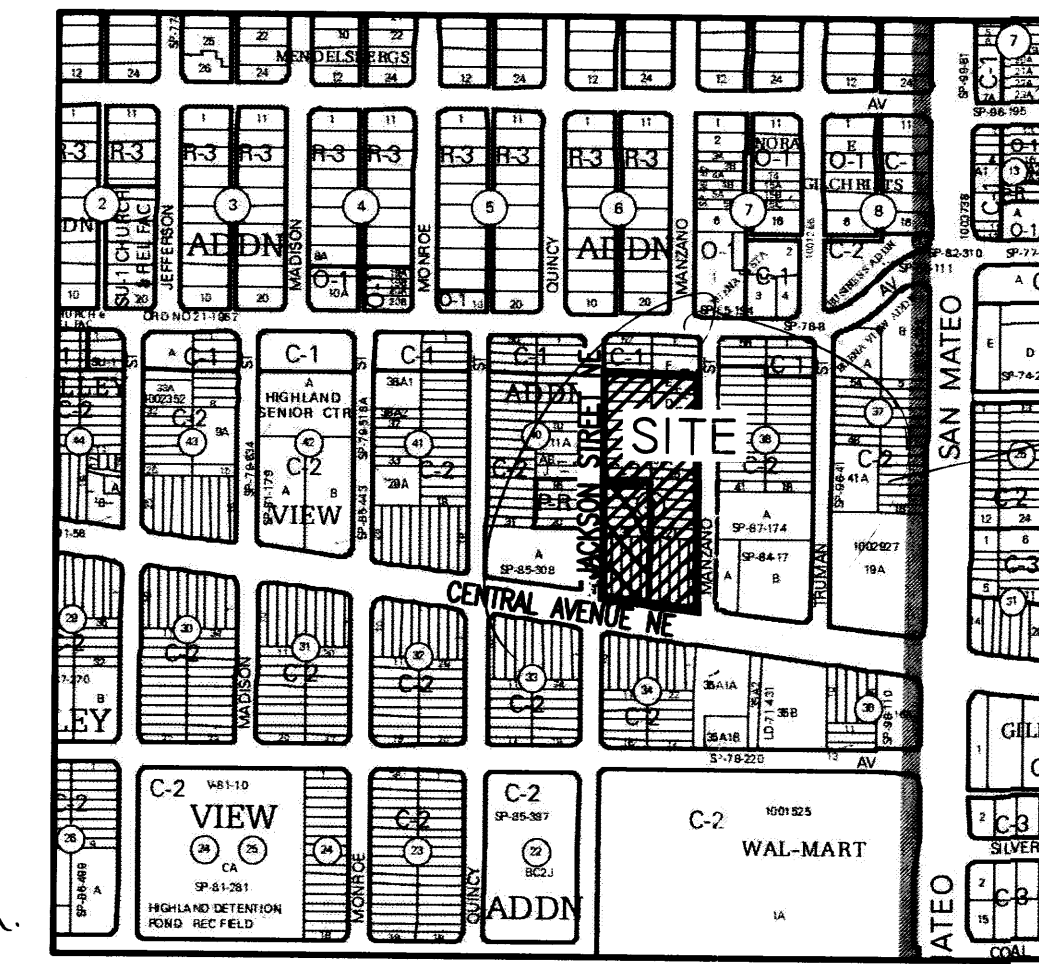


GENERAL NOTES

KEYED NOTES



VICINITY MAP

K-18

NOT TO SCALE

LEGAL: Lot 35-A, Block 39, VALLEY VIEW ADDITION

AREA: 0.7166 acres (31,216 sf)

BENCHMARK: City of Albuquerque Station '6-K18A' located at the north curb of Central Avenue approximately 100' west of Jackson Street NE.
ELEV= 5224.996 (NAVD 1988)

SURVEYOR: Harris Surveying, dated April 2013

FLOOD HAZARD: : From FIRM Panel 354 (8/16/12), this site is identified as being in Zone 'X'; areas determined to be outside the 0.2% annual chance floodplain.

EXISTING CONDITIONS: The site was developed as an existing commercial development located at the NE corner of Central and Jackson Street. The restaurant included one building with a paved parking lot and a small amount of xeric landscaping area.

OFFSITE FLOWS: No offsite flow presently enters the site.

PROPOSED IMPROVEMENTS: The proposed improvements include two new buildings, a looping drive aisle to access paved parking, and associated landscaping.

DRAINAGE APPROACH: The proposed drainage plan will direct most of the building rooftop flow toward a centrally located depressed landscape area. Runoff will then discharge to Jackson Street NE.

HYDROLOGY: The prior development had land treatment of 7% C and 93% D. For precipitation Zone 2 -- Q= (.05)(3.14)+(0.667)(4.70)= 3.3 CFS

The developed flow is based on 8% C and 92% D
Developed Q= (.06)(3.14)+(0.66)(4.70)= 3.3 CFS

As most of the impervious portion of the runoff is directed toward the depressed landscape area, the effective site runoff will be less than the historic rate.

KEYED CONSTRUCTION NOTES

- NEW PRIVATE ENTRY DRIVE PER COA STD DWG #2426.
- INSTALL 2 - 4" PVC DRAIN LINES (AT 10" O. C.), THROUGH CURB PER COA STD DWG #2235.

WORK WITHIN CITY RIGHT-OF-WAY NOTICE to CONTRACTOR

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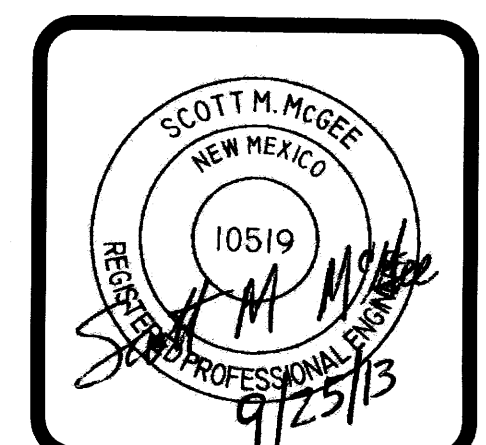
Legend

51	EXISTING CONTOUR
51.58	NEW CONTOUR
	NEW SPOT ELEVATION
	FLOW DIRECTION
F.F.=5251.60	FINISH FLOOR ELEVATION
TC 51.2	TOP OF CURB
FL 50.7	FLOWLINE



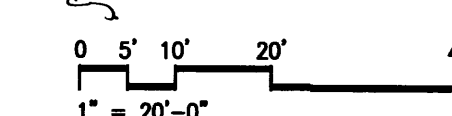
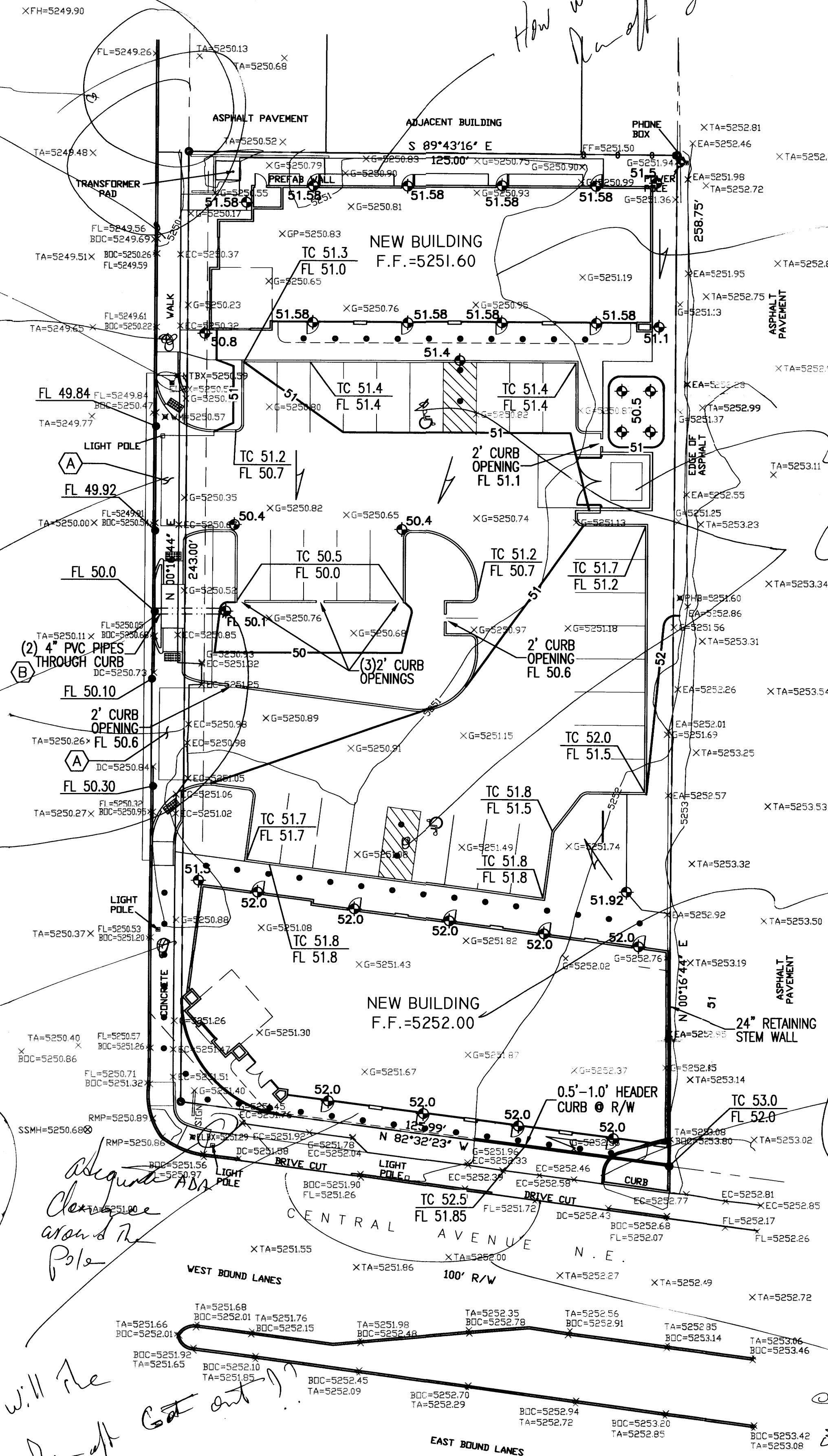
WEeping WILLOW PLAZA
5001 CENTRAL AVENUE
ALBUQUERQUE NEW MEXICO

