

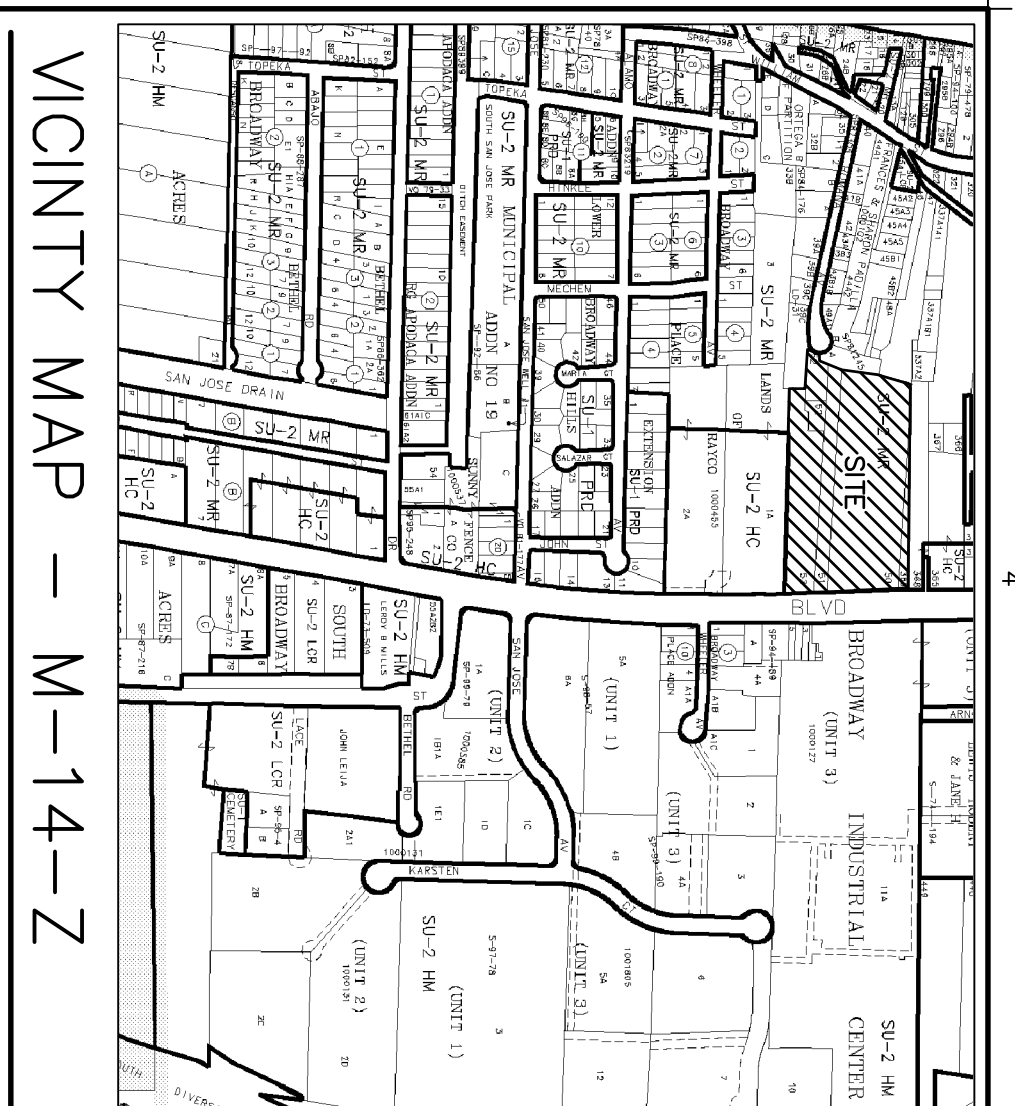


MARK	DATE	DESCRIPTION
10.10.18	DRB REVISIONS	

PROJECT NUMBER	1724
DRAWN BY	KRB
CHECKED BY	KRB
ISSUE DATE	10-10-18
FILE NAME:	1724_ASI01_SITE-PLANDWG
SHEET NAME	TCL
SHEET NUMBER	C-101

