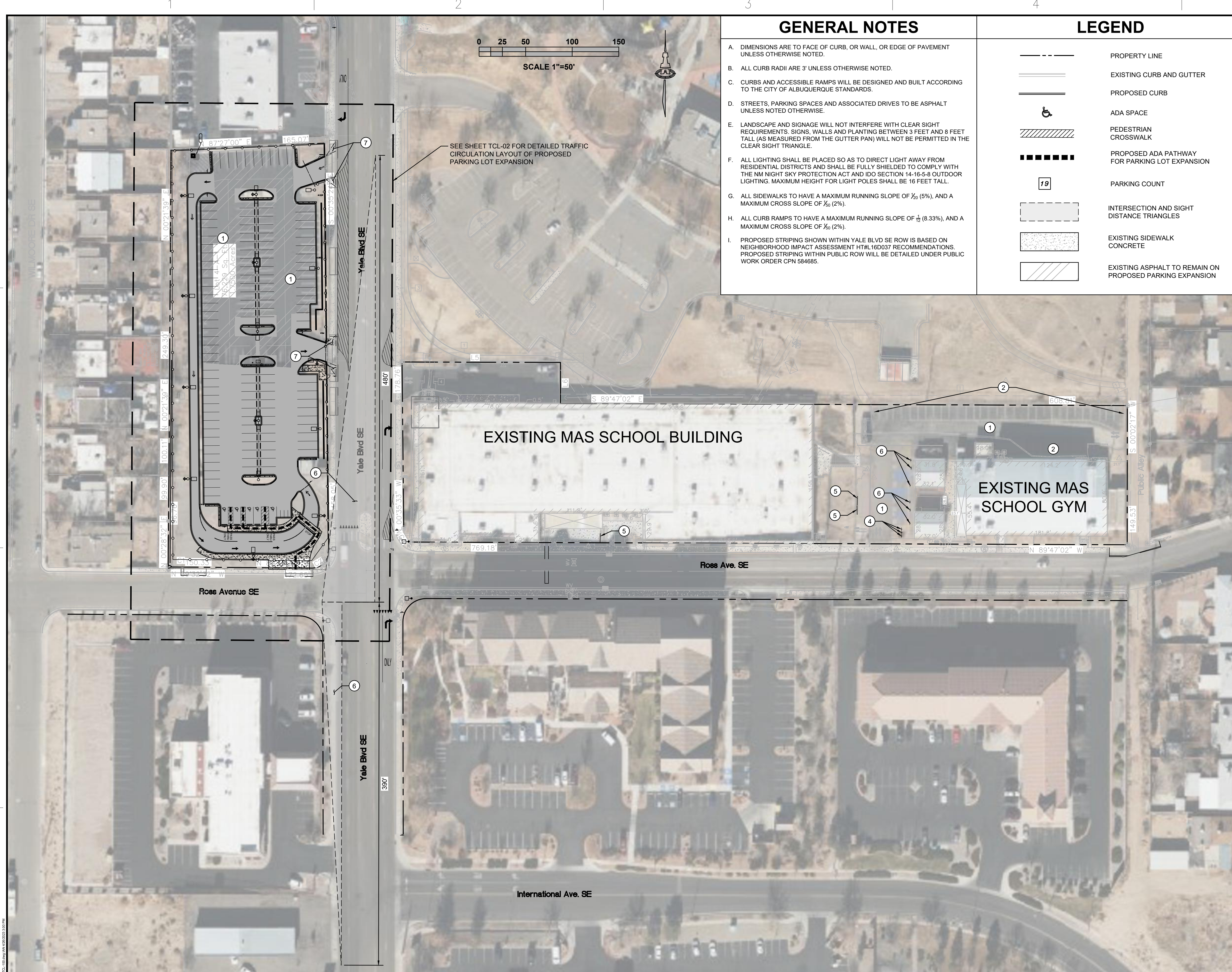




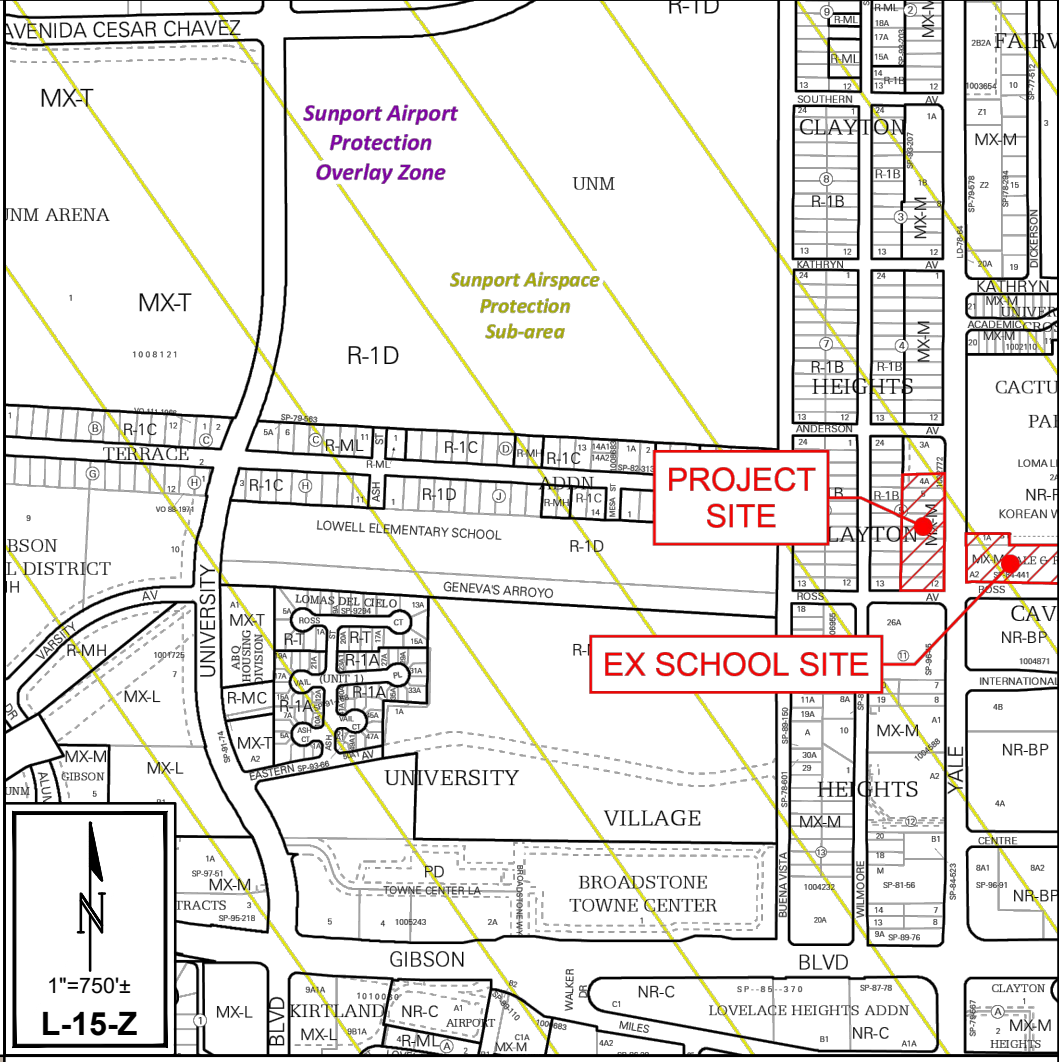
GENERAL NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. ALL CURB RADI ARE 3' UNLESS OTHERWISE NOTED.
- C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- E. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- F. ALL LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND SHALL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING. MAXIMUM HEIGHT FOR LIGHT POLES SHALL BE 16 FEET TALL.
- G. ALL SIDEWALKS TO HAVE A MAXIMUM RUNNING SLOPE OF $\frac{1}{20}$ (5%), AND A MAXIMUM CROSS SLOPE OF $\frac{1}{80}$ (2%).
- H. ALL CURB RAMPS TO HAVE A MAXIMUM RUNNING SLOPE OF $\frac{1}{4}$ (8.33%), AND A MAXIMUM CROSS SLOPE OF $\frac{1}{80}$ (2%).
- I. PROPOSED STRIPING SHOWN WITHIN YALE BLVD SE ROW IS BASED ON NEIGHBORHOOD IMPACT ASSESSMENT HTL16D037 RECOMMENDATIONS. PROPOSED STRIPING WITHIN PUBLIC ROW WILL BE DETAILED UNDER PUBLIC WORK ORDER CPN 584685.

LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB
- ADA SPACE
- PEDESTRIAN CROSSWALK
- PROPOSED ADA PATHWAY FOR PARKING LOT EXPANSION
- PARKING COUNT
- INTERSECTION AND SIGHT DISTANCE TRIANGLES
- EXISTING SIDEWALK CONCRETE
- EXISTING ASPHALT TO REMAIN ON PROPOSED PARKING EXPANSION

VICINITY MAP



PROJECT INFORMATION

LEGAL DESCRIPTION: LOTS 4-A, 5-12, BLOCK 5 CLAYTON HEIGHTS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SITE ADDRESS: 1717 YALE BOULEVARD SE, ALBUQUERQUE, NM 87106

SITE AREA: 1.75 ACRES

ZONING: MX-M

PROPOSED DEVELOPMENT: EXISTING PARKING LOT EXPANSION

MAS SCHOOL OVERALL PARKING CALCULATIONS:

PARKING REQUIRED:

- EXISTING SCHOOL USE:
 - ELEMENTARY / MIDDLE SCHOOL CLASSROOMS - 34
 - HIGH SCHOOL CLASSROOMS - 16
- SCHOOL USE REQUIRED PARKING RATE:
 - 2 STALLS / 1 ELEMENTARY & MIDDLE SCHOOL CLASSROOM
 - 3 STALLS / 1 HIGH SCHOOL CLASSROOM
- TOTAL SCHOOL USE PARKING REQUIRED - 116 STALLS

EXISTING OFFICE USE:

- OFFICE GFA - 5,030 SF
- OFFICE USE REQUIRED PARKING RATE:
 - 3.5 STALLS / 1,000 SF GFA
- TOTAL OFFICE USE PARKING REQUIRED - 18 STALLS

EXISTING GYM USE:

- GYM GFA - 12,000 SF
- GYM USE REQUIRED PARKING RATE:
 - 2.5 STALLS / 1,000 SF GFA
- TOTAL GYM USE PARKING REQUIRED - 30 STALLS

PROPOSED PARKING LOT DEVELOPMENT / EXPANSION:

- TOTAL PARKING LOT USE REQUIRED - NONE

OVERALL TOTAL PARKING REQUIRED CAMPUS WIDE:

- = 116 + 18 + 30 = 164 STALLS

TOTAL ADA PARKING REQUIRED (BASED ON 164 STALLS REQUIRED):

- = 8 ADA STALLS (2 VAN)

MOTORCYCLE PARKING REQUIRED (BASED ON 164 STALLS REQUIRED):

- = 5 MOTORCYCLE STALLS

BICYCLE PARKING REQUIRED (BASED ON 164 STALLS REQUIRED):

- = 33 BICYCLE STALLS

PARKING PROVIDED:

- EXISTING PARKING PROVIDED ON SCHOOL CAMPUS:
 - 40 PARKING STALLS
 - 6 ADA STALLS (1 VAN)
 - 3 MOTORCYCLE STALLS
 - 33 BICYCLE STALLS
- PARKING PROVIDED ON PARKING LOT DEVELOPMENT / EXPANSION:
 - 127 PARKING STALLS (INCLUDING 3 COMPACT)
 - 5 ADA STALLS (1 VAN)
 - 4 MOTORCYCLE STALLS

OVERALL TOTAL PROVIDED:

- PARKING: 40 + 127 = 167 STALLS
- ADA PARKING: 6 + 5 = 11 ADA STALLS (2 VAN)
- MOTORCYCLE: 3 + 4 = 7 MOTORCYCLE STALLS
- BICYCLE: 33 BICYCLE STALLS

KEYED NOTES

- EXISTING ASPHALT PAVEMENT TO REMAIN.
- EXISTING SCHOOL PARKING AREA (40 STALLS).
- EXISTING SCHOOL ADA PARKING (6 ADA / 1 ADA VAN).
- EXISTING SCHOOL MOTORCYCLE PARKING (3 STALLS).
- EXISTING SCHOOL BIKE PARKING RACK (9-LOOP WAVE RACK, PROVIDES 11 BIKE PARKING PER RACK).
- INTERSECTION SIGHT DISTANCE TRIANGLE (YALE AVE SE SPEED LIMIT = 40 MPH).
- MINI CLEAR SIGHT TRIANGLE.

