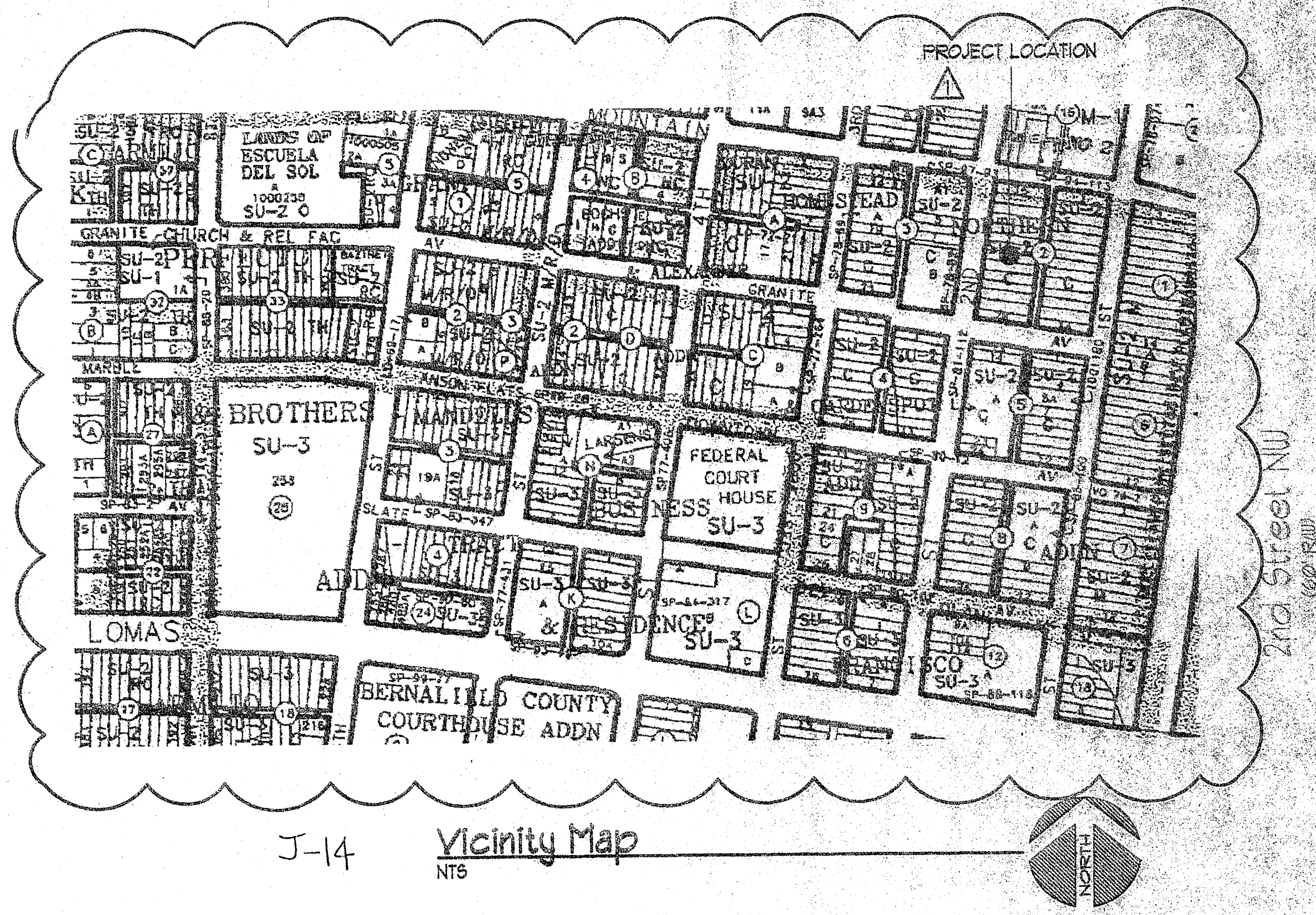
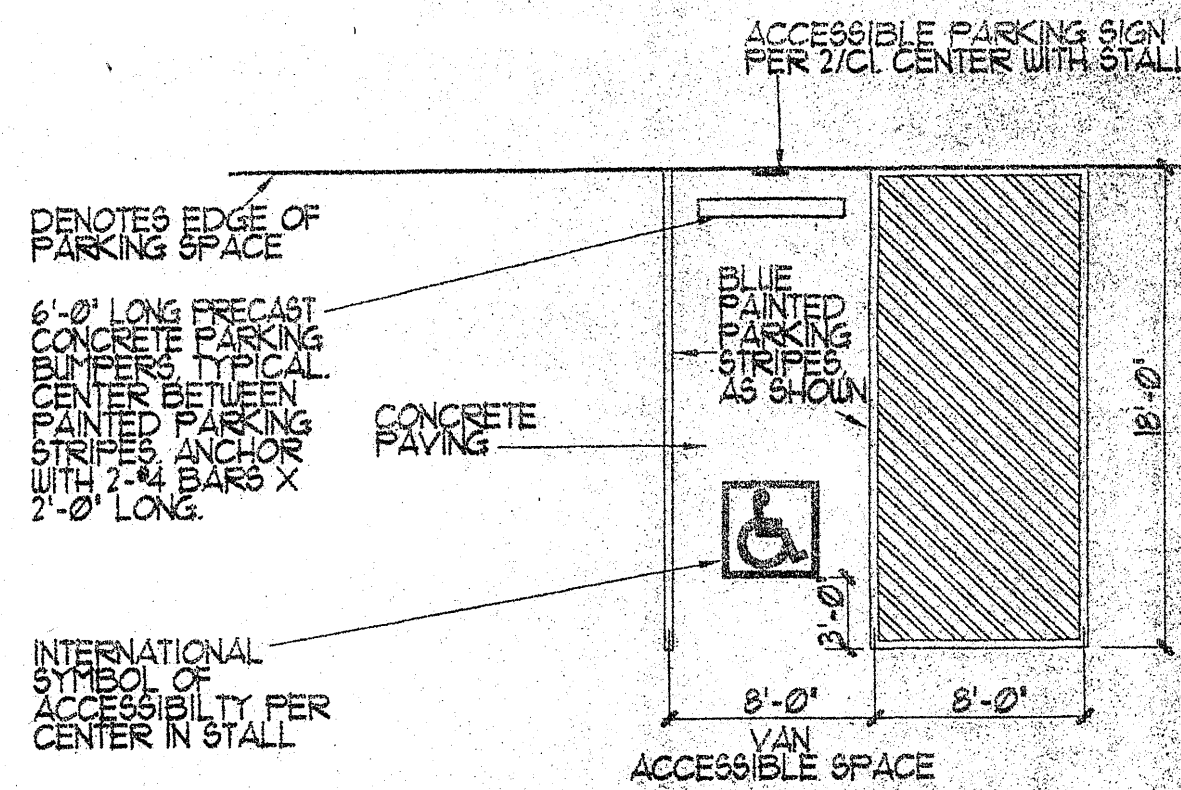
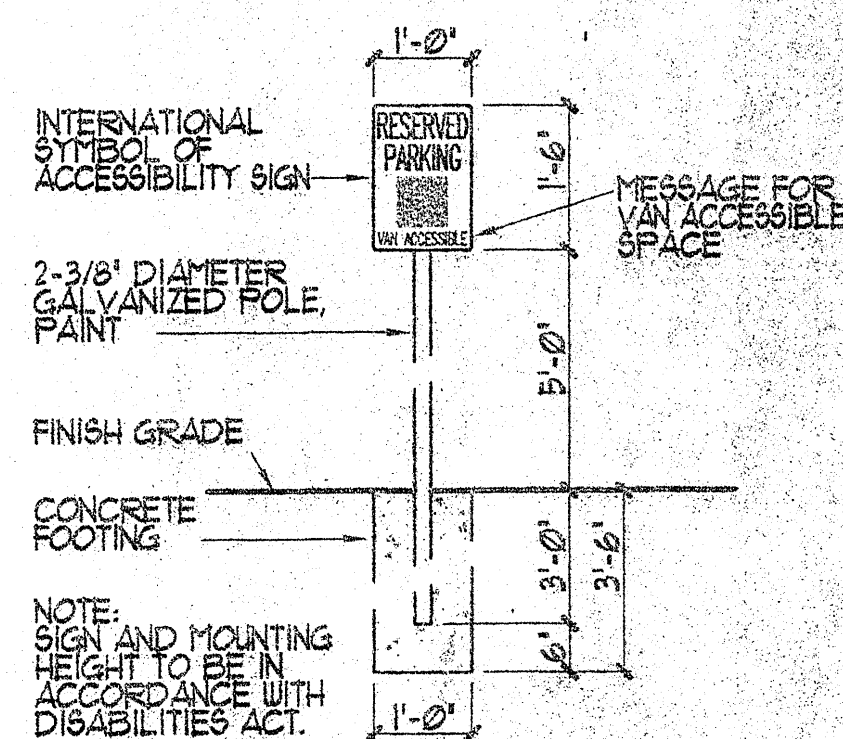




