

1003714

Project Number: 1003714

Application Number: 07DRB-70304

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated July 19, 2007 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required () Yes (X) No if yes, then a set of approved DRC plans with work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB Site Development Plan Signoff Approval:

Bradley A. Byler 12/21/07
Traffic Engineering, Transportation Division: Date

N/A 12/14/07
ABCWUA Date

Christina Sandoval 12/12/07
Parks and Recreation Department Date

Bradley J. Bingham 12/12/07
City Engineer Date

N/A 12/21/07
Environmental Health Department (conditional) Date

J. Bar 12/12/07
Solid Waste Management Date

Andrew Garcia 12/21/07
DRB Chair Person, Planning Department Date

PARKING CALCULATIONS

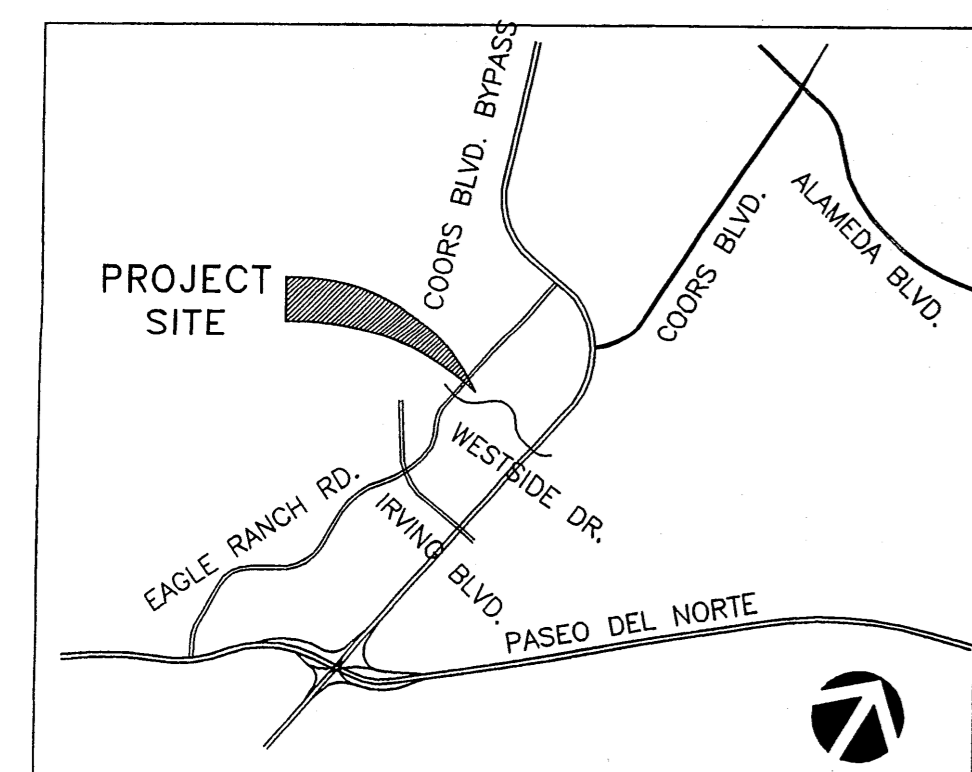
BASED ON THE CITY OF ALBUQUERQUE OFF-STREET PARKING REGULATIONS SECTION 14-16-3-1

STALL SIZE = 9'-0" WIDE X 20'-0" LONG

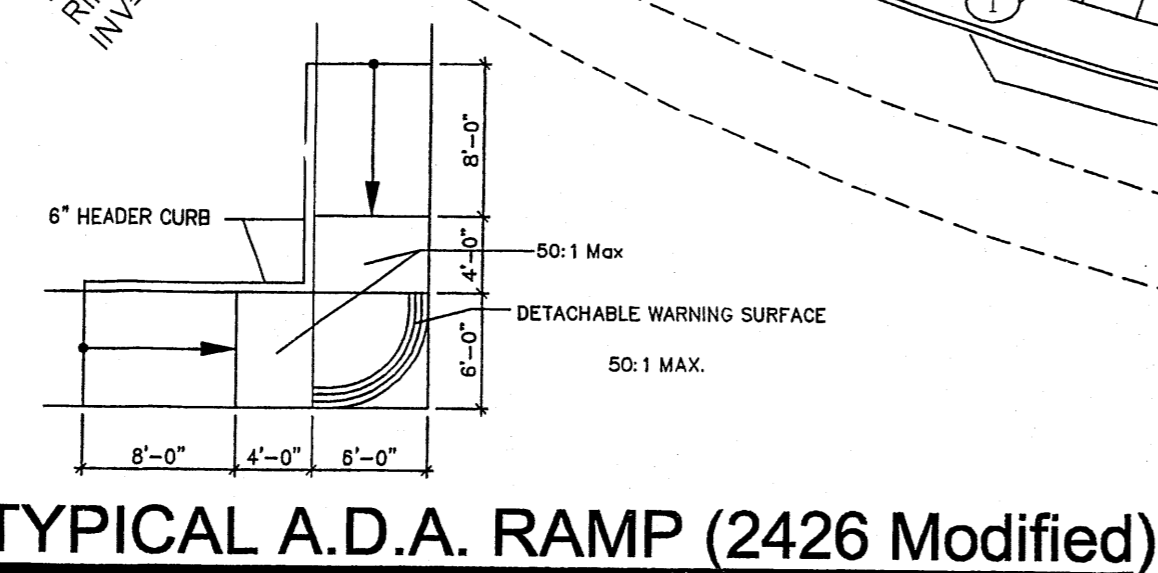
4,000 SF OFFICE RETAIL/200 = 20 SPACES
4,900 SF WAREHOUSE/2,000 = 3 SPACES
SPACES REQUIRED = 23
SPACES PROVIDED = 24

ACCESSIBLE SPACES REQUIRED = 1
ACCESSIBLE SPACES PROVIDED = 2

MOTORCYCLE SPACES REQUIRED = 1
MOTORCYCLE SPACES PROVIDED = 2

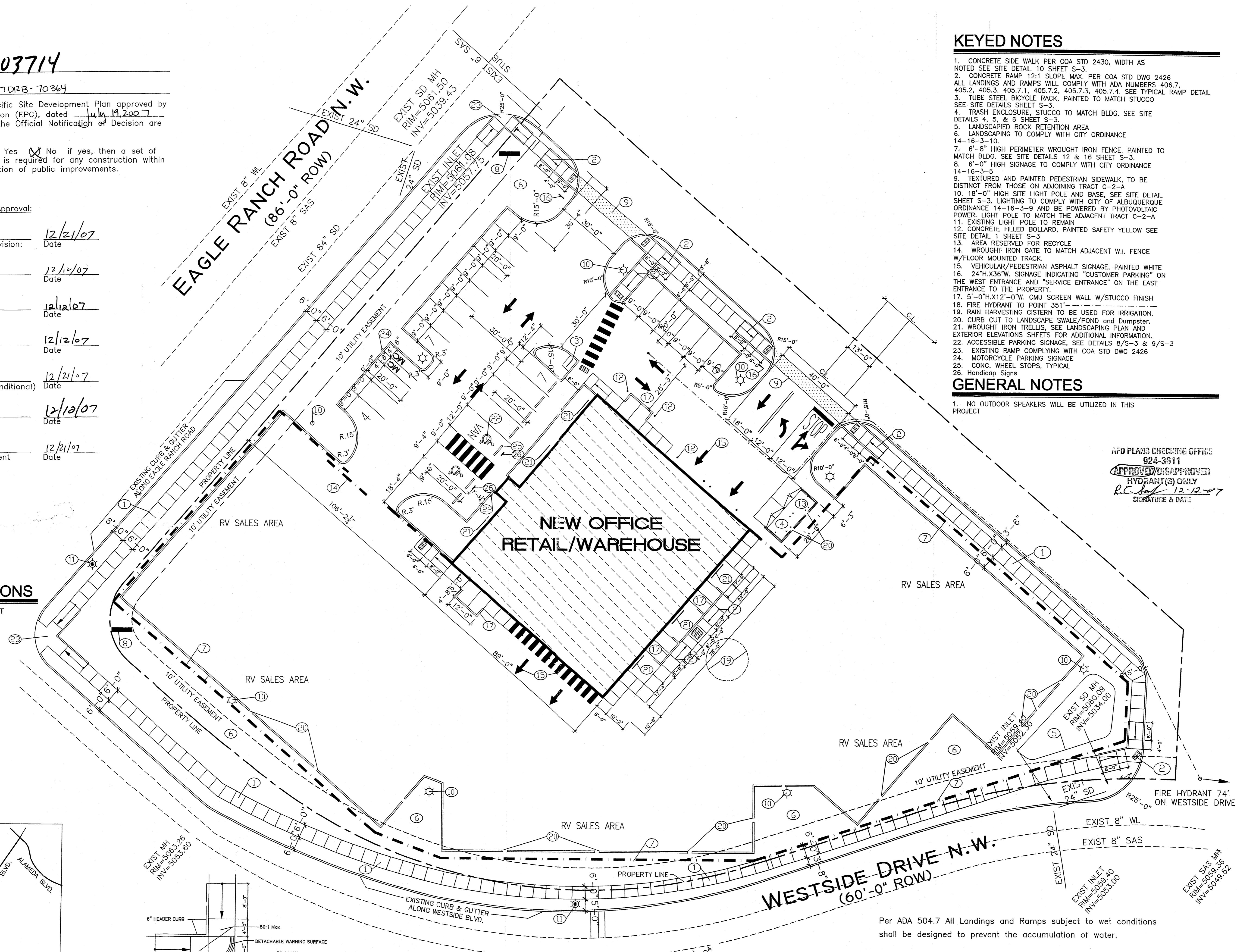


VICINITY MAP



TYPICAL A.D.A. RAMP (2426 Modified)

SCALE: 1" = 20'



KEYED NOTES

1. CONCRETE SIDE WALK PER COA STD 2430, WIDTH AS NOTED SEE SITE DETAIL 10 SHEET S-3.
2. CONCRETE RAMP 12:1 SLOPE MAX. PER COA STD DWG 2426 ALL LANDINGS AND RAMPS WILL COMPLY WITH ADA NUMBERS 406.7, 405.2, 405.3, 405.7.1, 405.7.2, 405.7.3, 405.7.4. SEE TYPICAL RAMP DETAIL.
3. TUBE STEEL BICYCLE RACK, PAINTED TO MATCH STUCCO SEE SITE DETAILS SHEET S-3.
4. TRASH ENCLOSURE, STUCCO TO MATCH BLDG. SEE SITE DETAILS 4, 5, & 6 SHEET S-3.
5. LANDSCAPED ROCK RETENTION AREA
6. LANDSCAPING TO COMPLY WITH CITY ORDINANCE 14-16-3-10.
7. 6'-8" HIGH PERIMETER WROUGHT IRON FENCE, PAINTED TO MATCH BLDG. SEE SITE DETAILS 12 & 16 SHEET S-3.
8. 6'-0" HIGH SIGNAGE TO COMPLY WITH CITY ORDINANCE 14-16-3-5.
9. TEXTURED AND PAINTED PEDESTRIAN SIDEWALK, TO BE DISTINCT FROM THOSE ON ADJOINING TRACT C-2-A
10. 18'-0" HIGH SITE LIGHT POLE AND BASE, SEE SITE DETAIL SHEET S-3. LIGHTING TO COMPLY WITH CITY OF ALBUQUERQUE ORDINANCE 14-16-3-9 AND BE POWERED BY PHOTOVOLTAIC POWER. LIGHT POLE TO MATCH THE ADJACENT TRACT C-2-A
11. EXISTING LIGHT POLE TO REMAIN
12. CONCRETE FILLED BOLLARD, PAINTED SAFETY YELLOW SEE SITE DETAIL 1 SHEET S-3
13. AREA RESERVED FOR RECYCLE
14. WROUGHT IRON GATE TO MATCH ADJACENT W.I. FENCE W/FLOOR MOUNTED TRACK.
15. VEHICULAR/PEDESTRIAN ASPHALT SIGNAGE, PAINTED WHITE
16. 24"H.X36"W. SIGNAGE INDICATING "CUSTOMER PARKING" ON THE WEST ENTRANCE AND "SERVICE ENTRANCE" ON THE EAST ENTRANCE TO THE PROPERTY.
17. 5'-0" H.X12'-0" W. CMU SCREEN WALL W/STUCCO FINISH
18. FIRE HYDRANT TO POINT 351'-
19. RAIN HARVESTING CISTERN TO BE USED FOR IRRIGATION.
20. CURB CUT TO LANDSCAPE SWALE/POND and Dumpster.
21. WROUGHT IRON TRELIS, SEE LANDSCAPING PLAN AND EXTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.
22. ACCESSIBLE PARKING SIGNAGE, SEE DETAILS 8/S-3 & 9/S-3
23. EXISTING RAMP COMPLYING WITH COA STD DWG 2426
24. MOTORCYCLE PARKING SIGNAGE
25. CONC. WHEEL STOPS, TYPICAL
26. Handicap Signs

GENERAL NOTES

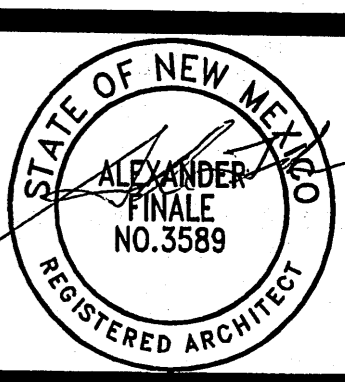
1. NO OUTDOOR SPEAKERS WILL BE UTILIZED IN THIS PROJECT

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
R.C. [Signature] 12-12-07
SIGNATURE & DATE

Per ADA 504.7 All Landings and Ramps subject to wet conditions shall be designed to prevent the accumulation of water.

