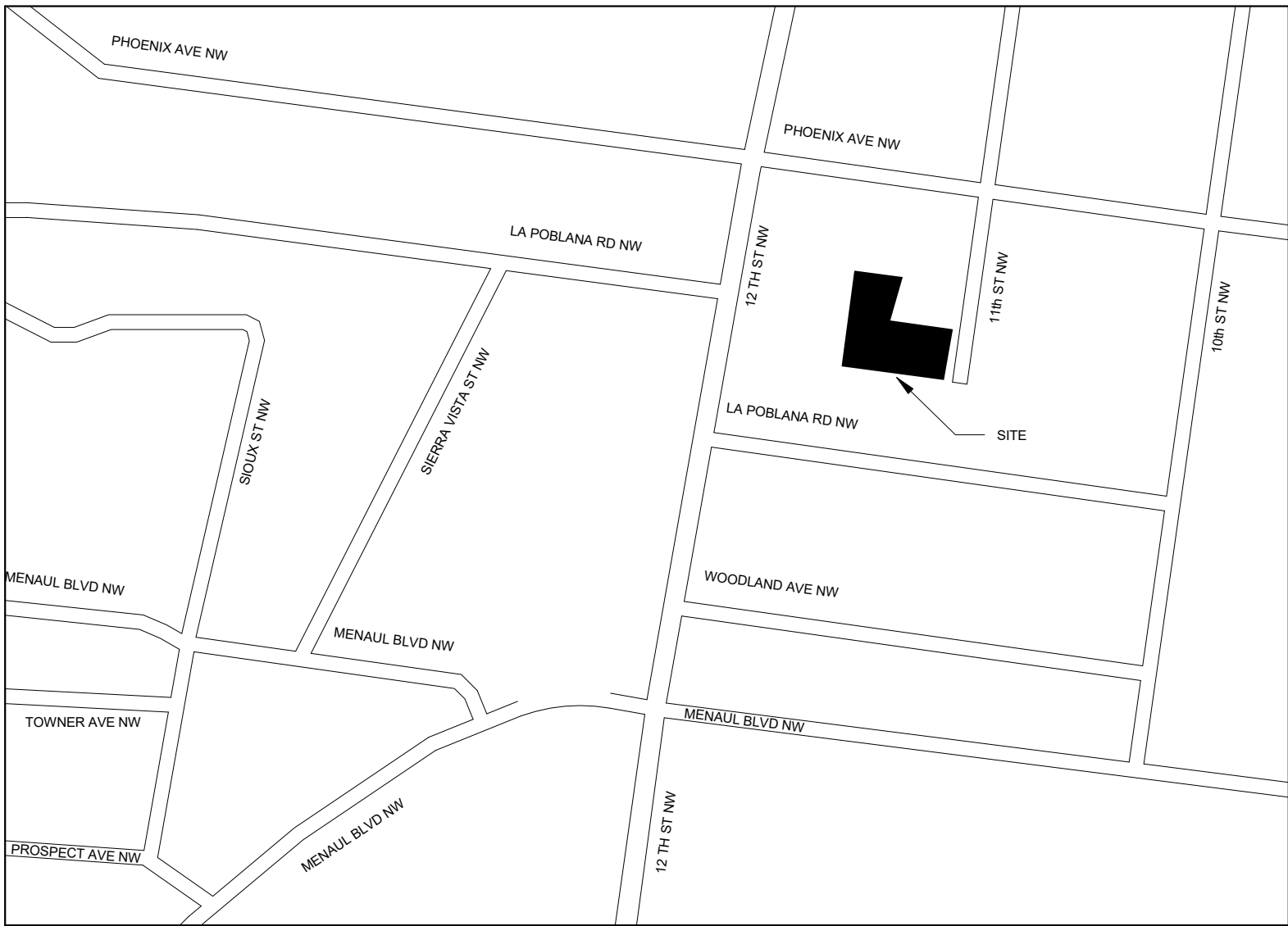
SURVEYOR: Square Root Services

FLOOD HAZARD: From FEMA Map 35001C0331H (8/16/12) and
35001C0332G (9/26/2008), this site is identified as Zone 'X'
which is an area with reduced flood risk due to levee.

