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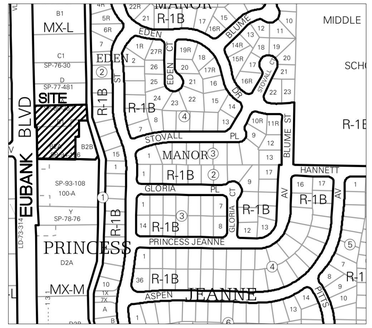
SCALE: 1"=20'

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

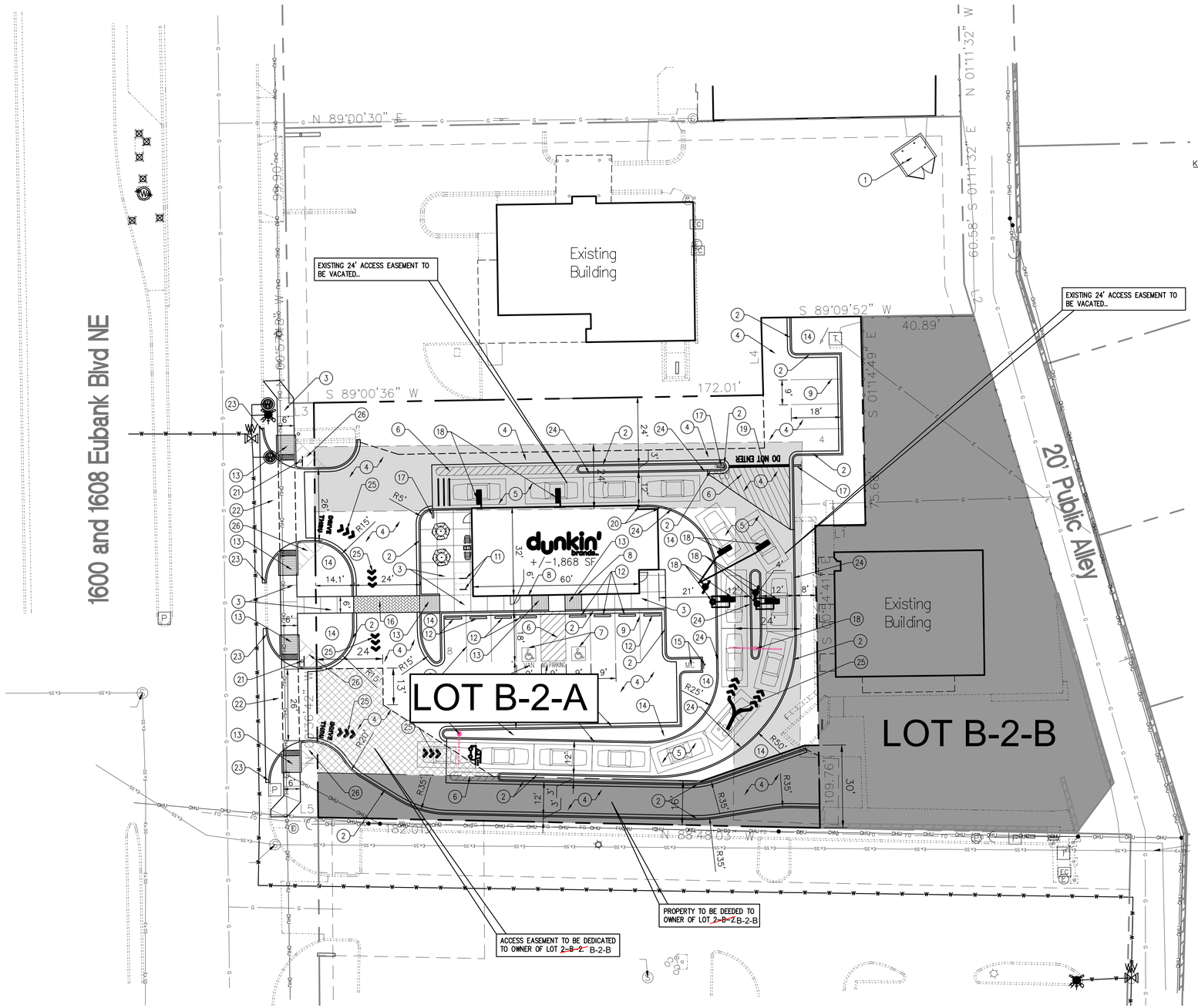
ALL BROKEN OR CRACKED SIDEWALK AND CURB AND GUTTER MUST BE REPLACED WITH NEW SIDEWALK AND STANDARD CURB AND GUTTER PER COA STD DWGS 2415A & 2430. REMOVAL SHALL BE TO THE NEAREST EXISTING JOINT.

