

SITE PLAN KEYED NOTES

- DUMPSTER ENCLOSURE WITH AREA DRAIN A5/A002 - SINGLE UNIT
- COVERED EXTERIOR PATIO, REFER ROOF PLAN A311 AND RCP A411
- PARKING LOT LIGHT FIXTURE - REFER TO ELECTRICAL SITE PLAN
- CURB, 6" HIGH CONCRETE AND GUTTER REFER D4/A002
- CURB, 6" HIGH CONCRETE AND GUTTER REFER D5/A003 @ SIDEWALK
- REFER D3/A002 FOR TYPICAL CONCRETE GRADE @ SIDEWALK AT ENTRY DOOR
- CONCRETE SIDEWALK, WIDTH AS NOTED, REFER A2 & A3/A002
- CONCRETE CONTROL JOINTS, SPACED EQUALLY AS SHOWN MAXIMUM SEPARATION 6'-0" (18'-0" FOR EXPANSION JOINTS), LOCATE AT BUILDING CORNERS AND SPACE EQUALLY. REFER A2/A002
- 4" CONCRETE PATIO SLAB REFER FOUNDATION PLAN, REFER A111 FOR CONTROL JOINT LAYOUT
- 4" WIDE PAINTED PARKING STALL STRIPING, TYP. COLOR: WHITE.
- TYP. ACCESSIBLE PARKING SPACE W/ LOADING ZONE, PAINT WITH 4" WIDE BLUE STRIPES @ 45' HATCH LINES @ 24" O.C. AND H.C. SYMBOL. PROVIDE SIGNAGE PER B3/A002 TO INDICATE EACH SPACE. ADD TEXT 'NO PARKING', REFER ADA SITE NOTES THIS PAGE
- PRECAST CONCRETE WHEEL STOP AT HC STALLS & AS NOTED, REF: C3/A002.
- LANDSCAPE AREA, REFER TO LANDSCAPE PLAN.
- ACCESSIBLE CURB RAMP REFER B2/A002
- NEW ASPHALTIC PAVING OVER PREPARED SUBGRADE (AS SITE CONDITIONS REQUIRE -VERIFY WITH GEOTECHNICAL ENGINEER) PER GEOTECHNICAL REPORT.
- BICYCLE RACK 5-UNIT SPACES MIN, REFER C4/A002
- 2'-0" DEEP X WIDTH OF ACCESS AISLE DETECTABLE WARNING MARKING TRUNCATED DOME, CONTRASTING COLOR, REFER B2/A002
- WATER METER LOCATION REFER SITE UTILITY PLAN
- EXISTING ALLEY
- GAS METERS, F.V. LOCATION WITH NM GAS PRIOR TO ANY INSTALLATION WORK
- ELECTRIC TRANSFORMER, REFER ELECTRICAL, MAINTAIN REQUIRED CLEAR AREAS PER FNN REQUIREMENTS
- 12" TALL PAINTED LETTERS ON PAVEMENT AS INDICATED
- EXISTING CURBS TO REMAIN, TIE NEW CURB TO EXISTING
- PONDING AREA REFER CIVIL GRADING AND DRAINAGE
- 3'-0" TALL CMU WALL WITH BURNISHED FINISH ALL EXPOSED SIDES REFER DETAIL D1/A002
- RED PAINTED CURB: 'NO PARKING' ()
- SIDEWALK CULVERT, REFER C1 & C2/A002, CENTER AT GUTTER LEADER FROM ROOF
- POST INDICATOR VALVE LOCATION
- EXISTING UTILITY INFRASTRUCTURE TO REMAIN UNO
- REMOTE FDC
- EXISTING COA SIDEWALK
- 3'-6" RAILING AT PATIO REFER BUILDING SECTIONS AND A111
- GREASE INTERCEPTOR RATED TRAFFIC - H20 MINIMUM
- MOTORCYCLE STALL PARKING SIGN PER COA STANDARDS REFER B1/A002
- SIGNAGE PER COA STANDARDS 'RIGHT TURN ONLY'
- NEW ACCESSIBLE CURB RAMP PER COA STANDARD 2426 (REFER TCL)
- NEW SIDEWALK PAVING DETAIL PER COA STD DWG #2430 @ REMOVED LANDSCAPING (REFER TCL)
- EXISTING DRIVEPAD TO BE REMOVED AND REPLACED WITH CURB DETAIL PER COA STD DWG #2415A & SIDEWALK PAVING DETAIL PER COA STD DWG #2430
- NEW 6'-0" SIDEWALK PAVING DETAIL PER COA STD DWG #2430
- NEW CURB DETAIL PER COA STD DWG #2415A
- NEW 6'-0" WIDE SIDEWALK PAVING DETAIL PER COA STD DWG #2430
- EXISTING DRIVEPAD TO BE REMOVED AND REPLACED WITH PROPOSED DRIVEPAD PER COA STD DWG #2426
- EXISTING CURB/GUTTER AND SIDEWALK TO BE REMOVED AND REPLACED WITH PROPOSED DRIVEPAD PER COA STD DWG #2426
- EXISTING ADA RAMP, ADD TRUNCATED DOMES, FULL WIDTH 2' DEEP
- 6'-0" TALL PRIVACY CMU FENCE WITH BURNISHED FINISH ALL EXPOSED SIDES, REFER A1/A002
- 4" TALL CURB, REFER GRADING PLAN
- UNDERGROUND INFILTRATION TANK AND INLET GRATE, REFER GRADING PLAN
- 2' WIDE CONCRETE VALLEY GUTTER, REFER GRADING PLAN FOR LAYOUT AND DETAIL
- SLOPED RAMPED 1:12 MAXIMUM WITH HANDRAILS EACH SIDE, REFER D4/A002
- 1:12 RAMP (VERTICAL RISE 3.96" PER GRADING PLAN), PROVIDE FLARED SLOPED SIDE @ 1:10
- STEPS AT ENTRY, REFER DETAIL A4/A512
- TELEPHONE DEMARC
- CENTURY LINK SERVICE PEDESTAL
- ELECTRICAL SERVICE PANELS, REFER ELECTRICAL

