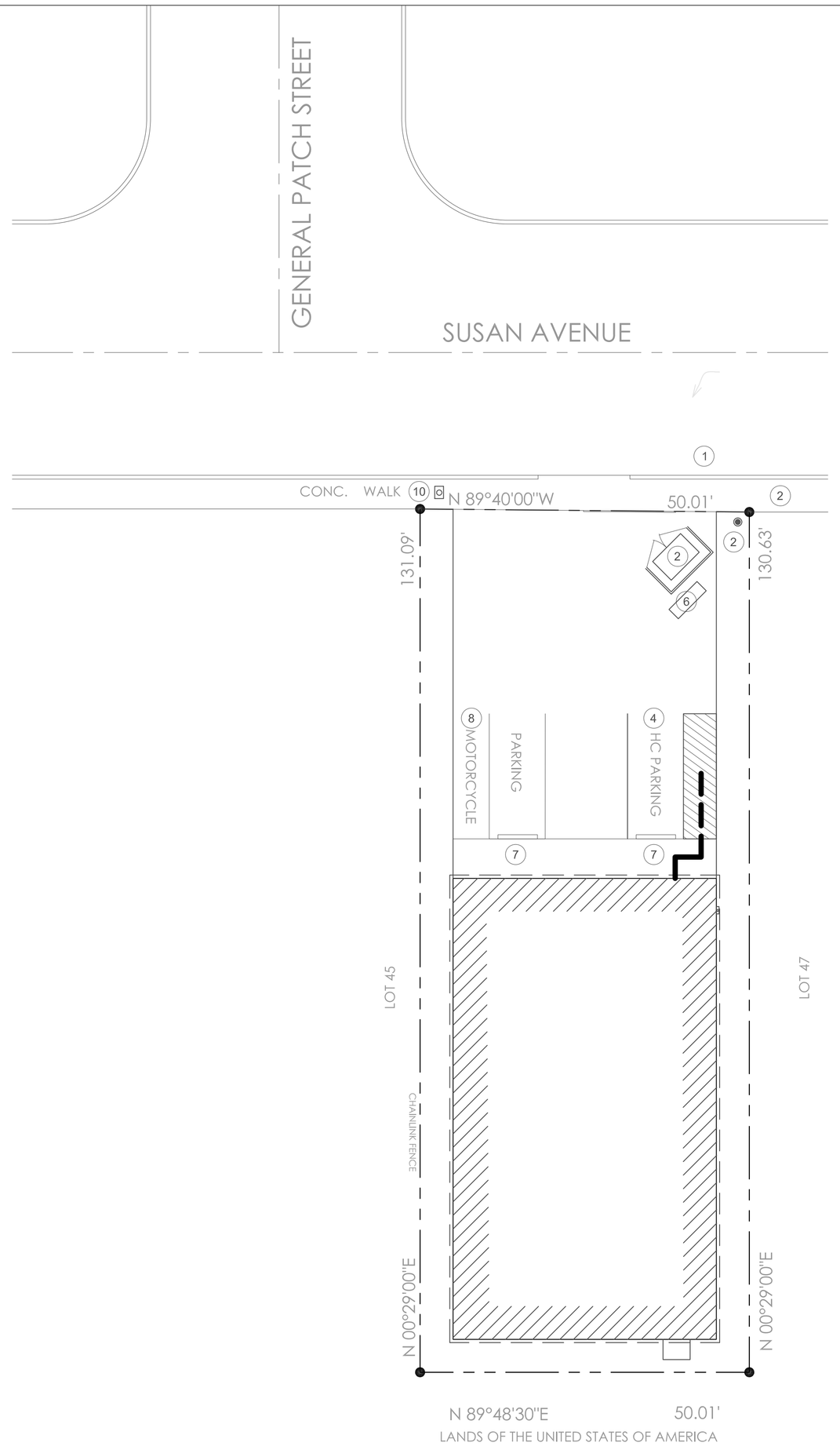
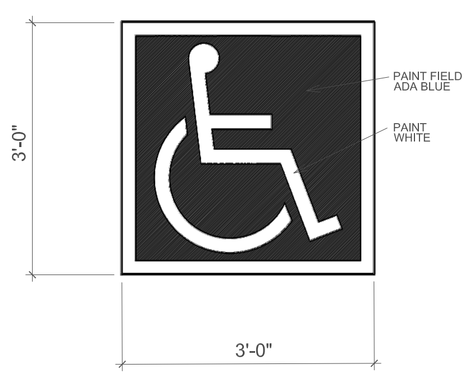


