

**KEYED NOTES:**

- NEW PORTABLE BUILDING METAL RAMP.
- NEW PORTABLE BUILDING METAL STAIRS.
- NEW PORTABLE BUILDING METAL LANDING.
- NEW ADA CONCRETE PARKING SLAB.
- NEW CURB RAMP ONTO NEW SIDEWALK. SEE 3/TCL1.0 AND 5/TCL1.1 FOR DETAILS.
- EXISTING ASPHALT PARKING TO REMAIN.
- NEW TRASH & RECYCLE ENCLOSURE PER DOUBLE DETAILS TCL1.1
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING POWER POLE TO REMAIN.
- EXISTING DRIVE ACCESS TO REMAIN SAME LOCATION. NEW CONCRETE APRON - 6" TH. WITH 6x6 no. 4 WELDED WIRE FABRIC REINFORCEMENT MIN. 2" FROM BOTIOM. 3,000 PSI CONCRETE PER CITY STANDARD DETAIL 2425B
- EXISTING PUBLIC SIDEWALK TO REMAIN.
- NEW 6" CONCRETE SIDEWALK 3,000 PSI PER CITY STANDARD DETAIL & LESS THAN 2% CROSS SLOPE
- EXISTING PUBLIC XEROSCAPE AREA TO REMAIN.
- MOTORCYCLE PARKING SPACE. PARKING STALL TO BE 4'X8' MINIMUM IN ITS DIMENSIONS - SEE 8/TCL1.0 FOR DETAIL.
- NEW SURFACE MOUNTED BICYCLE RACKS - SEE 7 & 11/TCL1.0 FOR DETAIL.
- SIGHT TRIANGLE PER DPM TABLE 7.5.60 - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, & SHRUBBERY BETWEEN 3 & 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- NEW 6" CONCRETE SIDEWALK THAT LEADS TO PUBLIC WAY. SEE 4/TCL1.0 FOR DETAILS.
- MAIN BUILDING ENTRYWAY
- EXISTING 8' METAL FENCE TO REMAIN.
- EXISTING SLIDING METAL VEHICLE ACCESS GATE TO REMAIN.
- EXISTING METAL MAN GATE TO REMAIN.
- SLOPE LEADING TO TRASH ENCLOSURE SHALL BE LESS THAN 1/8" PER FOOT.

**DESIGN CRITERIA**

<b>A. ZONING DESIGN CRITERIA</b>	
1. LEGAL DESCRIPTION.....	PARCEL B-1-B PLAT FOR PARCEL B-1-A & B-1-B MENAUL DEVELOPMENT AREA (BEING COMPRISED OF PARCEL B-1 MENAUL DEVELOPMENT AREA) CONT. 6874 AC
PARCEL #.....	101505952640110209
2. ZONING CLASSIFICATION.....	NR-LM
3. PERMITTED AND CURRENT USE.....	BUSINESS
4. PREVIOUS USE.....	MATERIAL STORAGE YARD
<b>B. ARCHITECTURAL DESIGN CRITERIA</b>	
1. NEW OCCUPANCY GROUP.....	B
2. CONSTRUCTION TYPE.....	VB - NON SPRINKLED
3. FLOOR AREAS EXISTING AREA.....	1,642 SF
4. OCCUPANCY LOAD  OFFICE 100 GROSS: 1642 SF / 100 GROSS =	16 PEOPLE
TOTAL OCCUPANCY	= 16 PEOPLE

**PARKING REQUIREMENTS:**

PARKING REQUIREMENTS PER INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 5-5

