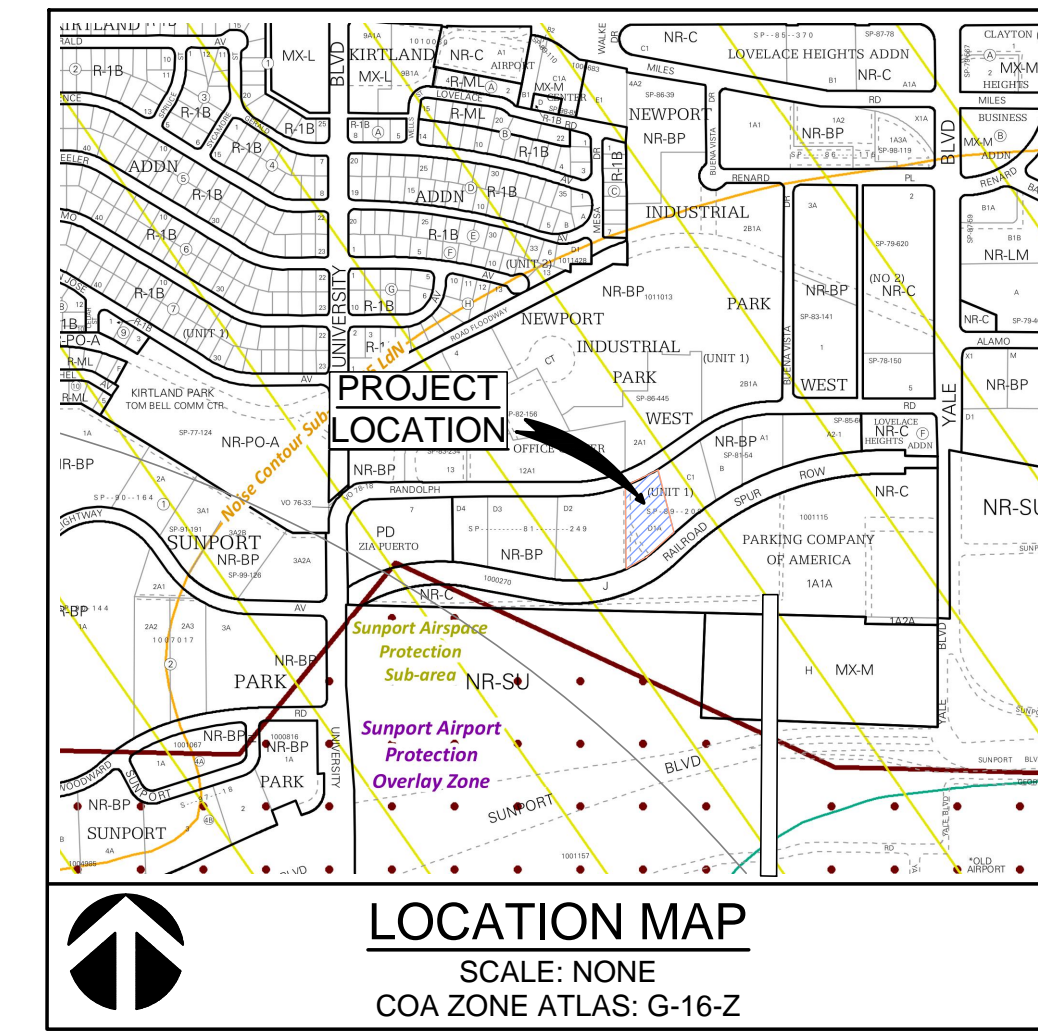