J-14
Vicinity Map
NTS



Typical Van and Standard
Accessible Parking Space
1/8"=1'-0"



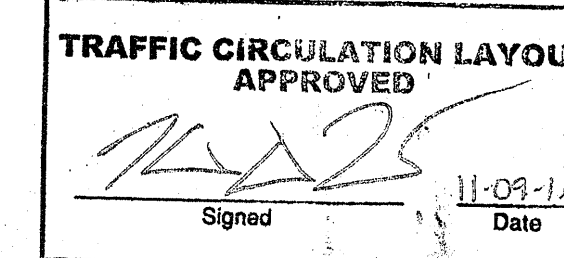
Accessible
Parking Sign
1/2"=1'-0"

Zoning Design Criteria:

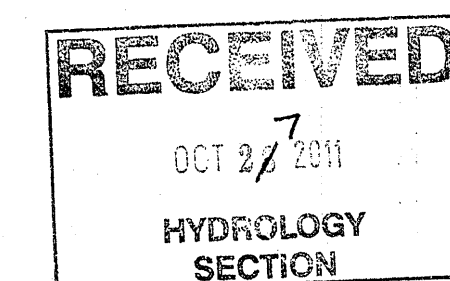
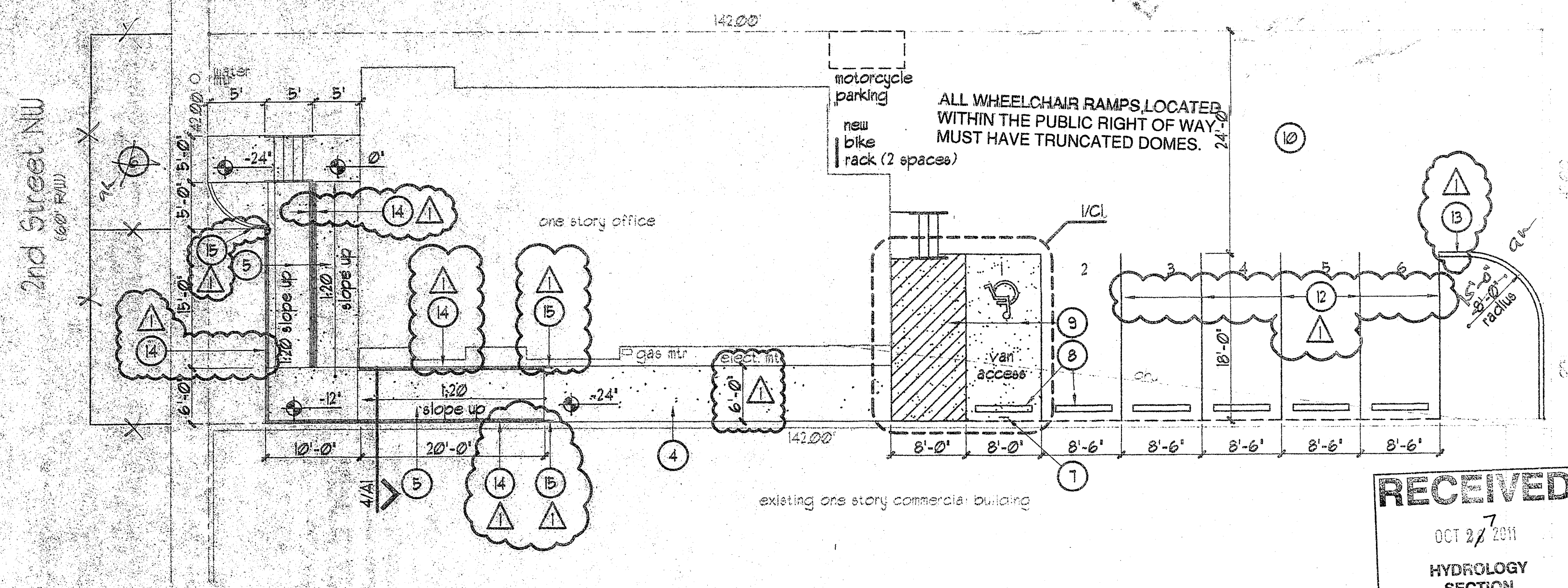
- LEGAL DESCRIPTION: THE SOUTH 11' OF LOT NUMBER 23 AND ALL OF LOT NUMBER 24 IN BLOCK NUMBER 2 OF THE NORTHERN ADDITION TO THE CITY OF ALBUQUERQUE, PLAT BOOK B3, PAGE 15
- LOT SIZE: APPROXIMATELY 5,864 SF OR .14 ACRES
- ZONING CLASSIFICATION: SU2-C
- PERMITTED & ACTUAL USE: OFFICES
- SETBACKS: EXISTING, UNCHANGED
- BUILDING HEIGHT: EXISTING, UNCHANGED
- PARKING REQUIREMENTS:
 - 1,200 x 1,400 SF: 1 SPACE
 - REDUCTION FOR PUBLIC TRANSPORTATION ROUTE: -1 SPACE
 - REDUCTION FOR STREET PARKING: -1 SPACE
- LANDSCAPING:
 - 5 REQUIRED SPACES
 - NO LANDSCAPING REQUIRED (NO ADDITION TO FOOTPRINT)
 - 14-16-3-10-C-1

Site Plan - Demolition

1"=10'



Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.