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04/17/2023

PROJECT

**MAS CHARTER SCHOOL
WEST PARENT LOOP AND PARKING**

NEC OF YALE BOULEVARD AND ROSS AVE. SE.
ALBUQUERQUE, NEW MEXICO

REVISIONS	DATE	DESCRIPTION

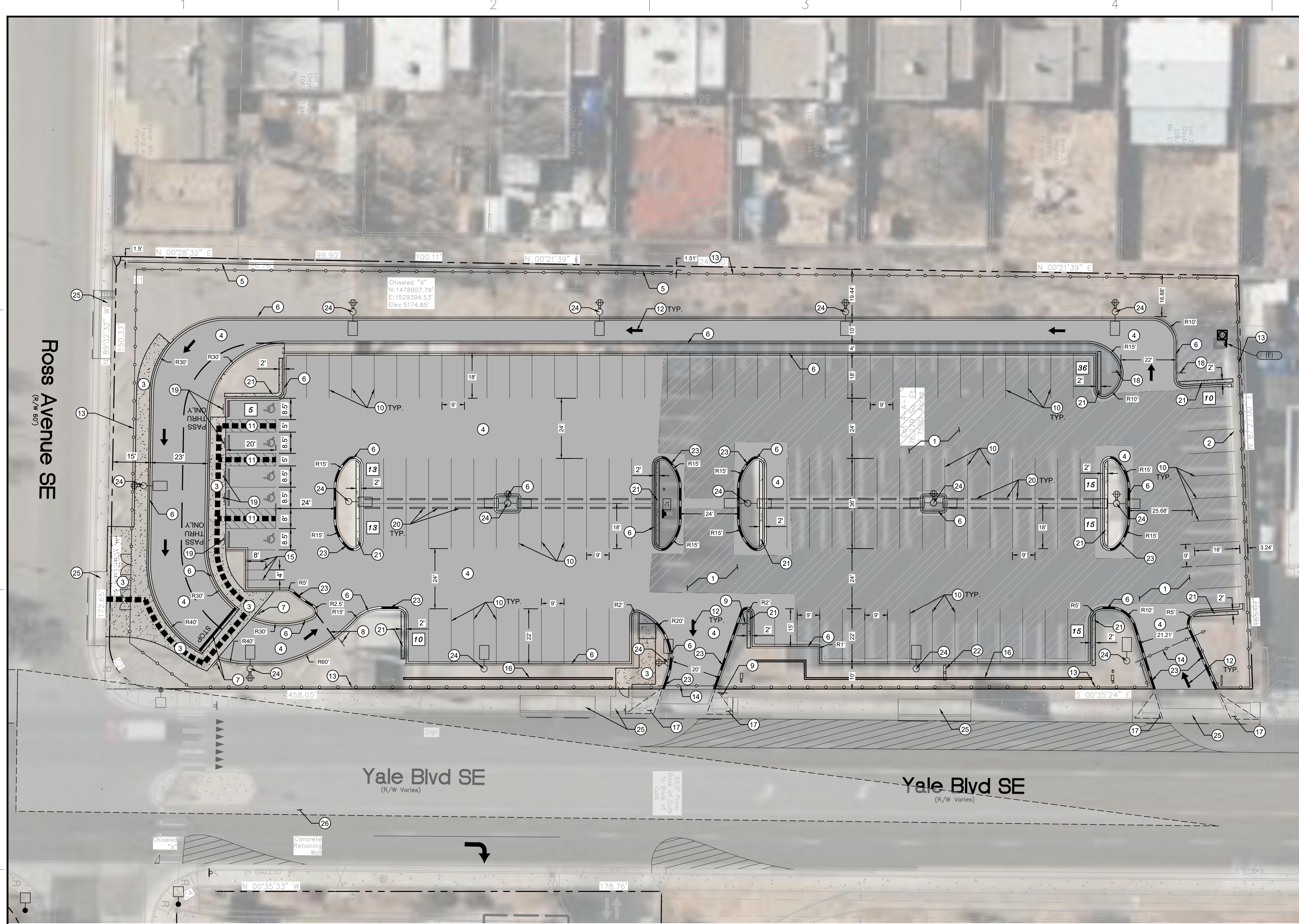
I&A PROJ #: 2579
ARCHT PROJ #: A22.24
DRAWN BY: IA
CHECKED BY: FAC
DATE APRIL 17, 2023

SHEET TITLE

**OVERALL
TRAFFIC
CIRCULATION
LAYOUT**

SHEET NUMBER

TCL-01



LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB
- ADA SPACE
- PEDESTRIAN CROSSWALK
- PROPOSED ADA PATHWAY FOR PARKING LOT EXPANSION
- PARKING COUNT
- INTERSECTION AND SIGHT DISTANCE TRIANGLES
- EXISTING SIDEWALK CONCRETE
- EXISTING ASPHALT TO REMAIN ON PROPOSED PARKING EXPANSION
- PROPOSED AC PAVT, REFER TO PAVT SECTION ON SHEET #####
- PROPOSED CONCRETE SIDEWALK

KEYED NOTES

- EXISTING ASPHALT PAVEMENT TO REMAIN.
- EXISTING CURB AND GUTTER TO REMAIN.
- PROPOSED CONCRETE SIDEWALK, SEE DETAIL ON SHEET CP-501.
- PROPOSED ASPHALT PAVEMENT PER DETAIL ON SHEET CP-501.
- PROPOSED HEADER CURB PER DETAIL ON SHEET CP-501.
- PROPOSED CURB & GUTTER PER DETAIL ON SHEET CP-501.
- PROPOSED 'STOP' SIGN AND STOP BAR STRIPING PER DETAIL ON SHEET CP-501.
- PROPOSED 'YIELD' SIGN AND STRIPING PER DETAIL ON SHEET CP-501.
- PROPOSED 'EXIT ONLY / RIGHT TURN ONLY' SIGN.
- PROPOSED 4-IN WHITE PARKING STRIPING.
- PROPOSED ADA PARKING AND ACCESS AISLE STRIPING W/ ADA PARKING SIGN PER DETAIL ON SHEET CP-501. ADA PARKING SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- PROPOSED ROAD MARKINGS PER DETAIL ON SHEET CP-501.
- PROPOSED SITE FENCE, SEE ARCH / LANDSCAPE PLANS FOR FENCE DETAIL.
- PROPOSED SITE FENCE GATE WITH KNOX BOX FOR EMERGENCY ACCESS, SEE ARCH / LANDSCAPE PLANS FOR GATE DETAIL.
- PROPOSED 4-IN WHITE MOTORCYCLE PARKING STRIPING.
- PROPOSED SITE WALL, STRUCTURAL DESIGN BY OTHERS, REFER TO ARCH PLANS FOR ADDITIONAL DETAIL AND INFORMATION.
- MINI CLEAR SIGHT TRIANGLE.
- PROPOSED QUEUE LANE SIGNAGE, CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL SIGN DESIGN.
- PROPOSED ADA PARKING SIGN, SEE DETAIL ON SHEET CP-501.
- PARKING WHEEL STOP, SEE DETAIL ON SHEET CP-501.
- 2-FT WIDE CONCRETE PAD ADJACENT TO PARKING BAYS.
- EXISTING MAS SCHOOL MONUMENT SIGN TO REMAIN.
- PAINT FACE AND TOP OF CURB RED AND PAINT WHITE STENCILED LETTERED ON TOP OF CURB "NO PARKING" & "FIRE LANE" ALTERNATING AT 30-FT O.C.
- SITE LIGHTING, SEE ELECTRICAL SHEETS FOR ADDITIONAL INFO.
- PUBLIC WORK ORDER IMPROVEMENTS, REFER TO CPN: 584685.
- INTERSECTION SIGHT DISTANCE TRIANGLE, REFER TO SHEET TCL-01.
- PROPOSE SIDEWALK RAMP, SEE DETAIL ON SHEET CP-501.