KEYNOTES

- EXISTING BUILDING TO BE REMOVED BY OWNER.
- EXISTING BICYCLE RACK - 8 SPACES.
- GROUND MOUNTED MAKE-UP AIR UNIT.
- HANDICAPPED PARKING SPACES WITH BUMPER AND SIGNS.
- EXISTING PARKING AND ASPHALT PAVEMENT.
- EXISTING GRAVEL.
- NEW WHEEL STOP TYPICAL OF 34
- 3000 PSI CONCRETE WALK (4" THICK W/ W/F 6x6, 10x10)
- 3000 PSI CONCRETE PAVING (4" THICK W/ W/F 6x6, 10x10)
- OVER 4" BASECOURSE (COMPACT TO 95% PER ASTM D1557)
- OTHER COMPACTED SUBGRADE (COMPACT TO 95% PER ASTM D-1557)
- NEW BICYCLE RACK FOR 3 BIKES.
- 3 MOTORCYCLE SPACES EACH WITH 12"x18" SIGN. SEE B5 THIS SHEET.
- NO PARKING LETTERS 12" HIGH, 2" WIDE.
- VAN ACCESSIBLE SIGN LOCATION, TYPICAL.
- HANDICAPPED SIGN LOCATION, TYPICAL.
- 8'-0" LONG PRECAST CONCRETE VEHICLE STOP.
- HANDICAPPED SYMBOL PAINTED ONTO CONCRETE.
- 4" WIDE PAVEMENT STRIPING, TYPICAL.



VICINITY MAP - M-14-Z  
ADDRESS: 2401 BROADWAY SE ALBUQUERQUE NM  
LEGAL: TRACT A SAN JOSE PARISH

LEGEND:

- PROPERTY LINE
- PROPOSED CONCRETE WALKS
- PROPOSED CONCRETE PAVING

PROPERTY: THE SITE IS A DEVELOPED SI-2 NEIGHBORHOOD ZONE, LOCATED WITHIN THE CITY OF ALBUQUERQUE, VICINITY MAP M-14. THE SITE IS BOUND ON EAST BY BROADWAY BOULEVARD, AND TO THE WEST, SOUTH, AND NORTH BY RESIDENTIAL.

PROJECT DATA

ZONING CLASSIFICATION:	R1-B
GROSS SQUARE FOOTAGE	3,036 SF
EXISTING OFFICE BUILDING	6,222 SF
EXISTING RECTORY BUILDING	12,481 SF
EXISTING CHURCH BUILDING	10,305 SF
EXISTING CLASSROOM BUILDING UNUSED	5,130 SF
GROSS SITE AREA:	294,035 SF

PARKING CALCULATIONS

EXISTING CHURCH  
1 SPACE OR EVERY 4 SEATS IN MAIN ROOM 628 / 4 = 157  
PARKING REDUCTIONS WITHIN 300 FT OF TRANSIT ROUTE 10% (-15)  
PROPOSED PARISH HALL  
1 SPACE OR EVERY 4 SEATS IN MAIN ROOM 238 / 4 = 60 SPACES  
REQUIRED PARKING: 142 + 60 = 202 SPACES

