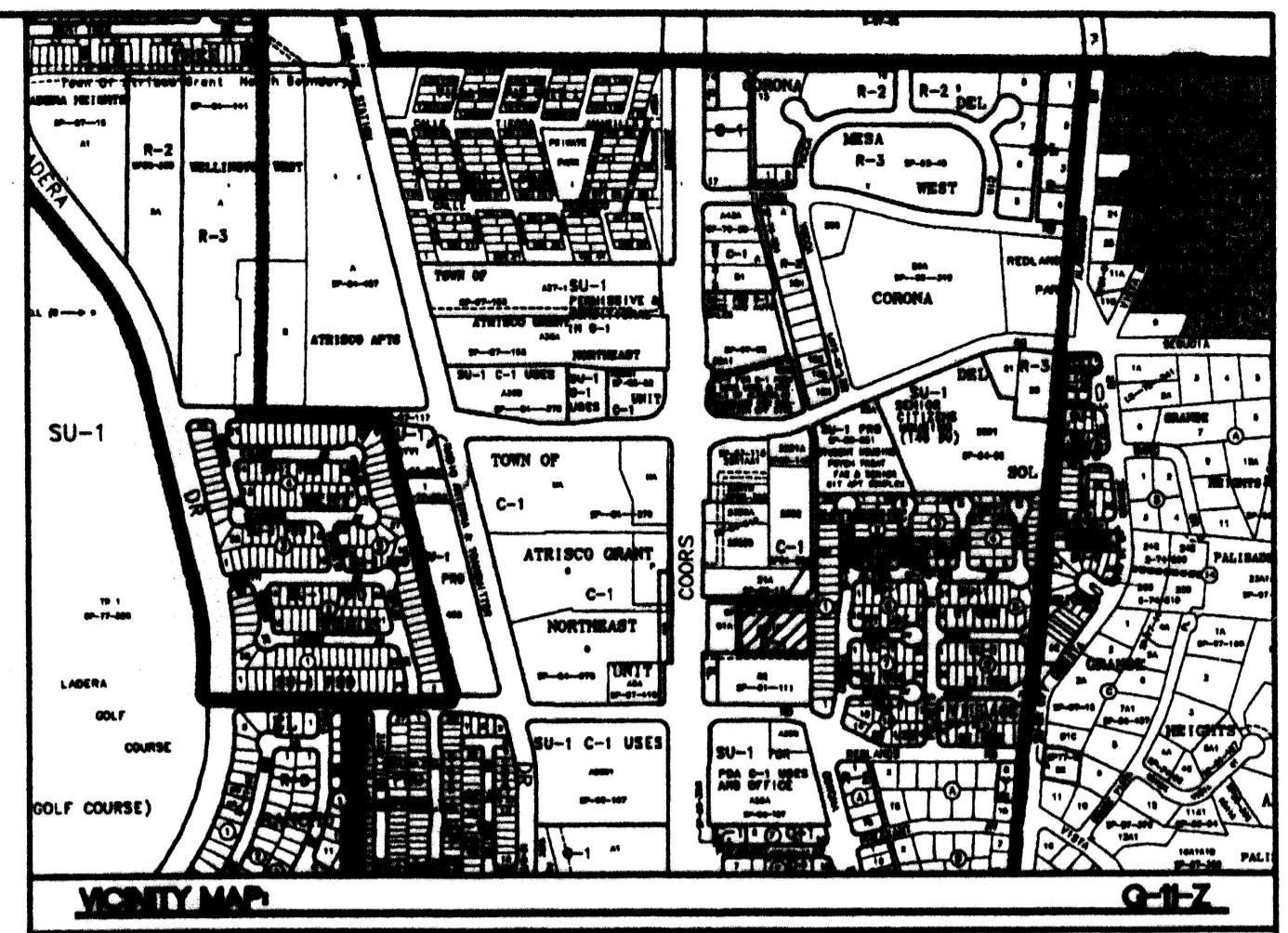


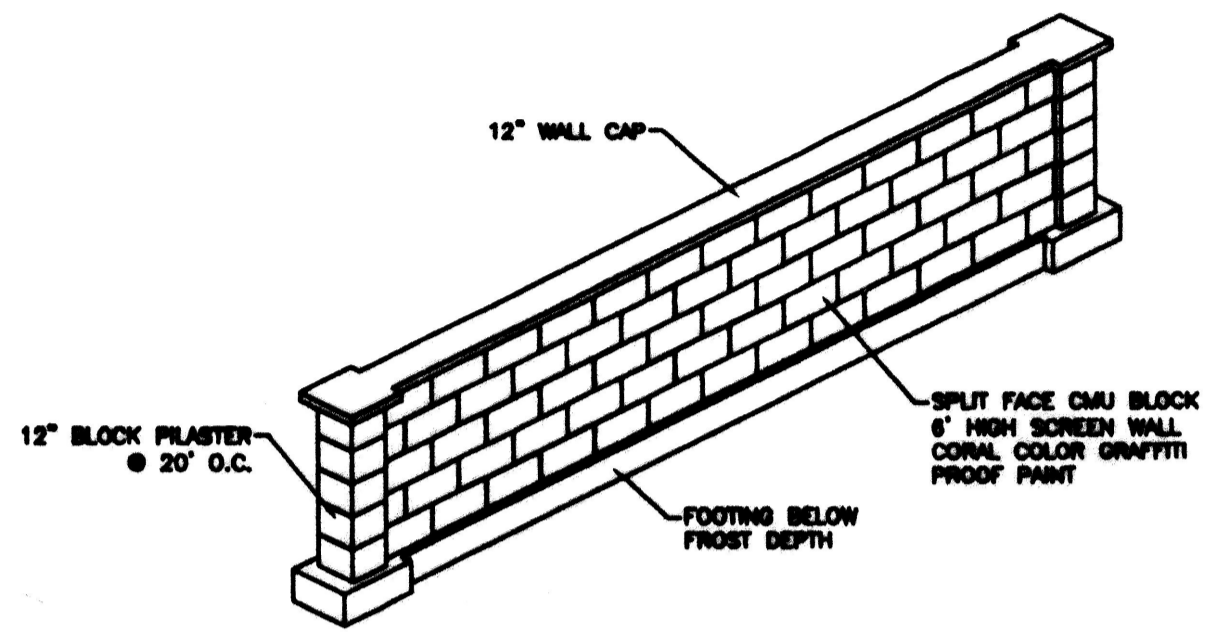
SITE DATA (TRACT C-1-B)

