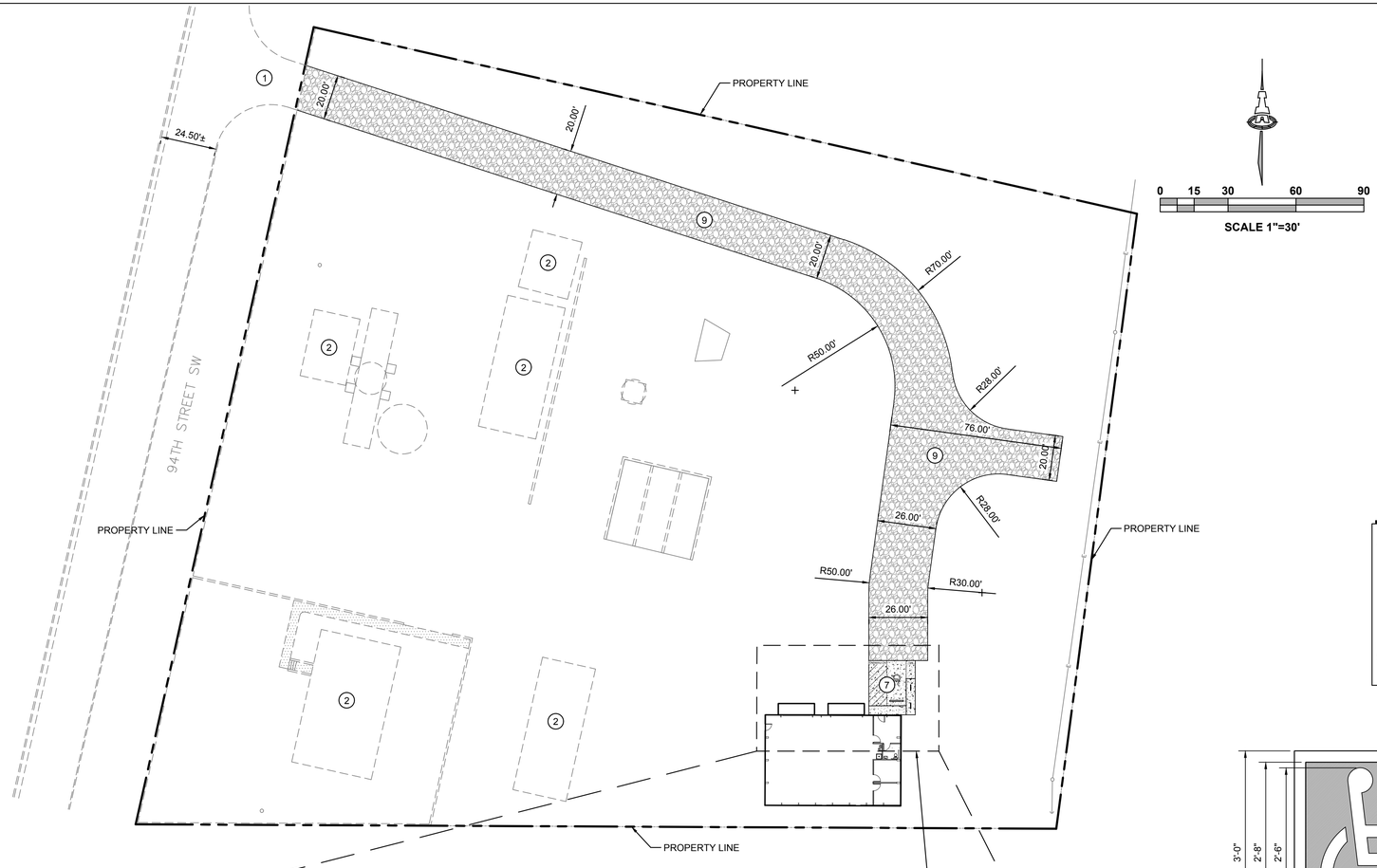
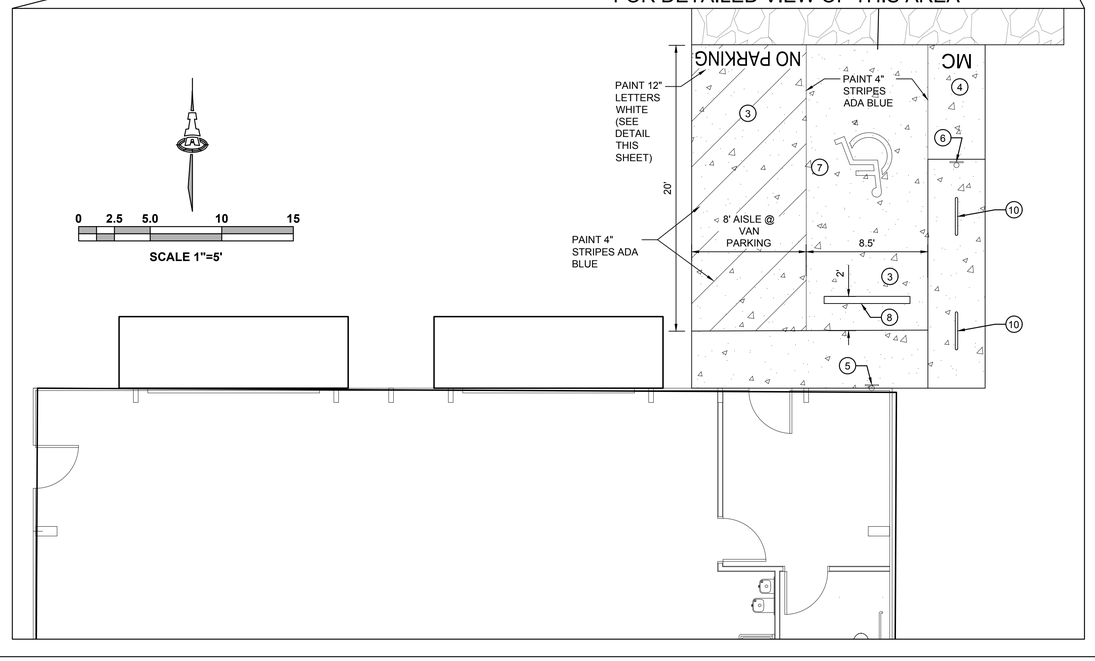




