

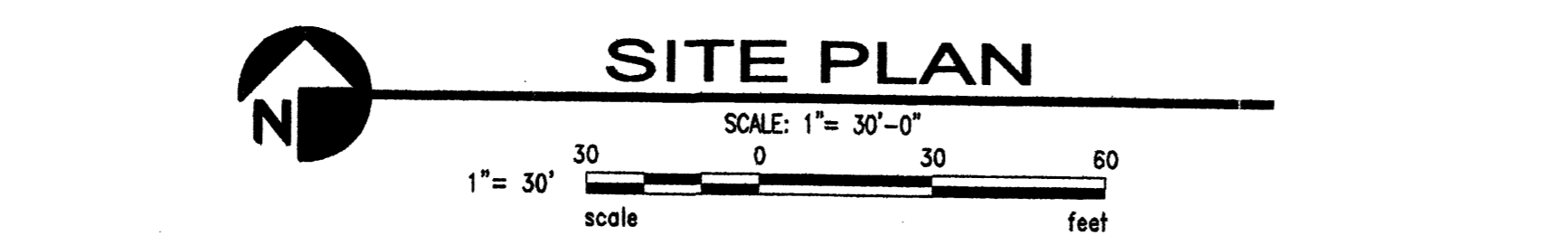
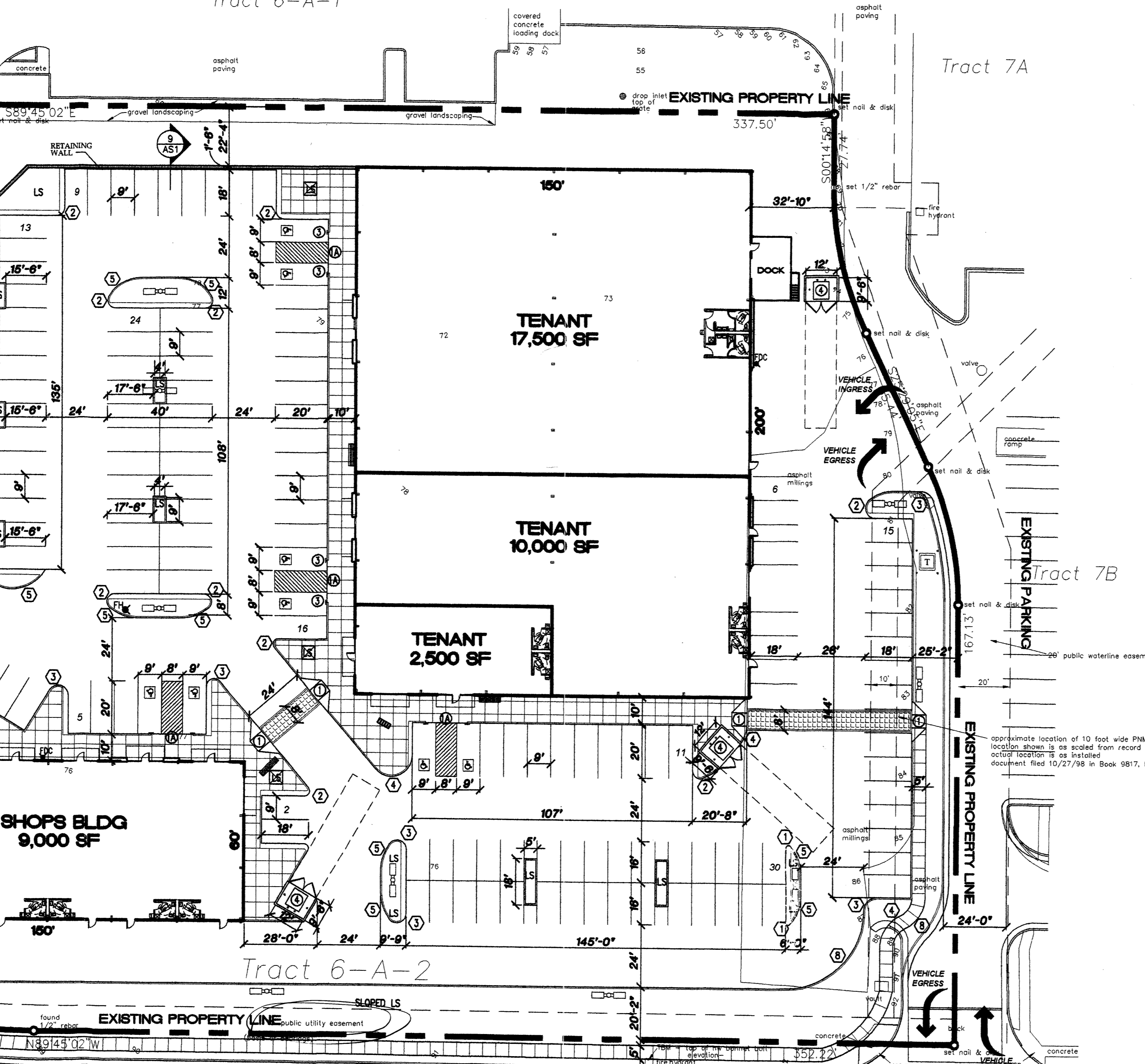
