ADMINISTRATIVE AMENDMENT
FILE #11AA00000 PROJECT #1000114
25 additional parking spaces.
Bike trail access-pedestrian along
I-40 to remain
[signature] 30 Jun 2011
APPROVED BY DATE

Prior E.P.C. Actions

EPC CASE #Z-95-38

GRANTED REZONING OF FORMER MORNINGSIDE STREET TO SU-1 OFFICE & GRANTED ADDITIONAL BUILDING AREA OF 60,560 S.F. W/ CONDITIONS OF APPROVAL

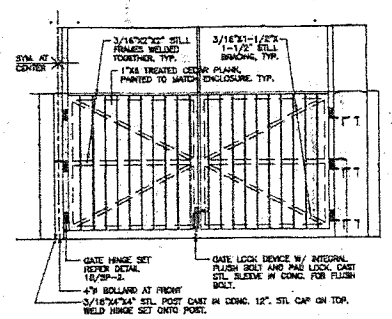
EPC CASE #Z-96-95

GRANTED REZONING OF AREA EAST OF FORMER MORNINGSIDE STREET TO SU-1 OFFICE. GRANTED ADDITIONAL BUILDING AREA OF 47,145 S.F. WITH CONDITIONS OF APPROVAL

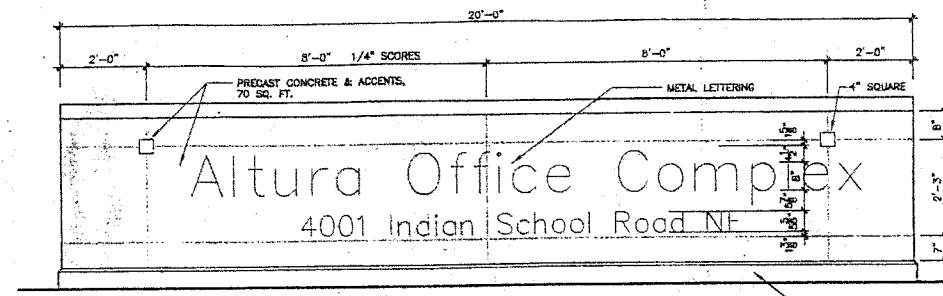
Site Lighting

IN ADDITION TO LIGHTING REGULATIONS IN THE ZONING ORDINANCE, THE FOLLOWING SHALL APPLY:

1. SITE LIGHTING OF PARKING LOTS, DRIVES, PLAZAS AND ENTRIES WILL BE PROVIDED TO INSURE ADEQUATE LIGHTING FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC AFTER DARK.
2. SITE PARKING LOT LIGHTING FIXTURES WILL NOT EXCEED 24'-0" IN HEIGHT.
3. LIGHT FIXTURES FOR WALKWAYS AND PLAZAS WILL BE LOCATED BETWEEN 8'-0" AND 16'-0" IN HEIGHT.
4. SITE AND PARKING AREA LIGHTING TO PROVIDE A MINIMUM OF 1 FC AT ALL LOCATIONS.
5. ALL PARKING LOT LIGHTING WILL BE METAL HALIDE TYPE FIXTURES.
6. SITE AND EXTERIOR AREA LIGHTING POLE MOUNTED FIXTURES WILL BE OF THE "SHOEBOX" TYPE TO AVOID LIGHTS FROM INTERFERING WITH LOCAL OR ADJACENT TRAFFIC. FINISH OF POLES AND FIXTURES ARE TO BE CONSISTENT WITH THE COLORS OF THE BUILDING.
7. THE USE OF LANDSCAPE AND BUILDING EXTERIOR LIGHTING IS ENCOURAGED TO ACCENT BUILDING FEATURES AND HIGHLIGHT SITE AND LANDSCAPE AREAS. ALL SUCH LIGHTING IS TO BE DESIGNED TO MINIMIZE FUGITIVE LIGHT EITHER ONTO ADJACENT STREETS OR THE NIGHT SKY.