ADA SITE NOTES

- SIGNAGE (NMBC 1110.1 AND ANSI 502.7)
- A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE
 - CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
 - SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE.)
 - SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A).
 - SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010).
 - VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN
 - THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)
 - IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)
 - ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND.
- PAVEMENT MARKINGS (NMBC 1110.3)
- PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.
 - PARKING SPACE LINES BE PAINTED BLUE
 - ACCESS AISLE HAS BLUE, DIAGONAL STRIPING. (66-1-4.1.B NMSA 1978)
 - ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)
 - IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

SITE GENERAL NOTES

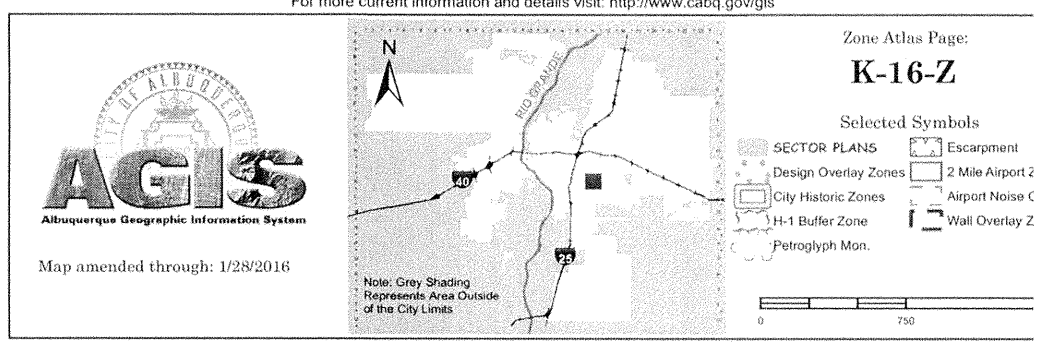
- ALL CURB RADII SHOWN ARE 2'-0" TO OUTSIDE EDGE UNLESS NOTED OTHERWISE.
- REFER TO CIVIL DRAWINGS FOR BUILDING PAD ELEVATION.
- SIDEWALKS ARE SUBJECT TO MINOR ADJUSTMENTS BY CONTRACTOR. VERIFY WITH ARCHITECT PRIOR TO MAKING REVISIONS.
- REFER GEOTECHNICAL REPORT FOR PAVEMENT REQUIREMENTS.
- REFER TO ELECTRICAL SITE PLAN FOR SITE LIGHTING, TRANSFORMER & METER LOCATIONS.
- REFER LANDSCAPE PLAN FOR EXTENT OF LANDSCAPING
- COORDINATE WITH LANDSCAPE CONTRACTOR FOR P.O.C., CONTROLLER LOCATION AND ALL OTHER
- REFER TO CIVIL DRAWINGS FOR SEWER AND WATER LINE LOCATIONS (MAINS AND LATERALS), FIRE DEPARTMENT CONNECTIONS, DETECTOR CHECK ASSEMBLIES, AND FIRE HYDRANTS.
- PROTECT EXISTING LANDSCAPE TO REMAIN.
- REFER TO CIVIL PLANS FOR GRADING INFORMATION.
- VERIFY LOCATION OF ALL PROPERTY LINES, UTILITIES, EXISTING ASPHALTIC & CONCRETE PAVING PRIOR TO COMMENCEMENT OF WORK.
- REFER TO PLUMBING/MECHANICAL PLANS FOR GAS AND WATER LINE CONTINUATION POINTS AT BUILDINGS.
- PROVIDE 24"x30" CONCRETE SPLASH BLOCKS AT LEADERS THAT DO NOT DISCHARGE TO SIDEWALK CULVERTS.
- 1:20 MAXIMUM SLOPE FOR EXTERIOR WALKS (REFER CIVIL G&D AND LANDSCAPE PLANS).
- 1:50 MAXIMUM CROSS SLOPE FOR EXTERIOR WALKS (REFER CIVIL G&D PLANS).
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. PER GEOTECHNICAL REPORT (REFER CIVIL G&D).
