

WALMART 4 PARKING PER 1,000 SQ. FT. GFA UPS STORE 4 PARKING PER 1,000 SQ. FT. GFA 4 PARKING PER 1,000 SQ. FT. GFA DOMINO'S T-MOBILE 4 PARKING PER 1,000 SQ. FT. GFA H&R BLOCK 4 PARKING PER 1,000 SQ. FT. GFA 4 PARKING PER 1,000 SQ. FT. GFA NAIL SALON GREAT CLIPS 4 PARKING PER 1,000 SQ. FT. GFA BASKIN ROBINS 4 PARKING PER 1,000 SQ. FT. GFA REQUIRED PARKING 188 PARKING SPACES

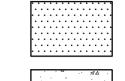
PROVIDED PARKING 267 PARKING SPACES

EXISTING ZONING: MX-M/MIXED USE				
TENANT ESTABLISHMENTS				
WECK'S	8 PARKING PER 1,000 SQ. FT. GFA			
CLUB PILATES	2.5 PARKING PER 1,000 SQ. FT. GFA			
VERIZON	4 PARKING PER 1,000 SQ. FT. GFA			
WALMART	4 PARKING PER 1,000 SQ. FT. GFA			
UPS STORE	4 PARKING PER 1,000 SQ. FT. GFA			
DOMINO'S	4 PARKING PER 1,000 SQ. FT. GFA			
T-MOBILE	4 PARKING PER 1,000 SQ. FT. GFA			
H&R BLOCK	4 PARKING PER 1,000 SQ. FT. GFA			
NAIL SALON	4 PARKING PER 1,000 SQ. FT. GFA			
GREAT CLIPS	4 PARKING PER 1,000 SQ. FT. GFA			
BASKIN ROBINS	4 PARKING PER 1,000 SQ. FT. GFA			

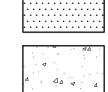
LBUQUERQUE FIRE MARSHAL'S **DIVISION OFFICE PLANS CHECKING DIVISION** APPROVED DATE: 09/03/21

PERMIT NUMBER: FP 21-007405

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE WARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINACE, THE INTERNATIONAL FIRE-CODE, AND-NEPA-STANDARDS: FIME SPERMITING VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.



PROPOSED PAVEMENT





- PROPOSED SIDEWALK

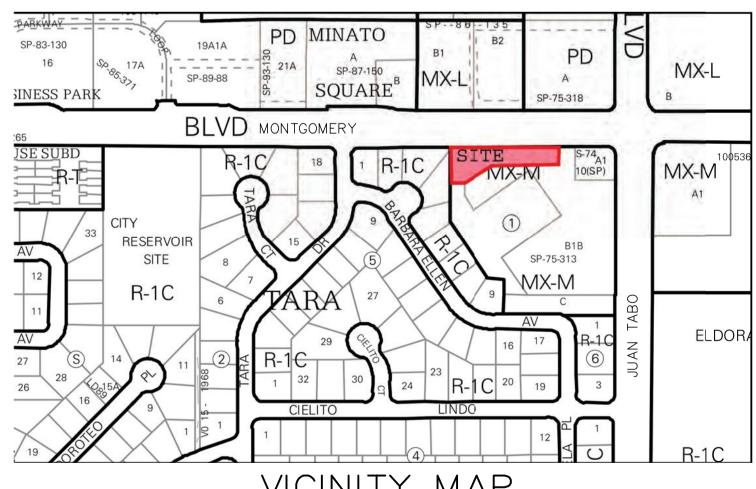


PROPOSED LANDSCAPE

PARKING COUNT

AREA

SITE PLAN EXISTING ZONING: MX-M/MIXED USE LAND USE: FINANCIAL INSTITUTION LEASE ACREAGE: 0.356 ACRES (15,512 SQ. FT.) BUILDING FOOT PRINT (TOTAL): ±3,150 SQUARE FEET ±418 SQUARE FEET (2.7%) OPEN SPACE PROVIDED: 3,150/15,512: 20.3% BUILDING COVERAGE: APPROX EX. IMPERVIOUS AREA: ±15,194 SQUARE FEET (98.0%) ±15,094 SQUARE FEET (97.3%) APPROX PROPOSED IMPERVIOUS AREA:: PARKING REQUIRED 10 SPACES (3 PER 1000 SF OF PROPOSED BUILDING): PARKING PROVIDED: 14 SPACES ACCESSIBLE PARKING REQUIRED 1 SPACES (1 ACCESSIBLE SPACE/25 STANDARD SPACE): PARKING PROVIDED (ACCESSIBLE): 2 SPACES BICYCLE SPACE: REQUIRED/PROVIDED 3/4 SPACES MOTORCYCLE SPACES: REQUIRED/PROVIDED 1/1 SPACES



VICINITY MAP ZONE ATLAS MAP G-21



CALL NM ONE-CALL

SYSTEM SEVEN (7) DAYS

!!! CAUTION !!!

UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR

PRIOR TO ANY EXCAVATION CALL: NEW MEXICO ONE CALL @ NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.

DRAWING SCALE 1"=20'



EVARD NE

BOULE NEV COUNTY 2 2



PLOT DATE 08/21/21 DRAWING SCALE 1" = 20'

PROJECT NUMBER

CDC21003 SHEET NUMBER

REQUIRED PARKING | 204 PARKING SPACES

PROVIDED PARKING | 267 PARKING SPACES

CONTRACTOR MUST MAKE SURE THE LIGHT

POLES ARE INSTALLED AWAY FROM EXISTING

AND PROPOSED UNDERGROUND UTILITIES.

"LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.

THEREFORE, SIGNS, WALLS, TREES, AND

TRIANGLE."

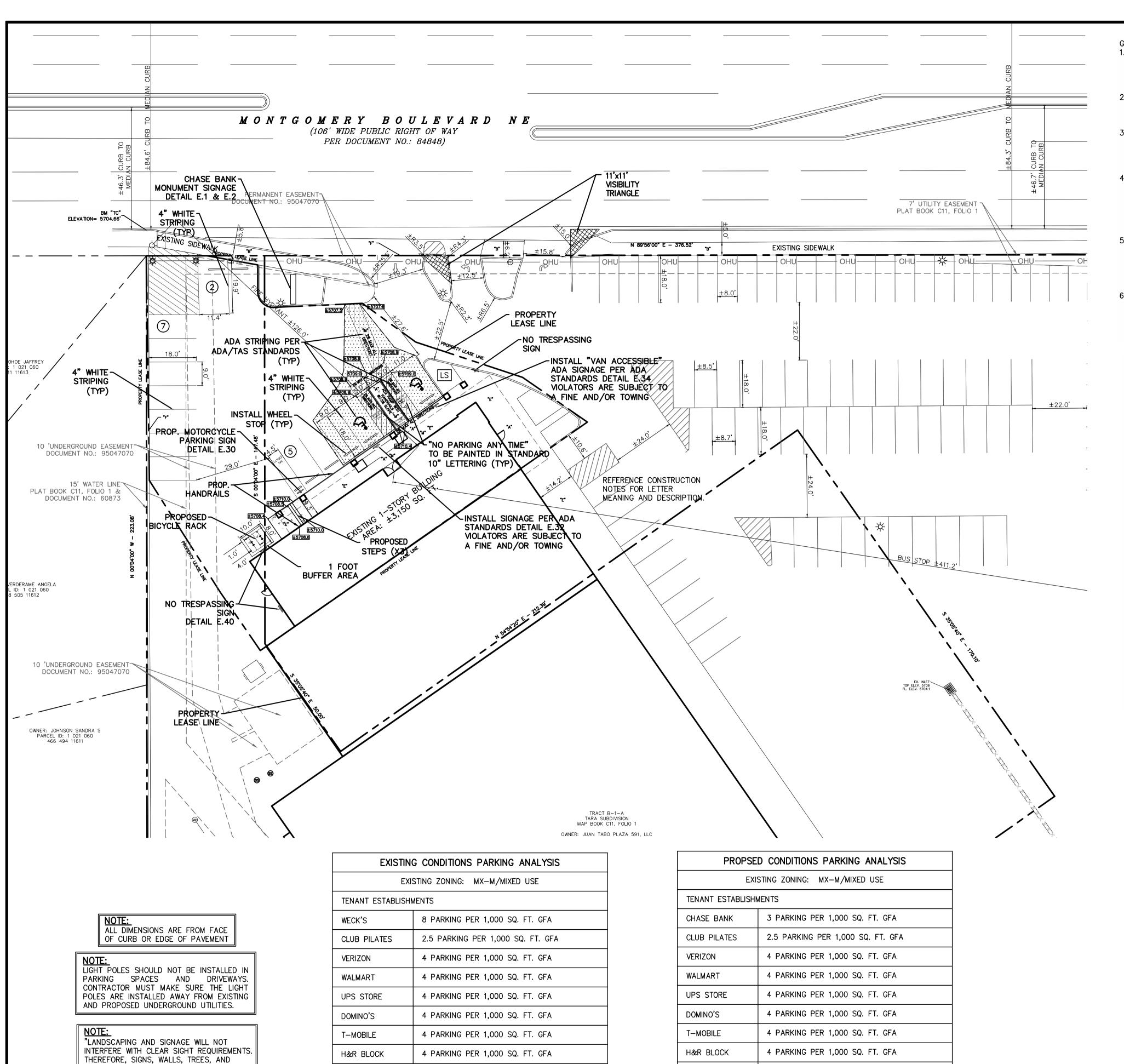
SHRUBBERY BETWEEN 3 AND 8 FEET TALL

ALL BROKEN OR CRACKED SIDEWALK MUST BE

REPLACED WITH SIDEWALK AND CURB & GUTTER.

\\SERVER-PC\SERVER\2021 CDC PROJECTS\CDC21003 - MONTGOMERY AND JUAN TABO - NEW MEXICO\PLANS\BANK-SITE PLAN CDC21003.DWG

(AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT



