

VICINITY MAP:

PHYSICAL ADDRESS: 2401 ROSS AVE SE ALBUQUERQUE, NM 87105

PLATTING INFORMATION:  
LOT: B  
BLOCK: 3000  
SUBDIVISION: YALE & ROSS ADDITION  
ZONING: SU-2 / YCC  
SECTOR PLAN: SOUTH YALE  
AREA PLAN: N/A  
ZONE ATLAS PAGE: L-16

TYPE OF DEVELOPMENT: EDUCATIONAL FACILITY (GRADES K-12)

SIZE OF DEVELOPMENT:  
EXISTING CAFETERIA BUILDING = 12,000 S.F.  
PORTABLE BUILDING AREA: PORTABLE A = 896 S.F.  
PORTABLE B = 896 S.F.  
TOTAL = 1,792 S.F.

ZONING ANALYSIS  
PARKING ANALYSIS: ELEMENTARY SCHOOL (2 SPACES / CLASSROOM) = 92 SPACES  
PARKING REQUIRED (46 CLASSROOMS) = 46 SPACES  
PARKING PROVIDED = 46 ON-SITE SPACES  
= 124 REMOTE LOT SPACES  
= 173 EXISTING SPACES

ACCESSIBLE SPACES  
REQUIRED = 4 SPACES ON-SITE  
= 8 REMOTE LOT SPACES  
= 12 SPACES  
PROVIDED = 6 SPACES ON-SITE  
\* ALL ARE VAN ACCESSIBLE

MOTORCYCLE SPACES  
REQUIRED = 3 SPACES  
PROVIDED = 3 SPACES

\* TRAFFIC PATTERNS AND CIRCULATION TO REMAIN AS EXISTING.

SITE PLAN GENERAL NOTES:  
- THE INTENT OF THIS DRAWING IS TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THIS PROJECT. THE DRAWING SHALL NOT BE SCALED FOR EXACT MEASUREMENTS.  
- PARKING LOT DIMENSIONS ARE GIVEN FROM FACE OF CURB TO FACE OF CURB UNLESS NOTED OTHERWISE.  
- ALL PAVEMENT MARKINGS SHALL BE MADE WITH WHITE ALKYD STRIPING (UNLESS NOTED OTHERWISE) AND INSTALLED PER ALL GOVERNMENTAL TRAFFIC STANDARDS AND DETAILS.  
- ALL EXTERIOR CONCRETE SHALL HAVE A ROCK SALT FINISH UNLESS SPECIFIED OTHERWISE.  
- PROVIDE KNOX BOX AT GATES FOR FIRE DEPT. ACCESS.

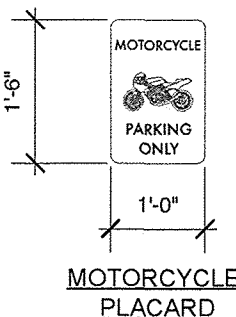
SITE PLAN KEYED NOTES:  
[01] EXISTING ASPHALT TO REMAIN. PATCH & REPAIR AS REQUIRED.  
[02] EXISTING PARKING SPACES TO REMAIN AS CONFIGURED.  
[03] NEW MODULAR CLASSROOM BUILDING.  
- COORDINATE FOUNDATION DETAILS FOR THIS SET.  
- COORDINATE RAMP / STAIRS APPROPRIATE FOR ACCESSIBILITY.  
[04] RELOCATED ACCESSIBLE PARKING SPACES.  
- PROVIDE ACCESSIBLE SIGN PER CITY ORDINANCES AND DESIGN GUIDELINES.  
- COORDINATE ACCESSIBLE CONCRETE RAMP FROM PARKING SURFACE TO SIDEWALK.  
- ACCESSIBLE PARKING SYMBOL, TYP. @ ACCESSIBLE PARKING SPACES. COORDINATE SYMBOL PER CITY STANDARDS.  
- PROVIDE CROSS STRIPED ACCESSIBLE AISLE.  
[05] NEW PARKING SPACES.  
- PROVIDE PRE-CAST CONCRETE WHEEL STOP. PROVIDE PER CITY STANDARDS, SEE DETAIL ON SITE DETAILS SHEET.  
[06] PEDESTRIAN CROSSWALK.  
- INSTALL IDENTIFIABLE MARKINGS.  
[07] EXISTING DUMPSTER TO REMAIN AS CONFIGURED.  
[08] EXISTING OPERABLE SECURITY GATE TO REMAIN AS CONFIGURED.  
- GATE TO BE UNLOCKED AND OPEN DURING SCHOOL HOURS.  
[09] 6' HIGH CHAIN LINK FENCE WITH 4" WIDE MAN GATE AROUND POND.  
- FENCE TO PROVIDE SECURE AREA KEEPING CHILDREN AWAY FROM AREA.  
[10] 4' HIGH CHAIN LINK FENCE W/ OPERABLE GATES.  
[11] PAINTED CURB "FIRE LANE NO PARKING".

