

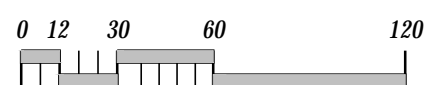
VICINITY MAP

SCALE: 1"=500'-0"



SITE PLAN

SCALE: 1"=60'-0"



PARKING CALCULATIONS

139,171 S.F. TOTAL BUILDING AREA (INCLUDES EXISTING AND PROPOSED STRUCTURES)	
MANUFACTURING WAREHOUSE	= 1.3 EMPLOYEES OR 1:1000 S.F. (33,740 S.F.) = 280.3 ~ 41
OFFICE	= 1:200 S.F. (23,739 S.F.) = 119
TOTAL PARKING REQUIRED =	= 247 SPACES
TOTAL SPACES PROVIDED =	= 325 (INCLUDING 8 ACCESSIBLE SPACES)
MOTORCYCLE SPACES REQUIRED =	= 5:151:300 (TOTAL REQUIRED OFF-STREET PARKING)
BICYCLE SPACES REQUIRED	= 1:20 REQUIRED SPACES = 13 REQUIRED, 15 PROVIDED

PROJECT INFORMATION:

OWNER:	VITALITY WORKS 8500 BLUEWATER BLVD NW ALBUQUERQUE, NM 87121 505-268-9950
LEGAL DESCRIPTION:	LOT 1 SUMMARY PLAT OF TRACTS H-1 H-2 H-1 & H-2 OF ATRISCO BUSINESS PARK UNIT 2 S/L-1 871,814.71 S.F. (20 ACRES) K-10 101-005-702-431-420-310 H-B. UNLIMITED AREA, FULLY-SPRINKLED (ESFR IN WAREHOUSE) 139,171 (4,000 GPM FIRE FLOW REQUIRED PER TABLE B105.1(2) & B105.2) PROVIDED VIA (4) FIRE HYDRANTS
ZONING:	LOT AREA: ZONE ATLAS PAGE: UPC:
CONSTRUCTION TYPE:	BUILDING AREA: EXISTING LANDSCAPING:

CITY OF ALBUQUERQUE NOTES

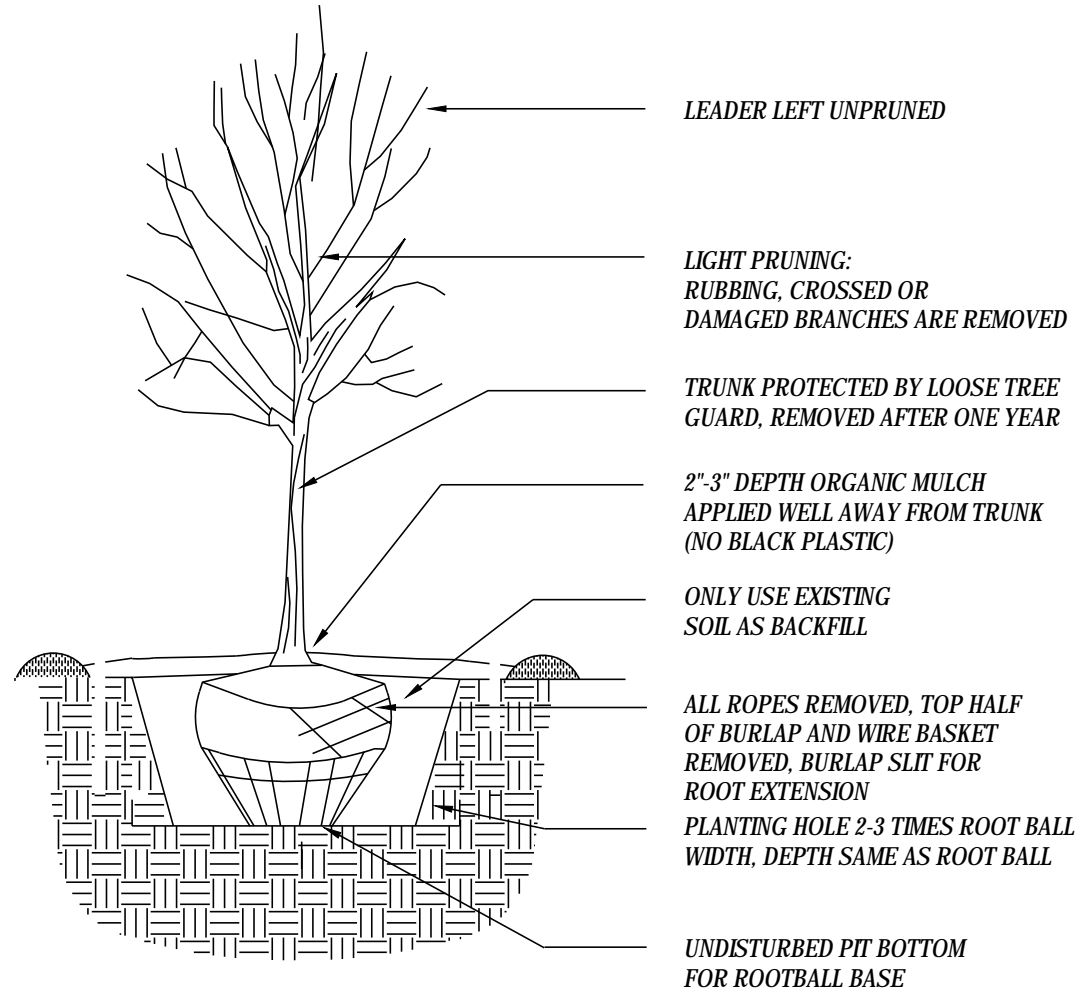
- "THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN"
- THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT EXPECTED BY THE TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN: (1) UNTIMELY DELAY OF INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND (2) INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.
- ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION FOR TEMPORARY C.O. WILL BE SCHEDULED.
- ALL SIDEWALK AND C&G IN DISREPAIR WILL BE REMOVED AND REPLACED.
- CONTRACTOR MUST BE MADE AWARE THAT ANY AGREEMENT WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER, OR A REPRESENTATIVE, WILL MEAN CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL WORK IS FINISHED.
- CERTIFICATION BY THE DESIGNER OF RECORD, REQUIRED BY THE TRANSPORTATION SECTION, NEEDS TO STATE THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCULATION LAYOUT (TCL) BEFORE C.O. IS RELEASED.

LANDSCAPE NOTES

- MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER.
- PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH.
- IT IS THE INTENT OF THIS PLAN TO PROVIDE MN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10.
- LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2" - 3" DEPTH.
- APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.
- STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.
- LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.
- LANDSCAPING AND SIGNING 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 ALLOWED IN THIS AREA.
- IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.
- STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

○ SITE PLAN KEYED NOTES:

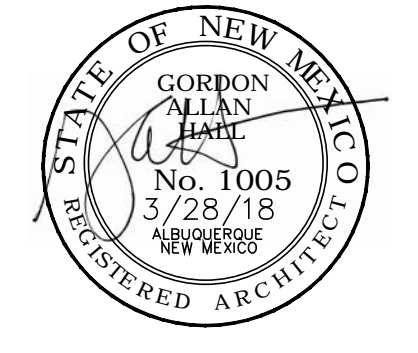
- REMOVE EXISTING AIR COMPRESSOR STRUCTURE IN ITS ENTIRETY.
- REMOVE EXISTING LIGHT POLE.
- REMOVE EXISTING CHAIN LINK FENCING AS REQUIRED FOR NEW STRUCTURE AND SITE LAYOUT.
- REMOVE EXISTING CURB AND GUTTER AS REQUIRED FOR NEW SITE TRUCKING LOADING AREA.
- NEW 8" HIGH CHAINLINK FENCE TO MATCH EXISTING. MAINTAIN 15' MINIMUM CLEARANCE AROUND BUILDING.
- OPTION #1: EXISTING PAVING TO BE REPAIRED AND OVERLAIN WITH NEW ASPHALT. APPROXIMATELY 33,500 S.F. TOTAL AREA. EXISTING CONCRETE PADS IN THIS AREA SHALL REMAIN UNLESS LOCATED IN THE AREA OF NEW PAVING (NOTE #7).
- NEW PAVING FOR WAREHOUSE ADDITION, APPROXIMATELY 15,000 S.F.
- RELOCATED TRASH COMPACTOR LOCATION. PROVIDE 12'X43' (10' LONGER THAN COMPACTOR AND CONTAINER), 6" THICK 3000 PSI CONCRETE PAD PER CITY REQUIREMENTS.
- NEW A.C. OR CONCRETE SIDEWALK FROM EGRESS DOOR TO TRUCK LOT.
- EMERGENCY DISPERSAL AREA AS PER 2015 BC 1008.5, SIZED FOR 155 PERSONS AT 5 S.F. EACH (775 S.F. REQUIRED). AREA SHALL BE STRIPED AND LABELED.
- STRIPED EXISTING PARKING SPACE FOR (5) NEW DEDICATED MOTORCYCLE PARKING SPACES 4'X8' MINIMUM. PROVIDE A 12'X18' SIGN AT LEAST 4' FROM THE GROUND AT THE WEST END OF EACH SPACE.
- EXISTING MONUMENT SIGN TO REMAIN.
- EXISTING LANDSCAPE AREA.
- EXISTING BKE RACK LOCATION, ADD (2) MORE 5-LOOP RACKS FOR 15 TOTAL SPACES.
- NEW SITE LIGHTING VIA WALL MOUNTED LIGHT FIXTURES (FULL CUTOFF) MOUNTED AT 18' A.F.F. AND AT 60' O.C. TYPICAL. ALL OTHER SITE LIGHTING SHALL BE EXISTING TO REMAIN.
- NEW 5' WIDE DETACHED SIDEWALK.
- NEW 6' WIDE ATTACHED SIDEWALK AS SHOWN.
- NEW 6' WIDE DETACHED SIDEWALK TO MATCH EXISTING.
- NEW 26" WIDE AGGREGATE BASE COURSE FOR FIRE DEPARTMENT EMERGENCY ACCESS. CUT CURB FLUSH TO ASPHALT AS REQUIRED.
- RE-STRIPED THIS PARKING ISLAND TO PROVIDE 36" ACCESS AISLE AS SHOWN BETWEEN PARKING SPACES. PROVIDE PARKING BUMPERS AND ACCESSIBLE PARKING SPACES.
- NEW TEXAS RED OAK (5), QUERCUS TEXANA SYN BUCKLEY, STREET TREES. CONNECT TO EXISTING DRIP IRRIGATION SYSTEM.
- NEW CHINESE PISTACHE (3), PISTACIA CHINENSIS, STREET TREES. CONNECT TO EXISTING DRIP IRRIGATION SYSTEM.
- NEW HONEY LOCUST (2), GLADSTONIA TRIACANTHOS INERMIS, STREET TREES. CONNECT TO EXISTING DRIP IRRIGATION SYSTEM.
- NEW HACKBERRY (3), CELTIS OCCIDENTALIS, STREET TREES. CONNECT TO EXISTING DRIP IRRIGATION SYSTEM.
- NEW RAYWOOD ASH (3), FRAXINUS ANGUSTIFOLIA OXYCARPA, STREET TREES. CONNECT TO EXISTING DRIP IRRIGATION SYSTEM.



