

## ZONE ATLAS MAP - L-11-Z

### DESIGN STANDARDS

- A. ALL CURB ACCESS RAMPS (DRIVE PADS) SHALL BE CONSTRUCTED TO MEET THE CITY OF ALBUQUERQUE STD. DRAWINGS 2425.
- B. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE STD. OF THE CITY OF ALBUQUERQUE STD. DRAWING 2430.
- C. ALL SIDEWALK CONSTRUCTION SHALL MEET THE STDs. OF THE CITY OF ALBUQUERQUE STD. DRAWING 2431.
- D. ALL SIDEWALK JOINTS AND TRANSITIONS BETWEEN EXISTING AND NEW SIDEWALKS SHALL CONFORM TO THE CITY OF ALBUQUERQUE STD. DRAWING 2450.
- E. ALL NEW CURB CUTS TO THE SITE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STD. DRAWING 2425 WITH THE GUTTER PROFILE MATCHING EXISTING.
- F. ALL NEW CURB AND GUTTERS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STD. DRAWING 2415A, MATCHING EXISTING PROFILES.

### PARKING CALCULATIONS

REQUIRED SPACES:  
PER CABQ IDO 2022  
RESTAURANT = 8 SPACES PER 1000 S.F. 2,000/1,000 = 16 SPACES REQUIRED  
GENERAL RETAIL = 4 SPACES PER 1000 S.F. 10,950/1,000 = 49 SPACES REQUIRED  
ACCESSIBLE PARKING SPACES REQUIRED 51-100 = 04 (1 VAN ACCESSIBLE)  
**TOTAL SPACES REQUIRED: 65 (1 VAN ACCESSIBLE)**

**BICYCLE SPACED = 10% OF 65 SPACES PROVIDED = 6 BICYCLE SPACES REQUIRED**  
**MOTORCYCLE PARKING = FOR 51-100 VEHICLE SPACES (3 MOTORCYCLE SPACES REQUIRED)**

PARKING SPACES PROVIDED:  
REGULAR PARKING SPACES = 47 SPACES PROVIDED  
COMPACT PARKING SPACES = 14 SPACES PROVIDED  
ACCESSIBLE PARKING SPACES = 04 SPACES PROVIDED (4 VAN ACCESSIBLE)  
BICYCLE SPACES = 06 PROVIDED  
MOTORCYCLE SPACES = 03 PROVIDED  
**TOTAL SPACES PROVIDED = 65 SPACES PROVIDED**

