

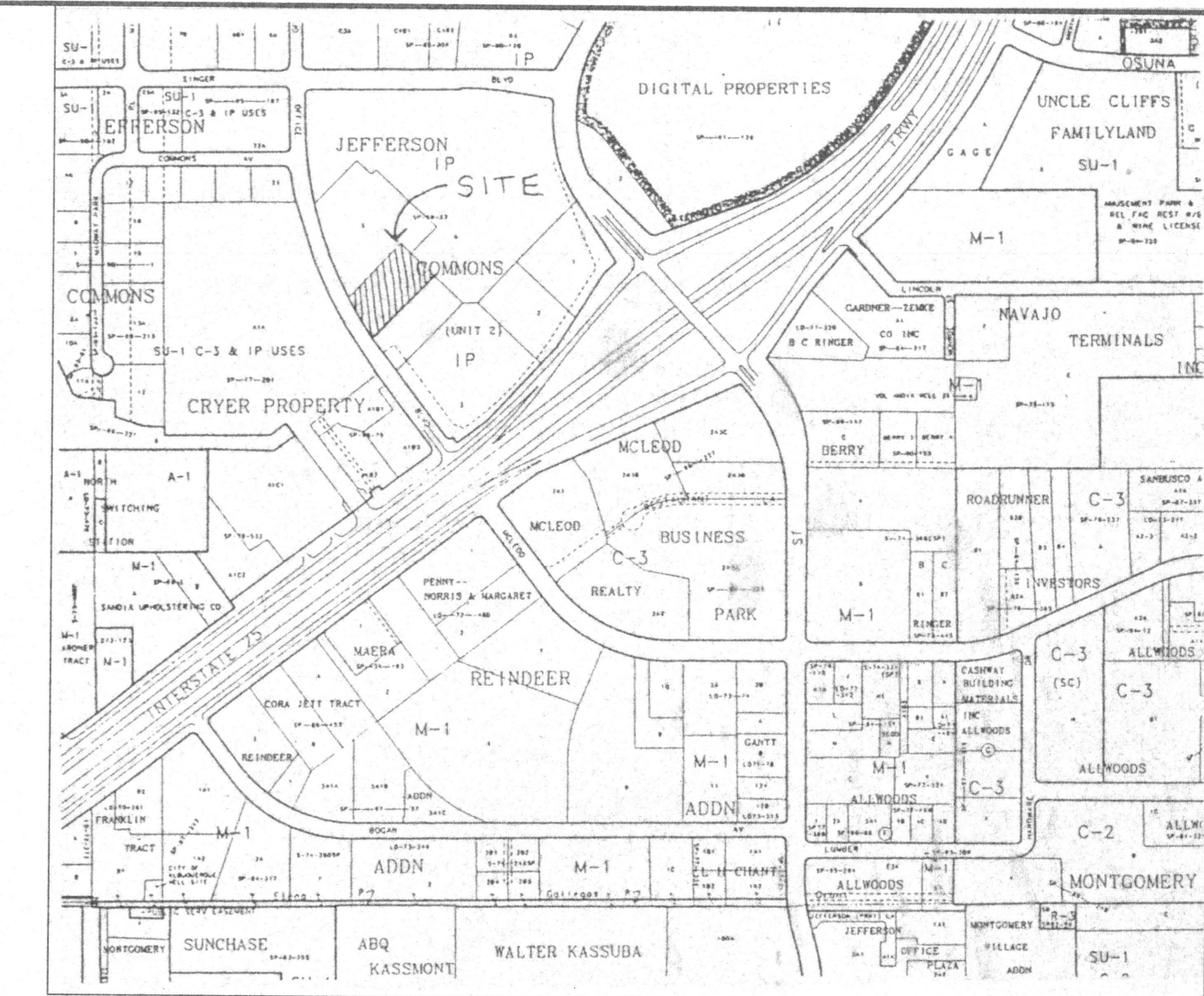
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

RED ROBIN RESTAURANT



JEFFERSON COMMONS II

ALBUQUERQUE, N.M.



VICINITY MAP
NOT TO SCALE

INDEX TO SHEETS:

SP-1	SITE PLAN
CU-1	UTILITY PLAN
LS-1	LANDSCAPE PLAN
CG-1	GRADING PLAN
EL-1	EXTERIOR ELEVATIONS
EL-2	EXTERIOR ELEVATIONS
FP-1	FLOOR PLAN
DT-1	PATIO ELEVATIONS AND PLANS
DT-2	TRASH ENCLOSURE ELEVATION AND PLANS

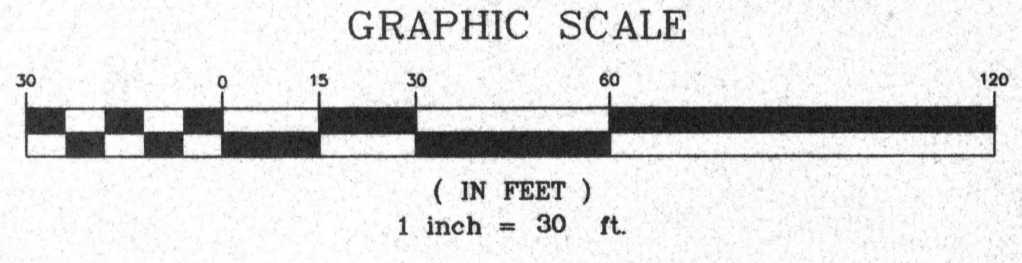
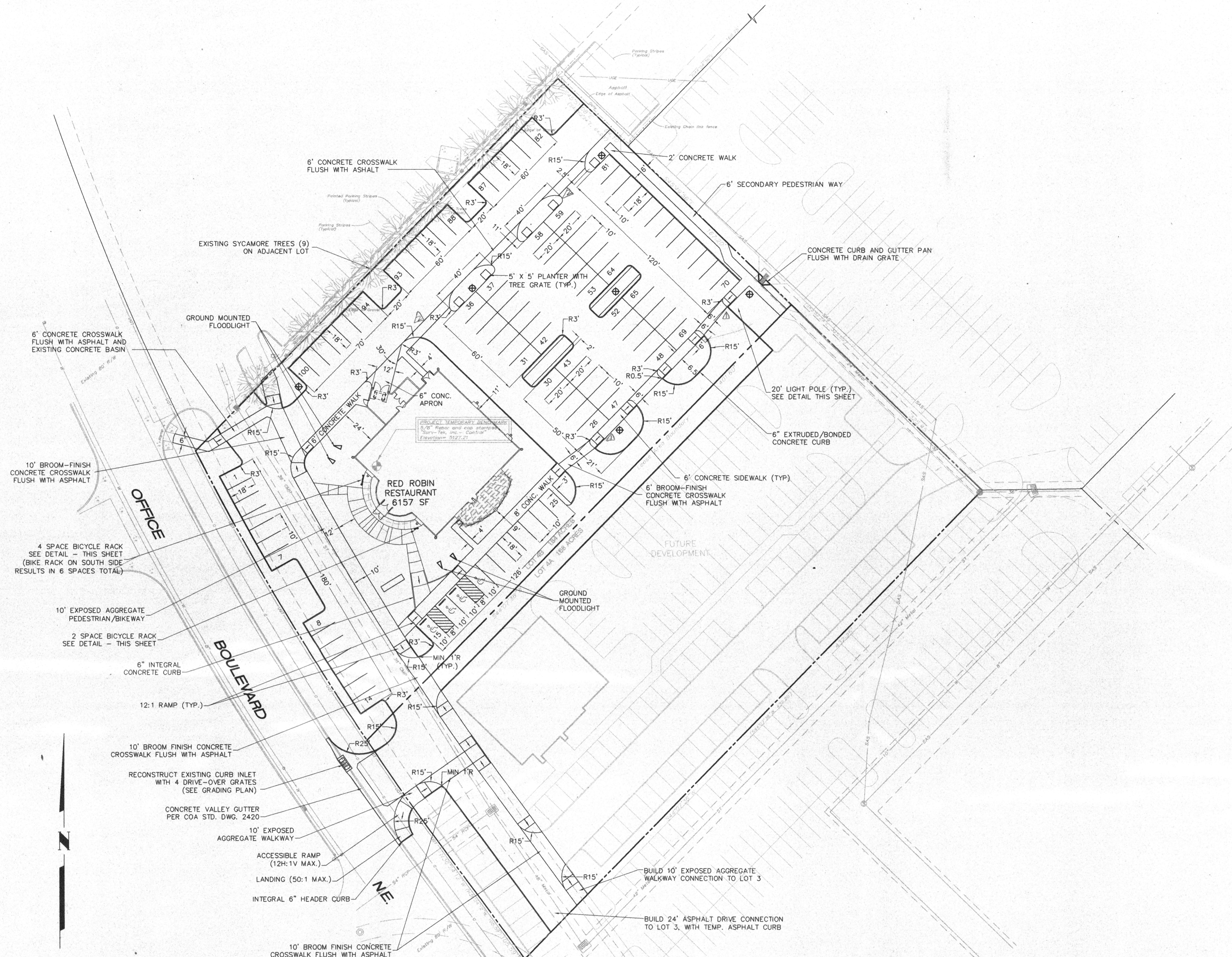


PROJECT NO. **EPC 00123-00000-00294**
Appl NO. **00450-00000-01525**
 DRB NO. **Project 1000 319**

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on **03.19.2000** and that the findings and conditions in the Official Notice; notification of Decision have been compiled with:

SITE DEVELOPMENT PLAN	
<i>Paul Dault</i>	12-06-00
Traffic Engineer, Transportation Division	Date
<i>William E. Candelaria</i>	12-6-00
Parks & Recreation Department	Date
<i>Regan A. Rusan</i>	12-6-00
Public Works, Water Utilities Division	Date
<i>James L. Mel</i>	12/6/00
City Engineer, Engineering Division / AMAFCA	Date
<i>Michael Crispin</i>	11-07-00
Solid Waste Department	Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	
<i>[Signature]</i>	12/15/00
City Planner, Albuquerque / Bernalillo County Planning Division	Date
PNZ (10706) 4/96	

