

GENERAL NOTES

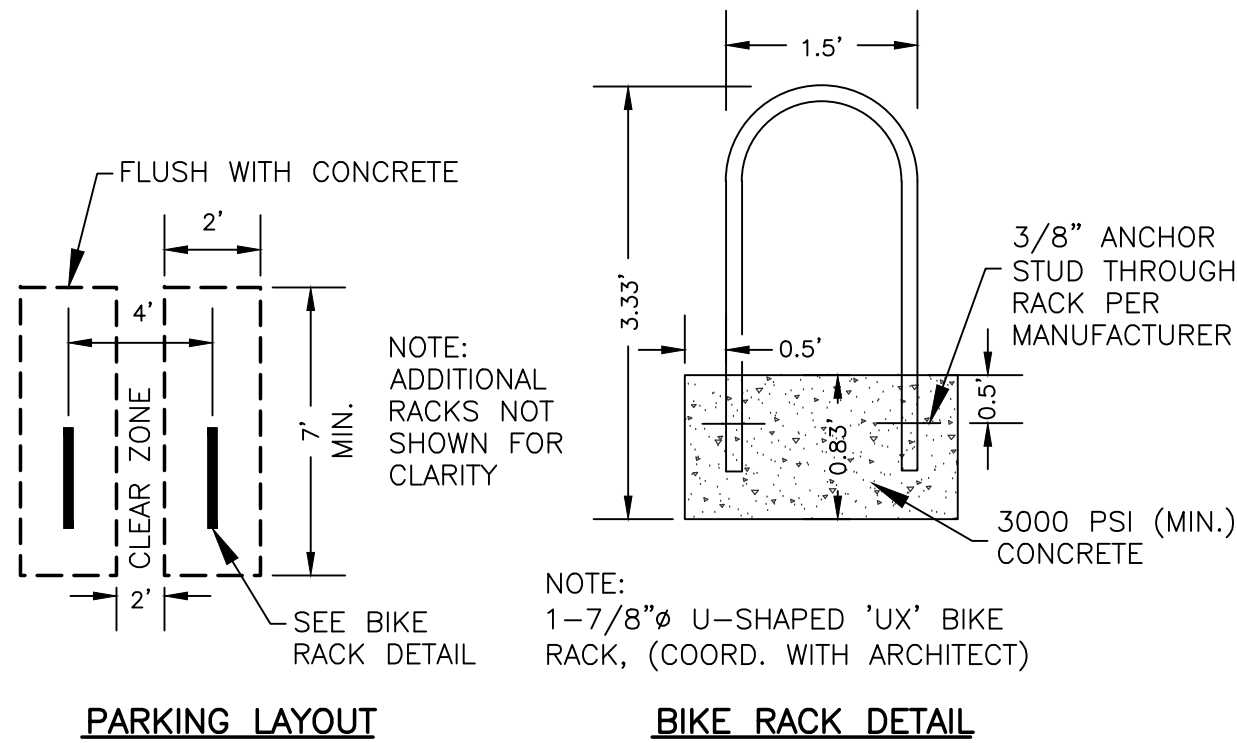
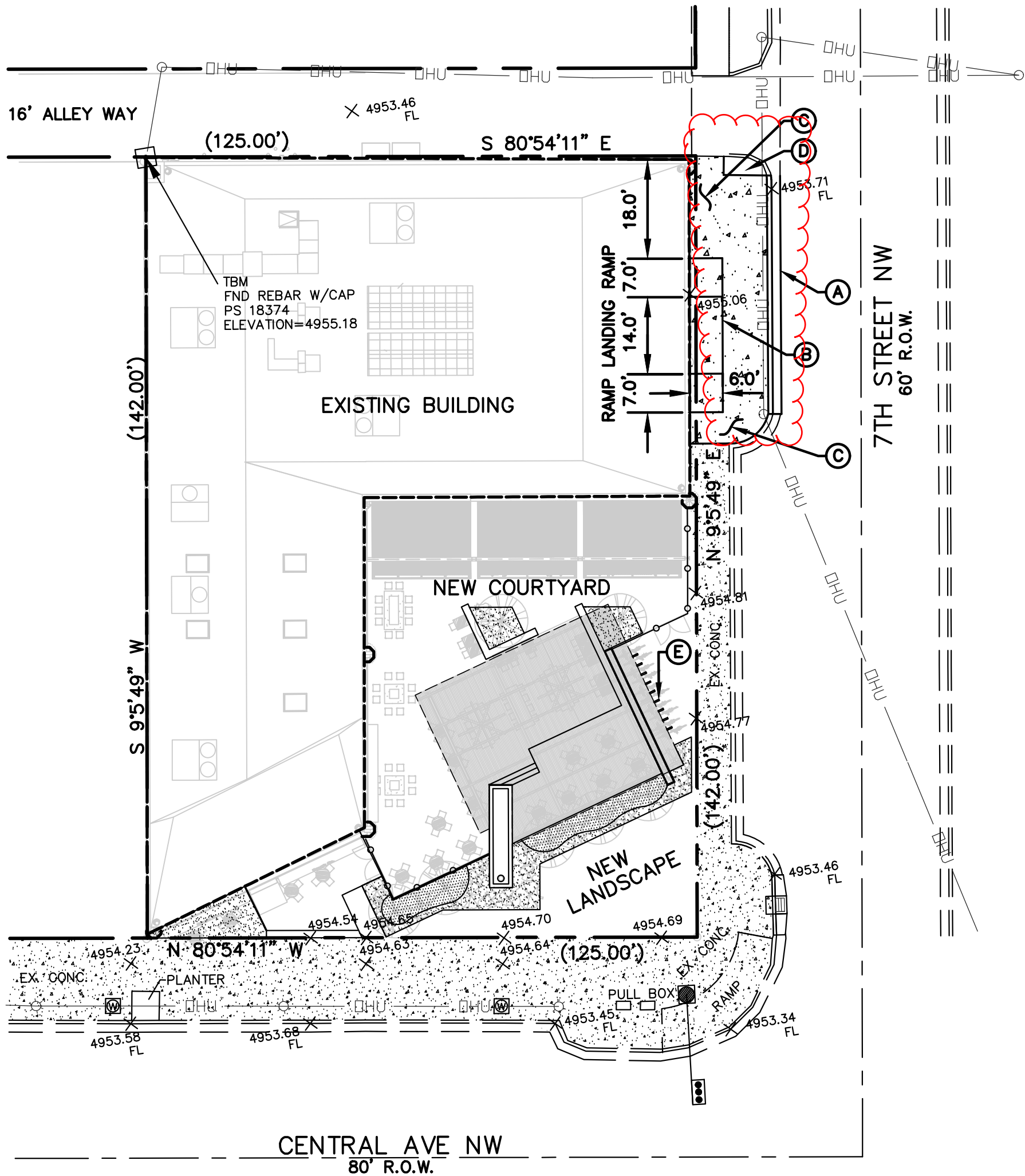
1. PRIOR TO CONSTRUCTION, COORDINATE DETAILS WITH THE PROJECT ENGINEER/ARCHITECT AND OWNER.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL 811 (505-260-1990), FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
3. ALL UTILITIES NOT SHOWN ON THIS PLAN. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF SUSPECTED OBSTRUCTIONS INCLUDING EXISTING UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR WILL NOTIFY THE ENGINEER/OWNER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. ALL EXCAVATION SHALL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH, OSHA 29 CFR 1926.650. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970".
6. SCARIFY AREA UNDER NEW CONCRETE AND PAVEMENT BASECOURSE TO A DEPTH OF 6" AND RECOMPACT SUBGRADE TO 95% MAX. DENSITY AS DETERMINED BY ASTM D-1557 UNLESS NOTED OTHERWISE.
7. EXERCISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS, AND IN ORDER TO PREVENT SERVICE DISRUPTION.
8. CONTRACTOR SHALL PROVIDE REASONABLE ACCESS TO ALL FACILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION.
9. THE CONTRACTOR IS TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA.
10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS AND ABANDONED UTILITY LINES THAT ARE EXPOSED AS A RESULT OF CONSTRUCTION AS SOON AS POSSIBLE UNLESS OTHERWISE DIRECTED BY THE OWNER.
11. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH "AS-BUILT" INFORMATION.