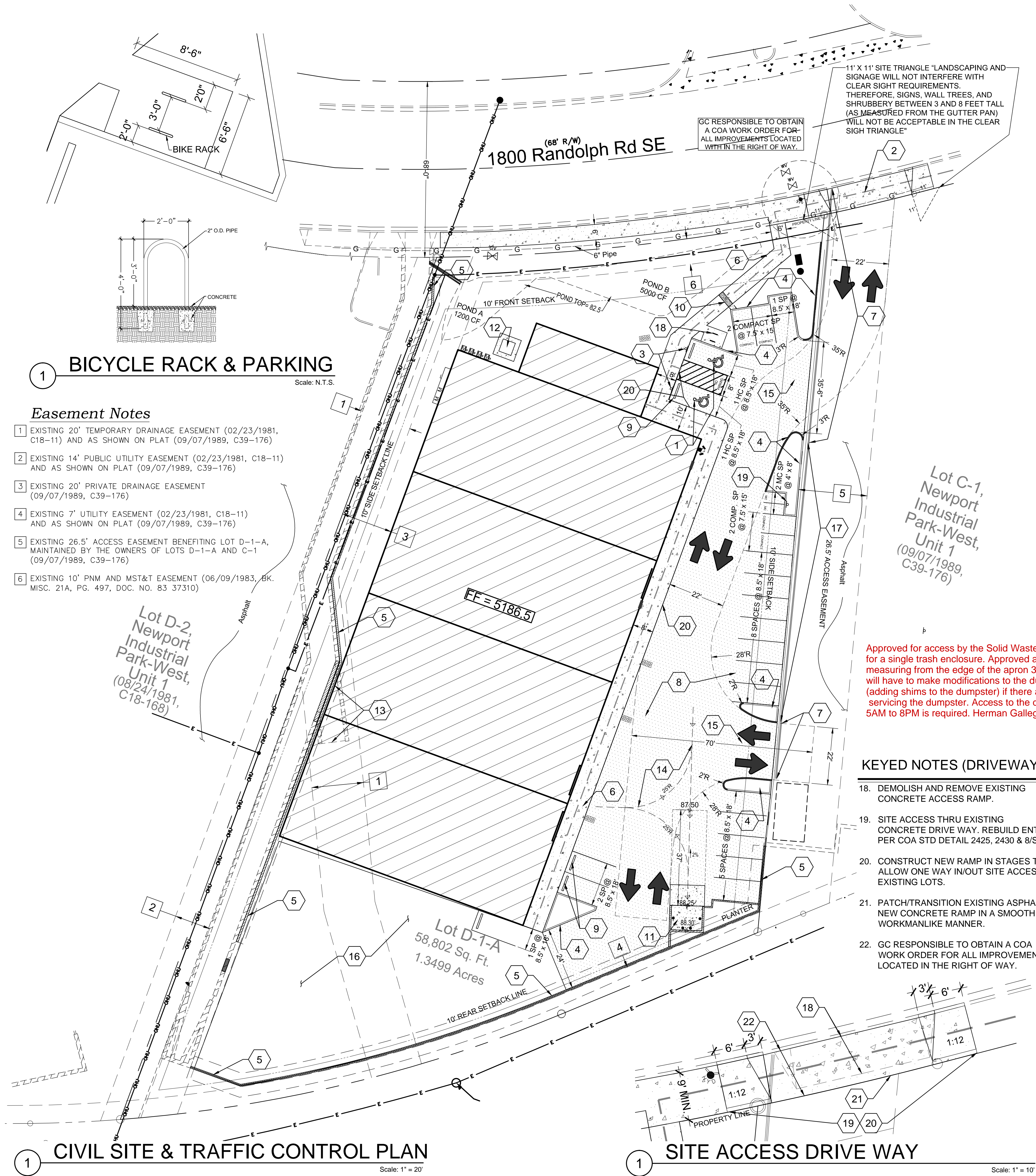


