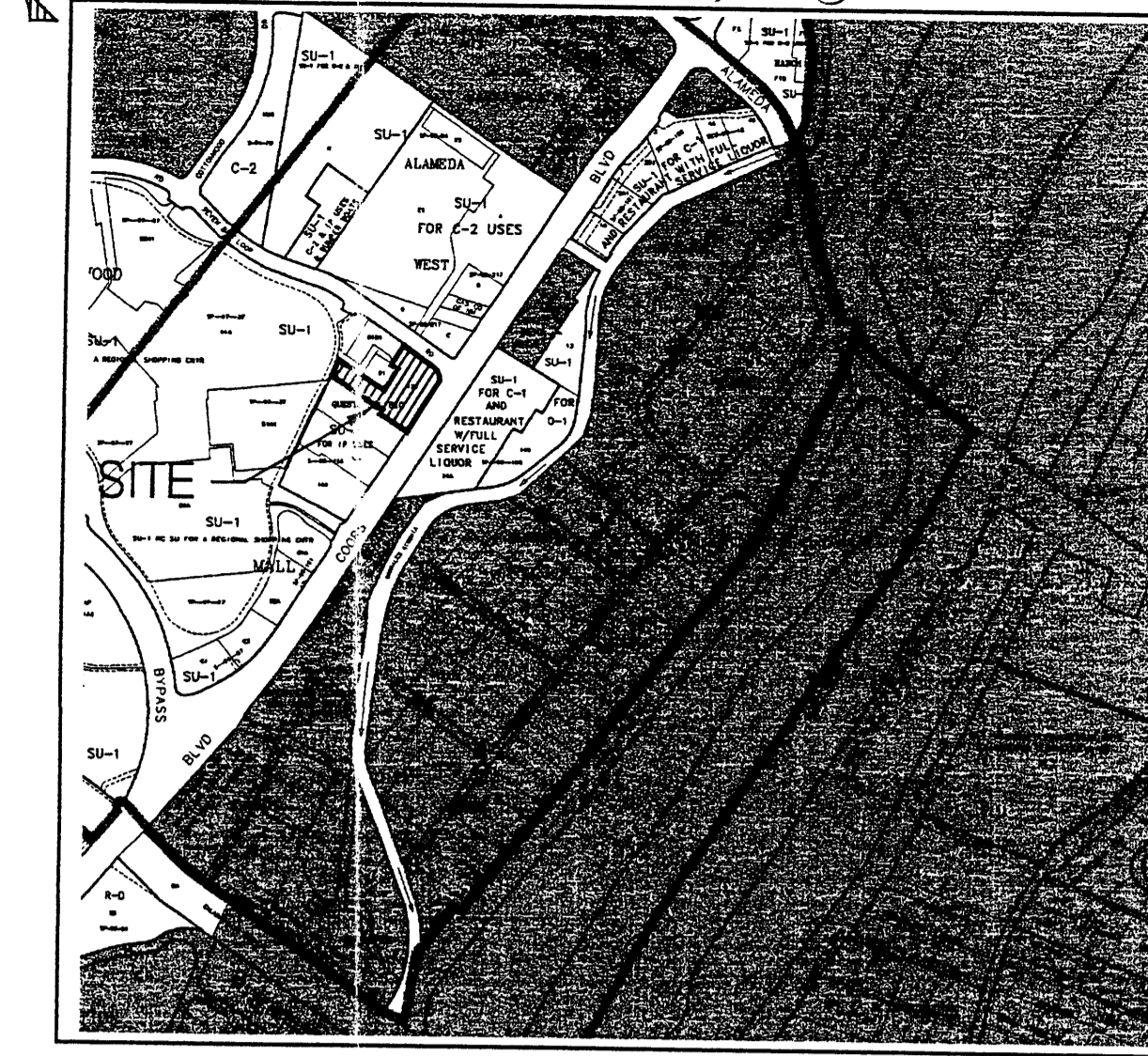




CONSENSUS
Landscape Architecture
Urban Design
Planning Services

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

ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
TRENNO. 01134-01460
Add Parking
Planning Director DATE



