

PROJECT ADDRESS:

8405 Washington Place NE
Albuquerque, NM 87113
Bernalillo County

LEGAL DESCRIPTION

Tract B-4, Lot 5 & 7, Washington Business Park

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

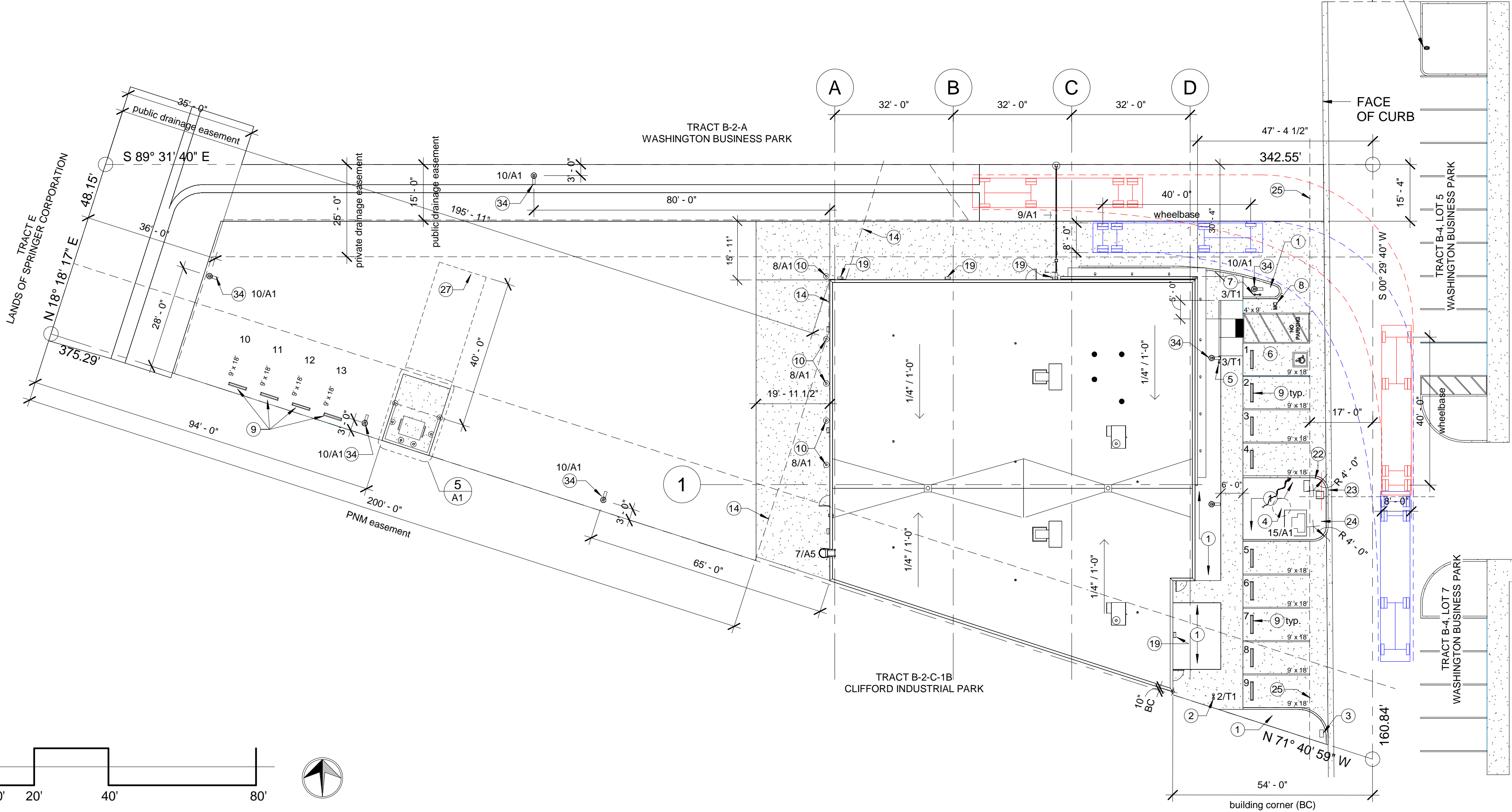
10% of the site's parking area to be landscaped
Parking area square footage = 8,647 SF x 10% = 865 SF of landscaping required. Landscaping provided = 1,419 SF or 16.4% (See drawing L1)

EMERGENCY VEHICLE ACCESS (FIRE TRUCK & AMBULANCE)

TRASH COLLECTION
Provide 40 foot clearance in front of dumpster



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



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. Roof 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

