



Project 100471

HACIENDA MARTINEZ

MIXED USE RETAIL / WHOLESALING / OFFICE
HIGHWAY 528 TRACT C-3-A-1-A
ALBUQUERQUE, NEW MEXICO

SITE PLAN FOR BUILDING PERMIT

eda Architecture & Planning
Portland, Oregon 97225
12200 S.W. Park Way
7300 Pontalca Dr. NW Albuquerque, New Mexico 87121
650-943-9811
505-301-4856
Commercial/Industrial/Church Specialist
eater design associates

PROJ. NO.	EPC A-1
DATE	10/10/05
REV.	11/3/05

PROPOSED F.A.R. = .19
HEATED GROSS FLOOR AREA (8,270)
AREA OF THE PREMISES (42,832)

A. GENERAL INFORMATION

- A. TOTAL SITE AREA = 42,832.84 SF
- B. BUILDING FOOTPRINT = 7,332 SF
- C. IMPERVIOUS, PARKING/AUTO CIRCULATION PEDESTRIAN CIRCULATION = 28,732.64 SF
- D. LANDSCAPING AREA = 6,768 SF

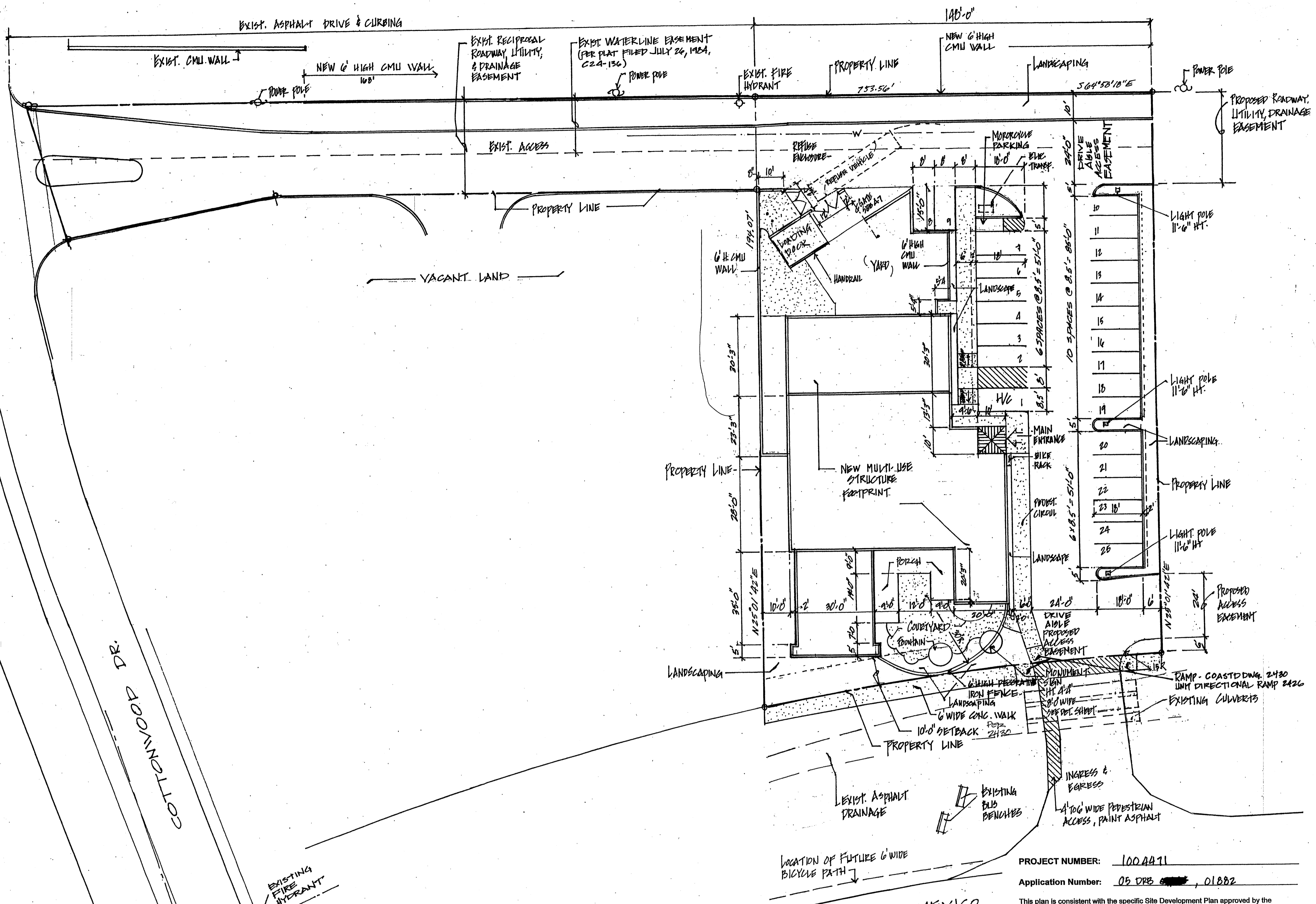
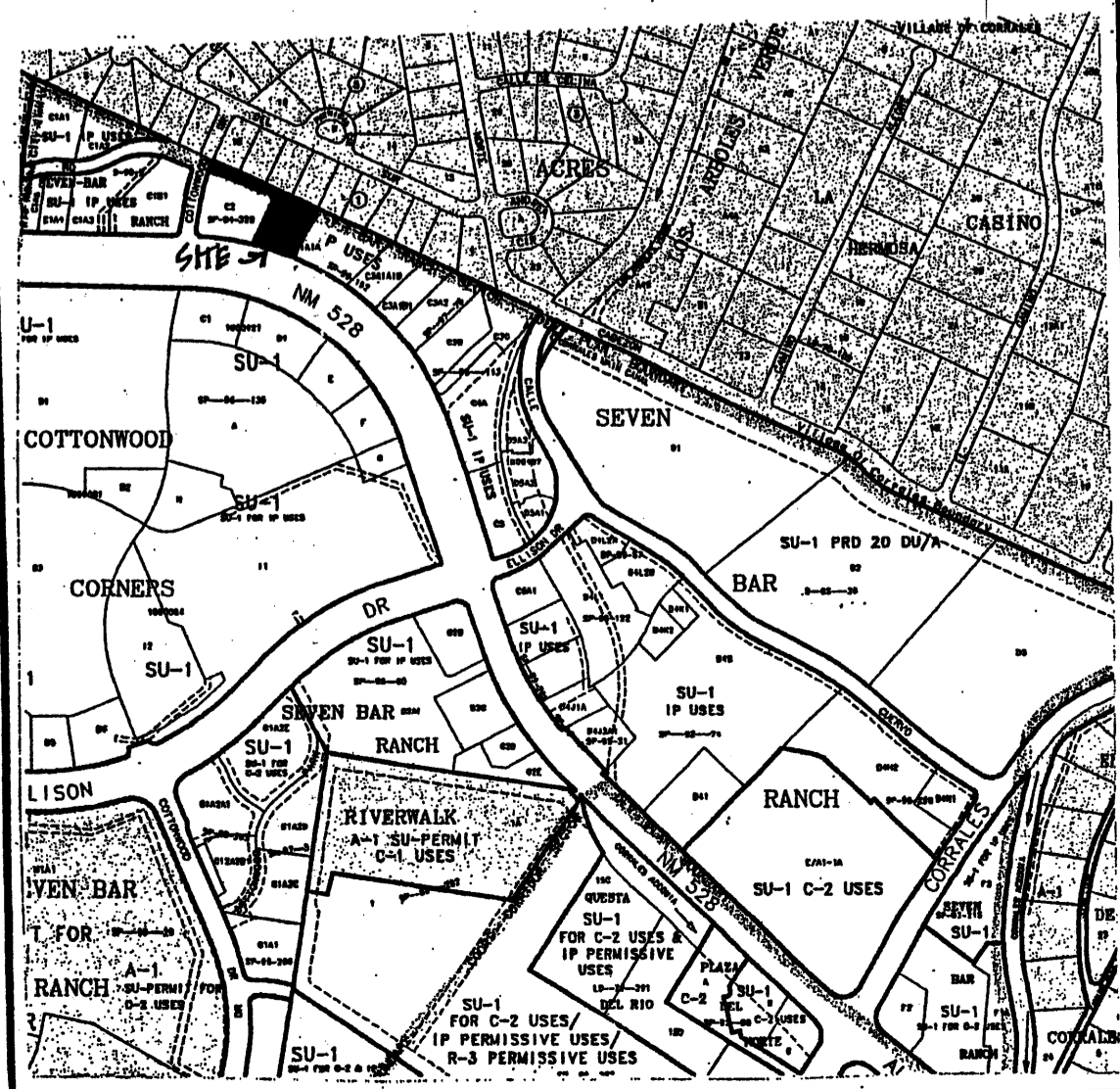
B. PROPOSED DEVELOPMENT

