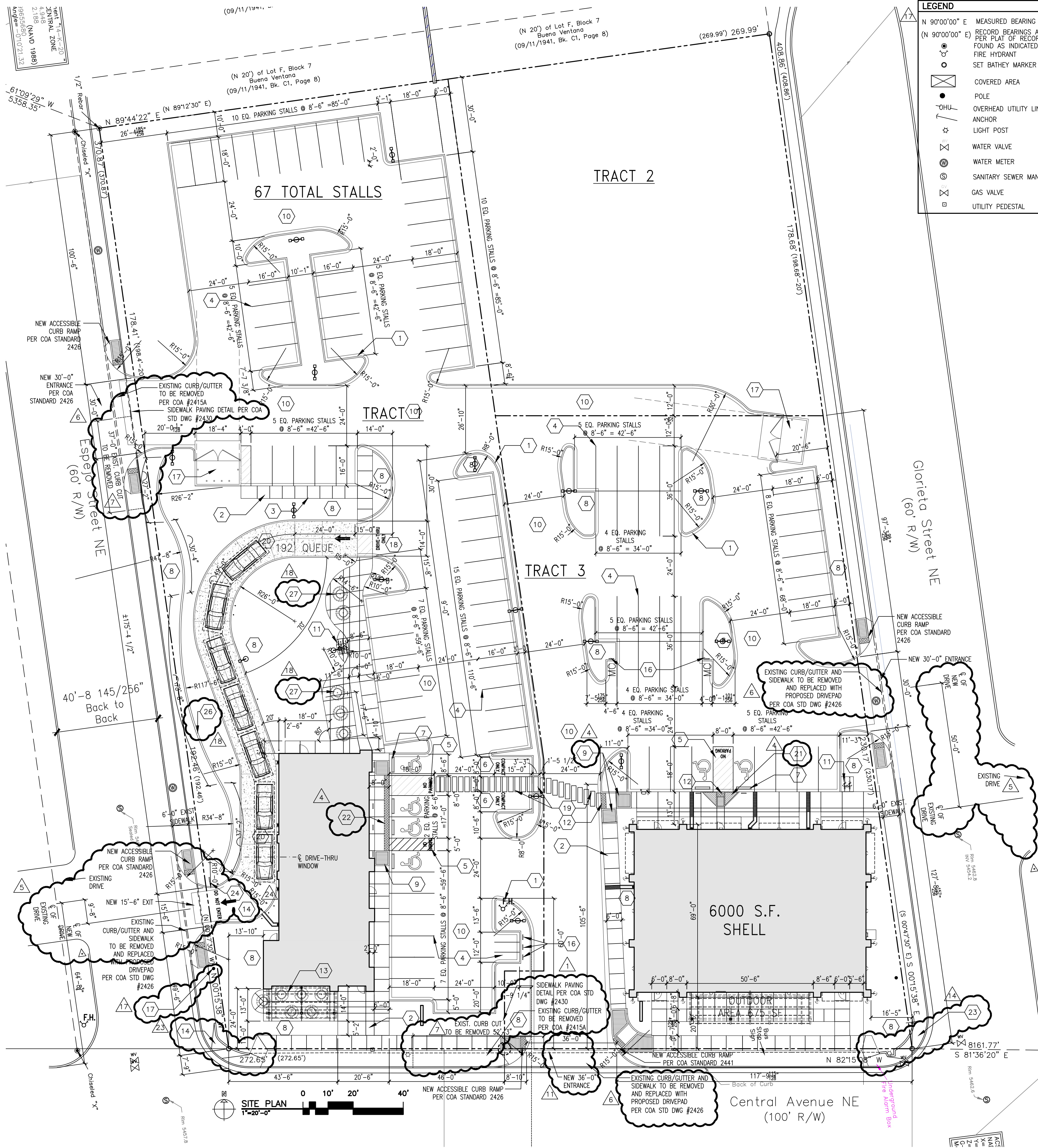




LEGEND	
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
○	FIRE HYDRANT
●	SET BATHEY MARKER "LS 14271"
⊠	COVERED AREA
○	POLE
—○—	OVERHEAD UTILITY LINES
⊙	ANCHOR
⊙	LIGHT POST
⊗	WATER VALVE
⊗	WATER METER
⊗	SANITARY SEWER MANHOLE
⊗	GAS VALVE
⊗	UTILITY PEDESTAL

ADA SITE NOTES

SIGNAGE (NMBC 1110.1 AND ANSI 502.7)

- A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE.
- CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE.)
- SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A).
- SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010). VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN.
- THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)
- IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)
- ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND.

