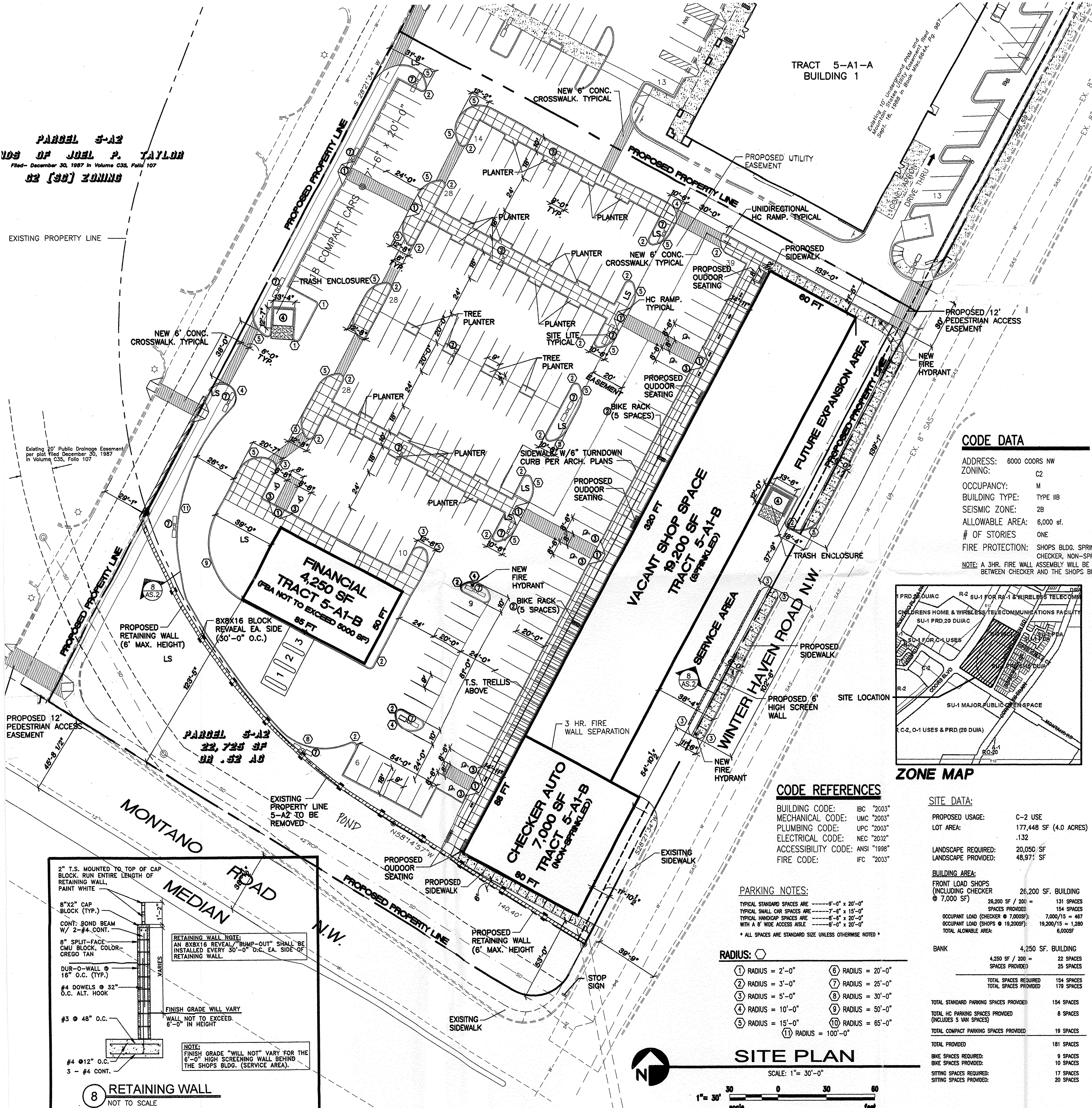


PARCEL 5-A2
WDS OF JOEL P. TAYLOR
 Filed - December 30, 1987 in Volume C35, Folio 107
02 (90) ZONING