SITE DEVELOPMENT PLAN

SCALE: 1" = 20'



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@Enchantment RV, Inc.

Site Development Plan

**A New Office & Warehouse
for Enchantment RV**
Westside Road NW Albuquerque, NM 87114

Date:	12/11/07
Revision:	
Rev. No. by:	Date:

Sheet:

S-1

LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPEC	QUANTITY
TREES				
	ULMAS PARVIFOLIA	LACEBARK ELM	8' - 10'	14
	CHILOPSIS CATALPA	CHITALPA	8' - 10'	14
	FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE	6' - 8'	12
	CHILOPSIS LINEARIS	DESERT WILLOW	6' - 8'	16
	PINACEAE PINUS ELDUIS	PINYON PINE	6' - 8'	12
	PINUS NIGRA	AUSTRIAN PINE	6' - 8'	6
SHRUBS				
	CHRYSOTHAMUS NAUSEOSUS	CHAMISA	5 GAL.	16
	FALLUGIA PARADOXA	APACHE PLUME	1-2 GAL.	50
	PEROVSKIA ARTIMISIOIDES	RUSSIAN SAGE	1-2 GAL.	31
	SANTOLINA CHAMAECYPARIS	GRAY SANTOLINA	1-2 GAL.	32
	SPARTIUM JUCEUM	SPANISH BROOM	5 GAL.	10
	LAVANDULA ANGSTUOLIA	LAVENDER	1-2 GAL.	20
	MISCANTHUS SINENSIS	MAIDEN GRASS	5 GAL.	24
	LONICERA ARIZONICA	HONEY SUCKLE	5 GAL.	14
	BUCHLOW DACTYLOIDES	BUFFALO GRASS	6 LSBS/ 1000 SQ. FT.	6 LSBS/ 1000 SQ. FT.
		3/4" TO 1" SANTA FE BROWN GRAVEL		
		2" TO 4" SANTA ANA TAN STONES		

LANDSCAPE CALCULATIONS

TOTAL LOT AREA = 2.289 ACRES = 99,709 S.F.
 LESS BUILDING AREA = 8,900 S.F.
 NET LOT AREA = 90,809 S.F.
 LANDSCAPE REQUIREMENT = 13,621 (15%)
 ONSITE LANDSCAPED AREA = 15,179 S.F.
 OFFSITE LANDSCAPE = 1,484 S.F.
 LANDSCAPE AREA TOTAL = 16,663 S.F.
 18.3% OF NET LOT AREA

- LANDSCAPE NOTES:**
- Landscape maintenance shall be the responsibility of the Property Owner.
 - 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.
 - SFBrown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

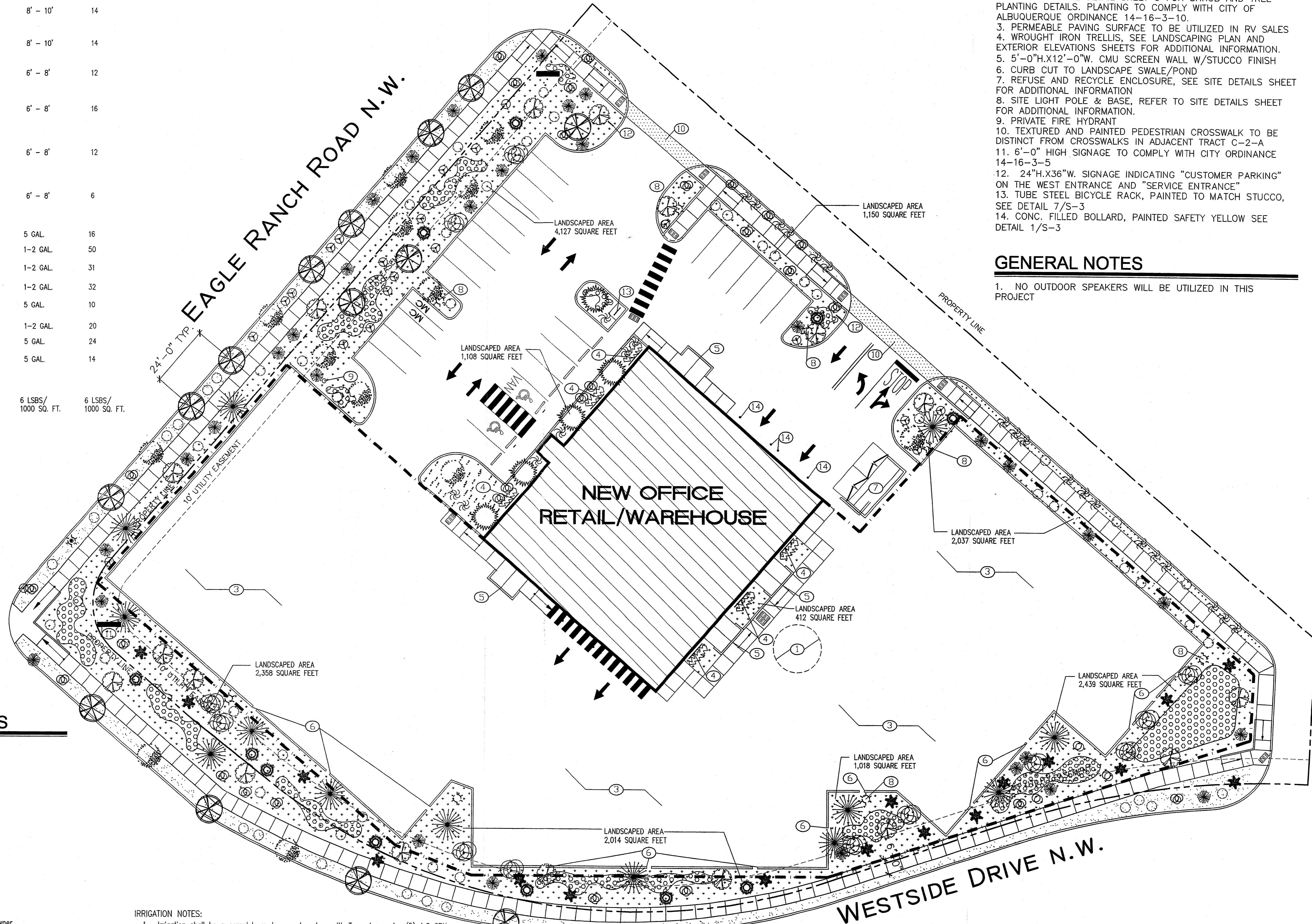
- IRRIGATION NOTES:**
- Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.
 - Run time per each drip valve will be approximately 15 minutes per day, to 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.
 - Irrigation run time for trees shall be between 140 and 150 gallons per tree per week per week until established.
 - FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

KEYED NOTES

- PROPOSED LOCATION OF UNDERGROUND RAIN HARVESTING CISTERN TO BE USED FOR IRRIGATION.
- REFER TO SITE DETAIL SHEET 3 FOR SHRUB AND TREE PLANTING DETAILS. PLANTING TO COMPLY WITH CITY OF ALBUQUERQUE ORDINANCE 14-16-3-10.
- PERMEABLE PAVING SURFACE TO BE UTILIZED IN RV SALES
- WROUGHT IRON TRELLIS, SEE LANDSCAPING PLAN AND EXTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.
- 5'-0"H.X12'-0"W. CMU SCREEN WALL W/STUCCO FINISH
- CURB CUT TO LANDSCAPE SWALE/POND
- REFUSE AND RECYCLE ENCLOSURE, SEE SITE DETAILS SHEET FOR ADDITIONAL INFORMATION
- SITE LIGHT POLE & BASE, REFER TO SITE DETAILS SHEET FOR ADDITIONAL INFORMATION.
- PRIVATE FIRE HYDRANT
- TEXTURED AND PAINTED PEDESTRIAN CROSSWALK TO BE DISTINCT FROM CROSSWALKS IN ADJACENT TRACT C-2-A
- 6'-0" HIGH SIGNAGE TO COMPLY WITH CITY ORDINANCE 14-16-3-5
- 24"H.X36"W. SIGNAGE INDICATING "CUSTOMER PARKING" ON THE WEST ENTRANCE AND "SERVICE ENTRANCE"
- TUBE STEEL BICYCLE RACK, PAINTED TO MATCH STUCCO, SEE DETAIL 7/S-3
- CONC. FILLED BOLLARD, PAINTED SAFETY YELLOW SEE DETAIL 1/S-3

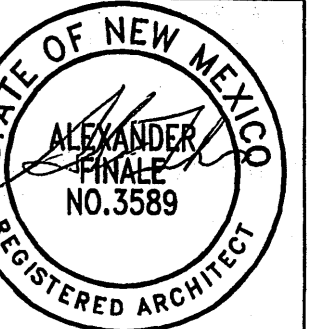
GENERAL NOTES

- NO OUTDOOR SPEAKERS WILL BE UTILIZED IN THIS PROJECT



LANDSCAPE PLAN

SCALE: 1" = 20'



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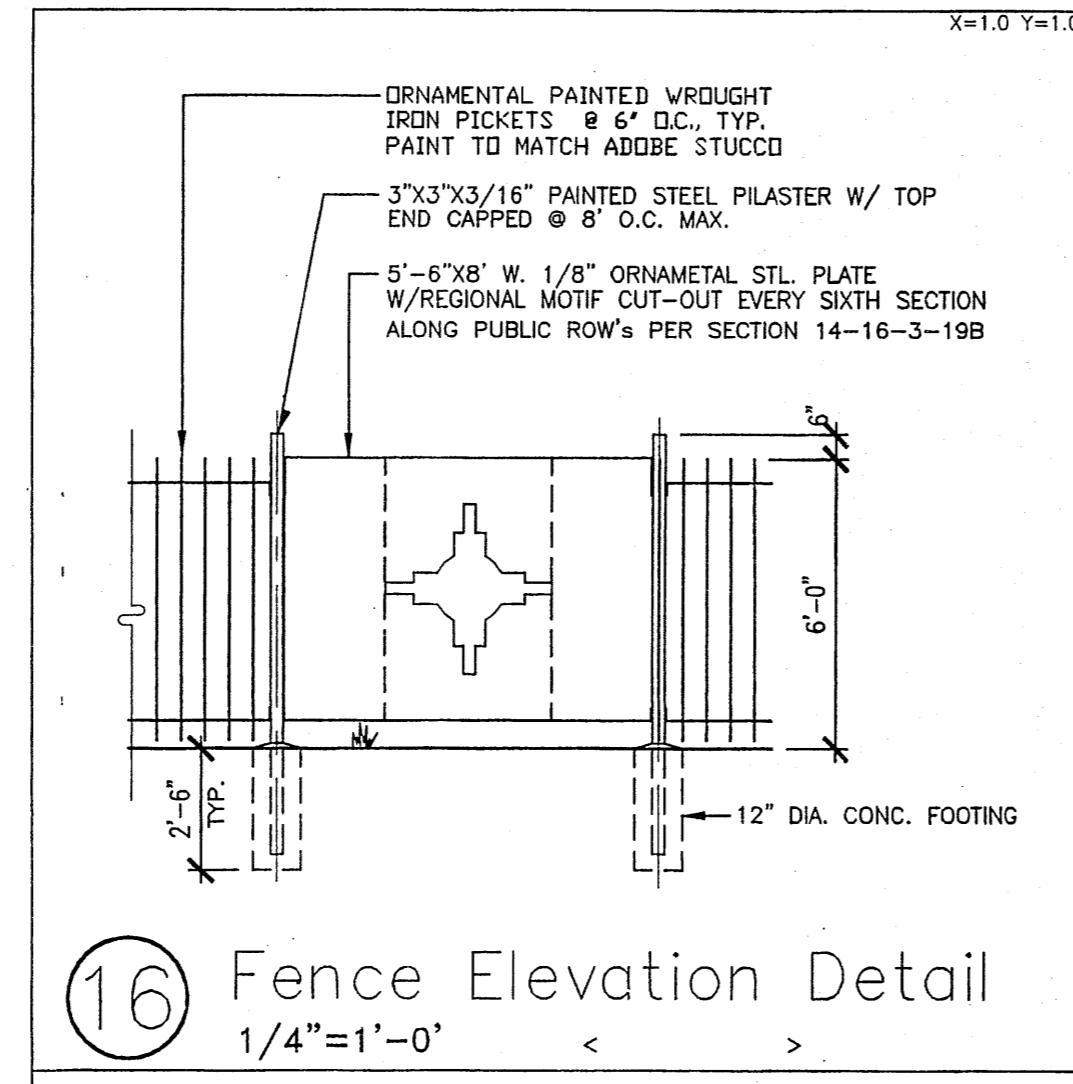
Landscaping Plan

