



GENERAL NOTES

- 1) SEE SHEET G-001 FOR ADDITIONAL INFORMATION INCLUDING BUILDING SIGNAGE, GLAZING AND PARKING CALCULATIONS
- 2) SEE SHEETS AS-105 FOR SITE DETAILS.
- 3) 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 B1/AS-105 FOR TYPICAL SITE LIGHTING.
- 4) ALL PEDESTRIAN SIDEWALKS U.N.O. WILL BE CONCRETE. SEE PLAN FOR WIDTH.
- 5) ALL VEHICULAR TRAFFIC AREAS WILL HAVE ASPHALTIC CONCRETE PAVING UNLESS NOTED OTHERWISE
- 6) IDENTIFY ALL COMPACT SPACES WITH "COMPACT" PAINTED ON THE PAVEMENT.
- 7) IDENTIFY ALL MOTORCYCLE SPACES WITH "MOTORCYCLE" PAINTED ON THE PAVEMENT. SEE DETAIL A7/AS-105 FOR MOTORCYCLE SIGNAGE.
- 8) FOR BUILDING SIGNAGE AND SITE SIGNAGE SEE SHEETS A-201.
- 9) 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"
- 84 SPACES AT 18' X 9'-0"
- 34 SPACES AT 20' X 9'-0"
- 20 SPACES AT 15' X 8'-6" (COMPACT)

TOTAL 146 PARKING SPACES  
(ON STREET PARKING NOT INCLUDED)  
5 MOTORCYCLE SPACES  
10 EXISTING BICYCLE SPACES  
10 PROPOSED BICYCLE SPACES FOR BUILD. B

PARKING SPACES REQUIRED

- BUILDING A (EXISTING)**  
A-2 OCCUPANCY RESTAURANT  
267 OCCUPANTS / 3 = 89 PARKING SPACES REQUIRED
- BUILDING B (PROPOSED)**  
A-2 OCCUPANCY RESTAURANT  
266 OCCUPANTS / 3 = 88 PARKING SPACES REQUIRED
- BUILDING C (FUTURE PHASE 3)**  
8000 SF RETAIL  
38 OCCUPANTS = 38 PARKING SPACES REQUIRED

**25% REDUCTION MIXED-USE DISTRICT REDUCTION**

PROVIDED OFF-STREET SPACES	146 SPACES
PROVIDED ON-STREET SPACES	18 SPACES
PROVIDED PARKING SPACES (+ON STREET) TOTAL	164 SPACES PROVIDED
TOTAL SPACES (89+88+38)	215 SPACES
25% REDUCTION (215*25)	54 SPACES
TOTAL REQUIRED (215-54)	161 SPACES REQUIRED

GLAZING CALCULATIONS

12TH STREET CALCULATIONS - WEST FACING  
REQUIRED: (100FT X 15FT) / .40 = 588 SF (MINIMUM)  
PROVIDED: 297SF+297SF+(5 X 10.5SF) = 645 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: 1000649

APPLICATION NUMBER: 16DRB-70408

Is an Infrastructure List required? ( ) Yes (X) 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:

*[Signature]* 12/7/16 Date  
Traffic Engineer, Transportation Division

*[Signature]* 02-07-17 Date  
Water Utility Development

*[Signature]* 12/1/16 Date  
Parks & Recreation Department

*[Signature]* 12/7/16 Date  
City Engineer

*[Signature]* N/A Date  
\* Environmental Health Department (conditional)

*[Signature]* N/A Date  
Solid Waste Management

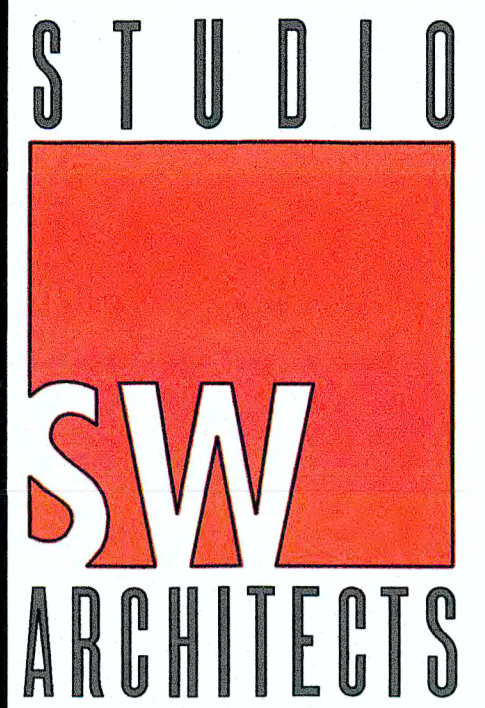
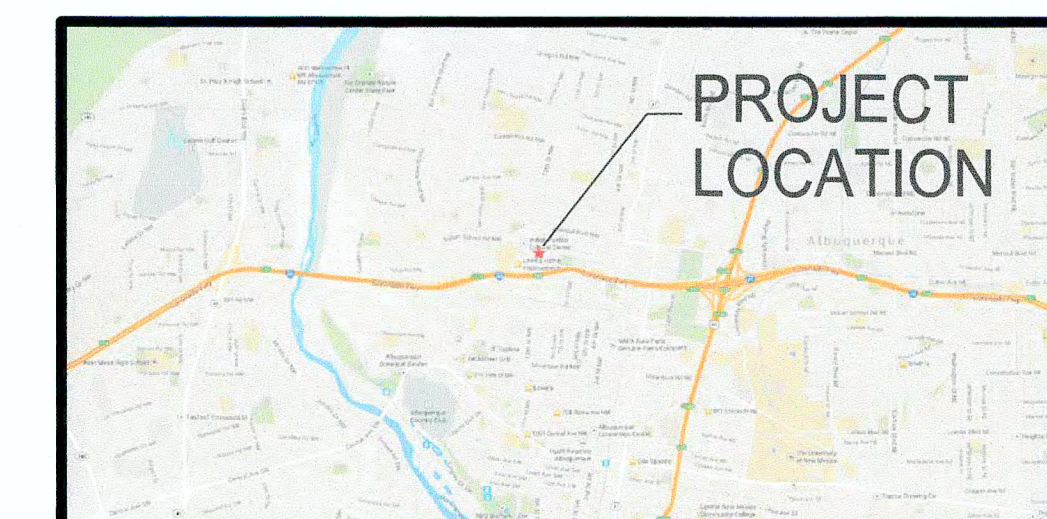
*[Signature]* 2-17-17 Date  
DRB Chairperson, Planning Department