PAVEMENT MARKINGS (NMBC 1110.3)

- PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.
- PARKING SPACE LINES BE PAINTED BLUE.
- ACCESS AISLE HAS BLUE, DIAGONAL STRIPING. (66-1-4.1.B NMSA 1978).
- ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, 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 VEHICLE'S REAR TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)
- IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

GENERAL NOTES

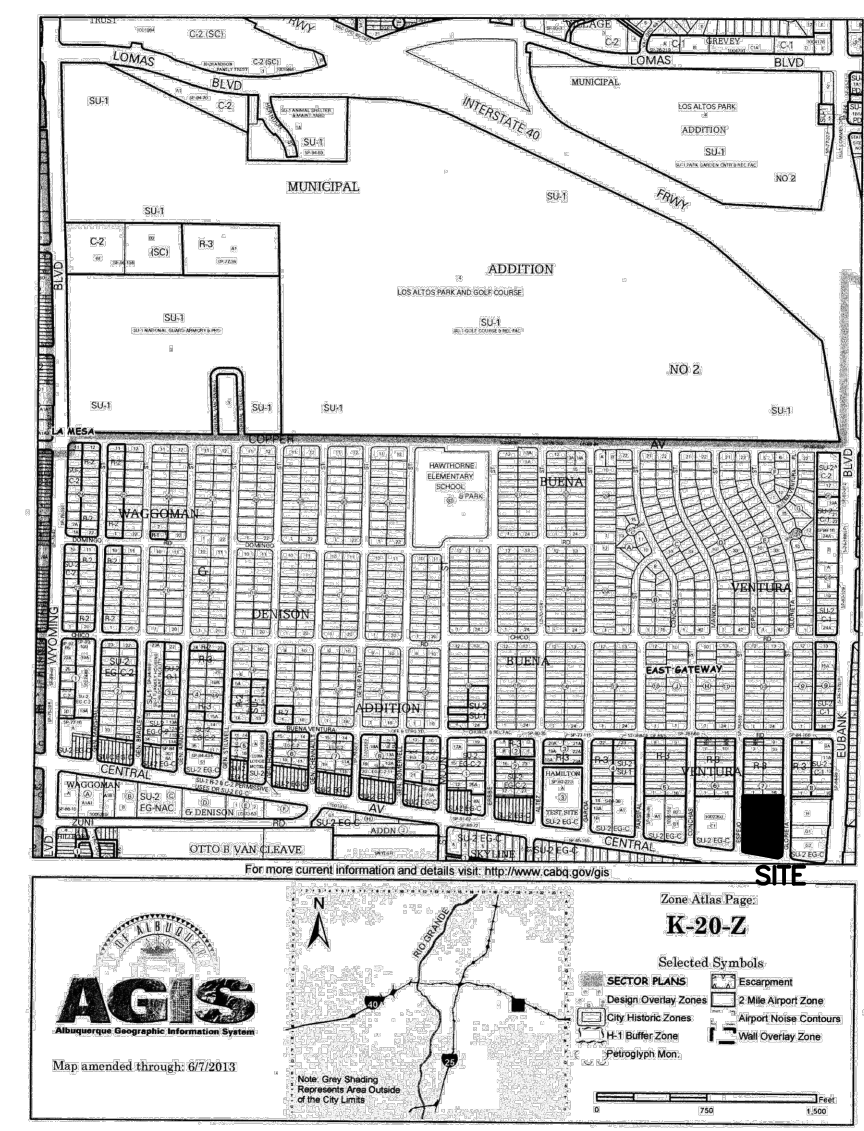
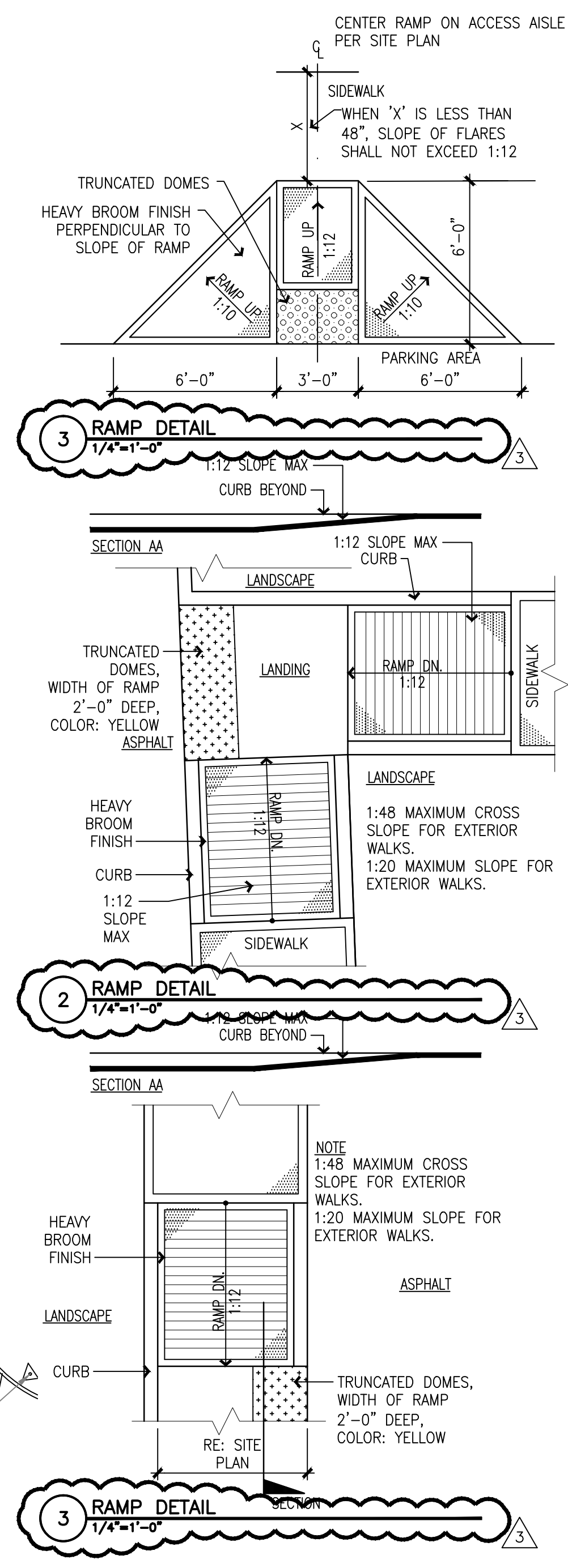
- WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS.
- WORK ON CENTRAL AVENUE MAY REQUIRE WORK ORDER OR SPECIAL BARRICADE PERMIT.
- ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMP AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

