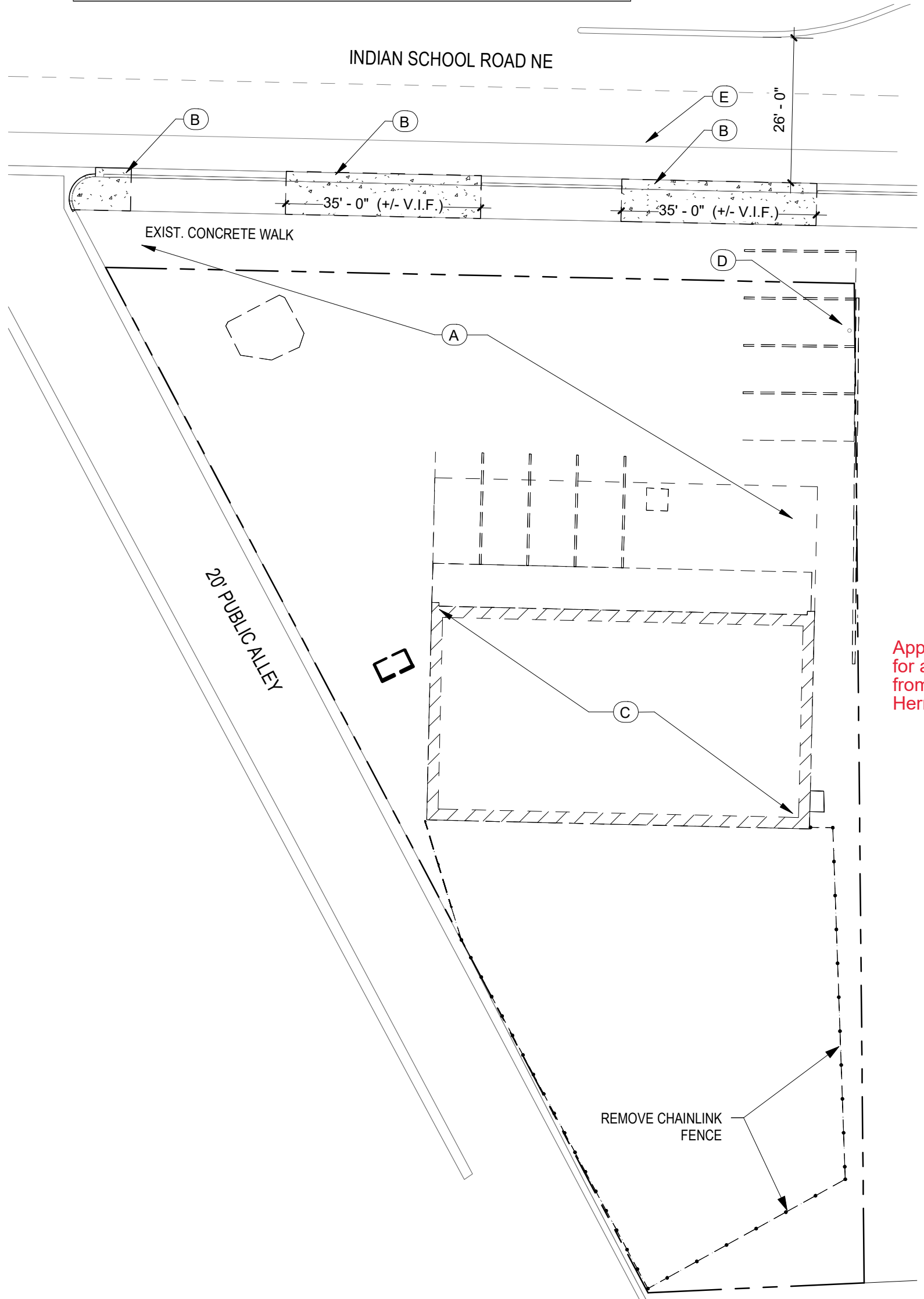
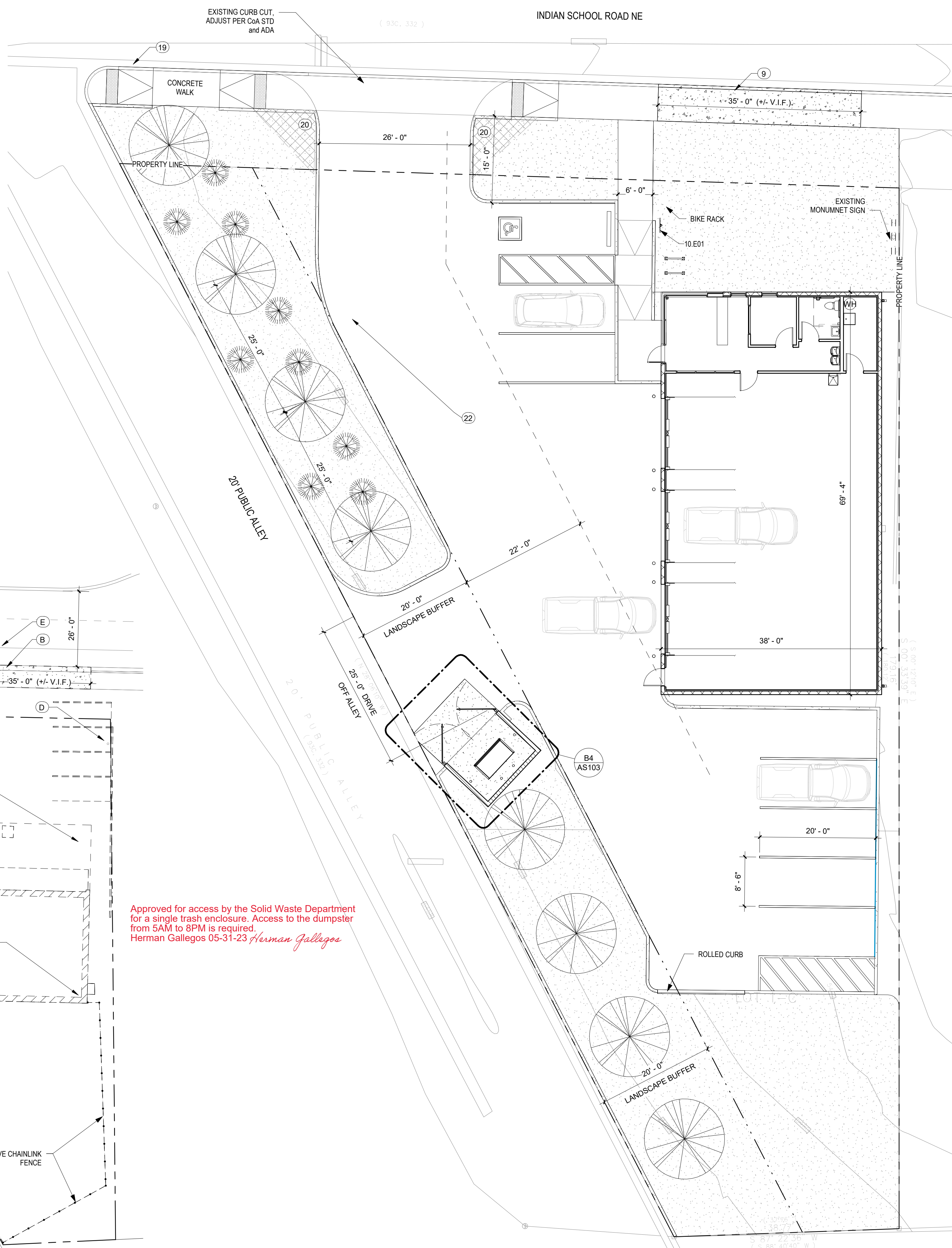


