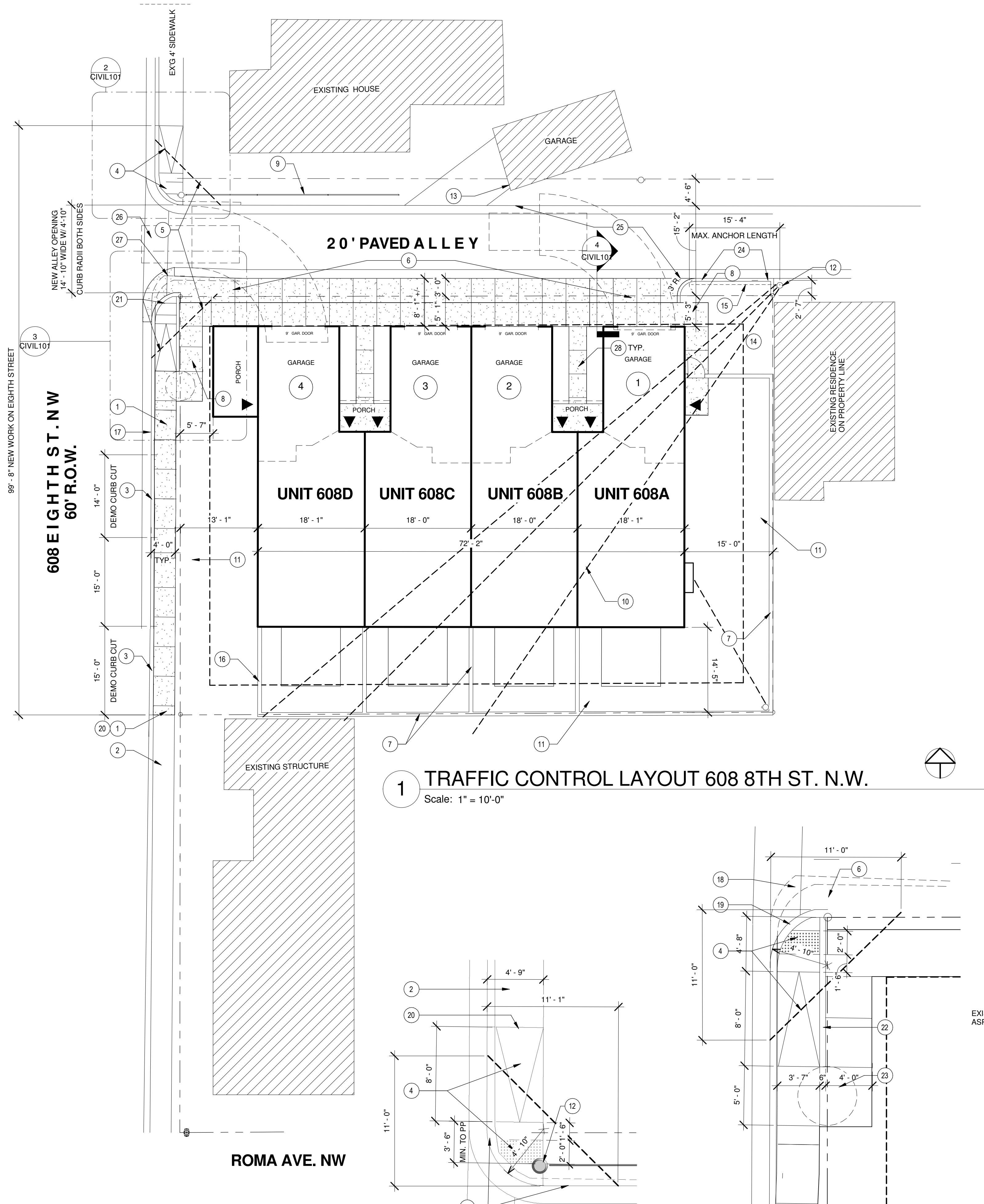




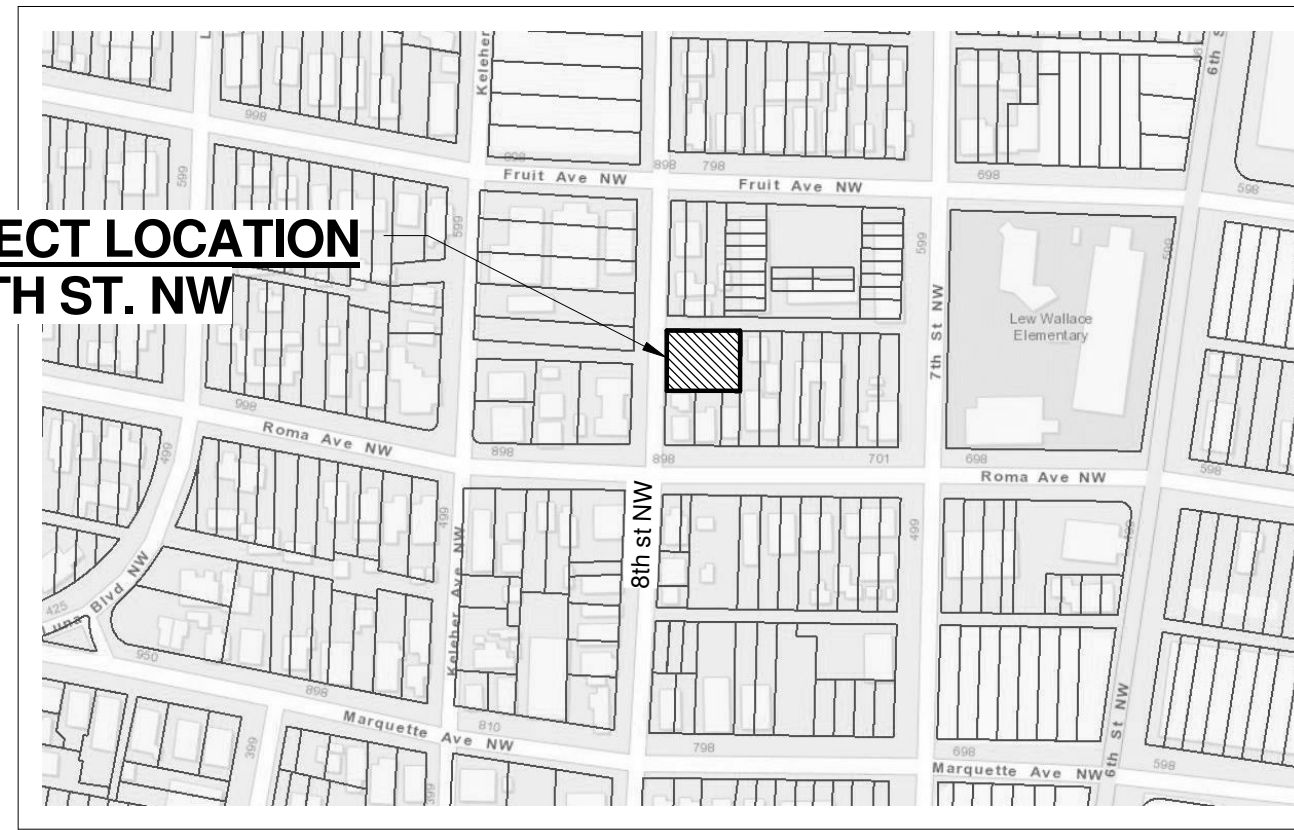
1 TRAFFIC CONTROL LAYOUT 608 8TH ST. N.W.
Scale: 1" = 10'-0"

