

PROJECT DATA

LEGAL DESCRIPTION: PARCEL 1-A-1-A, 1-A-2-A, LANDS OF JOEL P. TAYLOR, CITY OF ALBUQUERQUE, NM

ZONING: C-2(SC)

AREAS:
 TRACT AREA: 39,537 SF
 BUILDING FOOTPRINT: 6,475 SF
 F.A.R.: 0.164

PROPOSED USE:
 RESTAURANT WITH PATIO DINING

PARKING ANALYSIS

TOTAL PARKING SPACES
 REQUIRED = 297 OCCUPANCY/3 = 99 SPACES
 PROVIDED = 43 SPACES SITE,
 845 SHARED SPACES PER MONTANO PLAZA
 SITE PLAN DATED 04/06/1988

ADA PARKING SPACES
 REQUIRED = 4 SPACES
 PROVIDED = 4 SPACES (INCLUDING 2 VAN ACCESSIBLE)

MOTOR CYCLE PARKING SPACES
 REQUIRED = 3 SPACES
 PROVIDED = 3 SPACES

BICYCLE PARKING
 REQUIRED = 97/20 = 5 SPACES
 PROVIDED = 5 SPACES

PROJECT SUMMARY

THE PROPOSED PROJECT CONSISTS OF A SINGLE-STORY RESTAURANT WITH AN "OUTDOOR" PATIO SPACE, AN OUTDOOR LOFT AND ASSOCIATED PARKING, ACCESS AND LANDSCAPING TO BE BUILT IN A SINGLE PHASE. THE SITE IS SITUATED ON TRACTS 1-A-2-A & 1-A-1-A OF THE MONTANO PLAZA DEVELOPMENT AND HAVING A LAND AREA OF 0.9076 ACRES (39,537 SF). A PLAT ACTION TO ASSEMBLE THE TRACTS INTO A SINGLE PARCEL IS CURRENTLY BEING PROCESSED THROUGH THE DEVELOPMENT REVIEW BOARD.

THE SITE PLAN SHALL COMPLY WITH THE APPROVED MONTANO PLAZA SITE DEVELOPMENT PLAN FOR SUBDIVISION, PROJECT NO. 1001170, AS APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON 03-13-14.

MAINTENANCE OF THE OUTDOOR AMENITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

PEDESTRIAN CONNECTIONS: THE EXISTING PEDESTRIAN CROSS-WALK FROM THE MONTANO PLAZA TO THE NORTH WILL CONNECT TO THE ONSITE PEDESTRIAN ACCESS WALK. PEDESTRIAN ACCESS ALONG.

GENERAL NOTES

- SIGNAGE SHALL COMPLY WITH THE APPROVED SITE PLAN FOR SUBDIVISION DESIGN STANDARDS FOR MONTANO PLAZA. ONE MONUMENT SIGN IS PROPOSED ALONG MONTANO PLAZA DR. FRONTAGE THAT IS LIMITED TO 20 SF SIGN AREA AND A MAXIMUM HEIGHT OF 4 FEET.
- ALL BUILDING-MOUNTED SIGNAGE SHALL BE INDIVIDUAL TYPE LETTERING NOT TO EXCEED 6% OF EACH BUILDING ELEVATION FACADE.
- ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF SECTION 14-16-3-9, AREA REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE, AND THE MONTANO PLAZA SITE PLAN FOR SUBDIVISION DESIGN STANDARDS. MAXIMUM HEIGHT OF FIXTURES SHALL BE 20FT, EXCEPT 16FT WITHIN 100FT OF RESIDENTIAL DEVELOPMENT.
- ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED (SEE ARCHITECTS ELEVATIONS)
- THE MECHANICAL SYSTEMS (HEATING AND COOLING) AND BUILDING ENVELOPE (WALLS, ROOF, AND WINDOWS) SHALL BE DESIGNED AND MAINTAINED TO PROMOTE EFFICIENT USE OF ENERGY.
- RAINWATER HARVESTING MEASURES SUCH AS DEPRESSED LANDSCAPE, SHALL BE PROVIDED WHERE PRACTICAL.
- RECYCLING CARTS SHALL BE PROVIDED IN THE BUILDING AND PICKED UP THROUGH A PRIVATE CONTRACTOR.
- ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES PER PNM DESIGN GUIDELINES.
- PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DEPARTMENT TO COORDINATE ELECTRICAL SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRICAL SERVICE CONNECTION.
- FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ADJUST ALL UTILITY CLEANOUTS & WATER VALVES TO FINAL GRADE.
- SEE CIVIL DETAIL SHEET, CP-501 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
- ALL STANDARD PARKING SPACES ARE 9'-0" WIDE BY 16'-0", WITH 2' OVERHANG. 2' OVERHANG INTO LANDSCAPE AREA IS NOT PART OF LANDSCAPE CREDIT.
- ALL ACCESSIBLE PARKING SPACES AS DIMENSIONED AND 20'-0" DEEP.
- ALL MOTORCYCLE PARKING SPACES ARE 4'-0" WIDE BY 10'-0" DEEP.
- ALL DIMENSIONING IS TO FACE OF CURB/EDGE OF TURNDOWN SIDEWALKS/ENTRANCE OF PARKING STALLS.
- ALL ONSITE SIDEWALKS ARE 6' IN WIDTH UNLESS OTHERWISE NOTED/DIMENSIONED.
- ALL CURB RADII AT END OF ISLANDS ARE 3'R UNLESS OTHERWISE DIMENSIONED.

PROJECT NUMBER: 100170
 Application Number: 14 DRB-70151

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRB 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:

<i>Allen Pata</i> Traffic Engineering, Transportation Division Date	06-02-14
<i>Allen Pata</i> Utilities Development Date	05/21/14
<i>Carl S. Demont</i> Public and Regulatory Department Date	5-21-14
<i>Alan H.</i> City Engineer Date	5-21-14
<i>Environmental Health Department (conditional)</i> Date	6-2-14
<i>Ray M...</i> Solid Waste Management Date	5-6-2014
<i>...</i> City Engineer Date	6-2-14

*Environmental Health, if necessary

PREPARED FOR: APPLE INVESTORS GROUP
 917 RAVENWOOD WAY
 CANTON, GA 30115

PREPARED BY: ISAACSON & ARFMAN, P.A.
 128 MONROE ST NE
 ALBUQUERQUE, NM 87108

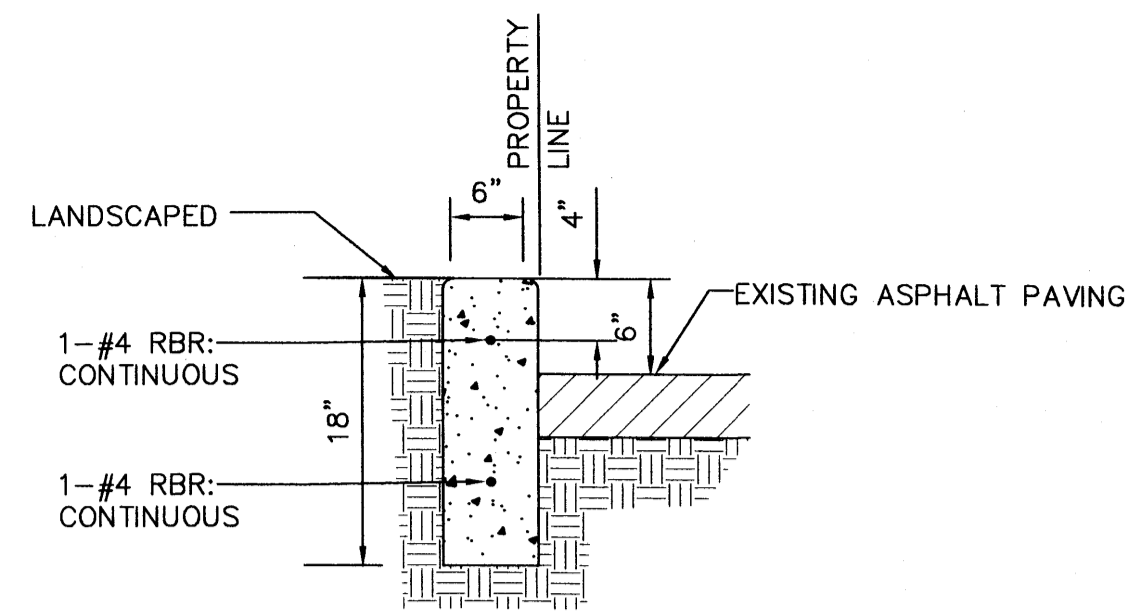
ISAACSON & ARFMAN, P.A.
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 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
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1984 CP-102.dwg May 05, 2014

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Applebee's
 South East Corner of Coors Blvd and Montano Plaza Dr.
 ALBUQUERQUE, NEW MEXICO, 12345

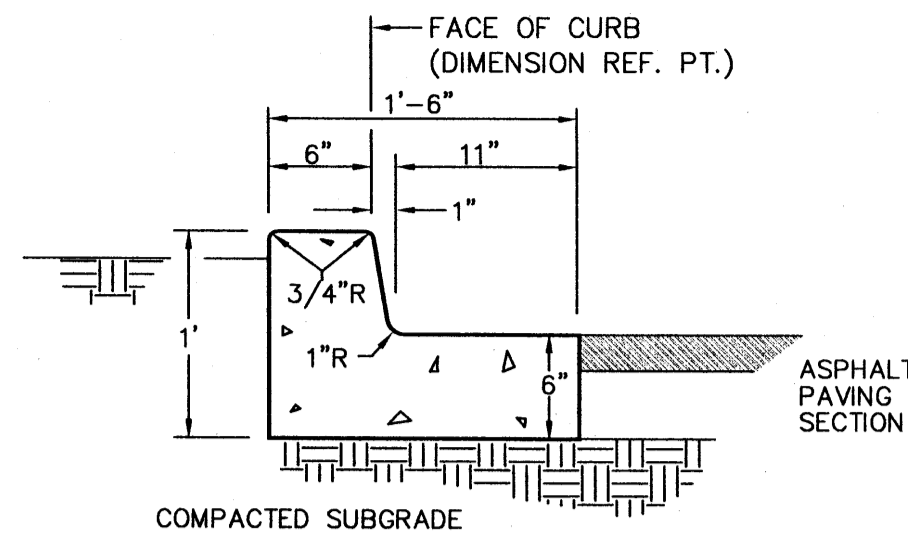
project title
 project number
 13024016
 drawing issuance
 BID / PERMIT 05.31.2013
 drawing revisions
 No. Description Date
 professional seal
 site plan for building permit
 cp-102



GENERAL NOTES

1. PROVIDE CONST. CONTROL JOINTS @ 6' O.C. MAX. AND 1/2" EXPANSION JOINTS @ 48' O.C. MAX
2. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL
3. FULL FORM ON ALL FACES

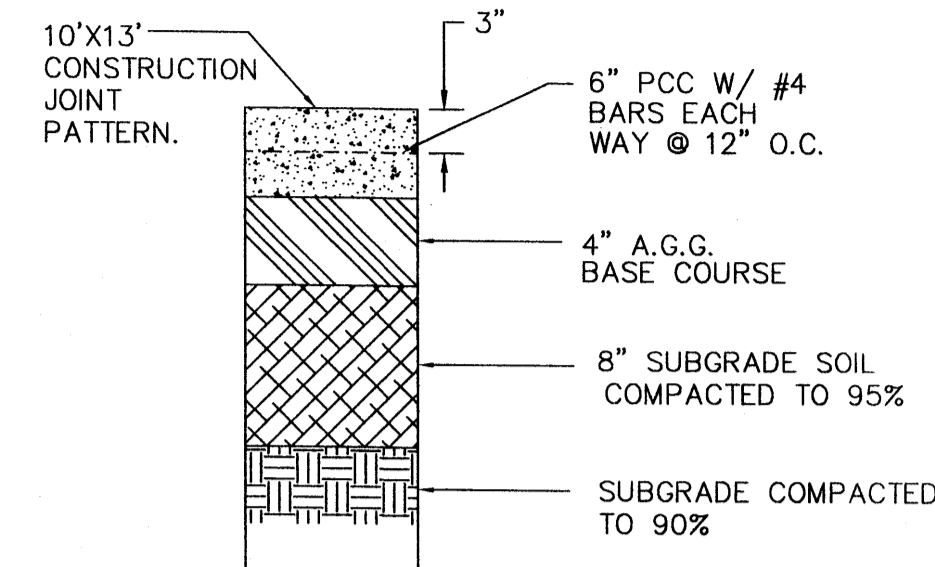
4 HEADER CURB
SCALE: N.T.S.



GENERAL NOTES

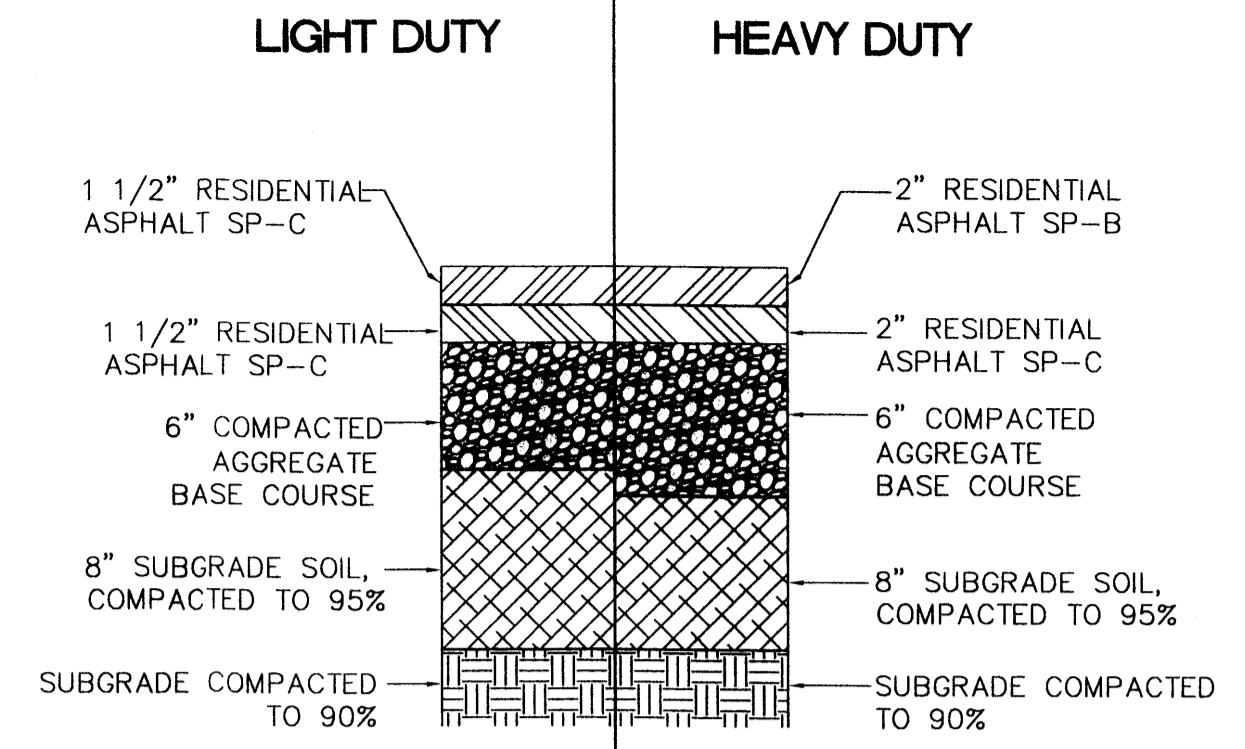
1. PROVIDE CONST. CONTROL JOINTS @ 6' O.C. MAX. AND 1/2" EXPANSION JOINTS @ 48' O.C. MAX
2. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL
3. FULL FORM ON ALL FACES

3 CURB AND GUTTER
SCALE: N.T.S.



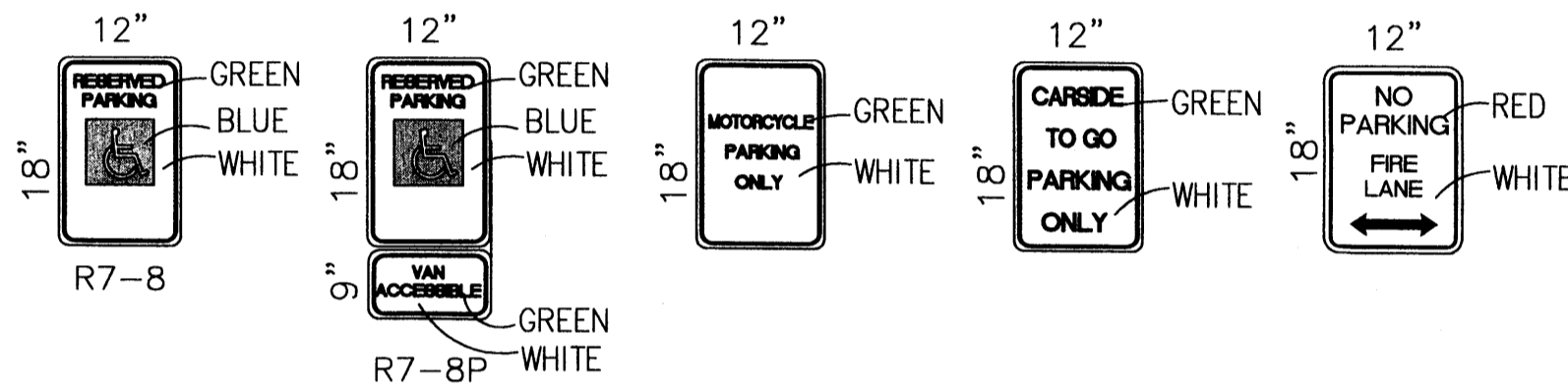
CONSTRUCTION JOINT: TROWELLED 3/8" RADI EDGE 3/8" DEEP

2 CONCRETE PAVING SECTION
SCALE: N.T.S.



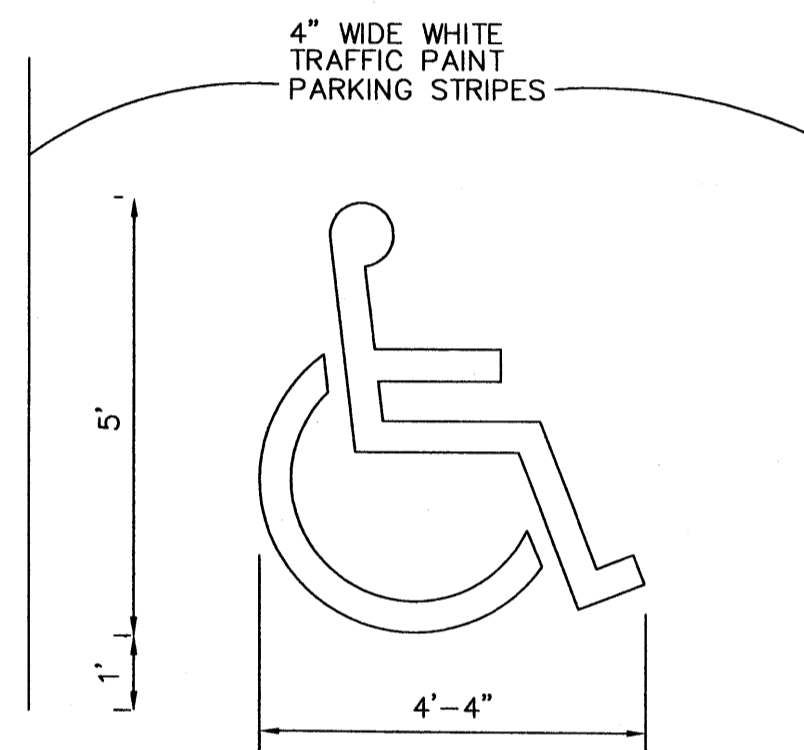
ALL EARTHWORK, OVER-EXCAVATION, COMPACTION, SUBGRADE PREPARATION ETC. TO BE PER THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEO-TEST INC. DATED MAY 31, 2013.

1 ASPHALT PAVING SECTIONS
SCALE: N.T.S.

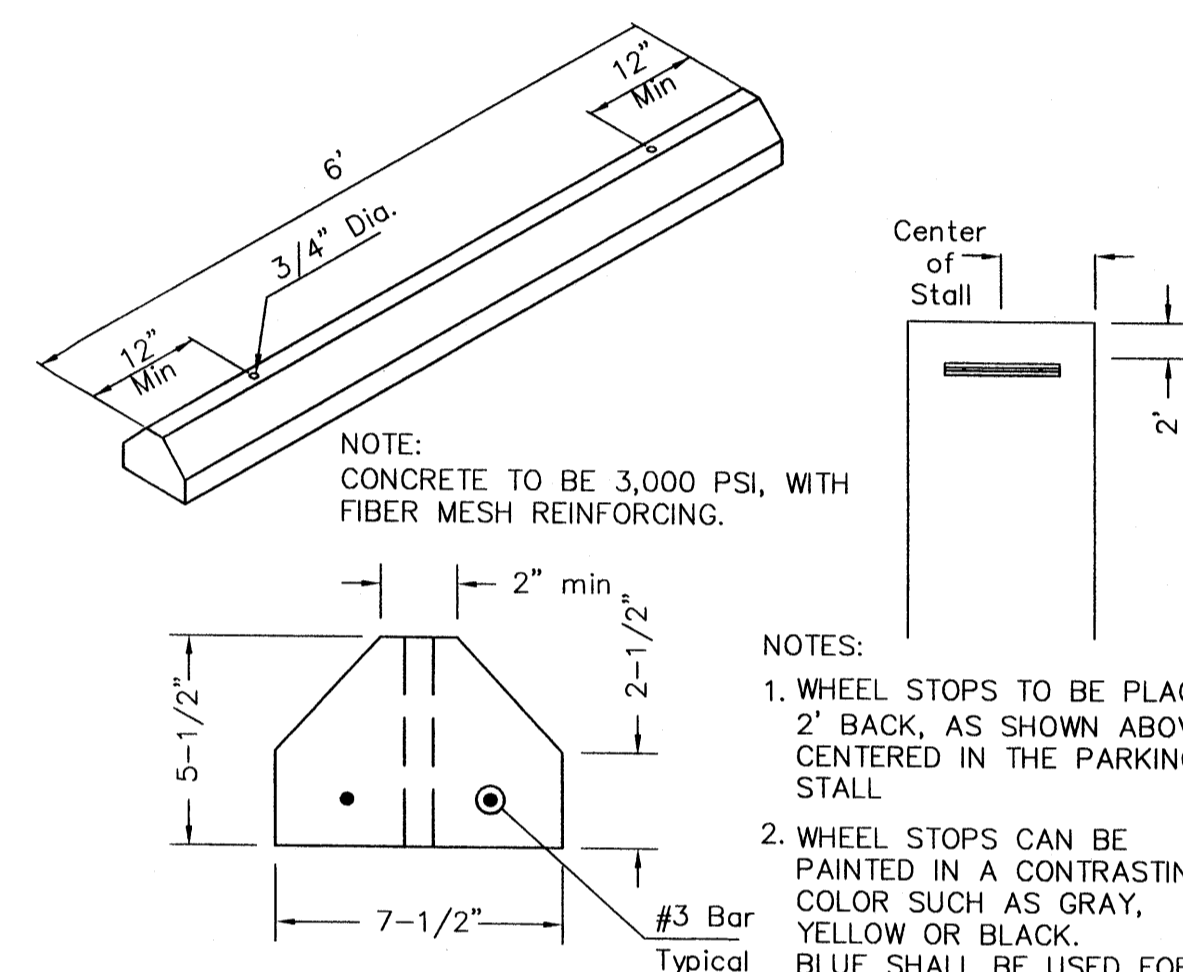


ALL SIGNS SHALL BE INSTALLED ON 2"x2" GALVANIZED STEEL POST 7' FROM GROUND TO BOTTOM OF SIGN VERTICALLY.