PROPOSED USAGE:	RESTAURANT
EXISTING ZONING:	C-1
PROPOSED ZONING:	SU-1 FOR C-1 WITH RESTAURANT FULL SERVICE LIQUOR
LOT AREA:	49,861 SF (1.1447 ACRE)
BUILDING AREA:	10,500 SF
PARKING PROVIDED:	68 SPACES
PARKING REQUIRED:	53 SPACES
PARKING REQUIRED W/35 SEAT PATIO:	65 SPACES
HC PARKING PROVIDED:	3 SPACES
HC PARKING REQUIRED:	6 SPACES
	2 SPACES VAN ACCESSIBLE

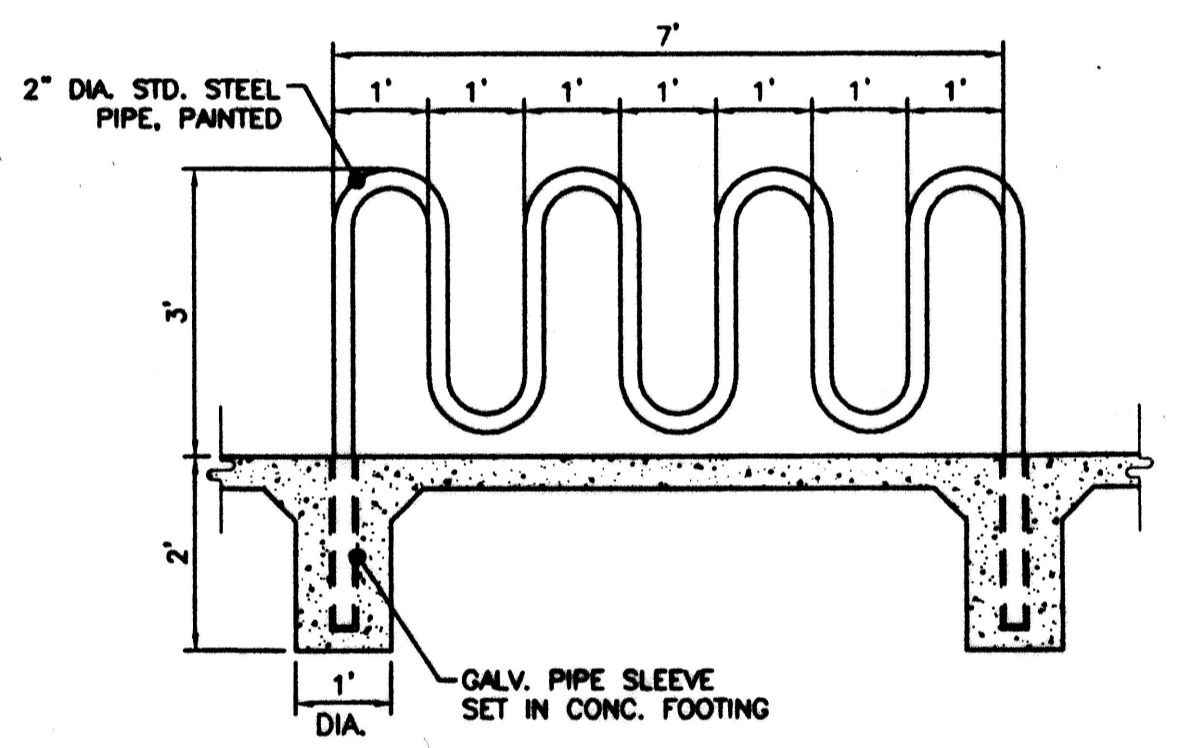


LEGAL DESCRIPTION
TRACT C-1-A, TRACT C-1-B, AND TRACT C-2 CORONADO PROFESSIONAL PLAZA

- NOTES**
- COMMON INGRESS/EGRESS, STORM DRAINAGE AND PEDESTRIAN ACCESS ACROSS TRACTS C-1-A, C-1-B, AND C-2 IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 - LIGHT FIXTURES SHALL BE A MAXIMUM OF 16 FEET WITH FULL CUT-OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
 - SIGNAGE SHALL BE CONSISTENT WITH COORS CORRIDOR PLAN AND ACCEPTABLE TO THE PLANNING DIRECTOR SHALL BE SHOWN PRIOR TO DRB SUBMITTAL. BUILDING MOUNTED SIGNAGE SHALL BE RESTRICTED TO A 2 FOOT TALL MAXIMUM LETTER, INDIVIDUAL CHANNEL OR NEON WITH A MAXIMUM OF 6% SIGNAGE AREA TO THE FACADE TO WHICH IT IS APPLIED. THERE SHALL BE NO SIGNAGE FACING ABUTTING RESIDENTIAL.
 - ALL ROOFTOP EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM NEARBY PROPERTIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - NO BACKLUT, PLASTIC OR VINYLE AWNINGS OR ILLUMINATED PLASTIC BAND SHALL BE PROVIDED.



SCREEN WALL DETAIL
NTS



BIKE RACK DETAIL
SCALE: 1/2"=1'

LEGEND

	EXISTING FENCE
	EXISTING CURB & GUTTER
	PROPOSED CURB
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	PROPOSED SCREEN WALL
	EXISTING TREES
	PROPOSED BIKE RACK
	PROPOSED LIGHT POLE

