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.

GENERAL NOTE

A. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.

PARKING

		AREA/ QUANTITY	IDO 2020 TABLE 6-1-1	SPACES REQUIRED
1) R-1 OCCUPANCY (HOTEL/MOTEL)				
LEVEL 1	GUEST ROOM STANDARD	18		
	GUEST ROOM SUITE	12		
LEVEL 2	GUEST ROOM STANDARD	19		
	GUEST ROOM SUITE	15		
TOTAL		64	1 SPACE / GUEST ROOM	64 SPACES
2) RETAIL USERS				
EXISTING BUILDING LEVEL 1		400 GSF		
NEW NORTH BUILDING		581 GSF		
TOTAL		981 GSF	2.5 SPACES / 1000 GSF	2.45 SPACES
3) RESTUARANT BAR NEW SOUTH BUILDING		2650 GSF	5 SPACES / 1000 GSF	13.25 SPACES
			TOTAL	79.7

PARKING REDUCATION PER IDO 2020 5-5(C) (5) C-1&2

30% + 10% X 79.7 SPACES = 31.8 REDUCTION

79.7 - 31.8 = 47.8 SPACES REQUIRED

37 OFF-STREET PARKING + 11 ON-STREET PARKING = 48 SPACES

MOTORCYCLE PARKING
PER IDO TABLE 5-5-4, FOR ALL USES EXCEPT RESIDENTIAL, 26-25 OFF-STREET PARKING = 2 SPACES REQUIRED
2 SPACES PROVIDED

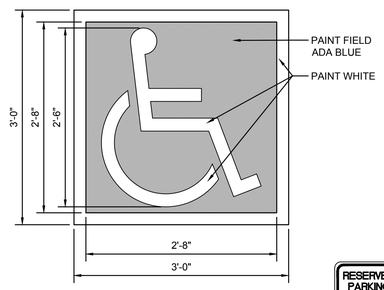
BICYCLE PARKING
PER IDO TABLE 5-5-5, FOR HOTEL/MOTEL USE 2 SPACES + 1 SPACE/6,000 SF. MOTEL = 23,847 SF / 6,000 X 3 SPACES = 12 SPACES REQUIRED
FOR NON-RESIDENTIAL USES, 3 SPACES OR 10% OF REQUIRED PARKING SPACES = 3 SPACES REQUIRED

