CONSTRUCTION NOTES

A. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.

B. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.

D. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERITY 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.

E. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT / ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION AT PROJECT COMPLETION.

F. THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE EXISTING 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.

G. THE OWNER / CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.

H. THE CONTRACTOR SHALL PROVIDE AND COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.

FACILITY 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 ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE AT THE SAME LEVEL. WHERE PEDESTRIANS MUST WALK ACROSS A CURB RAMP, 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 AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESS AISLES 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 THE 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.

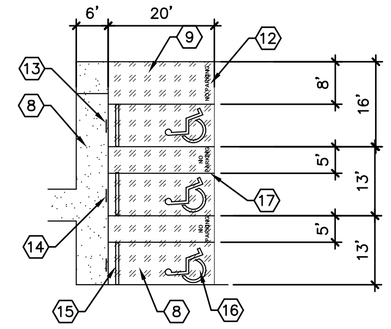
GRAVEL PAVEMENT SPECIFICATION:

MATERIALS:
EXISTING MATERIAL MAY BE USED FOR PARKING AND VEHICLE ACCESS 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: (SQUARE OPENING:)	PERCENT PASSING (BY DRY WEIGHT)
1 INCH	100
NO. 4	60-100
NO. 200	15-45

A. COMPACTION OF THE SUBGRADE SHALL BE 90% OF MAXIMUM DENSITY.
B. INSTALL BASE COURSE TO A COMPACTED THICKNESS OF 2" MINIMUM AT ALL PAVED AREAS.
C. SPREAD AND COMPACT THE BASE COURSE IN LAYERS WHICH WILL PERMIT THE REQUIRED DENSITY TO BE OBTAINED. (95%)

ARCHAEOLOGICAL CERTIFICATE NOTE:
THE HISTORIC SAN JOSE CHURCH BUILDING IS NOT PLANNED TO BE ALTERED DURING CONSTRUCTION. PER THE ARCHAEOLOGICAL CERTIFICATE OF APPROVAL: IF THE STRUCTURE WILL UNDERGO MODIFICATIONS OR MAY BE DAMAGED DURING CONSTRUCTION, THE PREPARATION OF A PRESERVATION PLAN OUTLINING MEASURES OF TREATMENT AND STRATEGIES OF MANAGEMENT SHALL BE APPROVED PRIOR TO ANY FURTHER DAMAGE OR MODIFICATION AS RECOMMENDED IN THE 2007 TRC SURVEY REPORT.



ACCESSIBLE PARKING DETAIL

SCALE: 1" = 20'-0"

PROJECT DATA

ZONING CLASSIFICATION: R1-B
GROSS SQUARE FOOTAGE

EXISTING OFFICE BUILDING	3,036 SF
EXISTING RECTORY BUILDING	6,222 SF
EXISTING CHURCH BUILDING	12,481 SF
EXISTING CLASSROOM BUILDING	10,305 SF
EXISTING CHURCH BUILDING UNUSED	5,130 SF

GROSS SITE AREA: 294,035 SF

PARKING CALCULATIONS

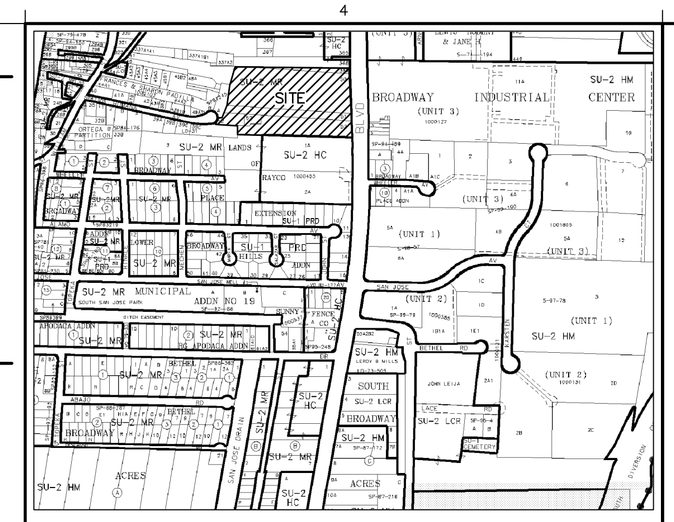
EXISTING CHURCH
1 SPACE OR EVERY 4 SEATS IN MAIN ROOM 628 /4 = 157
PARKING REDUCTIONS WITHIN 300 FT OF TRANSIT ROUTE 10% (-15)
REQUIRED PARKING 157 - 15 = 142 SPACES

PROPOSED PARISH HALL
1 SPACE OR EVERY 4 SEATS IN MAIN ROOM 238 /4 = 60 SPACES

REQUIRED PARKING: 142 + 60 = 202 SPACES

EXISTING PARKING:
133 STANDARD PARKING SPACES
25 COMPACT PARKING SPACES
8 HANDICAP PARKING SPACES
166 TOTAL EXISTING PARKING SPACES