- STRUCTURAL
 - A. FIRST FLOOR - 7,332 SF
 - B. UPPER LEVEL - 938 SF (WAREHOUSE MEZANINE)
 - C. TOTAL SF = 8,270 SF
- PROPOSED USE
 - MULTI-USE FACILITY
 - 1. FURNITURE STORE 3,048 SF
 - 2. WAREHOUSE 1,890 SF
 - 3. STONE & TILE WHOLESALE SHOWROOM 1,000 SF
 - 4. OFFICE 1,885 SF
- PARKING AND INTERNAL CIRCULATION
 - A. PARKING SPACES REQUIRED:
 - 1. FURNITURE STORE 3,048 SF + 200 = 15.25
 - 2. TILE WHOLESALE 1,000 SF + 1,000 = 1
 - 3. OFFICE 1,885 SF + 200 = 8.425
 - TOTAL PARKING SPACES REQUIRED 24.675 (25)
 - B. TOTAL PARKING SPACES PROVIDED = 25
 - C. H.C. PARKING SPACES REQUIRED = 1
 - D. H.C. PARKING SPACES PROVIDED = 1
 - E. BICYCLE PARKING SPACES REQUIRED = 2
 - F. BICYCLE PARKING SPACES PROVIDED = 2
 - G. MOTORCYCLE PARKING SPACES REQUIRED = 0
 - H. MOTORCYCLE PARKING SPACES PROVIDED = 1

INDEX TO DRAWINGS

- EPC A-1 SITE PLAN
- EPC A-2 SITE PLAN FOR SUBDIVISION
- EPC A-3.1 CONCEPTUAL GRADING
- EPC A-3.2 UTILITY PLAN
- EPC A-4 CONCEPTUAL LANDSCAPE PLAN
- EPC A-5 SOUTH & EAST ELEVATIONS
- EPC A-6 NORTH AND WEST ELEVATIONS
- EPC A-7 DETAIL SHEET

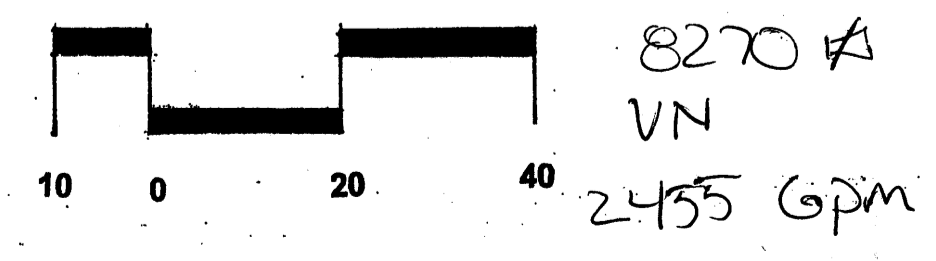
VICINITY MAP
ZONE ATLAS MAP NO. A-14-Z



SITE PLAN

SCALE: 1"=20'-0"