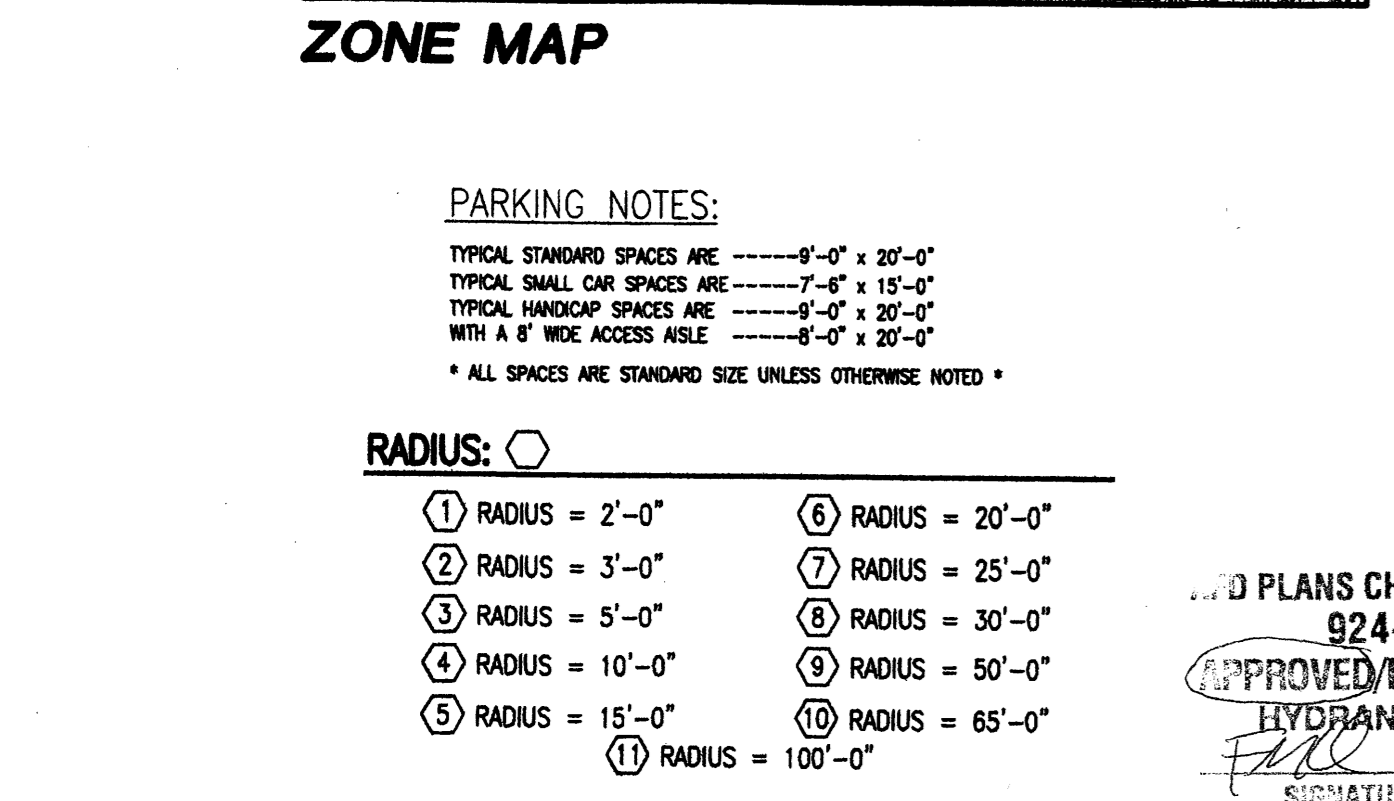
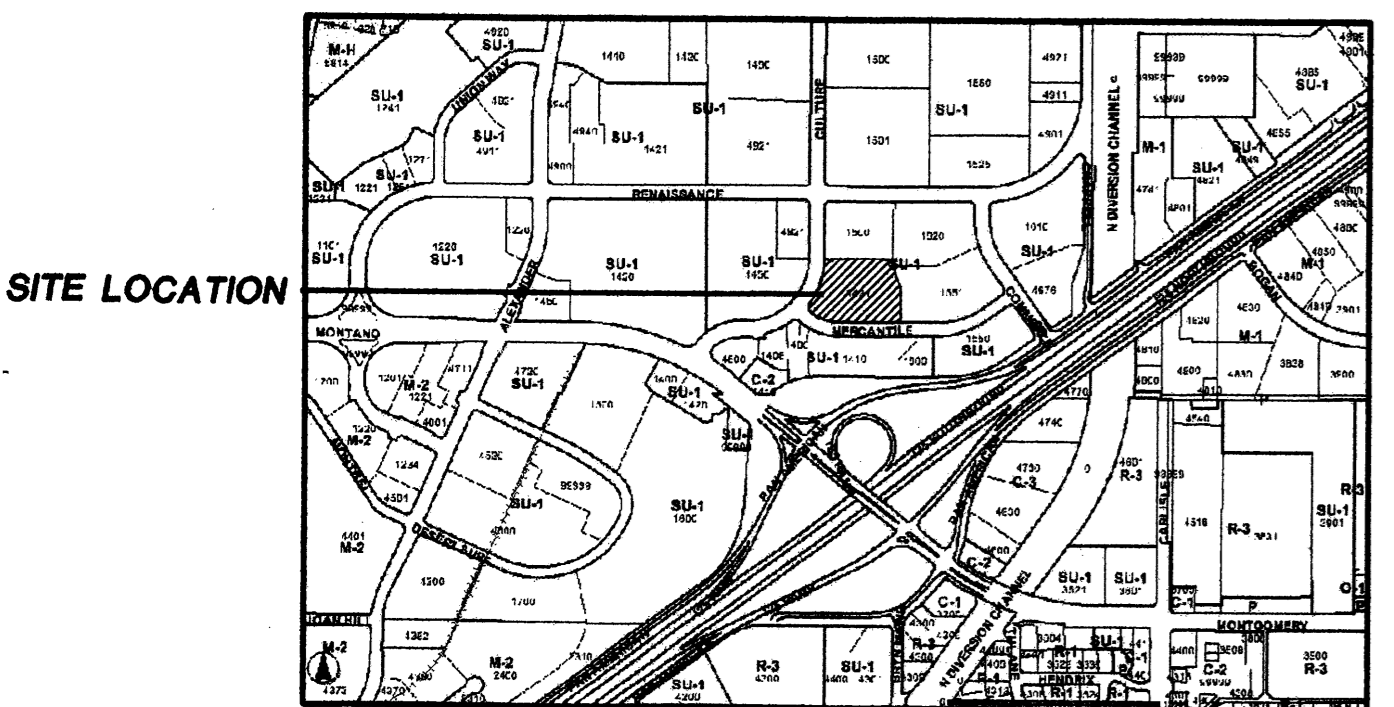
