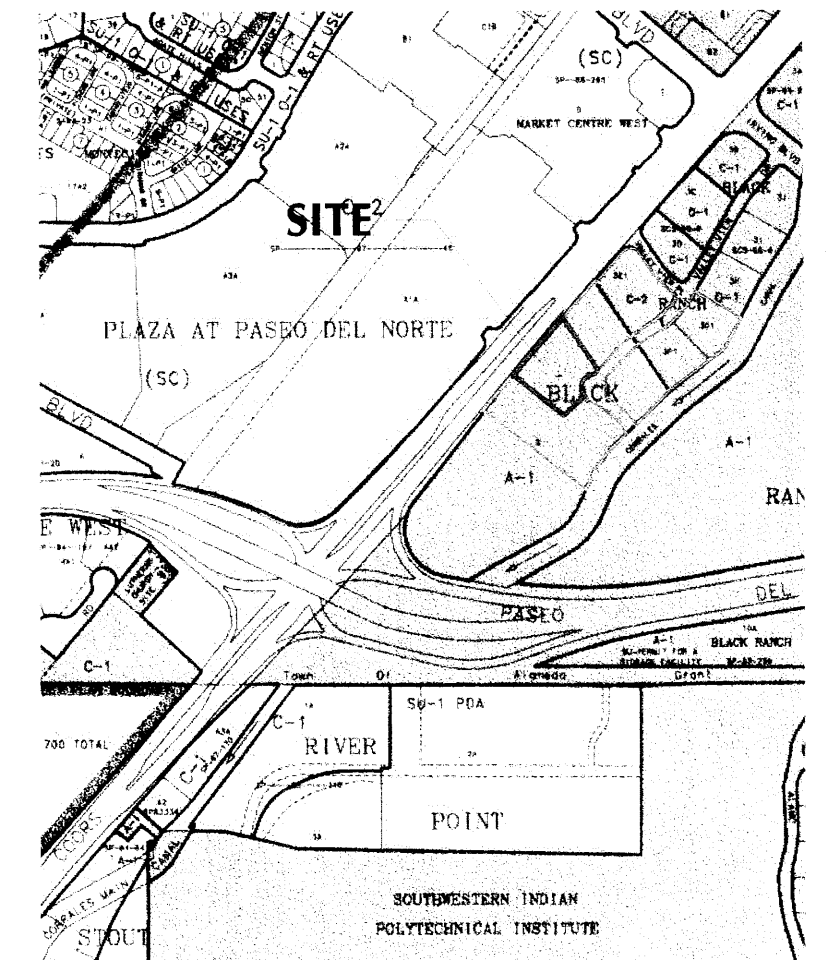


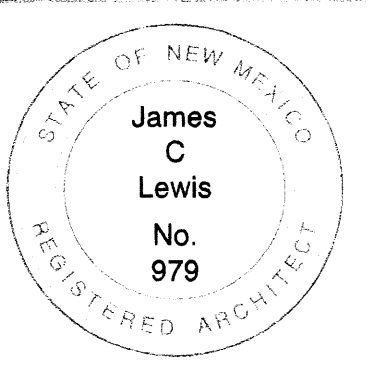
Grandma's Music & Sound

Tract 2-A-2 (A)

Coors Boulevard NW & Valley View Place NW
Albuquerque, New Mexico 87114



Vicinity Map



Schlegel Lewis Architects
1620 Central Ave. SE
Albuquerque, NM 87106
(505) 247-5229
FAX (505) 243-6701
gdl@mac.com

PROJECT DESCRIPTION
A 15,620 SF retail building for musical instruments and live performance equipment

ADDRESS
Coors Blvd NW & Valley View Place NW
Albuquerque, NM 87114

LEGAL DESCRIPTION
TRACT: 2-A-2 (A)
SUBDIVISION: Black Ranch

LAND USE
SU-1 for C-2 and SU-1 for C-1 permissive uses and hotel not to exceed two stories

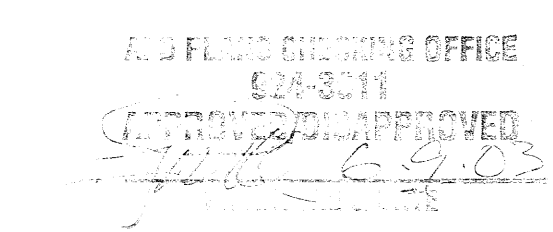
ZONE ATLAS PAGE
C-13-Z

PARKING
Required
(15,208 net SF @ 1 space per 200 SF less 10% bus discount) 69 Spaces
Provided:
Standard Spaces 65 Spaces
HC Space 4 Spaces
Total 69 Spaces

BICYCLE PARKING
Required @ 1 space/20 parking spaces) 4 Spaces
Provided: 4 Spaces

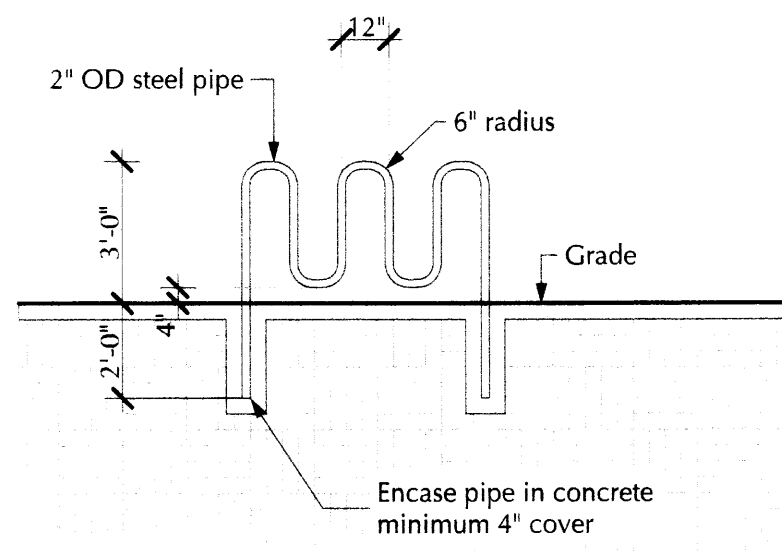
LANDSCAPE CALCULATIONS
See Sheet SDP-3 for Landscape Calcs

SITE AREAS
Lot Area: (1.53 Acres) 65,019 SF
Building Area (gross): 15,620 SF



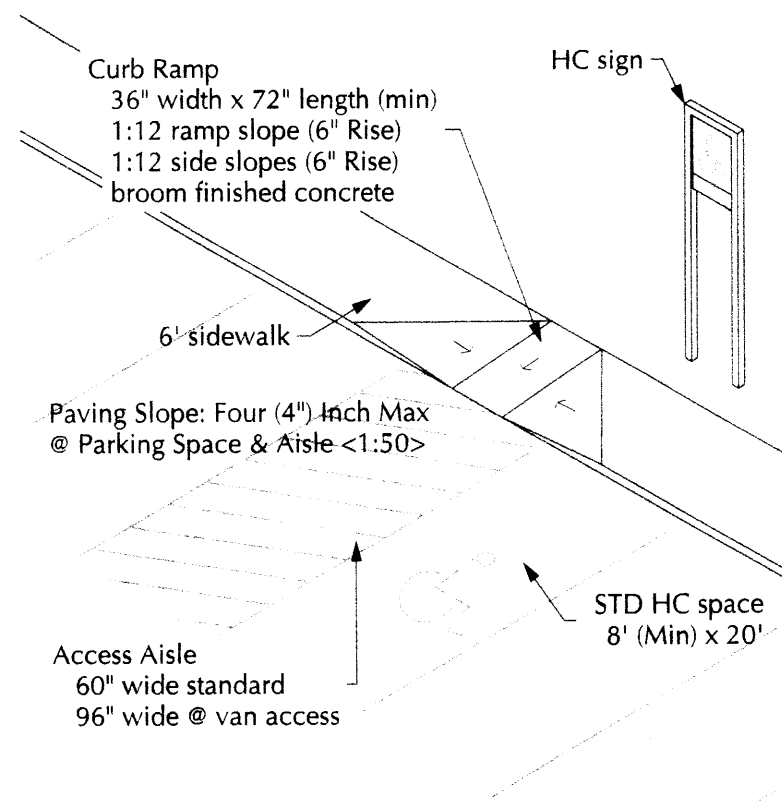
Grandma's Music & Sound
Coors Blvd. & Paseo del Norte NW
Albuquerque New Mexico 87114