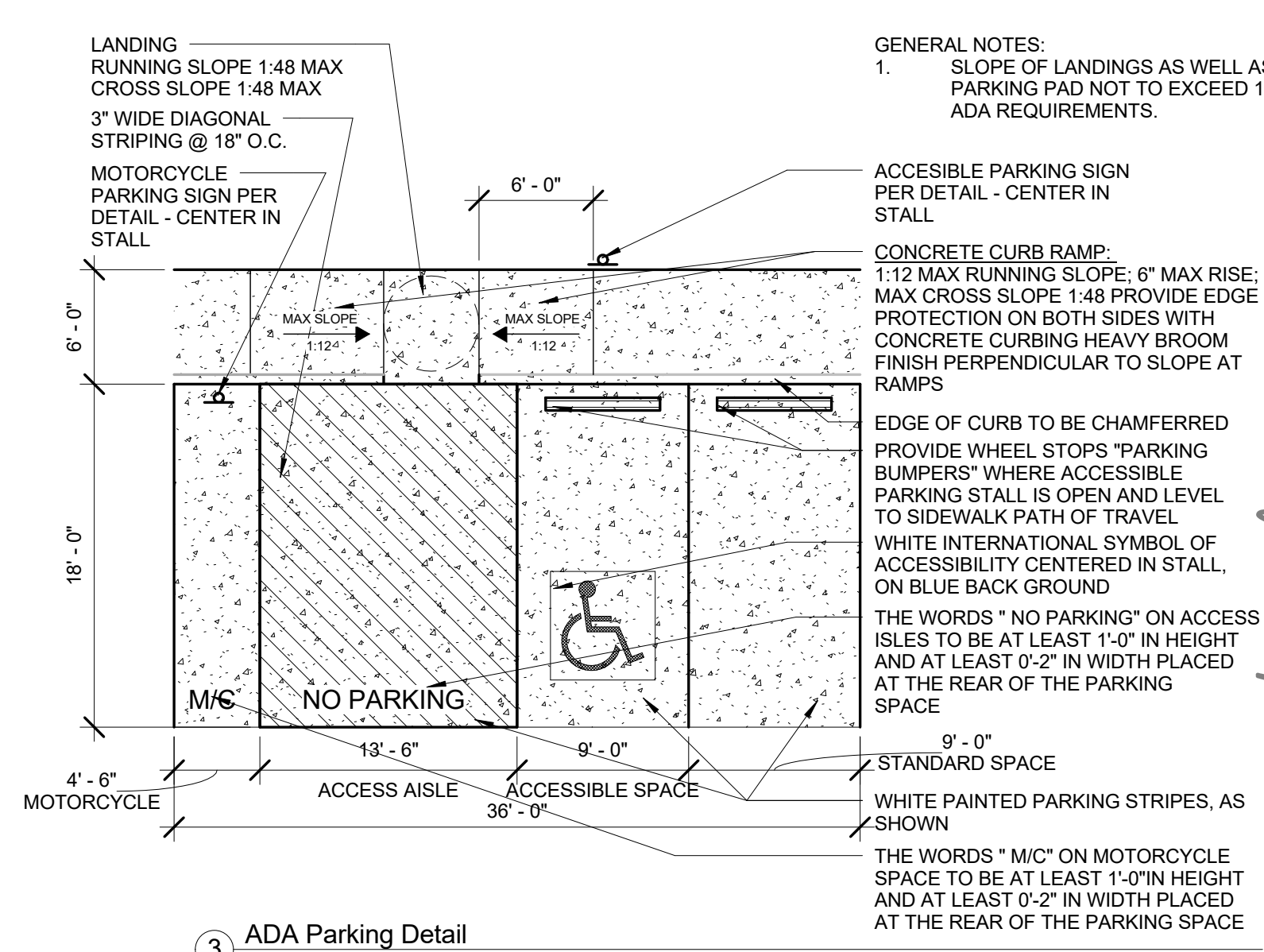
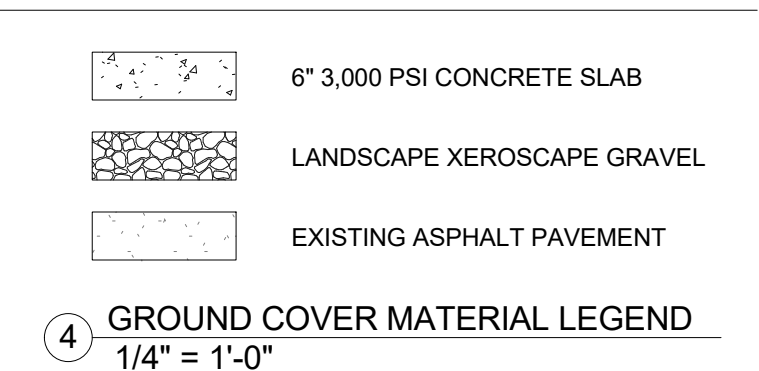
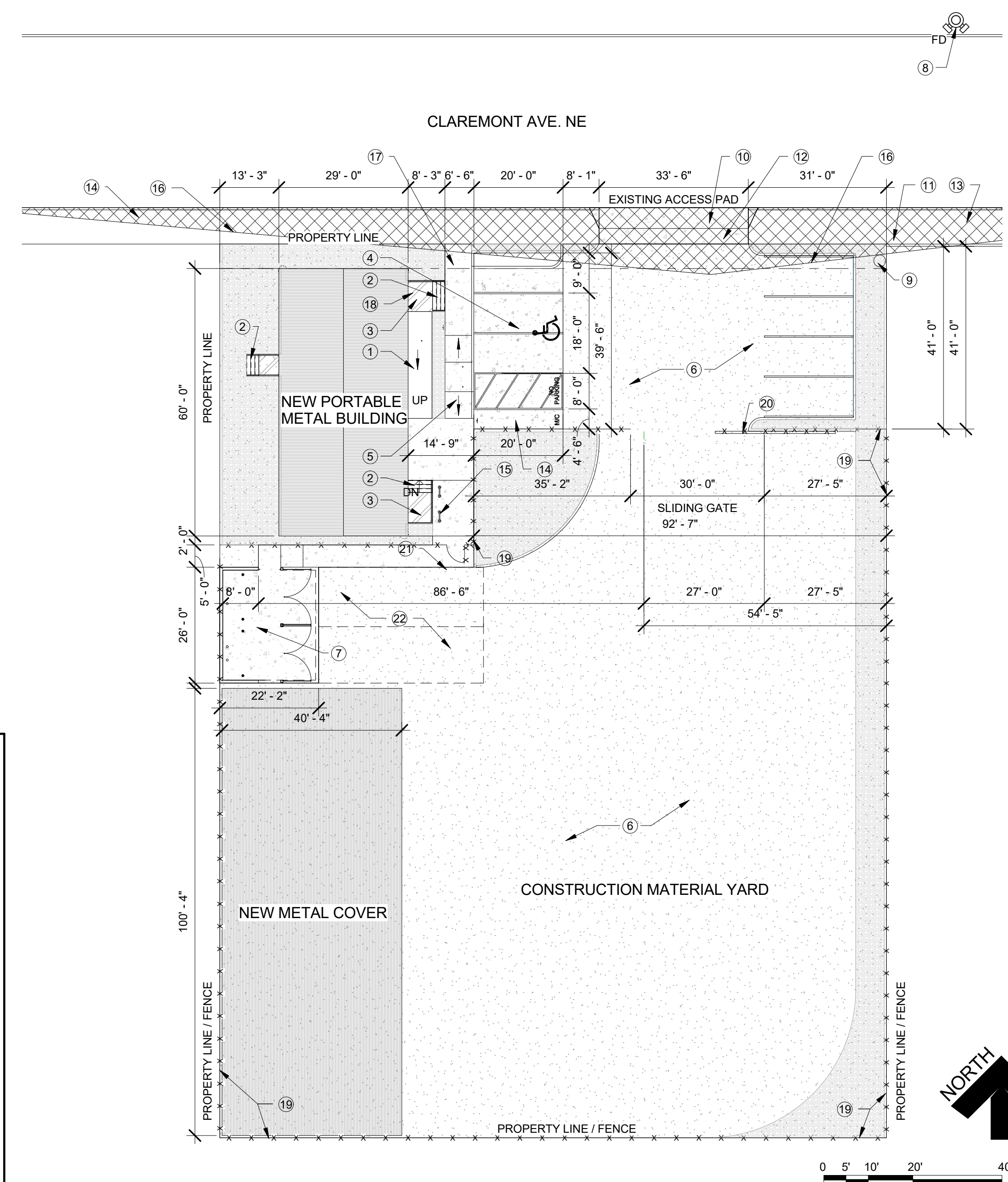
**TABLE 5-5-1: MINIMUM OFF-STREET PARKING REQUIREMENTS OFFICE AND SERVICES CONSTRUCTION CONTRACTOR FACILITY AND YARD: NO PARKING REQUIREMENTS**