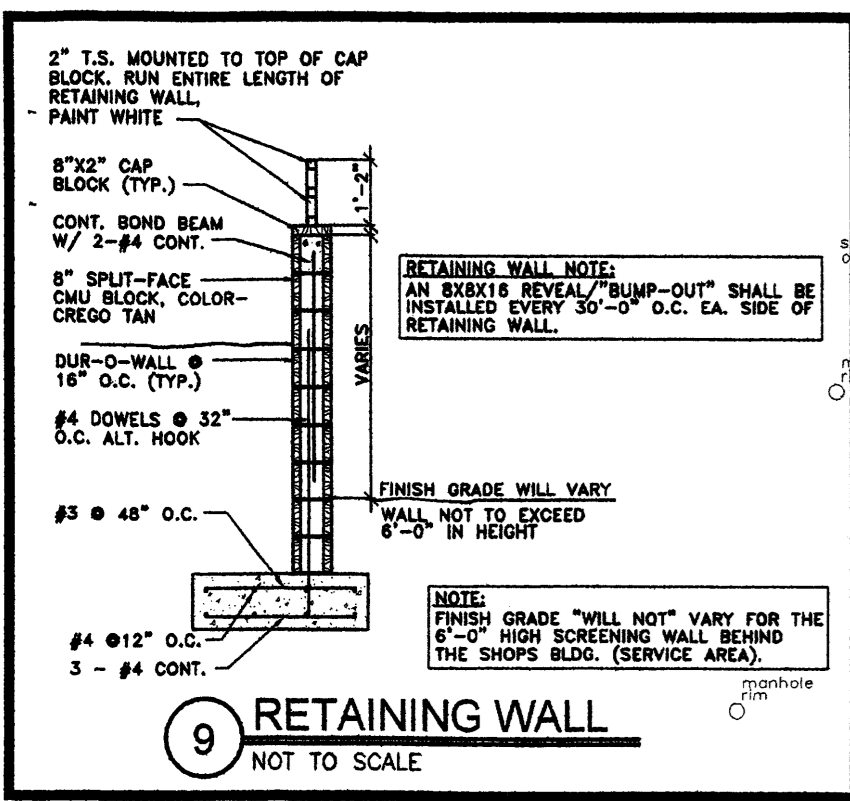
Tract 6-A-1