1 TREE PLANTING DETAIL

SCALE: NOT TO SCALE

PROJECT NUMBER:	
Application Number:	
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.	
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
*Environmental Health, if necessary	
2/16/18	



VITALITY WORKS
8500 BLUEWATER RD NW
ALBUQUERQUE, NM 87121

THIS DOCUMENT IS THE PROPERTY OF DESIGN 2 FUNCTION, LLC AND SHALL NOT BE USED OR COPIED WITHOUT EXPRESS WRITTEN CONSENT.
DUE TO LIMITATIONS IN PRINTING AND COPYING TECHNIQUES, THERE MAY BE SLIGHT VARIATIONS IN THE SCALE OF THE DRAWINGS. ONLY PRINTED DIMENSIONS SHALL BE USED. CONTRACTOR TO VERIFY ALL LAYOUTS, DIMENSIONS AND OTHER RELATED INFORMATION PRIOR TO BEGINNING OF CONSTRUCTION.
ERRORS MAY OCCUR IN THE TRANSMISSION OF ELECTRONIC FILES. DESIGN 2 FUNCTION, LLC IS NOT RESPONSIBLE FOR ANY CLARIFICATIONS OR EXPENSES ARISING OUT OF THE UNAUTHORIZED USE OF THE INFORMATION CONTAINED IN ELECTRONIC FILES.

DRAWING ISSUE DATES:
3/8/18
3/28/18

PROJECT MANAGER:
NICK PERKINS

DRAWN BY:
NAP

SHEET TITLE:
SITE PLAN
FOR BUILDING
PERMIT

C1.1
SHEET: 2 OF 45

A. GENERAL

1.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND OR CONCEALED UTILITIES IN ADVANCE OF ANY CONSTRUCTION.
2.

THE CONTRACTOR SHALL REPAIR ANY AND ALL INFRASTRUCTURE DAMAGED DURING THE COURSE OF CONSTRUCTION IN ACCORDANCE WITH APPLICABLE LOCAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3.

THE JOB SITE, AT THE COMPLETION OF CONSTRUCTION, SHALL BE CLEANED OF ANY DEBRIS OR SPOILS RESULTING FROM THE CONSTRUCTION.
4.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE TO BE FAMILIARIZE WITH ALL THE EXISTING CONDITIONS THAT COULD AFFECT THE INSTALLATION OF ANY WORK SET FORTH IN THESE PLANS.
5.

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.
6.

THE CONTRACTOR SHALL NOT INSTALL ITEMS AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS THAT FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DESIGN. SUCH CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER. IN THE EVENT THE CONTRACTOR DOES NOT NOTIFY THE CONSTRUCTION MANAGER, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY AND EXPENSE FOR ANY REVISIONS NECESSARY.
7.

EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
8.

EXISTING FENCING THAT IS NOT DESIGNATED FOR REMOVAL SHALL NOT BE DISTURBED. ANY FENCING THAT IS DISTURBED OR ALTERED BY THE CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IF THE CONTRACTOR WOULD LIKE TO REMOVE FENCING TO FACILITATE CONSTRUCTION OPERATIONS, THIS MAY BE DONE WITH THE OWNER'S PERMISSION, AND THE CONTRACTOR SHALL RESTORE THE FENCE TO ITS ORIGINAL CONDITION PRIOR TO THE CLOSE OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE UNTIL THE FENCE IS REPLACED.
9.

ALL EXISTING MAINLINE UTILITIES ARE TO REMAIN IN PLACE AND ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
10.

NEITHER THE OWNER, CONSTRUCTION MANAGER, NOR THE ARCHITECT OR ENGINEER OF RECORD WILL ENFORCE ANY SAFETY MEASURE OR REGULATION. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING TRAFFIC CONTROL, SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. IF ANYONE IN AUTHORITY OR SUPERVISORY POSITION SEES ANYTHING WRONG, OR A SERIOUS LIFE THREATENING SITUATION CAUSED BY THE CONTRACTOR, THAT PERSON SHALL HAVE THE RIGHT TO STOP THE JOB AND DEMAND THAT THE CONTRACTOR IMMEDIATELY CORRECTS THE WRONG-DOING.
11.

CONTRACTOR WILL BE RESPONSIBLE FOR ANY MONUMENTATION, BENCHMARKS AND/OR PROPERTY CORNERS THAT ARE DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR.
12.

ANY WORK DONE WITHOUT INSPECTION OR TESTING IS SUBJECT TO REMOVAL OR CORRECTION. THE CONTRACTOR SHALL PROVIDE A SIGNED DOCUMENT SHOWING PROOF OF INSPECTION AND/OR TESTING.
13.

THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. NOR SHALL THE EOR BE REQUIRED TO SUPERVISE THE CONDUCT OF THE WORK OR THE CONSTRUCTION PROCEDURES AND SAFETY PROCEDURES FOLLOWED BY THE CONTRACTOR OR THE SUBCONTRACTOR OR THEIR RESPECTIVE EMPLOYEES OR BY ANY OTHER PERSON AT THE JOB SITE, OTHER THAN THAT OF THE ENGINEER'S EMPLOYEES.
14.

CONTRACTOR WILL ASSUME RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY 24 HOURS A DAY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, CONSTRUCTION MANAGER AND ENGINEER HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
15.

ALL EXISTING TOPOGRAPHY, BOUNDARY, EASEMENT INFORMATION, & UTILITIES SHOWN ON THESE PLANS WERE OBTAINED FROM THE SURVEY COMPLETED BY SURV-TEK, INC.
16.

THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL INVESTIGATION AS PREPARED BY EARTHWORKS ENGINEERING GROUP, LLC.
17.

THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES AT THE NEW MEXICO ONE CALL SYSTEM (811) TWO (2) WORKING DAYS FOR LOCATION OF EXISTING UTILITIES PRIOR TO ANY DIGGING OR EXCAVATION.
18.

THE FOLLOWING SPECIFICATIONS AND REPORTS SHALL GOVERN THE CONSTRUCTION OF THIS PROJECT:

THE LATEST EDITION OF THE "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".

PAVING, GRADING, AND EARTHWORK, NOT WITHIN PUBLIC ROADWAYS, IS TO COMPLY WITH INFORMATION IN THE LATEST EDITION OF THE GEOTECHNICAL INVESTIGATION AS PREPARED BY EARTHWORKS ENGINEERING GROUP, LLC.
19.

STANDARD DETAILS REFERENCED ON THESE DRAWINGS SHALL BE THOSE AS CONTAINED IN THE ABOVE REFERENCED SPECIFICATIONS.
20.

ALL WORK PERFORMED ALONG WITH THE MATERIALS FURNISHED TO COMPLETE THE IMPROVEMENTS CALLED FOR ON THESE DRAWINGS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED REPRESENTATIVES OF THE CITY AND/OR OWNER, AND SHALL NOT BE COVERED, BURIED, OR OTHERWISE CONCEALED UNTIL HAS BEEN INSPECTED AND APPROVED. ALL UNDERGROUND CONDUIT AND APPURTENANCES FOR ELECTRICAL POWER, TELEPHONE, TELECOMMUNICATIONS, AND CABLE TELEPHONE SYSTEMS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL BY AUTHORIZED REPRESENTATIVES OF THE SERVING UTILITIES. ALL EARTHWORK SHALL BE SUBJECT TO INSPECTION, TESTING AND APPROVAL BY THE SOIL TESTING FIRM THAT FURNISHED THE SOIL REPORT REFERENCED WITHIN THESE DRAWINGS. EACH SUBCONTRACTOR SHALL GIVE THE INSPECTING AGENCY NO LESS THAN 24 HOURS NOTICE OF THE NEED FOR INSPECTION

21.

IT IS EACH SUBCONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH "THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970", OR LATEST EDITION THEREOF. FURTHER, EACH SUBCONTRACTOR DOING WORK ON THIS PROJECT SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL SAFETY OF PROPERTY AND ANY INDIVIDUAL WORKING WITHIN THE WORK AREA, DAY AND NIGHT, DURING BOTH WORKING AND NON-WORKING HOURS. ADDITIONALLY SUBCONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR AND SUCH SAFETY DEVICES.
22.

