



GENERAL NOTES

- SEE SHEET G-001 FOR ADDITIONAL INFORMATION INCLUDING BUILDING SIGNAGE, GLAZING AND PARKING CALCULATIONS
- SEE SHEETS AS-105 FOR SITE DETAILS.
- ALL LIGHTING WILL BE IN COMPLIANCE WITH ZONING CODE SECTION 14-16-3-9, AREA LIGHTING REGULATIONS. SEE SHEETS E-101 AND E-102. REFER TO DETAIL C6/AS-105 FOR TYPICAL SITE LIGHTING.
- ALL PEDESTRIAN SIDEWALKS U.N.O. WILL BE CONCRETE. SEE PLAN FOR WIDTH.
- ALL VEHICULAR TRAFFIC AREAS WILL HAVE ASPHALTIC CONCRETE PAVING UNLESS NOTED OTHERWISE
- IDENTIFY ALL COMPACT SPACES WITH "COMPACT" PAINTED ON THE PAVEMENT.
- IDENTIFY ALL MOTORCYCLE SPACES WITH "MOTORCYCLE" PAINTED ON THE PAVEMENT. SEE DETAIL A5/AS-105 FOR MOTORCYCLE SIGNAGE.
- FOR BUILDING SIGNAGE AND SITE SIGNAGE SEE SHEETS A-201 & AS-105.
- ALL WHEELCHAIR RAMPS LOCATED WITHIN THE CITY RIGHT OF WAY MUST HAVE TRUNCATED DOMES. ANY CRACKED SIDEWALK WILL NEED TO BE REPLACED IN KIND.

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
 (ON STREET PARKING NOT INCLUDED)
 5 MOTORCYCLE SPACES
 15 BICYCLE 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: 2835SF+2835SF+(5 X 10.5SF) = 618 SF

PATIO SHADE CALCULATIONS

REQUIRED: 25% MIN - 50% MAX
 PATIO GROSS: 1500 SF
 PROVIDED SHADE: 530 SF (30%)

LEGEND

- FUTURE BUILDING PAD
- TEMPORARY CRUSHER FINE BY OWNER. C.O.A. WILL DO FULL SIDEWALK IMPROVEMENTS
- NEW CONCRETE WALKWAY
- NEW SCORED SLAB AT PATIO WITH INTEGRATED 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 # 7186.92
- CONCRETE SIDEWALK 10'-0" WIDE PER CITY OF ALBUQUERQUE PROJECT # 7186.92
- DEPRESSED "FIRST FLUSH" PONDING AND LANDSCAPING AT MEDIANS. REFER TO CIVIL DWGS

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

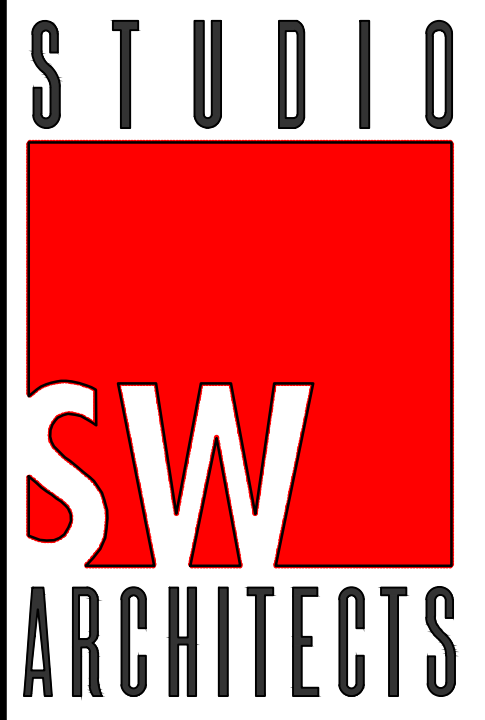
DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

