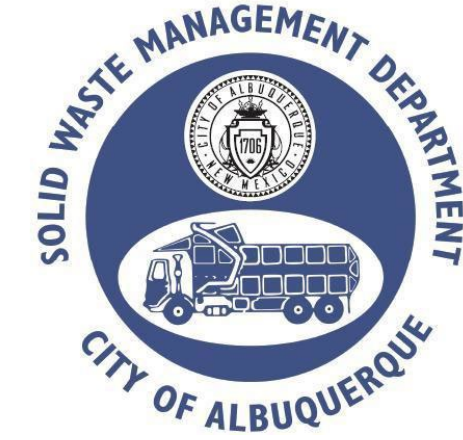
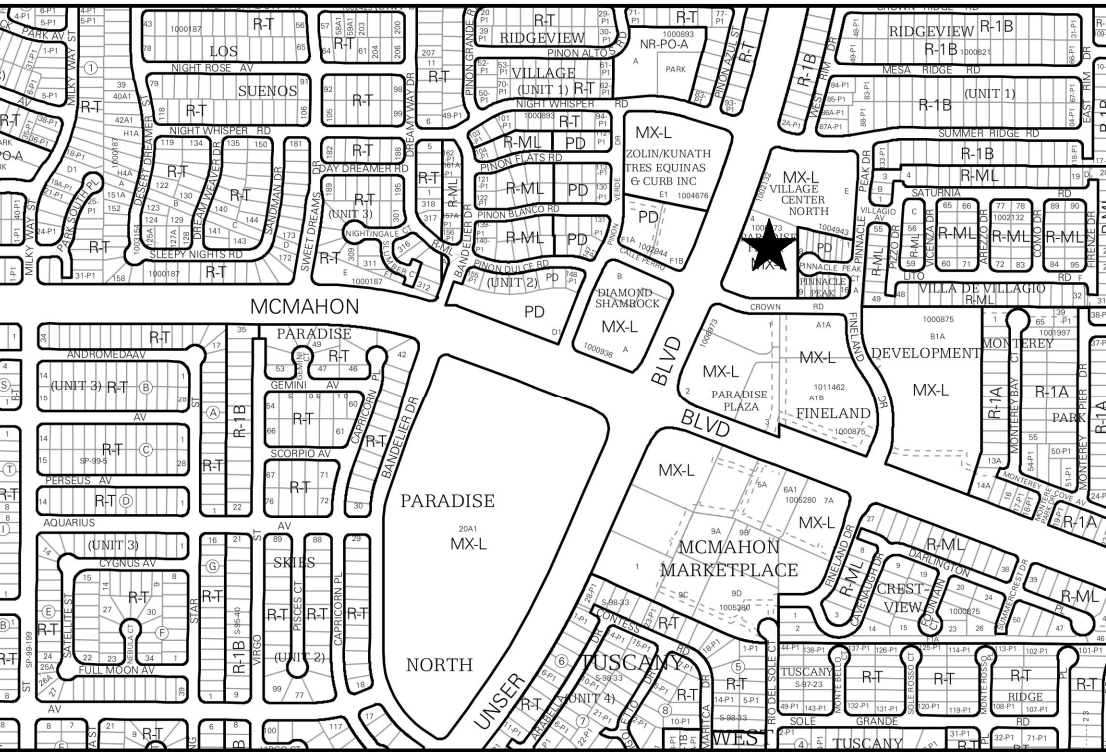




Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up
between the hours of 5AM and 8PM.
Reviewer: *Herman Gallagos*
Date: 10-16-23
Hazard Route Only

VICINITY MAP:



SITE DATA:

PROJECT ADDRESS: NORTHEAST CORNER OF UNSER BLVD & CROWN RD NW
LEGAL DESCRIPTION: TRACT 4-B, PARADISE PLAZA
PROPERTY SIZE: 1.31 ACRES
CURRENT ZONING: MX-L
PROPOSED USE: RESTAURANTS & TENANT SPACE
BUILDING SIZE: 10,325 SF

PARKING DATA:

BUILDING DATA			
TOTAL BUILDING AREA: 10,325 SF COMMERCIAL USE			
PARKING REQUIREMENTS	RATIO	REQUIRED	PROVIDED
OFF-STREET PARKING SPACES (COMM.)	1 PER 200 GFA	52	62
ACCESSIBLE PARKING SPACES	51-100 SPACES	4	4
MOTORCYCLE PARKING	51-100 SPACES	3	3
BICYCLE PARKING SPACES	1 PER 20 SPACES	3	3

GENERAL NOTES:

- ALL IMPROVEMENTS LOCATED IN THE PUBLIC RIGHT OF WAY MUST COMPLY WITH ALL CITY OF ALBUQUERQUE STANDARDS AND REQUIREMENTS FOR CONSTRUCTION.
- LANDSCAPING, FENCING & SIGNAGE SHALL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