- PROPERTY LINES ARE SHOWN FOR ORIENTATION PURPOSES ONLY, REFER TO SURVEY FOR LOCATIONS.
- PROVIDE STAKED SURVEY AND VERIFY LAYOUT WITH DRAWING, NOTIFY ARCHITECT OF DISCREPANCIES
- ALIGN CONC. CONTROL JOINTS AT SIDEWALK WITH CORNERS AT BUILDINGS AND SPACE INTERMEDIATE CONTROL JOINTS EQUALLY
- LANDSCAPE PLANS ARE DESIGN BUILD, CONTRACTOR TO COORDINATE WITH LANDSCAPE CONTRACTOR INCLUDING BUT NOT LIMITED TO FINAL GRADING PLAN, SPRINKLER SYSTEM TIE-IN AND IRRIGATION CONTROL BOX LOCATION
- FINISH GRADING:
- THE DEVELOPER/GENERAL CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF GRADING TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING STRUCTURES AND FOR THE PURPOSE OF DIVERTING RUNOFF FROM VARIOUS BUILDING DOWNSPOUTS TO THE FINAL POINT OF DRAINAGE DISCHARGE. THE DEVELOPER/GENERAL CONTRACTOR IS RESPONSIBLE FOR FINE GRADING IN ACCORDANCE WITH THE CIVIL ENGINEERING PLANS AND GEOTECHNICAL REPORT TO AVOID OVER SATURATION OF SOILS NEAR THE STRUCTURES, WALLS OR OTHER BUILDING ELEMENTS THAT WILL CAUSE DAMAGE. IMPLEMENTATION OF SITE GRADING WILL NOT CREATE THE POTENTIAL FOR SLIPPERY CONDITIONS DUE TO WATER AND/OR ICE ACCUMULATION DURING INCLEMENT WEATHER.

COA GENERAL NOTES

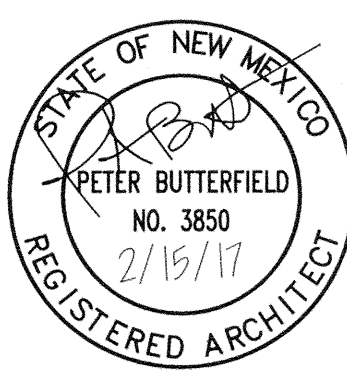
- WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS.
- WORK ON CENTRAL AVENUE MAY REQUIRE WORK ORDER OR SPECIAL BARRICADE PERMIT
- ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GROUND PAN) WILL NOT BE ACCEPTABLE IN THIS AREA
- MAXIMUM SLOPE PERMITTED AT ADA STALLS AND ACCESS AISLES IS 2% (1:50)
- TCL SHEET (TRAFFIC CIRCULATION) MUST BE REFERRED TO FOR ADDITIONAL INFORMATION FOR SITE IMPROVEMENTS. A SEPARATE SITE OBSERVATION OF FINAL/COMPLETE IMPROVEMENTS PER A001 AND TCL IS REQUIRED BY ARCHITECT OR ENGINEER FOR COA FINAL CERTIFICATE OF OCCUPANCY. ALLOW A MINIMUM OF TEN DAYS FOR OBSERVATION AND COA FINAL APPROVAL FOR TCL.

LEGEND

N 90°00'00" E	MEASURED BEARING AND DISTANCES	OVERHEAD UTILITY LINES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD	ANCHOR LIGHT POST
●	FIRE HYDRANT	WATER VALVE
○	SET BATHEY MARKER "LS 14271"	WATER METER
●	COVERED AREA	SANITARY SEWER MANHOLE
●	POLE	GAS VALVE
		UTILITY PEDESTAL
		TO BE REMOVED



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DRAWING NAME
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2/15/17