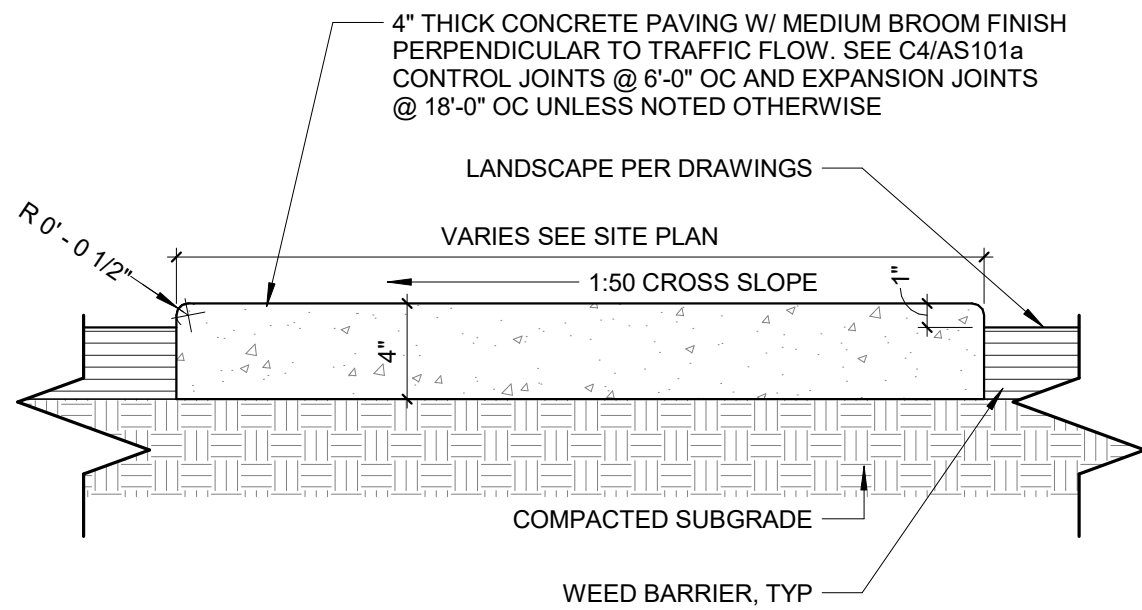


**D1** CONCRETE CURB AND GUTTER  
1 1/2" = 1'-0"



**D2** CONCRETE SIDEWALK  
1 1/2" = 1'-0"

## SITE DATA

LOCATION:	8300 PALOMAS AVE NE ALBUQUERQUE, NM 87109
LEGAL DESCRIPTION:	LOT 012, BLOCK 022, TRACT, A UNIT A NORTH ALBUQUERQUE ACRES
UPC #:	101906345446610321
OWNER:	PALOMAS PEAK LLC PO BOX 10837 ALBUQUERQUE NM 87184
CURRENT ZONING:	MX-T
ZONE ATLAS PAGE:	D-19
BUILDING CONSTRUCTION:	5B (NON-SPRINKLED)
APPLICABLE CODE:	2015 IBC
TOTAL LOT AREA:	(0.8818 AC) 38,412 S.F.
MAX. BUILDING HEIGHT ALLOWED:	30 FEET
MAX. BUILDING HEIGHT:	18 FEET
MAX. BUILDING FOOTPRINT AREA:	8,789 S.F.
NET LOT AREA (LOT AREA-BLD. FOOTPRINT):	29,623 S.F.
FLOOR AREA RATIO (GROSS BLD. AREA/LOT AREA):	22.8 %