TRACT 5-A1-A
BUILDING 1

FINANCIAL
4,250 SF
TRACT 5-A1-B
 (FRA NOT TO EXCEED 5000 SF)

CHECKER AUTO
7,000 SF
TRACT 5-A1-B
 (NOT SPRINKLED)

VACANT SHOP SPACE
19,200 SF
TRACT 5-A1-B
 (SPRINKLED)

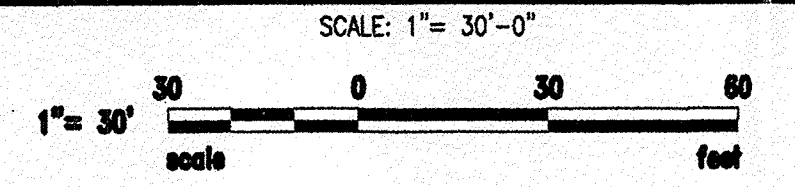
PARCEL 5-A2
22,725 SF
02 .52 AD

CODE REFERENCES
 BUILDING CODE: IBC "2003"
 MECHANICAL CODE: UMC "2003"
 PLUMBING CODE: UPC "2003"
 ELECTRICAL CODE: NEC "2002"
 ACCESSIBILITY CODE: ANSI "1998"
 FIRE CODE: IFC "2003"

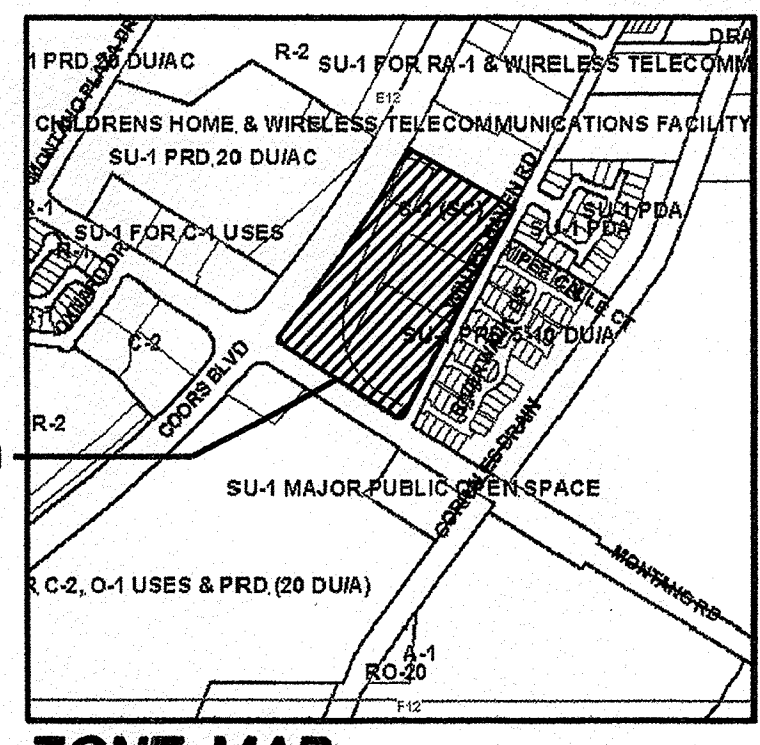
PARKING NOTES:
 TYPICAL STANDARD SPACES ARE: 8'-0" x 20'-0"
 TYPICAL SMALL CAR SPACES ARE: 7'-6" x 15'-0"
 TYPICAL HANDICAP SPACES ARE: 8'-6" x 20'-0"
 WITH A 9' WIDE ACCESS AISLE: 8'-0" x 20'-0"
 * ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

RADIUS:
 (1) RADIUS = 2'-0" (6) RADIUS = 20'-0"
 (2) RADIUS = 3'-0" (7) RADIUS = 25'-0"
 (3) RADIUS = 5'-0" (8) RADIUS = 30'-0"
 (4) RADIUS = 10'-0" (9) RADIUS = 50'-0"
 (5) RADIUS = 15'-0" (10) RADIUS = 65'-0"
 (11) RADIUS = 100'-0"

SITE PLAN
 SCALE: 1" = 30'-0"