Site Plan - New

1"=10'

Keyed Notes C1:

- DEMOLISH EXISTING ONE STORY STRUCTURE.
- DEMOLISH EXISTING SIDEWALK.
- DEMOLISH EXISTING LANDING AND STEPS.
- NEW 6" WIDE x 4" THICK CONCRETE SIDEWALK.
- NEW SLOPED SIDEWALK 1:20 MAXIMUM (NOT A RAMP PER ANSI-4.03.06 NO RAILING REQUIRED), SEE 4/A1.
- STREET PARKING (2 SPACES CREDIT FOR 11-1).
- VAN ACCESSIBLE PARKING SIGN, SEE 2/C1.
- PRECAST CONCRETE PARKING BUMPERS.
- CONCRETE ACCESSIBLE PARKING PAD, MAX CROSS SLOPE 1:48.
- NEW ASPHALT (2" ASPHALTIC CONCRETE ON A PRIME COAT OVER 4" COMPACTED SUBGRADE) PARKING LOT.
- REMOVE EXISTING FENCE AND GATE.
- PAINTED STRIPING.
- NEW CONCRETE CURB.
- 1-1/2" DIAMETER GALVANIZED PIPE RAIL, 2'-10" HIGH, SEE 5/A1 SIMILAR.
- 12' EXTENSIONS, SEE 5/A1 SIMILAR.

Architectural Design Criteria:

- APPLICABLE BUILDING CODES
 - INTERNATIONAL BUILDING CODE 2006
 - NFPA 101 LIFE SAFETY CODE 1997
 - NFPA 93
 - NEW MEXICO BUILDING CODE 2003
 - ANSI A117.1-2003
 - AMERICANS WITH DISABILITIES ACT
- OCCUPANCY GROUP: B OFFICE
- CONSTRUCTION TYPE: VB (NON SPRINKLED)
 - STRUCTURAL FRAME: NON RATED
 - BEARING WALLS - INTERIOR: NON RATED
 - NON BEARING WALLS - EXTERIOR: NON RATED
 - EXTERIOR WALLS 5'-10" FROM PROPERTY LINE: NON RATED (EXISTING OK PER EXISTING BUILDING CODE 912.6.2)
- FLOOR CONSTRUCTION: NON RATED
- ROOF CONSTRUCTION: NON RATED
- OCCUPANT LOAD: 1,400 SF / 100 = 14 OCCUPANTS
- EXITS
 - EXITS REQUIRED: 1
 - EXITS PROVIDED: 2
 - MAXIMUM TRAVEL DISTANCE NOT TO EXCEED 200'
 - EGRESS SYSTEM WIDTH REQUIRED 14 / 2 x 2 = 2'
 - EGRESS SYSTEM WIDTH PROVIDED: NOT LESS THAN 36" DOORS, 48" HALLS
- FIRE EXTINGUISHERS SHALL BE PROVIDED AT 1/3000 SF AND 15' MAXIMUM TRAVEL DISTANCE.
 - REQUIRED: 1
 - PROVIDED: 1
- PLUMBING FIXTURES

	REQUIRED	PROVIDED
WATER CLOSETS		
LAVS		
DRINKING FOUNTAIN		
SERVICE SINK		

SEPARATE FACILITIES NOT REQUIRED FOR EACH SEX PER ISC 2902.2 EXCEPTION 2
- NO DUMPSTER REQUIRED. EXISTING PROPERTY IS SET UP FOR RESIDENTIAL CART.

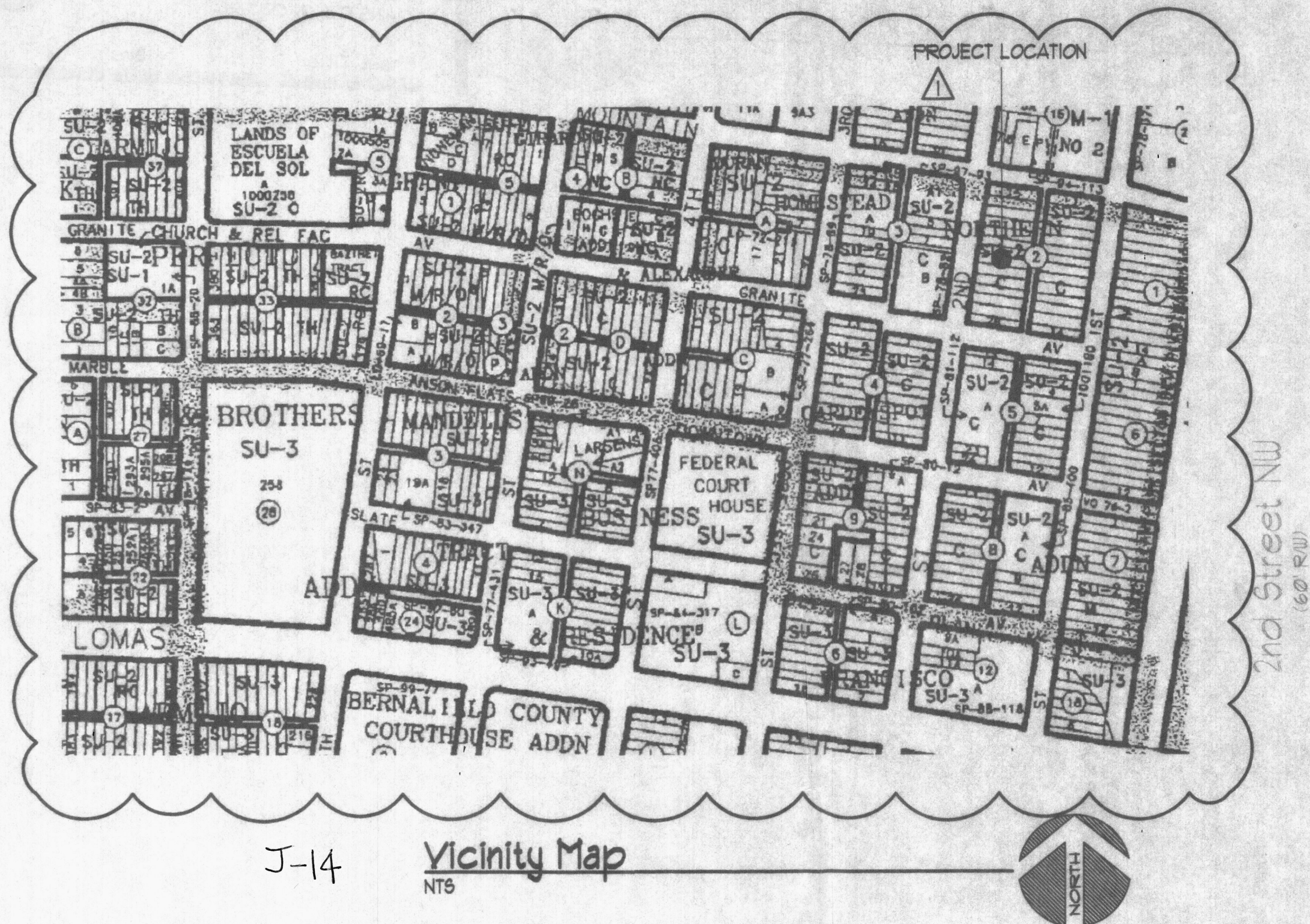
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Albuquerque, New Mexico