TOM GENTRY ARCHITECT
2724 PALO ALTO DR NE ALBUQUERQUE, NEW MEXICO 87112
(505) 764-8850



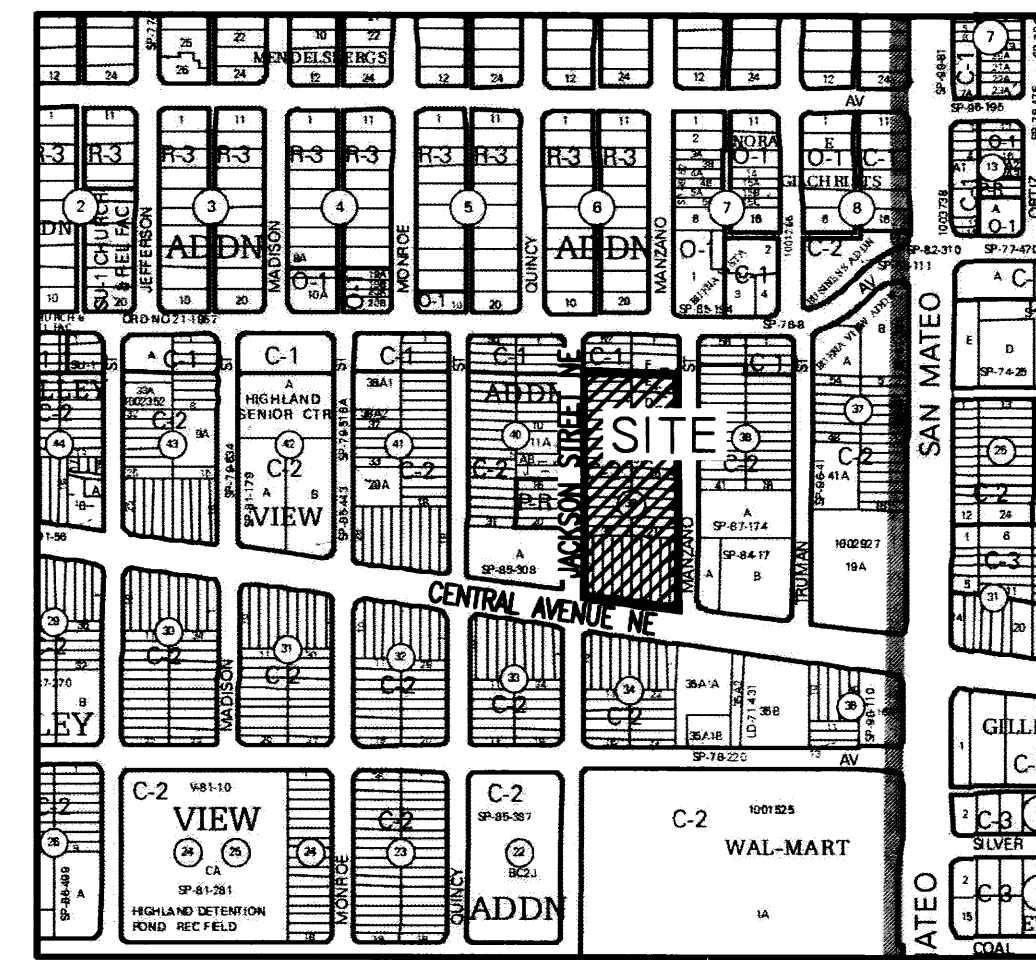
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rev:

C0.1
GRADING PLAN



GENERAL NOTES

KEYED NOTES



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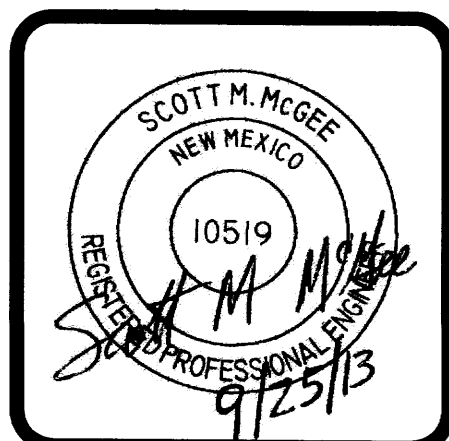
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	NEW CONTOUR
	NEW SPOT ELEVATION
	FLOW DIRECTION
	FINISH FLOOR ELEVATION
	TOP OF CURB
	FLOWLINE



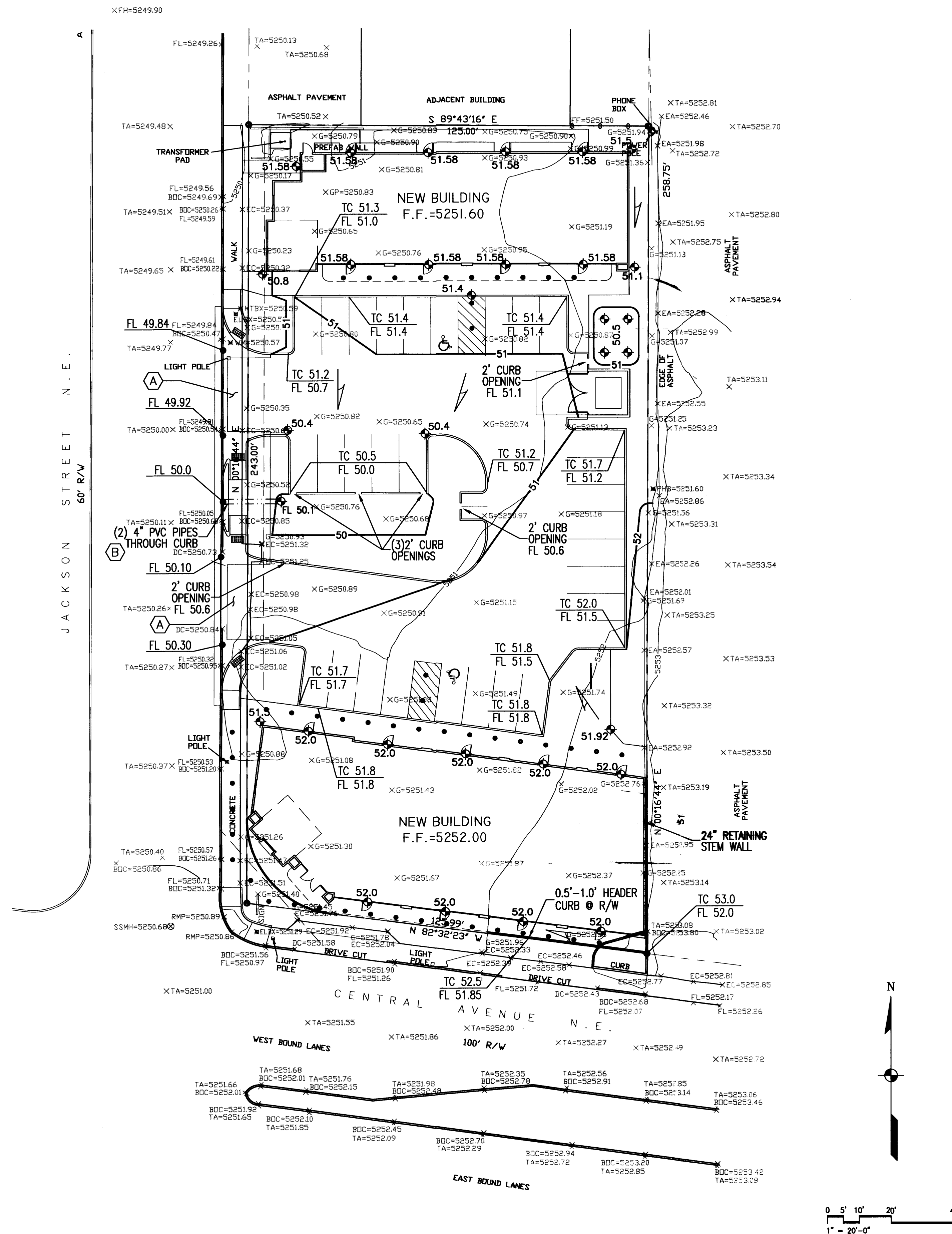
WEEPING WILLOW PLAZA
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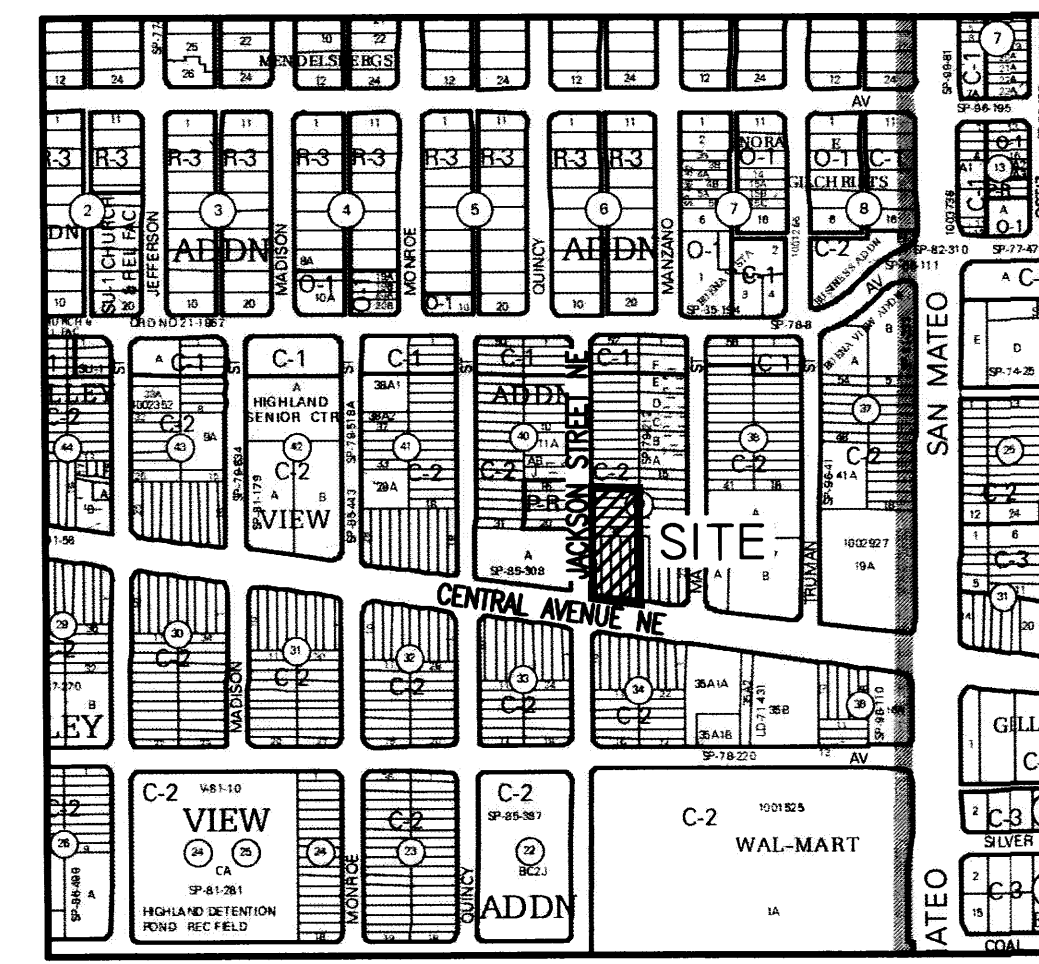
date : 9-27-13 drawn : ejs
rev. :

C0.1
GRADING PLAN



GENERAL NOTES

KEYED NOTES



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APPROVAL	NAME	DATE
INSPECTOR		

KEYED CONSTRUCTION NOTES

- A. NEW PRIVATE ENTRY DRIVE PER COA STD DWG #2426
- B. INSTALL (2) 4" PVC DRAIN LINES (AT 10" O.C.) THROUGH CURB PER COA STD DWG #2235.
- C. REMOVE EXISTING DRIVE PAND AND REPLACE WITH STD CURB & GUTTER AND 6" SIDEWALK PER COA STD DWG NOS 2415A & 2430-2432.
- D. INTSALL 4" PVC DRAIN LINES THROUGH CURB PER COA STD DWG #2235.