KEYED NOTES:

- DEVELOPMENT SHOWN ON TRACT 4-A FOR REFERENCE ONLY, WORK TO BE PERFORMED UNDER SEPARATE PERMIT.
- EXISTING CONCRETE CURB & GUTTER REMAIN.
- EXISTING ASPHALT TRAIL TO REMAIN.
- EXISTING 10' PUBLIC UTILITY EASEMENT TO REMAIN.
- EXISTING CMU SCREEN WALL TO REMAIN.
- NEW CONCRETE CURB & GUTTER, SEE DETAIL 2/AS501.
- NEW CONCRETE HEADER CURB, SEE DETAIL 1/AS501.
- NEW FLARED ACCESSIBLE CURB RAMP, SEE DETAIL 12/AS501.
- NEW PARALLEL CURB RAMP, SEE DETAIL 18/AS501.
- NEW STRIPED CROSSWALK, SEE DETAIL 6/AS501 (SIM.).
- NEW CONCRETE SIDEWALK, SEE DETAIL 3/AS501.
- NEW REFUSE ENCLOSURE, SEE DETAILS ON SHEET AS502.
- NEW CONCRETE RAMP, SEE DETAIL 3/AS501 (SIM.).
- NEW RETAINING WALL, REFER TO CIVIL FOR DETAILS.
- NEW PAINTED 1 1/2" DIA. STEEL PIPE HAND RAIL @ 34" ABOVE RAMP SURFACE, EXTEND 1' BEYOND LANDINGS, SEE DETAIL 17/AS501.
- NEW PAINTED 1 1/2" DIA. STEEL GUARD RAIL @ 42" ABOVE TOP OF RETAINING WALL, SEE DETAIL 16/AS501.
- NEW ACCESSIBLE PARKING, SEE DETAIL 9/AS501.
- NEW MOTORCYCLE PARKING SIGN, TYPICAL OF 3 - SEE DETAIL 11/AS501.
- NEW BIKE RACK, TYPICAL OF 3 - SEE DETAIL 5/AS501.
- NEW HEAVY DUTY ASPHALT PAVING FOR DRIVE AISLES AND SERVICE ROAD, SEE DETAIL 14/AS501.
- NEW LIGHT DUTY ASPHALT PAVING FOR PARKING AREAS, SEE DETAIL 13/AS501.

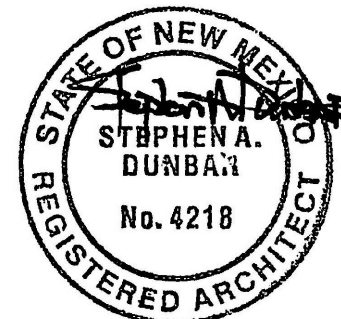
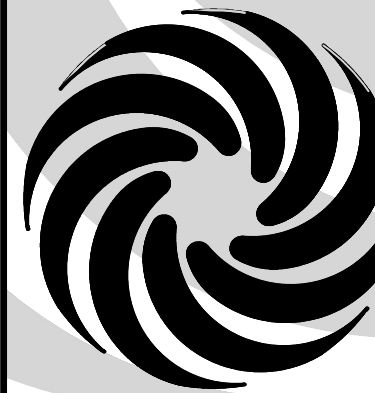
GRAPHIC LEGEND:

- PROPERTY LINE
- EASEMENT
- EXISTING CONCRETE CURB & GUTTER TO REMAIN
- EXISTING PARKING LOT STRIPING TO REMAIN
- EXISTING CONCRETE PAVING/SIDEWALK TO REMAIN
- EXISTING CONCRETE/CMU WALL TO REMAIN
- NEW CONCRETE CURB & GUTTER
- NEW CONCRETE PAVING/SIDEWALK
- NEW PARKING LOT STRIPING
- NEW CONCRETE/CMU WALL, REFER TO CIVIL FOR DETAILS
- INDICATES NEW LANDSCAPE AREAS, REFER TO LANDSCAPE PLAN

- NEW LIGHT POLE, REFER TO ELECTRICAL SITE PLAN - MAX. HEIGHT NOT TO EXCEED 20' FROM FINISH GRADE.

MODULUS ARCHITECTS

100 SUN AVENUE NE SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE
IHOP, PARIS BAGUETTE & TENANT SPACE
NORTHEAST CORNER OF UNSER BLVD & CROWN RD.
ALBUQUERQUE, NM 87114

PROJECT MANAGER
STEPHEN DUNBAR, AIA

DRAWN BY:
CDC

JOB NO.
--

SHEET TITLE
SITE PLAN

DATE
10/10/2023

SCALE:
AS NOTED

Sheet:
AS101

et.