

Landscapes Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

SHEET INDEX

- 1 SITE PLAN
- 2 CONCEPTUAL LANDSCAPE PLAN
- 3 CONCEPTUAL DRAINAGE PLAN
- 4 CONCEPTUAL UTILITY PLAN
- 5 BUILDING ELEVATIONS

SITE DATA

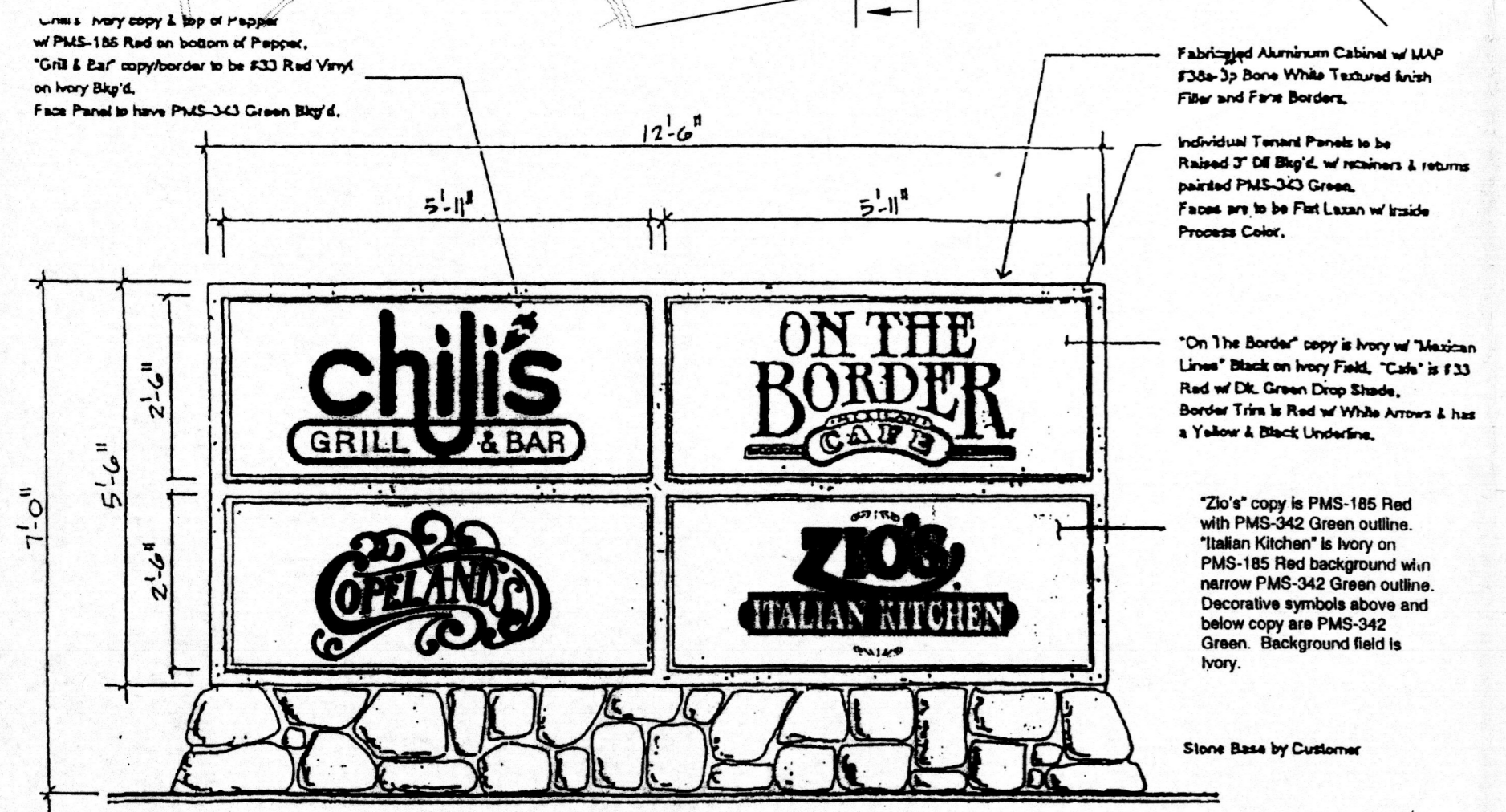
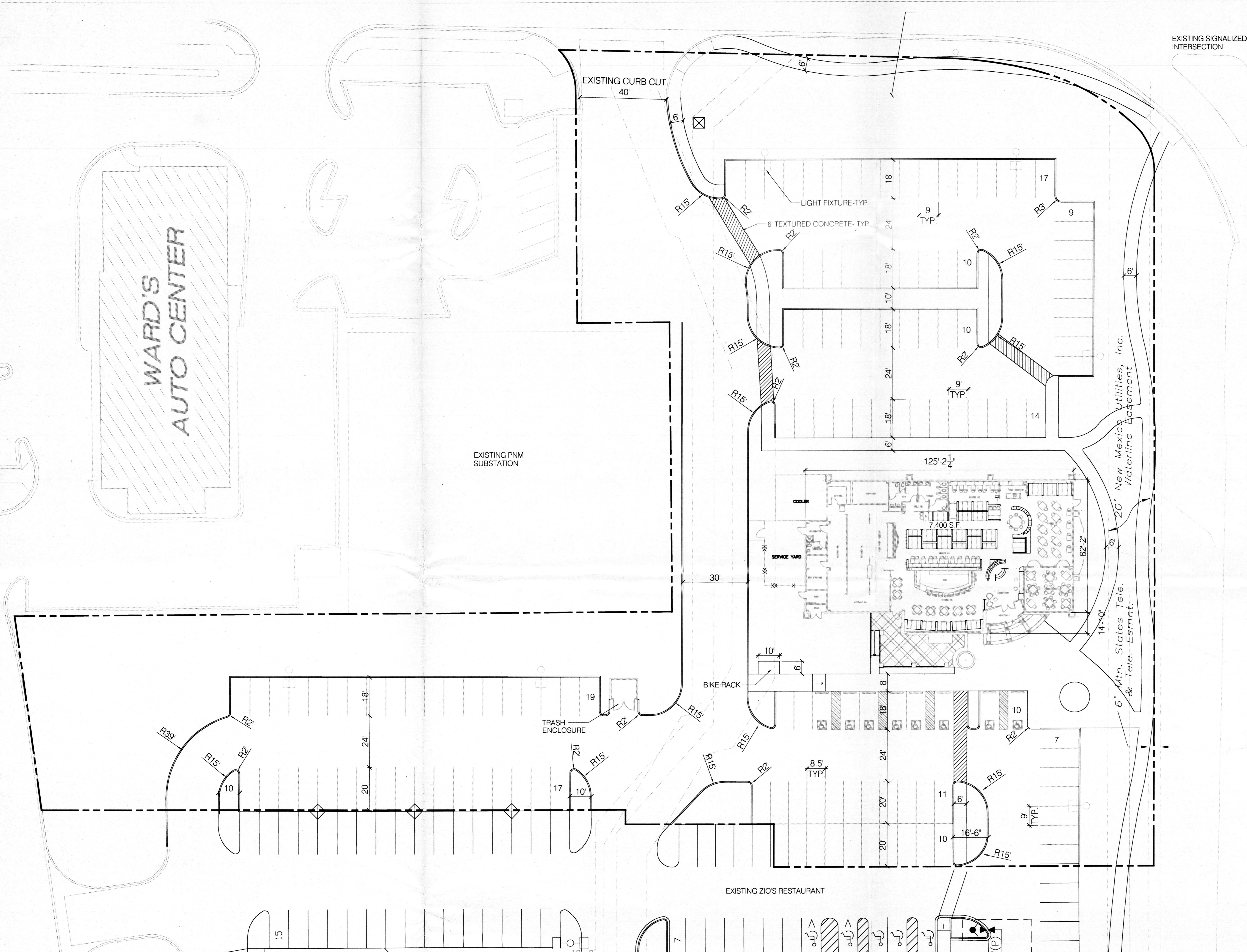
SITE AREA	2.54 ACRES
	110,642 S.F.
BUILDING AREA	7,400 S.F.
PARKING REQUIRED STANDARD	85
ACCESSIBLE	8
PARKING PROVIDED STANDARD	126
ACCESSIBLE	8
BICYCLE PARKING REQUIRED	7
PROVIDED	7

