

PROJECT DESCRIPTION

LEGAL DESCRIPTION: SWLY FOR LOT 12 BLK 141 SNOW HEIGHTS ADDN

PHYSICAL ADDRESS: 8529 INDIAN SCHOOL ROAD NE ALBUQUERQUE, NM 87110

CURRENT ZONING: C-2

ZONE MAP: H-20

CITY ZONING CODE
OFF-STREET PARKING REGULATIONS (14-16-3-1)

REQUIRED PARKING SPACES	REQUIRED H.C. SPACES	REQUIRED BICYCLE SPACES	REQUIRED MOTORCYCLE SPACES
GROUND FLOOR OFFICE = 2,200 S.F.	1 SPACE	2 SPACES	1 SPACE
SECOND FLOOR OFFICE = 2,000 S.F.	1 SPACE	2 SPACES	1 SPACE
EXISTING WAREHOUSE = 1,716 S.F.	1 SPACE	2 SPACES	1 SPACE
PROPOSED ADDITION = 1,400 S.F.	1 SPACE	2 SPACES	1 SPACE

REQUIRED PARKING SPACES:

- OFFICE (1,200 S.F. GROUND FLOOR) = 10 SPACES
- OFFICE (1,300 S.F. SECOND FLOOR) = 7 SPACES
- WAREHOUSE (1,200 S.F.) = 2 SPACES
- TOTAL SPACES PROVIDED = 19 SPACES
- * 10% BUS STOP CREDIT = 2 SPACES
- * 10% BUS STOP CREDIT = 17 SPACES

HANDICAPPED PARKING FACILITIES (14-16-3-1-F)

- REQUIRED H.C. SPACES (1 VAN ACCESSIBLE SPACE) = 1 SPACE

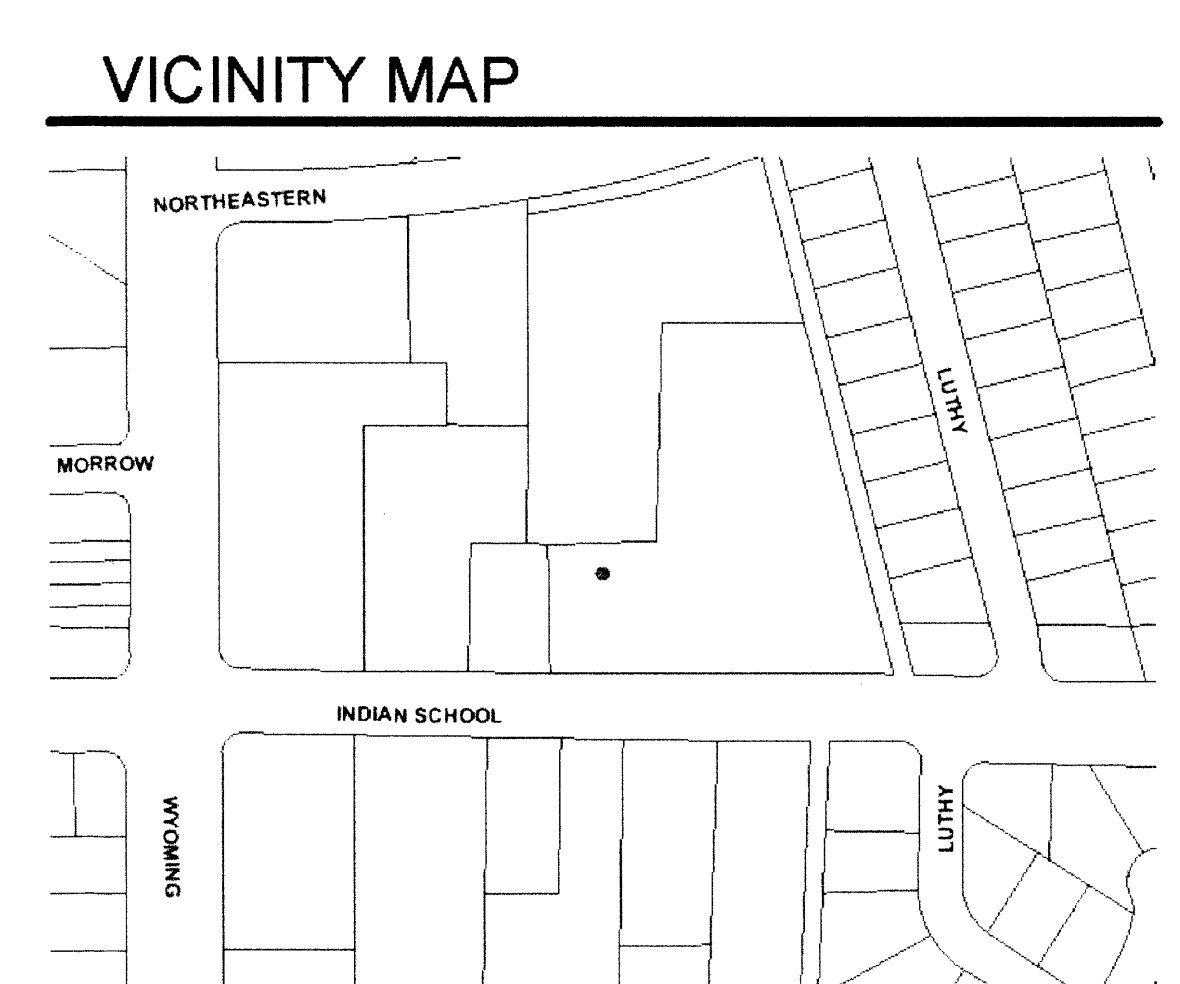
BICYCLE PARKING FACILITIES (14-16-3-1-B)

