

ZONE ATLAS PAGE: N15

GENERAL NOTES:

1. THE GRADE AT ALL LANDSCAPE OR PLANTED AREAS THAT ABOUT CONCRETE WALKS OR CURBS SHALL BE DEPRESSED SO THAT THE LANDSCAPING SOIL AND/OR ROCK MATERIAL WILL BE FLUSH WITH THE TOP OF ADJOINING CONCRETE.
2. PROVIDE CURB CUTS FOR DRAINAGE AS REQUIRED BY THE GRADING AND DRAINAGE PLAN.
3. ALL EARTHWORK AND SITE PREPARATION SHALL COMPLY WITH THE GRADING AND DRAINAGE PLAN AND GEOTECHNICAL REPORT.
4. THE CONTRACTOR SHALL REMOVE ALL EXISTING SITE IMPROVEMENTS, UTILITIES, AND PLANT MATERIALS AND SHALL DISPOSE OF THEM AS REQUIRED.
6. SCREENING OF TRANSFORMERS, ELECTRICAL BOXES AND OTHER UTILITY STRUCTURES SHALL NOT IMPEDE ACCESS FOR SAFE REPAIR AND MAINTENANCE OF THE EQUIPMENT.
7. PROVIDE LEVEL CONCRETE HOUSE KEEPING SLAB AT ALL OUTDOOR EQUIPMENT LOCATIONS. RAISE A MINIMUM OF 1-1/2" ABOVE THE SURROUNDING CONCRETE WALKS WHERE EQUIPMENT IS LOCATED. COORDINATE SIZE OF PAD WITH EQUIPMENT SUPPLIERS.
8. ALL SITE LIGHTING SHALL BE BUILDING MOUNTED, SEE ELEVATIONS AND ELECTRICAL EXTERIOR FIXTURES SHALL BE SHIELDED WITH CUT-OFFS PER CABQ NIGHT SKY ORDINANCE.
9. SIGNAGE IS NOT IN CONTRACT AND SHALL BE BY SEPARATE PERMIT.

SITE DATA

ADDRESS: 1601 AIRTECH CT. SE, ALBUQUERQUE 87106  
PROPERTY: TRACT A, AIRPORT TECHNICAL CENTERCONT  
IDO ZONE: NR-GM (GENERAL MANUFACTURING)  
LAND USE: COMMERCIAL SERVICES (OFFICE/WAREHOUSE)  
LOT SIZE: 103,673 SF (2.3845 ACRES)

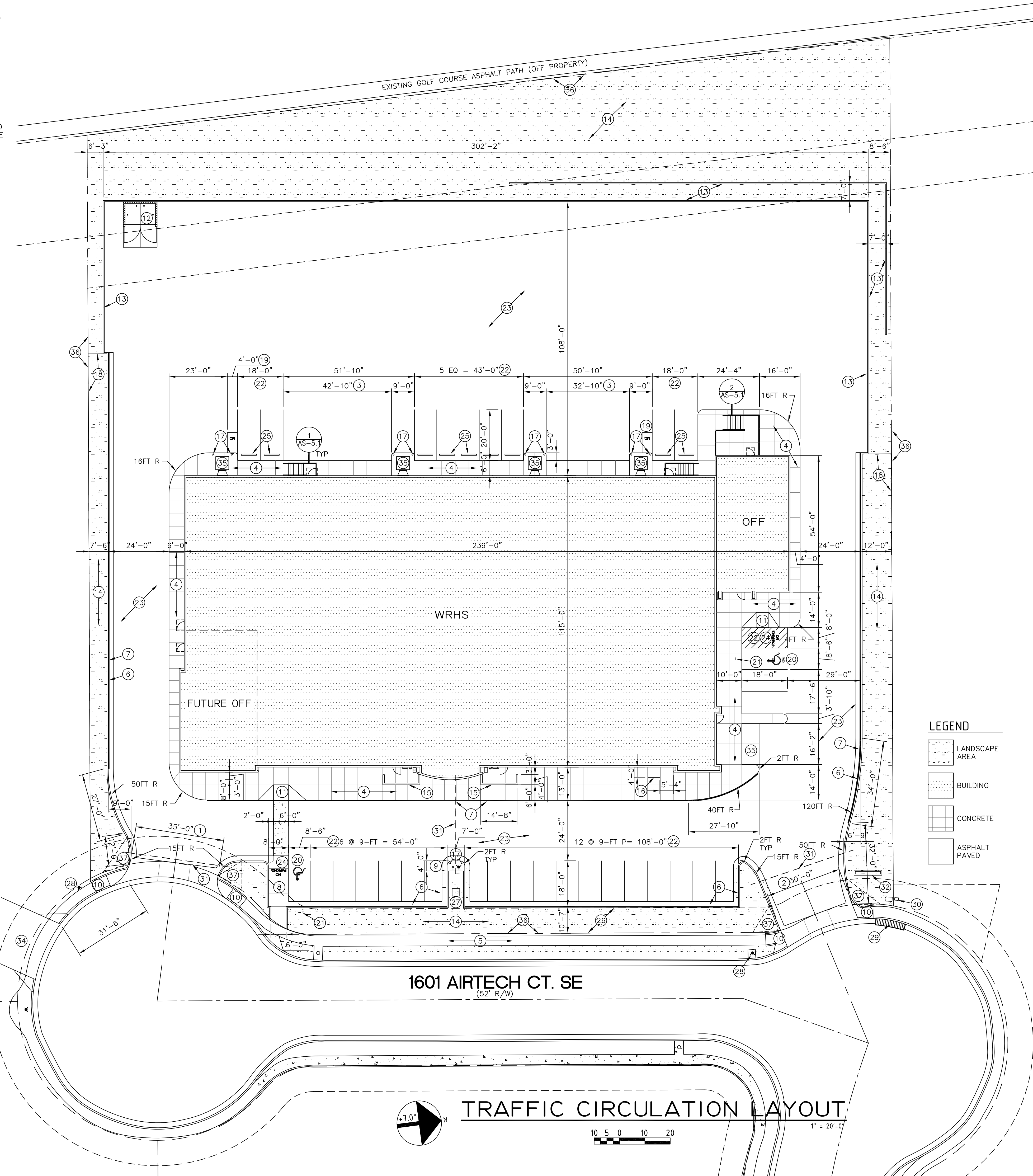
BUILDING FOOTPRINT: 26,008 SF  
TOTAL BUILDING AREA: 26,981 SF  
OFFICE: 2,543 SF  
WAREHOUSE: 24,438 SF