SITE DATA	
LOCATION:	9906 INDIAN SCHOOL RD NE ALBUQUERQUE, NM 87112
LEGAL DESCRIPTION:	LT 1-C BLK 5 PLAT SHOWING LOTS 1-B & 1-C (COMPRISING PORTION OF LOT 1 AND VACATED WESTERLY 22' PORTION OF EUBANK BLVD NE BLOCK FIVE (5) OXSEER HEIGHTS ADDITION CONT 0.3598 AC MIL
OWNER:	TADAY STEPHEN T JR & THERESA A TRUSTEES LVT PO BOX 2064 CORRALES NM 87048-2064
ZONING:	MX-L
ZONE ATLAS PAGE:	J-20-Z
BUILDING CONSTRUCTION:	VB (NON-SPRINKLED)
APPLICABLE CODE:	2015 IBC
TOTAL LOT AREA:	(.3598 AC) 15,633 S.F.
MAX. BUILDING HEIGHT ALLOWED:	38 FEET
BUILDING HEIGHT:	16'-8" FEET
BUILDING FOOTPRINT AREA:	2,584 GSF
OCCUPANCY CLASSIFICATION:	B - BUSINESS
REQUIRED LANDSCAPE (15% GROSS ACREAGE):	.156 ACRES (10,194.15 SF)
PAVED AREA:	6,810 S.F.
LANDSCAPE AREA:	18,963 S.F. .279 (27.9%) of SITE AREA
REQUIRED PARKING:	3 SPACES
LIGHT VEHICLE REPAIR:	1 SPACES / 1000 SF GFA 2,584 S.F. / 1000 SF GFA = 2.58 = 3 SPACES
TOTAL PARKING PROVIDED:	8 SPACES 8 ON-SITE SPACES
REQUIRED H.C. PARKING:	1 SPACES (1 VAN)
H.C. PARKING PROVIDED:	1 SPACES (1 VAN)
BICYLCE PARKING REQUIRED / PROVIDED:	3 / 4
MOTORCYCLE PARKING REQUIRED / PROVIDED:	1 / 1



Approved for access by the Solid Waste Department
for a single trash enclosure. Access to the dumpster
from 5AM to 8PM is required.
Herman Gallegos 05-31-23 *Herman Gallegos*



GENERAL NOTES

- PARKING AND ACCESSIBLE PAVEMENT MARKING AND STRIPING SHALL CONFORM TO THE NEW MEXICO COMMERCIAL BUILDING CODE, SECTION 1110.3.87.2.
- EXISTING BROKEN OR CRACKED SIDEWALK SHALL BE REPLACED WITH NEW SIDEWALK, CURB AND GUTTER. REFER TO COA STD. DRAWING 2415A AND 2430.

VICINITY MAP



REFERENCE KEYNOTES

- DEMO:
- REMOVE - EXISTING ASPHALT PAVING COMPLETE
 - REMOVE EXISTING CURB CUT & GUTTER, CUT/ REMOVE FROM JOINT TO JOINT, PROPERLY DISPOSE TO WASTE. , SEE CIVIL
 - REMOVE EXISTING MASONRY BUILDING AND FOUNDATIONS COMPLETE
 - EXISTING SIGN TO REMAIN
 - EXISTING BIKE LANE IN RIGHT OF WAY

- NEW WORK:
- EXISTING CITY SIDEWALK TO REMAIN
 - EXISTING CONCRETE CURB and GUTTER TO REMAIN
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - NEW CONCRETE CURB, SEE C2/AS-102
 - TIE NEW CURB INTO EXISTING CURB
 - NEW ASPHALT PAVING
 - LINE DENOTES END OF PROPOSED ASPHALT PAVING
 - NEW CONCRETE CURB and SIDEWALK PER CoA STANDARD DETAIL 2430
 - NOT USED
 - NEW SIDEWALK CONNECTION TO PUBLIC SIDEWALK
 - NEW PAINTED PARKING STRIPING
 - PROPOSED LANDSCAPING AREA
 - EXISTING PUBLIC UTILITY EASEMENT
 - ACCESSABLE PARKING SIGN. "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" SEE DETAIL
 - STRIPED ADA AISLE WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1B NMSA 1978
 - ADA PAVEMENT MARKING
 - ADA RAMP. SEE DETAIL B5/AS102
 - ADA SIDEWALK RAMP TYPE C. SEE DETAIL A2/AS-103
 - CLEAR SIGHT 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 THE CLEAR SIGHT TRIANGLE
 - NEW LED SITE LIGHTING W/ FULL CUT OFF, MAX HEIGHT 16' ABOVE GRADE W/ CONCRETE POLE BASE, SEE DETAIL AS102 - B4 and ELECTRICAL.
 - SITE PONDING IN LANDSCAPE AREA
 - MOTORCYCLE PARKING SPACE
 - NEW SITE ENTRANCE PER CoA DETAIL VG-01, SEE AS-103
 - EXISTING FIRE HYDRANT
 - SIDEWALK TURNDOWN SEE DETAIL AS102 - D2
 - CURB RAMP SEE DETAIL AS102 - D3
 - ACCESSIBLE RAMP SEE DETAIL AS102 - C1
 - TRAFFIC STRIPING SEE DETAIL AS102 - D1
 - BICYCLE RACK SEE DETAIL AS102 - D4
 - CONCRETE CURB AND GUTTER SEE DETAIL AS102 - C2
 - CONCRETE PLATWORK SEE DETAIL AS102 - C4
 - CONCRETE PAVING JOINTS SEE DETAIL AS102 - C5
 - CONCRETE SIDEWALK SEE DETAIL AS102 - B1
 - HEADER CURB SEE DETAIL AS102 - B3
 - MOTORCYCLE PARKING SIGN SEE DETAIL AS102 - A1
 - BOLLARD SEE DETAIL AS102 - A2
 - TRASH ENCLOSURE SEE DETAIL AS102 - A3, A4, A5
 - NEW ROLLED CURB, SEE DETAIL B5/AS-103
 - ROLLED CURB TO CURB AND GUTTER TRANSITION
 - NEW 4" THICK SIDEWALK TO MEET CoA STD. SEE PLAN FOR WIDTH
 - SIDEWALK CULVERT PER CoA STD DWG SW-01

SURFACES of PARKING and ACCESS AISLES

- ANSI - 502.5 FLOOR SURFACES
- PARKING SPACES AND ACCESS AISLES SHALL COMPLY SECTION 302 AND SHALL HAVE SURFACES SLOPES NOT STEEPER THAN 1:48 (2% SLOPE)
 - ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE
 - PARKING SPACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT
 - PER 2010 ADA ADVISORY 502.4, BUILT-UP RAMPS ARE NOT PERMITTED TO PROJECT INTO ACCESS AISLES AND PARKING SPACES BECAUSE THEY WOULD CREATE SLOPES GREATER THAN 1:48

CLEAR SIGHT 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 WITHIN THE CLEAR SIGHT TRIANGLE

Stephen Leos Architect
413 2nd st. sw 2nd floor
albuquerque, new mexico 87102
505.681.2329 | www.SLeosArch.com

NOT FOR
CONSTRUCTION

9906 Indian School

9906 Indian School Rd NE
Albuquerque, NM 87112

50% CDs

REVISIONS

NO.	DATE	DESCRIPTION
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SITE PLAN