1 Gate Elevation
3/8"=1'-0" << S1EDRS.DWG >>



Project Sign
1/2" = 1'-0"

PRECAST COLOR TO BE LIGHT TAN; CONCRETE BASE TO BE LIGHT ROSE; LETTERING TO BE BRONZE
SIGN TO BE ILLUMINATED W/ SITE LIGHTING

Site Data

LEGAL DESCRIPTION:	TRACT B, NETHERWOOD PARK ADDITION, ALBUQUERQUE, NM
TOTAL LOT AREA:	6.9436 ACRES
ALTURA SITE AREA:	4.6507 ACRES
CURRENT SITE ZONING:	SU-1 PRD & OFF. DEV.

Building Data:

NUMBER OF STORIES:	4
GROSS BUILDING AREA:	107,669 SF
NET LEASABLE AREA:	95,553 SF

Parking Provided:

NORTHEAST OFFICE BUILDING:
TOTAL PARKING PROVIDED: 418 (280 SURFACE; 138 GARAGE)
SOUTHWEST OFFICE BUILDING:
TOTAL PARKING PROVIDED: 148
TOTAL OFFICE USE PARKING: 566 SPACES
HANDICAP PARKING PROVIDED: 14 (INCL. 2 VAN ACC, 1 IN GARAGE)
MULTI-FAMILY : 332 PROVIDED (INCL. 18 HC)

Parking Calculations:

NORTHEAST OFFICE BUILDING:

1ST FLOOR	27,051 S.F./200 =	135
2ND FLOOR	27,476 S.F./300 =	91
3RD FLOOR	28,149 S.F./300 =	93
4TH FLOOR	12,677 S.F./300 =	42
TOTAL REQUIRED:		361

SOUTHWEST OFFICE BUILDING:

1ST FLOOR	10,930 S.F./200 =	55
2ND FLOOR	11,915 S.F./300 =	40
3RD FLOOR	11,915 S.F./300 =	40
TOTAL REQUIRED:		135
TOTAL REQUIRED FOR OFFICE:		498
TOTAL HC SPACES REQ'D FOR OFFICE:		12

EXISTING APARTMENT COMPLEX:

126 1BR/1BATH x 1.5 =		192
66 2BR/2BATH x 2.0 =		132
TOTAL REQUIRED:		324 (12 HC)

(ALL SHOWN FLOOR AREAS ARE USUABLE S.F.)

Symbols Legend

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION
- HC — HANDICAPPED PARKING SPACE
- HC VAN — HANDICAPPED VAN PARKING SPACE
- FIRE HYDRANT
- BICYCLE PARKING (SHOWERS, LOCKERS, & BICYCLE LOCK—UPS WILL BE PROVIDED IN BASEMENT IN NEW OFFICE BUILDING)
- SECURITY FENCING – TUBES STEEL POSTS & RAILS W/ TUBE STEEL PICKETS (PAINTED BLACK) BETWEEN CMU/ STUCCO POSTS

DRB-97-386

THIS PLAN IS CONSISTENT WITH THE SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON APRIL 20, 1995 – CASE NO. Z-95-38, AS WELL AS CASE NO. Z-96-95 APPROVED BY THE EPC ON AUG. 15, 1997

TRAFFIC ENGINEER, TRANSPORTATION DIVISION — DATE
CITY ENGINEER/AMAFCA — DATE
PUBLIC WORKS, UTILITY DIVISION — DATE
PARKS AND GENERAL SERVICES DEPARTMENT — DATE
CITY PLANNER, PLANNING DIVISION — DATE