SITE PLAN NOTES

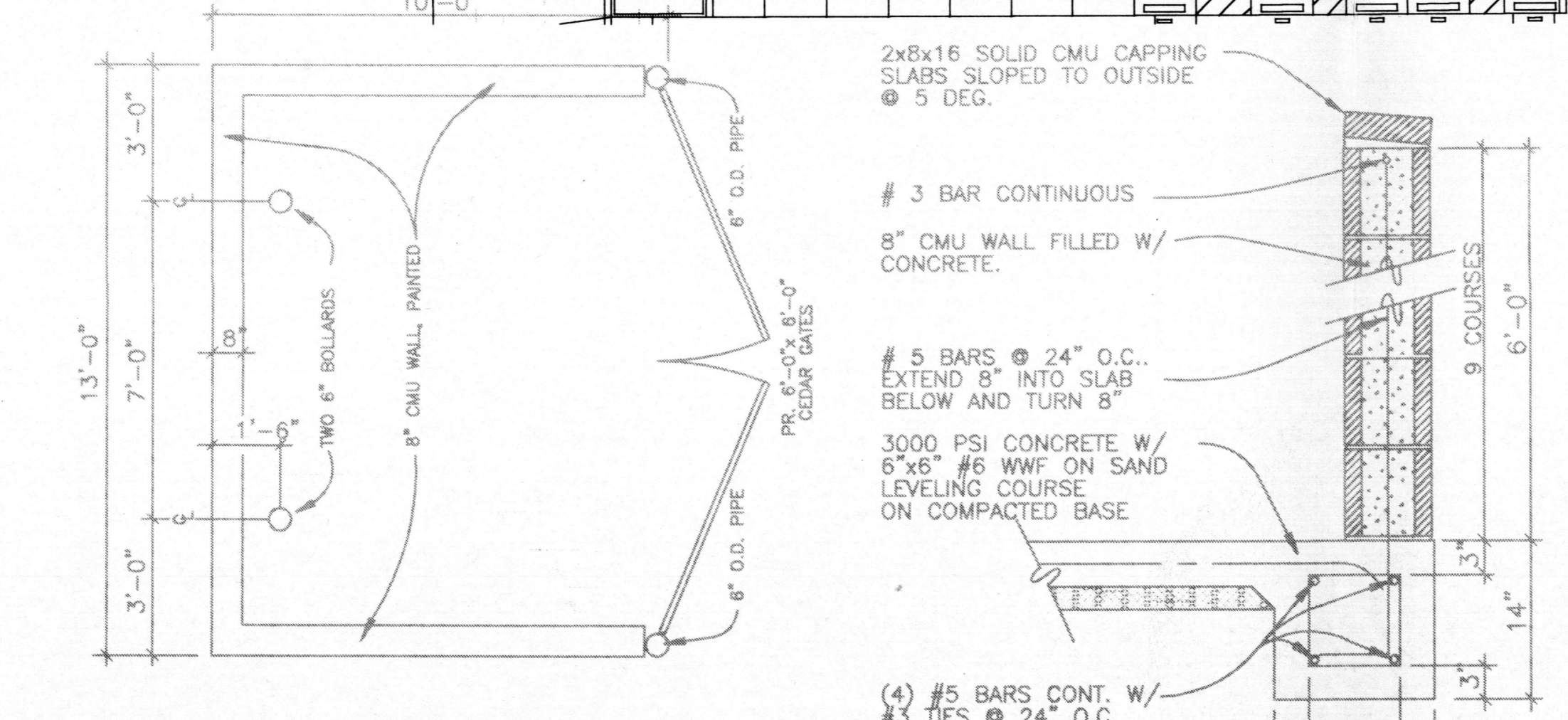
1. PARKING SPACES SHALL BE MIN. 8.5' X 18' (WITH 2' OVERHANG), OR 9' X 20'.
2. SIDEWALKS SHALL BE MIN. 6' WIDE (MIN. 8' ADJACENT TO PERPENDICULAR PARKING).
3. SIDEWALKS SHALL BE FLUSH WITH PAVEMENT AT HC PARKING SPACES.
4. AN ENCROACHMENT AGREEMENT WILL BE REQUIRED FOR LANDSCAPING, SIGNAGE AND SIDEWALK WITHIN THE EXISTING N.M.U.I. WATERLINE EASEMENT. TREES SHALL NOT BE PLANTED IN THE WATERLINE EASEMENT. A SIDEWALK EASEMENT WILL BE REQUIRED FOR PORTIONS OF PROPOSED PUBLIC SIDEWALK ON THE SITE. THIS WILL BE FILED UPON COMPLETION OF CONSTRUCTION.
5. JOINT CROSS-ACCESS AGREEMENTS OR EASEMENTS WILL BE PER PLAT.
6. ON-SITE WATER & SEWER LINES ARE SHOWN ON SHEET C3.
7. NO CHAIN-LINK, RAZOR WIRE (CONCERTINA), OR PLASTIC VINYL FENCING IS PERMITTED.
8. NO PLASTIC OR VINYL BUILDING PANELS, AWNINGS OR CANOPIES ARE PERMITTED. AWNINGS AND CANOPIES SHALL BE INTEGRATED WITH BUILDING ARCHITECTURE.
9. THE REFUSE ENCLOSURE SHALL BE COMPATIBLE IN DESIGN, COLOR AND MATERIAL WITH BUILDING ARCHITECTURE. THE GATES SHALL BE OPAQUE; CHAIN LINK GATES ARE NOT ALLOWED.
10. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANTENNA SHALL BE INTEGRATED INTO THE BUILDING STRUCTURE.

DFB# 01450-00000-00063
APPROVALS (#1000900) EPC 00128-00000-01517

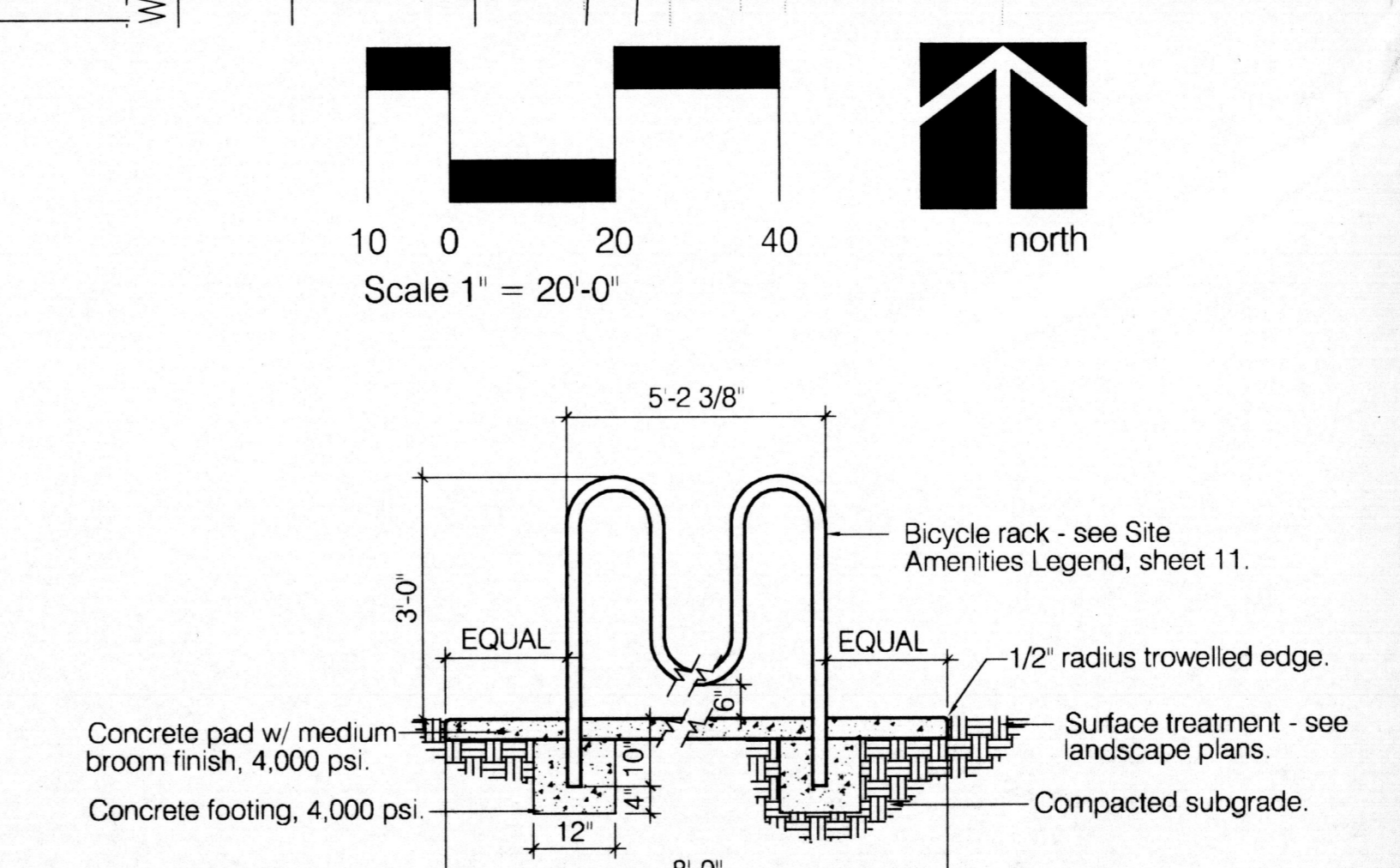
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Transportation Development	<i>[Signature]</i>	1-24-01	Date
City Engineer/AMAFCA	<i>[Signature]</i>	2/8/01	Date
Utility Development	<i>[Signature]</i>	1-24-01	Date
Parks and Recreation Department	<i>[Signature]</i>	1/24/01	Date
Solid Waste Department	<i>[Signature]</i>	01-24-01	Date



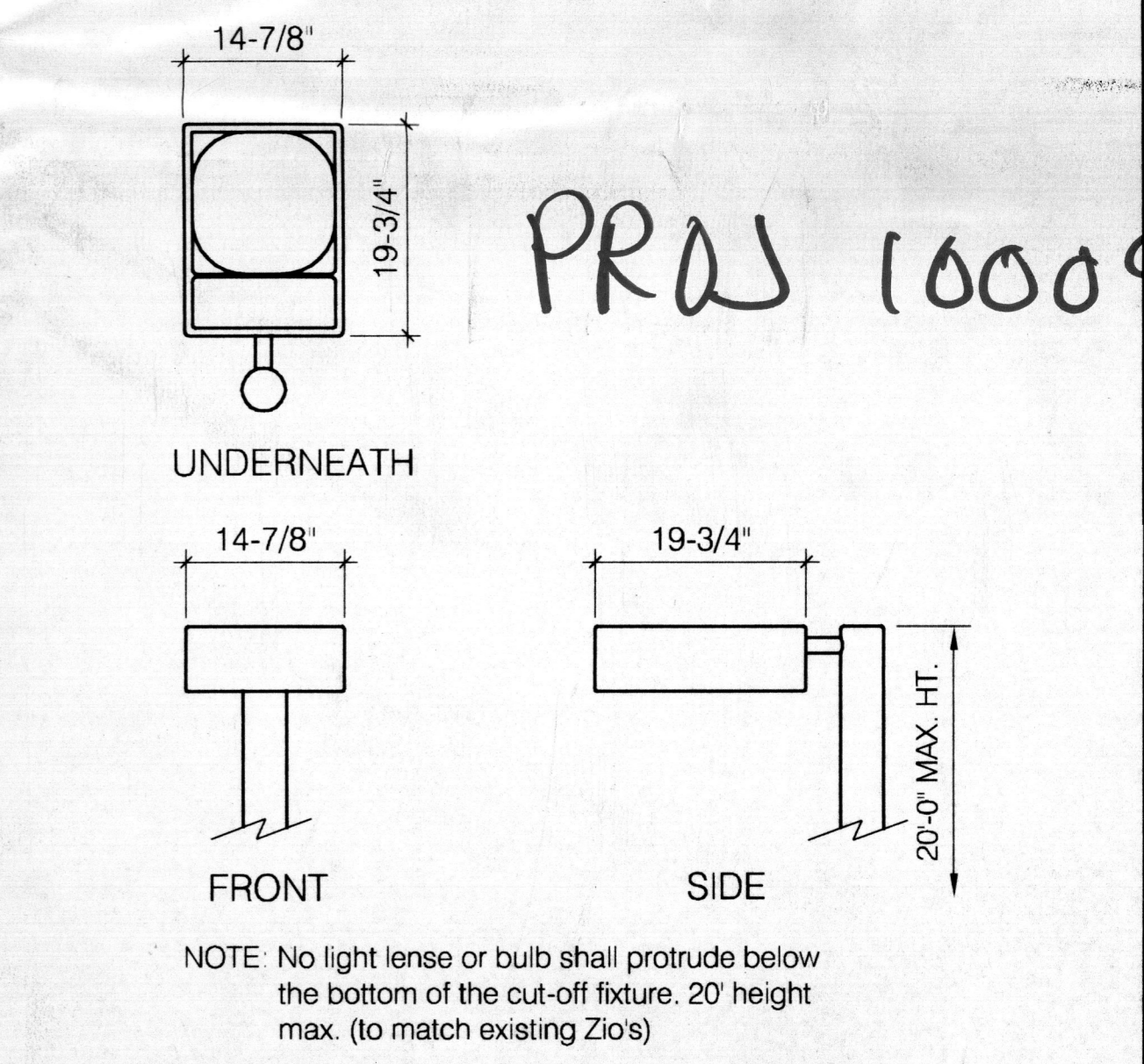
1 EXISTING MONUMENT SIGN WITH PROPOSED COPELAND'S LOGO
N.T.S.