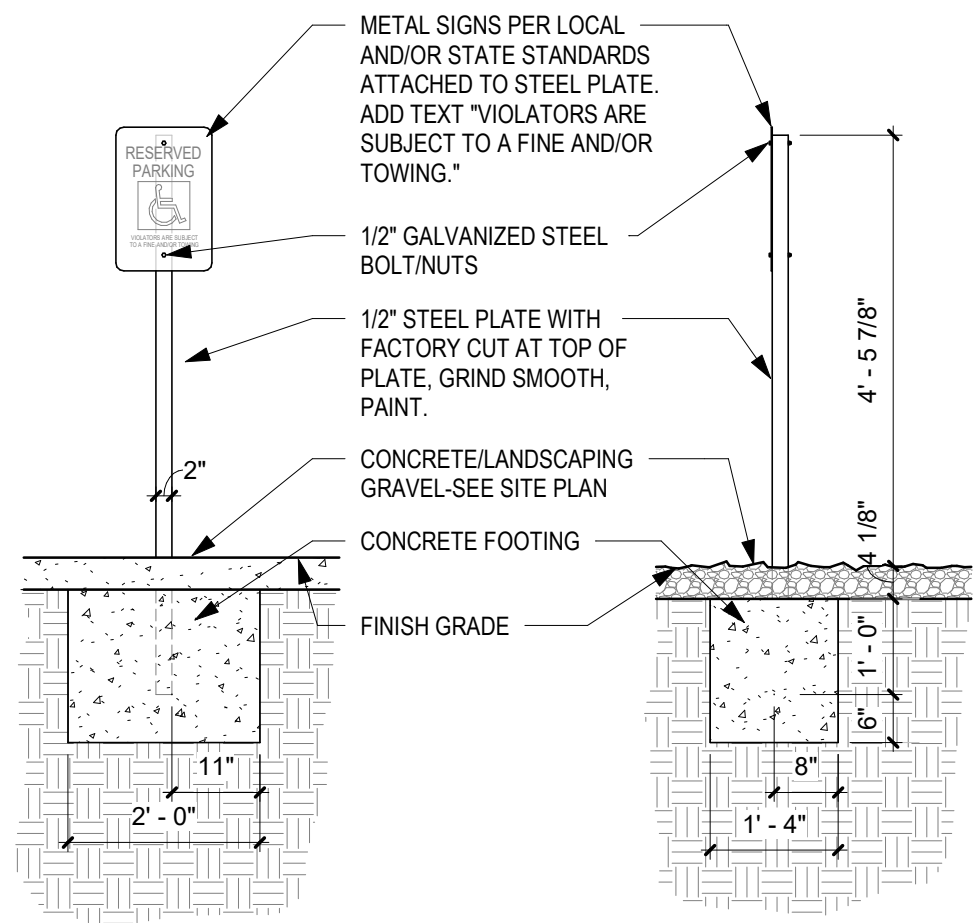
SHEET NO

AS101

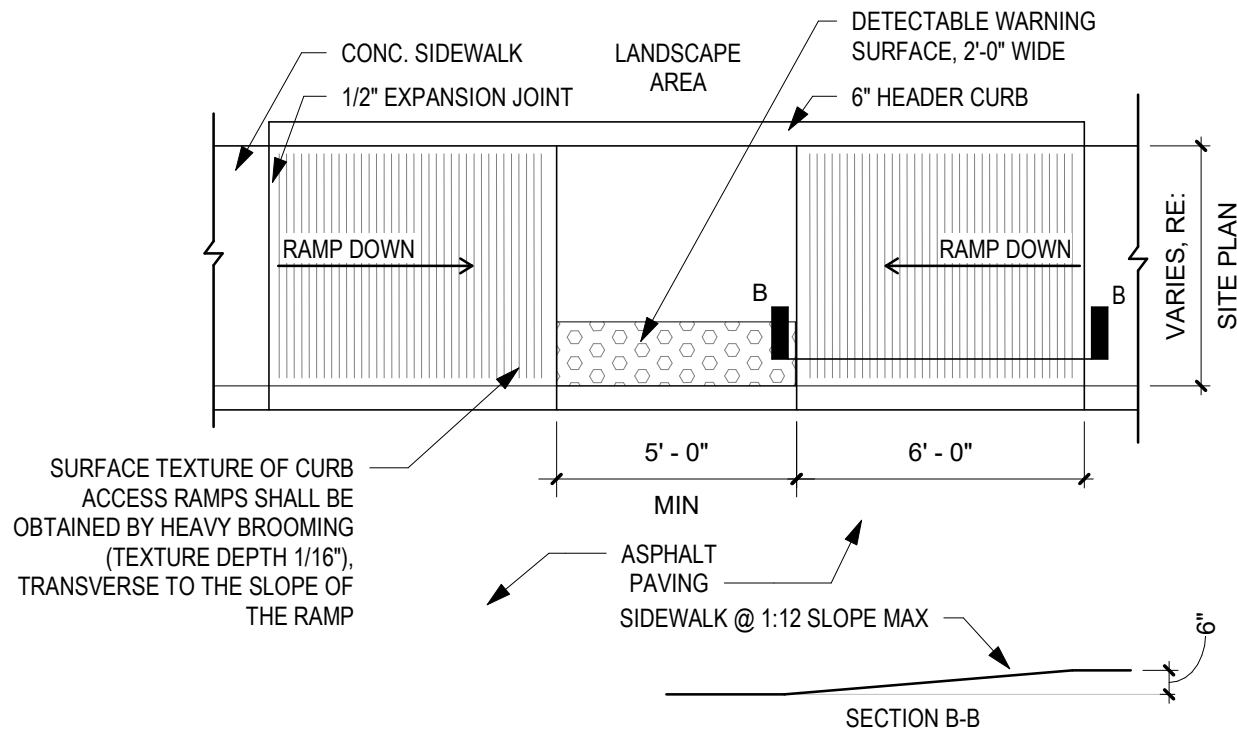
PROJECT NO: 22-26

DATE: MARCH 24, 2023

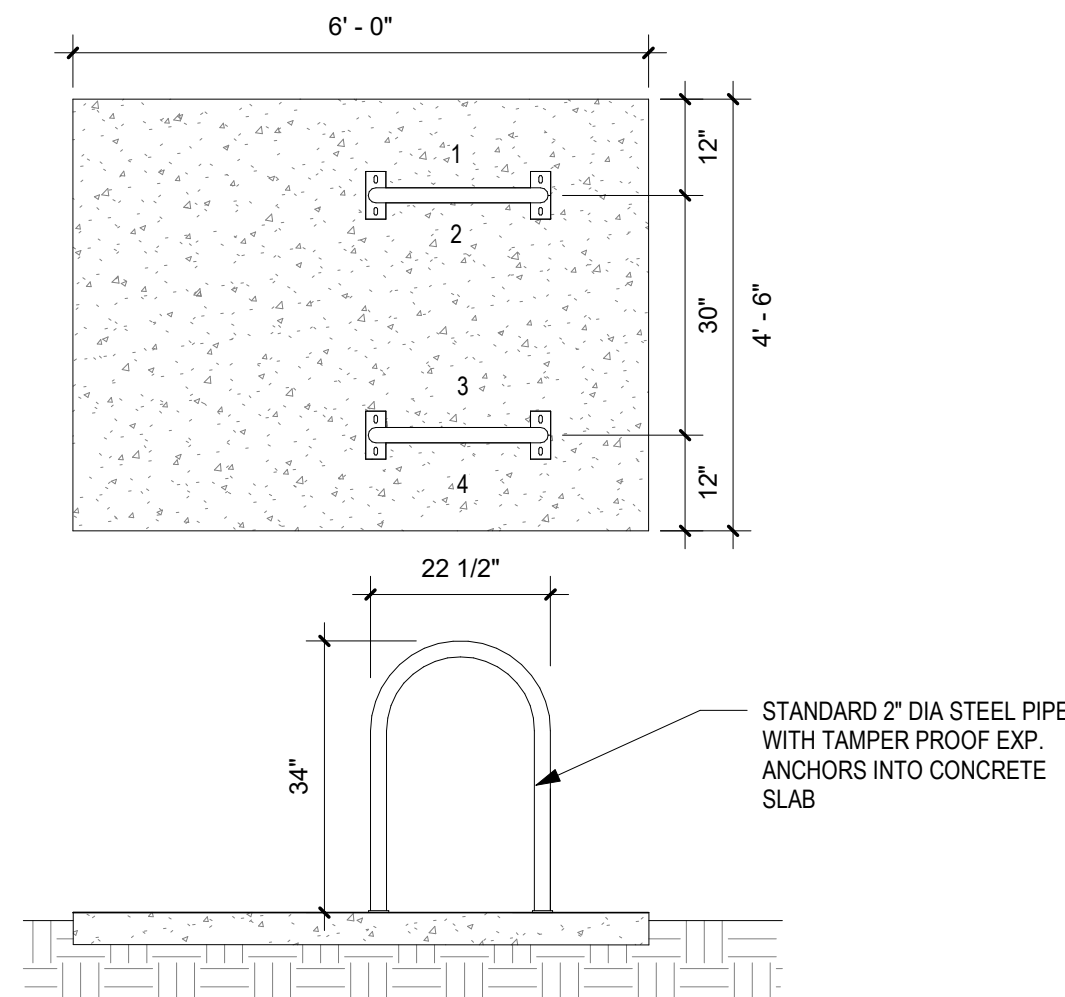
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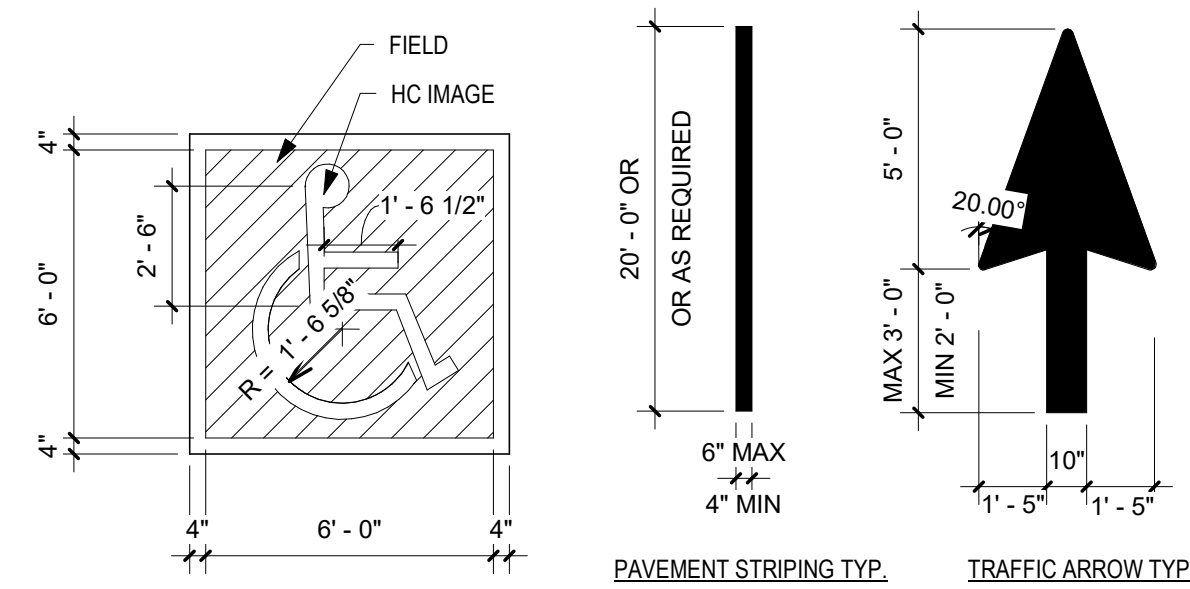
D1 ACCESSIBLE PARK. SIGN
1/2" = 1'-0"



