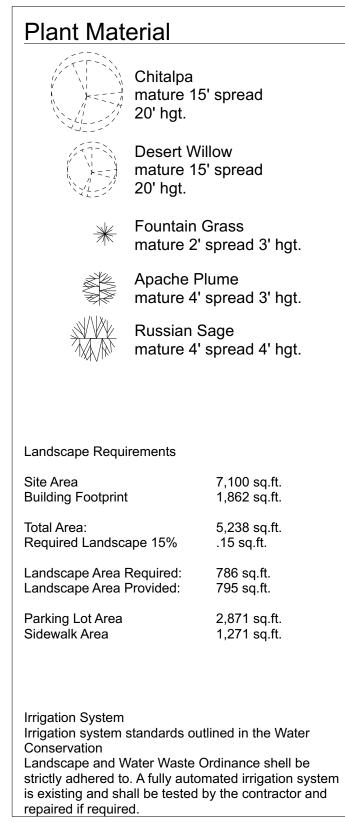
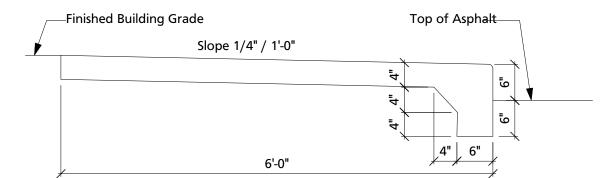


Landscaping, fencing, and signage will not interfere with clear site triangle requirments. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this

All HC ramps to be 1:12 rise max.



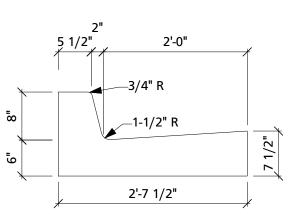


4 Standard Sidewalk Detail Scale: 3/4" = 1'-0"

Per CoA std. dwg 2430 cross slope of 1/4" per foot shall be provided and shall slope towards the direction of the drainage area.

Concrete walks shall have contraction joints at 6' o.c. Intervals. 1/2" Expansion joints shall be installed every 36", unless otherwise shown on plans.

1/2" Expansion joints shall be installed where walk abut rigid

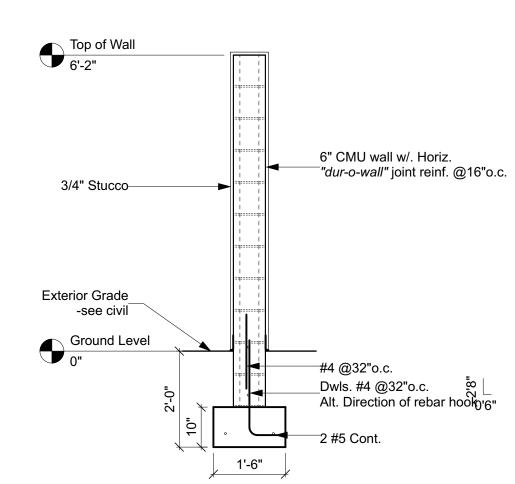


Standard Curb / Gutter Detail Scale: 3/4" = 1'-0"

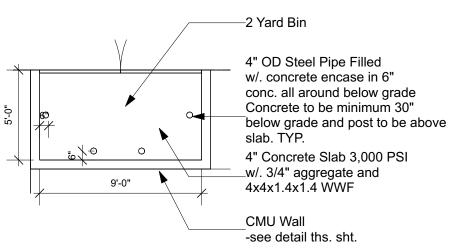
Per CoA std. dwg 2415A Provide 1/2" Expansion joints at 36" o.c. at immovable objects and at the beginning and end of curves

Provide contraction joints at 6' o.c.

All exposed concrete corners to have 3/4" radius.



7 Dumpster Enclosure Wall Detail Scale: 1/2" = 1'-0"



Enlarged Plan - Refuse Bin Slab Scale: 3/16" = 1'-0"

General Note:

PRE POUR INSPECTION REQUIRED BY COA SOLID WASTE DEPARTMENT.

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

City of Albuquerque

Location:

615 Iron St SW

Albuquerque, New Mexico 87102

R-MH Zoning:

Front 15' Setbacks: Side 5' Rear 15'

Height: 48'

285 sq.ft. / 2-bedroom Required Open Space: 1,991 sq.ft. Ground Level

**Unit Size** 

Parking:

Unit #1 = 965 sq.ft.Unit #2 = 965 sq.ft.Unit #3 = 1,016 sq.ft.Unit #4 = 1,016 sq.ft.Unit #5 = 1,027 sq.ft.Unit #6 = 1.027 sq.ft.