2 TRASH ENCLOSURE
N.T.S.



3 TYPICAL BIKE RACK
N.T.S.

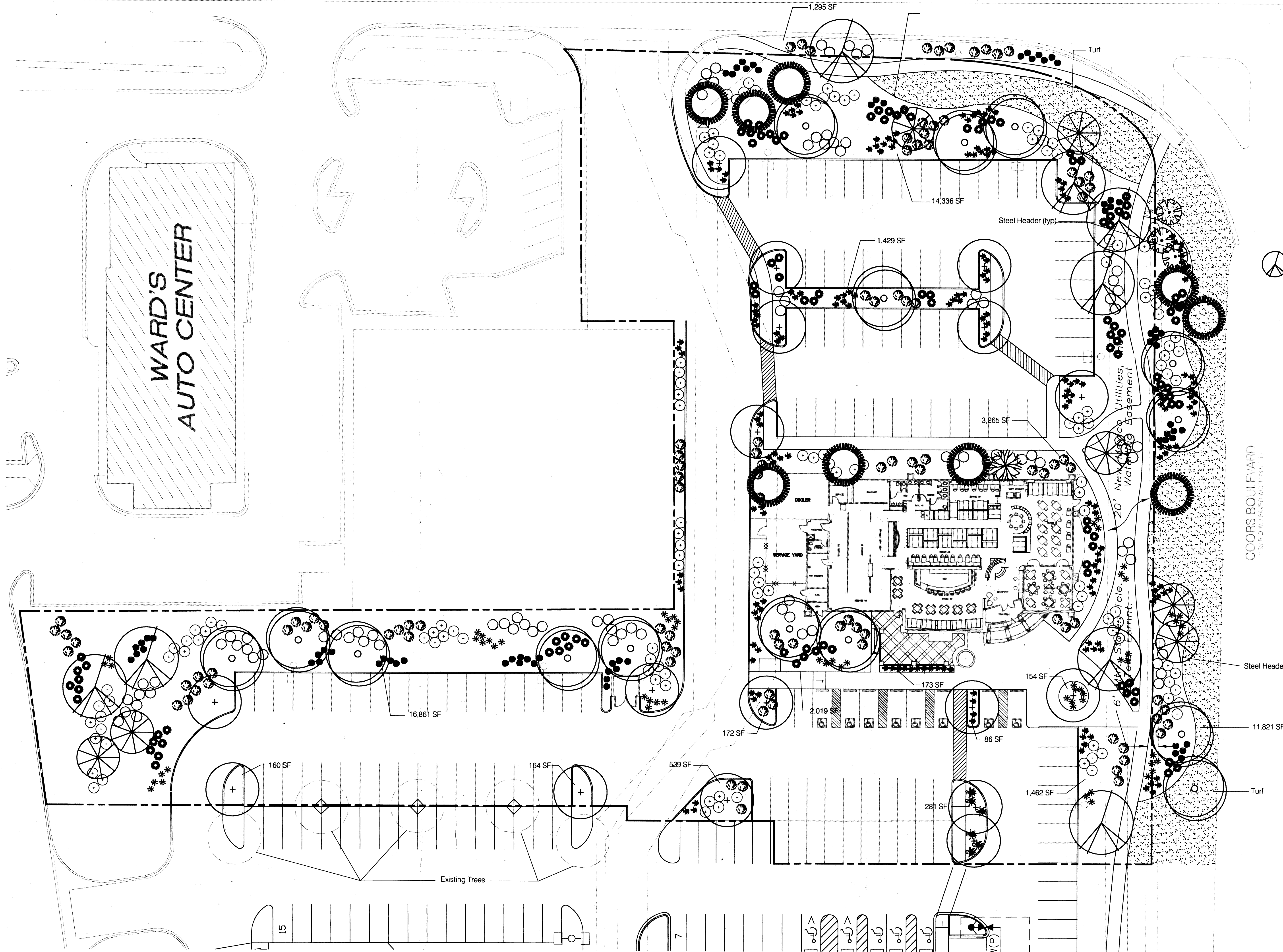


4 TYPICAL LIGHT FIXTURE
N.T.S.

Project Name: PROJECT NEW COPELAND'S RESTAURANT, COORS BOULEVARD @ SEVEN-BAR LOOP RD, ALBUQUERQUE, NEW MEXICO
OWNER: CAJUN WEST INVESTMENT, LLC, 616 NORTH CARROLLTON AVENUE, NEW ORLEANS, LA 70119
Landscape Architects Seal

Designed By	C.J.G.
Drawn By	WMA
Checked By	C.J.G.
Date	1/16/01
Project No.	1247
Sheet Title	SITE PLAN
	1 OF 6

SEVEN-BAR LOOP ROAD
(86 R.O.W. / PAVED WIDTH 86 F.F.)



GENERAL

The design and provision of landscape features within the Copeland's Site will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and the Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

TREE REQUIREMENTS

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Coors Bypass	Seven-Bar Loop Road
Required 13	Required 10
Provided 14	Provided 10

Trees within the parking area are required at a rate of 1 tree per 8 parking spaces.
Required 18
Provided 34

PLANT PALETTE

- Evergreen Trees (6 Min. Height)
Austrian Pine, Pinon Pine, Leyland False Cypress,
- Deciduous Trees (2' Caliper Min.)
Autumn Purple Ash, Skyline Honeylocust, Narrowleaf Cottonwood
- Accent Trees (1 1/2' Caliper Min.)
Bradford Pear, Flowering Locust, Chitalpa, Desert Willow, New Mexico Olive
- Shrubs and Groundcovers (1 & 5 Gallon)
Juniper Species, Potentilla, Chamaisa, Artemisia species, Red Yucca, Apache Plume, Barberry, Cotoneaster species, Cherry Sage, Russian Sage, Three-leaf Sumac, Blue Mist, Yucca species, Rosemary, Santolina, Photinia

- Turf Grass
- Buffalo Grass

- Mulches
Santa Fe Brown Crusher Fines, 3/4" Santa Fe Brown Rock Mulch, 2" - 4" Santa Ana Tan Cobble Mulch, Moss Rock Boulders (3 dia.)

IRRIGATION SYSTEM

Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be utilized to irrigate turf, and tree, shrub, and groundcover planting areas.

MAINTENANCE RESPONSIBILITY

Maintenance of the landscaping and irrigation system, including that within the adjacent public right-of-way, shall be the responsibility of the owner.

Zoning Code Landscape Requirements

Total Site Area	123,880 SF
Building Footprint/Service Areas	- 10,061 SF
Public R.O.W. Landscape	- 12,084 SF

Total Area	101,735 SF
Required Percentage	15%

Landscape Area Required	15,260 SF
Landscape Area Provided	53,346 SF

High Water Use Turf Allowed (20%)	10,669 SF
High Water Use Turf Provided	0 SF

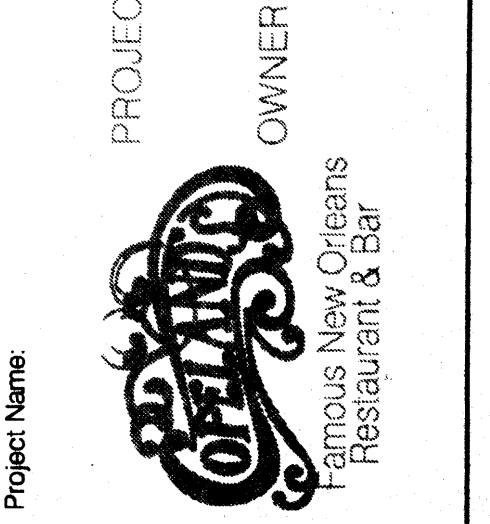


CONSENSUS
Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102
Phone (505) 764-9801
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Project Name:

PROJECT: NEW COPELANDS RESTAURANT
COORS BOULEVARD, SEVEN-BAR LOOP RD
ALBUQUERQUE, NEW MEXICO
OWNER:
CAJUN WEST INVESTMENT, LLC
616 NORTH CARROLLTON AVENUE
NEW ORLEANS, LA 70119



Landscape Architects Seal:

Designed By: SIM
Drawn By: WMA
Checked By: C.J.G.

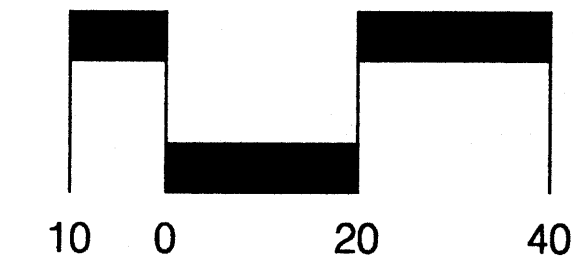
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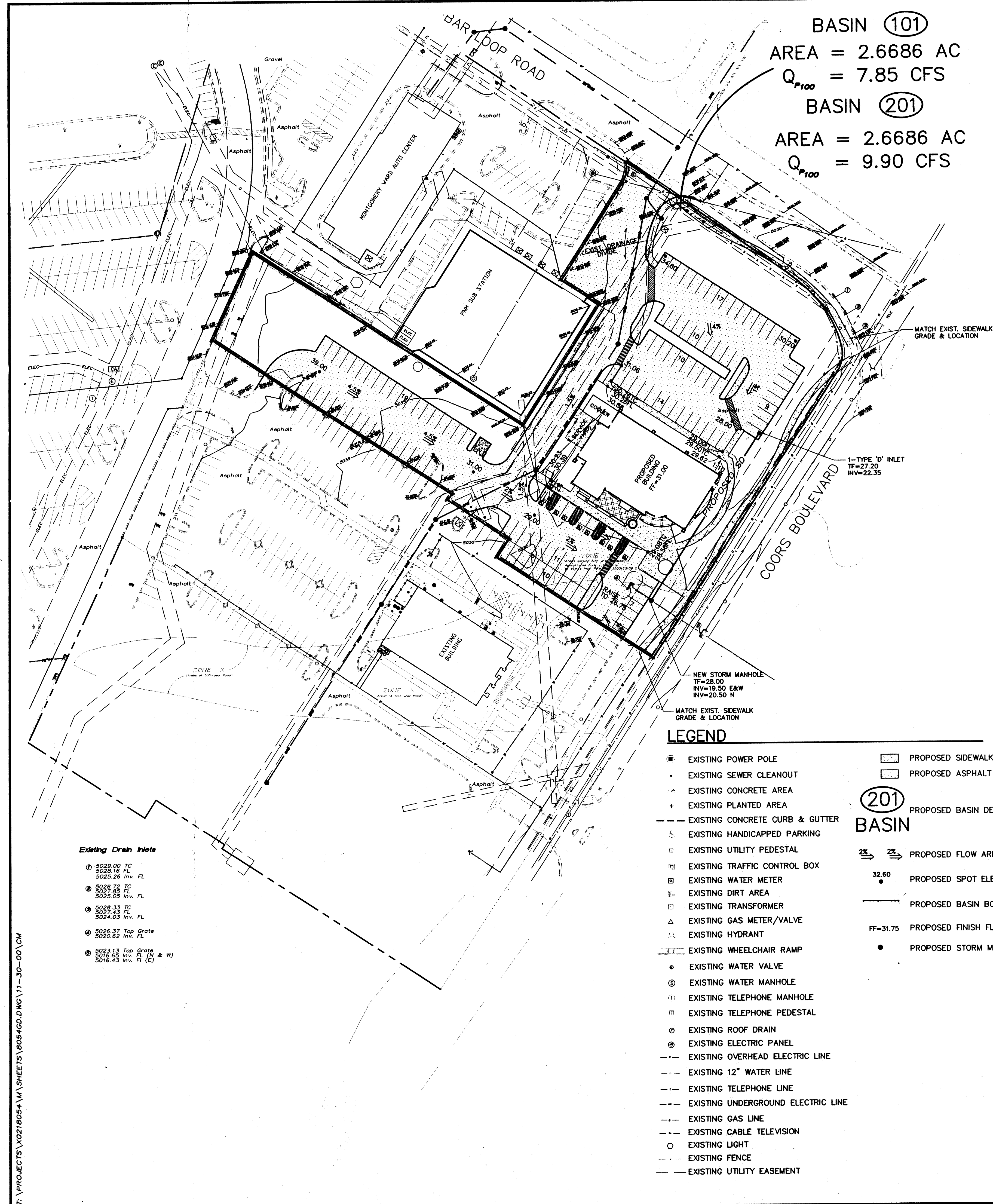
Project No: 1247