SHEET KEYNOTES

- (E) CURB RAMP AND (E) DRIVE
- (E) TRANSFORMER
- (E) CONCRETE WALKWAY TO REMAIN
- (E) PARKING
- (E) LANDSCAPE PAD, SITE WATER METER AND TIMBER BOX
- (E) STOP SIGN
- (E) 6" WIDE COLORED PATTERNED CONCRETE
- (E) EDGE OF CURB
- (E) UTILITY LOCATION
- (E) LANDSCAPING
- (E) DEPRESSED PONDING & LANDSCAPE AT MEDIAN
- (E) ASPHALT PAVING
- (E) BIKE RACK LOCATION
- (E) ADA SPACES. SEE CALCULATIONS
- (E) FIRE LANE
- (E) CARRIAGE STRIP WITH CRUSHER FINE. REFER TO LANDSCAPE DRAWINGS FOR ADDL. INFORMATION.
- (E) TRASH ENCLOSURE SEE DETAIL A3/AS-105
- (E) FIRE HYDRANT
- (E) PROPOSED CITY BUS SHELTER
- (E) LEVEL PAD FOR FUTURE BUILDING C - NO CONSTRUCTION
- (E) PUBLIC OPEN SPACE. (PRIMARY ACTIVITY AREA). COLORED TEXTURED AND SCORED CONCRETE, LANDSCAPING AND ART YARD - 2000 SF EXTENTS
- (E) FIRE HYDRANT
- (E) CARRIAGE STRIP TO BE LANDSCAPED BY CITY OF ALBUQUERQUE. REFER TO C.O.A. STREET IMPROVEMENT DRAWINGS. PER C.O.A. PROJECT # 7186.92
- (E) PATIO AND CAFE SPACE
- (E) EDGE OF CONCRETE CURB TO BE DEMOLISHED AND RELOCATED
- FUTURE PHASE 3 CONCRETE WALKWAY
- FUTURE PHASE 3 LANDSCAPING
- (N) ENTRY ARCH AT EXISTING CONCRETE WALKWAY
- (N) LANDSCAPING
- (N) TRELIS SHADE STRUCTURE
- (N) CURB RAMP
- (N) 6" WIDE COLORED PATTERNED CONCRETE
- (N) EDGE OF CURB
- (N) PATIO CONCRETE PAD. 6 X 6 SCORING AT 45 DEGREES
- (N) 5'-6" MINIMUM CAFE SPACE
- (N) C.O.A. SHALL REBUILD THE WEST END OF THE EAST/WEST SIDEWALK, RAMP AND CURB PER C.O.A. PROJECT # 7186.92 TEMPORARY CRUSHER FINE BY OWNER. C.O.A. WILL DO FULL SIDEWALK IMPROVEMENTS PER PROJECT # 7186.92
- (N) RAISED TABLETOP CROSSWALK. REFER TO C.O.A. STREET IMPROVEMENT DRAWINGS. PER C.O.A. PROJECT # 7186.92
- (N) MEDIAN. REFER TO C.O.A. STREET IMPROVEMENT DRAWINGS. PER C.O.A. PROJECT # 7186.92
- (N) HYDRANT RELOCATION
- (N) BUILDING ENTRY
- (N) DESIGNATED LOADING ZONE WITH CONCRETE CURB RAMP
- TRAFFIC CIRCLE (NOT A PART OF PROJECT)
- RELOCATED STREET (NOT A PART OF PROJECT)
- (N) BIKE RACK LOCATION



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CONSULTANTS

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

Architect: _____ Engineer: _____

DRB SUBMITTAL

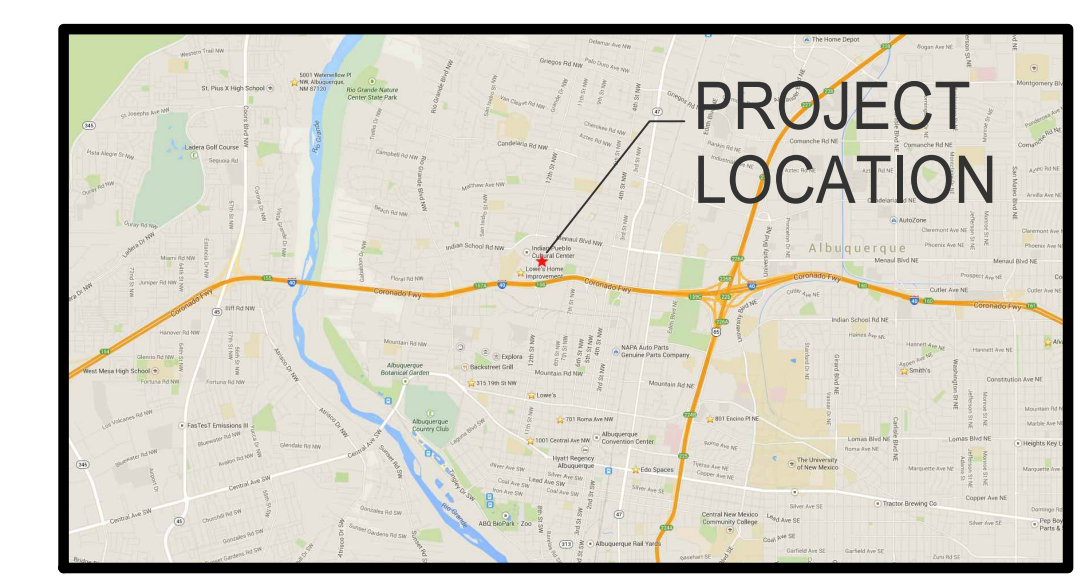
Key Plan

2400 12TH STREET
 ALBUQUERQUE NM 87104

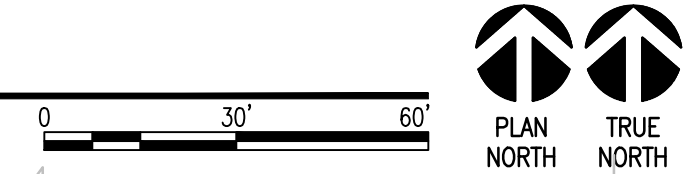
Key Plan

MARK DATE DESCRIPTION

ISSUE:	DRB
PROJECT NO.:	1513
CAD DWG FILE:	1513 AS-101.RVT
DRAWN BY:	DSJ
CHECKED BY:	RH
DATE:	SEPT 19TH, 2016



(A1) SITE PLAN
 SCALE 1" = 30'



AS-101