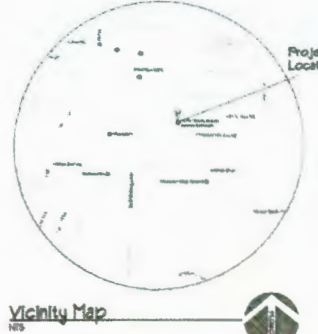
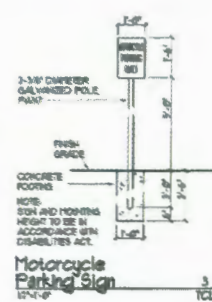
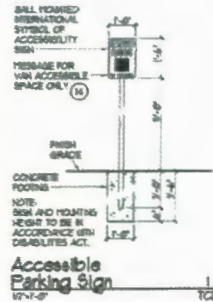
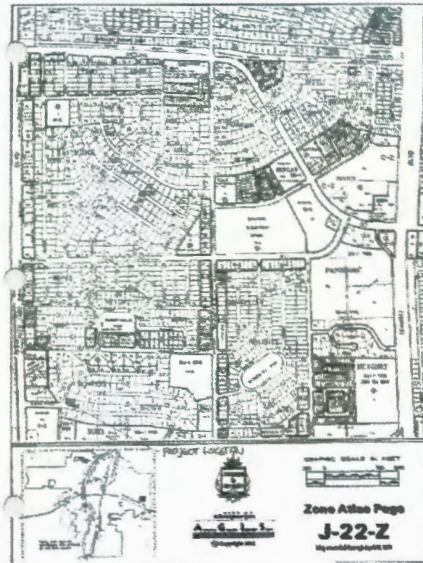


ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.



Kevin Georges & Associates
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Keyed Notes TCL:

- EXISTING CURB CUTS.
- BIKE RACKS WITH 10" x 10" SELLING UNITS (BEDROOMS) X 12" ALL BICYCLE RACKS SHALL BE DESIGNED ACCORDING TO THE FOLLOWING GUIDELINES:
 - THE RACK SHALL BE A MINIMUM 30 INCHES TALL AND 18 INCHES WIDE.
 - THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COPE / TOASTER RACKS ARE NOT ALLOWED.
 - THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
 - THE RACK ALLOW VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
 - THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
 - EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
 - BICYCLE RACKS SHALL BE STURDY AND ANCHORED TO A CONCRETE PAD.
 - A 1'-0" CLEAR ZONE AROUND THE BICYCLE PARKING STALL SHALL BE PROVIDED.
- BIKE RACKS SHALL BE AT LEAST 4 FEET LONG AND 4 FEET WIDE.
- PAVING SHALL BE 4" BLUE LINES AT 36" O.C. AT ACCESSIBLE. 4" WHITE LINES AT 36" O.C. AT ACCESS PAVEMENT.
- PROVIDE "VAN ACCESSIBLE" SIGN PER CITY STANDARDS. SEE ITCL.
- PRECAST PARKING BUFFER.
- PAINT ACCESSIBILITY LOGO PER CITY STANDARDS. SEE ITCL.
- MOTORCYCLE PARKING LABEL. PAVEMENT M.C.
- EXISTING CONCRETE SIDEWALK TO 8" WIDE.
- ACCESSIBLE ENTRANCE.
- CREATE ADA SIDEWALK CURB RAMP PER CITY STANDARDS. (CITY OF ALBUQUERQUE STANDARD DRAWING 2403).
- UPDATE DRIVEWAYS PER ADA CITY STANDARDS. (CITY OF ALBUQUERQUE STANDARD DRAWING 2403A).
- NO PARKING IN CAPITAL LETTERS EACH OF WHICH SHALL BE ONE FOOT HIGH AND TWO INCHES WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHEELS ON ADJACENT VEHICLES REAR TIRE WOULD BE PLACED. (PER 8A-1-1001 NMSA 1978).
- INCLUDE LANGUAGE VIOLATIONS ARE SUBJECT TO A FINE AND/OR TOWING. (PER 86-1-352AC).
- PROVIDE SIGN FOR MOTORCYCLE PARKING ONLY. SEE ITCL.