SCALE:



NEW PLANS CHECKING OFFICE
1-6611
APPROVED
DATE 1-3-06
FMO 25 G.
8270 A
VN
2455 Gpm

PROJECT NUMBER: 100471
Application Number: 05 DRB 01882

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

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 SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineering/Transportation Division	1-4-06 Date
<i>William G. Walsh</i> Water Utility Department	01-04-06 Date
<i>Christina Sandoval</i> Parks and Recreation Department	1/4/06 Date
<i>Bradley L. Bingham</i> City Engineer	1/4/06 Date
N/A Environmental Health Department (conditional)	1/4/06 Date
<i>Joe Whistle</i> Solid Waste Management	1-3-06 Date
<i>Andrew Lopez</i> BRB Chairperson, Planning Department	1/4/06 Date

PROJECT NUMBER: 1004471

Application Number: 05 DRB-01881

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

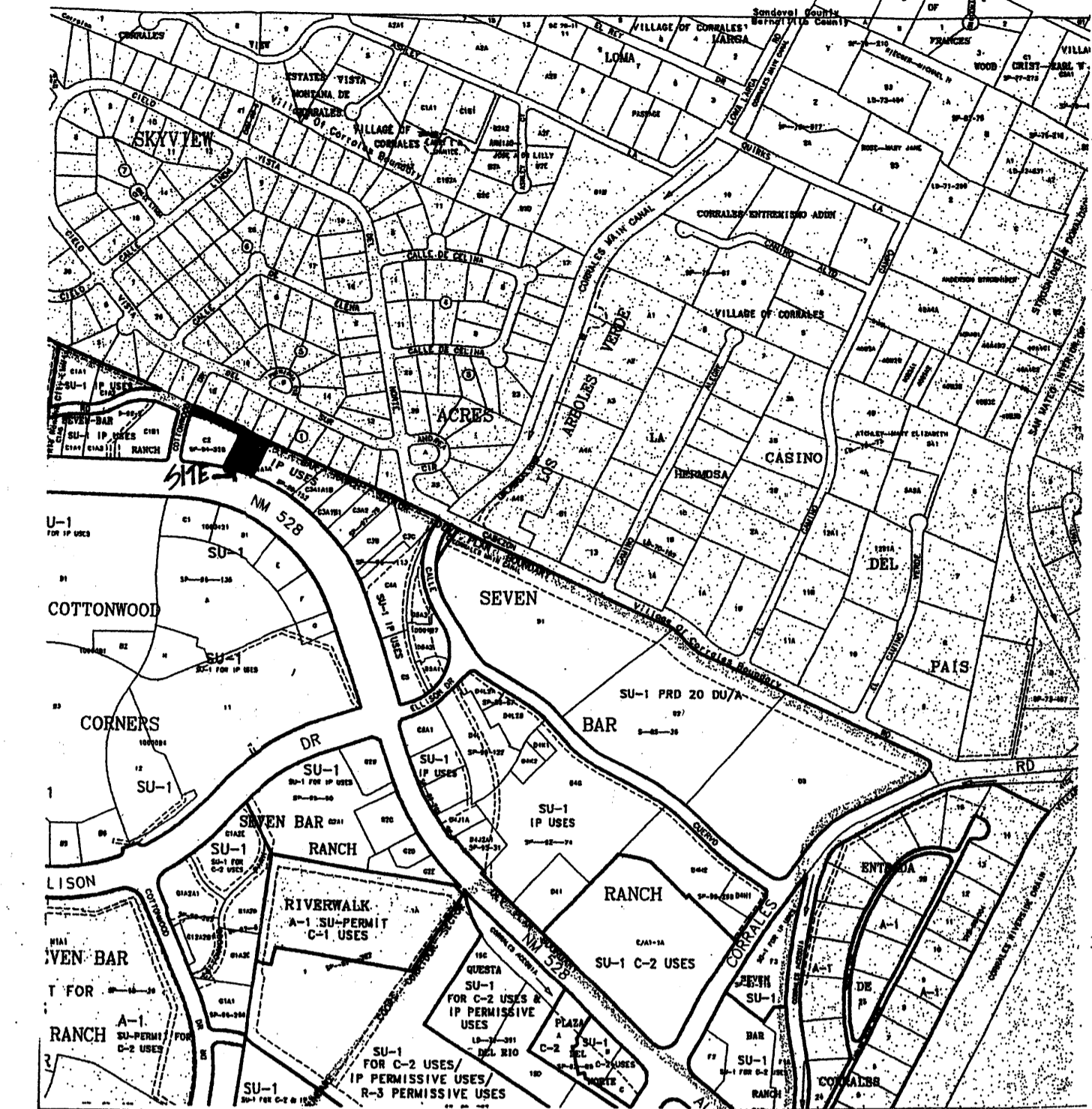
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineering, Transportation Division	1/4/06 Date
<i>William J. Balch</i> Water Utility Department	01-04-06 Date
<i>Christina Sandoval</i> Parks and Recreation Department	1/4/06 Date
<i>Bradley J. Bigham</i> City Engineer	1/4/06 Date
N/A Environmental Health Department (conditional)	1/4/06 Date
N/A Solid Waste Management	1/4/06 Date
<i>Andrew Janice</i> DRB Chairperson, Planning Department	1/4/06 Date

