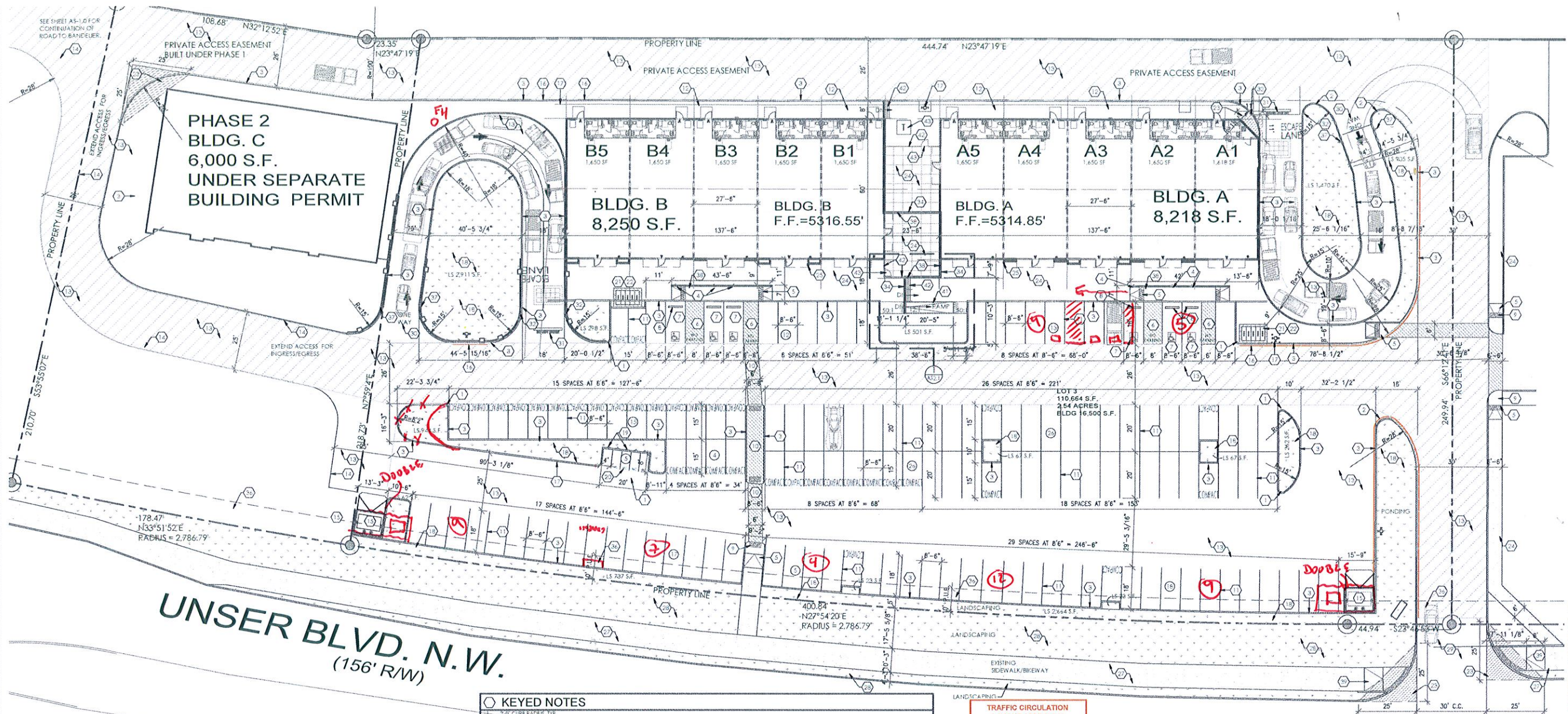
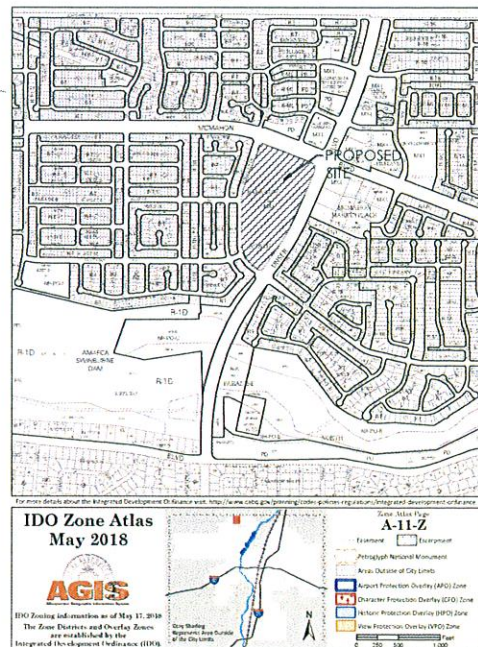