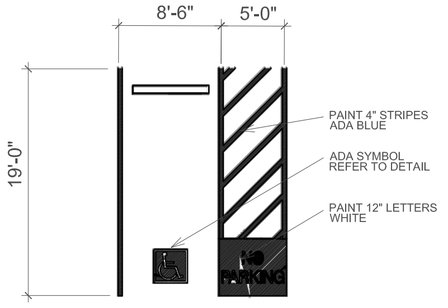
LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB
- ADA SPACE
- ADA PATH
- SAWCUT LINE
- MINI CLEAR SIGHT TRIANGLE



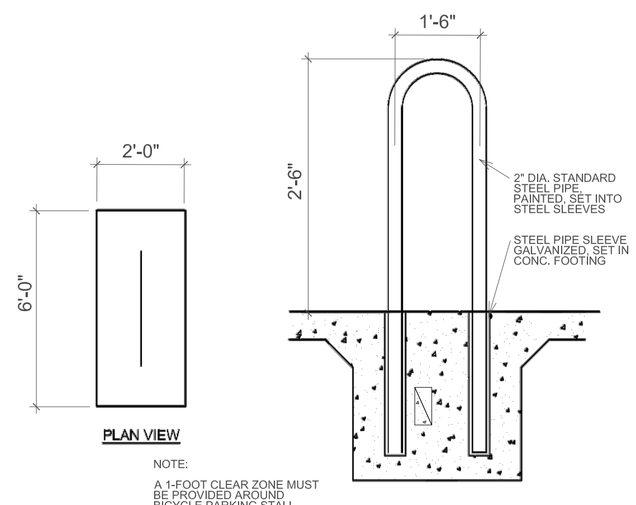
ACCESSIBILITY SYMBOL

SCALE: N.T.S.



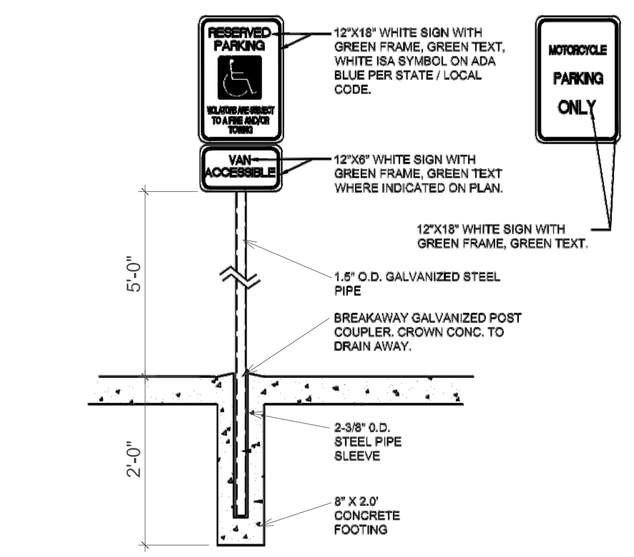
ADA PARKING DETAIL

SCALE: N.T.S.



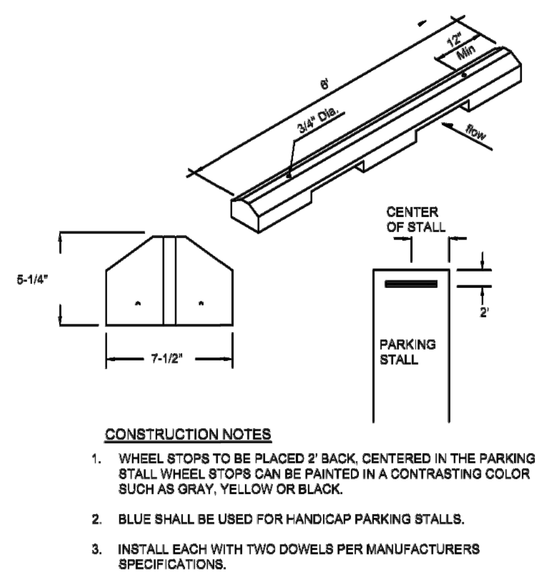
BICYCLE RACK

SCALE: N.T.S.