OFFICE:  
3.5 SPACES PER 1,000 SF  
1,642 / 1,000 = 1.64 \* 3.5 = 5.74 SPACES = 6 SPACES

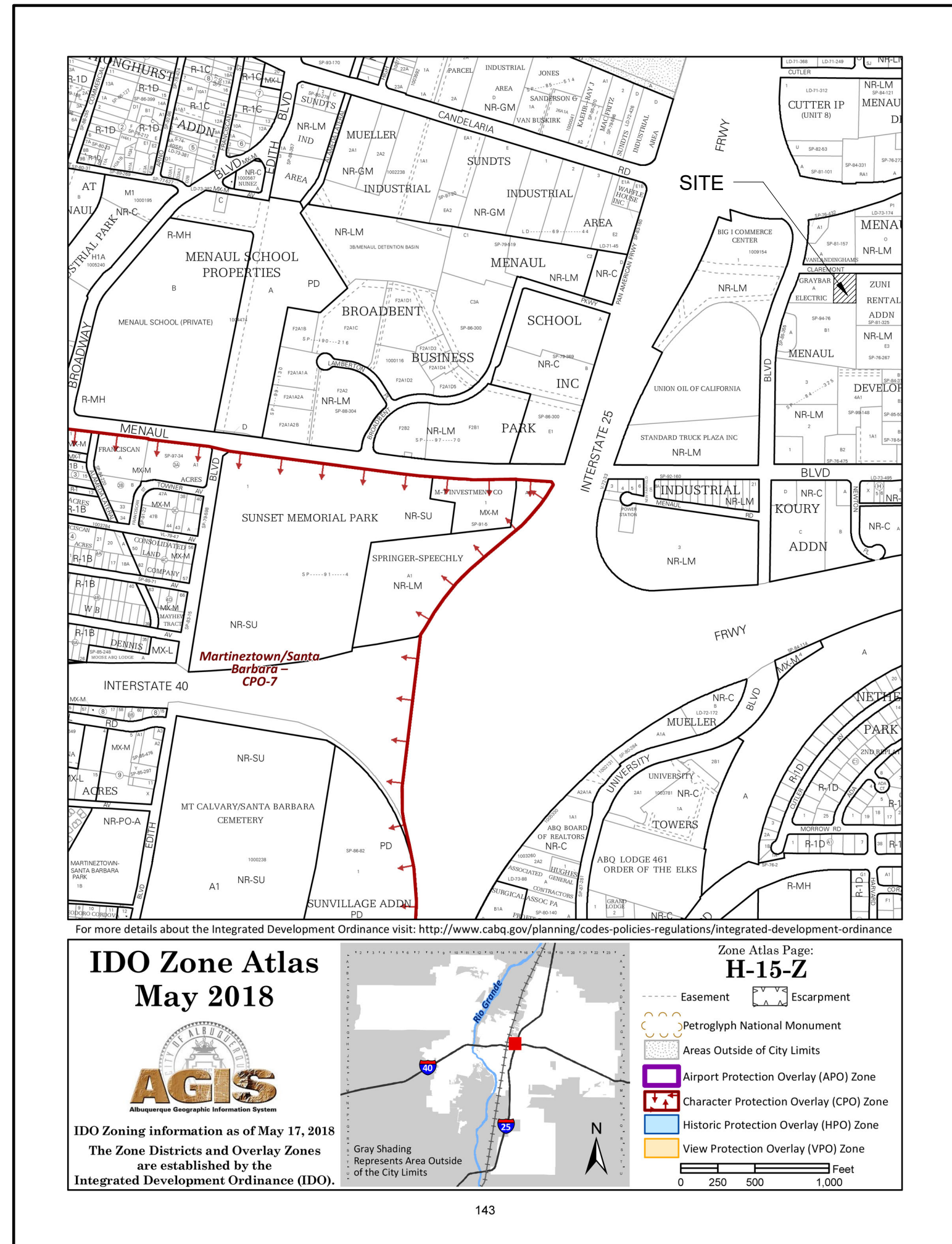
**PARKING PROVIDED**  
STANDARD SPACES PROVIDED - 6 SPACE  
ACCESSIBILITY SPACES - 1 SPACE  
MOTORCYCLE SPACES - 1 SPACE  
TOTAL MOTOR VEHICLE SPACES PROVIDED 8 SPACES  
BICYCLE SPACES - 4 SPACES