SHEET
T1

SCALE:
As indicated

DATE:
1-12-2021

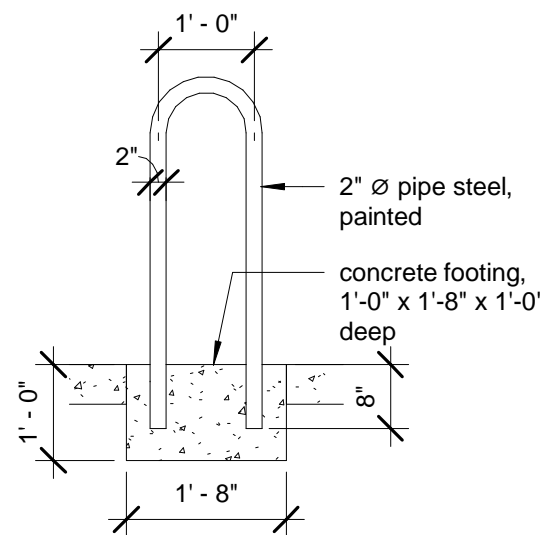
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Author

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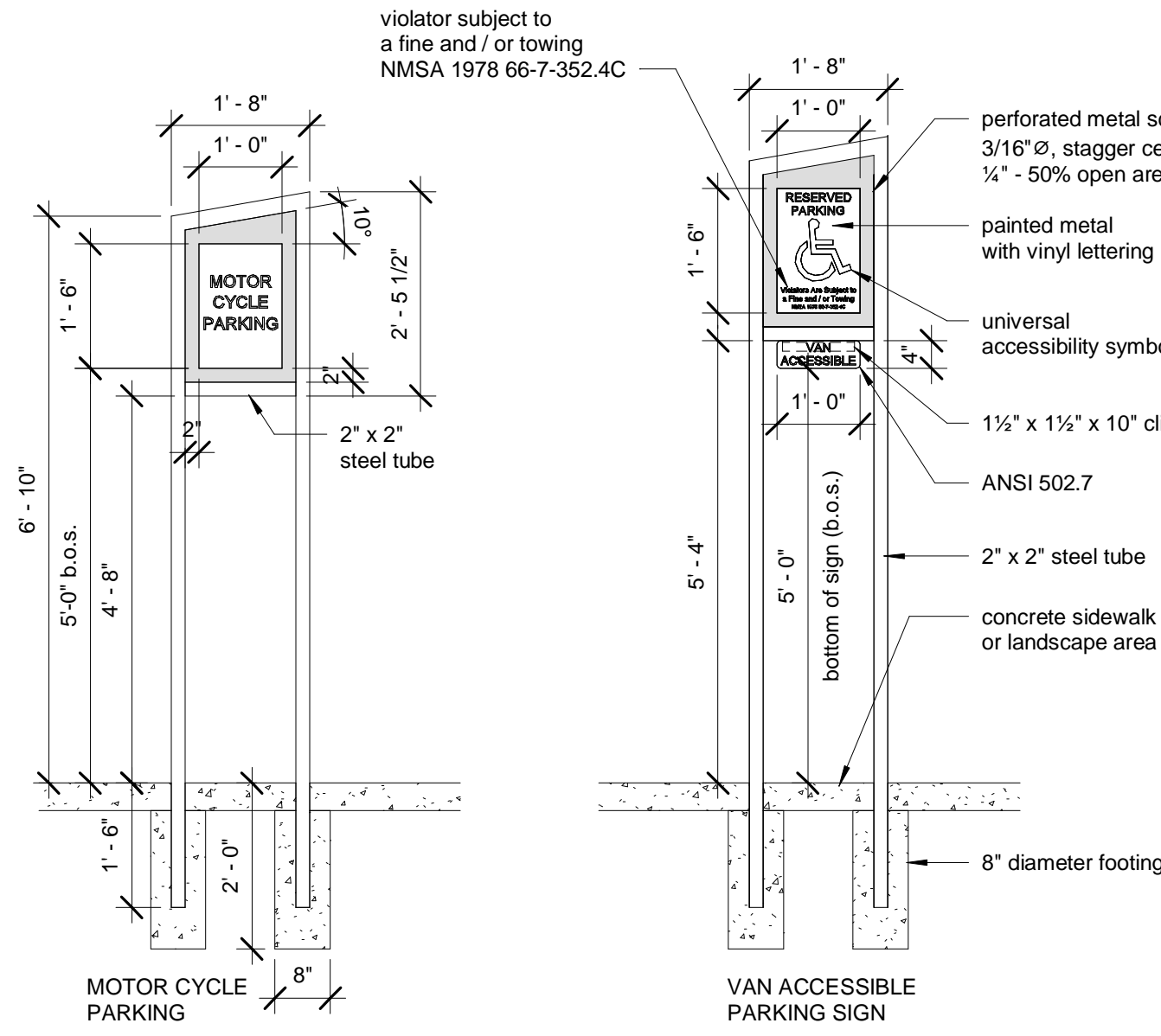
WASHINGTON PLACE OFFICE & WAREHOUSE