15 SPACES REQUIRED TOTAL
15 SPACES PROVIDED

SHEET KEYED NOTES

1. PROPERTY LINE
2. EXISTING CITY OF ALBUQUERQUE SIDEWALK TO REMAIN.
3. REFUSE CONTRAINER, ENCLOSURE, AND CONCRETE APRON PER COA STANDARDS. REFER TO 1/AS-501
4. PROVIDE PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY PER DETAIL 3/AS-501 AT ALL ACCESSIBLE PARKING SPACES.
5. ADA 5% SLOPED CROSSWALK PER CIVIL DRAWINGS.
6. 6"X12" DEEP CONCRETE HEADER CURB WITH ONE #4 CONTINUOUS REINFORCEMENT.
7. IN-GROUND TREE AND LANDSCAPE PLANTER
8. NEW 4" THICK CONCRETE PAVING FOR SIDEWALK OR LANDING ON COMPACTED SUBGRADE. REFER TO CIVIL DRAWINGS.
9. EXISTING CONCRETE WALKWAYS TO REMAIN.
10. NEW PARKING LOT STRIPING PER CITY OF ALBUQUERQUE STANDARDS. COLOR TO BE WHITE.
11. EXISTING STRUCTURAL COLUMNS. TYPICAL.
12. PROVIDE NEW CONCRETE WHEEL STOP WHERE INDICATED ON THIS PLAN.
13. SIDEWALK SLOPES DOWN, MAX SLOPE TO BE 1:20.
14. PROVIDE MAXIMUM 2% CROSS SLOPE AT NEW CONCRETE STOOPS, PATIOS, AND LANDINGS.
15. EXISTING EXTERIOR STAIRS.
16. NEW 4' - 4" HIGH CMU PATIO WALL; 8"X8"X16" BURNISHED CMU WTH #4 VERTICAL 32" AND HORIZONTAL TRUSS TYPE DURAWALL REINFORCEMENT. GROUT SOLID ALL CELLS. PROVIDE 4"X6"X16" SOLID CMU CAP BLOCK AT THE TOP OF THE WALL. ALL STRUCTURAL FACING BLOCKS SHALL BE BURNISHED. COLOR TO BE SELECTED BY ARCHITECT.
17. EXTEND PAVING TO MATCH EXISTING PUBLIC SIDEWALK PAVING.
18. 4' - 4" HIGH CONCRETE BREEZE BLOCK PATIO GUARDRAIL WITH BLOCK TYPE 3. PROVIDE HORIZONTAL AND VERTICAL REINFORCEMENT. PROVIDE 4"X6"X16" SOLID CONCRETE CAP BLOCK TO MATCH COLOR AND FINISH OF BREEZE BLOCK.
19. 4' WIDE X 6' HIGH STEEL GATES. G001, G002, G005 SHALL HAVE EXIT DEVICES. GATES G003 AND G004 SHALL HAVE EXTERIOR LOCKSET WITH STOREROOM FUNCTION.
20. NEW CONCRETE RAMP FOR DELIVERIES. REFER TO STRUCTURAL FOUNDATION DRAWINGS AS PART OF PERMIT BP-2021-48452.
21. NEW CONCRETE STAIRS AND STOOP. REFER TO STRUCTURAL FOUNDATION DRAWINGS AS PART OF BUILDING PERMIT BP-2021-48452.
22. MECHANICAL EQUIPMENT YARD.
23. 36" WIDE X 4' - 8" HIGH METAL LOUVERS WITH PAINTED FINISH. COLOR TO BE CHOSEN BY ARCHITECT.
24. INFILL EXISTING DRIVEWAY WITH LANDSCAPING. REFER TO CIVIL DRAWINGS AS PART OF SEPARATE FOUNDATION PERMIT BP-2021-48452.
25. NEW CONCRETE VALLEY GUTTER PER COA STD DWG #2420 TO BE CONSTRUCTED BY PUBLIC WORK ORDER PLANS.
26. NEW CONCRETE DRIVE PAD PER COA STD DWG #2425A. SEE SHEET CP-101.
27. DASHED LINE INDICATES ROOF OVERHANG ABOVE.
28. POST MOUNTED TRAFFIC SIGN PER CITY OF ALBUQUERQUE STANDARDS. TEXT SHALL NOTED PER SIGN LOCATION ON THIS PLAN.
29. EXPAND EXISTING CITY OF ALBUQUERQUE SIDEWALK TO 10'-0" WIDE. MATCH EXISTING PAVING.
30. BICYCLE RACK. REFER TO DETAIL 2/AS-501-2
31. REINSTALL PLANTS AND IRRIGATION LINE, AND ROCK COVER BACK AFTER EXPANDING SIDEWALK.
32. SAW-CUT EXISTING DRIVEPAD PER COA STD 2425A. SEE SHEET CP-101.
33. CITY RIGHT OF WAY. REFER TO CIVIL DRAWINGS.
34. GUTTER CURB. REFER TO CIVIL DRAWINGS.
35. NEW FIRE HYDRANT. REFER TO CIVIL DRAWINGS AND FIRE 1 PLAN.
36. ADA ACCESSIBLE PATH PER COA STD. DWG 2425A 6' WIDE AT 1-1/2% CROSS SLOP, 2% MAX. REMOVE AND REPLACE ESITING PAVING AS NECESSARY TO ACHIEVE THE SIDEWALK CROSS SLOPE.
37. 6" H ADA PARKING SIGN - REFER TO SHEET AS-501-2. SIGNAGE TO READ "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER 66-7-352.4C NMSA 1978.
38. 6' H 'MOTORCYCLE ONLY' PARKING SIGN. LABEL PARKING STALL WITH 'MC'.
39. COMPACT SPACE. PLACE THE WORD 'COMPACT' ON THE PAVEMENT OF EACH SPACE.
40. CLEAR SIGHT TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENT. THEREFORE SIGNS, WALL, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGNT TRIANGLE.
41. NEW SIDEWALK AND STANDARD CURB & GUTTER PER COA STD DWGS #2430 AND #2415A. SEE SHEET CP-101.
42. ALL ADJOINING BROKEN OR CRACKED SIDEWALK OR CURB & GUTTER MUST REPLACED WITH NEW SIDEWALK AND STANDARD CURB & GUTTER PER COA STD DWGS #2430 AND #2415A. SEE SHEET CP-101.
43. REFLECTIVE WHITE THRU ARROW
44. ASPHALT PAVING
45. CONCRETE PAVING
46. "ONE WAY" PAVEMENT MARKING
47. "DO NOT ENTER" PAVEMENT MARKING

ADA COMPLIANCE

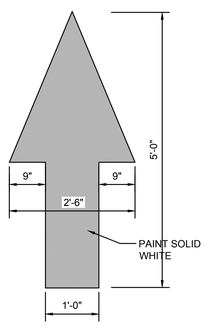


ACCESSIBILITY SYMBOL

SCALE: N.T.S.

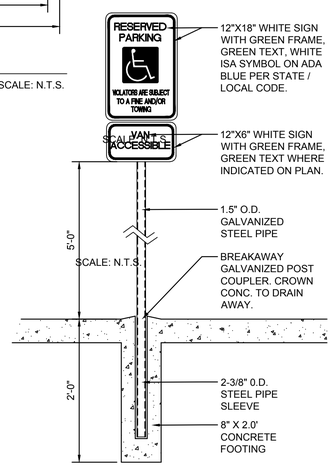
TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Armijo — Signed
9/19/2022 — Date

VICINITY MAP



PAINTED TRAFFIC ARROW

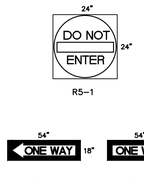
SCALE: N.T.S.