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- ALL SIDEWALKS TO HAVE A MAXIMUM RUNNING SLOPE OF $\frac{1}{8}$ (5%), AND A MAXIMUM CROSS SLOPE OF $\frac{1}{80}$ (2%).
- ALL CURB RAMPS TO HAVE A MAXIMUM RUNNING SLOPE OF $\frac{1}{8}$ (8.33%), AND A MAXIMUM CROSS SLOPE OF $\frac{1}{80}$ (2%).

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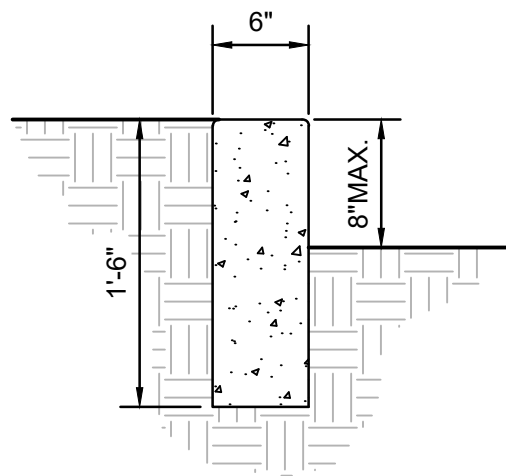
PROJECT
**MAS CHARTER SCHOOL
WEST PARENT LOOP AND PARKING**
NEC OF YALE BOULEVARD AND ROSS AVE. SE.
ALBUQUERQUE, NEW MEXICO

REVISIONS		DESCRIPTION
NO.	DATE	

I&A PROJ #: 2579
ARCHT PROJ #: A22.24
DRAWN BY: IA
CHECKED BY: FAC
DATE APRIL 17, 2023

SHEET TITLE
**DETAILED
TRAFFIC
CIRCULATION
PLAN**

SHEET NUMBER
TCL-02

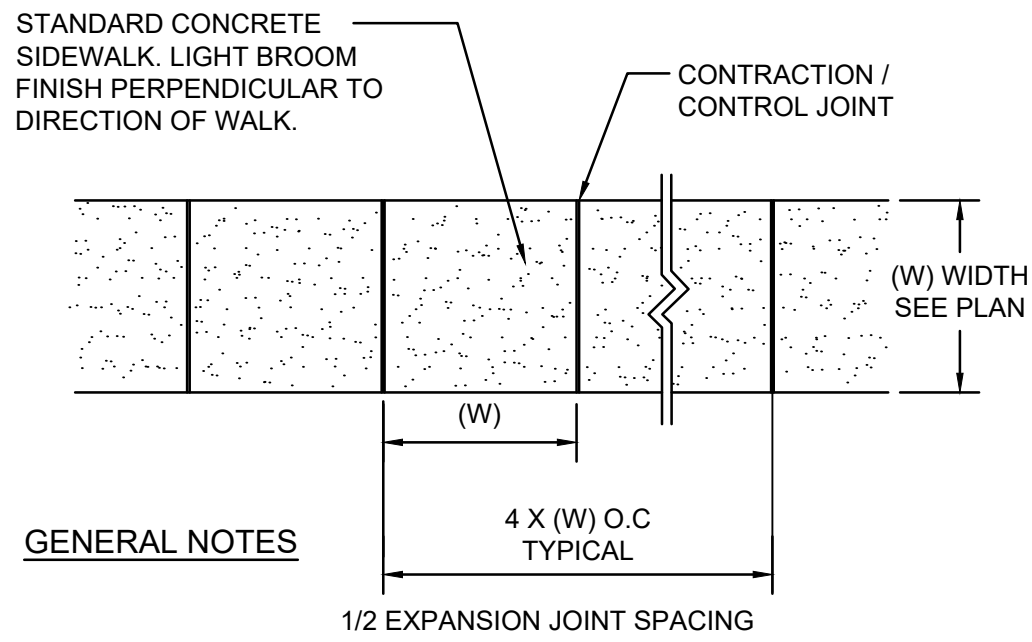


GENERAL NOTES

- CONTRACTION / CONTROL JOINTS @ 6' MAX.
- 1/2" EXPANSION JOINTS 24' O.C.
- REQUIRES FULL FORM ON ALL FACES.
- 3/8" RADII AT ALL EXPOSED EDGES.

HEADER CURB

SCALE: N.T.S.