UNSER BLVD. N.W.
(156' R/W)



KEYED NOTES

- 2.0' CURB RADIUS, TYP.
- 5'-0" CURB RADIUS
- CONSTRUCT NEW RAKED CONCRETE CURB AND GUTTER PER C&G STANDARDS 2415A, REF. DET. A5/A5-2.0.
- ACCESSIBLE PARKING SIGNAGE PER C&G STANDARDS, REF. DET. A5/A5-2.0.
- ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE (C&G) STANDARDS 2443, REF. A5/A5-2.0.
- PAINTED STRIPED HANDICAP ACCESSIBLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE, LOCATE SIGN: 166-1-4-T87NMM-1986, REF. DETAIL A5/A5-2.0.
- HANDICAP SYMBOL PER C&G STANDARDS, TYPICAL (B) PLACE REF. DETAIL A5/A5-2.0.
- CONCRETE PARKING BUMPER, TYP. REF. DETAIL A5/A5-2.0.
- 24" TRUNCATED DOWNS, TYP.
- 6' FOOTWIDE ACCESSIBLE PEDESTRIAN PATH, TYP. REF. DETAIL A7/A5-2.0.
- 4" WIDE PAINTED STRIPES PER C&G STANDARDS, REF. DETAIL A4/A5-2.0, TYP.
- CONSTRUCT NEW CONCRETE SIDEWALK PER C&G STANDARD DWG. 2430, REF. A11-A12/A5-2.0, REF. PLAN FOR SIDEWALK WIDTH. THE EXISTING SIDEWALKS AS NEEDED.
- ASPHALT PAVING OVER BASE COURSE, REF. GEOTECH REF. DET.
- EDGE OF ASPHALT.
- DUMPSTER ENCLOSURE PER C&G, REF. DETAIL A1/A5-2.0.
- FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE TO CURBS 5' HIGH WHITE LETTER "NO PARKING, FIRE LANE", TYP. EVERY 15' OVER 6' WIDE RED STRIPE, REF. FIRE ORD. 503.3.1.
- NEW FIRE HYDRANT LOCATION.
- LANDSCAPING AREA, REF. LANDSCAPING PLAN.
- MOTORCYCLE PARKING SIGNAGE PER C&G STANDARDS, TYP.
- PAINTED "NO" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE, AT MOTORCYCLE PARKING - WHITE ON PAVEMENT PER C&G STANDARDS.
- BIKE RACK FOR (5) BICYCLES, REF. DETAIL A13/A5-2.0.
- A. 32" TALL X 16" WIDE.
- B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED.
- C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
- D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
- E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
- F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
- G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
- Bike parking spaces shall be 6'-0" LONG X 2' WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE.
- CLEAR SIGHT TRIANGLE, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 8 FEET AND 8 FEET TALL AS MEASURED FROM THE GUTTER FAN WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- CONCRETE PAVEMENT.
- G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS, MOUNT BOX 4'-0" - 6'-0" HIGH A.F.F., TYP.
- ELECTRICAL TRANSFORMER LOCATION, COORDINATE LOCATION WITH FNA.
- EXISTING 15' WIDE ASPHALT SIDEWALK BIKE PATH.
- EXISTING OFF SITE LANDSCAPING.
- CONSTRUCT NEW DRIVE PAD PER C.O.A. STD. DWG. 2426 & 2420, REF. CIVIL DRAWINGS.
- PAINTED "ONE-WAY" - WHITE ON PAVEMENT PER C&G STANDARDS, REF. DETAIL A18/A5-2.0.
- PAINTED "DO NOT ENTER" - WHITE ON PAVEMENT PER C&G STANDARDS, REF. DETAIL A19/A5-2.0.
- "DO NOT ENTER" HIGH PER C&G STANDARDS #600-600, REF. DETAIL A16/A5-2.0.
- ALL BURNER OR CRACKS SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER C.O.A. STANDARD DRAWINGS 2415A.
- RETAINING WALL, REF. FOUNDATION PLAN AND DETAILS.
- PAINTED "COMPACT" - WHITE ON PAVEMENT PER C&G STANDARDS.
- 10' PUBLIC UTILITY EASEMENT.
- "ONE WAY" SIGN PER C&G STANDARD 2430-403, REF. DETAIL A17/A5-2.0.
- 42" HIGH 1 1/4" DIA. PAINTED STEEL GUARDRAIL, REF. DETAILS ON SHEET S-2.0.
- CURB RAMP PER C&G STANDARD DWG. 2446, REF. CIVIL DRAWINGS.
- CURB RAMP PER C&G STANDARD DWG. 2441, REF. CIVIL DRAWINGS.
- ACCESSIBLE CONC. RAMP, REF. FOUNDATION PLAN AND DETAILS.
- CONC. STAIRS, REF. GRADING AND DRAINAGE PLAN AND FOUNDATION PLAN AND DETAILS.
- TRANSFORMER LOCATION, REF. ELECTRICAL PLAN.
- 42" HIGH 1 1/4" DIA. PAINTED STEEL FENCE, REF. FOUNDATION PLAN AND FOUNDATION DETAILS.
- 42" HIGH X 36" WIDE 1 1/4" DIA. PAINTED STEEL GATE WITH EGRESS LATCH, TYP.