4 PARKING PER 1,000 SQ. FT. GFA

4 PARKING PER 1,000 SQ. FT. GFA

4 PARKING PER 1,000 SQ. FT. GFA

NAIL SALON

GREAT CLIPS

BASKIN ROBINS

REQUIRED PARKING 188 PARKING SPACES

PROVIDED PARKING 267 PARKING SPACES

GENERAL NOTES

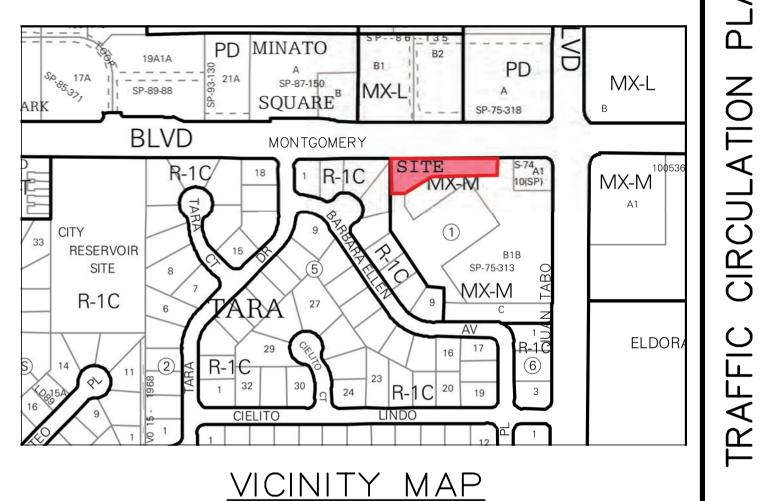
- 1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
- 2. SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
- 3. FOR SIDEWALKS LESS THAN 60' WIDE ON ACCESSIBLE ROUTE, PASSING SPACE AT LEAST 60' X 60' SHALL BE PROVIDED AT LEAST EVERY 200 FT.
- 4. GRATINGS LOCATED IN WALKING SURFACE SHALL HAVE SPACES NO GREATER THAN ½" WIDE IN DIRECTION OF TRAVEL. IF OPENINGS ARE ELONGATED, LONG DIMENSION SHALL BE PLACED PERPENDICULAR TO DIRECTION OF TRAVEL.
- 5. ALONG THE ACCESSIBLE ROUTE, CHANGES IN LEVEL BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2H:1V. CHANGES IN LEVEL GREATER THAN ½" REQUIRE A RAMP.
- 6. PROVIDE A MINIMUM SIDEWALK WIDTH OF 4' AROUND OBSTACLES FOR ADA ACCESS.