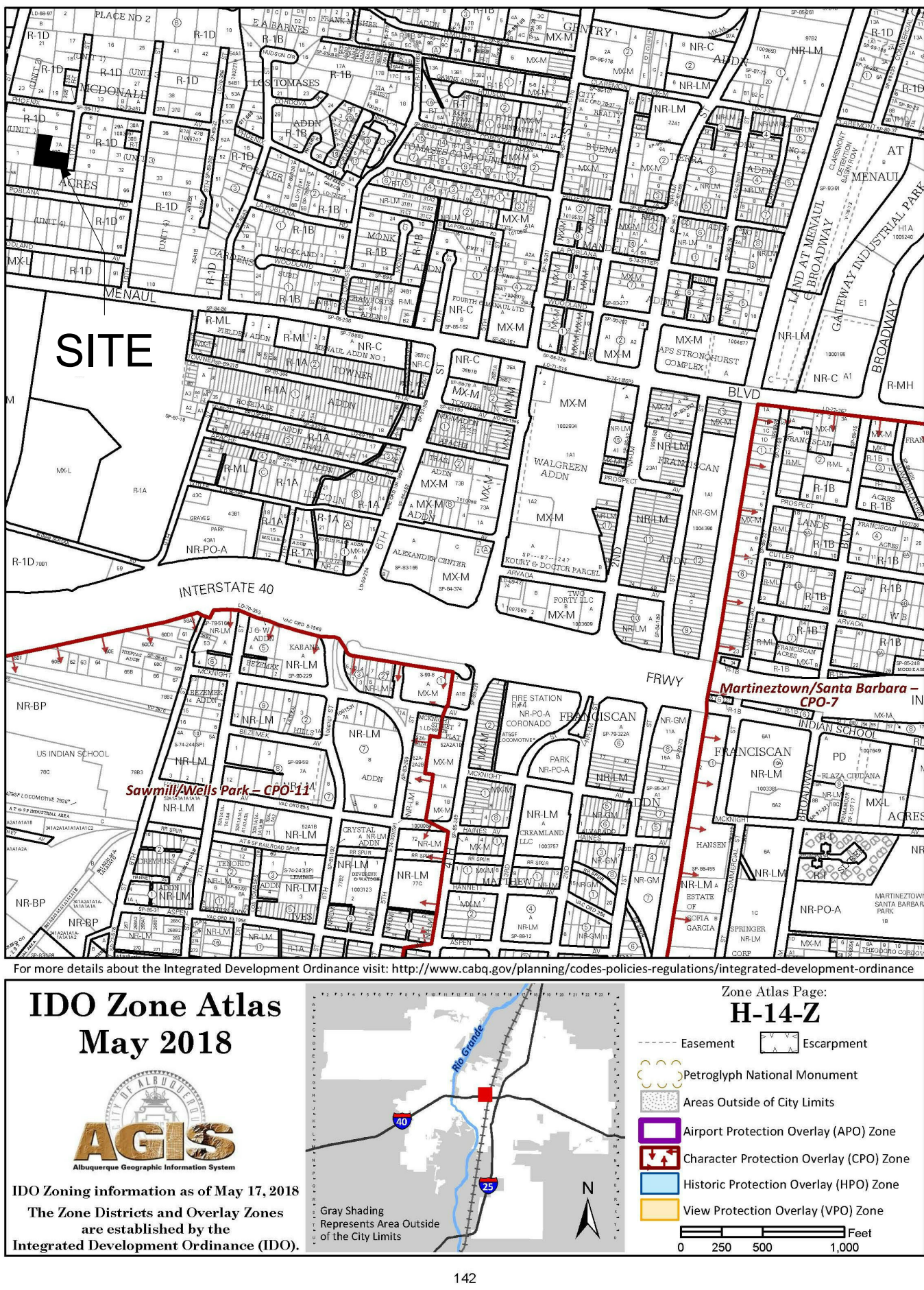
OFFSITE FLOW: The site does not accept offsite flow.

EXISTING CONDITIONS: The site is currently an undeveloped
residential lot in the North Valley with limited slope.

PROPOSED IMPROVEMENTS: The proposed improvements
include The replacement of an existing driveway, the construction
of a new driveway and the construction of a new sidewalk.



