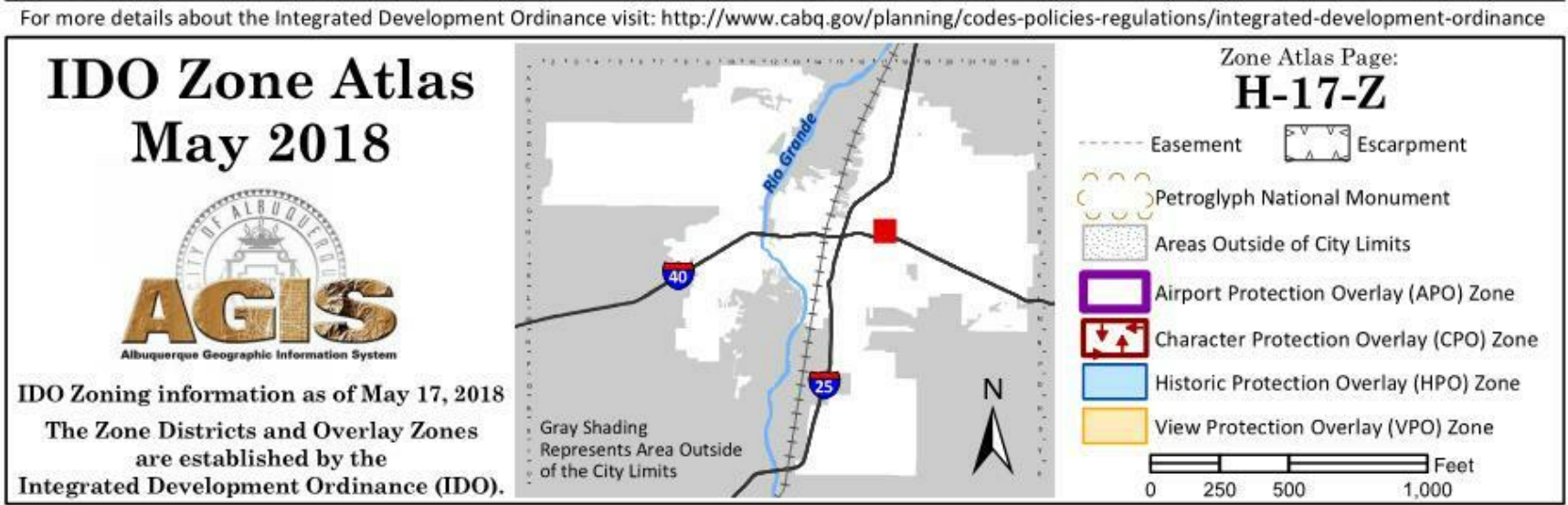
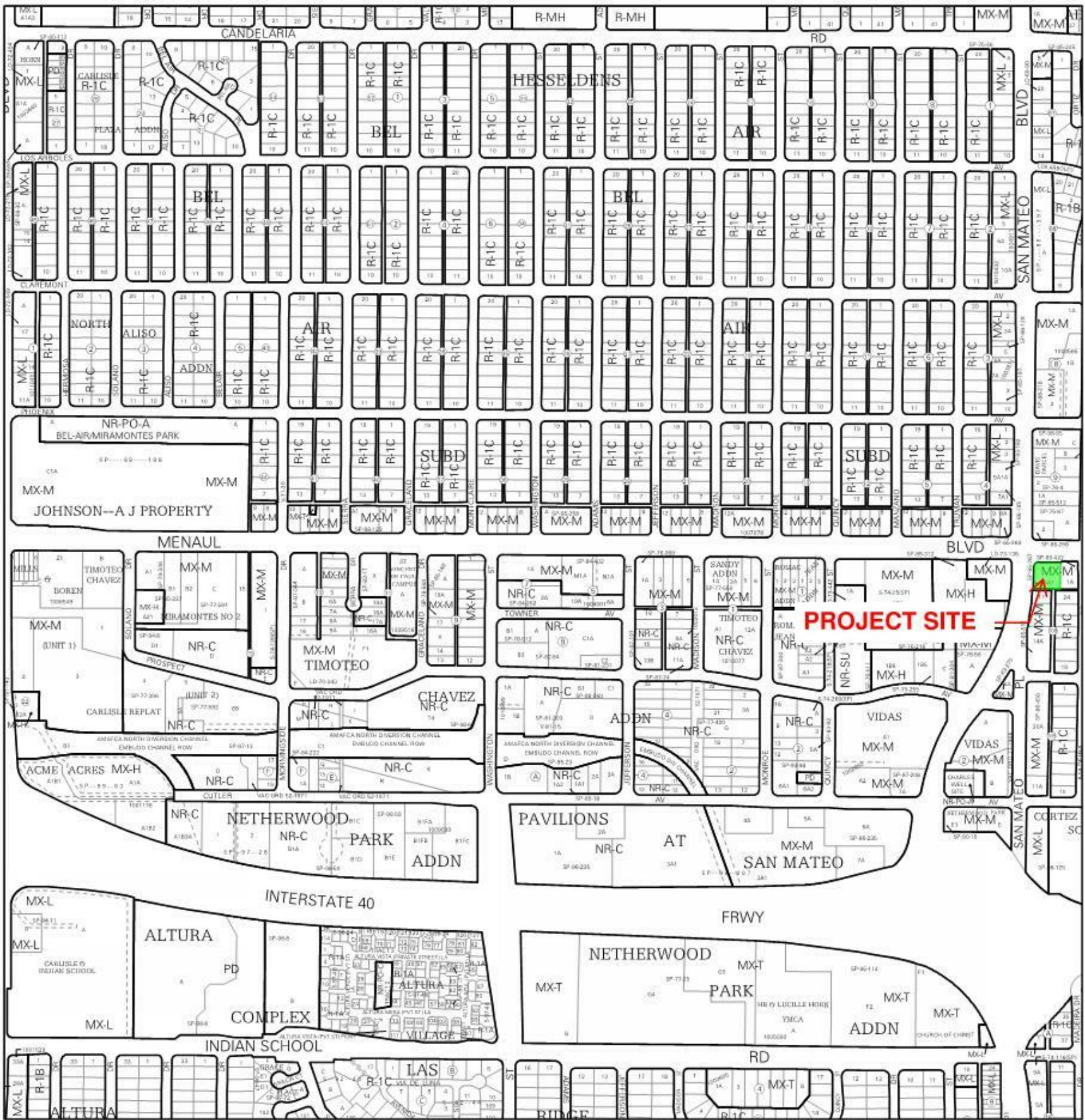