COMPACT PARKING @ 25% OF SPACES IF MORE THAN 20 SPACES REQUIRED PER IDO

### KEYED NOTES

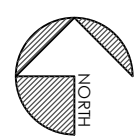
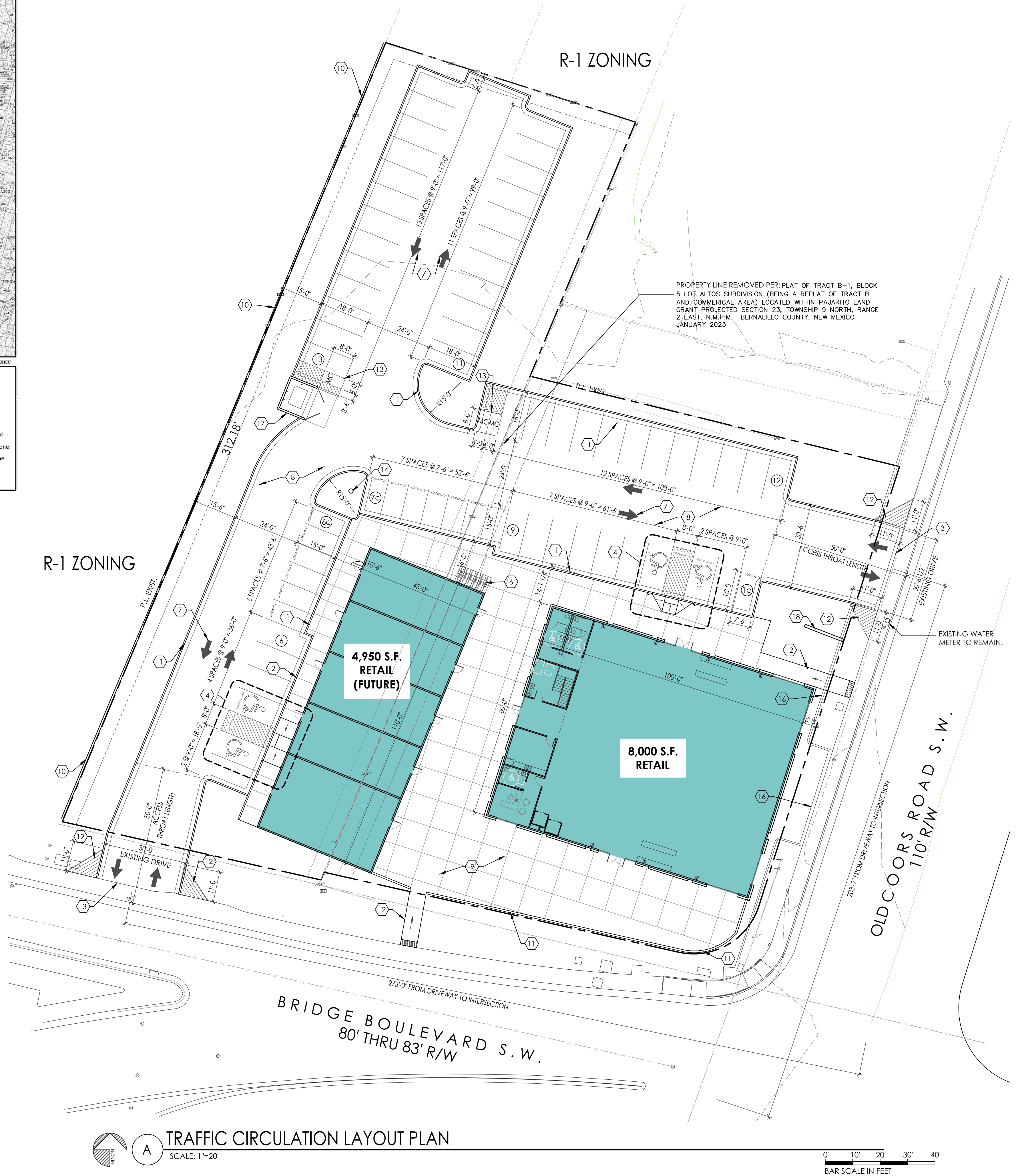
1. INSTALL NEW CONCRETE CURB & GUTTER, AS SHOWN, PER DPM STANDARDS. SEE DETAIL 5, AS-2/TCL-2
2. 6'-0" WIDE ACCESSIBLE PATH FROM EXISTING SIDEWALK TO SOUTH PATIO ENTRY OR NORTH ENTRY SEE DETAIL H & 1/AS-2 OR TCL-2
3. TIE NEW CONCRETE DRIVEWAY TO EXISTING 30'-0" WIDE DRIVEWAY WITH FLUSH TRANSITION.
4. SEE SHEET AS-2 FOR ACCESSIBLE PARKING AND RAMP DETAILS.
5. INSTALL ACCESSIBLE PARKING SIGNAGE, POLE- MOUNTED, AT EACH OF THE (4) SPACES AS SHOWN, SEE DETAIL B /SHT. AS-2/ TCL-2
6. INSTALL BIKE RACKS (6). SEE DETAIL A/ SHT. AS-2/TCL-2
7. INSTALL PARKING STRIPING AND DIRECTIONAL ARROWS AS SHOWN, PER DPM STANDARDS.
8. INSTALL NEW CONCRETE PAVING, FOR ENTIRE PARKING LOT, TYP.
9. INSTALL CONCRETE PAVING THROUGHOUT OUTDOOR PATIO AREA, TYP.
10. EXISTING 8'-0" HIGH CMU WALL TO REMAIN.
11. NEW 36" HIGH CONCRETE WALL, WITH STUCCO FINISH. SEE DETAIL G/ SHT. AS-2/TCL-2
12. 11'-0"X11'-0" CLEAR SIGHT TRIANGLE. SEE TCL NOTES, SHT. AS-1/TCL-1.
13. MOTORCYCLE PARKING SPACE WITH POLE MOUNTED SIGN. SEE DETAIL C/ SHT. AS-2/TCL-2
14. NEW FIRE HYDRANT TO BE INSTALLED PER CABQ FIRE DEPARTMENT STANDARDS.
15. NOT USED
16. EXISTING CONCRETE WORK TO BE REMOVED WERE REQUIRED FOR LANDSCAPING. EXISTING DRIVEWAY AND GUTTERS ARE TO REMAIN. ALL NEW WORK IS WITHIN EXISTING SIDEWALKS.
17. NEW REFUSE ENCLOSURE. SEE DETAIL F, THIS SHEET.
18. LOCATION OF FUTURE MONUMENT SIGN. PERMIT TO BE OBTAINED BY SIGN COMPANY.

### TCL NOTES:

1. 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 PLAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
2. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
3. REFUSE VEHICLE MANEUVERING SHALL BE CONTAINED ON-SITE. THE REFUSE VEHICLE SHALL NOT BACK INTO THE PUBLIC RIGHT AWAY.

### GENERAL NOTES

- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- B. PREMISE IDENTIFICATION - SHALL BE MINIMUM 24 INCHES HIGH x .5 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- C. PROVIDE EXPANSION JOINTS IN CONCRETE WALK @ 40' O.C. AND WHERE CONCRETE ABUTS THE BUILDING.
- D. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 SF. REFER TO FLOOR PLANS FOR QUANTITY AND LOCATIONS.

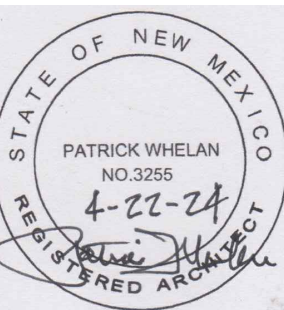


## TRAFFIC CIRCULATION LAYOUT PLAN

SCALE: 1"=20'

0' 10' 20' 30' 40'  
BAR SCALE IN FEET

DIZIGNX



PROJECT TITLE:  
**MARTINEZ RETAIL CENTER**  
1021 OLD COORS DR SW  
ALBUQUERQUE, NM 87105

SHEET TITLE:  
**TRAFFIC CIRCULATION LAYOUT**

DATE: 04/22/2024

SHEET NUMBER:

**TCL-1**