

VICINITY MAP
ZONE ATLAS PAGE D-13-Z

PARKING CALCULATIONS

PARKING REQUIRED:

PER C.O.A. ZONING 14-16-3-1(A)21
 O1 (OFFICE) 5,650 SF FIRST FLOOR/200 = 28 SPACES
 O1 (OFFICE) 5,650 SF SECOND FLOOR/300 = 19 SPACES
 C1 (RESTAURANT) 11,300 SF = 260 OCCUPANTS = 65 SPACES**
TOTAL PARKING REQUIRED: = 112 SPACES

PARKING REDUCTIONS:

PER C.O.A. 14-16-3-1(E)6a TRANSIT REDUCTIONS
 10% REDUCTION IF PROPERTY IS LOCATED WITHIN 300' OF TRANSIT ROUTE.
 ADDITIONAL 5% REDUCTION IF OWNER PROVIDES TRANSIT SHELTER.

TOTAL PARKING REQUIRED AFTER TRANSIT REDUCTIONS = 96 SPACES

** NUMBERS BASED ON SPECULATION OF 1/3 TOTAL RESTAURANT AREA WILL BE DINING AND 2/3 TOTAL RESTAURANT AREA WILL BE BACK OF THE HOUSE.

PER C.O.A. ZONING 14-16-3-1(c)1
 MOTORCYCLE PARKING = 3 SPACES

PER C.O.A. ZONING 14-16-3-1(F)9a
 HANDICAP PARKING = 4 (1 VAN)

PER C.O.A. ZONING 14-16-3-1(B)3
 BICYCLE SPACES 1 PER 20 VEHICLES = 5 SPACES

PARKING PROVIDED = 96 SPACES

MOTORCYCLE PARKING PROVIDED = 3 SPACES

HANDICAP PARKING PROVIDED INCLUDING = 4 SPACES
 = 2 VAN

BICYCLE SPACES PROVIDED = 7 SPACES

DESIGN CRITERIA

MAXIMUM BUILDING HEIGHT: = 32' BUILDING HEIGHT
 = 38' TOP OF MECHANICAL SCREEN

MINIMUM BUILDING SETBACKS: NORTH = 5' PER COA 14-16-2-15(E)
 EAST = 5' PER COORS CORRIDOR PLAN
 WEST = 5' PER COA 14-16-2-15(E)

SIGNAGE: ALL SIGNAGE SHALL COMPLY WITH THE C-1 COMMERCIAL ZONE AND THE COORS CORRIDOR SIGNAGE REGULATION. ANY SIGN WITH MOVING ELEMENTS OR FLASHING LIGHTS, INCLUDING ELECTRONIC SIGNS ARE NOT PERMITTED. SHADES AND INTERNAL IMAGES THAT MEET THE DEFINITION OF A SIGN ARE NOT PERMITTED. FUTURE TENANT SIGNAGE IS LIMITED TO A MAXIMUM OF 8 ADDITIONAL WORDS OR ITEMS OF INFORMATION, PER STREET FRONTAGE.

LEGAL DESCRIPTION

TRACT H-12B RIVERVIEW, CONTAINING APPROXIMATELY 2.15 ACRES AND LOCATED ON THE SW CORNER OF COORS BLVD. AND EAGLE RANCH RE. NW.

PROPOSED USES/ZONING

OFFICE/RETAIL WITH COMMERCIAL ANTENNA AS PERMISSIBLE PER ALBUQUERQUE C-1 ZONING REGULATIONS.

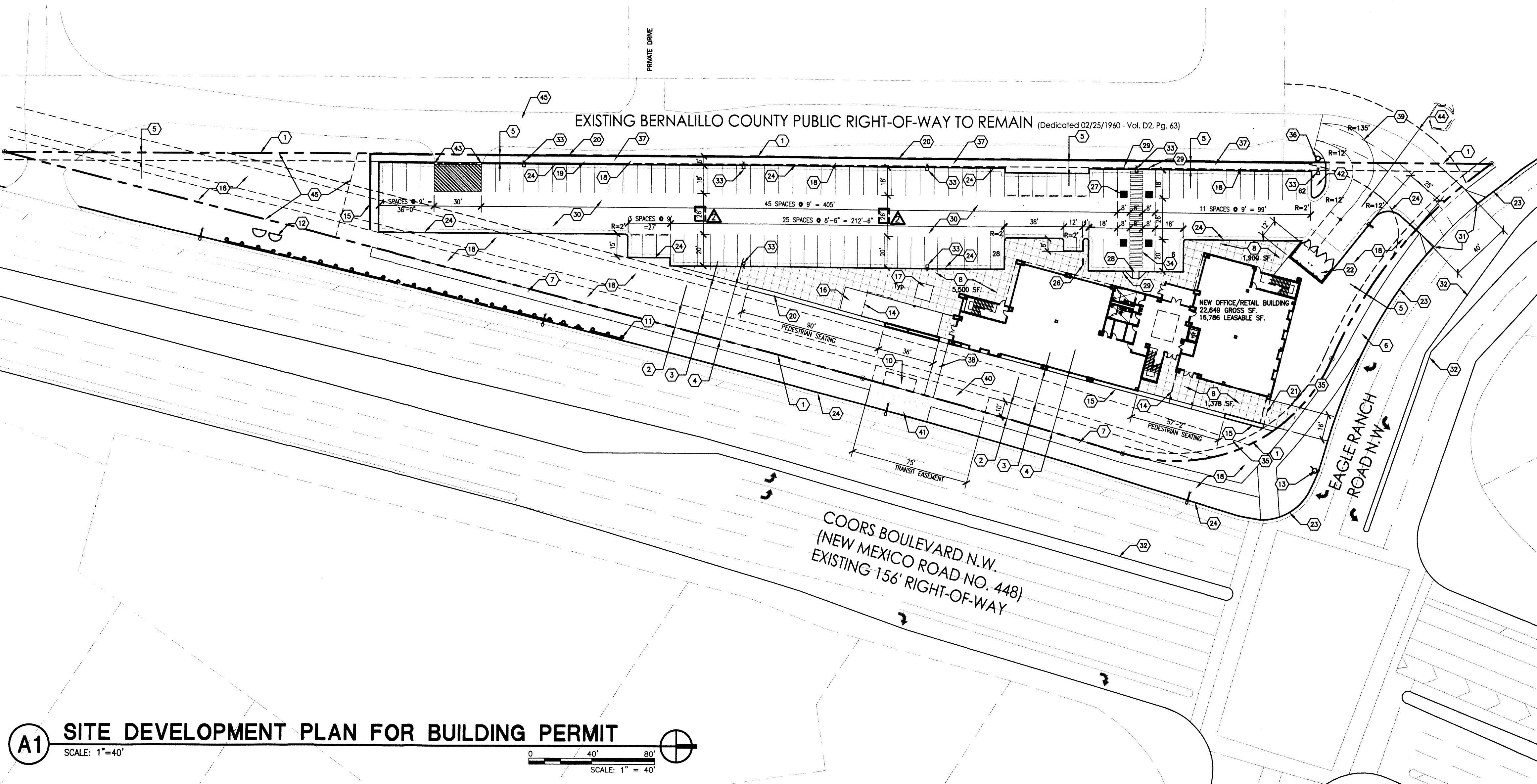
SU-1 FOR MIXED USES. MIXED USES TO INCLUDE C-1 PERMISSIVE USES WITH RESTAURANTS WITH FULL SERVICE LIQUOR, Q-1 AND R-T PERMISSIVE USES. C-1 USES SHALL NOT APPLY TO MORE THAN 50% OF THE SITE.