D2 ACCESSIBLE RAMP
1/4" = 1'-0"



D3 BICYCLE RACK DETAIL
1/2" = 1'-0"

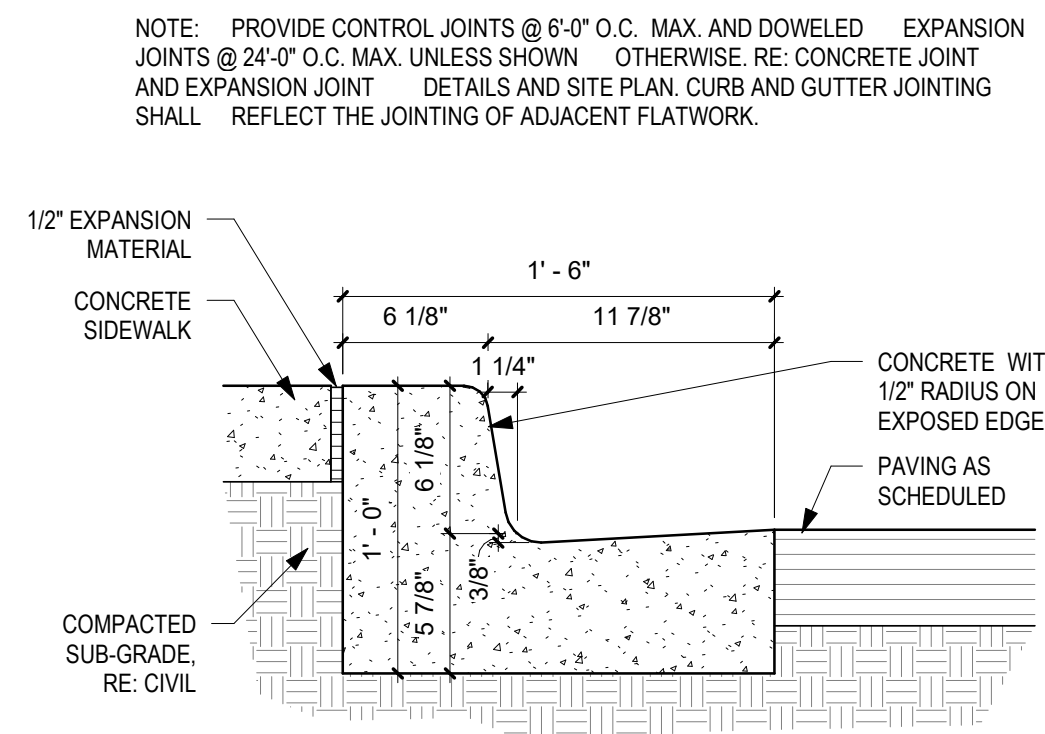


NOTE: CENTER IMAGE IN SQUARE FIELD - PAINT HC IMAGE AND BORDER WHITE, ON A FIELD OF BLUE

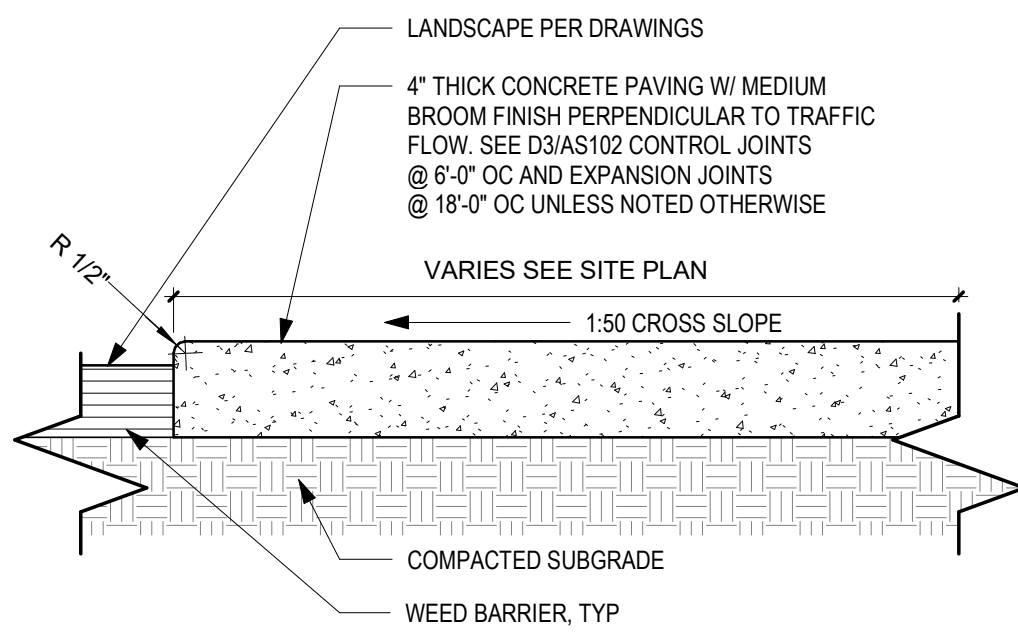
NOTE: USE NON-REFLECTIVE WHITE PAINT, TYP. BUT USE YELLOW ON CONCRETE OR OTHER SURFACES WHERE WHITE PAINT DOES NOT PROVIDE SUFFICIENT CONTACT

