

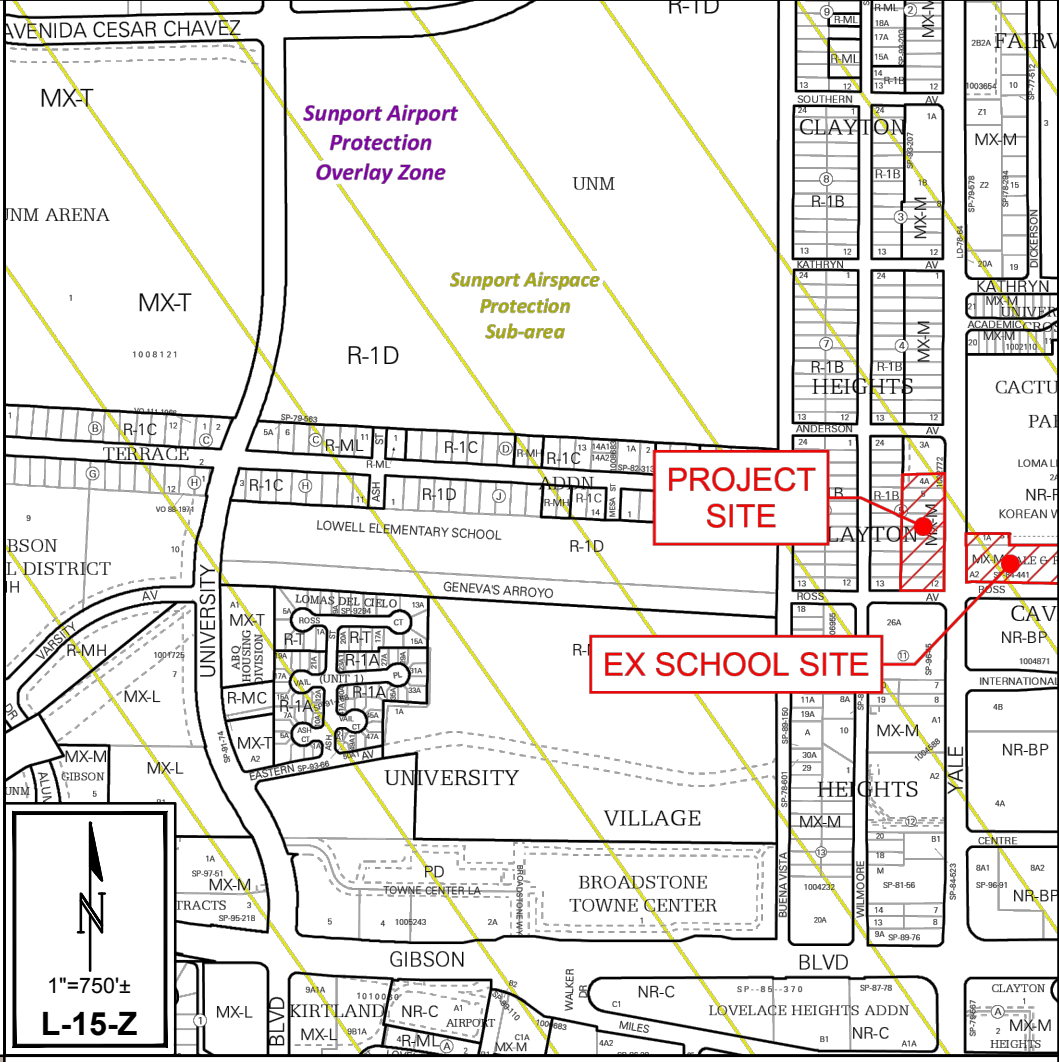
GENERAL NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. ALL CURB RADII 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 $\frac{1}{2}\%$ (5%), AND A MAXIMUM CROSS SLOPE OF $\frac{1}{8}\%$ (2%).
- H. ALL CURB RAMPS TO HAVE A MAXIMUM RUNNING SLOPE OF $\frac{1}{2}\%$ (8.33%), AND A MAXIMUM CROSS SLOPE OF $\frac{1}{8}\%$ (2%).
- I. PROPOSED STRIPING SHOWN WITHIN YALE BLVD SE ROW IS BASED ON NEIGHBORHOOD IMPACT ASSESSMENT HT#16D037 RECOMMENDATIONS. PROPOSED STRIPING WITHIN PUBLIC ROW WILL BE DETAILED UNDER PUBLIC WORK ORDER CPN 584685.
- J. ALL IMPROVEMENTS LOCATED IN THE PUBLIC RIGHT-OF-WAY MUST BE INCLUDED ON THE WORK ORDER.
- K. UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER CITY STD DWGS 2415A-C & 2430.
- L. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER CITY STD DWGS 2415A-C & 2430.

LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB
- ADA SPACE
- PEDESTRIAN CROSSWALK
- PROPOSED ADA PATHWAY TO SCHOOL ENTRY 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)
- 5 MOTORCYCLE STALLS

OVERALL TOTAL PROVIDED:

- PARKING: 40 + 127 = 167 STALLS
- ADA PARKING: 6 + 5 = 11 ADA STALLS (2 VAN)
- MOTORCYCLE: 3 + 5 = 8 MOTORCYCLE STALLS
- BICYCLE: 33 BICYCLE STALLS

KEYED NOTES

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



10899 montgomery blvd ne
suite a
albuquerque, nm 87111



PROJECT

MAS CHARTER SCHOOL
WEST PARENT LOOP AND PARKING

100% CONSTRUCTION DOCUMENTS

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

REVISIONS	DATE	DESCRIPTION

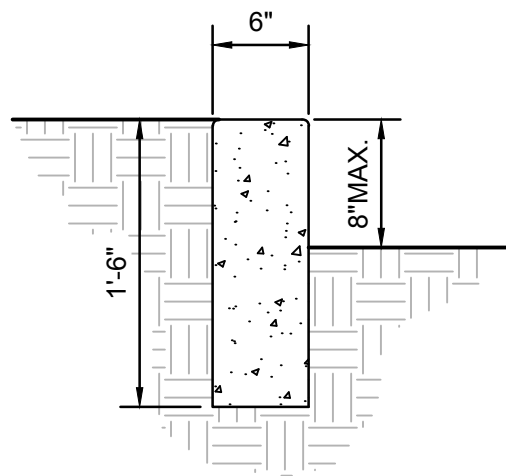
I&A PROJ #: 2579
ARCHT PROJ #: A22.24
DRAWN BY: IA
CHECKED BY: FAC
DATE APRIL 28, 2023