GENERAL NOTES

- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- B. PROVIDE EXPANSION JOINTS IN CONCRETE WALK @ 40' O.C. AND WHERE CONCRETE ABUTS THE BUILDING.

KEYED NOTES

1. EXISTING PROPERTY LINE.
2. EXISTING 10' PUBLIC UTILITY EASEMENT.
3. EXISTING 15' DRAINAGE EASEMENT.
4. 35' BUILDING SETBACK AS REQUIRED PER COORS CORRIDOR PLAN.
5. 5' BUILDING SETBACK AS REQUIRED PER C.O.A. ZONING 14-16-2-15(E).
6. EXISTING 10' CITY SIDEWALK.
7. NEW 6" SIDEWALK. REFER TO CIVIL.
8. NEW CONCRETE PLAZA. JOINTS ARE SHOWN @ 5' O.C.
9. NOT USED.
10. FUTURE COVERED BUS SHELTER AT EXISTING BUS STOP. SERVES BUS TRANSIT ROUTES 155, 96, 790, & RAPID RIDE. RAPID RIDE SHELTER TO BE PROVIDED BY THE CITY. "ARRA" TYPE SHELTER BY OWNER.
11. EXISTING TRAFFIC BARRIER.
12. EXISTING STORM DRAIN INLET.
13. EXISTING FIRE HYDRANT.
14. LINE OF BUILDING ABOVE.
15. INTEGRATED STUCCO SITE WALL OF VARYING HEIGHTS. COLOR TO BE LIGHT TAN. SEE DETAIL D4 OF SHEET 1B OF 5.
16. NEW 15' WIDE BY 65' LONG REFLECTING POOL LOCATED 10' IN FRONT OF EXIT DOORS.
17. TO X10' LANDSCAPE PLANTER AREA. TYP. ALL PLANTERS SHALL MAINTAIN A MINIMUM AREA OF 36 SF PER 14-16-3-10(G)(1)(c).
18. LANDSCAPE AREA.
19. 30" LANDSCAPE STRIP.
20. INTEGRATED STUCCO SITE WALL 30" HIGH. COLOR TO BE LIGHT TAN. SEE DETAIL D4 OF SHEET 1B OF 5.
21. LINE OF INTEGRATED STUCCO SITE ENTRY ABOVE.
22. STUCCO DUMPSTER ENCLOSURE. COLOR TO BE TERRACOTTA TO MATCH BUILDING. SEE DETAIL B4 OF SHEET 1B OF 5.
23. EXISTING 6" CONCRETE CURB.
24. NEW 6" CONCRETE CURB.
25. NOT USED.
26. BIKE RACK FOR 7 SPACES. SEE DETAIL D5 OF SHEET 1B OF 5.
27. HC PAVEMENT SIGN. SEE DETAIL C2 OF SHEET 1B OF 5.
28. HC RAMP. SEE DETAIL C3 OF SHEET 1B OF 5.
29. HC SIGN. SEE DETAIL C1 OF SHEET 1B OF 5.
30. NEW ASPHALT PAVING.
31. HIDDEN EXISTING DRIVE PAD TO 40' AND MAINTAIN CITY STANDARD DESIGN DETAIL 2425 (PAVING DRIVE PADS).
32. EXISTING MEDIAN TO REMAIN.
33. SHIELDED SHOE BOX SITE LIGHT FIXTURE ON 36" BASE. SITE LIGHT SHALL NOT EXCEED 16' IN HEIGHT. SEE DETAIL A1 OF SHEET 1B OF 5. ALL LIGHTING WILL COMPLY WITH THE STANDARDS OF 14-16-3-9. AREA LIGHTING REGULATIONS OF THE ZONING CODE AND THE COORS CORRIDOR PLAN LIGHTING REGULATIONS.
34. HC ACCESS AISLE. SEE DETAIL A2 OF SHEET 1B OF 5.
35. IN GROUND SHIELDED WALL WASH UP-LIGHT.
36. NEW FIRE HYDRANT.
37. 6' WIDE LANDSCAPE BUFFER TO INCLUDE PLANT SPECIES THAT WILL PROVIDE A MORE DENSE COVERAGE, INCLUDING TREES SPACED AT 35' ON CENTER, TO FURTHER BUFFER POTENTIAL NEGATIVE IMPACTS FROM ADJACENT RESIDENCES.
38. 6' WIDE CONCRETE PEDESTRIAN CONNECTION FROM BUS STOP TO BUILDING.
39. LINES REPRESENT WHEEL TRACK FOR REFUSE TRUCK TURN AROUND.
40. FUTURE CITY RAPID RIDE SHELTER LOCATION.
41. CONCRETE PAD LANDING FOR BUS TRANSIT BY OWNER.
42. THIS AREA FOR REMOTE FIRE DEPARTMENT CONNECTION AND POST INDICATOR VALVE.
43. CITY OF ALBUQUERQUE STANDARD "ROLL OVER CURB" 2415A. CURB TO BE PAINTED "FIRE DEPARTMENT ACCESS ONLY".
44. EXISTING 50' ACCESS AND UTILITY EASEMENT. FILED 06/27/1986, VOL. C30, FOLIO 178.
45. EXISTING HIGHWAY EASEMENT FILED 01/02/1985, VOL. C26, FOLIO 10.

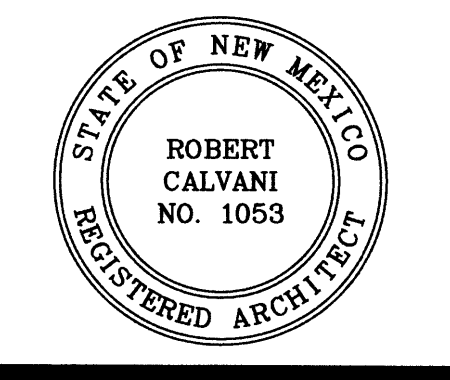


A1 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 SCALE: 1" = 40'



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ARCHITECT



CONSULTANT

PROJECT TITLE

**101.7
THE TEAM
OFFICE
BUILDING**

ALBUQUERQUE
NEW MEXICO

REVISIONS:

NO.	DATE	DESCRIPTION
02.21.12	PER FIRE DEPARTMENT	
10.24.11	PER EPC CONDITIONS	
MK	DATE	DESCRIPTION

DRAWN BY: CHECKED BY:

MAG DP

PROJECT NUMBER:

A1102

DATE:

March 2012

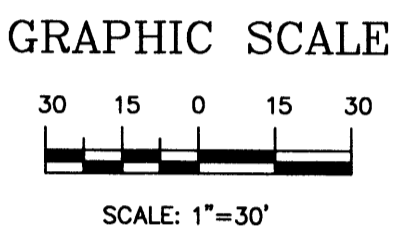
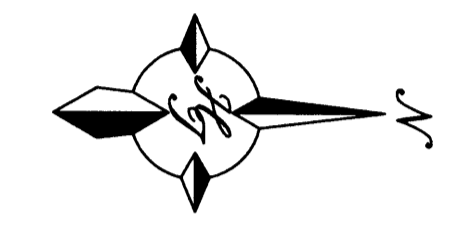
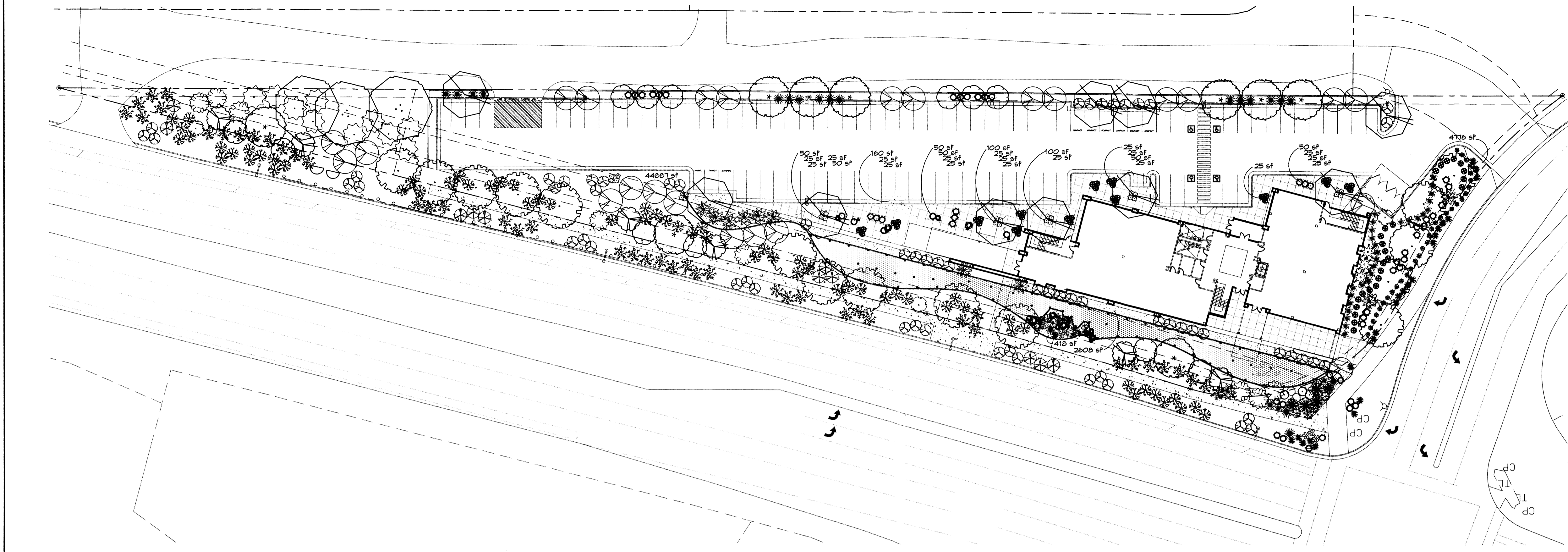
SHEET TITLE:

**SITE PLAN
FOR
BUILDING PERMIT**

SHEET NO:

1 OF 5

APPLICATION NUMBER:	PROJECT NUMBER:
11EPC-40027	1002062
CITY APPROVALS:	
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE DEPARTMENT	DATE



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.

- VALLEY COTTONWOOD 3
Populus deltoides var. wislizenii
2' Cal., 12-14' inst./30' x 60' maturity
Water (M-) Allergy (M-) 0sf
- CHITALPA 15
Chilopsis x catalpa
2' Cal., 12-14' inst./30' x 30' maturity
Water (M) Allergy (L) 0sf
- EASTERN REDBUD 6
Cercis canadensis
2' Cal., 8-10' inst./30' x 30' maturity
Water (M) Allergy (L) 0sf
- AUTUMN BLAZE MAPLE 4
Acer x Freemanii 'Autumn Blaze'
2' Cal., 12-14' inst./40' x 50' maturity
Water (M) Allergy (L) 0sf
- PURPLE-LEAF PLUM 6
Prunus cerastifera
2' Cal., 10-12' inst./20' x 20x maturity
Water (M) Allergy (L) 0sf
- BRADFORD PEAR 12
Pyrus calleryana
2' Cal., 10-12' inst./25' x 15' maturity
Water (M-) Allergy (L) 0sf
- BEARSSGRASS 22
Nolina microcarpa
5 Gal., 18-3' inst./5' x 6' maturity
Water (L-) Allergy (L) 36sf
- AGAVE 6
Agave spp.
14-18' inst./4' x 4' maturity
Water (L-) Allergy (L) 16sf
- RED YUCCA 26
Hesperaloe parviflora
5 Gal., 18-3' inst./3' x 4' maturity
Water (L-) Allergy (L) 16sf
- WESTERN RED CEDAR 24
Thuja plicata Green Giant
15 Gal., 4-10' inst./40' x 15' maturity
Water (M) Allergy (L) 225sf
- APACHE PLUM 5
Fallopia paradoxa
5 Gal., 18-3' inst./6' x 7' maturity
Water (L) Allergy (L) 49sf
- MAIDEN GRASS 35
Miscanthus sinensis
5 Gal., 18-3' inst./3' x 5' maturity
Water (M-) Allergy (L) 25sf
- SCOTCH BROOM 45
Cytisus scoparius
5 Gal., 18-3' inst./4' x 4' maturity
Water (M) Allergy (L) 16sf
- BLUE MIST SPREA 32
Carriopsis chionensis
5 Gal., 12-3' inst./3' x 3' maturity
Water (M) Allergy (L) 9sf
- POTENTILLA 26
Potentilla fruticosa
1 Gal., 3'-15' inst./3' x 3' maturity
Water (M-) Allergy (L) 9sf
- WINTER JASMINE 11
Jasminum nudiflorum
1 Gal., 6'-15' inst./4' x 12' maturity
Water (L-) Allergy (L) 144sf
- HONEYSUCKLE 62
Lonicera japonica 'Halliana'
1 Gal., 6'-15' inst./3' x 12' maturity
Water (M) Allergy (L) 144sf
Unstaked Groundcover

- COMMERCIAL GRADE STEEL EDGING
- SANTA ANA TAN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- OVERSIZED GRAVEL 4 BOULDERS (18)
- SOD WITH POP UP SPRINKLER

* DENOTES EVERGREEN PLANT MATERIAL

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.

Plant beds shall achieve 75% live ground cover at maturity. Santa Fe Brown 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) 1/2 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polytube 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.