Tract 7A

Tract 7B

Tract 6-A-2

MERCANTILE AVE. NE



**SITE DATA:**

PROPOSED USAGE: C-2 USE

LOT AREA: 160,469 SF (3.7 ACRES)

LANDSCAPE REQUIRED: 6.5%

LANDSCAPE PROVIDED: 6.5%

**BUILDING AREA:**

JA1 & JA2/SHOPS BLDG. 39,000 SF. BUILDING  
39,000 SF / 250 SPACES REQUIRED = 156 SPACES  
SPACES PROVIDED = 156 SPACES

JA1 & JA2 OCCUPANT LOAD: 30,000/30 = 1000  
SHOPS BUILDING OCCUPANT LOAD: 9,000/30 = 300

TOTAL ALLOWABLE AREA: 12,500SF

TOTAL STANDARD PARKING SPACES PROVIDED: 138 SPACES

TOTAL HC PARKING SPACES PROVIDED: 8 SPACES

TOTAL COMPACT PARKING SPACES PROVIDED: 10 SPACES

TOTAL PROVIDED: 156 SPACES

BIKE SPACES REQUIRED: 8 SPACES  
BIKE SPACES PROVIDED: 17 SPACES

SITING SPACES REQUIRED: 10 SPACES  
SITING SPACES PROVIDED: 20 SPACES

**PROJECT NUMBER:** \_\_\_\_\_

**APPLICATION NUMBER:** \_\_\_\_\_

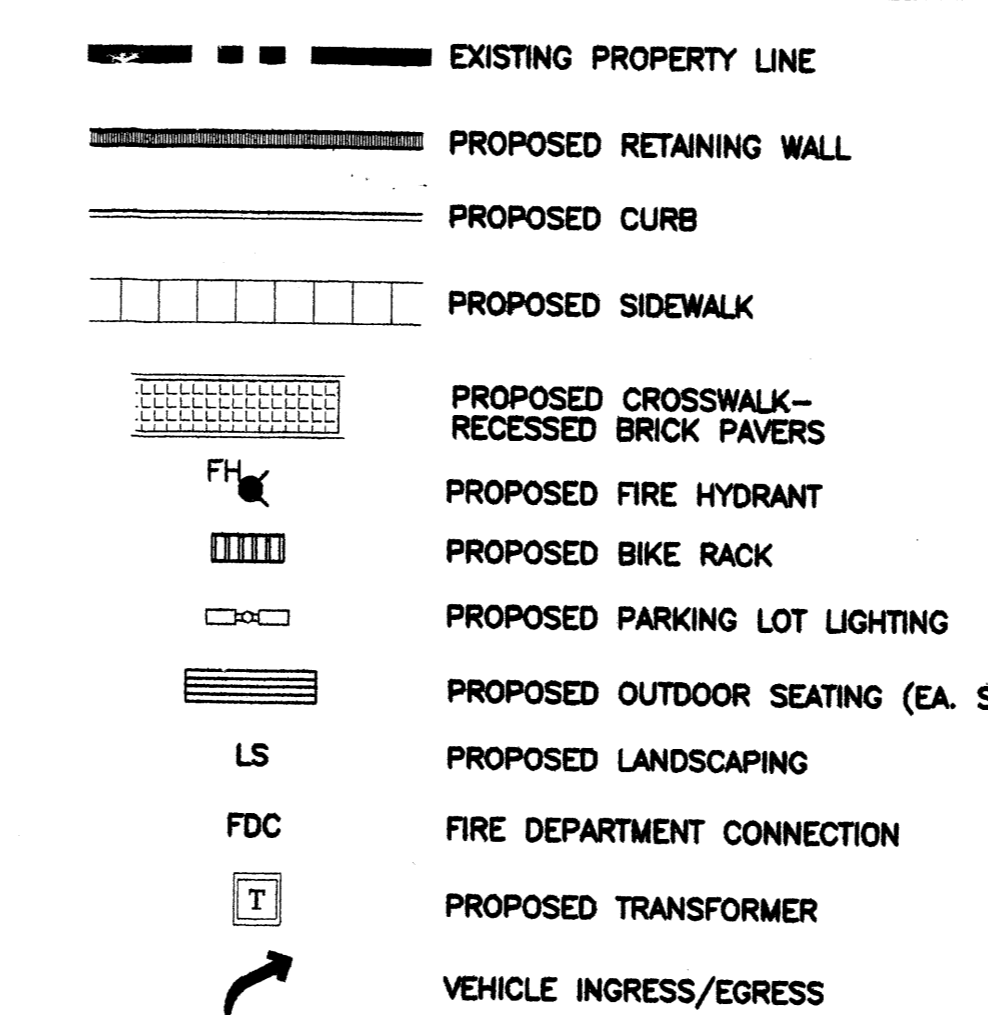
This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on \_\_\_\_\_ and the findings and conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) YES ( ) NO if yes, then a set of approved DRC 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**

|  |      |
|--|------|
| Traffic Engineering, Transportation Division | Date |
| Water Utility Department                     | Date |
| Parks and Recreation Department              | Date |
| City Engineer                                | Date |
| Environmental Health Department              | Date |
| Solid Waste Management                       | Date |
| DRB Chairperson, Planning Department         | Date |

\* Environmental Health, if necessary



**CODE DATA**

ADDRESS: NE CORNER OF MERCANTILE & CULTURE C2

ZONING: M

OCCUPANCY: TYPE IIB

BUILDING TYPE: TYPE IIB

SEISMIC ZONE: 2B

ALLOWABLE AREA: 12,500 SF

# OF STORIES: ONE

FIRE PROTECTION: JA1 & JA2: SPRINKLED (30,000 SF)  
SHOPS BUILDING: SPRINKLED (9,000 SF)