12. OWNER IS RESPONSIBLE FOR GEOTECHNICAL EVALUATION REPORT PERFORMED BY A REGISTERED GEOTECHNICAL ENGINEER. EVALUATION SHALL PROVIDE DRAINAGE RECOMMENDATIONS, COLAPSIBLE/EXPANSIVE SOILS IDENTIFICATION, AND A SITE SOIL PERCOLATION RATE. COORDINATE THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN WITH RESULTS FROM THE GEOTECHNICAL INVESTIGATION REPORT, IF ANY REPORT CRITERIA CANNOT BE MET, CONTACT THE GEOTECHNICAL ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS. IF COLAPSIBLE/EXPANSIVE SOILS ARE IDENTIFIED, CONTRACTOR MUST INFORM THE ENGINEER PRIOR TO CONSTRUCTION.
13. WHEN BUTTING NEW CONCRETE TO EXISTING, PROVIDE A NEAT SAWCUT LINE, OR REMOVE EXISTING CONCRETE UP TO NEAREST JOINT AND PROVIDE NEW WITH EXPANSION JOINT BETWEEN.
14. ALL LANDSCAPED AREAS SHALL BE DEPRESSED APPROXIMATELY 6" (MAX.) BELOW ADJACENT CONCRETE.
15. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND FENCES. RIPRAP/SPLASHPADS SHALL BE PROVIDED AT ROOF DRAIN DOWNSPOUTS AND FENCE DRAINAGE OUTLETS. DRAINAGE OPENING IN FENCE TO FACILITATE POSITIVE DRAINAGE THROUGH FENCE TOWARDS ROW.
16. THIS IS NOT A BOUNDARY SURVEY OR ALTA, PROPERTY LINES, EASEMENTS LINES AND ROW LINES SHOWN ARE PER RECORDED PLAT.
17. SITE SURVEY IS PROVIDED BY THE OWNER AND EXISTING INFORMATION SHOWN HAS BEEN VERIFIED IN THE FIELD. COORDINATE WITH THE OWNER/CONTRACTOR FOR SURVEY DATA FILES.
18. PRIOR TO CONSTRUCTION, A PROFESSIONAL SURVEYOR SHALL VERIFY ALL CONSTRUCTION MARKINGS, STAKINGS, EXISTING PROPERTY LINES, AND EASEMENTS. COORDINATE EXISTING EASEMENTS WITH UNDERLYING OWNERS. COORDINATE ANY ENCROACHMENTS WITH THE OWNER.
19. EXISTING INFORMATION SHOWN ON THIS PLAN WAS OBTAINED WITHOUT THE BENEFIT OF A TITLE REPORT OR ALTA; OTHER EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN.
20. ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES MAY EXIST IN THE AREA OTHER THAN WHAT IS SHOWN. NEW MEXICO ONE-CALL SHALL BE CONTACTED ALONG WITH UTILITY OWNERS PRIOR TO ANY DISTURBANCE OF EXISTING GRADE.