8 SIGNS
SCALE: N.T.S.



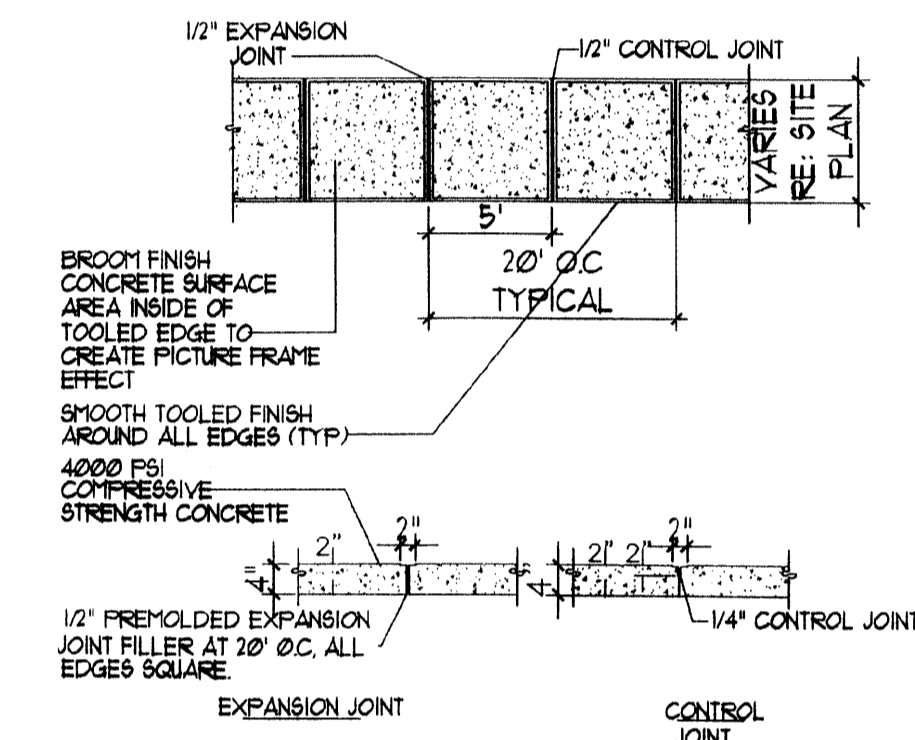
7 ACCESSIBILITY SYMBOL DETAIL
SCALE: N.T.S.



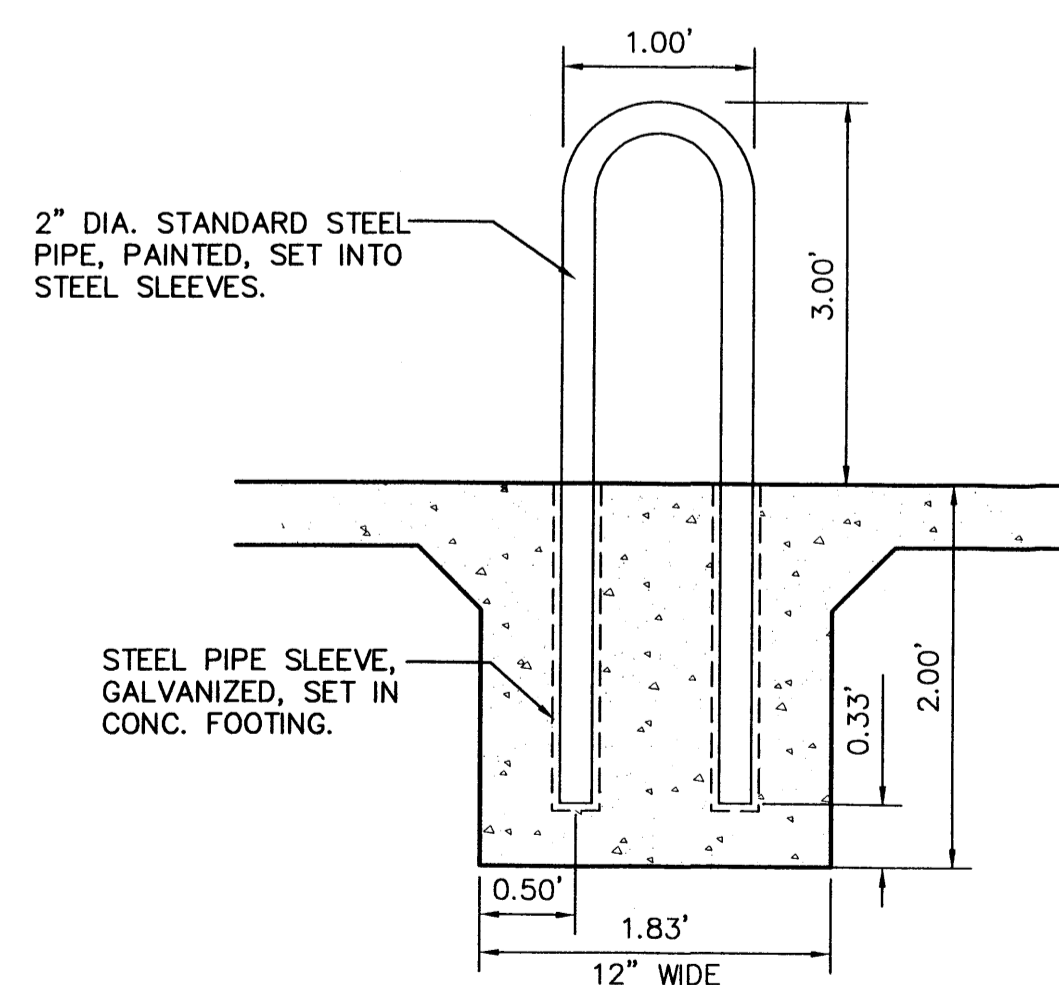
NOTE: CONCRETE TO BE 3,000 PSI, WITH FIBER MESH REINFORCING.

- NOTES:**
1. WHEEL STOPS TO BE PLACED 2' BACK, AS SHOWN ABOVE, CENTERED IN THE PARKING STALL
 2. WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.

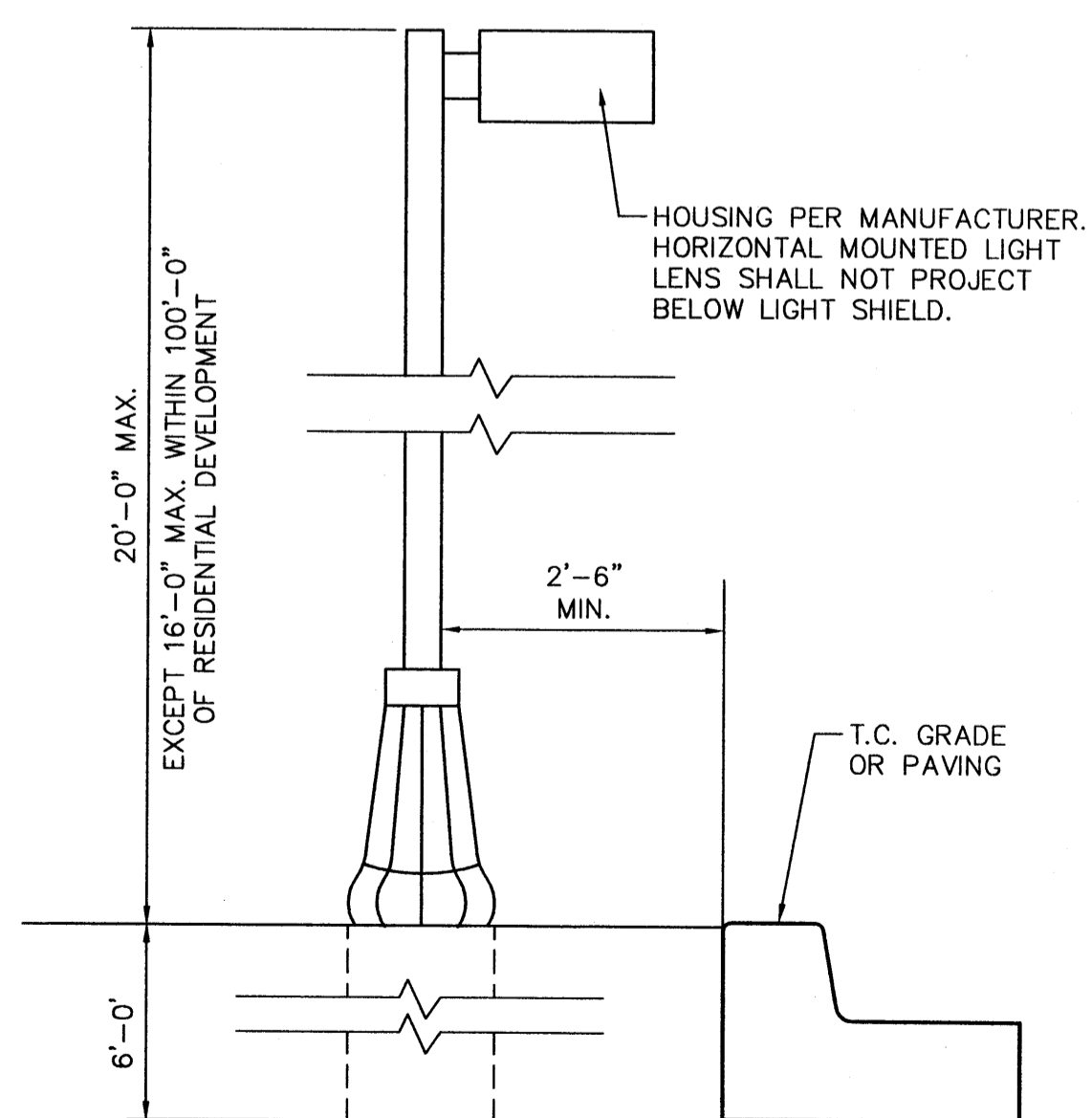
6 WHEEL STOP DETAIL
SCALE: N.T.S.



5 TYPICAL SIDEWALK
SCALE: N.T.S.



10 BICYCLE RACK DETAIL
SCALE: N.T.S.



9 LIGHT FIXTURE DETAIL
SCALE: N.T.S.

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RELATED DOCUMENTS: This Drawing is a single component of an integrated set of Construction Documents. General and Supplementary Conditions of the Contract, General Requirements, Specifications and other drawings may affect the Work described. Refer to these and integrate the design intent of the whole of the Construction Documents does not release the Contractor from providing a complete Project.

CONTRACTOR shall at all times, coordinate and cooperate with authorities having jurisdiction and with requirements of the Landlord, if applicable. Do not Start Work until all permits and required approvals are obtained.

VERIFY ACTUAL CONDITIONS and dimensions prior to construction. Commencement of work constitutes verification and acceptance of all existing conditions. Application of a material or equipment that is not established by others, constitutes acceptance of that Work, and assumption of responsibility for satisfactory installation.

PERMITS: Contractor shall have a valid license as a registered architect unless otherwise indicated.

DATE: 05/19/2013

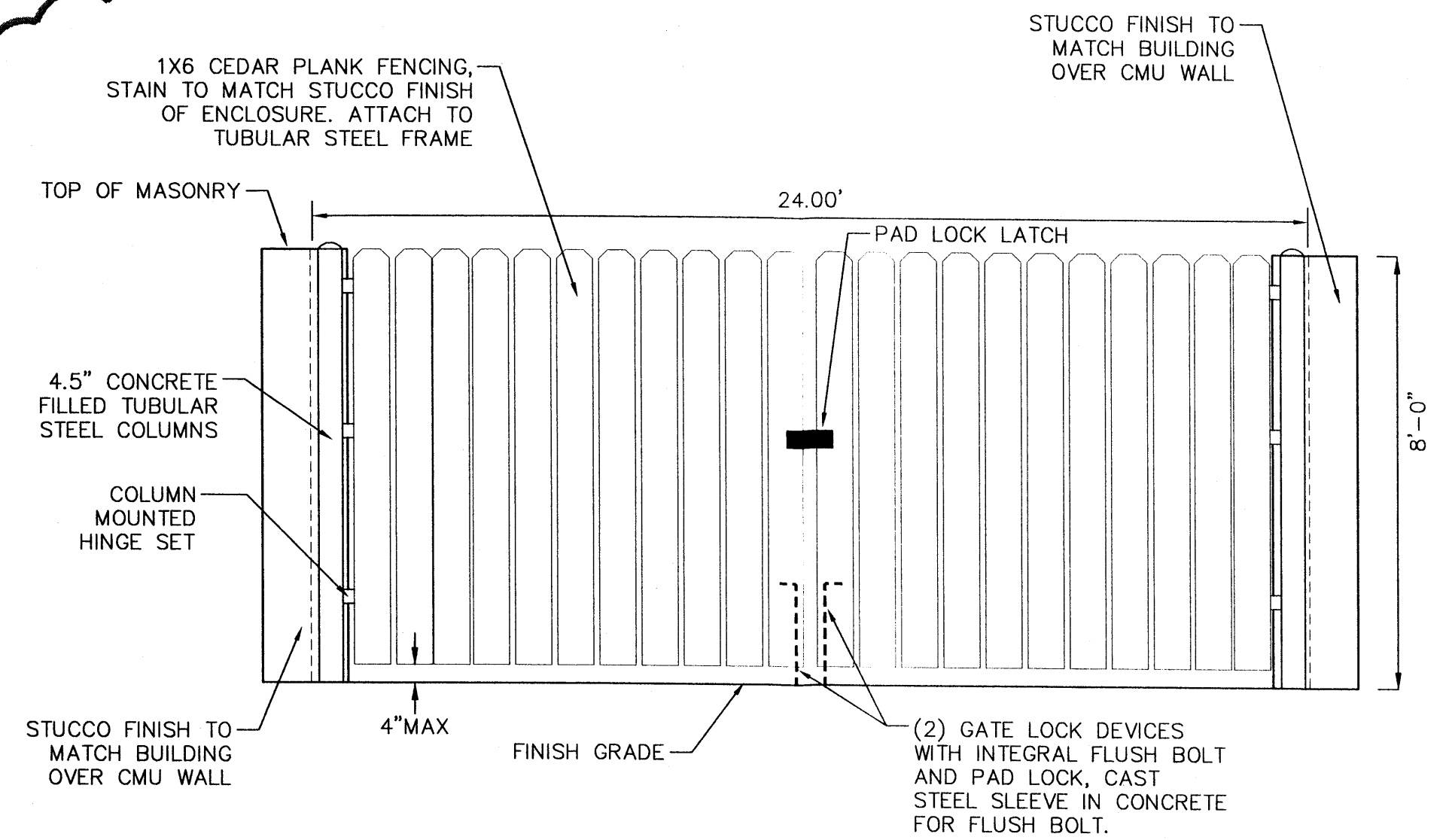
PROJECT TITLE

project number
13024.016
drawing issuance
BID / PERMIT 05.31.2013
drawing revisions
No. Description: Date:

professional seal

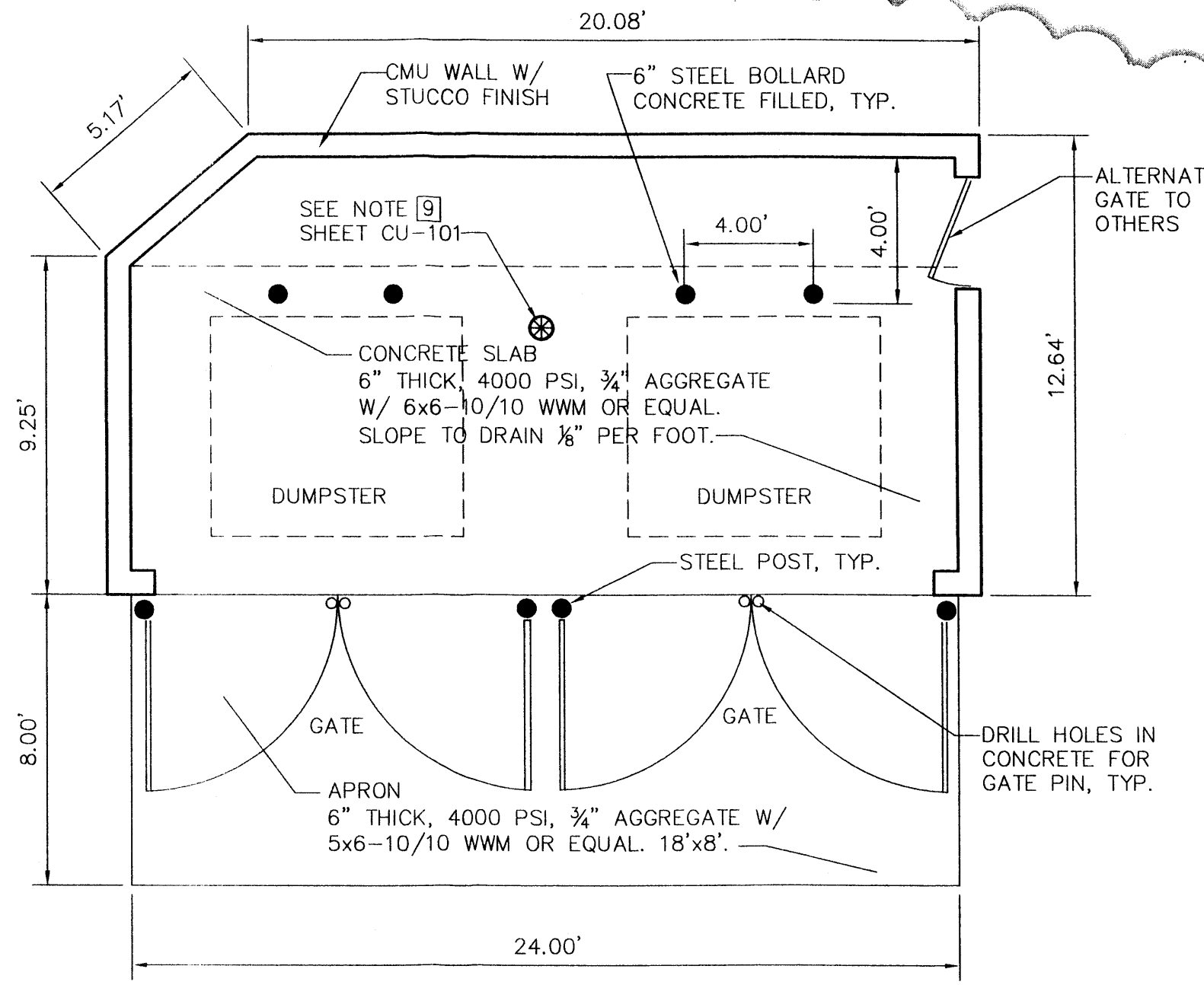
paving details

cp - 501



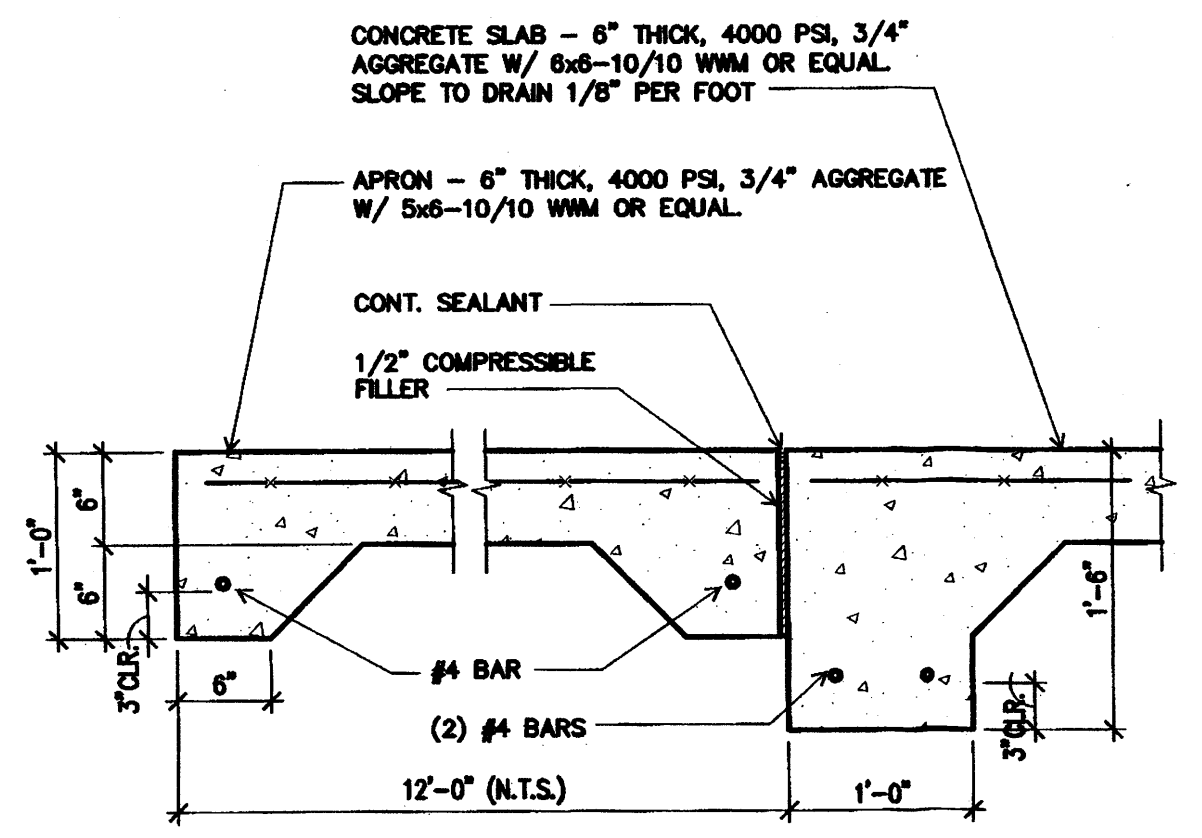
2 REFUSE ENCLOSURE FRONT ELEVATION

SCALE: N.T.S.