SHEET TITLE
**OVERALL
TRAFFIC
CIRCULATION
LAYOUT**

SHEET NUMBER
TCL-01

Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
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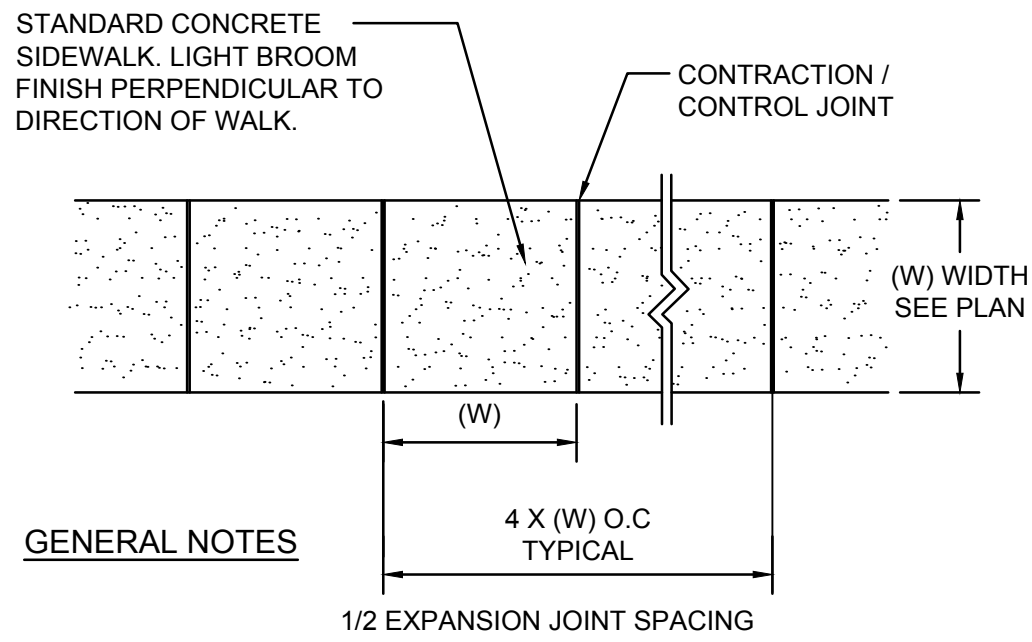


GENERAL NOTES

- 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.