PROJ 1000319

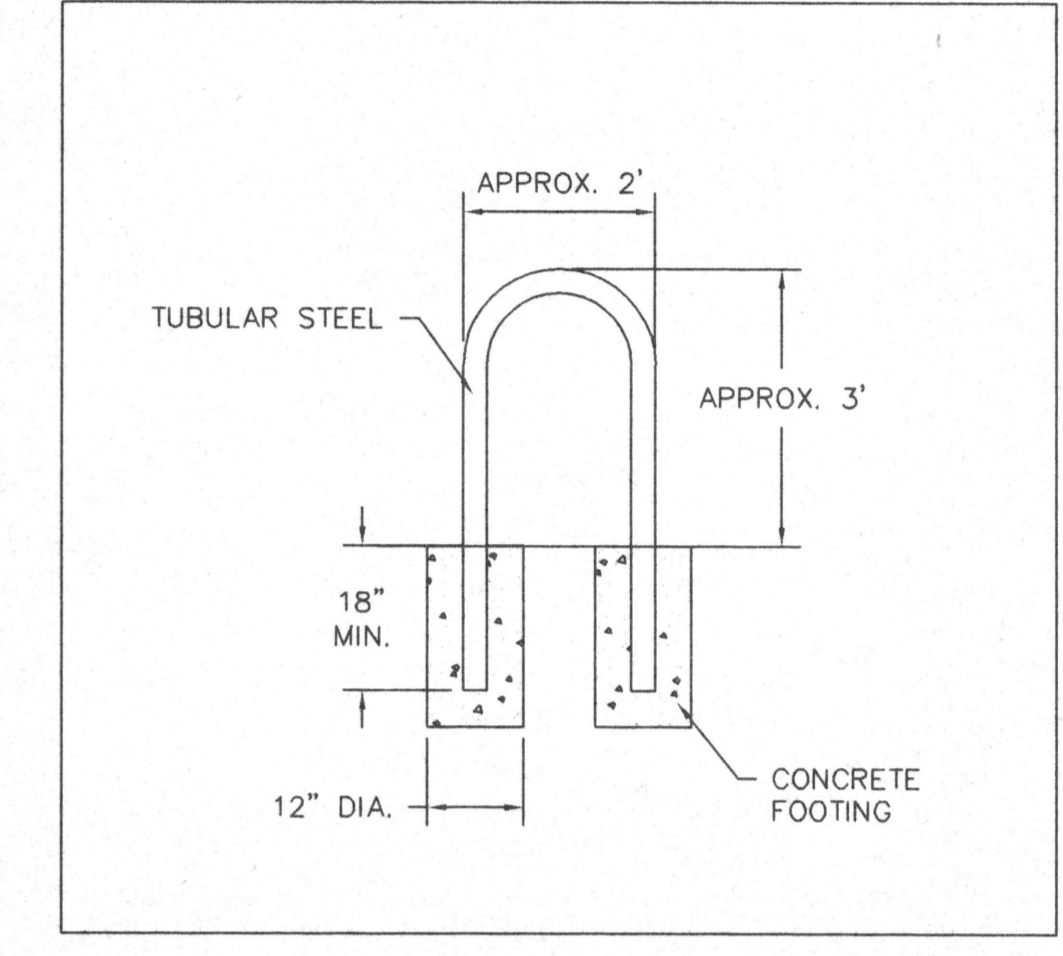


SITE DATA

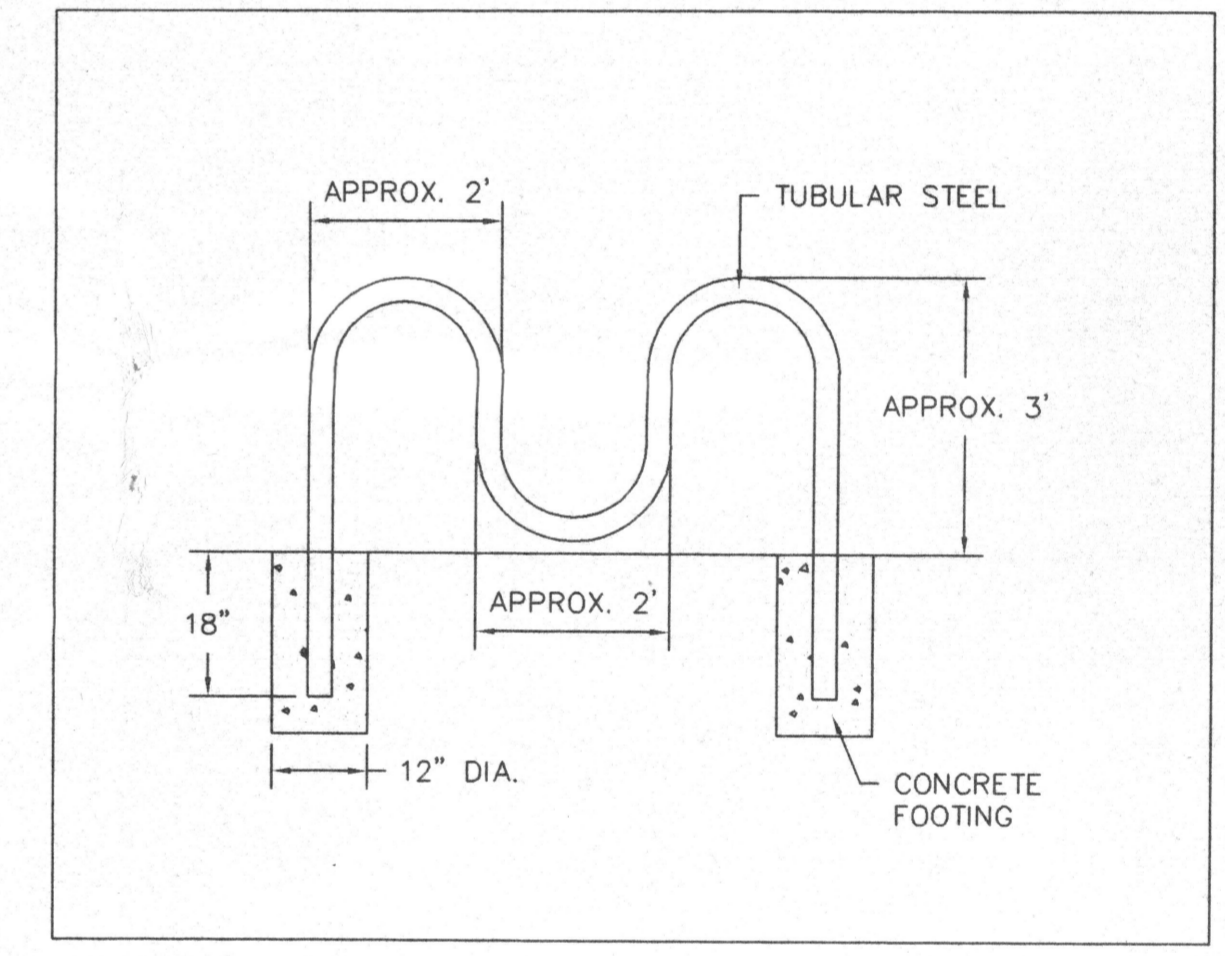
LEGAL: Westerly portion of Lot 4, Jefferson Commons; Plott Recorded Jan. 26, 1998, Vol. 98C, Folio 22.
 ZONING: IP
 PROPOSED USE: Restaurant
 CONSTRUCTION TYPE: V-N Sprinklered
 OCCUPANCY: A-3
 SEATING: Inside: 205
 Deck: 48
 Total: 253
 SITE AREA: 80,150.45F (1.84 acres)
 DEVELOPED AREAS: Building: 6,157sf
 Deck: 980sf
 PARKING: 100 Provided (4 Accessible)
 REQUIRED PARKING: 63 Spaces
 BICYCLE SPACES: 6 Provided
 (1 per 20 parking spaces required)

NOTES:

Pole-Mounted Lights to be 1000 foot-Lamberts Max.
 Cutoff Luminares.
 Lens shall not project below light shield.

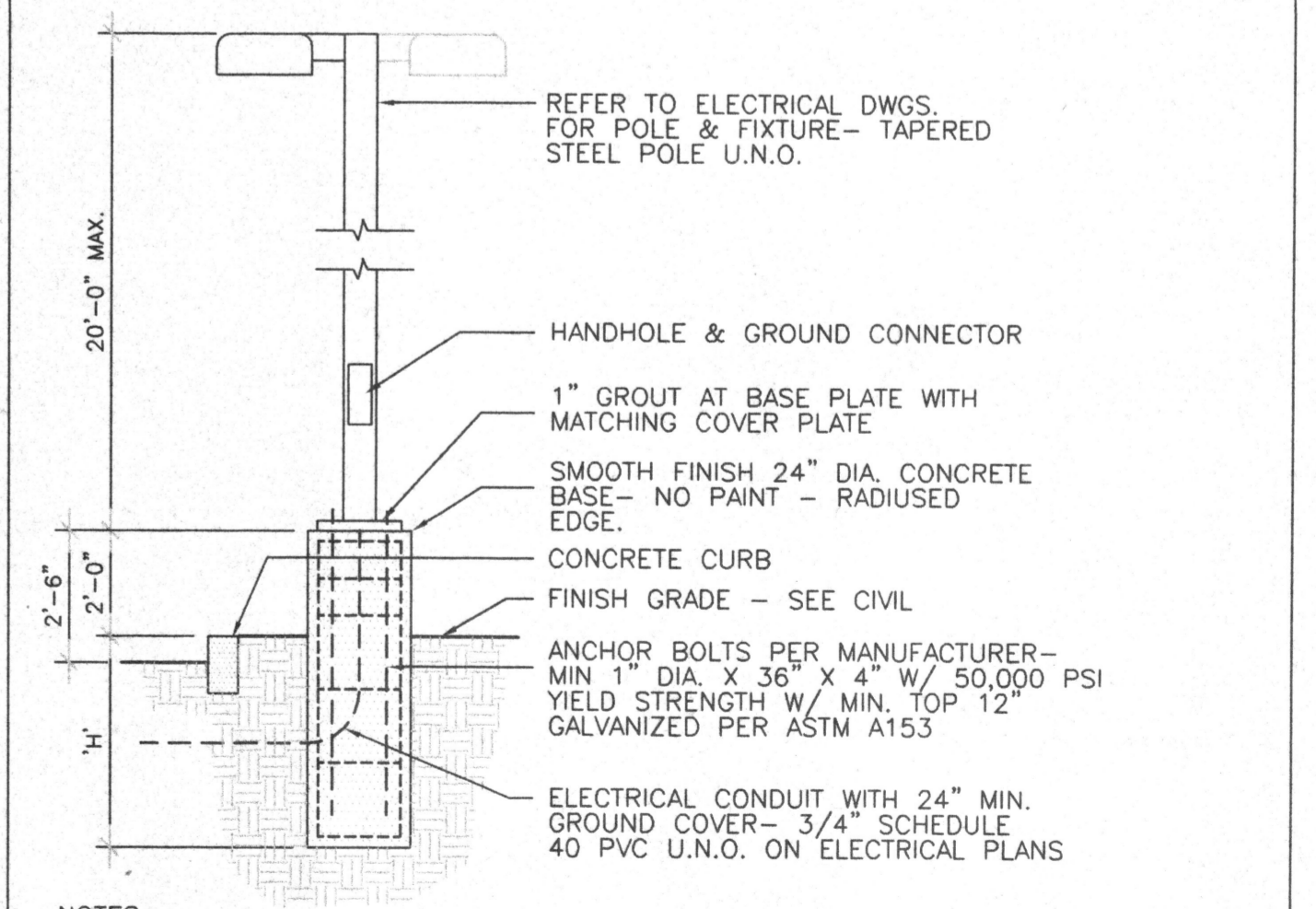


2 SPACE BICYCLE RACK DETAIL
N.T.S.



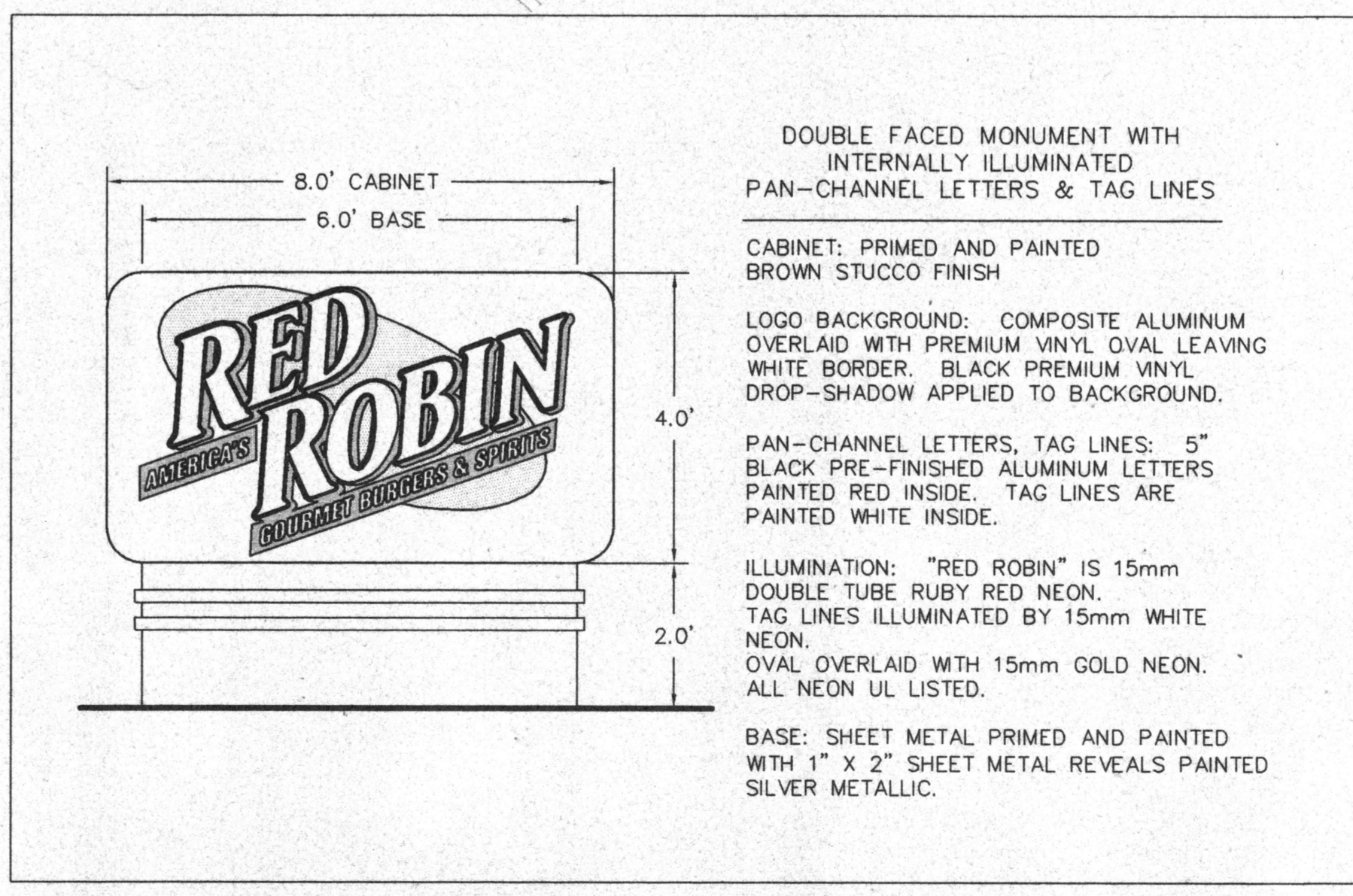
4 SPACE BICYCLE RACK DETAIL
N.T.S.

HEIGHT OF POLE ABOVE BASE	'H' WHERE CONCRETE PAVING OCCURS AT BASE	'H' WHERE AC PAVING OR LANDSCAPE OCCURS AT BASE
25'	5'-0"	6'-0"
20'	4'-6"	5'-6"
16'	4'-0"	5'-6"
14'	4'-0"	5'-0"
10'	4'-0"	4'-6"



NOTES:
 1. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
 2. SEE SITE PLAN FOR LOCATIONS.
 3. SEE STRUCTURAL DRAWINGS FOR REINFORCING. PROVIDE 4-#5 BARS VERTICAL AND #3 HORIZ. TIES @ 12" O.C. GROUP 3 - #3 HORIZ. TIES @ 3" O.C. @ TOP OF CAGE. PROVIDE MIN. 3" CONC. COVER FOR ALL STEEL.

LIGHTING DETAIL
N.T.S.

