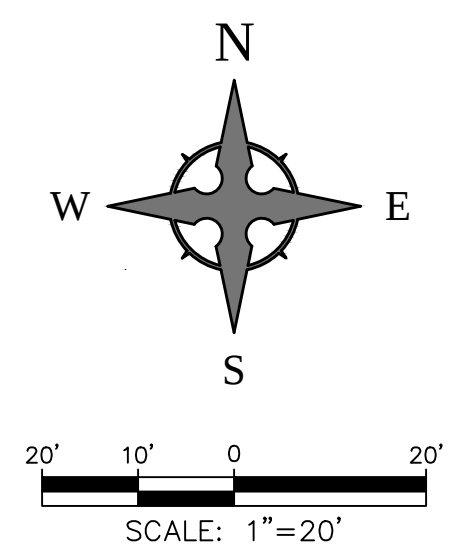
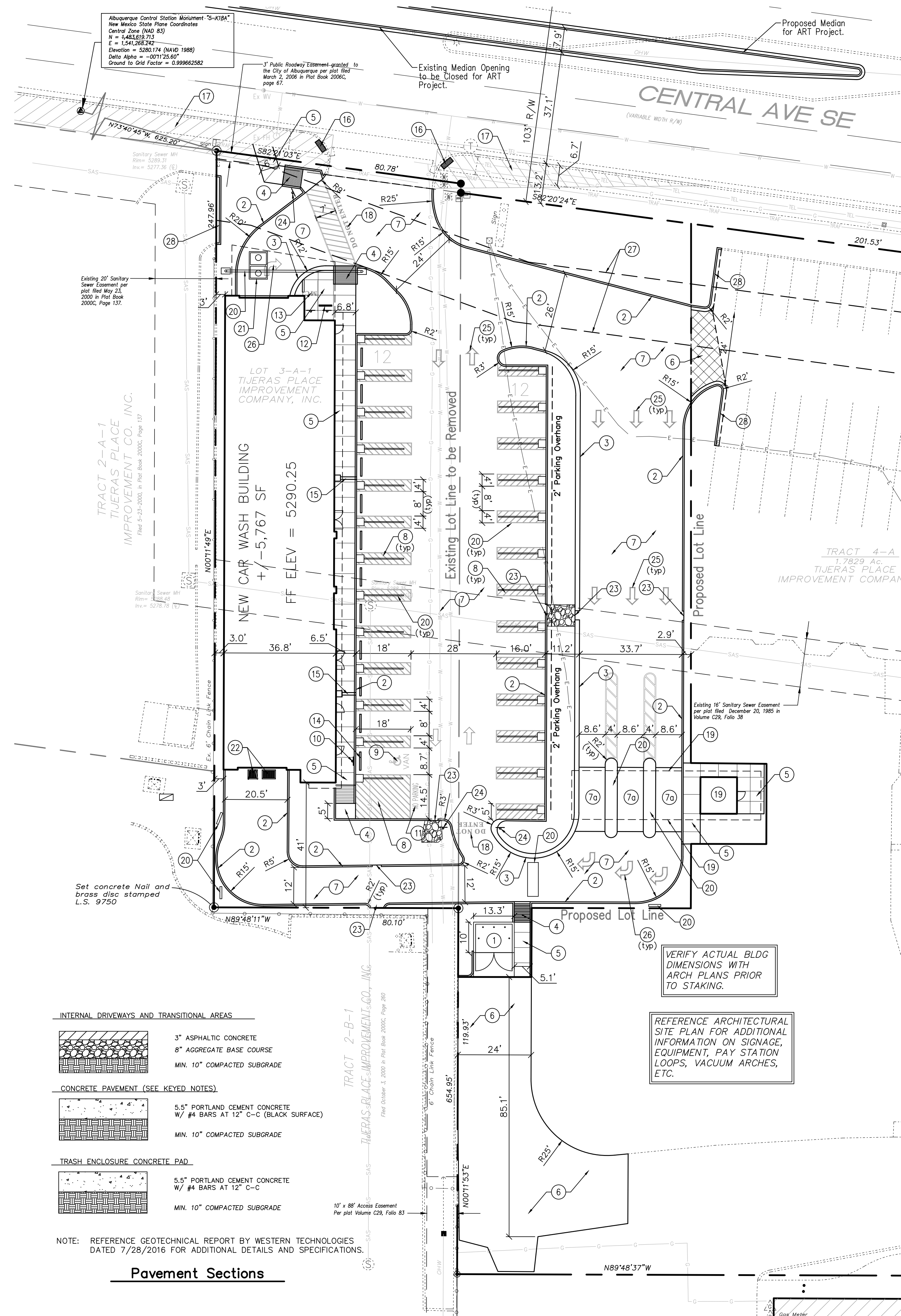




