

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
ADA PROVIDED: 1 SPACE

MOTORCYCLE REQUIRED: 1 SPACE (DO TABLE 4)

MOTORCYCLE 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 DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- C. STREETS, PARKING SPACES AND ASSOCIATED DRIVE 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 PLAIN) 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 DO SECTION 1.41.6-5.8 OUTDOOR LIGHTING. MAXIMUM HEIGHT FOR LIGHT POLES SHALL BE 16'-0" TALL.
- F. 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%.
- E. ALL IMPROVEMENTS DONE IN THE RIGHT OF WAY (R.O.W.) MUST BE INCLUDED ON THE WORK ORDER.
- F. CONTRACTOR TO VERIFY ADA COMPLIANCE.
- G. THE DRIVEWAY OFF SUSAN AVE WILL ACCOMMODATE BIDIREDICTIONAL MOVEMENTS.

KEYED NOTES

1. EXISTING CURB & GUTTER TO REMAIN.
2. EXISTING SIDEWALK TO REMAIN. REPAIR IF NECESSARY.
3. NEW ASPHALT PARKING TO BE INSTALLED.
4. PC# 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
14. IN PUBLIC R.O.W.
15. MINI CLEAR SIGHT TRIANGLE
16. 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.
17. EXISTING R.O.W. (RIGHT OF WAY)

STORAGE FOR:
GORDON LAND & CATTLE
9424 SUSAN AVENUE SE
ALBUQUERQUE, NEW MEXICO 87123

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



3'-0"

3'-0"

PAINT FIELD ADA BLUE

PAINT WHITE

19'-0"

8'-6"

8'-0"

