

Keyed Notes:

1. Landscaping
2. Bike rack, 3-bike capacity
3. USPS mailbox
4. 16'-0" flag pole with light
5. ADA van accessible parking sign
6. ADA van accessible parking space
7. Motorcycle parking sign
8. Motorcycle parking; provide 12" tall white letters "MC"
9. Precast concrete wheel stop
10. Pipe bollard, painted traffic yellow (6" ϕ , 4'-6" high)
11. Pipe bollard, painted traffic yellow (6" ϕ , 7'-0" high)
12. ADA compliant safety flooring detectable warning surface (2 ft. x 4 ft.)
13. Maximum slope at landing shall be 2%
14. 200' PNM easement; approved encroachment at northwest corner of building.
15. Root membrane walkway pads (2'-6" wide)
16. Gate pin holes drilled into concrete slab for open and closed positions
17. 60 mil TPO
18. Roof crickets, slope 1/4" per foot
19. Wall pack light fixture, see electrical
20. 8" wide x 8" high canisle
21. Fall arrest anchor
22. Telephone pedestal
23. Existing water meter
24. Existing transformer
25. 17" sanitary sewer, public waterline, common access and drainage easement
26. 1/2" expansion material
27. 40 foot clearance in front of dumpster
28. 1/8" ϕ , 7/64" staggered centers, 30% open area metal screen.
29. 3/16" ϕ , 1/4" staggered centers, 50% open area metal screen.
30. HSS 1 1/2" x 1" verticals and horizontals.
31. HSS 3" x 2" perimeter frame.
32. HSS 8" x 8", cap top with 1/4" thick plate welded all around.
33. Concrete footing, 2-ft diameter x 3-ft deep.
34. Light pole foundation, see Site Electrical for fixture type.
35. Existing parking spaces on adjacent property.

Abbreviations:

AL	Aluminum
AFF	Above finish floor
BC	Building corner
ϵ	Centerline
FRP	Fiberglass reinforced panels
HM	Hollow metal
NIC	Not in contract
STL	Steel
FV	Field verify

PROJECT ADDRESS:

8405 Washington Place NE
Albuquerque, NM 87113
Bernalillo County

LEGAL DESCRIPTION

Tract B-2-C-1A, Washington Business Park, City of
Albuquerque, Bernalillo County, New Mexico

ZONING

Zoning District NR-LM

BUILDING ON LOT:

Minimum street yard depth = 5 feet

Actual Front "East" Setback depth is approximately
47'-4 1/2"

Minimum side yard depth = 0 feet

Actual Side yard "South" depth is approximately 10'

Actual Side yard "North" depth is approximately 30'-4"

Minimum rear yard depth = 0 feet

Actual Rear yard is approximately 195'-11"

PARKING

Office: 3.5 spaces per 1000 sq. ft. gross floor area "GFA"
1,295 GSF = 1.3K x 3.5 = 4.6 parking spaces
required

Light Manufacturing: 1 space per 1000 sq. ft. GFA

8,120 = 8.13K x 1 = 8.12 parking spaces
required

Minimum Parking Spaces Required = 12.7 therefore 13

Parking Spaces Provided = 13

Handicap parking including at least one Van accessible
parking = 1

Motorcycle Parking Spaces Required: 1-25 parking spaces =

1 motorcycle parking space required.

Bicycle parking: Non-residential use not listed in Table 5-5-5

= 3 spaces or 10% of required off-street parking spaces

whichever is greater, therefore 3 spaces required.