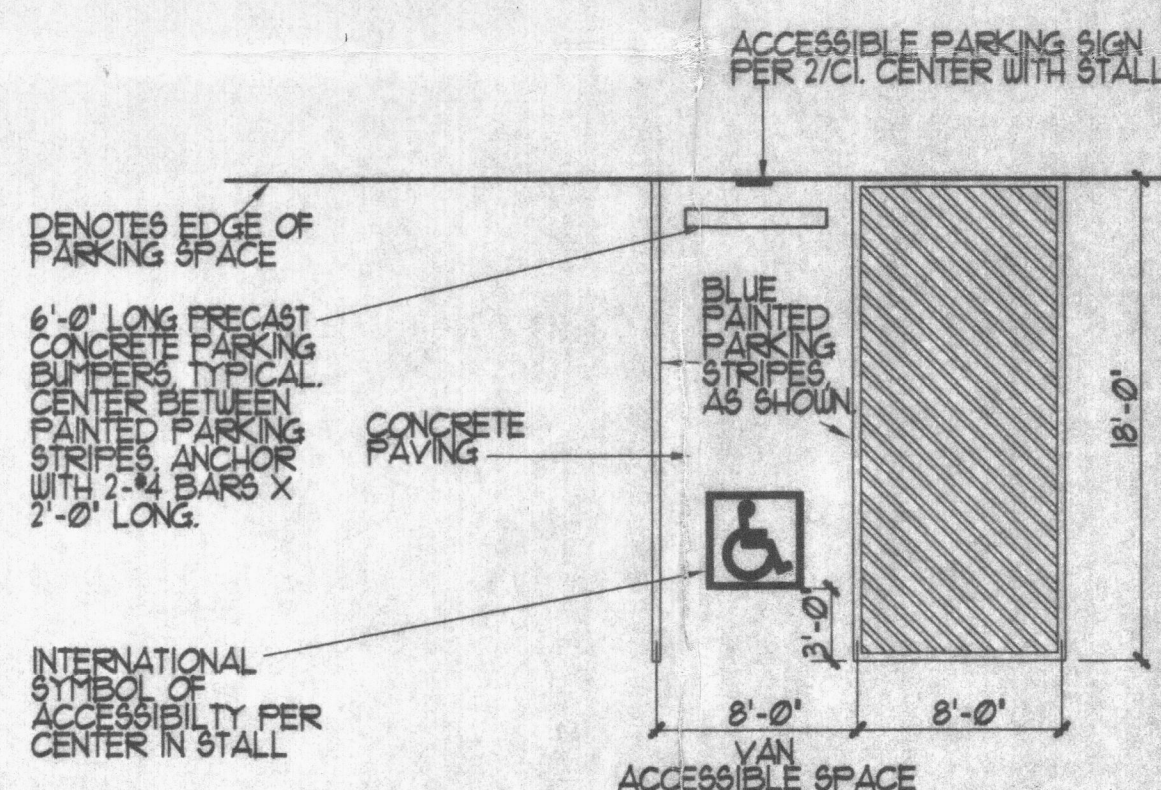
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Proj. No. 201111	Date 3/8/11
© 2011 KEVIN GEORGES & ASSOCIATES, P.A.	
Revisions	Architect
Engineer	

SITE PLAN - DEMOLITION,
SITE PLAN - NEW
ARCHITECTURAL DESIGN CRITERIA,
ZONING DESIGN CRITERIA

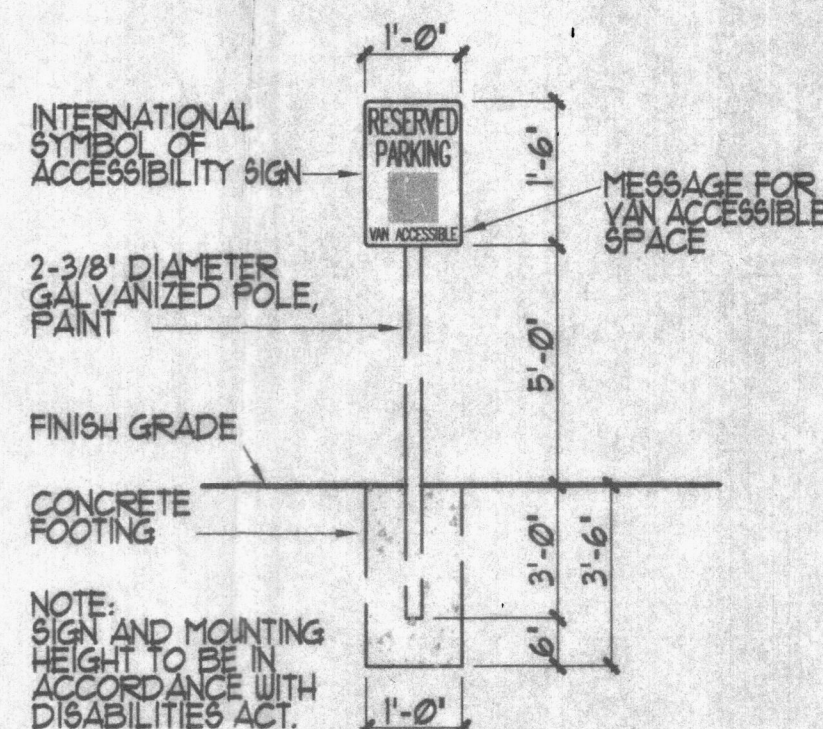
Sheet Title Sheet 2 of 11



J-14
Vicinity Map
NTS



Typical Van and Standard Accessible Parking Space
1/8"=1'-0"