PLANS, DETAILS AND SPECIFICATIONS FOR ELECTRICAL POWER, TELEPHONE, GAS, TELECOMMUNICATIONS, AND CABLE TELEPHONE SYSTEMS SHALL BE PREPARED BY OTHERS IN ACCORDANCE WITH THE SERVING UTILITIES REQUIREMENTS AND APPROVAL FOR THIS PROJECT. THE WORK REQUIRED TO INSTALL THOSE FACILITIES SHALL CONFORM TO THE DOCUMENTS AS IF THEY WERE SHOWN, DETAILED, SPECIFIED WITH THESE DRAWINGS AND RELATED DOCUMENTS. QUESTIONS REGARDING THE DESIGN OR CONSTRUCTION OF THOSE FACILITIES SHALL BE DIRECTED TO AUTHORIZED REPRESENTATIVES OF THE SERVING UTILITIES.
23.

EACH SUBCONTRACTOR, SHALL INCLUDE AS PART OF THIS JOB, THE COSTS OF ANY ADDITIONAL PERMITS REQUIRED TO PERFORM THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO ANY ENCROACHMENT PERMITS REQUIRED, THE EQUIPMENT OPERATION WITHIN ANY EXISTING UTILITY COMPANY EASEMENTS OR ANY CITY, COUNTY OR STATE RIGHT OF WAYS. EACH CONTRACTOR SHALL COMPLY WITH THE PROVISIONS AND REQUIREMENTS OF SAID PERMITS. A COPY OF ANY REQUIRED PERMITS SHALL BE FURNISHED TO THE OWNER BEFORE COMMENCING WORK IN ANY DESIGNATED AREAS.
24.

EACH SUBCONTRACTOR DOING WORK ON THIS PROJECT SHALL INCLUDE AS A PART OF THE WORK, ALL COSTS OF MATERIAL TESTING AND WORKMANSHIP, INSTALLED BY SAID SUBCONTRACTOR, AS REQUIRED BY THE OWNER, CITY, OTHER AGENCIES, AND UTILITIES HAVING JURISDICTION OVER THE WORK. TESTING SHALL BE PERFORMED BY AN INDEPENDENT LABORATORY, APPROVED BY THE OWNER/CITY/AGENCY /UTILITY REQUIRING SAME; EXCEPT ALL TRENCH BACKFILL, INCLUDING COMPACTION OF SAME, WHICH SHALL BE TESTED BY THE SOIL TESTING FIRM THAT FURNISHED THE SOIL REPORT REFERENCED WITHIN THESE DRAWINGS. ALL COPIES OF TEST RESULTS SHALL BE PROVIDED TO THE OWNER/CITY/AGENCY/UTILITY REQUIRING THE TESTS. MATERIALS AND WORKMANSHIP FOUND DEFICIENT SHALL BE REMOVED, REPAIRED OR OTHERWISE CORRECTED ACCORDING TO OWNER/CITY/AGENCY/UTILITY SATISFACTION.
25.

SUBCONTRACTORS DOING CONCRETE OR PAVING WORK SHALL PROVIDE WRITTEN AND SIGNED CERTIFICATES FROM CONCRETE AND PAVING SUPPLIERS, CERTIFYING THAT ALL MATERIALS SUPPLIED FOR THE PROJECT COMPLY WITH THE SPECIFICATIONS REQUIRED. DESIGN MIXES SHALL BE THE PRODUCT OF INDIVIDUAL OR COMPANY QUALIFIED TO PROVIDE SUCH SERVICES. CERTIFICATES SHALL BE OF AN APPROVED FORM AND CONTENT, WET SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE PRODUCT SUPPLIER AND ENDORSED BY THE SUBCONTRACTOR INSTALLING THE PRODUCT. THE CERTIFICATES SHALL BE DELIVERED TO THE OWNER UPON COMPLETION OF THE WORK.
26.

EACH SUBCONTRACTOR DOING WORK ON THE SITE SHALL PROVIDE A TRAFFIC CONTROL PLAN IN COMPLIANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" WHICH INCLUDES TRAFFIC CONTROL SIGNS, LIGHTS, FLAGMEN AND OTHER DEVICES NECESSARY TO PROTECT THE WORK AND EXCAVATIONS, AS WELL AS TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC PASSING THROUGH OR NEAR WORK AREAS. THE SUBCONTRACTOR SHALL PROVIDE A COPY OF THE PLAN AS WELL AS THE NAME AND PHONE NUMBER OF PERSON RESPONSIBLE FOR THE PLAN MAINTENANCE TO THE OWNER REPRESENTATIVE.
27.

EACH SUBCONTRACTOR SHALL BE REQUIRED TO MAINTAIN ASSOCIATED CONSTRUCTION AREA IN A SAFE AND PASSABLE MANNER DURING THE LIFE OF THE PROJECT. ACCESS AND UTILITY SERVICES TO LOCAL BUSINESSES AND RESIDENCES SHALL BE KEPT OPEN AND ON INsofar AS POSSIBLE. IN THE EVENT ANY PUBLIC LANE CLOSURES OR UTILITY CLOSURES ARE REQUIRED, THE SUBCONTRACTOR SHALL COORDINATE AND NOTICE ANY CLOSURES WITH THE CITY WHICH MAY RESTRICT THE NORMAL FLOW OF TRAFFIC OR ANY SCHEDULED UTILITY OUTAGES. THE NOTICE MUST BE GIVEN AT LEAST ONE WEEK IN ADVANCE OF THE CLOSURE AND MUST BE SCHEDULED WITH WITH CITY AND UTILITY SERVICE PROVIDER. ACCESS FOR EMERGENCY VEHICLES AND FIRE PROTECTION MUST BE KEPT OPEN AT ALL TIMES.
28.

CLEAN-UP: BEFORE OCCUPANCY OF ANY UNIT IS PERMITTED, THE ENTIRE WORK SITE SHALL BE CLEANED OF ALL DEBRIS AND REFUSE THAT WOULD MAKE THE AREA UNSAFE OR UNSIGHTLY.
29.

ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY STANDARDS AND PROCEDURES.
30.

AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATIONS FOR THIS PERMIT.

B. PAVING

1.

WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAWCUT THE EXISTING PAVEMENT TO A NEAT, STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW PAVING TO EXISTING
2.

ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED AND APPROVED PRIOR TO PAVING.
3.

ALL EXISTING WATER VALVE BOXES, ELECTRICAL, TELEPHONE, TV AND SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE.
4.

ALL STATIONING IS TO CONSTRUCTION BASELINES UNLESS OTHERWISE NOTED.
5.

ALL SLOPES AND GRADES ARE IN FEET/FOOT UNLESS OTHERWISE NOTED.
6.

ALL SURFACES ALONG ACCESSIBLE ROUTES AND FOR HANDICAP RAMPS SHALL BE STABLE, FIRM, SLIDE-RESISTANT, AND SHALL COMPLY WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS, PARAGRAPH 4.5.
7.

LONGITUDINAL SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS, EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:20. CROSS SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:48. SLOPES IN ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND PASSENGER LOADING ZONES SHALL NOT BE STEEPER THAN 1:48 IN ALL DIRECTIONS.
8.

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF CITY OF ALBUQUERQUE TRAFFIC CONTROL REQUIREMENTS.
9.

ALL EXISTING DRIVEWAYS, PARKING AREAS AND LANDSCAPED AREAS SHALL BE CONNECTED TO NEW CONSTRUCTION WITH MATERIAL AS GOOD AS OR BETTER THAN EXISTED PRIOR TO CONSTRUCTION. SUCH CONNECTIONS SHALL BE GRADED AS DIRECTED BY THE ENGINEER. THERE WILL BE NO DIRECT PAYMENT FOR SUCH CONNECTIONS EXCEPT AS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS.

C. UTILITIES

1.

THE EXISTING UTILITIES DEPICTED ON THESE PLANS WERE DERIVED FROM INFORMATION PROVIDED TO THE ENGINEER BY OTHERS, AND ARE SHOWN IN AN APPROXIMATE MANNER ONLY. INFORMATION PROVIDED TO THE ENGINEER BY OTHERS MAY ALSO BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY ABOVE OR UNDERGROUND UTILITY LINE IN OR NEAR THE CONSTRUCTION AREA PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF PERTINENT UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ANY POTENTIAL DISRUPTIONS IN UTILITY SERVICE WITH THE UTILITY COMPANIES AFFECTED AT LEAST 48 HOURS PRIOR TO THE DISRUPTION.
2.

CONTRACTOR SHALL EXPOSE AND VERIFY INVERT ELEVATIONS OF RELEVANT SANITARY SEWER LINES BEFORE SETTING ANY NEW INVERTS. SHOULD INVERTS DIFFER MORE THAN 0.20' FROM THOSE SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED TO DETERMINE ANY RESULTING CHANGES IN DESIGN.
3.

ALL NEW AND EXISTING FRAMES, COVERS, VALVE BOXES, ETC. SHALL BE ADJUSTED TO NEW FINISHED GRADE PRIOR TO PLACING OF ASPHALT CONCRETE SURFACE COURSE BY THE CONTRACTOR.
4.

THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES AT THE NEW MEXICO ONE CALL TWO (2) WORKING DAYS PRIOR TO ANY DIGGING OR EXCAVATION.
5.

EACH LOT WITHIN THE SCOPE OF WORK SHOWN ON THESE DRAWINGS SHALL BE PROVIDED WITH ONE EACH: WATER SERVICE, FIRE SERVICE, SEWER SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, GAS SERVICE AND CABLE TV SERVICE. ALL SERVICES TO BE BROUGHT TO THE PROPERTY LINE OF EACH LOT AT LOCATIONS APPROVED BY THE RESPONSIBLE UTILITY AND/OR CITY.