SIGNAGE DETAIL

SCALE: N.T.S.



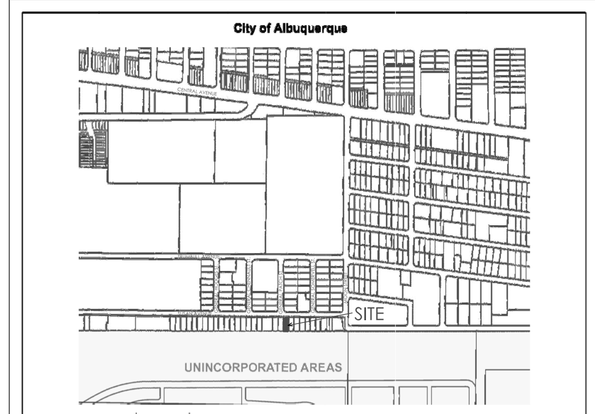
CONSTRUCTION NOTES

1. 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.
2. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
3. INSTALL EACH WITH TWO DOWELS PER MANUFACTURERS SPECIFICATIONS.

CONCRETE WHEEL STOP

SCALE: N.T.S.

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

A. DIMENSIONS ARE TO FACE OF CURB, WALL OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.

B. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGND AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.

C. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT, UNLESS NOTED OTHERWISE.

D. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3'-0" AND 8'-0" TALL (AS MEASURED FROM THE GUTTER PLAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

E. 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.

F. ALL SIDEWALKS TO HAVE A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%.

E. ALL IMPROVEMENTS DONE IN THE RIGHT OF WAY (R.O.W.) MUST BE INCLUDED ON THE WORK ORDER.

F. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3'-0" AND 8'-0" TALL (AS MEASURED FROM THE GUTTER PLAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

G. CONTRACTOR TO VERIFY ADA COMPLIANCE.

H. THE DRIVE OFF SUSAN AVE WILL ACCOMMODATE FOR BIDIRECTIONAL MOVEMENTS.

KEYED NOTES

1. EXISTING CURB & GUTTER TO REMAIN.
2. EXISTING SIDEWALK TO REMAIN.
3. EXISTING ASPHALT TO REMAIN.
4. PCC SIDEWALK, PER COA DETAIL #2430, MATCH EXIST'G COLOR.
5. ADA PARKING AND SIGNAGE, PER DETAIL THIS SHEET.
6. BICYCLE RACK, PER DETAIL THIS SHEET.
7. CONCRETE WHEEL STOP, PER DETAIL THIS SHEET.
8. SIGNAGE, MOTORCYCLE SIGNAGE, PER DETAIL THIS SHEET.
9. EXISTING POWER POLE.
10. EXISTING WATER METER TO REMAIN.
11. EXISTING LIGHT POLE TO REMAIN.
12. 4" WIDE WHITE PARKING SPACE STRIPING
13. 8" STANDARD CURB & GUTTER PER COA DETAIL #2415A ONLY IN PUBLIC R.O.W.
14. MINI CLEAR SIGHT TRIANGLE

STATE OF NEW MEXICO
STEVEN RUSSELL MAURICE
NUMBER 9924
REGISTERED ARCHITECT

STEVE MAURICE, ARCHITECT
25 CALLE CIELO
SANTA FE, NEW MEXICO 87506
505-660-2665

STORAGE FOR:
GERALD LANDGRAF
9524 SUSAN AVENUE SE
ALBUQUERQUE, NEW MEXICO 87123

10-04-2024 - PERMIT REVISIONS

Sheet
CS1