PAINT 4 STRIPES ADA BLUE

REFER TO DETAIL

PAINT 12 LETTERS WHITE

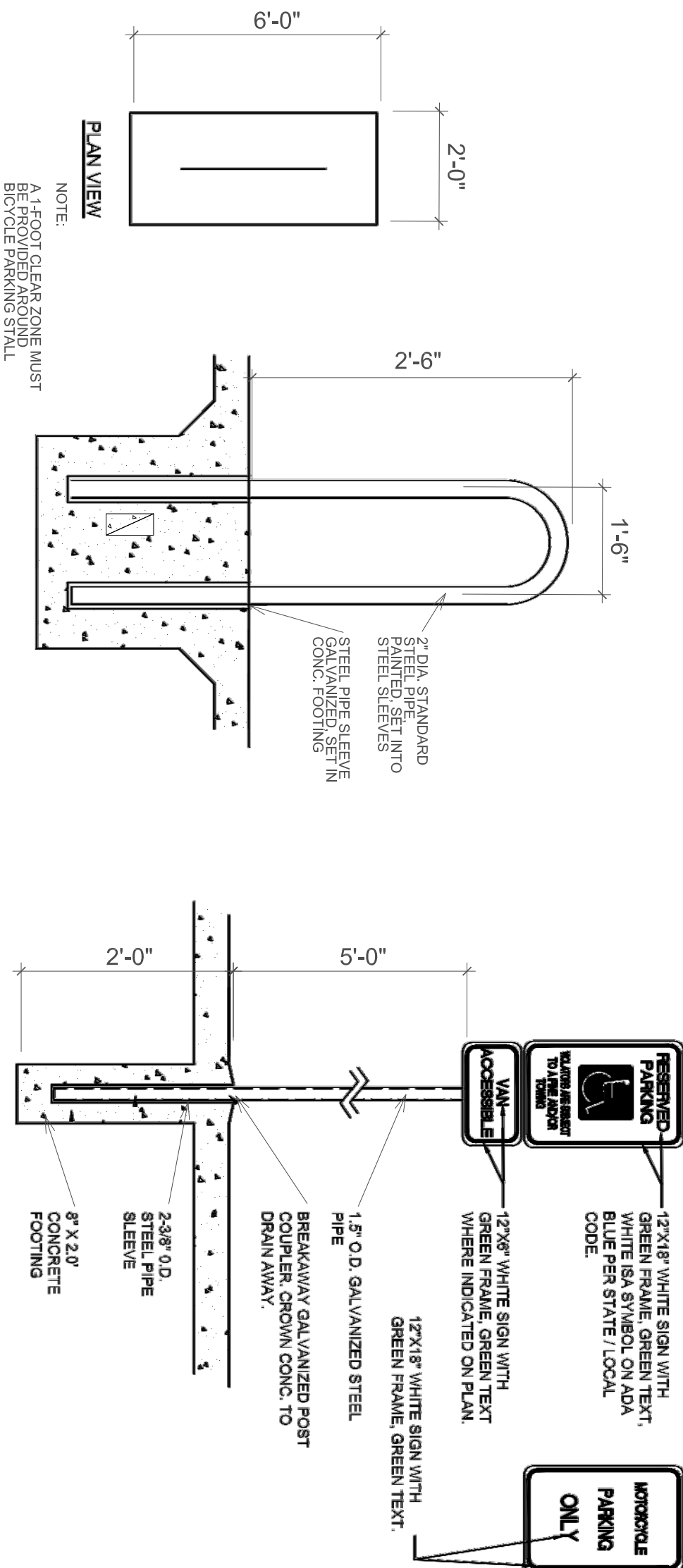
PAINT 12 LETTERS WHITE

ACCESSIBILITY SYMBOL

ADA PARKING DETAIL

SCALE: N.T.S.

SCALE: N.T.S.