SHEET INDEX

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

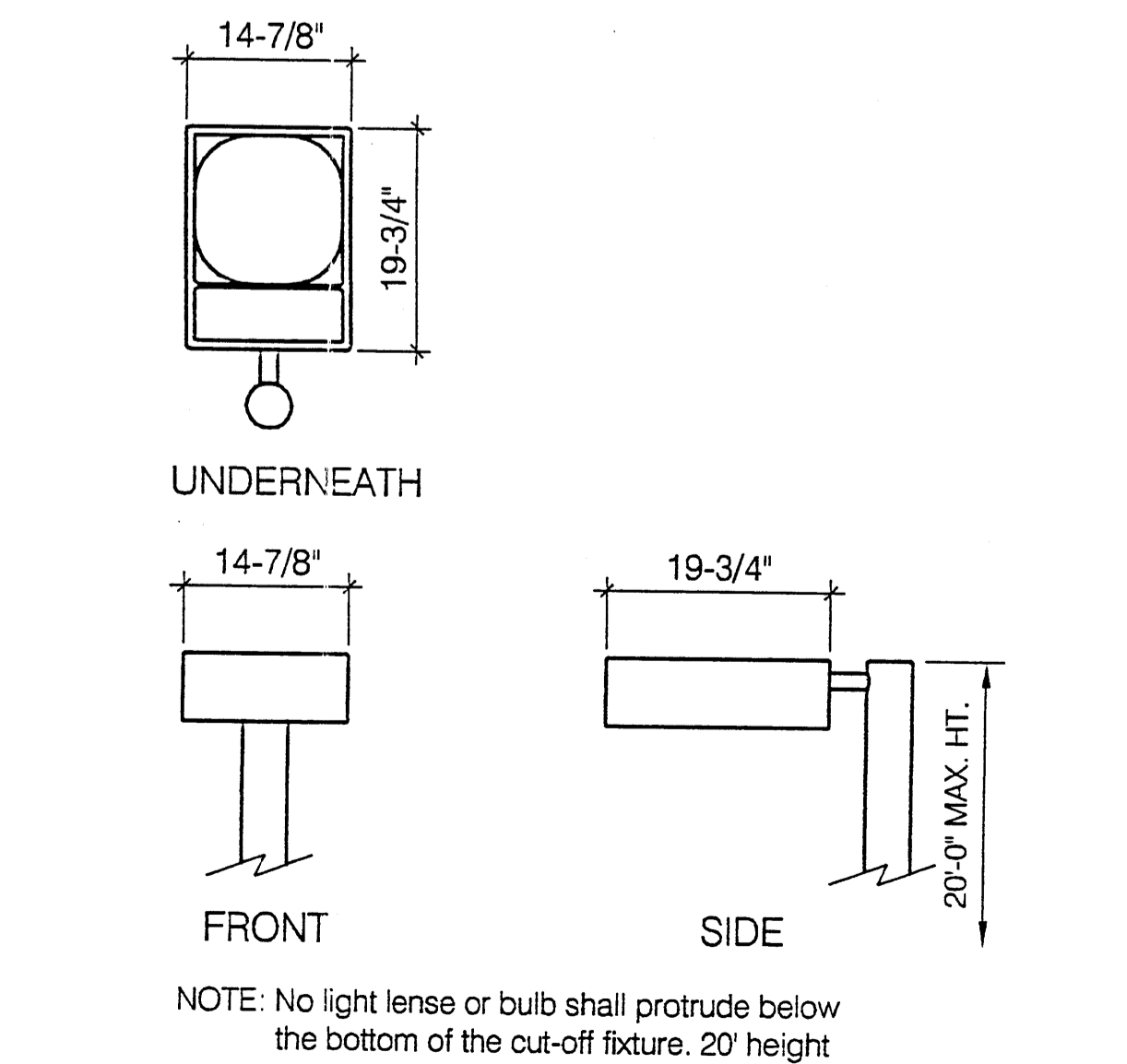
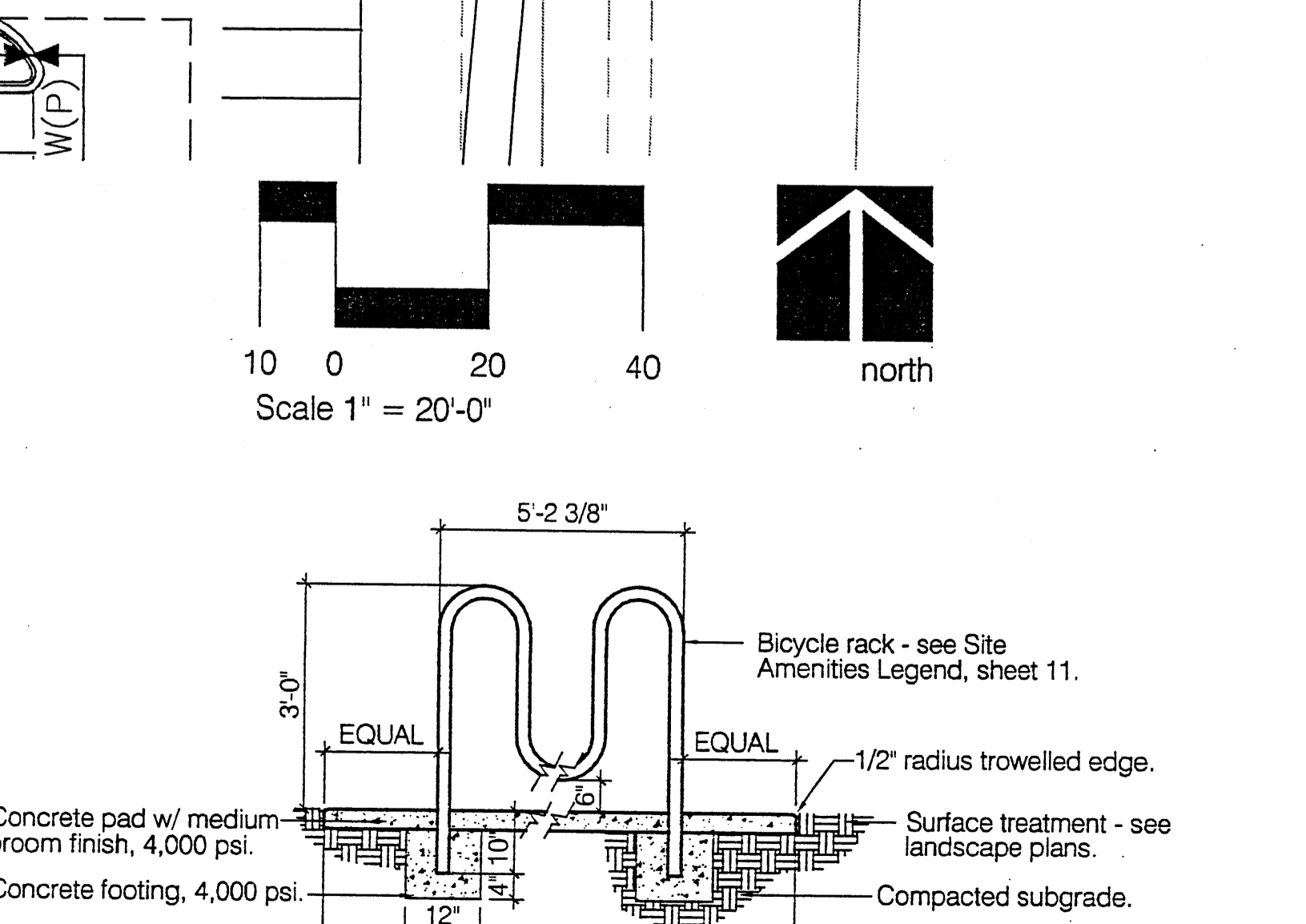