**CODE REFERENCES**

BUILDING CODE: IBC "2003"

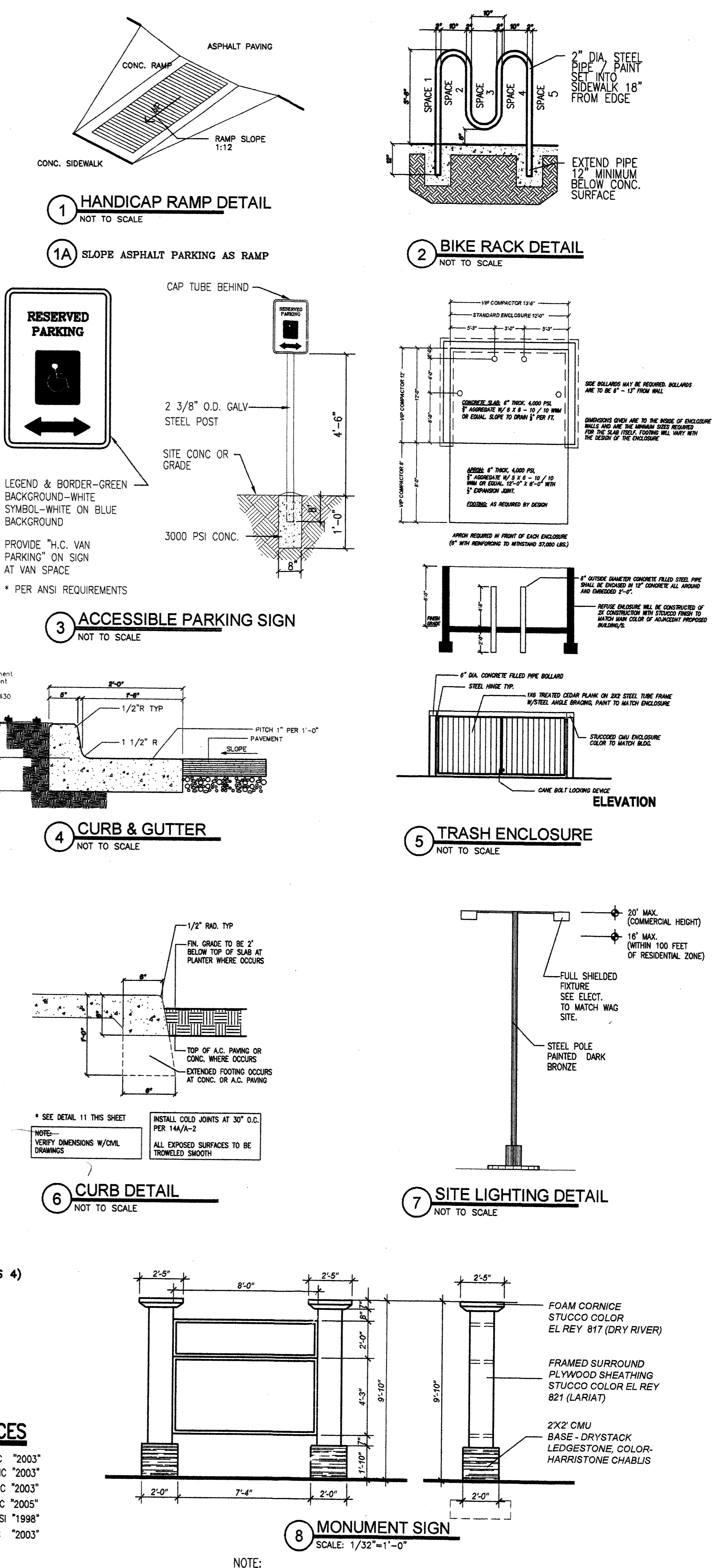
MECHANICAL CODE: UMC "2003"

PLUMBING CODE: UPC "2003"

ELECTRICAL CODE: NEC "2005"

ACCESSIBILITY CODE: ANSI "1998"

FIRE CODE: IFC "2003"



| REV | DATE | BY | REVISION |
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**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 SPORTS COURT  
NEC OF MERCANTILE & CULTURE  
ALBUQUERQUE, NEW MEXICO