Accessible Parking Sign
1/2"=1'-0"

Zoning Design Criteria:

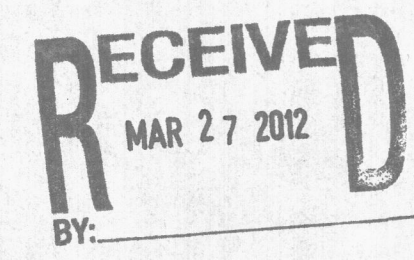
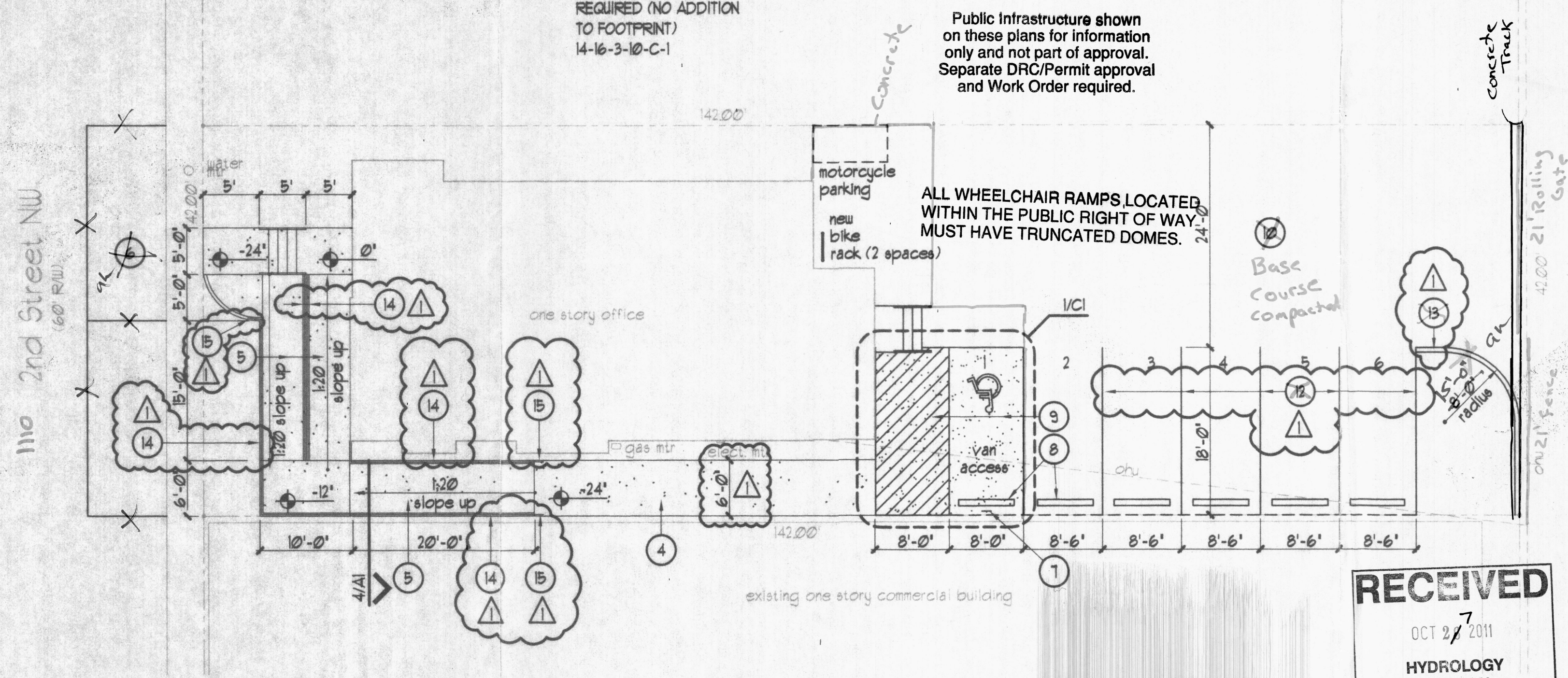
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- LOT SIZE: APPROXIMATELY 5,864 SF OR 1/4 ACRES
- ZONING CLASSIFICATION: B12-C
- PERMITTED & ACTUAL USE: OFFICES
- SETBACKS: EXISTING, UNCHANGED
- BUILDING HEIGHT: EXISTING, UNCHANGED
- PARKING REQUIREMENTS:
 - 1,200 x 1,400 SF = 1 SPACE
 - REDUCTION FOR PUBLIC TRANSPORTATION ROUTE = 1 SPACE
 - REDUCTION FOR STREET PARKING = 1 SPACE
- LANDSCAPING:
 - 6 REQUIRED SPACES
 - NO LANDSCAPING REQUIRED (NO ADDITION TO FOOTPRINT)
 - 14-16-3-10-C-1

Site Plan - Demolition

1"=10'



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Site Plan - New

1"=10'

Keyed Notes C1:

- DEMOLISH EXISTING ONE STORY STRUCTURE.
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- DEMOLISH EXISTING LANDING AND STEPS.
- NEW 6' WIDE x 4' THICK CONCRETE SIDEWALK.
- NEW SLOPED SIDEWALK 1:20 MAXIMUM (NOT A RAMP PER ANSI-4.03.06 NO RAILING REQUIRED); SEE 4/AI.
- STREET PARKING (2 SPACES CREDIT FOR 1).
- VAN ACCESSIBLE PARKING SIGN, SEE 2/C1.
- PRECAST CONCRETE PARKING BUMPERS.
- CONCRETE ACCESSIBLE PARKING PAD, MAX CROSS SLOPE 1:48.
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- PAINTED STRIPING.
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- 1-1/2" DIAMETER GALVANIZED PIPE RAIL, 2'-10" HIGH, SEE 5/AI SIMILAR.
- 12' EXTENSIONS, SEE 5/AI SIMILAR.