Project # 1000196 / 00450 0000 00141

CASE NUMBER Z- 00110 00000 00136

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

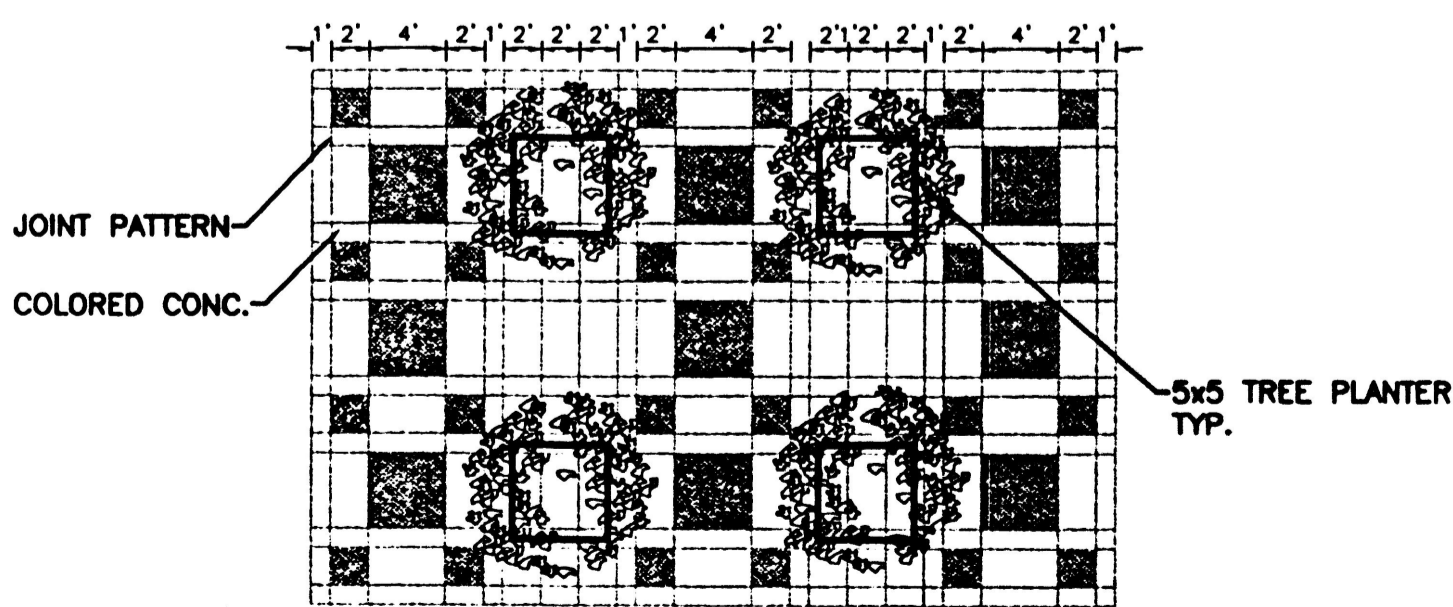
SITE DEVELOPMENT PLAN

<i>Michael D. Cook</i>	5-16-00
Traffic Engineer, Transportation Division	Date
<i>Shirley H. Stang</i>	5-23-00
Design and Development, EIP	Date
<i>Roger J. Green</i>	6-27-00
Public Works, Water Utilities Division	Date
<i>J. Green</i>	7-18-00
City Engineer, Engineering Division / AMAFCA	Date

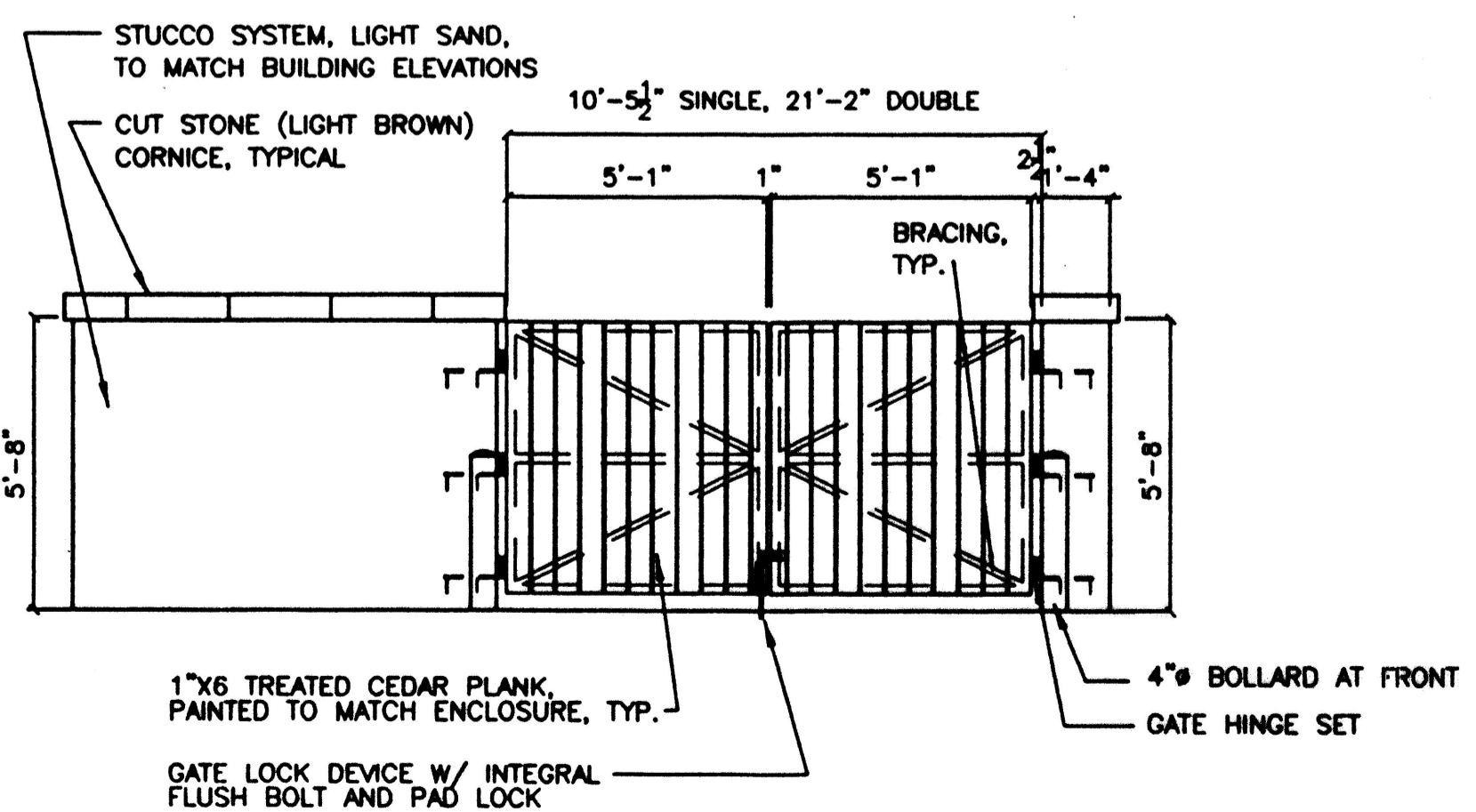
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

<i>[Signature]</i>	7/18/00
City Planner, Albuquerque / Bernalillo County Planning Division	Date
PLNZ (10706) 4/96	

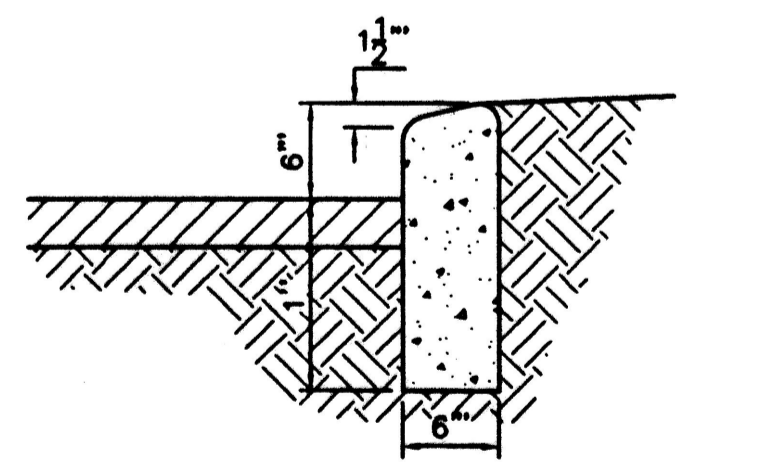
Solid Waste _____ Date _____



TYP. PATTERN CONC. PLAZA DETAIL
SCALE: 1"=10'