MAS CHARTER SCHOOL PRE-K PORTABLES  
2401 ROSS AVE SE  
Albuquerque, NM 87106

Traffic Circulation Layout

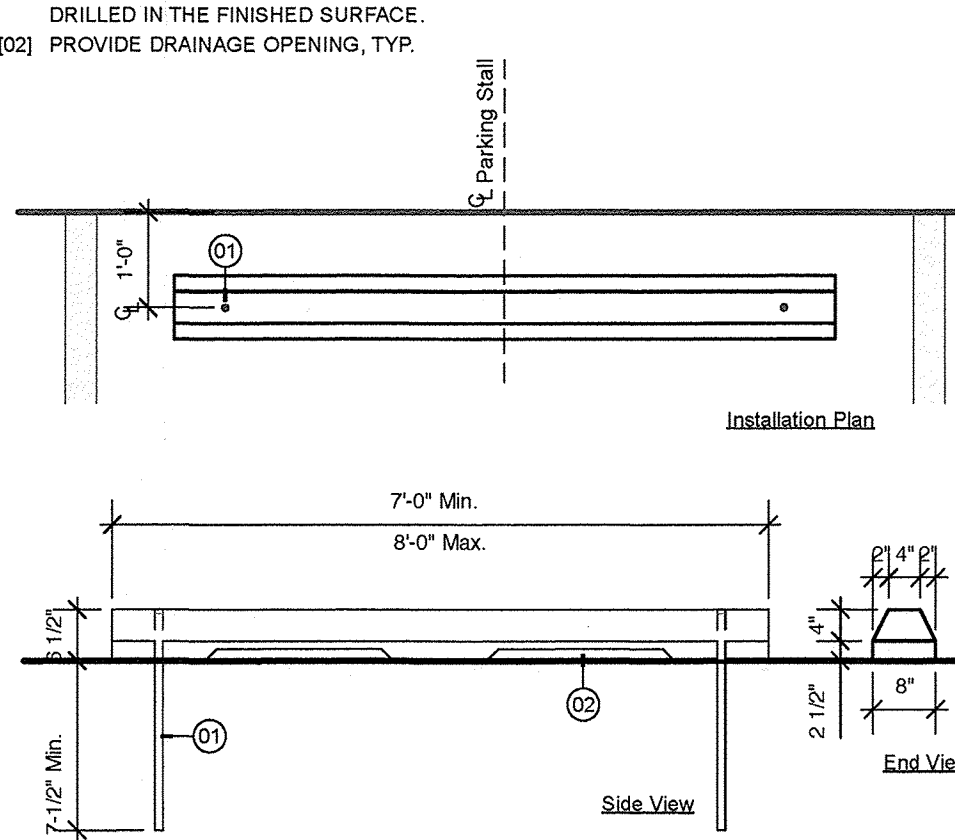


HANDICAPPED SIGN KEYED NOTES:  
[01] PLACARD SUPPORT POST:  
(FINISH AS NOTED ON SITE PLAN)  
ALT. 1 - 2" STEEL SQUARE TUBE POST.  
ALT. 2 - U-CHANNEL POST.  
ALT. 3 - 2" ROUND STEEL POST.  
[02] ACCESSIBLE (OR ALTERNATE) PLACARD  
AS NOTED ON SITE PLAN. COORDINATE  
PLACARD DESIGN W/ LOCAL AGENCY  
SPECIFICATIONS.  
[03] POST MOUNTING OPTIONS:  
ALT. 1 - RAM SET INTO EARTH - SET POSTS  
AT DEPTH APPROPRIATE FOR SOLID  
INSTALLATION.  
ALT. 2 - SET POSTS INTO CONCRETE  
FOOTING APPROPRIATE FOR SOLID  
INSTALLATION.



