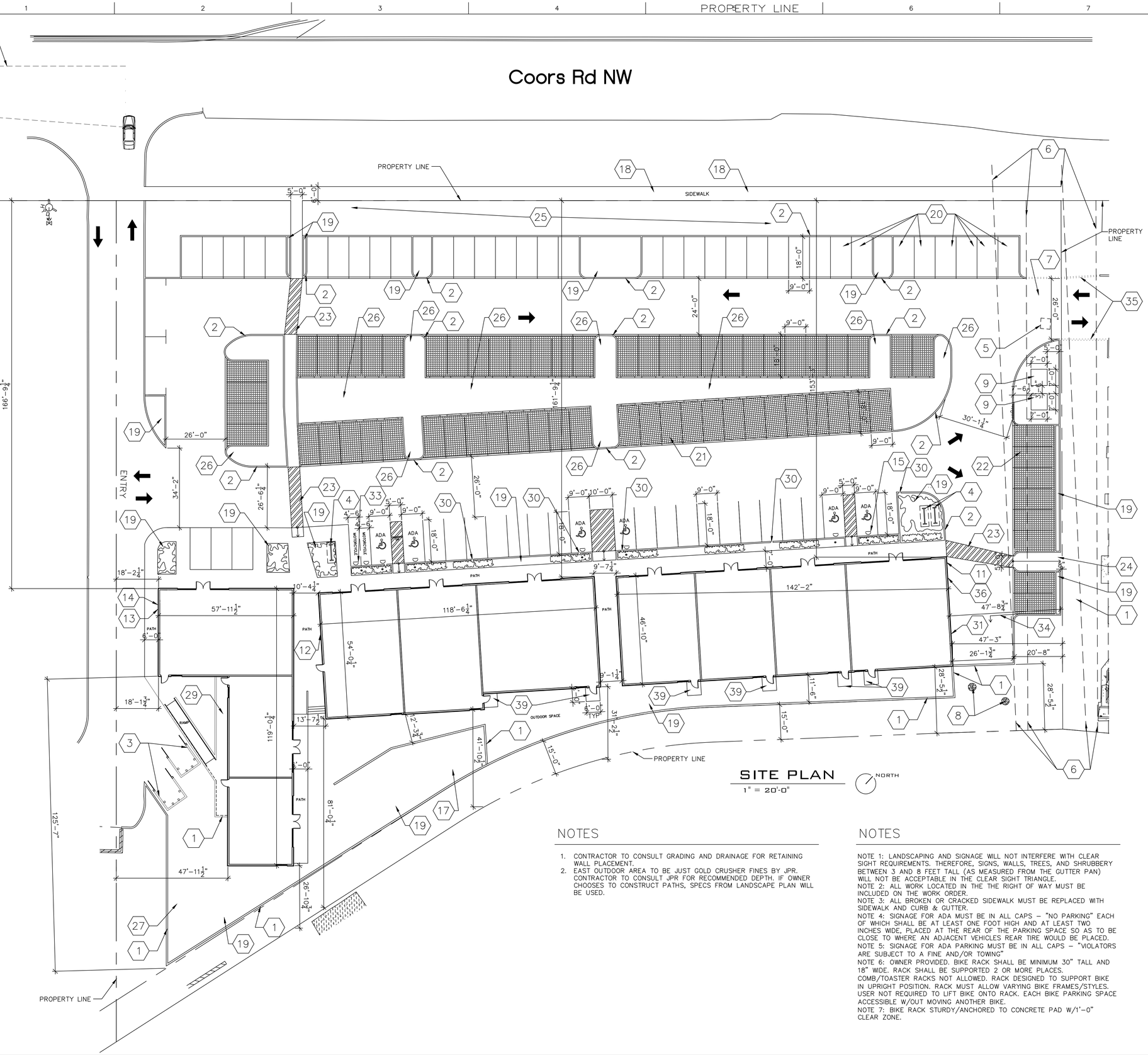

NOTES

1. CONTRACTOR TO CONSULT GRADING AND DRAINAGE FOR RETAINING WALL PLACEMENT.
2. EAST OUTDOOR AREA TO BE JUST GOLD CRUSHER FINES BY JPR. CONTRACTOR TO CONSULT JPR FOR RECOMMENDED DEPTH. IF OWNER CHOOSES TO CONSTRUCT PATHS, SPECS FROM LANDSCAPE PLAN WILL BE USED.

NOTES

NOTE 1: LANDSCAPING 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.
NOTE 2: ALL WORK LOCATED IN THE THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
NOTE 3: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
NOTE 4: SIGNAGE FOR ADA MUST BE IN ALL CAPS – "NO PARKING" EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLES REAR TIRE WOULD BE PLACED.
NOTE 5: SIGNAGE FOR ADA PARKING MUST BE IN ALL CAPS – "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"
NOTE 6: OWNER PROVIDED. BIKE RACK SHALL BE MINIMUM 30" TALL AND 18" WIDE. RACK SHALL BE SUPPORTED 2 OR MORE PLACES. COMB/TOASTER RACKS NOT ALLOWED. RACK DESIGNED TO SUPPORT BIKE IN UPRIGHT POSITION. RACK MUST ALLOW VARYING BIKE FRAMES/STYLES. USER NOT REQUIRED TO LIFT BIKE ONTO RACK. EACH BIKE PARKING SPACE ACCESSIBLE W/OUT MOVING ANOTHER BIKE.
NOTE 7: BIKE RACK STURDY/ANCHORED TO CONCRETE PAD W/1'-0" CLEAR ZONE.