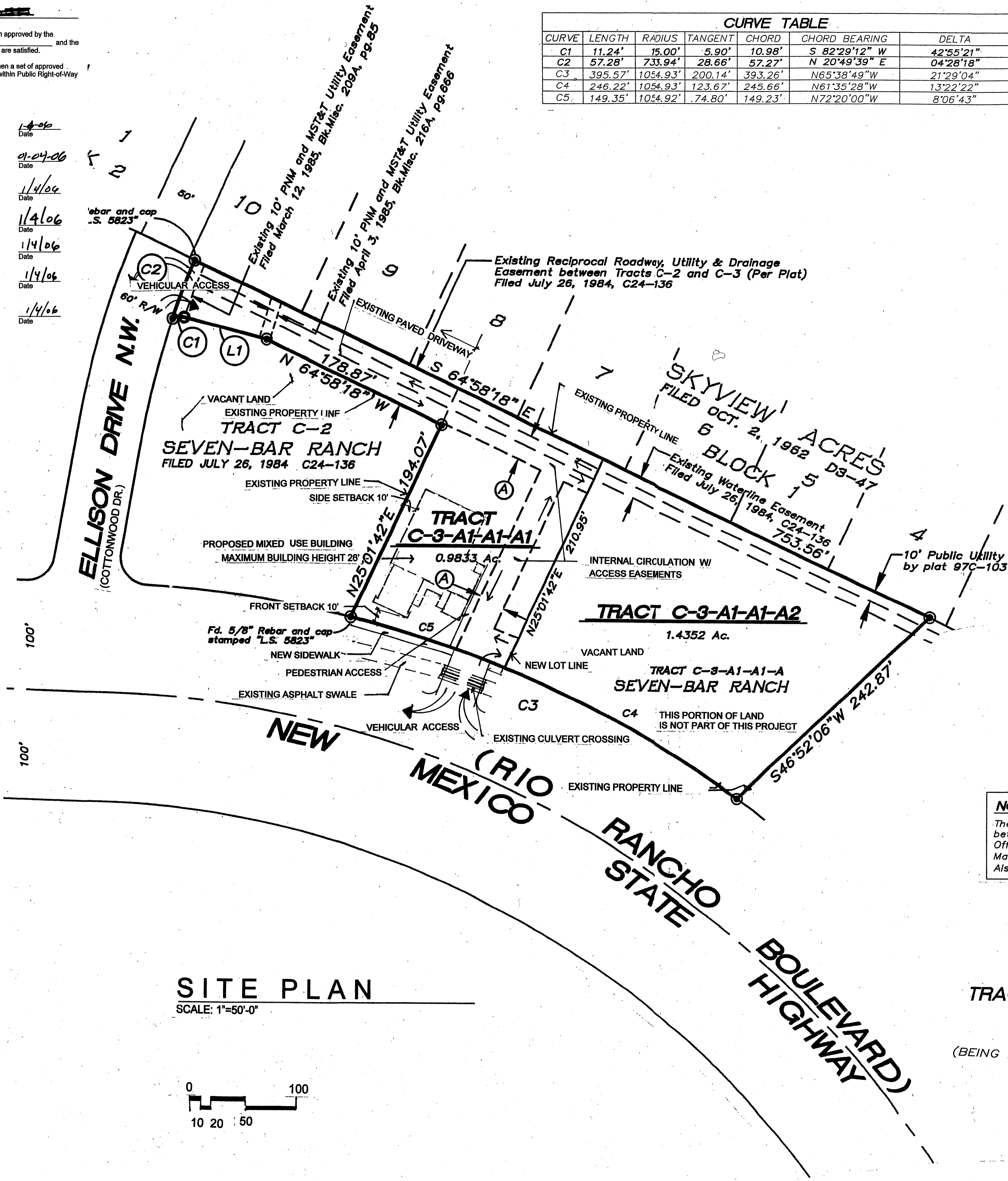
*Environmental Health, if necessary
01/20/05