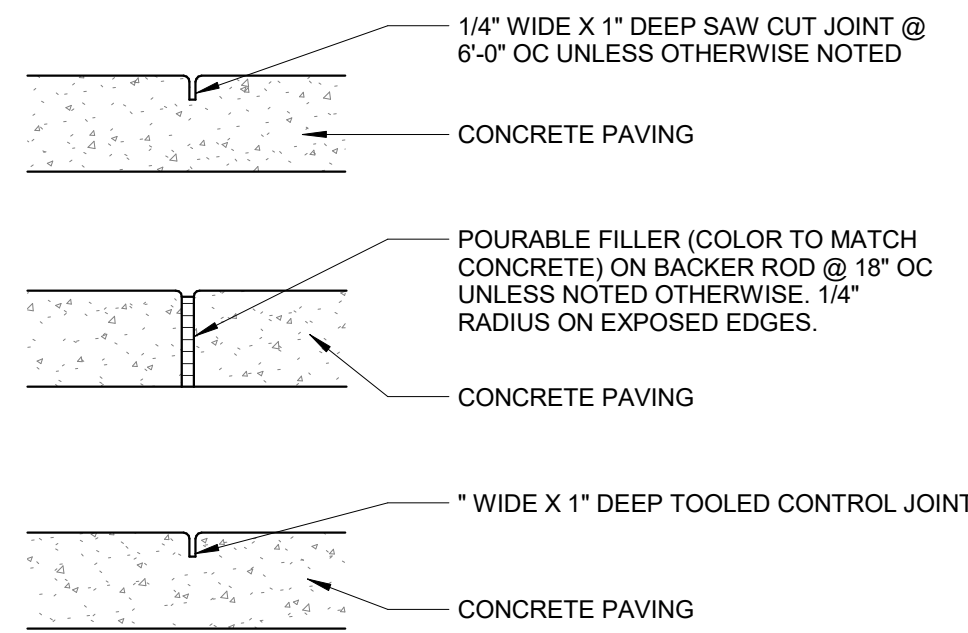
PAVED AREA:	22,244 S.F.
LANDSCAPE AREA:	7,423 S.F.
LANDSCAPE % NET LOT AREA:	19.3 %
LANDSCAPE TO PAVED AREA RATIO:	1 : 2.99
REQUIRED PARKING:	44 SPACES MEDICAL AND DENTAL OFFICE: 5 SPACES / 1,000 SF GFA 8,789 S.F. / 1,000 SF GFA = 8.789 x 5 = 44 SPACES
PARKING PROVIDED:	54 SPACES 48 ON-SITE SPACES 6 ON-STREET SPACES
REQUIRED H.C. PARKING:	2 SPACES (1 VAN)
H.C. PARKING PROVIDED:	4 SPACES (2 VAN)
REQUIRED MOTORCYCLE PARKING:	2 SPACES
MOTORCYCLE PARKING PROVIDED:	2 SPACES
REQUIRED BICYCLE PARKING:	5 SPACES
BICYCLE PARKING PROVIDED:	8 SPACES

## GENERAL NOTES

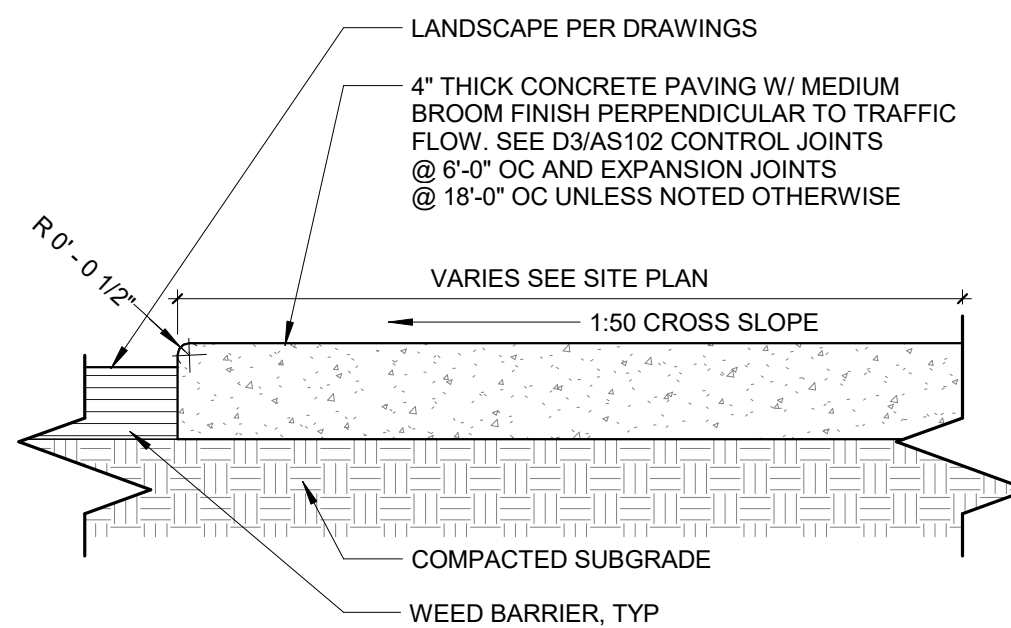
- VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS.
- CURBS DIMENSIONED TO FACE OF CURB U.N.O.
- PATCH AND REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTAGES AS NECESSARY.
- SITE LIGHTING
- LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.
- SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT.
- ALL IMPROVEMENTS IN THE RIGHT OF WAY REQUIRE A WORK ORDER WITH APPROVED CITY OF ALBUQUERQUE DRC APPROVED PLANS. THIS IS TO INCLUDE REMOVAL AND/OR RESTRIPIING OF THE STREET.