D. EARTHWORK

1.

ALL WORK AREAS SHALL BE CLEARED OF OBSTRUCTIONS AND GRUBBED TO A DEPTH OF NO LESS THAN EIGHT (8) INCHES. VEGETATION SHALL BE REMOVED, HOLES AND DEPRESSIONS SHALL BE FILLED WITH COMPACTED EARTH. DEBRIS, VEGETATION AND OTHER DELETERIOUS MATTER NOT SUITABLE FOR INCORPORATION INTO EARTH FILLS AND EMBANKMENTS SHALL BE REMOVED FROM WORK SITE AND DISPOSED BY SUBCONTRACTOR WHOSE WORK HAS GENERATED SAME.
2.

IF THE WORK REQUIRES EARTH FILL TRANSPORTATION, THE SUBCONTRACTOR SHALL, BEFORE COMMENCING IMPORT WORK, DESIGNATE THE SOURCE AND ALLOW FOR TESTING AND APPROVAL BY THE FIRM THAT FURNISHED THE REFERENCED SOILS REPORT. ALL IMPORT SHALL BE SUBJECT TO THE APPROVAL THE GEOTECHNICAL AND/OR THE CIVIL ENGINEER OF RECORD.
3.

THE FINISHED SURFACES OF LOTS, BUILDING PADS AND PARKWAYS SHALL BE BROUGHT TO THE ELEVATIONS INDICATED ON THESE DRAWINGS. ALL EXCAVATIONS, WATERING, BACKFILL AND EMBANKMENT WORK REQUIRED TO COMPLETE SUCH GRADING SHALL CONFORM TO THE SPECIFICATIONS REFERENCED HEREIN. ALL IMPORTED EARTH, IF REQUIRED, BY THESE DRAWINGS, SHALL BE TESTED AND APPROVED AS SUITABLE FOR INCORPORATION INTO THE WORK BY THE SAME TESTING FIRM THAT FURNISHED THE REFERENCED SOIL REPORT. SURPLUS EARTH SHALL BE REMOVED AND DISPOSED, AS REQUIRED FOR DEBRIS; EXCEPT WHERE THE DRAWINGS SHOW OR INDICATE AN AREA FOR DISPOSAL OF SURPLUS EARTH. ALL EARTH SUITABLE FOR INCORPORATION INTO FILLS AND EMBANKMENTS SHALL BE UNIFORMLY SPREAD AND WATERED OVER SAID AREA. THE FINISHED SURFACE OF GROUND AFTER COMPLETION OF GRADING SHALL BE WITHIN 0.10 FT. PLUS (HIGH) OR MINUS (LOW) OF ELEVATIONS SHOWN ON THESE DRAWINGS; EXCEPT, THE DRAINAGE SWALES INVERT AND THE BUILDING SURFACE PADS SHALL BE WITHIN 0.05 FT. PLUS (HIGH) OR 0.10 FT. MINUS (LOW). LOT LINE SWALES SHALL BE ROUGH GRADED BEFORE BUILDING PERMITS ARE APPROVED AND FINISH GRADED BEFORE OCCUPANCY IS PERMITTED. THE ELEVATIONS OF FINISHED GROUND SURFACE BETWEEN POINTS WHERE THE ELEVATIONS ARE SET OUT ON THESE DRAWINGS SHALL BE OBTAINED BY STRAIGHT LINE INTERPOLATION. THE FINISHED SURFACE SHALL BE FREE OF CLODS, ROCKS LARGER THAN 2" SHALL BE UNIFORM IN APPEARANCE AS WELL AS TEXTURE MADE SUITABLE FOR GROWING AND MAINTAINING GRASS.
4.

ALL EXCAVATIONS WITHIN TEN (10) FEET OF AN ESTABLISHED PUBLIC ROADWAY SHALL BE FILLED AND COMPACTED AT THE END OF EACH WORK DAY. LIKEWISE, PILES OF MATERIAL WITHIN (10) FEET OF AN ESTABLISHED PUBLIC ROADWAY SHALL BE LEVELED OFF AND GRADED FLUSH. WHERE EXCAVATIONS FOR PAVING WORK ARE MADE ADJACENT TO EXISTING TRAVELWAYS, SUCH EXCAVATIONS SHALL BE BACKFILLED WITH COMPACTED APPROVED AGGREGATE BASE TO TOP OF EXISTING PAVEMENT OR GRADE, SLOPING AWAY THEREFROM AT A SLOPE SAFE FOR PASSING VEHICLES. IN NO CASE SHALL SAID SLOPE BE STEEPER THAN 20 HORIZONTAL TO 1 VERTICAL (20:1). FILLS NEAR ROADWAYS SHALL BE MAINTAINED FLUSH WITH PAVEMENT, FREE OF LOOSE SURFACE MATERIAL, CONTINUOUSLY, DAY AND NIGHT, UNTIL THE FINAL SURFACE IS PLACED.
5.

IF CALLED FOR IN THESE DRAWINGS OR BY THE CITY, THE SUBCONTRACTOR SHALL FURNISH AND APPLY A SOIL STERILANT. ONLY AS ALLOWED BY ALL APPLICABLE REGULATIONS, A SOILS STERILANT EQUAL TO THAT MANUFACTURED BY DUPONT AS KARMEX, A WETTABLE POWDER RECOMMENDED FOR THE CONTROL OF WEEDS ALONG IRRIGATION DITCHES. THE SUBCONTRACTOR, IF REQUIRED, PRIOR TO APPLICATION SHALL NOTIFY THE CITY BUILDING DEPARTMENT REGARDING THE INTENTION TO APPLY THE STERILANT. UPON EACH APPLICATION THEREOF SHALL SUBMIT TO CITY BUILDING DEPARTMENT A "CERTIFICATION OF STERILIZATION" FOR EACH PHASE OF THE WORK.
6.

AREAS IDENTIFIED ON THESE DRAWINGS AS BUILDING PADS SHALL BE WATERED, EXCAVATED, BACKFILLED, COMPACTED, GRADED AND OTHERWISE PREPARED AS IS NECESSARY TO BRING SUBSOILS, SURFACE SOILS AND FILL MATERIALS WITHIN THE LIMITS OF MOISTURE AND DENSITY CALLED FOR IN THE SOILS REPORT REFERENCED IN THESE DRAWINGS. SUCH WORK SHALL BE TESTED AND CERTIFIED BY THE SAME TESTING FIRM THAT FURNISHED THE REFERENCED SOILS REPORT AS THEIR ACCEPTANCE AND APPROVAL OF SAME FOR THE CONSTRUCTION OF BUILDING FOUNDATIONS THEREON. THE MOISTURE CONTENT AND DENSITY OF COMPLETED AND APPROVED BUILDING PADS SHALL BE MAINTAINED UNTIL BUILDING FOUNDATIONS ARE IN PLACE.
7.

IF REQUIRED BY THE CITY, BEFORE THE ISSUANCE OF BUILDING PERMITS, EACH FINISHED BUILDING PAD ELEVATION, SHALL BE CERTIFIED THROUGH A LETTER STAMPED AND SIGNED BY A REGISTERED ENGINEER OR LAND SURVEYOR. A COPY OF PAD CERTIFICATIONS SHALL BE SUBMITTED TO THE CITY BUILDING DEPARTMENT .

E. EROSION CONTROL, ENVIRONMENTAL PROTECTION, AND STORM WATER POLLUTION PREVENTION PLAN

13.

THE OWNER AND CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS FOR STORM WATER POLLUTION PREVENTION AND MAKE ALL SUCH APPLICATIONS, NOTICE OF INTENTS AND POLLUTION PREVENTION PLANS AS REQUIRED BY THE CITY OF ALBUQUERQUE AND ENVIRONMENTAL PROTECTION AGENCY (EPA).
14.

THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.
15.

THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
16.

THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AT THE PROJECT BOUNDARY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
17.

WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFORE.
18.

CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
19.

ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE RE-VEGETATED WITH RECLAMATION SEEDING.
20.

THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING TO AN APPROVED LANDFILL IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF NEW MEXICO, AND BERNALILLO COUNTY.
21.

ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.), GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. THE CONTRACTOR SHALL BE RESPONSIBILITY FOR ENSURING THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.
22.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE CLEAN-UP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION OPERATIONS. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINT, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT.
23.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
24.

THE CONTRACTOR SHALL BE APPRISE OF ALL AIR POLLUTION CONTROL REGULATIONS OF STATE OF NEW MEXICO, BERNALILLO COUNTY AND CITY OF ALBUQUERQUE PRIOR TO BIDDING AND PERFORMING THE WORK.
25.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATIONS.