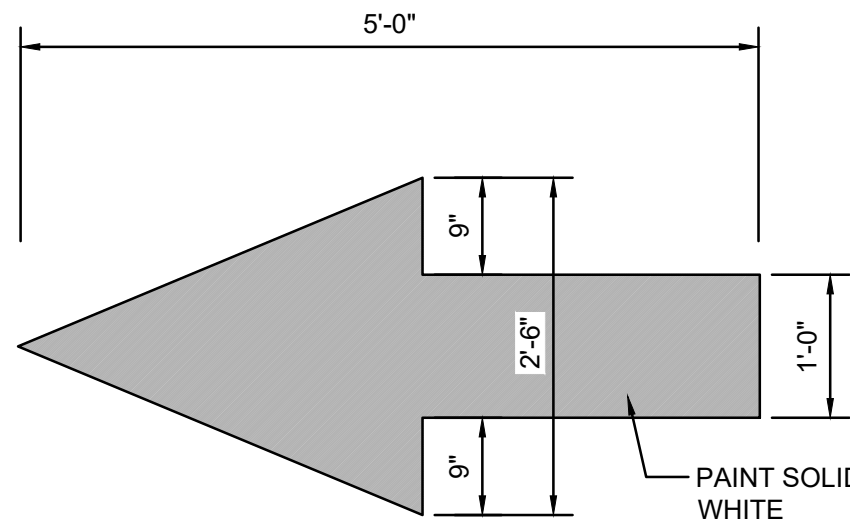
GENERAL NOTES

- 4000 PSI COMPRESSIVE STRENGTH CONCRETE
- SEE CONCRETE JOINTS DETAIL
- FINISHED EDGE OF ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP).
- 3/8" RADII AT ALL EXPOSED EDGES.
- MAXIMUM RUNNING SLOPE = 1/20 (5%), MAXIMUM CROSS SLOPE = 1/50 (2%).

CONCRETE WALK

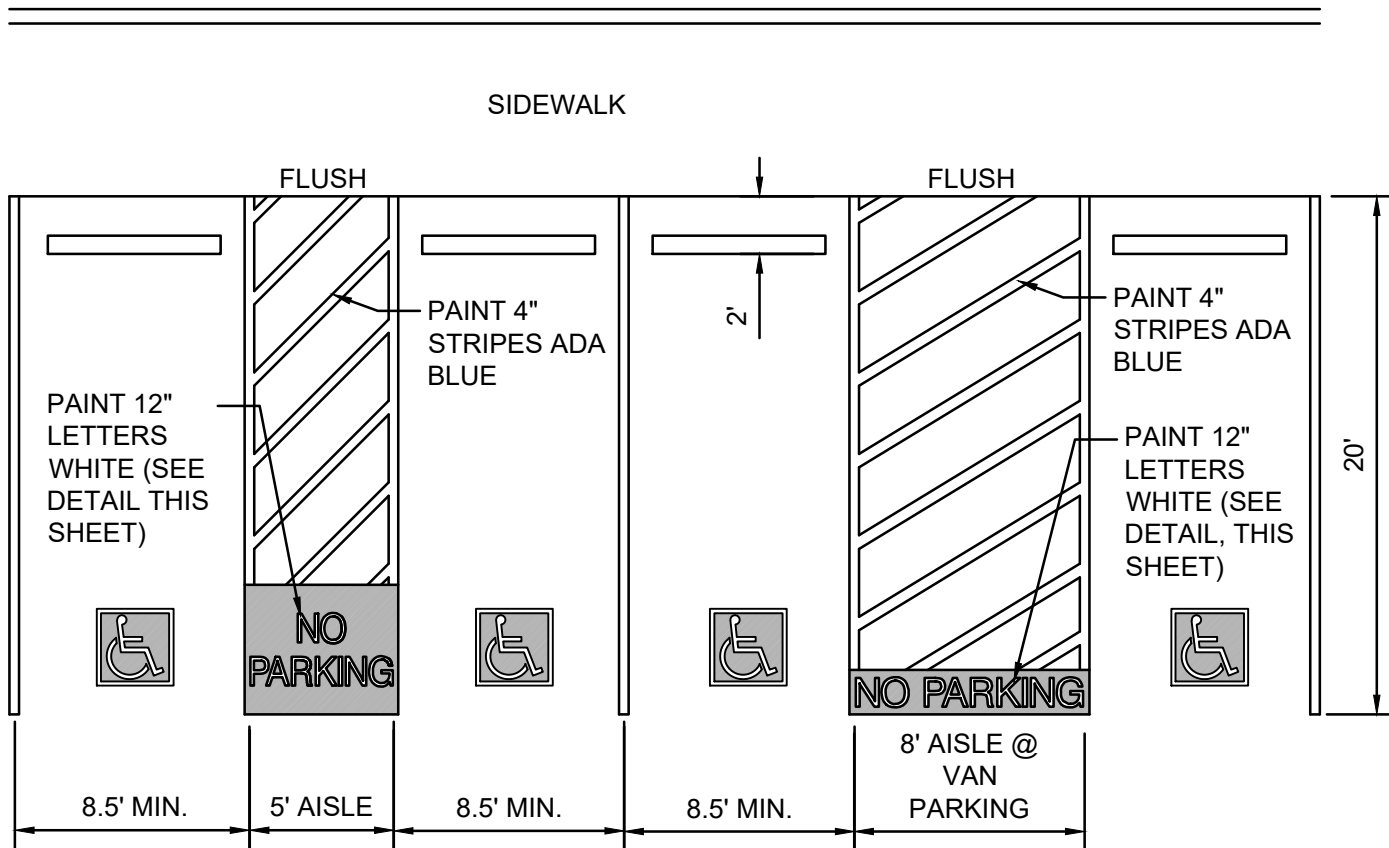
BROOM FINISH

SCALE: N.T.S.



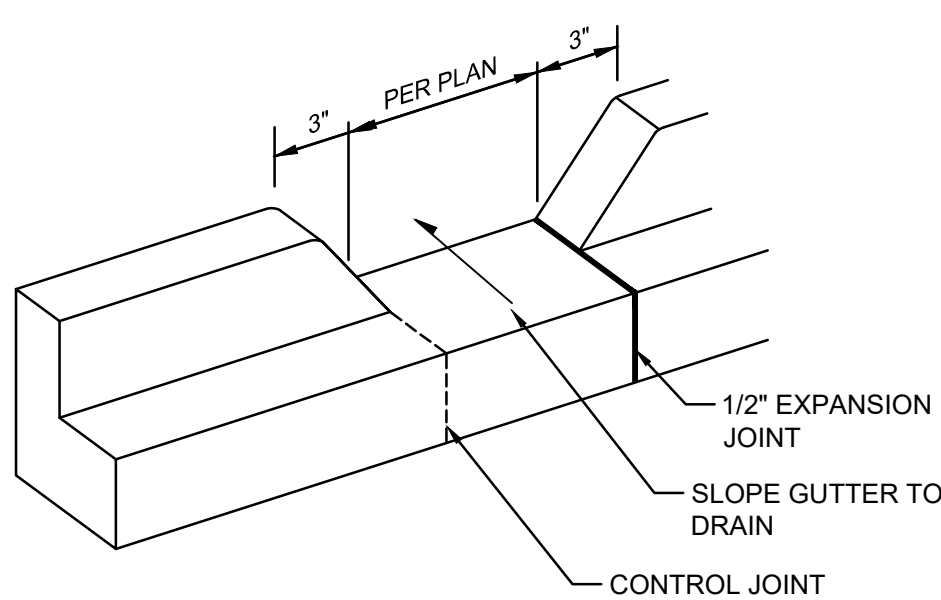
PAINTED TRAFFIC ARROW

SCALE: N.T.S.