Legend

— 51 —	EXISTING CONTOUR
— 51.58 —	NEW CONTOUR
— 51.58 —	NEW SPOT ELEVATION
→	FLOW DIRECTION
— F.F.=5251.60 —	FINISH FLOOR ELEVATION
— TC 51.2 —	TOP OF CURB
— FL 50.7 —	FLOWLINE
— TSW 50.80 —	TOP OF SIDEWALK
— RD —	ROOF DRAIN



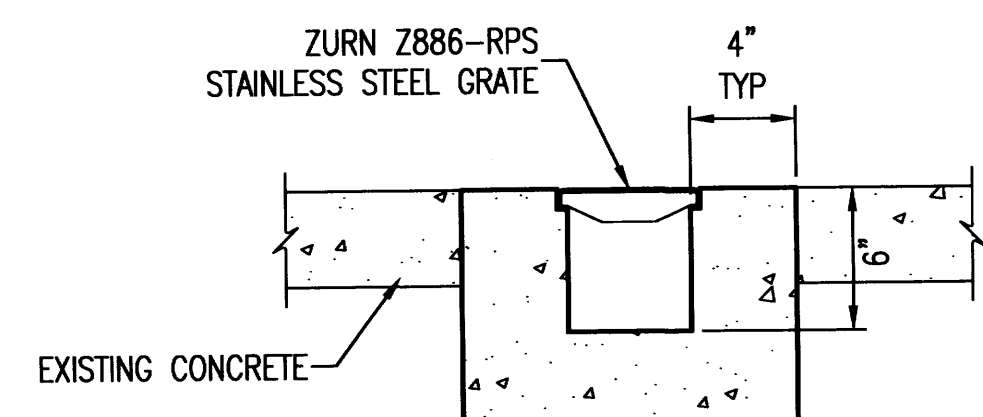
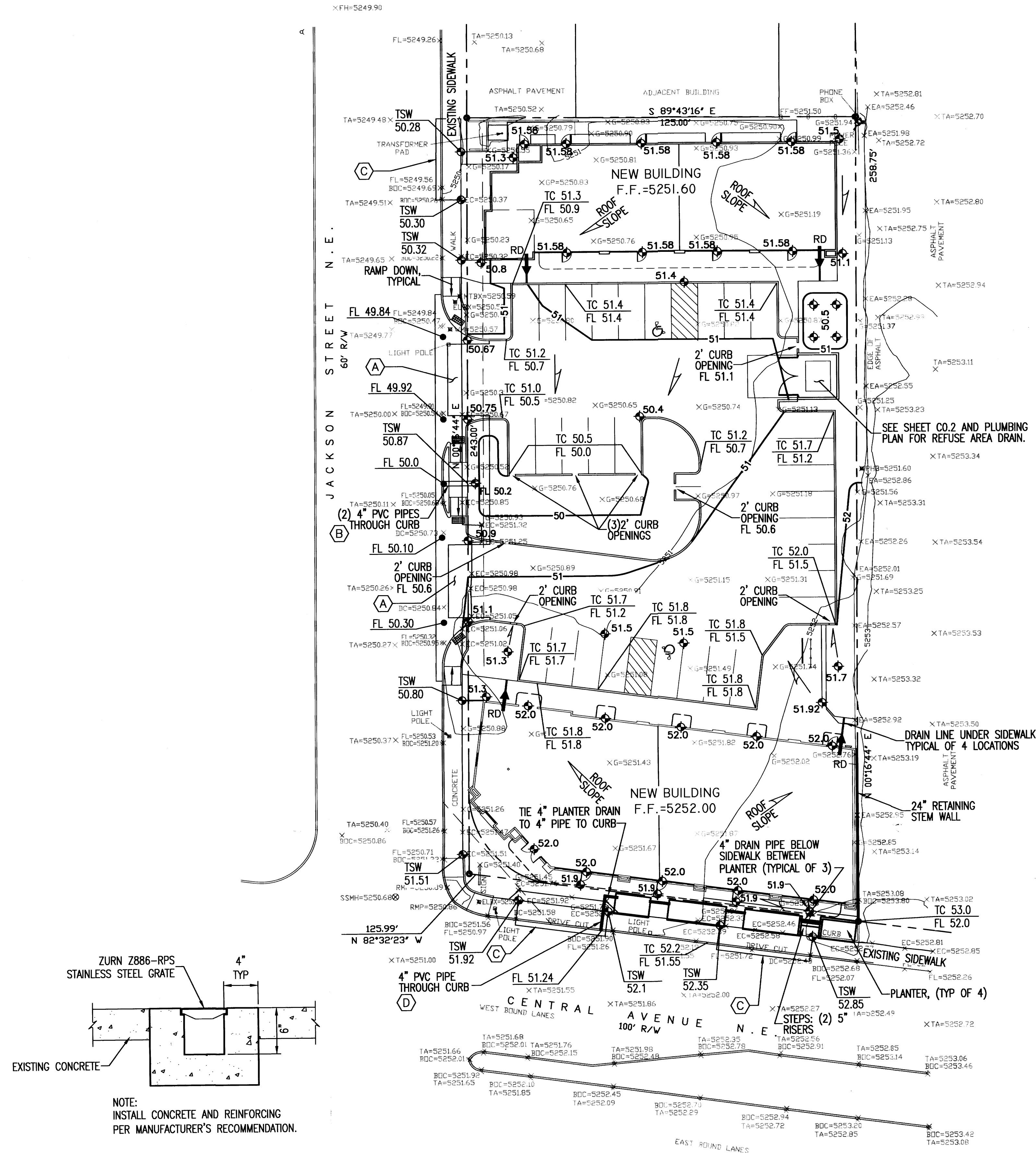
WEeping Willow Plaza
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date : 05-15-14 drawn : ejs
rev. :

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GRADING PLAN



NOTE:
INSTALL CONCRETE AND REINFORCING
PER MANUFACTURER'S RECOMMENDATION.

TRENCH DRAIN DETAIL

NOT TO SCALE

0 5' 10' 20' 40'
1" = 20'

GENERAL NOTES

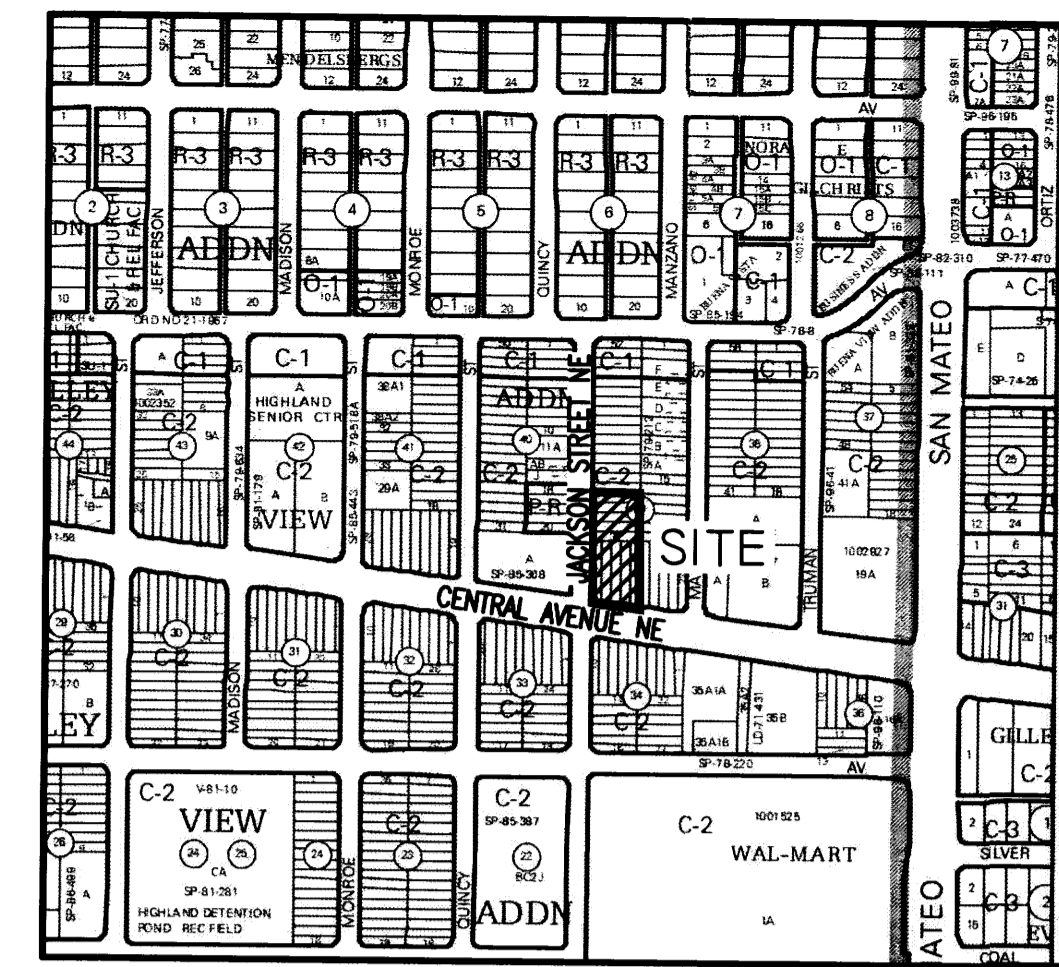
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VICINITY MAP

K-17
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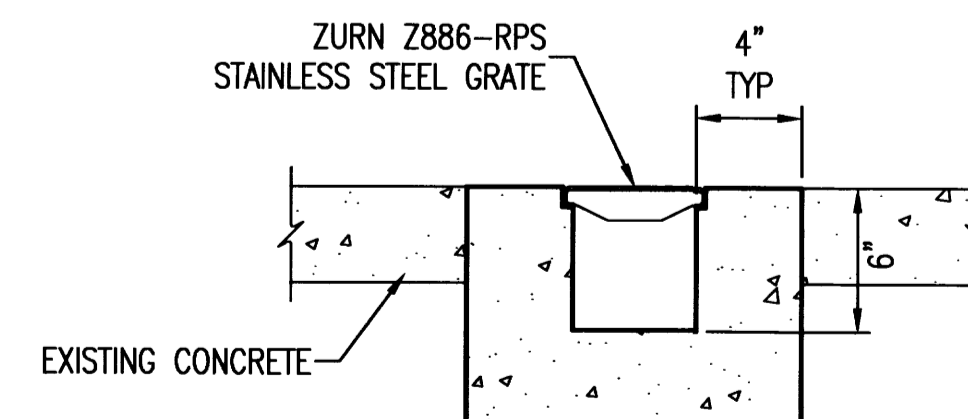
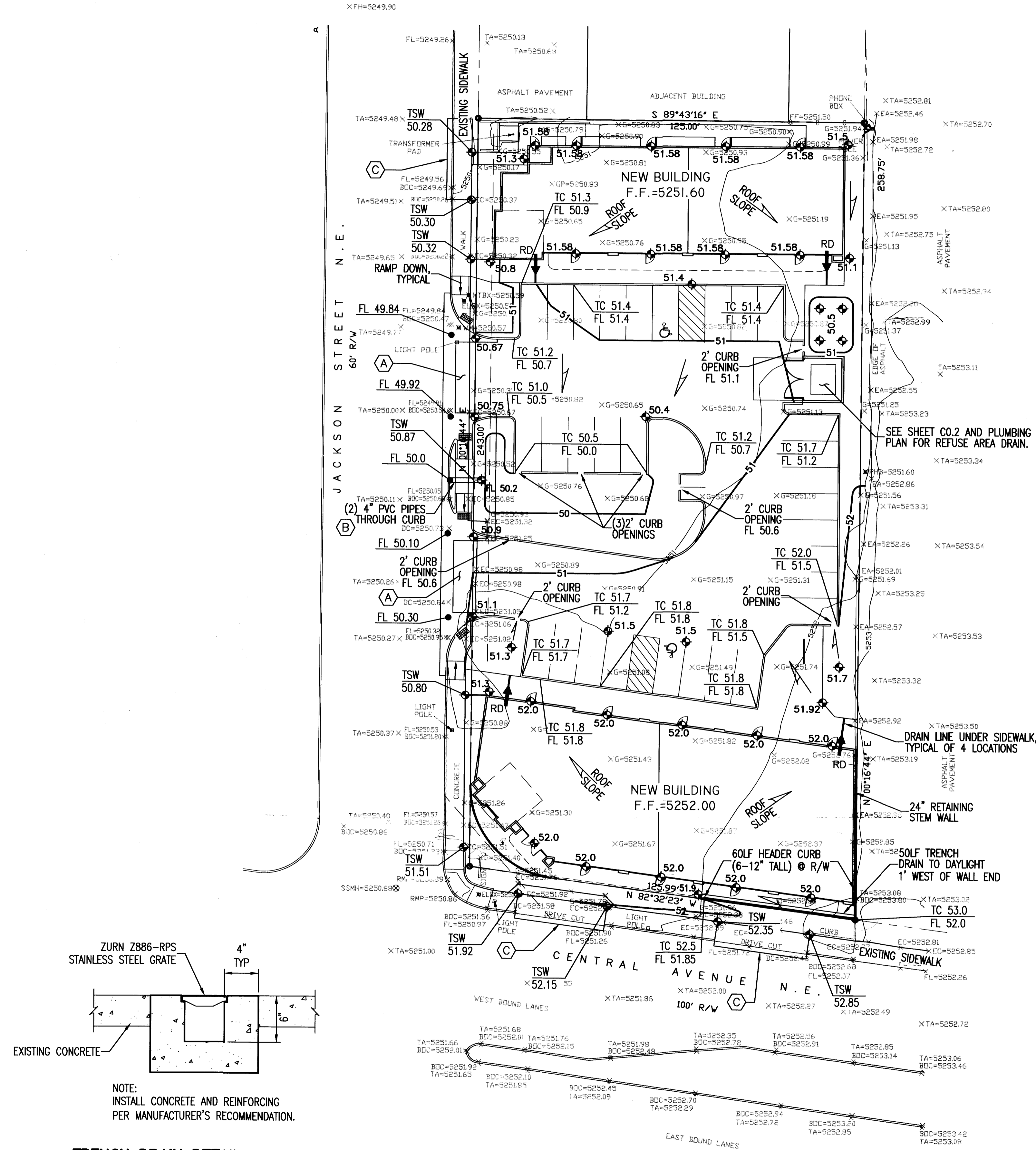
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5/21