CAUTION - NOTICE TO CONTRACTOR

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.

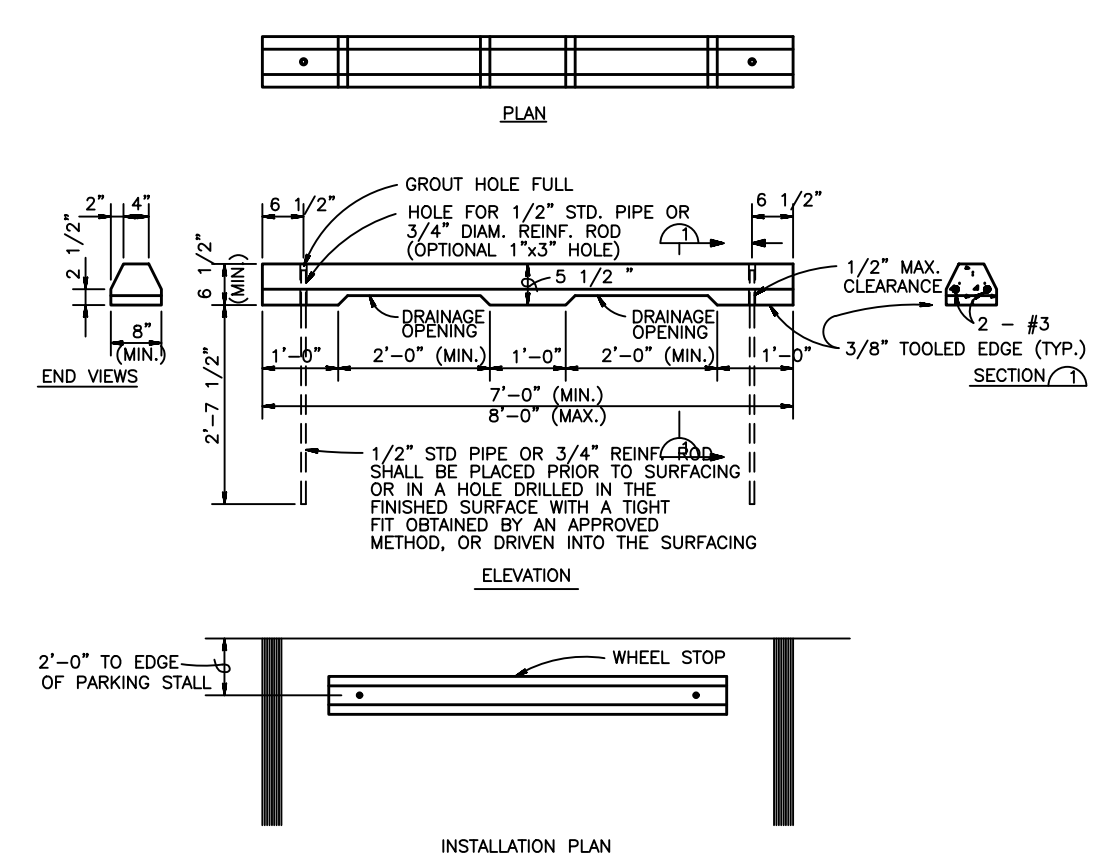
SITE INFORMATION

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

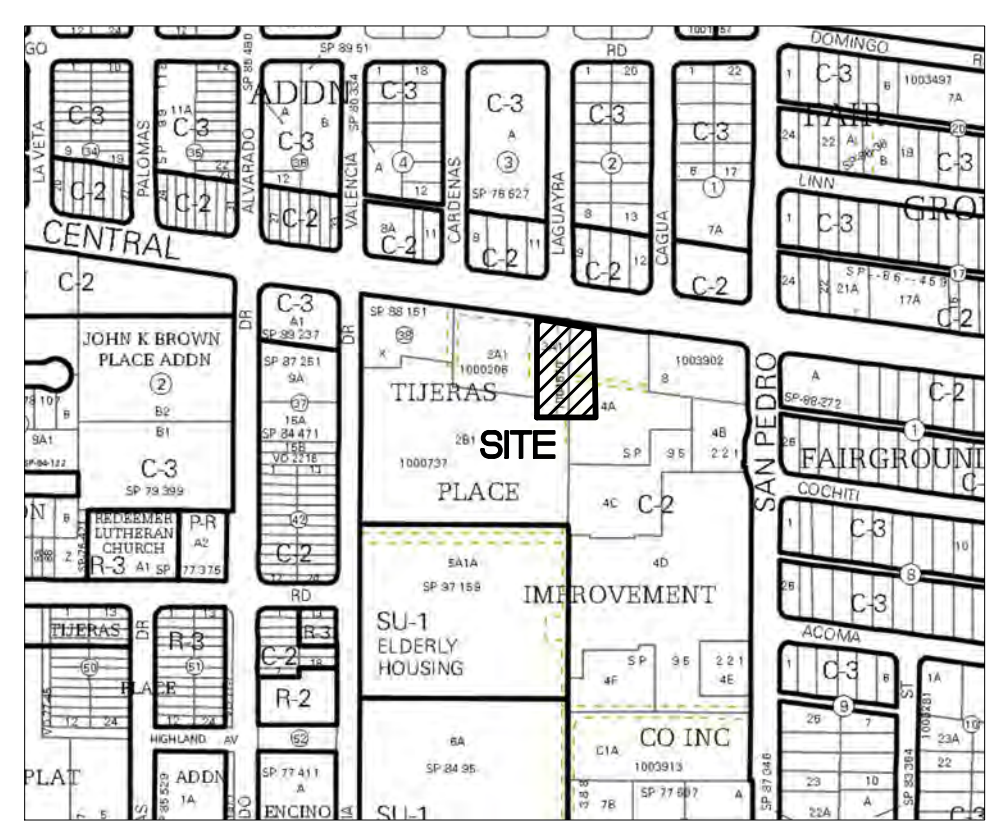
CONTRACTOR TO PROVIDE PARKING LOT STRIPING, FIRELANE AND HANDICAP STRIPING PER THESE PLANS AND CITY OF ALBUQUERQUE REQUIREMENTS.

TO PRESERVE THE PAINTING / STRIPING WITHIN PARKING AREAS, DO NOT APPLY PAINT UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED.

PARKING CALCULATIONS				
BUILDING AREA:		AREA (SQUARE FEET)		
SERVICE AREA		1,777 SF		
TUNNEL AREA		3,990 SF		
PARKING REQUIREMENTS:		RATIO	REQUIRED	PROVIDED
SERVICE AREA		1/200 SF	9 spaces	
TUNNEL AREA		1/1,000 SF	4 spaces	
TOTAL			13 spaces	24 spaces
		REQUIRED	PROVIDED	
HANDICAP PARKING		1 space	1 space	
MOTORCYCLE PARKING		1 space	1 space	
BICYCLE PARKING		2 spaces	3 spaces	