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	11.24'	15.00'	5.90'	10.98'	S 82°29'12" W	42°55'21"
C2	57.28'	733.94'	28.66'	57.27'	N 20°49'39" E	04°28'18"
C3	395.57'	1054.93'	200.14'	393.26'	N65°38'49"W	21°29'04"
C4	246.22'	1054.93'	123.67'	245.66'	N61°35'28"W	13°22'22"
C5	149.35'	1054.92'	74.80'	149.23'	N72°20'00"W	8°06'43"

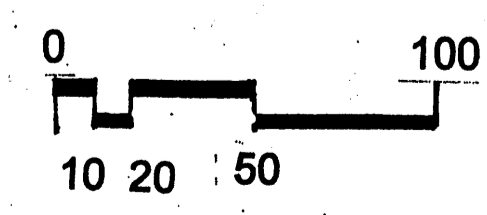


VICINITY MAP
ZONE ATLAS PAGE A-14-Z

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 76°03'07" W	79.14'
L2	S 13°47'58" E	26.23'



SITE PLAN
SCALE: 1"=50'-0"



(A) 24' Private Access Easement for the benefit and use of Tracts C-3-A1-A1 and C-3-A1-A2. Said Easement to be maintained by the respective owner(s) of said tracts.

NOTE
There is a Declaration of Access, Utility and Drainage Easements between Tracts C-3-A1 and C-3-A2, Seven Bar Ranch, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 25, 1997, in Book 97-8, pages 2303-2306. Also Reference Site Plan Z-97-40

PROPOSED
TRACTS C-3-A1-A1-A1 AND C-3-A1-A1-A2
SEVEN-BAR RANCH
(BEING A REPLAT OF TRACTS C-3-A1-A1-A, SEVEN-BAR RANCH)
WITHIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2005

HACIENDA MARTINEZ
MIXED USE RETAIL/DISTRIBUTION OFFICE
HIGHWAY 528 TRACT C-3-A-1-A
ALBUQUERQUE, NEW MEXICO

SITE PLAN FOR SUBDIVISION

EPC
A-2
10/10/05 11/3/05

PROJECT 1004471