Sheet Title:

LANDSCAPE PLAN
2 OF 6

Scale 1" = 20'-0"





BASIN (101)
 AREA = 2.6686 AC
 $Q_{P100} = 7.85$ CFS

BASIN (201)
 AREA = 2.6686 AC
 $Q_{P100} = 9.90$ CFS

DRAINAGE REPORT

Site Location: The site is located on the northwest corner of Seven-Bar Loop Road and Coors Boulevard NW, more particularly described as Tract 12B, Questa Del Rio, Albuquerque, New Mexico.

Methodology: Section 22.2 Part A of the City of Albuquerque DPM was employed in the analysis for peak rate discharge and volumetric runoff. The 100-year frequency, 6-hour event design storm was applied. The site is located in Zone 1.

Existing Conditions: The total area of the property is 2.6686 acres. The terrain is uncompacted soil with native vegetation. The site slopes from north to south with varying slopes ranging from 3% to 13% grades. Flows are conveyed via a catch basin located in the southern corner of lot 12B, this catch basin drains into a 24" RCP culvert that connects to a catch basin located on Coors Boulevard NW. This system connects to a 60" RCP culvert that crosses under Coors Boulevard NW. Table 1 provides a breakdown of existing land treatments, volumetric runoff, and peak discharge.

Table 1: Existing Conditions

Basin	Area (ac)	Treatment				V_{50} (ac-ft)	Q_p (cfs)
		%A	%B	%C	%D		
101	2.6686	0	0	95.26	4.74	0.2304	7.85

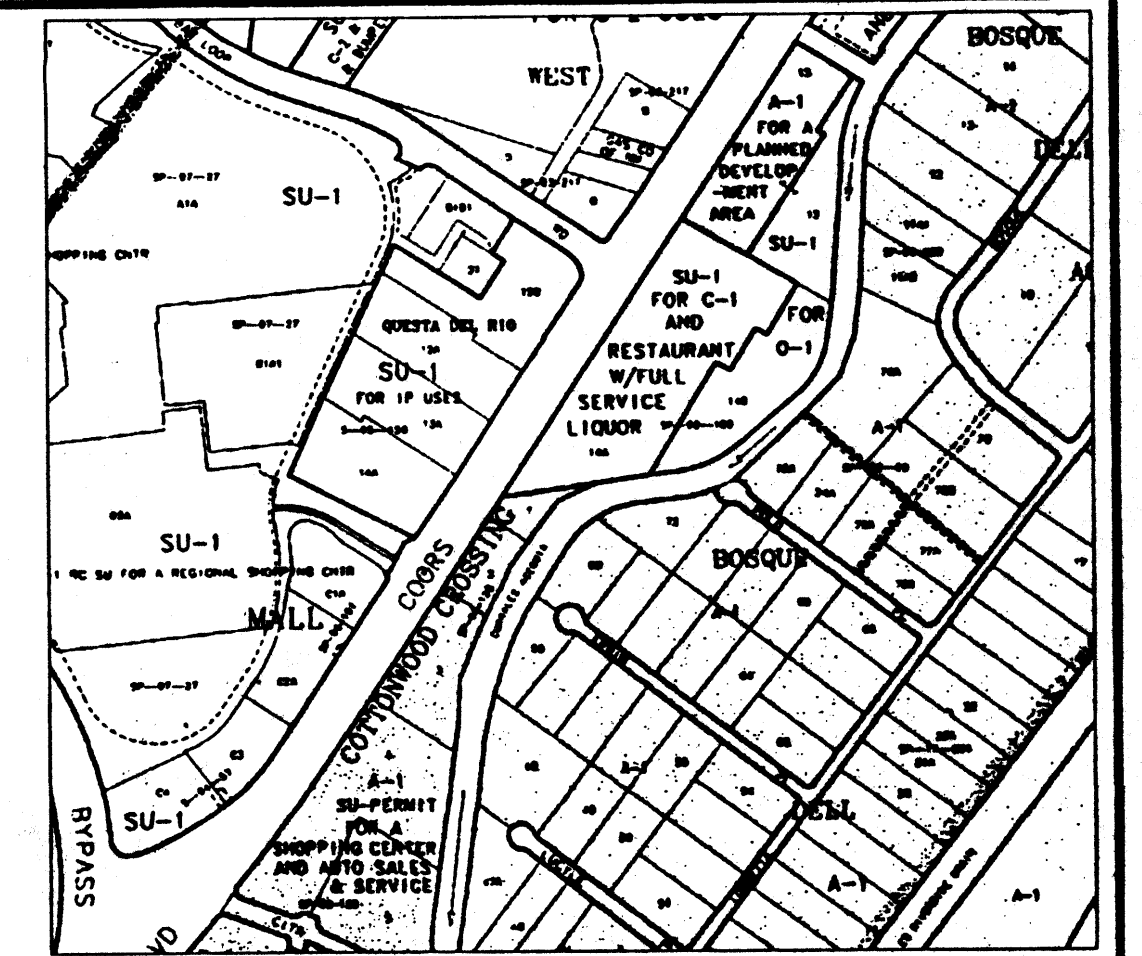
Proposed Conditions: The site will be developed into a restaurant. The proposed site improvements will not alter the existing basin boundary, thereafter named Basin 210. The proposed restaurant will feature approximately 10,620 FT² of floor space, 72,263 FT² of paving, and the remaining area for landscaping and bare grading.

Proposed total development of the site will comprise of approximately 72% impervious land type. Table 2 provides a breakdown of proposed land treatments, volumetric runoff, and peak discharge.

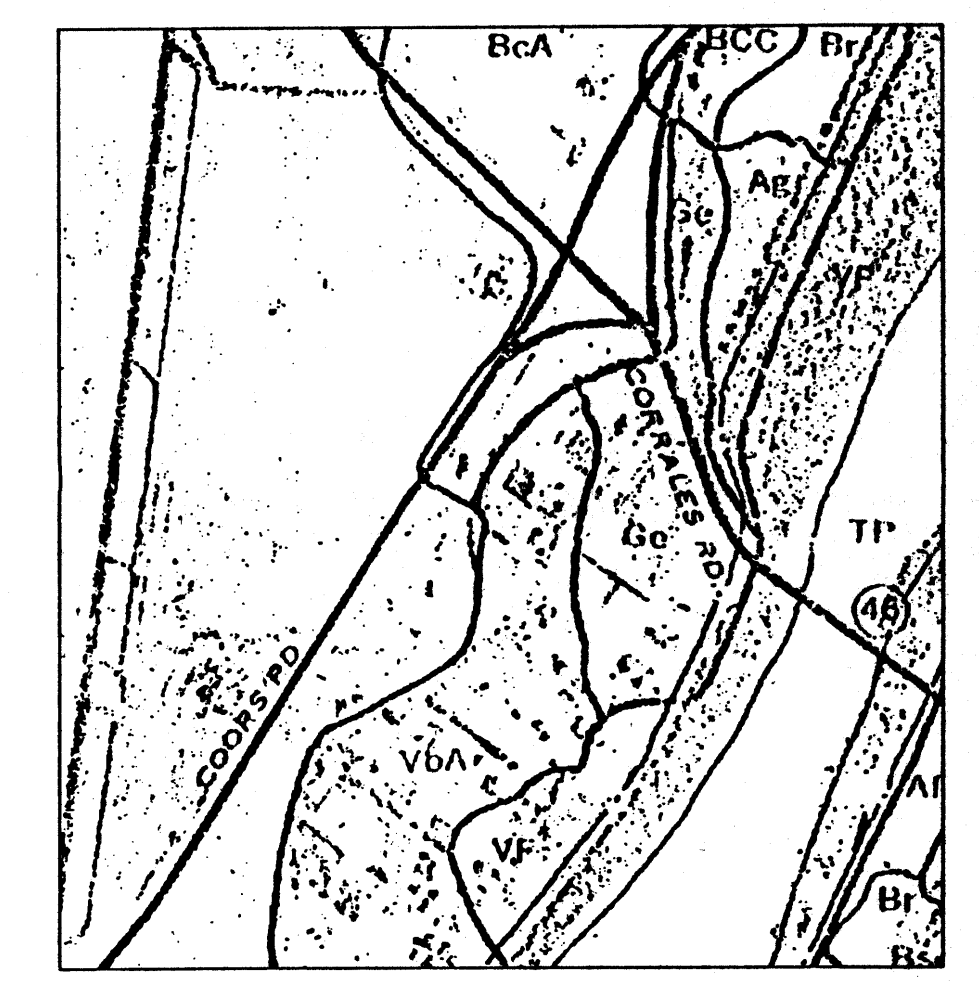
Table 2: Proposed Conditions

Basin	Area (ac)	Treatment				V_{50} (ac-ft)	Q_p (cfs)
		%A	%B	%C	%D		
201	2.6686	0	28.24	0	71.76	0.3565	9.90