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TRENCH DRAIN DETAIL

NOT TO SCALE

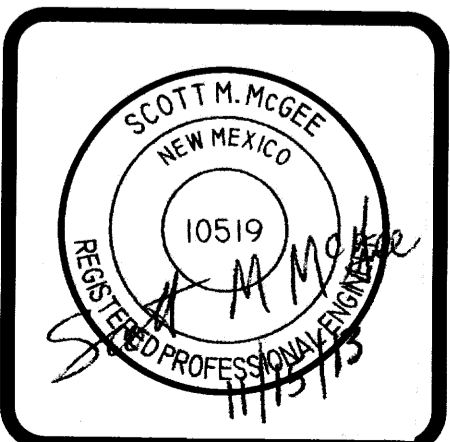
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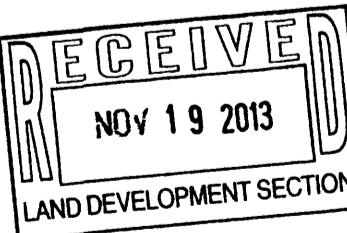
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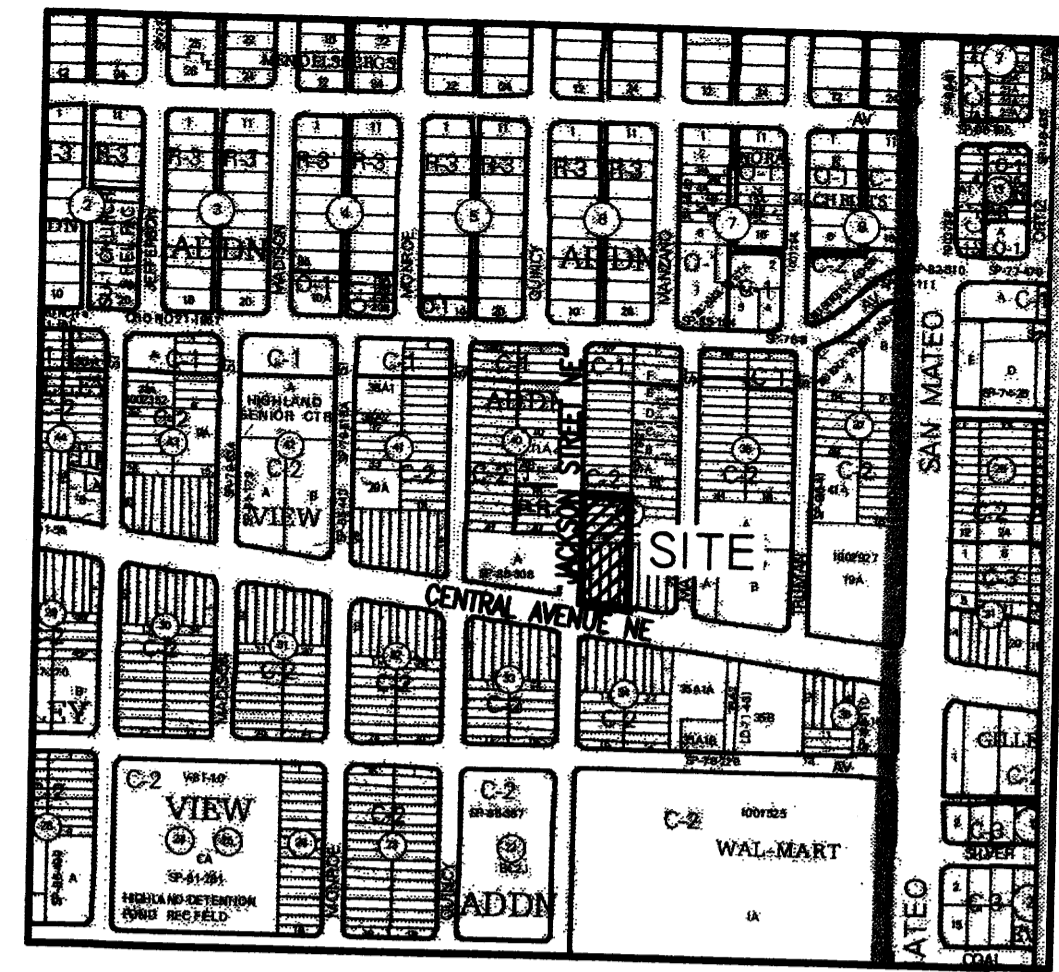
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rev: 1

C0.1
GRADING PLAN



GENERAL NOTES

KEYED NOTES



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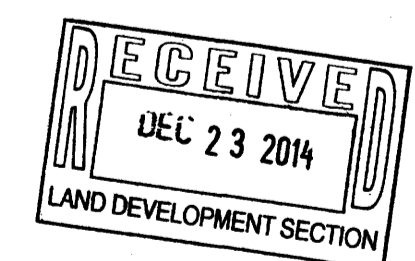
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- B. INSTALL 12" SIDEWALK CULVERT PER COA STD DWG #2235, # 2236
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- D. INTSALL 4" PVC DRAIN LINES THROUGH CURB PER COA STD DWG #2235.

DRAINAGE CERTIFICATION

I, SCOTT M. MCGEE, NMPE 10519, OF THE FIRM SCOTT M. MCGEE PE, LLC, HEREBY CERTIFY THAT THE SITE HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5/21/14. THE RECORD INFORMATION SHOWN HEREON IS NOT NECESSARILY COMPLETE AND IS ONLY INTENDED TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING/ DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED THAT THE ENGINEER'S INDEPENDENT ACCURACY VERIFICATION BEFORE USING IT FOR ANY PURPOSE.

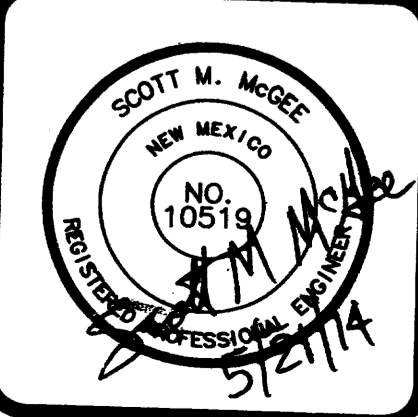
Scott M. McGee 12/22/14

SCOTT M. MCGEE, NMPE 10519

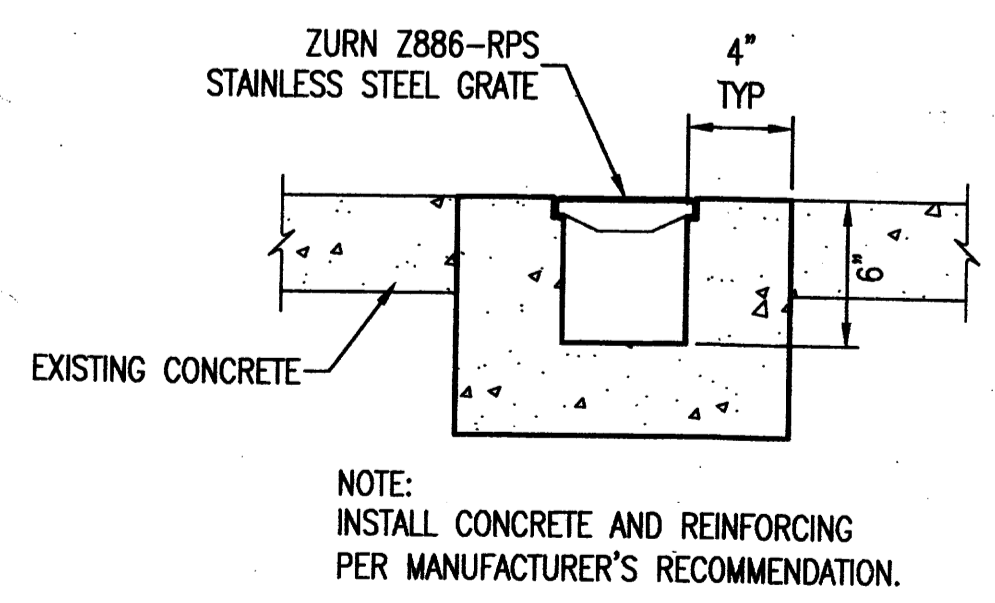
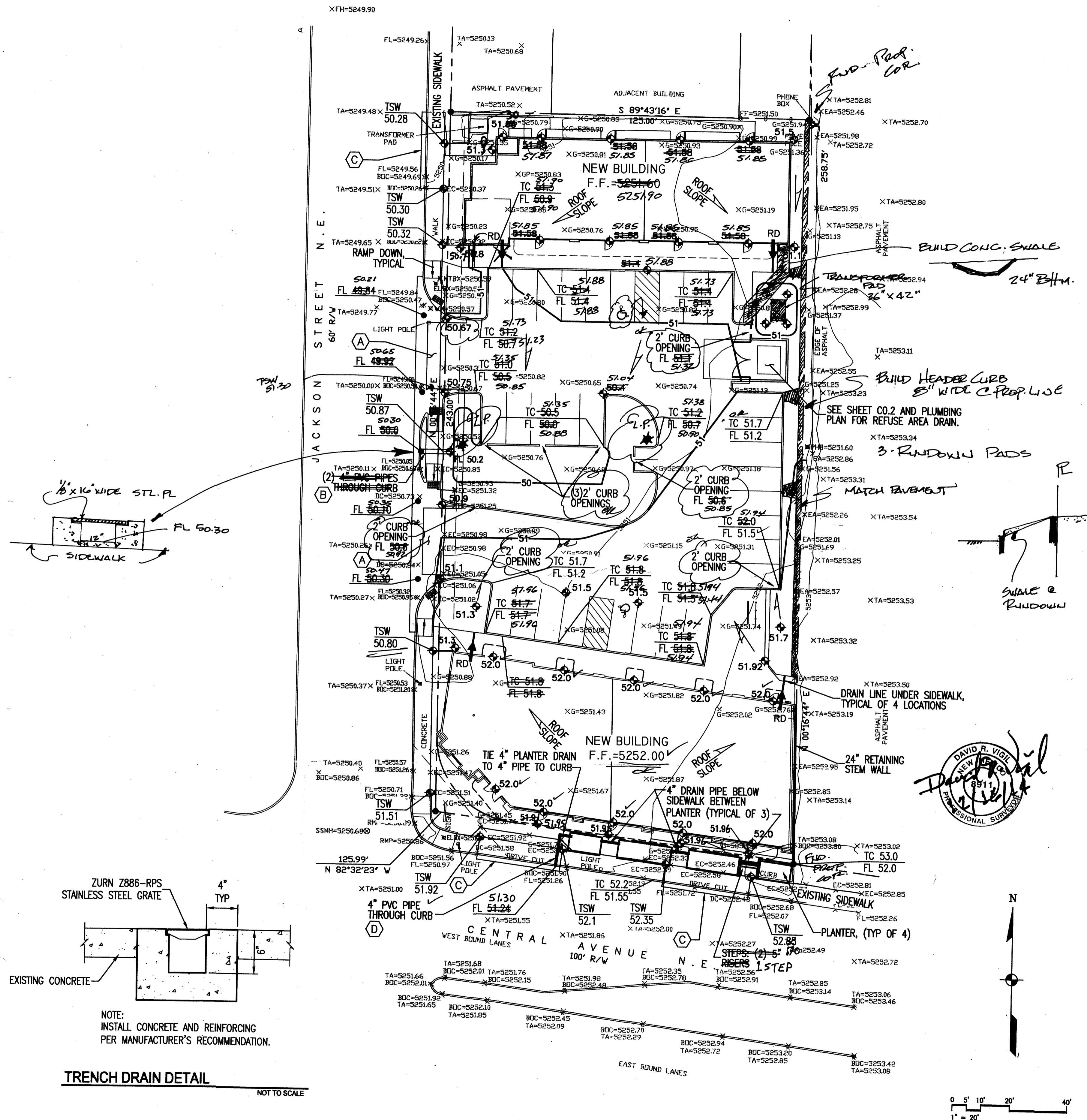


