

C.O.A. VICINITY MAP



PROJECT INFORMATION

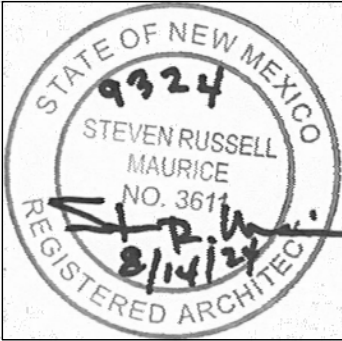
LEGAL DESCRIPTION:
SITE AREA: .147 ACRES
ZONING: NR-C
BUILDING CALCULATIONS: GROSS FLOOR AREA (GFA) = 2800 S.F.
PARKING CALCULATIONS:
REQUIRED: 3 SPACES (IDO TABLE)
PROVIDED: 3 SPACES (INCLUDING
ADA REQUIRED: 1 SPACE (NMBC TABLE 1106.1)
ADA PROVIDED: 1 SPACE
MOTORCYCLE REQUIRED: 1 SPACE (IDO TABLE 5-5.4)
MOTORCYCLE PROVIDED: 1 SPACE
BICYCLE REQUIRED: 1 SPACE (IDO TABLE 5-5.5)
BICYCLE PROVIDED: 1 SPACE

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF CURB, WALL OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVE TO BE ASPHALT, UNLESS NOTED OTHERWISE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANNING BETWEEN 3'-0" AND 8'-0" TALL (AS MEASURED FROM THE GUTTER PLAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- 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'-0" TALL.
- ANY BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK, CURB & GUTTER. SIDEWALKS TO HAVE A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%.
- ALL IMPROVEMENTS DONE IN THE RIGHT OF WAY (R.O.W.) MUST BE INCLUDED ON THE WORK ORDER.
- CONTRACTOR TO VERIFY ADA COMPLIANCE.
- THE DRIVEWAY OFF SUSAN AVE WILL ACCOMMODATE BIDIRECTIONAL MOVEMENTS.