- REQUIRED (1.20' NOT LESS THAN 2) = 2 SPACES

MOTORCYCLE PARKING FACILITIES (14-16-3-1-C)

- REQUIRED (1.25 PARKING SPACES) = 1 SPACE

- SITE PLAN GENERAL NOTES:**
- THE INTENT OF THIS DRAWING IS TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THIS PROJECT. THE DRAWING SHALL NOT BE SCALED FOR EXACT MEASUREMENTS.
 - ALL SITE GEOMETRY SHALL BE ESTABLISHED IN THE FIELD BY A LICENSED SURVEYOR OR UTILIZING ARCHITECT'S SITE BASE AND GPS SURVEY STATION.
 - ALL PAVEMENT MARKINGS SHALL BE MADE WITH WHITE ALKYD STRIPING (UNLESS NOTED OTHERWISE) AND INSTALLED PER ALL GOVERNMENTAL TRAFFIC STANDARDS AND DETAILS.
 - ALL EXTERIOR CONCRETE SHALL HAVE A ROCK SALT FINISH UNLESS SPECIFIED OTHERWISE.
- SITE PLAN KEYED NOTES:**
- [01] ACCESSIBLE PARKING SIGN TYP. AT HANDICAP PARKING SPACES. PROVIDE SIGNAGE PER CITY ORDINANCES AND DESIGN GUIDELINES. SIGNAGE SIMILAR @ MOTORCYCLE PARKING.
 - [02] CONCRETE CURB ALONG FACE OF LANDSCAPE AREA / PEDESTRIAN WALK. PROVIDE PER CITY STANDARDS.
 - [03] BIKE RACK.
 - [04] LANDSCAPE AREA. CONTRACTOR IS TO COORDINATE PLANTS ARE PER CITY ORDINANCES.
 - [05] AREA DENOTES NEW NON-PARKING AREA FOR ACCESSIBLE AISLE SERVING PARKING SPACE. USE 4" ALKALYD STRIPING OVER ASPHALT. THIS AREA.
 - [06] ACCESSIBLE PARKING SYMBOL, TYP. @ ACCESSIBLE PARKING SPACES. COORDINATE SYMBOL PER CITY STANDARDS.
 - [07] EXISTING PUBLIC SIDEWALK. VERIFY EXISTING CONDITION AND REPLACE / REPAIR PORTIONS IN NEED OF ATTENTION. COORDINATE REMOVAL OF EXISTING CURB CUT AND INSTALL NEW CURB CUT FOR SITE ACCESS. COORDINATE PER CITY ORDINANCES AND DESIGN GUIDELINES.
 - [08] MOTORCYCLE PARKING SIGN, TYP. AT ALL MOTORCYCLE SPACES - SIM. TO HANDICAP PARKING SIGNAGE.
 - [09] PEDESTRIAN CONNECTION FROM PUBLIC SIDEWALK.
 - [10] NEW STRIPED PARKING SPACES. USE 4" ALKALYD STRIPING OVER ASPHALT THIS AREA.
 - [11] CONCRETE WALK FLUSH WITH NEW CONCRETE CURB.
 - [12] REUSE CONTAINER WITH RECYCLE AREA. COORDINATE PER CITY STANDARDS.
 - [13] NEW SIDEWALK RAMP. CONTRACTOR TO VERIFY THAT RAMP MEETS ACCESSIBILITY STANDARDS.
 - [14] AREA PROPOSED IS GREATER THAN REQUIRED 5' BACK UP KEYWAY REQUIRED FOR DEAD END AISLES.
 - [15] REMOVE EXISTING ASPHALT AND INSTALL NEW BLACKTOP FOR NEW PARKING SPACES. BLACKTOP OR EQUAL TO BE TWO INCHES OF ASPHALTIC CONCRETE ON A PRIME COAT AND A FOUR INCH COMPACTED SUBGRADE, OR A SURFACE OF EQUAL OR SUPERIOR PERFORMANCE CHARACTERISTICS.
 - [16] EXISTING CONCRETE SLAB TO REMAIN.
 - [17] EXISTING ENTRY COVER TO REMAIN.
 - [18] EXISTING SIGNAGE AND SIGN BLOCK BASE TO REMAIN.
 - [19] CONCRETE WALK CONNECTION TO PUBLIC SIDEWALK.
 - [20] EXISTING RAMP TO REMAIN.



