

PARKING REQUIREMENTS

Warm Shell (assuming warehouse use)

1/1,000 GSF
(Warm Shell Assuming Warehouse Use) 17,400=17.4

Total Spaces Required = 17
ADA = 1 (1 Van)
Motorcycle = 3
Bicycle = 3

Total Spaces Required = 18
Total Spaces Provided = 64 + 8 Compact
4 ADA VAN
8 Motorcycle
12 Bicycle

PROJECT AREA

Table 503
BUILDING #1 = 4,350 Sq.Ft. (NON- Sprinkled)
BUILDING #2 = 4,350 Sq.Ft. (NON- Sprinkled)
BUILDING #3 = 4,350 Sq.Ft. (NON- Sprinkled)
BUILDING #4 = 4,350 Sq.Ft. (NON- Sprinkled)

ALLOWABLE AREA = B @ 9,000 sq.ft. / 2 Stories per tables
504.4 / 506.2

MINIMUM LANDSCAPE

per 14-16-5-6
Site Area 1.37 Acres 60,000 sq.ft.
Building Footprint 17,400 sq.ft.
Parking Lot Area 27,630 sq.ft.

Landscape Area Required
15% of 26,988sq.ft. = 6,390 sq.ft.
Landscape Area Provided: = 8,480 sq.ft.

Plant Material

- Chitalpa mature 15' spread 20' hgt.
- Desert Willow mature 15' spread 20' hgt.
- Fountain Grass mature 2' spread 3' hgt.
- Apache Plume mature 4' spread 3' hgt.
- Russian Sage mature 4' spread 4' hgt.

Irrigation System
Irrigation system standards outlined in the Water Conservation Landscape and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system is existing and shall be tested by the contractor and repaired if required.

PROJECT SUMMARY

Construct four warm shell metal buildings.

PROJECT INFORMATION

PROJECT ADDRESS

9561 / 9551 / 9541 / 9531 / 9521 / 9511 Central Ave. NW
Albuquerque, New Mexico 87121

APPLICABLE CODES

2015 International Building Code
2015 Uniform Plumbing Code
2015 Uniform Mechanical Code
2017 National Electrical Code
2018 International Energy Conservation Code

