

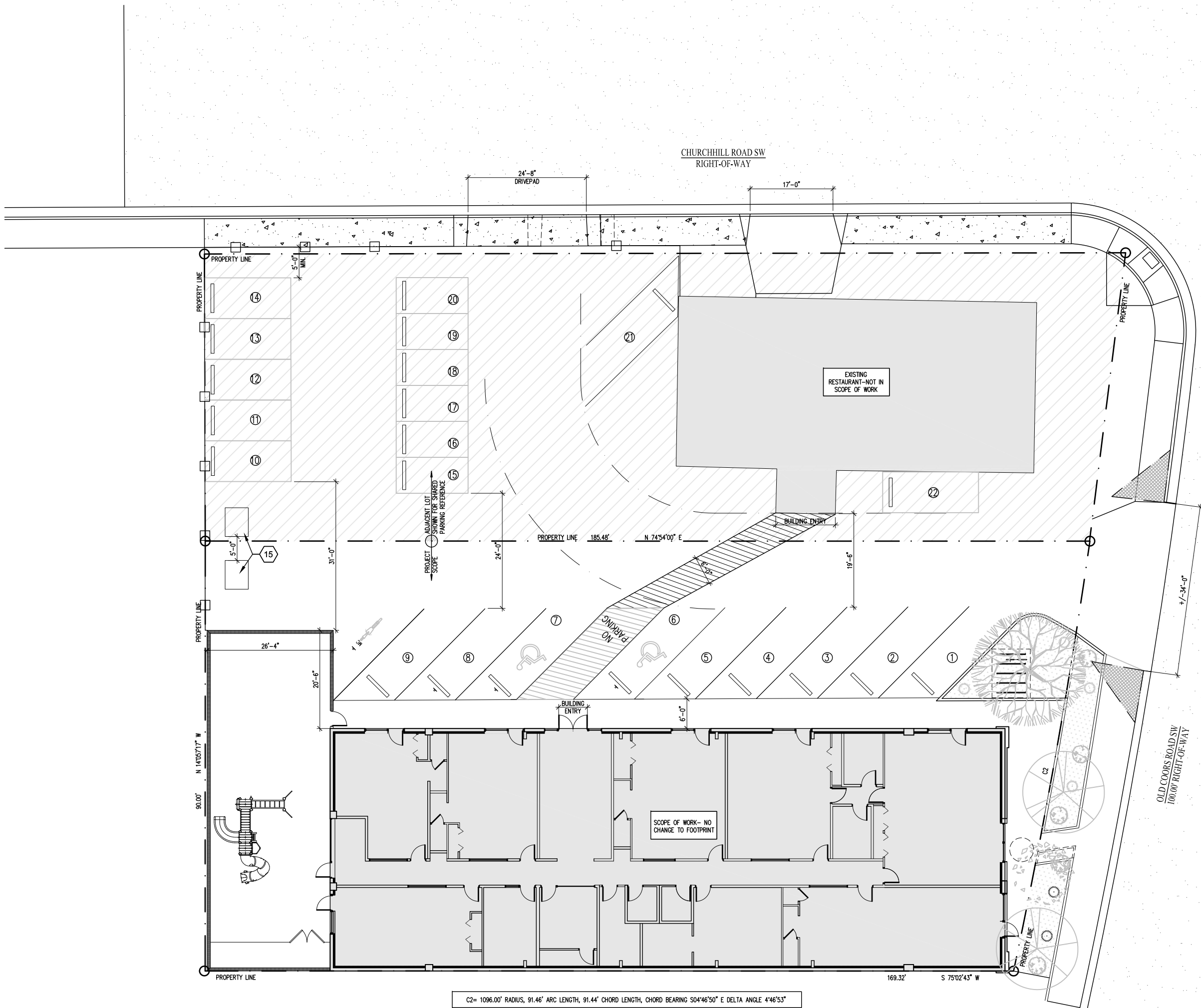
SOLID WASTE DEPARTMENT

APPROVED FOR ACCESS ONLY

2- MAN CREW HAZARD ROUTE

08-03-2021

Javier Ayala



ZONING INFORMATION

ADDRESS:
303 OLD COORS RD. SW.
ALBUQUERQUE NM, 87121

LOT SIZE: .38 ACRES
UPC: 101105736723441220
LEGAL DESCRIPTION: SOUTH 40' OF LOT 99 AND NORTH 1/2 OF LOT 199
ZONING: MX-M PER ZONING AMENDMENT PROJECT#: 2020-004918
USE: DAYCARE