PROJECT 1001206



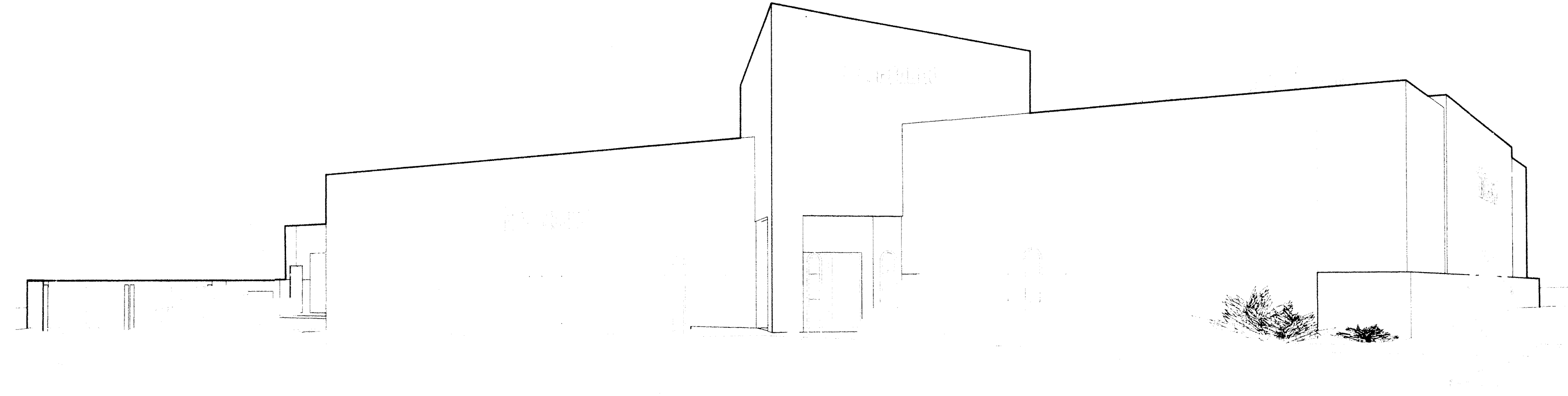
Bike Rack

Project Title

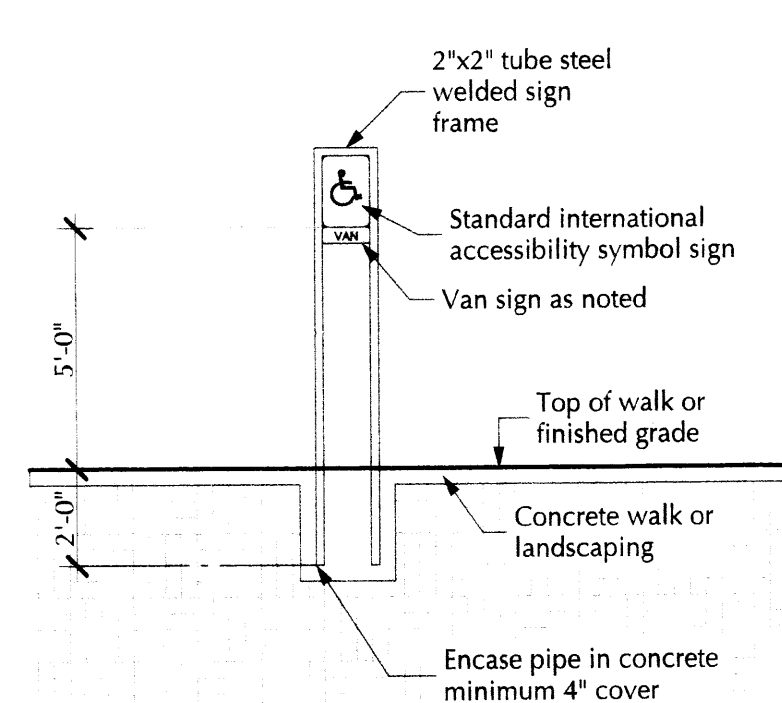


HC Space

Detail Not Used

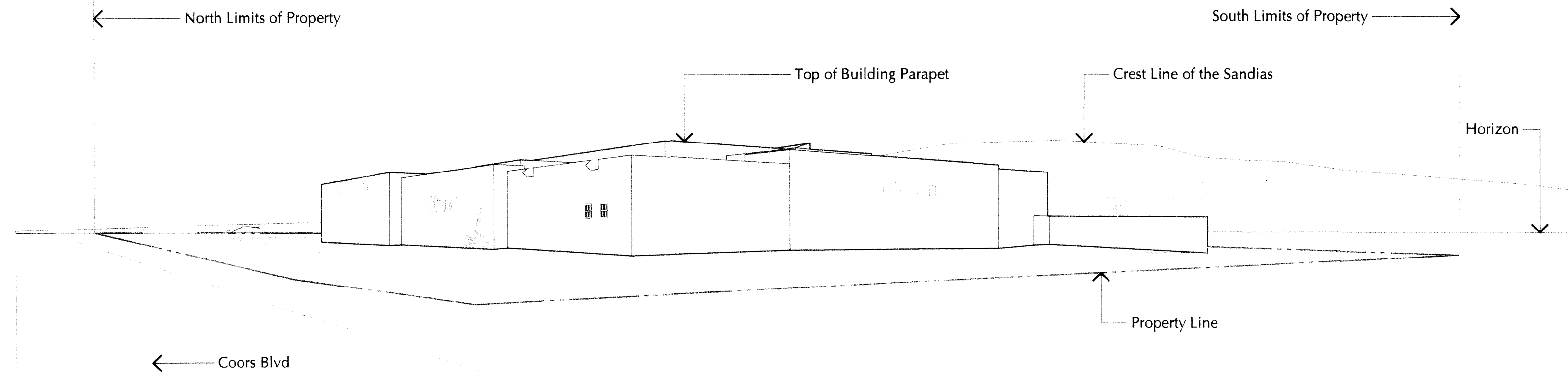


Project View from Entry (East Side)



HC Sign Detail

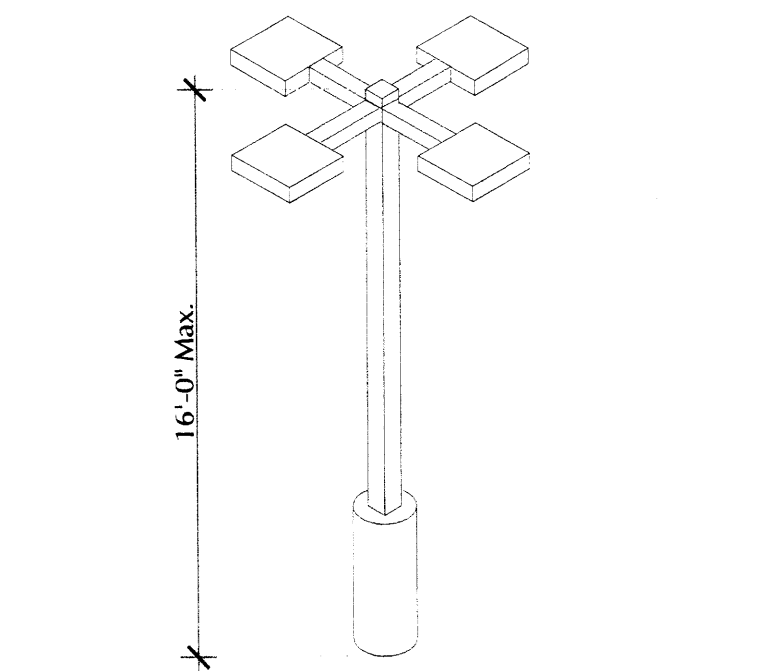
Coors Corridor View Plane Diagram



SDP-1	Cover Sheet
SDP-2	Site Plan
SDP-3	Landscape Plan
SDP-4	Grading Plan
SDP-5	Building Elevations

Sheet Index

Legal Information



Light Pole Detail

Detail Not Used

Notes

Site lighting fixtures at 16'-0" maximum w/ sharp cut-offs. See detail 'T' on sheet SDP-1.
Light levels shall be between 2 footcandles minimum and 16 footcandles maximum.
Building mounted signs shall be limited to 6% of the facade area.
Signage shall be individual channelized letters, metal letters or neon letters at a maximum height of 3'-0".
No pole mounted signage shall be allowed.
Building mounted signage facing residential properties shall not be internally illuminated.

All walls shall follow the City's design guidelines.
The engineer's certification required by the Hydrology section needs to include certification that this site was constructed in accordance with the Traffic Circulation Lay-out (TCL) before C.O. is released.
A blanket cross-access, path and parking easement shall be created on this lot.