A New Office & Warehouse
 for Enchantment RV
 Westside Road NW Albuquerque, NM 87114

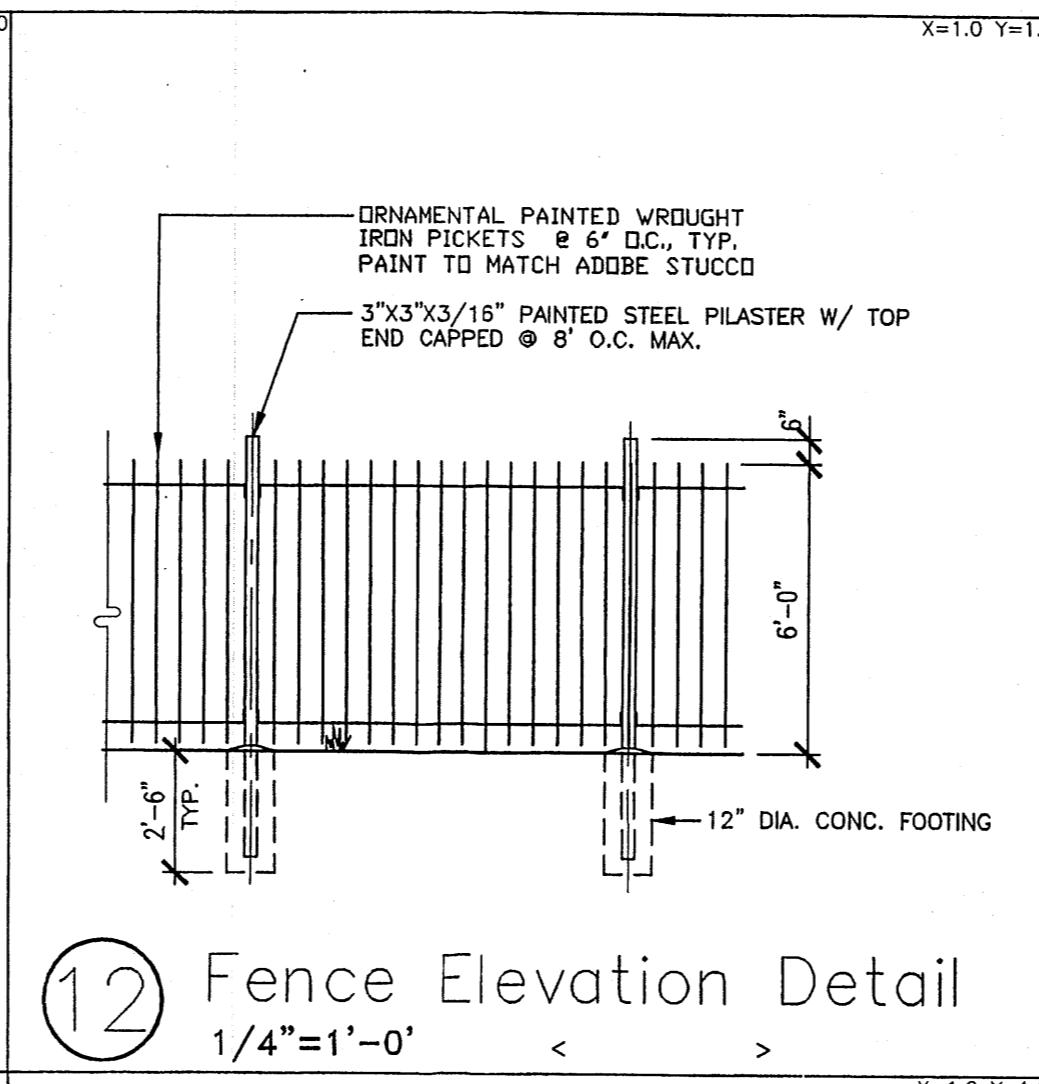
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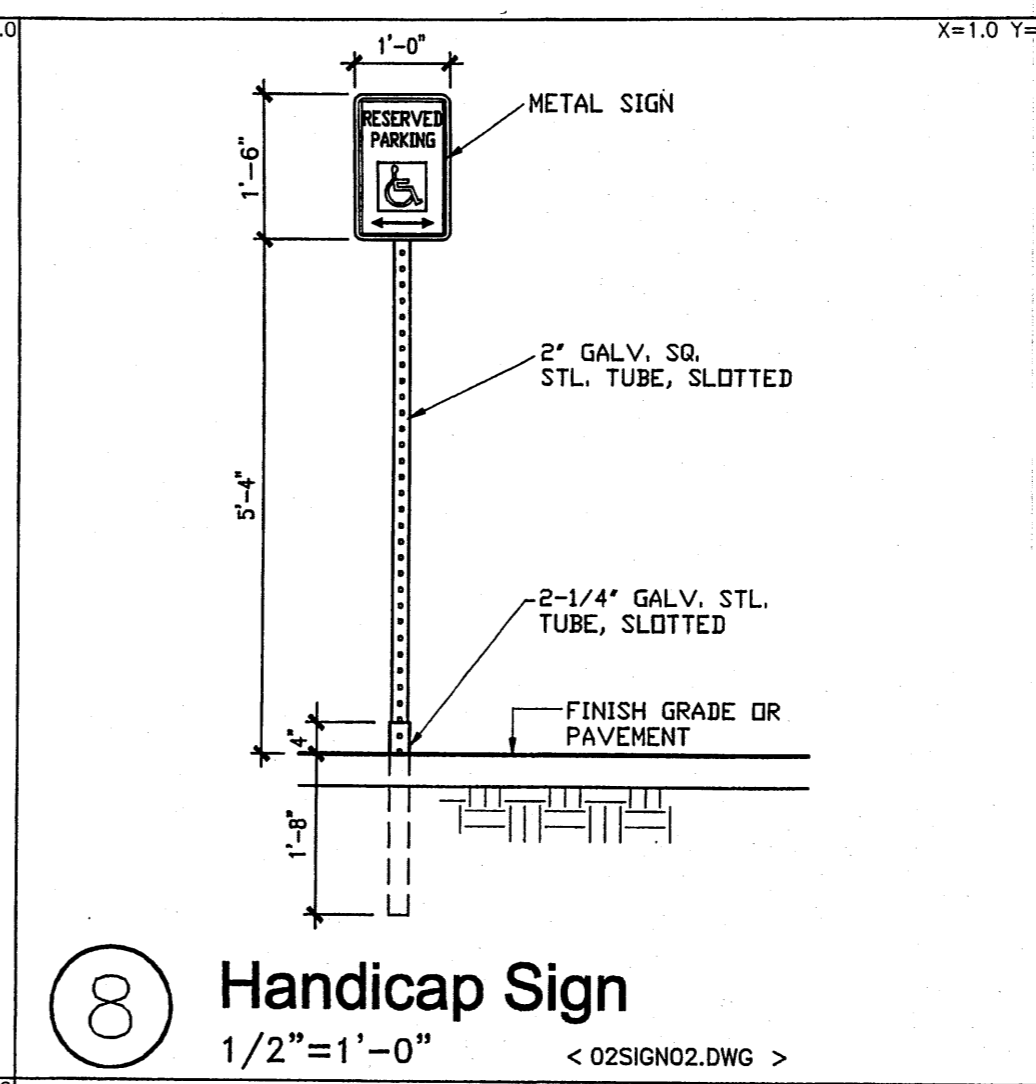
S-2



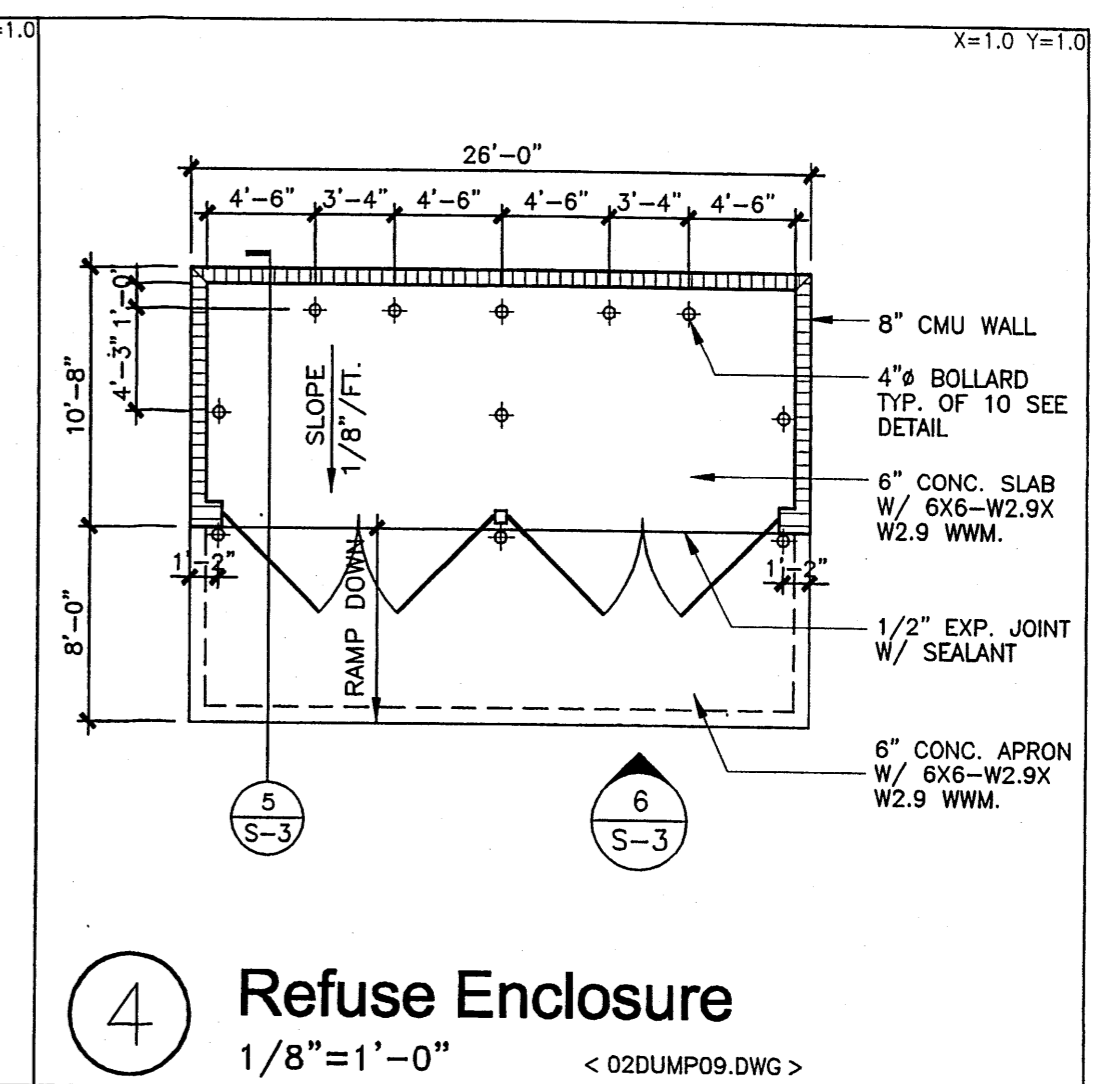
16 Fence Elevation Detail
1/4"=1'-0"