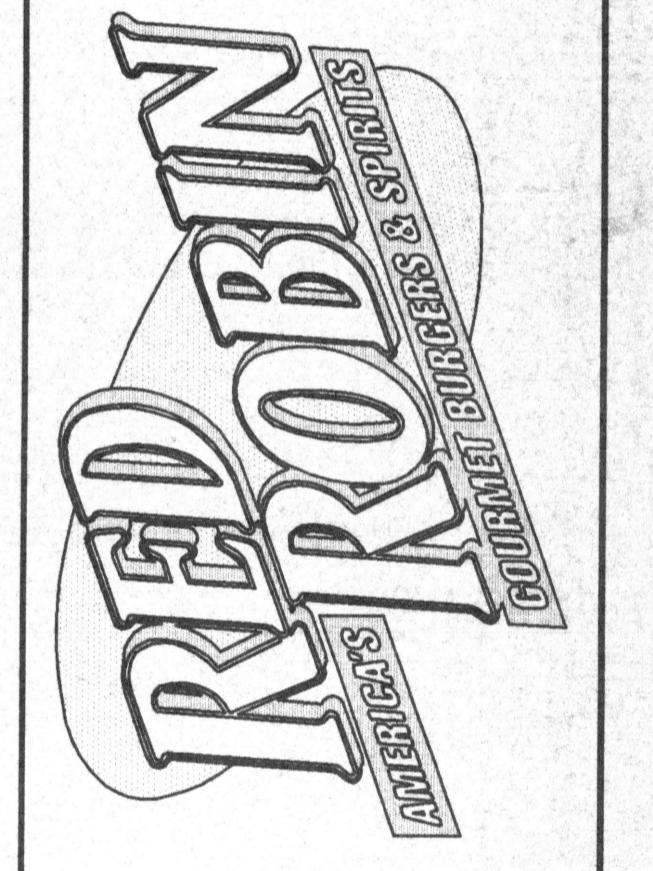


MONUMENT SIGN DETAIL
N.T.S.

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NO.	DATE	REVISIONS	BY	CHKD
1	10/26/2000	ISSUE	SP-1	
2				
3				

RTI JOB NO. 00-060
 SHEET NO. SP-1
 DATE: 10/26/2000



JEFFERSON COMMONS
 ALBUQUERQUE, NEW MEXICO
 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DRAWN BY	DATE
CHECKED BY	DATE
ISSUE DATE	JOB NUMBER
10/26/2000	99124

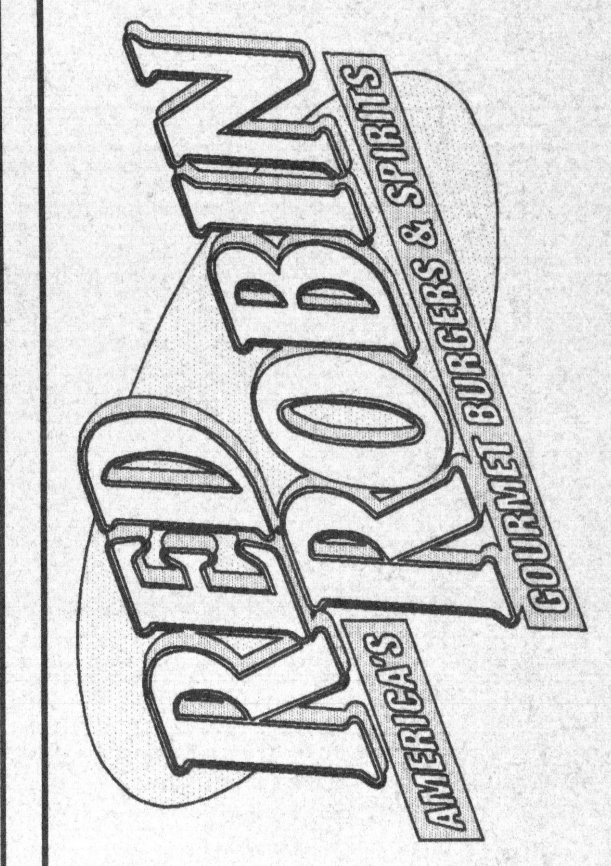
SP-1

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NO.	DATE	REVISIONS	BY	CHKD

RTI JOB NO. 00-060
SHEET NO.

DESIGNED BY: DRAWN BY: CHECKED BY: DATE: 11/22/2000



JEFFERSON COMMONS
ALBUQUERQUE, NEW MEXICO

UTILITY PLAN

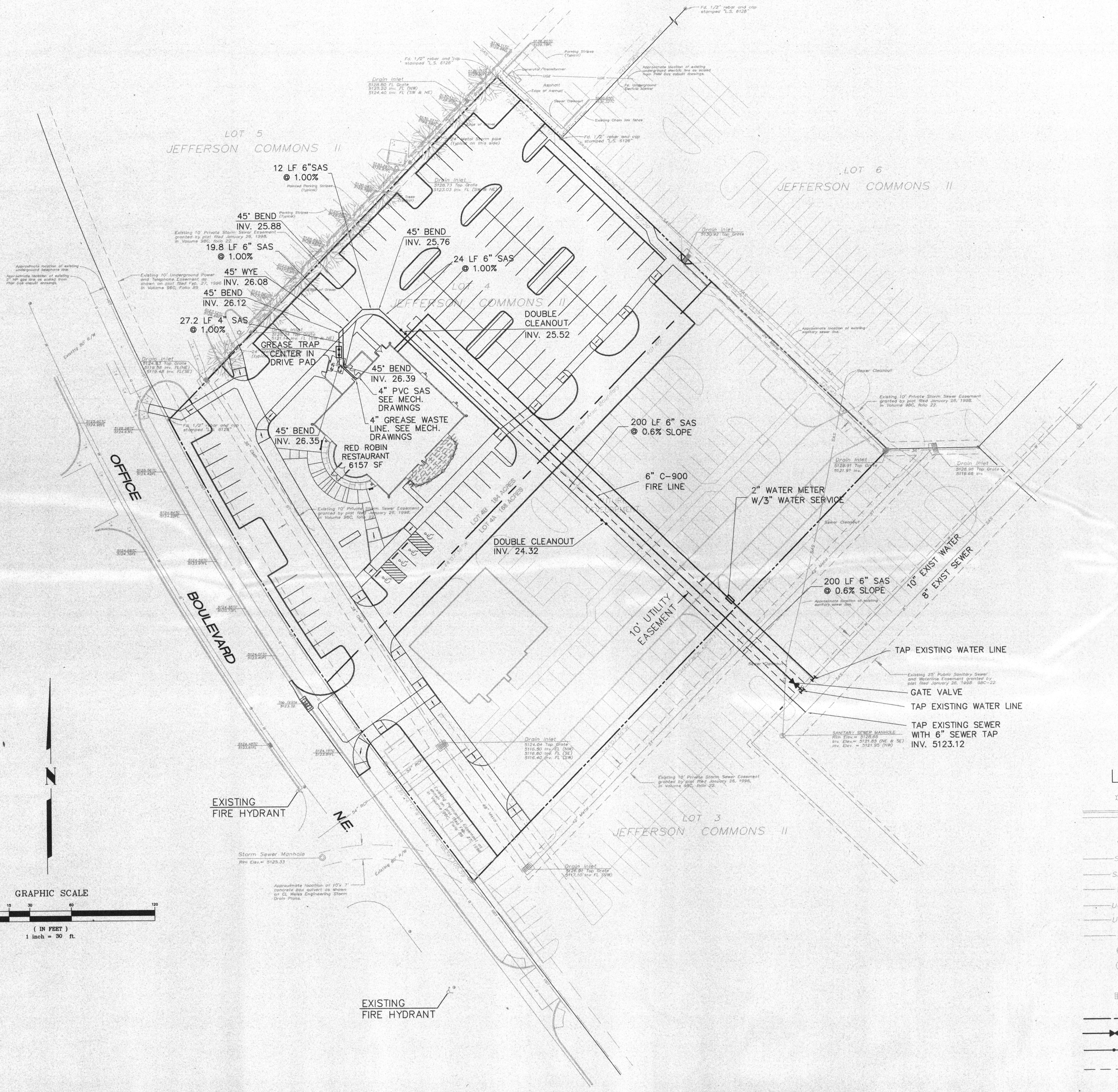
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CHECKED BY: DATE:

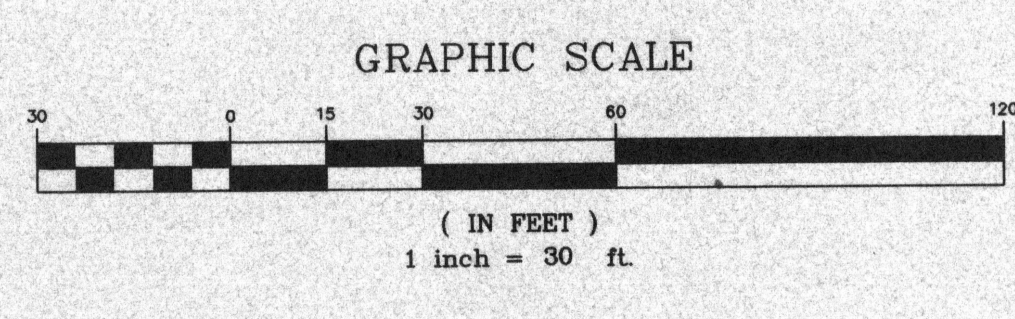
ISSUE DATE: 11/22/2000 JOB NUMBER: 99124

DRAWING NO.

CU-1



- LEGEND**
- Light Pole
 - Curb & Gutter
 - Concrete Area
 - Existing Storm Sewer
 - Existing Sanitary Sewer
 - Water Line
 - Under Ground Telephone Line
 - Under Ground Electric Line
 - Gas Line
 - Storm Sewer Man Hole
 - Sanitary Sewer Man Hole
 - Clean Out
 - Drain Inlet
 - BOUNDARY LINE
 - PROPOSED WATER LINE W/VALVE
 - PROPOSED SEWER LINE W/CLEAN OUT
 - PROPOSED UTILITY EASEMENT LINE



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LANDSCAPE NOTES

SITE AREA: 80,150.4 SF (1.84 ACRES)
 BUILDING AREA: (6,157SF)
 PATIO: (980SF)
 DUMPSTER ENCLOSURE: (390SF)
 NET LOT: 72,623.4SF

LANDSCAPE AREA REQUIRED (15% OF 72,623.4SF): 10,893.5SF
 LANDSCAPE AREA PROVIDED (37.9% OF 72,623.4SF): 27,497.1SF

HIGH WATER TURF AREA ALLOWED (20% OF 27,497.1SF): 5,499.4SF
 HIGH WATER TURF AREA PROVIDED (14.2% OF 27,497.1SF): 3,892.0SF

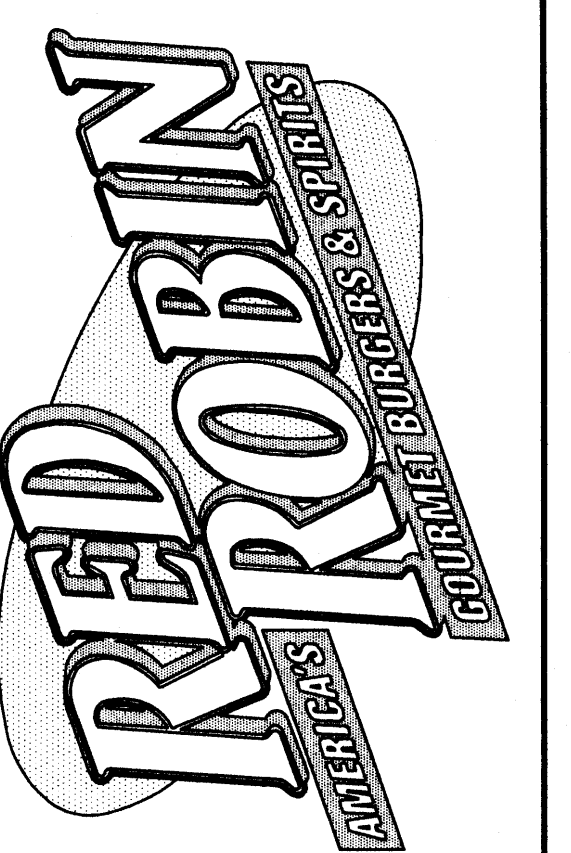
- IRRIGATION SYSTEM TO BE DRIP FOR ALL SHRUBS, TREES AND GROUND COVER AREAS; SPRAY IRRIGATION FOR TURF AREAS TO USE 4" POP-UP ADJUSTABLE SPRINKLER HEADS, INSTALLED A MINIMUM OF 12" FROM ANY IMPERVIOUS SURFACE.
- WATER SHALL BE APPLIED TO LANDSCAPE IN SUCH A MANNER AS TO MINIMIZE WATER WASTE THROUGH EVAPOTRANSPIRATION AND OVERSPRAY ONTO IMPERVIOUS SURFACES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE UNTIL ACCEPTANCE BY OWNER. THEREAFTER LANDSCAPE SHALL BE MAINTAINED BY OWNER OR ASSIGNEES.

