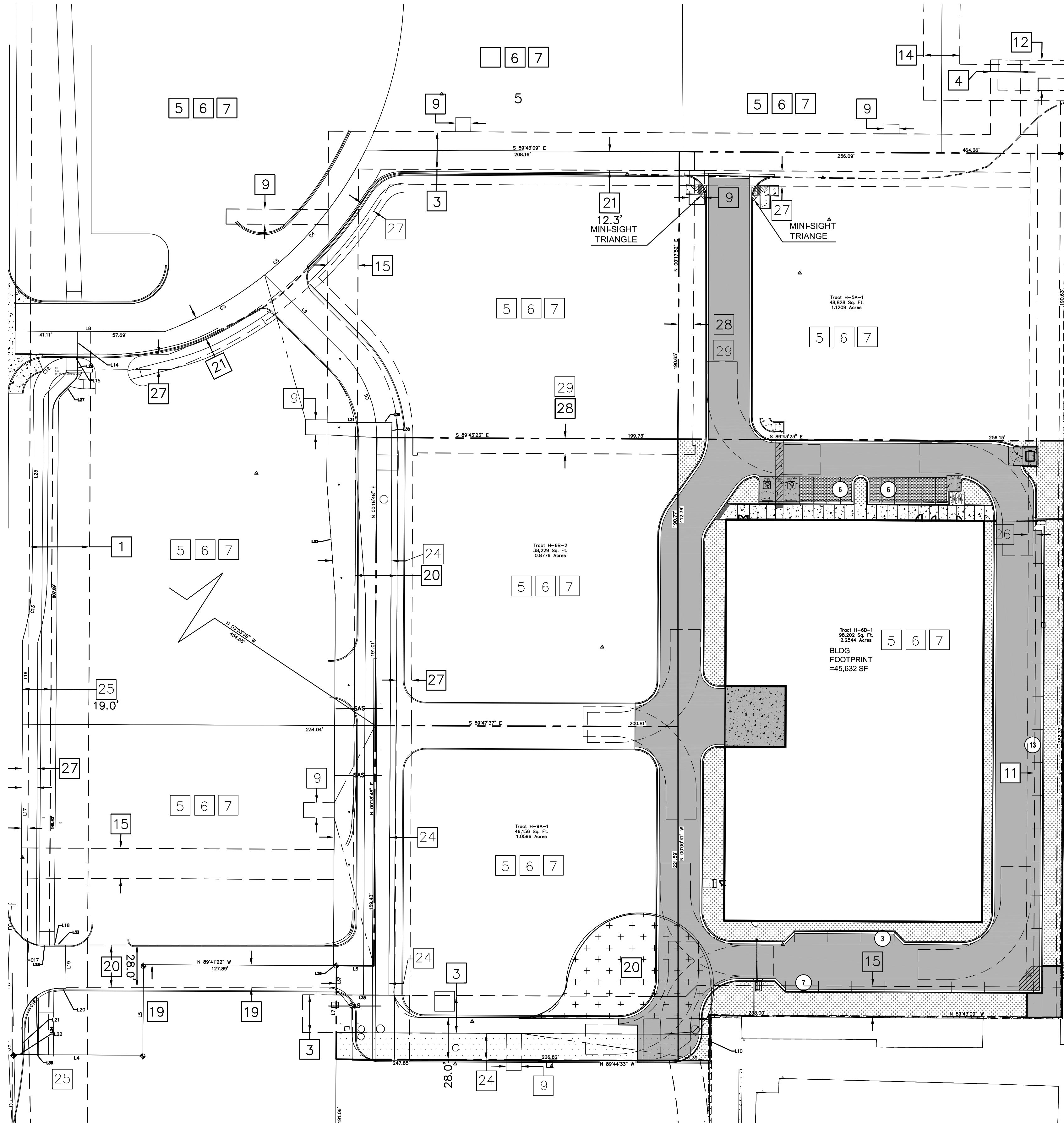


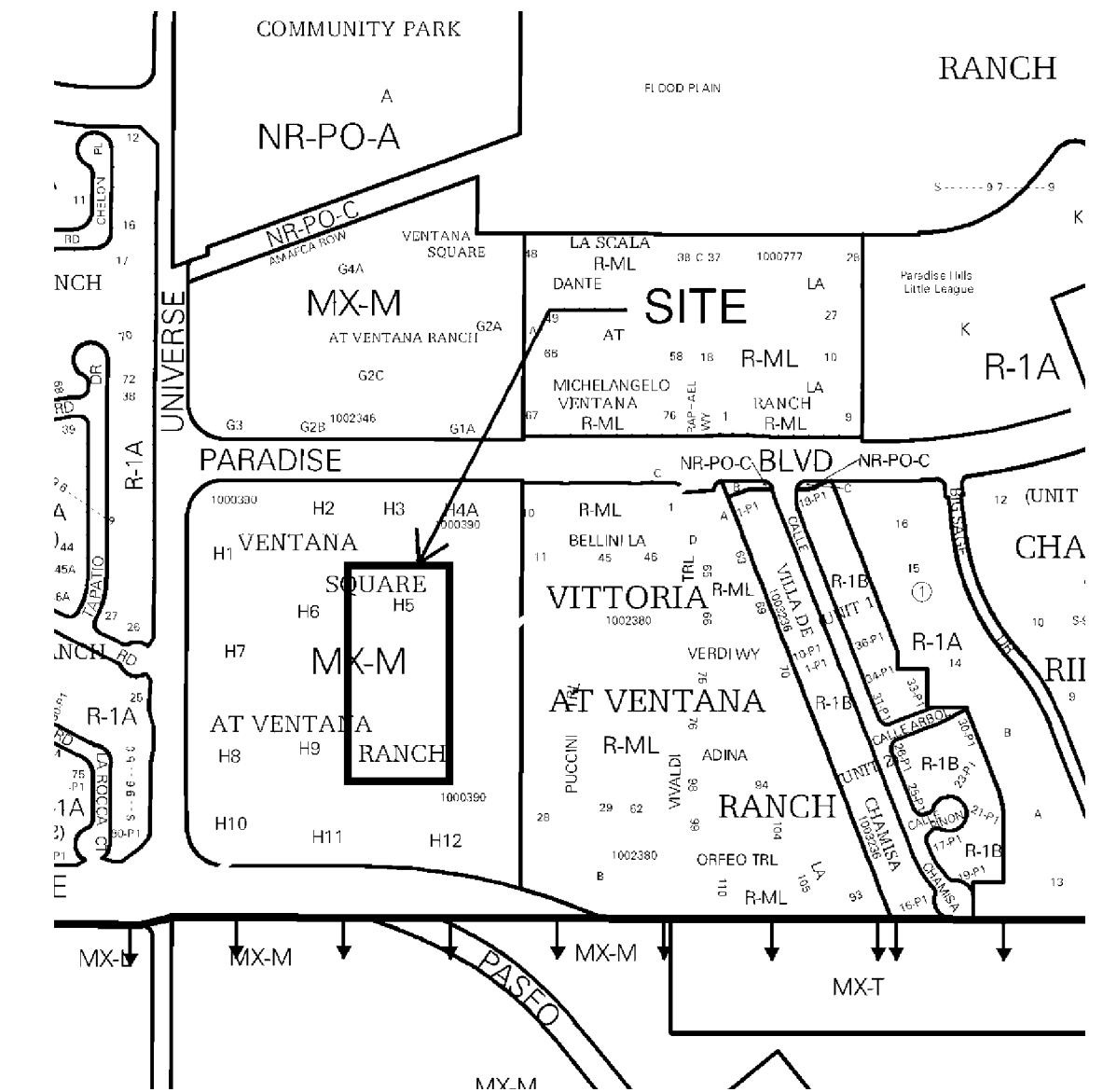


TRAFFIC CIRCULATION LAYOUT - OVERALL

SCALE: 1" = 40'-0"

TCL NOTES:

1. CLEAR SIGHT TRIANGLE PER DPM CHAPTER 7, ARTICLE 7.4. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
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3. ALL PARKING AREAS ARE SURROUNDED BY A 6" TALL HEADER CURB OR BY ELEVATED SIDEWALK 6" TALL.



