

MARQUETTE AVE NW.
60' R.O.W.

EXISTING DRIVEWAY, NO WORK

9.30'

EXISTING ALLEY
PROPERTY LINE 50.00'

PROPERTY LINE 141.52'

PROPERTY LINE 150.00'

NEW PLAYGROUND AREA
2,340 SF.

EXISTING BUILDING
2560 SF. TI.

NEW ADDITION
273 SF.

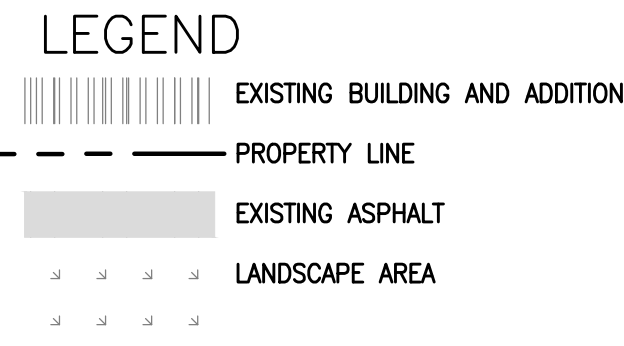
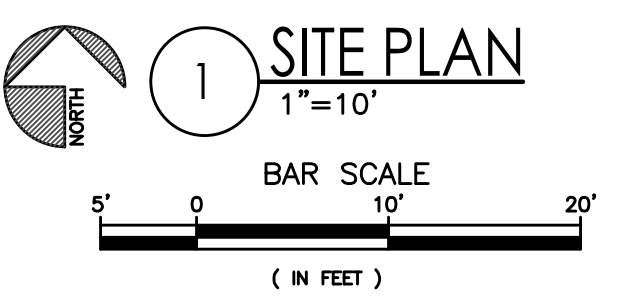
PROPERTY LINE 74.74'

24.30'

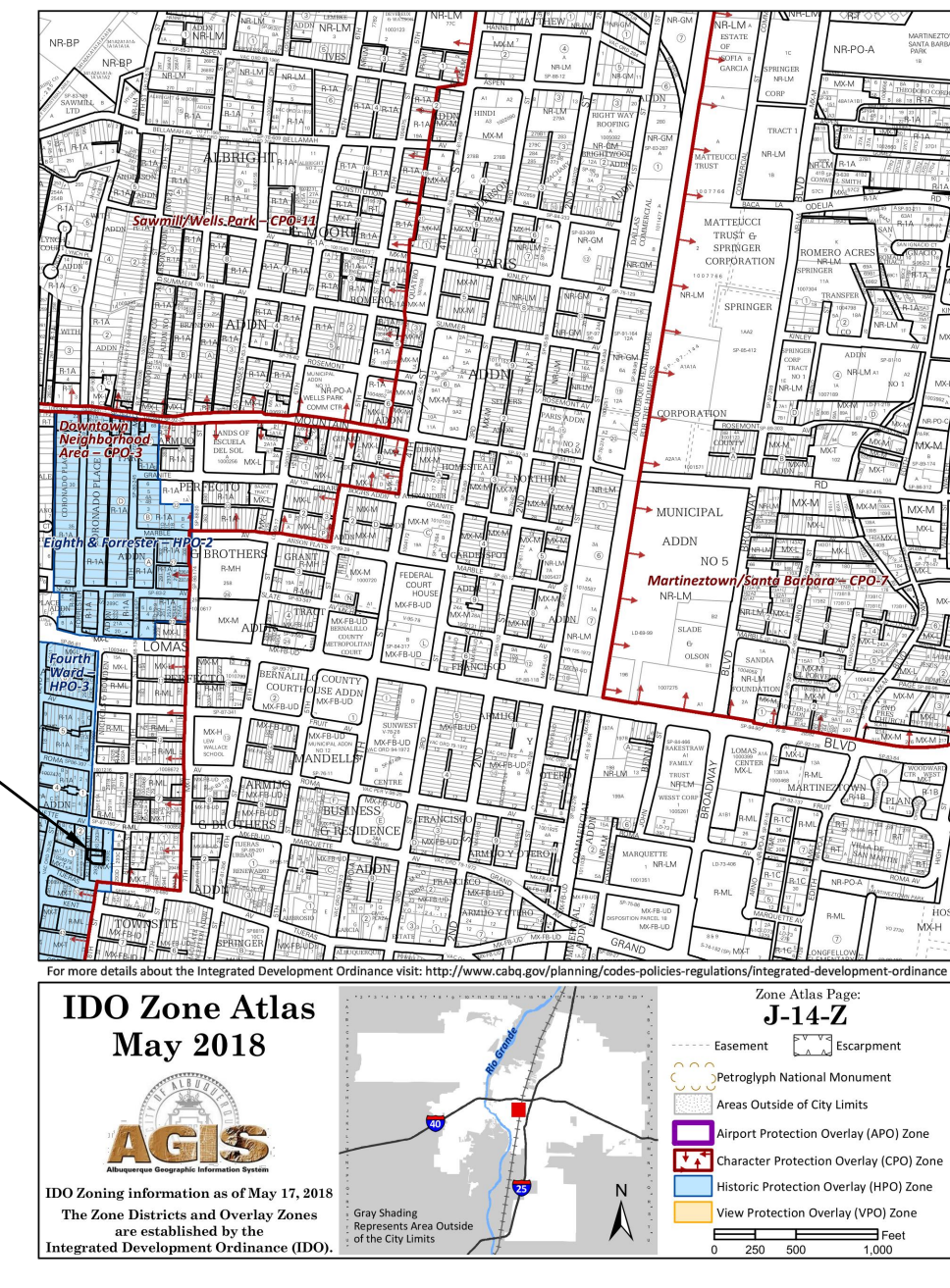
PROPERTY LINE 87.46'