REVISIONS

NO.	DATE	REVISIONS	BY	CHKD
1		Final Material Lists per Staff Comments		
2		Update Material Flaming Changes per Approved Water & Drain		

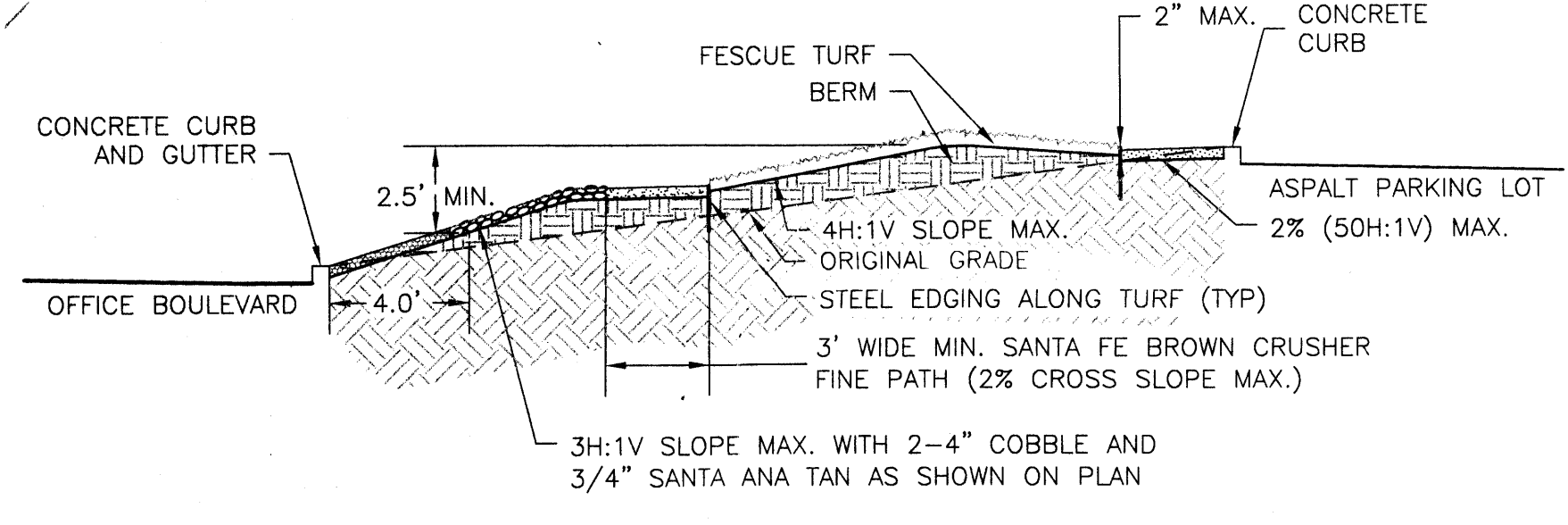
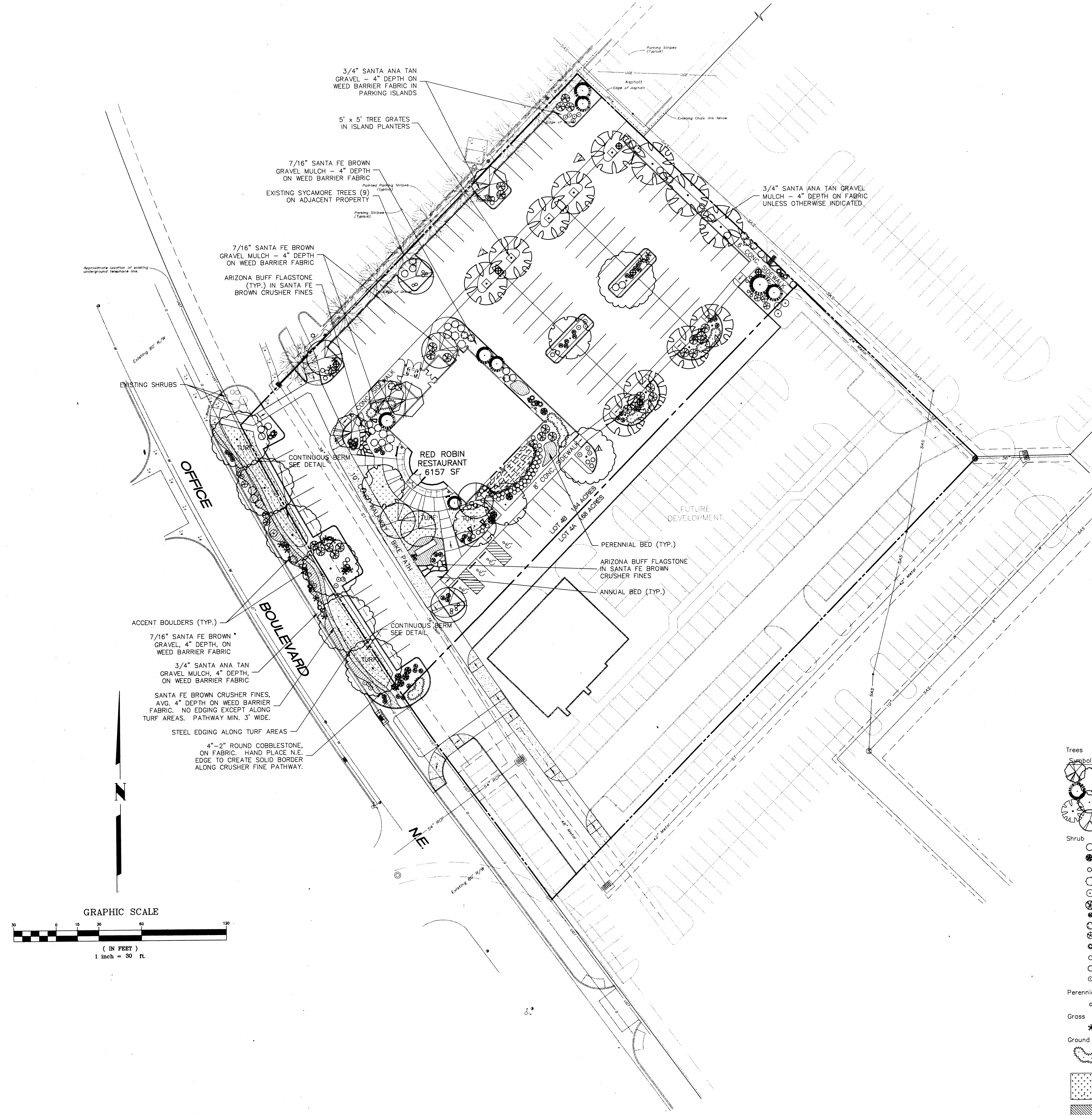
RTI JOB NO. 00-060
 SHEET NO. LS-1
 DESIGNED BY: CVO | DRAWN BY: CVO | CHECKED BY: RMD | DATE: 12/6/2000

RE-Source Technology Inc.
 Civil Engineering 702 S. B. Boulevard, Suite 200
 Environmental Planning 1000 S. B. Boulevard, Suite 200
 Landscape Architecture 1000 S. B. Boulevard, Suite 200
 Albuquerque, NM 87102-2720



JEFFERSON COMMONS
 ALBUQUERQUE, NEW MEXICO
 LANDSCAPE PLAN

ISSA DATE: 12/6/2000
 JOB NUMBER: 99124
 DRAWING NO.: LS-1



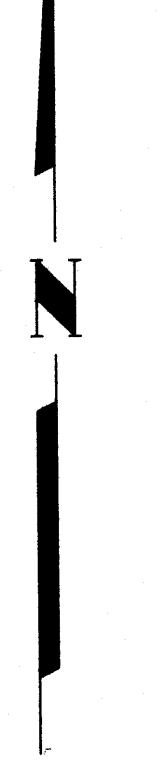
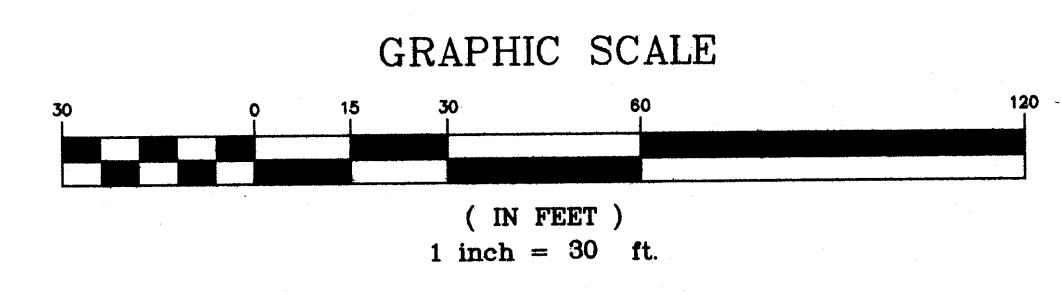
BERM DETAIL

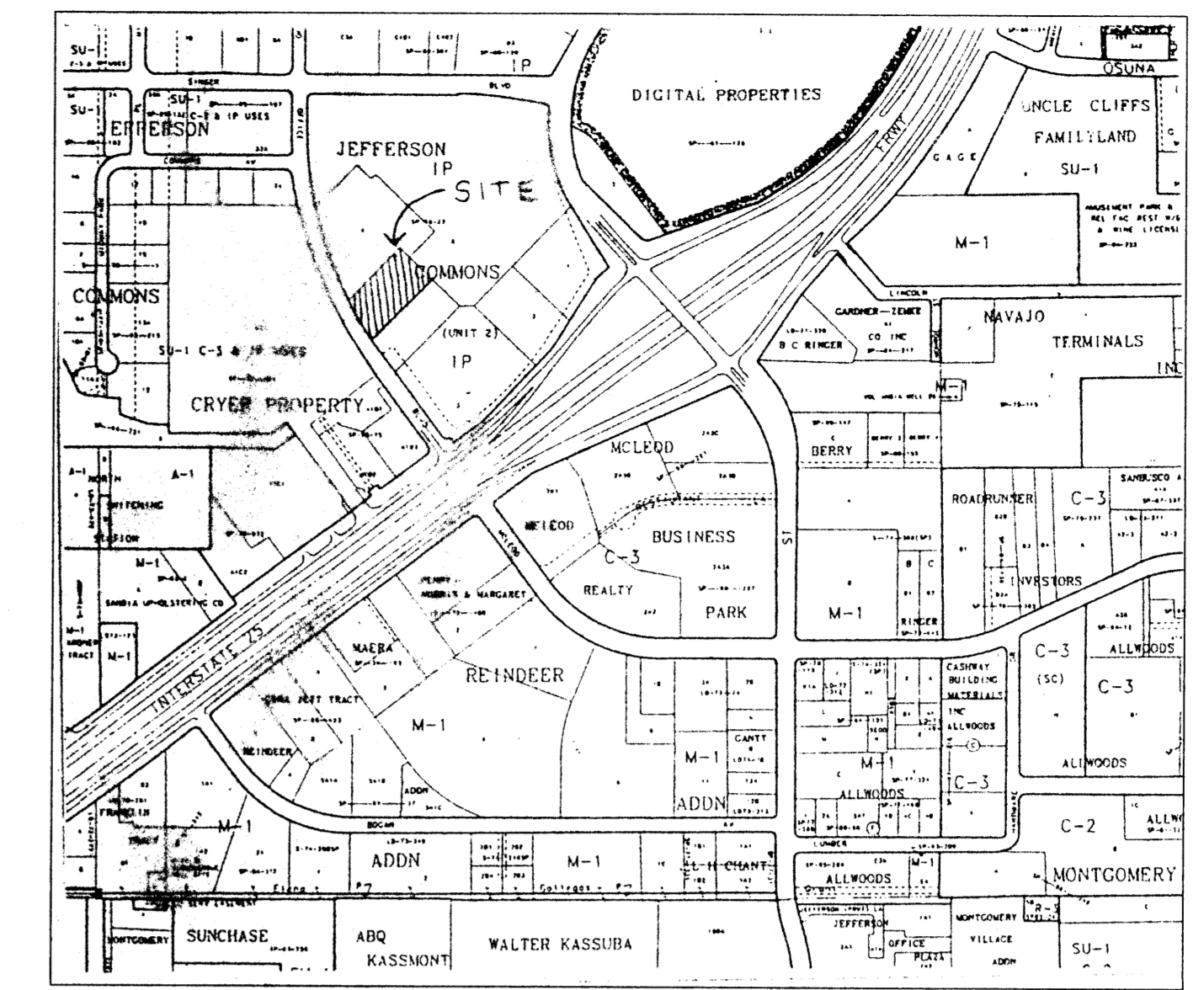
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PLANT LEGEND