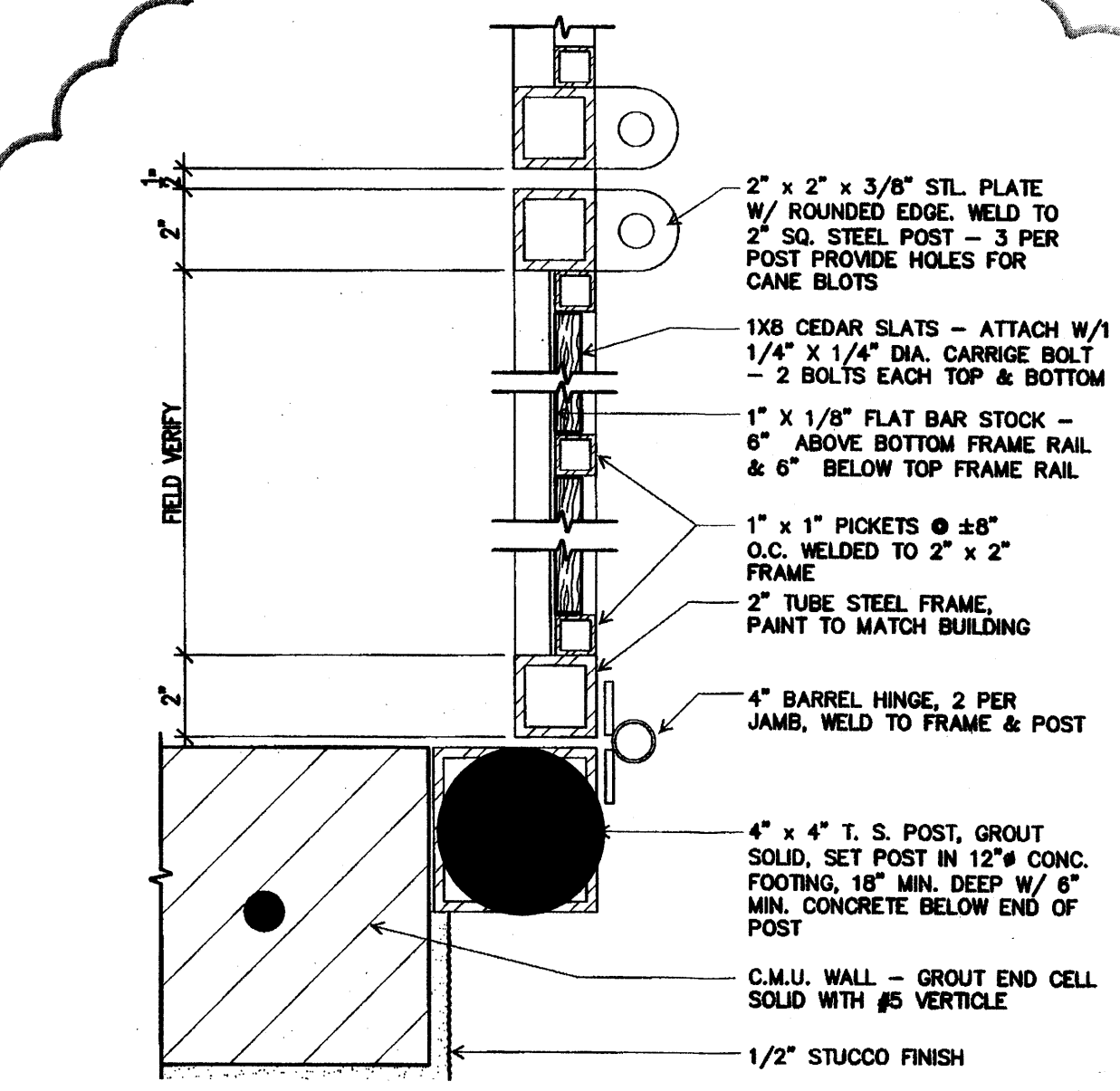
1 REFUSE ENCLOSURE PLAN

SCALE: N.T.S.



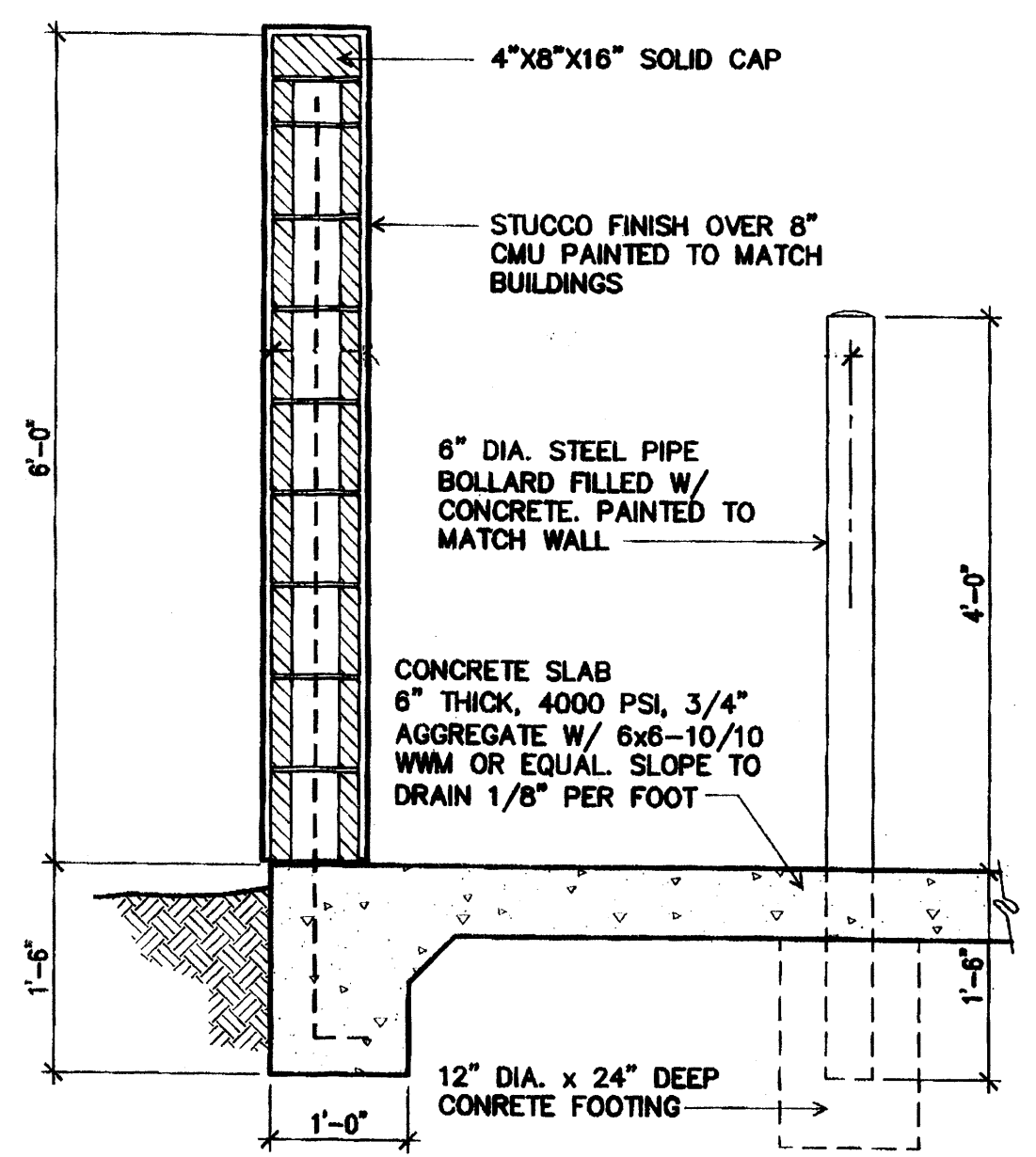
5 REFUSE ENCLOSURE SLAB JOINT

SCALE: N.T.S.



4 REFUSE ENCLOSURE GATE

SCALE: N.T.S.



3 REFUSE ENCLOSURE WALL

SCALE: N.T.S.

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THIS DRAWING IS A SINGLE COMPONENT OF AN ENTIRE SET OF CONSTRUCTION DOCUMENTS. General and Supplementary Conditions of the Contract, General Requirements, Specifications and other drawings may affect the Work described. Failure to review and coordinate the design against the whole of the Construction Documents shall not relieve the Contractor from providing a complete Project COMPLY WITH all laws, codes, ordinances and regulations which authorize building erection and with requirements of the contract, if applicable to the Work. Review and permit and required approvals are obtained.

VERIFY ALL CONDITIONS and dimensions prior to construction. Commencement of work constitutes verification and acceptance of all existing conditions. Application of a permit or required approvals is the contractor's responsibility and not the Architect's.

INDICATED DIMENSIONS are to finish face of a material unless otherwise indicated. CALL OUT & REFERENCE dimensions. DO NOT SCALE drawings unless otherwise stated.

project title

Applebees
 South East Corner of Coors Blvd and Montano Plaza Dr.
 ALBUQUERQUE, NEW MEXICO, 12345

project number
 13024.016

drawing issuance
 BID / PERMIT 05.31.2013

drawing revisions
 No. Description Date
 1 REV. REFUSE DETAIL 9/6/13

professional seal

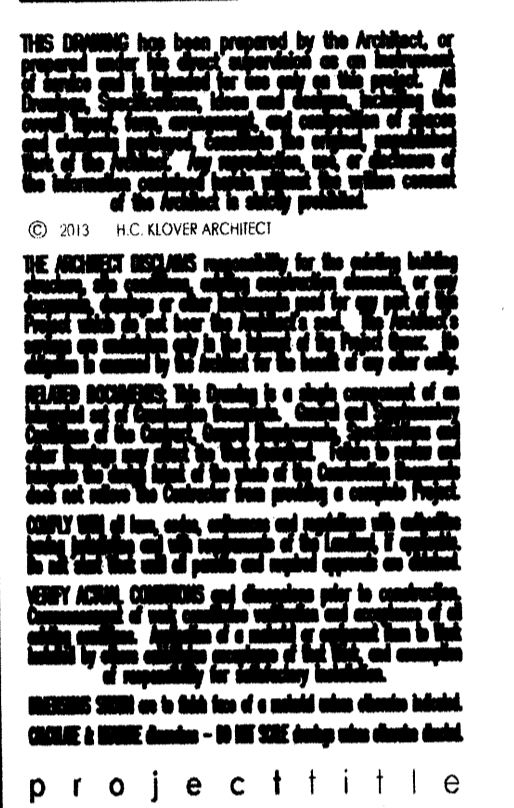
paving details

cp - 502

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PLANT LEGEND

All plants shall be sized per American Standard For Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

- SHADE TREES**
- AUTUMN BLAZE MAPLE**
Acer x freemanii 'Autumn Blaze'
 2" Gal., 12"-14" Inst./40' x 50' maturity
 Water (M) Allergy (L) 0sf
 - EASTERN REDBUD**
Cercis canadensis
 2" Gal., 8"-10" Inst./30' x 30' maturity
 Water (M) Allergy (L) 0sf
- SHRUBS/ORNAMENTAL TREES**
- WESTERN RED CEDAR**
Thuja plicata 'Green Giant'
 15 Gal., 4"-10" Inst./40' x 15' maturity
 Water (M) Allergy (L) 225sf
 - NEW MEXICO OLIVE**
Forestiera neomexicana
 15 Gal., 4"-10" Inst./15' x 15' maturity
 Water (M) Allergy (L) 225sf
 - VITEX**
Vitex agnus-castus
 15 Gal., 4"-10" Inst./20' x 20' maturity
 Water (M) Allergy (L) 225sf
- SHRUBS/ORNAMENTAL GRASSES**
- ROSE OF SHARON**
Hibiscus syriacus
 5 Gal., 2"-4" Inst./10' x 10' maturity
 Water (M) Allergy (L) 100sf
 - SKYROCKET JUNIPER**
Juniperus scopulorum
 5 Gal., 24"-4" Inst./15' x 3' maturity
 Water (M) Allergy (M) 9sf
 - GREEN MOUND JUNIPER**
Juniperus procumbens 'Green Mound'
 1 Gal., 6"-15" Inst./3' x 3' maturity
 Water (L+) Allergy (H) 64sf
 - NANDINA**
Nandina domestica
 5 Gal., 2"-4" Inst./3' x 5' maturity
 Water (M+) Allergy (L) 25sf
 - SCOTCH BROOM**
Cytisus scoparius
 5 Gal., 18"-3" Inst./4' x 4' maturity
 Water (M) Allergy (L) 16sf
 - REGAL MIST**
Muhlenbergia capillaris
 5 Gal., 12"-3" Inst./3' x 3' maturity
 Water (M) Allergy (L) 9sf
 - POTENTILLA**
Potentilla fruticosa
 1 Gal., 3"-15" Inst./3' x 3' maturity
 Water (M+) Allergy (L) 9sf
 - BLUE MIST SPIREA**
Caryopteris clandonensis
 5 Gal., 12"-3" Inst./3' x 3' maturity
 Water (M) Allergy (L) 9sf
 - OREGON GRAPE**
Mahonia aquifolium
 5 Gal., 12"-3" Inst./2' x 3' maturity
 Water (M) Allergy (L) 9sf
 - THREADGRASS**
Stipa tenuisima
 1 Gal., 3"-15" Inst./2' x 2' maturity
 Water (L+) Allergy (L) 4sf
 - CATMINT**
Nepeta muessini
 1 Gal., 3"-15" Inst./1' x 2' maturity
 Water (M) Allergy (L) 4sf
- GROUNDCOVERS**
- HONEYSUCKLE**
Lonicera japonica 'Halliana'
 1 Gal., 6"-15" Inst./3' x 12' maturity
 Water (M) Allergy (L) 144sf
 Unstaked-Groundcover
 Symbol indicates 3 plants
 - BUFFALO JUNIPER**
Juniperus sabinia 'Buffalo'
 5 Gal., 24"-4" Inst./2' x 8' maturity
 Water (L+) Allergy (L) 64sf
 Symbol indicates 3 plants
- * DENOTES EVERGREEN PLANT MATERIAL

- HARDSCAPES**
- OVERSIZED GRAVEL & BOULDERS
 - NEW GRAVEL TO MATCH EXISTING WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
 - 1" SAN LAZARUS GOLD GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
 - EXISTING DEAD COTTONWOODS TO BE REPLACED WITH NEW 3" CAL. TREES (2 ea)

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	39537	square feet
TOTAL BUILDINGS AREA	6474	square feet
NET LOT AREA	33063	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	4959	square feet
TOTAL BED PROVIDED	3522	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	2641	square feet
TOTAL GROUNDCOVER PROVIDED	3111	square feet
TOTAL EXISTING BED AREA	2940	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	6462	square feet

LANDSCAPE NOTES:
 Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.

Existing cottonwoods that have been removed along Coors and Montano Plaza shall be replaced with 2" Caliper cottonless Cottonwood trees.

Plant beds shall achieve 75% live ground cover at maturity.
 Gold Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

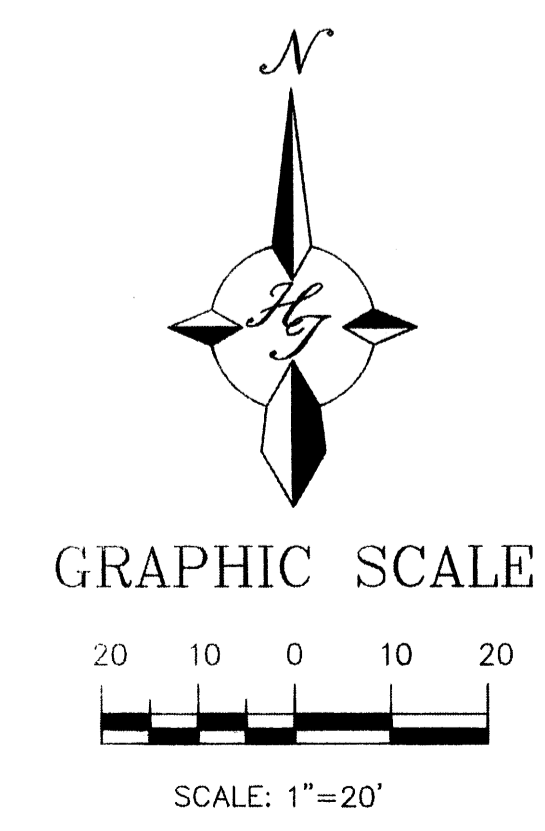
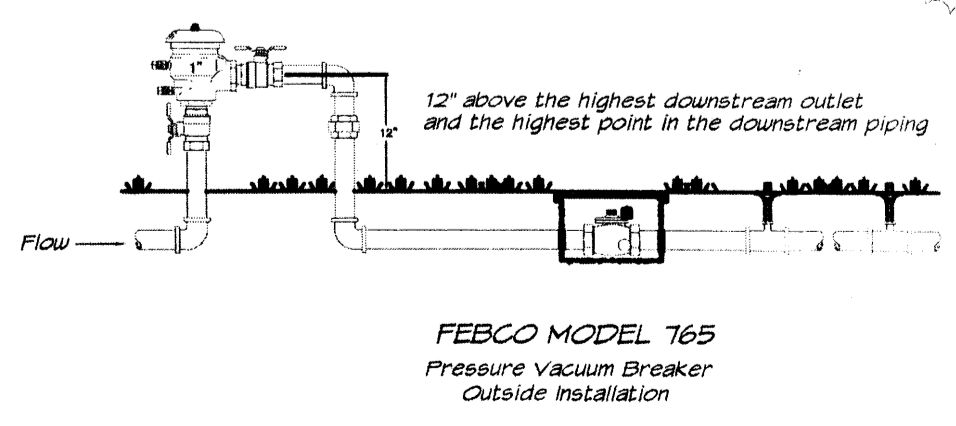
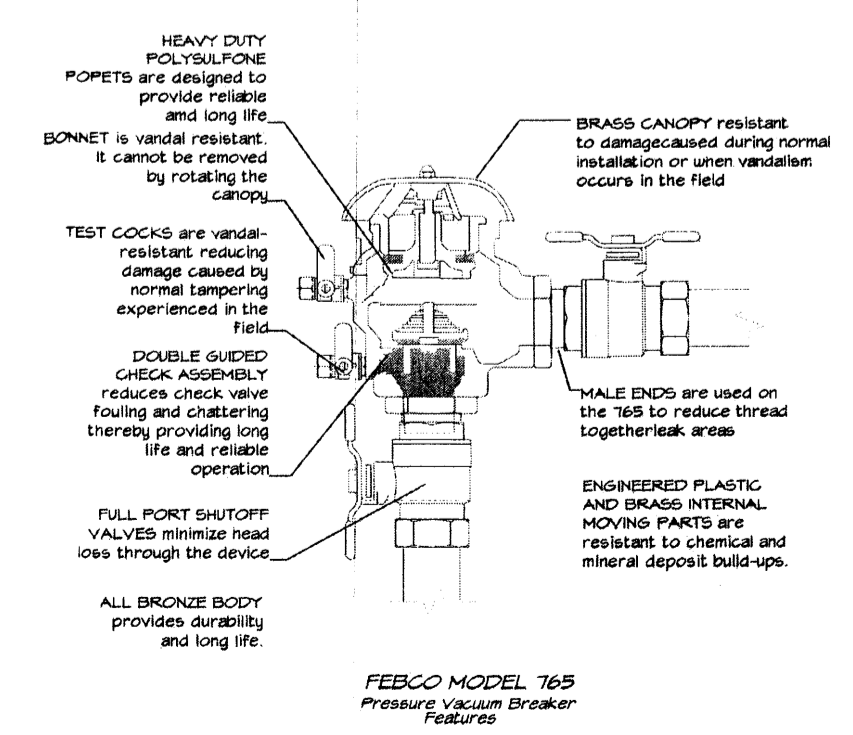
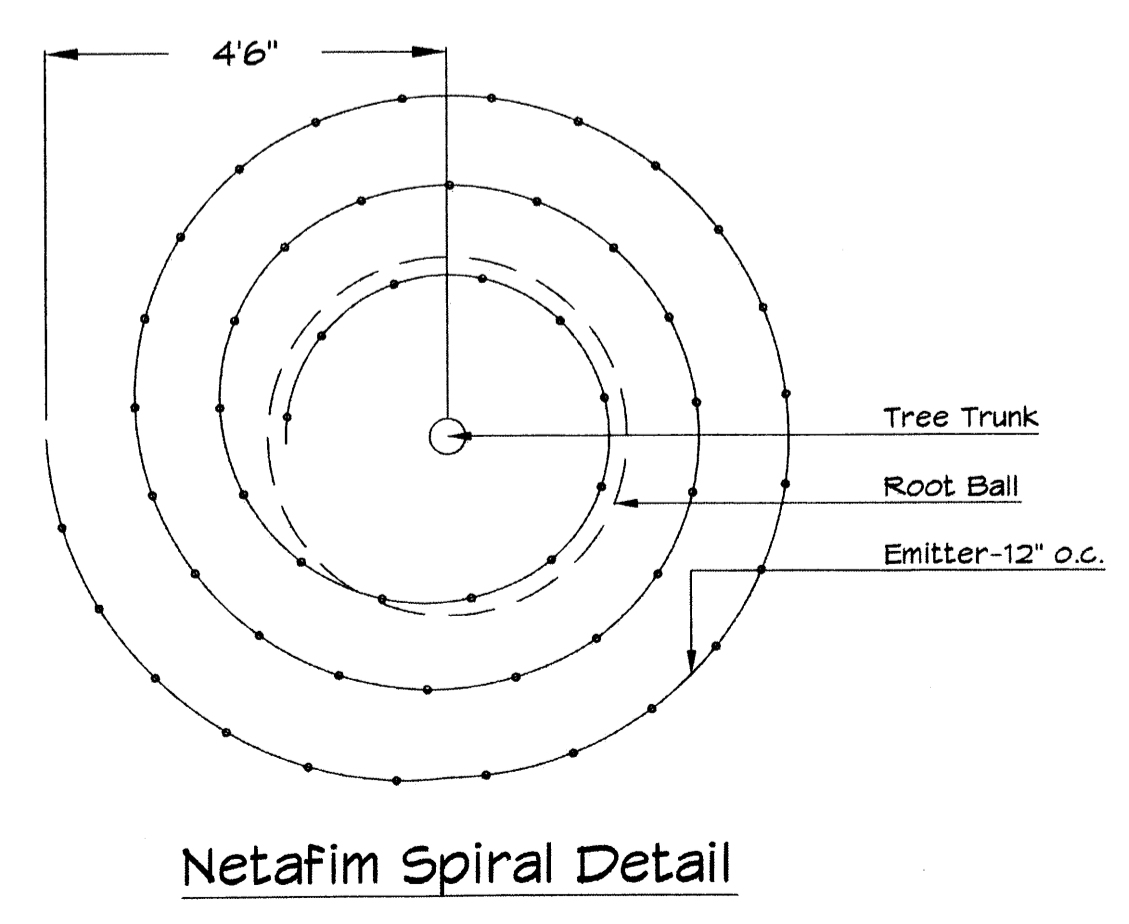
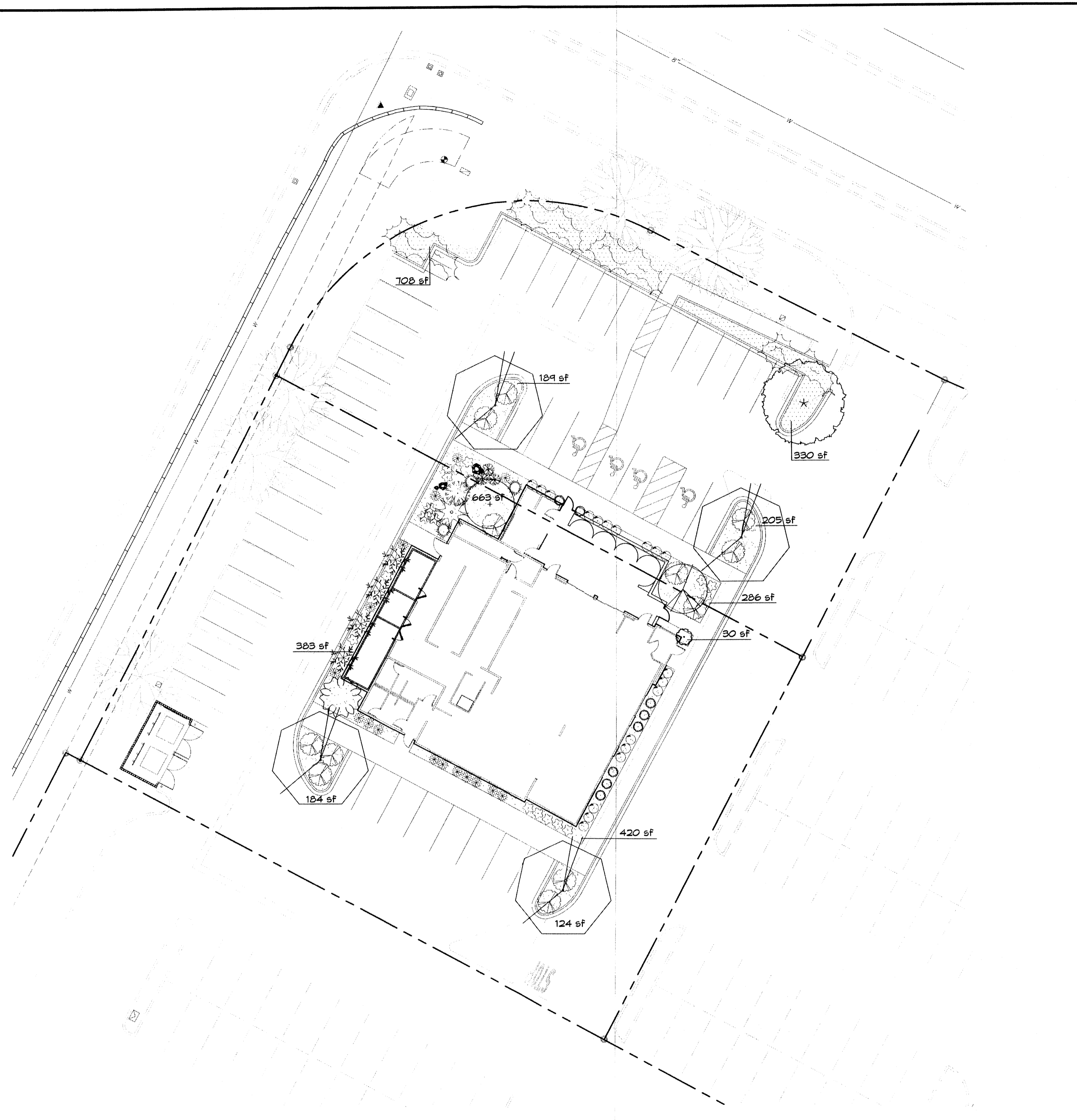
IRRIGATION NOTES:
 Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.
 Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.
 Water and Power source shall be the responsibility of the Developer/Builder.