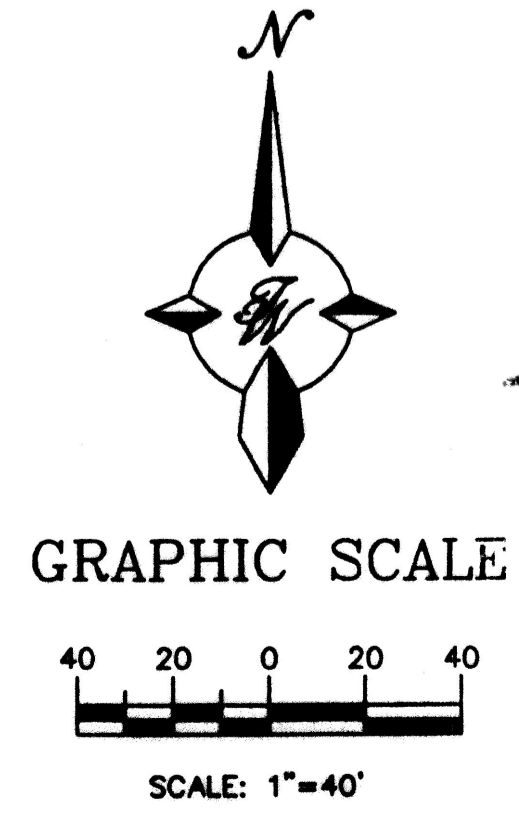


REFUSE ENCLOSURE ELEVATION
SCALE: 1"=10'

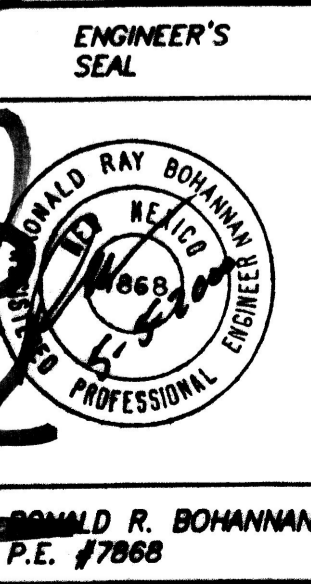


6" HEADER CURB DETAIL
1"=1'

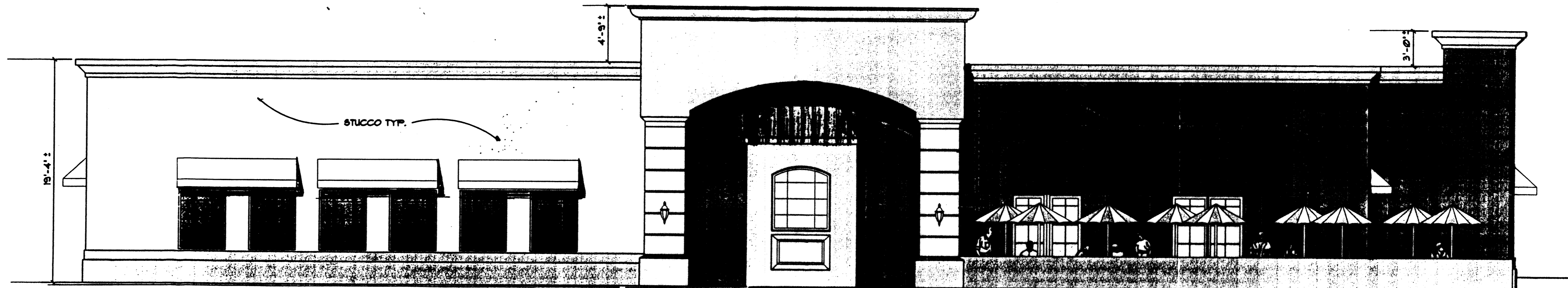
- SHEET INDEX**
- SITE PLAN
 - ELEVATIONS
 - LANDSCAPE PLAN
 - GRADING PLAN
 - MASTER UTILITY PLAN



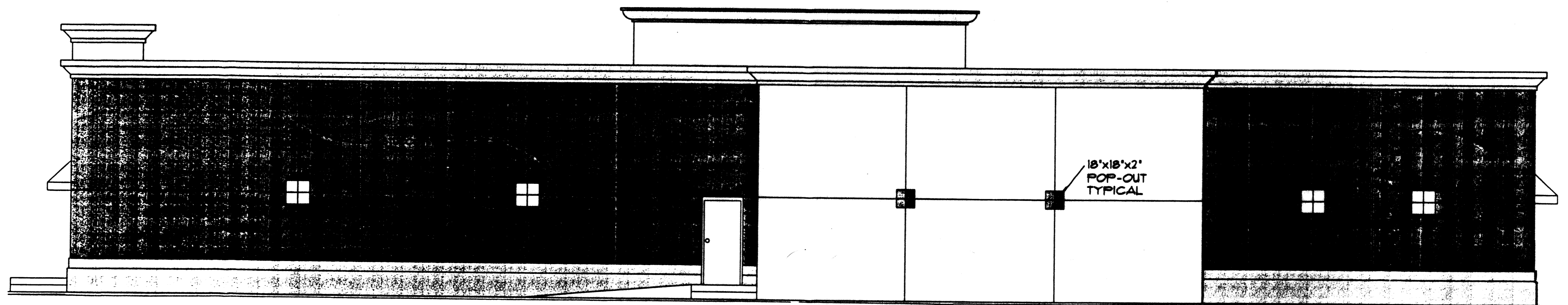
DRAS 1000196



CORONADO PROFESSIONAL PLAZA	DRAWN BY BDG
SITE PLAN	DATE 5-09-00
TIERRA WEST, LLC	2005SP1.DWG
8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1 of 4
JOHN R. BOHANNAN P.E. #7868	JOB # 200005