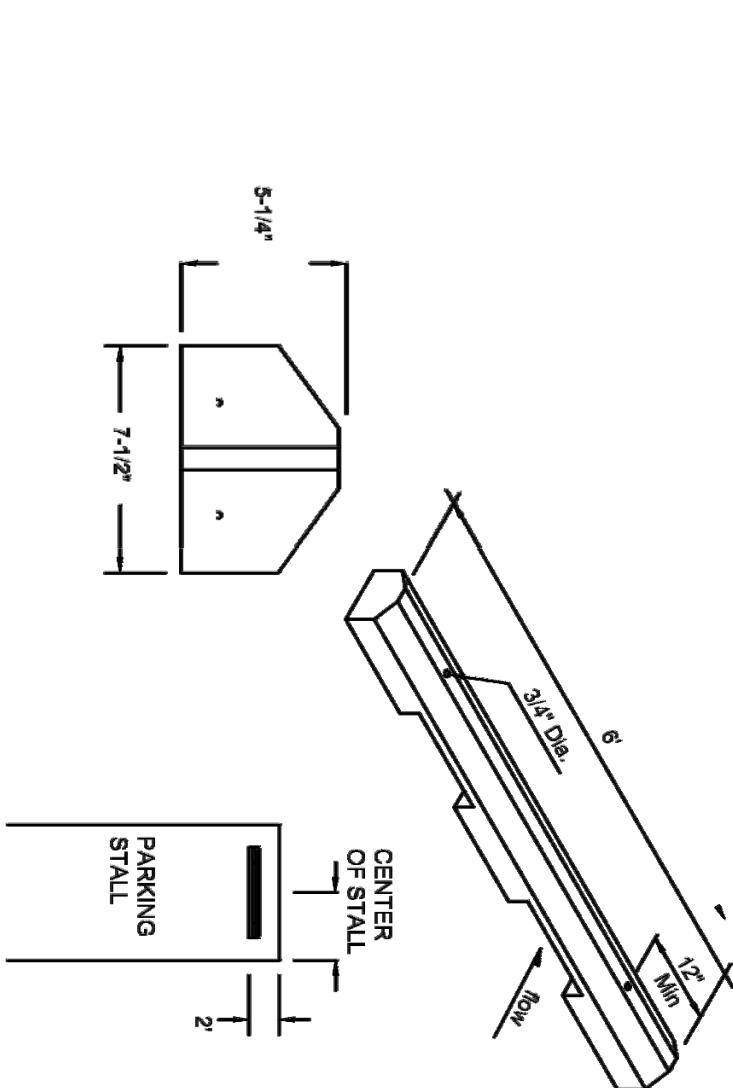
KEYED NOTES

- EXISTING CURB & GUTTER TO REMAIN.
- EXISTING SIDEWALK TO REMAIN. REPAIR IF NECESSARY.
- NEW ASPHALT PARKING TO BE INSTALLED.
- PCC SIDEWALK, PER COA DETAIL #2430, MATCH EXIST'G COLOR.
- ADA PARKING AND SIGNAGE, PER DETAIL THIS SHEET.
- BICYCLE RACK, PER DETAIL THIS SHEET.
- CONCRETE WHEEL STOP, PER DETAIL THIS SHEET.
- SIGNAGE, MOTORCYCLE SIGNAGE, PER DETAIL THIS SHEET.
- EXISTING POWER POLE.
- EXISTING WATER METER TO REMAIN.