SCALE: N.T.S.

ADA PARKING SIGNAGE

SCALE: N.T.S.



SIGN FACES

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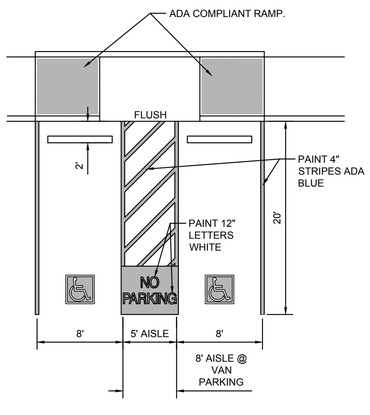
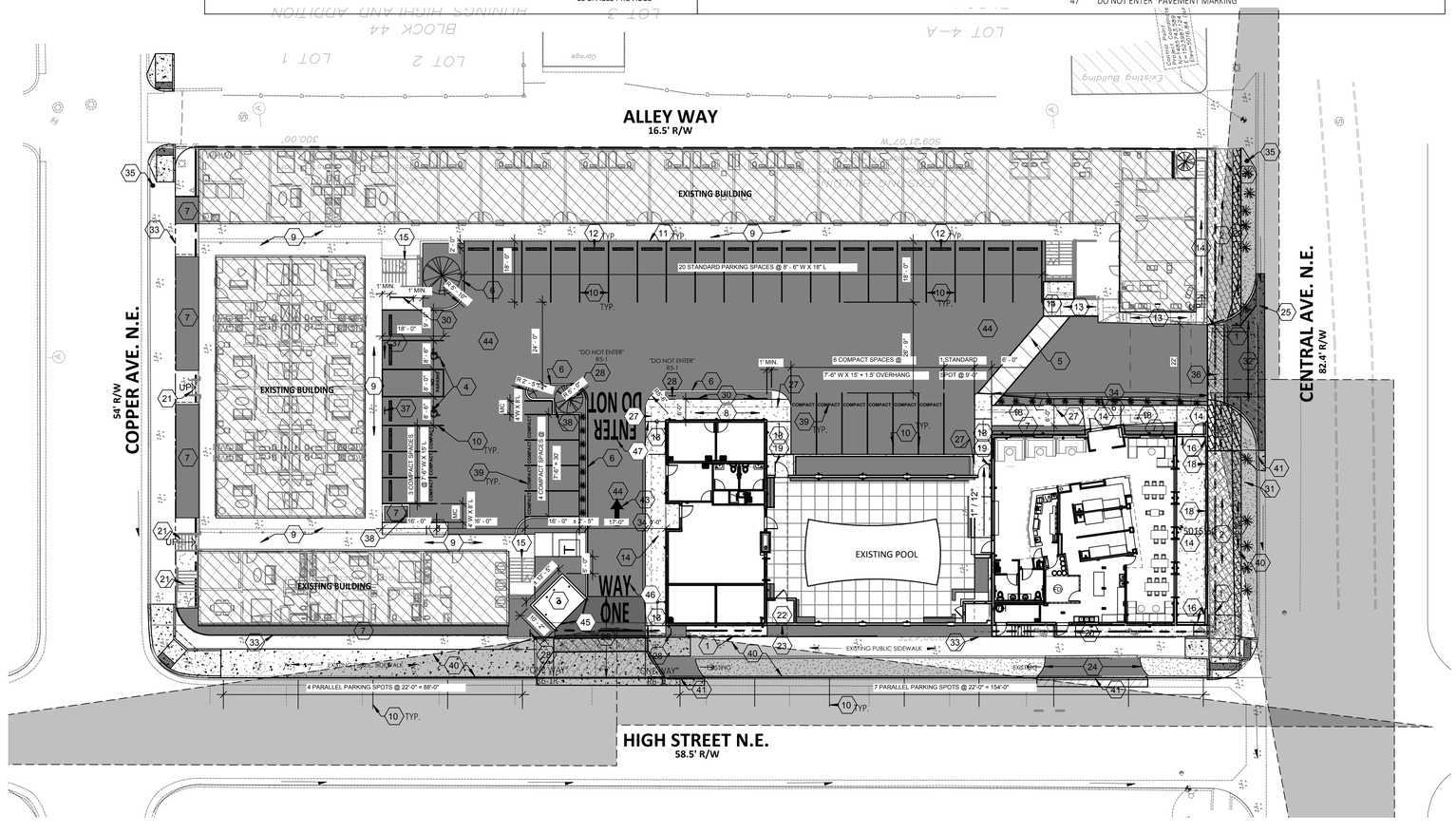


ADA PARKING DETAIL

SCALE: N.T.S.



1 Site - TCL Plan
1" = 20'-0"

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STATE OF NEW MEXICO — RUPAL S. ENGINEER — No. 3230 — REGISTERED ARCHITECT
08/24/2022

SUPERSTRUCTURE SET
IMPERIAL INN
NEW ADDITION
701 CENTRAL AVE NE
ALBUQUERQUE, NM 87102

DATE: 06/21/22

REVISIONS

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