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



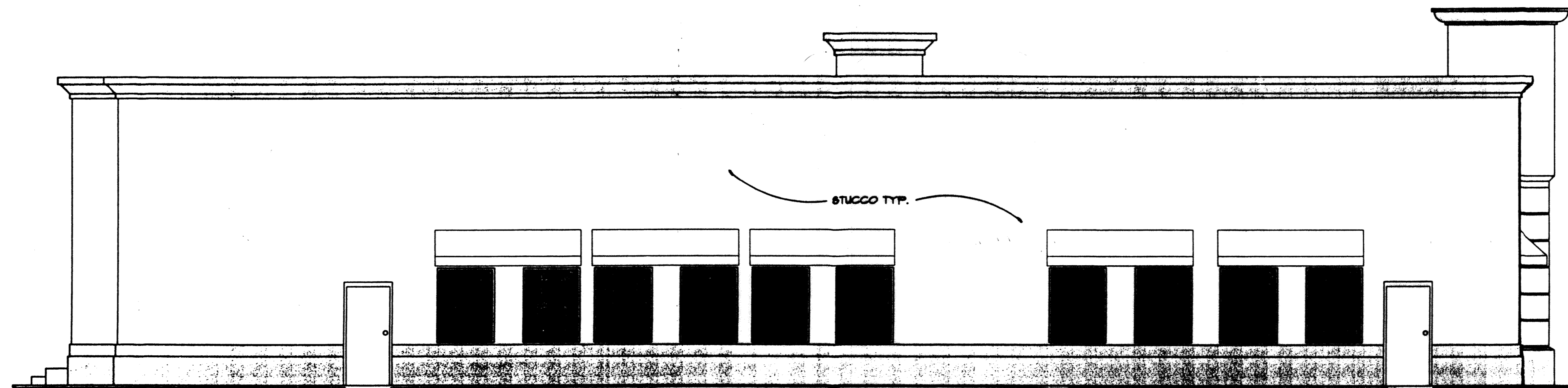
REAR ELEVATION
SCALE: 3/16" = 1'-0"

BY	REVISIONS

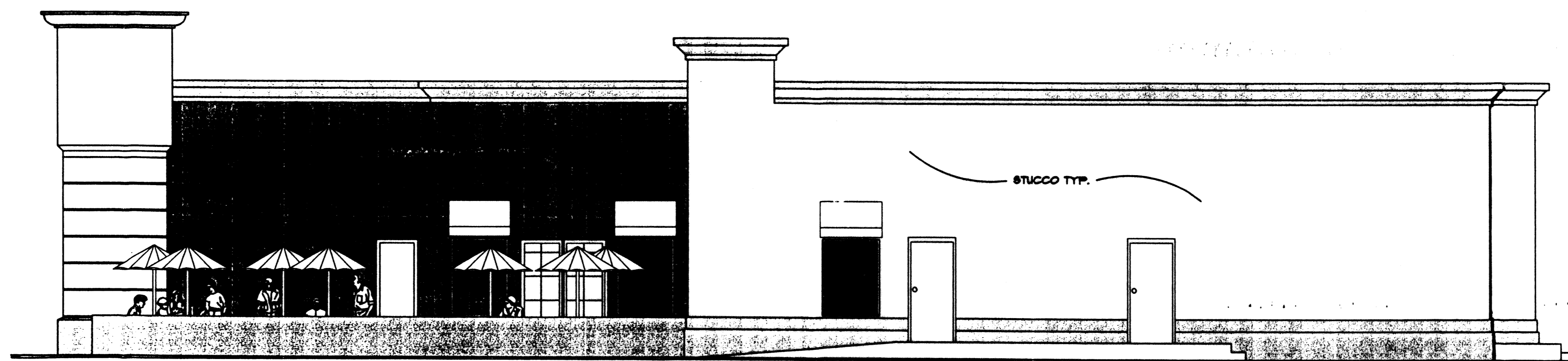
DRAWING TITLE :
ELEVATIONS
 PROJECT TITLE :
GIN MILL RESTAURANT

ROBERT C. PONTO
 architect
 (505)-890-0025
 9505 DENEEN NW, ALBUQUERQUE, NM 87114

DRAWN BY :
 TDE
 CHECKED BY :
 RCP
 DATE :
 5-9-00
 SCALE :
 3/16" = 1'-0"
 JOB NO. :
 SHEET :
 2 of 4
 OF SHEETS



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

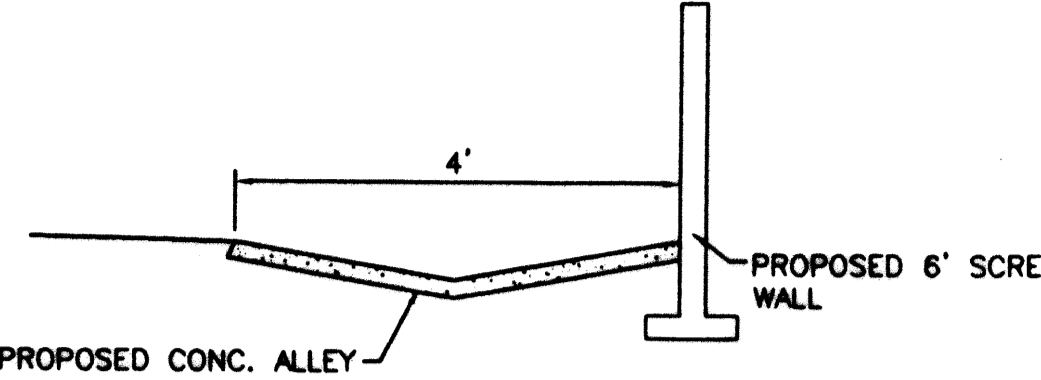
BY	REVISIONS

ROBERT C. PONTO
a r c h i t e c t
(505) 890-0025
9505 DENEN NW, ALBUQUERQUE, NM 87114