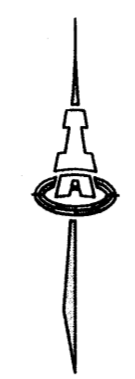
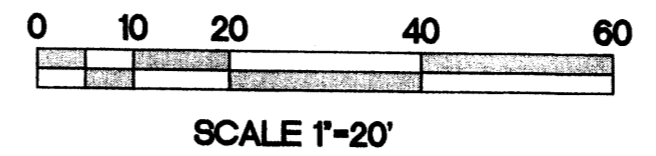
NOTE TO CLIENT:
 Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an in-field change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.



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The Hilltop
 LANDSCAPE ARCHITECTS & CONTRACTORS
 Cont. Lic. #26458
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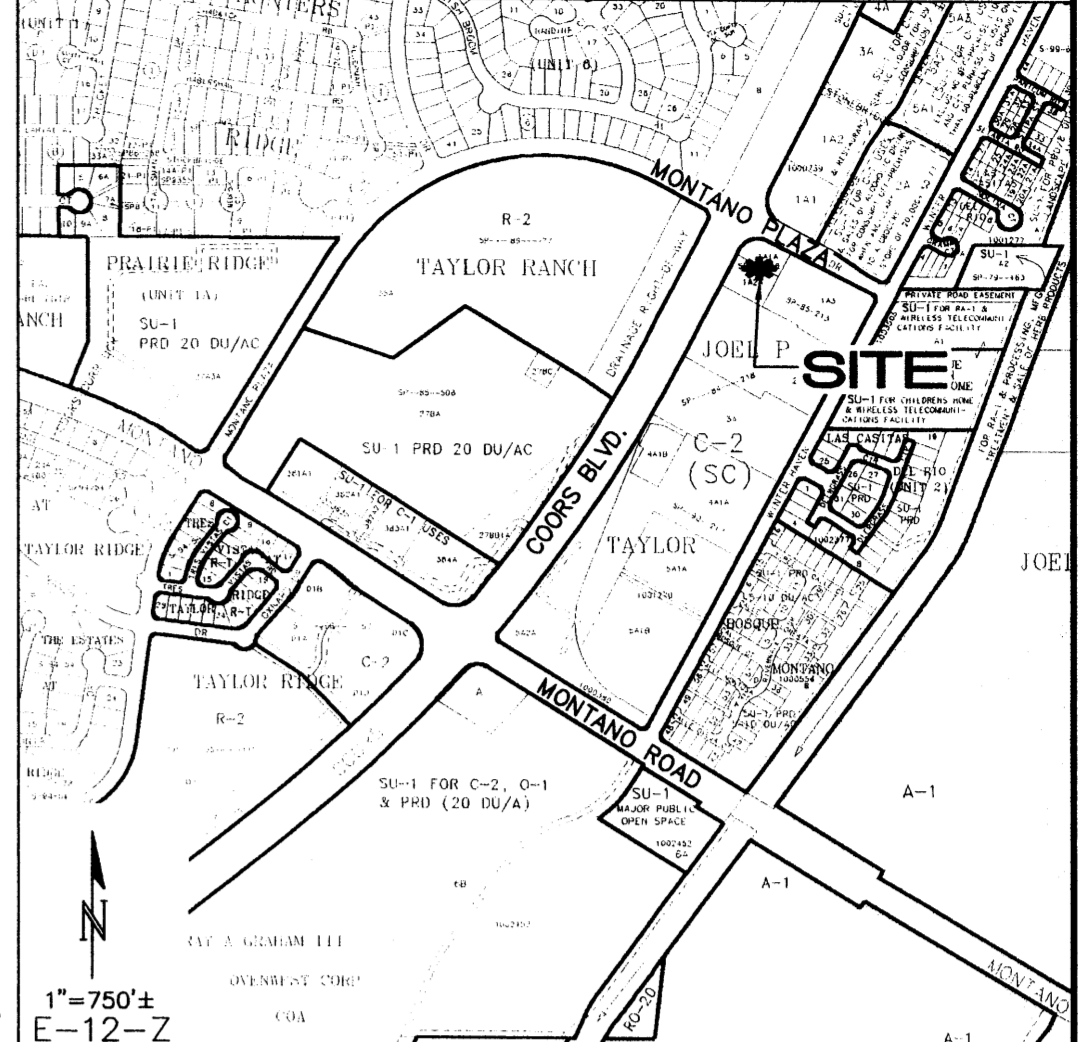
PROJECT BENCHMARK
5/8" Rebar and cap stamped
SURV-TEK, INC. - CONTROL
Elevation= 5004.39 (NGVD 88)



GENERAL NOTES

- A. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- B. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF.
- C. ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- D. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- E. MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.
- F. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- G. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NPDES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. IF REQUIRED, (SWPPP, NPDES PERMIT, AND ESC PLAN BY OTHERS.) A CITY-APPROVED E.S.C. PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT.
- H. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
- I. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDING(S) AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND LEVEL.
- J. ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.).
- K. ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

VICINITY MAP



PROJECT DATA

PROPERTY: THE SITE IS AN ASPHALT PAVED PAD WITHIN A FULLY DEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN CITY OF ALBUQUERQUE ZONE MAP E-12. THE SITE IS BOUND TO THE WEST BY COORS BLVD NW, TO THE NORTH BY MONTANO PLAZA DRIVE NW AND TO THE EAST AND SOUTH BY FULLY DEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF A NEW RESTAURANT WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: PARCEL 1-A-1-A, 1-A-2-A, LANDS OF JOEL P. TAYLOR, CITY OF ALBUQUERQUE, NM

ADDRESS: 6200 COORS BLVD. NW

AREA: 39,537 SF (0.908 ACRE)

BENCHMARK: VERTICAL DATUM SHOWN HEREON IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY MONUMENT "NM448-NB" HAVING A PUBLISHED ELEVATION OF 5021.65 FEET (NGVD 88)

TEMPORARY BENCHMARKS: 5/8" REBAR AND CAP STAMPED "SURV-TEK, INC. - CONTROL" ELEVATION= 5004.39 (NGVD 88)

OFF-SITE: MINOR OFF-SITE FLOW FROM THE ADJACENT R.O.W. LANDSCAPE SLOPE WILL CONTINUE TO PASS THROUGH THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0118G, THE SITE IS LOCATED WITHIN FLOODZONE 'X' (UNSHADED) DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

SYRVEYOR: RUSSELL P. HUGG
SURV-TEK, INC.
9384 VALLEY VIEW DRIVE, N.W.
ALBUQUERQUE, NEW MEXICO 87114
PHONE: 505-897-3366

DRAINAGE PLAN CONCEPT:
DISCHARGE FROM THE PROPOSED DEVELOPMENT WILL APPROXIMATE THE CURRENT DRAINAGE PATTERNS AND RATES. ROOF DISCHARGE WILL PASS AS SURFACE FLOW THROUGH CURB OPENINGS ON THE WEST SIDE. ALL FLOW WILL BE DIRECTED AROUND THE PROPOSED STRUCTURE (NOTE HIGH POINT GRADE BREAK AT NORTHWEST END) AND WILL RECOMBINE AT THE SOUTHEAST END OF THE SITE TO RETURN TO SURFACE SHEETFLOW ACROSS THE EXISTING PAVED PARKING LOT. A MINOR DECREASE IN 100-YEAR 6-HOUR PEAK RATES WILL OCCUR DUE TO INCREASED LANDSCAPING.

KEYED NOTES

1. EXISTING ACCESS DRIVE.
2. EXISTING CURB AND GUTTER TO REMAIN. SEE ARCHITECTURAL FOR EXTENTS OF SITE DEMOLITION.
3. CONSTRUCT NEW PAVEMENT AT ELEVATIONS SHOWN.
4. SPOT ELEVATIONS WITHIN GUTTER AREA REPRESENT FLOWLINE. ADD 0.5' TYPICAL FOR TOP OF ADJACENT CURB OR WALK ELEVATIONS IF NOT SHOWN.
5. SLOPES WITHIN HANDICAP PARKING AREA SHALL MEET ADA REQUIREMENTS. (MAX. SLOPE = 2% IN ANY DIRECTION).
6. ACCESS RAMP FROM PUBLIC WALK TO BE CONSTRUCTED UNDER SEPARATE CONTRACT.
7. TOP OF NEW ASPHALT PAVEMENT SHALL BE FLUSH WITH NEW CONC. SIDEWALK THIS AREA.
8. PROVIDE 18" WIDE CURB OPENING AT EACH ROOF DRAIN LOCATION TO PASS FLOW TO PAVEMENT. SEE DETAIL THIS SHEET.
9. DEPRESS ALL LANDSCAPING FROM FLUSH WITH TOP OF CURB TO 6"± DEPRESSED IN CENTER TO CONTAIN STORMWATER. FLOW IN EXCESS OF CAPACITY WILL OVERFLOW TO PAVEMENT. EXCEPTION: NO STORMWATER STORAGE SHALL OCCUR WITHIN 10' OF BUILDING.
10. INSTALL PRECAST CONCRETE SPLASH PAD AND INSTALL 3' WIDE X 8" DEEP X 4" DEPRESSED FRACTURED FACE ROCK SWALE AT EACH BUILDING ROOF DISCHARGE POINT. EXTEND SWALE TO CURB OPENINGS. SEE DETAIL THIS SHEET.
11. SLOPE DUMPSTER PAD AS SHOWN TO DIRECT STORMWATER TO PROPOSED SANITARY SEWER DRAIN. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
12. CONSTRUCT ADA ACCESSIBLE SIDEWALK TO ENTRY DOOR AT ELEVATIONS SHOWN. NOTE: SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION AND DETAILS INCLUDING GUARDRAIL.
13. DASHED LINE REPRESENTS APPROXIMATE SAWCUT LINE FOR REMOVAL OF EXISTING ASPHALT PAVEMENT. TRANSITION BETWEEN NEW AND EXISTING PAVEMENT SHALL BE SMOOTH.
14. SLOPE IN CONCRETE GUTTER (WEST SIDE) = 0.7% AS SHOWN.
15. CONSTRUCT 8" WIDE CONCRETE CURB ADJACENT TO BUILDING THIS AREA TO ACHIEVE GRADES SHOWN. TOP OF CURB AT BUILDING = 98.15.

CALCULATIONS: Applebee's - Montano Plaza : May 30, 2013
Based on Drainage Design Criteria for City of Albuquerque
Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE CALCULATIONS: 100-YEAR, 6-HOUR STORM

AREA OF SITE:	39537	SF	=	0.9
HISTORIC FLOWS:				
Treatment SF				
Area A	=	0	0%	
Area B	=	3162.96	8%	
Area C	=	0	0%	
Area D	=	36374.04	92%	
Total Area	=	39537	100%	
DEVELOPED FLOWS:				
Treatment SF				
Area A	=	0	0%	
Area B	=	0	0%	
Area C	=	5931	15%	
Area D	=	33606	85%	
Total Area	=	39537	100%	
EXCESS PRECIP:				
Precip. Zone 1				
Area A	=	0	0%	$E_a = 0.44$
Area B	=	0	0%	$E_a = 0.67$
Area C	=	5931	15%	$E_a = 0.99$
Area D	=	33606	85%	$E_a = 1.97$
Total Area	=	39537	100%	$E_p = 1.97$

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
Weighted E = $E_a A_a + E_b A_b + E_c A_c + E_d A_d$

Historic = 1.87 in. Developed E = 1.82 in.
On-Site Volume of Runoff: $V_{360} = E^* A / 12$
Historic $V = 6148$ CF Developed $V_{50} = 6006$ CF

On-Site Peak Discharge Rate: $Q_p = Q_{pA} + Q_{pB} + Q_{pC} + Q_{pD} / 43.56$
For Precipitation Z_1

Q_{pA}	=	1.29	Q_{pC}	=	2.87	
Q_{pB}	=	2.03	Q_{pD}	=	4.37	
Historic Q	=	3.8	CFS	Developed Q_p	=	3.8