PARKING CALCULATIONS		
BUILDING AREA:	AREA (SQUARE FEET)	
RESTAURANT	+/– 1,868 SF	
OUTDOOR DINING	+/– 500 SF	
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
RESTAURANT (4/1,000 SF)	8 spaces	10 spaces
OUTDOOR DINING (3/1,000 SF)	2 spaces	2 spaces
TOTAL	10 spaces	12 spaces
	REQUIRED	PROVIDED
HANDICAP PARKING	1 spaces	2 spaces
MOTORCYCLE PARKING	1 spaces	1 spaces
BICYCLE PARKING	2 spaces	2 spaces
DRIVE–THRU QUEUEING	12 spaces	16 spaces



VICINITY MAP – Zone Atlas J-21-Z

LEGAL DESCRIPTION:
Parcel 1, Lot B-1 of Lot B, Lands of Audio Clinic, Inc. & International Development. Parcel 2, Lot B-2-A of Lot B-2, Lands of Audio Clinic, Inc. & International Development. In Section 16, Township 10&11 North, Range 4 East, Bernalillo County, NM.



KEYED NOTES

1. PROPOSED TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS. CONTRACTOR SHALL COORDINATE WITH THE SOLID WASTE DEPARTMENT FOR THE REQUIRED INSPECTIONS DURING CONSTRUCTION.
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT.
3. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430. SIDEWALK CROSS SLOPE SHALL BE 2% MAX AND SLOPE AWAY FROM CURB.
4. INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT. RECOMMENDATIONS & DETAIL ON SHEET C102.
5. INSTALL HEAVY DUTY CONCRETE PAVEMENT PER GEOTECHNICAL REPORT. RECOMMENDATIONS & DETAIL ON SHEET C102.
6. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES OR DRIVEWAY, SPACED AT 1'–6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
7. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN ONLY SPACE AS SHOWN ON PLAN.
8. INSTALL H/C SIGNAGE PER DETAIL, SHEET C102. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. H/C SIGN MUST INCLUDE LANGUAGE PER 66–7–352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." REF DETAIL ON SHEET C102.
9. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
10. PAINT WORDS 'NO PARKING' &/OR 'VAN' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
11. INSTALL BIKE RACK(S) PER DETAIL, SHEET C–102.
12. INSTALL PRE–CAST WHEEL STOP PER DETAIL, SHEET C–102.
13. INSTALL PARALLEL CURB RAMP PER COA STD DWGS 2440 & 2443. TRUNCATED DOMES SHALL BE INSTALLED PER COA STD DWG 2446.
14. LANDSCAPE AREA. REF. LANDSCAPE PLANS.
15. MOTORCYCLE PARKING; 1 SPACE. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE. SIGN DETAIL ON SHEET C102.
16. INSTALL STAMPED CONCRETE CROSSWALK PER DETAIL, SHEET C102.
17. INSTALL DUNKIN' DONUTS BRAND 'DO NOT ENTER / SEE YOU SOON' SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS.
18. INSTALL DUNKIN' DONUTS DRIVE THRU EQUIPMENT AND DIRECTIONAL SIGANGE/STRIPING. REF. ARCHITECTURAL PLANS FOR DETAILS.
19. INSTALL 12" WIDE STOP BAR AND PAINT WORDS 'DO NOT ENTER' WITH LETTERS AT LEAST 24 INCHES HIGH AND 3 INCHES WIDE. COLOR: REFLECTIVE YELLOW. MINIMUM TWO COATS.
20. INSTALL CONCRETE BOLLARDS PER DETAIL, SHEET C102.
21. INSTALL STOP SIGN (R–1–1–30). SIGN POST DETAIL ON SHEET C102.
22. INSTALL PRIVATE ENTRANCE PER PLAN AND PER COA STD DWG 2426.
23. INSTALL CURB/GUTTER TO MATCH EXISTING PER COA STD DWG 2415A.
24. INSTALL MONOLITHIC CURB ONTO CONCRETE PAVEMENT TO MATCH THE MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415A. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT.
25. PAINT DUNKIN DIRECTIONAL ARROWS AND SYMBOLS PER DUNKIN STANDARDS.
26. 11'X11' MINI CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING, AND SIGNAGE 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 ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

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NOT FOR CONSTRUCTION

mark	date	description
revisions		
issue		CONCEPTUAL
project no		2022056
drawn by		
checked by		
date		May 23, 2023

SITE PLAN

C100