LEGEND

PROPERTY LINE

EXISTING CURB AND GUTTER

ADA SPACE

KEYED NOTES

1. EXISTING ASPHALT PAVEMENT TO REMAIN.
2. EXISTING BUILDING TO REMAIN.
3. ADA PARKING AND ACCESS AISLE STRIPING, SEE DETAILS THIS SHEET.
4. MOTORCYCLE PARKING STRIPING.
5. WALL MOUNTED ADA PARKING SIGN, SEE DETAIL THIS SHEET.
6. MOTORCYCLE PARKING SIGN, SEE DETAIL THIS SHEET.
7. 6" THICK PCC PAVEMENT.
8. PARKING WHEEL STOP.
9. 6" THICK BASE COURSE EMERGENCY ACCESS ROUTE
10. BIKE RACK, SEE DETAIL THIS SHEET.

GENERAL NOTES

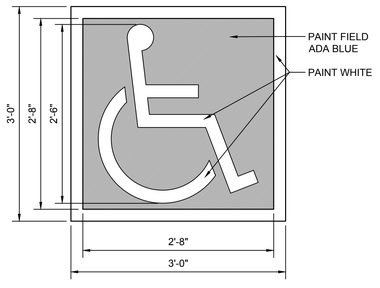
A. DIMENSIONS ARE TO FACE OF WALL, EDGE OF BASE COURSE, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

B. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STD DWGS 2415A-C & 2430.

ACCESSIBLE RAMPS, WALKS & PARKING

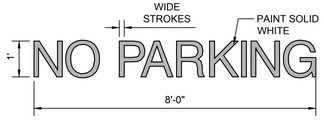
SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%
ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).
ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

EXISTING SIDEWALKS SHALL BE IN SUBSTANTIAL COMPLIANCE WITH ADA STANDARDS OR IT SHALL BE REPAIRED OR REPLACED.