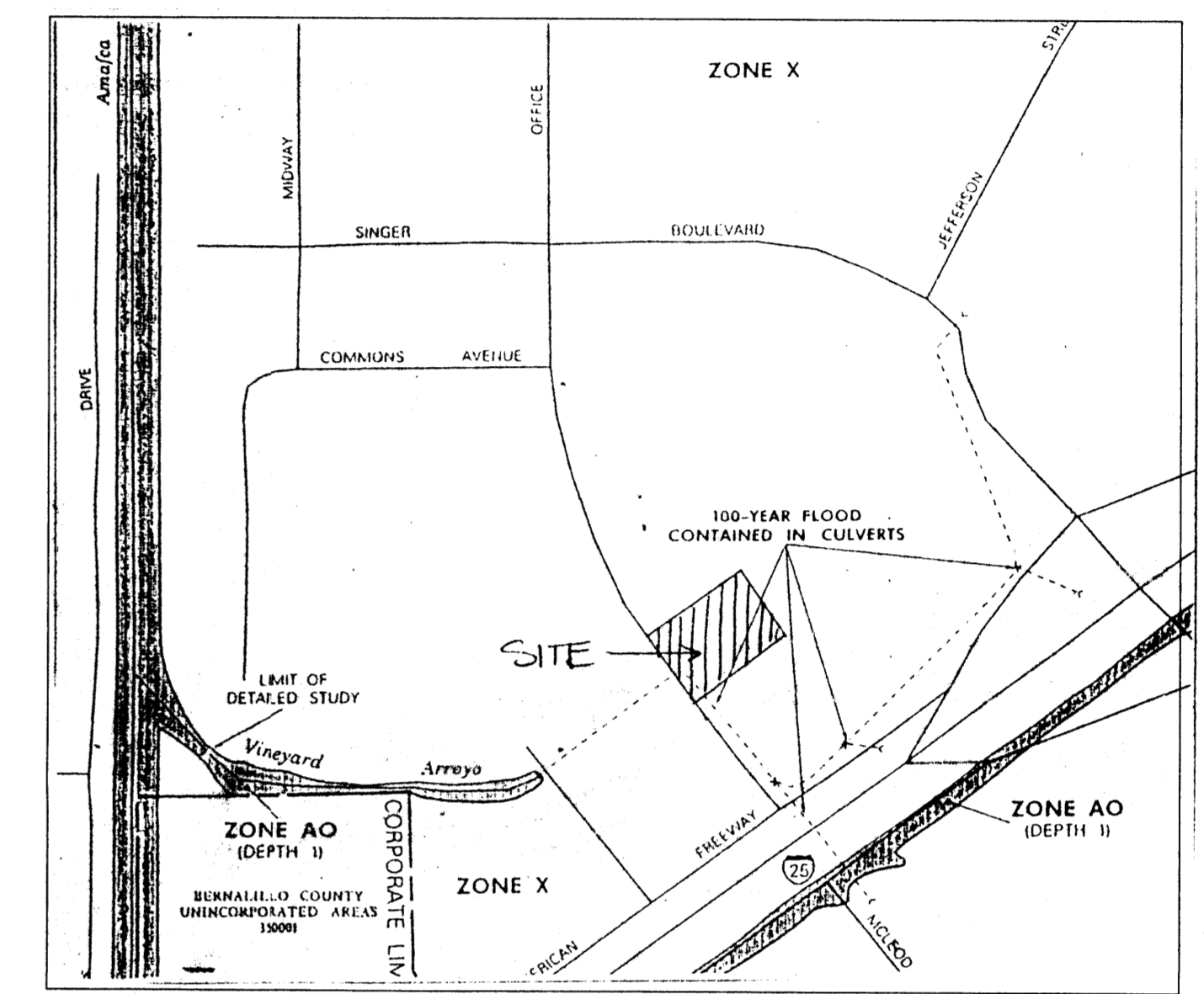
Symbol	Quantity	Scientific Name	Common Name	Planting Size	Height	Width
Trees						
●	4	Chilopsis linearis	Desert willow	24"-Box	30.00	25.00
●	7	Fraxinus velutina 'Modesto'	Modesto ash	2"-Cal	40.00	40.00
●	8	Pinus edulis	Pinon	6"-8"	20.00	12.00
●	5	Robinia ambigua 'Purple Robe'	Purple Robe Locust	2"-Cal	40.00	30.00
●	12	Sapindus drummondii	Western Soapberry	2"-Cal	30.00	30.00
●	7	Vitex agnus-castus	Chaste tree	24"-Box	25.00	25.00
Shrub						
●	18	Artemisia X Powis Castle	Powis Castle Sage	1-Gal	3.00	5.00
●	8	Buddleia davidii nanhoensis	Dwarf Butterfly Bush	5-Gal	5.00	5.00
●	22	Caryopteris X clandonensis	Blue Mist Spiraea	1-Gal	3.00	3.00
●	10	Cercocarpus ledifolius	Curly-leaf Mountain Mahogany	5-Gal	10.00	6.00
●	4	Chrysothamnus nauseosus	Rabbitbrush	1-Gal	5.00	5.00
●	26	Cotoneaster buxifolius	Greyleaf cotoneaster	1-Gal	3.00	6.00
●	45	Cotoneaster congestus	Pyreneas cotoneaster	1-Gal	3.00	3.00
●	7	Cowania mexicana	Cliffrose	5-Gal	5.00	5.00
●	6	Fallugia paradoxa	Apache Plume	1-Gal	5.00	5.00
●	10	Hesperaloe parviflora	Red yucca	5-Gal	3.00	4.00
●	46	Raphiolepis indica	Indian hawthorn	5-Gal	3.00	3.00
●	9	Rosmarinus officinalis	Rosemary	1-Gal	4.00	4.00
●	23	Salvia greggii	Cherry Sage	1-Gal	2.50	3.00
Perennial						
●	16	Penstemon ambiguus	Bush Penstemon	1-Gal	2.00	2.00
Grass						
●	21	Muhlenbergia capillaris	Regal Mist	1-Gal	4.00	4.00
Ground Cover						
●	23	Rosmarinus officinalis 'Prostrata'	Creeping Rosemary	1-Gal	2.00	6.00
■	*3892sf	Festuca spp. (turf type)	Fescue (turf type)	Sod		
■	*450sf	Perennial wildflowers	Gallardia, Coreopsis, Verbena	1-Gal	Varies	Varies
■	*200sf	Annuals - mixed	Seasonal mixes	Flats	Varies	Varies

*CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING ALL QUANTITIES





VICINITY MAP ZONE ATLAS F-17-Z



FEMA FLOOD MAP NO. 35001C0138 D

LEGAL DESCRIPTION

WESTERLY PORTION OF LOT 4, JEFFERSON COMMONS II; PLAT RECORDED JANUARY 26, 1998, VOLUME 98C, FOLIO 22.

DRAINAGE NOTES

NARRATIVE:
THE SITE IS A 1.84 ACRE DEVELOPMENT LOCATED ON THE JEFFERSON COMMONS PROPERTY. AN APPROVED MASTER DRAINAGE PLAN HAS BEEN PREPARED FOR JEFFERSON COMMONS II WHICH INCLUDES THIS SITE (C.L. WEISS, 1997). THE SITE IS A PORTION OF THE AREA DESIGNATED AS BASIN 4 IN THE JEFFERSON COMMONS II DRAINAGE REPORT. THE DEVELOPED RUNOFF RATE FOR BASIN 4 IN THE DRAINAGE REPORT IS 4.22 CFS/ACRE BASED ON LAND TREATMENTS OF 20% LT B AND 80% LT D. THE JEFFERSON COMMONS II DRAINAGE REPORT PROPOSED TO COLLECT RUNOFF FROM BASIN 4 IN THE STORM DRAIN CONSTRUCTED DURING INITIAL DEVELOPMENT, WHICH OUTFALLS TO THE WINEYARD ARROYO.

OFFSITE FLOWS:
NO CONCENTRATED OFFSITE FLOWS ENTER OR CROSS THE SITE.

FLOOD HAZARD:
PANEL 138D OF THE SEPTEMBER 20, 1996 FEMA FIS MAPS INDICATES THAT THE DEVELOPED PORTION OF THE PROPERTY IS IN ZONE X, WHICH IS AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

METHODOLOGY:
RUNOFF FLOWS AND HYDRAULIC CALCULATIONS WERE MADE USING PROCEDURES FOUND IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (COA, 1997). DESIGN STORM = 100-YEAR, 6-HR EVENT.

PROPOSED CONDITION:
A 6,157 SQUARE FOOT BUILDING WITH LANDSCAPING, PARKING AND WALKWAYS IS PROPOSED, AS SHOWN. TABLE 1 SHOWS THE LAND TREATMENTS AND 100-YR DISCHARGE RATES FOR THE DRAINAGE SUB-BASINS INDICATED ON THE PLAN. RUNOFF FROM THE BUILDING, PARKING AREAS, AND LANDSCAPING WILL BE COLLECTED IN TWO EXISTING STORM DRAIN INLETS NEAR THE WEST AND SOUTH CORNERS OF THE SITE, AS SHOWN ON THE PLAN.

TABLE 1: RUNOFF SUMMARY

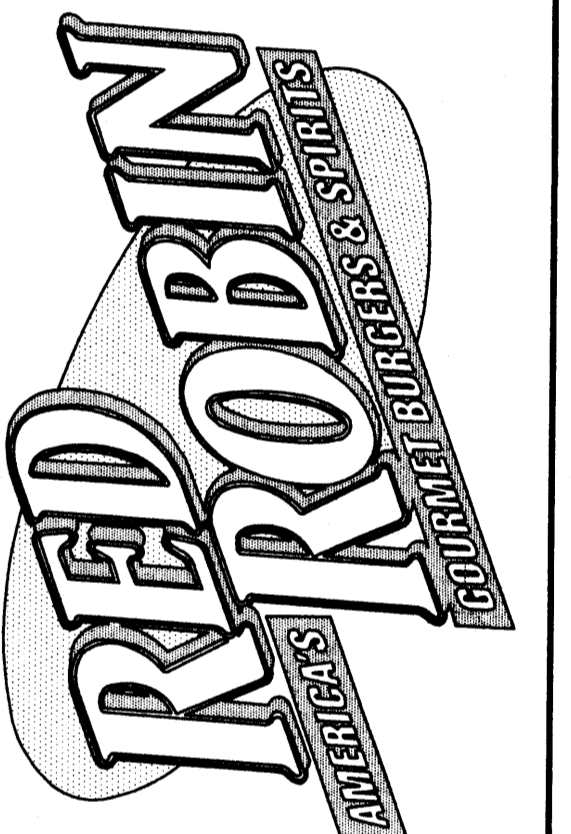
SUB-BASIN	AREA (ACRES)	SURFACE TREATMENT				100-YR. Q (CFS)	10-YR. Q (CFS)
		%A	%B	%C	%D		
A	0.92	0.00	0.25	19.69	80.06	4.04	2.63
B	0.91	0.00	6.72	14.99	78.29	3.94	2.54
SUBTOTAL	1.84					7.98	5.17
C (FUTURE)	1.68	0.00	20.00	0.00	80.00	7.09	
TOTAL	3.52					15.07	

• ANTICIPATED RUNOFF PER JEFFERSON COMMONS II DRAINAGE REPORT (C. L. WEISS, 1997) FOR BASIN 4: 4.22 CFS PER ACRE
• RUNOFF PER PROPOSED DEVELOPMENT PLAN: 4.29 CFS PER ACRE

RUNOFF CALCULATIONS BASED ON DPM PROCEDURE FOR BASINS <40 AC. RAINFALL ZONE 2.

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NO.	DATE	REVISIONS	BY	CHKD
00-060				
DESIGNED BY:	DRAWN BY:			
CHECKED BY:	DATE: 10/31/2000			



JEFFERSON COMMONS
 ALBUQUERQUE, NEW MEXICO
 PRELIMINARY GRADING AND DRAINAGE PLAN

DRAWN BY:	DATE:
CHECKED BY:	DATE:
ISSUE DATE:	JOB NUMBER:
10/31/2000	99124
DRAWING NO.:	


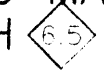
CG-1

FINISH SCHEDULE

PAINT AND STAIN

1.12 EXTERIOR STAIN - REDWOOD

MATERIALS

6.5 STUCCO EXTERIOR COLOR - ALLSPICE (MEDIUM BROWN)
 6.6 STUCCO EXTERIOR COLOR - SOUTHERN TAN
 6.7 STUCCO EXTERIOR COLOR - REDWOOD
 6.14 ALUMINUM STOREFRONT - COLOR TO MATCH 
 6.16 EXTERIOR PAINT - COLOR TO MATCH 

RENGEL+CO
 ARCHITECTS

333 El Camino Real
 San Jose, California 95128
 746832-3333
 FAX: 746838-2065

REVISIONS:

NO.	DESCRIPTION



RED ROBIN - JEFFERSON COMMONS
 28260 DIEHL RD.
 ALBUQUERQUE, NEW MEXICO

PROJECT NO. 99124

DOCUMENT ISSUES

PRE BID
 Permit Issue: XX/XX/XXXX

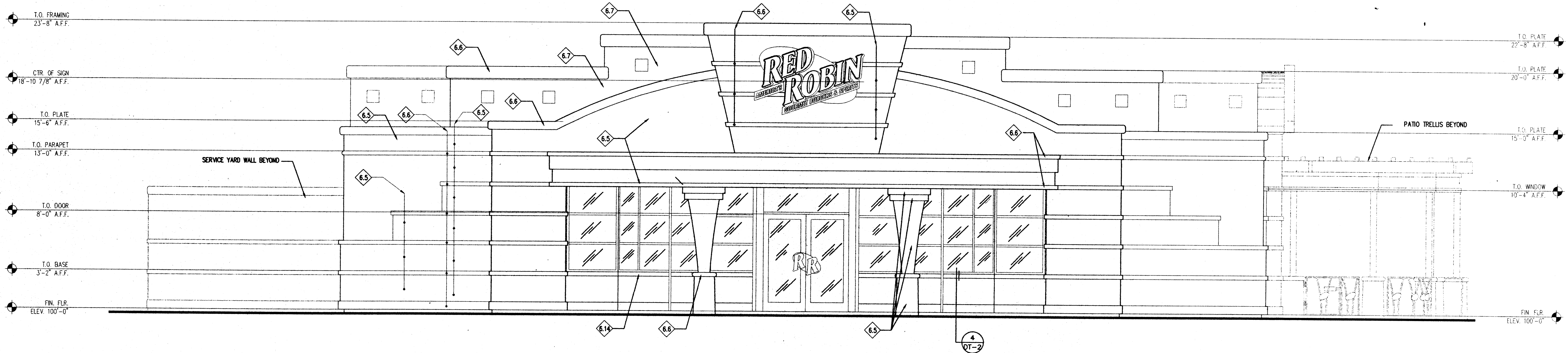
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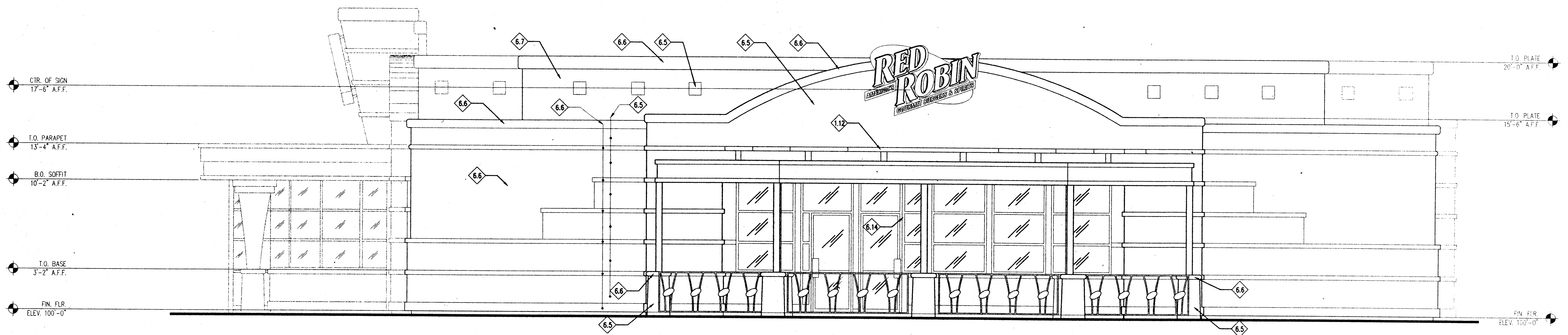
PROTO TYPE 99.4

SHEET:

EL-1



① FRONT ELEVATION
 1/4" = 1'-0"



② LEFT ELEVATION
 1/4" = 1'-0"

FINISH SCHEDULE ◇

PAINT AND STAIN

1.12 EXTERIOR STAIN - REDWOOD

MATERIALS

- 6.5 EFIS EXTERIOR COLOR - ALLSPICE (MEDIUM BROWN)
- 6.6 EFIS EXTERIOR COLOR - SOUTHERN TAN
- 6.7 EFIS EXTERIOR COLOR - REDWOOD
- 6.14 ALUMINUM STOREFRONT - COLOR TO MATCH ◇
- 6.16 EXTERIOR PAINT - COLOR TO MATCH ◇

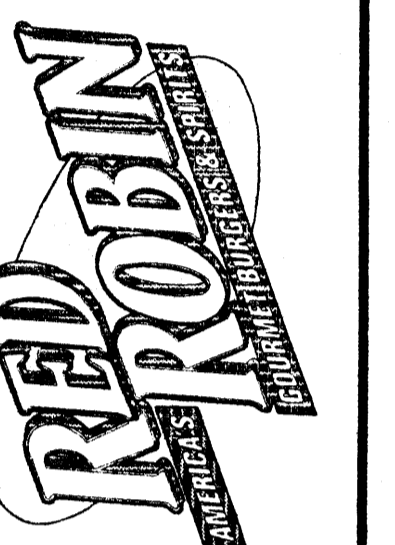
RENGEL+CO.