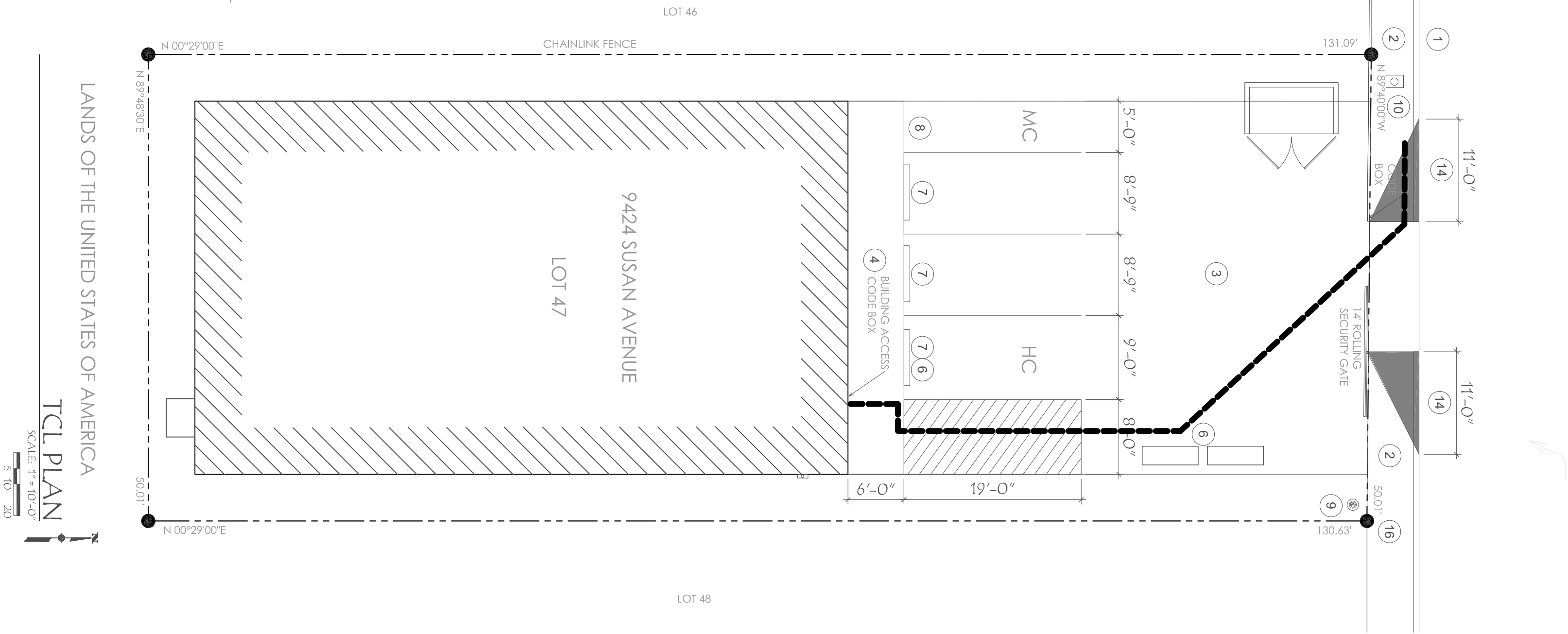
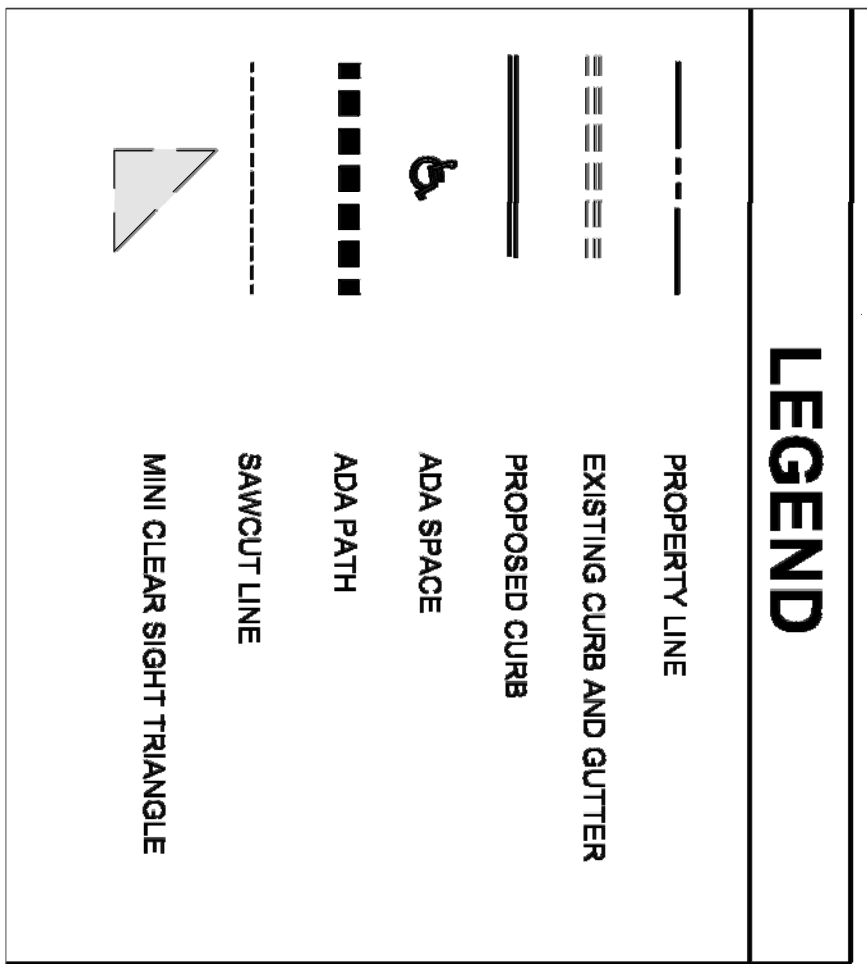


BICYCLE RACK

SCALE: N.T.S.

SIGNAGE DETAIL

SCALE: N.T.S.



TCL PLAN

SCALE: 1" = 10'-0"

03-25-25 - PERMIT

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sheer