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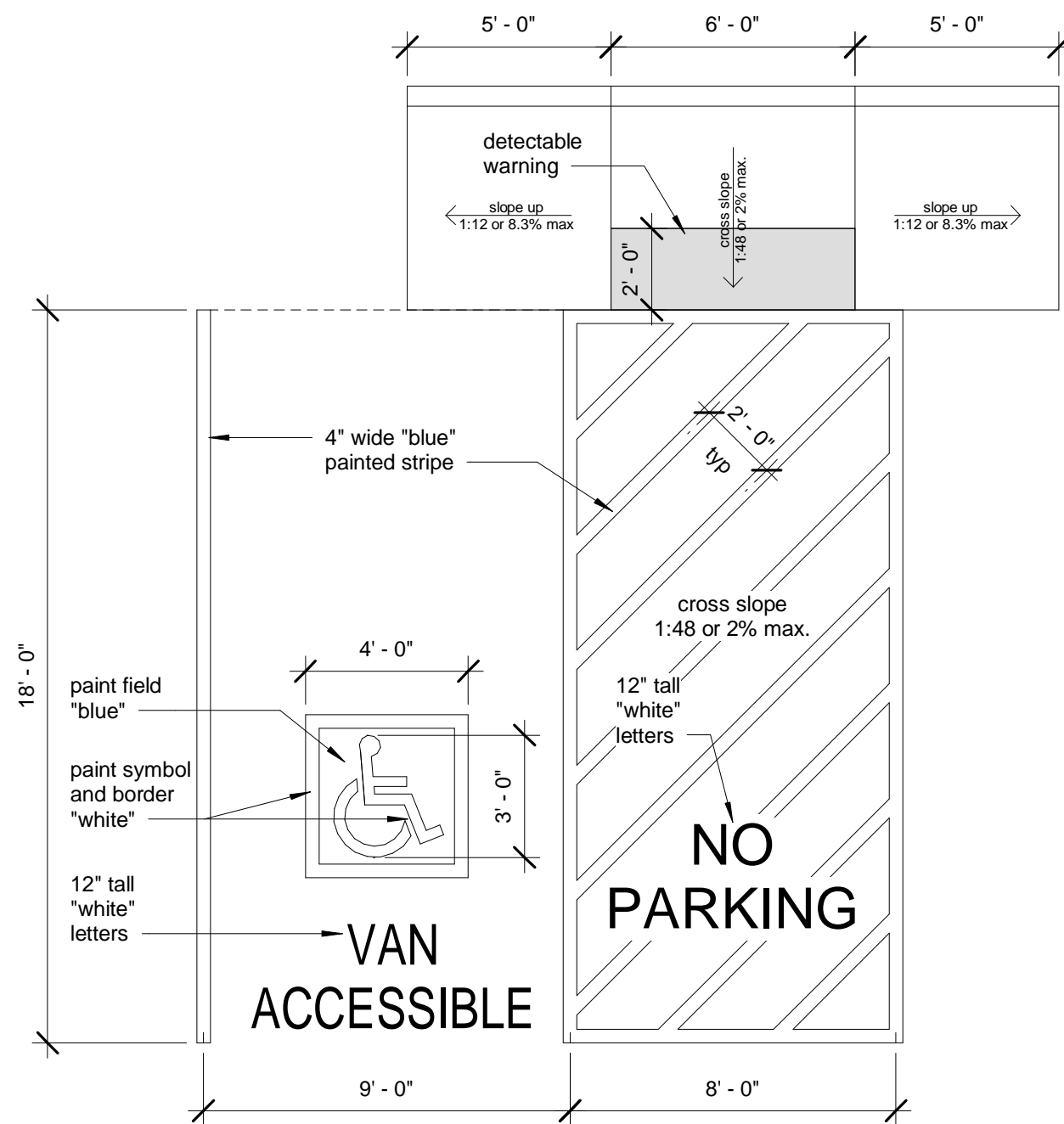
2 T1 - Bike Rack
1/2" = 1'-0"



3 T1 - Parking Signage
1/2" = 1'-0"



5 T1 - Van Accesible Parking
1/4" = 1'-0"



TRAFFIC - SITE PLAN