LANDSCAPING

10% of the site's parking area to be landscaped

Parking area square footage = 8,647 SF x 10% = 865 SF of

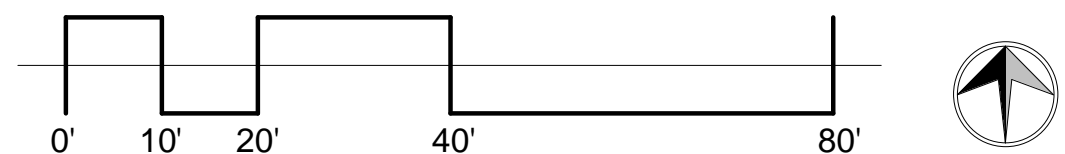
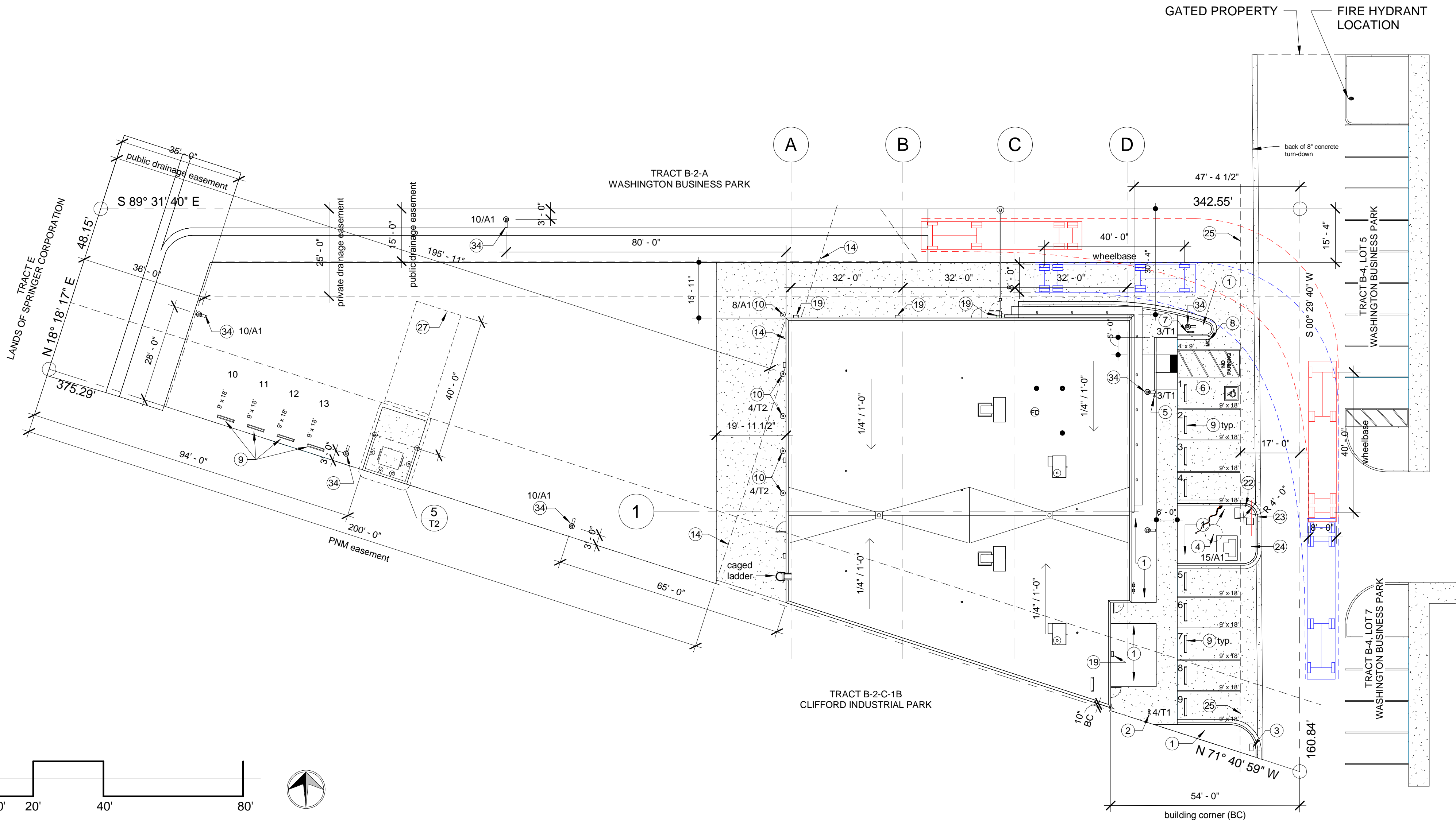
landscaping required. Landscaping provided = 1,419 SF or

16.4% (See drawing L1)