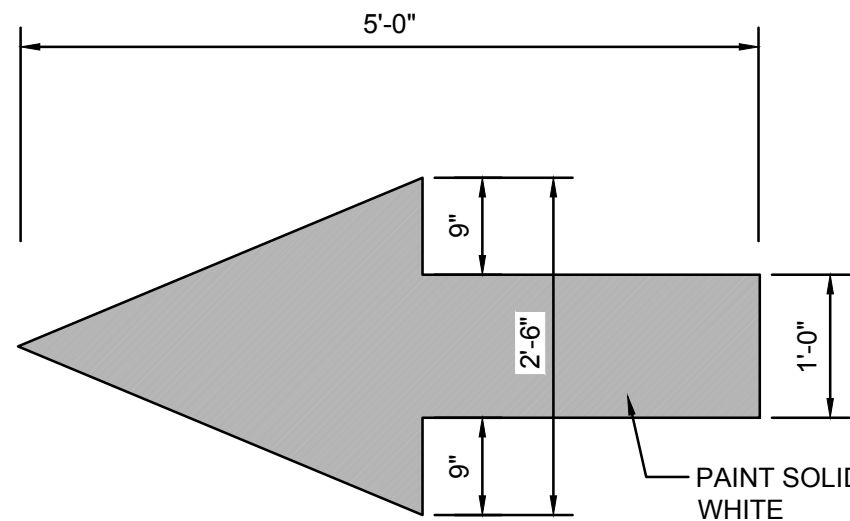
GENERAL NOTES

- 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

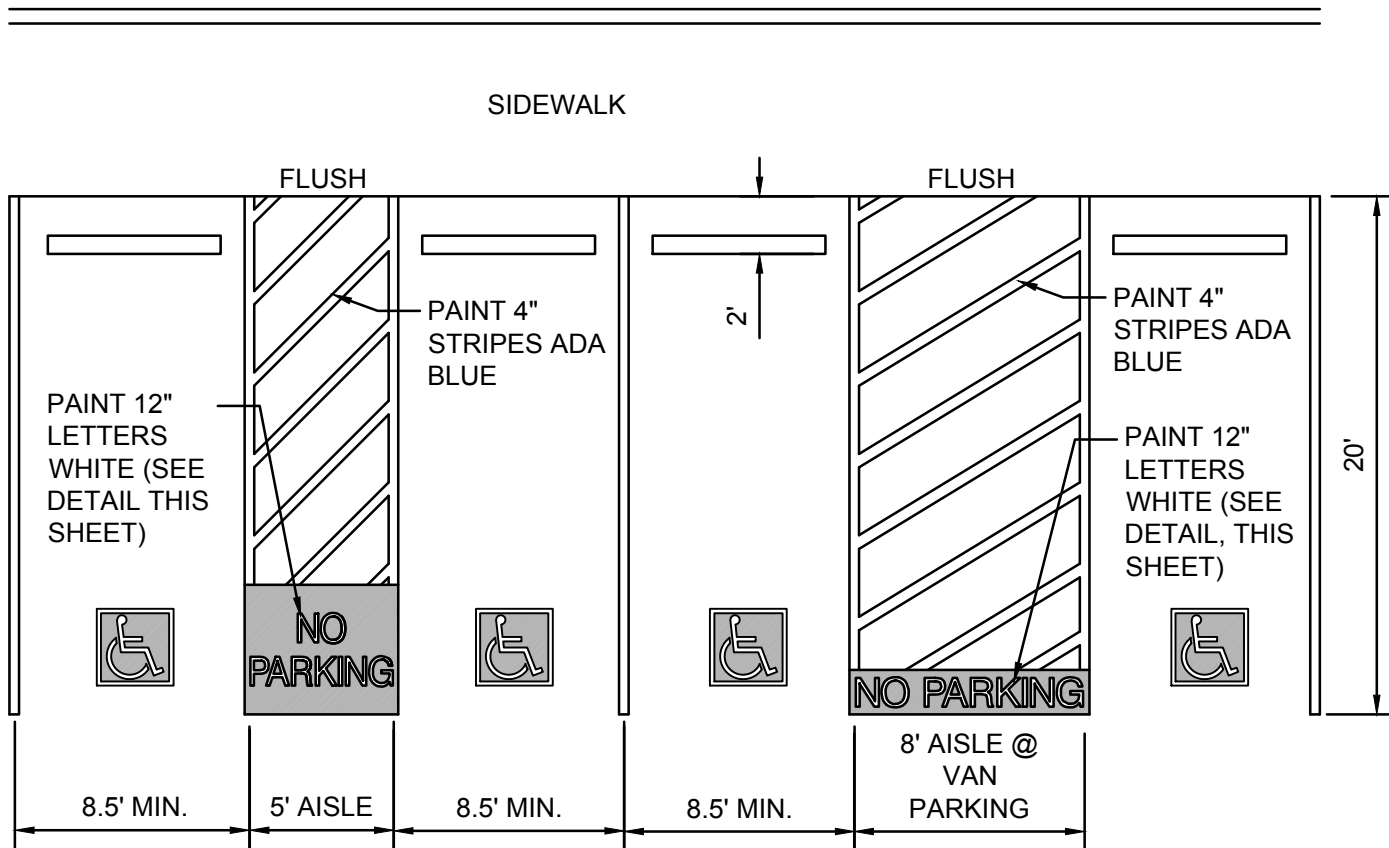
BROOM FINISH

SCALE: N.T.S.