**GENERAL NOTES:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IBC 2015, UMC 2021, UPC 2017, ANSI A117.1-2009 AND IN ACCORDANCE WITH LOCAL PERMIT REQUIREMENTS. SUBCONTRACTORS SHALL VERIFY LOCAL REQUIREMENTS.
- ALL UTILITIES (PRIVATE AND PUBLIC) AND ACCESS CONNECTIONS SHALL BE COORDINATED, FEES PAID AND CONSTRUCTION INSTALLED AS REQUIRED BY GOVERNING AGENCIES OR COMPANY. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFIC PERMIT, APPROVALS AND PAYING ALL FEES AND TAXES.
- ALL DISTRIBUTED FOOD WILL BE PREPARED AND COOKED OUTSIDE OF FACILITY AND WILL BE BROUGHT AT LUNCH TIME AND GIVEN TO THE CHILDREN. NO COOKING OR KITCHEN EQUIPMENT SHALL BE USED OR INSTALLED.
- 30'-0" SLIDING GATE WILL BE OPENED BY 5AM BY OWNER ON TRASH AND RECYCLE PICK-UP DATES.
- NO OVERHANGING WIRES ARE LOCATED LEADING TO AND EXITING FROM THE TRASH ENCLOSURE. NO OVERHANGING WIRES ARE PRESENT WHERE TRASH ENCLOSURES ARE LOCATED OR WHERE THE DUMPSTER WILL BE SERVICED.
- THIS PROPOSED PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR SURROUNDING BUSINESSES DURING CONSTRUCTION.
- OWNER SHALL KEEP PATH FROM THE STREET TO THE REFUSE ENCLOSURE CLEAR AT ALL TIMES SO WASTE MANAGEMENT CAN ACCESS AND SERVICE THE DUMPSTERS WITH EASE AND SAFETY.



**ZONE ATLAS**

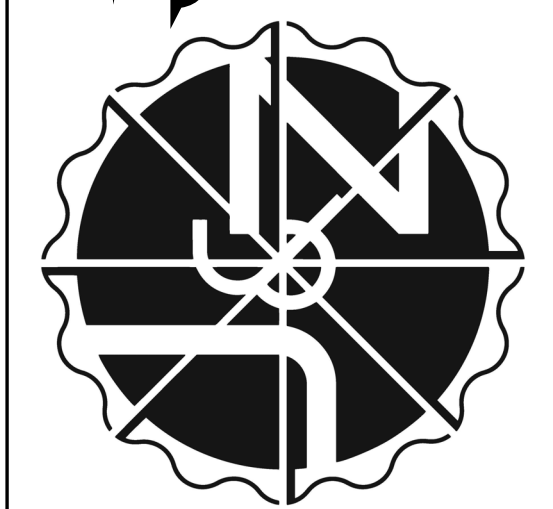


easy as pie



**JEEBS & ZUZU, LLC.**  
Architecture  
Construction  
Design-Build

5924 ANAHEIM AVENUE SUITE A  
ALBUQUERQUE, NM 87113  
P. 505-797-1318



job no: 23-024  
drawn: UM  
checked: JDH  
date: Sep. 5, 2024

**Artistic Improvement  
Construction Yard**

2010 CLAREMONT AVE NE  
Albuquerque, NM 87107

sheet no: **TCL1.0**

www.jeebsandzuzo.com

TRAFFIC CIRCULATION LAYOUT