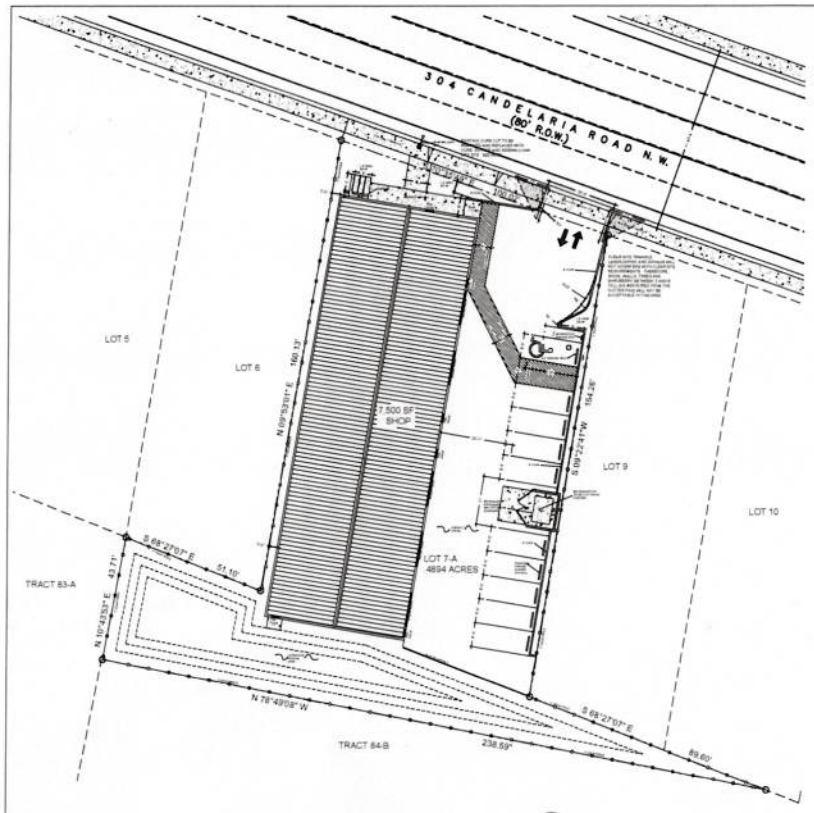
CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED

Approved for access HG 07-15-20



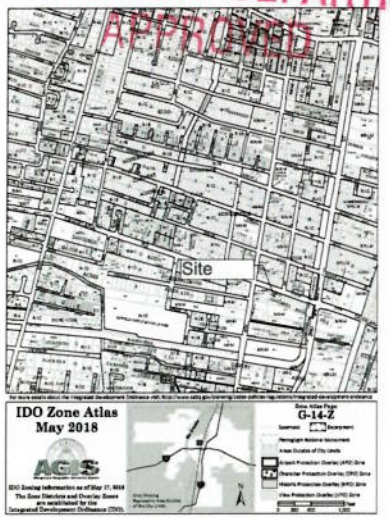
TRAFFIC CIRCULATION LAYOUT
SCALE: 1"= 20'

GENERAL NOTES:

1. EXTERIOR LIGHTING SHALL BE SURFACE MOUNTED ON THE BUILDING EXTERIOR S. ALL LIGHTING SHALL BE FULLY SHIELDED PROVIDING NO UPLIGHTING AND SHALL BE IN ACCORDANCE WITH THE "DARK SKY" REQUIREMENTS.
2. CONTRACTOR SHALL LOCATE ALL UTILITIES THAT ARE SHOWN OR THAT MAY NOT BE SHOWN ON THIS PLAN.
3. THE ARCHITECT ACCEPTS RESPONSIBILITY ONLY FOR THOSE DRAWINGS WHICH HAVE AN ORIGINAL SEAL, SIGNATURE, CONSTRUCTION ISSUE DATE AND DATE OF FINAL REVISIONS FOR THESE DRAWINGS. ISSUANCE OF A BUILDING PERMIT IS EVIDENCE OF COMPLIANCE WITH ALL ENFORCED REQUIREMENTS BY THE CITY OF ALBUQUERQUE.
4. CHANGES TO THE PLANS BY THE OWNER & CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. THE CONTRACTOR WILL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. IF A CONFLICT WITHIN THE PLANS IS DISCOVERED, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY CONSTRUCTIONPROBLEMS OR DEFECTS CAUSED BY PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFYING THE ARCHITECT OF CONFLICTS WITHIN THE PLANS. DO NOT SCALE THE DRAWINGS. ALL WRITTEN DIMENSIONS WILL GOVERN.
7. ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON THE WORK ORDER.
8. SOLID WASTE BIN TO BE A LIFT BIN ON CASTERS.