03-28-18

VITALITY WORKS
8500 BLUEWATER ROAD NW
ALBUQUERQUE, NM 87121

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DRAWING ISSUE DATES:
3/28/18

PROJECT MANAGER:

NICK PERKL

DRAWN BY:

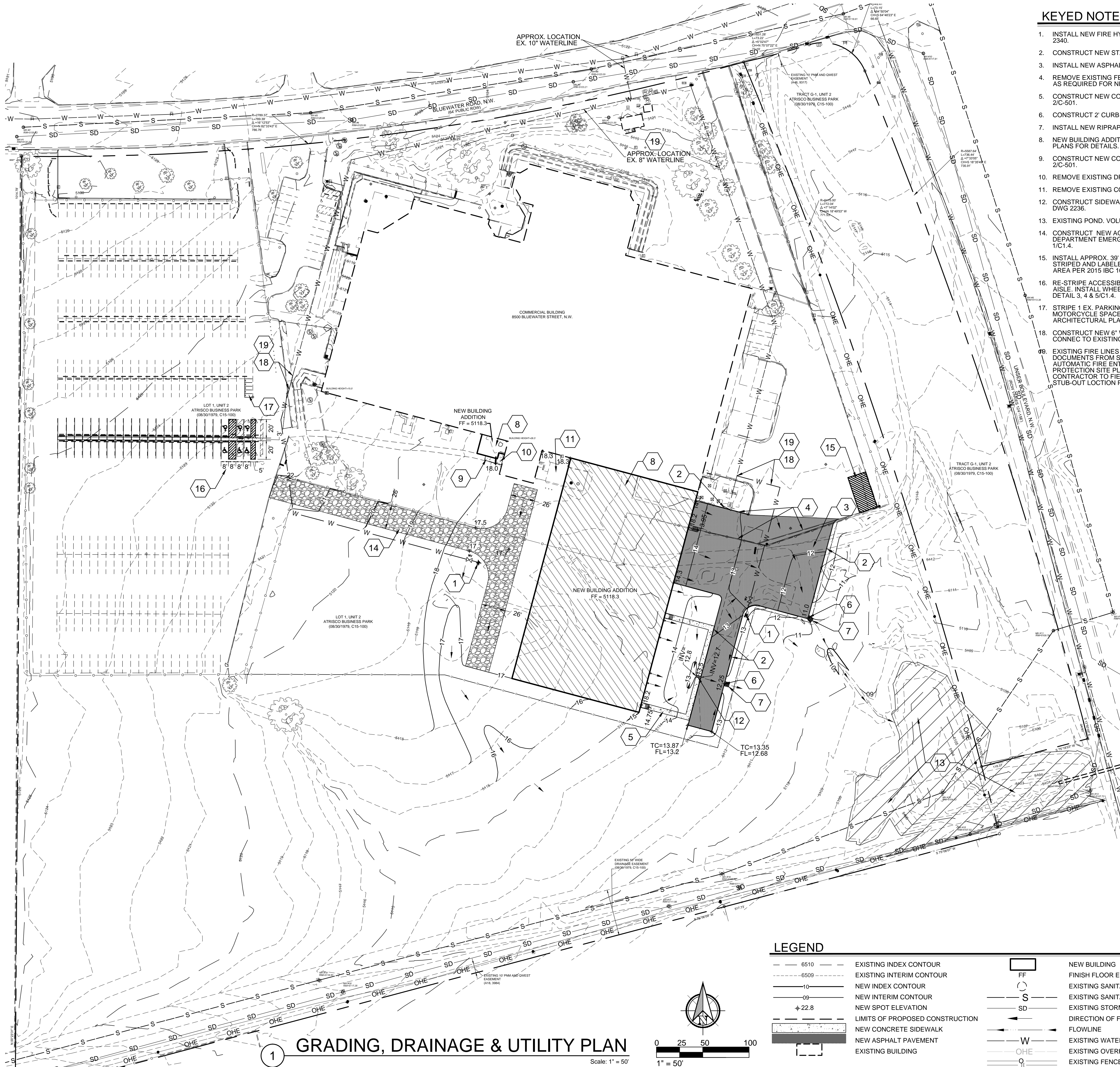
CAB

SHEET TITLE:

CIVIL
GENERAL
NOTES

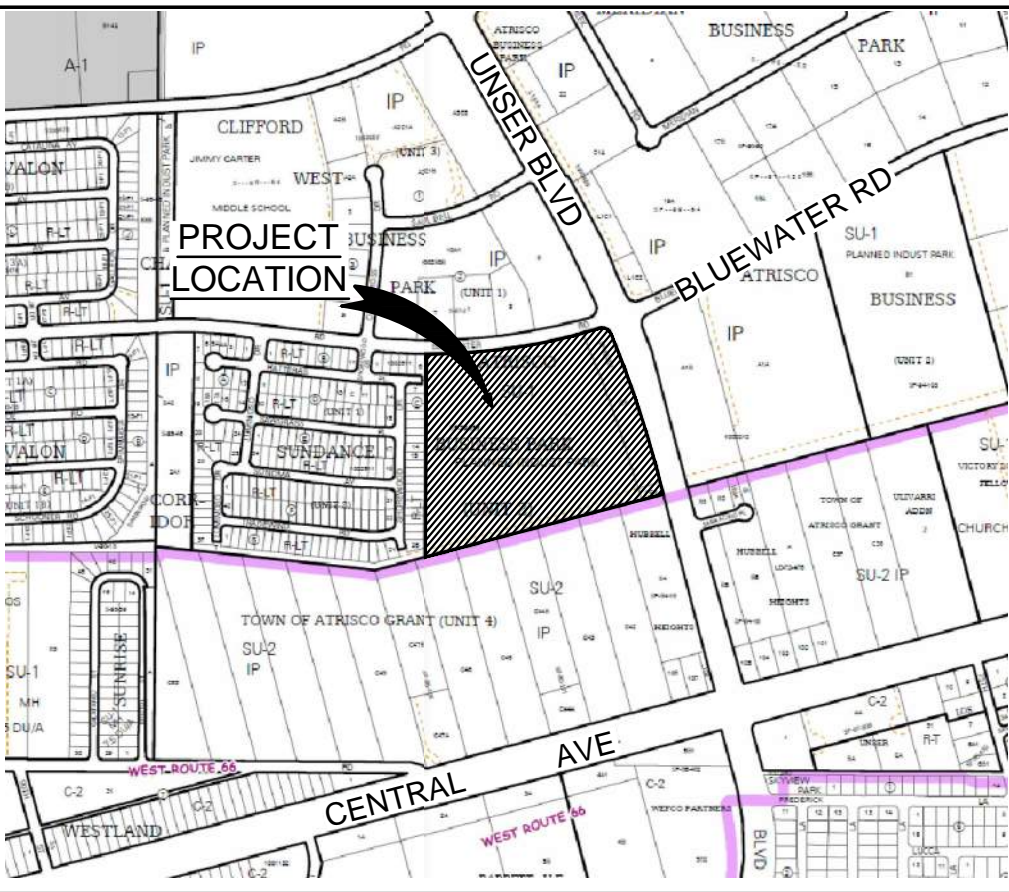
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SHEET: 3 OF 45