ADA PAVEMENT STRIPING NOTE: USE REFLECTIVE BLUE PAINT

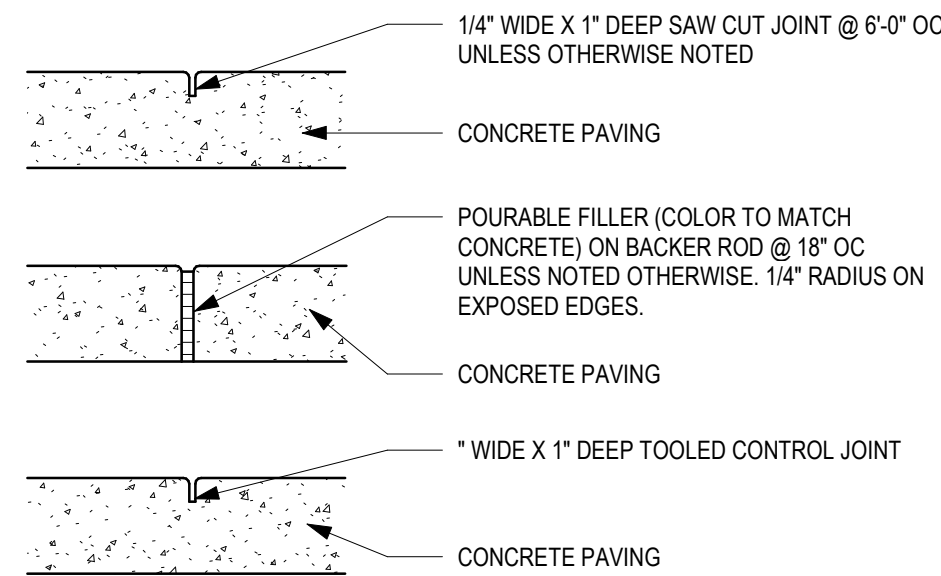
D5 TRAFFIC STRIPING DETAIL
1/4" = 1'-0"



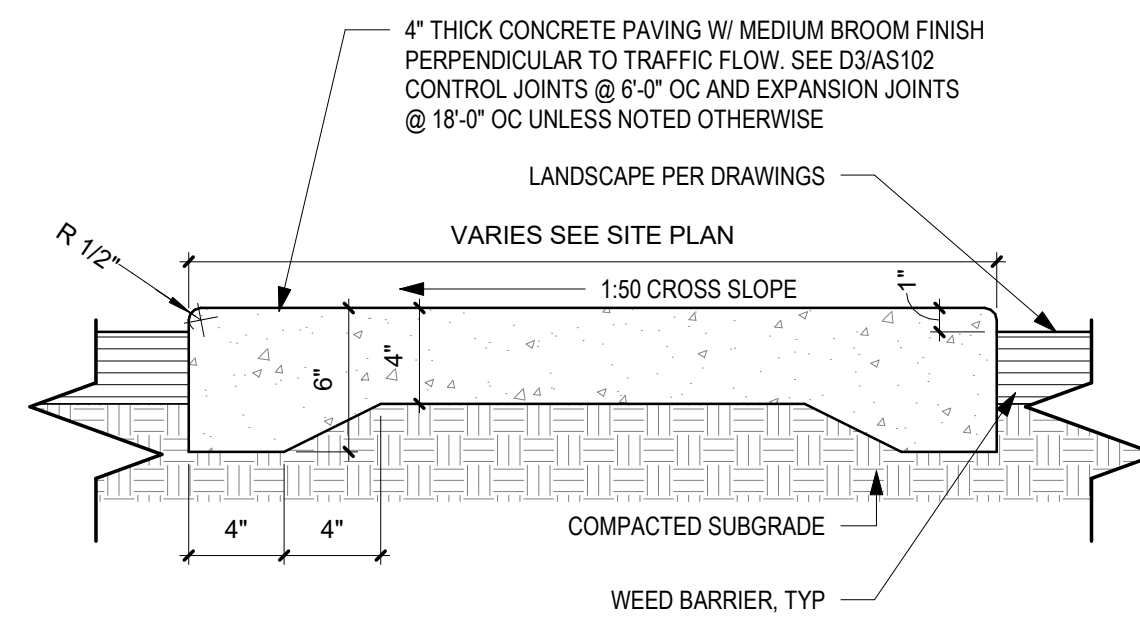
C1 CONCRETE CURB AND GUTTER
1 1/2" = 1'-0"



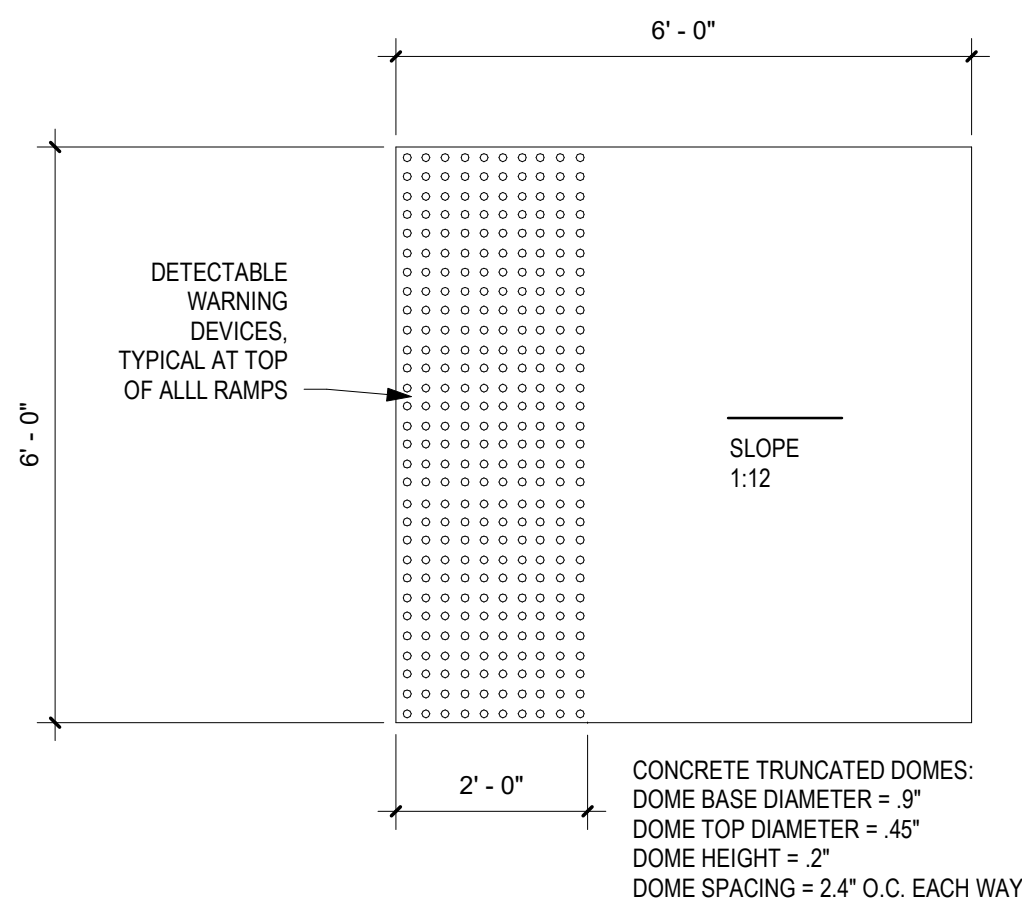
C2 CONCRETE FLATWORK
1 1/2" = 1'-0"



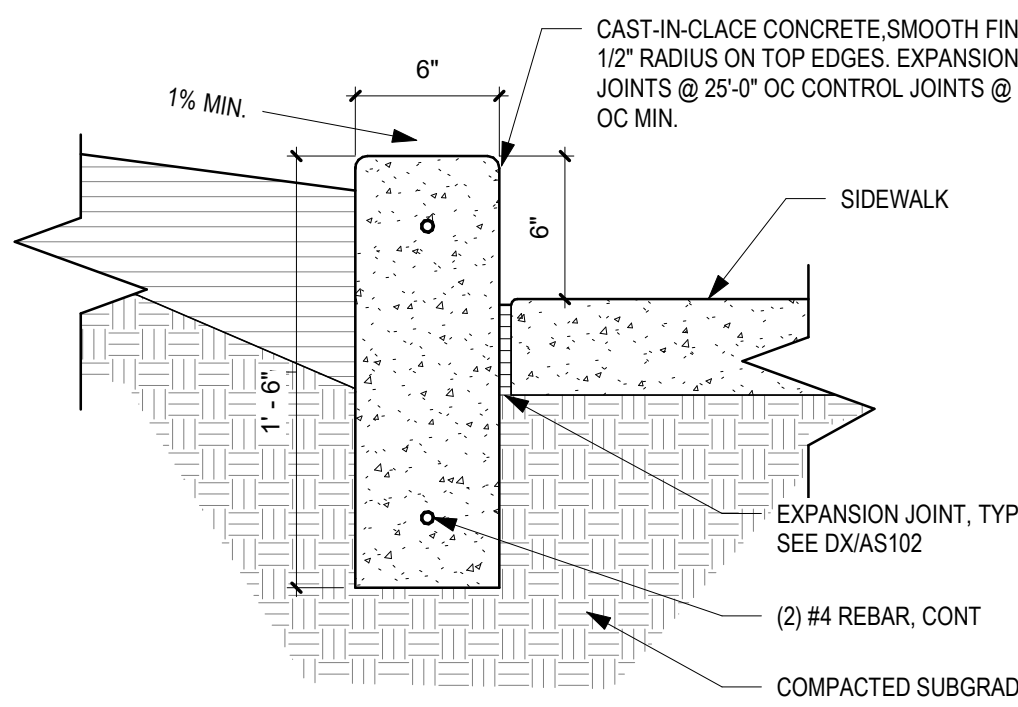
C3 CONCRETE PAVING JOINTS
1 1/2" = 1'-0"