PROPOSED PARKING:
33 STANDARD PARKING SPACES
3 HANDICAP PARKING SPACES
36 TOTAL PROPOSED PARKING SPACES
2 MOTORCYCLE PARKING SPACES
3 BICYCLE SPACES
TOTAL PARKING: 166 + 36 = 202 SPACES



VICINTY MAP - M-14-Z

ADDRESS: 2401 BROADWAY SE ALBUQUERQUE NM
LEGAL: TRACT A SAN JOSE PARISH

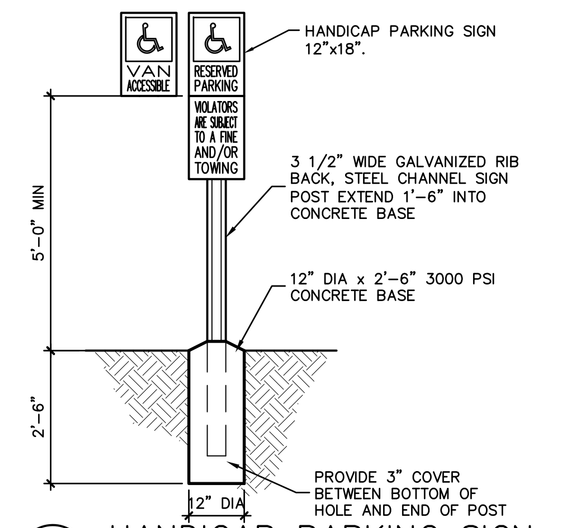
PROPERTY: THE SITE IS A DEVELOPED SU-2 NEIGHBORHOOD ZONE, LOCATED WITHIN THE CITY OF ALBUQUERQUE, VICINITY MAP M-14. THE SITE IS BOUND ON EAST BY BROADWAY BOULEVARD, AND TO THE WEST, SOUTH, AND NORTH BY RESIDENTIAL.

LEGEND:

