

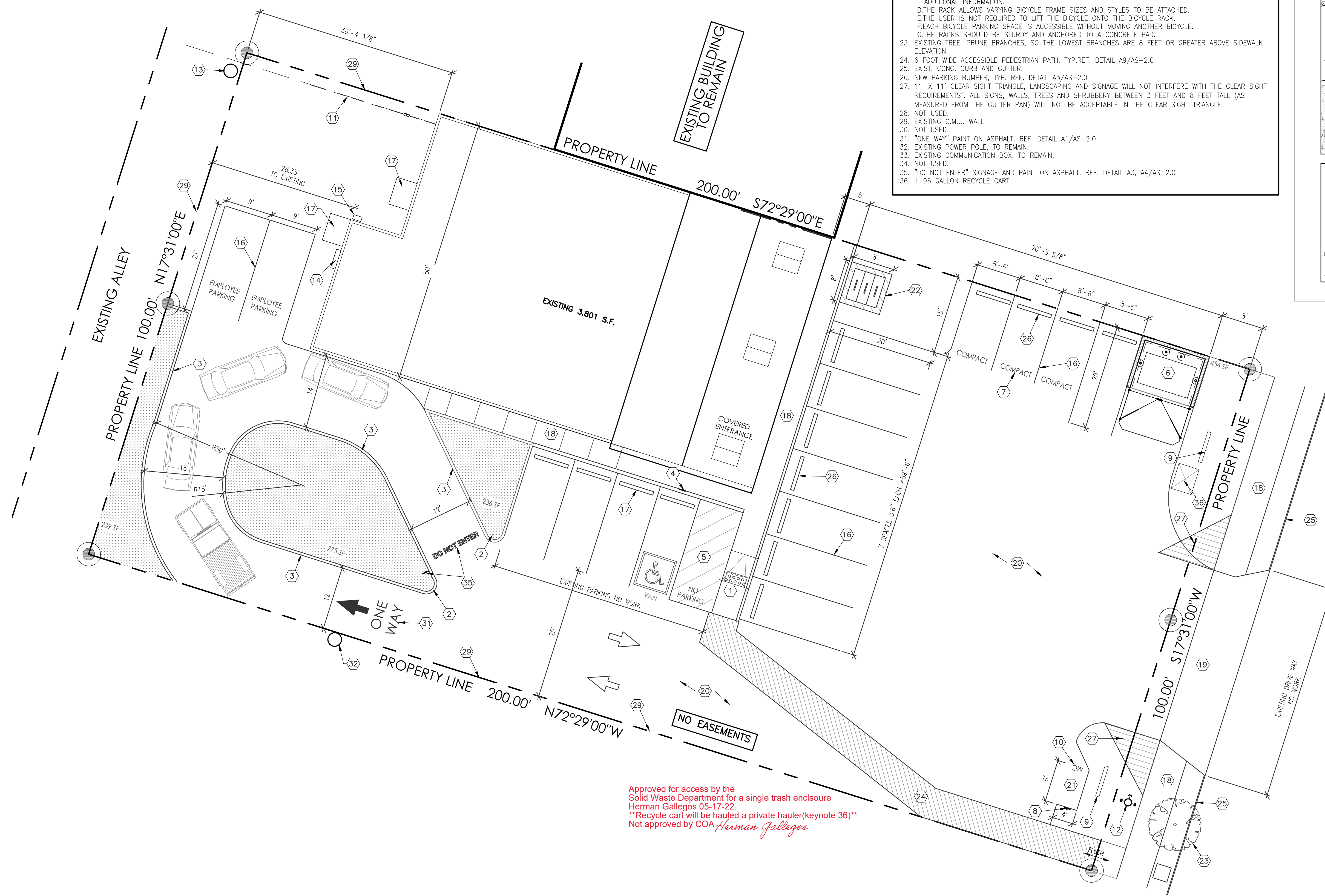
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| INTERNATIONAL EXISTING BUILDING CODE 2015 | |
| ALTERATION LEVEL 2. RECONFIGURATION OF SPACE, ELIMINATION OF DOOR OR WINDOW. | |
| LOT AREA: | 20,000 SF |
| BUILDING AREA: | 3,801 SF |
| PARKING REQUIREMENT PER IDO | |
| PARKING REQUIRED BY IDO TABLE 5-5-1, 4 SPACES/1000 SQ. FT. 3801 SQ. FT./1000=3.80 X 4= 15.20 SPACES REQUIRED | |
| 15 PARKING SPACES PROVIDED (1 HANDICAPPED) | |
| 1 MOTORCYCLE SPACE PROVIDED, 3 BICYCLES SPACES PROVIDED | |
| I.D.O.PART 14-16-5, DEVELOPMENT STANDARDS | |
| 5-6: LANDSCAPING, BUFFERING, AND SCREENING | |
| MINIMUM LANDSCAPE AREA 5-6(C)(2)(a) | |
| LANDSCAPING: | |
| TOTAL LOT AREA: | 20,000.00 S.F. |
| TOTAL UNDER ROOF AREA: | 5,200 S.F. |
| NET LOT AREA: | 20,000-5,200=14,800 S.F. |
| LANDSCAPING REQUIRED: | 14,800x15%=2,220 S.F. |
| PROPOSED LANDSCAPING: | 3,256 S.F. |

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 PER CITY STANDARD DRAWINGS (2145 & 2430).

