

NON-RESIDENCIAL COMERCIAL ZONE DISTRICT - NRC.

LOT AREA: 92,371 SF

BUILDING A RETAIL AREA: 8,400 SF.
BUILDING B LIGHT VEHICLE REPAIR: 5,644 SF.
TOTAL UNDER ROOF AREA: 14,044 SF.
BUILDING HEIGHT ALLOWED: 38 FT.

PARKING REQUIREMENT PER IDO - BLDG A

PARKING REQUIRED BY IDO TABLE 5-5-1,
GENERAL RETAIL = 4 SPACES/1,000 SQ. FT.
8,400 SF./1,000= 8.4X4 SPACES = 34 SPACES REQUIRED
37 PARKING SPACES PROVIDED -1 SPACE PROVIDED
1 ACCESSIBLE SPACE REQUIRED -1 SPACE PROVIDED
1 MOTORCYCLE SPACE REQUIRED -1 SPACE PROVIDED
3 BICYCLE SPACE REQUIRED -3 SPACE PROVIDED

PARKING REQUIREMENT PER IDO - BLDG B

PARKING REQUIRED BY IDO TABLE 5-5-1,
LIGHT VEHICLE REPAIR = 1 SPACES/1,000 SQ. FT.
5,644 SF./1,000= 6 SPACES REQUIRED -11 SPACES PROVIDED
1 ACCESSIBLE SPACE REQUIRED -1 SPACE PROVIDED
1 MOTORCYCLE SPACE REQUIRED -1 SPACE PROVIDED
3 BICYCLE SPACE REQUIRED -3 SPACE PROVIDED

LANDSCAPING REQUIREMENT PER IDO

I.D.O.PART 14-16-5, DEVELOPMENT STANDARDS
5-6: LANDSCAPING, BUFFERING, AND SCREENING
MINIMUM LANDSCAPE AREA 5-6(C)(2)(a)
LANDSCAPING:
BLDG A AREA: 8,400 S.F.
BLDG B AREA: 5,644 S.F.
14,044 S.F.

TOTAL LOT AREA: 92,371 S.F.
TOTAL BLDGS AREA: 14,044 S.F.
78,327 S.F.

LANDSCAPING REQUIRED: 78,327 S.F. X 15% = 11,750 S.F.
LANDSCAPING PROVIDED: = 18,754 S.F.