NET SITE: 103,673-26,008=77,665 SF  
REQUIRED LANDSCAPE (15% NET):  
77,665 x 0.15 = 11,650 SF  
LANDSCAPE PROVIDED: (+/-)20,995 SF

REQUIRED PARKING: 9 TOTAL  
OFFICE: 2,543/1,000x3.5=9  
WAREHOUSE: NO REQUIREMENT  
PARKING PROVIDED: 31 (2 ACCESSIBLE INCLUDES 1 VAN)  
MOTORCYCLE PARKING REQUIRED: 2 (2 PROVIDED)  
BICYCLE PARKING REQUIRED: 3 (3 PROVIDED)

KEYED NOTES

1. CUT AND REMOVE EXISTING CURB/GUTTER AS REQUIRED TO INSTALL PRIVATE ENTRANCE PER COABQ STANDARD DETAIL 2426
2. CUT AND REMOVE EXISTING CURB/GUTTER AS REQUIRED TO INSTALL DRIVEPAD PER COABQ STANDARD DETAIL 2425
3. TRUCK LOADING DOCK CONCRETE APRON FLUSH WITH ASPHALT.
4. CONCRETE WALK WITH CURB PER CABQ STANDARD DETAIL 2430, (ALL AROUND AS SHOWN). SEE DETAIL A/AS-5.0
5. EXISTING 4-FT WIDE CONCRETE WALK AT STREET TO REMAIN. ALL BROKEN OR CRACKED AREAS SHALL BE REMOVED AND REPLACED PER COABQ STANDARD DETAILS 2415 AND 2430.
6. CURB AND GUTTER, TYPICAL AROUND ASPHALT PAVING AS SHOWN PER COABQ STANDARD DETAIL 2415. ALSO SEE DETAIL B/AS-5.0.
7. 4-INCH HIGH WHITE LETTERS "FIRE LANE NO PARKING" OVER RED PAINTED CURB. SHOWN ON PLAN AS A HEAVY LINE AT REQUIRED CURBS.
8. CONCRETE PEDESTRIAN PATHWAY FROM PUBLIC SIDEWALK TO BUILDING, (1:20 MAX SLOPE ADA ACCESSIBLE), PER COABQ STANDARD DETAIL 2430. EXPOSED AGGREGATE AT CROSS WALK, AS SHOWN.
9. CONCRETE SLAB AT FIRE DEPARTMENT PIV AND FDC AS SHOWN.
10. CUT AND REMOVE EXISTING PUBLIC CONCRETE WALK AS REQUIRED TO INSTALL CURB RAMP, PER COABQ STANDARD DETAIL 2425 OR 2426. INSTALL TRUNCATED DOME MAT FOR THE FIRST 36-INCHES AT BOTTOM OF RAMPS WITHIN THE PUBLIC R.O.W.
11. WHEELCHAIR RAMP, PER COABQ STANDARD DETAIL 2441, ALL RAMPS SHALL COMPLY WITH ADA REQUIREMENTS, 1:12 MAX SLOPE AND 1:10 MAX SLOPE AT SIDE FLARES. SEE DETAIL I/AS-5.0
12. REFUSE ENCLOSURE, SEE SHEET AS-5.2.
13. RETAINING WALLS, (INSTALL DRAIN HOLES AS REQUIRED) REFER TO GRADING AND DRAINAGE PLAN FOR LENGTHS AND LOCATIONS.
14. LANDSCAPE AREA, INCLUDES R.O.W. AREAS AS SHOWN. SEE LANDSCAPE PLAN.
15. EQUIPMENT SCREEN WALL, SEE DETAIL M/AS-5.0
16. BICYCLE RACK. SEE DETAIL H/AS-5.0.
17. PIPE BOLLARD, SEE DETAIL J/AS-5.0.
18. STEEL LANDSCAPE EDGING AT PROPERTY LINE. EXTEND FROM RETAINING WALL TO PUBLIC WALK.