OWNER

Grandma's Music & Sound
800 S-T Juan Tabo Blvd. NE
Albuquerque, NM 87123
(505) 292-0341, Fax: (505) 293-6184
http://www.grandmas.com
Contact: Micky Patten

ARCHITECT

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1620 Central Ave. SE
Albuquerque, NM 87106
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E-mail: gdl@mac.com
Contact: James Lewis

PLANNER

Consensus Planning
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801
E-mail: strozier@consensusplanning.com
Contact: Jim Strozier

CIVIL ENGINEER

Wilson & Company
2600 American Road, Suite 100
Rio Rancho, NM 87124
(505) 898-8021, Fax: (505) 898-8501
Contact: Sheldon Greer

PROJECT NUMBER: DRB # 1001206
EPC APPLICATION NUMBER: 01128-00558

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Richard D. Dent 6-18-03
Traffic Engineer, TRANSPORTATION DEPT
Christina Sandoral 6/18/03
PARKS & RECREATION DEPT
Roger A. Huan 6/26/03
UTILITY DEVELOPMENT DEPT
Bradley A. Bigham 6/18/03
City Engineer, ENGINEERING DIV/AMAFCA
Michael Melton 6-20-03
SOLID WASTE DEPT. will comply w/ 602.2 Sp. 2.2
APPROVAL AND CONDITIONAL ACCEPTANCE: As specified by the Development Process Manual.
Sharon Matson 6/26/03
ALBUQUERQUE PLANNING DEPARTMENT

ISSUE DATE:
26 MAR 03

REVISIONS:

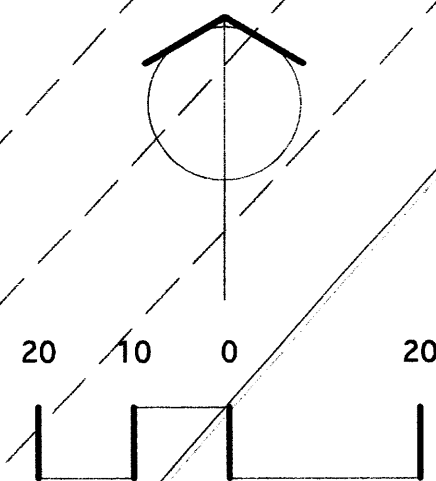
Cover Sheet

SHEET
SDP-1
OF 5

Approvals

Project Team

NORTH



COORS BOULEVARD NW
(60' R/W)

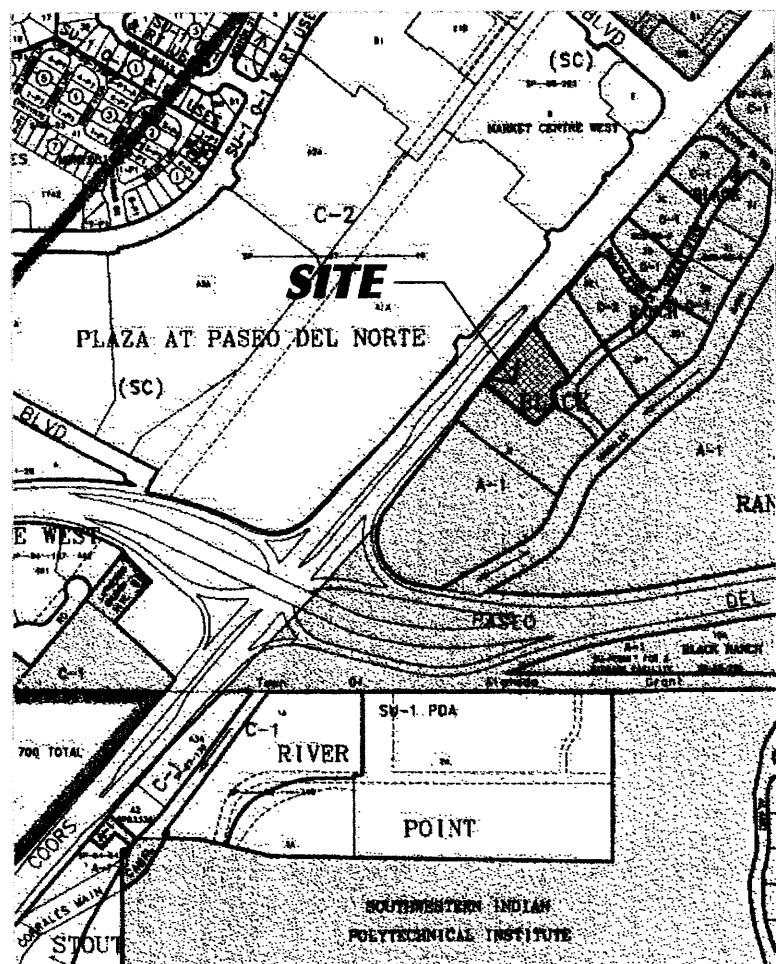
VALLEY VIEW DRIVE NW
(60' R/W)

Grandma's
15620 SF GROSS

Adjacent Development
SDP Is Approved
Site Is Under Construction

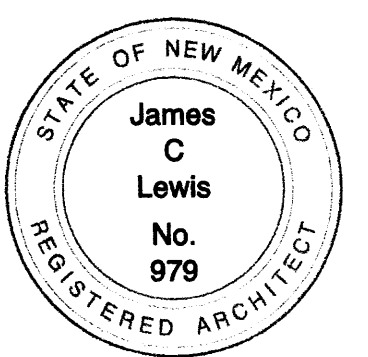
Adjacent Development
SDP For Subdivision Is Approved
SDP For Building Permit Has Not
Yet Been Submitted

Note:
All of Valley View Drive, including
paving, curbs, utilities, curb cuts &
HC ramps are under construction per
City of Albuquerque DRC Project
Number 704781



Vicinity Map

- 1 Property Line
- 2 25' Curb Cut
- 3 30' Curb Cut
- 4 6' Meandering Sidewalk
- 5 6' Sidewalk
- 6 8' Sidewalk
- 7 6' Colored & Textured Concrete Path
- 8 Bollards
- 9 Typical Parking Space 9'x20' (18' + 2' Overhang)
- 10 Typical HC Space 8'x20' (18' + 2' Overhang)
- 11 HC Parking Signs with bollard- See Detail 'N' On Sheet SDP-1
- 12 Asphalt Paving
- 13 Bike Rack - See Detail 'A' On Sheet SDP-1
- 14 Landscaping area, see sheet SDP-3
- 15 2' Retaining / 5' Screen Wall
- 16 Landscape Berm - See Detail 'S' On Sheet SDP-3
- 17 Cobbles in Drainage Swale
- 18 Trash Enclosure
- 19 24" High Loading Dock
- 20 Monument Sign, See Detail 'N' on sheet SDP-3
- 21 Light Standard - See Detail 'T' On Sheet SDP-1
- 22 Fire Hydrant
- 23 Blanket Cross Access Easement
- 24 Sewer Lateral - connect to manhole
- 25 Water Lateral - connect to water main
- 26 Limits of Asphalt
- 27 Drainage and Utility Easement
- 28 10' PUE
- 29 Existing Street Light Pole
- 30 Stairs
- 31 Patio With Required Shading and Seating - 256 SF



ENGINEER

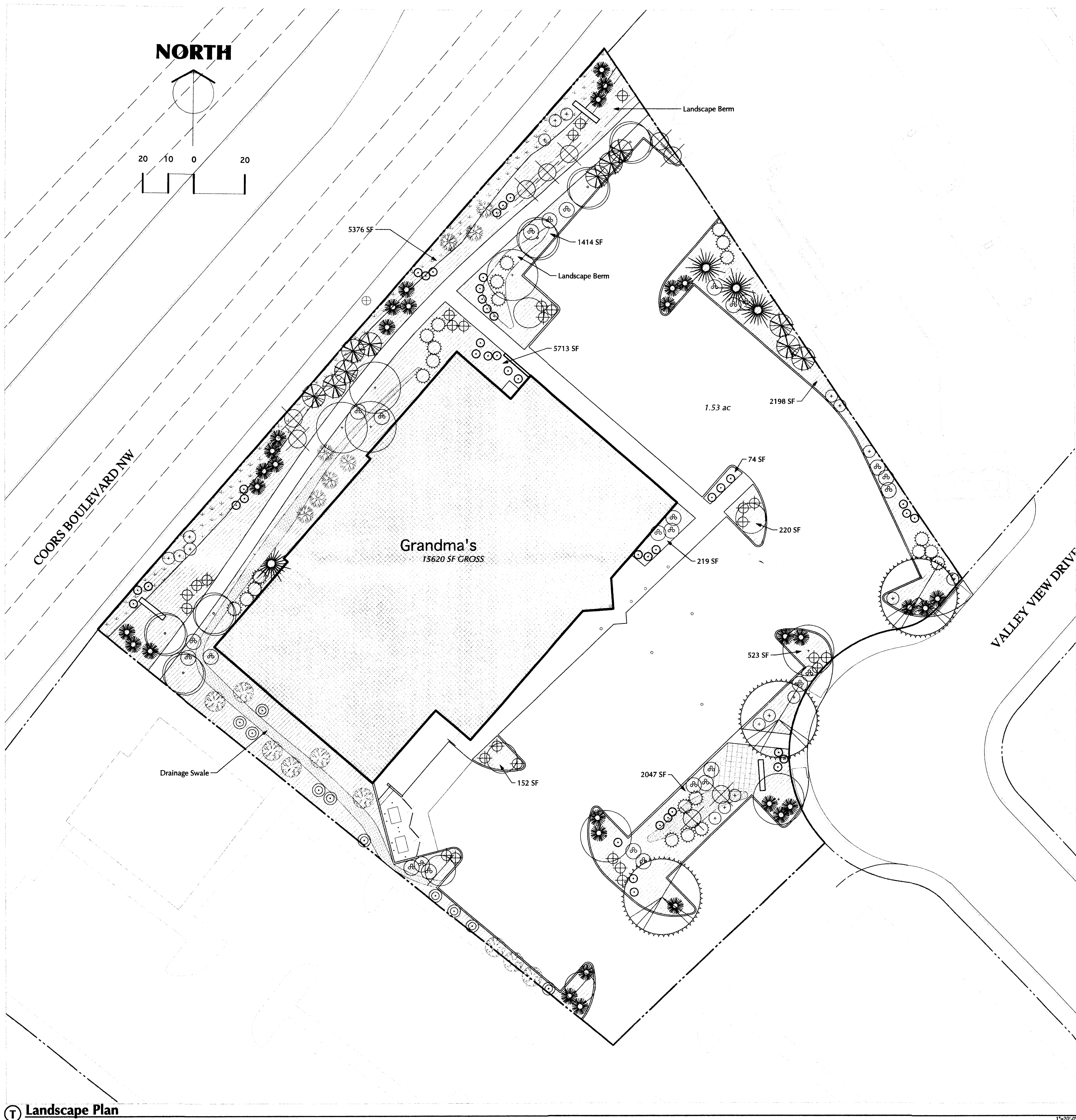
Schlagel Lewis & Associates, P.C.
1620 Central Ave SE
Albuquerque, NM 87106
(505) 247-5529
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Grandma's
music & sound
Coors Blvd. & Paseo del Norte NW
Albuquerque New Mexico 87114