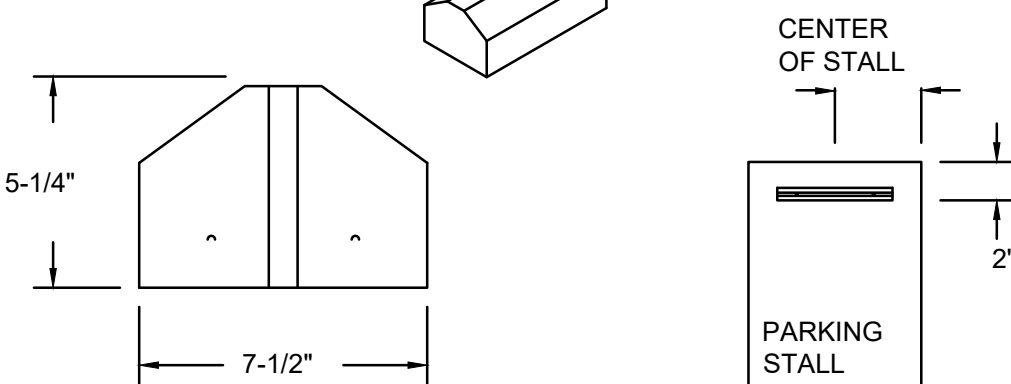
ADA PARKING DETAIL - VAN

SCALE: N.T.S.



CURB OPENING

SCALE: N.T.S.

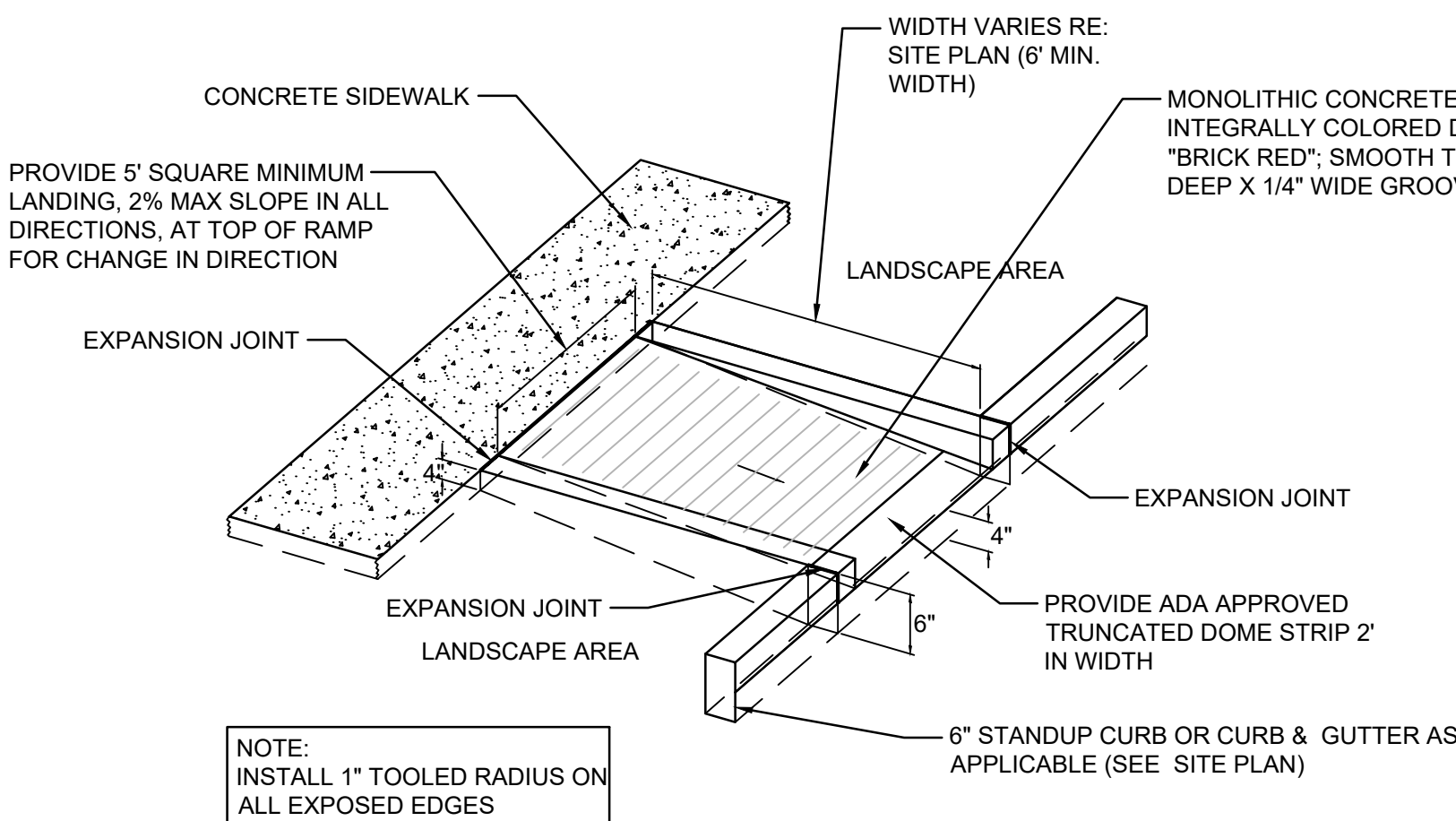


GENERAL NOTES

- WHEEL STOPS TO BE PLACED 2' BACK, CENTERED IN THE PARKING STALL. WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK.
- BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
- INSTALL EACH WITH TWO DOWELS PER MANUFACTURERS SPECIFICATIONS.