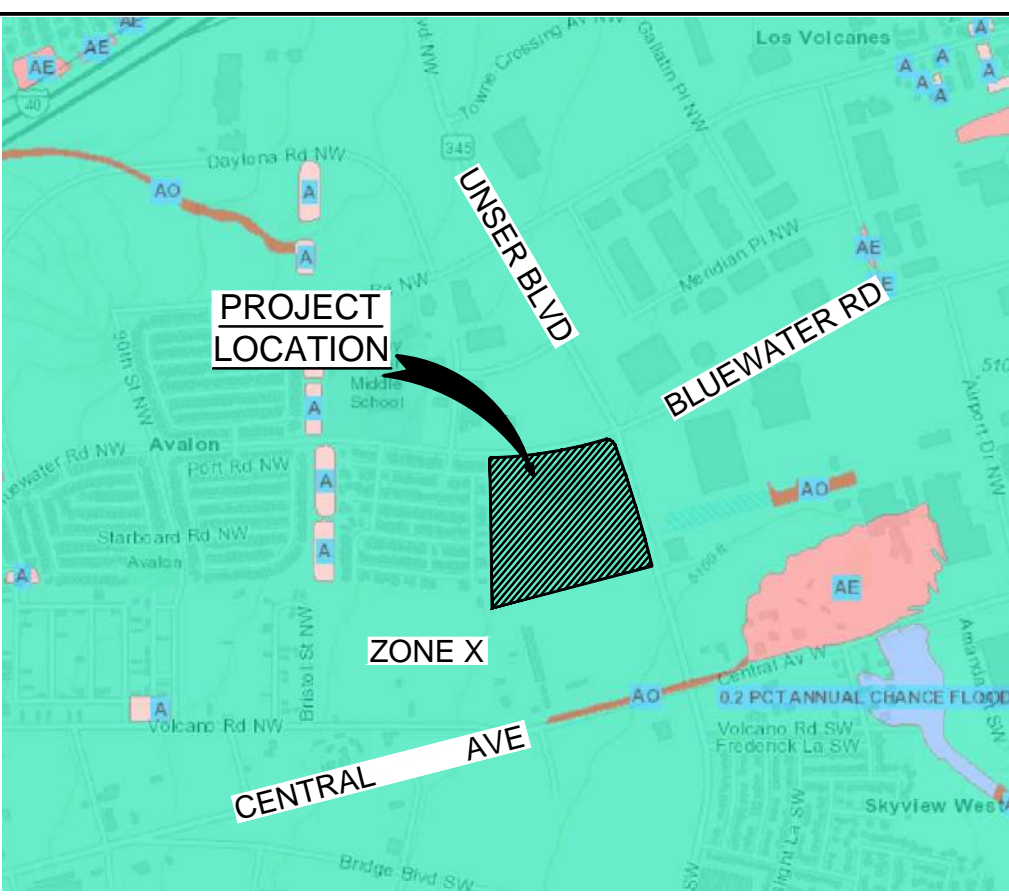


KEYED NOTES

1. INSTALL NEW FIRE HYDRANT PER COA STD DWG 2340.
2. CONSTRUCT NEW STANDARD CURB.
3. INSTALL NEW ASPHALT. SEE DETAIL 1/C-501.
4. REMOVE EXISTING FENCE, CURB, AND PAVEMENT AS REQUIRED FOR NEW CONSTRUCTION.
5. CONSTRUCT NEW CONCRETE WALK PER DETAIL 2/C-501.
6. CONSTRUCT 2' CURB CUT FOR DRAINAGE.
7. INSTALL NEW RIPRAP PAD FOR EROSION CONTROL.
8. NEW BUILDING ADDITION. SEE ARCHITECTURAL PLANS FOR DETAILS.
9. CONSTRUCT NEW CONCRETE PAD PER DETAIL 2/C-501.
10. REMOVE EXISTING DRAINAGE PIPE.
11. REMOVE EXISTING CONCRETE SLAB.
12. CONSTRUCT SIDEWALK CULVERT PER COA STD DWG 2236.
13. EXISTING POND. VOLUME PROVIDED = 64,947 CF.
14. CONSTRUCT NEW AGGREGATE BASE COURSE FIRE DEPARTMENT EMERGENCY ACCESS PER DETAIL 1/C-1.
15. INSTALL APPROX. 38' x 20' (775 SQ. FT. MIN.) STRIPED AND LABELED EMERGENCY DISPERSAL AREA PER 2015 IBC 1028.5.
16. RE-STRIPE ACCESSIBLE PARKING WITH 3' ACCESS AISLE. INSTALL WHEEL STOPS AND SIGNS PER DETAIL 3, 4 & 5/C1.4.
17. STRIPE 1 EX. PARKING SPACE TO CREATE 5 - 4'x8' MOTORCYCLE SPACES WITH SIGNS. SEE ARCHITECTURAL PLANS FOR DETAILS.
18. CONSTRUCT NEW 6" WATERLINE TO NEW FH. CONNCT TO EXISTING 8" WATERLINE.
19. EXISTING FIRE LINES PER CONSTRUCTION DOCUMENTS FROM SAFE, INC. STANDARD AUTOMATIC FIRE ENTERPRISES, INC. "FIRE PROTECTION SITE PLAN" DATED 8/12/14. CONTRACTOR TO FIELD VERIFY FIRE LINE PIPE STUB-OUT LOCTION PRIOR TO BEGINNING WORK.



LOCATION MAP
SCALE: NONE
COA ZONE ATLAS: K-10-Z



FIRM MAP
SCALE: NONE

DRAINAGE NARRATIVE

THIS SITE IS LOCATED AT 8500 BLUEWATER RD. NW IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THIS SITE IS LOCATED ON THE NATIONAL FLOOD INSURANCE RATE MAP NO. 35002, PANEL 0328J EFFECTIVE ON 11/04/16, AND LIES WITHIN ZONE X, WITH NO PORTION OF THE SITE LOCATED WITHIN A 100 YEAR FLOOD PLAIN.

THE EXISTING SITE CONSISTS OF A COMMERCIAL BUILDING AND PARKING LOT. THE SITE CURRENTLY DIRECTS DRAINAGE TOWARDS AN EXISTING POND IN THE SOUTHEAST CORNER OF THE PROPERTY. THE POND HAS AN EXISTING 36" CMP THAT FLOWS TO THE SOUTHEAST UNDER UNSER BLVD. NW. THE NEW CONSTRUCTION CONSISTS OF AN ADDITION TO THE EXISTING BUILDING, NEW CONCRETE WALKS AND ADDITIONAL PAVEMENT THAT WILL ADD APPROXIMATELY 46,000 SQUARE FEET OF IMPERVIOUS AREA TO THE EXISTING SITE. THIS NEW IMPERVIOUS RUNOFF WILL BE DIRECTED TOWARDS THE EXISTING POND.

THE EXISTING POND CURRENTLY HAS A TOTAL OF 64,947 CF CAPACITY. THE ORIGINAL POND DESIG. AS SHOWN IN COA DRAINAGE REPORT K10-D009 DATED 2/1/80, REQUIRED A FINAL VOLUME OF 50,555 CF. THE DIFFERENCE BETWEEN THE ORIGINAL REQUIRED VOLUME AND THE EXISTING VOLUME IS 14,392 CF. FIRST FLUSH VOLUME REQUIRED FOR THE NEW IMPERVIOUS AREA IS 1,308 CF WHICH IS LESS THAN 14,392 CF AND CAN BE CONTAINED IN THE EXISTING POND. FURTHER, PER A LETTER FROM COA HYDROLOGY DATED 9/27/96, "THE UNSER DIVERSION CHANNEL PROJECT (PROJECT 3324.0) HAS BEEN DESIGNED TO ACCOMMODATE THIS DEVELOPMENT'S FLOWS AS DETAILED IN THE MASTER DRAINAGE PLAN FOR THE ATRISCO BUSINESS PARK, DATED OCTOBER 1993. FUTURE DEVELOPMENT WILL REQUIRE.....THE CONVEYANCE OF ALL ON-SITE WATER FLOWS TO THE EXISTING CULVERT UNDER UNSER BOULEVARD." THIS DEVELOPMENT COMPLIES AS IT DIRECTS ALL NEW RUN-OFF TOWARDS THE EXISTING POND AND EXISTING 36" CMP UNDER UNSER BOULEVARD.

ONSITE FIRST FLUSH DRAINAGE

FIRST FLUSH STORAGE REQUIRED BY COA HYDROLOGY:
PROVIDE STORAGE FOR FIRST FLUSH RUNOFF PER SECTION 22 OF DPM
TABLE A-6 USE 0.44 - 0.1 = 0.34 IN

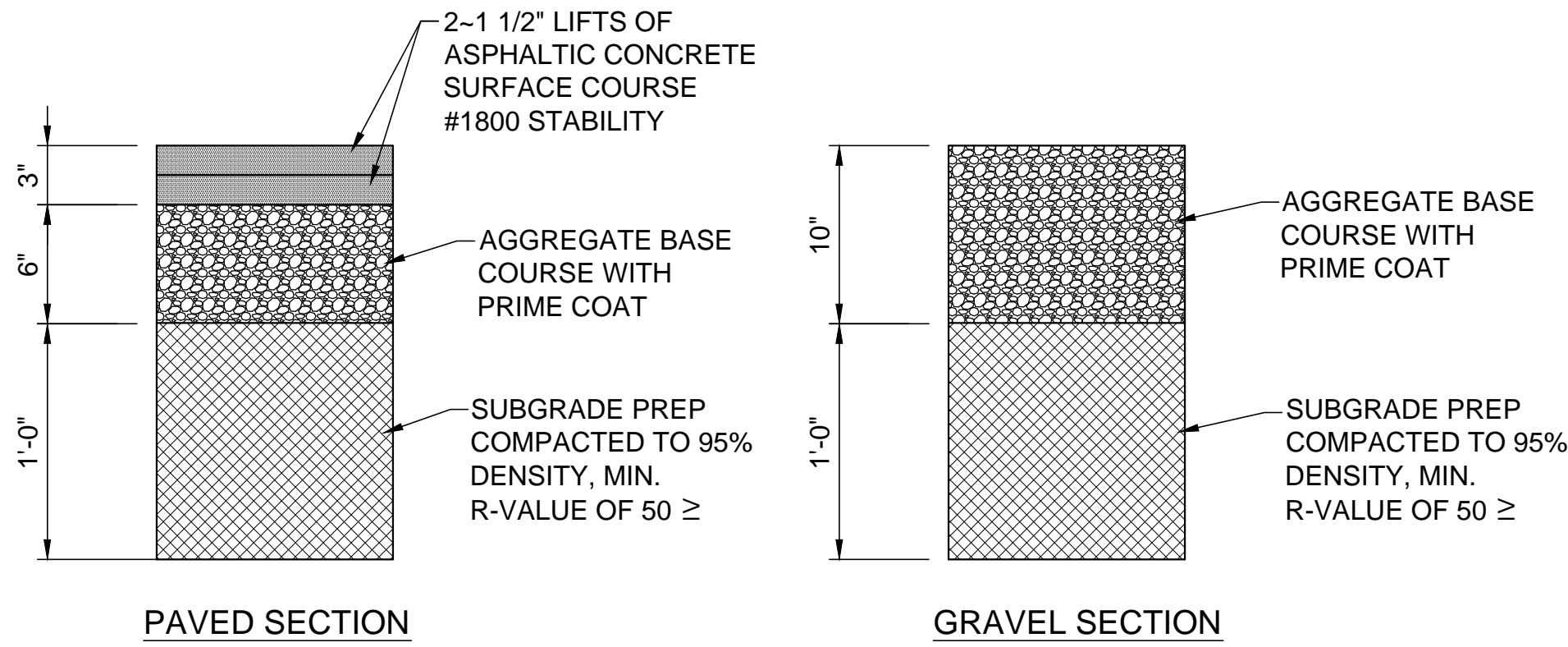
FIRST FLUSH (IN) APPLIED OVER IMPERVIOUS AREAS (ACRES)
THEREFORE (0.34 / 12) X 1.15 X 43560 = 1420 CF

CURRENT POND VOLUME PROVIDED. = 64,947 CF
ORIGINAL DESIGN POND VOLUME REQUIRED = 50,555 CF
EXCESS POND VOLUME AVAILABLE FOR FIRST FLUSH VOLUME = 14,392 CF