KEYED NOTES

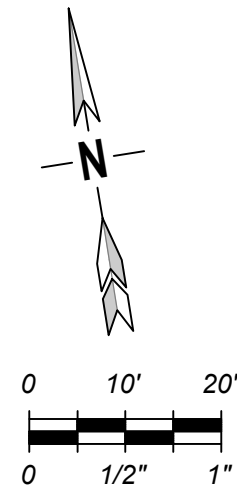
- A. REMOVE EXISTING DRIVEPAD AND INSTALL NEW SIDEWALK PER COA DTL. 2415A, AND STANDARD CURB AND GUTTER PER COA DTL. 2430. SLOPE SIDEWALK AT 2% MAX. TOWARDS STREET.
- B. REMOVE EXISTING CONCRETE AND CONSTRUCT TWO NEW CONCRETE RAMPS WITH LANDING. SLOPE AT 5% MAX. UP TO NEW LANDING. LANDING ELEVATION TO MATCH FFE. PROVIDE 0.5% CROSS SLOPE ON RAMPS AND LANDING.
- C. REMOVE AND REPLACE EXISTING CONCRETE TO MATCH NEW GRADE. PROVIDE A FLUSH TRANSITION WITH 2% MAX. CROSS SLOPE.
- D. EXISTING CONCRETE TO REMAIN AT STRUCTURE SUPPORT. STRUCTURES TO REMAIN (PROTECT IN PLACE). PROVIDE GRAVEL AROUND EXISTING CONCRETE AS APPLICABLE.
- E. INSTALL BIKE RACKS PER DETAIL SHOWN ON THIS SHEET (9 TOTAL).