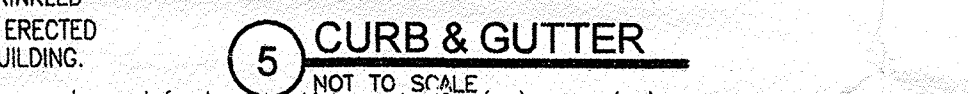
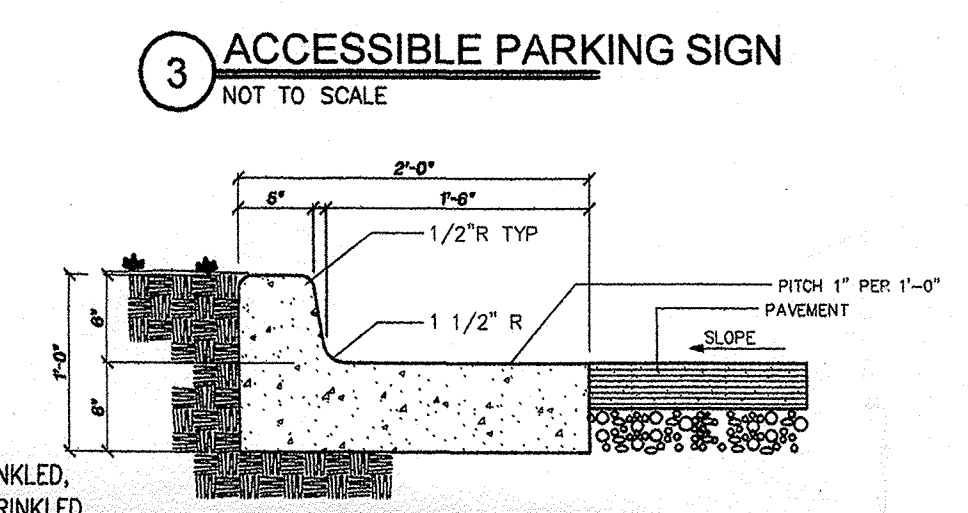
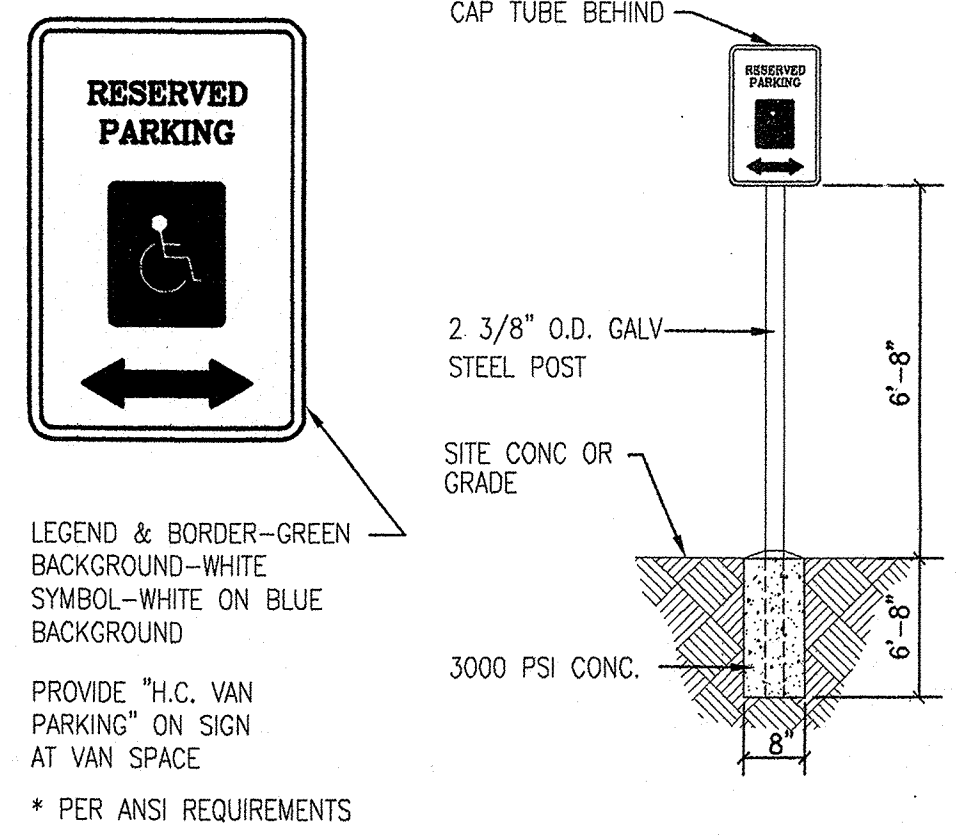