STREET TREE REQUIREMENTS - Minimum 2" Caliper
Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Name of Street: COORS
Required 25 Provided 25

Name of Street: EAGLE RANCH
Required 5 Provided 5

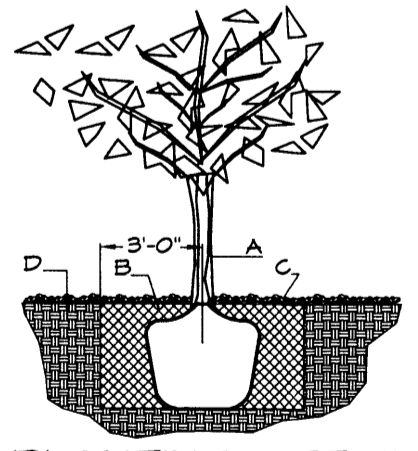
PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper
Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces
Required 9 Provided 9

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.

LANDSCAPE CALCULATIONS

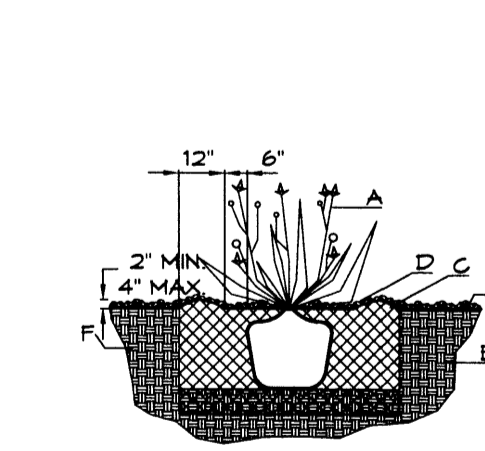
TOTAL LOT AREA	43654	square feet
TOTAL BUILDING FOOTPRINT AREA	12354	square feet
NET LOT AREA	81300	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	12195	square feet
TOTAL BED PROVIDED	53799	square feet
GROUND COVER REQ.	75%	
TOTAL GROUND COVER REQUIREMENT	40941	square feet
TOTAL GROUND COVER PROVIDED	44942 (89%)	square feet
TOTAL PONDING AREA	0	square feet
TOTAL SOD AREA (max. 20% of landscape required)	4880 (8.3%)	square feet
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	58679	square feet



TREE PLANTING DETAIL

GENERAL NOTES:
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROUN AND DUG. THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED. THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

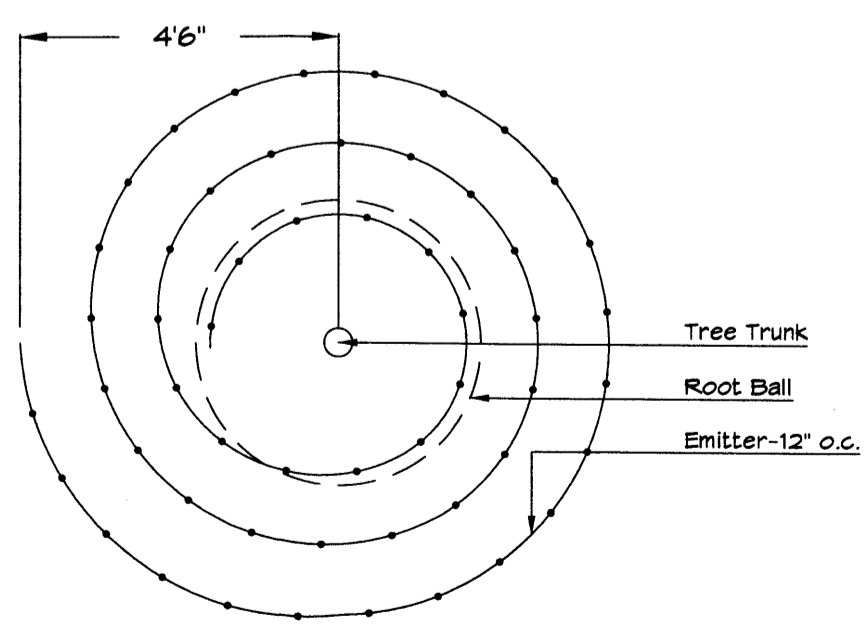
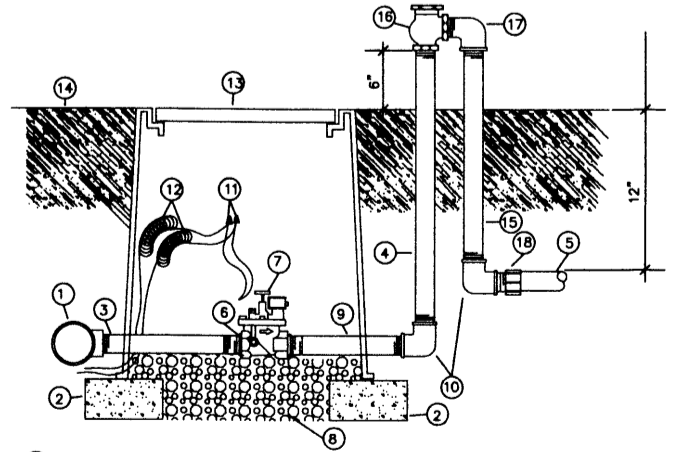
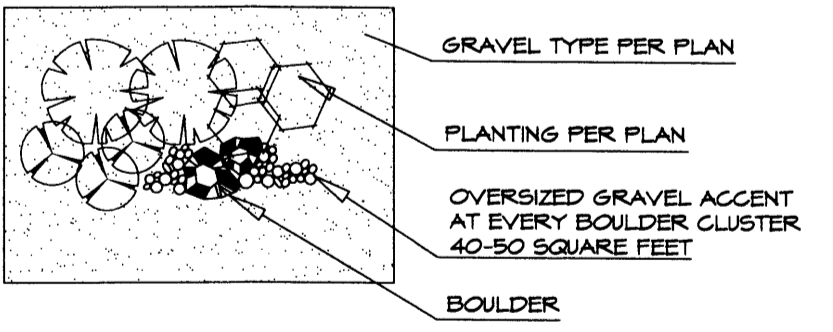
CONSTRUCTION NOTES:
A. TREE
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF GRAVEL MULCH.
D. UNDISTURBED SOIL.



SHRUB PLANTING DETAIL

GENERAL NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
CONSTRUCTION NOTES:
A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERM AROUND WATER RETENTION BASIN.
D. 3" DEPTH OF GRAVEL MULCH.
E. FINISH GRADE.
F. UNDISTURBED SOIL.