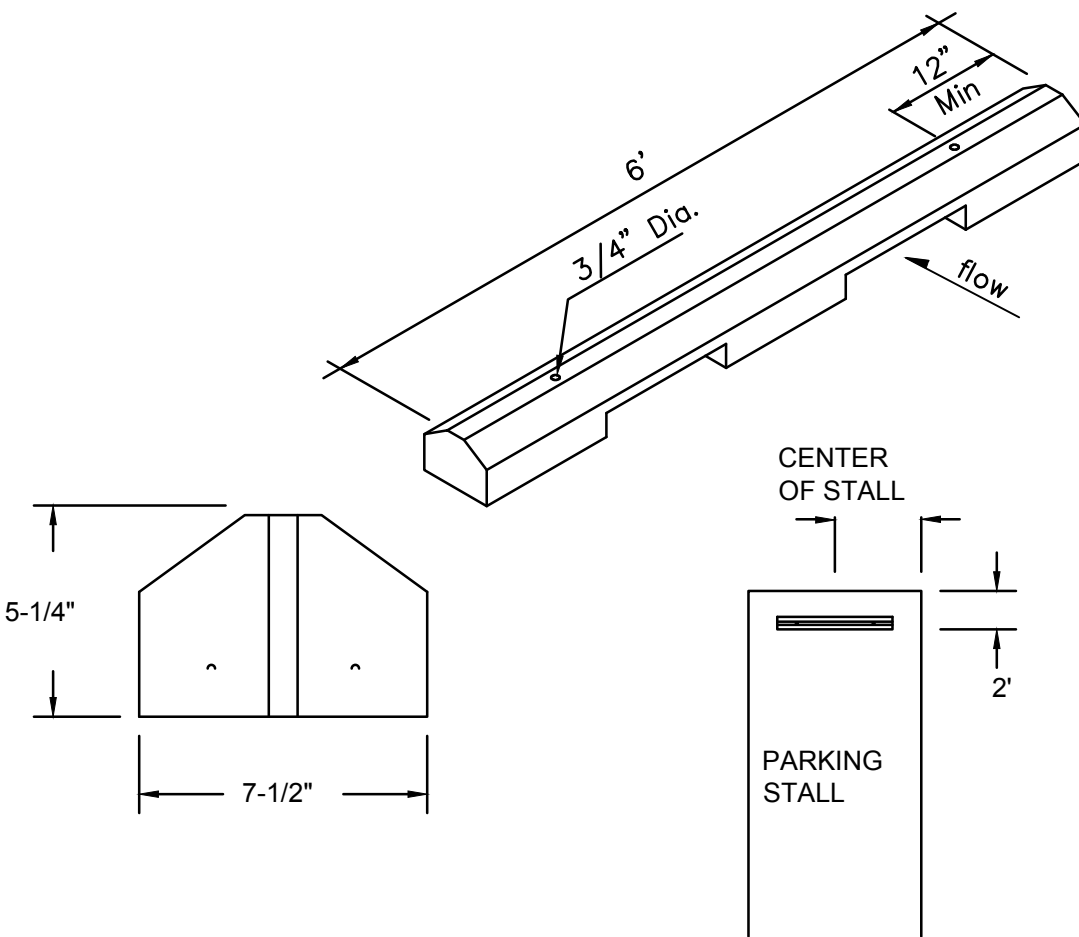
PAINTED TRAFFIC ARROW

SCALE: N.T.S.



ADA PARKING DETAIL - VAN

SCALE: N.T.S.