CODE DATA
 ADDRESS: 6000 COORS NW
 ZONING: C2
 OCCUPANCY: M
 BUILDING TYPE: TYPE IIB
 SEISMIC ZONE: 2B
 ALLOWABLE AREA: 6,000 SF.
 # OF STORIES: ONE
 FIRE PROTECTION: SHOPS BLDG. SPRINKLED, CHECKER, NON-SPRINKLED
 NOTE: A 3HR. FIRE WALL ASSEMBLY WILL BE ERECTED BETWEEN CHECKER AND THE SHOPS BUILDING.

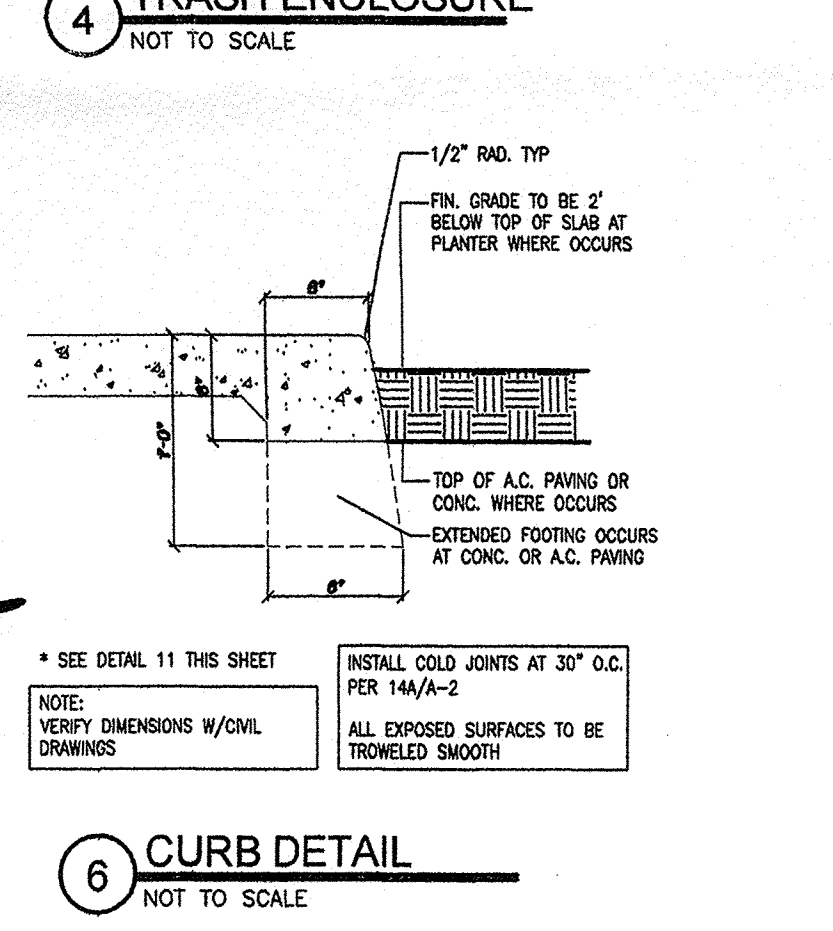
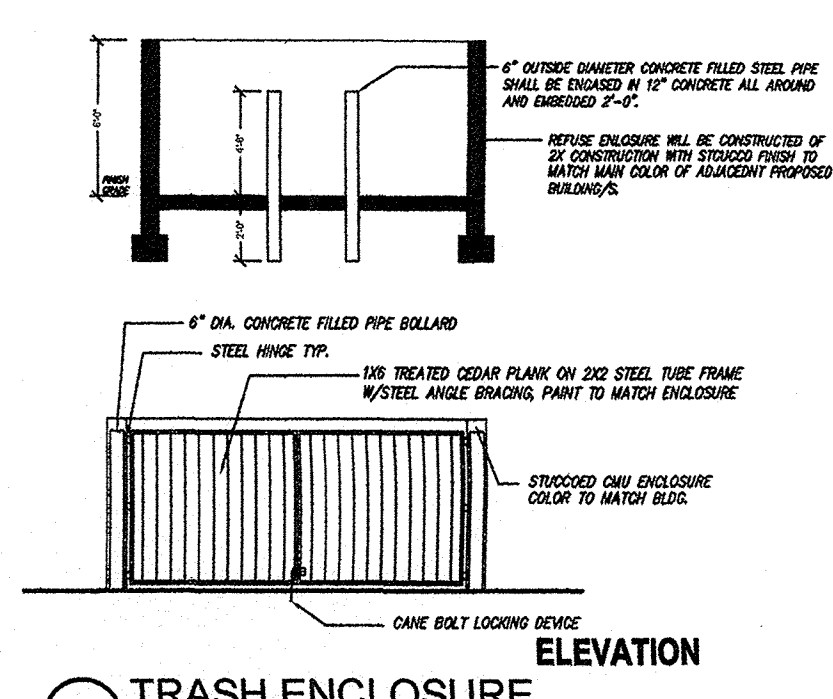
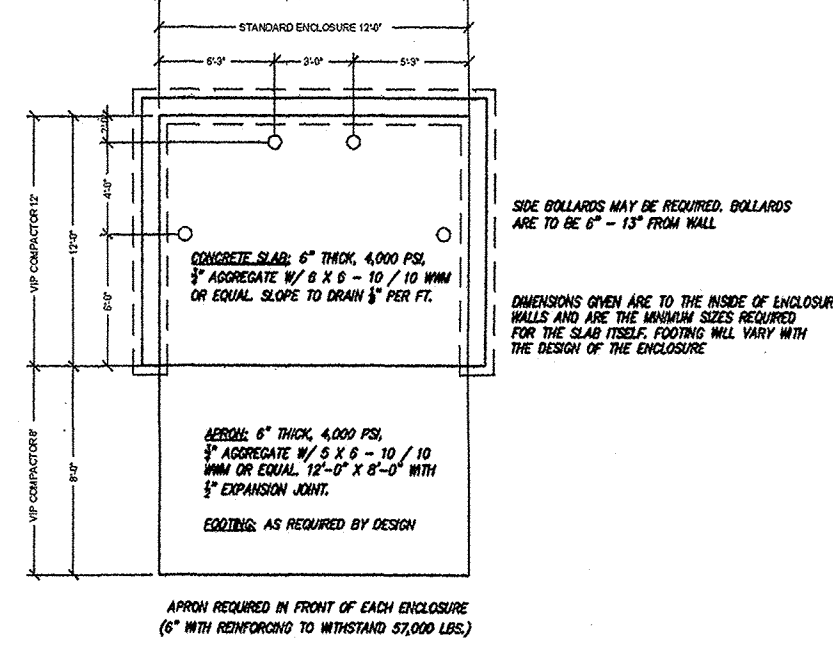
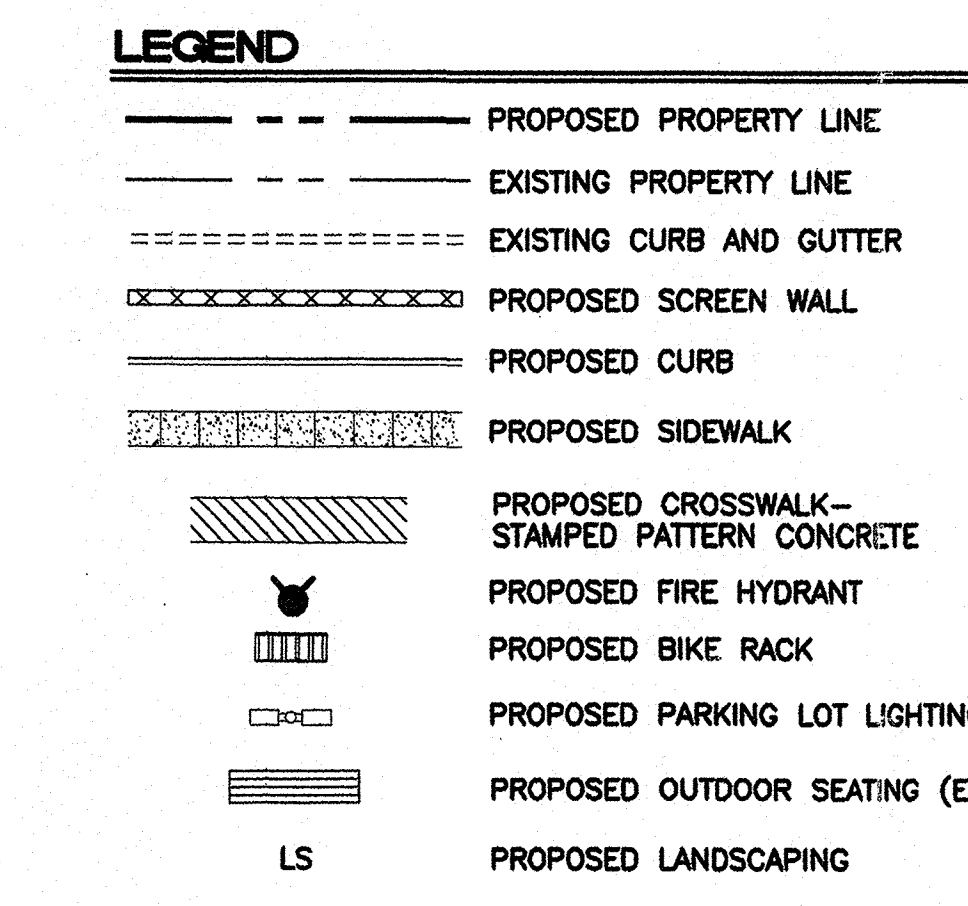