ISSUE DATE:
26 MAR 03
REVISIONS:
03 JUN 03

Site Plan
PROJECT 0305 SHEET SDP-2 OF 5



T Landscape Plan

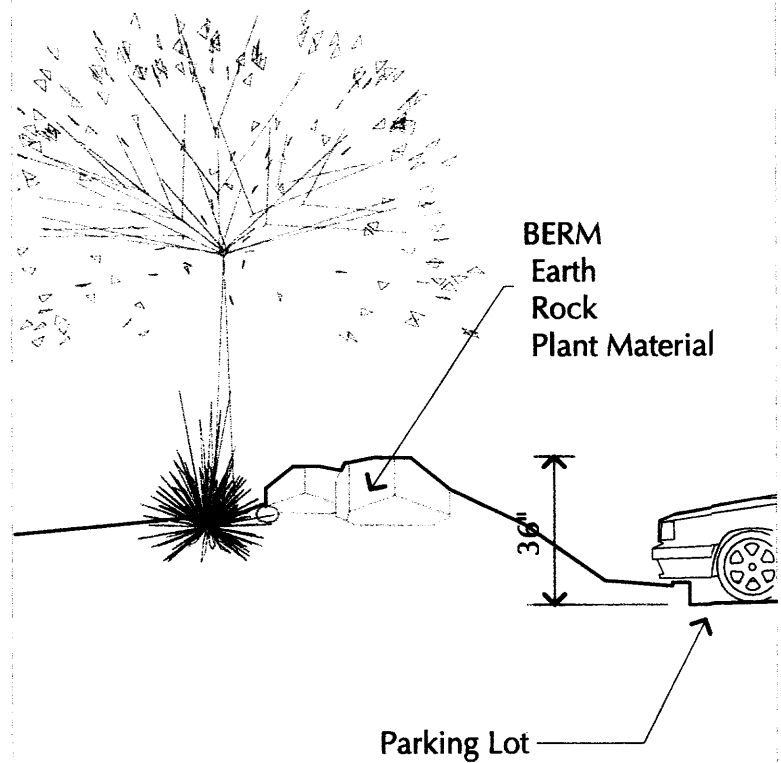
PLANT LEGEND

Symbol	Scientific Name Common Name	Size	Initial Size/Spacing Ultimate Size	Water Use
⊗	Fraxinus velutina 'Modesto' Modesto Ash (female)	2" B&B	16' ht. x 6' spr. 40' ht. x 30' spr.	High
⊗	Gedidia Honey Locust	2" B&B	16' ht. x 6' spr. 80' ht. x 40' spr.	High
⊗	Pistachia chinensis Chinese Pistache	2" B&B	16' ht. x 6' spr. 60' ht. x 50' spr.	Medium
⊗	Chilopsis linearis Desert Willow	15-Gal	25' ht. x 14' spr.	Low
⊗	Crataegus laevigata English Hawthorn	15-Gal	20' ht. x 18' spr.	Medium
⊗	Pinus Nigra Austrian Pine	6' Ht.	35' ht. x 15' spr.	High
⊗	Hesperatoe parviflora Red Yucca	5-Gal	3' ht. x 4' spr.	Medium
⊗	Miscanthus sinensis Maiden Grass	5-Gal	5' ht. x 5' spr.	Low
⊗	Perovskia atriplicifolia Russian Sage	5-Gal	5' ht. x 4' spr.	Medium
⊗	Juniperus Sabina Buffalo Juniper	5-Gal	varies x 6' spr.	Medium
⊗	Caryopteris clandonensis Blue Mist	5-Gal	2' ht. x 2' spr.	Medium
⊗	Salvia Greggii Cherry Sage	1-Gal	3' ht. x 2.5' spr.	Medium
⊗	Rosmarinus Prestratus Creeping Rosemary	1-Gal	2' ht. x 6' spr.	Medium
⊗	Perennial Wild Flower	1-Gal	varies x 3' spr.	Medium
⊗	Elaeagnus pungens Silverberry	5-Gal	10' ht. x 5' spr.	Medium
⊗	Buddleia davidii nanhoensis Butterfly Bush	5-Gal	8' ht. x 6' spr.	Medium
⊗	Chrysothamnus nauseosus Chamisa	1-Gal	6' ht. x 4' spr.	Low

Ground Cover

▨	Crimp Straw/ Native Seed
▨	Santa Fe Brown Crusher Fines, 2"-4"
▨	Santa Ana Tan Cobbles (8" Depth)

L Legend



S Berm @ Parking Lot

The design and provision of landscape features for this site 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.

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

Required: 10 provided: 10

Trees within the parking area are required at a rate of (1) tree per (8) parking spaces.

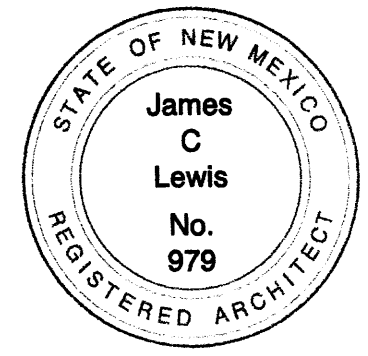
Required: 9 provided: 9

Irrigation system standards outlined in the water conservation landscaping and water waste ordinance shall be strictly adhered to. A fully automated drip irrigation system will be utilized to irrigate trees, shrub, and groundcover planting areas.

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	66,419 Sf
Gross Building Footprint	15,664 Sf
Public R.O.W. Landscape	3,054 Sf
Total Area	47,701 Sf
Required Percentage	x 0.15
Landscape Area Required	7,155 Sf
Landscape Area Provided	14,833 Sf



ENGINEER

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Coors Blvd. & Paseo del Norte NW
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ISSUE DATE:

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REVISIONS:

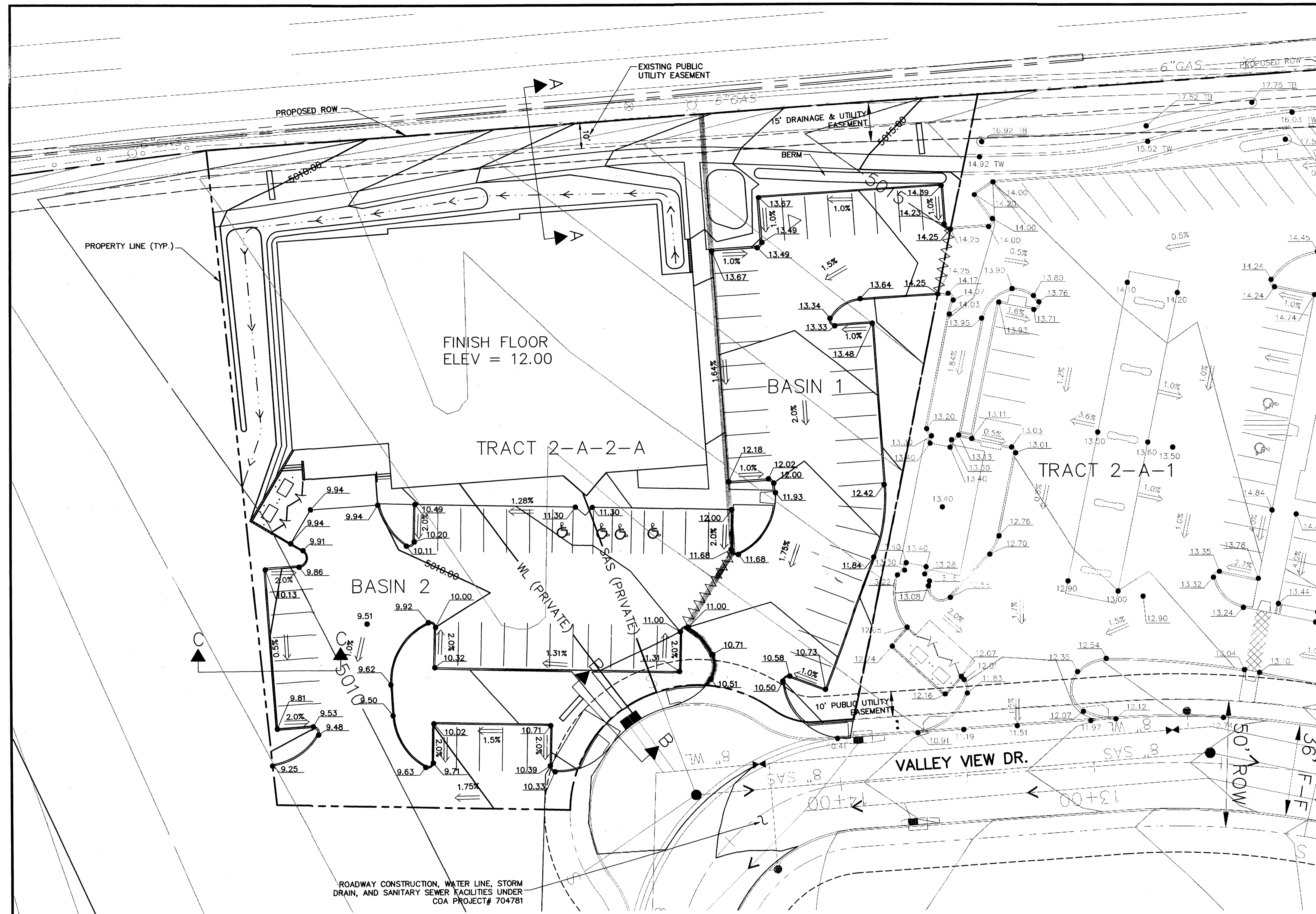
03 JUN 03

Landscape Plan

PROJECT 0305 SHEET **SDP-3** OF 5

Y Detail Not Used

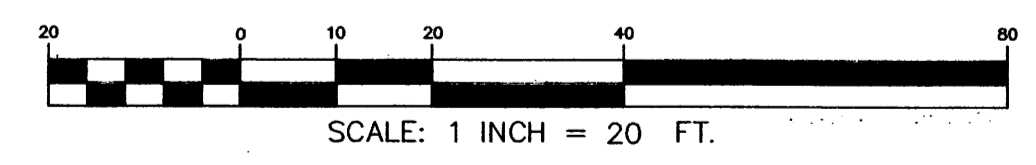
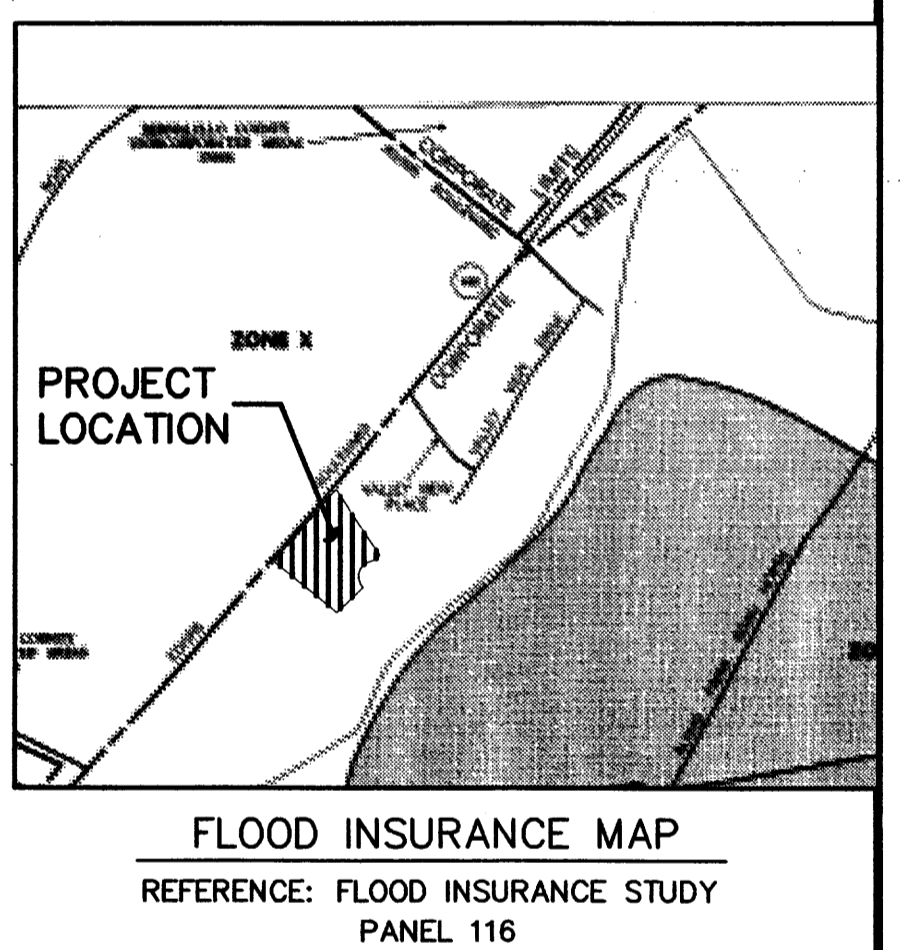
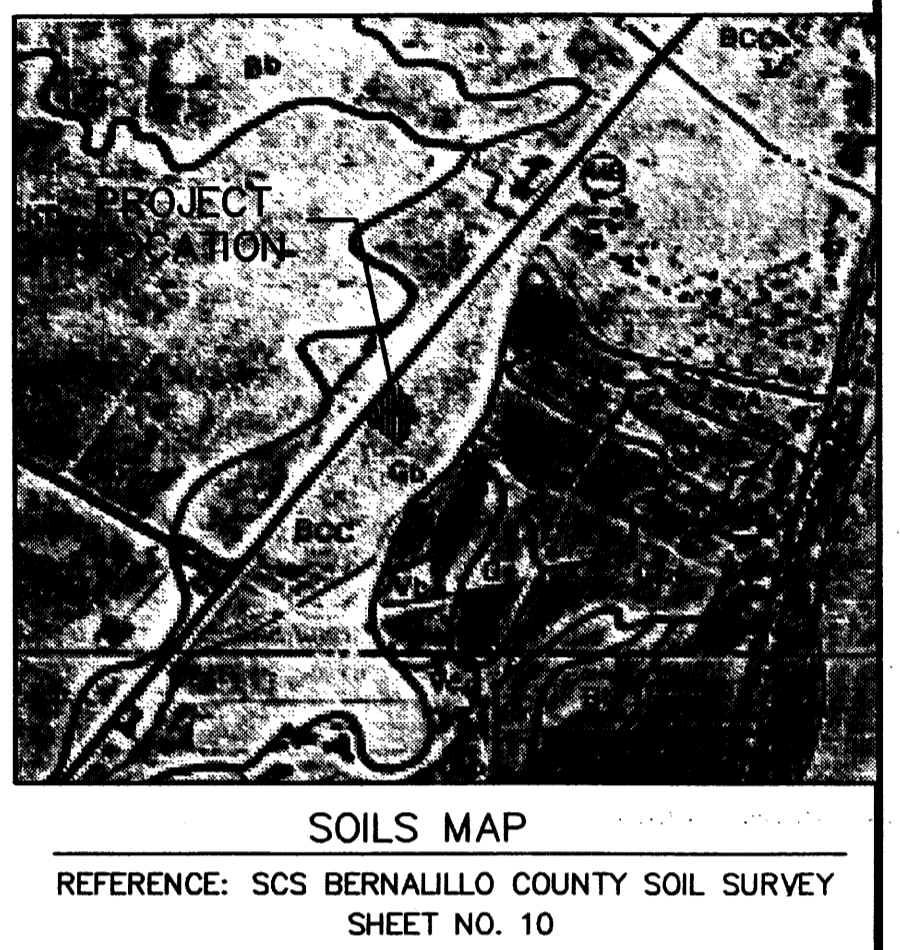
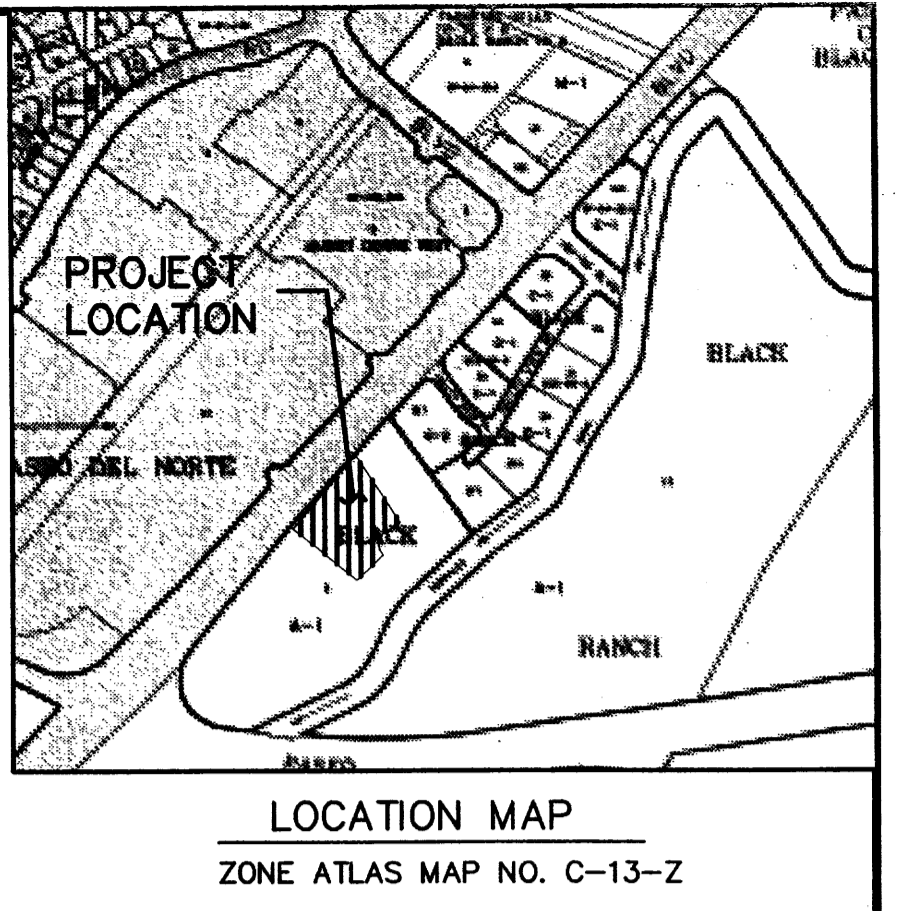
Z Notes