PROJECT INFORMATION/ EXECUTIVE SUMMARY

RENOVATION AND USE CHANGE TO EXISTING WAREHOUSE BUILDING- NEW USE TO BE A DAYCARE FACILITY. NO ADDITIONAL SQUARE FOOTAGE TO BE ADDED. EXTERIOR UPGRADES TO INCLUDE NEW EXTERIOR INSULATION AND STUCCO, NEW WINDOW AND DOOR OPENINGS FOR EGRESS AND DAY LIGHTING, AND NEW MECHANICAL UNITS. INTERIOR UPGRADES TO INCLUDE NEW SPACE ALLOCATION CONSISTENT WITH THE NEEDS OF A DAYCARE FACILITY.

PARKING REQUIREMENTS

EXISTING PARKING LOT TO REMAIN- RESTRIPE AS NEEDED. NO CHANGE TO ACCESS, SIDEWALKS OR DRIVE SURFACE. PER IDO
EXISTING PARKING LOT IS SHARED WITH THE RESTAURANT (EL BRONCO) ON THE ADJACENT LOT. SEE PLAN. A SHARED PARKING AGREEMENT HAS BEEN FILED WITH THE CITY AND INCLUDED FOR REFERENCE.

PBE 1965 BUILDINGS: IDO 14-16-5-5(B)(2)(b)
BUILDINGS CONSTRUCTED IN 1947 AND NO SQUARE FOOTAGE INCREASE THEREFOR DO NOT HAVE TO MEET MINIMUM OFF STREET PARKING REQUIREMENTS EXCEPT THOSE REQUIRED TO SATISFY THE AMERICANS WITH DISABILITIES ACT.

TOTAL SPACES PROVIDED 22 SPACES
SEE BELOW FOR CALCULATIONS:

OFF STREET PARKING REQUIREMENTS: IDO 14-16-5-5 (D) TABLE 5-5-1
RESTAURANT (ADJACENT BUILDING) 8 SPACES PER 1,000 SF. GFA= 2,600 SF/1,000= 20 SPACES
DAYCARE 1 SPACE PER 400 SF. GFA= 7,096 SF/400= 17 SPACES
TOTAL REQUIRED PRIOR TO REDUCTIONS- 37 SPACES

SHARED PARKING REDUCTION: IDO 14-16-5-5-3
FOOD AND BEVERAGE+CIVIC/INST.= 1.2- 37 SPACES/1.2=
TOTAL SPACES 30 SPACES

REDUCTION FOR PROXIMITY TO TRANSIT: IDO 14-16-5-5(C)(5)(c)
REDUCE BY 30% IF PROPOSED DEVELOPMENT IS WITHIN 1,320 FEET IN ANY DIRECTION OF ANY TRANSIT STOP WITH A PEAK SERVICE FREQUENCY OF 15 MINUTES OR BETTER- 1,190 FT. FROM YUCCA STOP SEE MAP
30 SPACES X .30= 9 SPACES=
TOTAL 21 SPACES REQUIRED

PARKING CREDITS: IDO 14-16-5(C)(6)(a)
VAN AND CARPOOL PARKING CREDIT 1 SPACE=4 SPACES
1 PROVIDED- SEE PLAN

TOTAL SPACES REQUIRED FOR THIS PROJECT=
TOTAL 18 SPACES REQUIRED

MOTORCYCLE PARKING: IDO 14-16-5-5(D) TABLE 5-5-4
1-25 SPACES= 1 SPACE REQUIRED- 1 SPACE PROVIDED.