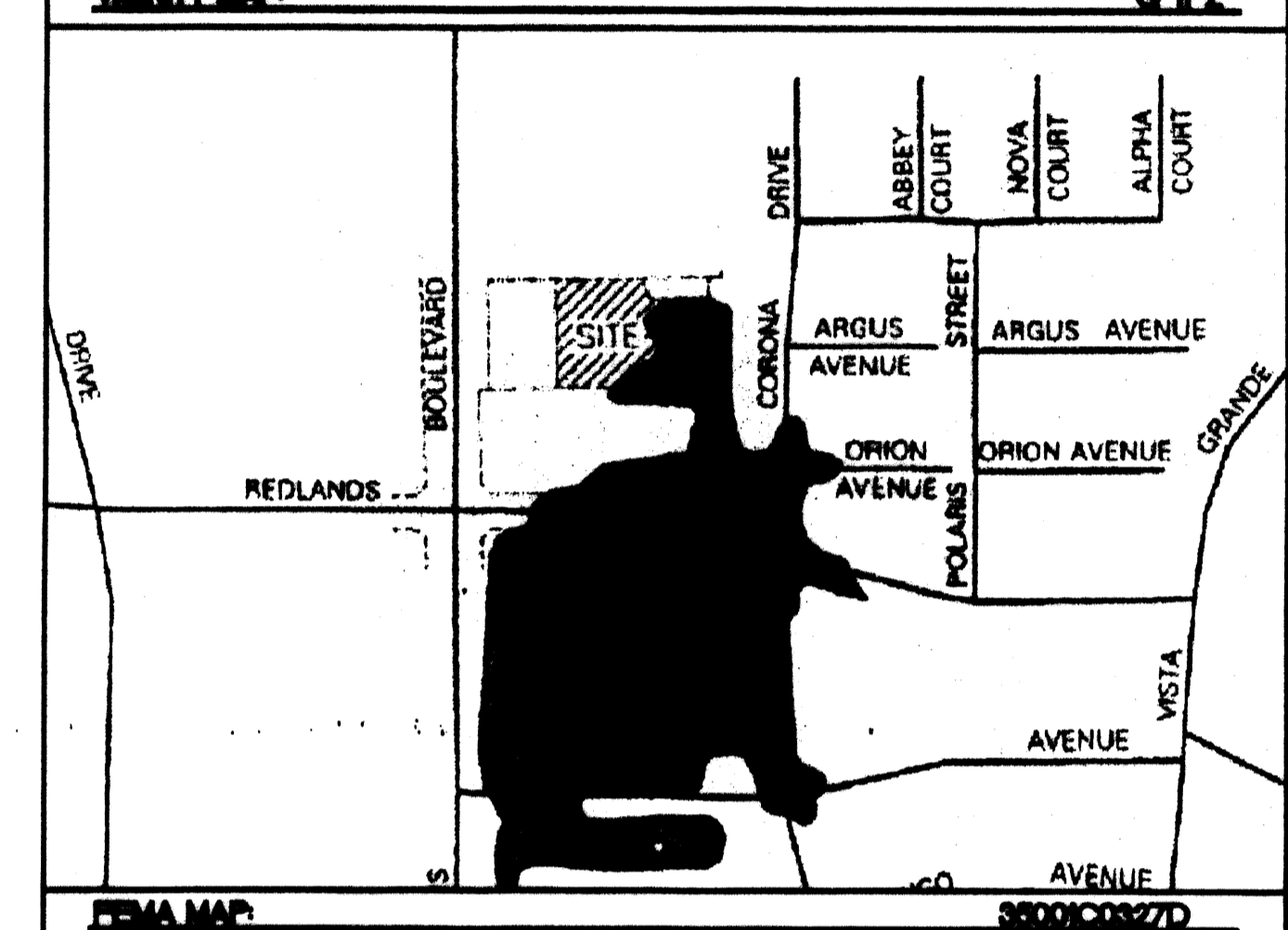
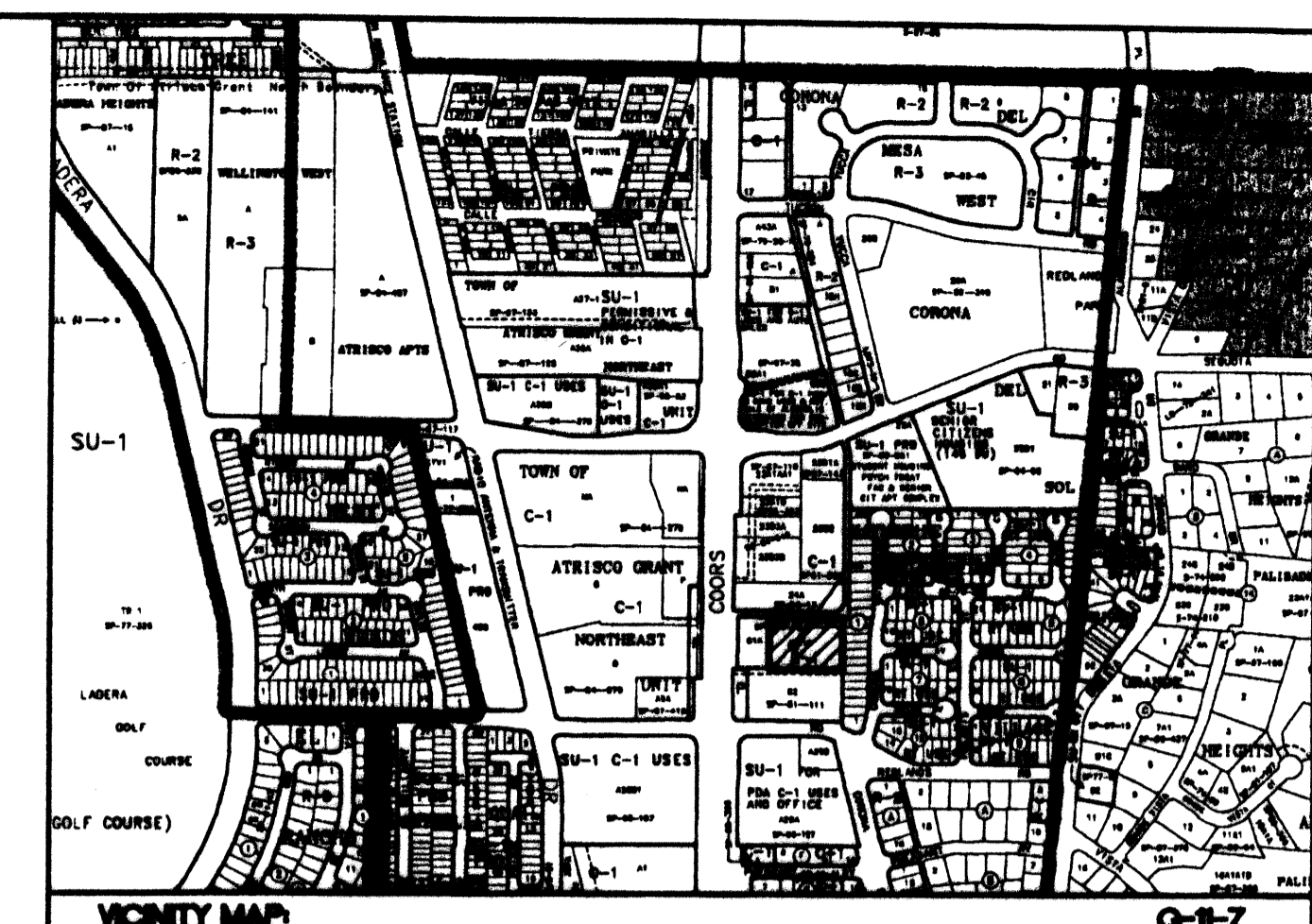
DRAWING TITLE:
ELEVATIONS
PROJECT TITLE:
GIN MILL RESTAURANT

DRAWN BY:
TDE
CHECKED BY:
RCP
DATE:
5-5-00
SCALE:
3/16" = 1'-0"
JOB NO.:
SHEET:
344
OF SHEETS

ACS MONUMENT "NM 448-N4A"
 NEW MEXICO STATE
 PLANE COORDINATES
 CENTRAL ZONE (NAD 1927)
 X=365,125.21
 Y=1,499,735.31
 EL.=5104.408
 GROUND TO GRID
 FACTOR=0.9996767
 DELTA ALPHA=-0'15"34"



SECTION A-A
 NTS



LEGAL DESCRIPTION
 TRACT C-1-A, TRACT C-1-B, AND TRACT C-2 CORONADO PROFESSIONAL PLAZA

- NOTES**
- COMMON INGRESS/EGRESS, STORM DRAINAGE AND PEDESTRIAN ACCESS ACROSS TRACTS C-1-A, C-1-B, AND C-2 IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 - ALL SPOT ELEVATIONS REPRESENT FLOWLINE UNLESS OTHERWISE NOTED.