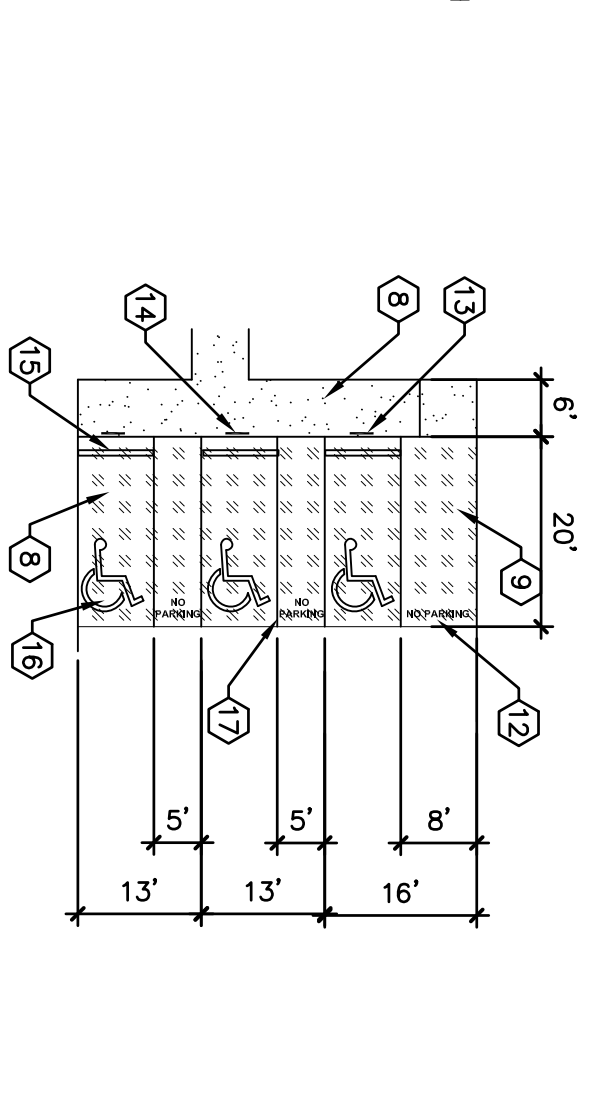
EXISTING PARKING AND PARKING SPACES  
25 COMPACT PARKING SPACES  
8 HANDICAP PARKING SPACES  
166 TOTAL EXISTING PARKING SPACES

PROPOSED PARKING: PARKING SPACES  
3 HANDICAP PARKING SPACES  
36 TOTAL PROPOSED PARKING SPACES  
102 BICYCLE PARKING SPACES  
3 BICYCLE SPACES  
TOTAL PARKING: 166 + 36 = 202 SPACES

GRAVEL PAVEMENT SPECIFICATION:

MATERIAL:	GRAVEL
AREAS IF IT MEETS THE LIMITS SPECIFIED BELOW, OTHERWISE USE ONLY APPROVED MATERIALS FROM OFF-SITE BORROW AREAS. PROVIDE TESTING OF EXCAVATED MATERIAL TO SHOW COMPLIANCE:	
(SIEVE SIZE)	PERCENT PASSING
(BY DRY WEIGHT)	
1 INCH	100
NO. 4	60-100
NO. 200	15-45

- COMPACTION OF THE SUBGRADE SHALL BE 90% OF MAXIMUM DENSITY.
- INSTALL BASE COURSE TO A COMPACTED THICKNESS OF Z MINIMUM.
- AT ALL PAVED AREAS.
- SPREAD AND COMPACT THE BASE COURSE IN LAYERS WHICH WILL PERMIT THE REQUIRED DENSITY TO BE OBTAINED. (95%)