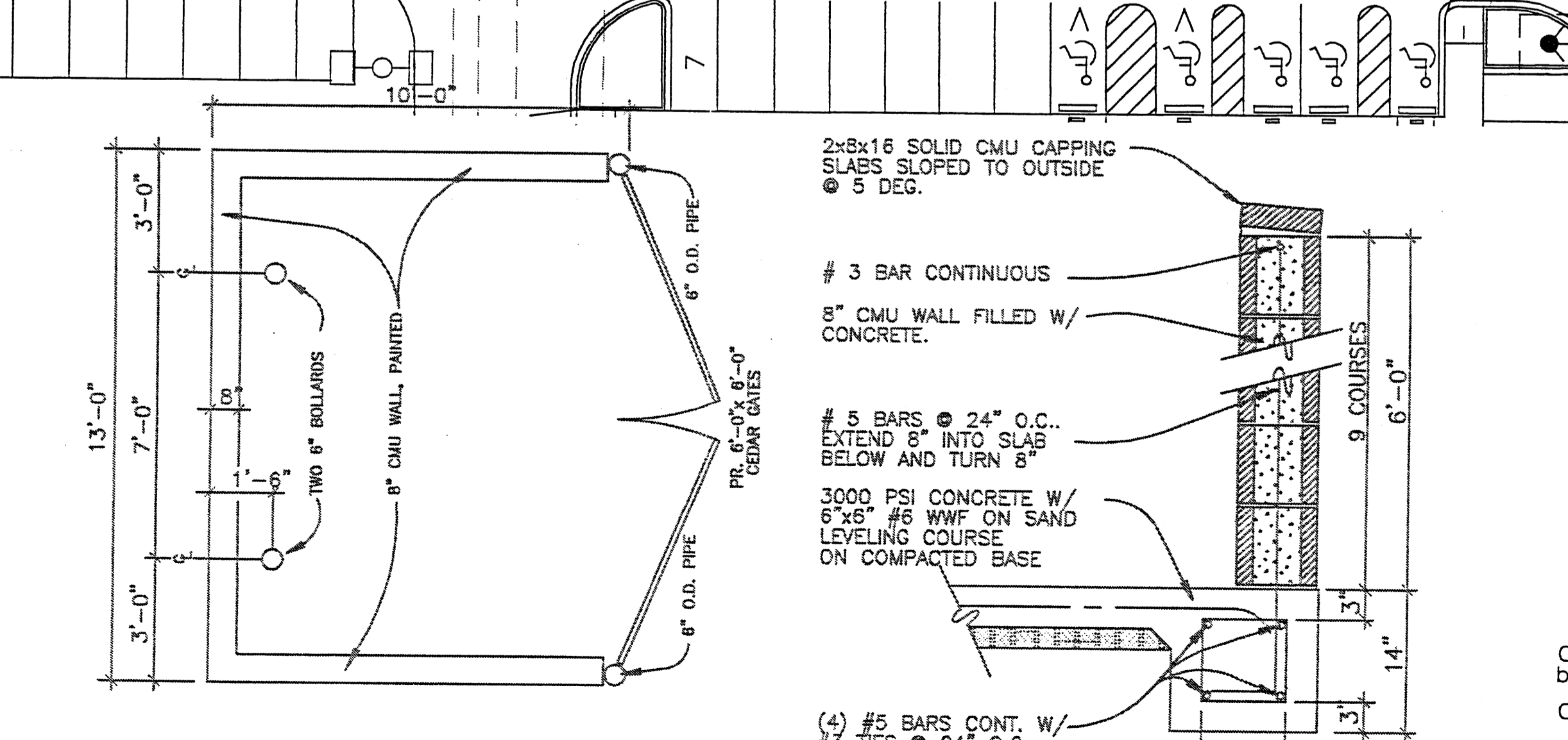
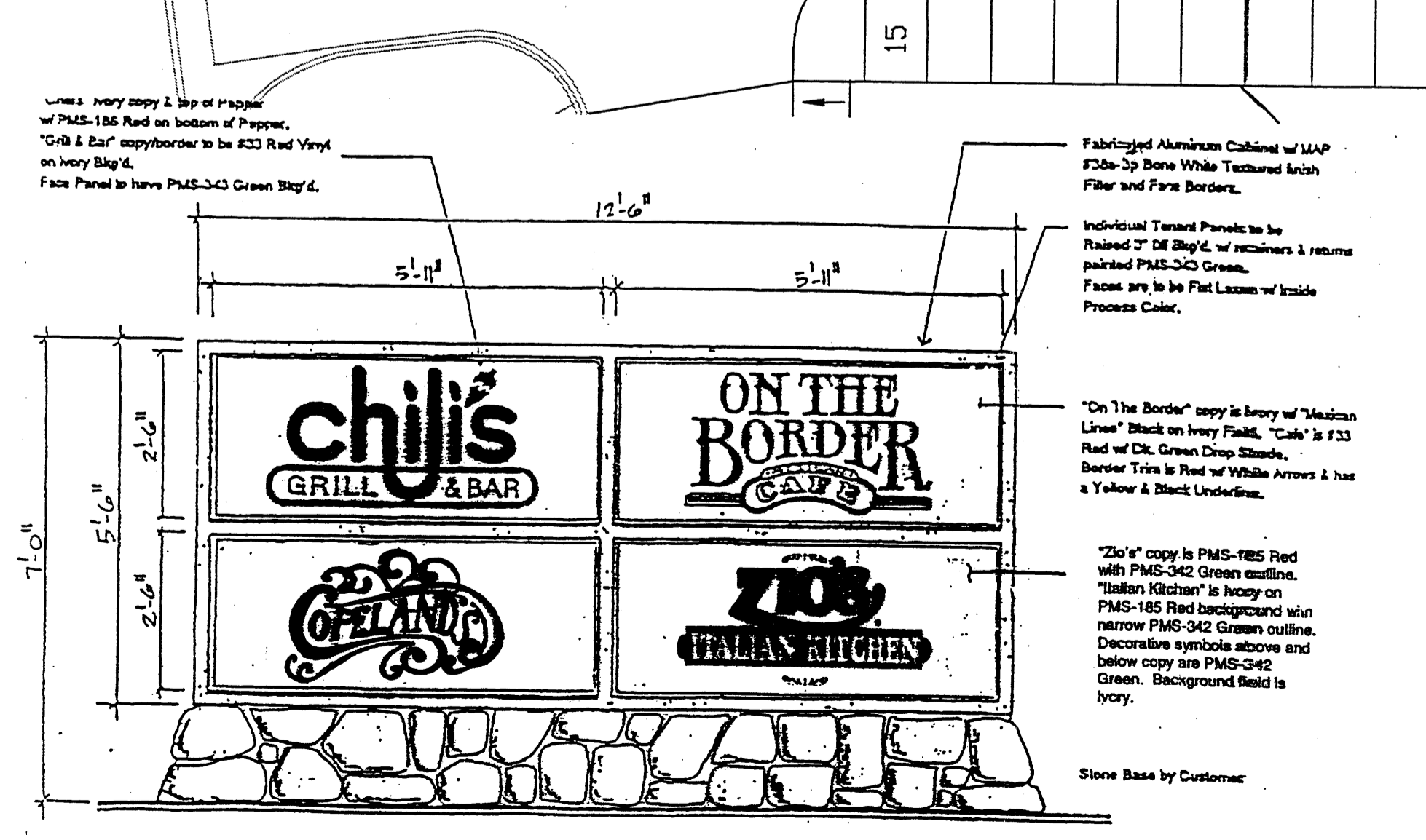