GENERAL SHEET NOTES

- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO THE FACE OF STUD UNLESS OTHERWISE NOTED
- ALL DIMENSIONS TO BE FIELD VERIFIED

SHEET KEYNOTES

1. SEE GRADING AND DRAINAGE FOR 10124 COORS – JEFF WOOTEN CIVIL ENGINEER
2. NEW CURB – SEE CIVIL
3. WASTE – BLOCK WALL MUST MAINTAIN 30
4. BIKE RACK – SEE NOTE 6 & 7
5. EXISTING TRANSFORMER TO BE MOVED. DEMO EXISTING TRANSFORMER PAD – SEE ELECTRICAL – COORDINATE WITH PNM –SEE KEYNOTE 9
6. LINE OF EASEMENT
7. VEHICLE CROSS LOT ACCESS – SEE AS102
8. EXISTING TREE TO REMAIN
9. NEW TRANSFORMER PAD – SEE ELECTRICAL – COORDINATE WITH PNM
10. SIGHT TRIANGLE
11. BUILDING DESIGNATION (FIRE) – A –LETTERING TO BE PICKED BY OWNER
12. BUILDING DESIGNATION (FIRE) – B – LETTERING TO BE PICKED BY OWNER
13. BUILDING DESIGNATION (FIRE) – C – LETTERING TO BE PICKED BY OWNER
14. KNOX BOX
15. ADA SIGNAGE (TYP) – SEE NOTES 4 & 5
16. POSTED SIGN – "VIOLATORS SUBJECT TO FINE AND OR TOWING
17. SEE NOTE #2
18. NEW 6' SIDEWALK. SEE CIVIL
19. PLANTED AREA – SEE LANDSCAPE
20. 8 X EV CHARGING STATIONS – SEE ELECTRICAL
21. PERMEABLE PARKING PAVERS TO RUN LENGTH OF DETENTION POND (WEST AND EAST SIDE)
22. PERMEABLE PARKING PAVERS – ALL PARKING SPACES ON NORTH SIDE OF PROPERTY
23. STRIPED PEDESTRIAN PATH
24. PEDESTRIAN CROSS LOT ACCESS – SEE CIVIL
25. LANDSCAPE BUFFER ZONE TO RUN FULL LENGTH OF WEST PARKING – SEE LANDSCAPE
26. WATER DETENTION AREA – SEE CIVIL/SEE LANDSCAPE
27. TIERED LANDSCAPE AREA – SEE CIVIL FOR ALL OUTDOOR OPEN SPACES.
28. PUBLIC PEDESTRIAN PATH
29. SEE CIVIL
30. BREAK IN GUTTER – SEE CIVIL
31. SEE ELECTRICAL
32. VIEW TRIANGLE
33. MOTORCYLE SIGNAGE (TYP)
34. NO METERS LOCATED BEYOND THIS LINE – SEE ELECTRICAL
35. NEW ACCESS/CURB CUT
36. 4 X BOLLARDS – CONTRACTOR TO CONSULT OWNER BEFORE PLACING
37. LANDSCAPE TO BE USED AS VIEW FENCING
38. PER THE ELECTRICAL ENGINEER: CONTRACTOR TO CONFIRM WITH DATA PROVIDER FOR D MARK LOCATION RELATED TO (1) 2" CONDUIT FROM EACH SHELL SPACE TO LOCATION BY COORS FOR DATA/TELECOM.
39. 6x6 CONCRETE PAD – ON GRADE

SITE INFORMATION

UPC: 101406522038520302
Owner: CDR HOLDINGS LLC
Owner Address: 3554 WHITE HORSE DR SE
RIO RANCHO, NM 87124
Site Address: 10120 COORS BLVD 87114
Legal Description: tr 13-a TRACTS 13-A, 13-b & 13-C BLACK RANCH (BEING A REPLAT OF TRACT 13 BLACK RANCH)
Acres: 2.4677
Zone Map Name: B-14-Z

SETBACKS

FRONT: 35'-0"
SIDE: 0'
REAR: 15'-0
ADA

PARKING

VEHICLE
REQUIRED: N/A
BICYCLE
PROVIDED: 127
REQUIRED: N/A
PROVIDED: 6
MOTORCYCLE
REQUIRED: N/A
PROVIDED: 2
BICYCLE
REQUIRED: N/A
PROVIDED: 6

LEGEND

NEW CURB CUT

PENNY DESIGN, LLC
302 SANDIARD NW
ALBUQUERQUE, NEW MEXICO 87107
505.280.5439

STATE OF NEW MEXICO
G. DONALD DUDLEY, JR.
No. 3673
8/8/2025
REGISTERED ARCHITECT

DEMI'S PAVILIONS
10120 COORS BLVD NW
ALBUQUERQUE, NM 87114

MARK	DATE	DESCRIPTION

DATE: 8/9/2025
DRAWN BY: pd
CHECKED BY:
SET NO:
SHEET TITLE: SITE PLAN

AS101