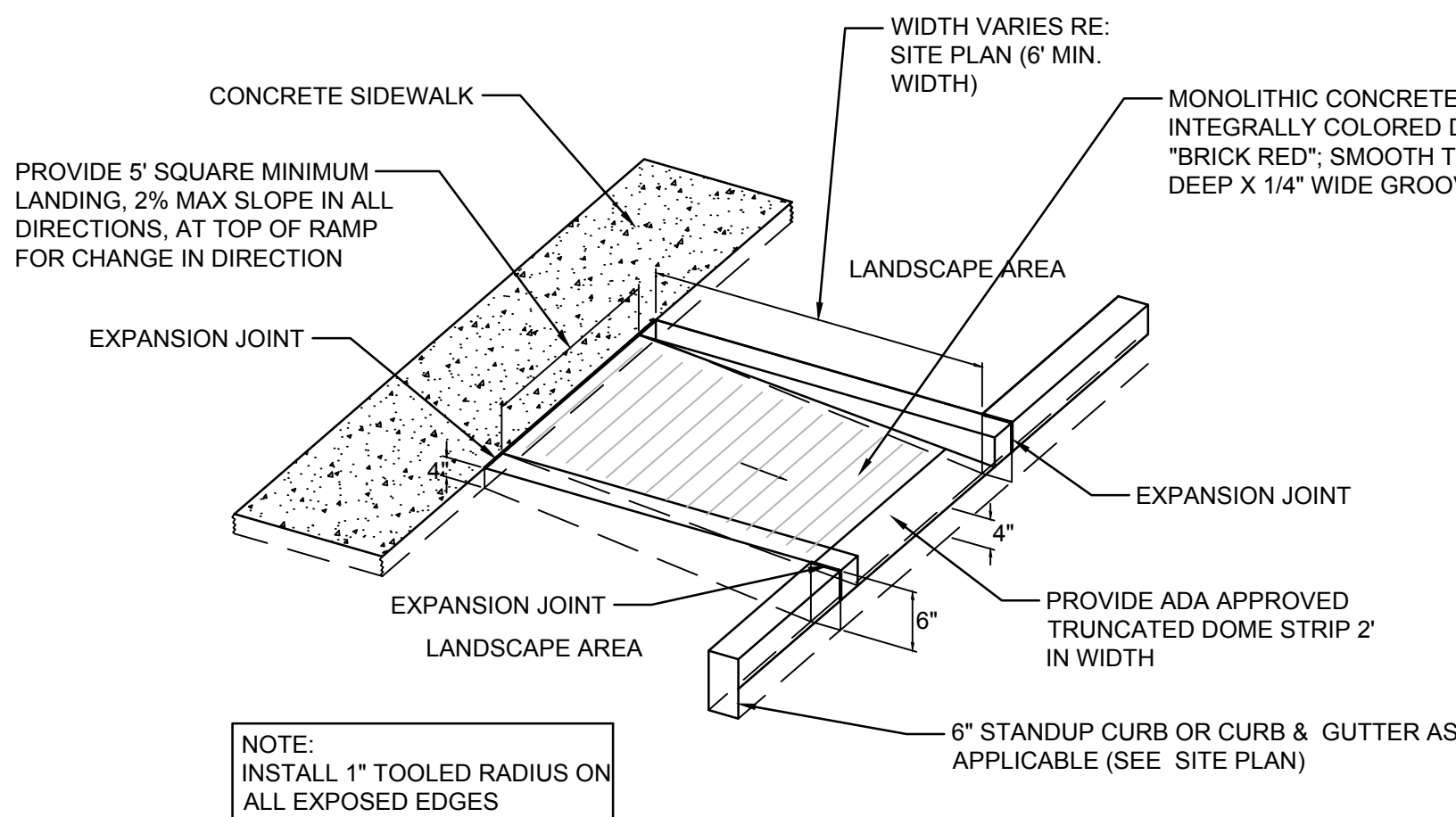


GENERAL NOTES

- 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.