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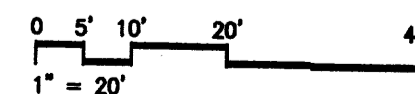


date: 05-15-14 drawn: ejs
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GRADING PLAN



TRENCH DRAIN DETAIL

NOT TO SCALE



GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- THIS SUBMITTAL IS FOR A CERTIFICATE OF SHELL COMPLETION ONLY. FUTURE TENANTS MUST SUBMIT DRAWINGS FOR PLANS REVIEW & PERMIT FOR FUTURE CERTIFICATE OF OCCUPANCY.
- SEE SHEET A6J FOR DOOR AND WINDOW SCHEDULES.

PROJECT DATA

PROJECT DESCRIPTION

NEW SHELL ONLY RETAIL CENTER LOCATED ON VACANT PROPERTY. NO PHASING- PROJECT TO BE BUILT IN ENTIRETY

PROJECT ADDRESS

5001 CENTRAL NE, ALBUQUERQUE, NM 81108

PROJECT LOCATION

THE NORTHEAST CORNER OF CENTRAL AVENUE AND JACKSON STREET IN ALBUQUERQUE NM

LEGAL DESCRIPTION

LOT 35-A BLOCK 39, VALLEY VIEW ADDITION (PLAT OF MAY, 2013)

ZONING

ZONE ATLAS: K-11-Z
CCR-3, NOB HILL HIGHLAND SECTOR DEVELOPMENT PLAN

SITE DATA

SITE AREA	3/216 SF. (71 AC)
BUILDING AREA	9,832 SF.
PARKING AREA	12,160 SF.
LANDSCAPE AREA	13,000 SF. (MIN. 10%)
PARKING CALCULATIONS	
RETAIL - 8632 SF / 1000 = 9 X 3	27 SPACES
RESTAURANT - OCC. LOAD 60	10 SPACES
SUB-TOTAL	37 SPACES
LESS 20% FOR RAPID RIDE	(7 SPACES)
TOTAL PARKING REQUIRED	30 SPACES
PARKING PROVIDED	30 SPACES
	(INCLUDES 2 ACCESS.)

NOTE: PARKING CALCULATIONS ASSUME POTENTIAL SMALL RESTAURANT USE (APPROX. 1200 SF.)

KEYED NOTES

- EXISTING CURB AND GUTTER
- NEW CURB, SEE CIVIL DRAWINGS
- PARKING STALLS, 8'-6" X 20'-0" TYP.
- LANDSCAPED PLANTER, SEE LANDSCAPE DRAWINGS
- EXISTING ELECTRICAL TRANSFORMER
- DOMESTIC WATER ENTRY ROOM, SEE PLUMBING DRAWINGS
- NEW CONCRETE WALKWAY FROM EXIST. SIDEWALK TO STOREFRONT DOORWAYS
- BICYCLE PARKING (4 BICYCLES)
- PROPERTY LINE
- EDGE OF EXISTING ASPHALT
- ADJACENT PROPERTY
- EXISTING SIDEWALK WITHIN ROW
- HC ACCESSIBLE PARKING SPACE, SEE DETAIL 1/A1 RAMP SLOPE TO BE 1% MIN. AND 2% MAX, SEE CIVIL DUGS.
- 25' CLEAR SIGHT TRIANGLE
- EXISTING CURB RAMP AND CROSSING AT JACKSON ST.
- GAS METER, SEE PLUMBING DRAWINGS
- 24'-0" WIDE DRIVE, MIN. AISLE TYP. THRU SITE - SLOPES TO BE 1% MIN / 6% MAX, SEE CIVIL DUGS.
- ELECTRIC SERVICE, SEE ELECTRICAL DRAWINGS
- ABANDON EXISTING CURB CUT - REPLACE WITH SIDEWALK, CURB AND GUTTER REPAIR AS REQ'D.
- EXISTING DECORATIVE LIGHT POLE IN ROW
- EXISTING LIGHT POLE TO BE MOVED - COORD. W/ PNM
- EXISTING POWER POLE AND PHONE BOX
- EXISTING PRECAST CONCRETE WALL TO REMAIN
- EXISTING MONUMENT SIGN TO REMAIN
- (2) 4'x8' MOTORCYCLE PARKING SPACES
- SIGNAGE SIMILAR TO SIZE AND HEIGHT OF DETAIL 2/A1 STATING: "MOTORCYCLE PARKING"
- DETECTABLE WARNING PAV.
- DOTS REPRESENT ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING SPACE TO ALL LEASE SPACE ENTRY DOORS
- NEW CURB RAMP, SEE CIVIL DUGS.
- 15 FT. RADIUS
- CONC. TIRE STOP AT ALL SPACES FACING BUILDINGS
- 12" HIGH MAX. HEADER CURB AT ROW, SEE CIVIL DUGS.
- NEW PRIVATE ENTRY DRIVE PER COA STD. DUG. 7426