2 ENLARGED PLAN
Scale: 1" = 5'-0"

3 ENLARGED PLAN
Scale: 1" = 5'-0"

4 DRIVEWAY & PEDESTRIAN SLAB
Scale: 1/2" = 1'-0"

PROJECT LOCATION
608 8TH ST. NW



VICINITY MAP J-14
NTS

LEGAL DESCRIPTION

LOT 1, LANDS OF BUCHANON
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

LEGEND

CONCRETE SIDEWALK

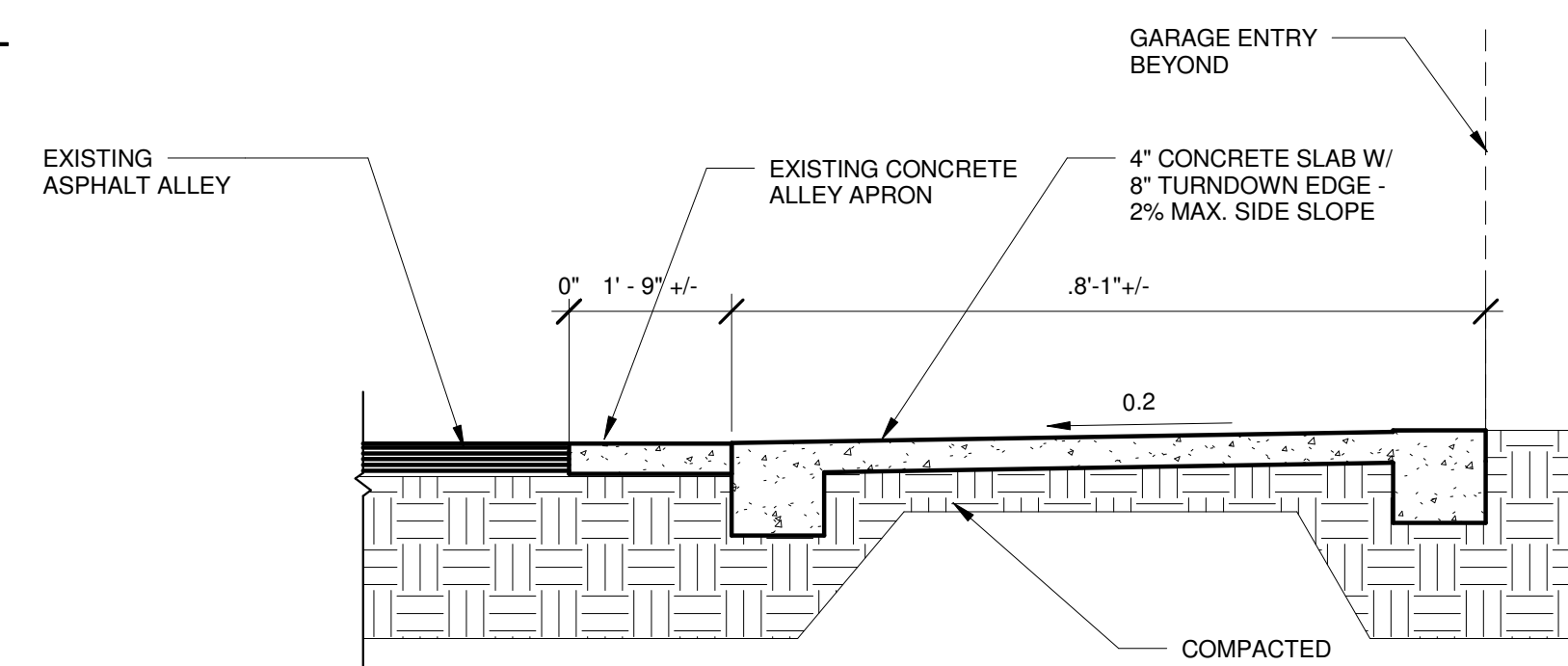
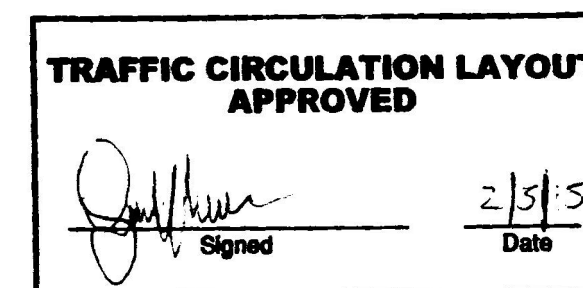
UNIT ENTRANCE WITH
4' WIDE CONCRETE
ENTRY WALK

**OFF STREET PARKING
REQUIREMENTS:**

PER SU2/DNA/MR(MIXED RESIDENCE)