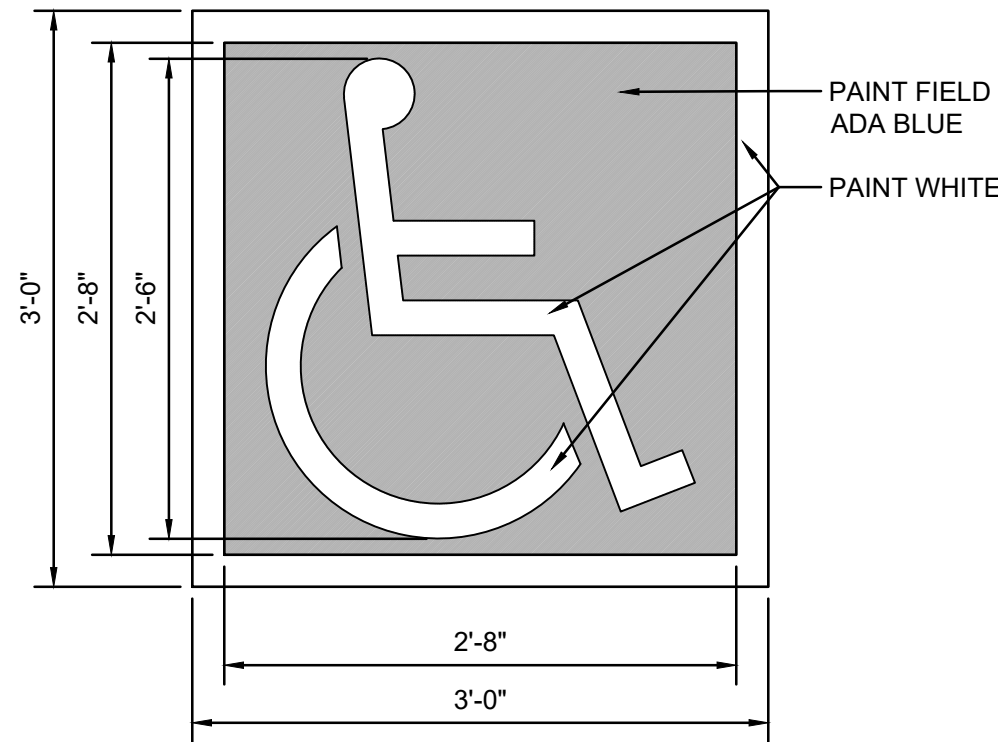
CONCRETE WHEEL STOP

SCALE: N.T.S.



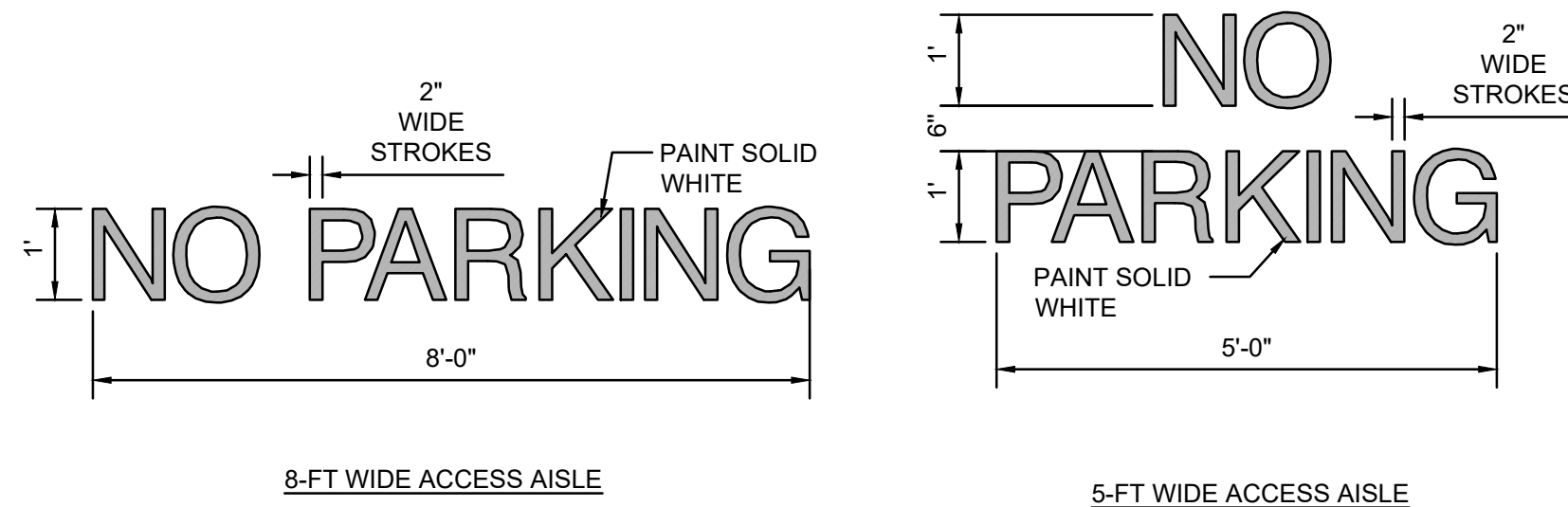
CURBED RAMP DETAIL

SCALE: N.T.S.