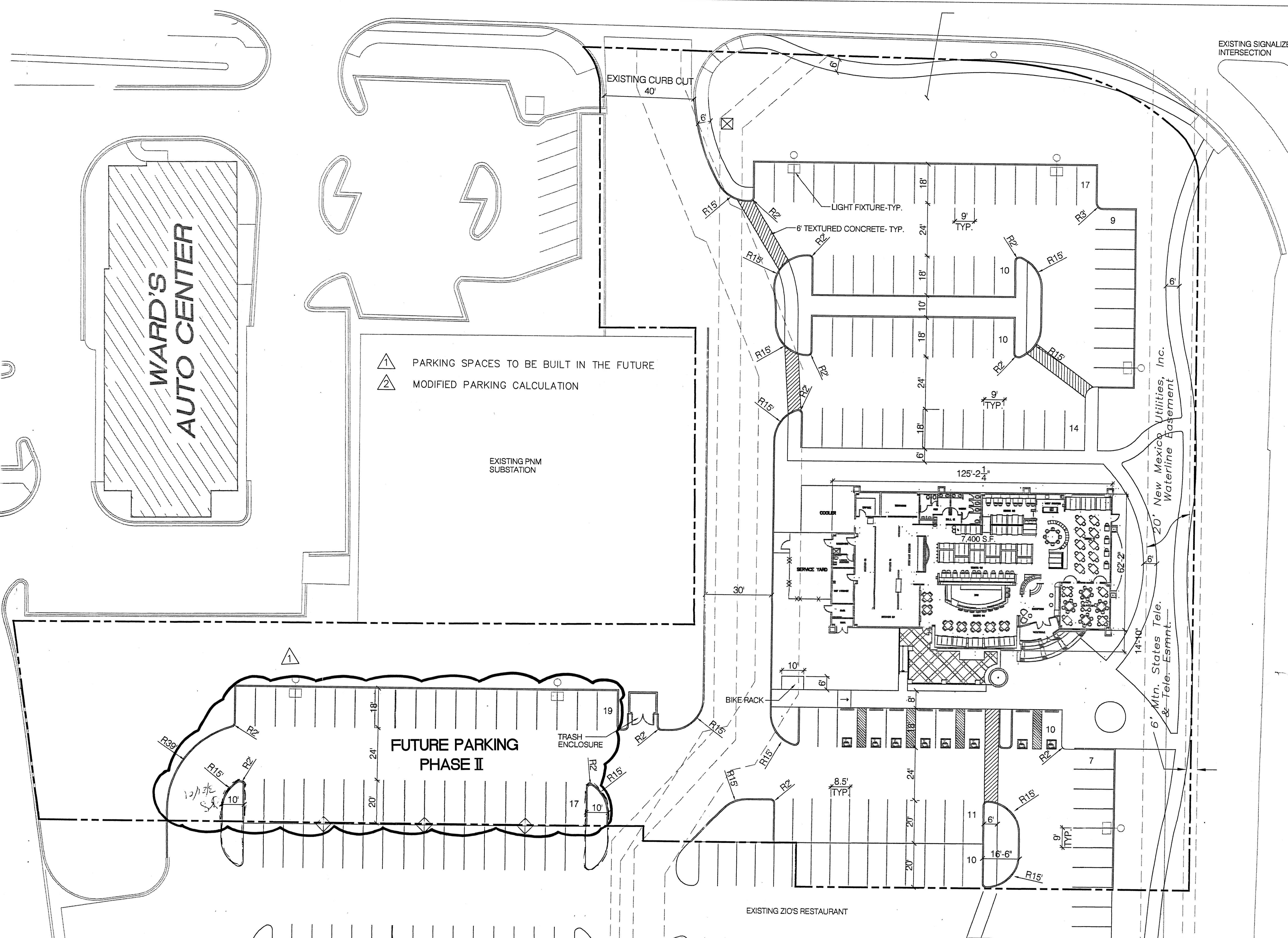
SITE DATA