BICYCLE RACK NOTES

1. ALL BICYCLE RACKS SHALL BE DESIGNED AND INSTALLED ACCORDING TO THE FOLLOWING CRITERIA:
   A. THE RACK SHALL BE A MINIMUM OF 30" TALL AND 18" WIDE.
   B. THE RACK FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB TOASTER RACKS ARE NOT ALLOWED.
   C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
   D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYULE TO BE ATTACHED.
   E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
   F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
2. BICYCLE RACKS SHALL BE STURDY AND ANCHORED TO A CONCRETE PAD.
3. A 1 FOOT CLEAR ZONE AROUND THE BICYCLE PARKING STALL SHALL BE PROVIDED.
4. BICYCLE PARKING SPACES SHALL BE AT LEAST 6' LONG AND 2' WIDE.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

LT 7-A PLAT OF LOT 7-A DAVIDSON ADDITION
NO. 2CONT .4894 AC
UPC 101406039509640822

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	21,304 SF
TOTAL BUILDING AREAS	-7,500 SF
AREA NOT REQ'D PARKING	7,067 SF
NET LOT AREA	6,737 SF
REQ'D L/S AREA (15%)	1,011 SF
L/S PROVIDED	1,176 SF

PROJECT DATA

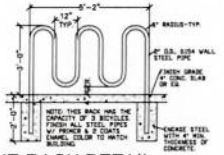
PROJECT:	MASTER TECH AUTOMOTIVE 304 CANDALARIA RD NW ALBUQUERQUE, NM 87107
OWNER:	ANDREW FOWNER 304 CANDALARIA RD NW ALBUQUERQUE, NM 87107 505-319-3459
ARCHITECT:	ROBERT RAYNER NM REG# 004948 PO BOX 448 ALBUQUERQUE, NM 87103 505-321-3932
CONTRACTOR:	CROSS T CONSTRUCTION PO BOX 1827 SOCORRO, NM 87801 505-835-2394 LIC# (GB-98) 391576
ZONING:	MX-M
BUILDING CODE:	INTERNATIONAL BUILDING CODE (IBC) 2015 NEW MEXICO BUILDING CODE (COMMERCIAL) UNIFORM PLUMBING CODE 2015 UNIFORM MECHANICAL CODE 2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL ELECTRIC CODE 2017
ACCESSIBILITY CODE:	ICC/ANSI A 117.1-2009
SEISMIC DESIGN CATEGORY:	D
SEISMIC FACTOR:	CAT III, (IE) 1.25
CONST. TYPE:	V-B
BUILDING AREA:	7,500 SF
ALLOWABLE AREA & HEIGHT:	9,000 SQUARE FEET / ONE STORY
BUILDING HEIGHT:	18'-0"
OCCUPANCY:	S-1 & B
OCCUPANT LOAD:	OFFICE AREA: 312 SF / 100 = 3.12 SHOPSAYS: 7188 SF / 300 = 23.96 TOTAL = 27 OCCUPANTS
FIXTURE COUNT-	REQUIRED- 1 MALE AND 1 FEMALE W.C. 1 MALE AND 1 FEMALE LAV 1 DRINKING FOUNTAIN 1 SERVICE SINK PROVIDED- (2) UNISEX TOILET ROOMS 2 LAV, 2 W.C. 1 DRINKING FOUNTAIN 1 SERVICE SINK
PARKING REQD:	AUTO REPAIR 1 SPACE FOR EVERY 1,000 GSF 7500 GSF/1000=8 SPACES IAW IDO 14-16-5-5(C)(1)
PARKING PROVIDED:	13 SPACES 1 OF WHICH IS H.C. ACCESSIBLE + 1 MOTORCYCLE SPACE (AND 3 BICYCLE SPACES IN BIKE RACK)
SEISMIC DESIGN CRITERIA:	SITE CLASSIFICATION "D" OCCUPANCY CATEGORY II SEISMIC DESIGN CATEGORY B SEISMIC IMPORTANCE FACTOR 1.25