LEGEND

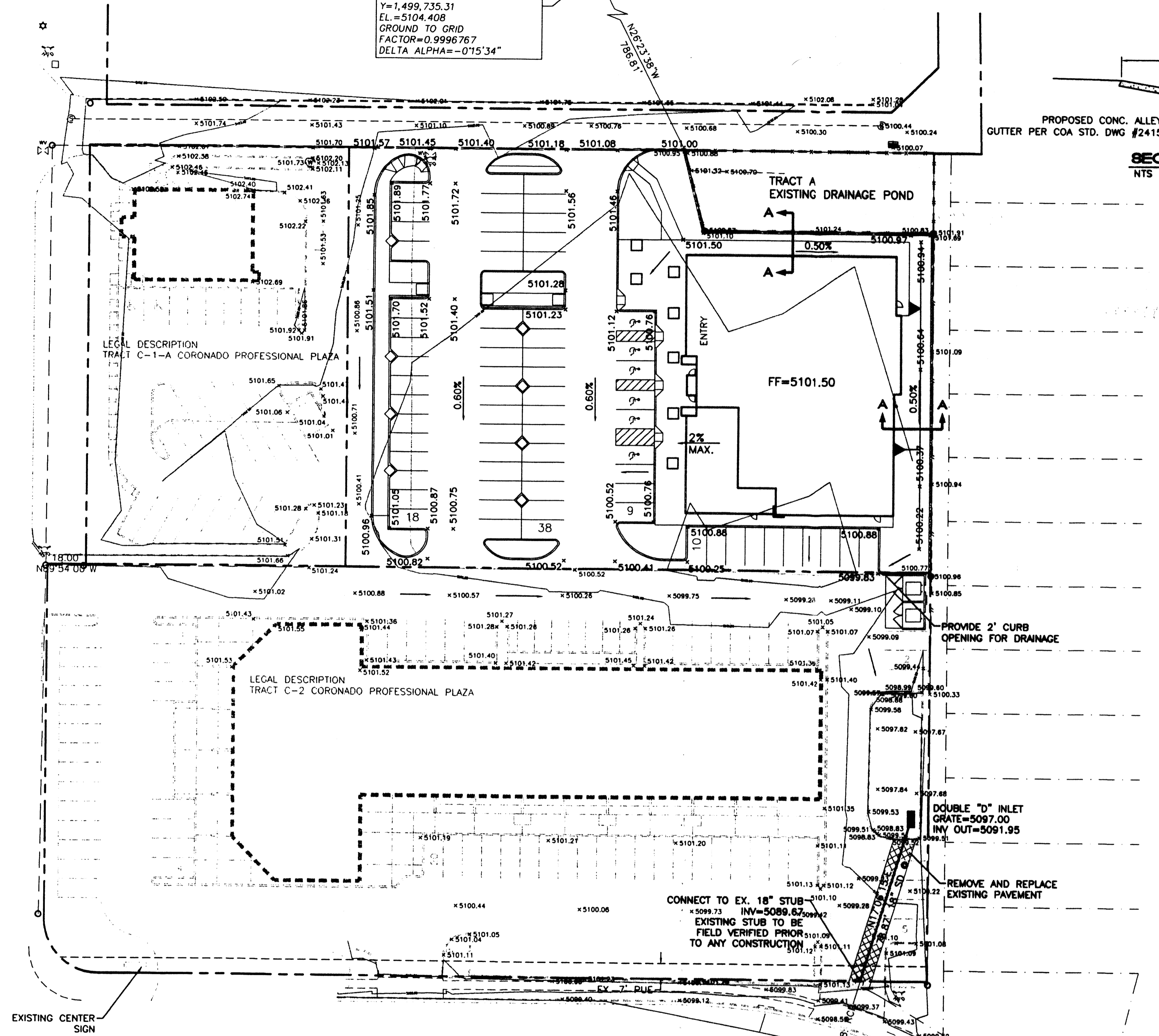
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK

ROUGH GRADING APPROVAL _____ DATE _____

 RONALD R. BOHANNAN P.E. #17868	CORONADO PROFESSIONAL PLAZA CONCEPTUAL GRADING AND DRAINAGE PLAN	DRAWN BY BDG DATE 5-09-00 2005GR1.DWG
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 4 JOB # 200003

COORS BLVD. S.W.

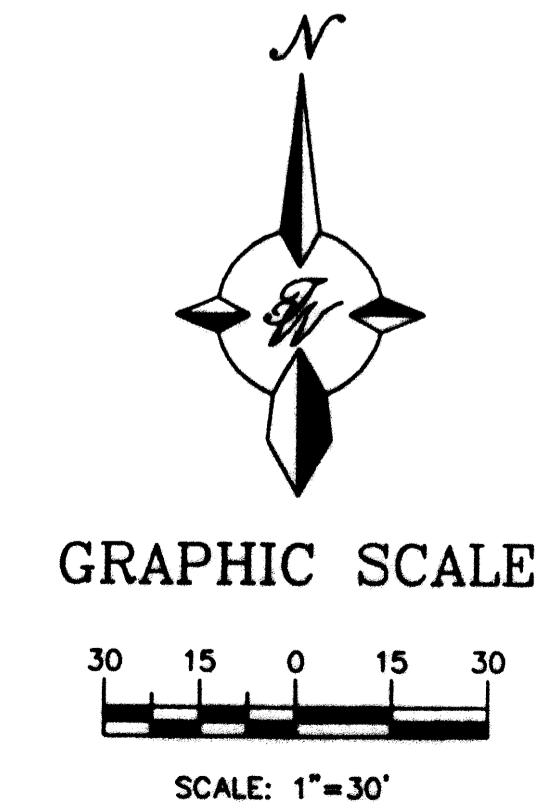
REDLANDS RD. S.W.