LEGAL DESCRIPTION	
Tract 1 & 3, EAST CENTRAL GATEWAY PLAZA CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO	
LOT AREA: TRACT 1: 52,079 SQ.FT. (1.19 ACRE) TRACT 3: 34,434 SQ. FT. (.79 ACRE)	
ZONING: SU-2 TRACT 1: 52,079 SQ.FT. (1.19 ACRE) TRACT 3: 34,434 SQ. FT. (.79 ACRE)	
OCCUPANCY TYPE: TRACT 1: RESTAURANT TRACT 3: RETAIL/OFFICE	
PARKING SUMMARY TRACT 1: RESTAURANT TOTAL PARKING REQUIRED: 14 SEATS - 196 SEATS/4 = 49 TOTAL PARKING PROVIDED ON SITE: 67 STALLS	
ADDITIONAL PARKING REQUIREMENTS: TOTAL HANDICAP ACCESSIBLE STALLS REQUIRED: 4 (PROVIDED) TOTAL MOTORCYCLE STALLS REQUIRED: 3 (PROVIDED) TOTAL BICYCLE SPACES REQUIRED: 4 (PROVIDED)	
TRACT 3: RESTAURANT/OFFICE/RETAIL TOTAL PARKING REQUIRED: 68 SEATS/4 = 17 STALLS REQUIRED (PROJECTED) DENTAL OFFICE = 2 DOCTORS = 10 STALLS REQUIRED RETAIL = 1:200 SF = 1500/200 = 8 STALLS REQUIRED TOTAL PARKING REQUIRED ON SITE: 35 STALLS TOTAL PARKING PROVIDED ON SITE: 35 STALLS	
ADDITIONAL PARKING REQUIREMENTS: TOTAL HANDICAP ACCESSIBLE STALLS REQUIRED: 2 (PROVIDED) TOTAL MOTORCYCLE STALLS REQUIRED: 2 (PROVIDED) TOTAL BICYCLE SPACES REQUIRED: 2 (PROVIDED)	
Total Required Off-Street Parking Spaces Minimum Designated Disabled Parking Spaces 1 to 25: 1 26 to 35: 2 36 to 50: 3 51 to 100: 4 101 to 300: 8	