DESIGN STANDARDS

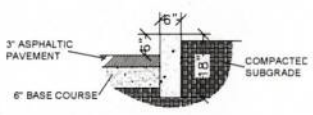
1. ALL CURB ACCESS RAMPS (DRIVEPADS) SHALL BE CONSTRUCTED TO MEET THE CITY OF ALBUQUERQUE STD. DRAWING 2425.
2. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE CITY OF ALBUQUERQUE STD. DRAWING 2430.
3. ALL SIDEWALK OBSTRUCTION SHALL MEET THE STANDARDS OF THE CITY OF ALBUQUERQUE STD DRAWING 2431.
4. ALL SIDEWALK JOINTS AND TRANSITIONS BETWEEN EXISTING AND NEW SIDEWALKS SHALL CONFORM TO THE CITY OF ALBUQUERQUE STD. DRAWING 2450.
5. ALL NEW CURB CUTS TO THE SITE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE CITY STANDARD 2425 WITH THE GUTTER PROFILE MATCHING EXISTING.
6. ALL NEW CURB AND GUTTERS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE CITY STANDARD 2415A MATCHING EXISTING PROFILES.
7. UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK, CUR AND GUTTER IAW CITY STD 2415A & 2430.
8. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED IAW CITY STD. 2460 & 2430.

EXECUTIVE SUMMARY:

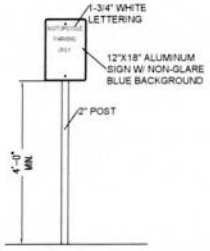
PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 7,500 SF AUTOMOBILE REPAIR SHOP ON A VACANT PARCEL TO INCLUDE LANDSCAPE REQUIREMENTS AND FENCING. STRUCTURAL ELEMENTS SHALL BE OF STEEL CONSTRUCTION (PREFABRICATED METAL BUILDING). THE BUILDINGS WILL NOT BE EQUIPPED WITH A FIRE PROTECTION SPRINKLER SYSTEM. THE PROJECT WILL NOT BE PHASED, AND WILL BE COMPLETELY CONSTRUCTED UNDER ONE BUILDING PERMIT.



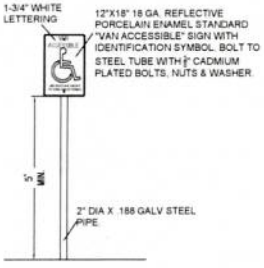
BIKE RACK DETAIL
N.T.S.



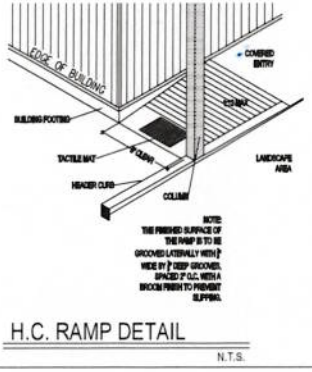
1/T1 HEADER CURB DETAIL
N.T.S.



M.C. SIGN
N.T.S.



H.C. SIGN
N.T.S.



H.C. RAMP DETAIL
N.T.S.

STATE OF NEW MEXICO
ROBERT E. RAYNER
NO. 004948
7/13/20
REGISTERED ARCHITECT

R² ARCHITECTURAL DESIGN
PO BOX 448
ALBUQUERQUE, NEW MEXICO 87103
TEL: 505.321.3932

NO.	DATE	COMMENTS
1		
2		
3		
4		
5		

DRAWN BY: RR
CHECKED BY:
DATE: 07-13-20
SCALE: AS SHOWN

MASTER TECH AUTOMOTIVE
304 CANDELARIA RD NW
ALBUQUERQUE, NM

TRAFFIC CIRCULATION LAYOUT

FOWNER/REVISED_SITE_053020.DWG

-SHEET-
T-1