- EXISTING LIGHT POLE TO REMAIN.
- 4" WIDE WHITE PARKING SPACE STRIPING
- 8" STANDARD CURB & GUTTER PER COA DETAIL #241 SA ONLY IN PUBLIC R.O.W.
- MINI CLEAR SIGHT TRIANGLE
- 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 PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- EXISTING R.O.W. (RIGHT OF WAY)



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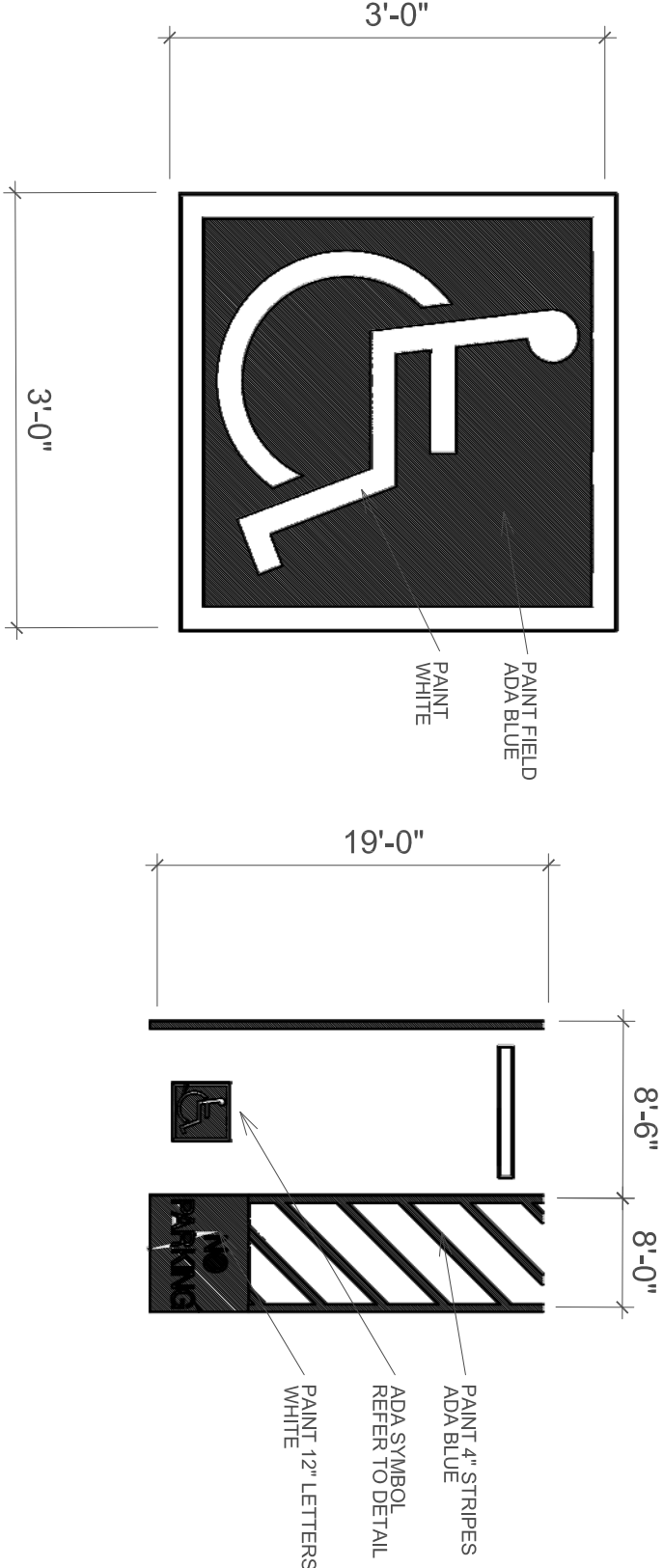
STORAGE FOR:  
GERALD LANDGRAF  
9324 SUSAN AVENUE SE  
ALBUQUERQUE, NEW MEXICO 87123