LEGEND

- ← FLOW DIRECTION ARROW
- 5023.0 SPOT ELEVATION
- WL WATER LINE
- SAS SANITARY SEWER
- TW TOP OF SIDEWALK
- SWALE
- Water Block symbol WATER BLOCK
- EXISTING FIRE HYDRANT

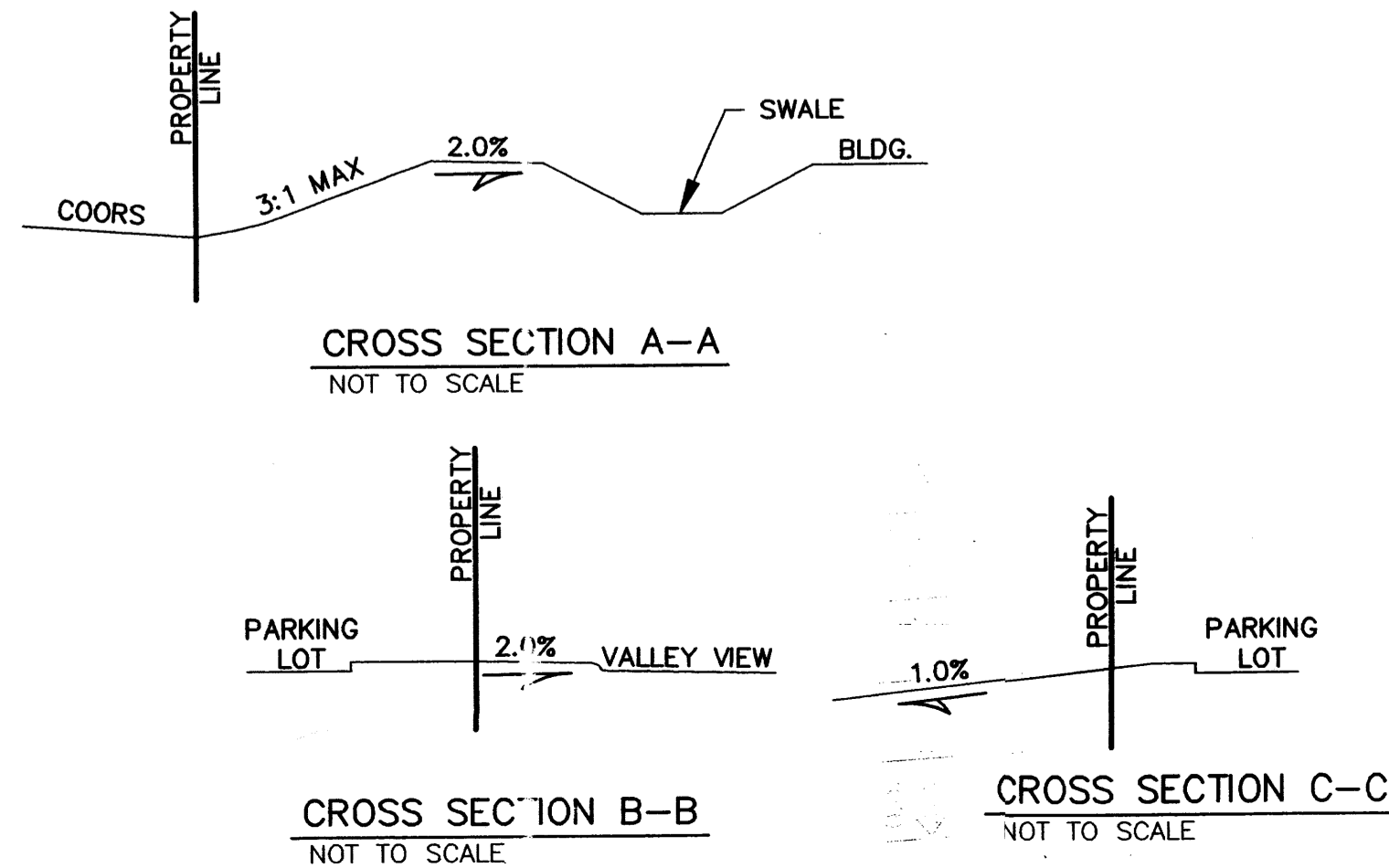
NOTE
 ALL SPOT ELEVATIONS ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTE.
 SLOPE ALL BERMS TO ADJACENT SIDEWALKS AND BACKS OF CURB.



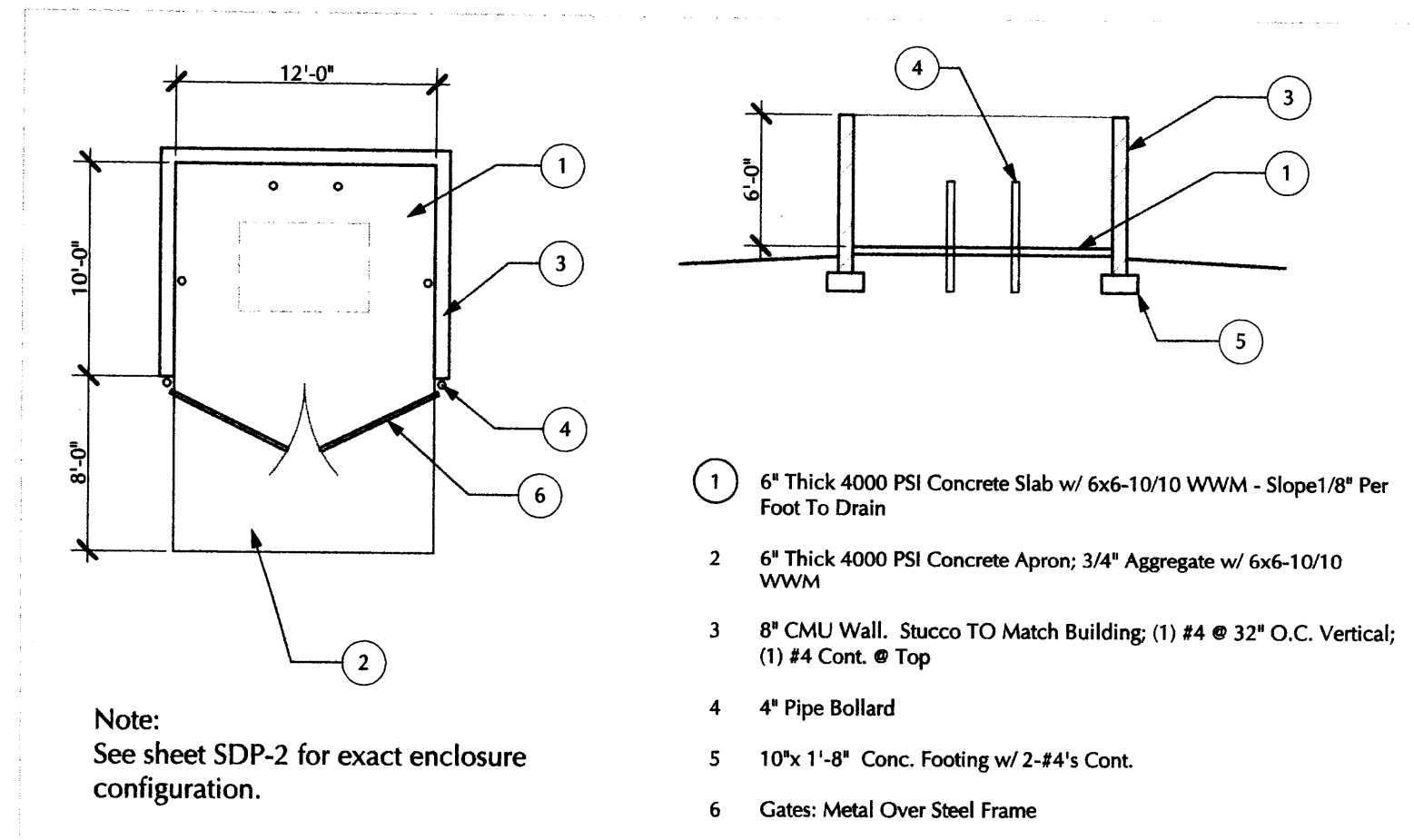
HYDROLOGY NOTES:

PRECIPITATION ZONE 1
 BASIN 1
 TOTAL TRACT AREA = 0.44 AC
 LAND TREATMENT AREAS WITHIN TRACT CONTRIBUTING TO VALLEY VIEW DRIVE N.W.
 15% LAND TREATMENT B = 0.15 AC
 85% LAND TREATMENT D = 0.44 AC
 $PEAK DISCHARGE Q_{p100} - 6 Hr = (AREA_B)(Q_B) + (AREA_D)(Q_D) = (0.15 Ac)(2.03 cfs/acre) + (0.44 Ac)(4.37 cfs/acre) = 2.23 cfs$

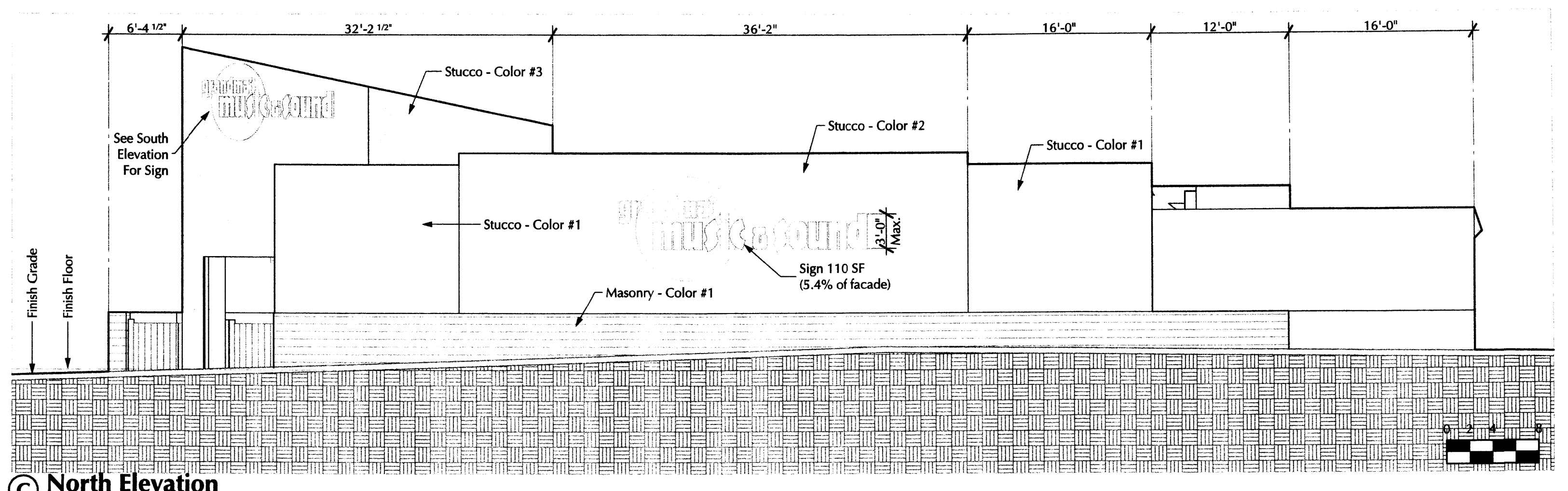
PRECIPITATION ZONE 1
 BASIN 2
 TOTAL TRACT AREA = 1.08 AC
 LAND TREATMENT AREAS WITHIN TRACT CONTRIBUTING TO RETENTION POND
 15% LAND TREATMENT B = 0.27 AC
 85% LAND TREATMENT D = 1.08 AC
 $PEAK DISCHARGE Q_{p100} - 6 Hr = (AREA_B)(Q_B) + (AREA_D)(Q_D) = (0.27 Ac)(2.03 cfs/acre) + (1.08 Ac)(4.37 cfs/acre) = 5.27 cfs$



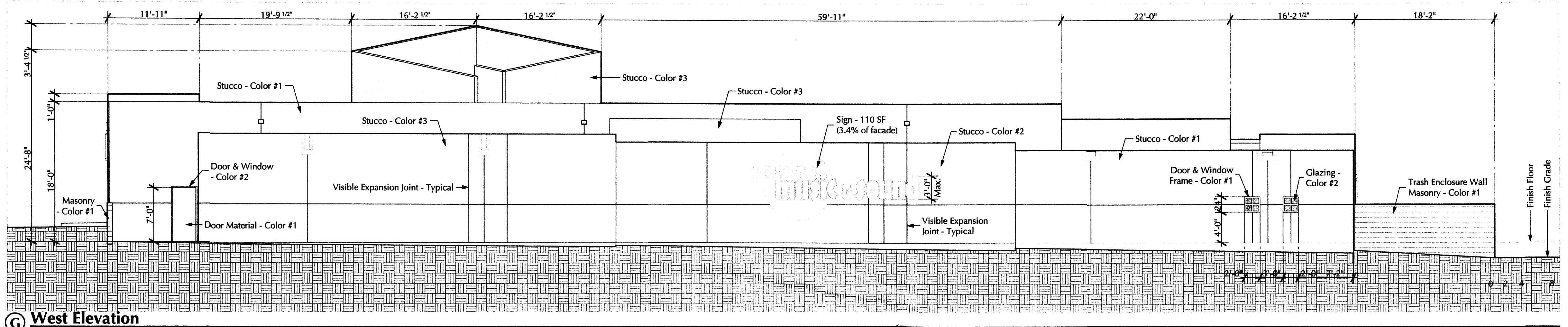
 2600 THE AMERICAN ROAD S.E. SUITE 100 RIO RANCHO, NEW MEXICO 87124 (505) 898-8021		GRANDMA'S		
		GRADING, DRAINAGE & UTILITY PLAN		
REVISIONS	NO.	DATE	REMARKS	BY
DESIGN	JDV	WCEA NO. X3218016	DATE MARCH 2003	
DRAWN	JDV	PROJECT NO. N/A	SHEET NO. 1 OF 1	
CHECK	XXX			