## KEYED NOTES

- CONCRETE CURB AND GUTTER, RE: D1/AS101a.
- EXISTING CURB AND GUTTER (WHERE OCCURS) TO REMAIN.
- CONCRETE SIDEWALK PER DETAIL D2/AS101a.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- 4" THICK CONCRETE FLAT WORK, JOINTED AS SHOWN, WITH TURN DOWN EDGE. RE: B4/AS101a.
- ASPHALT PAVING, RE: SOILS REPORT.
- LANDSCAPE AREA, RE: LANDSCAPE DRAWINGS.
- POLE MOUNTED LIGHT ON CONCRETE BASE, RE: B2/AS102a.
- POLE MOUNTED LIGHT ON CONCRETE BASE, RE: B3/AS102a.
- ACCESSIBLE SIDEWALK RAMP, RE: A1/AS102a.
- EXISTING MONUMENT SIGN.
- 12" WIDE 6" HIGH OPEN SPACE CONCRETE CULVERT, PROVIDED 1/2" STEEL CHECKER PLATE COVER ATTACHED TO CONCRETE EMBEDDED 1-1/2"x1-1/2"x1/4" STEEL ANGLE, PAINT, TYPICAL.
- GAS METER ENCLOSURE.
- ACCESSIBLE PARKING SIGN, ADD TEXT "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING", RE: A5/AS102a.
- ACCESSIBLE SIDEWALK RAMP, RE: D2/AS102a.
- ELECTRICAL GEAR ENCLOSURE.
- BICYCLE RACK, RE: D1/AS102a.
- ON-STREET PARKING SPACE.
- EXISTING WATER UTILITY REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE.
- EXISTING ASPHALT PAVEMENT.
- EXISTING FIRE HYDRANT.
- CONCRETE SIDEWALK PER C.O.ABQ. STANDARDS (TYP.) - DRWG. #2430.
- PARKING STRIPING PER C.O.ABQ. STANDARDS - 4" WIDE - SAFETY WHITE.
- HANDICAP PARKING SPACE PER C.O.ABQ. STANDARDS WITH ACCESSIBLE PARKING SPACE PAVEMENT SIGNAGE, RE: A3/AS102a.
- HANDICAP VAN PARKING SPACE PER C.O.ABQ. STANDARDS WITH ACCESSIBLE PARKING SPACE PAVEMENT SIGNAGE.
- HANDICAP ACCESSIBLE AISLE PER C.O.ABQ. STANDARDS WITH PAINTED "NO PARKING" EACH LETTER TO BE MIN. 12" HIGH AND 2" WIDE AND PLACED AT THE REAR OF THE PARKING SPACE.
- TRASH ENCLOSURE PER C.O.ABQ. REQUIREMENTS, RE: C5/AS102a.
- MOTORCYCLE PARKING SPACES 5'x8' WITH PAVEMENT SIGNAGE - 4" WIDE SAFETY WHITE.
- NEW FIRE HYDRANT PER C.O.ABQ. AND FIRE DEPT. STANDARDS.
- "KNOX BOX" INSTALLED PER C.O.ABQ. FIRE DEPT.
- CURB PAINTED RED WITH "NO PARKING FIRE LANE" PER IFC SECTION 505.3 "MARKINGS".
- EXISTING LANDSCAPE IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE.
- EXISTING ELECTRICAL TRANSFORMER WITH SURROUNDING 6" PIPE BOLLARDS, RE: ELEC.
- EXISTING COMMUNICATIONS PEDESTAL, RE: ELEC.
- STANDARD CONCRETE CURB AND GUTTER, PER C.O.ABQ. STANDARDS (TYP.) - DRWG. #2415A.
- BURNISHED CMU RETAINING/SITE WALL, RE: D4/AS102a.