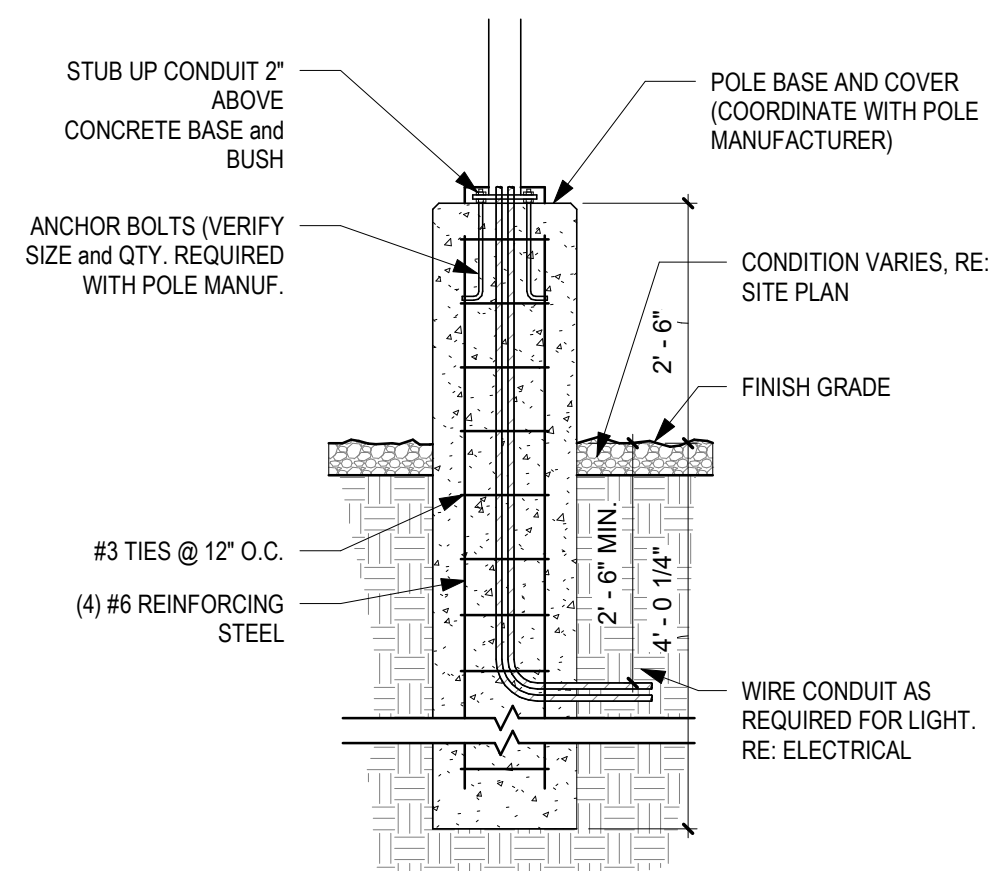
C5 CONCRETE SIDEWALK
1 1/2" = 1'-0"



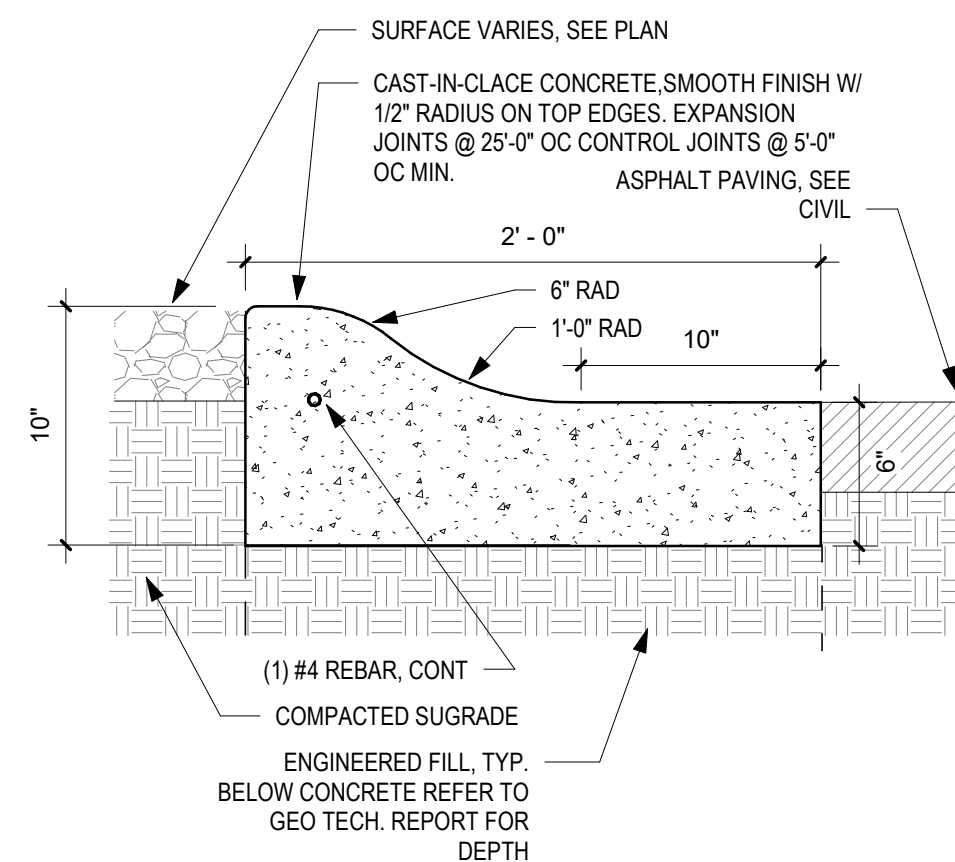
A1 CURB RAMP
1/2" = 1'-0"



A2 HEADER CURB
1 1/2" = 1'-0"



A3 LIGHT POLE BASE
1/2" = 1'-0"



A5 ROLL CURB
1 1/2" = 1'-0"

NOT FOR
CONSTRUCTION

9906 Indian School

9906 Indian School Rd NE
Albuquerque NM 87112

50% CDs

REVISIONS

NO.	DATE	DESCRIPTION
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SITE DETAILS