SITE DATA:

PROPOSED USAGE:	C-2 USE
LOT AREA:	177,448 SF (4.0 ACRES)
LANDSCAPE REQUIRED:	20,050 SF
LANDSCAPE PROVIDED:	48,971 SF
BUILDING AREA:	
FRONT LOAD SHOPS (INCLUDING CHECKER @ 7,000 SF)	26,200 SF / 200 = 131 SPACES
BANK	4,250 SF / 200 = 21 SPACES
CHECKER AUTO	7,000 SF / 15 = 467 SPACES
OCCUPANT LOAD (SHOPS @ 19,200 SF)	19,200 / 15 = 1,280 SPACES
TOTAL ALLOWABLE AREA:	6,000 SF
TOTAL SPACES PROVIDED:	178 SPACES
TOTAL SPACES REQUIRED:	154 SPACES
TOTAL STANDARD PARKING SPACES PROVIDED:	154 SPACES
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 5 VAN SPACES):	8 SPACES
TOTAL COMPACT PARKING SPACES PROVIDED:	19 SPACES
TOTAL PROVIDED:	181 SPACES
BIKE SPACES REQUIRED:	9 SPACES
BIKE SPACES PROVIDED:	10 SPACES
SITING SPACES REQUIRED:	17 SPACES
SITING SPACES PROVIDED:	20 SPACES



EPC CASE # 1001770 DRB CASE # 1001770
 This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:
SITE DEVELOPMENT PLAN
 Traffic Engineer, Transportation Division Date 8-29-05
 Christina Dandora Date 8/24/05
 Planning General Services Department
 Roger A. Khan Date 8-24-05
 Water Utilities Division
 Bradley J. Binham Date 8/24/05
 City Engineer, Engineering Division / AMAFCA
 APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
 City Planner, Albuquerque / Bernalillo Date
 County Planning Division
 Joe Schwilke Date 8-16-05
 Solid Waste



REV	DATE	BY	REVISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT TITLE THE SHOPS AT MONTANO COORS AND MONTANO	DRAWN BY: WRS
PROJECT MANAGER William Suttles	JOB NO. 0413
SHEET TITLE SITE PLAN FOR BLDG. PERMIT	DATE: 8.16.2005
DATE: 8.16.2005	sheet: AS.2
SCALE: 1" = 30'	of:

APD PLANS CHECKING OFFICE
 924-3611
APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
 SIGNATURE & DATE