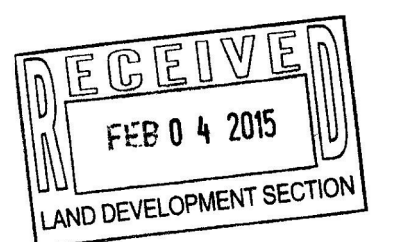
FOUR TOWNHOUSE UNITS

J.1.a
TOWNHOUSE: 1 SPACE/UNIT MINIMUM
1 GARAGE SPACE/UNIT - **COMPLIES**



SHEET CIVIL101 KEYNOTES

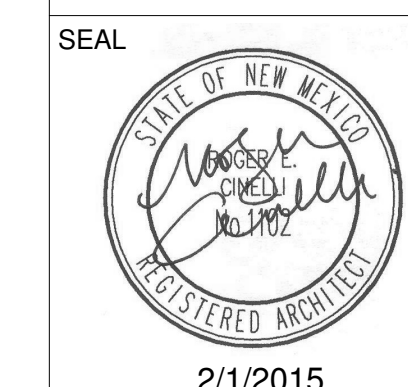
KEYNOTE NUMBER	DESCRIPTION
1	NEW 48" WIDE PEDESTRIAN SIDEWALK
2	EXISTING 48" WIDE PEDESTRIAN SIDEWALK
3	REMOVE EXISTING CURB CUT - CONSTRUCT NEW SIDE WALK, STANDARD CURB & GUTTER PER COA STD. DRAWING No. 2415A & 2430
4	CUT EXISTING 8" HIGH CURB FOR 1 IN 12 UNIDIRECTIONAL RAMP W/ 42" MIN. LANDING AND TRUNCATED DOME DETECTABLE WARNING - SEE COA STD #2426 AND COA STD DWG #2415 FOR CURB
5	NO SHRUBS HIGHER THAN 3' A.F.G. WITHIN CLEAR SITE TRIANGLE LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
6	INSTALL 4" CONCRETE PAVEMENT OVER COMPACTED SUBGRADE - PROVIDE SMOOTH TRANSITION FROM ALLEY APRON TO GARAGE ENTRY- SEE 4/CIVIL101
7	NEW 6'-0" HIGH FENCE
8	48" WIDE PEDESTRIAN WALKWAY- SEE 3/CIVIL102
9	EXISTING 4'-0" HIGH WROUGHT IRON FENCE
10	OVERHEAD LINES TO BE REMOVED
11	
12	EXISTING POWER POLE IN ALLEY
13	EXISTING GARAGE ENCROACHMENT INTO ALLEY
14	LANDSCAPE AREA
15	EXISTING POWER POLE ANCHOR TO REMAIN
16	NEW 3'-0" HIGH FENCE
17	EXISTING CONCRETE CURB
18	EXISTING CONC. CURB TO BE DEMOED - INSTALL TO MATCH ADJACENT WHERE APPLICABLE
19	NEW CONCRETE CURB FLUSH WITH ALLEY
20	SMOOTH TRANSITION AT EXISTING SIDEWALK TO NEW WORK
21	CONSTRUCT NEW RADIUS CONC. CURB & GUTTER RETURN WITH 1 IN 12 UNIDIRECTIONAL RAMP W/ 42" MIN. LANDING AND TRUNCATED DOME DETECTABLE WARNING - SEE COA STD #2426 AND COA STD DWG #2415 FOR CURB
22	6" CONCRETE CURB
23	5' HANDICAP TURNING SPACE
24	STANDARD 8" CONCRETE CURB AT POWER POLE ANCHOR GUY - AS PER COA STANDARD DETAIL #2415
25	EDGE OF EXISTING ALLEY CONCRETE APRON
26	EXISTING CONCRETE ALLEY VALLEY GUTTER
27	CONSTRUCT NEW CONCRETE VALLEY GUTTER TO MATCH EXISTING 48" GUTTER - PROVIDE SMOOTH TRANSITION AND MATCH EXISTING FLOWLINE - SEE ABQ STD DWG # 2421.
28	36" WIDE CONCRETE ENTRY WALK



Cinelli / Roger Cinelli & Assoc.
ARCHITECTS
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PROJECT TITLE:
**TOWNHOUSE PROJECT
FOR GREG LOBBEREGET
600 8TH ST N.W.
ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE:
TRAFFIC CONTROL LAYOUT



DATE
FEB 2015
PROJECT NO.
LOB
DRAWING NO.

CIVIL101

2/1/2015