SO-19 NOTICE TO CONTRACTOR

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL 811 OR (505) 260-1990 FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24 HOUR BASIS.
8. CONTRACTOR MUST CONTACT HENRY BLAIR AT (505) 203-7358 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.



BIKE PARKING
SCALE: NONE

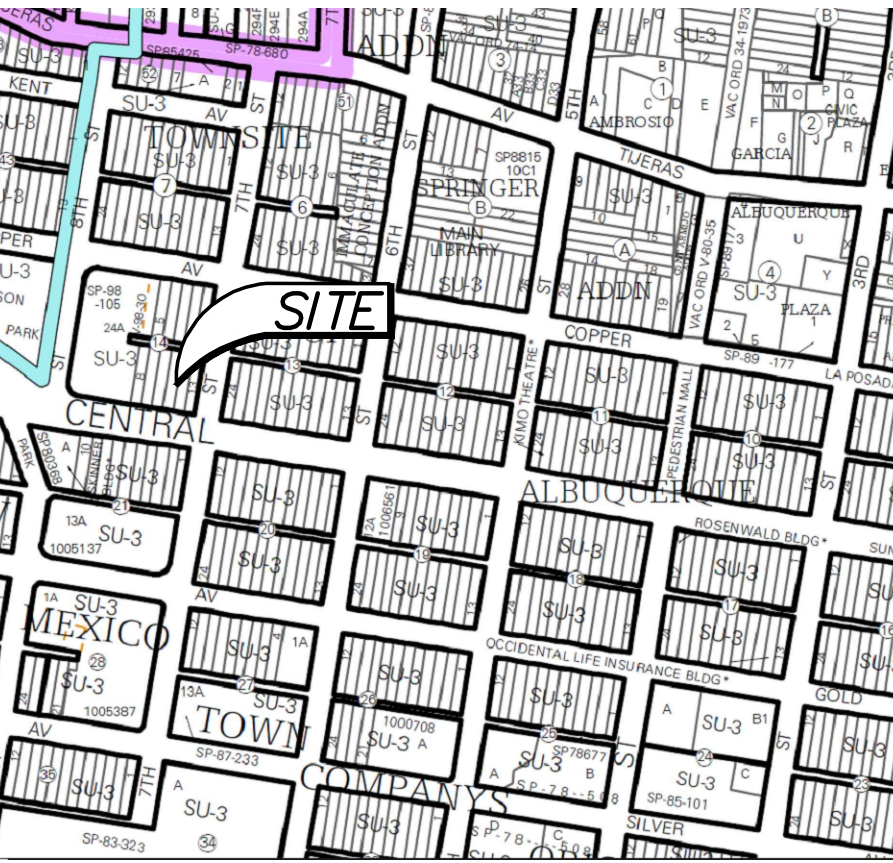


LEGEND

- × 4953.46 FL EXISTING ELEVATION
- ⊠ EXISTING WATER METER
- ⊙ EXISTING STREET LIGHT
- DHU — OVERHEAD UTILITY LINE
- NEW CONCRETE
- EXISTING CONCRETE

PROPERTY DESCRIPTION

LOTS 13-16, BLOCK 14, OF NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE IN THE CITY OF ALBUQUERQUE, PER PLAT RECORDED ON 12/07/1882, IN THE COUNTY CLERK'S OFFICE, BERNALILLO COUNTY NEW MEXICO.