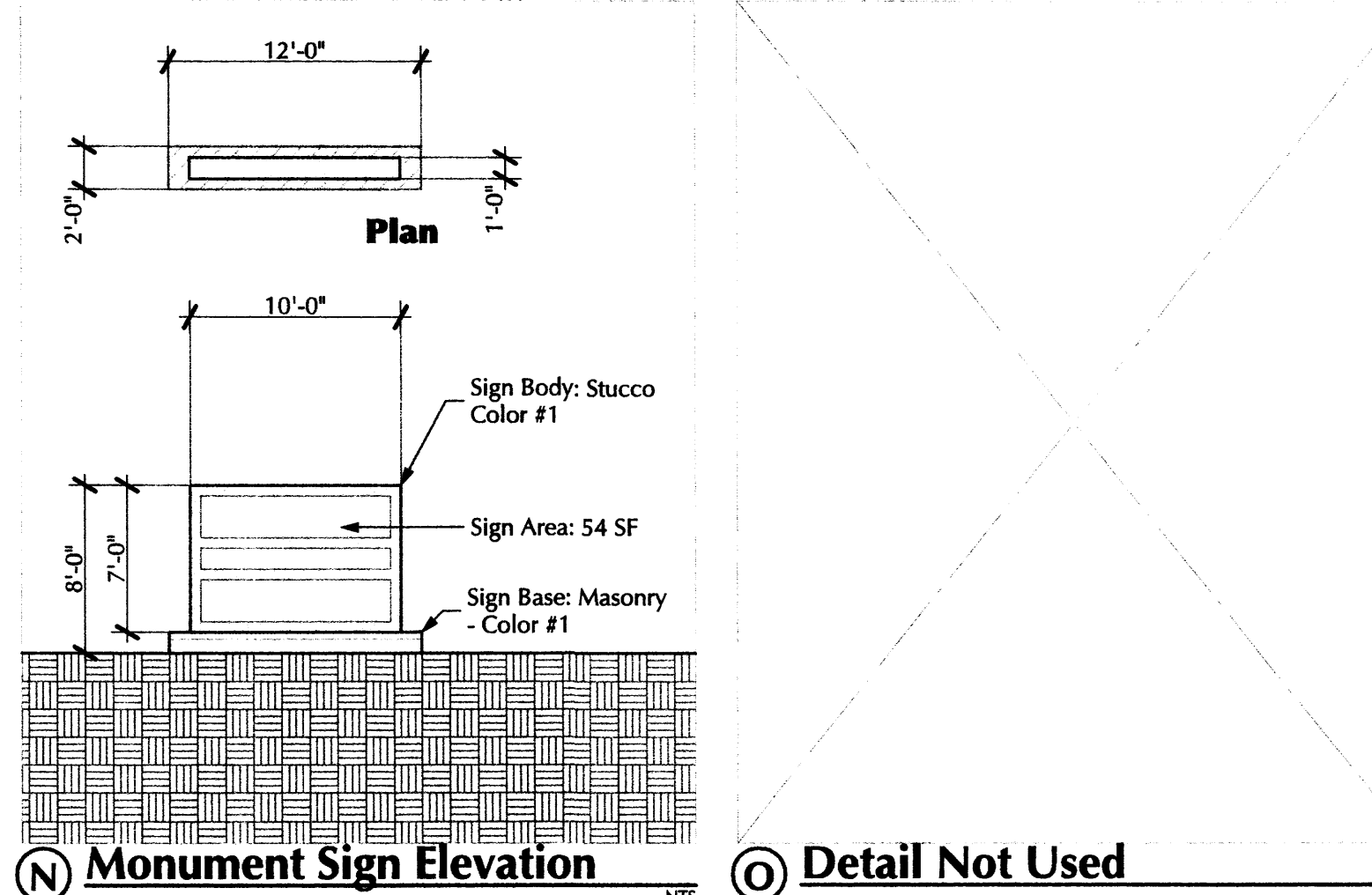
A Typical Trash Enclosure Requirements



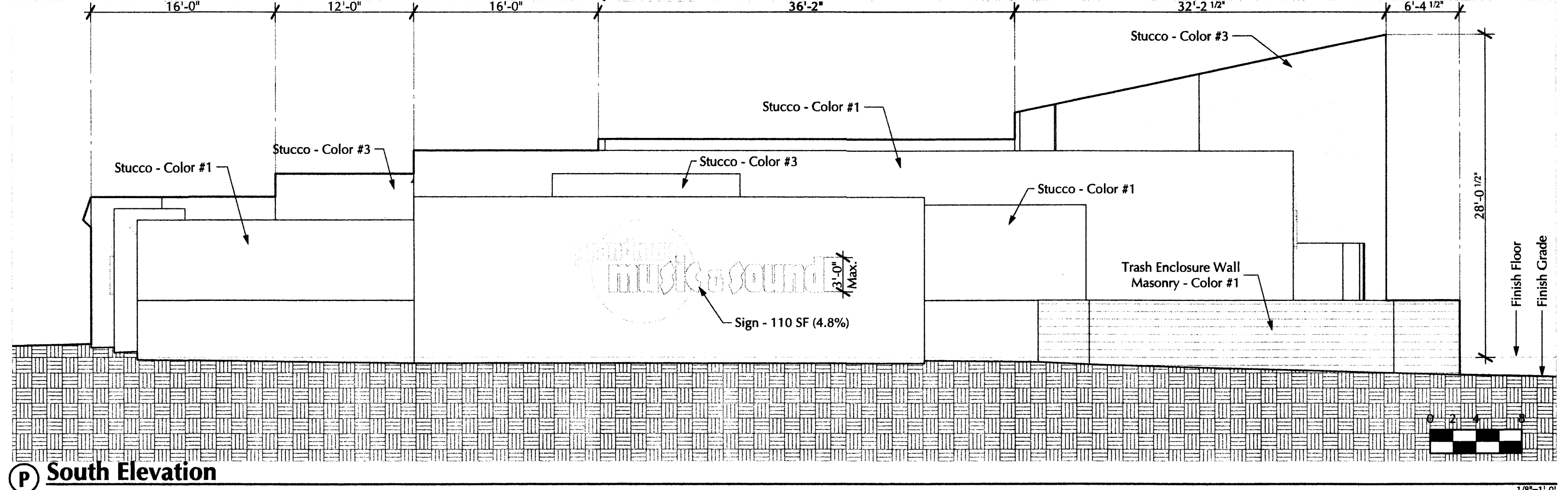
C North Elevation



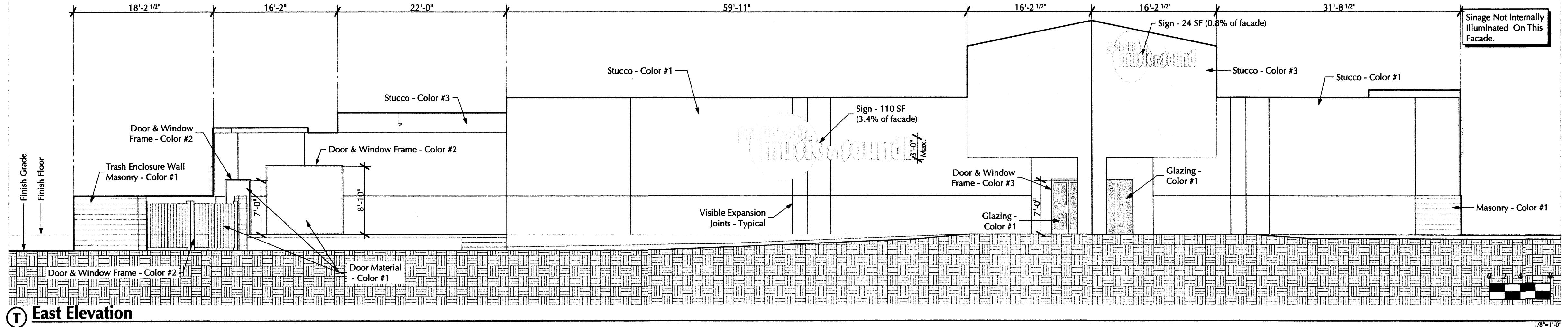
G West Elevation



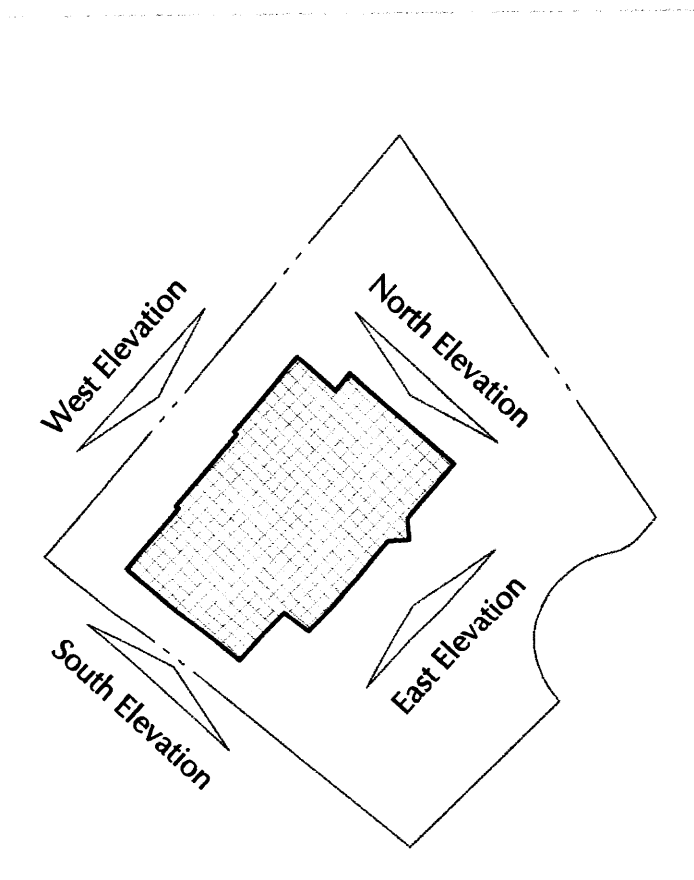
N Monument Sign Elevation



P South Elevation



T East Elevation



Key

STUCCO

- Color 1 Light Beige
- Color 2 Medium Tan
- Color 3 Coral

PAINTED TRIM

- Color 1 Aqua
- Color 2 Red
- Color 3 White

MASONRY

- Color 1 Tan Block

DOOR & WINDOW FRAME

- Color 1 Bronze
- Color 2 Dark Green
- Color 3 Clear Aluminum

DOOR MATERIAL

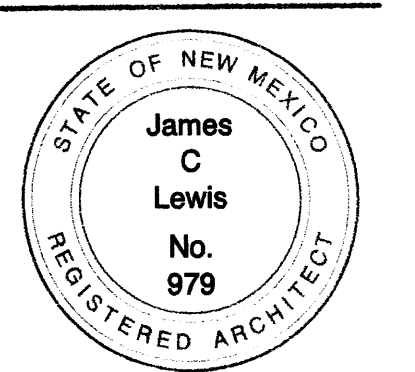
- Color 1 Light Gray Galvalume
- Color 2 White
- Color 3 Clear Aluminum

GLAZING

- Color 1 Clear
- Color 2 Tinted

SIGNAGE

- Typical Illuminated Plastic Channel Letters



ENGINEER

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 Albuquerque, NM 87106
 (505) 247-1529
 FAX (505) 243-6701
 gml@mac.com

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Grandmax Music & Sound
 Coors Blvd. & Paseo del Norte NW
 Albuquerque New Mexico 87114

ISSUE DATE:
26 MAR 03

REVISIONS:

Elevations

PROJECT 03.05 SHEET **SDP-5** OF 5

Z Colors & Finishes