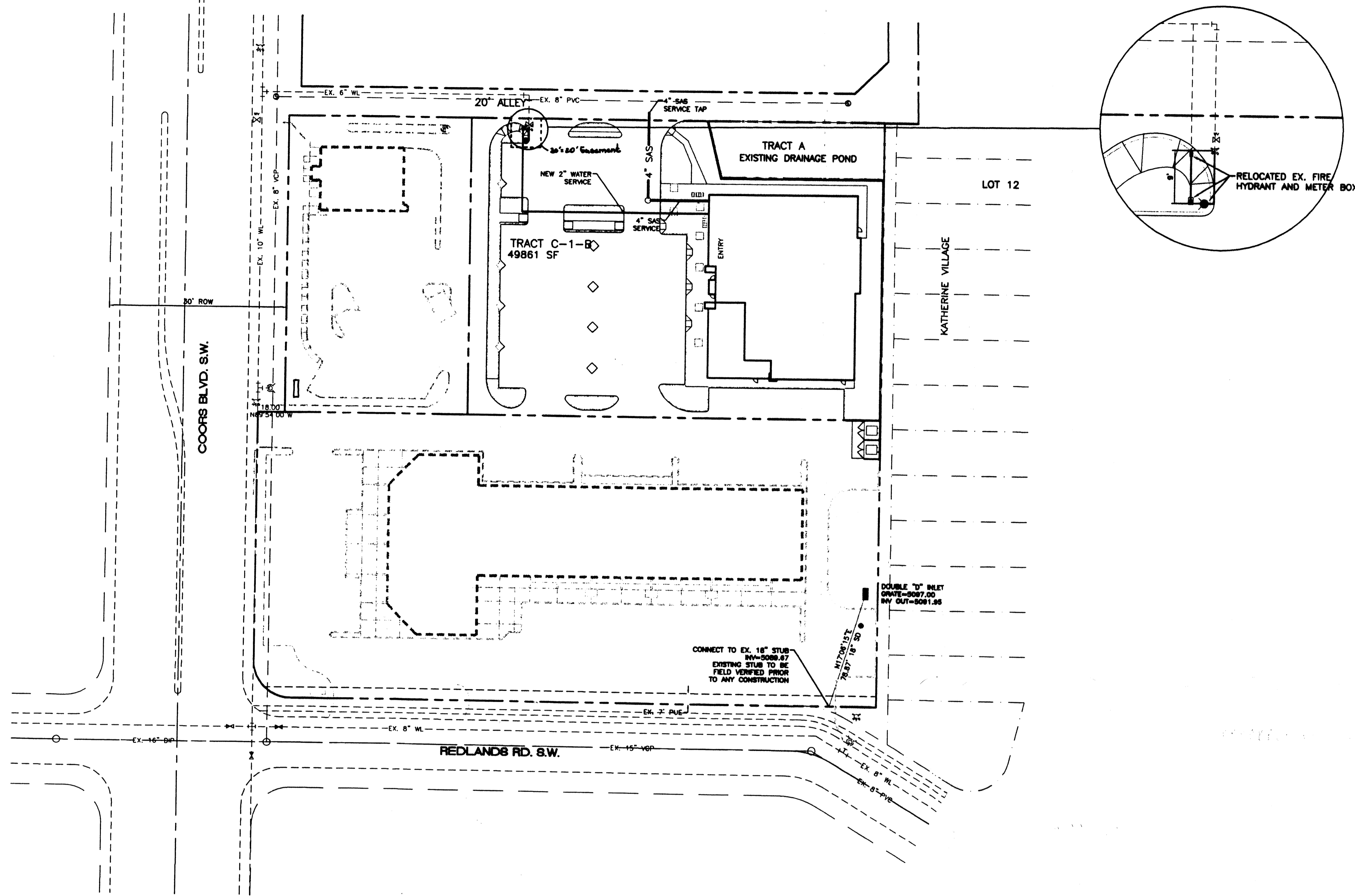


EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE

CAUTION:
 EXISTING UTILITIES ARE NOT SHOWN.
 IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



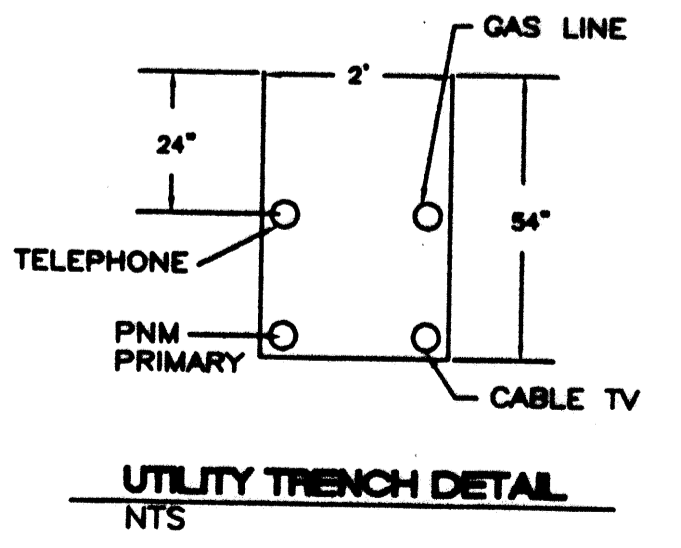


LEGEND

	EXISTING SD MANHOLE
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	PROPOSED CLEAN OUT
	PROPOSED DOUBLE CLEAN OUT
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED STORM SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATERLINE
	BOUNDARY LINE
	EASEMENT

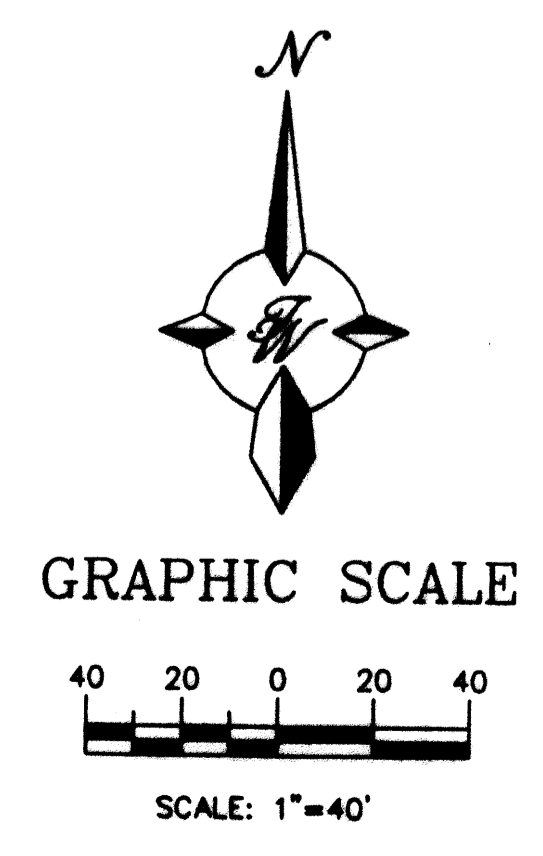
NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING



GENERAL NOTES

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.



CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

	CORONADO PROFESSIONAL PLAZA MASTER UTILITY PLAN	DRAWN BY BDC DATE 5-09-00 2005MU1.DWG
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 5 JOB # 200005