PROPERTY LINE 126.72'

7TH STREET NW.
60' R.O.W.



SITE LOCATION



MIXED USE-TRANSITION
ZONE DISTRICT (MX-T)

KEY NOTES

1. 2'-0" CURB RADIUS, TYP.
2. NOT USED
3. ACCESSIBLE PARKING SIGNAGE PER CABQ STANDARDS, REF: DETAIL A7/AS-2.0
4. PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN (66-1-4.1.B NMSA 1978), REF: DETAIL A4/AS-2.0.
5. HANDICAP SYMBOL PER CABQ STANDARDS, TYPICAL (4) PLACE REF: DETAIL A8/AS-2.0.
6. PARKING BUMPER, TYP. REF: DETAIL C2/AS-2.0.
7. EXISTING PARKING BUMPERS.
8. 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A9/AS-2.0, TYP.
9. DUMPSTER ENCLOSURE PER CABQ, REF: DETAIL A1-A3/AS-2.0.
10. EXISTING FIRE HYDRANT LOCATION.
11. EXISTING LANDSCAPING AREA.
12. NOT USED.
13. MOTORCYCLE PARKING SIGNAGE PER CABQ STANDARDS, TYP. REF: A13/AS-2.0
14. PAINTED "MC" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, AT MOTORCYCLE PARKING - WHITE ON PAVEMENT PER CABQ STANDARDS.
15. BIKE RACK FOR (3) BICYCLES. REF DETAIL C-1/AS-2.0. BIKE PARKING SPACES SHALL BE 6'-0" LONG x 2" WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE.
 - A. 30" TALL x 18" WIDE.
 - B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED
 - C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
 - D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
 - E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
 - F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
 - G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
16. CLEAR SIGHT TRIANGLE, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS*. ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
17. G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS. MOUNT BOX 4'-0" - 6'-0" HIGH A.F.F., TYP.
18. CONCRETE STEP (G.C. TO VERIFY IF NEEDED AND SIDEWALK HEIGHT)
19. EXISTING CONCRETE SIDEWALK REPAIRED AS NEEDED.
20. STARTS NEW PROPOSED CONCRETE SIDEWALK
21. NEW 4" THICK CONCRETE SIDEWALK. REF. DETAIL A6/AS2.0
22. EXISTING ASPHALT NO WORK
23. NEW RAISED CONCRETE CURB REF. DETAIL C3/AS-2.0.
24. REMOVE EXISTING PARKING SPACES
25. REMOVE PARKING BUMPER

AREA SQUARE FOOTAGE	
EXISTING	= 2,560 S.F.
NEW ADDITION	= 273 S.F.
TOTAL	= 2,833 S.F.

PARKING REQUIREMENTS:

TOTAL BUILDING AREA = 2,833 S.F.
IDO TABLE 5-5-1 = DAY CARE FACILITY
1 SPACE @ 400 SF. = 7 PARKING SPACES REQUIRED
18 PARKING SPACES PROVIDED
ACCESSIBLE PARKING = 1-25 SPACES=1 VAN ACCESSIBLE REQUIRED
=1 VAN ACCESSIBLE PROVIDED
IDO TABLE 5-5-4 MOTORCYCLES = 1-25 = 1 SPACES REQUIRED
1 SPACE PROVIDED
BICYCLE SPACES NON-RESIDENTIAL = 3 SPACES REQUIRED
3 SPACES PROVIDED

LANDSCAPE REQUIREMENTS:

GROSS LOT AREA	15,325 S.F.	0.38 AC.
BUILDING AREA:	-2,833 S.F.	
NET LOT AREA:	12,492 S.F.	
REQUIRED LS: 12,492 SF. X 15% =	1,874 S.F.	
PROVIDED LS ONSITE:	= 1,881 S.F.	

NOTE:
GENERAL CONTRACTOR TO
FIELD VERIFY ALL EXIST.
CONSTRUCTION AND
DIMENSIONS PRIOR TO
CONSTRUCTION

ECOS INFANTILES 319
SITE PLAN
319 7th STREET NW. 87102
ALBUQUERQUE, NM
PROJECT #2357

REVISION DATE



DATE
2/26/2024

SHEET NUMBER
AS-1.0