19. MOTORCYCLE PARKING, 4'x8', WITH PAINTED "MC" (MOTORCYCLE) 12"H LETTERS AS SHOWN. MINIMUM 12"x18" SIGN DESIGNATING "MOTORCYCLE PARKING", MOUNT ON SIGN STANDARD, BOTTOM OF SIGN NO LESS THAN 60" ABOVE FINISH GRADE, SEE DTL G/AS-5.0.
20. ACCESSIBLE PARKING SYMBOL PER COA STANDARD DETAIL 2426. SEE DETAIL E/AS-5.0. PAINTED 6"H LETTERS "VAN" AS SHOWN AT VAN SPACE.
21. ACCESSIBLE PARING SIGN (DESIGNATE VAN PARKING AS SHOWN). SEE DETAIL F/AS-5.0.
22. TWO COATS TRAFFIC PAINT. 4-INCH WIDE STRIPING (YELLOW ON CONCRETE, WHITE ON ASPHALT), AS SHOWN THROUGHOUT TRAFFIC/PARKING AREAS.
23. ASPHALT PAVING PER GEOTECHNICAL REPORT (SHALL BE CAPABLE OF SUPPORTING FIRE DEPARTMENT APPARATUS WEIGHING 75,000 LBS), SEE DETAIL L/AS-5.0
24. TRAFFIC PAINTED "NO PARKING" DESIGNATION. MINIMUM 12"H AND 2"W LETTERS. PLACED AS SHOWN.
25. INSTALL PRECAST CONC WHEEL STOPS, INSTALL WITH #6x48" REBAR, TYPICAL AS SHOWN.
26. 10-FT WIDE PUBLIC UTILITY EASEMENT, TYPICAL AT STREET.
27. ELECTRICAL SERVICE TRANSFORMER ON CONCRETE PAD, SEE ELECTRICAL AND UTILITIES.
28. EXISTING FIRE HYDRANT.
29. EXISTING STORM SEWER INLET.
30. EXISTING DATA/TELEPHONE PEDESTAL, CONDUIT, AND PULL BOX.
31. 3" PVC PIPE UNDER PAVEMENT FOR INSTALLATION OF IRRIGATION LINES. STUB UP AT IRRIGATION CONTROLLER. COORDINATE WITH LANDSCAPE CONTRACTOR.
32. FUTURE MONUMENT SIGN, SEPARATE PERMIT. EXTEND ELECTRICAL CONDUIT TO POWER LIGHTING. SIGN SHALL BE LOCATED WITHIN THE PROPERTY, INCLUDING AIR SPACE.
33. CONCRETE TRUCK RAMP FROM ASPHALT TO FINISH FLOOR, SEE GRADING/DRAINAGE.
34. EXISTING NEIGHBOR'S DRIVEPAD (FOR REFERENCE ONLY).
35. EVAPORATIVE COOLER ON STAND, SEE MECHANICAL.
36. PROPERTY LINE.
37. CLEAR SIGHT TRIANGLE (MINIMUM 11-FT BOTH SIDES): LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY (MATURE HEIGHT) BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM GUTTER PAN) SHALL NOT BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLE.



Approved for access by the Solid Waste Department  
for 1-l/b Herman Gallegos 12-14-21

**akt architects, LLC**

P. O. BOX 3366  
ALBUQUERQUE, NM 87190  
T: (505) 281-9560  
F: (505) 286-1055  
C: (505) 259-7919  
aktarch@earthlink.net

CONSULTANT



PROJECT

OFFICE  
WAREHOUSE

B PROJECT ADDRESS  
1601 AIRTECH CT. SE  
ALBUQUERQUE, NM  
87106

MARK	DATE	DESCRIPTION
ISSUE DATE:		

PROJECT NO:  
COPYRIGHT AKT ARCHITECTS, LLC

SHEET TITLE

TRAFFIC  
CIRCULATION  
LAYOUT  
SITE PLAN

AS-100