Precast Concrete Wheel Stop
NTS

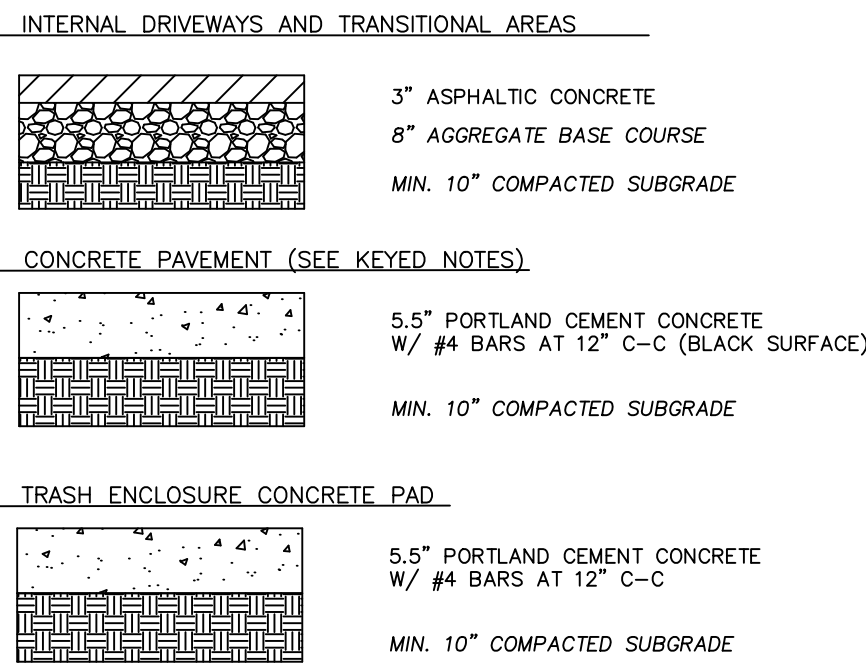


VICINITY MAP Zone Atlas K-18
NTS

LEGAL DESCRIPTION
Lot 3-A-1, Tijeras Place Improvement Company, Inc.
Project Area = +/-0.87 Acres