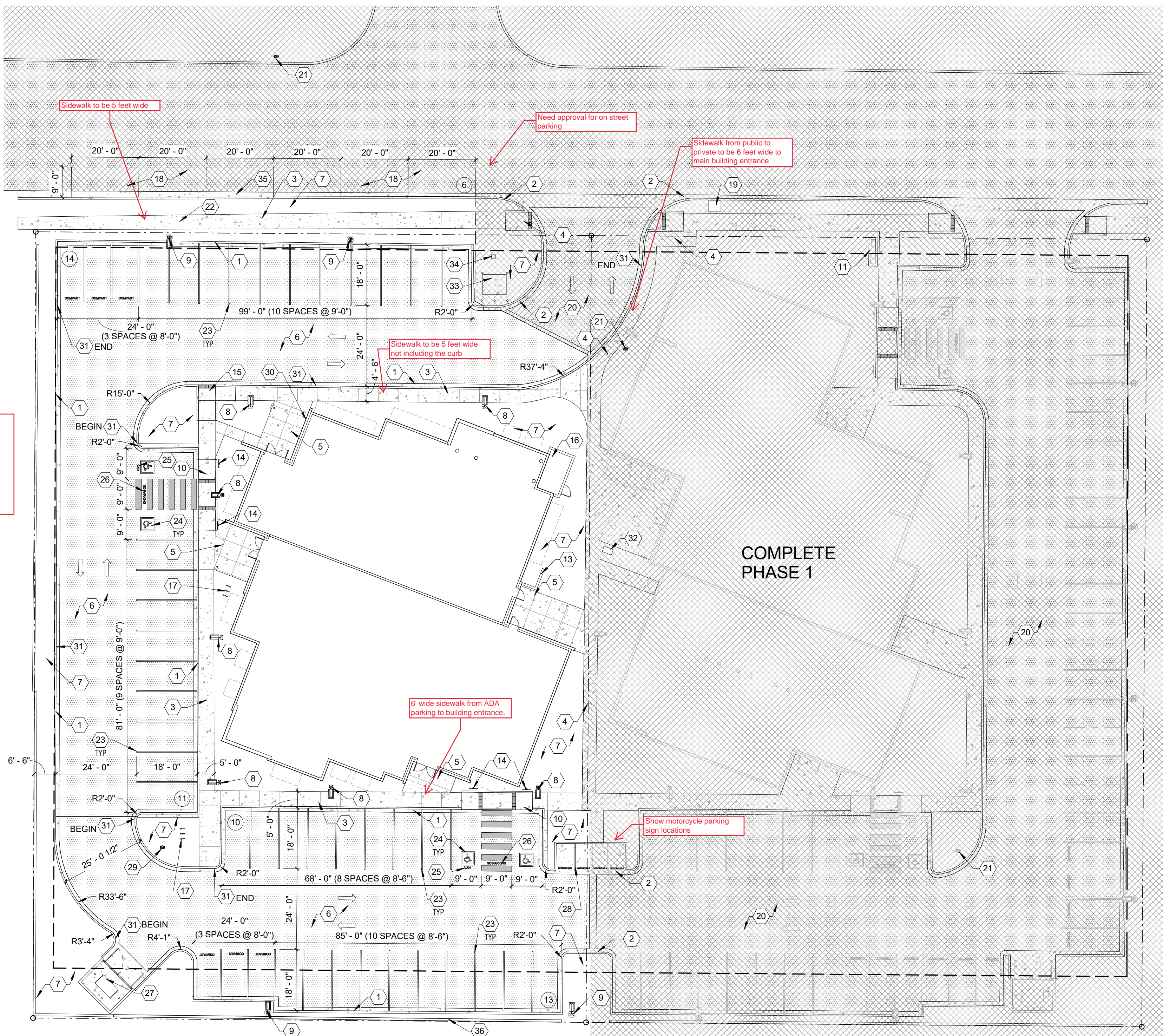
**C4** CONCRETE PAVING JOINTS  
1 1/2" = 1'-0"



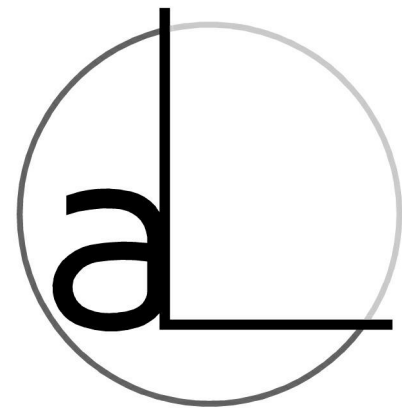
**B4** CONCRETE FLATWORK  
1 1/2" = 1'-0"

## LEGEND

	NEW ASPHALT PAVING
	NEW CONCRETE PAVING
	NEW LANDSCAPING
	NO WORK THIS AREA



**A1** SITE PLAN  
1" = 20'-0"



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REVISIONS

REV DATE DESCRIPTION

DATE 01-15-2021

PROJECT NO. 20-025

DRAWING NAME

SITE PLAN

SHEET NO.

AS101a