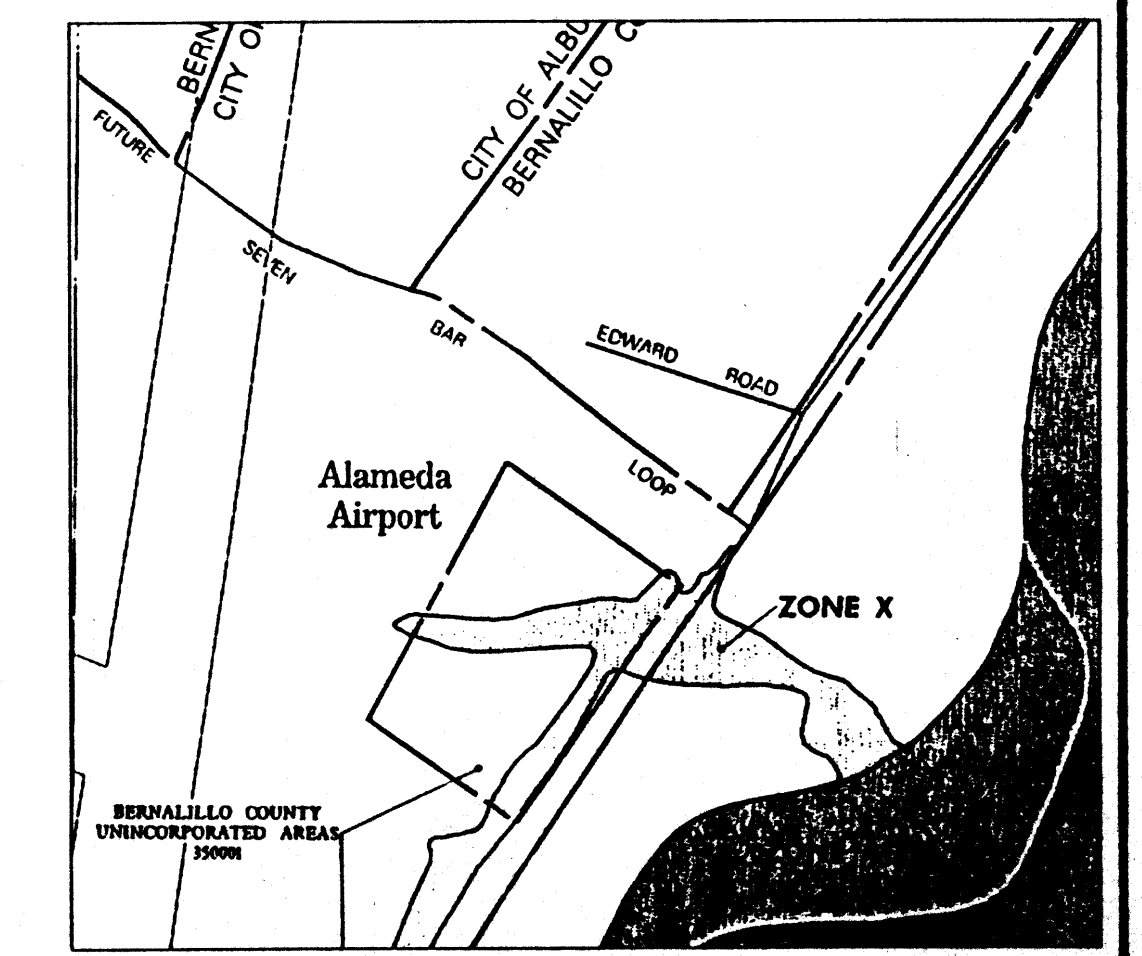
Conclusions: Existing site conditions yield a peak volumetric runoff of 0.2304 acre-ft., which is discharged into an existing underground storm drain. Proposed improvements will increase total volumetric runoff to 0.3565 acre-ft. The existing 24" RCP Culvert is more than adequate for the increased amount of flow that will be produced from developing this site.



LOCATION MAP
 ZONE ATLAS MAP B-14-Z



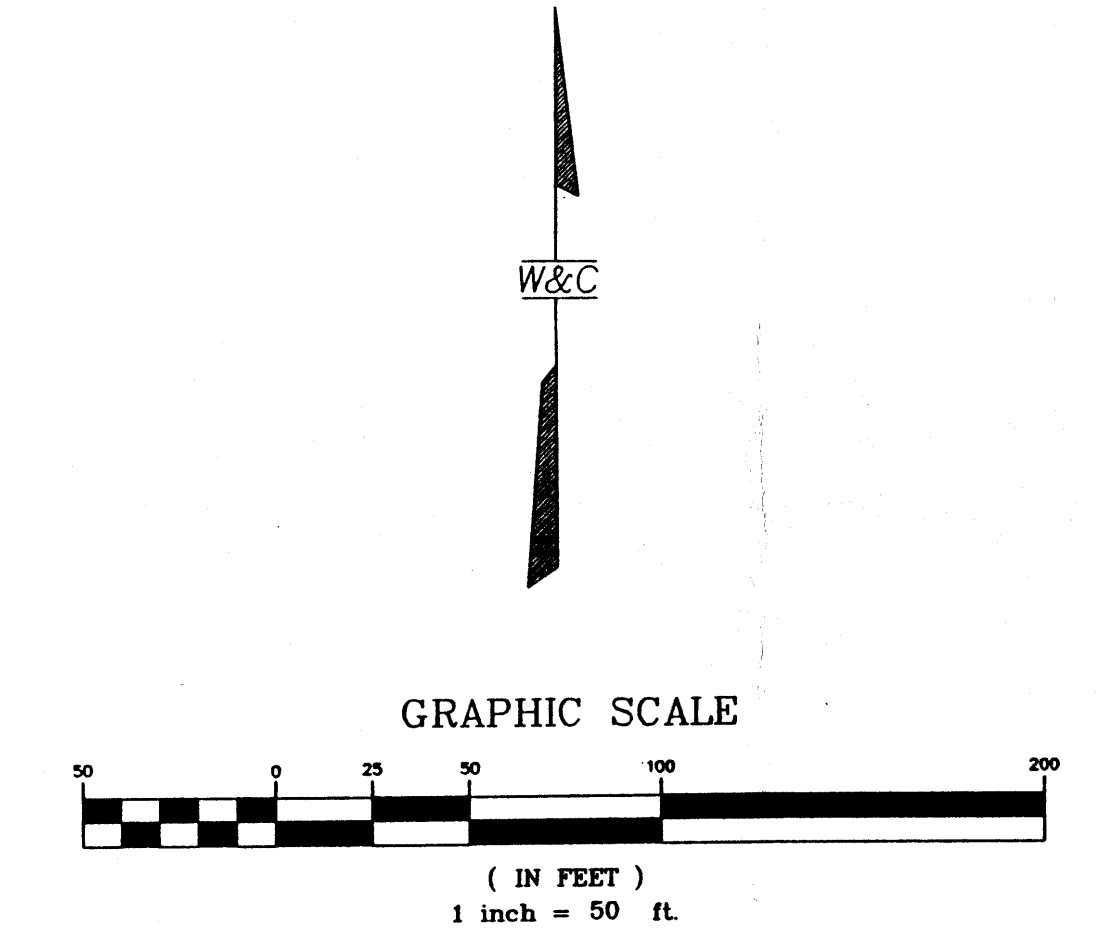
SOILS MAP
 REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 10



FLOOD INSURANCE MAP
 REFERENCE: FLOOD INSURANCE STUDY PANEL 109

- LEGEND**
- EXISTING POWER POLE
 - EXISTING SEWER CLEANOUT
 - EXISTING CONCRETE AREA
 - EXISTING PLANTED AREA
 - EXISTING CONCRETE CURB & GUTTER
 - EXISTING HANDICAPPED PARKING
 - EXISTING UTILITY PEDESTAL
 - EXISTING TRAFFIC CONTROL BOX
 - EXISTING WATER METER
 - EXISTING DIRT AREA
 - EXISTING TRANSFORMER
 - EXISTING GAS METER/VALVE
 - EXISTING HYDRANT
 - EXISTING WHEELCHAIR RAMP
 - EXISTING WATER VALVE
 - EXISTING WATER MANHOLE
 - EXISTING TELEPHONE MANHOLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING ROOF DRAIN
 - EXISTING ELECTRIC PANEL
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING 12" WATER LINE
 - EXISTING TELEPHONE LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING GAS LINE
 - EXISTING CABLE TELEVISION
 - EXISTING LIGHT
 - EXISTING FENCE
 - EXISTING UTILITY EASEMENT
- PROPOSED SIDEWALK
 - PROPOSED ASPHALT
 - (201) PROPOSED BASIN DESIGNATION
 - PROPOSED BASIN
 - PROPOSED FLOW ARROW
 - PROPOSED SPOT ELEVATION
 - PROPOSED BASIN BOUNDARY
 - PROPOSED FINISH FLOOR ELEVATION
 - PROPOSED STORM MANHOLE

- Existing Drain Inlets**
- 3028.00 TC
 - 3028.16 FL
 - 3028.26 INV. FL
 - 3028.72 TC
 - 3028.88 FL
 - 3028.95 INV. FL
 - 3028.33 TC
 - 3028.43 FL
 - 3028.43 INV. FL
 - 3026.37 Top Grate
 - 3020.62 INV. FL
 - 3024.13 Top Grate (N & W)
 - 3016.43 INV. FL (E)



BENCH MARK
 NM-448-N12 CENTRAL ZONE (NAD 27)
 Y = 1,528,910.94'
 X = 381 - 108.54
 ELEV = 5,023.41' (SLD 1929)

LEGAL
 TOWN OF ALAMEDA GRANT, SECTION 8, TOWNSHIP 11 NORTH,
 RANGE 3 EAST, NM PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NM, LOTS 12-B, QUESTA DEL RIO.

