

CODE DATA
2015 International Building Code
2015 Uniform Plumbing Code
2015 Uniform Mechanical Code
2017 National Electrical Code
2009 International Energy Conservation Code

City of Albuquerque
Location: 1715 5th St
Albuquerque, New Mexico 87102

Zoning: NR-LM

Parking:	UC-MS-PT Corridor		
	2.5/1,000 GSF (Office)	9,608	=24
	2.5/1,000 GSF (Retail)	3,677	=9.2
	5/1,000 GSF (Restaurant)	4,238	=21.2
	0 GSF (Outdoor seating)		
	1/1,000 GSF (Light Vehicle Repair)	8,610	=8.6
	Total Spaces required before reduction		= 63
	ADA		= 3 (1 Van)
	Motorcycle		= 3
	Bicycle		= 4

Shared Parking Reduction TABLE 5-5-3
Office to Food / 1.7
(24 + 21.2) / 1.7 = 26.6 + 9.2(Retail)+ 8.6(LVR) = 45

Total Spaces Required = 45
Total Spaces Provided = 66
(note: shared parking access agreement will be provided)

Occupancy:

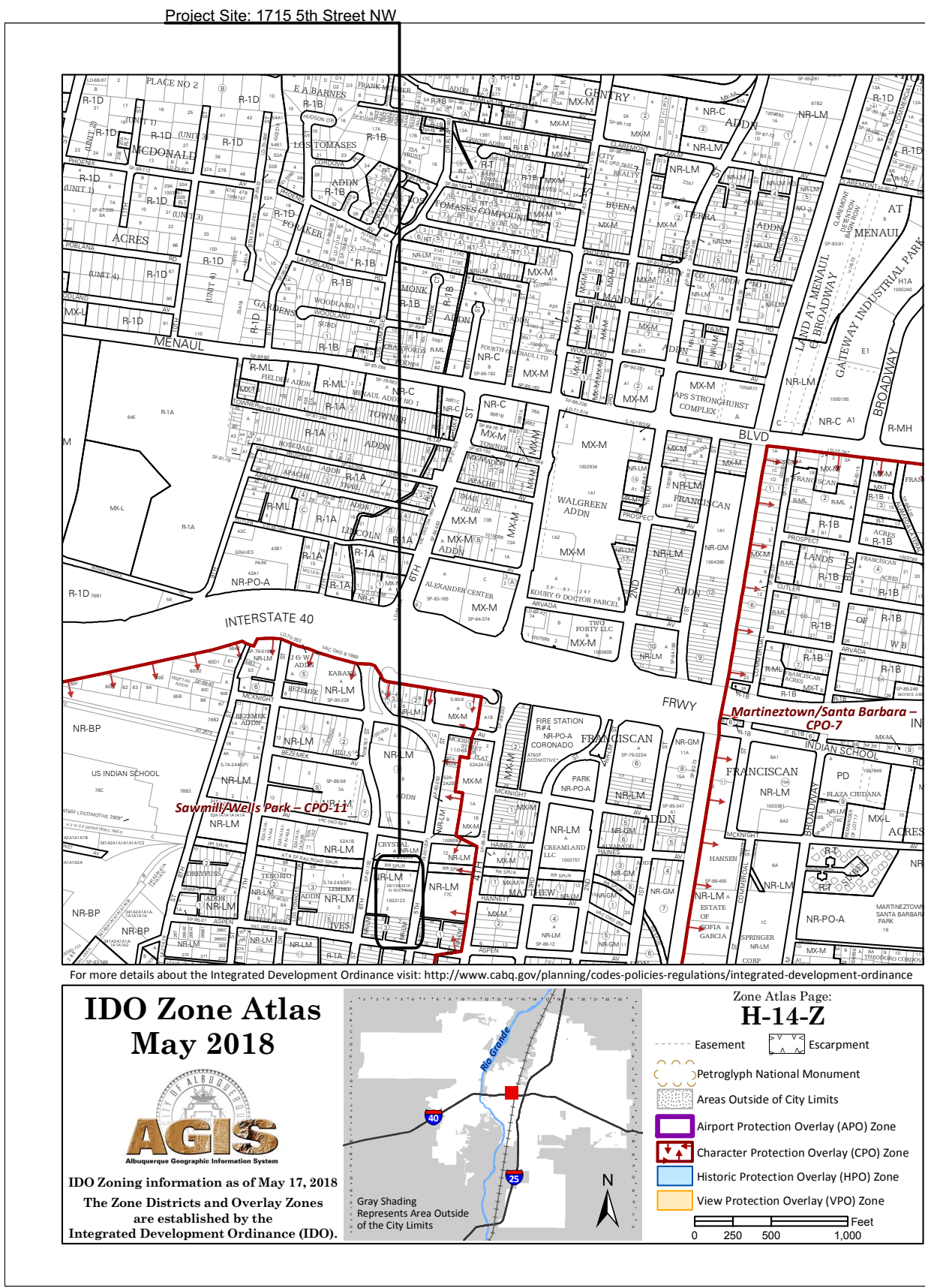
2Hour Separation Wall Required between B and A-2	
2Hour Separation Wall Required between M and A-2	
2Hour Separation Wall Required between M and B	
Office	B NS Type Vb Allowable area 9,000 sq.ft.
Restaurant	A-2 NS Type Vb Allowable area 6,000 sq.ft.
Retail	M NS Type Vb Allowable area 9,000 sq.ft.

