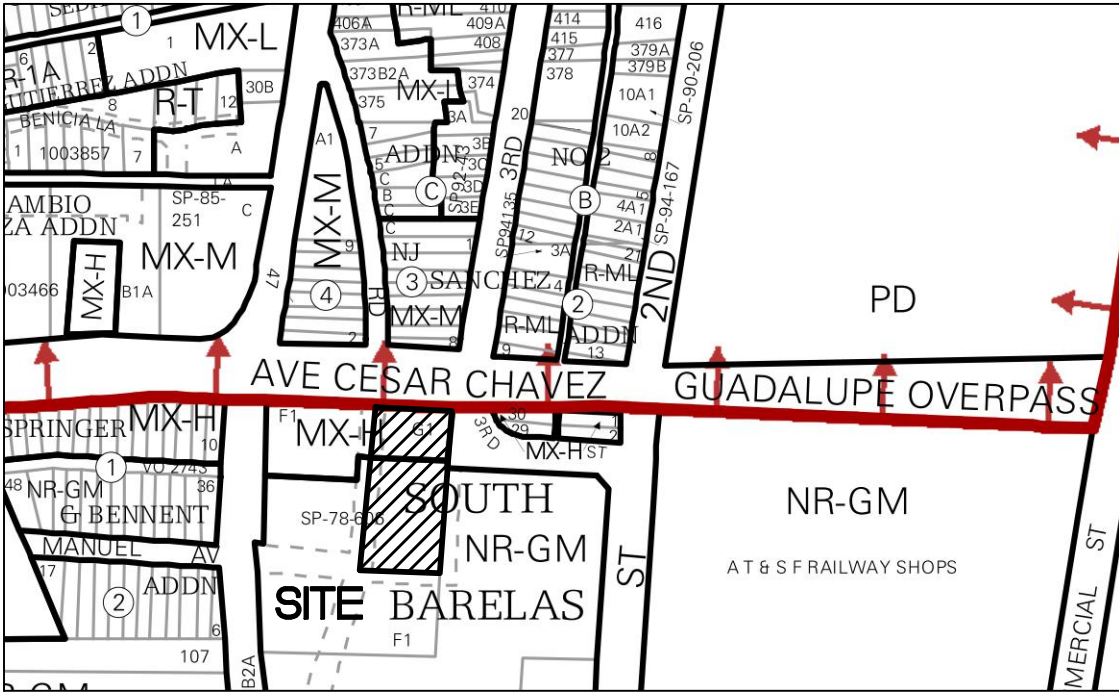


CAUTION - NOTICE TO CONTRACTOR

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 THE APPROPRIATE UTILITY COMPANY 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.

310 Avenida Cesar Chavez SW  
(100' R/W)

PARKING CALCULATIONS		
BUILDING AREA:	AREA (SQUARE FEET)	
RESTAURANT	+/- 2,087 SF	
OUTDOOR DINING	+/- 500 SF	
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
RESTAURANT (5,6/1,000 SF)	10 spaces	20 spaces
OUTDOOR DINING (3/1,000 SF)	2 spaces	2 spaces
TOTAL (w/ 20% Reduction)	11 spaces	20 spaces
HANDICAP PARKING	1 spaces	2 spaces
MOTORCYCLE PARKING	1 spaces	2 spaces
BICYCLE PARKING	3 spaces	4 spaces
DRIVE-THRU QUEUEING	12 spaces	16 spaces



VICINITY MAP - Zone Atlas L-14-Z

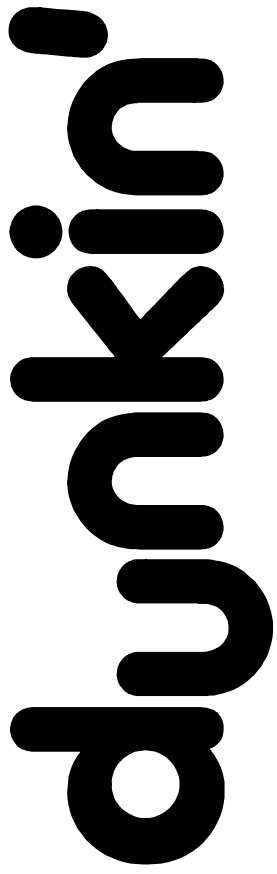
LEGAL DESCRIPTION: TR G-1 PLAT OF SOUTH BARELAS  
INDUSTRIAL PARK UNIT #2 CONT 0.8424 AC