Architectural Design Criteria:

- APPLICABLE BUILDING CODES
 - INTERNATIONAL BUILDING CODE 2006
 - NFPA 101 LIFE SAFETY CODE 1997
 - NFPA 99
 - NEW MEXICO BUILDING CODE 2003
 - ANSI A117-2003
 - AMERICANS WITH DISABILITIES ACT
- OCCUPANCY GROUP: B OFFICE
- CONSTRUCTION TYPE: YB (NON SPRINKLED)
 - STRUCTURAL FRAME: NON RATED
 - BEARING WALLS - INTERIOR: NON RATED
 - NON BEARING WALLS - EXTERIOR: NON RATED
 - EXTERIOR WALLS 5'-10" FROM PROPERTY LINE: NON RATED (EXISTING OK PER EXISTING BUILDING CODE 912.6.2)
- FLOOR CONSTRUCTION: NON RATED
- ROOF CONSTRUCTION: NON RATED
- OCCUPANT LOAD: 1,400 SF / 100 = 14 OCCUPANTS
- EXITS
 - EXITS REQUIRED: 1
 - EXITS PROVIDED: 2
 - MAXIMUM TRAVEL DISTANCE NOT TO EXCEED 200'
 - EGRESS SYSTEM WIDTH REQUIRED 14 / 2 x 2 = 2'
 - EGRESS SYSTEM WIDTH PROVIDED: NOT LESS THAN 36" DOORS, 48" HALLS
- FIRE EXTINGUISHERS SHALL BE PROVIDED AT 1/3000 SF AND 15' MAXIMUM TRAVEL DISTANCE.
 - REQUIRED: 1
 - PROVIDED: 1
- PLUMBING FIXTURES

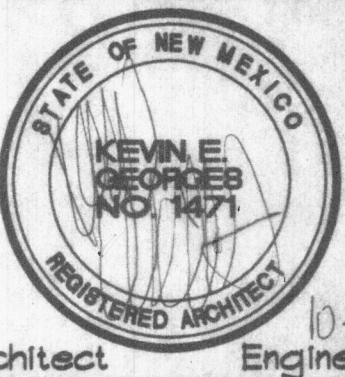
	REQUIRED	PROVIDED
WATER CLOSETS		
LAVS		
DRINKING FOUNTAIN		
SERVICE SINK		

SEPARATE FACILITIES NOT REQUIRED FOR EACH SEX; PER IBC 2902.2 EXCEPTION 2
- NO DUMPSTER REQUIRED. EXISTING PROPERTY IS SET UP FOR RESIDENTIAL CART.

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Albuquerque, New Mexico

Project Title: _____
 Drawn By: JA Checked By: KEG
 Proj. No.: 201111 Date: 9/8/11
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 10/19/11 Revisions: _____
 Architect: _____ Engineer: _____