**PROJECT MANAGER**  
ANTON DAITILO

**JOB NO.**  
0551

**DRAWN BY**  
WRS

**SHEET TITLE**  
SITE PLAN FOR BLDG. PERMIT

**DATE:** 10.18.2005

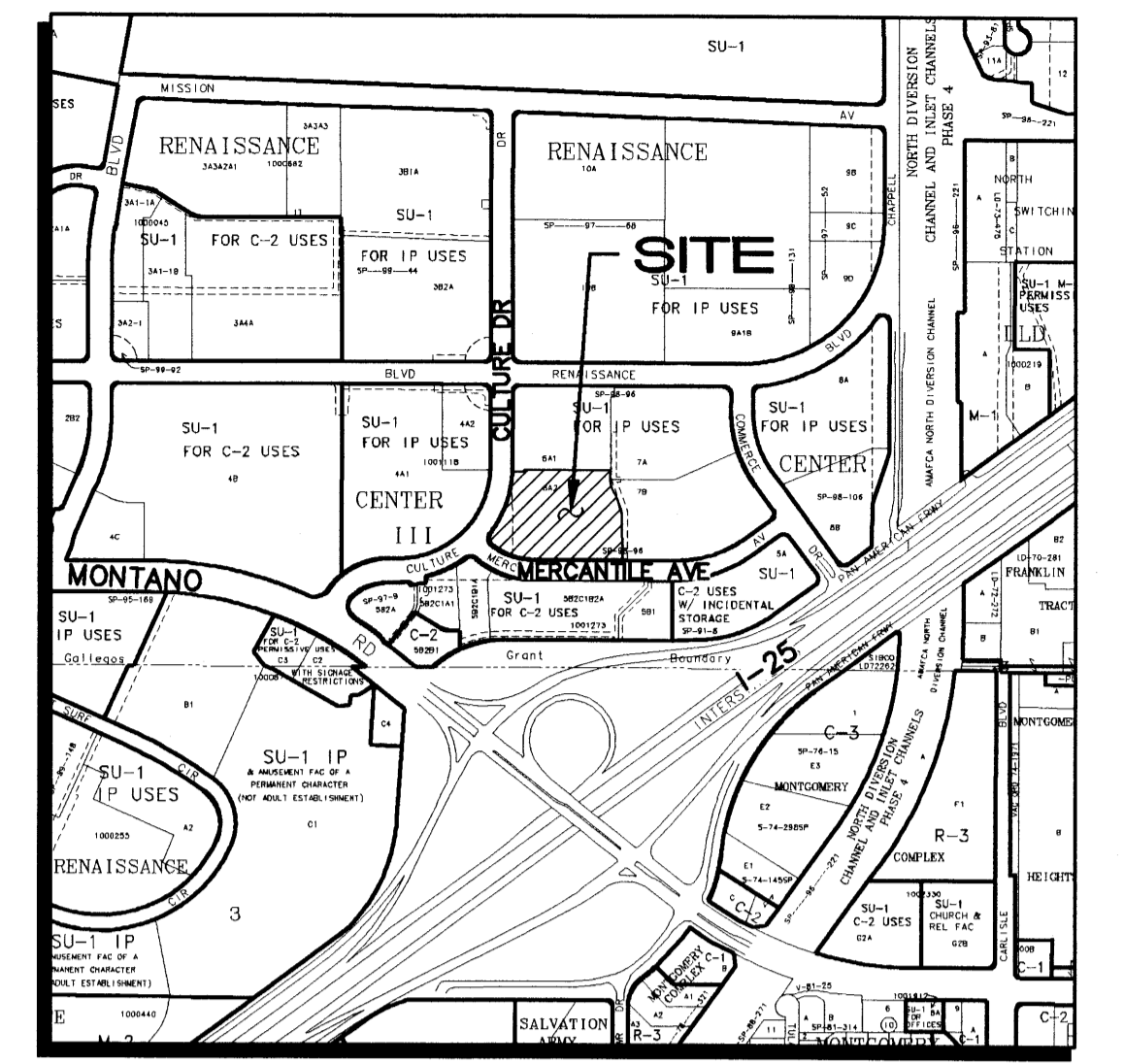
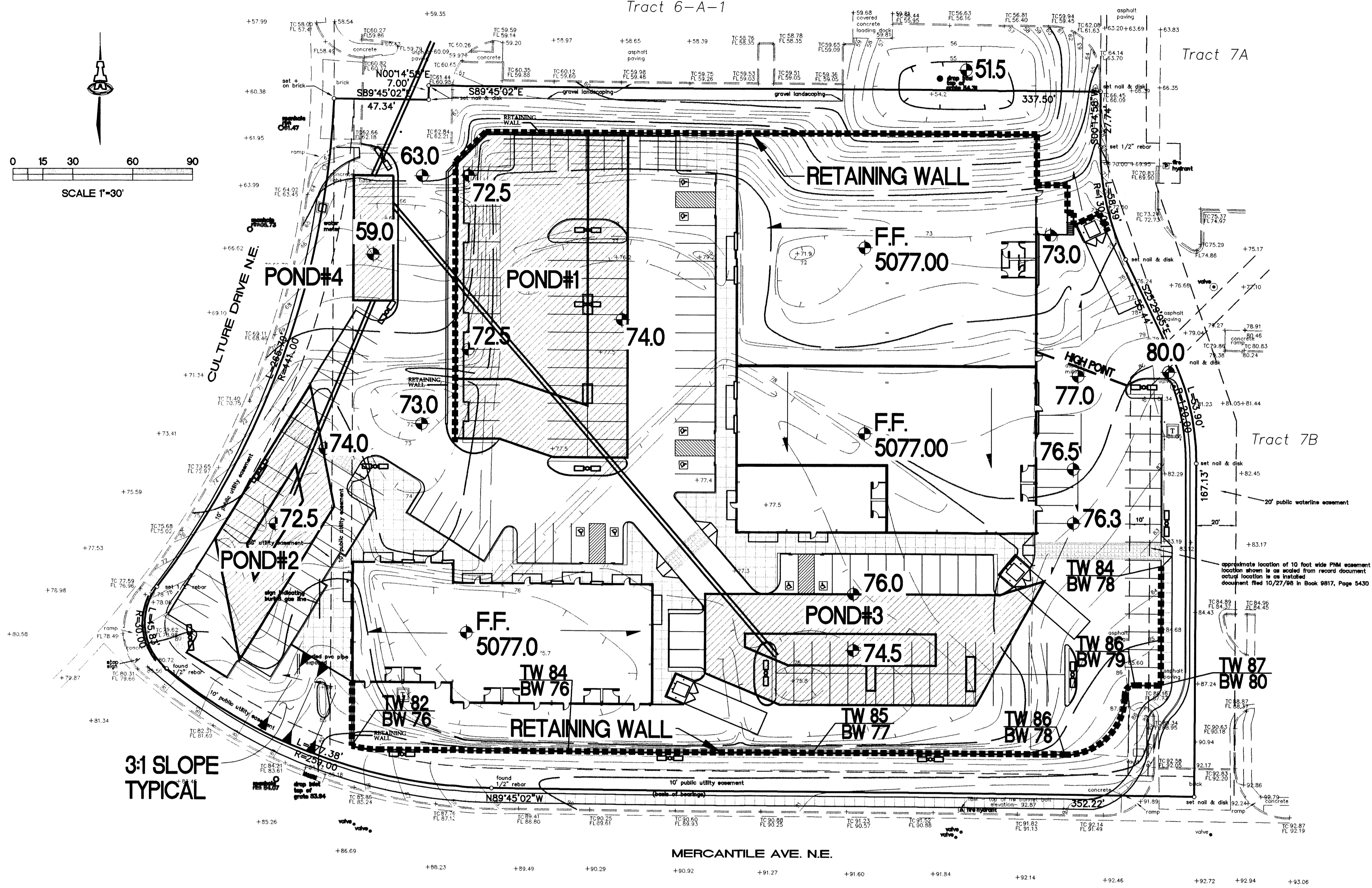
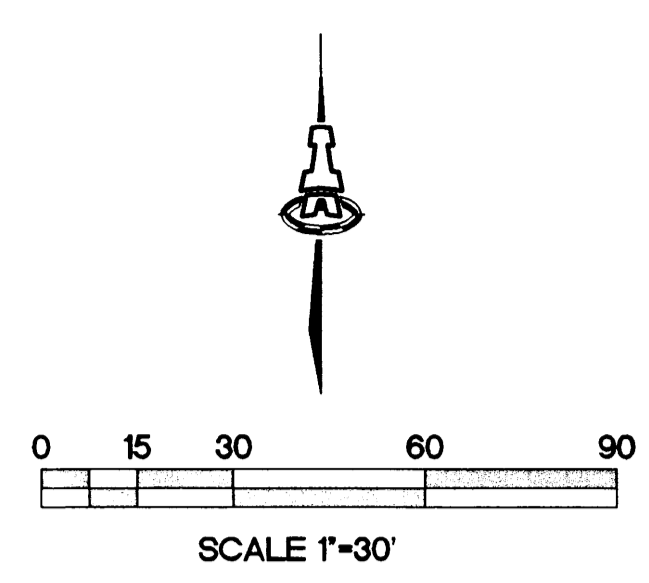
**SCALE:** 1"=30'