TRAFFIC CIRCULATION LAYOUT APPROVED

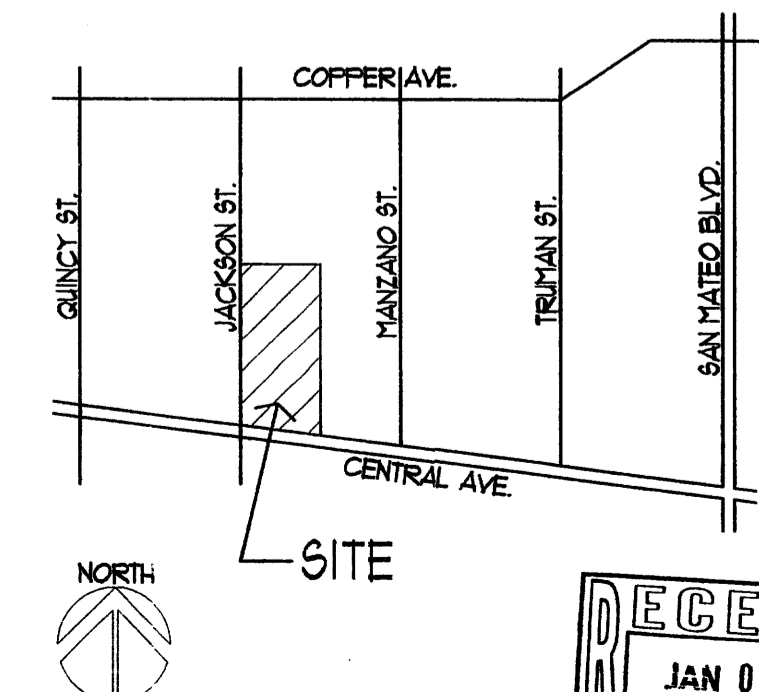
Signed: *[Signature]* Date: 2/20/13

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

RECEIVED
OCT 25 2013
LAND DEVELOPMENT SECTION

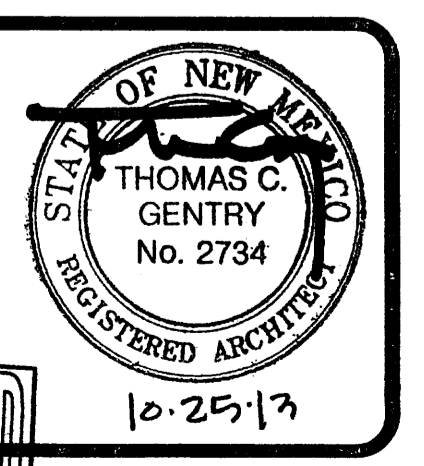
SITE LOCATION MAP



RECEIVED
JAN 05 2015
LAND DEVELOPMENT SECTION

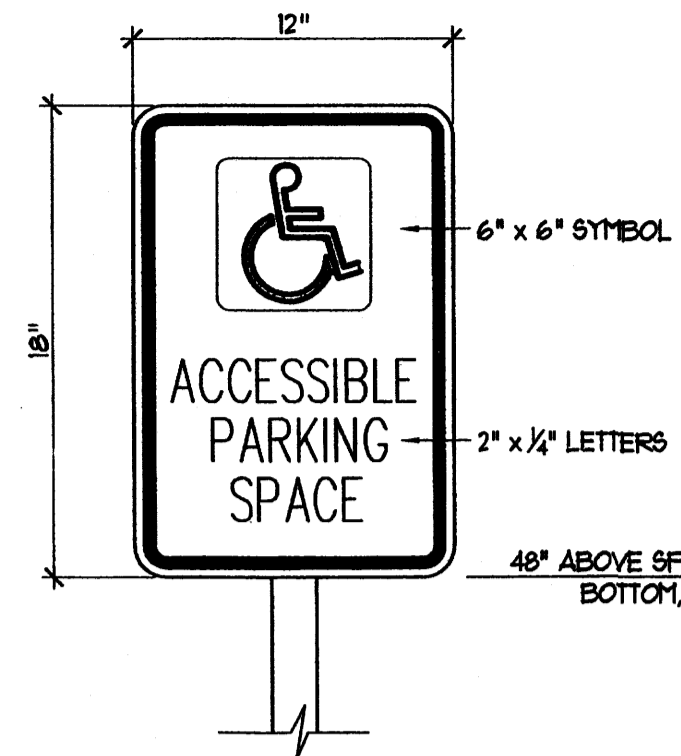
WEEPING WILLOW PLAZA
5001 CENTRAL AVENUE
ALBUQUERQUE NEW MEXICO

TOM GENTRY ARCHITECT
2724 PALO ALTO DR. NE ALBUQUERQUE, NEW MEXICO 81112
(505) 764-8850

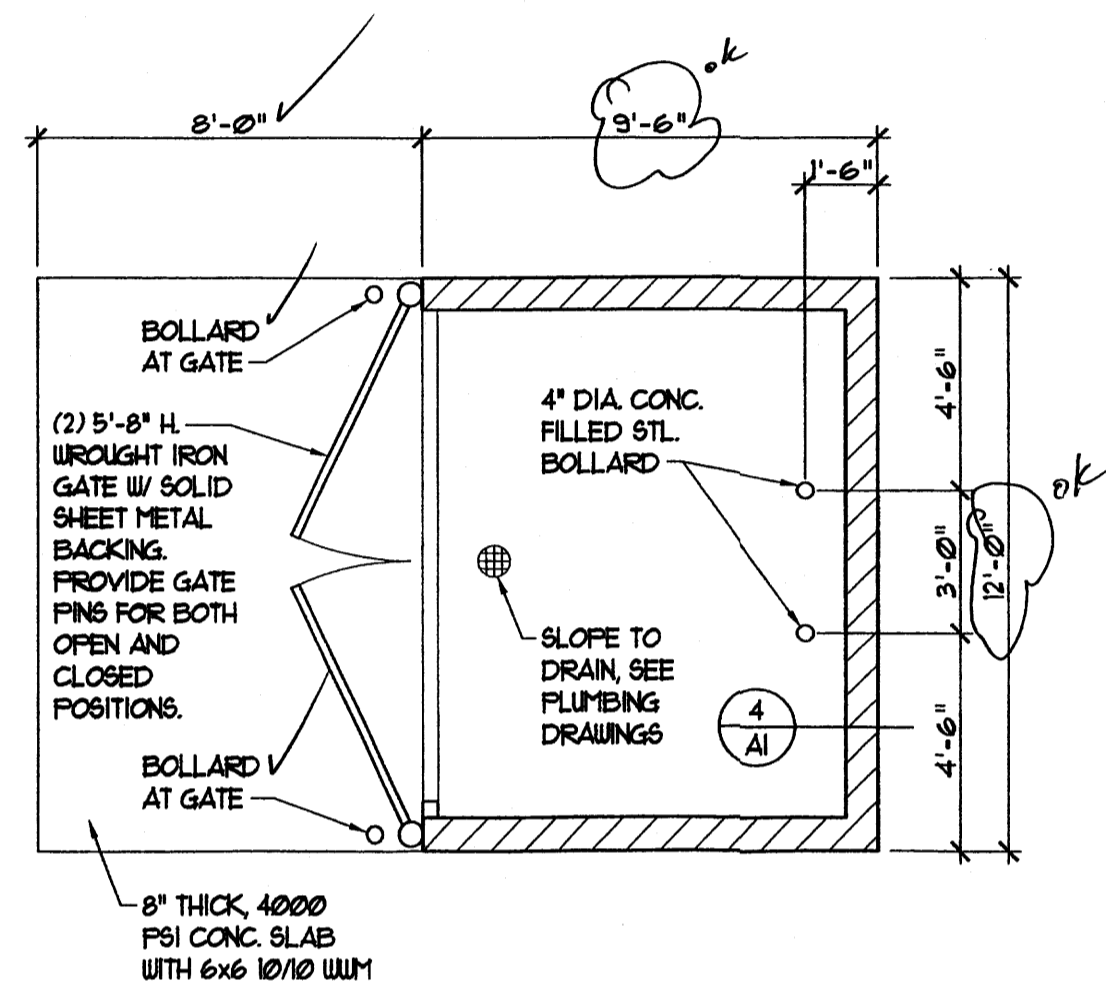


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rev.: store:

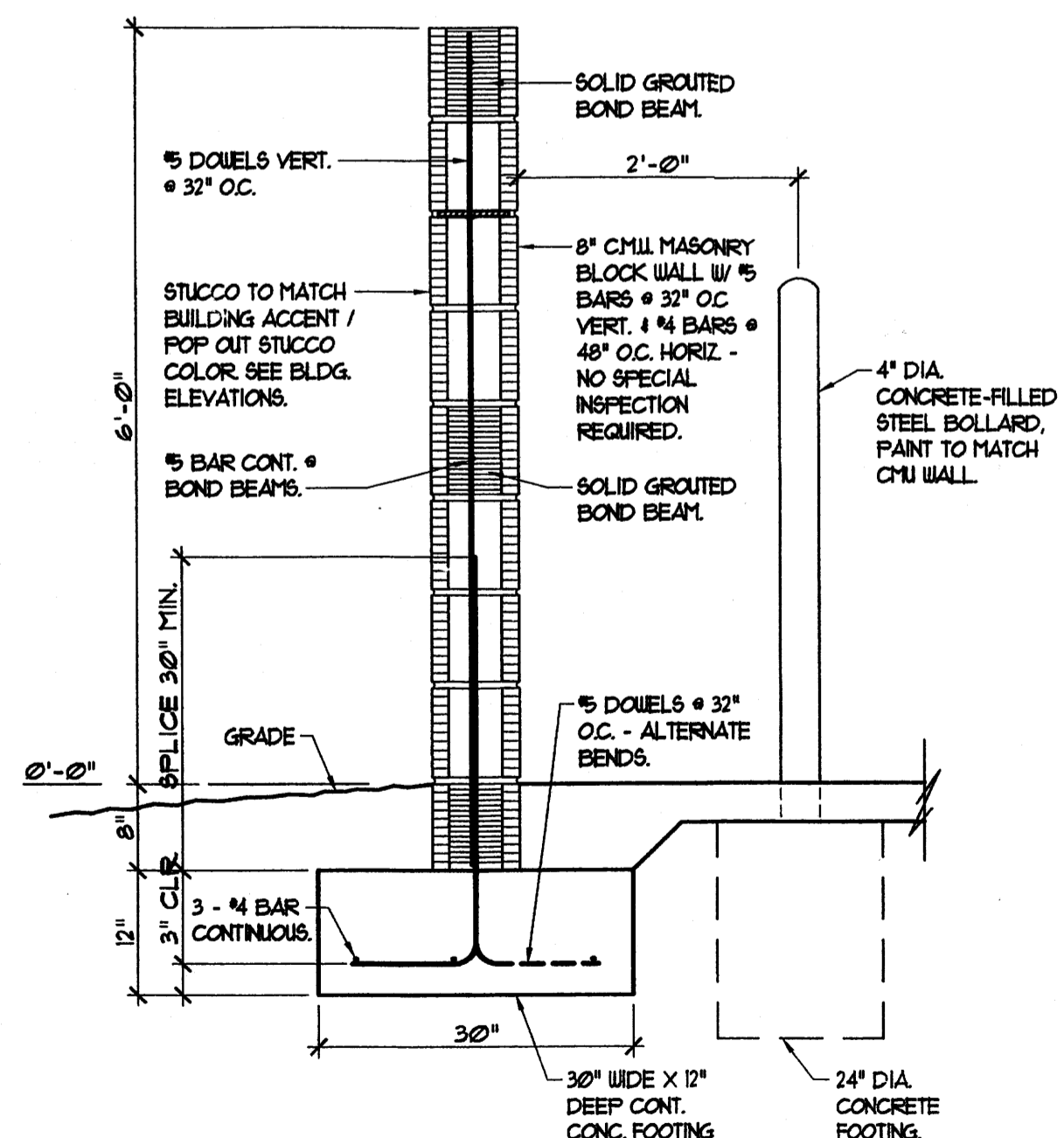
A1
SITE PLAN



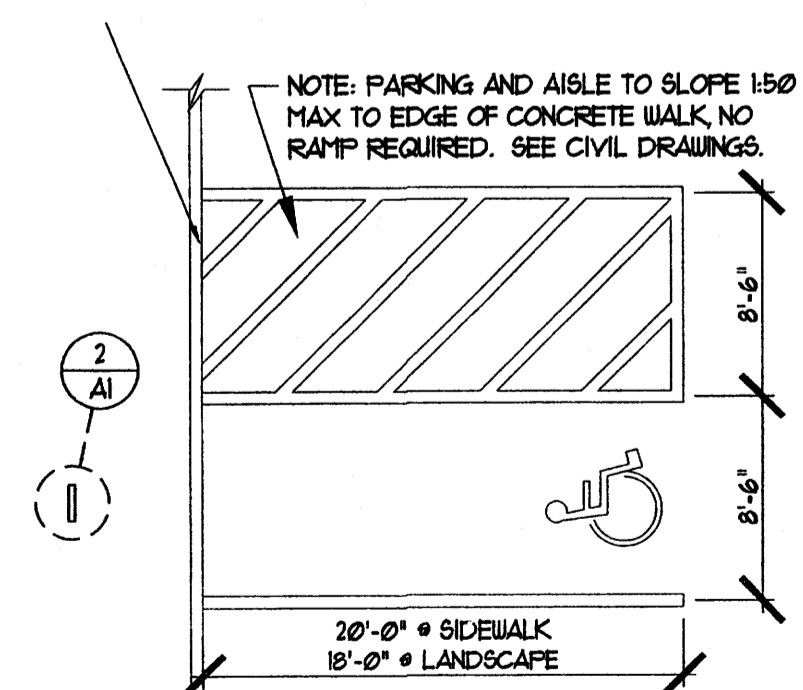
2 ACCESSIBLE PARKING SIGN
N.T.S. (POST OR WALL MOUNTED)