LEGEND

- × 5414 ± EXISTING SPOT ELEVATION
- ± 13.6 ± PROPOSED SPOT ELEVATION AT TRANSITION TO EXISTING
- ± 13.6 PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- - - 04 - - - PROPOSED 1' CONTOUR
- - - 04.5 - - - PROPOSED 0.5' CONTOUR
- F.F. = FINISH FLOOR ELEVATION
- ~~~~~ GRADE BREAK

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Consulting Engineering Associates
128 Monroe Street N.E.
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1984 CG-101.dwg Sep 10, 2013

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project title

Applebee's
South East Corner of Coors Blvd and Montano Plaza Dr.
ALBUQUERQUE, NEW MEXICO, 12345

project number
13024016

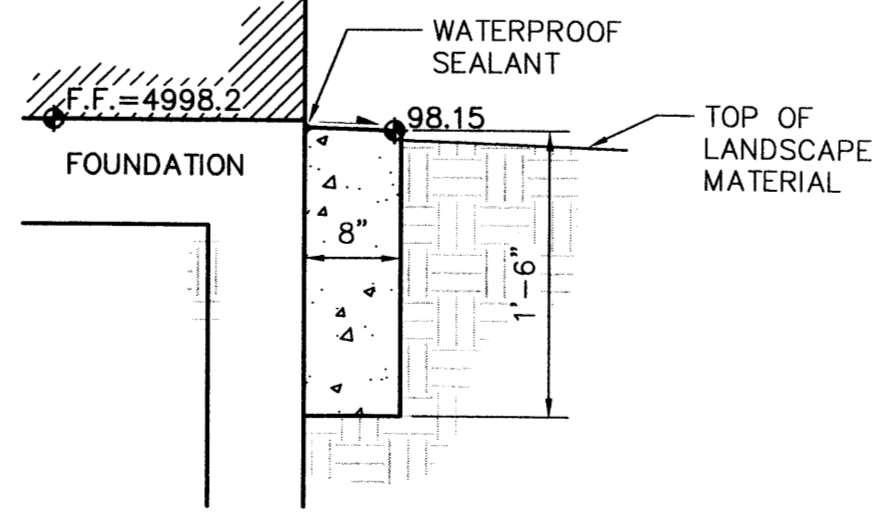
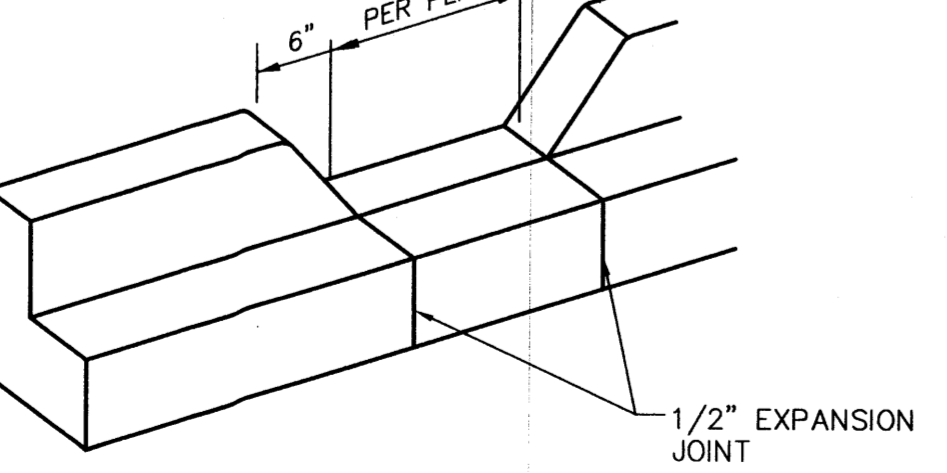
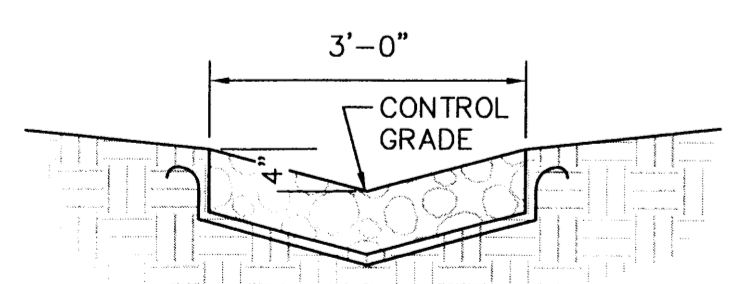
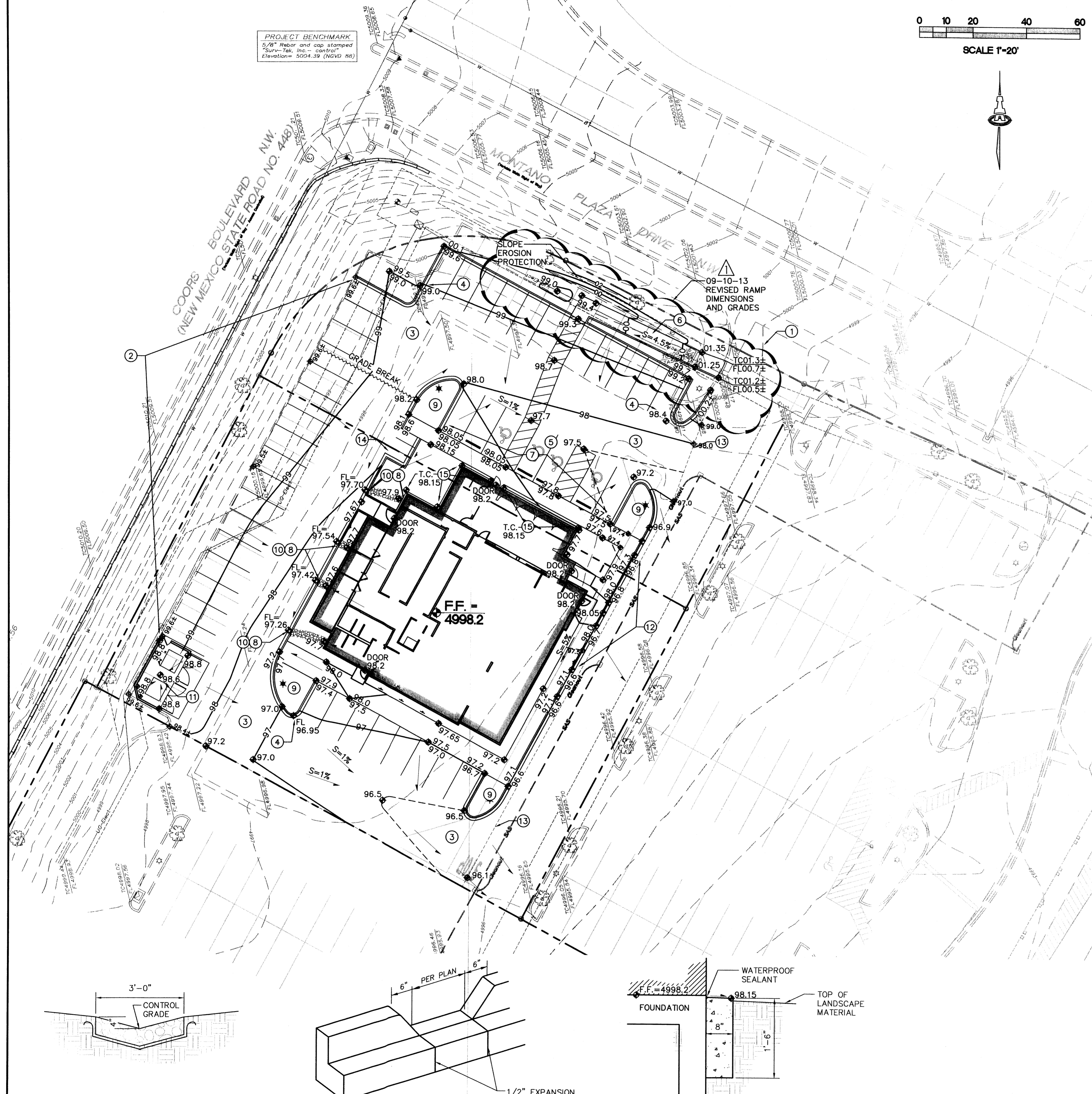
drawing issuance
BID / PERMIT 05.31.2013

drawing revisions
No. Description Date
1 RAMP GRADES REVISED 9/10/13

professionalseal

grading & drainage plan

cg-101



- VARY ANGULAR FACE ROCK SIZE BETWEEN 2" AND 6" DIA. (AVG.=4")
- PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) BENEATH ALL EROSION PROTECTION

- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE SHAPED WITH A 3/8" EDGING TOOL.

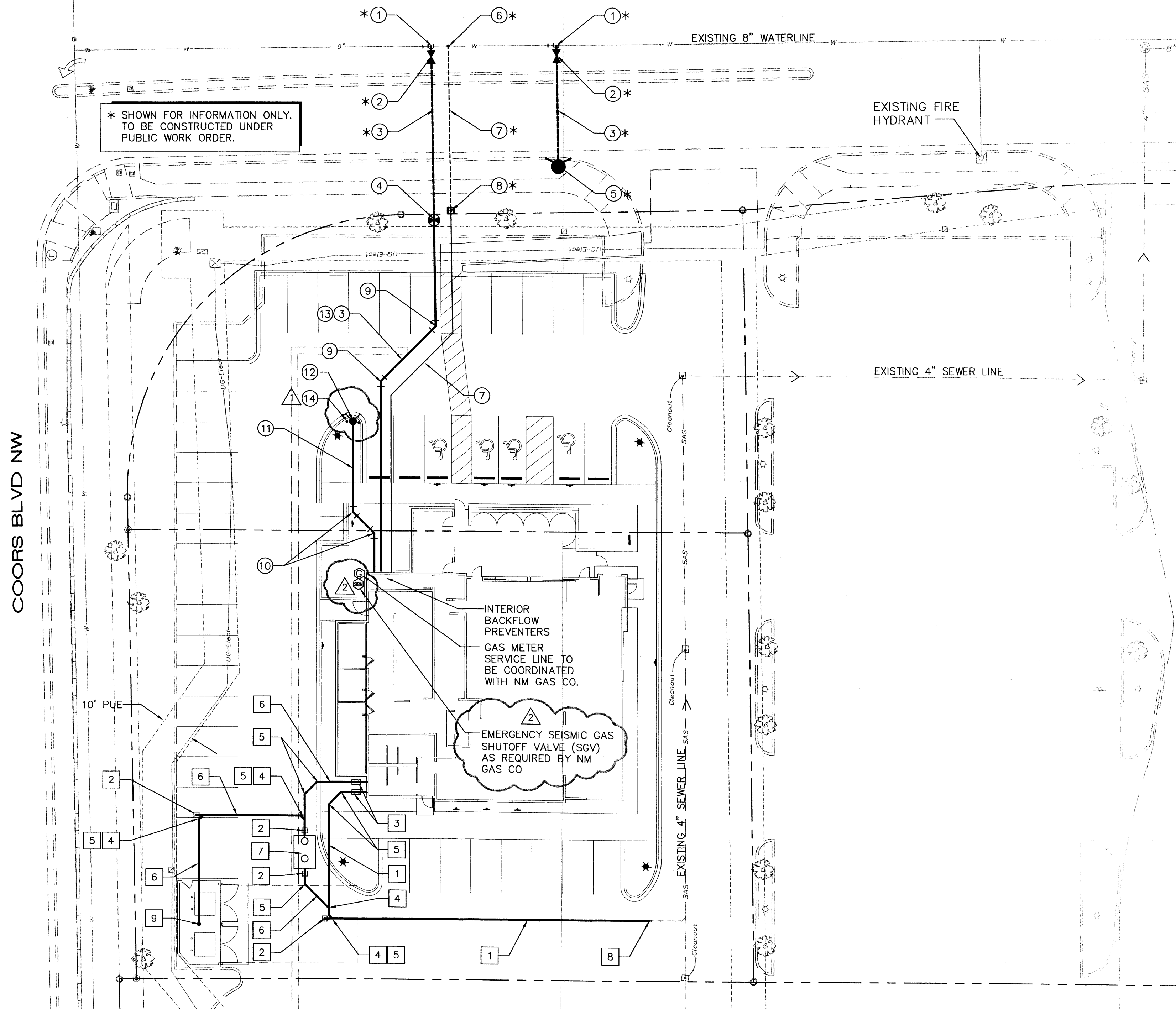
- EDGE EXPOSED CORNERS WITH A 3/8" EDGING TOOL.
- CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
- 1/2" EXPANSION JOINTS AT CORNERS
- SLOPE TOP AT 2% AWAY FROM BLDG.

ROCK SWALE
KEYED NOTE #10 SCALE: N.T.S.

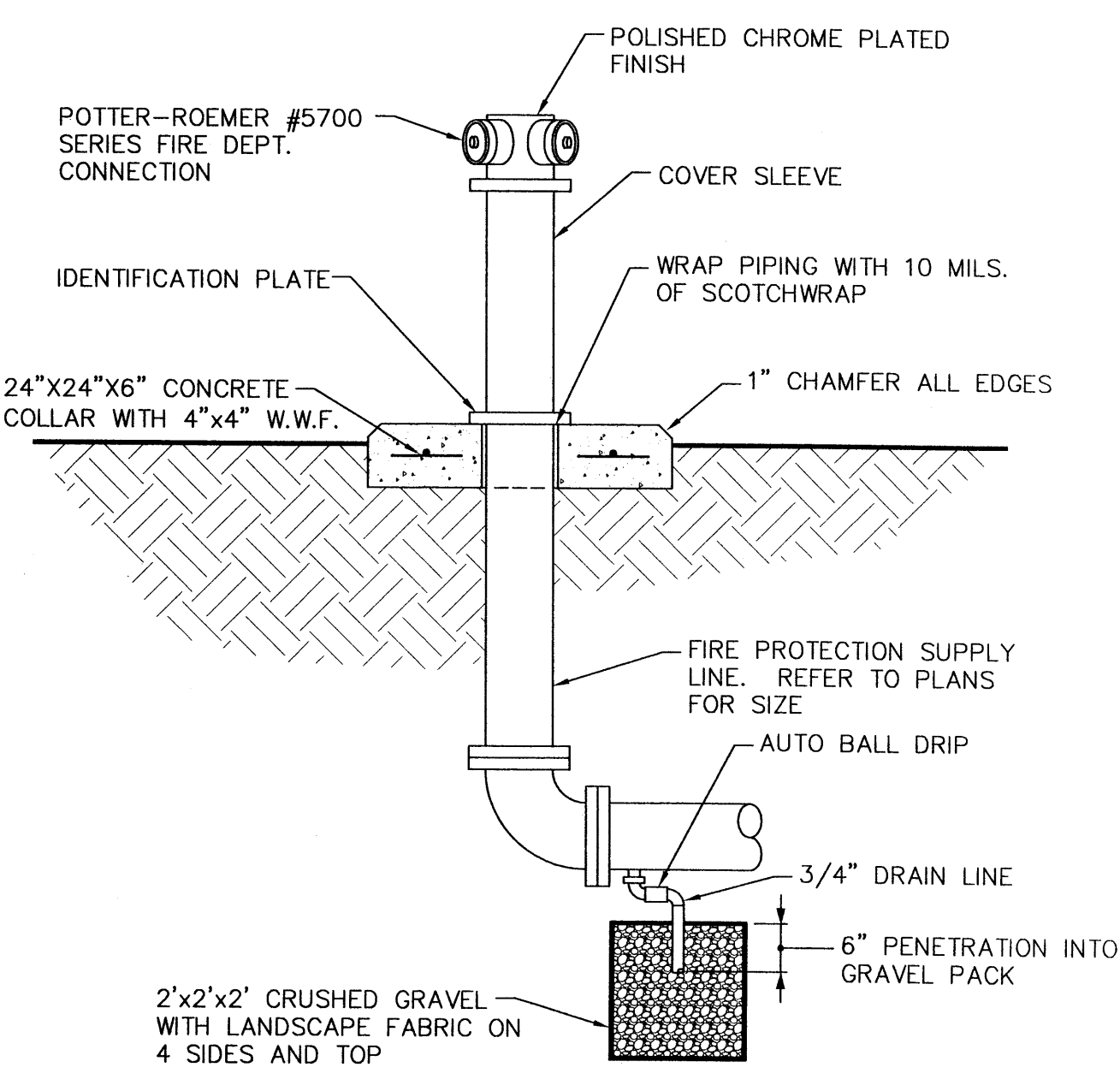
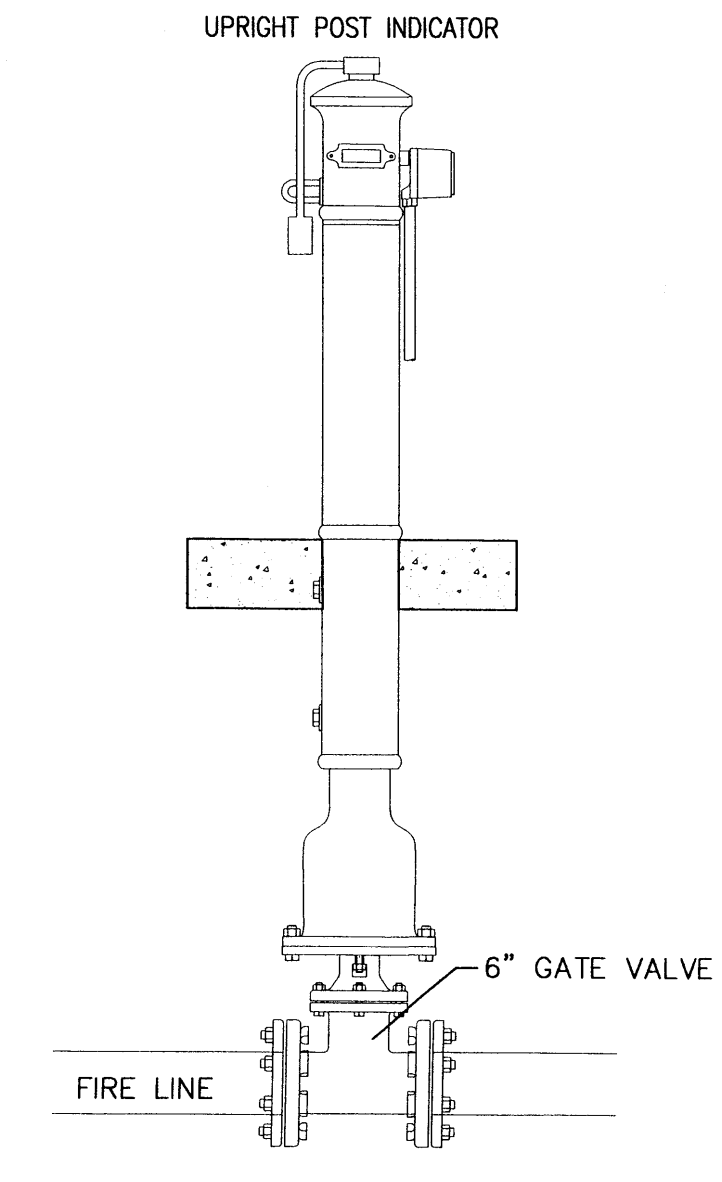
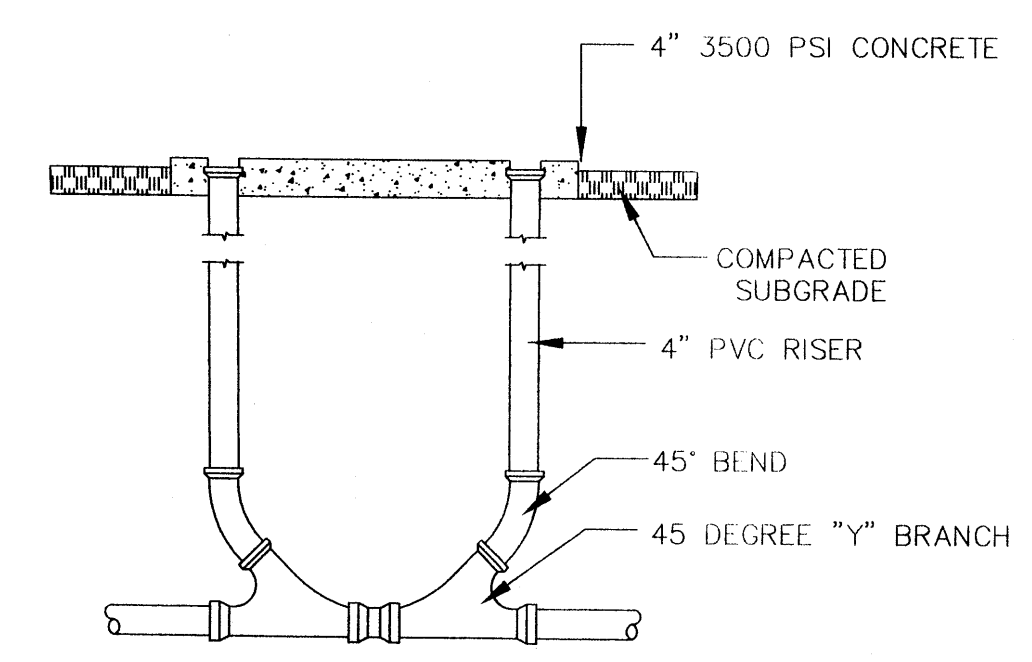
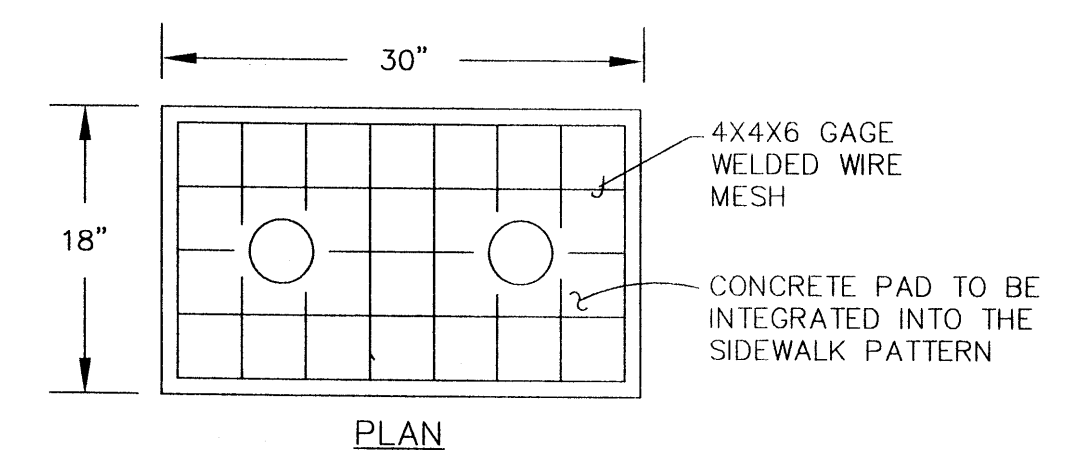
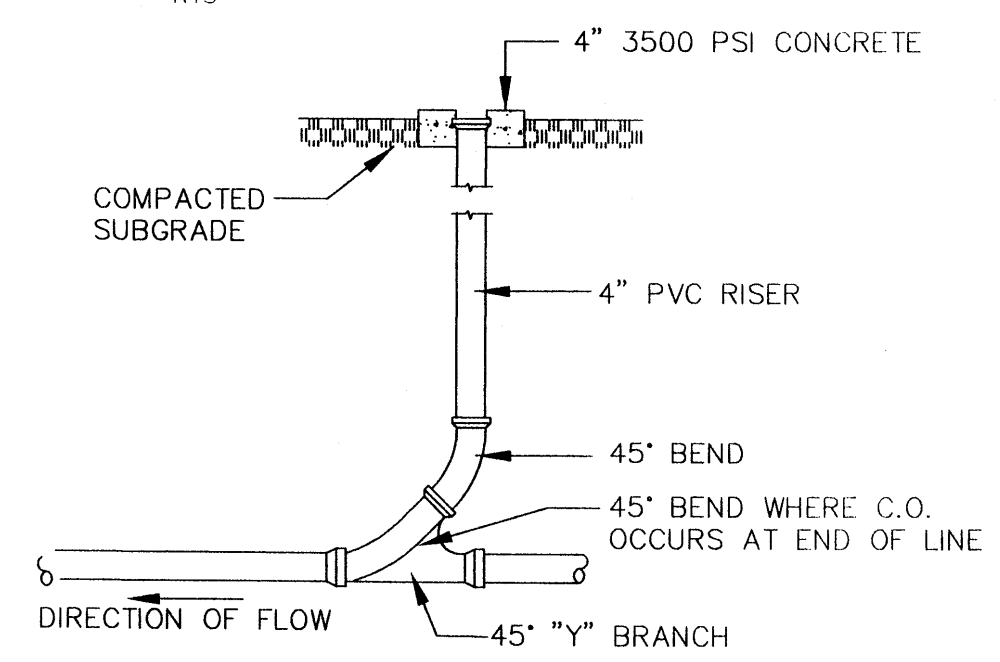
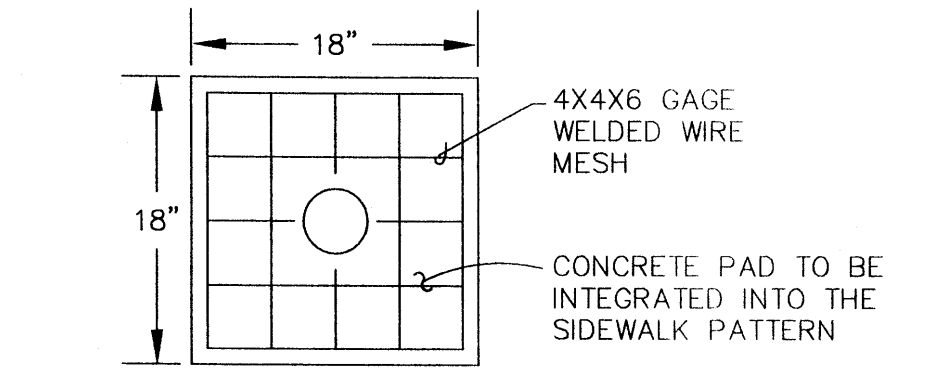
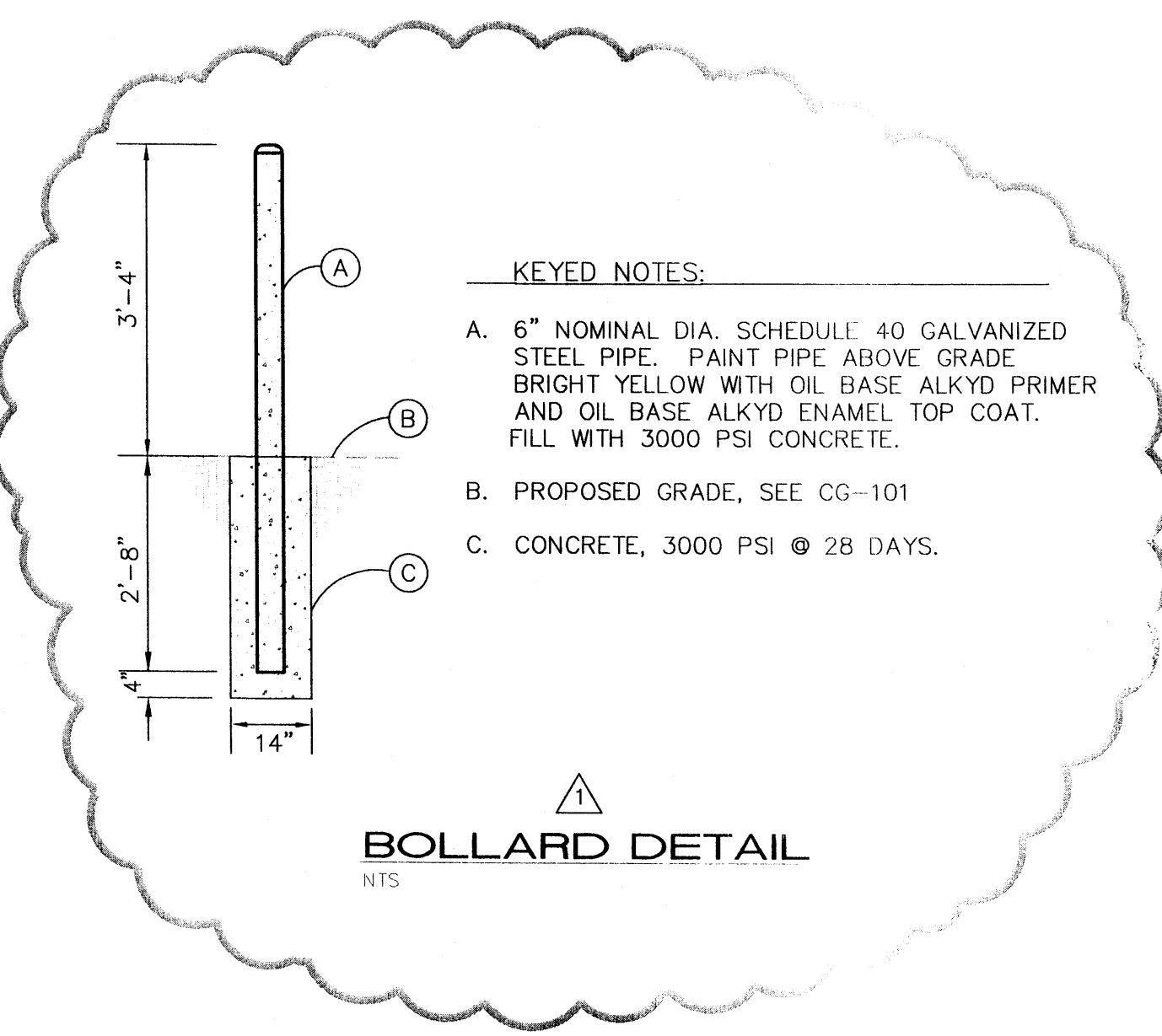
CURB OPENING
KEYED NOTE #8 SCALE: N.T.S.

CURB AT BLDG
KEYED NOTE #15 SCALE: N.T.S.

MONTANO PLAZA DR NW



* SHOWN FOR INFORMATION ONLY. TO BE CONSTRUCTED UNDER PUBLIC WORK ORDER.



GENERAL NOTES

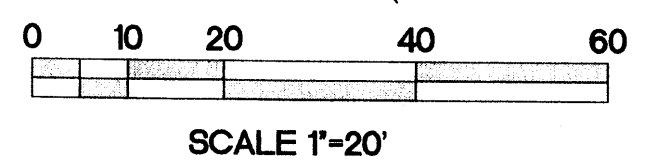
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- WATER AND/OR SANITARY SEWER IMPROVEMENTS WITHIN A PUBLIC EASEMENT OR RIGHT-OF-WAY SHALL BE BUILT BY SEPARATE, PUBLIC WORK ORDER, PLANS.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- SITE STORM DRAIN, ELECTRIC AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- ALL WATER FITTING SHALL HAVE JOINT RESTRAINTS.

KEYED NOTES

- WATER KEYED NOTES
- NON-PRESSURE CONNECTION W/ 8"x6" TEE AND COUPLING.
 - 6" GATE VALVE W/ BOX PER COA STD. DWGS. 2326 & 2329.
 - 6" FIRE LINE.
 - POST INDICATOR VALVE (PIV).
 - FIRE HYDRANT PER COA STD. DWG 2340.
 - 2" SERVICE PER COA STD. DWG. 2261 & 2363.
 - 2" WATER SERVICE LINE.
 - METER BOX PER COA STD. DWG. 2367.
 - 6" - 45° BEND.
 - 4" - 45° BEND.
 - 4" FIRE LINE.
 - FIRE DEPT. CONNECTION (FDC).
 - 3/4" CONDUIT W/ PULL CORD FOR PIV SENSOR WIRE FROM BUILDING TO PIV PLACED IN SAME TRENCH ABOVE 6" WATERLINE.
 - BOLLARDS (2), SEE DETAIL 11 SHEET CP-501.
- SEWER
- NEW 4" SAS SERVICE LINE AT 2% MIN. SLOPE.
 - SINGLE CLEANOUT PER DETAIL THIS SHEET.
 - DOUBLE CLEANOUT PER DETAIL THIS SHEET.
 - 4" WYE.
 - 4" 45° BEND.
 - 4" GREASE LINE
 - 1500 GALLON GREASE INTERCEPTOR.
 - CONNECT NEW SEWER LINE TO EXISTING STUB.
 - 4" HEAVY DUTY CAST IRON FLOOR DRAIN W/ P-TRAP.

LEGEND

- WATER METER & BOX
- SAS SINGLE CLEANOUT
- SAS DOUBLE CLEANOUT
- NEW GAS METER
- EXISTING WATERLINE
- EXISTING SEWER LINE



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Applebees
 South East Corner of Coors Blvd and Montano Plaza Dr.
 ALBUQUERQUE, NEW MEXICO, 12345

project number
 13024.016

drawing issuance
 BID / PERMIT 05.31.2013

drawing revisions
 No. Description: Date:
 1 ADD BOLLARDS AT FDC/DETAIL 9/6/13
 2 ADD GAS SEISMIC SHUTOFF VALVE 9/11/13

professional seal

site utility plan

cu - 101

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RELATED DOCUMENTS: This Drawing is a single component of an integrated set of Construction Documents. General and Supplementary Conditions of the Contract, General Requirements, Specifications and other Drawings may affect the Work described. Failure to review and integrate the scope of all of the Construction Documents does not release the Contractor from providing a complete Project.

CURTAIN WALLS, COOKERS, and regulators with automatic heavy protection and with requirements of the Cooker, if applicable. Do not start Work until all permits and required approvals are obtained.

VERY ACTIVE CONDITIONS and dimensions prior to construction. Commencement of work constitutes acceptance and acceptance of all existing conditions. Application of a material or equipment item to Work not specified by others constitutes acceptance of the Work, and acceptance of responsibility for satisfactory installation.

EMERGENCY SHOWS are to be made at a material unless otherwise indicated. COULDER & WELDER dimension - DO NOT SCALE always unless otherwise stated.

project title

Applebees
 6200 COORS BLVD, NW
 ALBUQUERQUE, NEW MEXICO, 87120

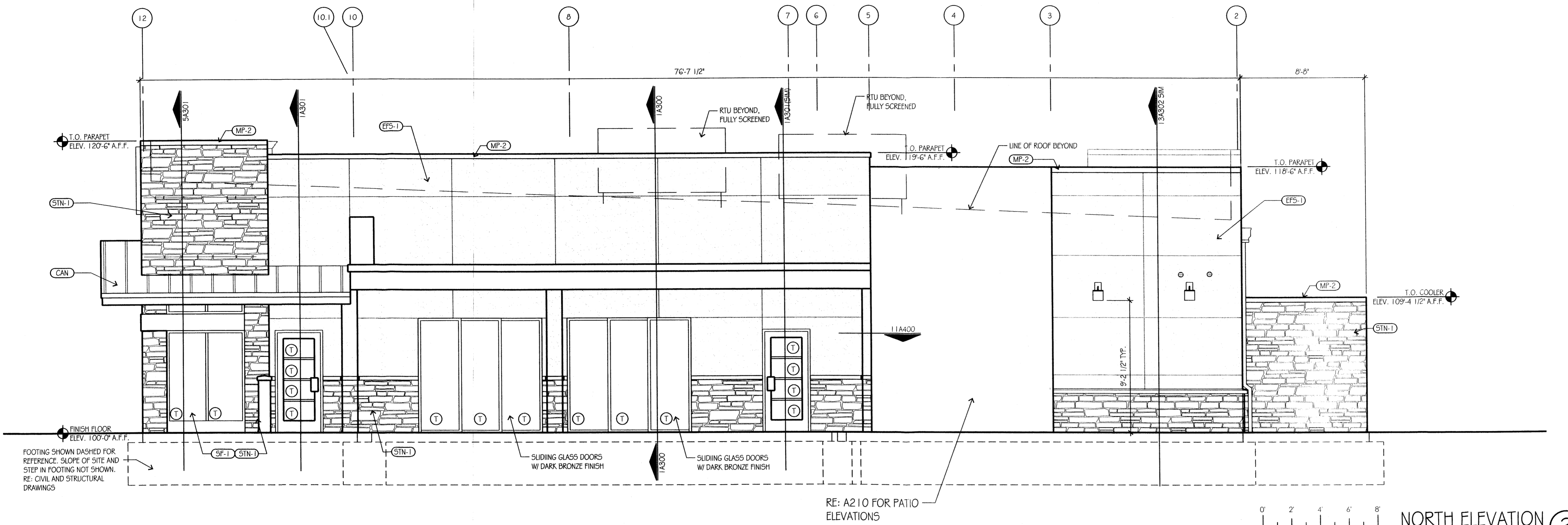
project number
 13024.016
 drawing revisions
 No. Description: Date:

professional seal

drawing title
 EXTERIOR ELEVATIONS
 OPTION B
 drawing number
A200b

KEYNOTES (NOT ALL NOTES USED)

- 3 01 CONC FOOTING & FOUNDATION - RE STRUCT
- 3 02 5-1/2" UNOD INCH H CONC CURB
- 3 03 CONC STOOP & 4" DRAIN-FILL
- 3 05 CONC FORMED MOP-SINK
- 3 11 4" CONC SLAB ON VB & 4" DRAINAGE-FILL
- 3 12 CONC TOPPING
- 3 13 1/2" W STRIP-TOP E-FILLER & SEALANT (TYP)
- 4 01 CMU WALL W/ JT-REINF @ 24" OC (WIDTH)
- 4 02 3/8" TYP MASONRY CONTROL JOINT W/ SEAL
- 4 04 2" MIN AIR CAVITY W/ DRAINAGE MESH @ BASE
- 4 23 HARDY BOARD SIDING
- 4 24 1X HARDY BOARD SIDING TRIM
- 4 70 CAST STONE CAP
- 4 71 SIM-STONE VENEER IN MORTAR W/ MTL-LATH ON BLDG-PAPER - ANCHOR LATH @ 6" X 16" TYP
- 4 72 SIM-STONE VENEER SILL - TRIM W/ SUPPORT ANGLE
- 5 01 STEEL COLUMN, RE STRUCTURAL DWGS
- 5 02 STEEL BEAM, RE STRUCT
- 5 05 STEEL ANGLE, RE STRUCT
- 5 06 SILL SUPPORT CLIP
- 5 40 GALV MTL FRAMING (DEPTH)
- 5 50 DOWNSPOUT BOOT WITH GUARD, RE 15A420
- 5 51 PTD GALV-MTL PIPE BOLLARD, RE 15A420