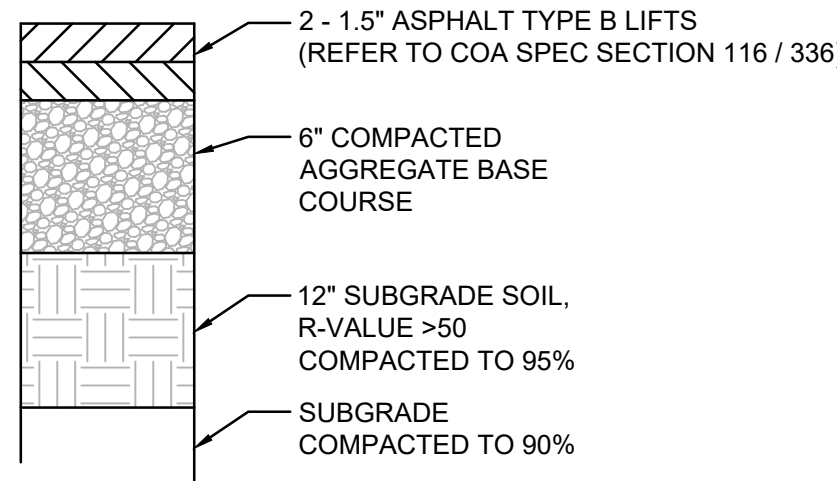
ACCESSIBILITY SYMBOL

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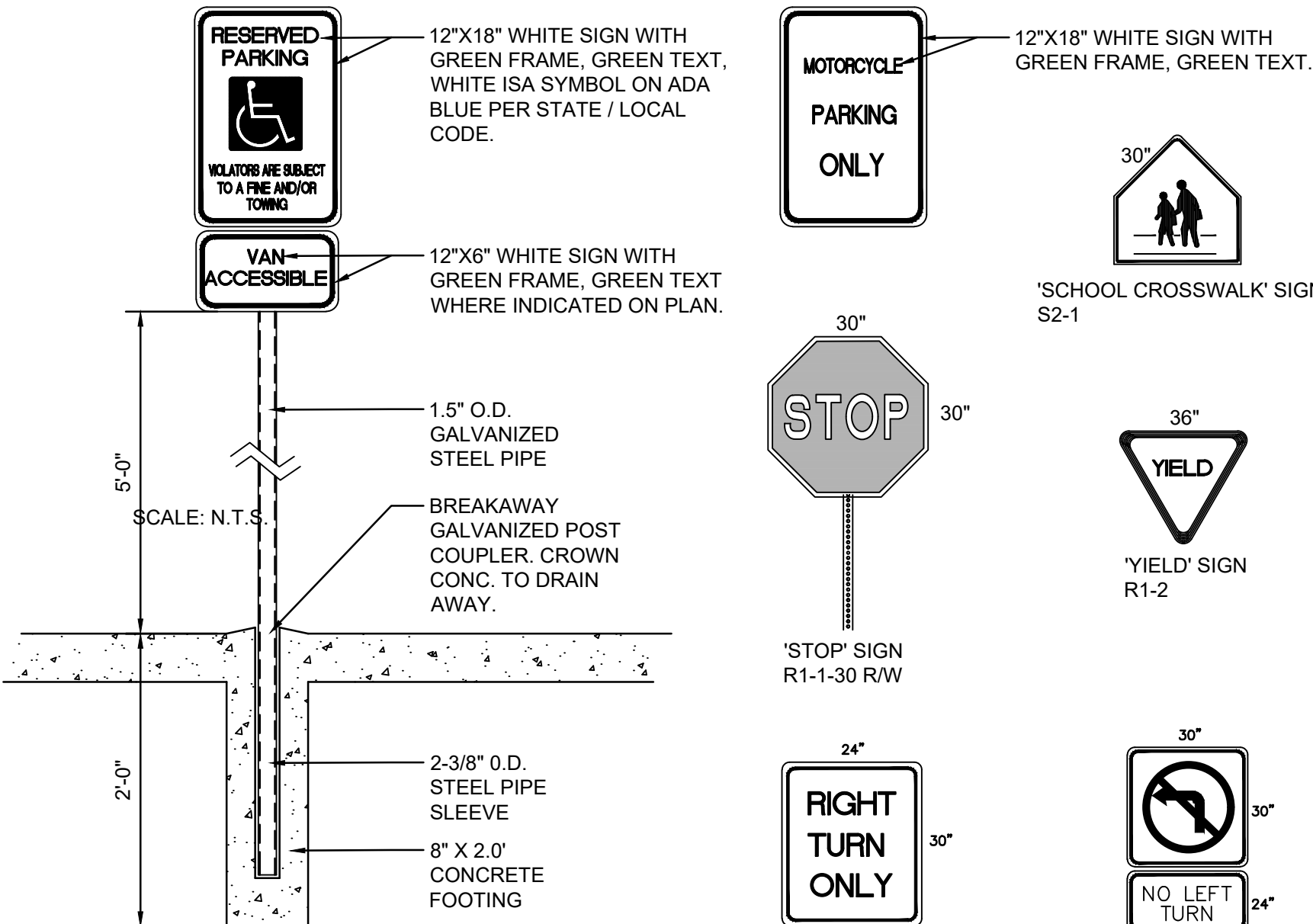
PAINTED 'NO PARKING'

SCALE: N.T.S.



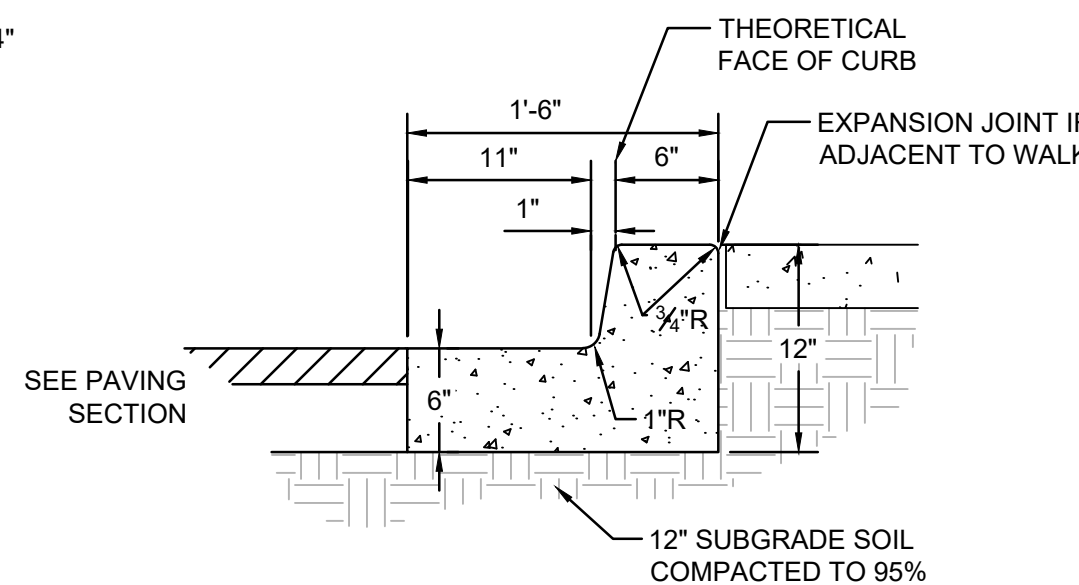
ASPHALT PAVING SECTION

SCALE: N.T.S.



SIGNAGE

SCALE: N.T.S.



MEDIAN CURB AND GUTTER

6" WIDE THEORETICAL FACE OF CURB

SCALE: N.T.S.

GENERAL NOTES

- REQUIRES FULL FORM ON ALL FACES.
- CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
- EXPANSION JOINTS @ 48' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.
- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" RADII.

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SHEET TITLE

PAVING
DETAILS

SHEET NUMBER

CP-501