LAST MODIFIED: Apr 25, 2023 - 4:07pm BY USER: Craig  
DWG. LOCATION: K:\Projects\2022\22-036\Civil.dwg  
DWG. NAME: 22-036 Civil.dwg



### KEYED NOTES

- NEW ACCESSIBLE PARKING SPACE. SEE DETAIL 1/C5.1.
- SITE ACCESS THRU EXISTING CONCRETE DRIVE WAY. REBUILD ENTRY PER COA STD DETAIL 2425
- CONSTRUCT NEW ACCESSIBLE PARKING SIGN. SEE DETAIL 2/C5.1.
- CONSTRUCT NEW HEADER CURB PER COA STD DWG 2415B.
- CONSTRUCT NEW RETAINING WALL. SEE SHEET C1.1A.
- CONSTRUCT NEW CONCRETE WALK. SEE DETAIL 4/C5.1.
- REMOVE EXISTING ASPHALT CURB SEE SHEET C1.1 GRADING AND DRAINAGE & DETAIL 9/C5.1
- INSTALL NEW ASPHALT PAVEMENT. SEE DETAIL 3/C5.1.
- INSTALL CONCRETE WHEEL STOP. SEE DETAIL 5/C5.1.
- CONSTRUCT SIDEWALK CULVERT FOR DRAINAGE PER COA DETAIL 2430.
- CONSTRUCT STANDARD DUMPSTER ENCLOSURE PER COA SOLID WASTE MANAGEMENT DEPARTMENT DETAIL.
- CONSTRUCT NEW 5'x5' CONCRETE TRANSFORMER PAD.
- DEMOLISH AND REMOVE PORTION OF EXISTING DRAINAGE STRUCTURE BELOW FOOTPRINT OF NEW BUILDING.
- PATH OF REFUSE VEHICLE, NO OTHER DELIVERY VEHICLES REQUIRED.
- PAVED ACCESS LANE INTO SITE HAS SLOPE LESS THAN OR EQUAL TO 10%.
- 6" AGGREGATE BASE COURSE SEE DETAIL 3/C5.1. (NO ASPHALT)
- EXISTING ASPHALT CURB TO REMAIN.
- SITE BICYCLE PARKING. SEE ENLARGED PLAN THIS SHEET.
- MOTORCYCLE PARKING SPACES AND SIGN SEE DETAIL 3/C5.1
- FLUSH SIDEWALK AND ASPHALT SEE DETAIL 6/C5.1

### SITE PARKING CALCULATIONS

REQUIRED	AREA
SPACE PER 1000 SF GFA	
AREA ON GROUND FLOOR	22,380/1000 = 22.38

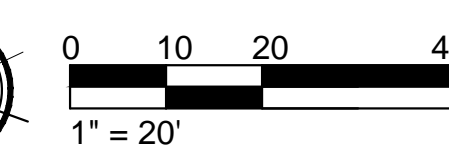
PARKING SPACES REQUIRED = 22

PARKING SPACES PROVIDED:  
ADA ACCESSIBLE SPACES = 2 (1 VAN ACCESSIBLE)  
REGULAR PARKING SPACES = 15  
COMPACT PARKING SPACES = 5  
TOTAL PARKING SPACES = 22

MOTORCYCLE SPACES REQUIRED = 1 PROVIDED = 2  
BICYCLE SPACES REQUIRED = 3 PROVIDED = 3

### LEGEND

[Symbol]	NEW ASPHALT PAVEMENT
[Symbol]	EXISTING CONCRETE SIDEWALK
[Symbol]	NEW CONCRETE SIDEWALK
[Symbol]	EXISTING BUILDING
[Symbol]	NEW BUILDING
[Symbol]	FINISH FLOOR ELEVATION
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	NEW SANITARY SEWER MANHOLE
[Symbol]	NEW SANITARY SEWER CLEANOUTS
[Symbol]	DIRECTION OF FLOW
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING GATE VALVE
[Symbol]	NEW FIRE HYDRANT
[Symbol]	NEW GATE VALVE
[Symbol]	NEW WATERLINE
[Symbol]	NEW WATER METER
[Symbol]	EXISTING OVERHEAD ELECTRIC LINE
[Symbol]	TRAFFIC CIRCULATION PATH (NO PAVMENT STRIPING)
[Symbol]	FIRE LANE CURB STRIPING AND WALL SIGNAGE
[Symbol]	ADA ACCESSIBLE PATHWAY FROM ADA PARKING TO MAIN ENTRY (OUT TO PUBLIC SIDEWALK)



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3/23/2023

**WAGONER BUILDING**  
ALBUQUERQUE • NEW MEXICO

**CIVIL SITE & TRAFFIC CONTROL PLAN**

DRAWN BY: JCH  
DATE: 03-23-23

C1.2