- 5 52 MTL ROOF-ACCESS LADDER, RE 7A450
- 5 53 GALV MTL TRASH-GATE
- 5 54 GALV MTL DOWNSPOUT GUARD
- 6 01 2 X WD FRAMING @ 16 INCH OC UNO RE STRUCT
- 6 03 PRESSURE TREATED WOOD BLOCKING
- 6 04 WD-TRUSSES - RE STRUCT
- 6 05 WD-PANEL WALL-SHEATHING, RE STRUCT
- 6 06 1/2" GLASS-MAT ROOF SHEATHING
- 6 07 PLYWD ROOF SHEATHING - RE STRUCT
- 6 08 3/8" CDX PLYWD SHEATHING - RE STRUCT
- 6 09 3/4" PLYWD DECKING
- 6 10 PLYWD SHEATHING PER STRUCTURAL
- 6 11 WD BLOCKING
- 6 13 TREATED WD SHIMS 1/4" IN CLR UNO
- 6 14 PTD 3/4" PLYWD UTIL-PANEL (SIZE)
- 6 15 REDWD BLKG @ FSE COOLER/FRZR UNITS
- 6 16 PTD 3/4" FIRE RATED PLYWD BLKG @ BEV EQUIP
- 6 17 1/2" PLYWOOD
- 6 18 1X LAMINATED WOOD, STAIN FINISH
- 6 22 1/8" WOOD LAMINATE (PL-H) ON 5/8" GYP. NO EXPOSED EDGES
- 6 23 1X HDWD TRIM W/ STAIN FINISH, WS-1
- 6 24 1X HDWD STOOL W/ STAIN FIN - ROUND OFF ALL EDGES AND VISIBLE CORNERS
- 6 25 TYP HDWD BASE W/ STAIN FINISH
- 6 30 1X METAL WRAPPED FASCIA TRIM BOARDS
- 6 40 SITE-FAB CASEWORK PARTITION
- 6 42 LOW PARTITION WALL BY G.C.
- 6 61 3/4" CORIAN EARTH WITH BULLNOSE EDGE
- 7 01 DAMP PROOFING @ SLAB EDGE TO FTG BELOW
- 7 20 2 X 24" RIGID PERIMETER INSULATION
- 7 21 5-1/2" (R-19) BATT INSUL W/ VAPOR BARRIER
- 7 23 2 LAYERS 2" RIGID FREEZER-SLAB INSULATION
- 7 24 BATT OR FOAM-INSULATION FILL
- 7 25 1/2" (UNO) WATER DRAINAGE EIFS 2" PRE-WRAPPED EDGE TRIM - WRAPPED EDGE TRIM - MECH ATTACH @ FRT PLYWD
- 7 26 EPS CONTRL-JOINT
- 7 27 AIR-MOISTURE BARRIER (AMBI) ON SHEATHING
- 7 28 MULTIPLE LAYER INSUL BOARD WITH KERFED BOTTOM
- 7 40 STAND-SEAM ROOF (SSR) ON UNDERLAYMENT
- 7 50 ROOFING-SYSTEM W/ TRT-WD BLKG @ EDGES
- 7 51 ROOF MEMBRANE FULLY ADHERED TO STRUCTURAL SHEATHING
- 7 52 FULLY-ADHERED ROOF MEMB - EXTEND UP BACK AND OVER TO FRONT OF PARAPET WALL
- 7 53 SCUPPER THRU PARAPET, RE 15A420 TYP
- 7 54 EMERG SCUPPER 2" ABOVE PRIMARY
- 7 55 TAPERED ROOF-INSUL W/ 1/4" IN/FT SLOPE
- 7 60 SHT-MTL COPING AND CONT CLEAT
- 7 61 SHT-MTL FLASH W/ SEAL & WEEPS @ 24" OC MAX - FORM 2 INCH END-DAM @ ALL SILLS
- 7 62 SHEET METAL EXPANSION JOINT PER SMACNA DETAIL 5.14, DET 2
- 7 63 SHT-MTL COUNTERFLASH
- 7 64 SHT-MTL CONDUCTOR HD
- 7 66 CONT SHT-MTL GUTTER
- 7 67 4 X 5" SHT-MTL DOWNSPOUT TO BOOT @ GRADE
- 7 69 CONDENSATE ROOF-PENETRATION, RE 17A420
- 7 70 30 X 36" ROOF-HATCH POST & RAILING, RE 78A450
- 7 90 3/8" CONT SEAL W/ BACKER
- 7 91 3/8" CONT SEAL W/ BACKER & WEEPS @ 24" OC
- 8 00 ALUM STOREFRONT FRAMING-SYSTEM W/ MTL REINF & GLAZING - SEAL ALL AROUND TYP
- 8 01 ALUM BREAK-METAL STOREFRONT TRIM
- 8 70 EXTERIOR THRESHOLD @ DOOR
- 8 80 1" INSULATED LOW-E GLASS TYP
- 8 90 3'-0" X 3'-0" HINGED ACCESS LOUVER, RE 14A420
- 8 91 SHT-MTL ROOF VENT @ 8 FT OC TYP
- 9 10 1/2" TYP-X GYP-BO W/ C/1'S AT 30" MAX TYP
- 9 12 1/2" TYP-X GLASS-MAT TILE BACKER-BOARD
- 9 13 DBL L-BEAD DRYWALL CONTROL-JOINT TYP
- 9 14 PTD 1/2" TYP-X GYP-BO CEILING/SOFFIT ON METAL FRAMING W/ BRACES AT 12 FT OC TYP
- 9 15 EXTEND DRYWALL TO ROOF FOR DRAFT STOP
- 9 20 3/12" (20 GA) INT MTL STUDS @ 16" OC (SIZE)
- 9 21 7/8" X 3/8" (25 GA) HAT CHAN @ 16" OC TYP
- 9 22 1-1/2" X 3/8" (16 GA) CRCS @ 48" OC TYP
- 9 30 TILE-BASE, RE FIN SCHED
- 9 31 EPOXY BASE, RE FIN SCHED
- 9 32 WD BASE, RE FIN SCHED
- 10 10 ILLUMINATED BUILDING SIGNAGE
- 10 11 INTERIOR RECESSED LIGHT-BOX
- 10 12 PSV ENTRY-DR SIGNAGE
- 10 13 PSV BLDG ADDRESS NUMBERS, MIN 10" TALL
- 10 14 PSV SPRINKLER VALVE ACCESS SIGNAGE
- 10 15 PSV SERVICE-DOOR SIGNAGE
- 10 21 TOL-PTM PANEL W/ WD BLKG
- 10 22 S/S GRAB-BAR - MOUNT TO 2XB WD BLKG
- 10 25 S/S CORNER GUARD FROM 6" - 60" AFF TYP
- 10 26 S/S WALL-PANELING
- 10 40 4A-60BC FE MIN - VERIFY LOCATION W/ AHJ
- 10 41 FE CABINET W/ 4A-60BC FE
- 10 42 GLASS - 15 LB FE, VERIFY LOCATION W/ AHJ
- 10 80 PTD EXTERIOR GRILLE, RE MECH
- 11 12 TRASH DUMPSTER
- 11 13 GREASE-CONTAINMENT SYSTEM @ EXHAUST
- 11 14 SELF CONTAINED STORAGE SHED, BY OWNER
- 11 21 TV/VIDEO-MONITOR
- 11 22 ROOF-HTD SFT-DISH W/ BLS BELOW
- 11 23 FSE COOLER/FRZR BOX W/ CLOSURE TRIM
- 12 01 MILLWORK PROVIDED BY OWNER
- 12 02 MILLWORK FURNISHED BY OWNER, INSTALLED BY G.C.
- 12 03 BAR DIE BY G.C. RE 1B100
- 21 11 AUTO-SPRINKLER BACK-FLOW UNIT
- 21 12 FIRE-ALARM CONTROL PANEL
- 22 03 WATER HEATER UNIT
- 22 04 HAND-SINK OR LAV W/ TOP @ 32" AFF TYP
- 22 05 4 INCH MIN VENT THROUGH ROOF, REF 16A420, COORD W/ MEP TYP
- 23 01 ROOF TOP HVAC UNIT
- 23 02 HVAC UNIT ROOF MTD CURB, REF 18A420
- 23 03 ROOF TOP EXHAUST FAN UNIT
- 23 04 COOLER/FRZR ROOF TOP COMPRESSORS W/ ROOF CURB
- 26 02 ELECTRICAL PANEL
- 26 03 LIGHT SCENIC, RE ELECTRICAL
- 28 01 SECURITY ALARM SYSTEM BY OWNER COORD W/ MEP
- 31 01 LINE OF FINISH GRADE, RE CIVIL DWGS
- 31 03 COMPACTED BACKFILL
- 32 01 4" CONC PVMT & 4" DRAINAGE-FILL
- 32 05 6" CONC PVMT & 4" DRAINAGE-FILL
- 32 07 DETECTABLE-WARNING PANEL @ WALK
- 33 01 TRENCH DRAIN, RE CIVIL DWGS



NORTH ELEVATION 3
 SCALE: 1/4"=1'-0"

SIGNAGE SCHEDULE		
SOUTH	ILLUMINATED SIGNAGE BY OWNER	16 SF
WEST ELEVATOR	ILLUMINATED SIGNAGE BY OWNER	16 SF
EAST	ILLUMINATED SIGNAGE BY OWNER	16 SF
TOTAL		48 SF

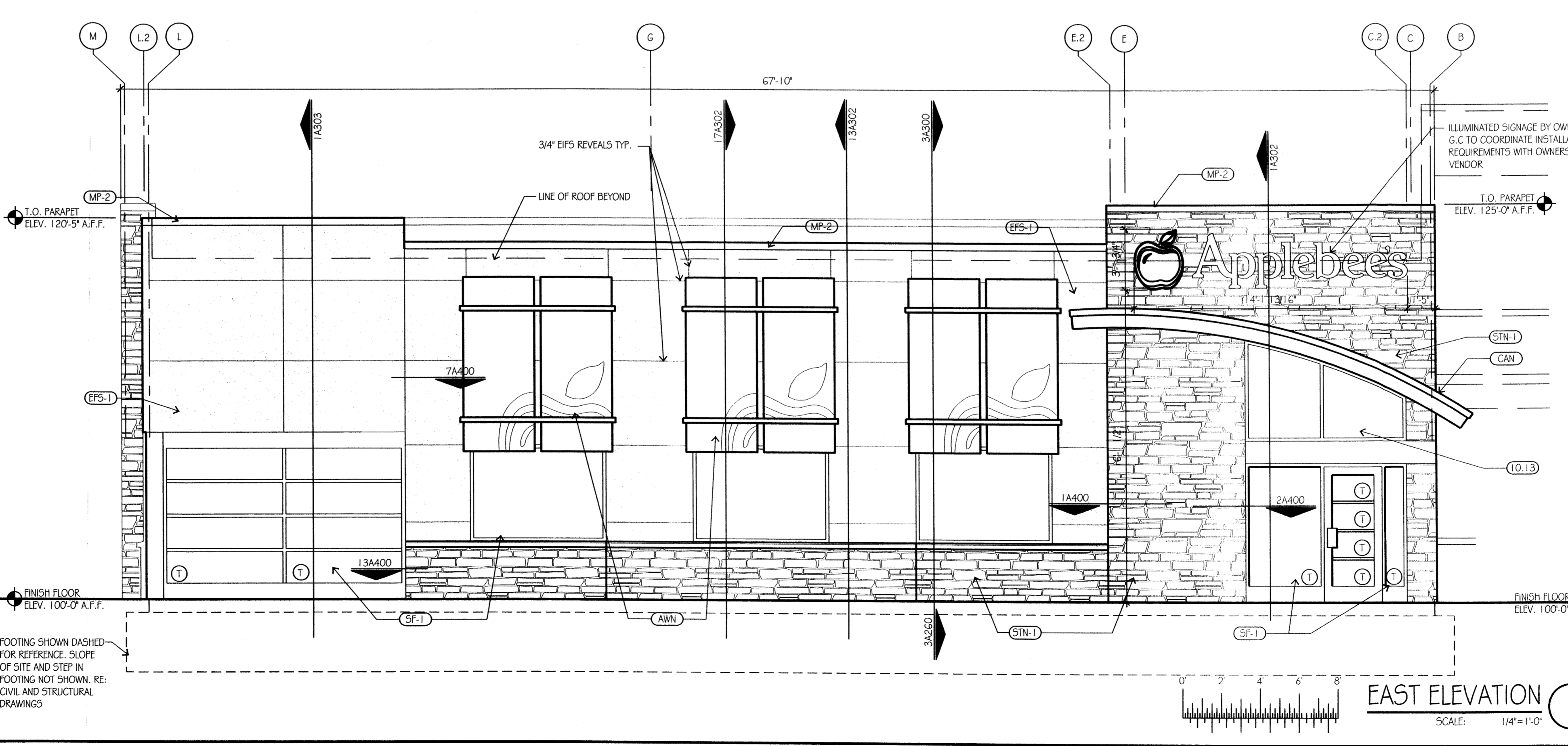
EXTERIOR FINISH SCHEDULE		
FINISH	MATERIAL	PATTERN
AWN-1	AWNING BY OWNER'S VENDOR, G.C. TO COORDINATE INSTALLATION.	
STN-1	STONE VENEER, CULTURED STONE TO MATCH ADJACENT PROPERTY	
CAN	CANOPY BY OWNER'S VENDOR, G.C. TO COORDINATE INSTALLATION	
EPS-1	EXTERIOR-FINISH SYSTEM - MATCH ADJACENT BUILDING - TAN - SANDBLAST TEXTURE	
PT-1	PAINT AT EXTERIOR GATES AND TRIM - SHERWIN WILLIAMS; COLOR SW 6354 ARMAGNAC CONTACT; STACY STACHLER (216) 341-6444 - REFER TO NOTE 1	
PT-2	CONCRETE MASONRY INTERIOR OF TRASH ENCLOSURE - SHERWIN WILLIAMS; COLOR SW 6100 - PRACTICAL BEIGE - REFER TO NOTE 1	
SF-1	STOREFRONT & ASSOCIATED ALUMINUM BREAKMETAL: DARK BRONZE ANODIZED	
CMU-1	SMOOTH FACE, SINGLE SCORED, CMU BLOCK: TRENDSTONE PLUS, COLONIAL RED	

NOTE 1: GC TO VERIFY WITH MANUFACTURER APPROPRIATE PRIMER AND PAINT GRADE FOR SUBSTRATE TO BE PAINTED, UNLESS OTHERWISE SPECIFIED

2. INSTALL CULTURED STONE WITH JOINT.

GENERAL NOTE: ALL SIGNAGE WORK TO BE DONE SEPARATELY UNDER A SEPARATE PERMIT. FINAL CONNECTION BY GC

Ⓢ = TEMPERED



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