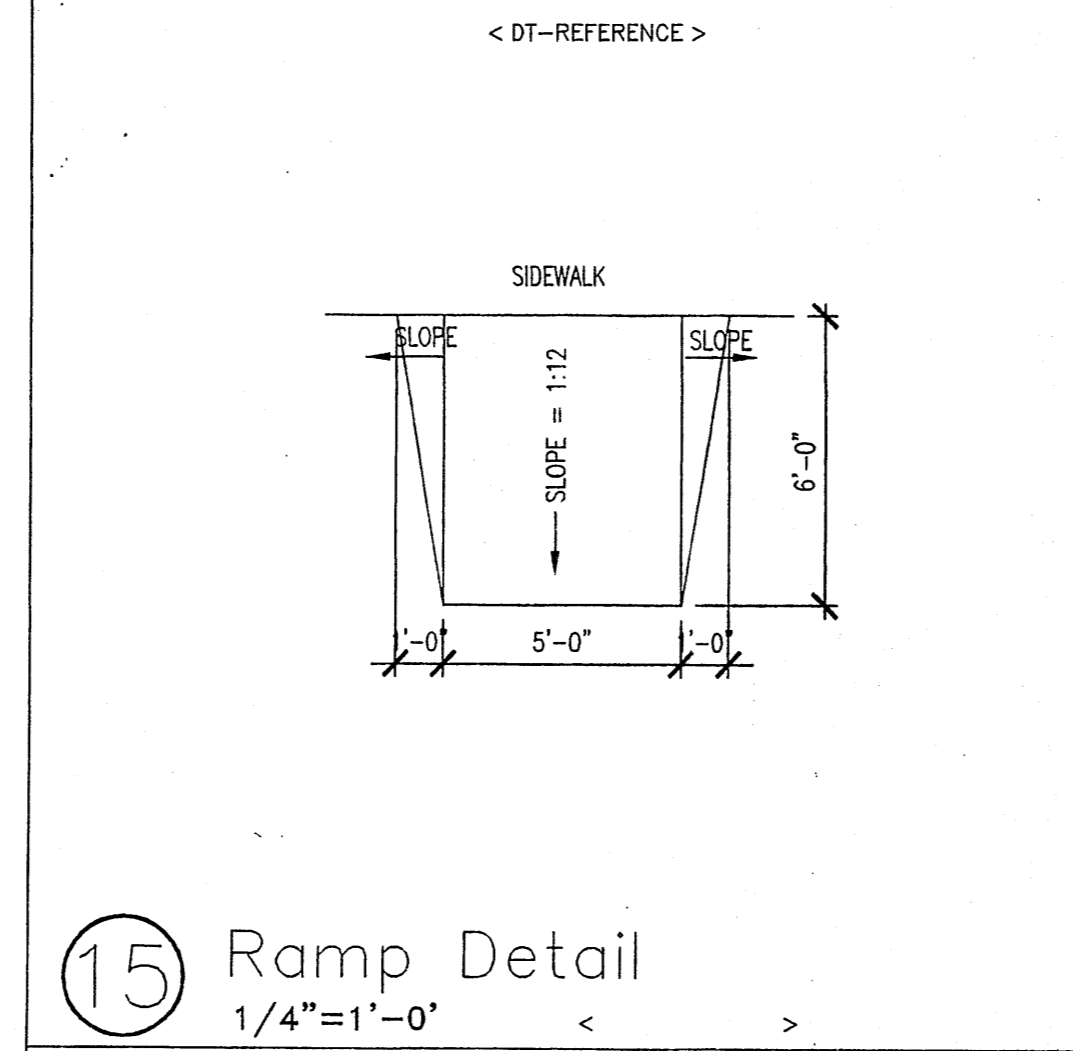
12 Fence Elevation Detail
1/4"=1'-0"



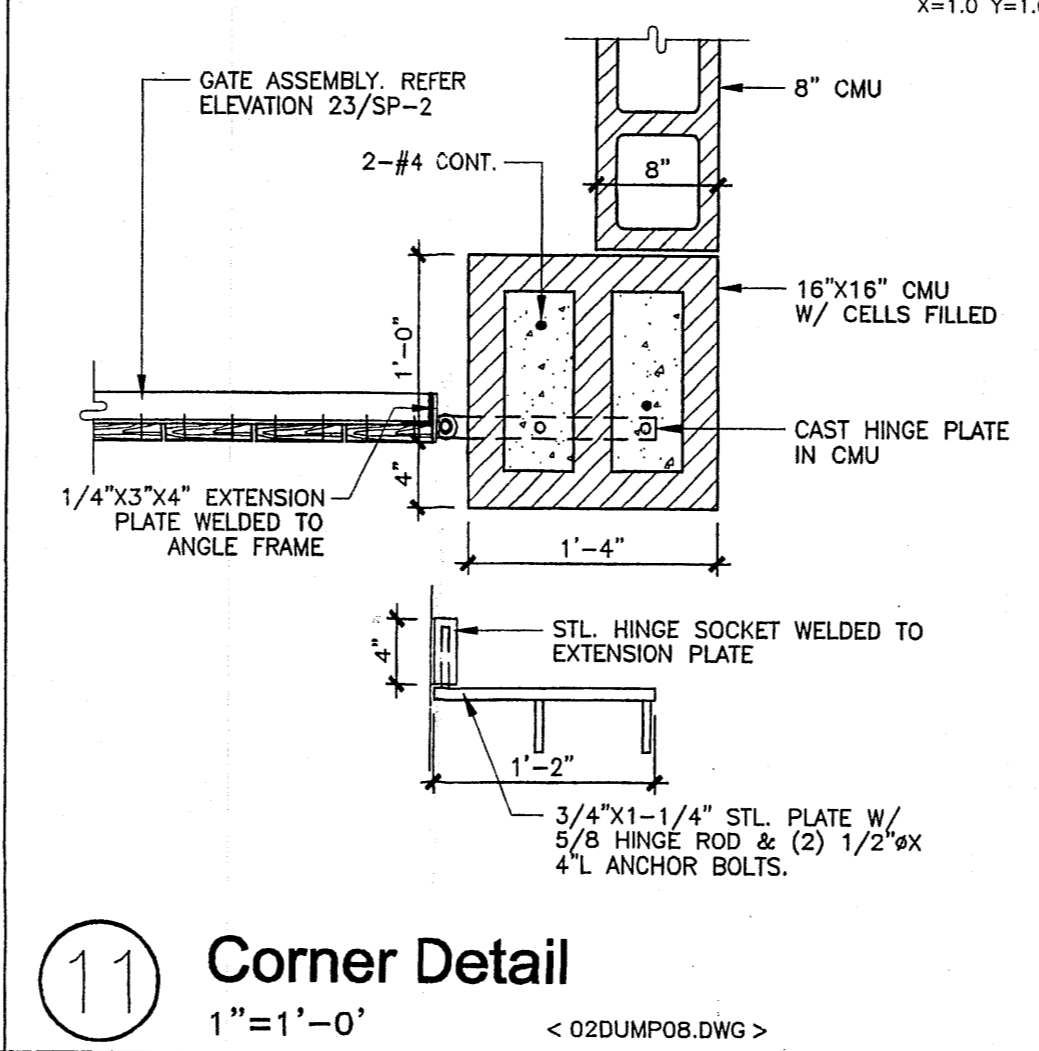
8 Handicap Sign
1/2"=1'-0"



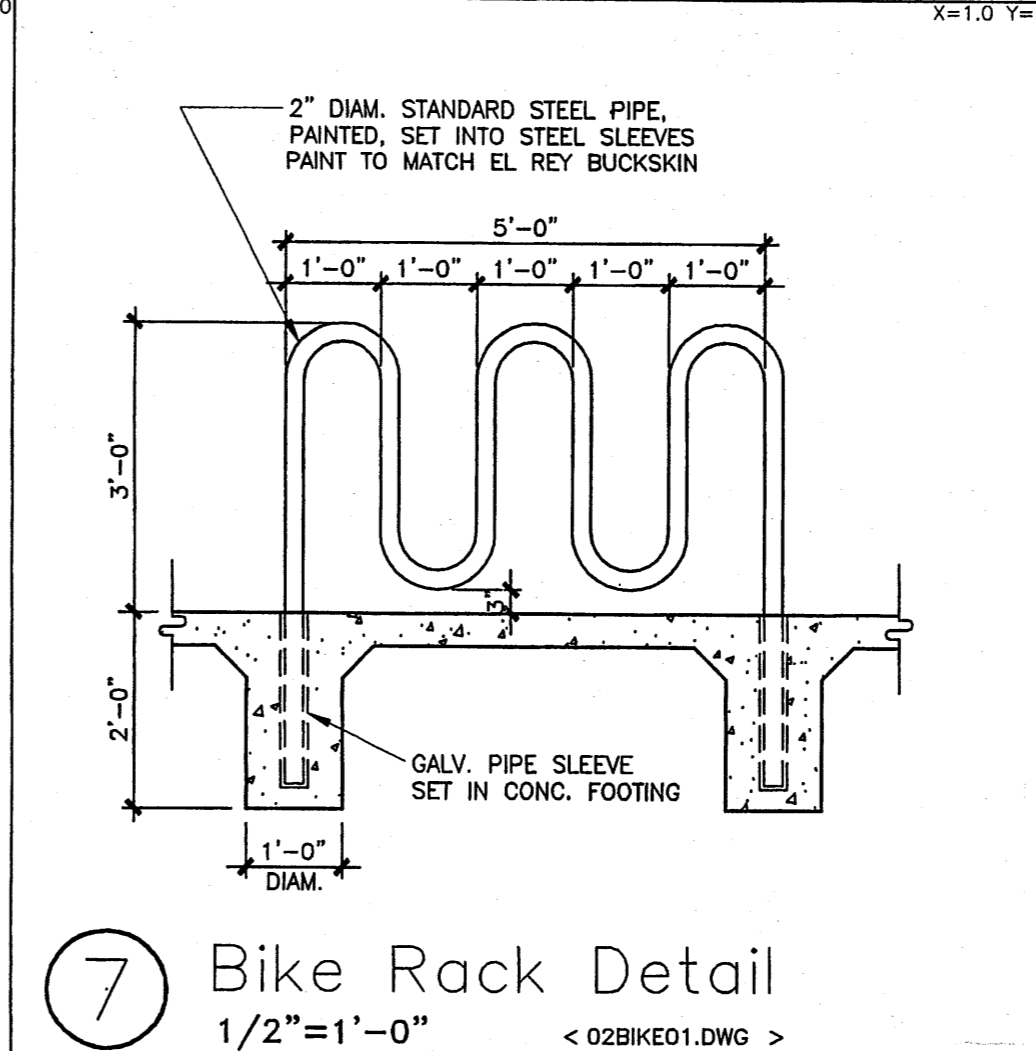
4 Refuse Enclosure
1/8"=1'-0"



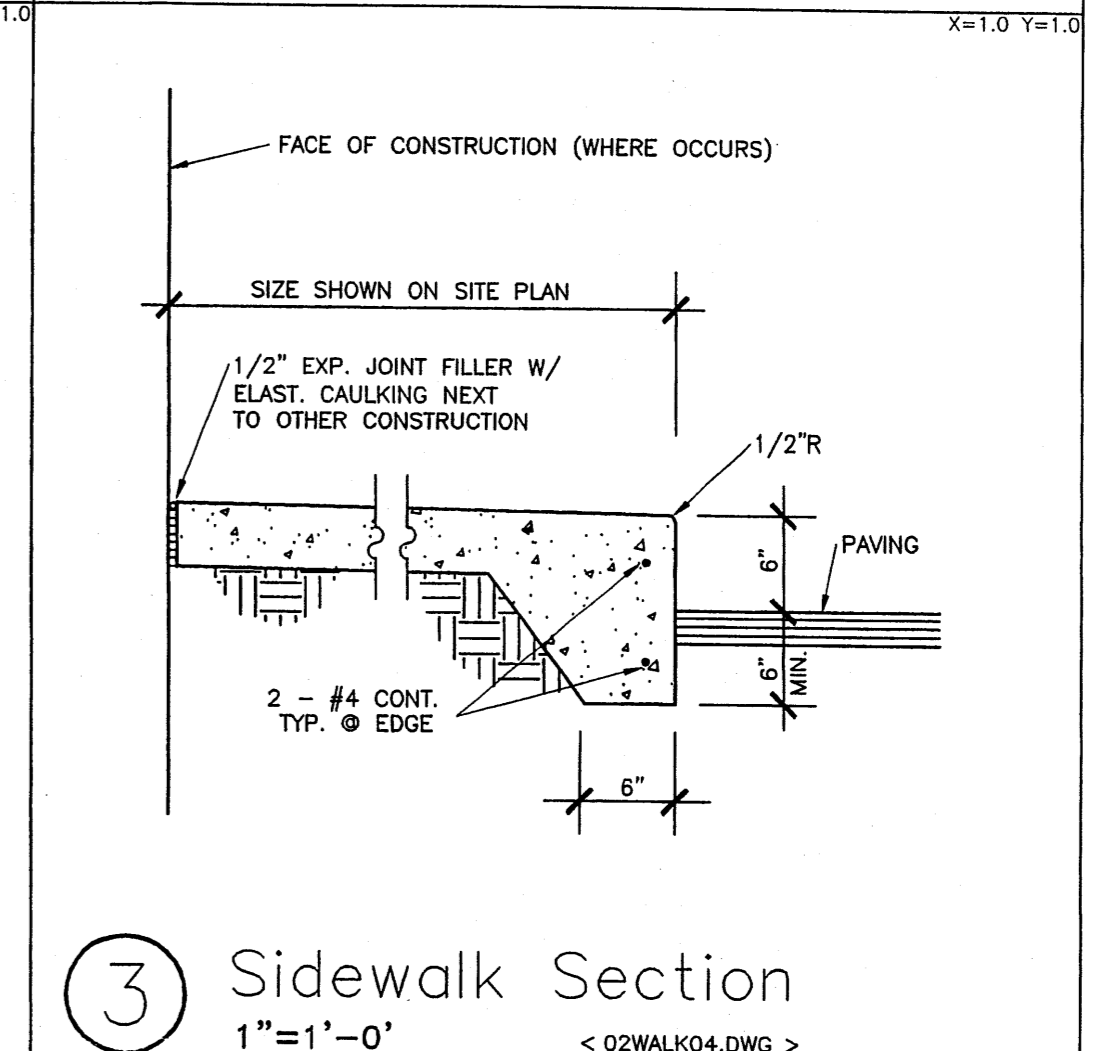
15 Ramp Detail
1/4"=1'-0"