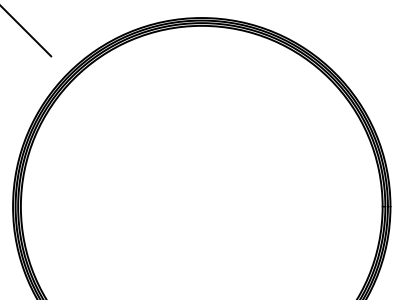
ZONING
C-2

- KEYED NOTES**
- DUMPSTER ENCLOSURE, PAD, & APRON. REF ARCHITECTURAL DETAILS SHEET A1.3.
 - INSTALL VERTICAL CURB PER ARCHITECTURAL DETAILS SHEET A1.3.
 - INSTALL ROLL CURB PER ARCHITECTURAL DETAILS SHEET A1.3.
 - INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED UNLESS WITHIN PUBLIC R/W.
 - INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
 - INSTALL ASPHALT PAVEMENT, SEE PAVING DETAILS THIS SHEET.
 - INSTALL COLORED CONCRETE PER PAVING DETAILS THIS SHEET. COLOR: BLACK.
 - 7a. USE 5'X5' DIAGONAL SCORING PATTERN ON BLACK CONCRETE PER ARCHITECTURAL PLANS.
 - INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). TWO COATS MINIMUM.
 - PAINTED WHEELCHAIR SYMBOL (BLUE) TO MEET ADA STANDARDS. TWO COATS MINIMUM.
 - INSTALL H/C SIGNAGE PER DETAIL ON SHEET A1.3. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. WHEN A POLE MOUNTED SIGN WILL NOT FIT WITHIN DESIGNATED AREA, SIGN SHALL BE BOLTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
 - PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. TWO COATS MINIMUM.
 - INSTALL BIKE RACK WITH THREE (3) SPACES PER DETAIL SHEET A1.3.
 - MOTORCYCLE PARKING (4.5'x10'). ADD PAINT LABELS AND SIGNAGE PER COA STANDS. TWO COATS MINIMUM.
 - INSTALL PRE-CAST WHEEL STOP PER DETAIL THIS SHEET.
 - INSTALL 'SCUPPER THRU SIDEWALK' PER ARCHITECTURAL DETAILS SHEET A1.3.
 - INSTALL TRUNCATED DOMES AT EXISTING SIDEWALK CROSSING.
 - CLEAR SIGHT TRIANGLES (13'x90' TO RIGHT, 13'x350' TO LEFT) PER TRAFFIC ENGINEERING STANDARDS. LANDSCAPING & SIGNAGE SHALL 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 THIS AREA.
 - PAINT 'DO NOT ENTER' ON PAVEMENT. 24" MINIMUM HEIGHT. YELLOW PAINT. TWO COATS MINIMUM.
 - PAY STATION KIOSK BUILDING AND CANOPY. REF ARCHITECTURAL PLANS.
 - BOLLARDS, VACUUM ARCHES AND OTHER EQUIPMENT PER ARCHITECTURAL PLANS.
 - SAND / OIL SEPARATOR. REF SHEET C301 AND MEP PLANS.
 - CAR WASH DRAIN AND RAIL EQUIPMENT. REF ARCHITECTURAL PLANS.
 - CURB CUT FOR DRAINAGE. REF GRADING PLAN SHEET C201.
 - 'DO NOT ENTER' SIGN PER DETAIL 8, SHEET A1.3.
 - PAINT THROUGH ARROW PER FIGURE 3B-21 OF THE MUTCD. TWO COATS MINIMUM.
 - PAINT RIGHT TURN ARROW PER FIGURE 3B-21 OF THE MUTCD. TWO COATS MINIMUM.
 - PROPOSED 20' WIDE PUBLIC SAS EASEMENT TO ABCWUA.
 - MEDIAN CURB / GUTTER PER COA STD DWG 2415B.

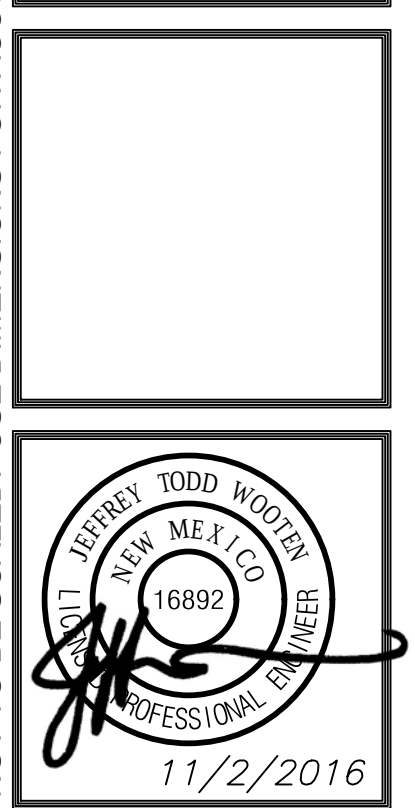


NOTE: REFERENCE GEOTECHNICAL REPORT BY WESTERN TECHNOLOGIES DATED 7/28/2016 FOR ADDITIONAL DETAILS AND SPECIFICATIONS.

Pavement Sections



MARTIN M. GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87108
(505) 265-2207



CLEAN MACHINE CARWASH
6016 CENTRAL AVENUE SE
ALBUQUERQUE, NM 87108

DATE: 12 SEPT 2016
DRAWN BY: JTW
CHECKED BY: JTW
VERIFIED BY: JTW

REVISIONS	

SITE PLAN

SHEET NO:
C101

W E Wooten Engineering
1005 21st St SE, Suite A5
Rio Rancho, N.M. 87124
Phone: (505) 980-3560