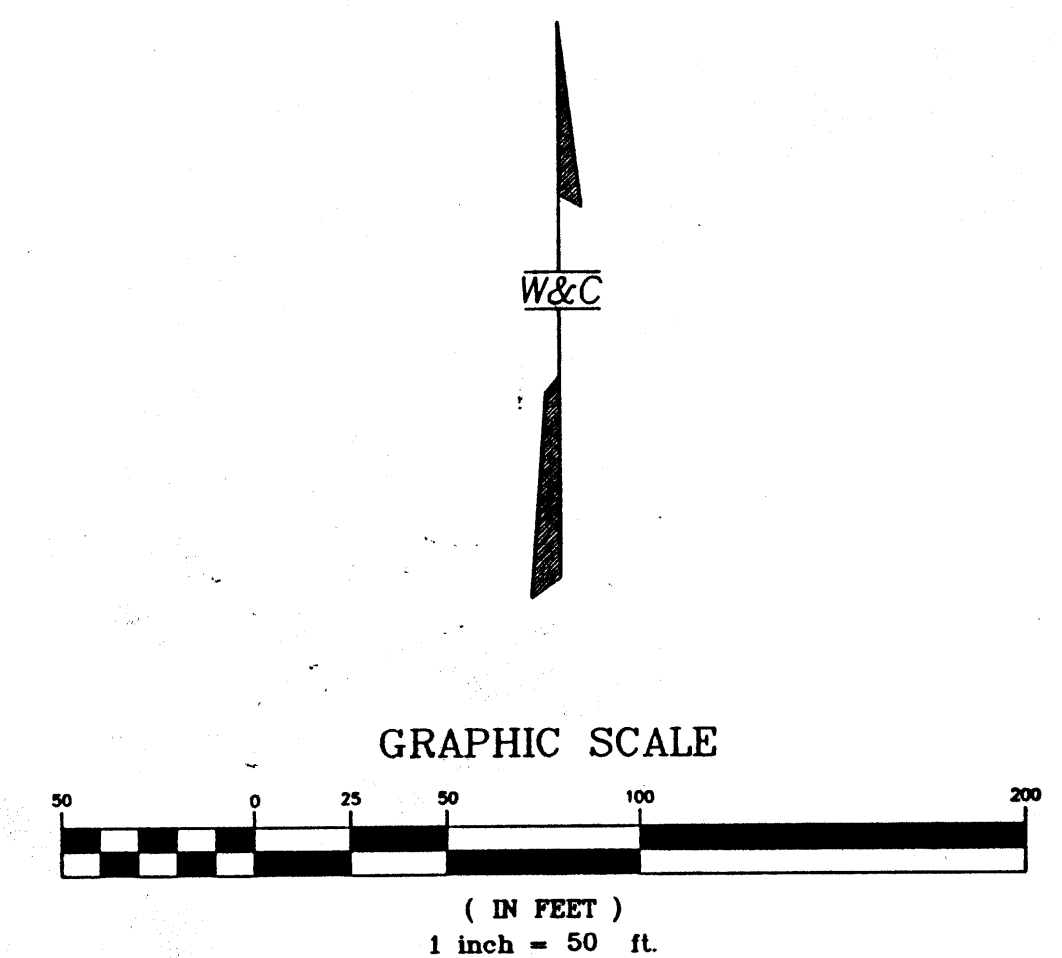
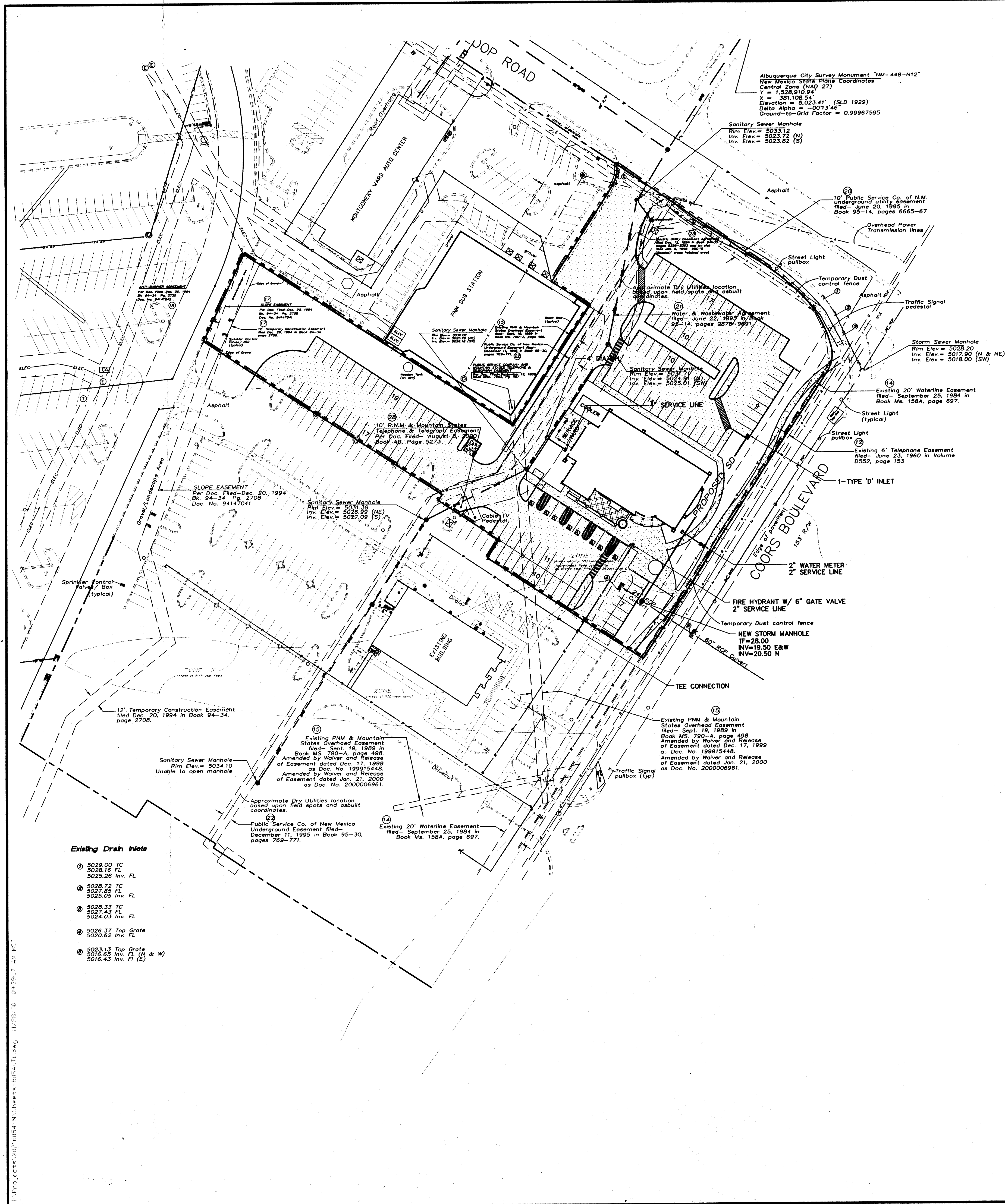
WILSON & COMPANY
 4900 LANG AVENUE N.E.
 ALBUQUERQUE, NEW MEXICO
 87109
 (505) 348-4000

DATE: OCT 2000
 FILE NO.: X00054
 DESIGN: M.J.
 DRAWN: CM

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

**COPELANDS RESTAURANT
 CONCEPTUAL GRADING & DRAINAGE PLAN**

Design Review Committee: City Engineer Approval
 City Project No. X0218054
 Zone Map No. B-14-Z
 Sheet 3 of 9

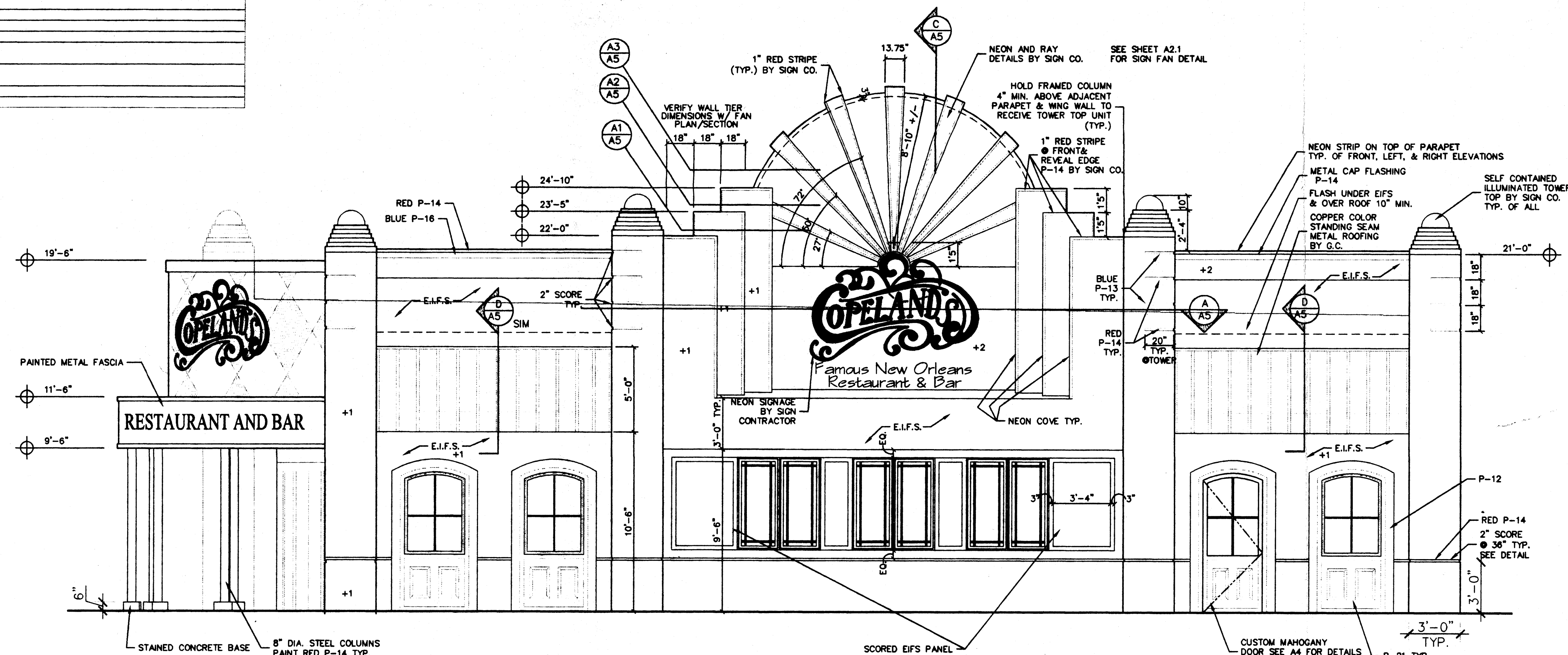
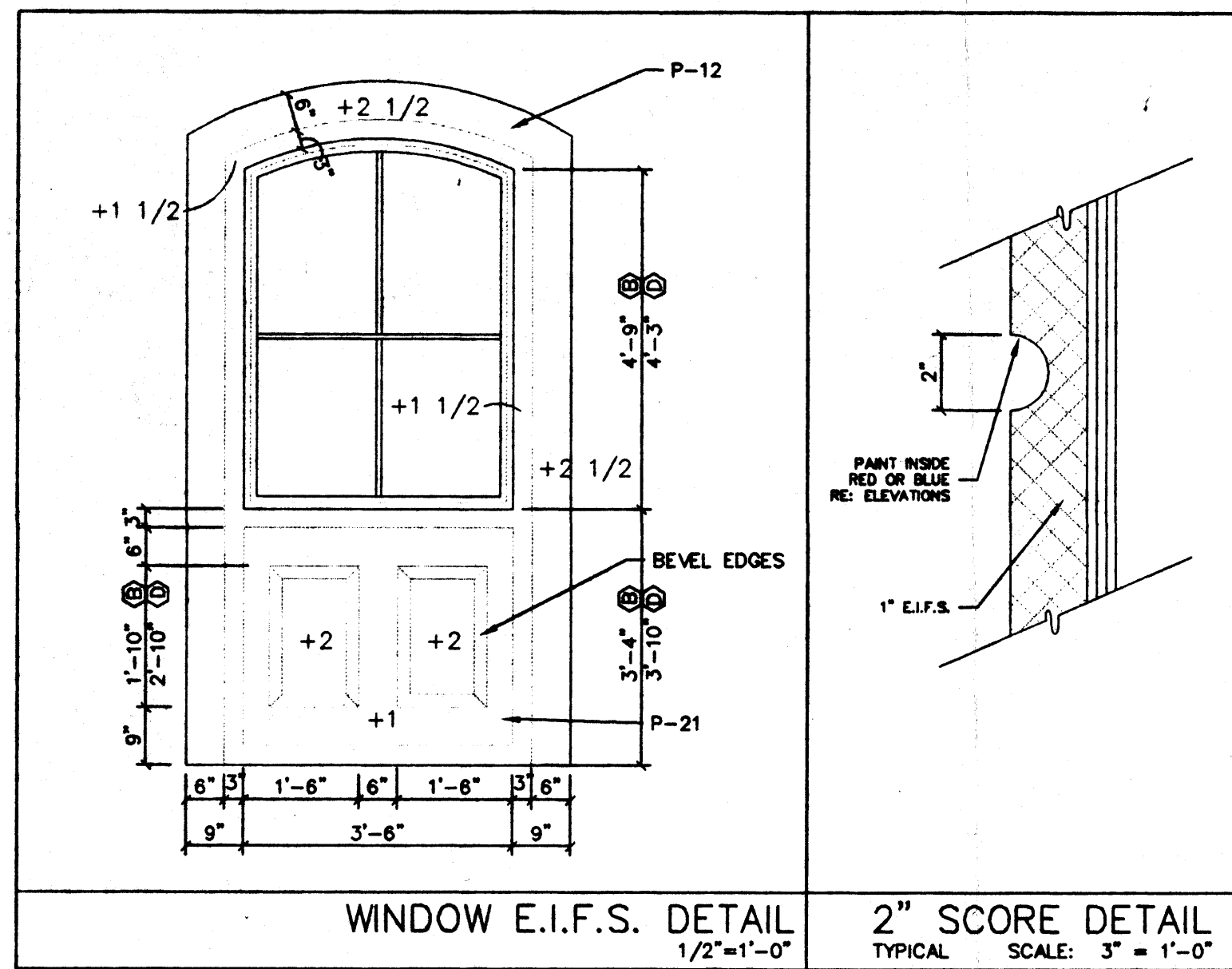