ZONING

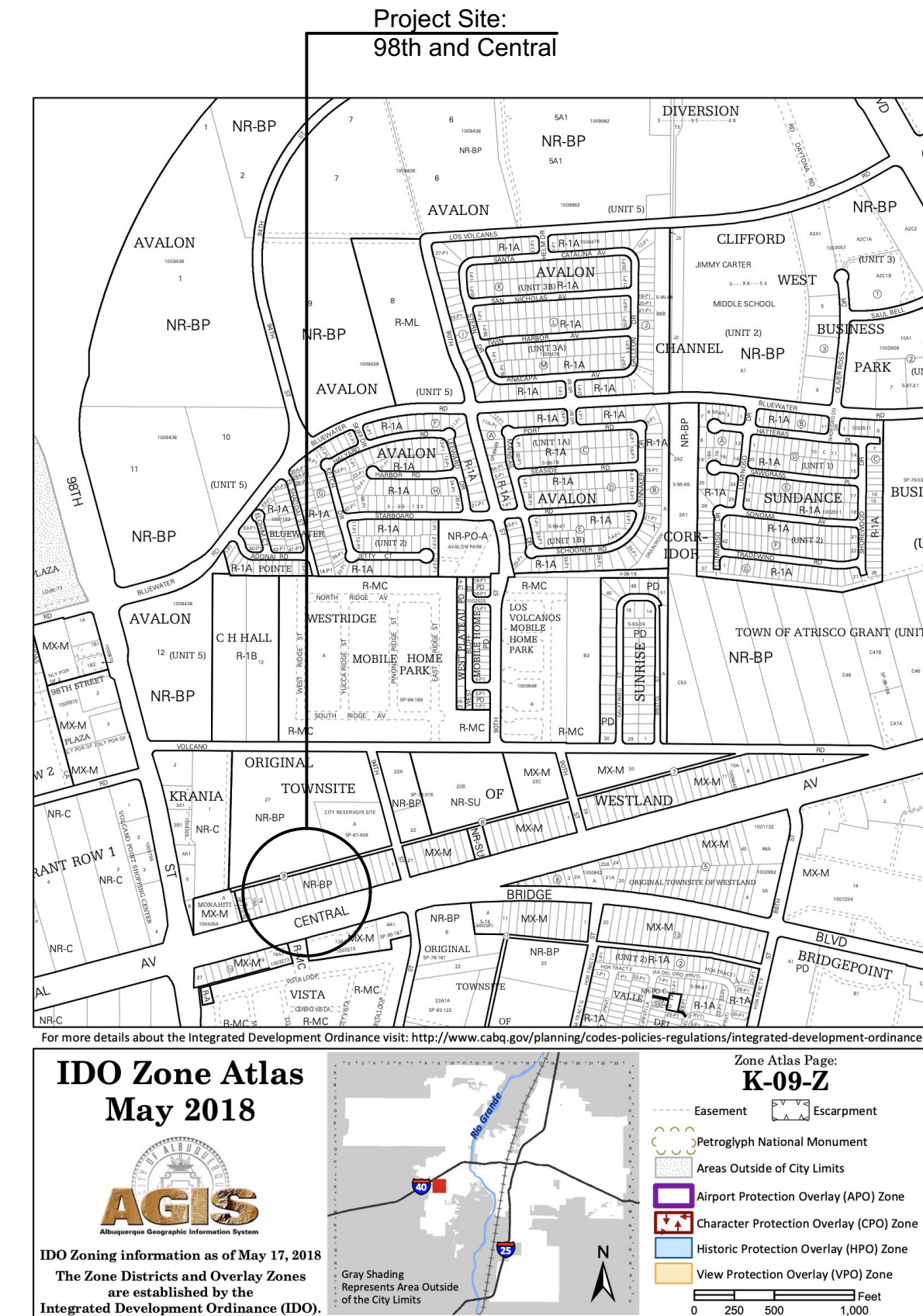
NR-BP

KEYED NOTES

- CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2425
- CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415A SEE DETAIL THIS SHEET
- CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430 SEE DETAIL THIS SHEET
- 6' X 5.75' X 4" H WHEEL STOP. PROVIDE (2) 18" LONG #4 REBAR STAKES AT EA. STOP WITH IN PARKING SPACES AS INDICATED SEE DETAIL THIS SHEET
- ADA ACCESSIBLE PARKING SIGN SEE DETAIL THIS SHEET
- MOTORCYCLE PARKING SIGN SEE DETAIL #4 THIS SHEET WITH WORDS "MC" IN CAPITAL LETTERS 1" HIGH 2" STROKE AS CLOSE TO WHERE ADJACENT VEHICLES REAR TIRE WOULD BE PARKED
- BICYCLE RACK SEE DETAIL THIS SHEET
- PARKING AND DRIVE AISLE FOR FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF APPARATUS WEIGHING AT LEAST 75,000 POUNDS. CONTRACTOR TO PROVIDE ENGINEER DATA FOR APPROVAL.
- PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPPING. SEE INDICATED LAYOUT WITH 3'X3' HANDICAP SYMBOL AND WORDS "NO PARKING" IN CAPITAL LETTERS 1" HIGH 2" STROKE AS CLOSE TO WHERE ADJACENT VEHICLES REAR TIRE WOULD BE PARKED
- ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST INCLUDE A WORK ORDER
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST INCLUDE A WORK ORDER

LEGEND

- PROPERTY LINE
- NEW CONCRETE
- LANDSCAPE AREA



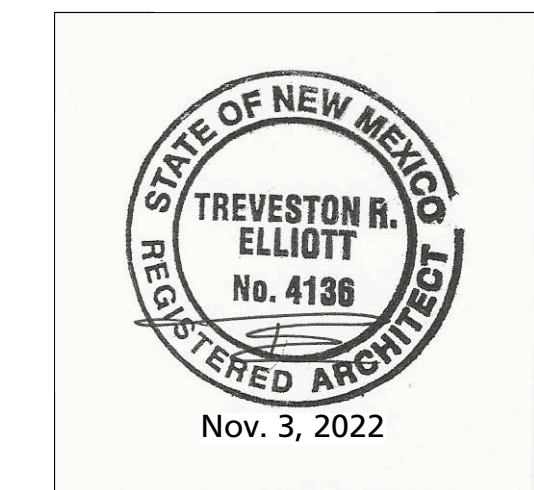
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CONCEPT STUDY

ALBUQUERQUE, NEW MEXICO



Date: Nov. 3, 2022

Sheet: Traffic Circulation Layout

TCL