PROJECT TABULATED PARKING COUNTS

Space/Unit Type	Area	Use	Spaces/GFA	Req'd Parking	On-Site Parking Provided	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided
Self Storage	87,100	Self Storage	1/3000	29		2	2	2	2	3	4
	1,400	Office	3.5/1000	5							
Total				34	35	2	2	2	2	3	4

Notes:

1. Parking for Self Storage requires 1 space per 3,000GFA
2. Bicycle parking requires, 3 spaces or 10% whichever is greater
3. Motorcycle parking requires 1 space per 25 off street parking.

Table 5-5-1: Off-street Parking Requirements
Table 5-5-5: Bicycle Parking Requirements
Table 5-5-4: Motorcycle Parking Requirements

PER TABLE 5-5-4 MINIMUM MOTORCYCLE PARKING REQUIREMENTS WITH LESS THAN 25 OFF-STREET PARKING REQUIRED WE NEED 1 MC SPACE. (2 PROVIDED)

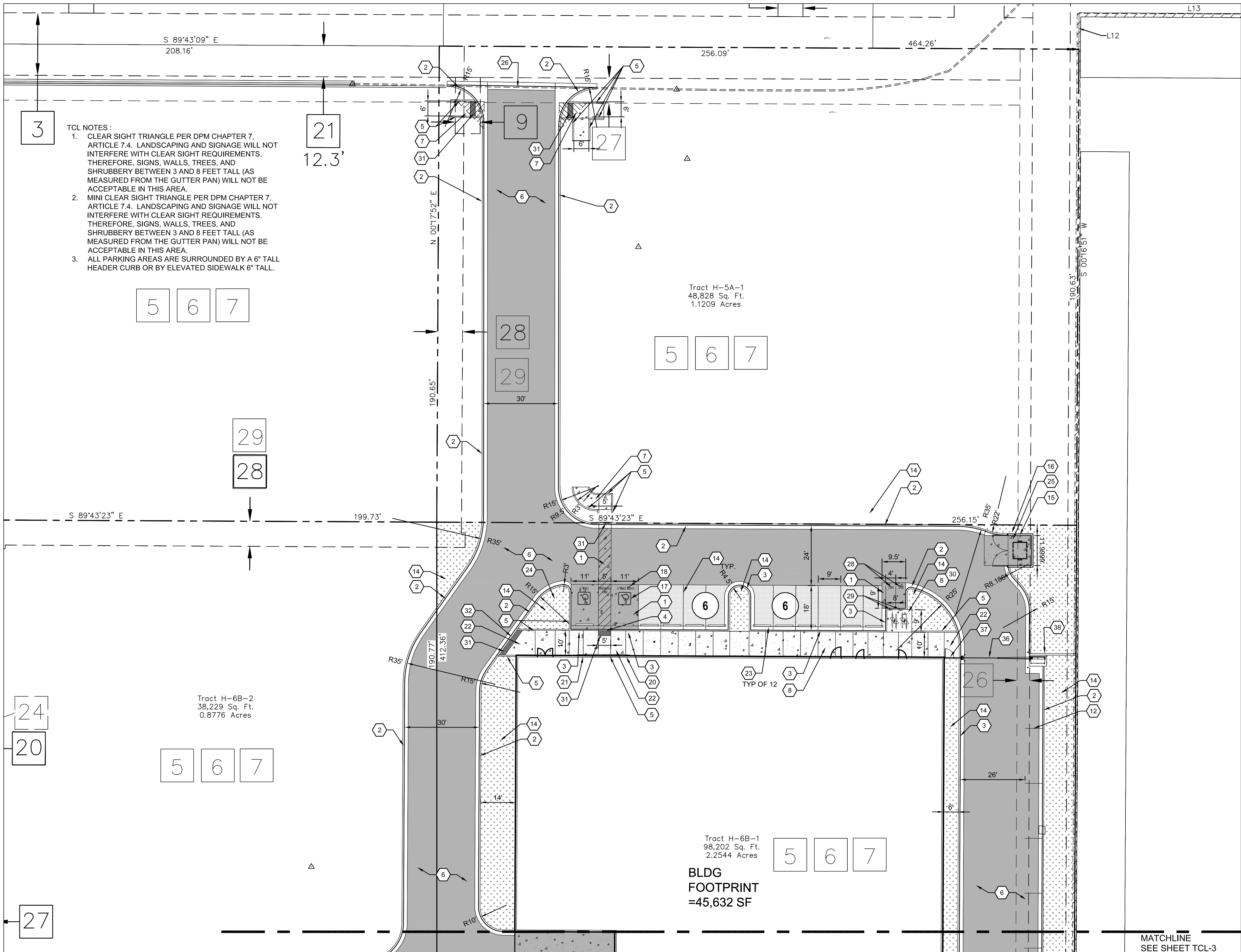
PER TABLE 5-5-5 MINIMUM BICYCLE PARKING FOR NON-RESIDENTIAL USES NOT LISTED IN TABLE, 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES WHICHEVER IS GREATER. 3 SPACES REQUIRED.