THIS DRAWING has been prepared by the Architect, or prepared under his direct supervision on an instrument of service not in existence for use only on this project. All drawings, specifications, notes and designs, including the overall layout, form, arrangement, and composition of space and elements portrayed, constitute the original, unqualified work of the Architect. Any reproduction, use, or disclosure of the information contained herein without the written consent of the Architect is strictly prohibited.

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SEALING DOCUMENTS: This drawing is a single component of an integrated set of construction documents. General and Supplementary Conditions of the Contract, General Requirements, Specifications and other drawings may affect the Work described. Failure to review and integrate the design intent of the whole of the construction documents may result in the Contractor from providing a complete Project.

OWNER: Review all laws, codes, ordinances and regulations with authorities having jurisdiction and all requirements of the Local Authority, if applicable. Do not start Work until all permits and required approvals are obtained. VERIFY ALL LOCAL ORDINANCES and dimensions prior to construction. Commencement of work constitutes verification and acceptance of all existing conditions. Application of a material or equipment item is that installed by others constitutes acceptance of that Work, and assumption of responsibility for satisfactory installation.

SMOKING: Smoking is prohibited in a confined space unless otherwise indicated. COLORED & MARKED dimensions - DO NOT SCALE drawings unless otherwise indicated.

project title

Applebees
 6200 COORS BLVD, NW
 ALBUQUERQUE, NEW MEXICO, 87120

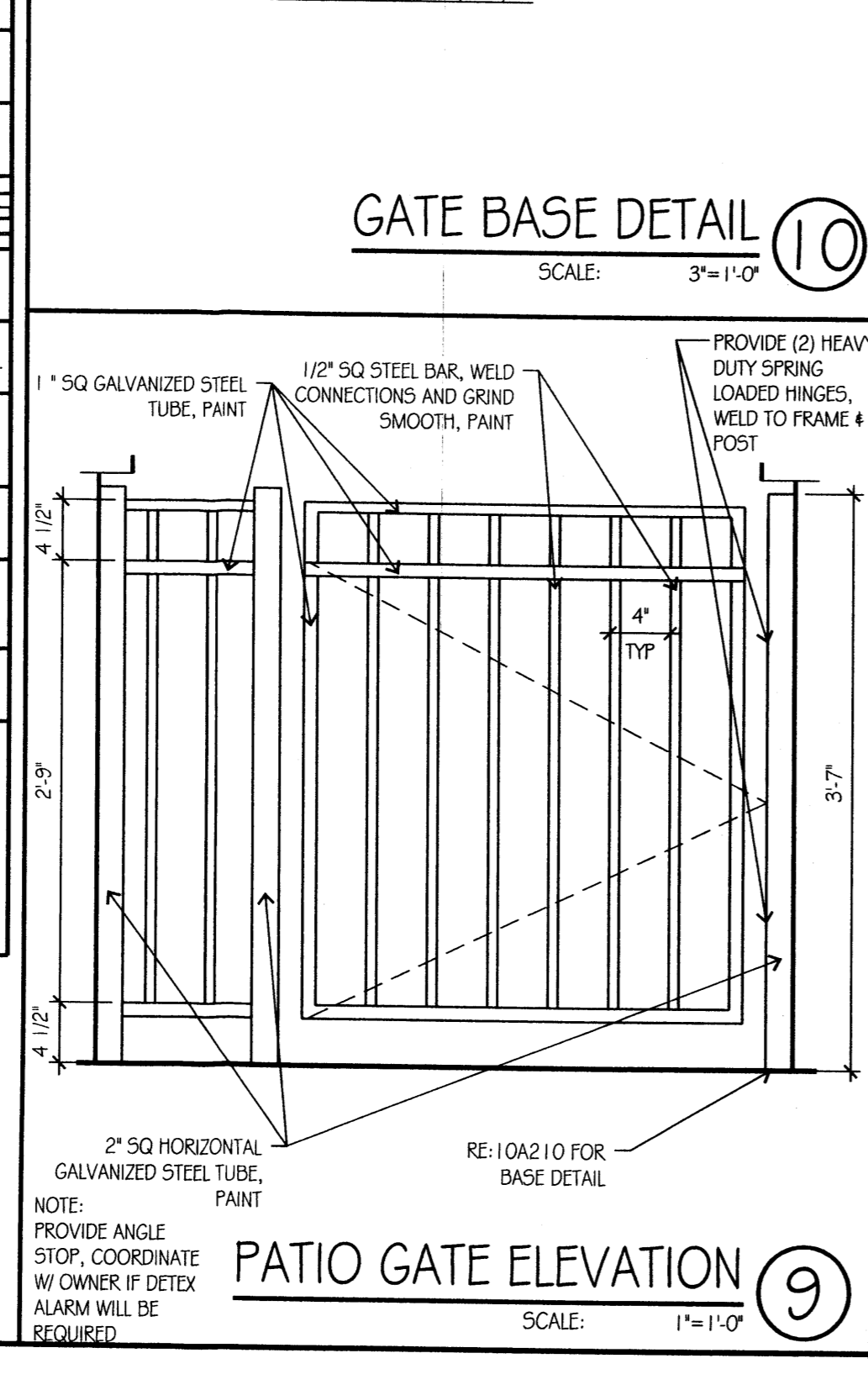
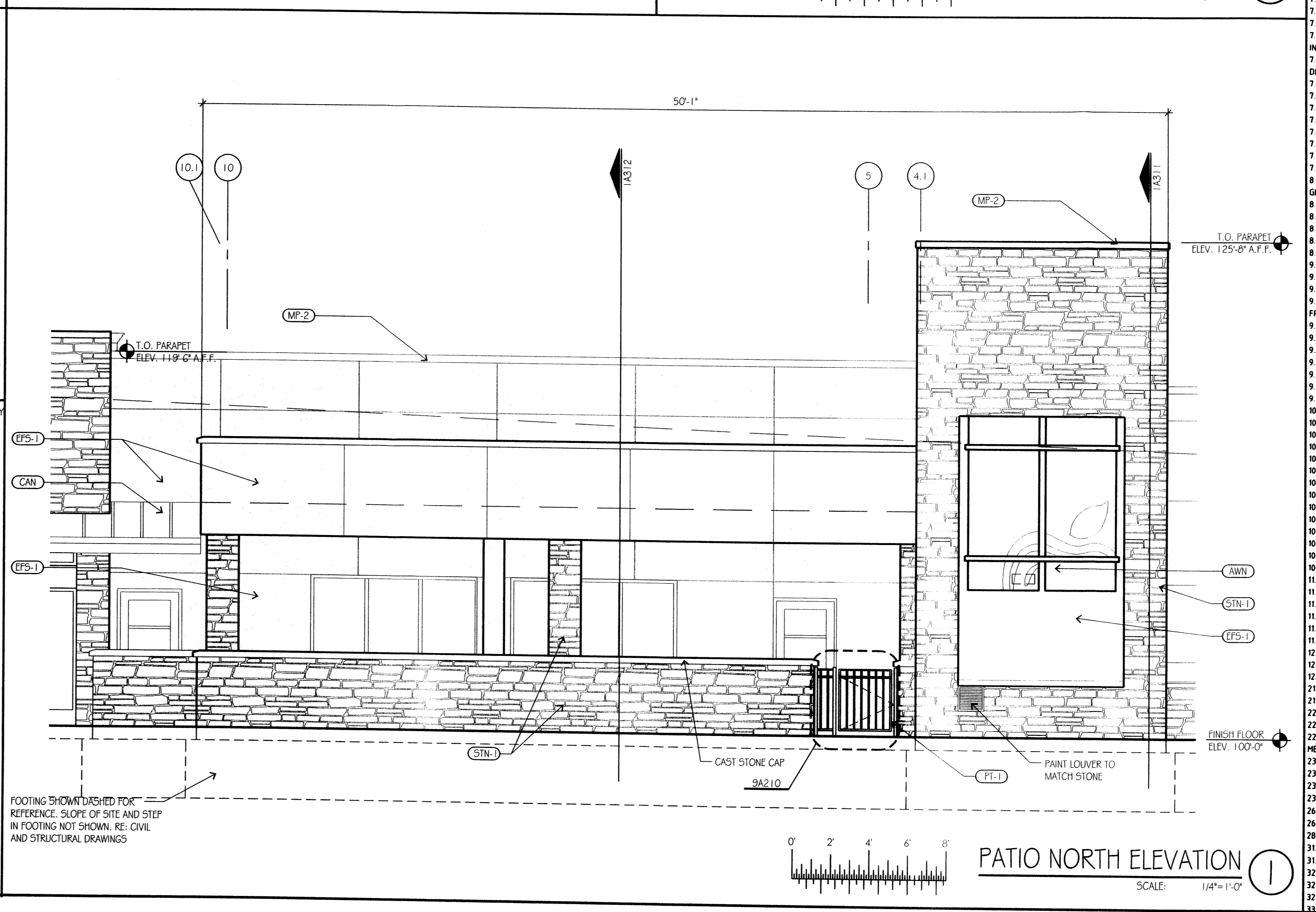
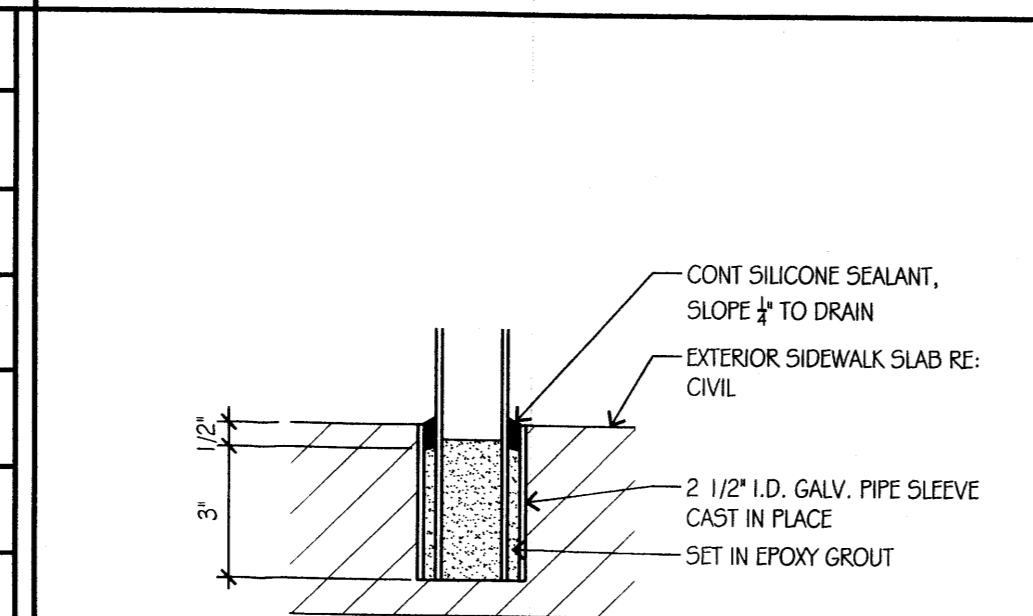
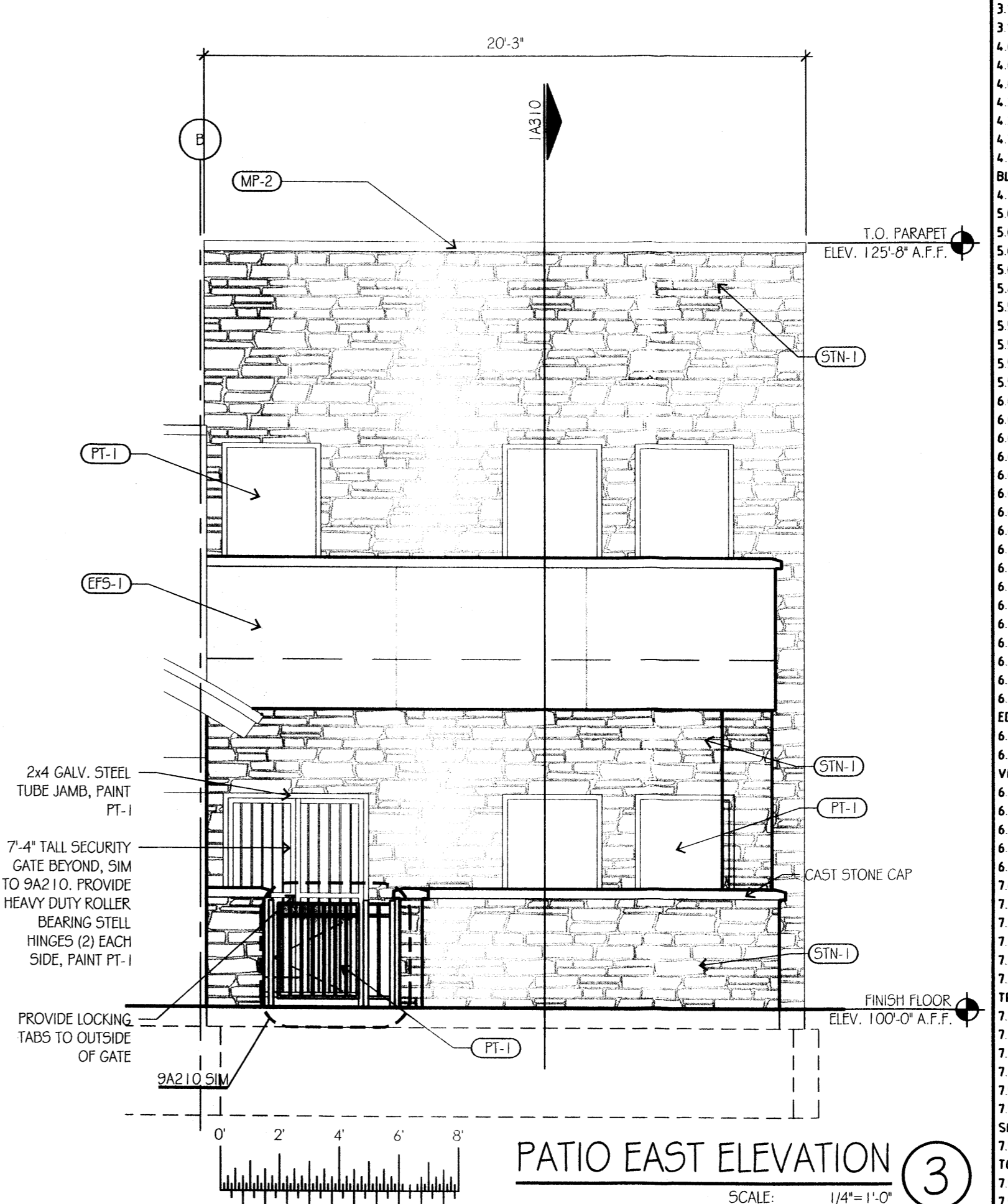
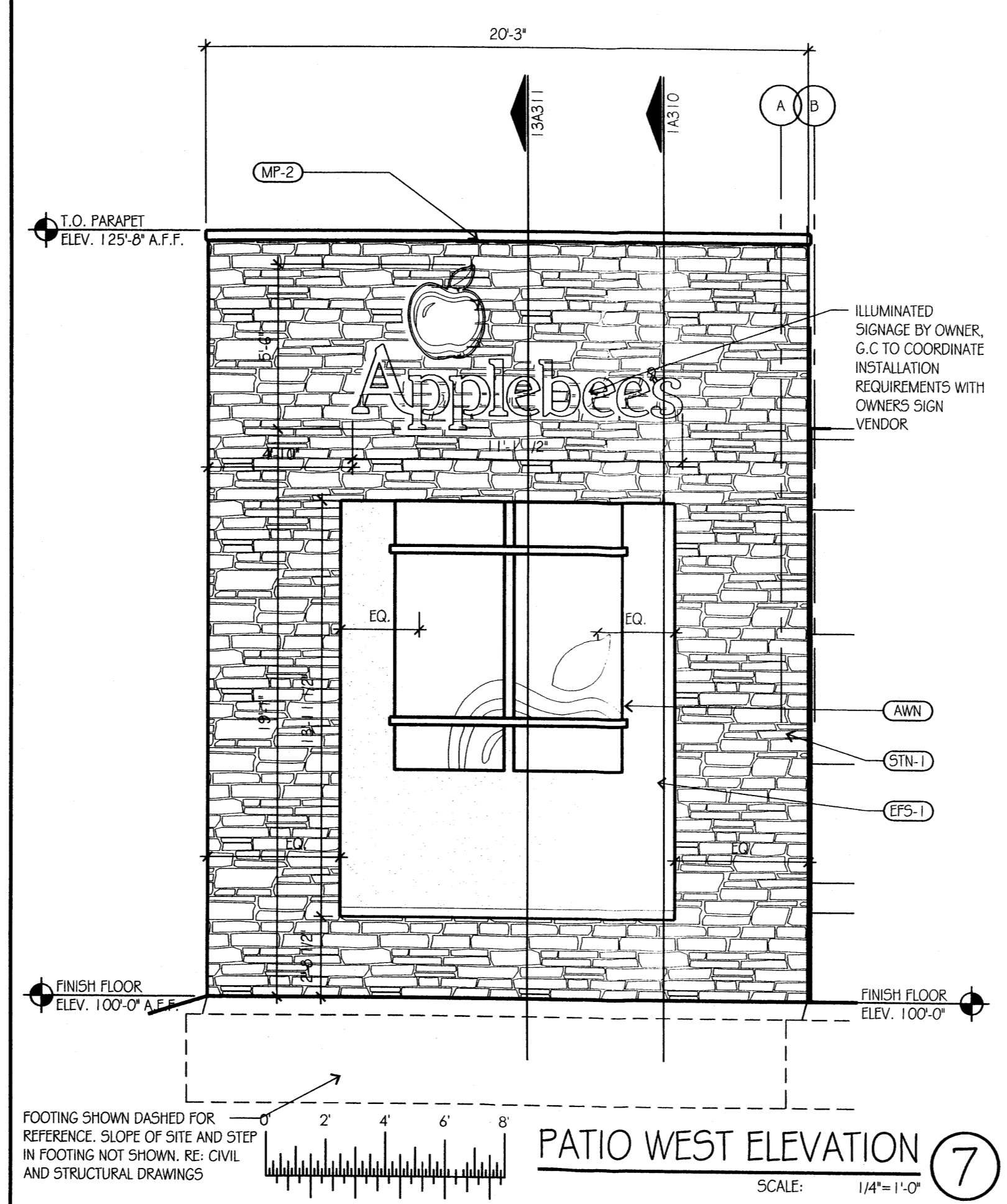
project number
 13024016
 drawing issuance
 BID / PERMIT 06.17.2013
 drawing revisions
 No. Description: Date:

professional seal

drawing title
 EXTERIOR PATIO ELEVATIONS
 OPTION B
 drawing number
A210b

KEYNOTES (NOT ALL NOTES USED)

- 301 CONC FOOTING & FOUNDATION - RE STRUCT
- 302 5-1/2" LUNDI INCH H CONC CURB
- 303 CONC STOOD & 4" DRAIN-FILL
- 305 CONC FORMED MOP-SINK
- 311 4" CONC SLAB ON VB & 4" DRAINAGE-FILL
- 312 CONC TOPPING
- 313 1/2" W STRIP-TOP E-J-FILLER & SEALANT (TYP)
- 4.01 CMU WALL W/ JT-REINF @ 24" OC (WIDTH)
- 4.02 3/8" TYP MASONRY CONTROL JOINT W/ SEAL
- 4.04 2" MIN AIR CAVITY W/ DRAINAGE MESH @ BASE
- 4.23 HARDY BOARD SIDING
- 4.24 1X HARDY BOARD SIDING TRIM
- 4.70 CAST STONE CAP
- 4.71 SIM-STONE VENEER IN MORTAR W/ MTL-LATH ON BLDG-PAPER - ANCHOR LATH @ 6" X 16" TYP
- 4.72 SIM-STONE VENEER SILL - TRIM W/ SUPPORT ANGLE
- 5.01 STEEL COLUMN, RE STRUCTURAL DWGS
- 5.02 STEEL BEAM, RE STRUCT
- 5.05 STEEL ANGLE, RE STRUCT
- 5.06 SILL SUPPORT CLIP
- 5.40 GALV MTL FRAMING (DEPTH)
- 5.50 DOWNSPOUT BOOT WITH GUARD, RE 15A-20
- 5.51 PTD GALV-MTL PIPE BOLLARD, RE 15A-20
- 5.52 MTL ROOF-ACCESS LADDER, RE 7A-450
- 5.53 GALV MTL TRASH-GATE
- 5.54 GALV MTL DOWNSPOUT GUARD
- 6.01 2 X WD FRAMING @ 16 INCH OC U.N.O. RE STRUCT
- 6.03 PRESSURE TREATED WOOD BLOCKING
- 6.04 WD-TRUSSES - RE STRUCT
- 6.05 WD-PANEL WALL-SHEATHING, RE STRUCT
- 6.06 1/2" GLASS-MAT ROOF BD SHEATHING
- 6.07 PLYWD ROOF SHEATHING - RE STRUCT
- 6.08 3/8" CDX PLYWD SHEATHING - RE STRUCT
- 6.09 3/4" PLYWD DECKING
- 6.10 PLYWD SHEATHING PER STRUCTURAL
- 6.11 WD BLOCKING
- 6.13 TREATED WD SHIMS (1/4" IN CLR UND)
- 6.14 PTD 3/4" PLYWD UTIL-PANEL (SIZE)
- 6.15 REDWD BLDG @ FSE COOLER/FRZR UNITS
- 6.16 PTD 3/4" FIRE RATED WOOD BLDG @ BEV EQUIP
- 6.17 1/2" PLYWOOD
- 6.18 1X6 LAMINATED WOOD, STAIN FINISH
- 6.22 1/8" WOOD LAMINATE (PL-1) ON 5/8" GYP. NO EXPOSED EDGES
- 6.23 1X HWWD TRIM W/ STAIN FINISH, WS-1
- 6.24 1X HWWD STOOD W/ STAIN FIN - ROUND OFF ALL EDGES AND VISIBLE CORNERS
- 6.25 TYP HWWD BASE W/ STAIN FINISH
- 6.30 1X METAL WRAPPED FASCIA TRIM BOARDS
- 6.40 SITE-FAB CASEWORK PARTITION
- 6.42 LOW PARTITION WALL BY G.C.
- 6.61 2 1/4" CORIAN EARTH WITH BULLNOSE EDGE
- 7.01 DAMP PROOFING @ SLAB EDGE TO 1 FT BELOW
- 7.20 2 X 24" RIGID PERIMETER INSULATION
- 7.21 5-1/2" (R-19) BATT INSUL W/ VAPOR BARRIER
- 7.23 2 LAYERS 2" RIGID FREEZER-SLAB INSULATION
- 7.24 BATT OR FOAM-INSULATION FILL
- 7.40 1" UNDRY WATER DRAINAGE EPS 2" PRE-WRAPPED EDGE TRIM - WRAPPED EDGE TRIM - MECH ATTACH @ FRT PLYWD
- 7.26 EPS CONTROL-JOINT
- 7.27 AIR-MOISTURE BARRIER (AMB) ON SHEATHING
- 7.28 MULTIPLE LAYER INSUL BOARD WITH KERFED BOTTOM
- 7.40 STAND-SEAM ROOF (SSRI) ON UNDERLYMENT
- 7.50 ROOFING-SYSTEM W/ TRY-WD BLDG @ EDGES
- 7.51 ROOF MEMBRANE FULLY ADHERED TO STRUCTURAL SHEATHING
- 7.52 FULLY-ADHERED ROOF MEMB - EXTEND UP BACK AND OVER TO FRONT OF PARAPET WALL
- 7.53 SCUPPER THRU PARAPET, RE 15A-20 TYP
- 7.54 EMERG SCUPPER 2" ABOVE PRIMARY
- 7.55 TAPERED ROOF-INSUL W/ 1/4" IN/FT SLOPE
- 7.60 SHT-MTL COPING AND CONT CLEAT
- 7.61 SHT-MTL FLASH W/ SEAL & WEEPS @ 24" OC MAX - FORM 2 INCH END-DAM @ ALL SILLS
- 7.62 SHEET METAL EXPANSION JOINT PER SHACNA DETAIL 5.14, DET 2
- 7.63 SHT-MTL COUNTERFLASH
- 7.64 SHT-MTL CONDUCTOR HD
- 7.66 CONT SHT-MTL GUTTER
- 7.67 6 X 5" SHT-MTL DOWNSPOUT TO BOOT @ GRADE
- 7.69 CONDENSATE ROOF-PENETRATION, RE 17A-20
- 7.70 30 X 36" ROOF-HATCH POST & RAILING, RE 10A-450
- 7.90 3/8" CONT SEAL W/ BACKER
- 7.91 3/8" CONT SEAL W/ BACKER & WEEPS @ 24" OC
- 8.04 ALUM STOREFRONT FRAMING-SYSTEM W/ MTL REINF & GLAZING - SEAL ALL AROUND TYP
- 8.11 ALUM BREAK-METAL STOREFRONT TRIM
- 8.70 EXTERIOR THRESHOLD @ DOOR
- 8.80 1" INSULATED LOW-E GLASS TYP
- 8.90 3'-0" X 3'-0" HINGED ACCESS LOUVER, RE 14A-20
- 8.91 SHT-MTL ROOF VENT @ 8 FT OC TYP
- 9.11 PTD 1/2" TYPE-X GYP-BD W/ C/J'S AT 30" MAX TYP
- 9.12 1/2" TYPE-X GLASS-MAT FLE BACKER-BOARD
- 9.13 DBL L-BEAD DRYWALL CONTROL - JOINT TYP
- 9.14 PTD 1/2" TYPE-X GYP-BD CEILING/SOFFIT ON METAL FRAMING W/ BRACES AT 12 FT OC TYP
- 9.15 EXTEND DRYWALL TO ROOF FOR DRAFTSTOP
- 9.20 0312 120 GAL MTL STUDB @ 16" OC (15ZE)
- 9.21 7/8" X 018" 125 GAL HAT CHAN @ 16" OC TYP
- 9.22 1-1/2" X 053" 116 GAL LRC'S @ 48" OC TYP