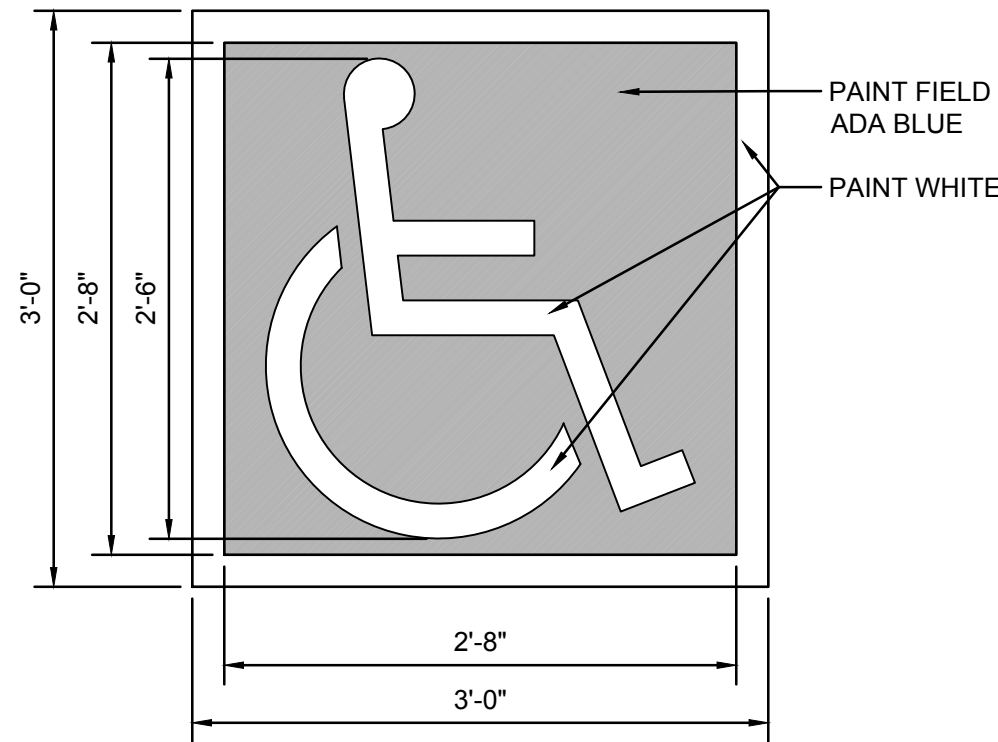


NOTE: INSTALL 1" TOOLED RADIUS ON ALL EXPOSED EDGES

NOTE: CURB RAMP SHALL NOT EXCEED 6" VERTICAL RISE. RAMP MAXIMUM RUNNING SLOPE = 1/12 (8.33%), RAMP MAXIMUM CROSS SLOPE = 1/50 (2%), AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S.

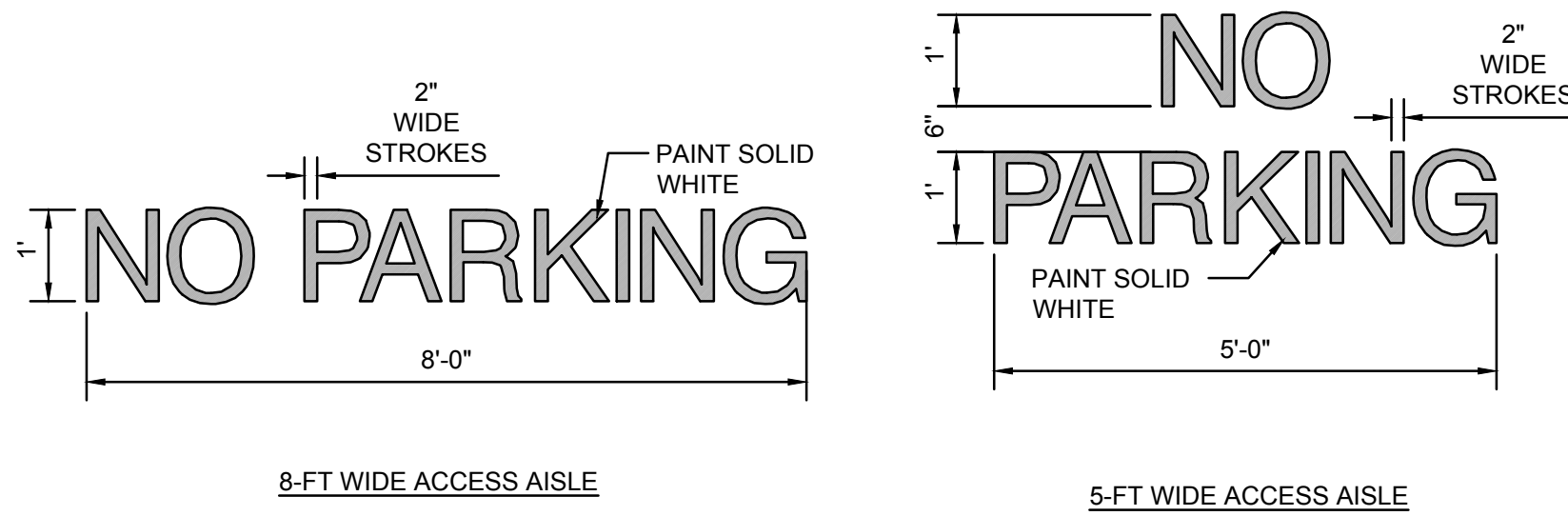
CURBED RAMP DETAIL

SCALE: N.T.S.