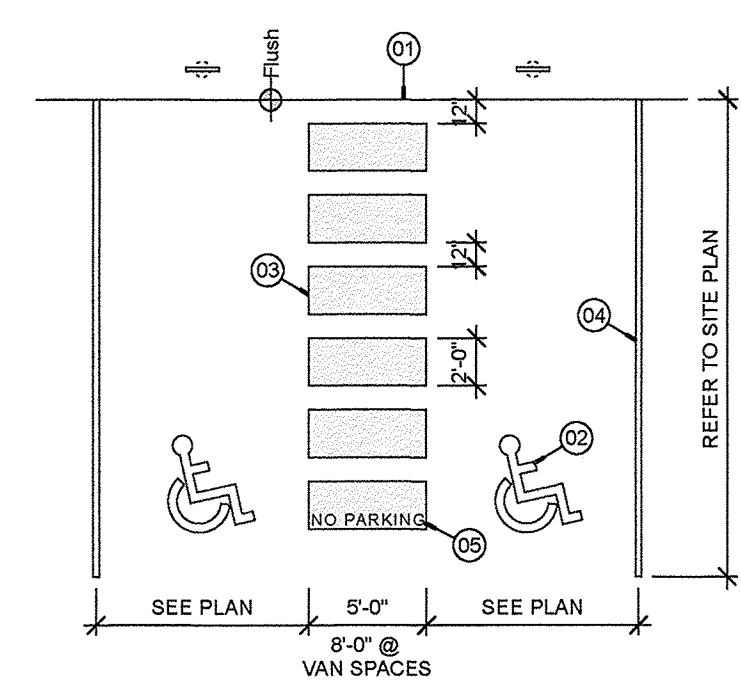
A6 Typical Handicap Parking Sign  
Scale: 1/2" = 1'-0"

WHEELSTOP KEYED NOTES:  
[01] 3/4" DIA. REINFORCING ROD TO BE PLACED IN A TIGHT FITTING HOLE  
DRILLED IN THE FINISHED SURFACE.  
[02] PROVIDE DRAINAGE OPENING, TYP.



A5 Precast Concrete Wheelstop  
Scale: 1/2" = 1'-0"

HC PARKING STRIPING KEYED NOTES:  
[01] SIDEWALK FLUSH WITH ASPHALT SURFACE, TYP.  
[02] HANDICAPPED PAVEMENT PARKING SIGN. REFER TO  
DETAIL THIS SHEET.  
[03] 24" WHITE ALKYD STRIPING.  
[04] 4" WHITE ALKYD STRIPING.  
[05] "NO PARKING" LETTERING TO BE 4" TALL AND 1" MIN.  
THICKNESS, TYP. AT ACCESSIBLE ISLE(S).

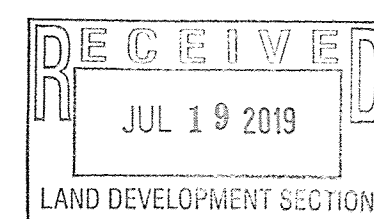


A4 HC Parking Striping Detail  
Scale: 1/8" = 1'-0"

TRAFFIC CIRCULATION LAYOUT  
APPROVED

Signed: [Signature] Date: 7/23/19

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



Documents Issued For:  
PERMIT DOCUMENTS

STATE OF NEW MEXICO  
DEVIN B. CANNADY  
REGISTERED ARCHITECT  
07.18.19

THIS DRAWING IS INCOMPLETE  
AND NOT TO BE USED FOR  
CONSTRUCTION UNLESS IT IS  
STAMPED, SIGNED AND DATED

Print Date: 07.18.19 Job Number: 19.03  
Drawing No.

TCL

# CITY OF ALBUQUERQUE



July 25, 2019

Cannady Architect Studio  
Devin Cannady  
300 Adams St. SE  
Albuquerque, NM

**Re: MAS Charter School Pre-K Portables**  
**2401 Ross Ave SE Albuquerque NM 87106**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp **04-11-2019** (L16-D037)

Dear Mr.Cannady,

The TCL submittal received 07-19-2019 is approved for Building Permit with the condition of improving the alley and placing the bike rack near the entrance which will be checked at the time of the certificate of occupancy. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'E' followed by a horizontal line that curves upwards at the end.

Ernest Armijo, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

Mojgan Maadandar, E.I.  
Associate Engineer, Planning Dept.  
Development Review Services

/MM via: email  
C: File