3 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

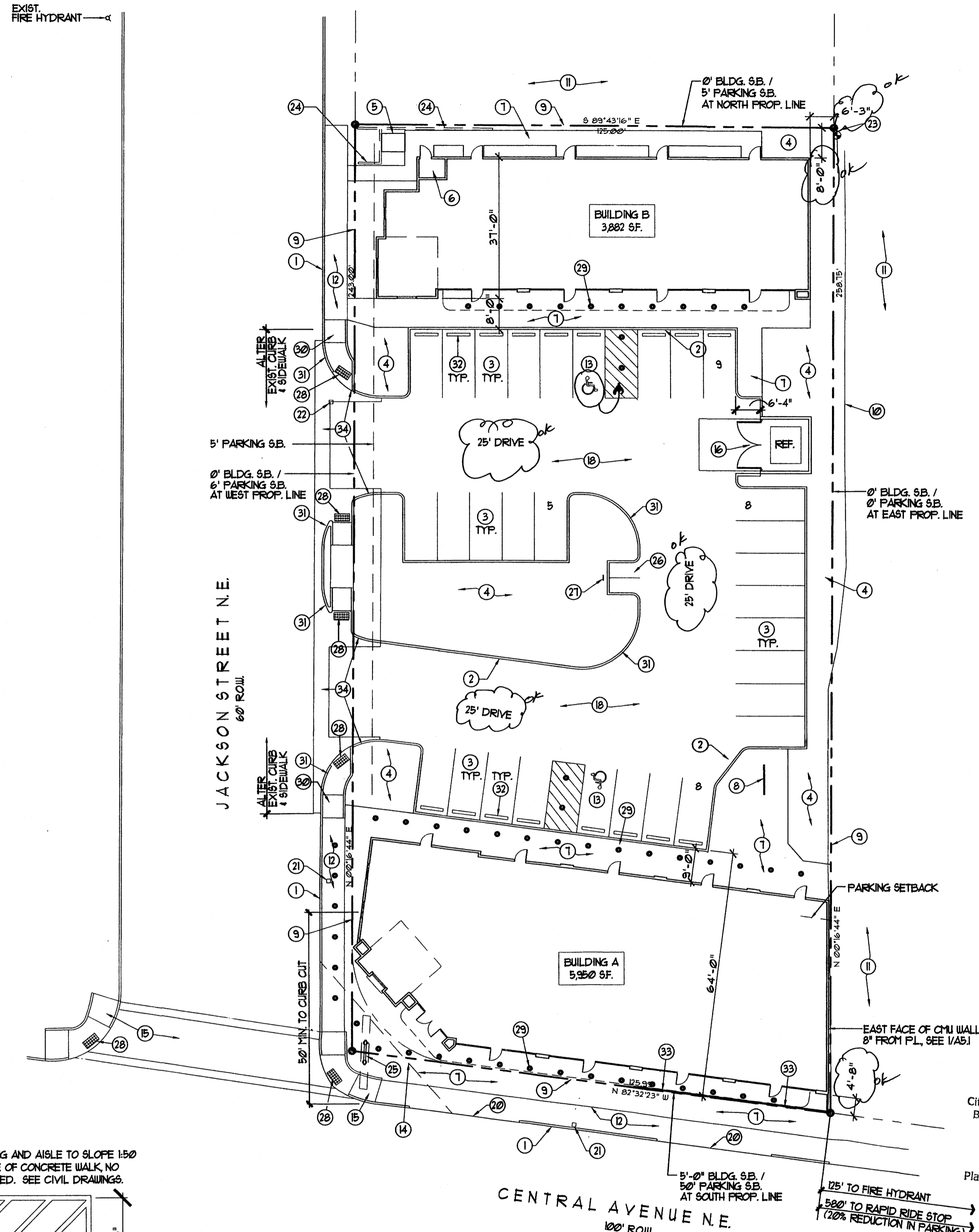


4 WALL SECTION
SCALE: 3/4" = 1'-0"

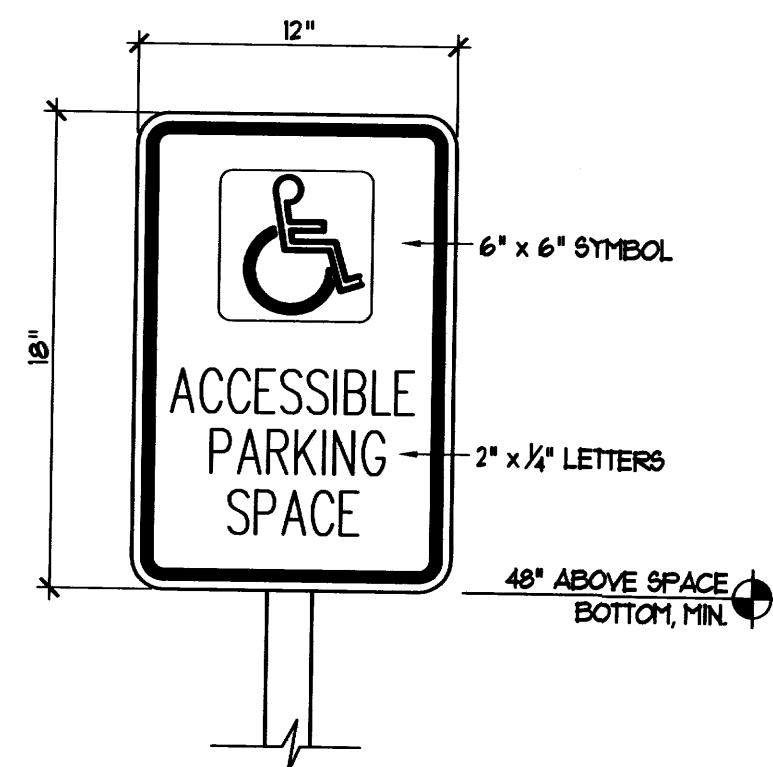


1 ACCESSIBLE PARKING
SCALE: 1/8" = 1'-0"

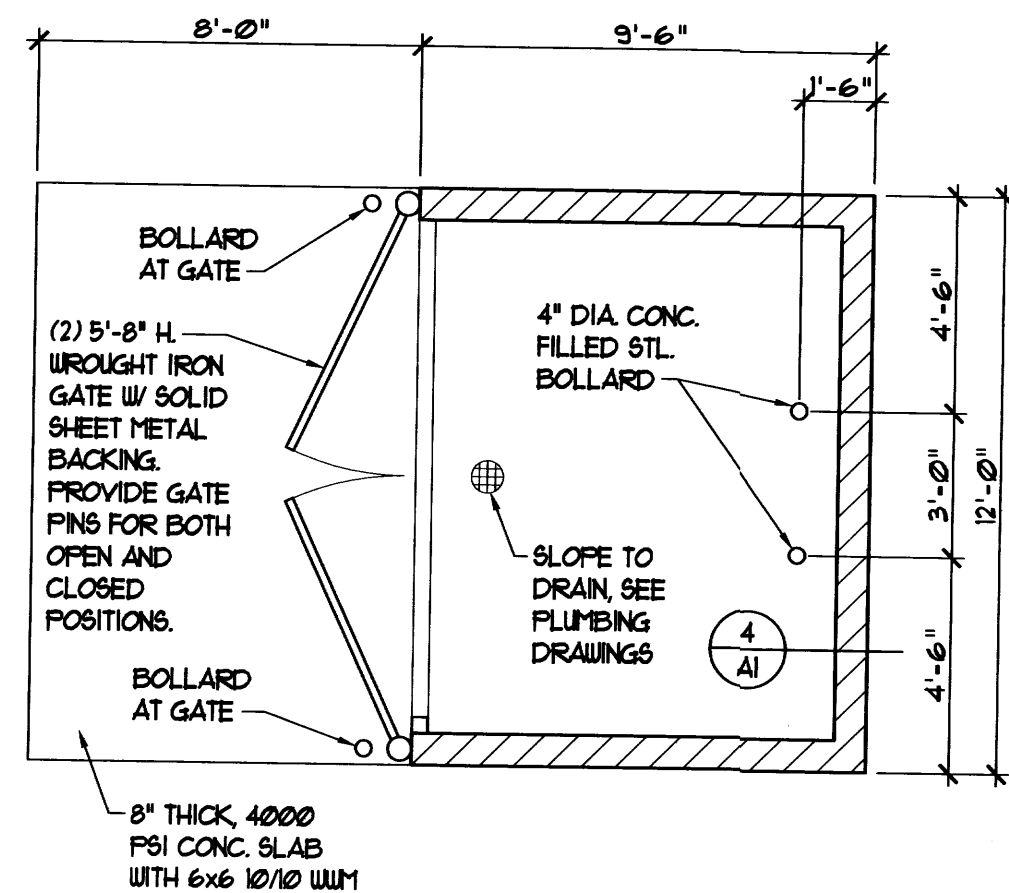
EXIST. FIRE HYDRANT



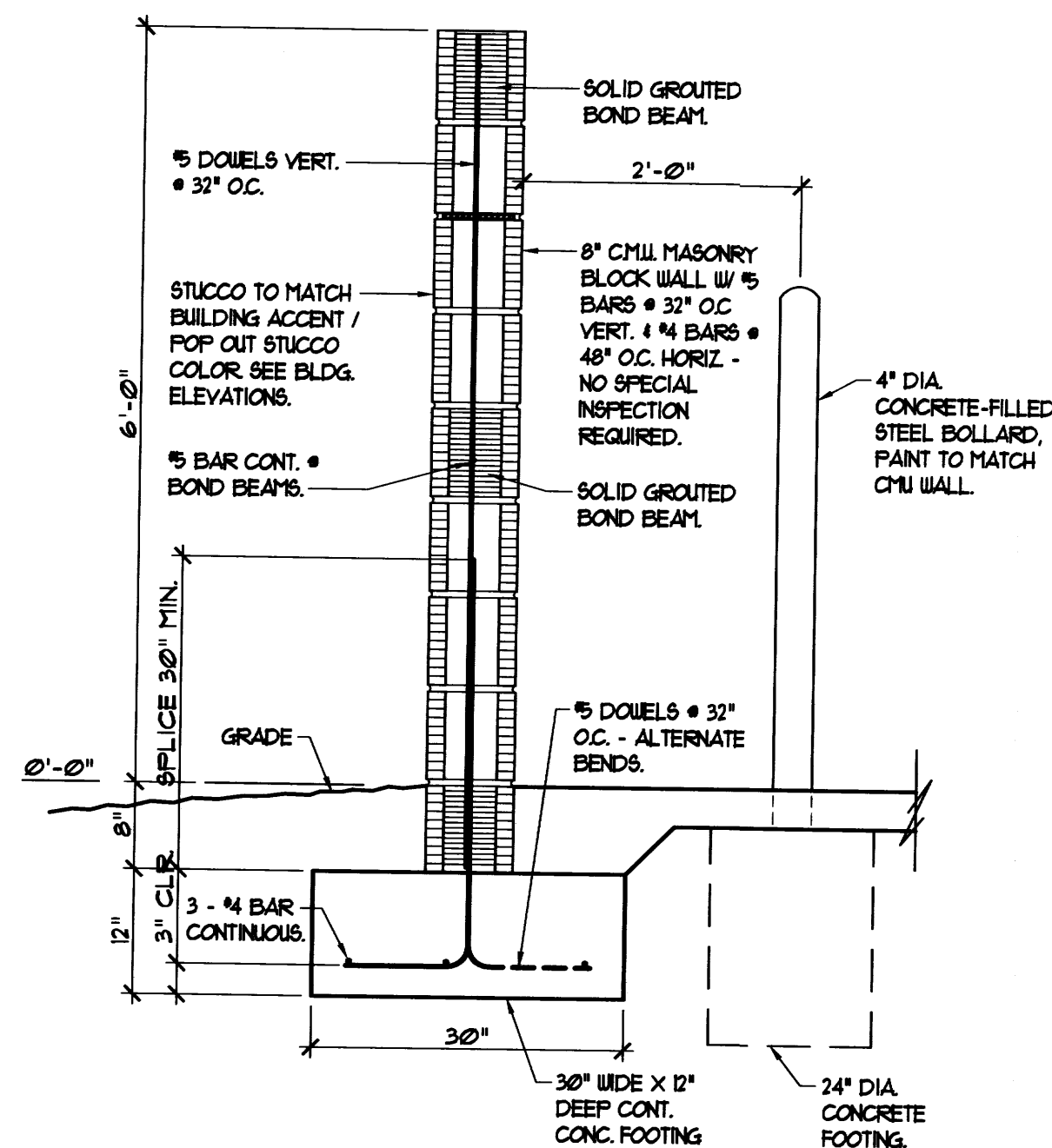
SITE PLAN
SCALE: 1" = 20'-0"



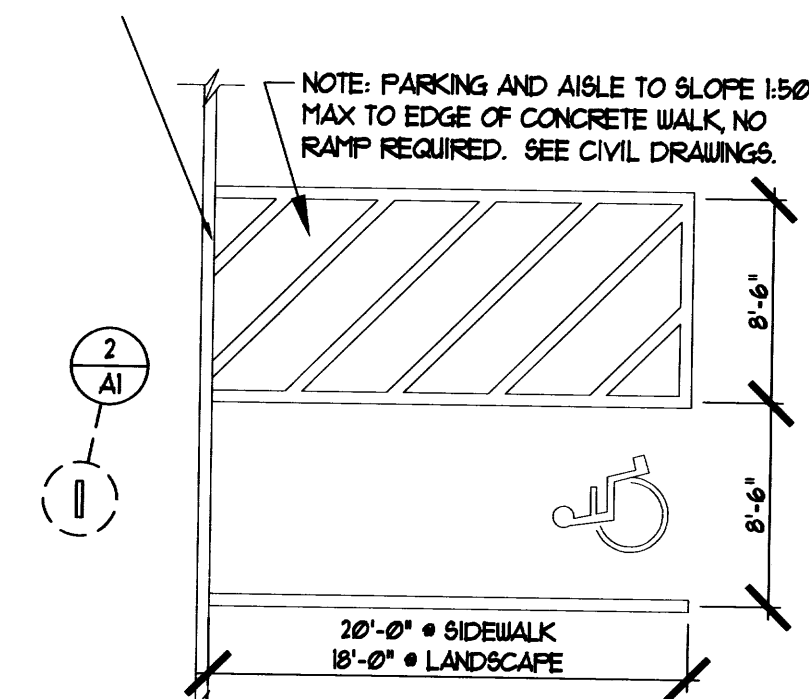
2 ACCESSIBLE PARKING SIGN
N.T.S. (POST OR WALL MOUNTED)