LOCATION MAP

SCALE: 1"=1000'
(ZONE ATLAS MAP NO. K-14)

PROJECT INFORMATION

PROPOSED LAND USE: RESTAURANT
ZONING: SU-2
GROSS FLOOR AREA: 5,380 SF
ADJACENT LOTS: SU-2
CONSTRUCTION TYPE: N/A (SEE ARCH. PLAN)
LOT SIZE: 0.407 AC.
UPC: 101405705845823705

OWNER INFORMATION

701 CENTRAL, LLC
701 CENTRAL AVE NW
ALBUQUERQUE, NM 87113
C/O: WALTER GILL
MODULUS DESIGN
PHONE: 505-291-1711
wlt@modulusdesign.com

EXISTING SITE CONDITION

CURRENTLY THE SITE IS DEVELOPED WITH AN EXISTING BUILDING AND EXISTING CONCRETE THROUGHOUT THE SITE. EXISTING INFRASTRUCTURE WITHIN THE ROW ADJACENT TO THE SITE INCLUDES: UNDERGROUND AND ABOVE GROUND UTILITIES, TRAFFIC SIGNAL, STREET LIGHTS, ASPHALT ROADWAYS, SIDEWALKS, CURB AND GUTTER. THE CURRENT SITE ACCESS IS FROM CENTRAL AVE. AND 7TH STREET. THREE EXISTING DRIVEPADS TOTAL.

PROPOSED DEVELOPMENT

THE PROPOSED DEVELOPMENT WILL: RENOVATE AND RE-USE THE EXISTING BUILDING, REMOVE ALL DRIVEPADS, CONSTRUCT A NEW COURTYARD, PROVIDE NEW LANDSCAPE, NEW SITE UTILITIES, NEW SIDEWALK WITHIN THE ROW, NEW CURB AND GUTTER. OFF-SITE CONSTRUCTION WILL BE COORDINATED WITH ADJACENT PROPERTIES. NO PERMANENT IMPACTS TO SURROUNDING PROPERTIES ARE ANTICIPATED.

TRAFFIC CIRCULATION CONCEPT

NO VEHICULAR ACCESS WILL BE PERMITTED ON-SITE. THE EXISTING DRIVEPAD AT CENTRAL AND 7TH STREET WILL BE CLOSED PERMANENTLY. PEDESTRIAN ACCESS TO THE SITE WILL BE PROVIDED WITH CONCRETE SIDEWALKS AND ADA RAMPS. BICYCLE PARKING WILL BE PROVIDED ON-SITE. VEHICULAR PARKING WILL BE STREET PARKING AND ADJACENT PAY-TO-PARK DESIGNATED AREAS. EMERGENCY VEHICLE ACCESS WILL BE FROM CENTRAL AND/OR 7TH STREET. REFUSE COLLECTION HAS BEEN COORDINATED WITH SOLID WASTE. THERE ARE NO KNOWN TRAFFIC IMPACT STUDIES, AND THESE IMPROVEMENTS WILL NOT IMPACT ADJACENT LOTS.



NO.	DATE	REVISION NO. & DESCRIPTION	BY	SCALE:	DESIGN INFO	SUBMITTED BY:	AS BUILT INFORMATION	ENGINEER'S SEAL	TITLE:
-	-	-	-	1"=20'	DESIGNED BY: -	DATE: -	CONTRACTOR -		701 CENTRAL AVENUE NW SITE IMPROVEMENTS
-	-	-	-	ATTENTION	DRAWN BY: J. CASARES	DATE: SEPT 2023	WORK STAKED BY -		TRAFFIC CIRCULATION LAYOUT
-	-	-	-	0 1/2" 1"	CHECKED BY: -	DATE: -	INSPECTOR'S ACCEPTANCE BY -		WUA Project No. CPN
-	-	-	-	GRAPHIC SCALE	CROSS CHK'D BY: -	DATE: -	INSPECTOR'S NAME -		Zone Map No. K-14
-	-	-	-	THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)	APPROVED BY: -	DATE: -	FIELD VERIFICATION BY -		Sheet C5
-	-	-	-				DRAWINGS CORRECTED BY -		