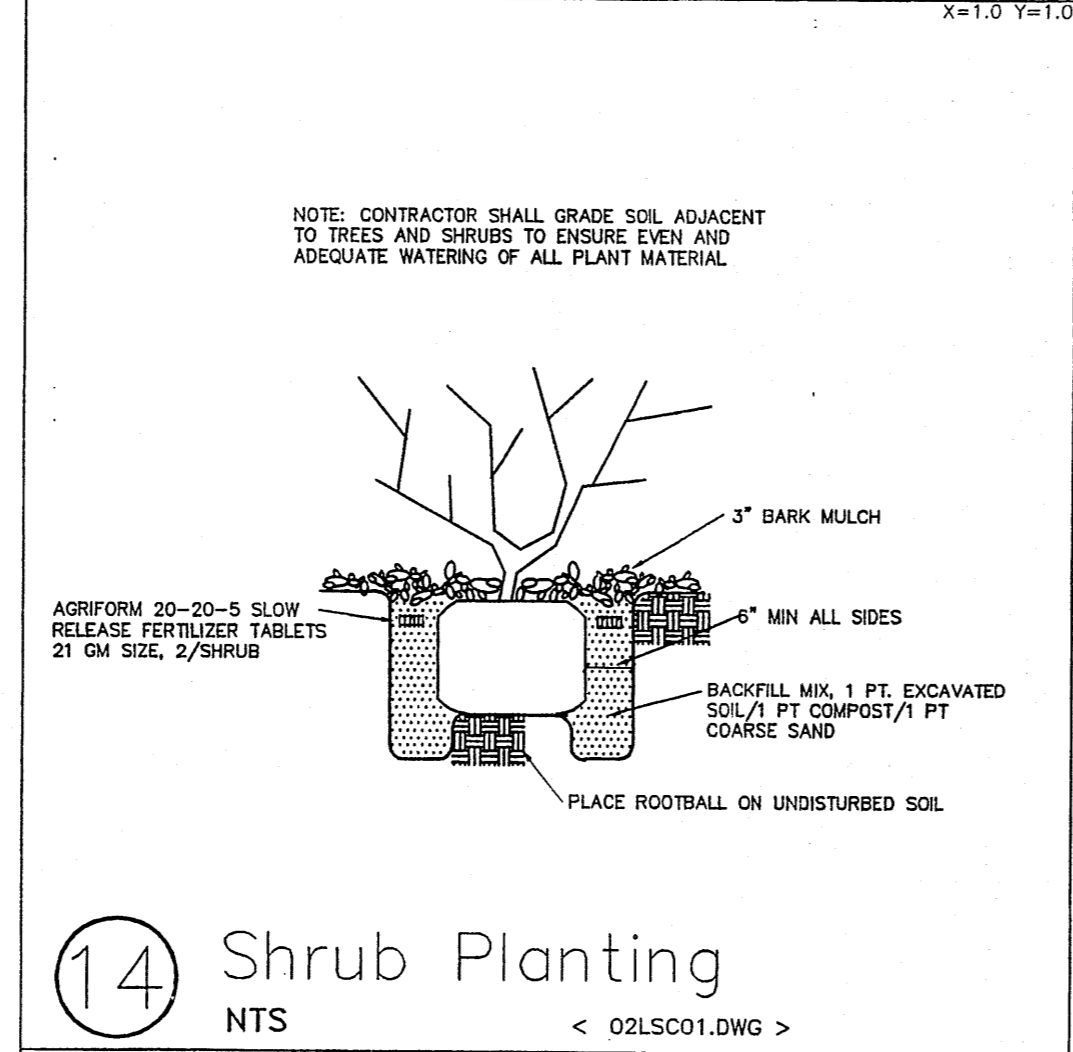
11 Corner Detail
1"=1'-0"



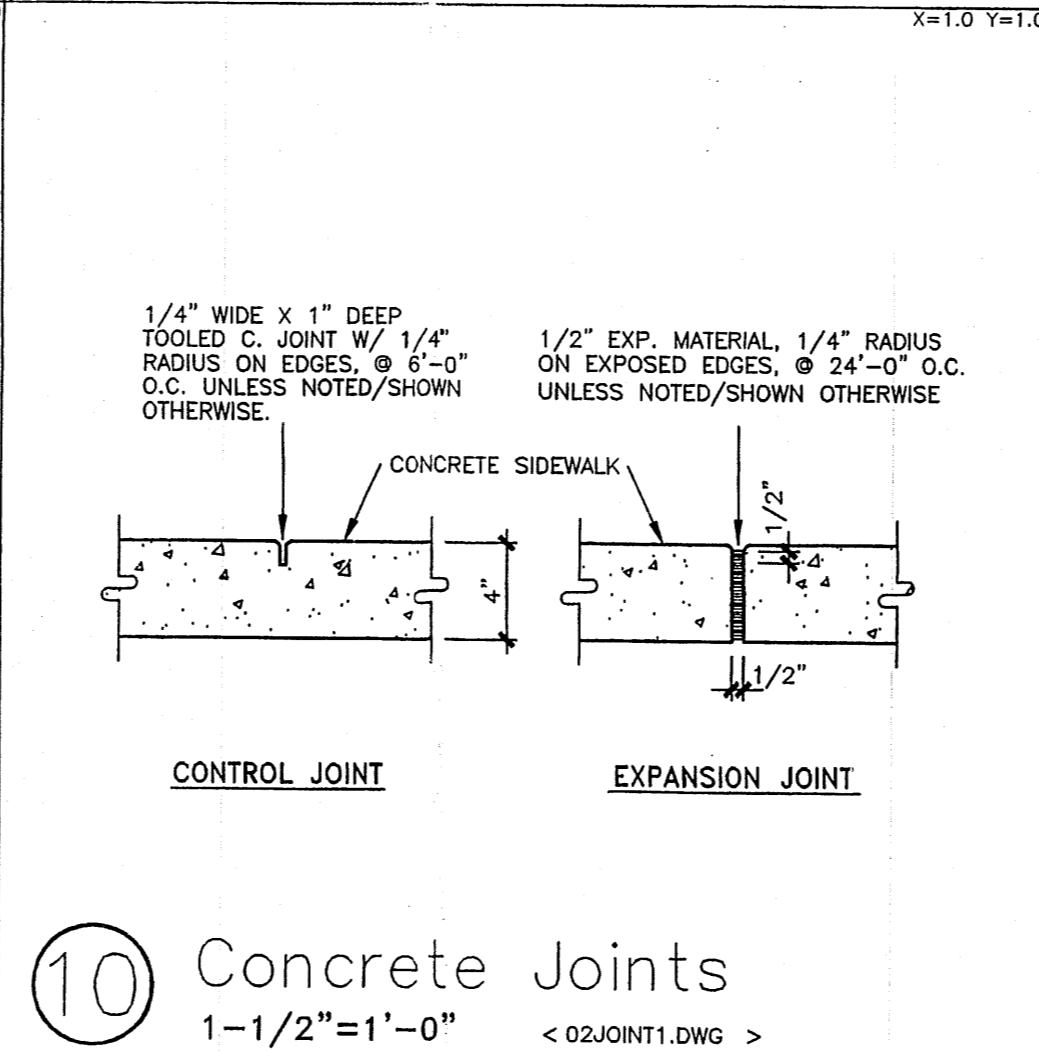
7 Bike Rack Detail
1/2"=1'-0"



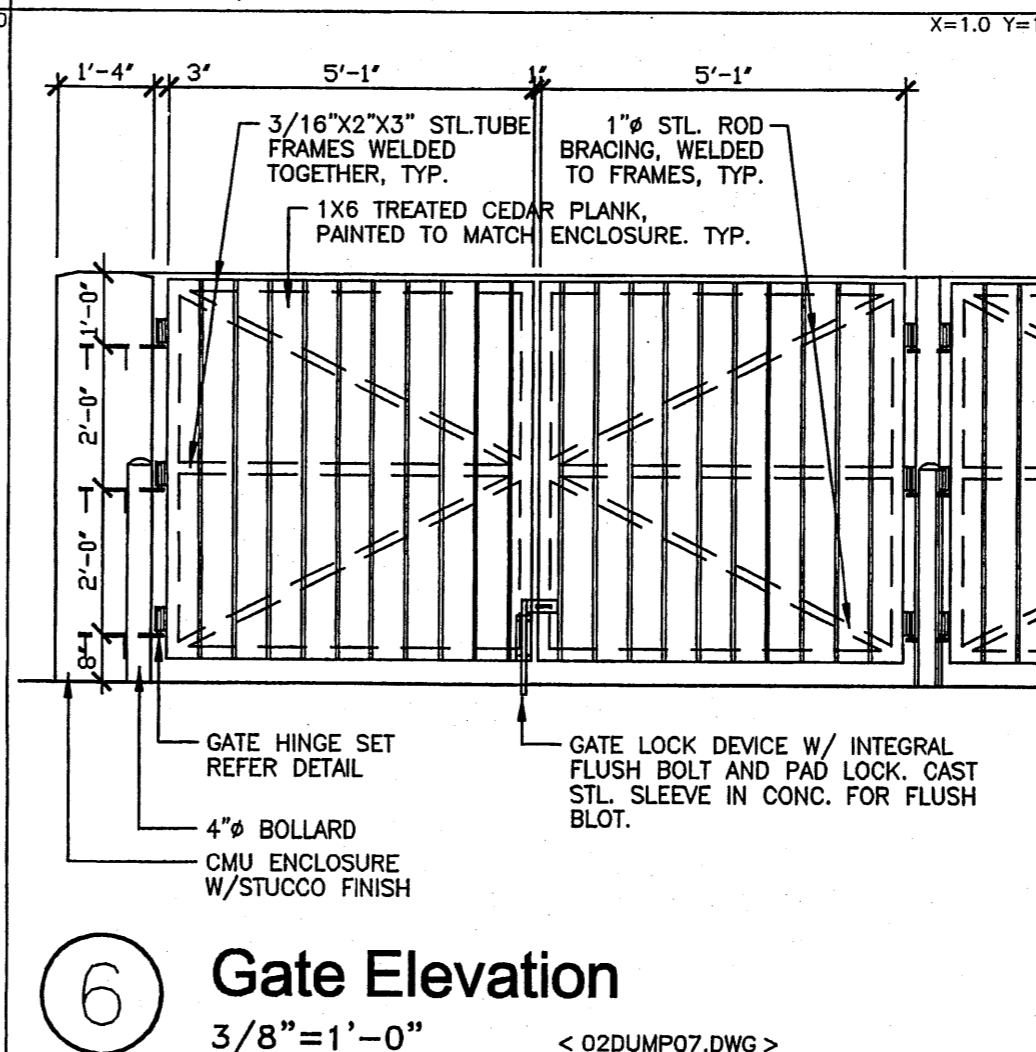
3 Sidewalk Section
1"=1'-0"