GRAVEL ACCENT DETAIL



Netafim Spiral Detail

- ① MAINLINE FITTING
- ② 3/4" BULK
- ③ GALVANIZED NIPPLE
- ④ 2" TO 3" GALVANIZED NIPPLE
- ⑤ LATERAL PIPE
- ⑥ REDUCER BUSHING
- ⑦ AUTOMATIC VALVE (SEE LEGEND)
- ⑧ GRAVEL
- ⑨ GALVANIZED NIPPLE
- ⑩ GALVANIZED ELBOW
- ⑪ WATERPROOF WIRE CONNECTOR
- ⑫ WIRE EXPANSION LOOPS
- ⑬ VALVE BOX
- ⑭ FRESH GRADE
- ⑮ GALVANIZED NIPPLE - 1/2" TO 3/4" LENGTH
- ⑯ ATMOSPHERIC VACUUM BREAKER
- ⑰ GALVANIZED STREET ELL
- ⑱ TEE NIPPLE OR WALE ADAPTER

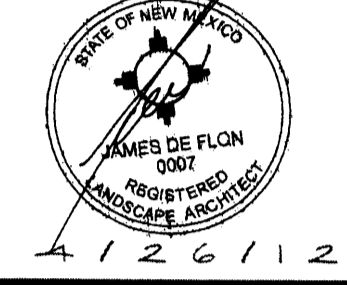
AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER



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ARCHITECT

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All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and may not be copied or used without applicable fees have been paid or pre-order placed. All items shall be used per American Standard for Nursery Stock.

PROJECT TITLE

101.7 THE TEAM OFFICE BUILDING

ALBUQUERQUE NEW MEXICO

REVISIONS:

NO.	DATE	DESCRIPTION
1	4-26-12	rev. siteplan/landscape
2	4-26-12	rev. siteplan

DRAWN BY: CMJ CHECKED BY: CMJ

PROJECT NUMBER: A1102

DATE: 03.31.11

SHEET TITLE: LANDSCAPE PLAN

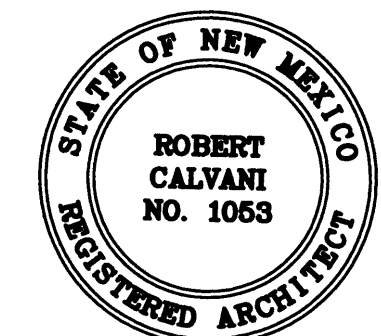
SHEET NO: 2 of 5



ARCHITECTS - PLANNERS - AIA

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ARCHITECT



CONSULTANT

MARK GOODWIN & ASSOCIATES,
P.A. CONSULTING ENGINEERS



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ALBUQUERQUE, NEW MEXICO
87199 PH: (505)828-2200,
FAX: (505)797-9539

PROJECT TITLE

**101.7
THE TEAM
OFFICE
BUILDING**

**ALBUQUERQUE
NEW MEXICO**

REVISIONS:

MK	DATE	DESCRIPTION

DRAWN BY: CHECKED BY:

PROJECT NUMBER:

A1102

DATE:

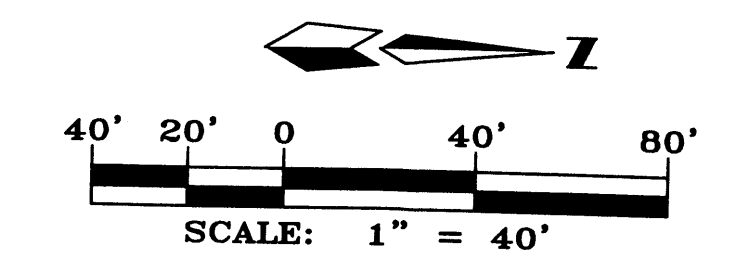
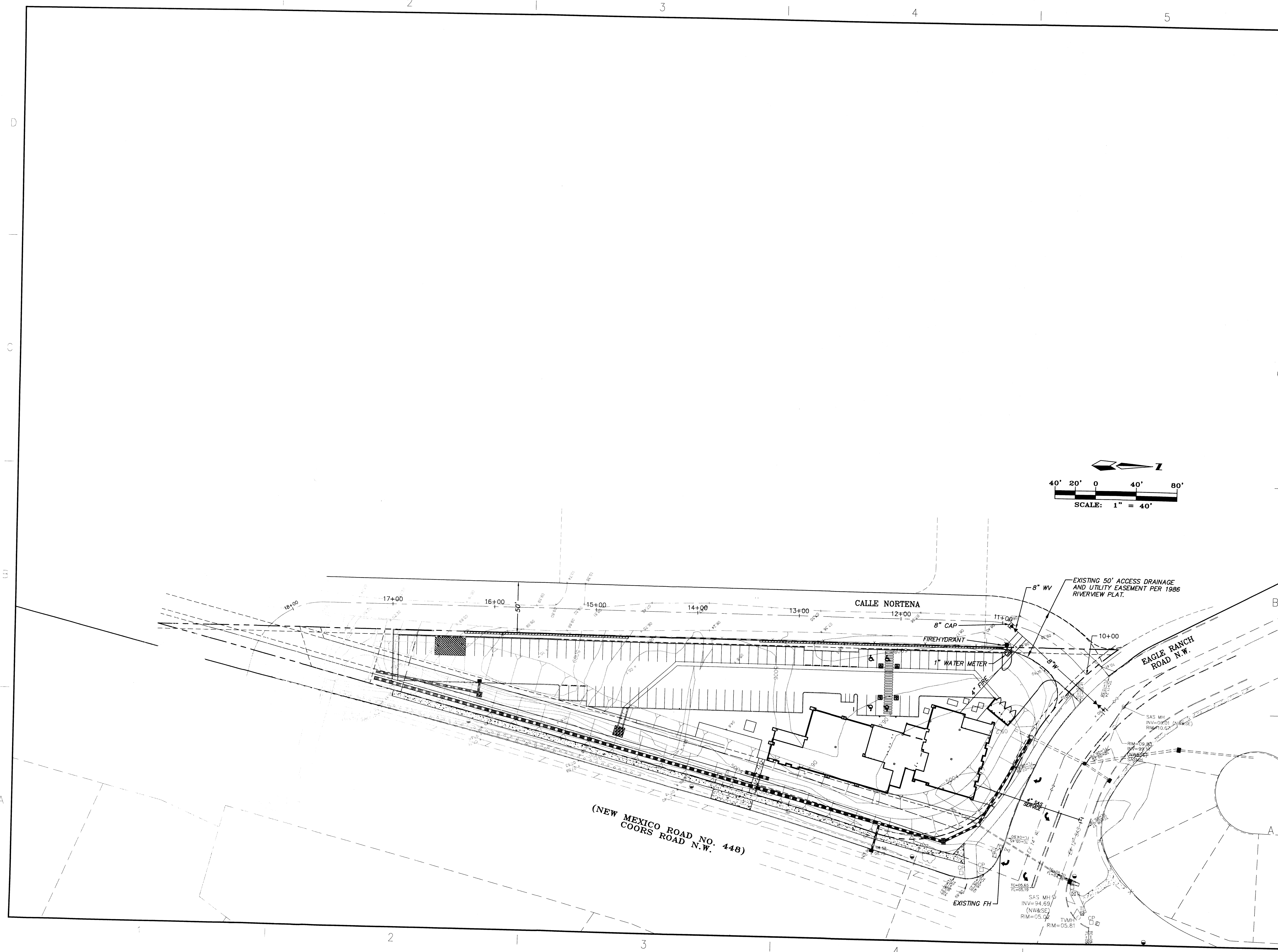
10/24/2011