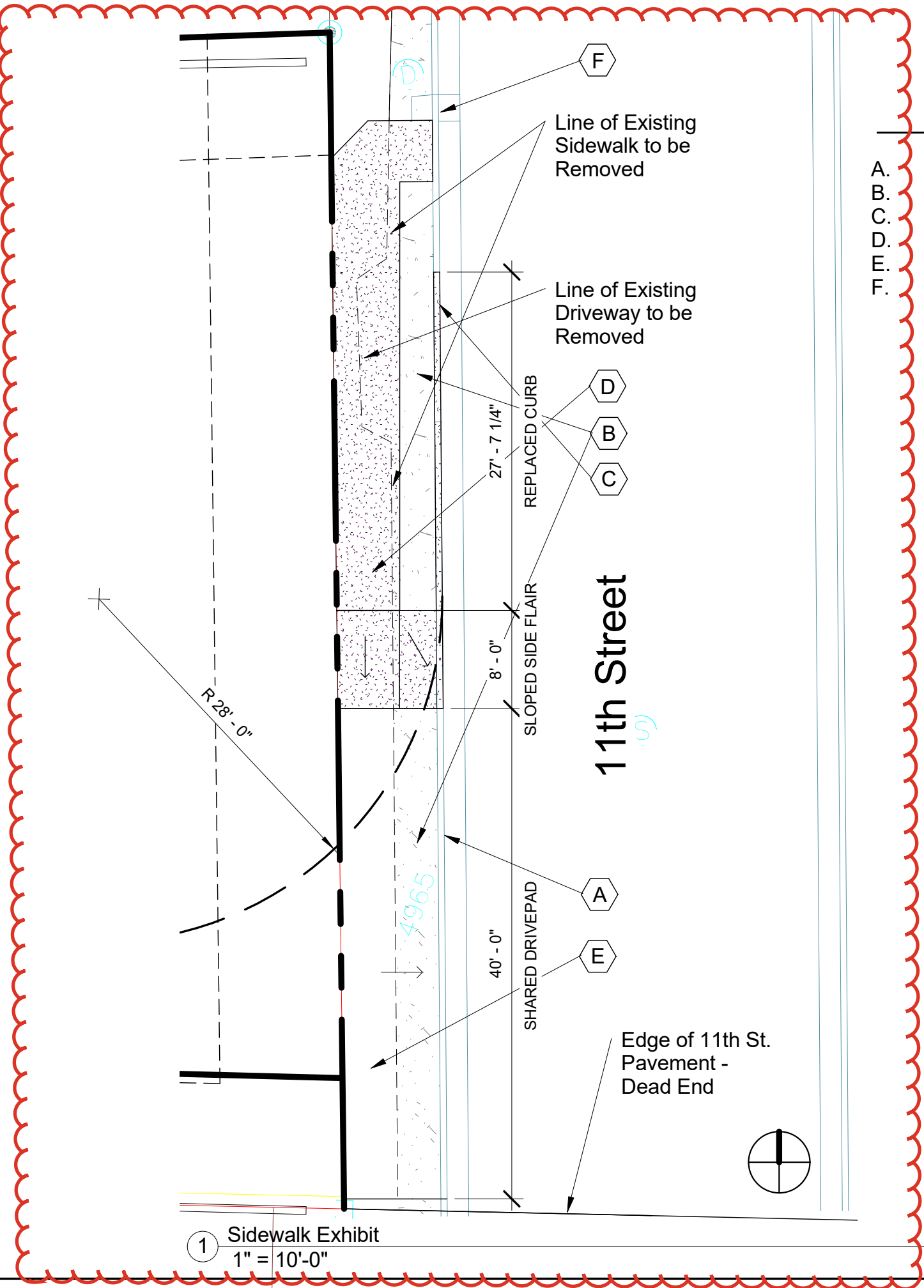
1 Vicinity Map
3/4" = 1'-0"



2 Zone Atlas Map
3" = 1'-0"

Private Drainage Facilities within City Right-of-Way
Notice to Contractor
(Special Order 19 ~ "SO-19")

1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
3. Prior to any excavation, the contractor must contact **New Mexico One Call**, dial "811" [or (505) 260-1990] for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be 95%.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets may be required on a 24-hour basis.
9. For excavation and barricading inspections, contact DMD Construction Services Division.



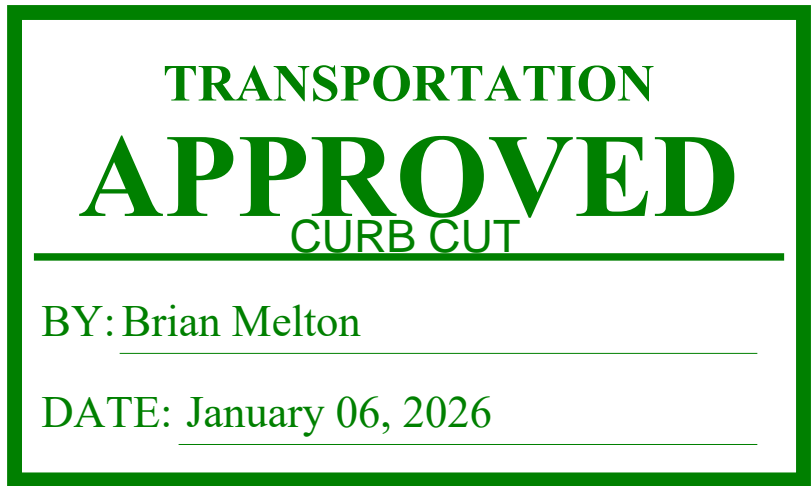
1 Sidewalk Exhibit
1" = 10'-0"