Factory F-1 NS Type III Allowable area 12,000sq.ft.

Agenda Office:	8,635 sq.ft.
Future Retail:	4,000 sq.ft.
Future Restaurant:	1,615 sq.ft.
Existing Restaurant:	2,626 sq.ft.
Light Vehicle Repair:	14,822 sq.ft.

Project Scope: Remodel existing southern portion of existing brick building into new office area with approximately 3,000 sq.ft. addition. Center portion of existing brick building to be vanilla shell. North suite to remain existing restaurant. New metal Building for construction of custom land rover vehicles.

No urban center
With in Main Street Corridor Area



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1715 5TH STREET

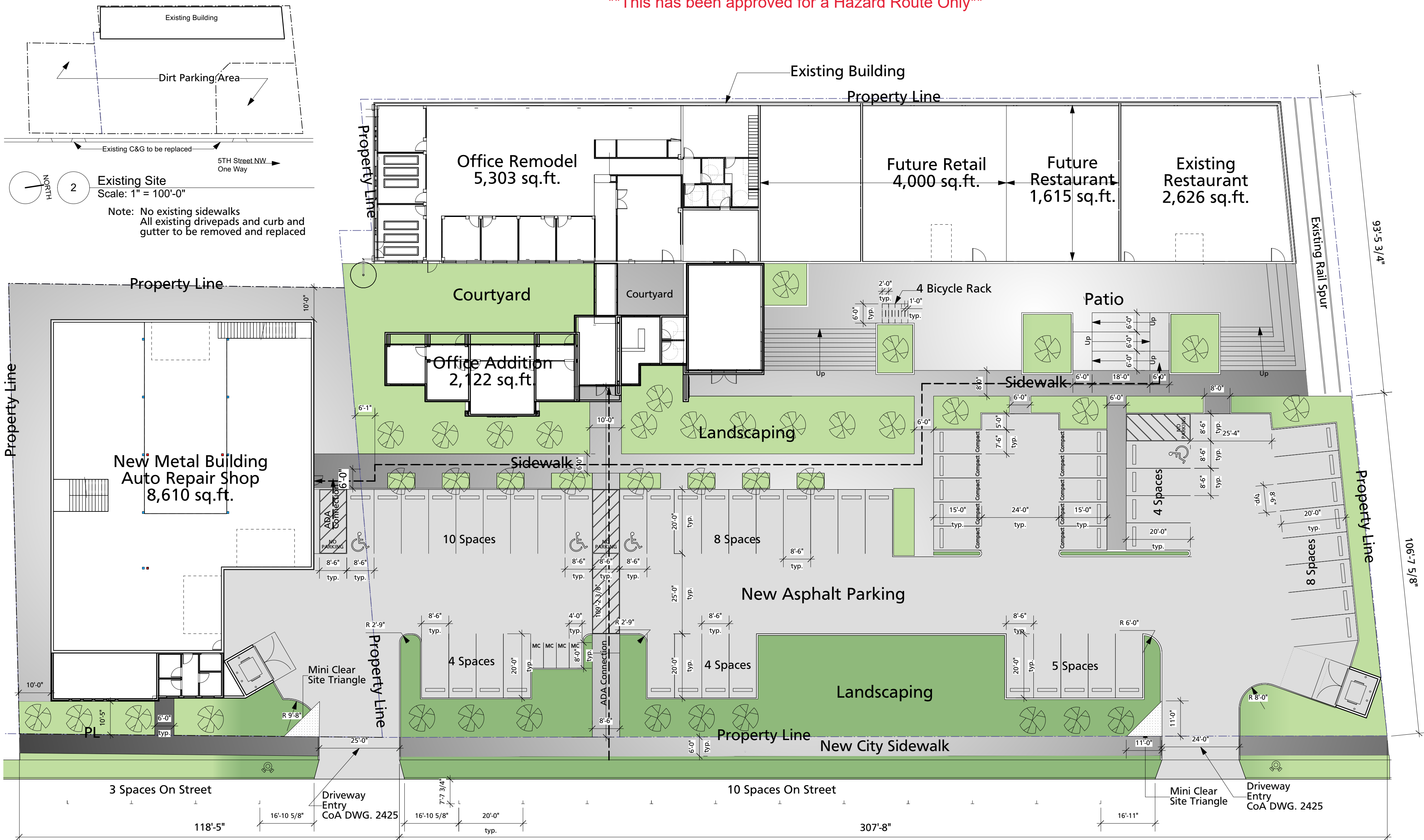
ALBUQUERQUE, NEW MEXICO 87102

July 13, 2021

Date: July 13, 2021

Sheet: Traffic Control Layout

TCL



Plant Material

- Chitalpa mature 15' spread 20' hgt.
- Desert Willow mature 15' spread 20' hgt.
- Fountain Grass mature 2' spread 3' hgt.
- Apache Plume mature 4' spread 3' hgt.
- Russian Sage mature 4' spread 4' hgt.