KEYED NOTES

- PROPOSED TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS. CONTRACTOR SHALL COORDINATE WITH THE SOLID WASTE DEPARTMENT FOR THE REQUIRED INSPECTIONS DURING CONSTRUCTION. THE APPROACH TO THE FACE OF THE TRASH ENCLOSURE MEASURING 37' SHALL NOT EXCEED 1/8 INCH PER FOOT. A SMOOTH SURFACE WILL BE REQUIRED FOR CASTER SERVICE.
- INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415A. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT. SECTION ON SHEET C1.2.
- INSTALL PERPENDICULAR OR PARALLEL CURB RAMP PER PLAN USING COA STD DWGS 2440-2446.
- INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430. SIDEWALK CROSS SLOPE SHALL BE 2% MAX AND SLOPE AWAY FROM CURB.
- INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT. HEAVY DUTY PAVEMENT SHALL BE PLACED IN MAIN DRIVEWAYS. LIGHT DUTY PAVEMENT MAY BE USED IN PARKING SPACE AREAS ONLY.
- 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). MIN. TWO COATS.
- PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN ONLY SPACE AS SHOWN ON PLAN.
- INSTALL H/C SIGNAGE PER DETAIL, SHEET C102. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." REF DETAIL ON SHEET C1.2.
- PAINT WORDS 'NO PARKING' &/OR 'VAN' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C1.2.
- LANDSCAPED AREA. REF. LANDSCAPE PLAN.
- APPROX. LOCATION OF DUNKIN' DONUTS PYLON SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS. SIGN BY SEPARATE PERMIT.
- INSTALL DUNKIN DONUTS BRAND 'DO NOT ENTER / SEE YOU SOON' SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS.
- PAINT DUNKIN DIRECTIONAL ARROWS AND SYMBOLS PER DUNKIN STANDARDS.
- INSTALL DUNKIN' DONUTS DRIVE THRU EQUIPMENT. REF. ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL 6" HEAVY DUTY CONCRETE PER THE GEOTECHNICAL REPORT. SECTION ON SHEET C1.2.
- INSTALL BICYCLE RACKS (2) FOR A TOTAL OF FOUR SPACES PER DETAIL, SHEET C1.2.
- MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL 'MOTORCYCLE ONLY' (2 COATS) AND SIGNAGE. REF. SHEET C1.2 FOR DETAIL.
- INSTALL 12" WIDE STOP BAR AND PAINT WORDS 'DO NOT ENTER' WITH LETTERS AT LEAST 24 INCHES HIGH AND 3 INCHES WIDE. COLOR: REFLECTIVE YELLOW. MIN. TWO COATS.
- INSTALL PRIVATE ENTRANCE PER PLAN AND PER COA STD DWG 2426.
- INSTALL CURB/GUTTER TO MATCH EXISTING PER COA STD DWG 2415A
- INSTALL STOP SIGN (R-1-1-30). SIGN POST DETAIL ON SHEET C1.2.
- INSTALL MONOLITHIC CURB ONTO CONCRETE PAVEMENT TO MATCH THE MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415A. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT.
- INSTALL STAMPED CONCRETE CROSSWALK PER DETAIL, SHEET C1.2.
- 11'X11' MINI CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING, 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.
- A DRAIN SHALL BE INSTALLED IN THE DUMPSTER ENCLOSURE AREA THAT CONNECTS TO THE SANITARY SEWER. REF. UTILITY PLAN, SHEET C3.1.



Wooten Engineering  
1005 21st St SE, Suite 13  
Rio Rancho, N.M. 87124  
Phone: (505) 980-3560



ARCHIS ARCHITECTS  
4700 LINCOLN RD NE, SUITE 102 D  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 998-7717  
www.archisarchitects.com



THESE PLANS ARE CONFIDENTIAL PROPERTY OF INSPIRE BRANDS. UNDER RESTRICTED ACCESS.

SET REVISIONS		DATE	SCALE	DRAWN	CKD	APPD
NO	DESCRIPTION	DATE				
1						
2						
3						
4						
5						
6						
7						
8						
9						

DUNKIN RESTAURANT 310 AVENIDA CESAR CHAVEZ SW ALBUQUERQUE NM 87102	SITE PLAN	
--	-----------	--

C1.1