

**A1** SITE PLAN  
SCALE 1" = 30'



**PARKING TABULATIONS**

- 8 ACCESSIBLE SPACES AT 20' X 9'-0"
- 82 SPACES AT 18' X 9'-0"
- 34 SPACES AT 20' X 9'-0"
- 20 SPACES AT 15' X 8'-6" (COMPACT)
- TOTAL 144 PARKING SPACES
- 104 ON-STREET PARKING NOT INCLUDED
- 5 MOTORCYCLE SPACES
- 15 BIKE SPACES

**BUILDING A**

- A-2 OCCUPANCY RESTAURANT
- 176 OCCUPANTS / 4 = 44 PARKING SPACES REQUIRED
- BUILDING B
- A-2 OCCUPANCY RESTAURANT
- 266 OCCUPANTS / 3 = 88 PARKING SPACES REQUIRED
- BUILDING C FUTURE
- 8000 SF RETAIL
- 38 OCCUPANTS = 38 PARKING SPACES REQUIRED

**WEST FACING GLAZING AT 12TH STREET CALCULATIONS**

- REQUIRED: (100FT X 15FT) / .40 = 588 SF
- PROVIDED: 2835FT+2835FT+5 X 10.587 = 618 SF

**PATIO SHADE CALCULATIONS**

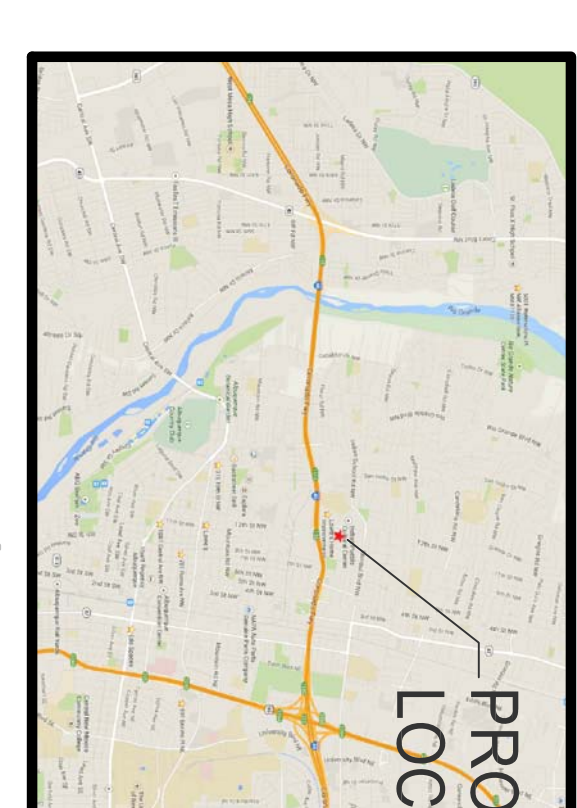
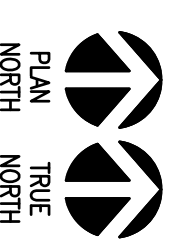
- REQUIRED: 25% MIN - 50% MAX
- PATIO GROSS: 1500 SF
- PROVIDED SHADE: 530 SF (35%)

**LEGEND**

- FUTURE BUILDING PAD
- TEMPORARY CRUSHER FINE BY OWNER. C.O.A. WILL DO FILL SIDEWALK IMPROVEMENTS
- NEW CONCRETE WALKWAY
- NEW SCORED SLAB AT PATIO WITH INTERGRADED COLOR
- PROPOSED LANDSCAPING REFER TO LANDSCAPING DRAWINGS
- EXISTING CONCRETE WALKWAY
- EXISTING CARRIAGE LANDSCAPE STRIP VERIFY TREE REQUIREMENTS.
- NEW CARRIAGE STRIP AND LANDSCAPING 6'-0" WIDE PER CITY OF ALBUQUERQUE PROJECT # 718692
- CONCRETE SIDEWALK 10'-0" WIDE PER CITY OF ALBUQUERQUE PROJECT # 718692
- DEPRESSED "TIER FLUSH" POOLING AND LANDSCAPING AT MEDIANS. REFER TO CIVIL DWGS