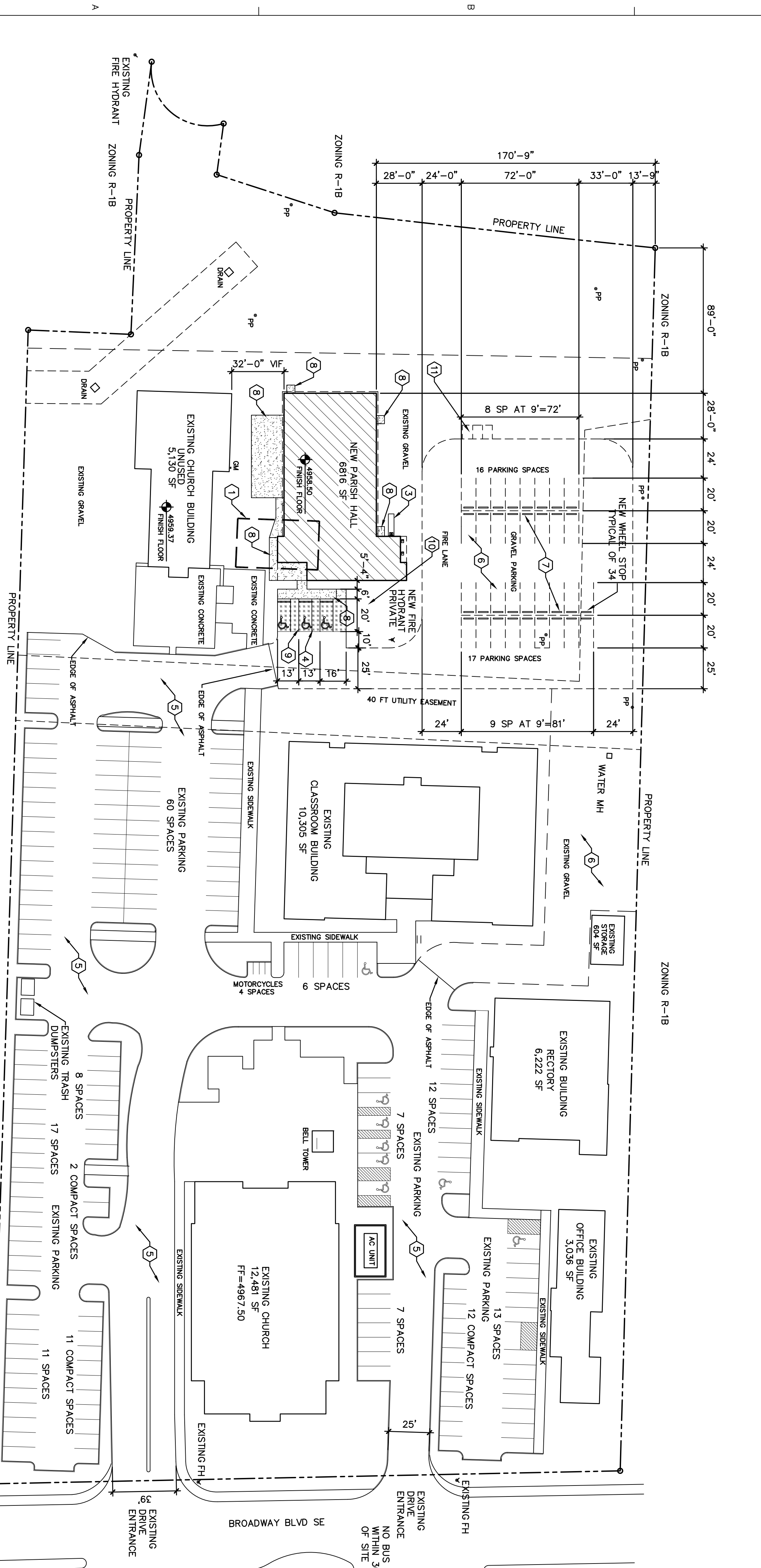


ACCESSIBLE PARKING DETAIL

SCALE: 1" = 20'-0"

CONSTRUCTION NOTES

- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
- ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT / ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN ON THE PLANS AND THOSE OF THE EXISTING SITE.
- FOR ENGINEER'S CERTIFICATION AT PROJECT COMPLETION.
- THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROBABLY LOCAL ELEVATION AND NEW ELEVATIONS (FINISH FLOORS, TOPS OF CURBS AND ASPHALT, FLOW LINE, PIPE INVERTS, ETC.) ON THE RECORD SET. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION UPON COMPLETION OF THE PROJECT. THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.
- THE OWNER / CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AND COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.
- FAULTY ACCESSIBILITY
- ALL SURFACES ALONG THE ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI A117-1998.
- WALKING SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE NOT STEEPER THAN 1:48.
- CURB RAMP AND RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. COUNTER SLOPES OF ADJACENT CUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20. TRANSITIONS FROM RAMPS TO WALKS, CUTTERS OR STREETS SHALL BE MADE WITH A MINIMUM OF 48 INCHES OF FLARED SIDES. THE TOP OF THE RAMP SHALL HAVE FLARED SIDES WITH SLOPES NOT STEEPER THAN 1:10. WHERE THE TOP OF THE RAMP PARALLEL TO THE RUN OF THE RAMP IS LESS THAN 48 INCHES WIDE, THE FLARED SIDES SHALL HAVE A SLOPE NOT STEEPER THAN 1:12.
- HANDICAP PARKING SPACES AND ACCESS AREAS SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESS AREAS SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
- TRAFFIC CONTROL
- THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS AND DEVICES. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION PRIOR TO CONSTRUCTION. PRIOR TO CONSTRUCTION, THE TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE GOVERNING AUTHORITY.



A1 SITE PLAN  
1"=40'