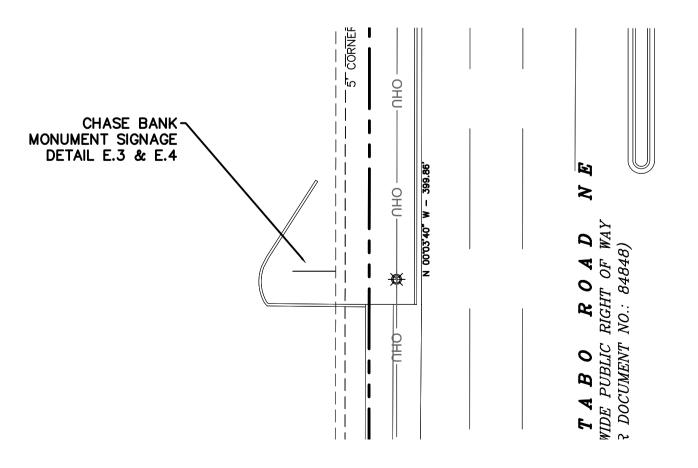
CONSTRUCTION NOTES
A. SLOPE 2% MAX. 1.5% PREFERRED SLOPE.

- B. 5' MIN. SIDEWALK WIDTH. SIDEWALK WIDTH SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL
- C. SETBACK TO BE DETERMINED BY AVAILABLE RIGHT-OF-WAY. SEE CHAPTER 7 OF DEVELOPMENT PROCESS MANUAL. ALSO SEE COA STD. DWG. 2414 FOR LANDSCAPE BUFFER.
- D. SEE DRIVEPAD DETAILS, DWG. 2425A AND 2425B.
- E. WALKWAY VARIABLE (4' MINIMUM).
- F. PROPERTY LINE.
- G. 1/2' EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
- H. HEADER CURB OR INTEGRAL CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK. SEE STD. DWG. 2415.
- I. CONTRACTION JOINTS.
- K CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.
- L. RAMP AS REQUIRED TO MEET DRIVEPAD GRADE. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.
- M. ADA ACCESSIBLE PATHWAY. 2% MAX.
 CROSS—SLOPE. 1.5% PREFERABLE CROSS—SLOPE.

	L	<u>EGEND</u>		N I	
		- EXISTING CURB			
		- PROPOSED CURB		, ,	
		- PROPOSED PAVEMENT			
·	. · · · · · · · · · · · · · · · · · · ·	- PROPOSED SIDEWALK	0	20	4 0 ⊞
(10		- PARKING COUNT		DRAWING SCALE 1"=20'	
LS	S	PROPOSED LANDSCAPE AREA			

SITE PLAN				
EXISTING ZONING: MX-	M/MIXED USE			
LAND USE:	FINANCIAL INSTITUTION			
LEASE ACREAGE:	0.356 ACRES (15,512 SQ. FT.)			
BUILDING FOOT PRINT (TOTAL):	±3,150 SQUARE FEET			
OPEN SPACE PROVIDED:	±418 SQUARE FEET (2.7%)			
BUILDING COVERAGE:	3,150/15,512: 20.3%			
APPROX EX. IMPERVIOUS AREA:	±15,194 SQUARE FEET (98.0%)			
APPROX PROPOSED IMPERVIOUS AREA::	±15,194 SQUARE FEET (98.0%)			
PARKING REQUIRED (3 PER 1000 SF OF PROPOSED BUILDING):	10 SPACES			
PARKING PROVIDED:	14 SPACES			
ACCESSIBLE PARKING REQUIRED (1 ACCESSIBLE SPACE/25 STANDARD SPACE):	1 SPACES			
PARKING PROVIDED (ACCESSIBLE):	2 SPACES			
BICYCLE SPACE: REQUIRED/PROVIDED	3/4 SPACES			
MOTORCYCLE SPACES: REQUIRED/PROVIDED	1/1 SPACES			





ZONE ATLAS MAP G-21

8118

CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

!!! CAUTION !!!

UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

PRIOR TO ANY EXCAVATION CALL: NEW MEXICO ONE CALL @ NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.