KEYED NOTES

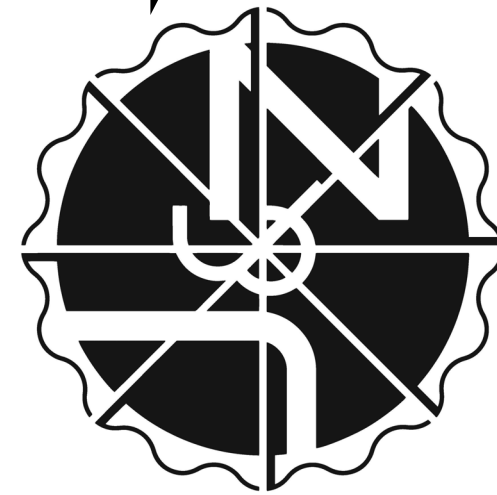
- A. REMOVE 74 LF EXISTING CURB & GUTTER AS SHOWN.
- B. REMOVE EXISTING PUBLIC SIDEWALK AS SHOWN TO SOUTH PROPERTY LINE.
- C. BUILD NEW STD CURB & GUTTER PER CITY STD DWG 2415A.
- D. BUILD NEW 5'-WIDE PUBLIC SIDEWALK PER CITY STD DWG 2430.
- E. BUILD NEW DRIVEPAD PER CITY STD DWG 2425 WITH 8' SIDE FLAIR ON NORTH SIDE
- F. EXISTING DROP INLET TO REMAIN.

GENERAL NOTES:

NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.



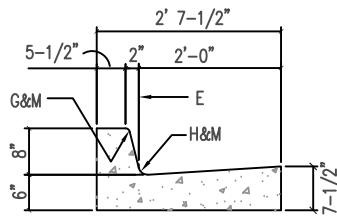
JEEBS & ZUZU, LLC.
Architecture
Construction
Design-Build



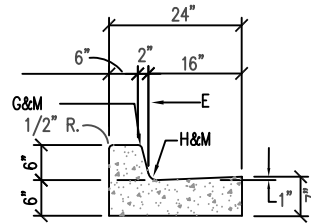
job no:
drawn: Author
checked: Checker
date: Jan. 5, 2026