SUBMITTAL SHEET 1 OF 10

no. date: revision: 07-10-1998 1:22P P:\94082\CONSULT\SITESPLN.DWG

1	4/11/2011	ADMINISTRATIVE AMENDMENT TO ADD PARKING SPACES
2		
3		
4		

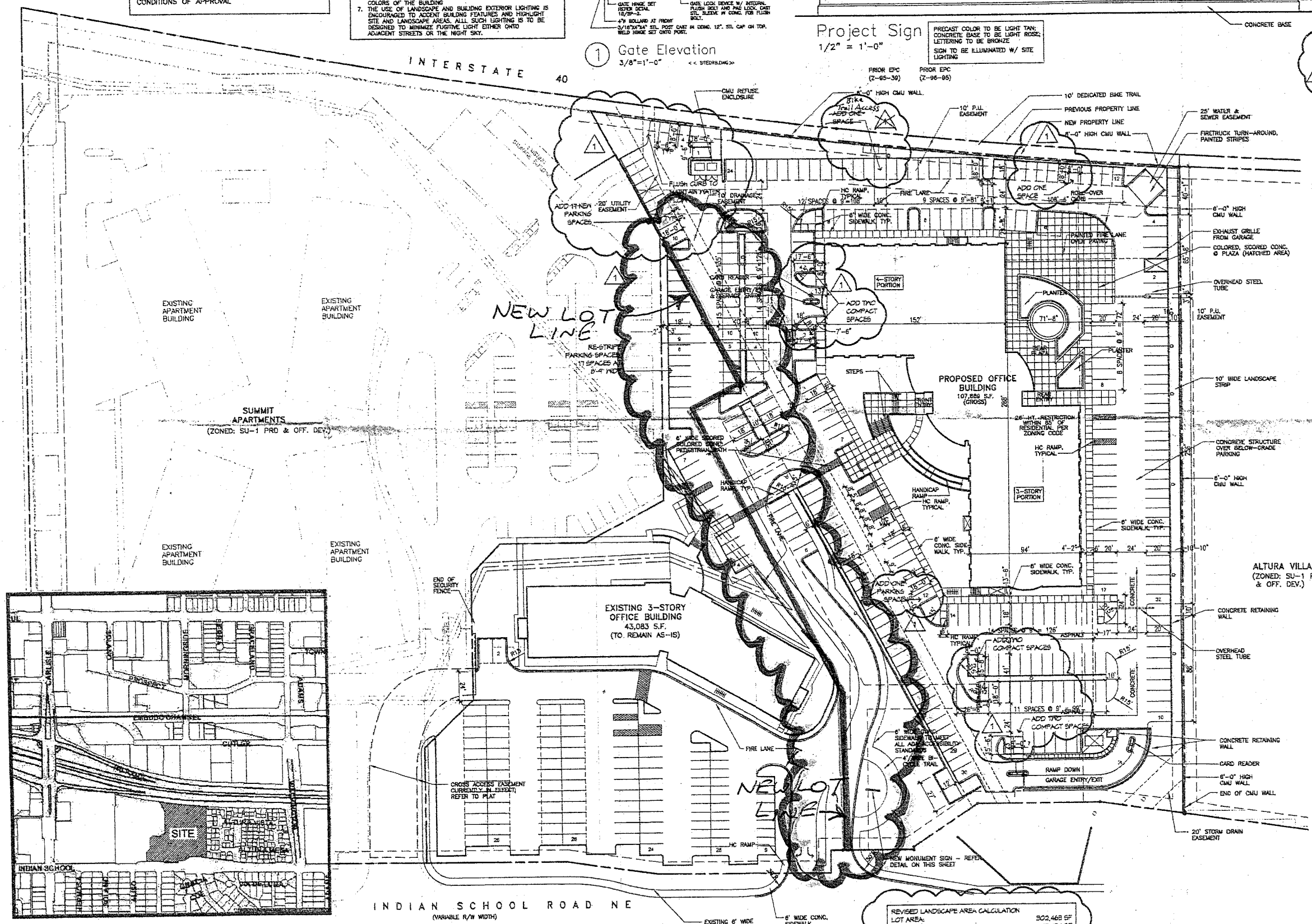
Dekker/Perich
architecture interiors planning
1601 Jefferson NE Suite 100 Albuquerque, New Mexico 87104 505 761-9700 Fax 761-4222

Altura Office Building
Indian School
Albuquerque, New Mexico

Site Development Plan

job no:	94082
drn.by:	DW
chk.by:	TG
issued:	6/26/97
sheet	of

Site Vicinity Map
N.T.S.



Proposed Site Plan
1"=40'-0"
0 10' 20' 40'

REVISED LANDSCAPE AREA CALCULATION	
LOT AREA:	302,468 SF
BUILDING FOOTPRINT:	47,494 SF
NET SITE AREA:	255,024 SF
MINIMUM LANDSCAPE AREA:	(15%) 38,254 SF
LANDSCAPE AREA PROVIDED:	(24%) 60,749 SF