FIRST FLUSH POND VOLUME REQUIRED FOR NEW CONSTRUCTION = 1420 CF
1420 CF < 14392 CF

LEGEND

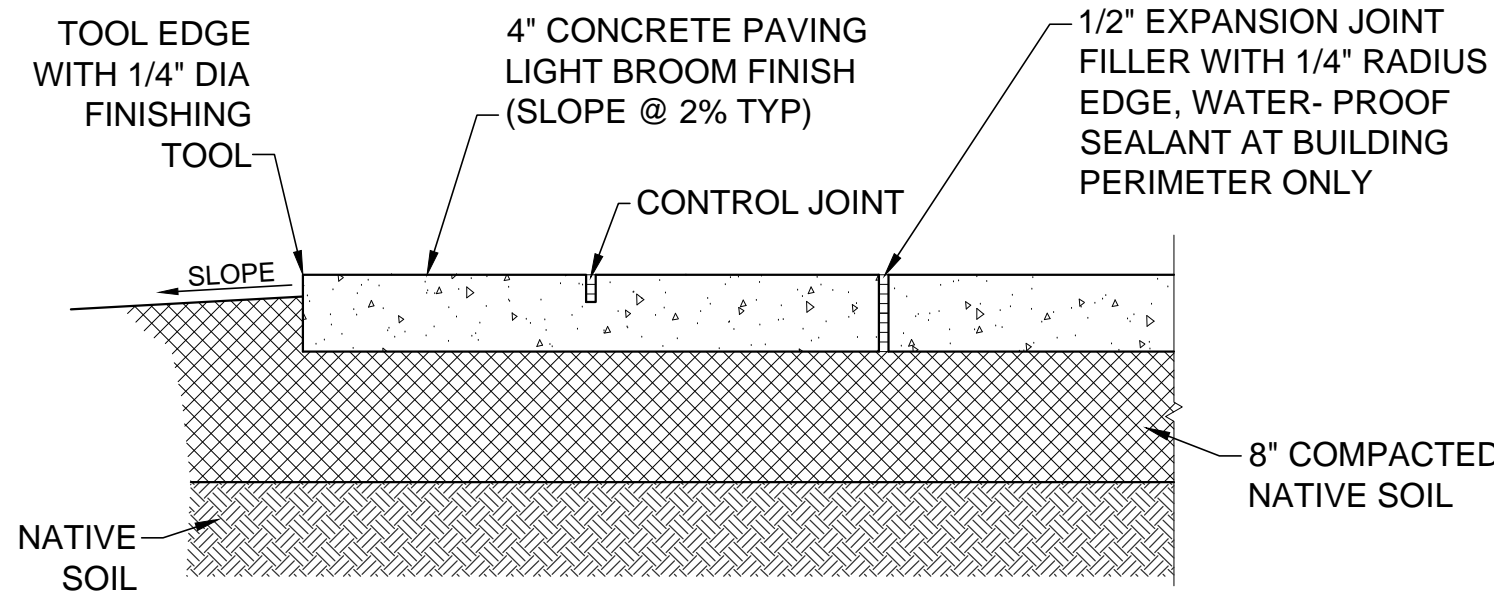
---	6510	---	EXISTING INDEX CONTOUR	FF	NEW BUILDING
---	6509	---	EXISTING INTERIM CONTOUR	FF	FINISH FLOOR ELEVATION
---	10	---	NEW INDEX CONTOUR	S	EXISTING SANITARY SEWER MANHOLE
---	09	---	NEW INTERIM CONTOUR	SD	EXISTING SANITARY SEWER LINE
---	+22.8	---	NEW SPOT ELEVATION	SD	EXISTING STORM DRAIN
---	---	---	LIMITS OF PROPOSED CONSTRUCTION	---	DIRECTION OF FLOW
---	---	---	NEW CONCRETE SIDEWALK	---	FLOWLINE
---	---	---	NEW ASPHALT PAVEMENT	---	EXISTING WATERLINE
---	---	---	EXISTING BUILDING	---	EXISTING OVERHEAD ELECTRIC LINE
---	---	---	---	---	EXISTING FENCE LINE



NOTE: SEE GEOTECHNICAL REPORT PERFORMED AND COMPLETED BY XXXXX, PROJECT XXXXX, DATED XXXXX

1 PAVING SECTION

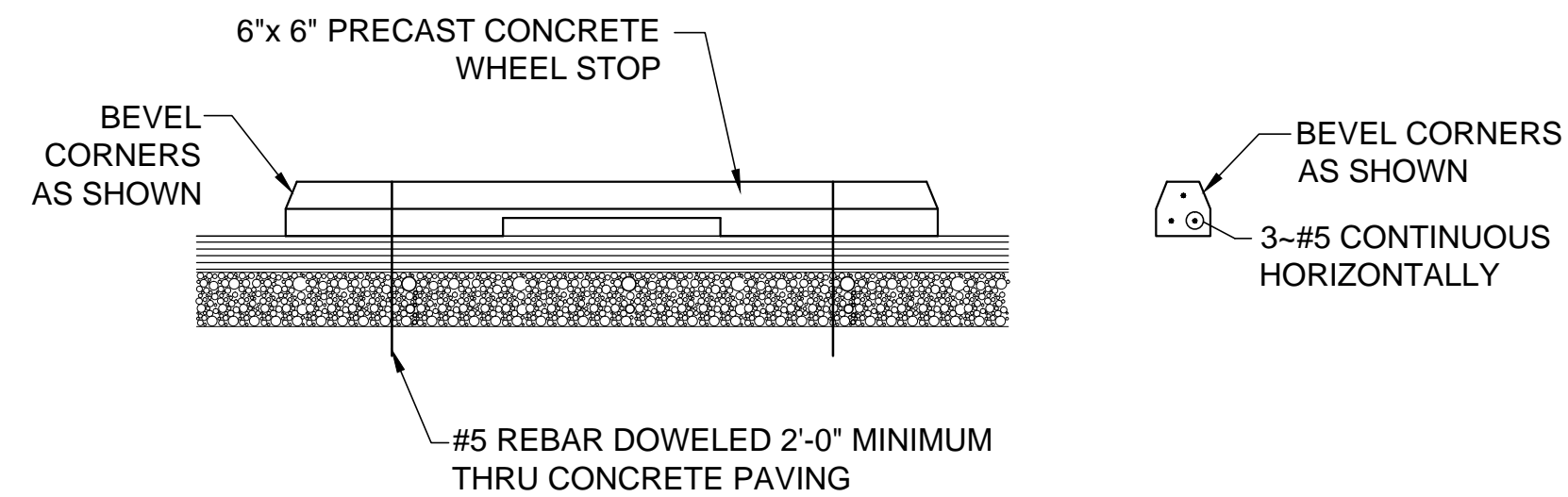
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NOTE: PROVIDE TRANSVERSE CONTROL JOINTS AT INTERVALS NOT EXCEEDING 6'-0" ON CENTER, PROVIDE CENTERLINE CONTROL JOINTS IN SIDEWALK WIDER THAN 8'-0". SPACING OF CENTERLINE CONTROL JOINTS SHALL NOT EXCEED 6'-0" OR AS SHOWN ON PLANS. PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 20'-0" ON CENTER WHERE WALK DOES NOT ABUT CURB.