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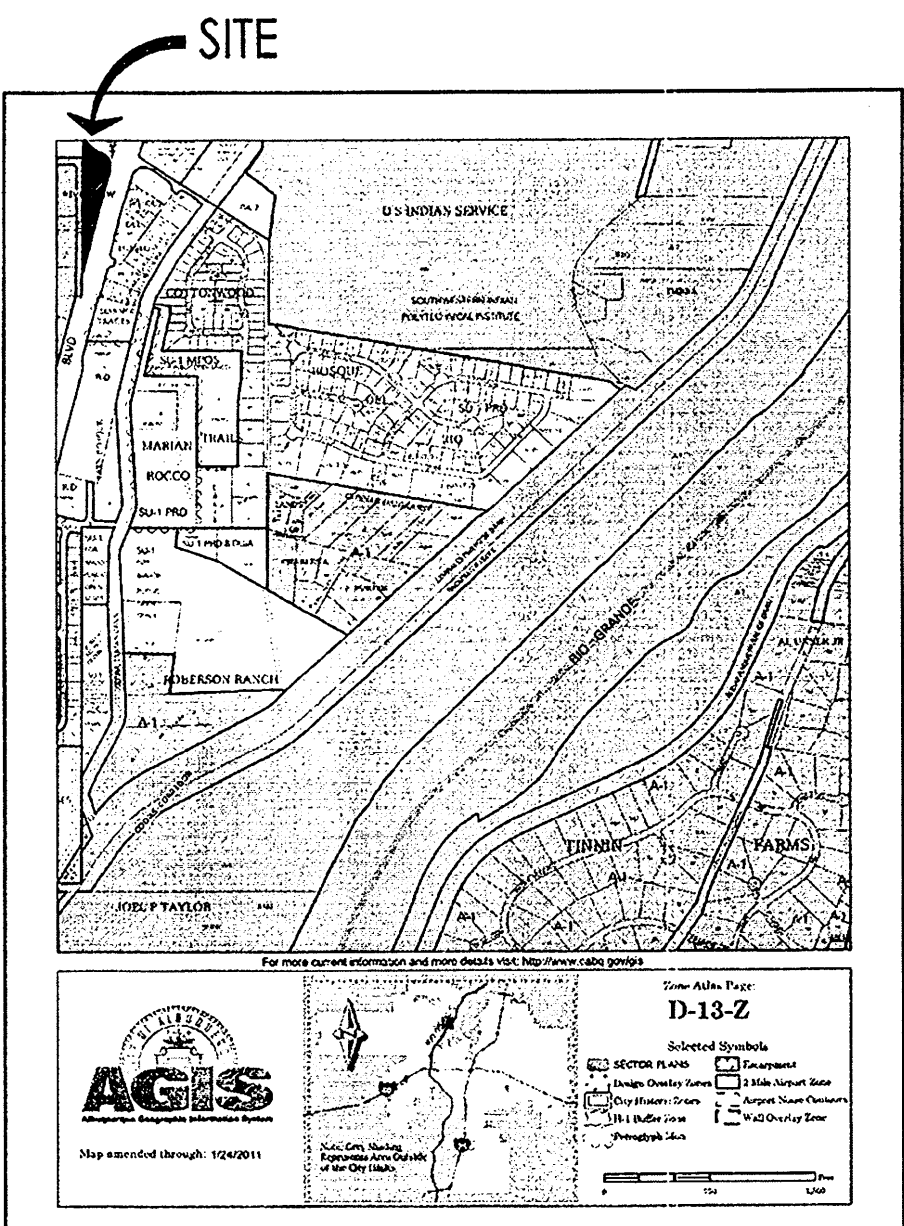
**CONCEPTUAL
UTILITY PLAN**

SHEET NO:

4 OF 5



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PARKING CALCULATIONS

PARKING REQUIRED:

PER C.O.A. ZONING 14-16-3-1(A)21

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01 (RESTAURANT)	11,300 SF = 260 OCCUPANTS	= 65 SPACES**
TOTAL PARKING REQUIRED:		= 112 SPACES

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ADDITIONAL 5% REDUCTION IF OWNER PROVIDES TRANSIT SHELTER.

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HANDICAP PARKING = 4 (1 VAN)

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MINIMUM BUILDING SETBACKS: NORTH = 5' PER COA 14-16-2-15(E)
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PROPOSED USES/ZONING

OFFICE/RETAIL WITH COMMERCIAL ANTENNA AS PERMISSIBLE PER ALBUQUERQUE C-1 ZONING REGULATIONS.

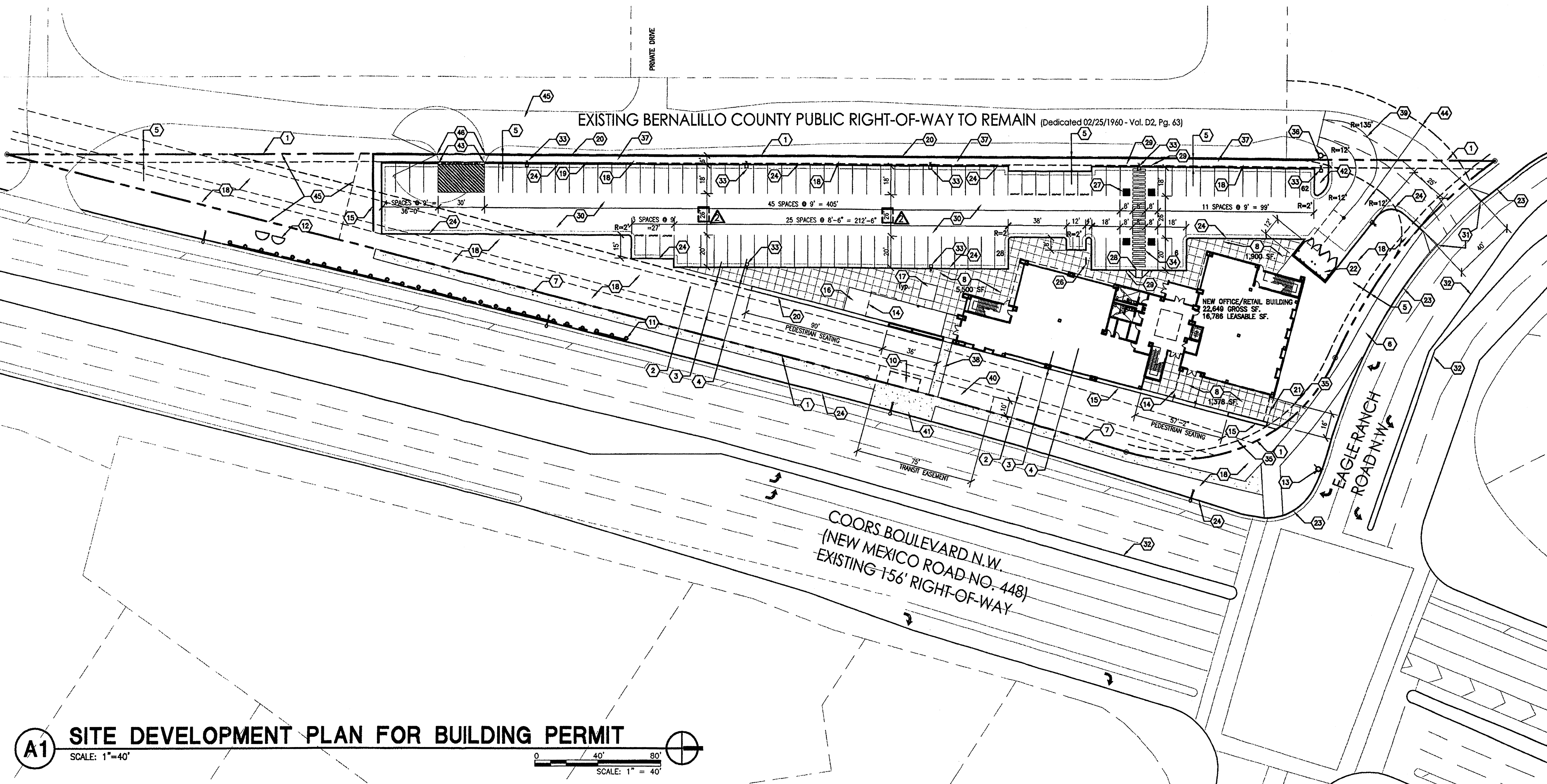
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1. EXISTING PROPERTY LINE.
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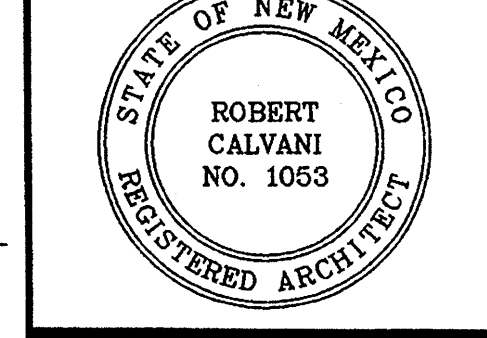
AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
DATE: 5-18-12
SIGNATURE & DATE