dc ARCHITECT
DEVIN CANNADY
ARCHITECT STUDIO
332 ADAMS STREET SE
ALBUQUERQUE NM 87108
505.299.1111 PHONE
505.349.4167 FAX
dcarchitectstudio.com

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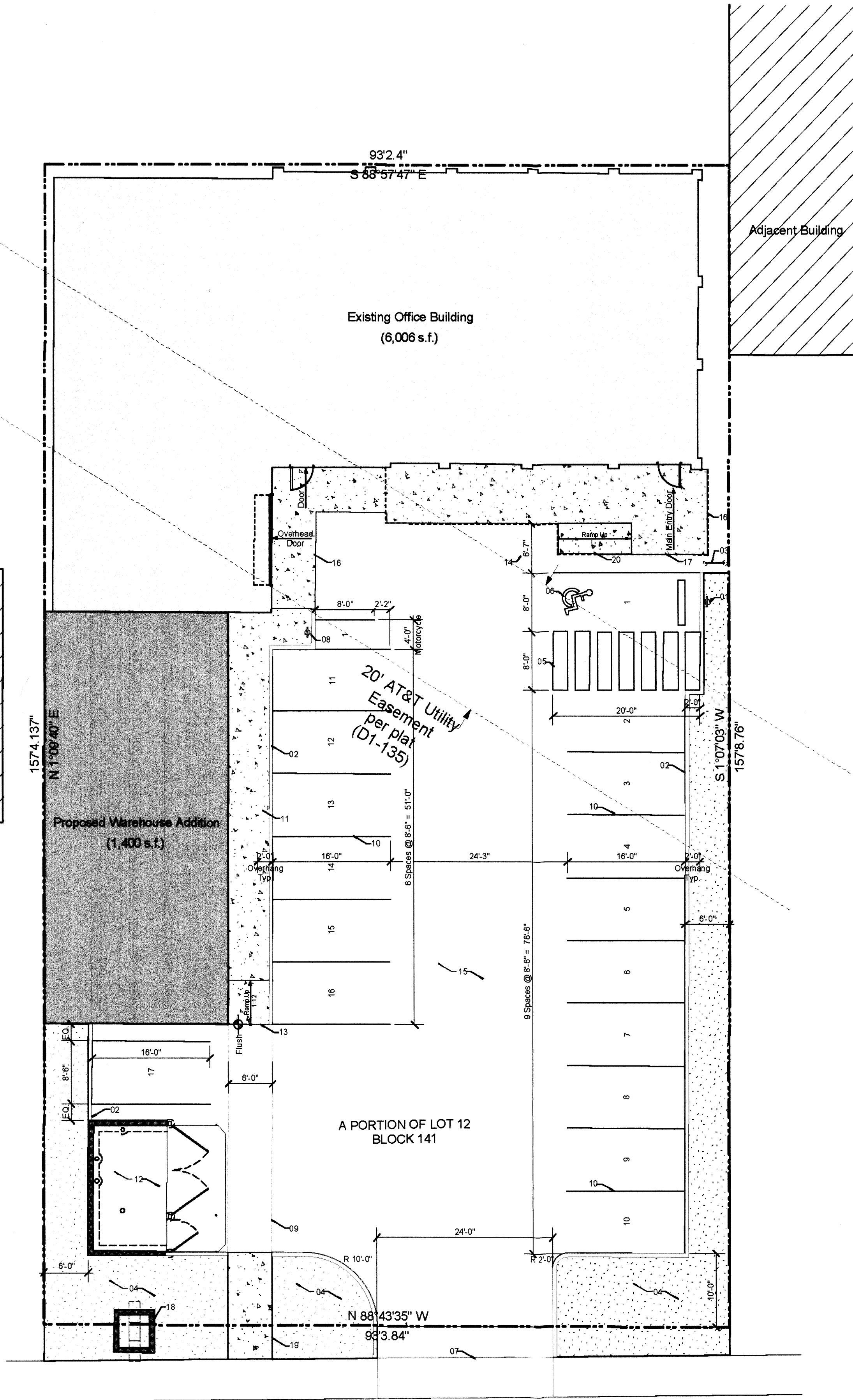
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LAND DEVELOPMENT SECTION

Hartman Publishing
8529 Indian School Road NE
Albuquerque, NM 87110

Traffic Circulation Layout Plan

Project No: 04-10-13
Job Number: 13.09
Drawing No: 04-10-13

TCL.01



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