1 space / DU up to 2 bedroom Total Spaces required ADA NA Townhouse

Motorcycle NA Residential Bicycle NA Townhouse

= 6

**Total Spaces Required** = 6 **Total Spaces Provided** = 6

R-3 Occupancy:

Construction Type Vb

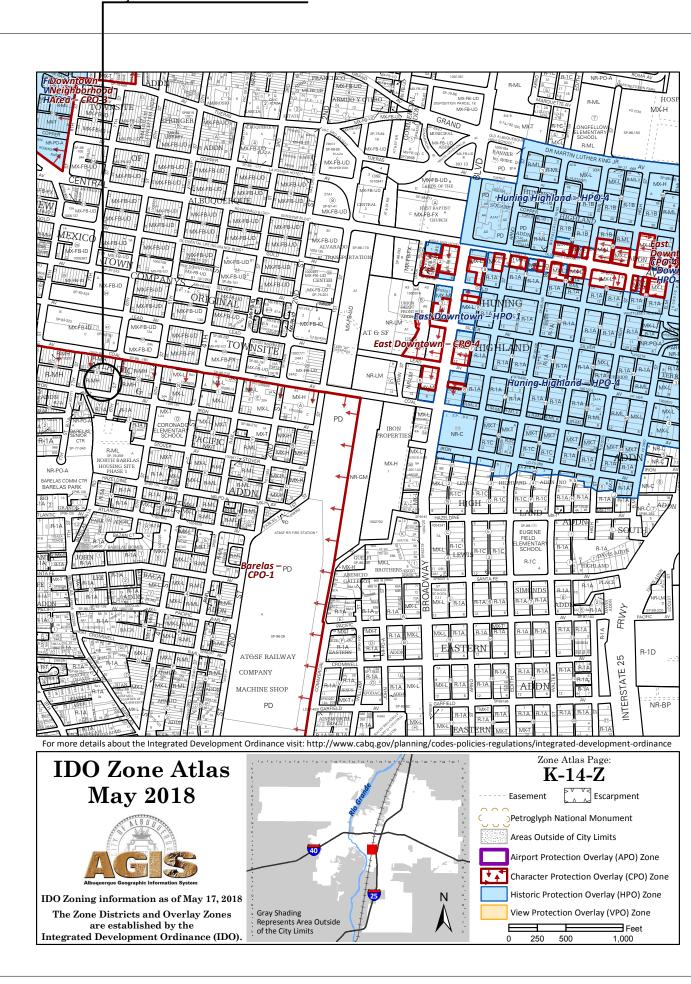
Project Scope: Construct new 6 unit townhome in single building on a single lot.

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

ALL BROKEN OR CRACKED CURB & GUTTER / CURB CUTS AND SIDEWALK TO BE REPLACED PER CoA Std dwg 2415

ALL IMPROVEMENTS LOCATED IN RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER

Project Site 615 Iron Ave. SW



## **GENERAL NOTES**

A. DO NOT SCALE DRAWINGS B. CONTRACTOR TO COORDINATE ALL DRAWINGS PRIOR TO CONSTRUCTION. C. VERIFY EXISTING CONDITIONS IN FIELD. **BRING DISCREPANCIES TO ATTENTION** 

OF ARCHITECT. D. DIMENSIONS ARE TO FACE OF STUDS

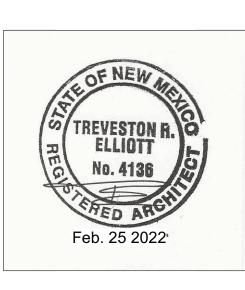
G. ALL SAWN LUMBER TO BE SPRUCE- PINE

UNLESS OTHERWISE NOTED. E. \* DIMENSIONS TO FACE OF FINISH F. ALL CONCRETE TO BE 3,000 PSI MIN.

FIR #2 OR BETTER H. ALL LVL TO BE VERSALAM MEMBERS

TREVESTON ARCHITECT

ron 5 9



Date: Feb. 25 2022

Sheet: Traffic Circulation Layout

**TCL**