MATERIAL LEGEND

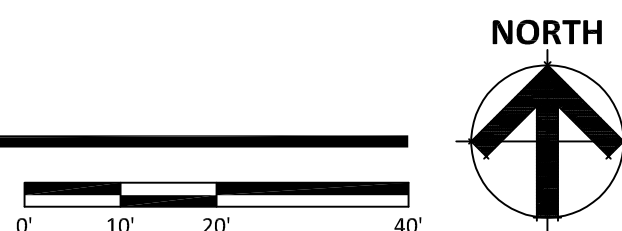
	HEAVY DUTY ASPHALT PER DETAIL D1/C-501
	PARKING LOT ASPHALT PER DETAIL D1/C-501
	HEAVY DUTY CONCRETE PAVEMENT PER DETAIL D4/C-501
	4" THICK CONCRETE SIDEWALK PER DETAIL A4/C-501
	LANDSCAPING AREA SEE LANDSCAPING PLANS

CONCEPTUAL TRAFFIC CIRCULATION LAYOUT

David Thompson
9677
2-20-24



TRAFFIC CIRCULATION LAYOUT
SCALE: 1" = 20'-0"



VENTANA SQUARE SELF-STORAGE
NEC OF PASEO DEL NORTE BLVD AND UNIVERSE BLVD
ALBUQUERQUE, NM 87114
DATE: 01-10-2024 (PRELIMINARY)

TCL-2

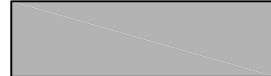
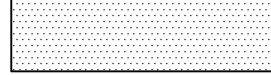
RKA# 22116.00

GENERAL NOTES

A. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
B. FIELD VERIFY ALL DIMENSIONS.
C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT AND ENGINEER. BEFORE PROCEEDING.
D. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINE TYPE LEGEND THAT APPLY TO ALL SHEETS.
E. TRAFFIC CIRCULATION LAYOUT KEYED NOTES ARE COMMON TO ALL SHEETS. NOT ALL KEYED NOTES WILL APPEAR ON EVERY PAGE.
F. REFER TO PLAT FOR EASEMENT DEFINITIONS.
G. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW CONCRETE SIDEWALK.
H. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT 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.