PLOT DATE

(24234)

8/24/2021

 $|\mathcal{R}|$

QUE,

2

08/21/21DRAWING SCALE 1" = 20'

PROJECT NUMBER
CDC21003

SHEET NUMBER

\\SERVER-PC\SERVER\2021 CDC PROJECTS\CDC21003 - MONTGOMERY AND JUAN TABO - NEW MEXICO\PLANS\BANK-TRAFFIC CIRCULATION LAYOUT CDC21003.DWG

NAIL SALON

GREAT CLIPS

BASKIN ROBINS

REQUIRED PARKING 204 PARKING SPACES

PROVIDED PARKING 267 PARKING SPACES

4 PARKING PER 1,000 SQ. FT. GFA

4 PARKING PER 1,000 SQ. FT. GFA

4 PARKING PER 1,000 SQ. FT. GFA

SHRUBBERY BETWEEN 3 AND 8 FEET TALL

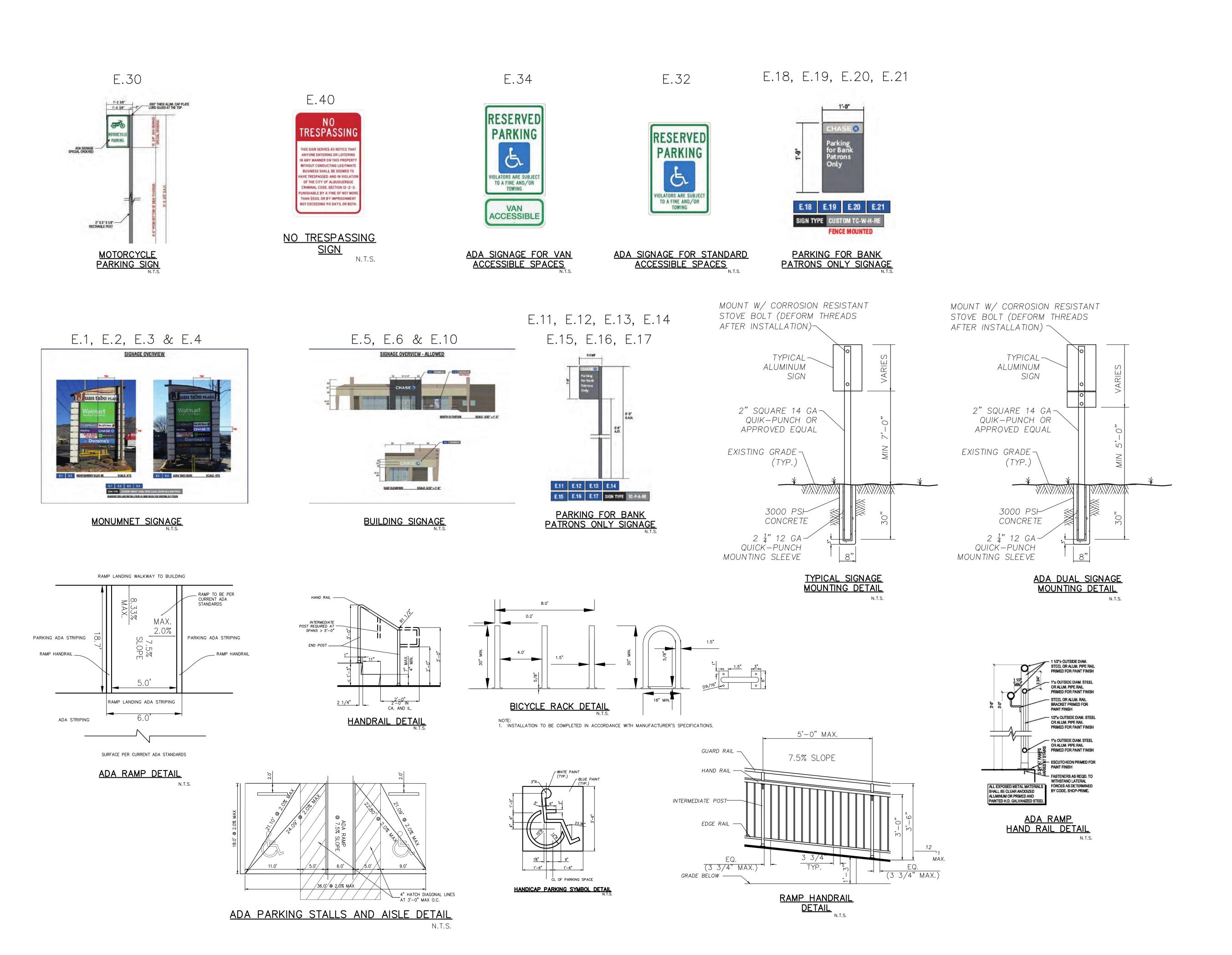
NOT BE ACCEPTABLE IN THE CLEAR SIGHT

NOTE: ALL BROKEN OR CRACKED SIDEWALK MUST BE

REPLACED WITH SIDEWALK AND CURB & GUTTER.