11th Street Homes
CPN: 793083
3017 11th St. NW
Albuquerque, NM 87107

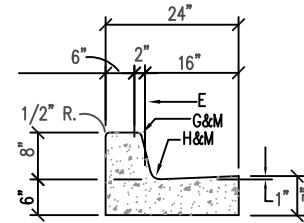
sheet no:
SWE



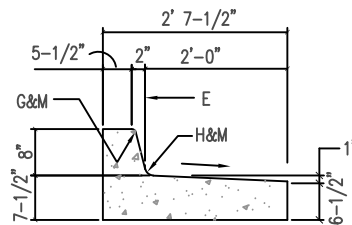
STANDARD CURB AND GUTTER



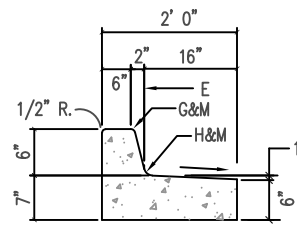
6" CURB AND GUTTER



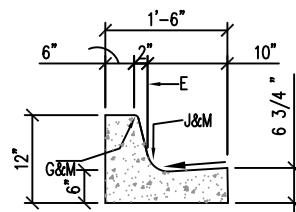
8" CURB AND GUTTER



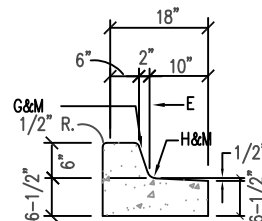
8" DEPRESSED CURB AND GUTTER



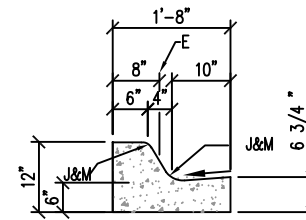
6" DEPRESSED CURB AND GUTTER



MEDIAN CURB AND GUTTER



DEPRESSED MEDIAN CURB AND GUTTER



MOUNTABLE MEDIAN CURB AND GUTTER

GENERAL NOTES

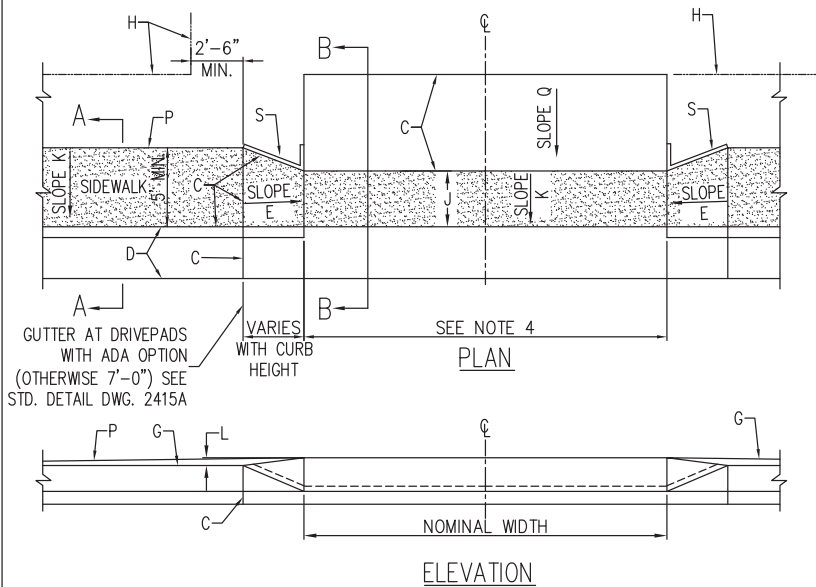
1. CURB, GUTTER AND CUT-OFF WALL WILL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE (PCC).
2. FOR STANDARD AND MEDIAN C & G ADJACENT TO ASPHALT CONCRETE (AC) PAVEMENT, PROVIDE CONTRACTION JOINTS AT 12' MAX. SPACING. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES. 1/2" EXPANSION JOINTS TO BE INSTALLED AT CURB RETURNS AND AT A MAXIMUM SPACING OF 200' BETWEEN CURB RETURNS AND SEPARATELY CONSTRUCTED DRIVEWAYS.
3. FOR ALL OTHER C & G AND CUT-OFF WALL PROVIDE CONTRACTION JOINTS AT 10' MAX SPACING, 1/2" EXPANSION JOINTS AT CURB RETURNS & AT A MAXIMUM SPACING OF 100' BETWEEN CURB RETURNS & EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT ALL FINISHED FACES. REINFORCEMENT SHALL NOT BE USED IN CUT-OFF WALLS.
4. FOR C & G CONSTRUCTED WITH PCC PAVEMENT, CONTRACTION JOINTS AND EXPANSION JOINTS SHALL BE THE SAME AS THE PAVEMENT JOINTS.
5. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
6. REMOVE & REPLACE PAVEMENT 1' WIDE ADJACENT TO LIP OF GUTTER WHEN CONSTRUCTING C & G ADJACENT TO EXISTING AC PAVEMENT.
7. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND C & G WHEN CAST ADJACENT TO EACH OTHER.
8. ADA = AMERICANS WITH DISABILITY ACT.

CONSTRUCTION NOTES

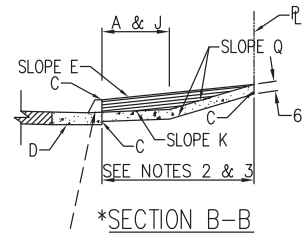
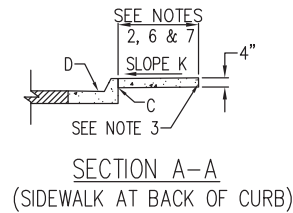
SEE COA DRAWING 2415B



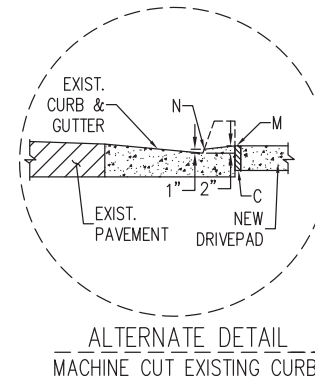
REVISIONS	CITY OF ALBUQUERQUE
	PAVING CURB AND GUTTER AND CURB CUT DETAILS
DWG. 2415A	FEBRUARY 2021



DRIVEPAD WITH SIDEWALK AT BACK OF CURB

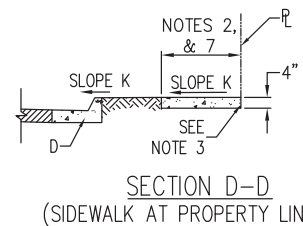
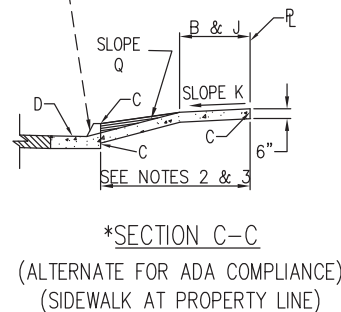
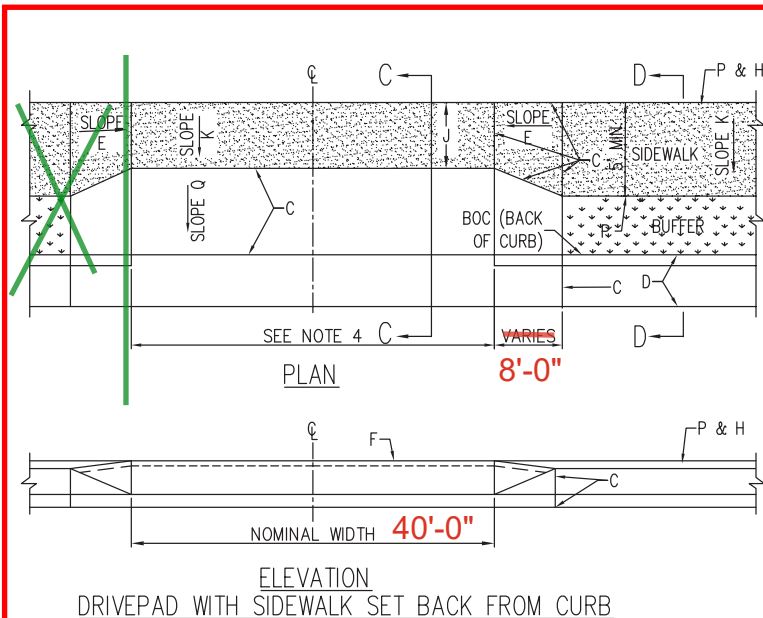


* USE ONLY WHEN BACK OF CURB TO PROPERTY LINE IS 10' OR MORE. DRIVEPADS WITH LESS THAN 10'-0" IN DEPTH REQUIRE A SPECIAL DESIGN TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER. ADDITIONAL RIGHT-OF-WAY OR EASEMENTS SHALL BE OBTAINED IF REQUIRED.