**PARKING CALCULATIONS**

SPACES REQUIRED:  
RESTAURANT: 8 SPACES PER 1,000 S.F.  
843 SF = 6 SPACES  
OUTDOOR PATIO: 5 SPACES PER 1,000 S.F.  
400 SF = 2 SPACES  
BUSINESS: 3.5 SPACES PER 1,000 S.F.  
1,037 SF = 3 SPACES  
BICYCLE: 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES  
11 SPACES \* .10 = 1.1  
MOTORCYCLE: 1 SPACE PER 1-25 PARKING SPACES  
11 SPACES = 1 SPACE  
GRAND TOTAL SPACES: 22

SPACES PROVIDED:  
TOTAL RESTAURANT: 8 SPACES  
TOTAL OUTDOOR PATIO: 2 SPACES  
TOTAL BUSINESS: 6 SPACES  
TOTAL BICYCLE: 3 SPACES  
TOTAL MOTORCYCLE: 1 SPACE  
GRAND TOTAL SPACES: 22

**KEYED NOTES:**

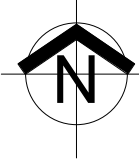
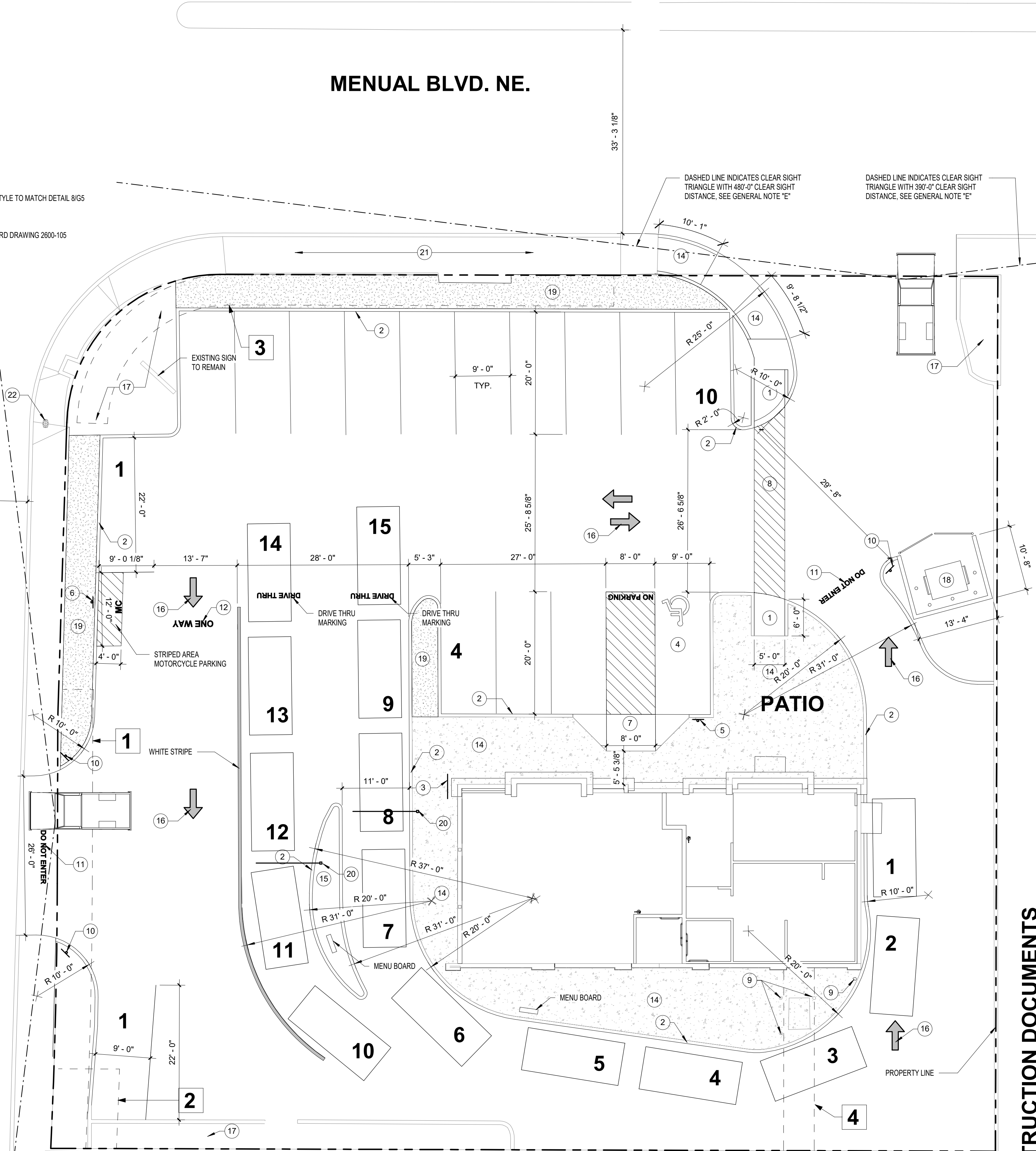
1. CURB RAMP RE: TO 16/G4
2. TYP. CURB RE: 8/G4
3. BIKE RACK RE: 13/G4
4. ADA PARKING RE: 3/G5
5. ADA SIGN RE: 11/G5
6. MOTORCYCLE SIGN RE: 12/G5
7. ADA RAMP RE: 15/G4
8. CROSSWALK RE: 6/G4
9. BOLLARD RE: 4/G4
10. "DO NOT ENTER" SIGN RE: 12A/G5
11. "DO NOT ENTER" MARKING RE: 8/G5
12. "ONE WAY" MARKING FONT SIZE COLOR AND STYLE TO MATCH DETAIL 8/G5
13. "ONE WAY" SIGN RE: 12A/G5
14. CONCRETE RAMP
15. CONC. ISLAND RE: 9/G4 SIM.
16. PAVEMENT MARKING TO FOLLOW COA STANDARD DRAWING 2800-105