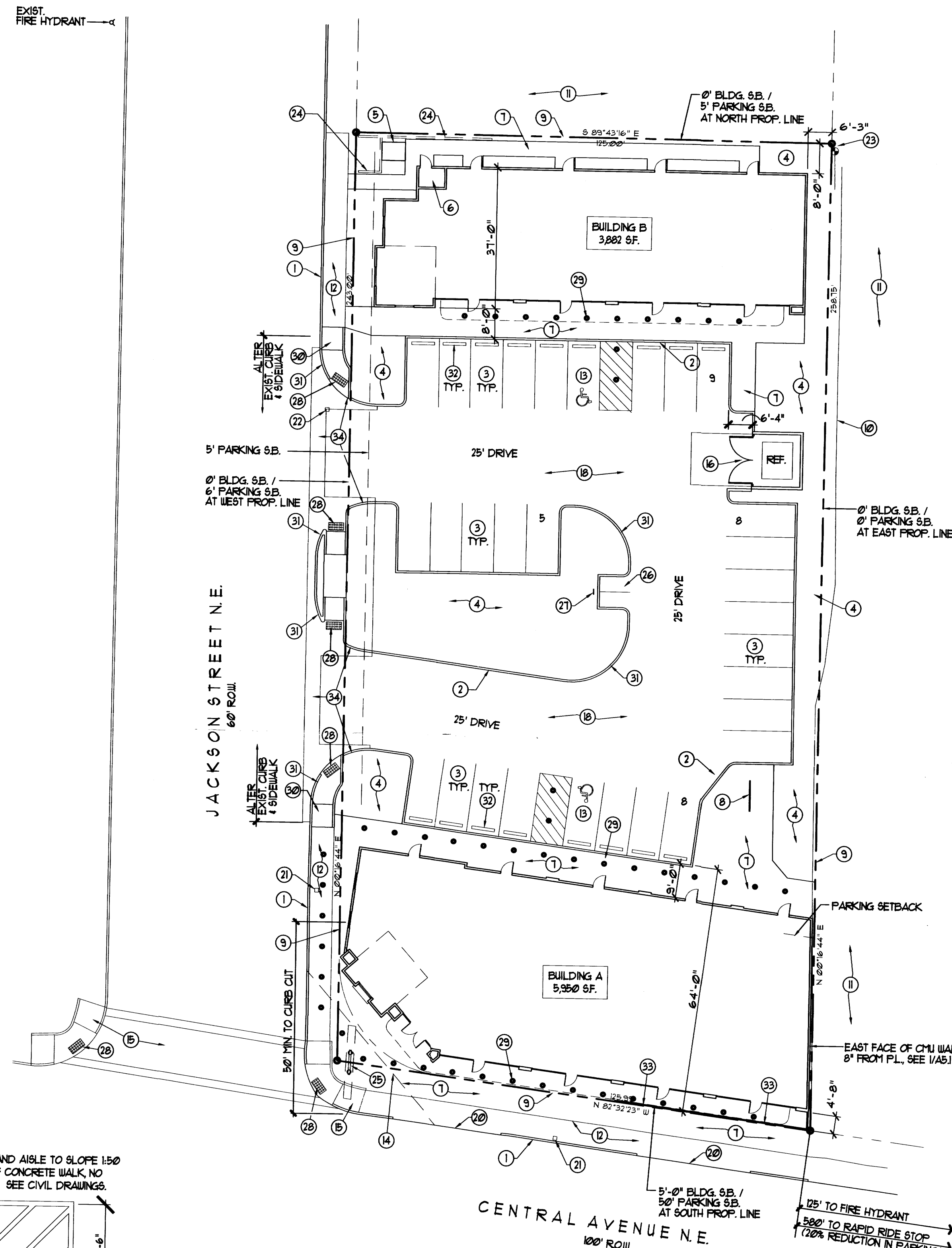
3 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



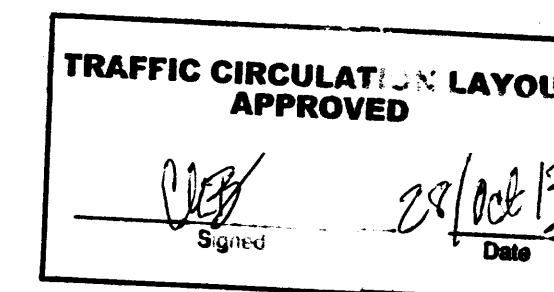
4 WALL SECTION
SCALE: 3/4" = 1'-0"



1 ACCESSIBLE PARKING
SCALE: 1/8" = 1'-0"

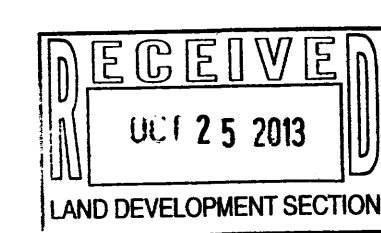


SITE PLAN
SCALE: 1" = 20'-0"

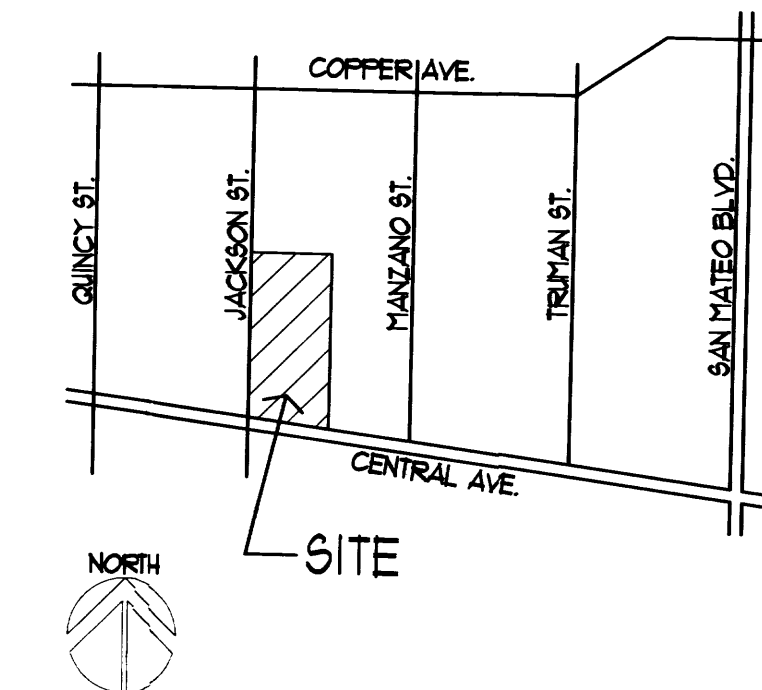


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SITE LOCATION MAP



GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- THIS SUBMITTAL IS FOR A CERTIFICATE OF SHELL COMPLETION ONLY. FUTURE TENANTS MUST SUBMIT DRAWINGS FOR PLANS REVIEW & PERMIT FOR FUTURE CERTIFICATE OF OCCUPANCY.
- SEE SHEET A6.1 FOR DOOR AND WINDOW SCHEDULES.

PROJECT DATA

PROJECT DESCRIPTION
NEW SHELL ONLY RETAIL CENTER LOCATED ON VACANT PROPERTY. NO PHASING- PROJECT TO BE BUILT IN ENTIRETY

PROJECT ADDRESS
5001 CENTRAL NE, ALBUQUERQUE, NM 87108

PROJECT LOCATION
THE NORTHEAST CORNER OF CENTRAL AVENUE AND JACKSON STREET IN ALBUQUERQUE, NM

LEGAL DESCRIPTION
LOT 25-A, BLOCK 39, VALLEY VIEW ADDITION (PLAT OF MAY, 2013)

ZONING
ZONE ATLAS: K-11-Z
CCR-3, NOB HILL HIGHLAND SECTOR DEVELOPMENT PLAN

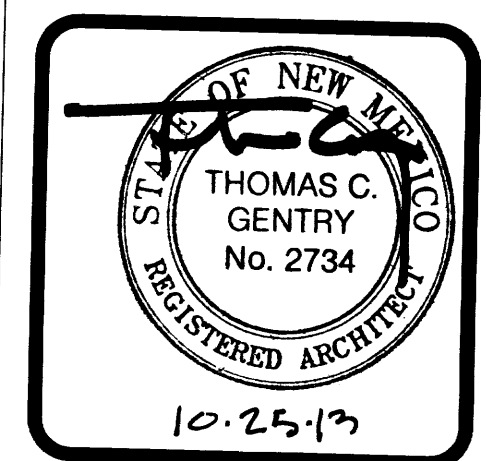
SITE DATA	
SITE AREA	31216 SF. (71 AC)
BUILDING AREA	9,832 SF.
PARKING AREA	12,160 SF.
LANDSCAPE AREA	1900 SF. (MIN. 10%)
PARKING CALCULATIONS	
RETAIL - 8,632 SF / 1000 x 9 x 3	21 SPACES
RESTAURANT - OCC. LOAD 60	10 SPACES
SUB-TOTAL	31 SPACES
LESS 20% FOR RAPID RIDE	(7 SPACES)
TOTAL PARKING REQUIRED	30 SPACES
PARKING PROVIDED	30 SPACES
	(INCLUDES 2 ACCESS.)
NOTE: PARKING CALCULATIONS ASSUME POTENTIAL SMALL RESTAURANT USE (APPROX. 1200 SF.)	

KEYED NOTES

- EXISTING CURB AND GUTTER
- NEW CURB, SEE CIVIL DRAWINGS
- PARKING STALLS, 8'-6" x 20'-0", TYP.
- LANDSCAPED PLANTER, SEE LANDSCAPE DRAWINGS
- EXISTING ELECTRICAL TRANSFORMER
- DOMESTIC WATER ENTRY ROOM, SEE PLUMBING DRAWINGS
- NEW CONCRETE WALKWAY FROM EXIST. SIDEWALK TO STOREFRONT DOORWAYS
- BICYCLE PARKING (4 BICYCLES)
- PROPERTY LINE
- EDGE OF EXISTING ASPHALT
- ADJACENT PROPERTY
- EXISTING SIDEWALK WITHIN ROW
- HC ACCESSIBLE PARKING SPACE, SEE DETAIL 1/A1 RAMP SLOPE TO BE 1% MIN. AND 2% MAX, SEE CIVIL DUGS.
- 35' CLEAR SIGHT TRIANGLE
- EXISTING CURB RAMP AND CROSSING AT JACKSON ST.
- TRASH ENCLOSURE, SEE 3/A1
- GAS METER, SEE PLUMBING DRAWINGS
- 24'-0" WIDE DRIVE, MIN. AISLE TYP. THRU SITE- SLOPES TO BE 1% MIN. / 6% MAX, SEE CIVIL DUGS.
- ELECTRIC SERVICE, SEE ELECTRICAL DRAWINGS
- ABANDON EXISTING CURB CUT- REPLACE WITH SIDEWALK, CURB AND GUTTER REPAIR AS REQ'D.
- EXISTING DECORATIVE LIGHT POLE IN ROW
- EXISTING LIGHT POLE TO BE MOVED- COORD. W/ FNM
- EXISTING POWER POLE AND PHONE BOX
- EXISTING PRECAST CONCRETE WALL TO REMAIN
- EXISTING MONUMENT SIGN TO REMAIN
- (2) 4x8' MOTORCYCLE PARKING SPACES
- SIGNAGE SIMILAR TO SIZE AND HEIGHT OF DETAIL 2/A1 STATING: "MOTORCYCLE PARKING"
- DETECTABLE WARNING MAT
- DOTS REPRESENT ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING SPACE TO ALL LEASE SPACE ENTRY DOORS
- NEW CURB RAMP, SEE CIVIL DUGS.
- 5 FT. RADIUS
- CONC. TIRE STOP AT ALL SPACES FACING BUILDINGS
- 12" HIGH MAX. HEADER CURB AT ROW, SEE CIVIL DUGS.
- NEW PRIVATE ENTRY DRIVE PER COA STD. DUG. 2426

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A1
SITE PLAN