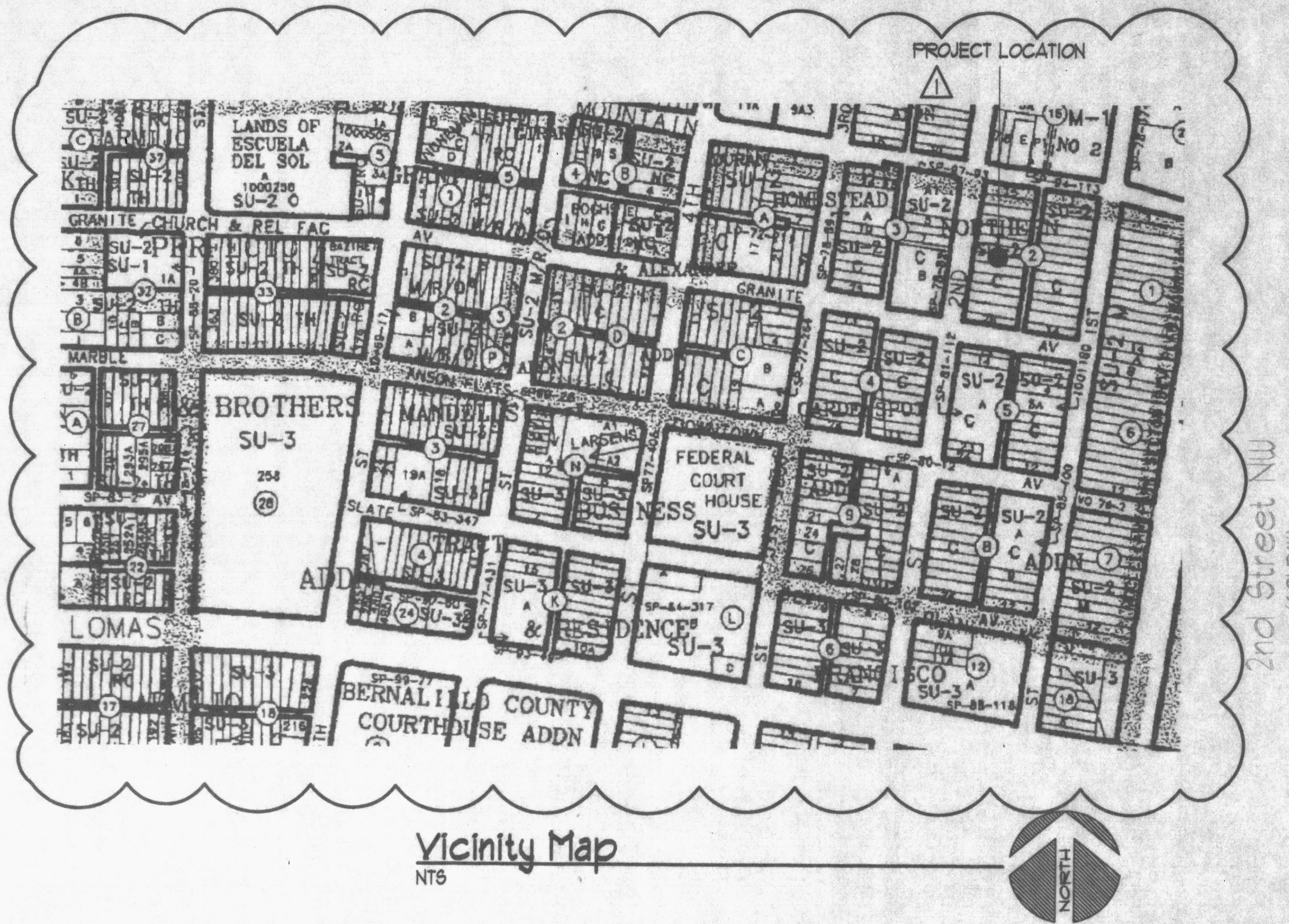


SITE PLAN - DEMOLITION,
SITE PLAN - NEW,
ARCHITECTURAL DESIGN CRITERIA,
ZONING DESIGN CRITERIA

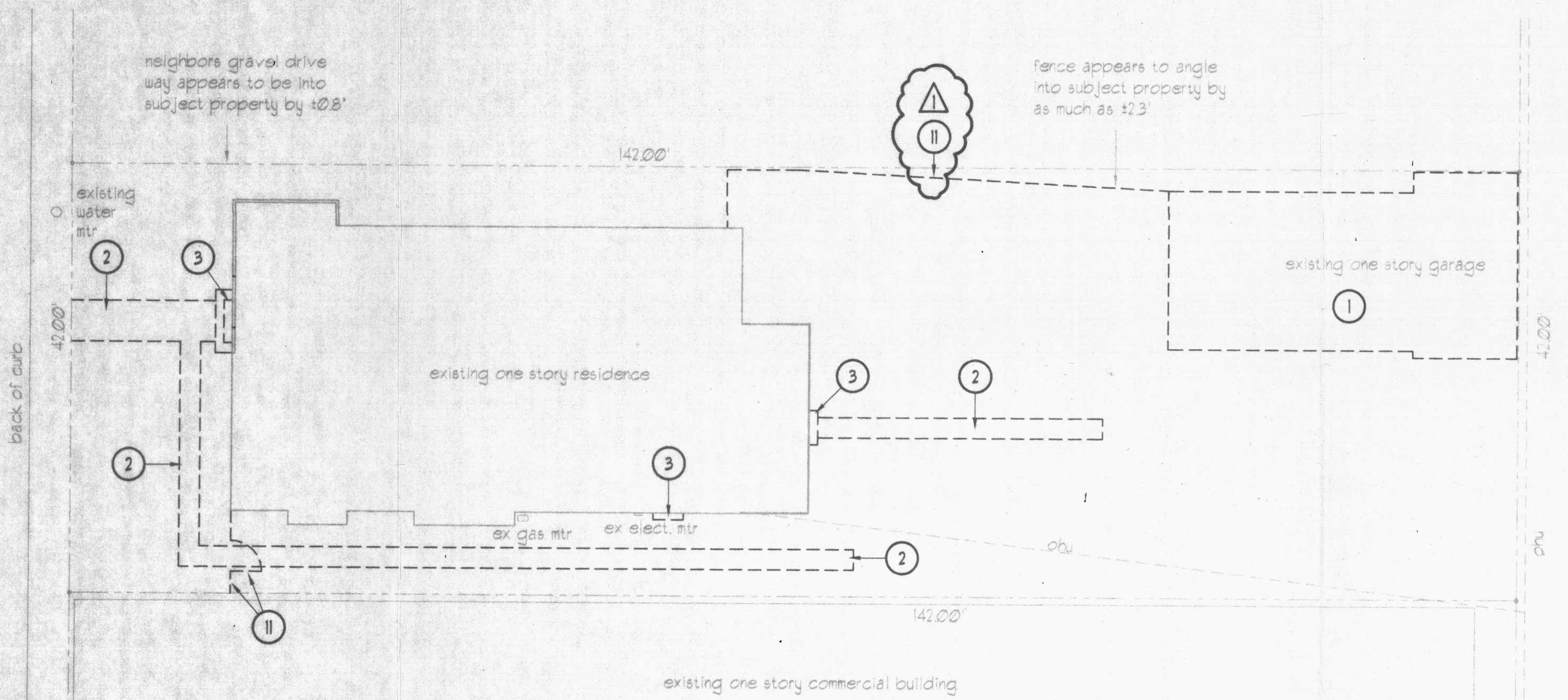
C1

(Kristal)
Proposed
Changes in
Pink highlight
Arlan
804-6774

Arlan 804-6774



Vicinity Map
NTS

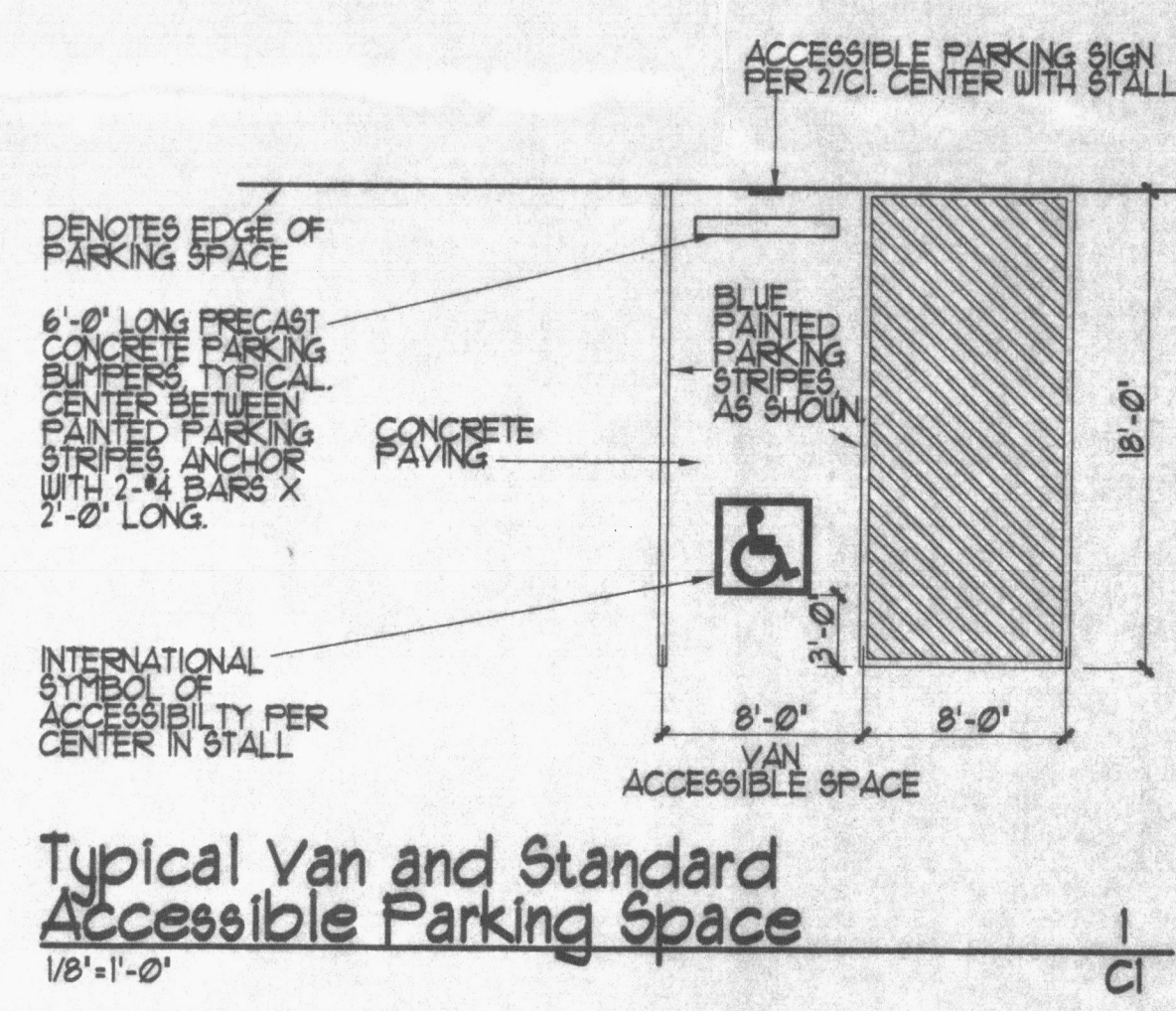


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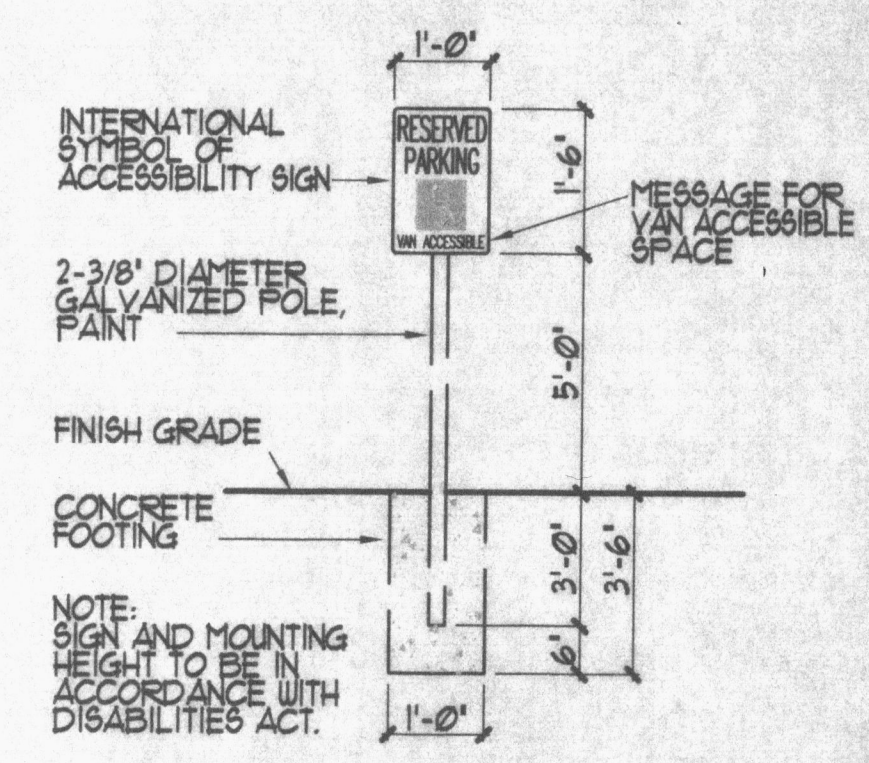
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 - REDUCTION FOR PUBLIC TRANSPORTATION ROUTE = 1 SPACE
 - REDUCTION FOR STREET PARKING = 1 SPACE