TRIANGLE."

(AS MEASURED FROM THE GUTTER PAN) WILL



Design

Cumulus



PLAN CULATION CIR

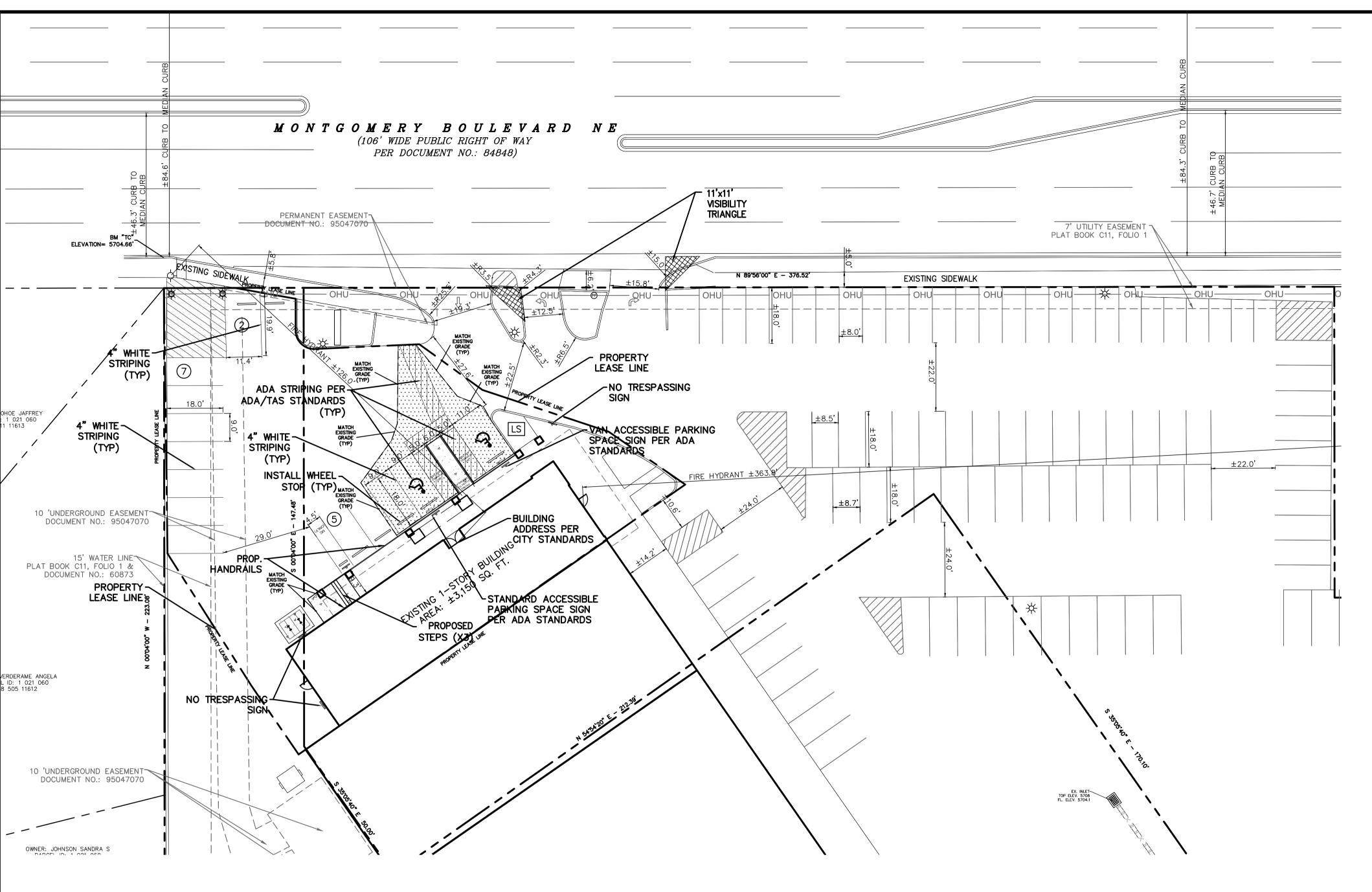
MONTGOMERY BOULEVARD NE
- ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY TRAFFIC 1100, CITY