\* Environmental Health, if necessary

SHEET KEYNOTES

(E) = EXISTING (N) = NEW

- 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 TIMBER BOX
- 6) (E) STOP SIGN
- 7) (E) 6" WIDE COLORED PATTERNED CONCRETE
- 8) (E) EDGE OF CURB
- 9) (E) UTILITY LOCATION
- 10) (E) LANDSCAPING
- 11) (E) DEPRESSED PONDING & LANDSCAPE AT MEDIAN
- 12) (E) ASPHALT PAVING
- 13) (E) BIKE RACK LOCATION
- 14) (E) ADA SPACES. SEE CALCULATIONS
- 15) (E) FIRE LANE
- 16) (E) CARRIAGE STRIP WITH CRUSHER FINE. REFER TO LANDSCAPE DRAWINGS FOR ADDL. INFORMATION.
- 17) (E) TRASH ENCLOSURE SEE DETAIL A3/AS-105
- 18) (E) FIRE HYDRANT
- 19) (E) PROPOSED CITY BUS SHELTER
- 20) (E) LEVEL PAD FOR FUTURE BUILDING C - NO CONSTRUCTION
- 21) (E) PUBLIC OPEN SPACE. (PRIMARY ACTIVITY AREA). COLORED TEXTURED AND SCORED CONCRETE, LANDSCAPING AND ART YARD - 2000 SF EXTENTS
- 22) (E) FIRE HYDRANT
- 23) (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
- 24) (E) PATIO AND CAFE SPACE
- 25) (E) EDGE OF CONCRETE CURB TO BE DEMOLISHED AND RELOCATED
- 26) FUTURE PHASE 3 CONCRETE WALKWAY
- 27) FUTURE PHASE 3 LANDSCAPING
- 28) NOT USED
- 29) NOT USED
- 30) (N) ENTRY ARCH AT EXISTING CONCRETE WALKWAY
- 31) (N) LANDSCAPING
- 32) (N) TRELIS SHADE STRUCTURE
- 33) (N) CURB RAMP
- 34) (N) 6" WIDE COLORED PATTERNED CONCRETE
- 35) (N) EDGE OF CURB
- 36) (N) PATIO CONCRETE PAD. 6 X 6 SCORING AT 45 DEGREES
- 37) (N) 5'-6" MINIMUM CAFE SPACE
- 38) (N) C.O.A. SHALL REBUILD THE WEST END OF THE EAST/WEST SIDEWALK, RAMP AND CURB PER C.O.A. PROJECT # 7186.92
- 39) TEMPORARY CRUSHER FINE BY OWNER. C.O.A. WILL DO FULL SIDEWALK IMPROVEMENTS PER PROJECT # 7186.92
- 40) (N) RAISED TABLETOP CROSSWALK. REFER TO C.O.A. STREET IMPROVEMENT DRAWINGS. PER C.O.A. PROJECT # 7186.92
- 41) (N) MEDIAN. REFER TO C.O.A. STREET IMPROVEMENT DRAWINGS. PER C.O.A. PROJECT # 7186.92
- 42) (N) HYDRANT RELOCATION
- 43) (N) BUILDING ENTRY
- 44) (N) DESIGNATED LOADING ZONE WITH CONCRETE CURB RAMP
- 45) TRAFFIC CIRCLE (NOT A PART OF PROJECT)
- 46) RELOCATED STREET (NOT A PART OF PROJECT)
- 47) (N) BIKE RACK LOCATION



STUDIO SOUTHWEST ARCHITECTS, INC.  
2101 Mountain Rd. NW, Albuquerque, NM 87104  
505.843.9639 fax 505.843.9683  
Web Site: www.studioswarch.com  
E-Mail: mail@studioswarch.com

© 2017, Studio Southwest Architects, Inc. Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of Federal and International law. The information contained on this document is the Intellectual property of Studio Southwest, Inc. and all rights therein are Reserved. For exceptions, refer to the Owner-Architect Agreement.

CONSULTANTS

Architect: [Signature]  
Engineer: [Signature]

DRB SUBMITTAL

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:		NOV 10, 2016

SHEET TITLE

PAD1 SITE PLAN FOR BUILDING PERMIT

AS-101