KEYED NOTES

1. CONCRETE PAVEMENT PER DETAIL D4/C-501.
2. 6" STANDARD CURB AND GUTTER PER DETAIL A5/C-501.
3. 6" DEPRESSED CURB AND GUTTER PER DETAIL A5/C-501.
4. RUNDOWN DEPRESSED GUTTER PER DETAIL A5/C-501.
5. 6" HEADER CURB PER DETAIL A5/C-501.
6. ASPHALT PAVEMENT PER DETAIL E1/C-501.
7. CONCRETE CURB ACCESS RAMP PER CITY OF ALBUQUERQUE STD DWG 2441 THRU 2446.
8. CONCRETE SIDEWALK PER DETAIL A4/C-501.
9. TURNDOWN EDGE ON SIDEWALK PER DETAIL A3/C-501.
10. CONCRETE STOOP PER DETAIL C1/C-501.
11. RIP RAP EROSION PROTECTION PER DETAIL D3/C-501.
12. 4" WIDE WHITE TRAFFIC PARKING.
13. PAINT CURB RED WITH 6" TALL WHITE LETTERS READING "NO PARKING FIRE LANE".
14. SEE LANDSCAPING PLANS FOR DETAILS.
15. 6" CONCRETE BOLLARDS AT REFUSE CONTAINER PER DETAIL A2/C-501.
16. CONCRETE MASONRY SCREEN WALL 6' TALL PER STRUCTURAL PLANS.
17. RESERVED PARKING SYMBOL PER DETAIL C6/C-502.
18. 12" TALL WHITE LETTERS.
19. UNLOADING ZONE PER DETAIL A3/C-502.
20. VAN ACCESSIBLE RESERVED PARKING SIGN PER DETAIL E6/C-502.
21. RESERVED PARKING SIGN PER DETAIL E6/C-502.
22. ADA COMPLIANT CURB ACCESS RAMP PER DETAIL A1/C-502 AND COA DETAILS 2440.
23. PARKING BLOCK PER DETAIL F2/C-501.
24. MONUMENT SIGN BASE. SEE ARCHITECTURAL FOR DETAILS.
25. REFUSE ENCLOSURE PER DETAIL E4/C-502 AND GATE DETAILS PER C1/C-502.
26. CONCRETE VALLEY GUTTER PER COA STD DWG 2420.
27. CONCRETE SPLASH BLOCK PER DETAIL A1/C-501.
28. 12" TALL LETTERS FOR MOTORCYCLES "MC".
29. RESERVED PARKING SIGN "MOTORCYCLES ONLY".
30. BIKE RACK PER DETAIL E2/C-501, 4' SPACING BETWEEN HOOPS.
31. DETECTABLE WARNING SURFACE PER DETAIL A5/C-502.
32. RUNDOWN GUTTER PER DETAIL A5/C-501.
33. METAL HANDRAIL PER DETAIL C2/C-501.
34. CONCRETE STAIR PER DETAIL B3/C-501.
35. STRIPED NO PARKING ZONE.
36. SECURITY GATE WITH PROTECTIVE BOLLARDS.
37. PEDESTRIAN GATE.
38. MASONRY SCREEN WALL.
39. 14' WIDE CURB OPENING FOR DRAINAGE.
40. ASPHALT RUNDOWN TO EXISTING OPENING IN SCREEN WALL TO THE SOUTH.

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	PARKING LOT ASPHALT PER DETAIL D1/C-501
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	4" THICK CONCRETE SIDEWALK PER DETAIL A4/C-501
	LANDSCAPING AREA SEE LANDSCAPING PLANS

