

GENERAL NOTES: SITE PLAN 1. SEE CIVIL SHEETS FOR SITE DEMOLITION, HORIZONTAL CONTROL PLAN, GRADING IMPROVEMENTS, EASEMENTS, EROSION CONTROL, SIGNAGE, STRIPPING AND PAVEMENT PLANS. SEE LANDSCAPE SHEETS FOR LANDSCAPE IMPROVEMENTS. THE CONTRACTOR SHALL PREVIEW CONDITIONS AND REVIEW THE SUBSURFACE EXPLORATION GEOTECHNICAL ENGINEERING REPORT FOR THE PROJECT AND PERFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT VERIFY LOCATIONS OF EXISTING UTILITIES BEFORE PROCEEDING WITH EXCAVATIONS ALL GRADING AND CONCRETE PAVING SHALL SLOPE AWAY FROM THE BUILDING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE SITE DURING THE PROCESS OF EXCAVATION AND GRADING. THE GRADE SHALL BE MAINTAINED IN SUCH CONDITION THAT IT IS WELL DRAINED AT ALL TIMES. STUDIO CONSULTANTS, INC ADJACENT STREETS AND PARKING AREA SHALL BE KEPT FREE OF MUD AND DEBRIS THE CONTRACTOR SHALL PROTECT EXISTING ON & OFF SITE CONDITIONS TO REMAIN 100 Gold Ave. SW, Suite 205, FROM DAMAGE. Albuquerque, NM 87102 THE CONTRACTOR SHALL CONFINE STAGING, STORAGE AND CONSTRUCTION PARKING TO THE SITE. Daniel@ariascinc.com 9. THE IRRIGATION SUBCONTRACTOR SHALL COORDINATE THE LOCATION OF IRRIGATION (505) 506-2314 PIPE SLEEVES WITH THE GENERAL CONTRACTOR PRIOR TO PAVING ACTIVITIES. SLEEVES SHALL BE PROVIDED AND INSTALLED BY THE IRRIGATION SUBCONTRACTOR. ARCHITECT IRRIGATION DESIGN TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LANDSCAPE PLANS & IRRIGATION REQUIREMENTS. 10. CONTROL JOINTS TO BE SAW CUT TO $\frac{1}{3}$ DEPTH OF SLAB. EXPANSION JOINTS TO BE $\frac{1}{2}$ " WIDE AND HELD DOWN $\frac{1}{2}$ " FROM SURFACE TO RECEIVE SELF LEVELING SEALANT 11. ALL SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT. 12. ALL NEW PAVING TO BE CONCRETE, REFER TO CIVIL PAVING PLAN. ALL CONCRETE PEDESTRIAN WALKS SHOWN WITH CONCRETE HATCH. 13. THIS SITE IS WITHIN THE RAILROAD SPUR SPALL AREA, REQUIRING A CUMULATIVE CONTRACTOR IMPACT ANALYSIS. ANALYSIS IS PROVIDED WITH THIS SUBMITTAL DEMONSTRATING HOW THIS SITE PLAN MITIGATES HARM TO THE AREA. 14. A TIS WILL BE SUBMITTED WITH THIS SITE PLAN SUBMITTAL. LEGEND Civil: RESPEC ALL GRAYED ELEMENTS ARE EXISTING TO REMAIN INCLUDING 7770 Jefferson St NE INNER ACCESS ROAD CURB AND GUTTER Suite #200 ALL VEGETATION SHOWN IS NEW; REFER TO LANDSCAPE PLAN Albuquerque, NM 87109 ALL VEHICLES SHOWN TO DEMONSTRATE QUEUE Landscape: The Hilltop Landscape Architects ALL INDICATED SIGNAGE TO BE NEW IN ACCORDANCE WITH TRANSPORTATION REQUIREMENTS and Contractors 7909 Edith Blvd NE, INDICATES EXISTING PROPERTY LINES Albuquerque, NM 87113 INDICATES EXISTING MEETS AND BOUNDS \odot Structural: **KEYED NOTES** Walla Engineering, LTD 6501 Americas Pkwy #301 1. EXISTING FIRE HYDRANT OFF SITE 2. NEW ONE WAY SIGN Albuquerque, NM 87110 3. JOG EXISTING SIDEWALK FOR ACCESSIBLE ROUTE AROUND EXISTING UTILITY POLE 4. PROPERTY SIGNAGE, SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT. 5. 3' HIGH SCREEN WALL FOR HEADLIGHTS IN QUEUE, CONSTRUCT OF CMU, FINISH COLOR MEP: TO BE STUCCO TO MATCH BUILDING. SEE SITE PLAN FOR SPECIFIED LENGTH. BG Buildingworks 6. PROPERTY LINES 7. INDICATES 15' TALL PROPERTY SITE LIGHTING 7007 Wyoming Blvd NE # F2, 8. PAY KIOSK Albuquerque, NM 87109 9. NOT USED 10.CAN'T WASH LANE 11.BICYCLE RACK CONSULTANTS 12.PATCH AND REPAIR EXISTING SIDEWALK WHERE INDICATED AT DEMO EXTENTS. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STANDARDS 13.ALL EXISTING CONDITIONS ARE SHOWN GRAYED TIDAL WAVE 14.MOTORCYCLE SPACE AND SIGNAGE 15.EXISTING SIDEWALKS ALONG MENAUL AND 2ND ST TO REMAIN. PATCH AND REPAIR **AUTO SPA** EXISTING SIDEWALK WHERE INDICATED AT DEMO EXTENTS 16.NEW 8' ACCESSIBLE SIDEWALK CONNECTION TO PUBLIC ROW **120 LEFT ENTRY** 17.ONE WAY DO NOT ENTER STRIPING **18.NEW STOP STOP** STD 19.NEW DO NOT ENTER SIGN 20.ADA SPACES, STRIPING AND SIGNAGE 2601 2nd St NW 21.VACUUM CANOPIES 22.GENERAL REFUSE NOTES: Albuquerque, NM 87107 GATE CODE TO BE PROVIDED TO SOLID WASTE TO ASSURE REFUSE ACCESS BY 5AM NO EXISTING/NEW OVERHEAD WIRES OR OBSTRUCTIONS OVER REFUSE OR REFUSE OWNER SERVICE AREA NO EXISTING TRASH SERVICE AT DEVELOPMENT; NEW TRASH SERVICE TO BE PROVIDED DUMPSTER ONLY PROVIDED, NO TRASH COMPACTOR. NO RECYCLING REQUIRED DUE TO NO RECYCLABLE MATERIALS 85' UNOBSTRUCTED APPROACH TO FRONT OF DUMPSTER 23.ADA CROSSWALK 24.EXISTING PNM EASEMENT **GENERAL INFORMATION** SITE HAS AN EXISTING GAS STATION AND PUMPS WITH AN ACCESSORY CAR WASH TUNNEL. ALL EXISTING STRUCTURES TO BE DEMOLISHED IDO ZONE ATLAS: H-14-Z (NTS) MARK DATE DESCRIPTION DANIEL PUZAK NO. 5317 10/26/23 Architect/Engineer Stamp PROJECT DATE: 10/26/23 PROJECT NUMBER: 2220

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DRAWN BY:

SITE PLAN- EPC

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