PLOT DATE 08/21/21 DRAWING SCALE

PROJECT NUMBER CDC21003

SHEET NUMBER C1.03

\\SERVER-PC\\SERVER\\2021 CDC PROJECTS\\CDC21003 - MONTGOMERY AND JUAN TABO - NEW MEXICO\\PLANS\\BANK-TRAFFIC CIRCULATION LAYOUT CDC21003.DWG



PROPSED CONDITIONS PARKING ANALYSIS

EXISTING ZONING: MX-M/MIXED USE

3 PARKING PER 1,000 SQ. FT. GFA

2.5 PARKING PER 1,000 SQ. FT. GFA

4 PARKING PER 1,000 SQ. FT. GFA

TENANT ESTABLISHMENTS

CHASE BANK

CLUB PILATES

VERIZON

WALMART

UPS STORE

DOMINO'S

T-MOBILE

H&R BLOCK

EXISTING CONDITIONS PARKING ANALYSIS				
EXISTING ZONING: MX-M/MIXED USE				
TENANT ESTABLISHMENTS				
WECK'S	8 PARKING PER 1,000 SQ. FT. GFA			
CLUB PILATES	2.5 PARKING PER 1,000 SQ. FT. GFA			
VERIZON	4 PARKING PER 1,000 SQ. FT. GFA			
WALMART	4 PARKING PER 1,000 SQ. FT. GFA			
UPS STORE	4 PARKING PER 1,000 SQ. FT. GFA			
DOMINO'S	4 PARKING PER 1,000 SQ. FT. GFA			
T-MOBILE	4 PARKING PER 1,000 SQ. FT. GFA			
H&R BLOCK	4 PARKING PER 1,000 SQ. FT. GFA			
NAIL SALON	4 PARKING PER 1,000 SQ. FT. GFA			
GREAT CLIPS	4 PARKING PER 1,000 SQ. FT. GFA			
BASKIN ROBINS	4 PARKING PER 1,000 SQ. FT. GFA			

THE PLOOT	· · · · · · · · · · · · · · · · · · ·		
NAIL SALON	4 PARKING PER 1,000 SQ. FT. GFA	NAIL SALON	4 PARKING PER 1,000 SQ. FT. GFA
GREAT CLIPS	4 PARKING PER 1,000 SQ. FT. GFA	GREAT CLIPS	4 PARKING PER 1,000 SQ. FT. GFA
BASKIN ROBINS	4 PARKING PER 1,000 SQ. FT. GFA	BASKIN ROBINS	4 PARKING PER 1,000 SQ. FT. GFA
REQUIRED PARKING	204 PARKING SPACES	REQUIRED PARKING	188 PARKING SPACES
PROVIDED PARKING	267 PARKING SPACES	PROVIDED PARKING	267 PARKING SPACES

BUILDING SUMMARY

GROSS BLDG AREA: 3,150 SF OCCUPANCY: GROUP "B" - BUSINESS CONSTRUCTION TYPE: V-B MIXED OCCUPANCY: NO SPRINKLERED: NO FIRE DISTRICT: NO NUMBER OF STORIES: 1

MEZZANINE: NO HIGH RISE: NO

LIFE SAFETY SYSTEM: YES EMERGENCY LIGHTING AND EXITS: YES FIRE ALARM AND SMOKE DETECTION SYSTEMS: NO PANIC HARDWARE: YES

EXIT REQUIREMENTS:

DEAD END LIMIT - 20'-0" TRAVEL DISTANCE TO EXIT - MAX CONDITION 75'-0"

NUMBER OF EXITS: BUSINESS AREA: 1076 S.F. / 100 GROSS S.F. = 10.76=11

UNCONCENTRATED: 135 S.F. / 15 S.F. NET = 9 STANDING SPACE: 100 S.F. / 5 S.F. NET = 20ACCESSORY FUNCTION 1,839 S.F. / 300 S.F. GROSS = 6.13 = 7

TOTAL AREA: 3,150 S.F. TOTAL OCCUPANTS: 47

EXITS PROVIDED: 2 EXITS REQUIRED:

PLUMBING FIXTURES: 47 TOTAL OCCUPANTS

24 WOMEN

1 WC/25 OCCUPANTS = 1 MENS WC & 1 WOMENS WC 1 LAV/40 OCCUPANTS= 1 MENS LAV & 1 WOMENS LAV

DRINKING FOUNTAINS 1/100 OCC.= 1 DRINKING FOUNTAIN

1 SERVICE SINK REQUIRED. 1 FIRE HYDRANT REQUIRED ALL DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT

LIGHT POLES SHOULD NOT BE INSTALLED IN PARKING SPACES AND DRIVEWAYS. CONTRACTOR MUST MAKE SURE THE LIGHT POLES ARE INSTALLED AWAY FROM EXISTING AND PROPOSED UNDERGROUND UTILITIES.