**CONCEPTUAL TRAFFIC
CIRCULATION LAYOUT**

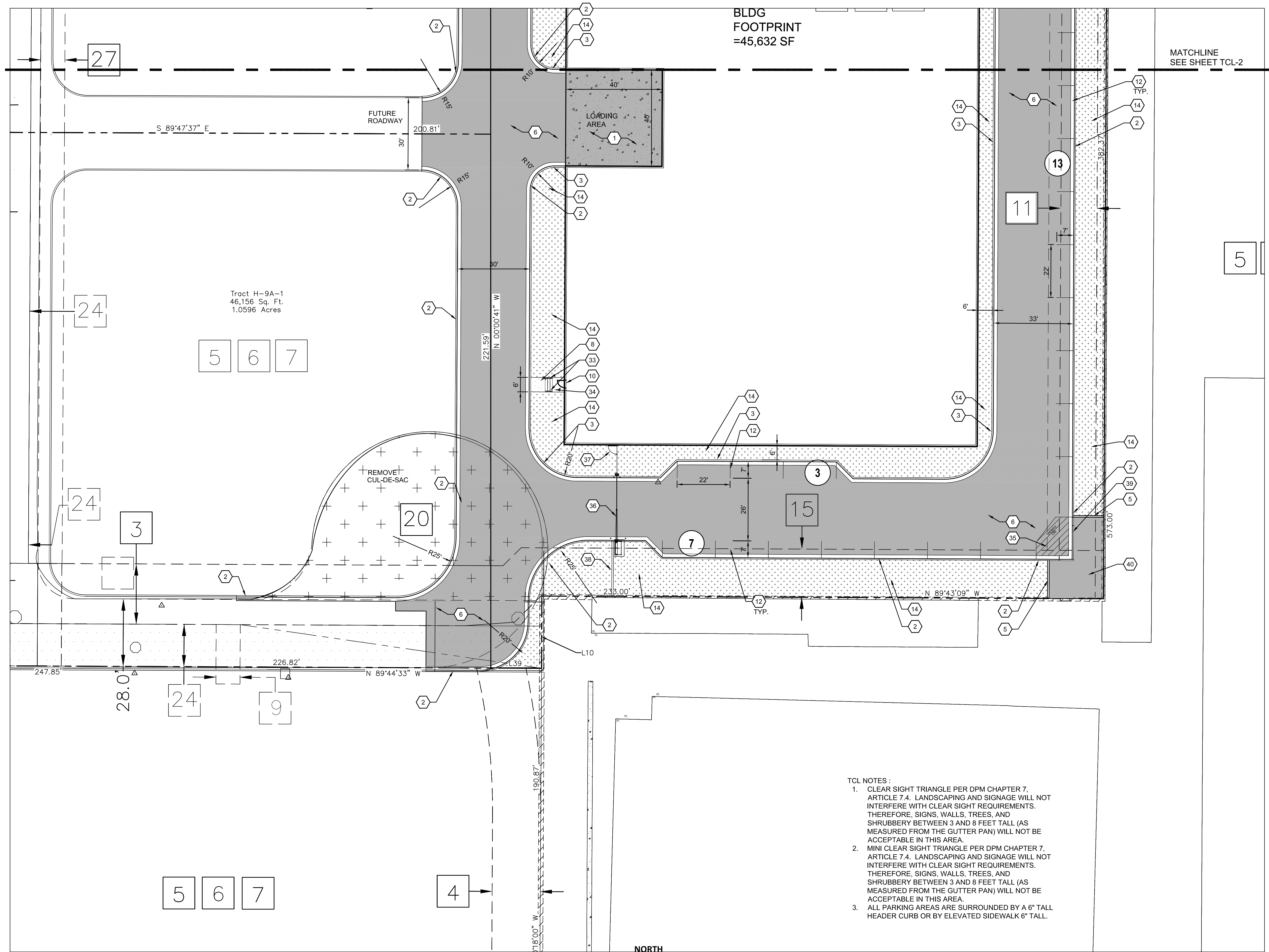
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**Tompson
Engineering
Consultants, Inc.**

tccm@yahoo.com

P.O. BOX 65760
ALBUQUERQUE, NM 87193

PHONE: (505) 271-2199
FAX: (505) 830-9248



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SCALE: 1" = 20'-0"

CONCEPTUAL TRAFFIC CIRCULATION LAYOUT

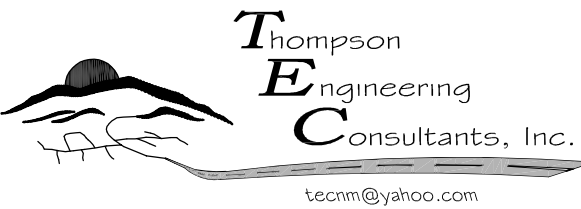


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TCL-3

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