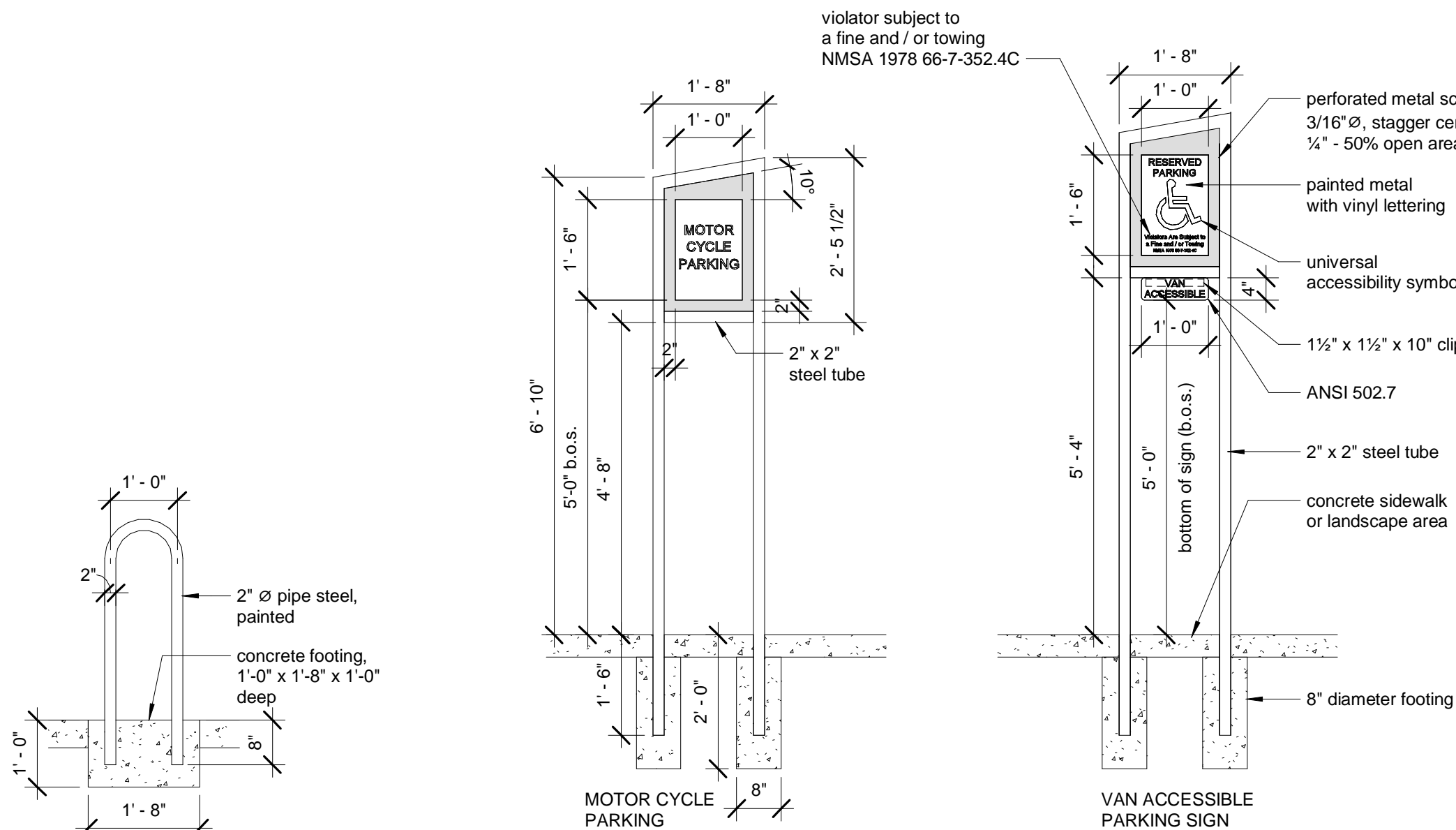
EMERGENCY VEHICLE ACCESS (FIRE TRUCK &
AMBULANCE)