17. EXISTING LANDSCAPE
18. DUMPSTER ENCLOSURE RE: 4/G6
19. NEW XERISCAPE
20. CLEARANCE BAR
21. EXISTING SIDEWALK
22. EXISTING FIRE HYDRANT

**EASEMENT NOTES:**

1. EXISTING 5' PNM EASEMENT (01/13/1985, BOOK MISC. 270-A, PAGE 677 AS DOCUMENT NO. 85-7676)
2. EXISTING 10' PNM EASEMENT (01/13/1985, BOOK MISC. 270-A, PAGE 677 AS DOCUMENT NO. 85-7676)
3. EXISTING 5' PNM EASEMENT (01/13/1985, BOOK MISC. 270-A, PAGE 677 AS DOCUMENT NO. 85-7676)
4. EXISTING 5x30' UTILITY EASEMENT AS SCALED FROM PLAT (6-12-1947, D-65)

SAN MATEO BLVD. NE.

MANUAL BLVD. NE.



1 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 10'-0"

CONSTRUCTION DOCUMENTS

PROJECT TITLE  
**ZIGGIS COFFEE**

5200 MANUAL BLVD. NE ALBUQUERQUE, NM

PROJECT MANAGER  
JOB NO.  
PROJECT NUMBER

DRAWN BY:  
PROJECT NUMBER

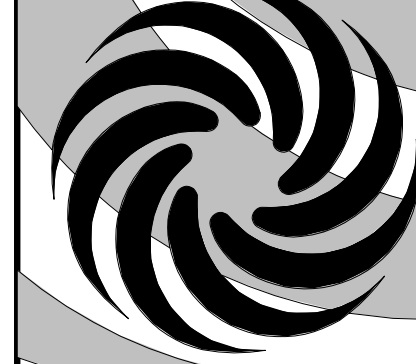
SHEET TITLE  
**ARCHITECTURAL SITE PLAN**

DATE  
05-12-21  
SCALE:

SHEET  
**A0**

**MODULUS ARCHITECTS**

100 SUN AVENUE NE SUITE 600  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498  
TOLL FREE 1-866-224-2161



| REV | DATE | BY | REVISION |
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