SHEET NO

AS102

PROJECT NO: 22-26

DATE: MARCH 24, 2023

NOT FOR
CONSTRUCTION

9906 Indian School

9906 Indian School Rd NE
Albuquerque, NM 87112

50% CDs

REVISIONS

NO.	DATE	DESCRIPTION
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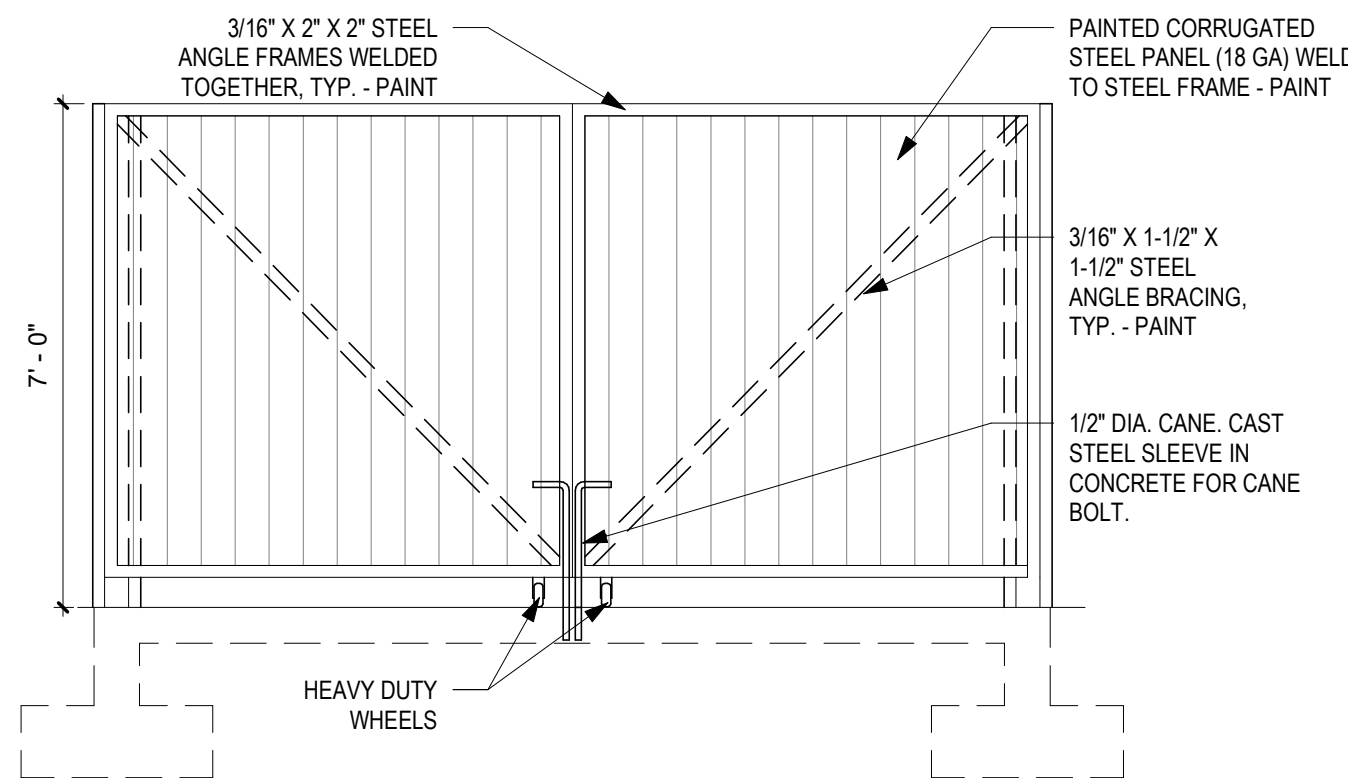
SITE DETAILS