TRASH COLLECTION

Provide 40 foot clearance in front of dumpster

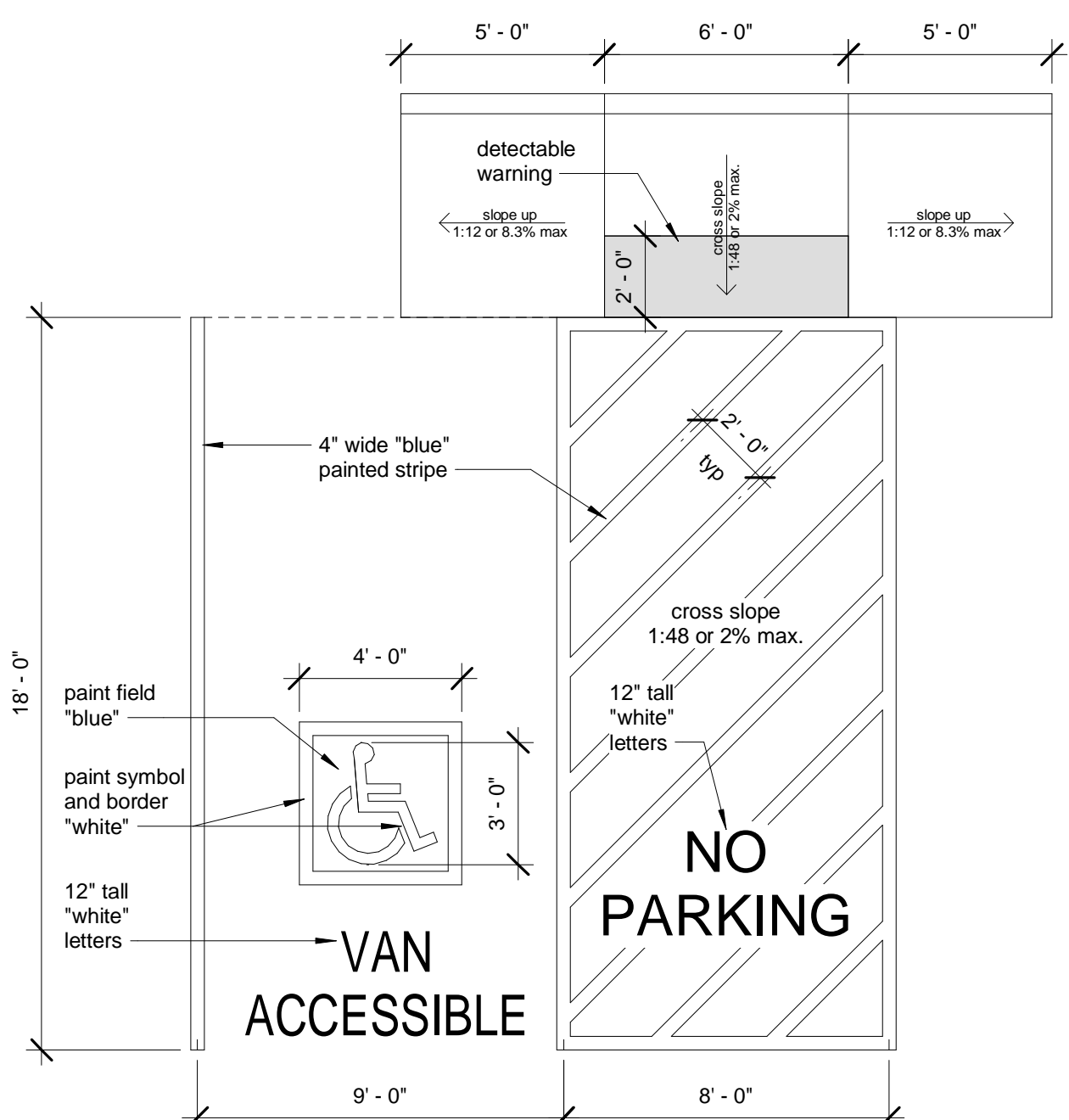


① T1 - SITE PLAN - TRAFFIC
1" = 20'-0"



④ T1 - Bike Rack
1/2" = 1'-0"

③ T1 - Parking Signage
1/2" = 1'-0"



② T1 - Van Accessible Parking
1/4" = 1'-0"

TRAFFIC CIRCULATION LAYOUT

APPROVED

M. Sanchez P.E. 2/4/2021

ARCHITECT:

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TRAFFIC 1

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