- CONSTRUCTION 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.

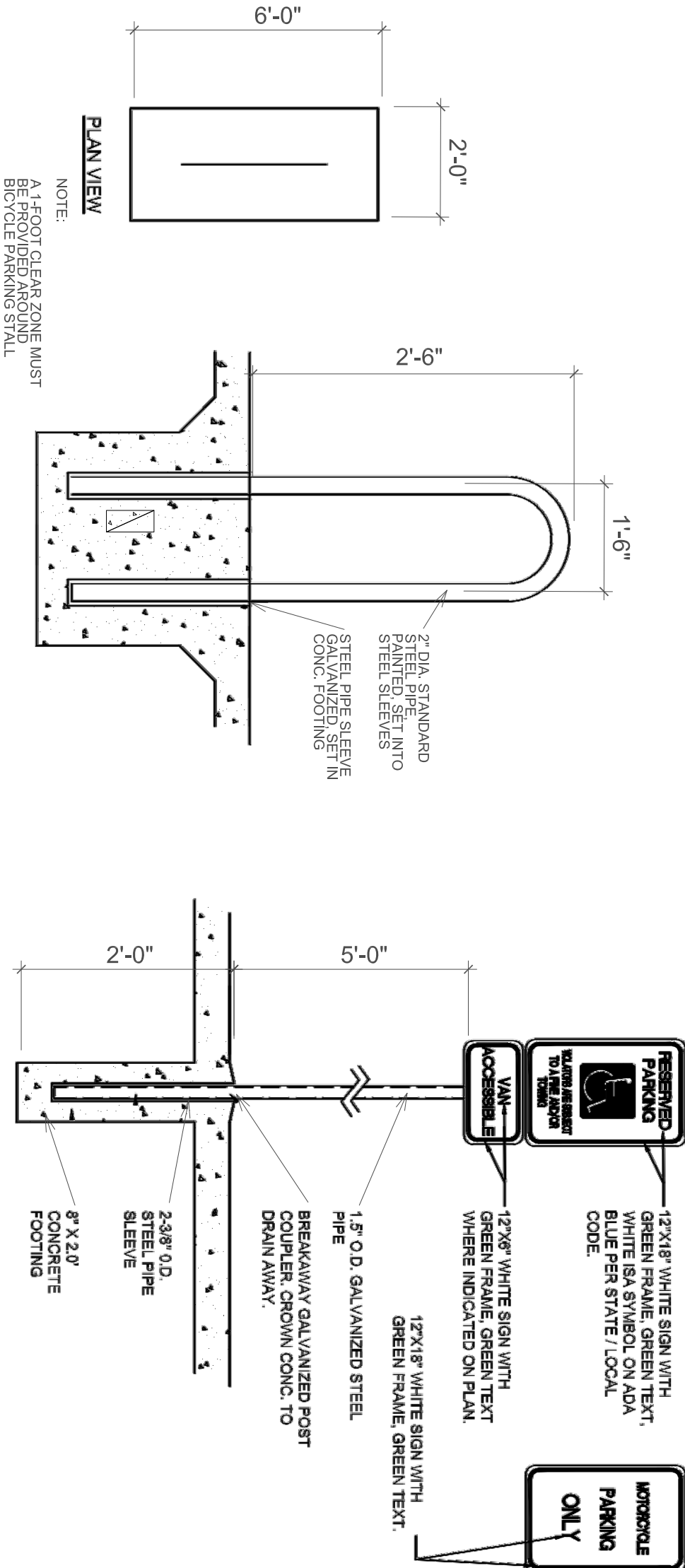


ACCESSIBILITY SYMBOL

ADA PARKING DETAIL

SCALE: N.T.S.