KEYED NOTES

1. ACCESSIBLE CURB RAMP PER COA STANDARDS DWG. 2426 STANDARDS REF: DETAIL A8/AS-2.0.
2. 24" TRUNCATED DOMES, TYP.
3. ACCESSIBLE PARKING SIGNAGE PER C.O.A. STANDARDS, REF: DETAIL C1/AS-2.0.
4. PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN (66-1-4.1.8 NMSA 1978). REF: DETAIL A8/AS-2.0.
5. FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE "NO PARKING, FIRE LANE, TYP.
6. 6 FT ACCESSIBLE PEDESTRIAN PATH, TYP.REF. DETAIL A9/AS-2.0
7. LANDSCAPING AREA, REF: LANDSCAPING PLAN
8. MOTORCYCLE PARKING SPACE, PAINTED "MC" (REF DETAIL C3/AS-2.0) WHITE ON PAVEMENT PER C.O.. STANDARD WHERE SHOWN ON PLANS
9. 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A8/AS-2.0., TYP.
10. NEW 4" THICK, CONCRETE SIDEWALK PER C.O.A. STANDARD 2430 REF: DETAIL A5/AS-2.0 TYP.
11. ASPHALT PAVING OVER GRAVEL BASE COURSE.
12. BIKE RACK FOR 3 BICYCLES, REF DETAIL C5/AS-2.0
A. 30" TALL X 18"WIDE.
B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOTE ALLOWED
C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
H. BIKE PARKING SPACES SHALL BE 6'-0" LONG x 2' WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE.
13. MOTORCYCLE PARKING SIGNAGE PER C.O.A. STANDARDS, TYP. REF. DETAIL C3/AS-2.0
14. EXIST. 5 FT WIDE CONC. SIDEWALK. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER, REFERRING TO THE APPROPRIATE CITY STANDARD DRAWING (2430 & 2415A.).
15. HANDICAP SYMBOL PER C.O.A. STANDARDS, TYPICAL (1) PLACE, REF DETAIL C2/AS-2.0.
16. FIRE RISER ROOM WITH FIRE RISER, G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL.
17. G.C. TO PROVIDE AND INSTALL ROOM SIGNAGE AT FIRE RISER ROOM DOOR STATING "FIRE RISER ROOM".
18. G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO FIRE RISER ROOM, MOUNT BOX 5'-0" HIGH A.F.F., TYP.
19. REMOVE EXISTING CURBCUT AND PREPARE FOR NEW 26'-0" C.C. PER C.O.A. STANDARDS DWG 2425A , MATCH EXISTING.
20. SIGHT DISTANCE EXHIBIT. 11'X11' SIGHT TRIANGLE NOTE: 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.
21. NEW 6" RAISED CONCRETE CURB REF DETAIL A6/AS-2.0
22. DUMPSTER ENCLOSURE. REF: DETAIL A1/AS-2.0
23. "MC" ON ASPHALT PAVING IN CAPITAL LETTERS, REF DETAIL C3/AS-2.0.
24. EXISTING FIRE HYDRANT.
25. EXISTING CONCRETE CURB CUT/DRIVE PAD, NO WORK.
26. EXISTING MONUMENT SIGN TO BE REMOVED
27. EXIST. CONC. CURB AND GUTTER.
28. 6" DIA. STEEL BOLLARD, REF. DETAIL A4/AS-2.0.
29. CONCRETE WHEEL STOP, TYP. REF. DETAIL C4/AS-2.0
30. CONSTRUCT NEW 6" RAISED CONCRETE CURB AND GUTTER PER C.O.A. STANDARD DRAWING 2415A.
31. SIDEWALK PLANTER TO BE REMOVED

Approved for access by the Solid Waste Department
for a single trash enclosure for Building A.**Any alterations made to how the Solid Waste Department
accesses the dumpster from the approved site plan will cause delays for final CO sign-off. All containers must be made
accessible between the hours of 5AM and 8PM Herman Gallegos 07-20-23 *Herman Gallegos*

APPROVED FOR ACCESS BY THE SOLID WASTE DEPARTMENT FOR 2 SINGLE TRASH ENCLOSURES

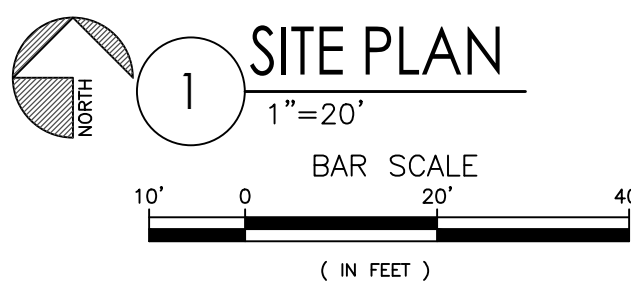
Adrian Jaramillo 09.02.22

BUILDING B
GARAGE
5644 SF.

BUILDING A
RETAIL
8400 SF.

GENERAL NOTES

- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- B. PROVIDE EXPANSION JOINTS IN CONCRETE WALK AT 4' O.C. AND WHERE CONCRETE ABUTS THE BUILDING.
- C. PREMIS IDENTIFICATION - SHALL BE MINIMUM 12 INCHES HIGH x 1 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- D. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F., REF: FLOOR PLANS FOR QUANTITY AND LOCATIONS.
- E. ALL PENETRATIONS THROUGH A FIRE-RATED WALL ASSEMBLY TO BE FIRE-STOPPED WITH THERMAFIBER AS MANUFACTURED BY THERMAFIBER, LLC, WABASH, 46992 OR OTHER APPROVED EQUAL.
- F. ALL EXIT SIGNS AND EMERGENCY LIGHTING SHALL HAVE BATTERY BACK-UP, REF: ELECTRICAL.
- G. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER, REFERRING TO THE APPROPRIATE CITY STANDARD DRAWING (2430 & 2415A.).



VICINITY MAP - C-18-Z
N.T.S.