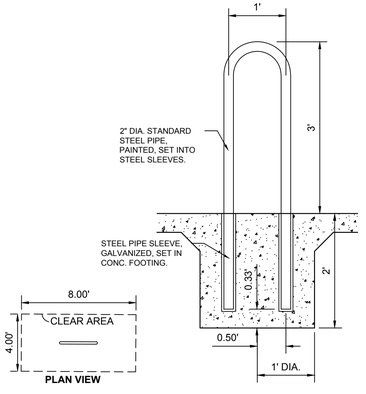
ACCESSIBILITY SYMBOL

SCALE: N.T.S.



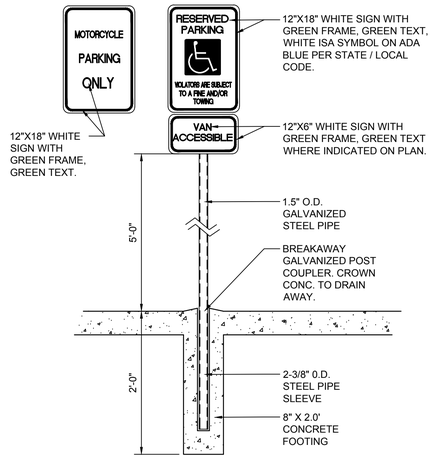
PAINTED 'NO PARKING'

SCALE: N.T.S.



BICYCLE RACK

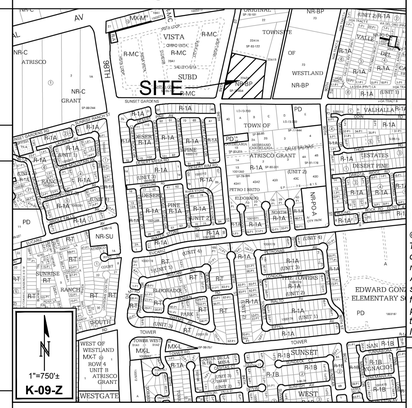
SCALE: N.T.S.



SIGN DETAIL

SCALE: N.T.S.

VICINITY MAP



PROJECT INFORMATION

LEGAL DESCRIPTION: LOT 22-A-2-A, BLOCK 11, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SITE ADDRESS: 202 94TH ST. SW
SITE AREA: 2.185 ACRES

ZONING: NR-GM, GENERAL MAUNFACTURING

PROPOSED DEVELOPMENT: NEW OFFICE BUILDING WITH CORRESPONDING ACCESS ROAD AND PARKING.

ADJACENT ROADWAY SPEED LIMIT:
94TH ST. SW = 25 MPH

ASPEN CONCRETE OVERALL PARKING CALCULATIONS:

PARKING REQUIRED:
PROPOSED HEAVY MANUFACTURING USE:
GROSS FLOOR AREA - 2400 sq. ft.
HEAVY MANUFACTURING PARKING RATE:
1 STALL / 5000 sp. ft. GFA
TOTAL HEAVY MANUFACTURING USE PARKING REQUIRED - 1 SPACE

TOTAL ADA PARKING REQUIRED (BASED ON 54 SPACES REQUIRED)
= 1 ADA PARKING SAPCE (1 VAN)

MOTORCYCLE PARKING REQUIRED (BASED ON 1 SPACE REQUIRED)
= 1 MOTORCYCLE PARKING SPACES

BICYCLE PARKING REQUIRED (BASED ON 1 SPACE REQUIRED):
3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES
= 4 BICYCLE PARKING SPACES

PARKING PROVIDED:
PARKING PROVIDED ON PARKING LOT REDEVELOPMENT:
0 PARKING SPACES
1 ADA VAN PARKING SPACE

Isaacson & Arfman, Inc.
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Albuquerque, NM 87108
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FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
02/05/24
Engineer

Rio Grande Redi-Mix Addition
202 94th St SW
Albuquerque, NM

DESIGN
ISSUE: DEVELOPMENT
PROJECT NUMBER: IA 2527
FILE: -
DRAWN BY: BJB
CHECKED BY: FCA
DATE: 08-08-2022

No	Date	Description

SHEET TITLE

TRAFFIC CIRCULATION LAYOUT

SHEET NUMBER

TCL-101

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