APPLICATION NUMBER: 11EPC-40027	PROJECT NUMBER: 1002062
CITY APPROVALS:	
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE DEPARTMENT	DATE



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ARCHITECT



CONSULTANT

PROJECT TITLE

**101.7
THE TEAM
OFFICE
BUILDING**

ALBUQUERQUE
NEW MEXICO

REVISIONS:

MK	DATE	DESCRIPTION

02.21.12 PER FIRE DEPARTMENT

10.24.11 PER EPC CONDITIONS

DRAWN BY: MAG CHECKED BY: DP

PROJECT NUMBER: A1102

DATE: March 2012

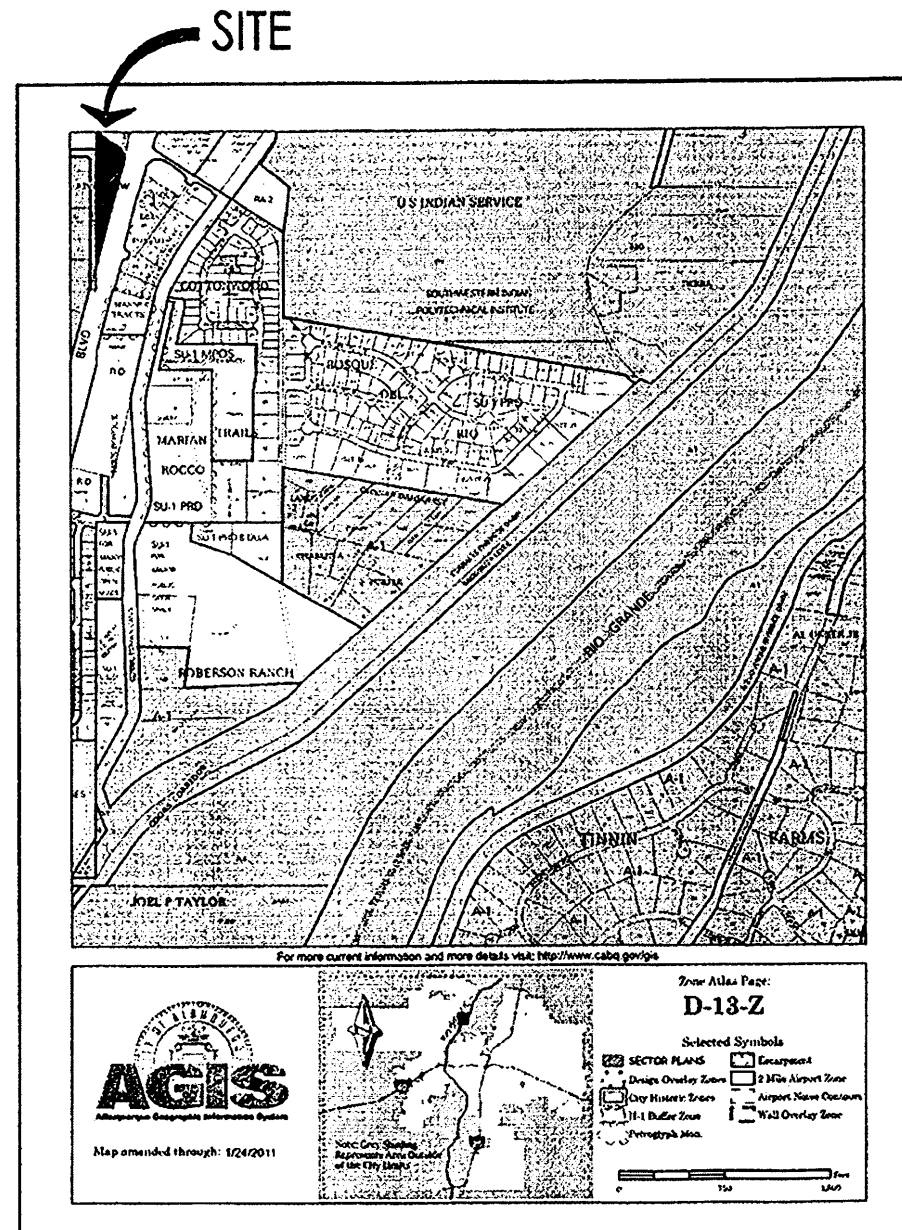
SHEET TITLE:

**SITE PLAN
FOR
BUILDING PERMIT**

SHEET NO:

1 OF 5

A1 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SCALE: 1"=40'



VICINITY MAP
ZONE ATLAS PAGE D-13-Z

PARKING CALCULATIONS

PARKING REQUIRED:

PER C.O.A. ZONING 14-16-3-1(A)21

O1 (OFFICE)	5,650 SF FIRST FLOOR/200	= 28 SPACES
O1 (OFFICE)	5,650 SF SECOND FLOOR/300	= 19 SPACES
C1 (RESTAURANT)	11,300 SF = 260 OCCUPANTS	= 65 SPACES**
TOTAL PARKING REQUIRED:		= 112 SPACES

PARKING REDUCTIONS:

PER C.O.A. 14-16-3-1(E)6a TRANSIT REDUCTIONS
10% REDUCTION IF PROPERTY IS LOCATED WITHIN 300' OF TRANSIT ROUTE.
ADDITIONAL 5% REDUCTION IF OWNER PROVIDES TRANSIT SHELTER.