- 9.30 TILE-BASE, RE FIN SCHED
- 9.31 EPOXY BASE, RE FIN SCHED
- 9.32 WD BASE, RE FIN SCHED
- 10.10 ILLUMINATED BUILDING SIGNAGE
- 10.11 INTERIOR RECESSED LIGHT-BOX
- 10.12 PSV ENTRY-DR SIGNAGE
- 10.14 PSV SPRINKLER VALVE ACCESS SIGNAGE
- 10.15 PSV SERVICE-DOOR SIGNAGE
- 10.21 TOL-PIN PANEL, W/ WD BLDG
- 10.23 5/5 GRAB-BAR - MOUNT TO 2X8 WD BLDG
- 10.25 5/5 CORNER GUARD FROM 6" - 60" AFF TYP
- 10.26 5/5 WALL-PANELING
- 10.40 4A-60BC FE MIN - VERIFY LOCATION W/ AHJ
- 10.41 FE CABINET W/ 4A-60BC FE
- 10.42 CLASS-15 LB FE - VERIFY LOCATION W/ AHJ
- 10.80 PTD EXTERIOR GRILLE, RE MECH
- 11.02 TRASH DUMPSTER
- 11.13 GREASE-CONTAINMENT SYSTEM @ EXHAUST
- 11.14 SELF CONTAINED STORAGE SHED, BY OWNER
- 11.21 TV VIDEO-MONITOR
- 11.22 ROOF-HTD SAT-DISH W/ BLDG BELOW
- 11.23 FSE COOLER/FRZR BOX W/ CLOSURE TRIM
- 12.01 MILLWORK PROVIDED BY OWNER
- 12.02 MILLWORK FURNISHED BY OWNER, INSTALLED BY GC
- 12.03 BAR DIE BY G.C. RE 1B00
- 21.11 AUTO-SPRINKLER BACK-FLOW UNIT
- 21.12 FIRE-ALARM CONTROL PANEL
- 22.03 WATER HEATER UNIT
- 22.04 HAND-SINK OR LAV W/ TOP @ 32" AFF TYP
- 22.05 4 INCH MIN VENT THROUGH ROOF, REF 15A-20, COORD W/ MEP TYP
- 23.01 ROOFTOP HVAC UNIT
- 23.02 HVAC UNIT ROOF HTD CURB, REF 18A-20
- 23.03 ROOFTOP EXHAUST FAN UNIT
- 23.04 COOLER/FRZR ROOFTOP COMPRESSORS W/ ROOF CURB
- 26.02 ELECTRICAL PANEL
- 26.03 LIGHT SCENE, RE ELECTRICAL
- 28.01 SECURITY ALARM SYSTEM BY OWNER COORD W/ MEP
- 31.01 LINE OF FINISH GRADE, RE CIVIL DWGS
- 31.03 COMPACTED BACKFILL
- 32.01 4" CONC PVMT & 4" DRAINAGE-FILL
- 32.05 6" CONC PVMT & 4" DRAINAGE-FILL
- 32.07 DETECTABLE-WARNING PANEL @ WALK
- 33.01 TRENCH-DRAIN, RE CIVIL DWGS



SIGNAGE SCHEDULE		
SOUTH	ILLUMINATED SIGNAGE BY OWNER	16 SF
WEST ELEVATOR	ILLUMINATED SIGNAGE BY OWNER	16 SF
EAST	ILLUMINATED SIGNAGE BY OWNER	16 SF
TOTAL		48 SF

EXTERIOR FINISH SCHEDULE		
FINISH	MATERIAL	PATTERN
AWN-1	AWNING BY OWNERS VENDOR. G.C. TO COORDINATE INSTALLATION.	
STN-1	STONE VENEER, CULTURED STONE TO MATCH ADJACENT PROPERTY	
CAN	CANOPY BY OWNERS VENDOR. G.C. TO COORDINATE INSTALLATION	
EPS-1	EXTERIOR-FINISH SYSTEM - MATCH ADJACENT BUILDING - TAN - SANDBLAST TEXTURE	
PT-1	PAINT AT EXTERIOR GATES AND TRIM - SHERWIN WILLIAMS, COLOR SW 6354 ARMAGNAC CONTACT: STACY STACHLER (216) 341-6444 - REFER TO NOTE 1	
PT-2	CONCRETE MASONRY INTERIOR OF TRASH ENCLOSURE - SHERWIN WILLIAMS, COLOR SW 6100 - PRACTICAL BEIGE - REFER TO NOTE 1	
SF-1	STOREFRONT & ASSOCIATED ALUMINUM BREAKMETAL: DARK BRONZE ANODIZED	
CMU-1	SMOOTH FACE, SINGLE SCORED, CMU BLOCK: TRENDSTONE PLUS, COLONIAL RED	

NOTE 1: GC TO VERIFY WITH MANUFACTURER APPROPRIATE PRIMER AND PAINT GRADE FOR SUBSTRATE TO BE PAINTED, UNLESS OTHERWISE SPECIFIED

2. INSTALL CULTURED STONE WITH JOINT.

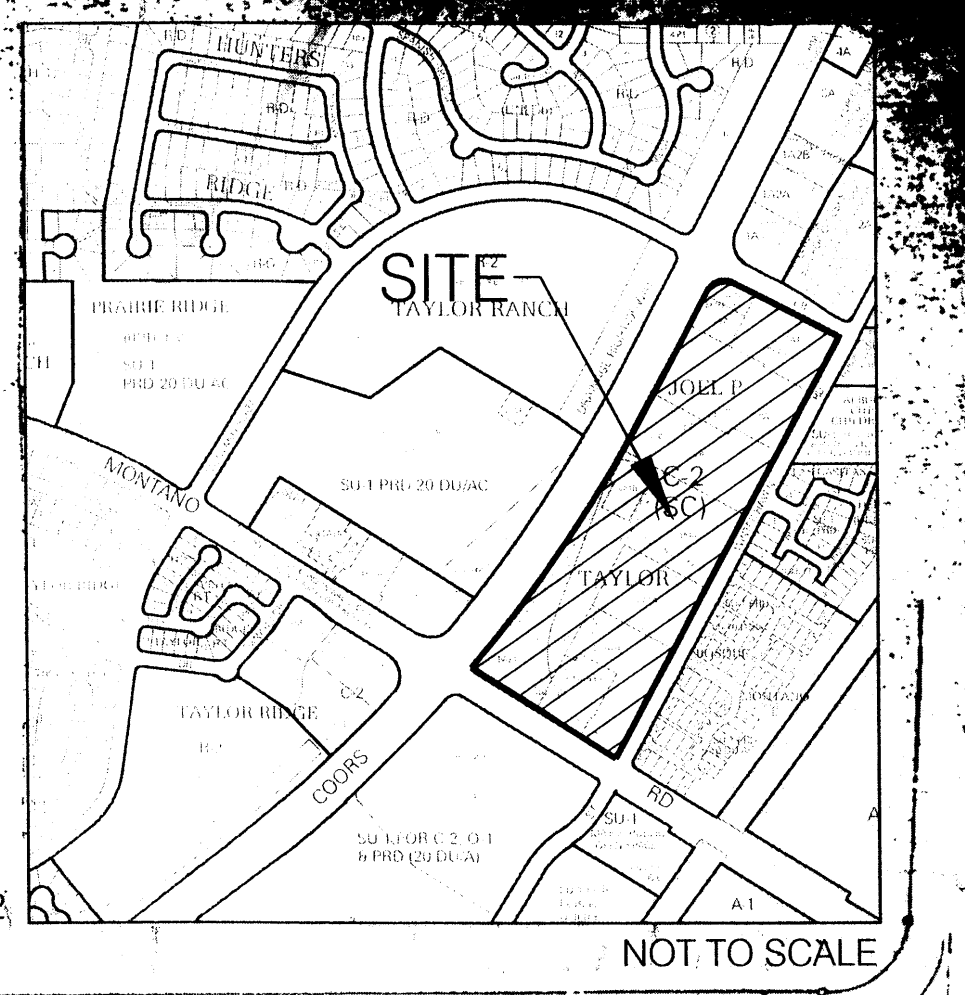
GENERAL NOTE: ALL SIGNAGE WORK TO BE DONE SEPARATELY UNDER A SEPARATE PERMIT. FINAL CONNECTION BY GC

① = TEMPERED

1/1/88
 2/1/87
 3/1/85
 3/1/84
 3/2/82
 3/2/81

MONTANO PLAZA

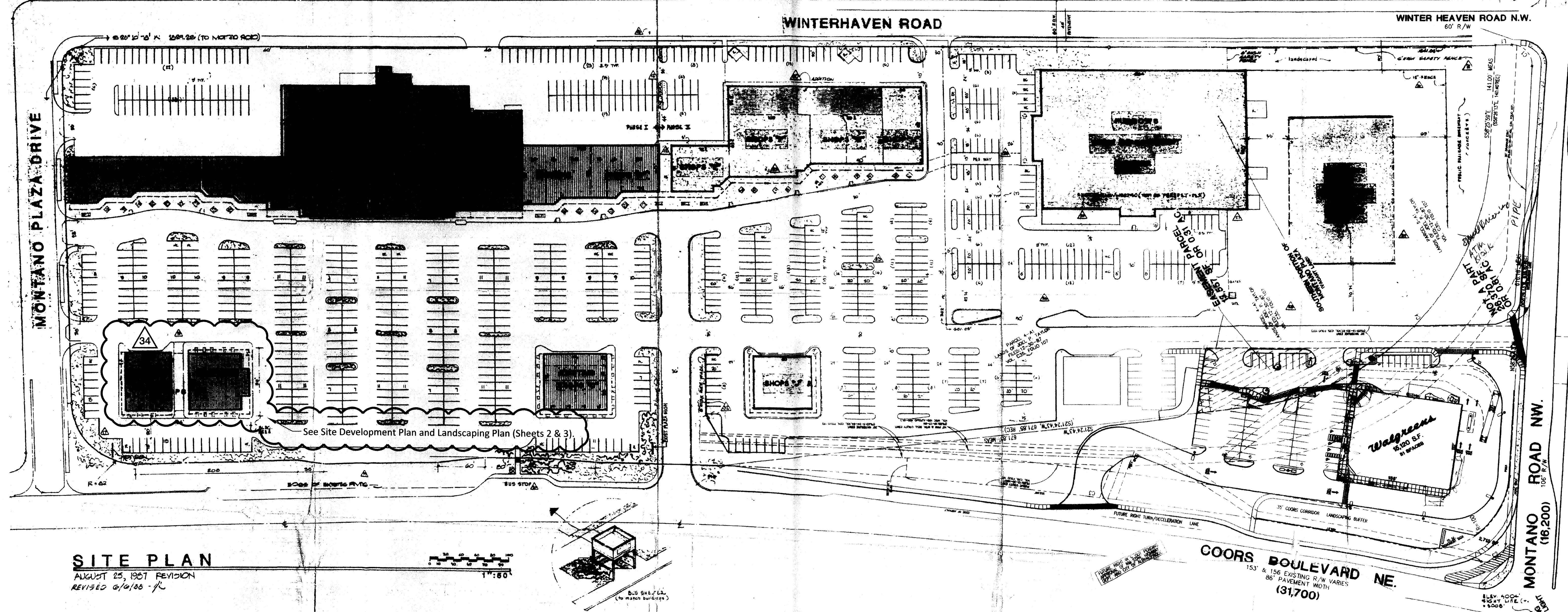
EAST CORNER - COORS ROAD AND MONTANO ROAD NW
ALBUQUERQUE, NEW MEXICO



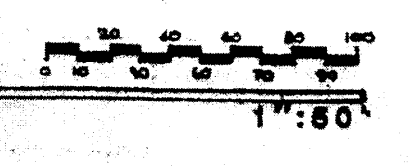
JOHNSON DEVELOPMENT

N
MAP NO. E-12

NOT TO SCALE



SITE PLAN
AUGUST 25, 1987 REVISION
REVISED 6/1/88 - JL



- NOTES**
- ① SEE PLAN TO DETERMINE BUILDING HEIGHTS - SEE SCHEDULE
 - ② BUILDINGS IN "RED" AREAS - SHOPS "A", "D", BLDG. AREA 3 & BLDG. AREA 4 - NOT TO EXCEED 40' HEIGHT. Height shall be regulated by the Coors Corridor Plan.
 - ③ ANY VISIBLE ROOFTOP EQUIPMENT TO BE SCREENED.
 - ④ ALL BUILDINGS SHALL CONFORM TO SIMILAR ARCHITECTURAL DESIGN, WITH SAME EXTERIOR COLORS - SEE SCHEDULE FOR COLOR CODES.

- ③ January, 2014 - Administrative Amendment;
- Replaces 2 buildings at NW corner with proposed Applebees restaurant.
 - Amends height restrictions to allow elevator tower, rooftop patio, and screening of rooftop equipment.
 - Allows minor variation in color and architectural style.

PHASE I

SHOPS "A" (EXISTING)	15,230 SF
ALBERTSONS	44,000 "
REVCO	6,430 "
SHOPS "B"	11,130 "
SHOPS "C"	5,800 "
SHOPS "D" (PROPOSED) (1)	4,990 "
SHOPS "D" (2)	5,020 "
TOTAL AREA	92,600 SF

PHASE II

SHOPS "E"	4,241 SF
SHOPS "F"	12,211 "
SHOPS "G"	9,681 "
SHOP "H"	5,012 "
SHOPS "E, G & H"	23,992 SF
FURROWS WTC	48,600 SF
FURROWS STOP	24,000 "
SHOPS "J"	5,600 "
SHOPS "K"	4,588 "
TOTAL AREA	118,849 - 106,788 SF

< TOTAL AREA - PHASE I + PHASE II = 199,380 SF >

- ADMINISTRATIVE AMENDMENT 6/1/88**
- ① ADDITION - SHOPS "E" & "G"
 - ② 6' HIGH SAFETY FENCE
 - ③ 6' HIGH CONC. RETAINING WALL, 1/2" PIPE RAILING, & 4' PLANTING AREA FOR TREES
 - ④ ADD LANDSCAPED PARKING ISLAND

PARKING SPACES

REQUIRED: 175,160 / 200 = 871
 14,300 / 500 = 28
 17,061 / 200 = 85
 292

CREDITS: BUS STOP (2) = 100
 BUS STOP (4) = 160
 TOTAL REQUIRED: (92 - 40) = 54

SPACES SHOWN:
 PHASE I = 480
 PHASE II = 300

HANDICAPPED SPACES: 250 = 20' x 20' x 25'

- ADMINISTRATIVE AMENDMENT 6/1/88**
- ① SHOP "E" & "H" PERMITTED BY 6000 SF LANDSCAPING DEVELOPMENT PERMITS ADJUSTED ACCORDINGLY
 - ② PEDESTRIAN WALKWAY IMPROVED
 - ③ LANDSCAPING CENTER ADDED, SEE ELEVATIONS
 - ④ TREE ENTRANCE LENGTHENED & IMPROVED
 - ⑤ OVERHEAD DOOR ADDED, SEE ELEVATIONS
 - ⑥ 10' HIGH FENCE CHANGED TO 6'
 - ⑦ LOCATIONS BUILDING RECOMMENDED NORTH & SOUTH BUILDINGS ADJUSTED, SEE PLAN FOR BUILDING FOOTPRINTS

- REVISIONS PER EPC COMMENTS OF 2-19-87**
- ① PARKING ADJUSTED TO ALLOW PEDESTRIAN LINK TO FURROWS
 - ② SHOPS "E" ADJUSTED TO ALLOW PEDESTRIAN PASSAGEWAY
 - ③ PEDESTRIAN ACCESS TO WINTERHAVEN ROAD ADDED
 - ④ STREET IMPROVEMENTS AND LANDSCAPING TO BE CONSTRUCTED AT INSTRUCTION OF TRAFFIC ENGINEER
 - ⑤ END ISLANDS CHANGED TO 8' (TYP.)
 - ⑥ 35' BUFFER @ INTERCHANGE R.O.M. SHOWN; 10' INTERIOR ON INSIDE ONLY
 - ⑦ 12' FENCE TO BE SOLID WOOD, OPAQUE - NO LAMP & PLASTERS
 - ⑧ REQUIRED R.O.W. FOR TURN @ MONTANO PLAZA DRIVE SHOWN; PROPOSED SIGN RELOCATED
 - ⑨ PEDESTRIAN SURFACE PROVIDED BETWEEN BUILDINGS "D"
 - ⑩ SIDEWALK @ COORS TO BE CONSTRUCTED @ TRAFFIC ENGINEER'S REQUEST
 - ⑪ SHELTER AND BAY PROVIDED BY DEVELOPER
 - ⑫ PARKING SPACES REVISED AS PER AMENDMENT # OF EPC FINDINGS @ 2/19/87
 - ⑬ ADDITIONAL 5' OF E.O.W. PROVIDED FOR BUS STOP PER TRAFFIC ENGINEER'S REQUEST.