



PARKING CALCULATIONS		
BUILDING AREA:	AREA (SQUARE FEET)	
MEDICAL OFFICE	5,075 SF	
FUTURE MEDICAL OFFICE	4,100 SF	
PARKING REQUIREMENTS:		
MEDICAL OFFICE (5,075 SF)	25 SPACES	PROVIDED
FUTURE MEDICAL OFFICE (4,100 SF)	20 SPACES	
TOTAL	45 REQUIRED	25 PROVIDED
HANDICAP PARKING	3 REQUIRED	3 PROVIDED
MOTORCYCLE PARKING	2 REQUIRED	2 PROVIDED
BICYCLE PARKING	4 REQUIRED	3 PROVIDED

GENERAL NOTES (REQUIRED INFORMATION)

Site: 1.27 Acres (55,216 SF)
Zoning: MX-L (Mixed Use)
Proposed Use: Medical Office (Dental)
Building Height: Maximum Allowed = 35'; Proposed 21'-4"
Building Setback: Per MX-L Zone
Allowed: Actual
Front: 5' min 75'
Side: 0' 0'
Rear: 15' min 80.8'

CITY OF ALBUQUERQUE "SOLID WASTE" MANAGEMENT DEPARTMENT APPROVED

Approved for Access

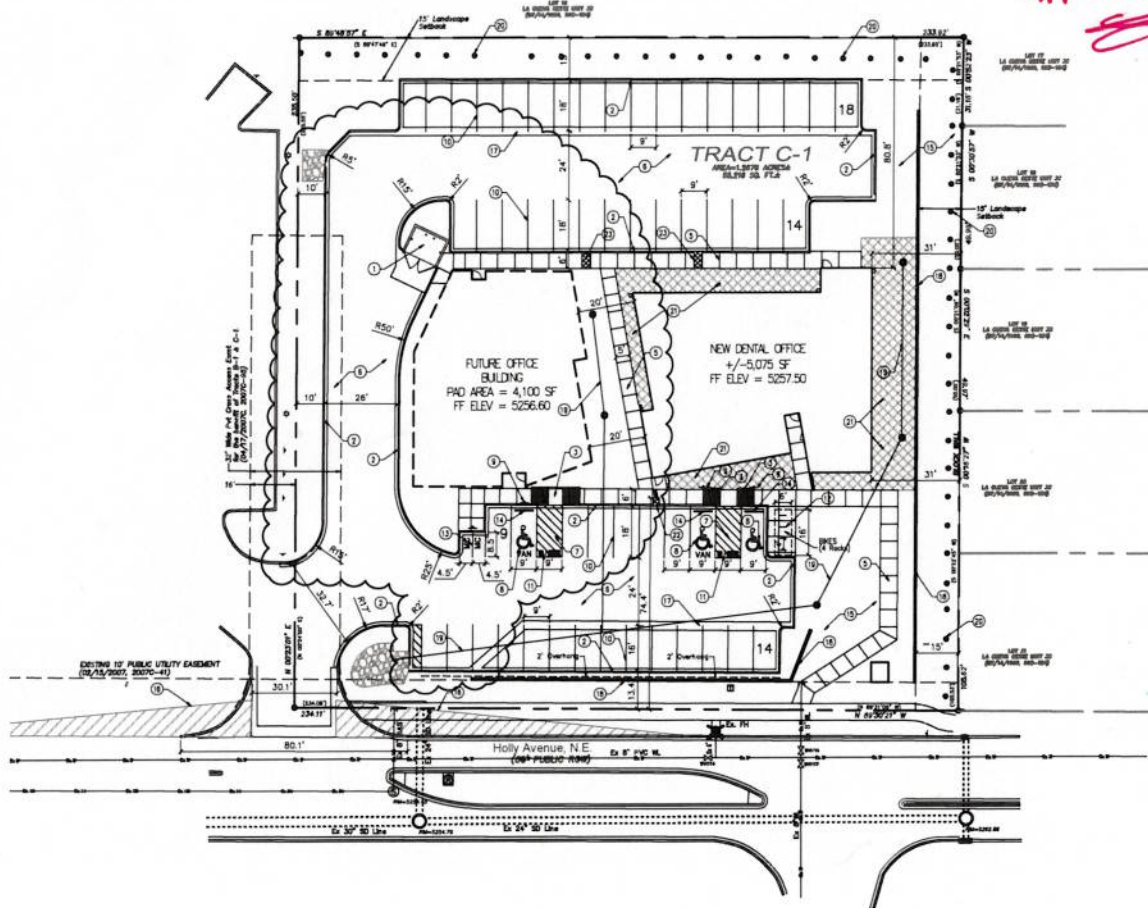
08-07-20



Neighborhood Map - Zone Map C-19-Z
LEGAL DESCRIPTION:
Tract C-1, Paseo Nuevo 2, Albuquerque,
Bernalillo County, 1.288 Acres.

KEYED NOTES

1. PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS.
2. INSTALL MEDIAN CURB/GUTTER (8" HIGH) PER COA STD DWG 2415B.
3. INSTALL PARALLEL CURB RAMP PER NMOT STD DWG 608-00, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMP. MATCH ADJACENT SIDEWALK NOTH.
4. NOT USED.
5. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
6. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT.
7. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
8. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
9. INSTALL H/C SIGNAGE PER DETAIL, SHEET C1.1. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 86-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
10. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
11. PAINT WORDS "NO PARKING" WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
12. INSTALL BIKE RACK PER DETAIL ON SHEET C-1.1. FOUR RACKS TOTAL. MINIMUM 4' CLEAR BETWEEN RACKS SIDE TO SIDE.
13. MOTORCYCLE PARKING: 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE AND PER DETAIL, SHEET C1.1.
14. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C1.1, TYP. B.
15. LANDSCAPED AREA TO BE DESIGN-BUILD BY CONTRACTOR. REFER TO ARCHITECTURAL SITE PLAN FOR LANDSCAPE DESIGN CRITERIA.
16. 13'x130' CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING, 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 PAV) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
17. INSTALL 3" WIDE VALLEY CUTTER. REF. SHEET C1.1 FOR DETAIL.
18. PROPOSED RETAINING WALL. REF. GRADING AND RETAINING WALL PLANS.
19. INSTALL STORM DRAIN. REF. STORM DRAIN PLAN.
20. EXISTING LANDFILL VENTING SYSTEM. DO NOT DISTURB.
21. INSTALL 45-MIL EPDM POND LINER PER GEOTECHNICAL REPORT.
22. INSTALL 12" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
23. INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.



BENCH MARKS

A.C.S. MONUMENT "B-C18"
MONUMENT "HEAVEN"
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE - N.A.D. 1983)
N=1,321,497.824
E=1,542,501.428
PURE TX=4522.47 NAD 1983
GROUND TO GRID FACTOR=0.999994163
DELTA ALPHA ANGLE = -0.1118 69"



JOE
ARCHITECT

Academy Dental Center

4421 Holly Ave. NE
Albuquerque, NM



REVISIONS

Date Description

DATE: AUGUST 22, 2019

PROJECT NO: 201908

DRAWN BY: DCS

ISSUED FOR: SD

Site Plan

C1.0