- LEGEND**
- ⊙ EXISTING POWER POLE
 - EXISTING SEWER CLEANOUT
 - ▲ EXISTING CONCRETE AREA
 - ▽ EXISTING PLANTED AREA
 - EXISTING HANDICAPPED CURB & GUTTER
 - ♿ EXISTING HANDICAPPED PARKING
 - ⊠ EXISTING UTILITY PEDESTAL
 - ⊞ EXISTING TRAFFIC CONTROL BOX
 - ⊡ EXISTING WATER METER
 - ⊞ EXISTING DIRT AREA
 - ⊞ EXISTING TRANSFORMER
 - △ EXISTING GAS METER/VALVE
 - ⊞ EXISTING HYDRANT
 - EXISTING WHEELCHAIR RAMP
 - ⊙ EXISTING WATER VALVE
 - ⊙ EXISTING WATER MANHOLE
 - ⊙ EXISTING TELEPHONE MANHOLE
 - ⊞ EXISTING TELEPHONE PEDESTAL
 - ⊙ EXISTING ROOF DRAIN
 - ⊙ EXISTING ELECTRIC PANEL
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING 12" WATER LINE
 - EXISTING TELEPHONE LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING GAS LINE
 - EXISTING CABLE TELEVISION
 - EXISTING LIGHT
 - x EXISTING FENCE
 - EXISTING UTILITY EASEMENT
 - ▭ PROPOSED SIDEWALK
 - ▭ PROPOSED ASPHALT
 - PROPOSED STORM DRAIN
 - ⊙ PROPOSED TYPE "A" INLET
 - ⊙ PROPOSED MANHOLE
 - PROPOSED 6" WATER LINE
 - PROPOSED 2" WATER METER W/ 2" SERVICE LINE
 - PROPOSED 4" GAS SERVICE LINE
 - PROPOSED FIRE HYDRANT W/ 6" GATE VALVE & 2" SERVICE LINE
 - PROPOSED STORM MANHOLE

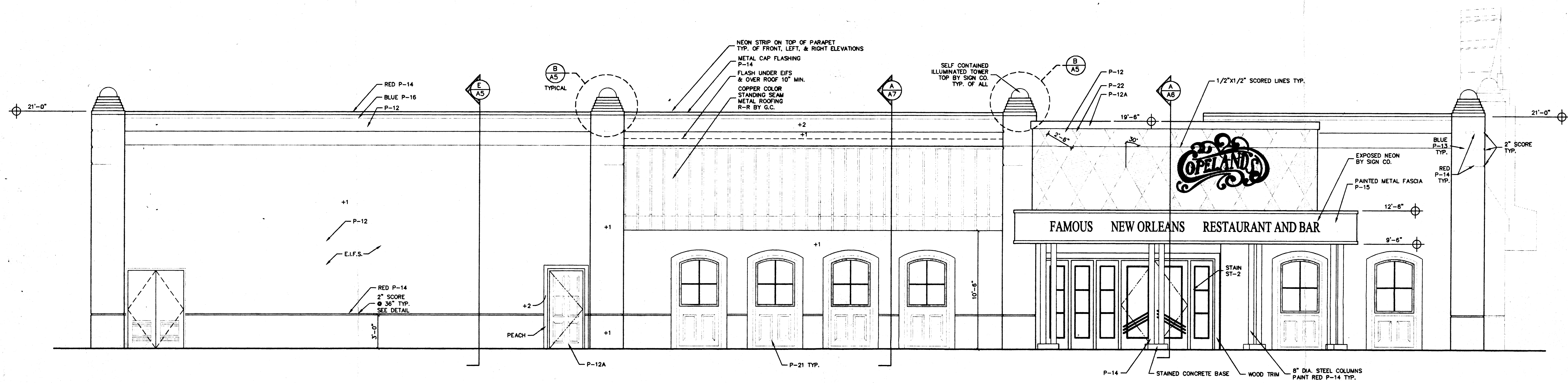
- Existing Drain Inlets**
- ① 5029.00 TC
 - 5028.16 ft.
 - 5025.26 inv. ft.
 - ② 5028.22 TC
 - 5022.65 ft.
 - 5024.03 inv. ft.
 - ③ 5028.11 TC
 - 5017.43 ft.
 - 5024.03 inv. ft.
 - ④ 5026.27 Top Gate
 - 5020.62 inv. ft.
 - ⑤ 5028.11 Top Gate
 - 5018.43 inv. ft. (W & W)
 - 5016.43 inv. ft. (E)

<p>WILSON & COMPANY 4900 LANG AVENUE N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 348-4000</p>			DATE	OCT 2000	
			FILE NO.	X00054	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP		DESIGN	M.J.	DRAWN	CM
COPELAND'S RESTAURANT CONCEPTUAL UTILITY PLAN					
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.	
City Project No.	Zone Map No.	Sheet 4 of			
X0218054	B-14-Z				

ITEM #	COLOR	MANUFACTURER/PAINT	REMARKS
P-12	TEAL	SHERWIN WILLIAMS SUPERPAINT HIGH GLOSS #W2937 TABBYZ TEAL	SAND FINISH
P-13	PEACH	STON E.I.F.S. COLOR #2008	TO MATCH EIFS
P-14	RED	BENJAMIN MOORE SATIN GLOSS #2188-60 PEACH RECTAR	AT REVEALS AND PARAPET STRIPE
P-15	BLUE	BENJAMIN MOORE SATIN GLOSS #2188-60 PEACH RECTAR	TO MATCH EIFS
P-16	RED	BENJAMIN MOORE SATIN GLOSS #2188-60 PEACH RECTAR	AT REVEALS AND PARAPET STRIPE
P-17	RED	BENJAMIN MOORE SATIN GLOSS #2188-60 PEACH RECTAR	AT REVEALS AND PARAPET STRIPE
P-18	COPPER	BENJAMIN MOORE SATIN GLOSS #2188-60 PEACH RECTAR	AT REVEALS AND PARAPET STRIPE
P-19	RED	BENJAMIN MOORE SATIN GLOSS #2188-60 PEACH RECTAR	AT REVEALS AND PARAPET STRIPE
P-20	TEAL	SHERWIN WILLIAMS SUPERPAINT HIGH GLOSS #W2937 TABBYZ TEAL	SAND FINISH
P-21	MAHOGANY	SHERWIN WILLIAMS SATIN LATEX A-100 CUNNABAR #SW 2714	EIFS PANEL UNDER WINDOW
P-22	TAMP	BENJAMIN MOORE SATIN LATEX: VINTAGE TAMP #2110-70	EIFS DIAMONDS ABOVE ENTRY
R-R	COPPER	MBO STANDING SEAM METAL ROOFING #M 281-445-8555 COPPER METALIC	
ST-2	MAHOGANY	INDUSTRIAL FINISHES "COPELAND'S RED DYE" & "FISWDM, DARK MAHOGANY" WIPING STAIN	VARIOUS WOOD ELEMENTS
ST-2S	MAHOGANY	INDUSTRIAL FINISHES "COPELAND'S RED DYE" & "FISWDM, DARK MAHOGANY" WIPING STAIN	VARIOUS WOOD ELEMENTS
ST-3S	EBONY	MINWAX STAIN #2718 EBONY	VARIOUS WOOD ELEMENTS



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
- ALL SIGNAGE SHALL BE PROVIDED BY SIGN CO.
 - THE + VARIABLE DENOTES E.I.F.S. FOAM THICKNESS.
 - VERIFY RED, BLUE, & TEAL COLOR SPECIFICATIONS W/ COPELAND'S CORPORATE OFFICE.
 - SEE SHEET A3 FOR HEAD & JAMB DETAILS @ DOORS & WINDOWS.
 - EIFS SYSTEM SHALL BE STO SYSTEM 1 OR EQUAL. PROVIDE ARMOR MAT ON ALL SURFACES UP TO 8' AND ON ALL HORIZONTAL SURFACES. INTEGRAL COLOR- SAND FINISH. SYSTEM SHALL BE INSTALLED AS PER ALL MANUFACTURER'S SPECS AND RECOMMENDED DETAILS.
 - PROVIDE SCREENS @ NORTH SIDE OF A/C UNITS #4 & #6 ONLY.
 - APPLY E.I.F.S FINISH TO EXPOSED WALLS OF COOLER. MATCH BUILDING COLOR.