KEYED NOTES

- EXISTING ACCESSIBLE CURB RAMP. (NO WORK)
- 2'-0" CURB RADIUS, TYP.
- NEW RAISED CONCRETE CURB REF. DETAIL A2/AS-2.0.
- EXISTING ACCESSIBLE PARKING SIGNAGE. (NO WORK)
- EXISTING PAINTED STRIPE HANDICAP ACCESSIBLE AISLE. (NO WORK)
- EXISTING DUMPSTER ENCLOSURE. (NO WORK)
- PAINTED "COMPACT" WHITE ON PAVEMENT PER CABQ STANDARDS, WHERE SHOWN ON PLANS.
- MOTORCYCLE PARKING SIGNAGE PER CABQ STANDARDS, REF DETAIL C2/AS-2.1
- EXISTING STORM SEWER DRAIN
- "MC" ON ASPHALT PAVING IN CAPITAL LETTERS, 12" HIGH, 2" WIDE.
- EXISTING WASTE LINE TO MAIN IN ALLEY
- FIRE HYDRANT.
- EXISTING POWER POLE WITH TRANSFORMER
- ELECTRICAL PANEL & METER LOCATION
- EXISTING GAS METER LOCATION
- 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A6/AS-2.0., TYP.
- EXISTING CONCRETE STOOP
- EXISTING CONCRETE SIDEWALK TO REMAIN
- EXISTING CONCRETE CURB CUT/DRIVE PAD, NO WORK.
- EXISTING ASPHALT
- MOTORCYCLE PARKING
- BIKE RACK FOR (3) BICYCLES, 30" TALL x 18" MIN., REF DETAIL C1/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.
- EXISTING TREE. PRUNE BRANCHES, SO THE LOWEST BRANCHES ARE 8 FEET OR GREATER ABOVE SIDEWALK ELEVATION.
- 6 FOOT WIDE ACCESSIBLE PEDESTRIAN PATH, TYP.REF. DETAIL A9/AS-2.0
- EXIST. CONC. CURB AND GUTTER.
- NEW PARKING BUMPER, TYP. REF. DETAIL A5/AS-2.0
- 11' X 11' CLEAR SIGHT TRIANGLE, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS". ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- NOT USED.
- EXISTING C.M.U. WALL
- NOT USED.
- "ONE WAY" PAINT ON ASPHALT, REF. DETAIL A1/AS-2.0
- EXISTING POWER POLE, TO REMAIN.
- EXISTING COMMUNICATION BOX, TO REMAIN.
- NOT USED.
- "DO NOT ENTER" SIGNAGE AND PAINT ON ASPHALT, REF. DETAIL A3, A4/AS-2.0
- 1-96 GALLON RECYCLE CART.



Approved for access by the
Solid Waste Department for a single trash enclosure
Herman Gallegos 05-17-22.
Recycle cart will be hauled a private hauler(keynote 36)
Not approved by COA *Herman Gallegos*



IDO Zone Atlas
May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
L-11-Z

----- Easement Escarpment

Petroglyph National Monument

Areas Outside of City Limits

Airport Protection Overlay (APO) Zone

Character Protection Overlay (CPO) Zone

Historic Protection Overlay (HPO) Zone

View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside of the City Limits

0 250 500 1,000
Feet

LEGAL DESCRIPTION:
LOT 5, BLOCK E
CARLOS REY SUBDIVISION
BERNALILLO COUNTY
ALBUQUERQUE, NEW MEXICO

809 OLD COORS DR SW

OLD COORS FISH MARKET
SITE PLAN
809 OLD COORS BLVD. SW
ALBUQUERQUE, NM
PROJECT #2232

1 SITE PLAN
1"=10'

BAR SCALE
5' 0 10' 20'
(IN FEET)

| | |
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| REVISION | DATE |
| | |
| RBA ARCHITECTURE, PC ARCHITECTURE PLANNING DESIGN 1000 N. 1st St. Albuquerque, NM 87102 www.rba.com | |
| DATE | 5/13/2022 |
| SHEET NUMBER | AS-1.0 |