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Amayo
Signed Date 8/19/2022

LANDSCAPE REQUIREMENTS:

GROSS LOT AREA: 110,664 S.F. (2.54 ACRES)
BUILDING AREA: 16,500 S.F. (2 BLDGS)
NET LOT AREA: 94,164 S.F.
REQUIRED LS: 14,125 S.F.
PROVIDED LS ONSITE: 9,758 S.F.
PROVIDED LS OFFSITE: 7,234 S.F.

PARKING REQUIREMENTS:

BUILDING A
REQUIRED: TOTAL BUILDING SQ. FT. 8,218 S.F. RESTAURANT 8 SPACES/1,000 S.F. (125) RETAIL 4 SPACES/1,000 S.F. (250) TOTAL BUILDING 1 SPACES
= 8,218 S.F. = 4,125 S.F. RESTAURANT, 4,125 S.F. RETAIL
= 4,125/125 = 33 SPACES REQUIRED
= 4,125/250 = 17 SPACES
= 50 SPACES
NMBCT TABLE 1106.1 36-50 = 3 H.C. SPACES
2018 IDO TABLE 5-5-4 MOTORCYCLE = 26-50 = 2 SPACES

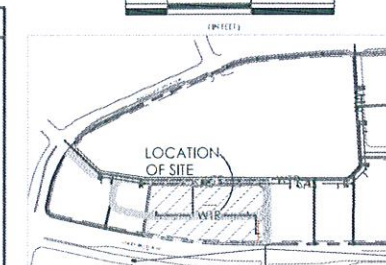
BUILDING B
REQUIRED: TOTAL BUILDING SQ. FT. 8,250 S.F. RESTAURANT 8 SPACES/1,000 S.F. (125) RETAIL 4 SPACES/1,000 S.F. (250) TOTAL BUILDING 1 SPACES
= 8,250 S.F. = 4,125 S.F. RESTAURANT, 4,125 S.F. RETAIL
= 4,125/125 = 33 SPACES REQUIRED
= 4,125/250 = 17 SPACES
= 50 SPACES
NMBCT TABLE 1106.1 36-50 = 3 H.C. SPACES
2018 IDO TABLE 5-5-4 MOTORCYCLE = 26-50 = 2 SPACES

TOTAL PARKING REQUIRED 2 BUILDINGS
TOTAL PARKING PROVIDED
= 100 SPACES
= 146 SPACES PROVIDED (INCLUDING 4 H.C. SPACES)
37 SMALL CARS (LESS THAN 30% ALLOWED, 44 MAX)
5 MOTORCYCLE SPACES
= 100% OF REQUIRED OFF STREET PARKING = 10 BIKE SPACES

BICYCLE SPACES NON-RESIDENTIAL

ENLARGED SITE PLAN

1" = 20'-0"
BAR SCALE



KEY LOT PLAN

1" = 1'-0"

UNSER CROSSING
ENLARGED SITE PLAN
10550 UNSER BLVD NW
ALBUQUERQUE, NM 87114
PROJECT #2063

REVISION DATE



DATE
03-30-2021

SHEET NUMBER
AS-1.1