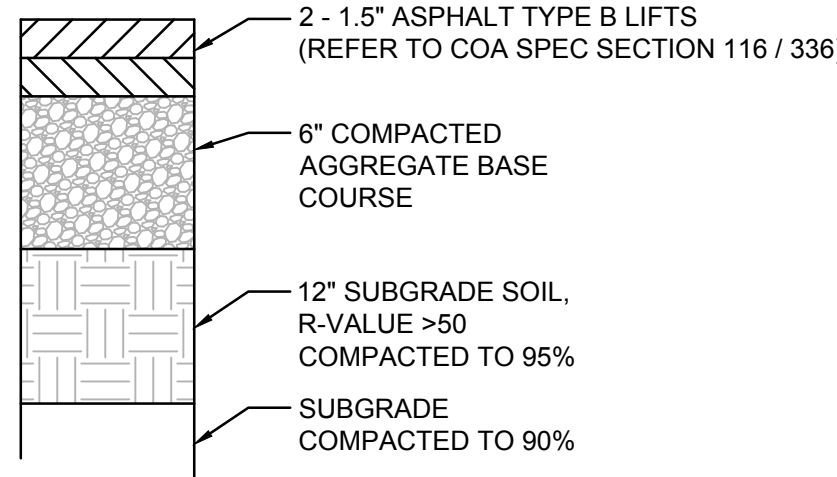
ACCESSIBILITY SYMBOL

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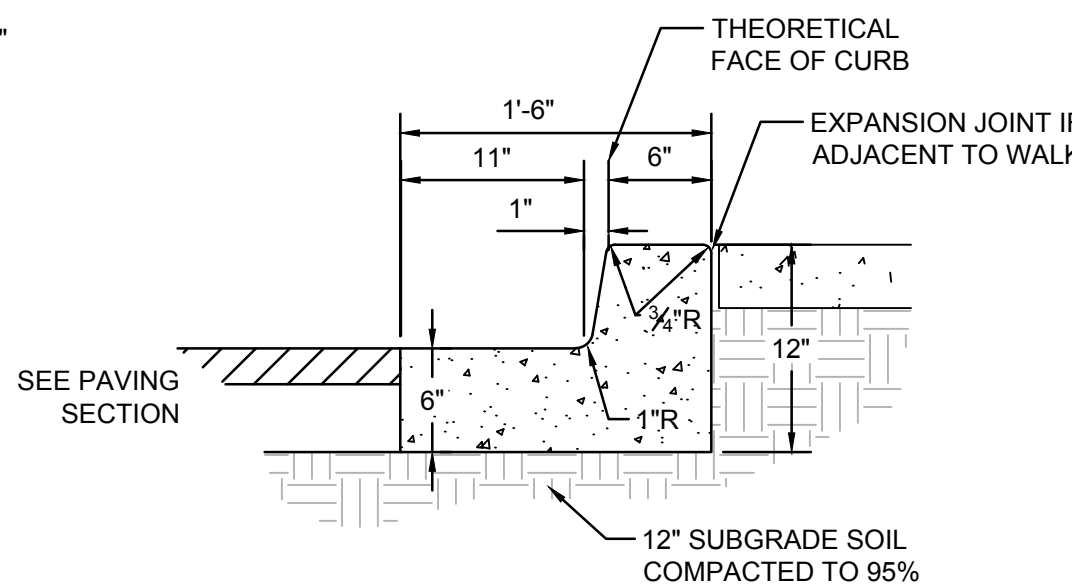
PAINTED 'NO PARKING'

SCALE: N.T.S.



ASPHALT PAVING SECTION

SCALE: N.T.S.



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.

MEDIAN CURB AND GUTTER

6" WIDE THEORETICAL FACE OF CURB

SCALE: N.T.S.



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SEAL



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

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PAVING DETAILS

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CP-501

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