EXECUTIVE SUMMARY

PROJECT IS LOCATED IN THE EAST GATEWAY SECTOR DEVELOPMENT PLAN DESIGNATED AS A 'COMMERCIAL BUILDING LOT'. THE DEVELOPMENT IS SEPARATED INTO THREE TRACTS, TRACT 1 IS A RESTAURANT WITH A DRIVE THROUGH FACILITY, TRACT 2 IS A FUTURE DEVELOPMENT WITH PARTIAL CURRENT DRIVE ACCESS AND TRACT 3 IS INTENDED AS A SHELL BUILDING WITH A RETAIL STORE, A DENTAL OFFICE AND A RESTAURANT. THE DEVELOPMENT SHARES A CENTRAL AVENUE ACCESS AND WILL ALLOW CROSS ACCESS THROUGHOUT.

- SITE PLAN KEYED NOTES**
- CURB, 6" HIGH CONCRETE CURB AND GUTTER REFER
 - CONCRETE SIDEWALK
 - CONCRETE CONTROL JOINTS
 - 4" WIDE PAINTED PARKING STALL STRIPING, TYP. COLOR: WHITE.
 - TYP. ACCESSIBLE PARKING SPACE W/ LOADING ZONE, PAINT WITH 4" WIDE BLUE STRIPES @ 45" HATCH LINES @ 18" O.C. AND H.C. SYMBOL PROVIDE SIGNAGE TO INDICATE EACH SPACE. ADD TEXT "NO PARKING"
 - 12" TALL PAINTED LETTERS "COMPACT"
 - PRECAST CONCRETE WHEEL STOP AT HC STALLS
 - LANDSCAPE AREA
 - ACCESSIBLE CURB RAMP REFER DETAIL 2.
 - NEW ASPHALTIC PAVING OVER PREPARED SUBGRADE
 - BICYCLE RACK
 - DETECTABLE WARNING MARKING TRUNCATED DOME, CONTRASTING COLOR (YELLOW)
 - EXTERIOR DINING PATIO
 - 12" TALL PAINTED LETTERS "DO NOT ENTER"
 - EXISTING EASEMENTS
 - SIGN PER COA STANDARDS "MOTORCYCLE PARKING"
 - TRASH ENCLOSURE PER COA STANDARDS
 - 12" TALL PAINTED LETTERS "DRIVE-THRU ONLY"
 - 2'x6" PAINTED CROSSWALK
 - CONCRETE DRIVE THROUGH ACCESS AISLE
 - ACCESSIBLE RAMP, REFER DETAIL 1.
 - ACCESSIBLE RAMP, REFER DETAIL 3.
 - EXISTING COA ACCESSIBLE SIDEWALK RAMP
 - PERMANANT SIGN PER COA STANDARDS "DO NOT ENTER"
 - EXISTING PREVIOUS DEVELOPMENT POLE TO BE REMOVED FOR NEW DEVELOPMENT
 - 3'-0" SCREEN WALL
 - EXTERIOR DINING TABLE ON CONCRETE SIDEWALK



TCL Submittal: 10201 & 10221 Central Avenue
Tract 1 & 3, East Central Gateway Plaza
Albuquerque, NM

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STATE OF NEW MEXICO
PETER BUTTERFIELD
NO. 3850
REGISTERED ARCHITECT

REVISIONS
TCL COMMENTS DATED 5-8-14

DRAWING NAME
5/5/14