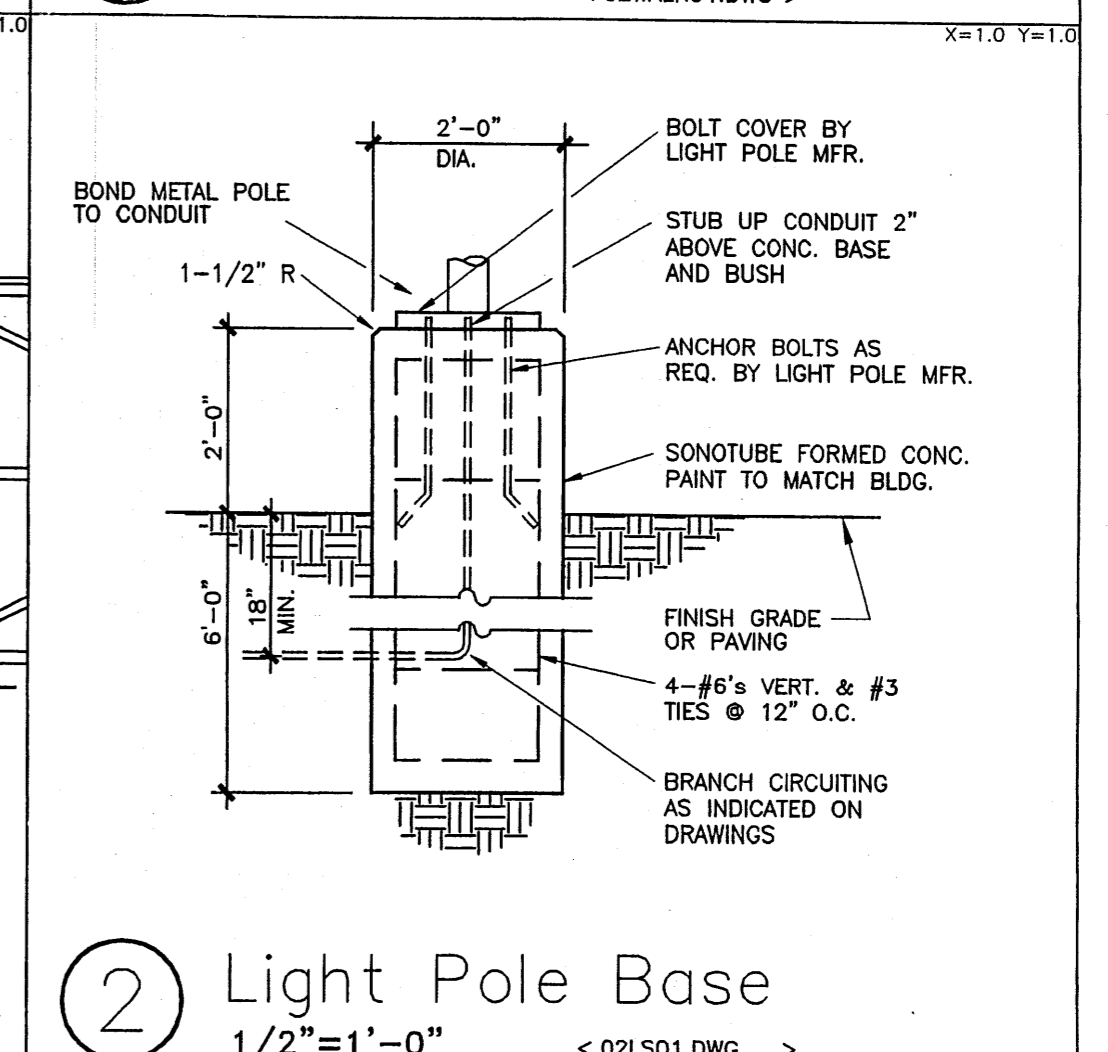
14 Shrub Planting
NTS



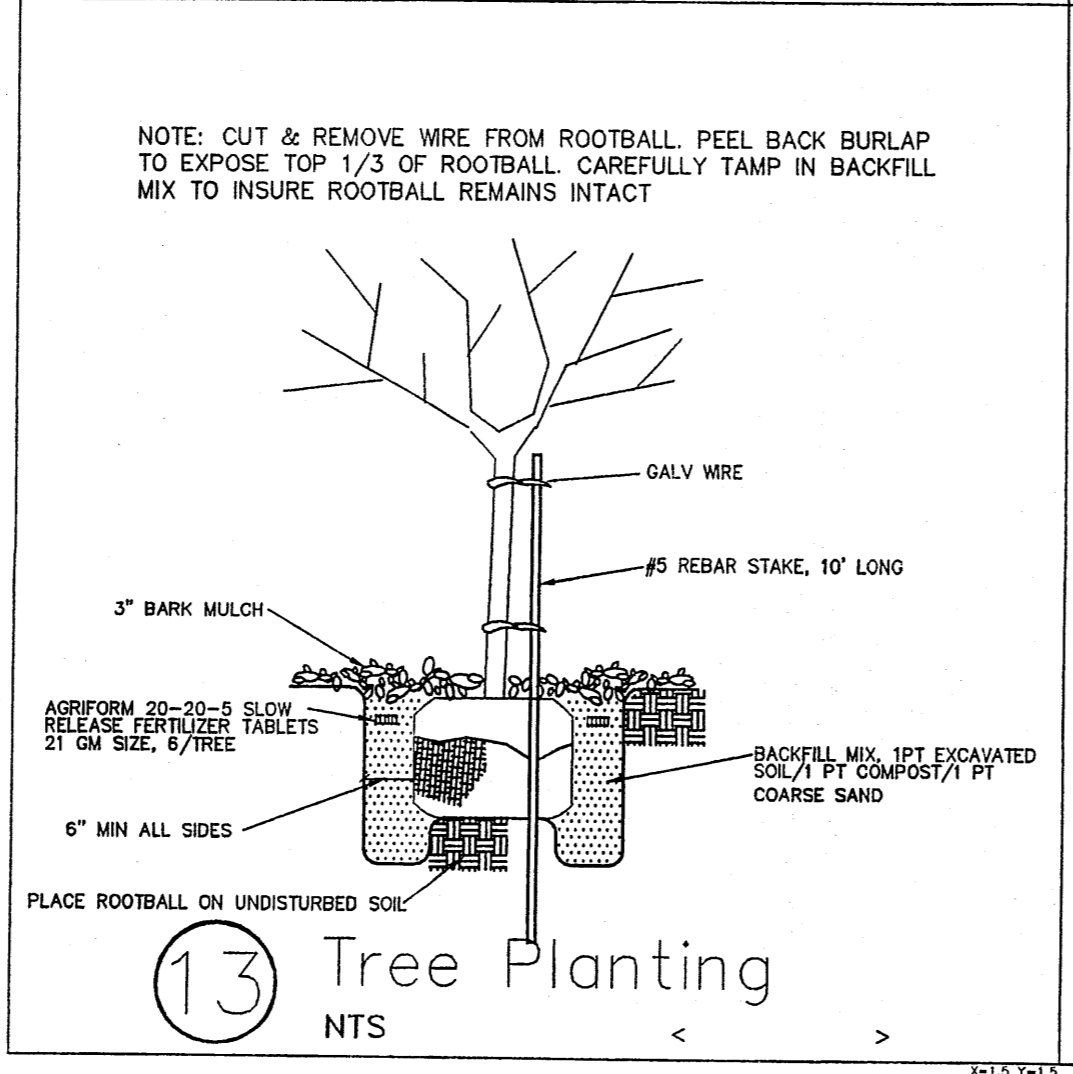
10 Concrete Joints
1-1/2"=1'-0"



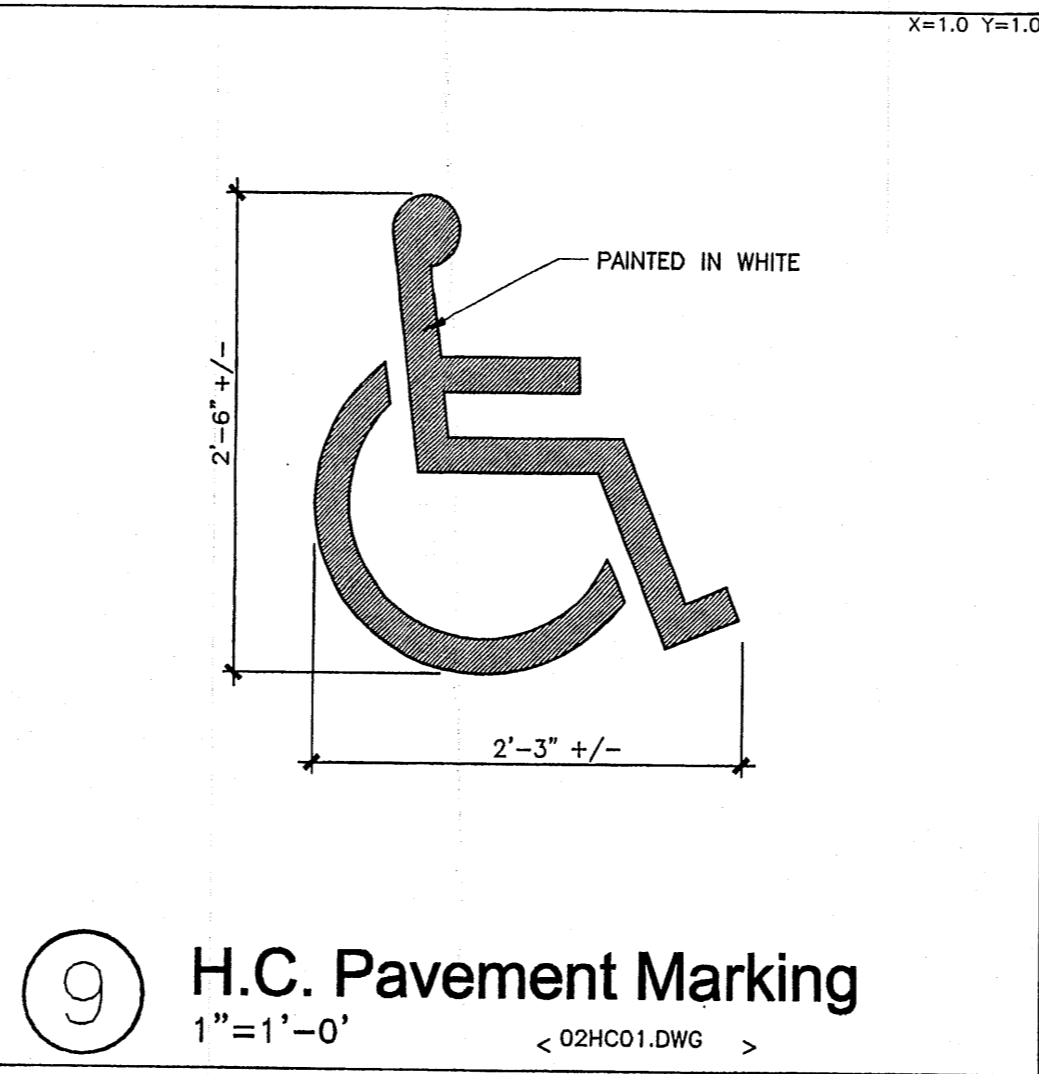
6 Gate Elevation
3/8"=1'-0"



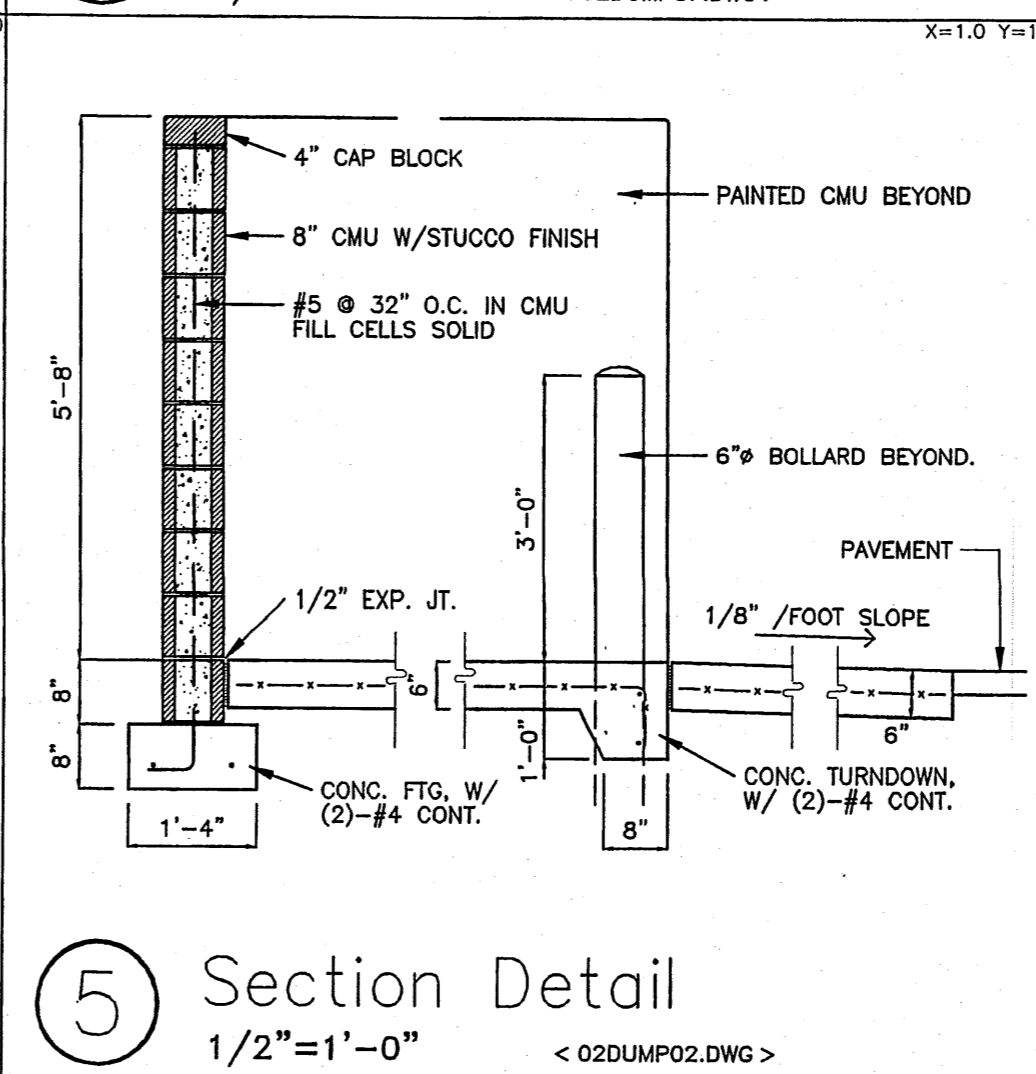
2 Light Pole Base
1/2"=1'-0"