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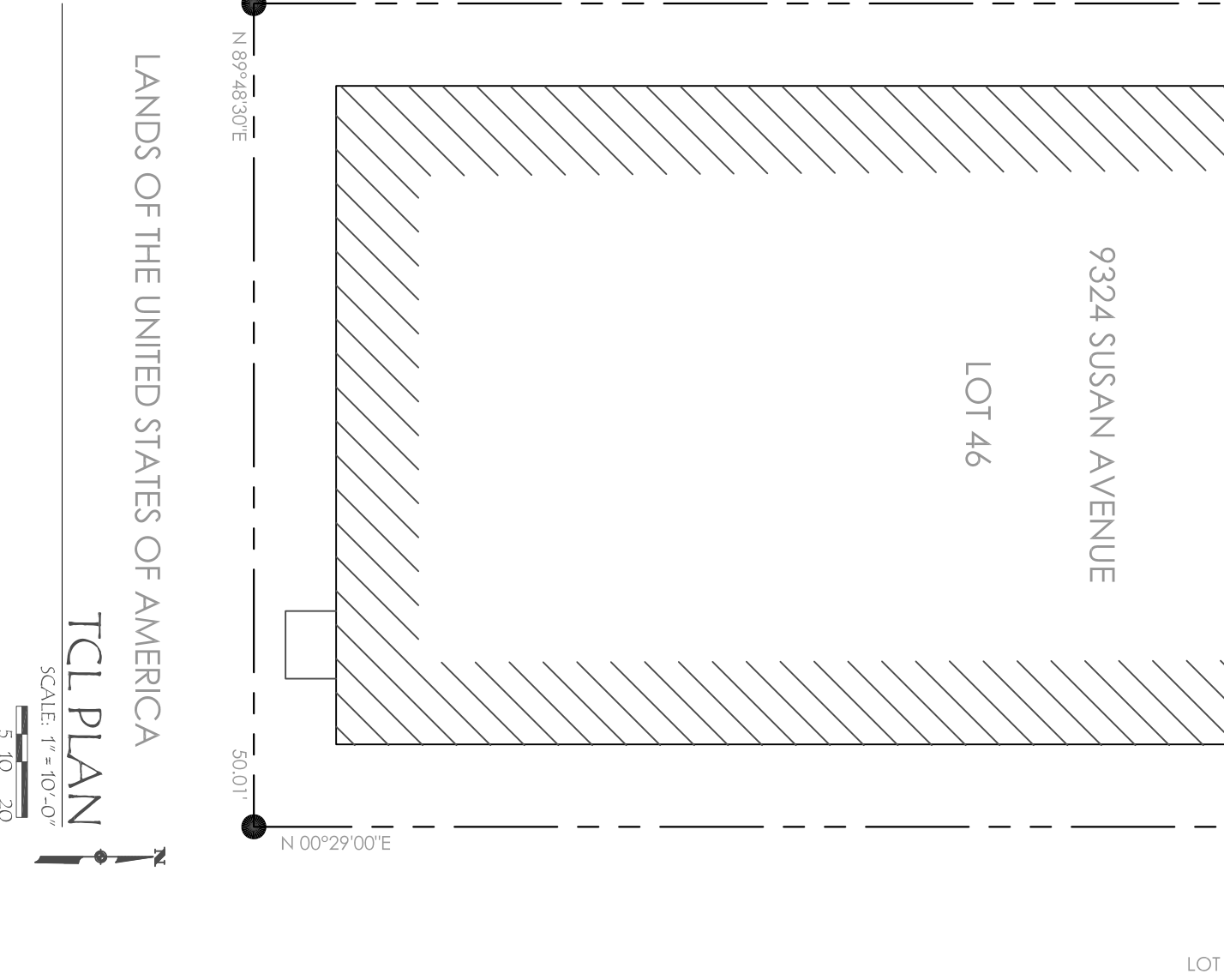
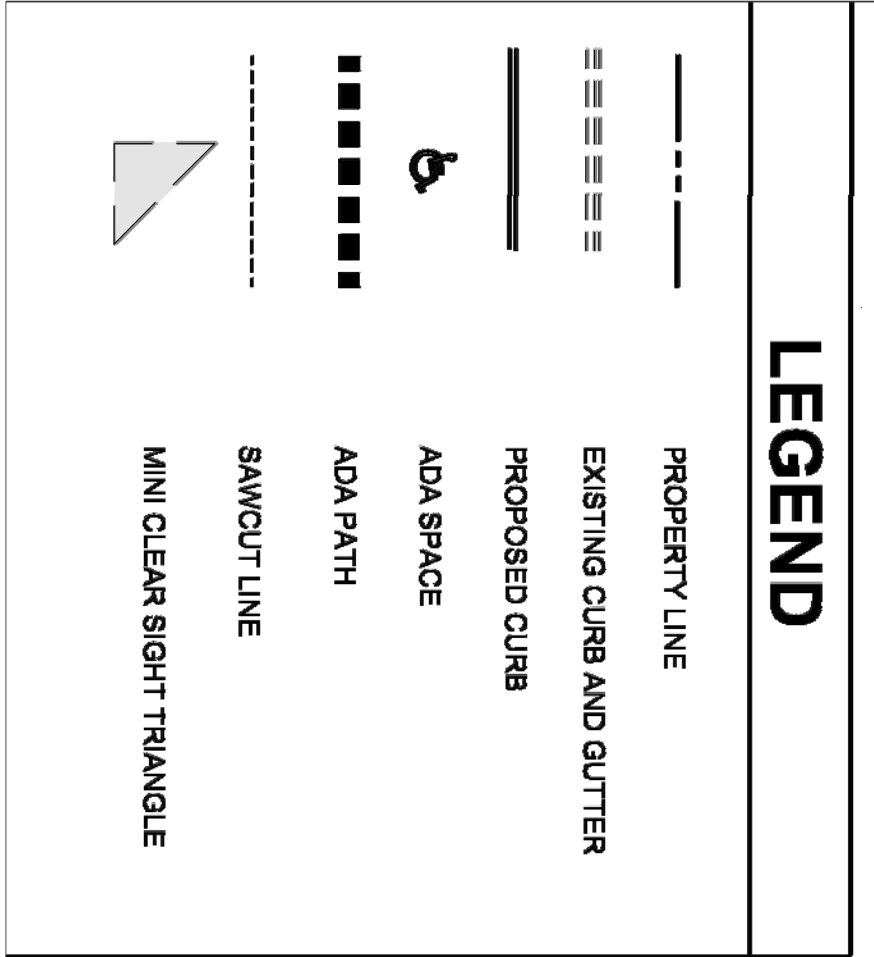


BICYCLE RACK

SCALE: N.T.S.

SIGNAGE DETAIL

SCALE: N.T.S.



TCL PLAN

SCALE: 1" = 10'-0"