GENERAL NOTES

- DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
- REQUEST FOR SIDEWALK VARIANCES SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEW BOARD.
- USE 1/2" EXP. JT. WHERE SIDEWALK OR DRIVEPAD ABUTS BLDGS., FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
- ALL DRIVEPADS SHALL BE A MIN. THICKNESS OF 6" AND SHALL BE CONSTRUCTED FROM BACK OF CURB TO P/L. FOR DRIVEWAY WIDTHS, CONSULT CHAPTER 7 OF THE DEVELOPMENT PROCESS MANUAL.
- DRIVEPADS WIDER THAN 18' (NOMINAL) SHALL HAVE A 1/2" EXP. JT. AT MIDPOINT. DRIVEPADS WIDER THAN 36' SHALL HAVE 2 OR MORE 1/2" EXP. JTS. EQUALLY SPACED, MAX., SPACING IS 18' APART.
- SIDEWALK AT THE BACK OF CURB SHALL BE USED ONLY WHEN VARIANCE IS APPROVED.
- FOR SIDEWALK WIDTH, CONSULT CHAPTER 7 OF THE DEVELOPMENT PROCESS MANUAL (4' MIN. WIDTH ON ACCESSIBLE ROUTE).
- SUBGRADE UNDER SIDEWALK & DRIVEPAD SHALL BE COMPACTED AS PER SECTION 301.
- ADA - AMERICANS WITH DISABILITIES ACT.



CONSTRUCTION NOTES

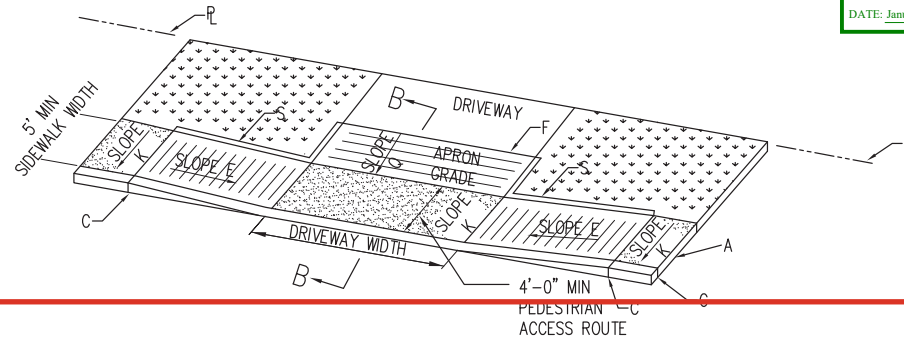
- SIDEWALK ADJACENT TO CURB.
- OFFSET SIDEWALK.
- 1/2" EXPANSION JOINT ADJACENT TO EXISTING CONCRETE OR STRUCTURES ON REPLACEMENT WORK.
- CURB AND GUTTER.
- SLOPE TO BE ADJUSTED TO PROVIDE A UNIFORM TRANSITION BETWEEN SIDEWALK AND DRIVEPAD (NOT TO EXCEED 8.3%, 7% PREFERRED SLOPE).
- TOP OF DRIVEPAD.
- TOP OF CURB.
- PROPERTY LINE/RIGHT-OF-WAY LINE.
- 4' MIN SIDEWALK WIDTH.
- SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
- THE FINISH GRADE ELEVATION DIFFERENCE BETWEEN TOP OF DRIVEPAD AT PROPERTY LINE AND TOP OF CURB IS DETERMINED BY A 2% MAXIMUM SLOPE, AND ANY DEVIATION FROM THIS SLOPE MUST BE APPROVED BY THE CITY ENGINEER.

- SAW CUT EXISTING CONCRETE FROM BACKSIDE OF CURB WITH SLOPE TOWARD FLOWLINE.
- EXPOSED CUT EDGES SHALL BE GROUND SMOOTH/ROUNDED TO REMOVE SHARP EDGE.
- OUTSIDE EDGE OF SIDEWALK.
- SLOPE REQUIRED TO MEET GIVEN OR SET BOUNDARY ELEVATIONS (PROPERTY LINE OR BOC, ETC.).
- FLARED SIDES ARE TO HAVE 10% MAXIMUM SLOPE.
- HEADER CURB AS REQUIRED TO MATCH GRADE BEHIND SIDEWALK.



REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	DRIVEPADS
	DWG. 2425A JUNE 2019

DRIVEPAD WITH SIDEWALK AT BACK OF CURB



GENERAL NOTES

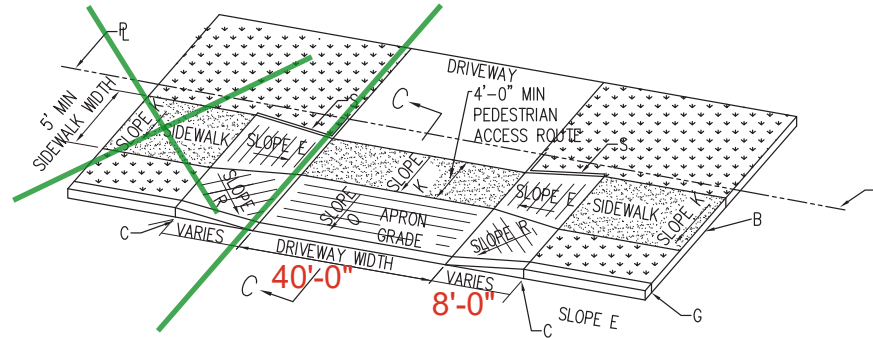
1. SEE COA STANDARD DRAWING 2425A FOR DRIVEWAY SECTIONS.
2. ENGINEER SHALL PROVIDE ADDITIONAL DETAIL AND DESIGN FOR SITE SPECIFIC CONDITIONS AS NEEDED.
3. SEE DRAWING 2446 FOR DETECTABLE WARNING SURFACE STANDARDS.

CONSTRUCTION NOTES

- A. SIDEWALK ADJACENT TO CURB.
- B. OFFSET SIDEWALK.
- C. 1/2" EXPANSION JOINT ADJACENT TO EXISTING CONCRETE OR STRUCTURES ON REPLACEMENT WORK.
- D. NOT USED
- E. SLOPE TO BE ADJUSTED TO PROVIDE A UNIFORM TRANSITION BETWEEN SIDEWALK AND DRIVEPAD (NOT TO EXCEED 8.3%, 7% PREFERRED SLOPE).
- F. TOP OF DRIVEPAD.
- G. TOP OF CURB.
- H. PROPERTY LINE/RIGHT-OF-WAY LINE.
- J. 5' MIN SIDEWALK WIDTH.
- K. SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
- L. NOT USED
- M. NOT USED
- N. EXPOSED CUT EDGES SHALL BE GROUND SMOOTH/ROUNDED TO REMOVE SHARP EDGE.
- P. OUTSIDE EDGE OF SIDEWALK.
- Q. SLOPE REQUIRED TO MEET GIVEN OR SET BOUNDARY ELEVATIONS (PROPERTY LINE OR BOC. ETC.).
- R. FLARED SIDES ARE TO HAVE 10% MAXIMUM SLOPE.
- S. HEADER CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK.
- T. LONGITUDINAL SLOPE TO MATCH ROADWAY WITH 8.3% MAX.

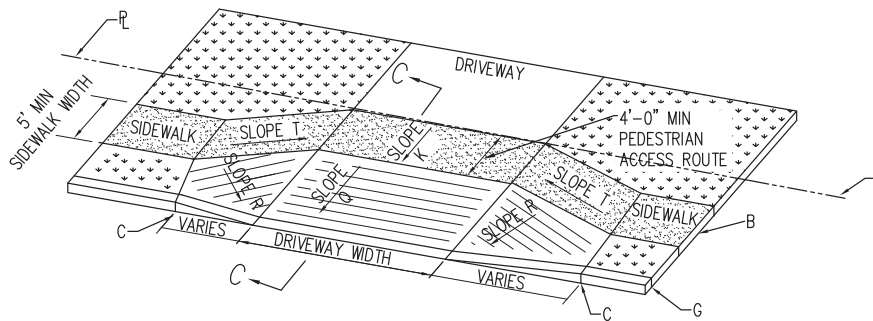
DRIVEPAD WITH SIDEWALK NEAR PROPERTY LINE

GUIDANCE: USE IN SITUATIONS WITH LIMITED RIGHT-OF-WAY AND/OR WHEN LOWER WATERBLOCK IS REQUIRED. COORDINATE APPROVAL WITH COA HYDROLOGY WHEN WATER BLOCK OF LESS THAN 0.87' IS USED.



DRIVEPAD WITH SIDEWALK AT PROPERTY LINE

GUIDANCE: USE IN SITUATIONS WITH MORE RIGHT-OF-WAY, WHEN SIDEWALK EASEMENT IS REQUIRED AND/OR A HIGHER WATERBLOCK IS REQUIRED.