SHEET NO

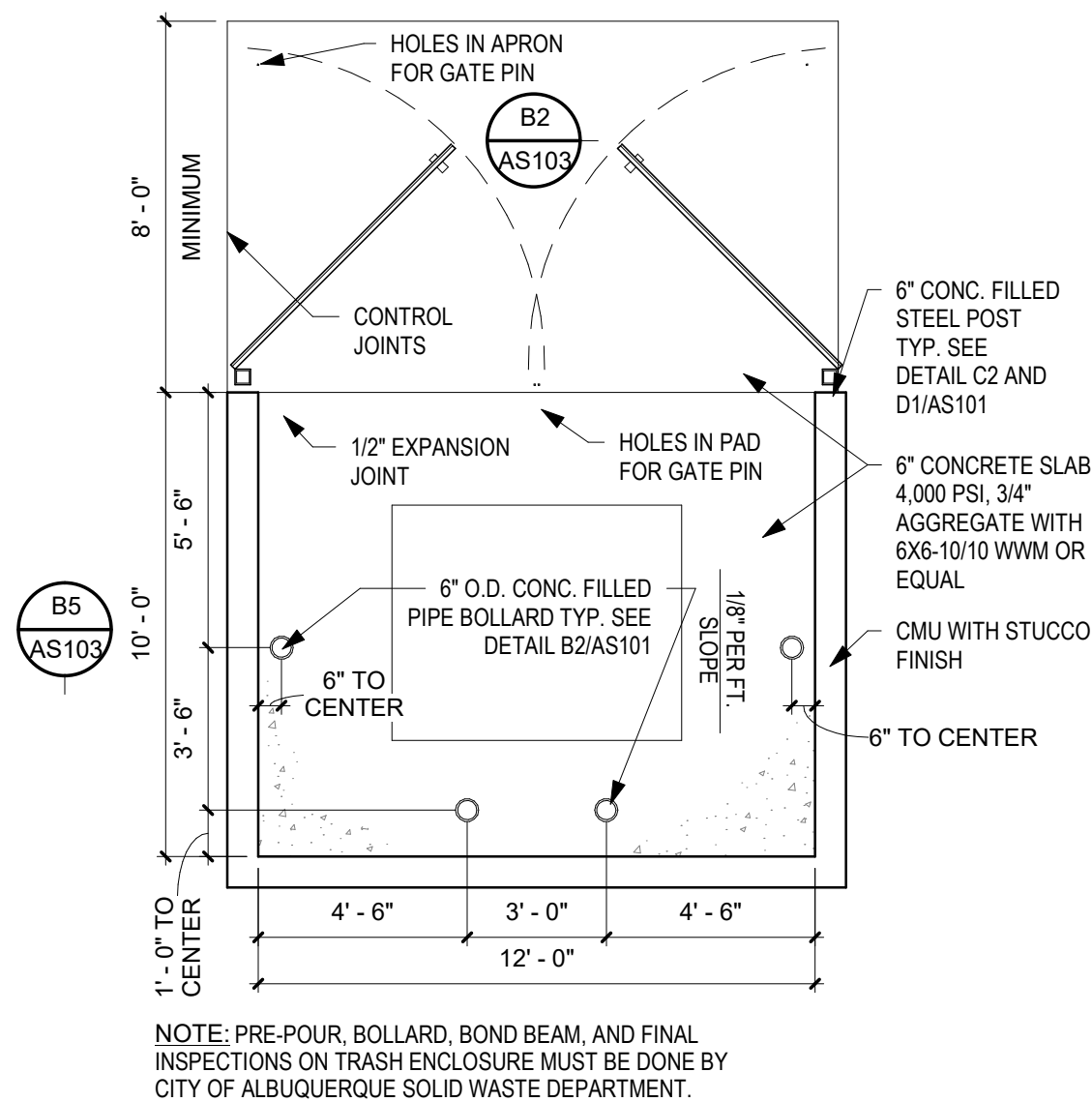
AS103

PROJECT NO: 22-26

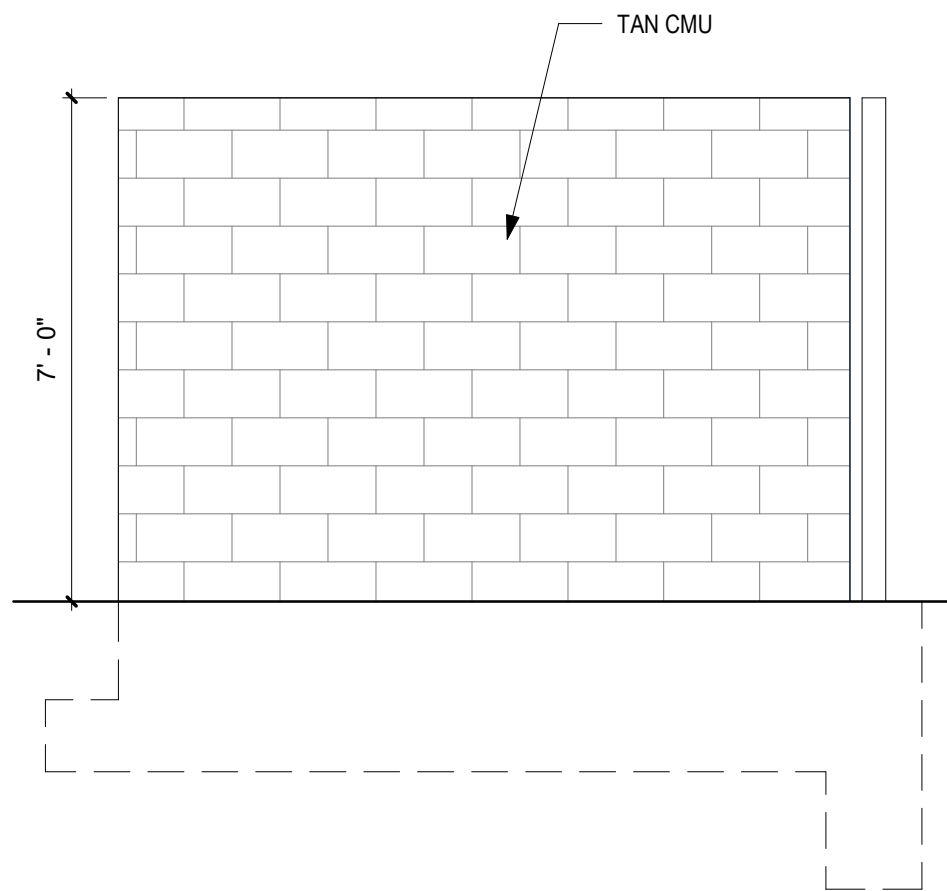
DATE MARCH 24, 2023



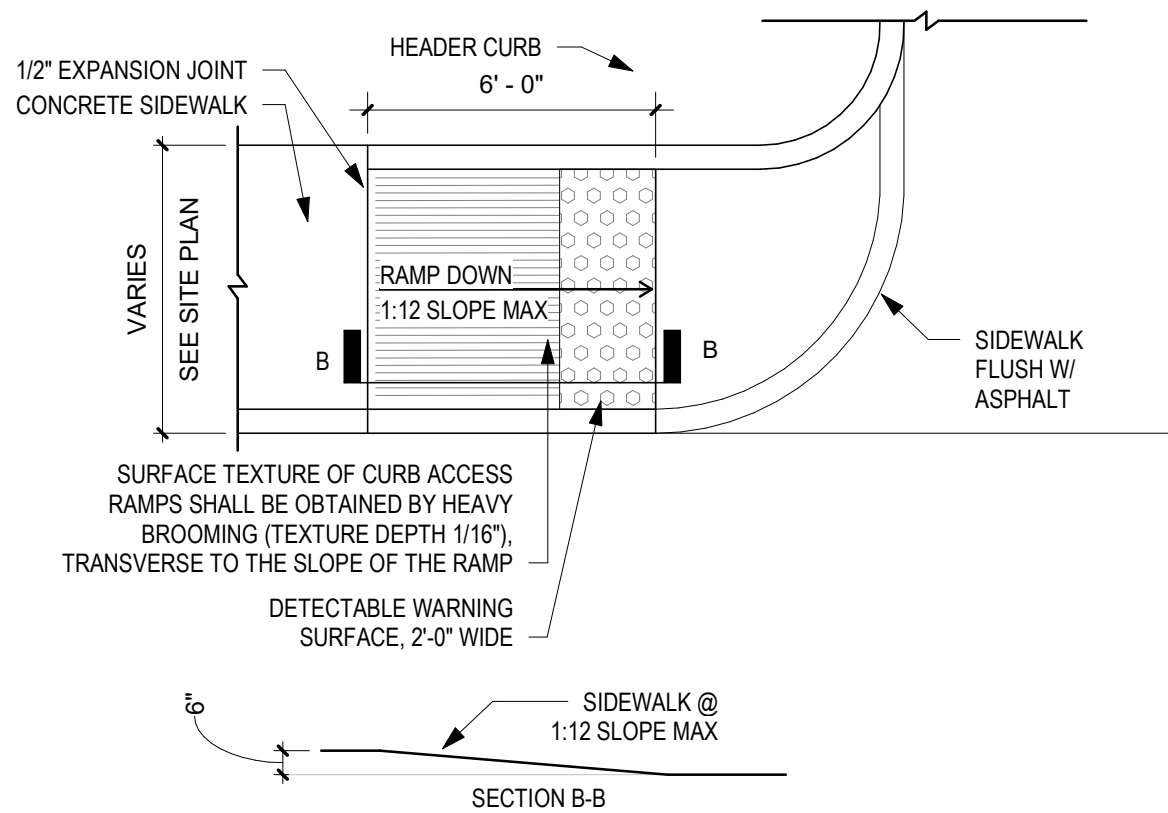
B2 TRASH ENCLOSURE FRONT ELEVATION
3/8" = 1'-0"



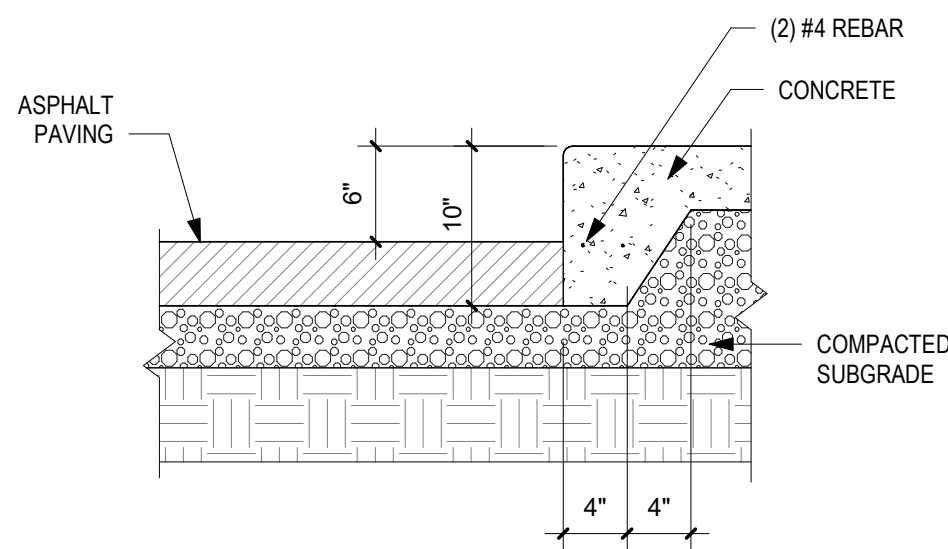
B4 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



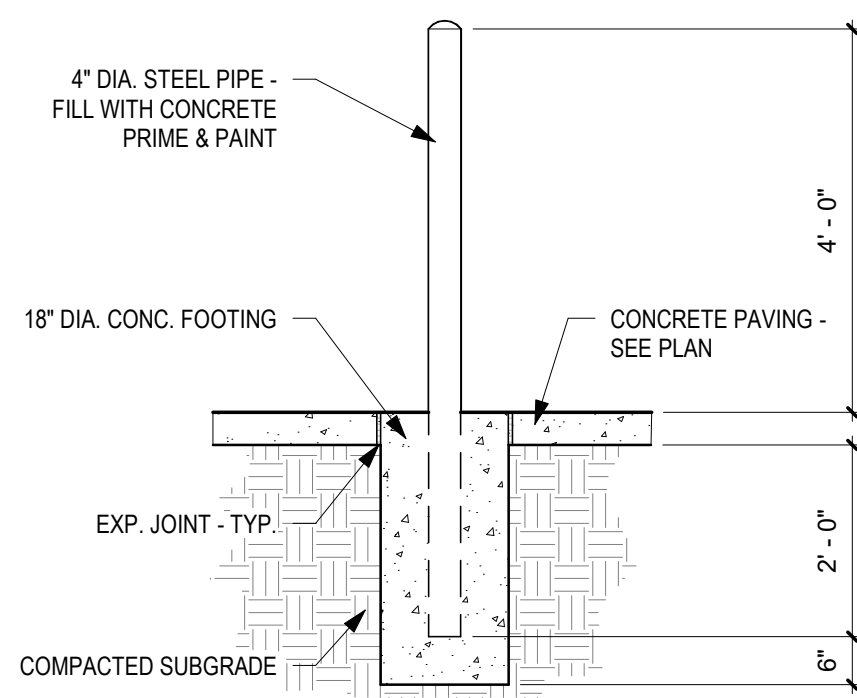
B5 TRASH ENCLOSURE SIDE ELEVATION
3/8" = 1'-0"



A2 ACCESSIBLE RAMP, TYPE C
1/4" = 1'-0"



A4 Sidewalk Turndown Detail
1" = 1'-0"



A5 BOLLARD DETAIL
1/2" = 1'-0"