- LANDSCAPING: NO LANDSCAPING REQUIRED (NO ADDITION TO FOOTPRINT) 14-16-3-10-C-1

Site Plan - Demolition
TRAFFIC CIRCULATION LAYOUT APPROVED
Signed: [Signature] Date: 11-09-11

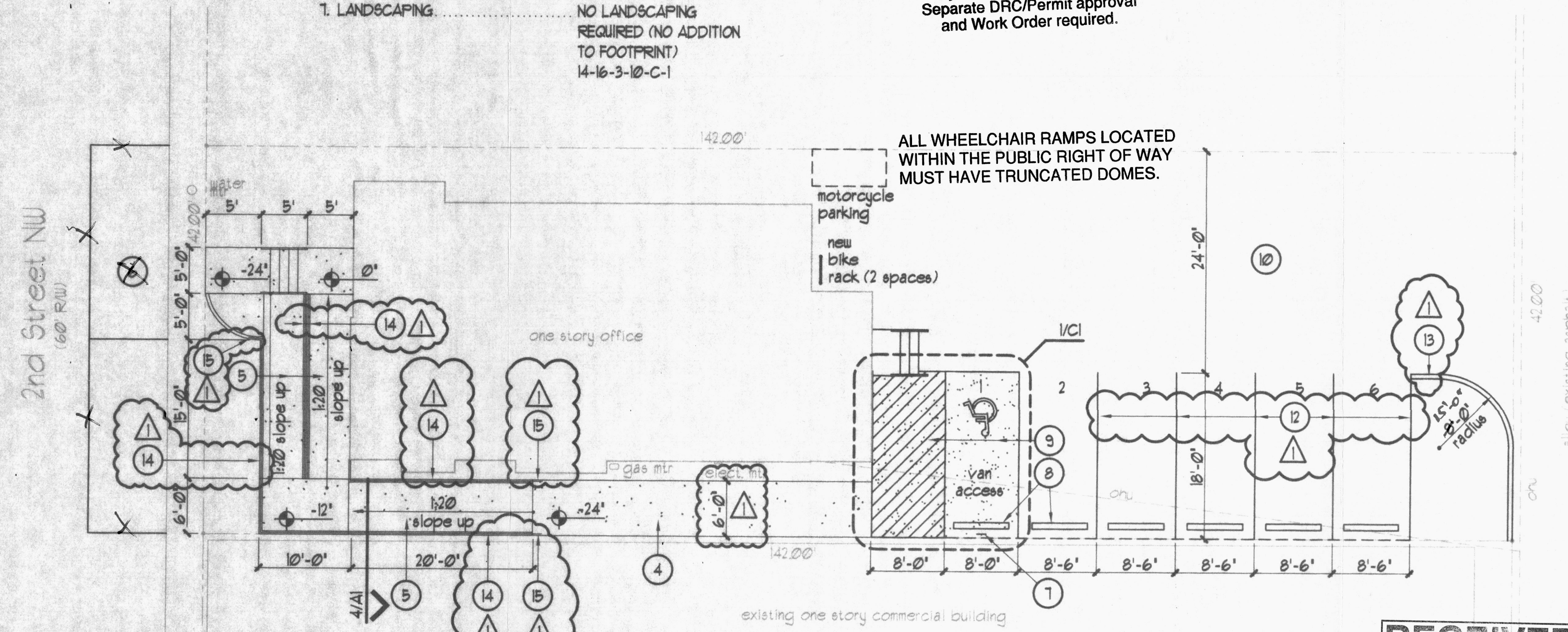
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Typical Van and Standard Accessible Parking Space
1/8"=1'-0"



Accessible Parking Sign
1/2"=1'-0"



RECEIVED
OCT 27 2011
HYDROLOGY SECTION

Site Plan - New
1"=10'

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Checked By	KEG
Proj. No.	201111
Date	9/8/11
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Revisions	11-A-11 a/c
Architect	10/19/11
Engineer	10/19/11