BICYCLE PARKING: IDO 14-16-5-5(E)
NON RESIDENTIAL NOT LISTED= 3 SPACES OR 10% OF TOTAL 2.2 REQUIRED,
5 PROVIDED

OF REQUIRED PARKING SPACES, 9 ARE LOCATED ON SITE (303 OLD COORS) AND 13 ARE LOCATED ON THE ADJACENT PROPERTY (301 OLD COORS). THE TWO LOTS MEET ALL REQUIREMENTS PER IDO 5-5(C)(5)(b)

LANDSCAPING REQUIREMENTS

SEE LANDSCAPE PLAN

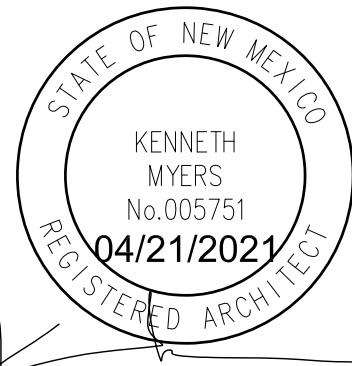
KEYED NOTES

- EXISTING PARKING LOT TO REMAIN- REPAIR AND RESTRIPE AS REQUIRED
- NEW 6'-0" TALL PAINTED CMU WALL PER DETAIL B5/AS102
- NEW MOW CURB AT LANDSCAPE AREA PER DETAIL B4/AS102
- STANDARD PARKING SPACE PER DETAIL D1/AS102- TYPICAL
- ANGLED PARKING SPACE PER DETAIL D1/AS102- TYPICAL
- COMPACT ANGLED PARKING SPACE PER DETAIL D1/AS102-TYPICAL
- HC PARKING SPACE AND STRIPED AREA PER DETAIL D1/AS102- PROVIDE SIGN PER DETAIL D3/AS102
- STRIPED WALKWAY PER DETAIL D1/AS102 HANDICAP ACCESSIBLE
- NEW BIKE RACK PER DETAIL D4/AS102- PROVIDE A MINIMUM 1'-0" CLEAR ZONE AROUND BICYCLE PARKING STALL
- MOTOR CYCLE PARKING SPACE PER DETAIL D1/AS100 PROVIDE SIGN PER DETAIL D3/AS102- MOTOR CYCLE SPACE
- 6'-0" WIDE PEDESTRIAN WALKWAY
- DEDICATED CARPOOL PARKING SPOT- PROVIDE SIGN PER DETAIL D3/AS102
- NEW EXTERIOR STOREFRONT DOOR
- NEW 6'-0" SCREENED FENCE W/ LOCKING GATE
- EXISTING DUMPSTERS TO REMAIN- (2) 4 YARD DUMPSTERS PROVIDE MIN. 5'-0" CLEAR BETWEEN
- NEW KNOX BOX
- EXISTING SIDEWALK TO REMAIN
- EXISTING DRIVE PAD TO REMAIN
- EXISTING CHAINLINK FENCE TO REMAIN
- EXISTING LANDSCAPING AREA- SEE LANDSCAPE PLAN
- EXISTING WALK WAY TO REMAIN
- EXISTING SITE WALL TO REMAIN- REPAIR, PATCH, REPLACE AS REQUIRED
- NEW COURTYARD PLAYGROUND
- NEW CUSTOM STEEL GATE W/ PANIC BAR HARDWARE
- HATCH INDICATES MINI CLEAR SIGHT TRIANGLE (11'-0"x11'-0") AS REQUIRED BY COA DPM CHAPTER 23 SECTION 3.9.5

MY LITTLE WORLD
303 OLD COORS DRIVE
ALBUQUERQUE, NM 87121

PERMIT SET

Architect Stamp:



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Project: MY LITTLE WORLD

Drawn By: KMA Checked By: KMA

Phase: SD

Date: 04/21/2021

ARCHITECTURAL
SITE PLAN
SOLID WASTE

Project Number: 2101

Sheet Number:

AS105