TOTAL PARKING REQUIRED AFTER TRANSIT REDUCTIONS = 96 SPACES

** NUMBERS BASED ON SPECULATION OF 1/3 TOTAL RESTAURANT AREA WILL BE DINING AND 2/3 TOTAL RESTAURANT AREA WILL BE BACK OF THE HOUSE.

PER C.O.A. ZONING 14-16-3-1(c)1
MOTORCYCLE PARKING = 3 SPACES

PER C.O.A. ZONING 14-16-3-1(F)9a
HANDICAP PARKING = 4 (1 VAN)

PER C.O.A. ZONING 14-16-3-1(B)3
BICYCLE SPACES 1 PER 20 VEHICLES = 5 SPACES

PARKING PROVIDED = 96 SPACES

MOTORCYCLE PARKING PROVIDED = 3 SPACES

HANDICAP PARKING PROVIDED INCLUDING = 4 SPACES
= 2 VAN

BICYCLE SPACES PROVIDED = 7 SPACES

DESIGN CRITERIA

MAXIMUM BUILDING HEIGHT: = 32' BUILDING HEIGHT
= 38' TOP OF MECHANICAL SCREEN

MINIMUM BUILDING SETBACKS: NORTH = 5' PER COA 14-16-2-15(E)
EAST = 35' PER COORS CORRIDOR PLAN
WEST = 5' PER COA 14-16-2-15(E)

SIGNAGE: ALL SIGNAGE SHALL COMPLY WITH THE C-1 COMMERCIAL ZONE AND THE COORS CORRIDOR SIGNAGE REGULATION. ANY SIGN WITH MOVING ELEMENTS OR FLASHING LIGHTS, INCLUDING ELECTRONIC SIGNS ARE NOT PERMITTED. SHADES AND INTERNAL IMAGES THAT MEET THE DEFINITION OF A SIGN ARE NOT PERMITTED. FUTURE TENANT SIGNAGE IS LIMITED TO A MAXIMUM OF 8 ADDITIONAL WORDS OR ITEMS OF INFORMATION, PER STREET FRONTAGE.



SITE PLAN
W/FIRE MARSHAL
& SOLID WASTE
APPROVALS

505-924-2650

LEGAL DESCRIPTION

TRACT H-12B RIVERVIEW, CONTAINING APPROXIMATELY 2.15 ACRES AND LOCATED ON THE SW CORNER OF COORS BLVD. AND EAGLE RANCH RE. NW.

PROPOSED USES/ZONING

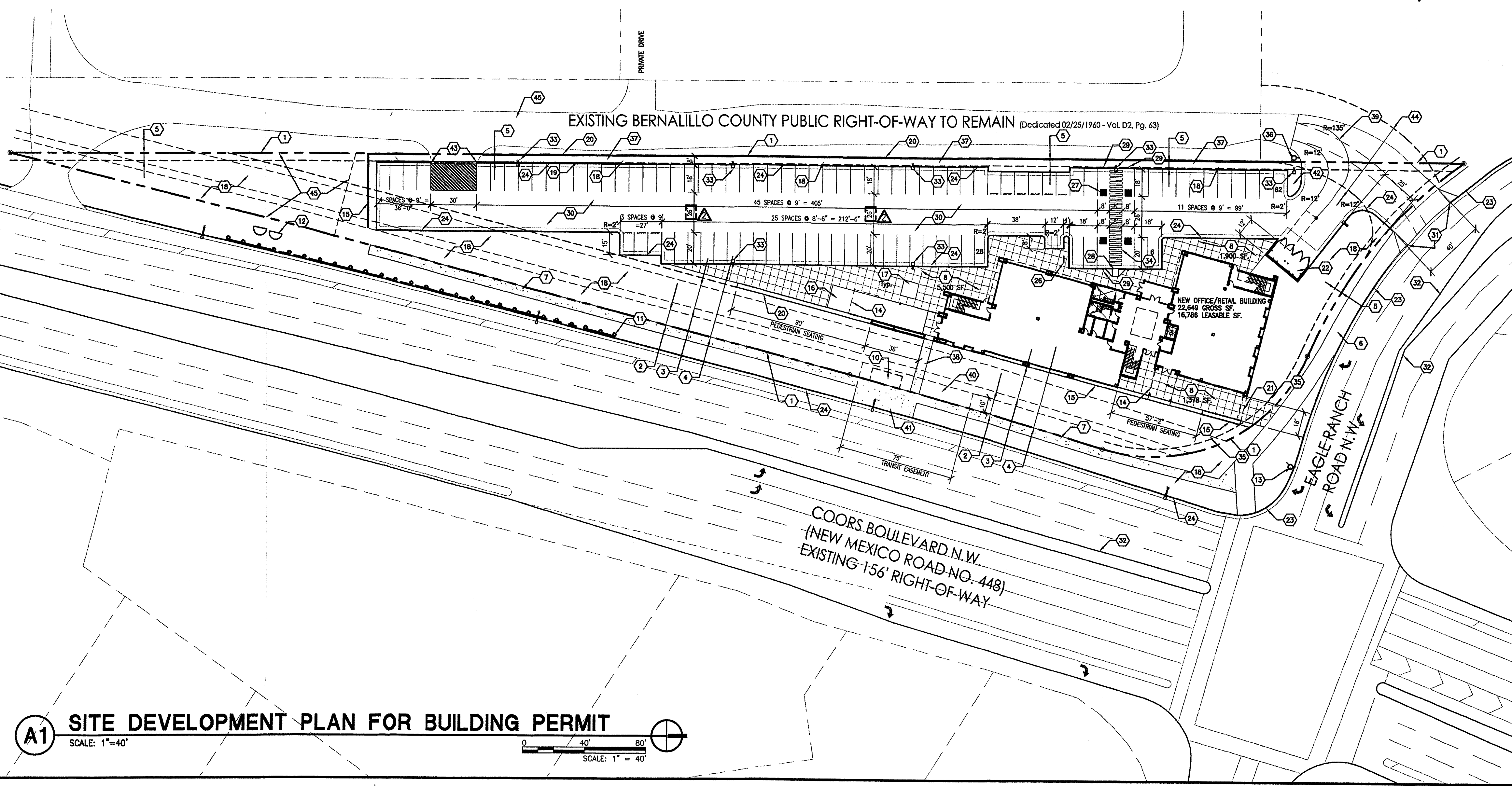
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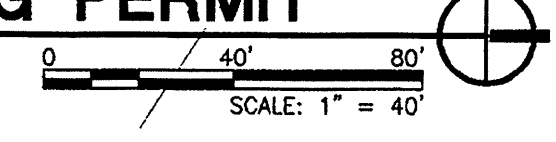
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SHEET NO: **1 OF 5**