SITE AREA	2.54 ACRES
BUILDING AREA	110,642 S.F.
PARKING REQUIRED	7,400 S.F.
STANDARD ACCESSIBLE	85
ACCESSIBLE	8
PARKING PROVIDED (PHASE I)	90
FUTURE PARKING (PHASE II)	36
ACCESSIBLE PARKING	8
TOTAL PARKING PROVIDED	134
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'. SIDEWALKS SHALL BE MIN. 6' WIDE (MIN. 8' ADJACENT TO PERPENDICULAR PARKING).
 2. SIDEWALKS SHALL BE FLUSH WITH PAVEMENT AT H/C PARKING SPACES.
 3. 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.
 4. JOINT CROSS-ACCESS AGREEMENTS OR EASEMENTS WILL BE PER PLAT.
 5. ONSITE WATER & SEWER LINES ARE SHOWN ON SHEET C3.
 6. NO CHAIN-LINK, RAZOR WIRE (CONCERTINA), OR PLASTIC VINYL FENCING IS PERMITTED.
 7. NO PLASTIC OR VINYL BUILDING PANELS, AWNINGS OR CANOPIES ARE PERMITTED. AWNINGS AND CANOPIES SHALL BE INTEGRATED WITH BUILDING ARCHITECTURE.
 8. 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.
 9. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANTENNA SHALL BE INTEGRATED INTO THE BUILDING STRUCTURE.

PRB # 01450-00000-00063
APPROVALS (#1000900) ER 00128-00000-01517

Planning Director	2/15/01
Transportation Development	1-24-01
City Engineer/AMAFCA	2/8/01
Utility Development	1-24-01
Parks and Recreation Department	1/24/01
Solid Waste Department	1-14-01



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: 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



Project Name:
Landscape Architects Seal:
Designed By: CJG
Drawn By: WMA
Checked By: CJG
Date: 1/16/01
Project No: 1247
Sheet Title: SITE PLAN
1 OF 6