"LANDSCAPING 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 PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE."

ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

CALL NM ONE-CALL SYSTEM SEVEN (7) DAYS LBUQUERQUE FIRE MARSHAL'S **DIVISION OFFICE PLANS CHECKING DIVISION**

NCE WITH THE CITY ORDINACE, THE INTERNATIONA FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

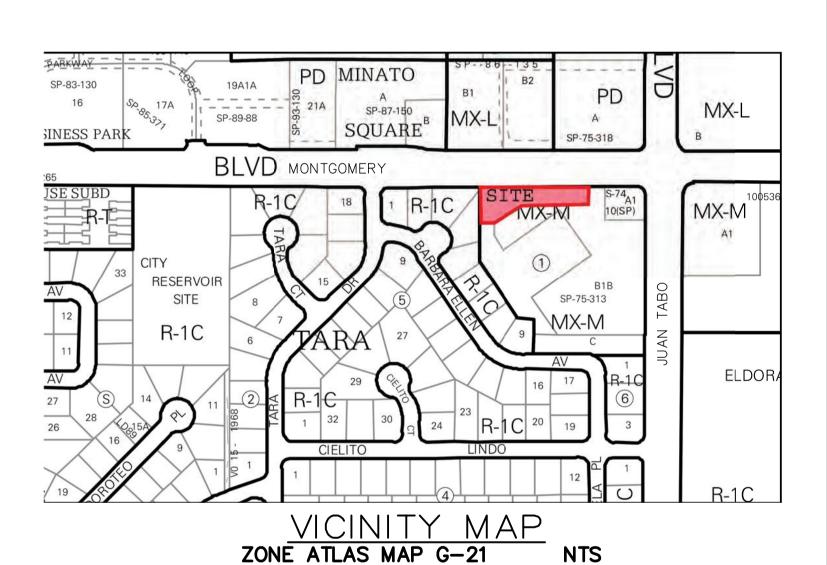
- PROPOSED SIDEWALK

- PARKING COUNT

 PROPOSED LANDSCAPE AREA

SITE PLAN EXISTING ZONING: MX-M/MIXED USE LAND USE: FINANCIAL INSTITUTION LEASE ACREAGE: 0.356 ACRES (15,512 SQ. FT.) BUILDING FOOT PRINT (TOTAL): ±3,150 SQUARE FEET ±418 SQUARE FEET (2.7%) OPEN SPACE PROVIDED: BUILDING COVERAGE: 3,150/15,512: 20.3% ±15,194 SQUARE FEET (98.0%) APPROX EX. IMPERVIOUS AREA: ±15.094 SQUARE FEET (97.3%) APPROX PROPOSED IMPERVIOUS AREA:: PARKING REQUIRED 10 SPACES (3 PER 1000 SF OF PROPOSED BUILDING): PARKING PROVIDED: 14 SPACES ACCESSIBLE PARKING REQUIRED 1 SPACES (1 ACCESSIBLE SPACE/25 STANDARD SPACE): PARKING PROVIDED (ACCESSIBLE): 2 SPACES BICYCLE SPACE: REQUIRED/PROVIDED 3/4 SPACES MOTORCYCLE SPACES: REQUIRED/PROVIDED 1/1 SPACES

DRAWING SCALE 1"=20'



!!! CAUTION !!!

UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

PRIOR TO ANY EXCAVATION CALL: NEW MEXICO ONE CALL @ NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.

(24234)

8/24/2021

ARD NE MEXICO

MONTGOM F ALBUQU BERNALIL

AN

PL

FIR

PLOT DATE 08/21/21 DRAWING SCALE

PROJECT NUMBER CDC21003

1" = 20'

SHEET NUMBER

\\SERVER-PC\SERVER\2021 CDC PROJECTS\CDC21003 - MONTGOMERY AND JUAN TABO - NEW MEXICO\PLANS\FIRE 1 PLAN CDC21003.DWG