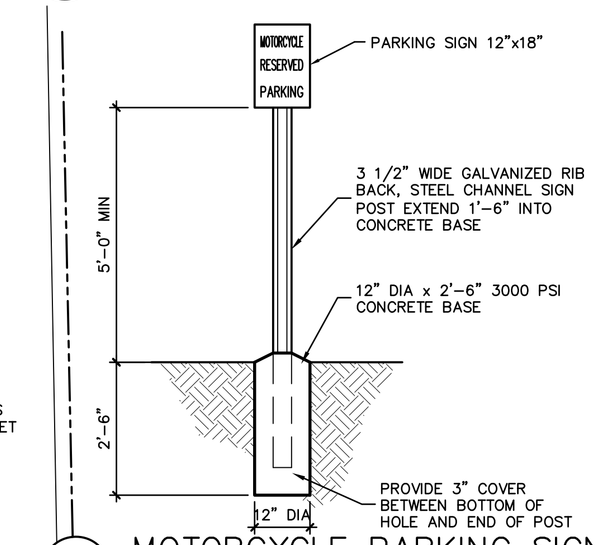
PROPERTY LINE
PROPOSED CONCRETE WALKS
PROPOSED CONCRETE PAVING

KEYNOTES

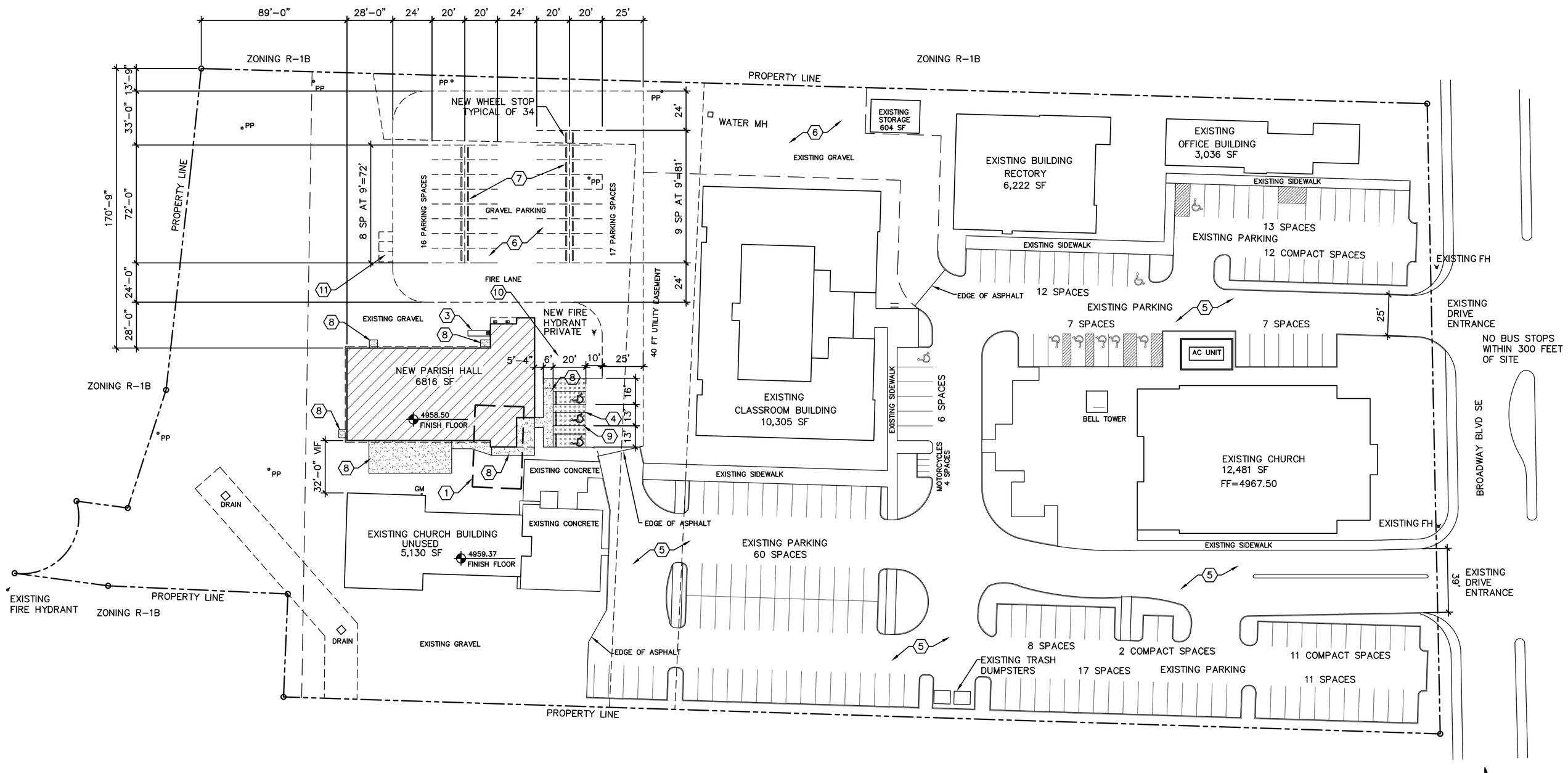
1. EXISTING BUILDING TO BE REMOVED BY OWNER.
2. EXISTING BICYCLE RACK - 8 SPACES.
3. GROUND MOUNTED MAKE-UP AIR UNIT.
4. HANDICAPPED PARKING SPACES WITH BUMPER AND SIGNS.
5. EXISTING PARKING AND ASPHALT PAVEMENT.
6. EXISTING GRAVEL
7. NEW WHEEL STOP TYPICAL OF 34
8. 3000 PSI CONCRETE WALK (4" THICK W/ WWF 6x6, 10x10)
9. 3000 PSI CONCRETE PAVING (4" THICK W/ WWF 6x6, 10x10) OVER 4" BASECOURSE (COMPACT TO 95% PER ASTM D1557) OVER COMPACTED SUBGRACE (COMPACT TO 95% PER ASTM D-1557)
10. NEW BICYCLE RACK FOR 3 BIKES.
11. 3 MOTORCYCLE SPACES EACH WITH 12"x18" SIGN, SEE B5 THIS SHEET..
12. "NO PARKING" LETTERS 12" HIGH, 2" WIDE.
13. VAN ACCESSIBLE SIGN, SIMILAR TO C5 THIS SHEET.
14. HANDICAPPED SIGN LOCATION, TYPICAL.
15. 8'-0" LONG PRECAST CONCRETE VEHICLE STOP.
16. HANDICAPPED SYMBOL PAINTED ONTO CONCRETE.
17. 4" WIDE PAVEMENT STRIPPING, TYPICAL.



C5 HANDICAP PARKING SIGN
1/2"=1'-0"



B5 MOTORCYCLE PARKING SIGN
1/2"=1'-0"



A1 SITE PLAN
1"=40'

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PROFESSIONAL SEAL

STATE OF NEW MEXICO
KEVIN R. BALCIAR
No. 1882
REGISTERED ARCHITECT
10.10.2018

CONSULTANT

PROJECT NAME

SAN JOSE CATHOLIC CHURCH
PARISH HALL

SAN JOSE CATHOLIC CHURCH
2401 BROADWAY BLVD SE
ALBUQUERQUE, NM 87102

MARK	DATE	DESCRIPTION
	10.10.18	DRB REVISIONS

PROJECT NUMBER	1724
DRAWN BY	jab
CHECKED BY	KRB
ISSUE DATE	10-10-18
FILE NAME: 1724_AS101_SITE-PLAN.DWG	

SHEET NAME
TCL
SITE PLAN

SHEET NUMBER
C-101