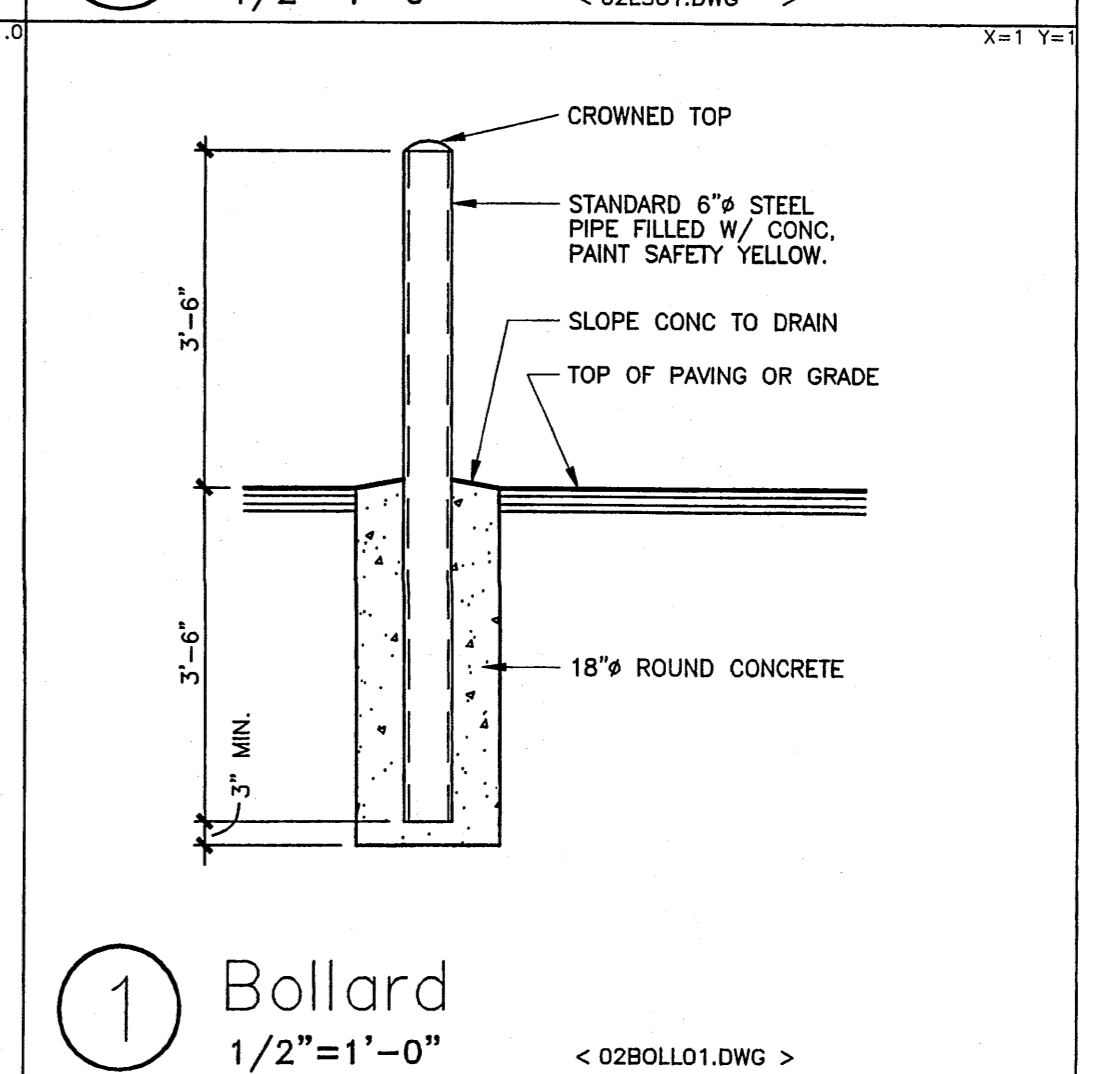
13 Tree Planting
NTS



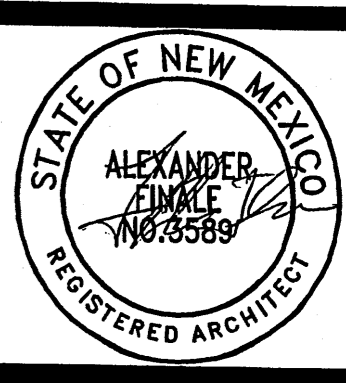
9 H.C. Pavement Marking
1"=1'-0"



5 Section Detail
1/2"=1'-0"



1 Bollard
1/2"=1'-0"



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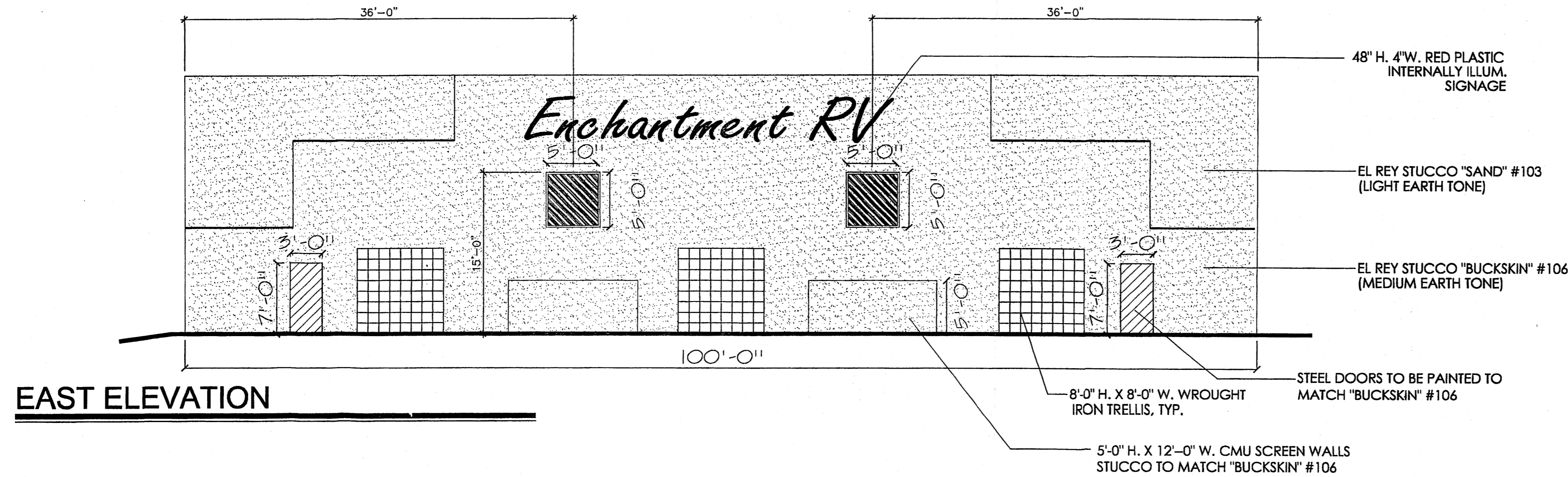
Site Details

A New Office and Warehouse
for Enchantment RV
Westside Road NW Albuquerque, NM 87114

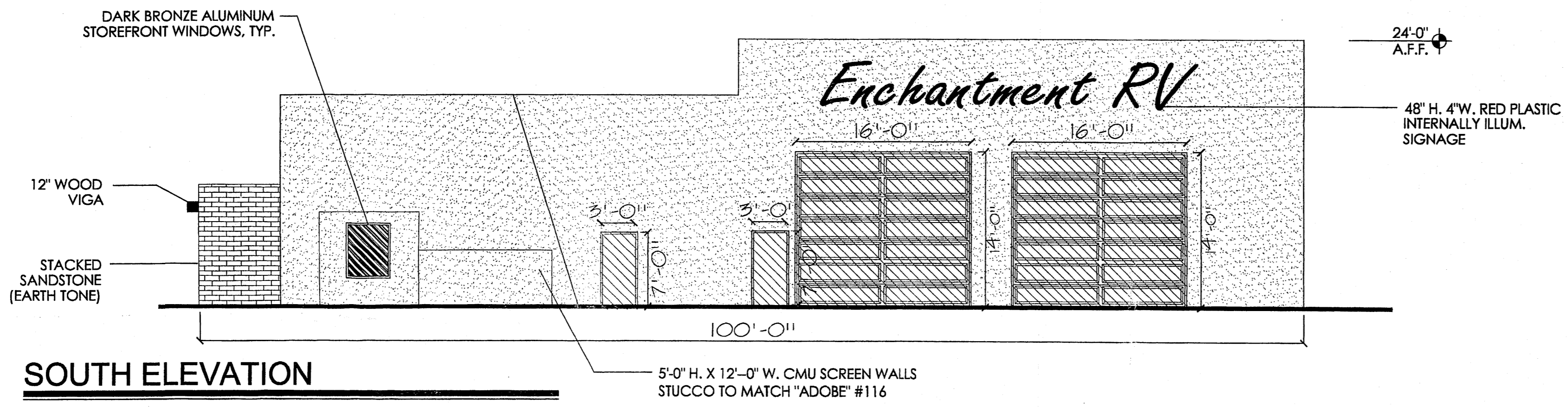
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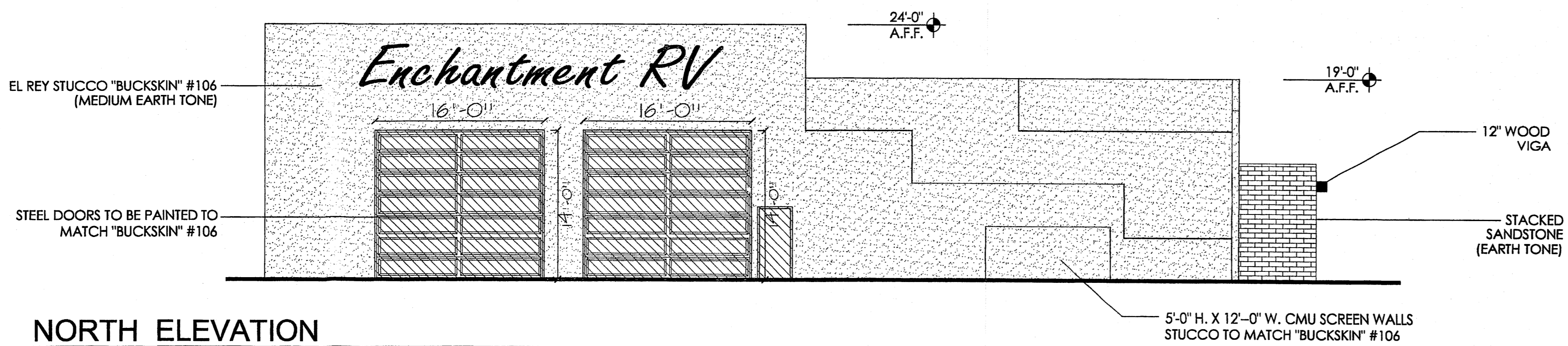
S-3