**KEYNOTES**

- 1) (E) CURB RAMP AND (E) DRIVE
- 2) (E) TRANSFORMER
- 3) (E) CONCRETE WALKWAY TO REMAIN
- 4) (E) PARKING
- 5) (E) LANDSCAPE PAD, SITE WATER METER AND T/M
- 6) (E) STOP SIGN
- 7) (E) 6" WIDE COLORED PATTERNEED CONCRETE
- 8) (E) EDGE OF CURB
- 9) (E) UTILITY LOCATION
- 10) (E) LANDSCAPING
- 11) (E) DEPRESSED POOLING & LANDSCAPE AT MEDIAN
- 12) (E) ASPHALT PAVING
- 13) (E) BIKE RACK LOCATION
- 14) (E) ADA SPACES. SEE CALCULATIONS
- 15) (E) TREE LAKE
- 16) (E) CARRIAGE STRIP WITH CRUSHER FINE. REFER DRAWINGS FOR ADD. INFORMATION.
- 17) (E) TRASH ENCLOSURE. SEE DETAIL A3/A5-105
- 18) (E) TREE HYDRANT
- 19) (E) PROPOSED CITY BUS SHELTER
- 20) (E) EXIST. OPEN SPACE REPAIRMENT ACTIVITY ARE EXISTING AND SCORED CONCRETE. LANDSCAPING 2000 SF EXTENS
- 21) (E) TREE HYDRANT
- 22) (E) CARRIAGE STRIP TO BE LANDSCAPED BY CITY ALBUQUERQUE. REFER TO C.O.A. STREET IMPROVE PER C.O.A. PROJECT # 718692
- 23) (E) PATIO AND CARE SPACE
- 24) (E) EDGE OF CONCRETE CURB TO BE DEMOLISHED
- 25) FUTURE PHASE 3 CONCRETE WALKWAY
- 26) FUTURE PHASE 3 LANDSCAPING
- 27) NOT USED
- 28) NOT USED
- 29) NOT USED
- 30) (N) ENTRY ARCH AT EXISTING CONCRETE WALKWAY
- 31) (N) LANDSCAPING
- 32) (N) TRILLS SHADE STRUCTURE
- 33) (N) CURB RAMP
- 34) (N) 6" WIDE COLORED PATTERNEED CONCRETE
- 35) (N) EDGE OF CURB
- 36) (N) 5-6" MINIMUM CARE SPACE
- 37) (N) C.O.A. SHALL REBUILD THE WEST END OF THE SIDEWALK, RAMP AND CURB PER C.O.A. PROJECT TEMPORARY CRUSHER FINE BY OWNER. C.O.A. W SIDEWALK IMPROVEMENTS PER PROJECT # 718692
- 38) (N) RAISED TABLETOP CROSSWALK. REFER TO C.C. IMPROVEMENT DRAWINGS. PER C.O.A. PROJECT # C.O.A. PROJECT # 718692
- 39) (N) MEDIAN. REFER TO C.O.A. STREET IMPROVEMENT C.O.A. PROJECT # 718692
- 40) (N) HYDRANT RELOCATION
- 41) (N) BUILDING ENTRY
- 42) (N) BUILDING ENTRY
- 43) (N) DESIGNATED LOADING ZONE WITH CONCRETE, TRAFFIC CIRCLE (NOT A PART OF PROJECT)
- 44) (N) TRAFFIC CIRCLE (NOT A PART OF PROJECT)
- 45) (N) TRAFFIC CIRCLE (NOT A PART OF PROJECT)
- 46) (N) BIKE RACK LOCATION
- 47) (N) BIKE RACK LOCATION



Is an infrastructure list required? ( ) Yes, ( ) No. If approved, DRB plans with a work order is required for any of public right-of-way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN APPROVAL**

- Traffic Engineer, Transportation Division
- Water Utility Development
- Parks & Recreation Department
- City Engineer
- Environmental Health Department (condition)
- Solid Waste Management
- DRB Chairperson, Planning Department
- Environmental Health, if necessary