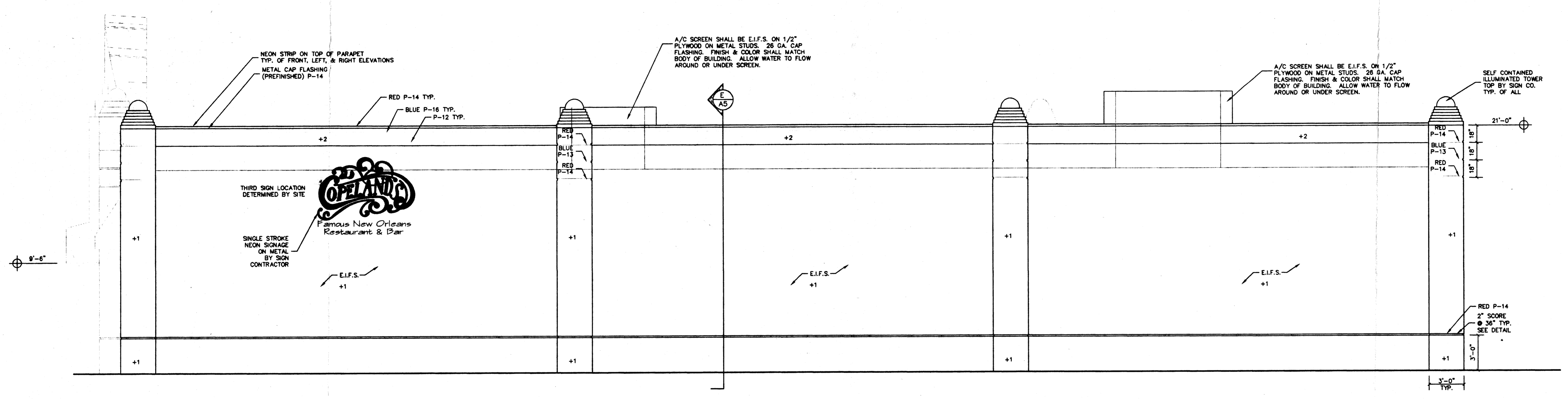
A. PICOT & COMPANY
Architects

PROJECT: NEW COPELAND'S RESTAURANT
ALBUQUERQUE, NEW MEXICO

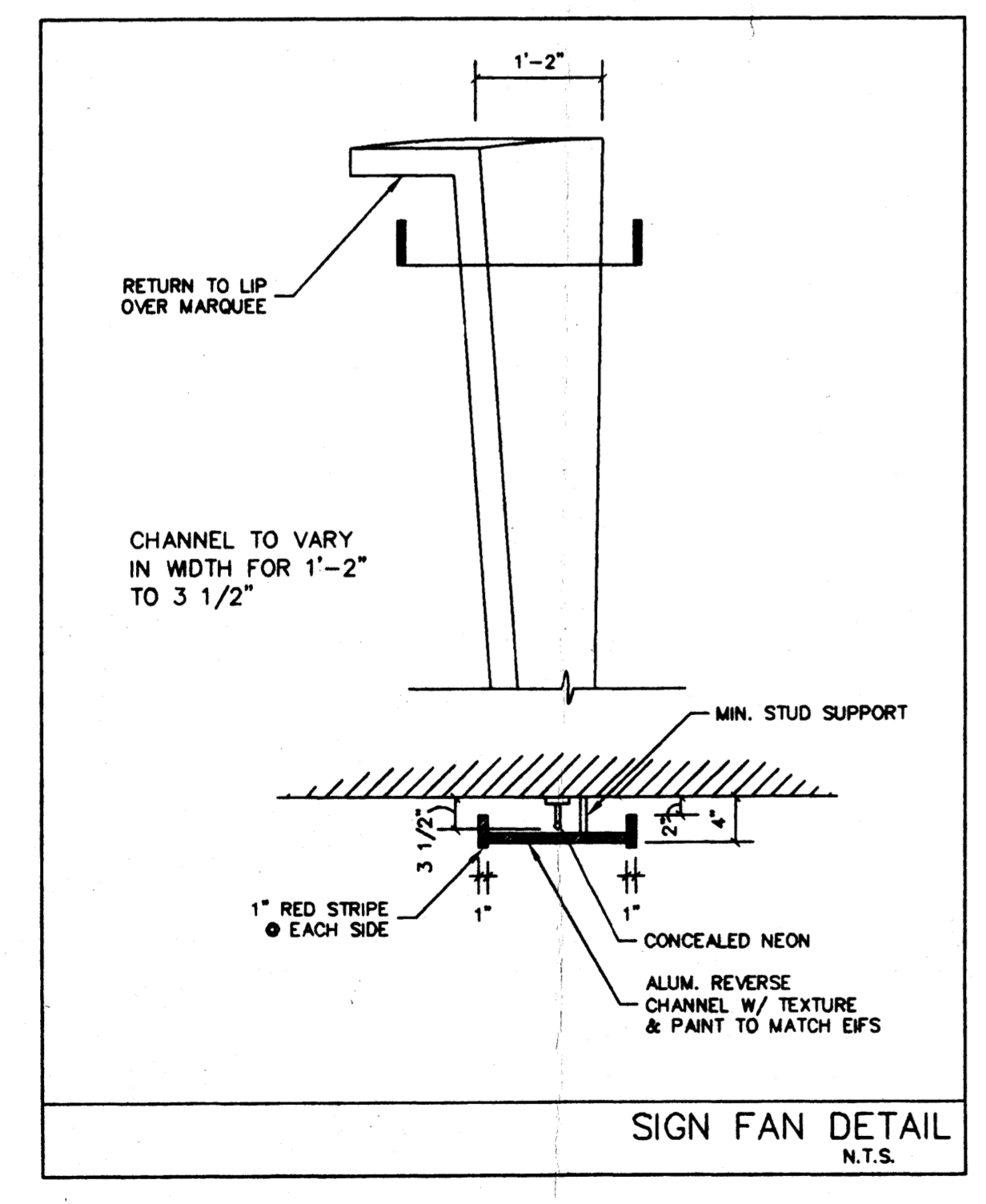
OWNER: CAJUN WEST INVESTMENTS
618 NORTH CAROLINA AVENUE
NEW ORLEANS, LOUISIANA 70118

NO.	DATE	DESCRIPTION

SHEET NUMBER
5
OF
6
DATE:
1/14/09

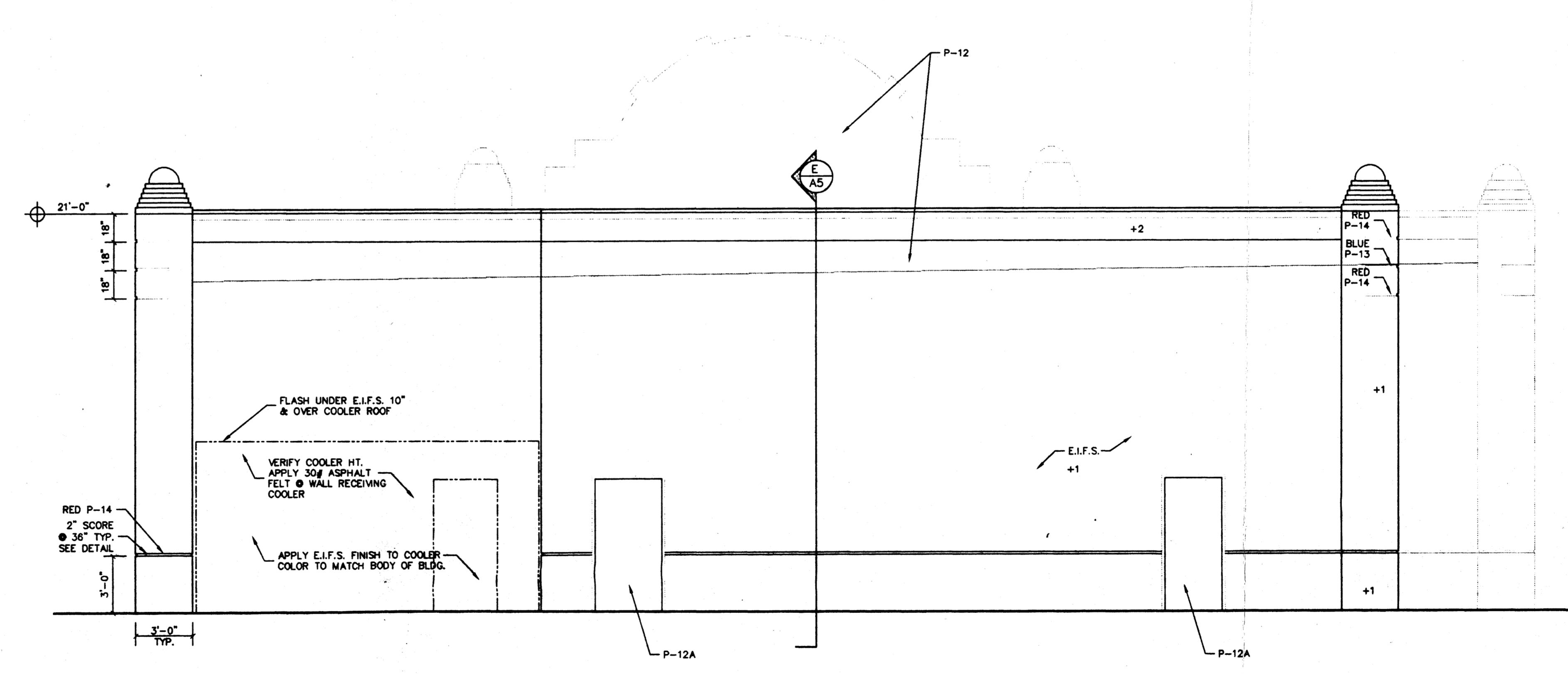


NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



SIGN FAN DETAIL
 N.T.S.

- GENERAL NOTES:**
1. ALL SIGNAGE SHALL BE PROVIDED BY SIGN CONTRACTOR
 2. THE + VARIABLE DENOTES E.I.F.S. FOAM THICKNESS
 3. SEE COPELAND'S FINISH SPECIFICATIONS FOR EXTERIOR COLOR REFERENCES
 4. SEE SHEET A4 FOR HEAD & JAMB DETAILS @ DOORS & WINDOWS
 5. PROVIDE SCREENS @ NORTH SIDE OF A/C UNITS #4 & #6 ONLY.
 6. APPLY E.I.F.S. FINISH TO EXPOSED WALLS OF COOLER. MATCH BUILDING COLOR.



WEST ELEVATION
 SCALE: 1/4" = 1'-0"

PROJECT: NEW COPELAND'S RESTAURANT
 10001 COORS NORTH WEST
 ALBUQUERQUE, NEW MEXICO

OWNER: CLAY WEST RESTAURANTS
 CLAY WEST RESTAURANTS
 NEW ORLEANS, LOUISIANA 70119

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET NUMBER: 6
DATE: 1/14/04