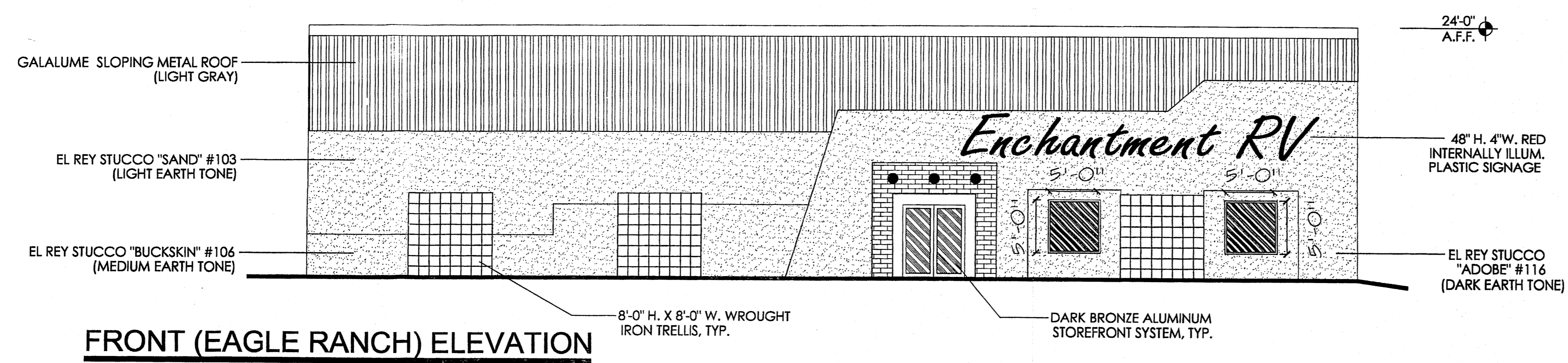
EAST ELEVATION



SOUTH ELEVATION



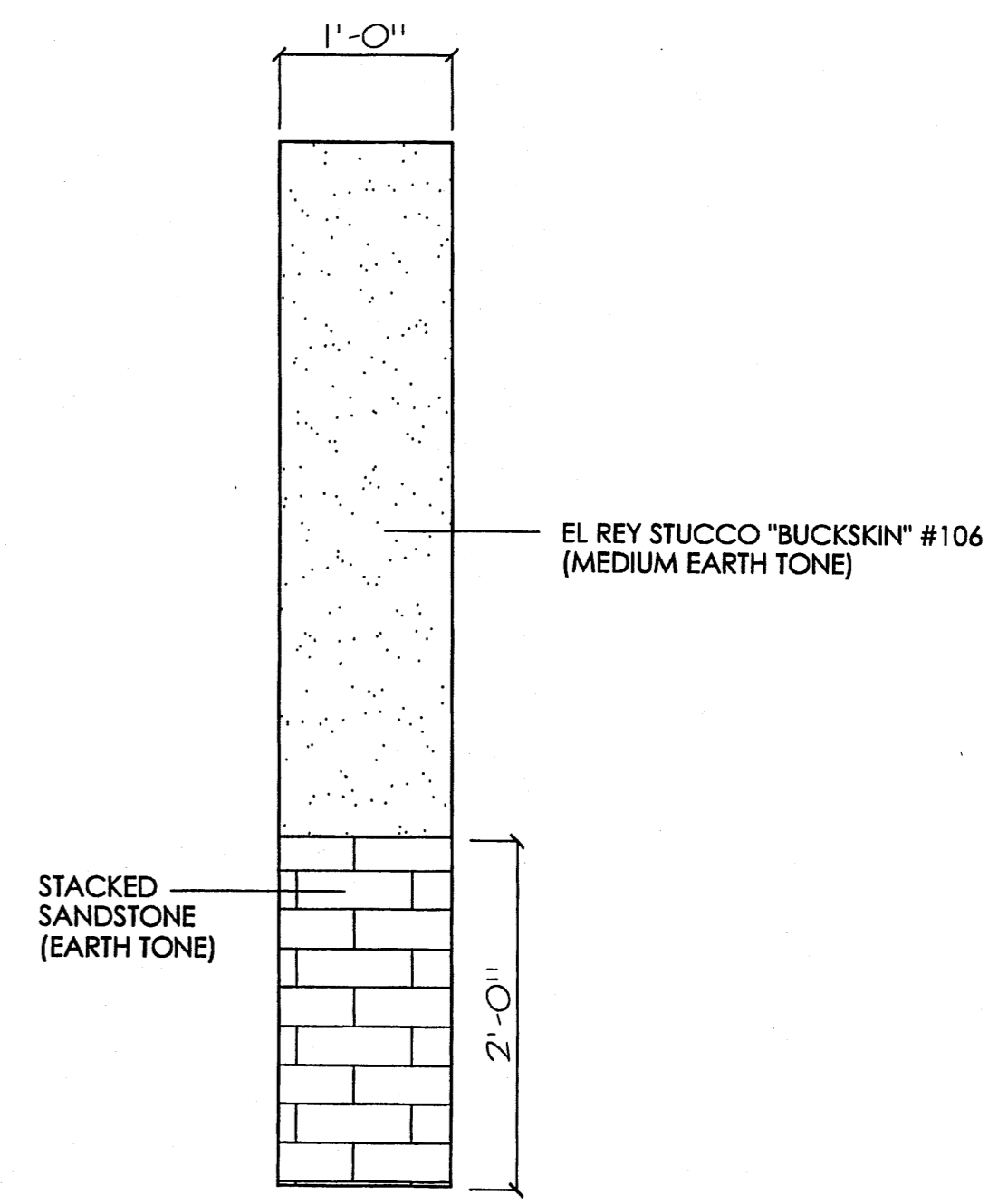
NORTH ELEVATION



FRONT (EAGLE RANCH) ELEVATION

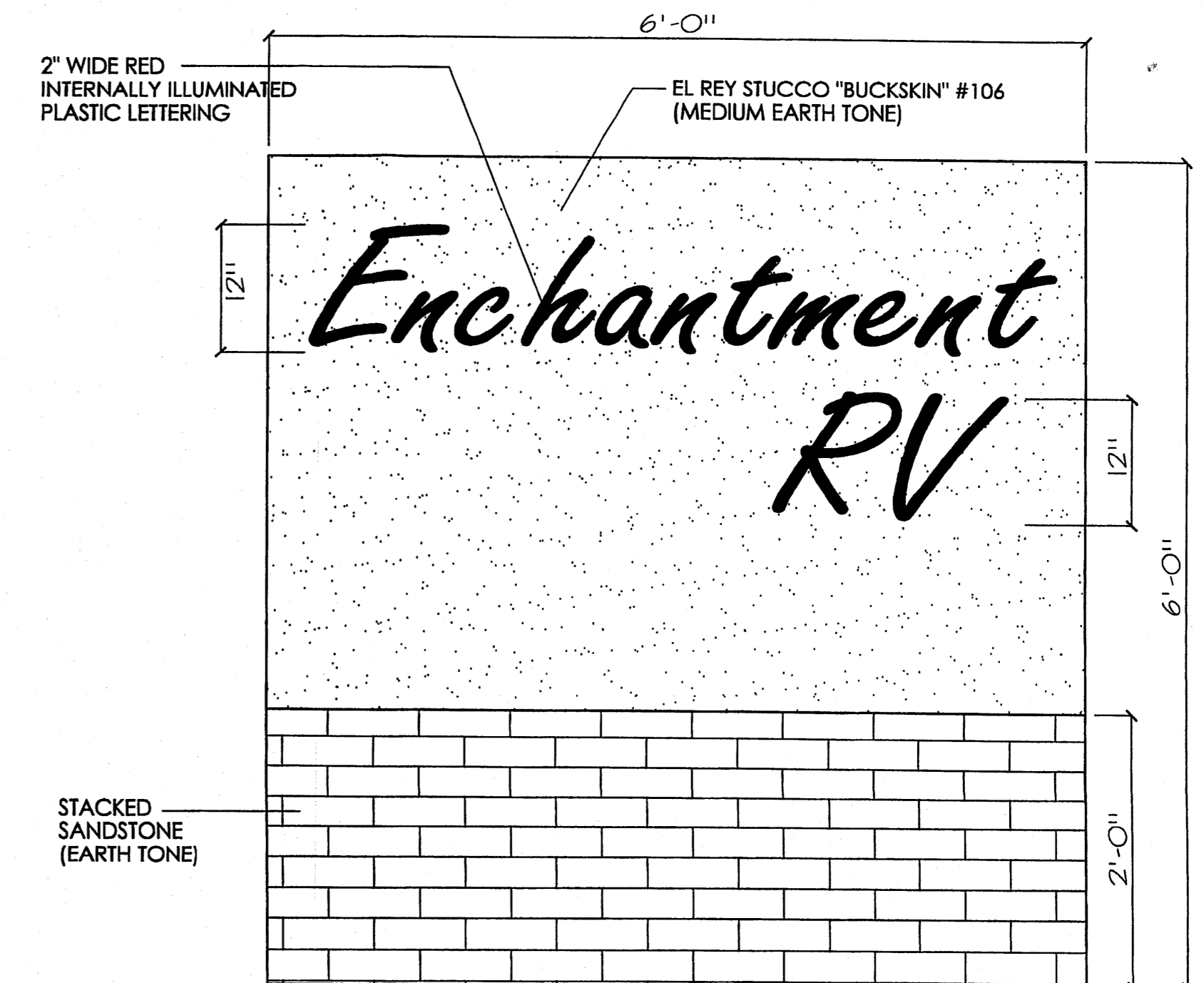
GENERAL NOTES

1. ANY MECHANICAL ROOF TOP UNITS TO BE SCREENED.
2. INTENT OF PROJECT IS TO USE NATURAL LIGHTING VIA SKYLIGHTS TO THE GREATEST EXTENT POSSIBLE AS AN ENERGY CONSERVATION MEASURE.



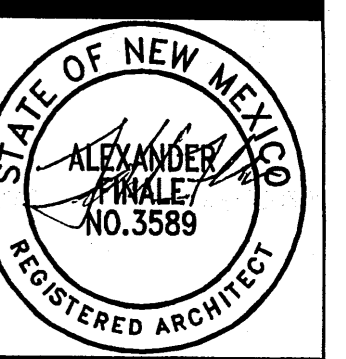
SIDE SIGNAGE ELEVATION

SCALE: 1" = 1'-0"



FRONT SIGNAGE ELEVATION

SCALE: 1" = 1'-0"



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Exterior Elevations

A New Office and Warehouse for Enchantment RV
Westside Road NW Albuquerque, NM 87114

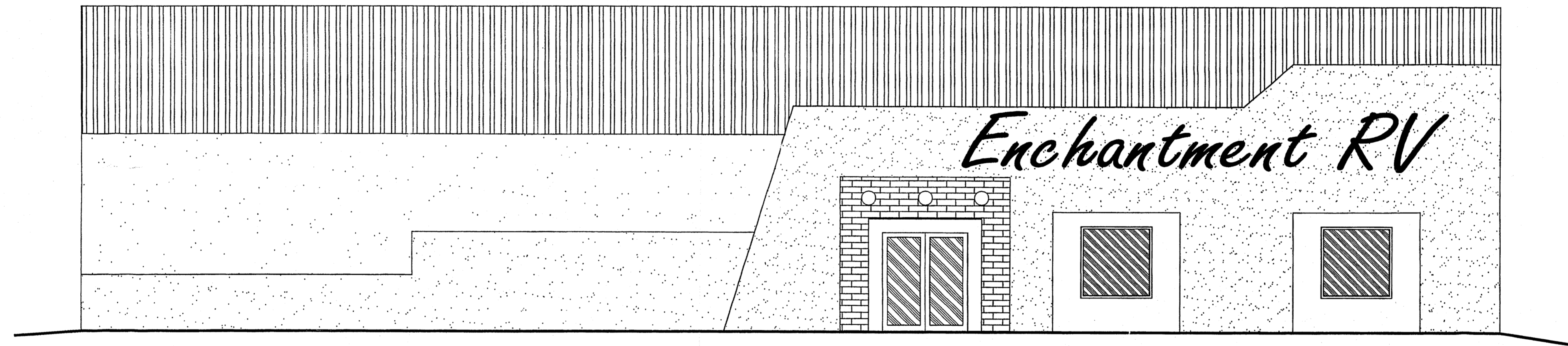
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S-4

A NEW OFFICE & RETAIL BUILDING FOR ENCHANTMENT RV

EAGLE RANCH ROAD AND WESTSIDE ROAD NW
ALBUQUERQUE, NEW MEXICO 87114



ALEXANDER FINALE, LTD.

ARCHITECT

9813 CHANTILLY RD. NW
ALBUQUERQUE, NM 87114-4402

PHONE: (505) 899-5442

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alexfinale@msn.com

EPC/DRB PROJECT #1003714

DECEMBER 11, 2007