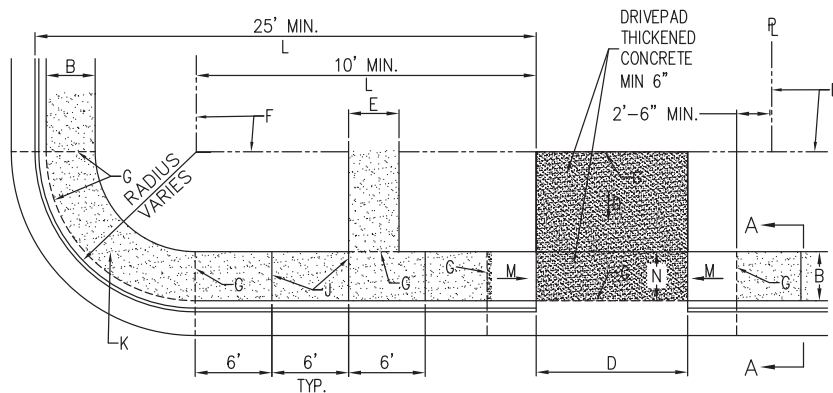


REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	ISOMETRIC DRIVEPAD VIEWS
	DWG. 2425B JUNE 2019

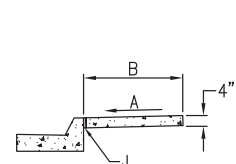
TRANSPORTATION
APPROVED
CURB CUT

BY: Brian Melton

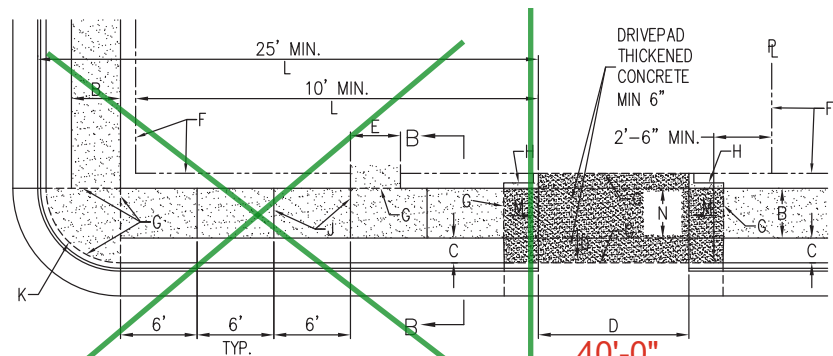
DATE: January 06, 2026



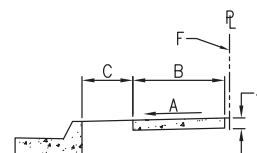
PLAN
CURB TYPE SIDEWALK



SECTION A-A



PLAN
OFFSET TYPE SIDEWALK



SECTION B-B

GENERAL NOTES

1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
3. FOR SIDEWALKS LESS THAN 60" WIDE ON ACCESSIBLE ROUTE, PASSING SPACE AT LEAST 60" X 60" SHALL BE PROVIDED AT LEAST EVERY 200 FT.
4. GRATINGS LOCATED IN WALKING SURFACE SHALL HAVE SPACES NO GREATER THAN $\frac{1}{2}$ " WIDE IN DIRECTION OF TRAVEL. IF OPENINGS ARE ELONGATED, LONG DIMENSION SHALL BE PLACED PERPENDICULAR TO DIRECTION OF TRAVEL.
5. ALONG THE ACCESSIBLE ROUTE, CHANGES IN LEVEL BETWEEN $\frac{1}{4}$ " AND $\frac{1}{2}$ " SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2H:1V. CHANGES IN LEVEL GREATER THAN $\frac{1}{2}$ " REQUIRE A RAMP.
6. PROVIDE A MINIMUM SIDEWALK WIDTH OF 4' AROUND OBSTACLES FOR ADA ACCESS.
7. SEE COA STD DWG 2425A AND 2425B FOR DRIVEPAD DETAILS.

CONSTRUCTION NOTES

- A. SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
- B. 5' MIN. SIDEWALK WIDTH. SIDEWALK WIDTH SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL.
- C. SETBACK TO BE DETERMINED BY AVAILABLE RIGHT-OF-WAY. SEE CHAPTER 7 OF DEVELOPMENT PROCESS MANUAL. ALSO SEE COA STD. DWG. 2414 FOR LANDSCAPE BUFFER.
- D. SEE DRIVEPAD DETAILS, DWG. 2425A AND 2425B.
- E. WALKWAY VARIABLE (4' MINIMUM).
- F. PROPERTY LINE.
- G. $\frac{1}{2}$ " EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
- H. HEADER CURB OR INTEGRAL CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK. SEE STD. DWG. 2415.
- J. CONTRACTION JOINTS.
- K. FOR CURB ACCESS RAMPS, SEE DWGS. 2440 THROUGH 2445.
- L. CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.
- M. RAMP AS REQUIRED TO MEET DRIVEPAD GRADE. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.
- N. ADA ACCESSIBLE PATHWAY. 2% MAX. CROSS-SLOPE. 1.5% PREFERABLE CROSS-SLOPE.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	SIDEWALK DETAILS
DWG. 2430	JUNE 2019