NO BIKE RACK
REQUIRED

Design Criteria

NOTE: THIS PROJECT WAS ORIGINALLY SUBMITTED FOR PERMIT AND APPROVED (08P-3875-2006) PERMIT WAS NEVER PULLED BY OWNER. PROPERTY WAS SOLD. NEW OWNER WANTS TO PURSUE THE COMPLETION WITH A NEW PERMIT.

A. ZONING DESIGN CRITERIA	
1. LEGAL DESCRIPTION	LOT 1 BLOCK B MONTBRET HAVOR ADDITION, SERRAVALLO COUNTY, NEW MEXICO
2. ZONING CLASSIFICATION	R-1C
3. PERMITTED AND ACTUAL USE	CURRENTLY RESIDENTIAL FACILITY
4. ZONE ATTACH PAGE	J-22-Z
5. PARKING REQUIREMENTS	REQUIRED: 1-1 IN 60'S X 8' X
PROVIDED:	1-3 X



Fire Hydrant Locations

LOT 1 BLOCK B MONTBRET HAVOR ADDITION

TRAFFIC CIRCULATION LAYOUT

APPROVED

11/23/21

Date

Signed

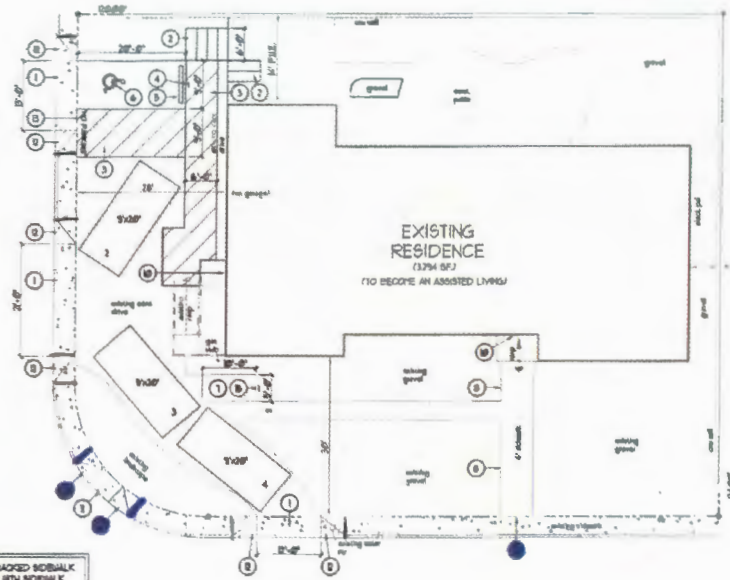
NOTE: EXISTING GRASSES DO NOT EXCEED 8" IN PARKING AREAS.

NOTE: ZONING REVIEW WAS APPROVED THIS PROJECT.

NOTE: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER CITY STANDARD DRAWING 2403 AND 2404.

NOTE: EXISTING SITE PLAN NO CHANGES TO SITE ACCESS, CIRCULATION FOR PARKING AREAS AND DRIVE THROUGH FACILITIES.

Casa Grande Rd. NE
(32' ROW)



Sierra Grande Ave. NE
(32' ROW)

Traffic Circulation Layout

LOT 1 BLOCK B MONTBRET HAVOR ADDITION

100% Construction Documents

Adina Assisted Living
12125 Sierra Grande Avenue NE
Albuquerque, New Mexico

Project Title

Drawn: EB Checked: KEG

Rev: 2017-10 Date: 11/21/21

Drawn By: KEG Checked By: KEG

NEW SHEET FOR PERMIT REVISIONS (11/21/21)

Kevin's one

Architect

Engineer

TCL

TRAFFIC CIRCULATION LAYOUT

Sheet Title

Sheet 1 of 1

J22 - D072