ARCHITECTS

333 G. Camino Real
 ustin, California 92680
 714.852.3333
 FAX: 714.852.2065

REVISIONS:

NO.	DATE	DESCRIPTION



RED ROBIN - JEFFERSON COMMONS
 28260 DIEHL RD.
 ALBUQUERQUE, NEW MEXICO

PROJECT NO. 99124

DOCUMENT ISSUES

PRE BID
 Permit Issue: XX/XX/XXXX

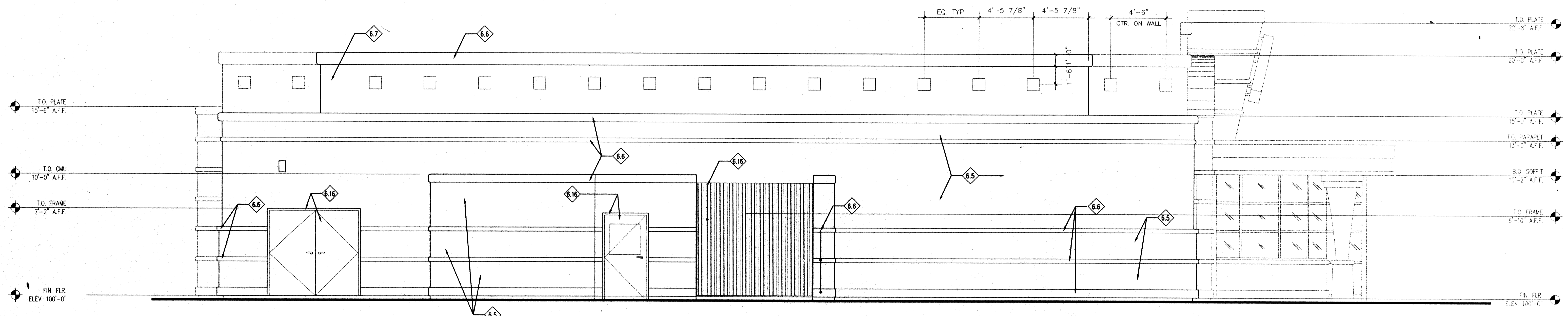
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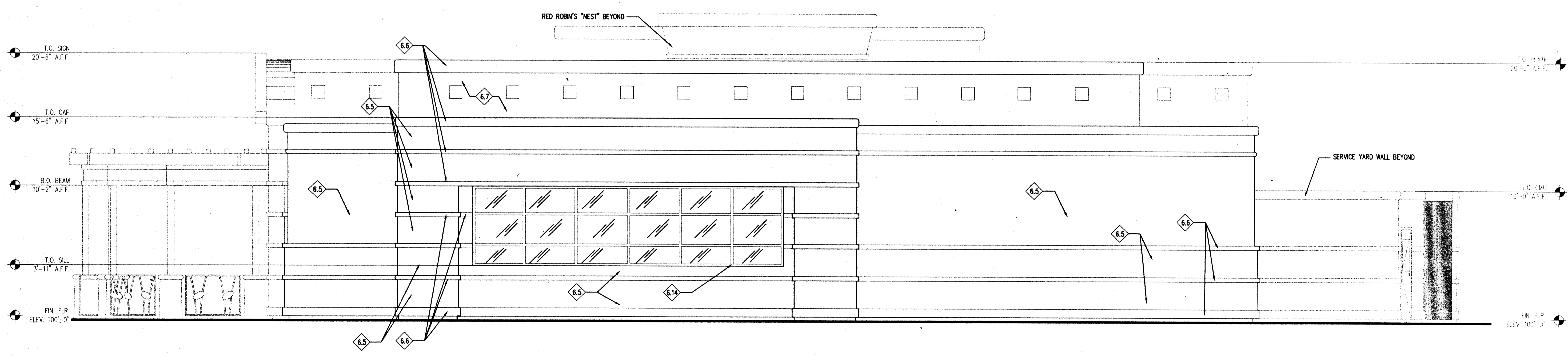
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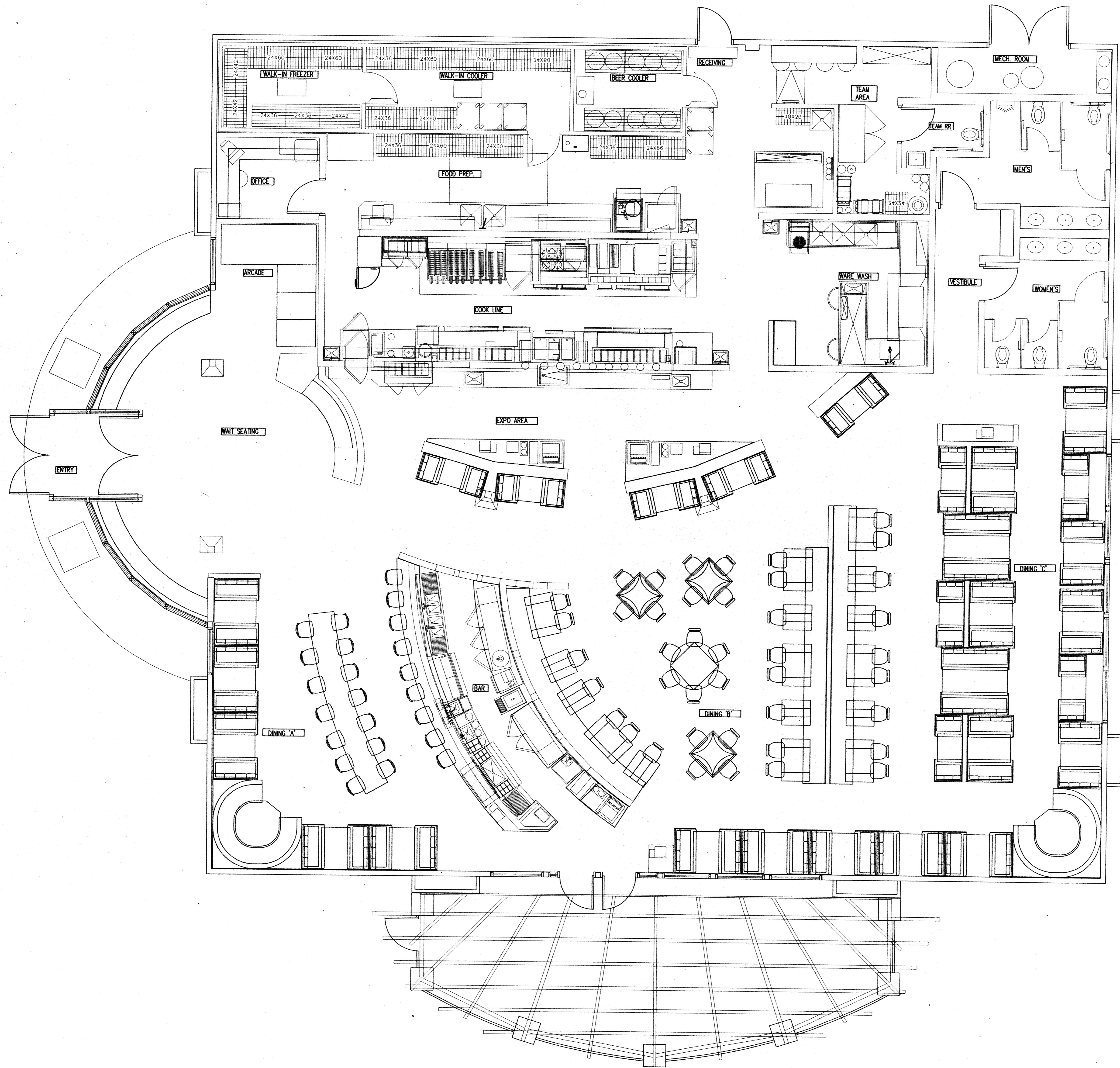
EL-2



1 RIGHT SIDE ELEVATION
 1/4" = 1'-0"



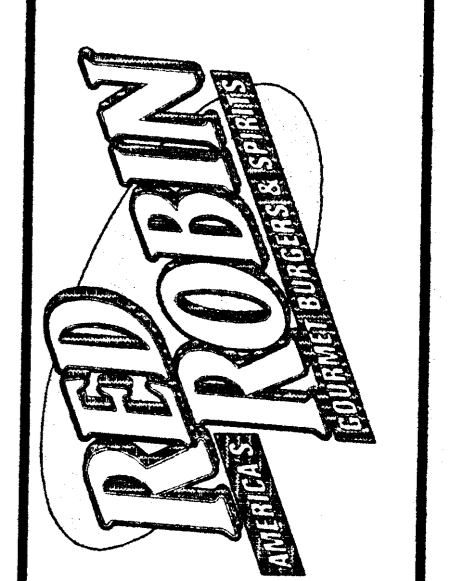
2 REAR ELEVATION
 1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

RENGEL+CO
ARCHITECTS
333 El Camino Real
Lynn, California 90009
714/952-2233
FAX: 714/938-2085

REVISIONS:



RED ROBIN - JEFFERSON COMMONS
28260 DIEHL RD.
ALBUQUERQUE, NEW MEXICO

PROJECT NO. 99124

DOCUMENT ISSUES
PRE BID
Permit Issue: XX/XX/XXXX

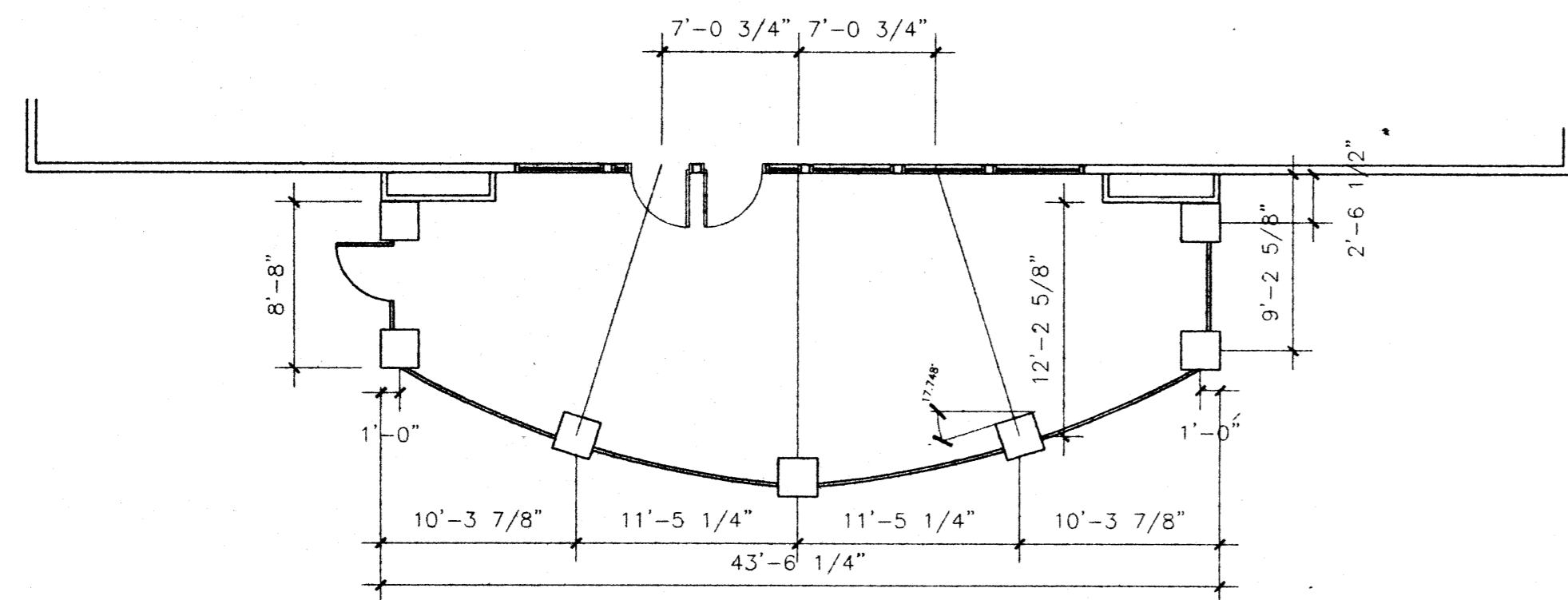
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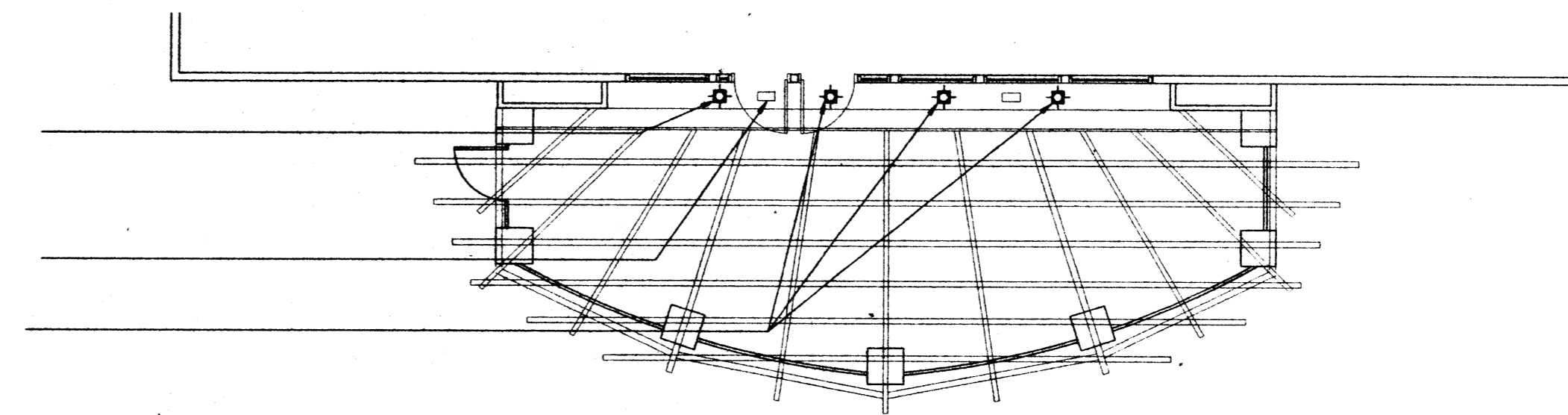
SHEET:

FP-1

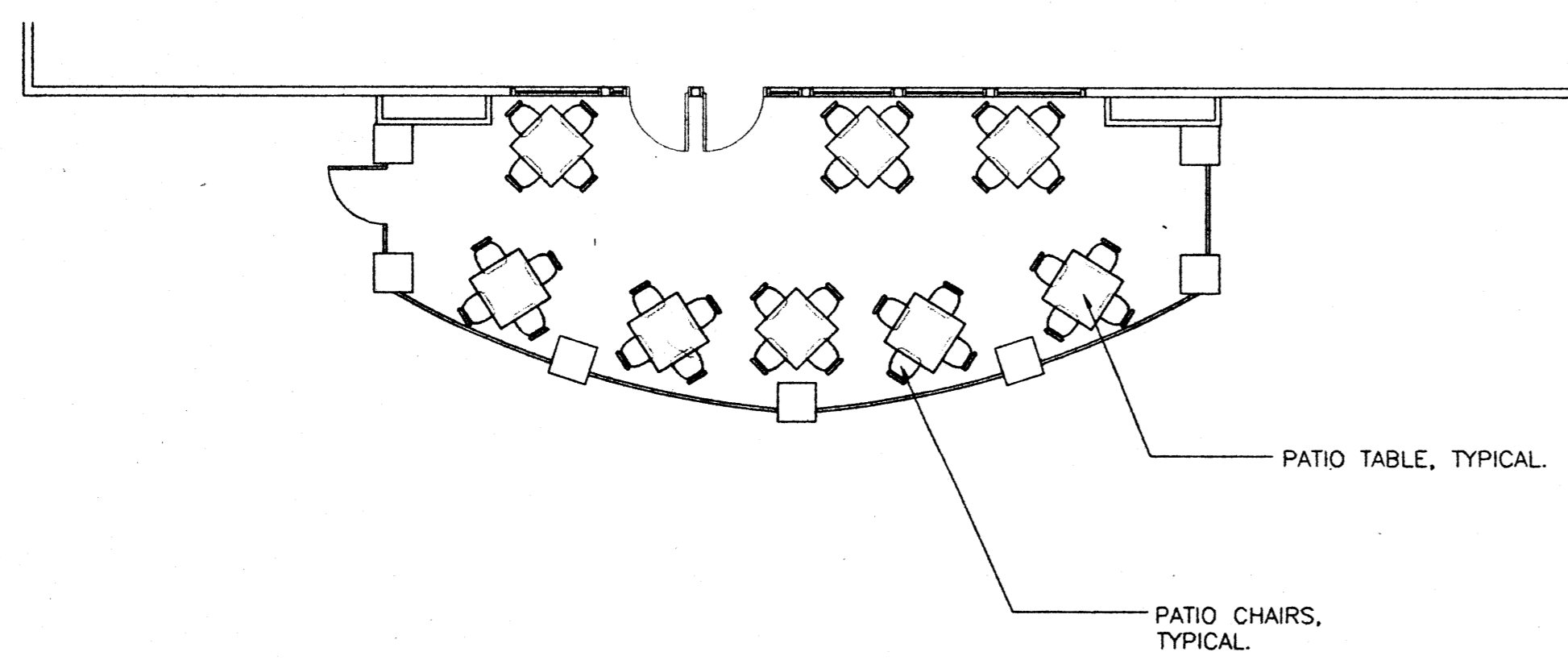


1 PATIO PLAN
1/8" = 1'-0"

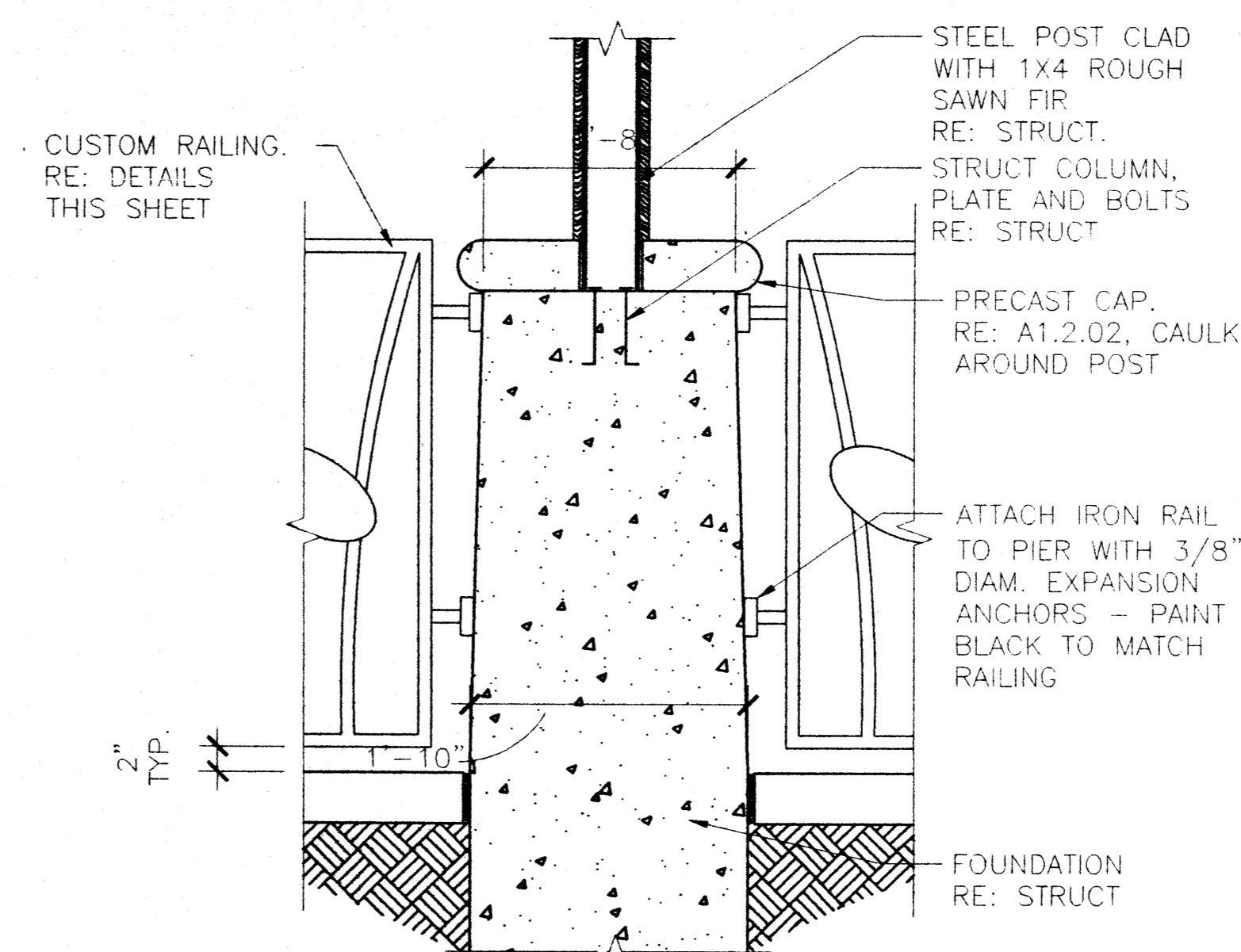
RECESSED EXTERIOR DOWN LIGHT FIXTURE CENTERED IN SOFFIT AND CENTERED ON MULLION
6" X 12" SOFFIT VENT TYP. 2 LOCATIONS THIS SOFFIT
RECESSED EXTERIOR DOWN LIGHT FIXTURE CENTERED IN SOFFIT.



2 PATIO TRELLIS AND LIGHTING PLAN
1/8" = 1'-0"

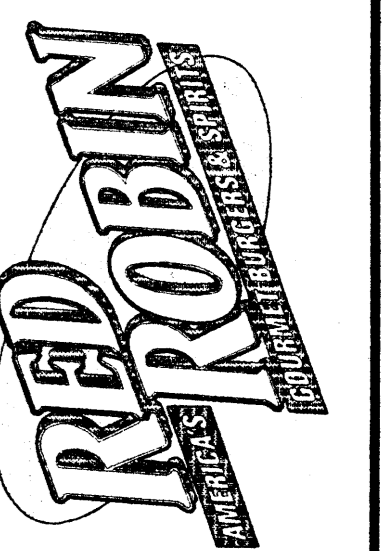


3 PATIO SEATING PLAN
1/8" = 1'-0"



4 GATE @ COLUMN DETAIL
N.T.S.

REVISIONS:



RED ROBIN - JEFFERSON COMMONS
28260 DIEHL RD.
ALBUQUERQUE, NEW MEXICO

PROJECT NO. 99124

DOCUMENT ISSUES
PRE BID
Permit Issue: XX/XX/XXXX

POST BID

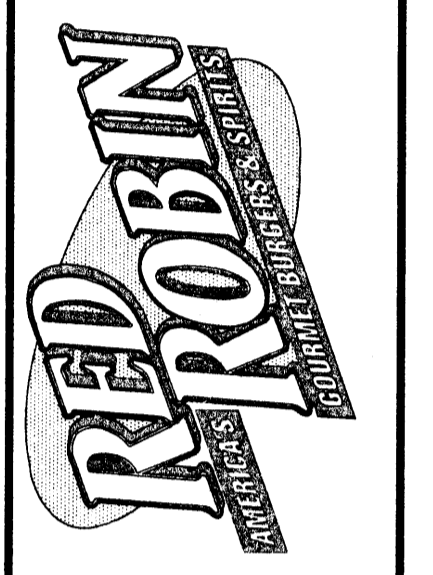
Checked By:

PROTO TYPE 99.4

SHEET:

DT-1

REVISIONS:



RED ROBIN - JEFFERSON COMMONS
28260 DIEHL RD.
ALBUQUERQUE, NEW MEXICO

PROJECT NO. 99124

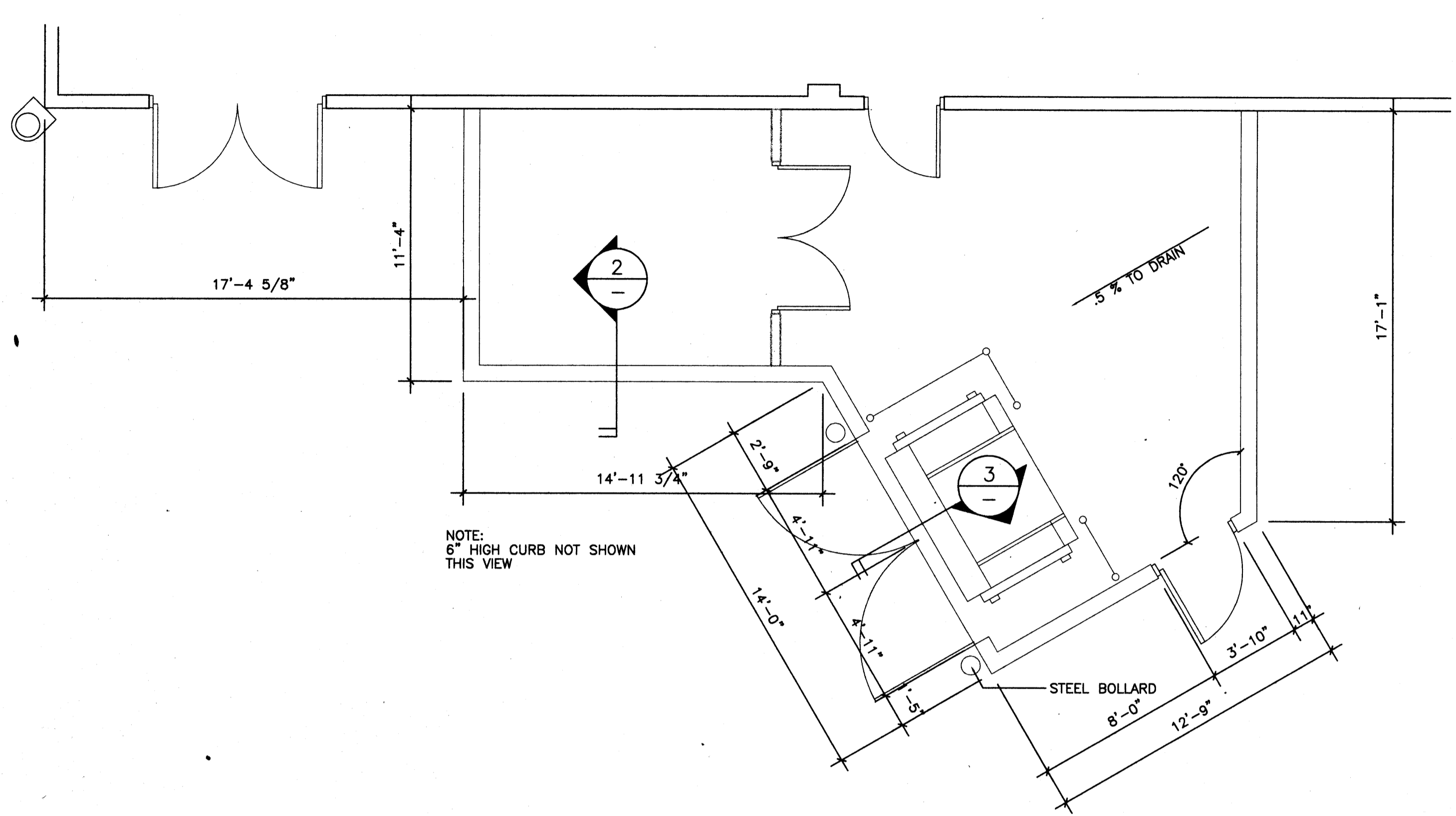
DOCUMENT ISSUES
PRE BID
Permit Issue: XX/XX/XXXX

POST BID

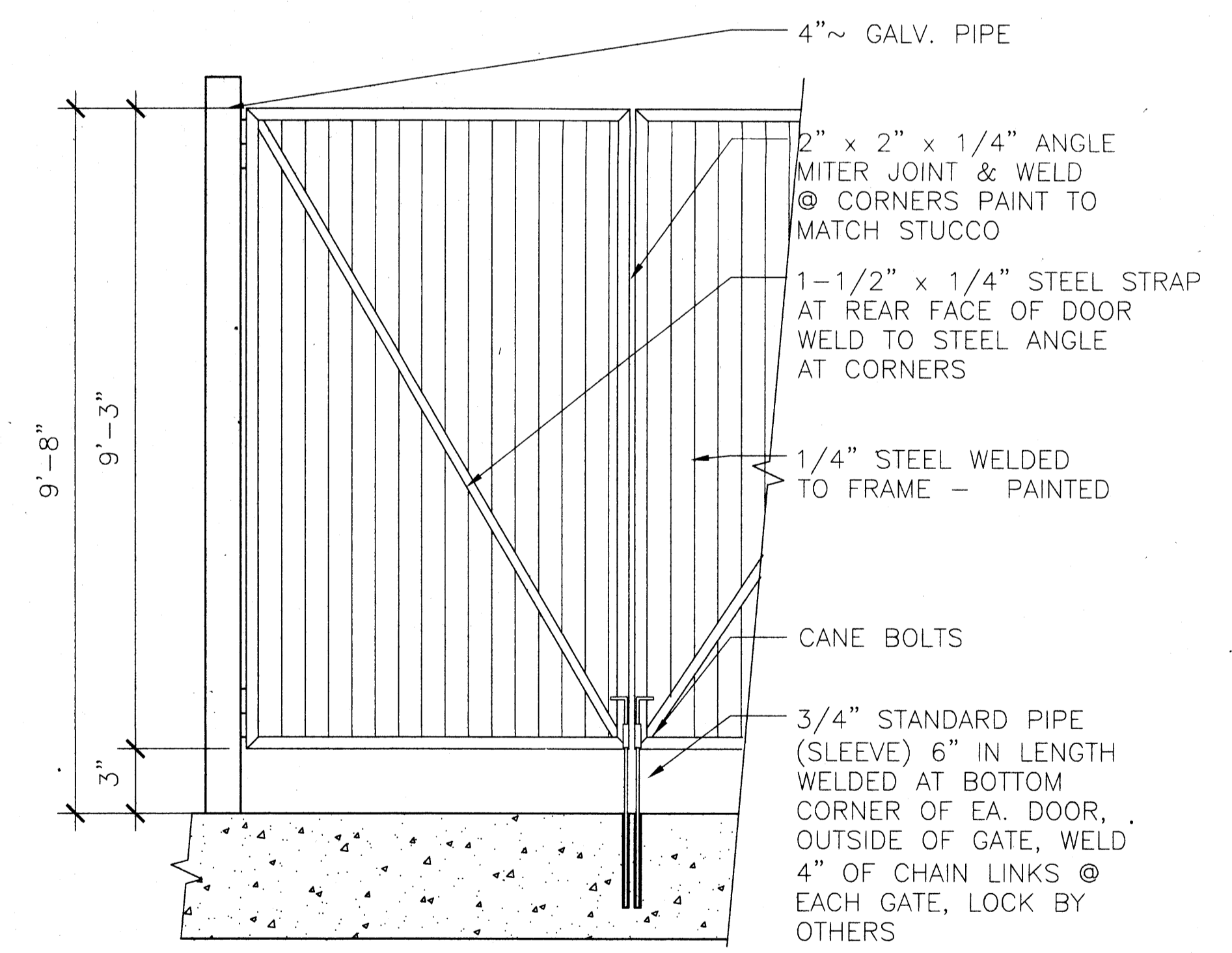
Checked By:

PROTO TYPE 99.4

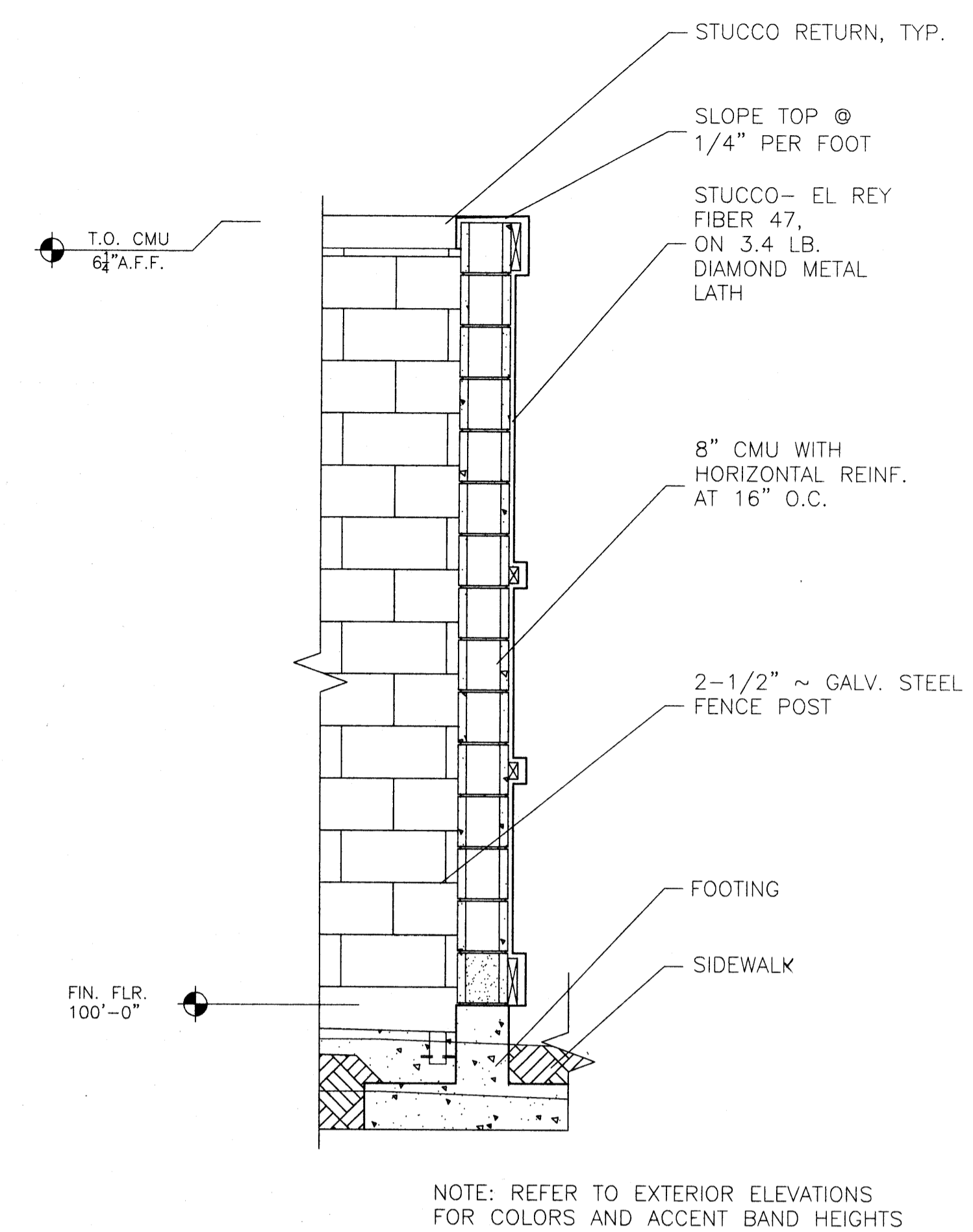
SHEET:
DT-2



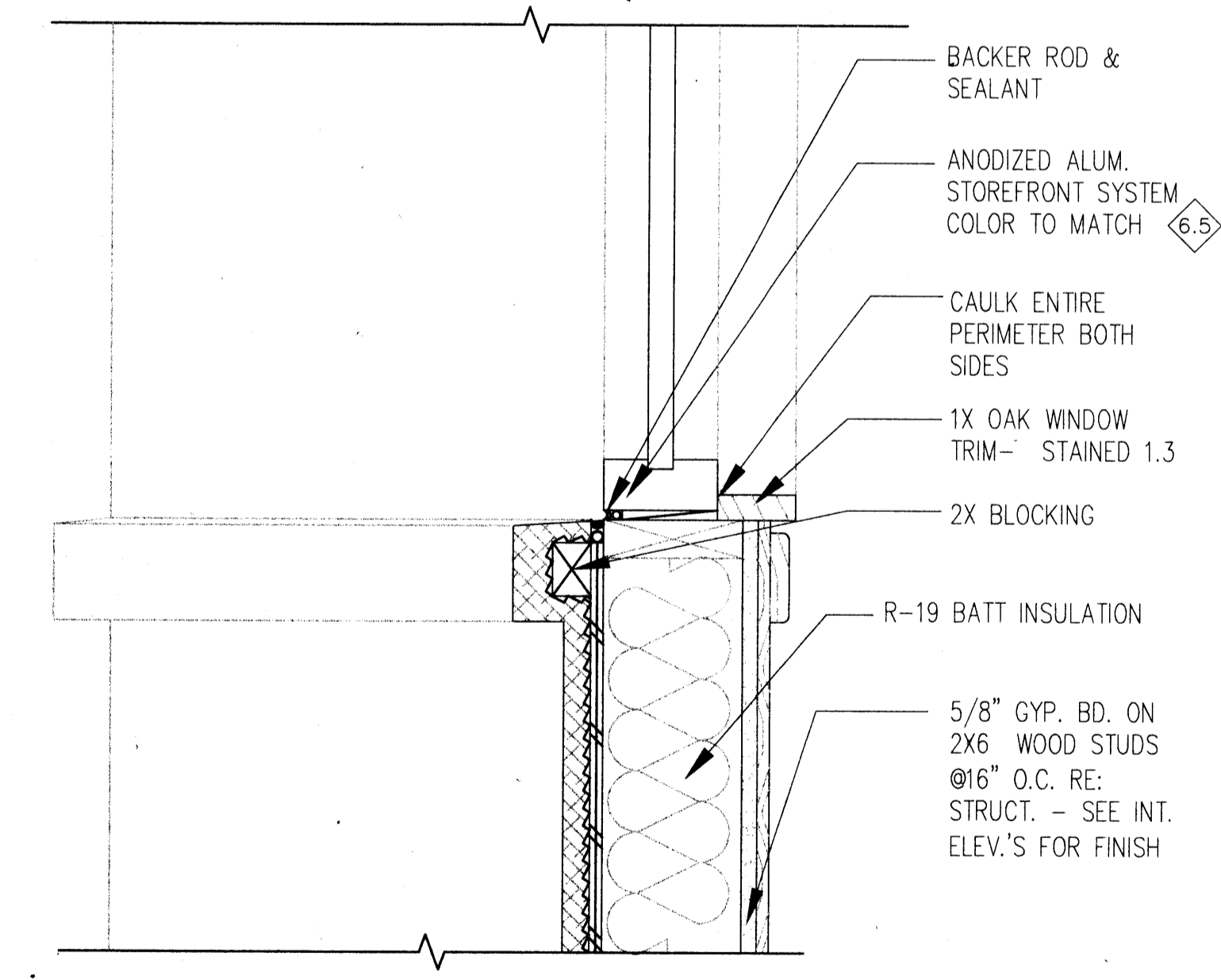
1 TRASH YARD PLAN
1/4" = 1'-0"



3 GATE DETAIL
N.T.S.



2 ENCLOSURE WALL DETAIL
N.T.S.



4 SECTION AT PATIO
N.T.S.