Landscape Requirements

Site Area 1.764 Acres	76,757 sq.ft.
Existing Building Footprint	14,195 sq.ft.
Building Addition Footprint	3,035 sq.ft.
Building #2 Footprint	8,588 sq.ft.
Total Buildings	26,818 sq.ft.
Landscape Area:	50,939 sq.ft.
Required Landscape %	.15 sq.ft.
Landscape Area Required:	7,641 sq.ft.
Landscape Area Provided:	16,712 sq.ft.
Parking Lot Area	22,421 sq.ft.
Sidewalk Area	11,806 sq.ft.

Irrigation System
Irrigation system standards outlined in the Water Conservation
Landscape and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system is existing and shall be tested by the contractor and repaired if required.

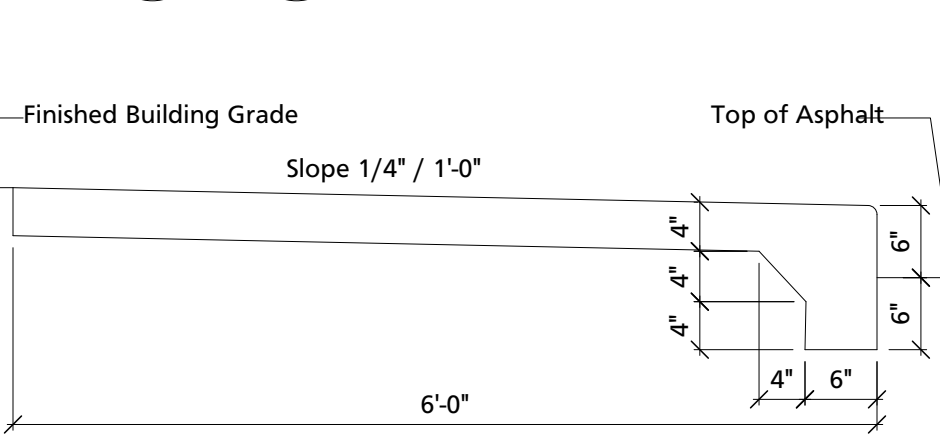
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

ALL BROKEN OR CRACKED CURB & GUTTER / CURB CUTS AND SIDEWALK TO BE REPLACED PER CoA Std dwg 2415

ALL IMPROVEMENTS LOCATED IN RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER

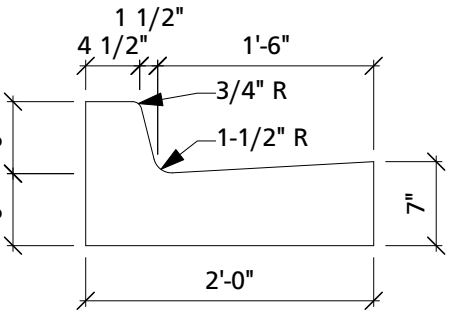
General Note:
PRE POUR INSPECTION REQUIRED BY COA SOLID WASTE DEPARTMENT