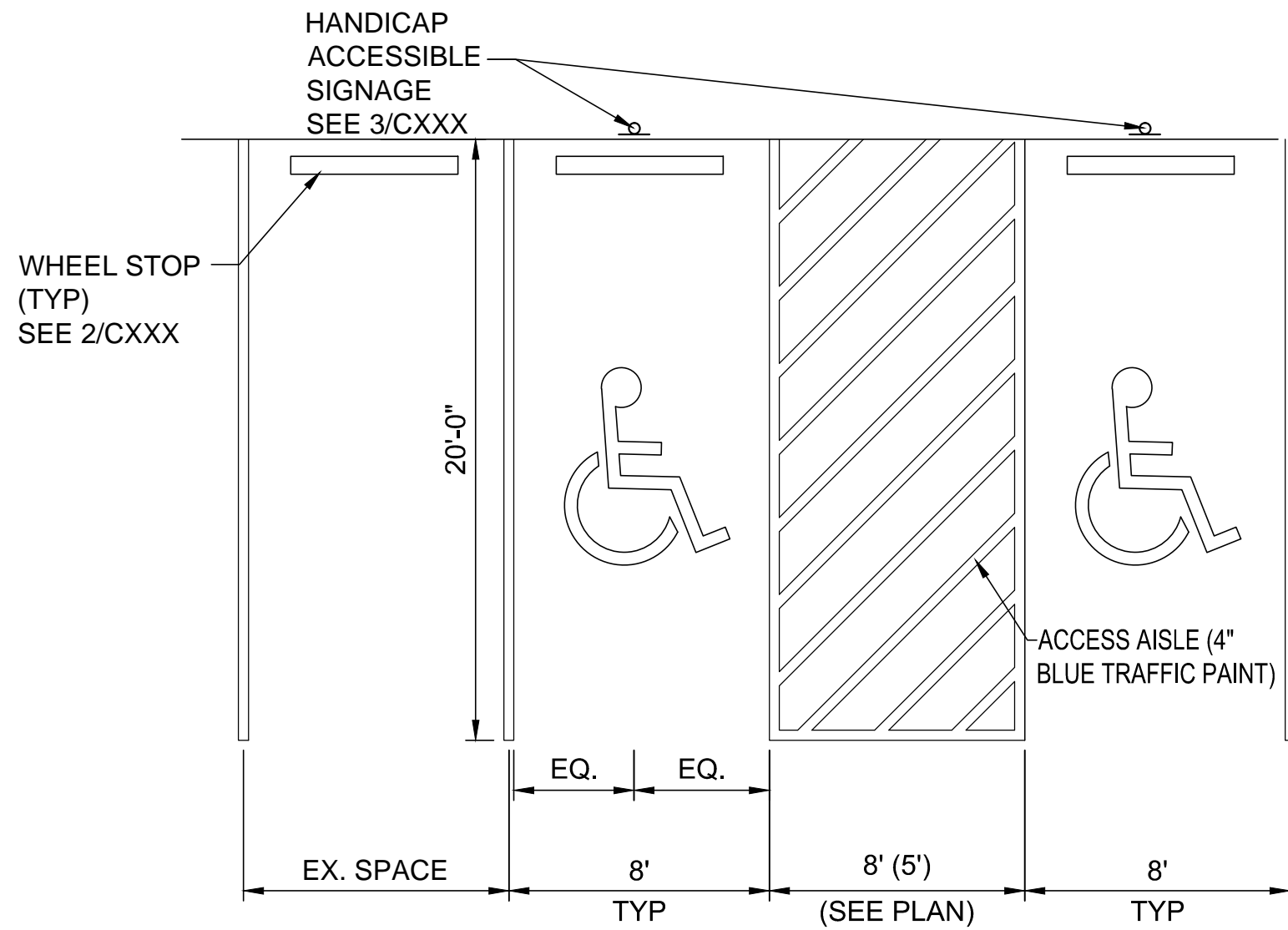
2 SIDEWALK DETAIL

Scale: NONE



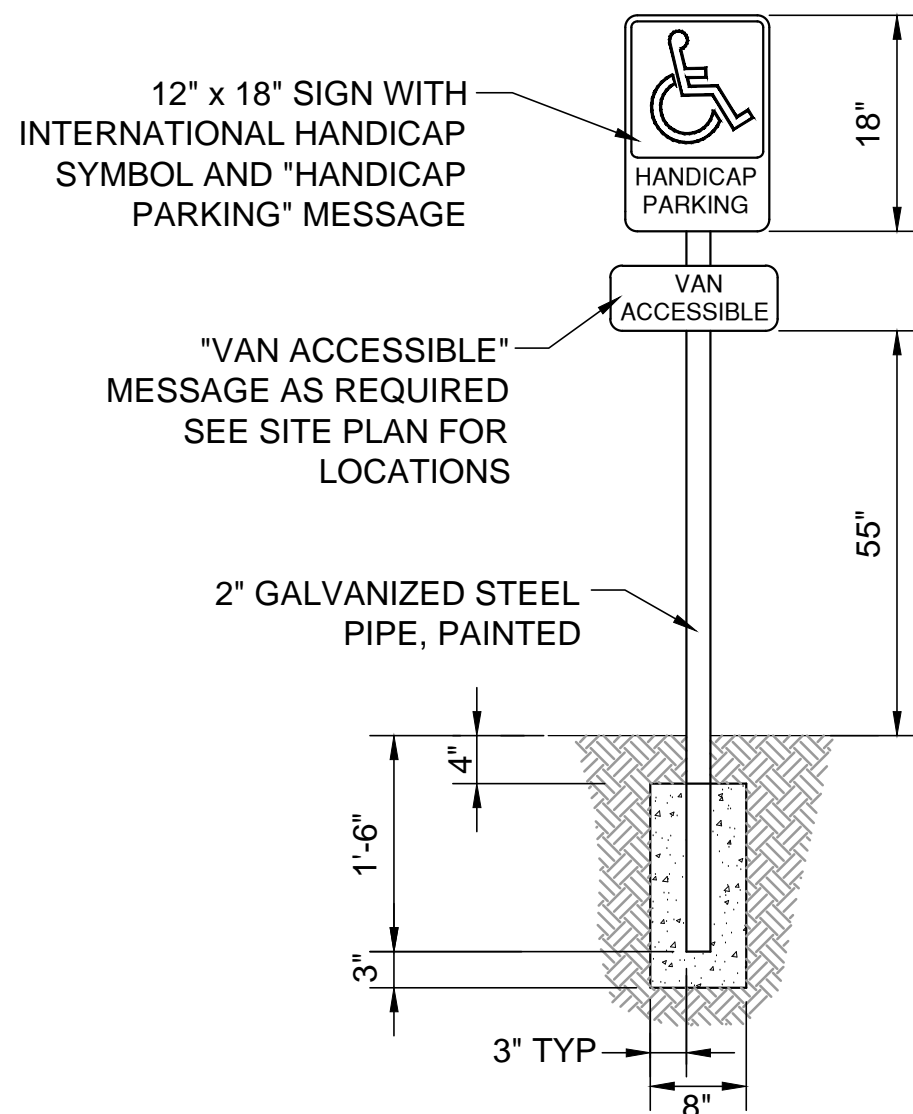
3 WHEEL STOP DETAIL

Scale: NONE



4 HANDICAP ACCESSIBLE PARKING LAYOUT

Scale: NONE



5 HANDICAP ACCESSIBLE PARKING SIGN

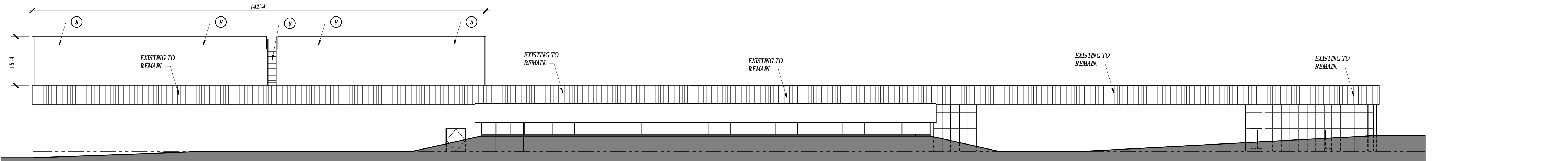
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○ ELEVATION KEYED NOTES:

1. 6" TILT UP CONCRETE WALL PANEL (NEW). EAST PANELS SHALL MATCH EXISTING SCORE PATTERN ON UPPER 6' OF PANELS.
2. PAINTED METAL AWNING WITH METAL ROOFING OVER DOCK DOORS.
3. NEW SECTIONAL GARAGE DOORS.
4. DOCK LEVELER, DOCK BUMPERS AND DOOR SEALS AT (4) NEW DOCK DOORS.
5. NEW STEEL EXIT STAIRS.
6. RE-PAINT EXISTING COILING DOCK DOORS TO MATCH NEW DOORS.
7. NEW WALL MOUNTED, FULL CUTOFF LIGHT FIXTURES MOUNTED AT 18' A.F.F.
8. STUCCO WALL TO MATCH TILT-UP PANELS.
9. ROOF ACCESS STAIRS FROM EXISTING ROOF TO NEW WAREHOUSE ROOF.

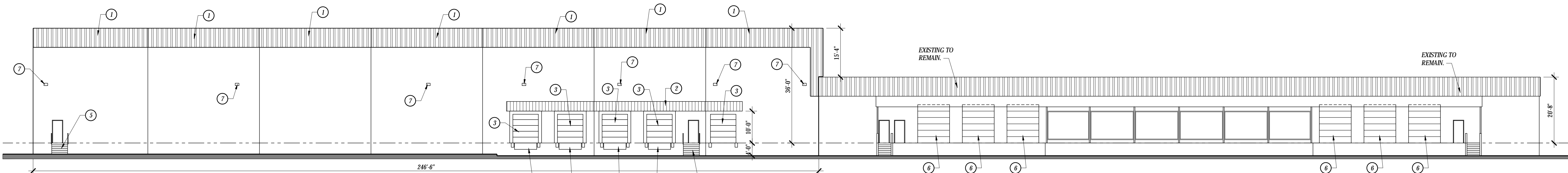
GENERAL ELEVATION NOTES:

- A. ALL COLORS SHALL MATCH EXISTING. MAIN WALL COLOR IS OFF-WHITE. ACCENT BAND IS LIGHT GRAY.



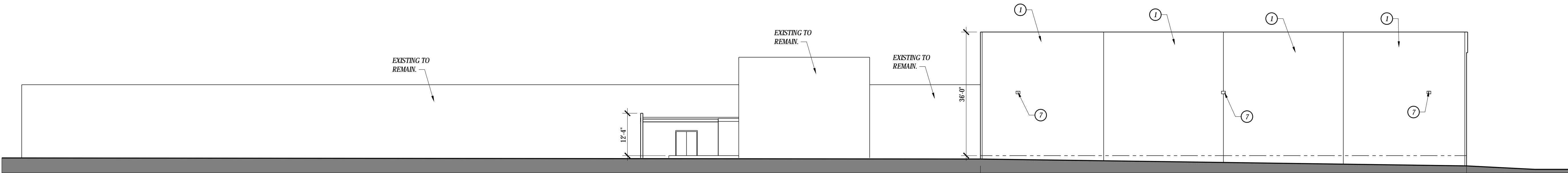
NORTH ELEVATION

SCALE: 1/16"=1'-0"



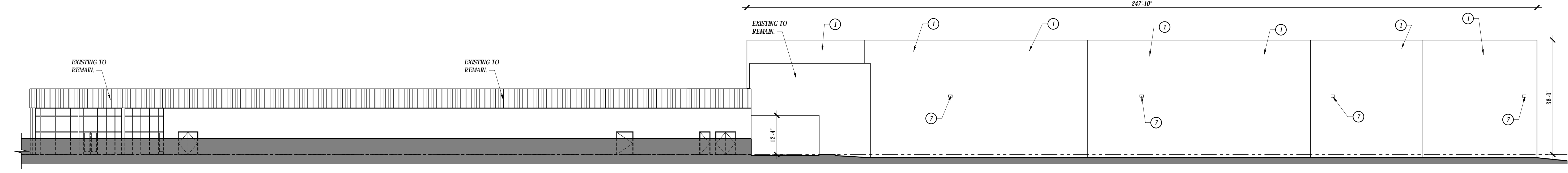
EAST ELEVATION

SCALE: 1/16"=1'-0"



SOUTH ELEVATION

SCALE: 1/16"=1'-0"



WEST ELEVATION

SCALE: 1/16"=1'-0"



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DRAWING ISSUE DATES:
3/8/18
3/28/18

PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

SHEET TITLE:
EXTERIOR
ELEVATIONS

A3.1
SHEET: 28 OF 45