1 Site Plan- Scale: 1" = 20'-0"



2 Standard Sidewalk Detail Scale: 3/4" = 1'-0"

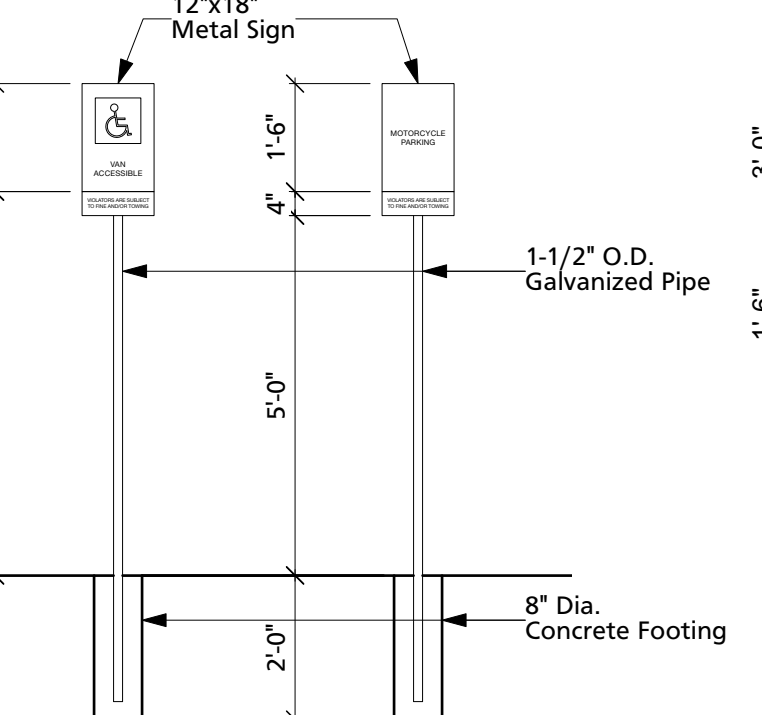
Per CoA std. dwg 2430
cross slope of 1/4" per foot shall be provided and shall slope towards the direction of the drainage area.
Concrete walks shall have contraction joints at 6' o.c. Intervals. 1/2" Expansion joints shall be installed every 36', unless otherwise shown on plans.
1/2" Expansion joints shall be installed where walk abut rigid structures.



3 Standard Curb / Gutter Detail Scale: 3/4" = 1'-0"

Provide 1/2" Expansion joints at 36' o.c. at immovable objects and at the beginning and end of curves
Provide contraction joints at 6' o.c.
All exposed concrete corners to have 3/4" radius.

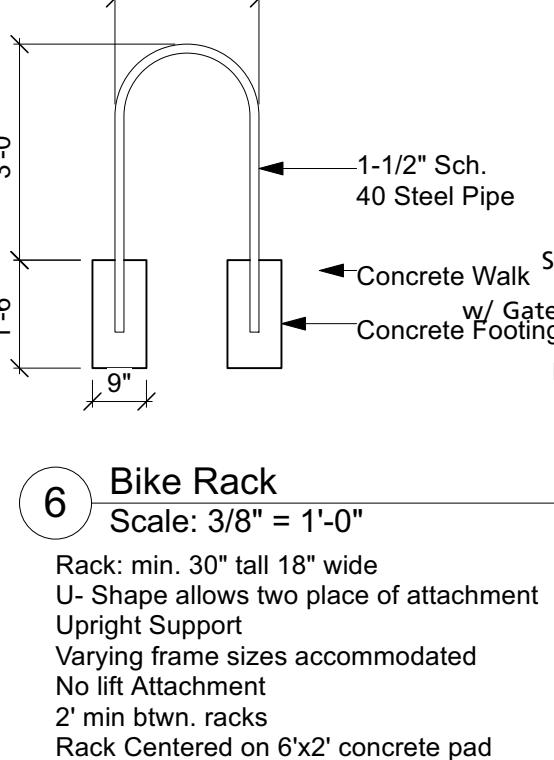
4 Dumpster Enclosure Wall Detail Scale: 3/8" = 1'-0"



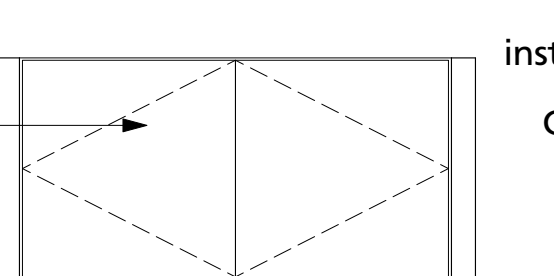
5 HC / Motorcycle Sign Detail Scale: 3/8" = 1'-0"



6 Bike Rack Scale: 3/8" = 1'-0"



7 Dumpster Enclosure Detail Scale: 3/16" = 1'-0"



8 Dumpster Enclosure Elevation Scale: 3/16" = 1'-0"