**sheet:** AS1

**of:** 01



Tract 6-A-1



F-16-Z VICINITY MAP 1"=750'±

**CONCEPTUAL DRAINAGE ANALYSIS**

LEGAL DESC.: TRACT 6-A-2, RENAISSANCE CENTER  
 SURVEYOR: FORSTBAUER SURVEYING CO. DATED JULY, 2005  
 BENCHMARK: ACS BENCHMARK "4-F16" LOCATED ON TOP OF MEDIAN CURB AT MONTANO AND I-25 WEST FRONTAGE ROAD N.E. ELEVATION = 5107.67 (NAVD 88)  
 TEMPORARY BENCHMARK: TOP OF NW BONNET BOLT ON F.H. AS SHOWN ON MERCANTILE AVE. N.E. ELEVATION = 5092.87

THIS SITE IS AN EXISTING COMMERCIAL TRACT LOCATED WITHIN THE RENAISSANCE CENTER. THE APPROVED RENAISSANCE DRAINAGE MASTER PLAN FOR THE AREA CALLS FOR A CONTROLLED RELEASE RATE OF 0.1 CFS PER ACRE FOR DEVELOPED CONDITIONS.

NO OFFSITE RUNOFF ENTERS THIS SITE.

THE OVERALL GRADING AND DRAINAGE PLAN (PHASES I, II, III AND IV) FOR TRACT 6A AND 7 WAS PREPARED BY TIERRA WEST, LLC DATED 1-9-98. PHASES I (TRACT 6A-1) AND III (TRACT 7A) WERE APPROVED FOR BUILDING PERMIT BY LETTER DATED 2-8-98 AND HAVE BEEN DEVELOPED. THIS LOT (TRACT 6A-2) IS 'PHASE II' OF THE OVERALL PLAN.

THE PROPOSED TRACT, 3.7 ACRES, WILL BE A COMMERCIAL DEVELOPMENT WITH A FULLY DEVELOPED LAND TREATMENT RATIO OF APPROXIMATELY 0%:10%:10%:80%. BASED ON THIS LAND TREATMENT RATIO, THE SITE WILL GENERATE APPROXIMATELY 15.8 CFS. THE SITE WILL BE DIVIDED INTO A SERIES OF DRAINAGE BASINS WHICH WILL DETAIN WATER EITHER ON THE SURFACE WITHIN THE PAVED PARKING OR IN UNDERGROUND STORM WATER STORAGE CHAMBERS. THE BASINS WILL BE INTERCONNECTED WITH A PRIVATE STORM SEWER SYSTEM WHICH WILL SLOW DISCHARGE TO POND 4 LOCATED AT THE NORTHWEST CORNER OF THE PROPERTY. THE ALLOWABLE RELEASE RATE WILL BE RELEASED FROM POND 4 INTO THE PRIVATE STORM DRAIN SYSTEM FOR THE OVERALL DEVELOPMENT WHICH WAS CONSTRUCTED AS PART OF PHASE I.

RETAINING WALLS AND 3:1 SLOPES WILL BE CONSTRUCTED AS REQUIRED TO ACHIEVE GRADE DIFFERENCES.

3:1 SLOPE TYPICAL

**SITE CALCULATIONS**

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

| ON-SITE  |                                  |
|--|----------------------------------|
| AREA OF SITE   | 160465 SF = 3.684 Ac.            |
| <b>HISTORIC FLOWS:</b>   | <b>DEVELOPED FLOWS:</b>          |
| On-Site Historic Land Condition  | On-Site Developed Land Condition |
| Area a = 104302.25 SF  | Area a = 16047 SF                |
| Area b = 32093 SF  | Area b = 16047 SF                |
| Area c = 16046.5 SF  | Area c = 128372 SF               |
| Area d = 8023.25 SF  | Area d = 160465 SF               |
| Total Area = 160465 SF   | Total Area = 160465 SF           |
| On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)             |                                  |
| Weighted E = $\frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$         |                                  |
| Historic E = 0.72 in.  | Developed E = 1.89 in.           |
| On-Site Volume of Runoff: V360 = $E^*A / 12$                               |                                  |
| Historic V360 = 9621 CF  | Developed V360 = 25233 CF        |
| On-Site Peak Discharge Rate: $Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43,560$ |                                  |
| For Precipitation Zone 2   |                                  |
| Qpa = 1.56   | Qpc = 3.14                       |
| Qpb = 2.28   | Qpd = 4.70                       |
| Historic Qp = 7.4 CFS  | Developed Qp = 15.8 CFS          |

**POND VOLUMES**

| Pond 1                   |       |            | Pond 2                  |      |           | Total Pond Volume |
|--------------------------|-------|------------|-------------------------|------|-----------|-------------------|
| Contour                  | Area  | Volume     | Contour                 | Area | Volume    |                   |
| 5074                     | 13560 |            | 5074                    | 3850 |           | Pond 1 13067.5    |
| 5073                     | 8300  | 10930.0 CF | 5073                    | 575  | 2212.5 CF | Pond 2 2356.3     |
| 5072.5                   | 250   | 2137.5 CF  | 5072.5                  | 0    | 143.8 CF  | Pond 3 4698.8     |
| POND 1 VOLUME 13067.5 CF |       |            | POND 2 VOLUME 2356.3 CF |      |           | Pond 4 5000.0     |
| Pond 3                   |       |            | Pond 4                  |      |           | TOTAL 25122.5     |
| Contour                  | Area  | Volume     | Contour                 | Area | Volume    |                   |
| 5076                     | 7275  |            | 5063                    | 1250 |           | Pond 1 13067.5    |
| 5075                     | 1415  | 4345.0 CF  | 5062                    | 1250 | 1250.0 CF | Pond 2 2356.3     |
| 5074.5                   | 0     | 353.8 CF   | 5061                    | 1250 | 1250.0 CF | Pond 3 4698.8     |
| POND 3 VOLUME 4698.8 CF  |       |            | POND 4 VOLUME 5000.0 CF |      |           |                   |

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5077.00 FINISH FLOOR ELEVATION
- SIDEWALK CULVERT
- TW 86 BW 78 TOP OF WALL ELEVATION
- BOTTOM OF WALL
- PROPOSED RETAINING WALL
- ② □ AREA DRAIN
- INV=72.5 INVERT ELEVATION
- 6" DRAIN LINE WITH SIZE
- STORM DRAIN MANHOLE

**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 Fax. 505-268-2632  
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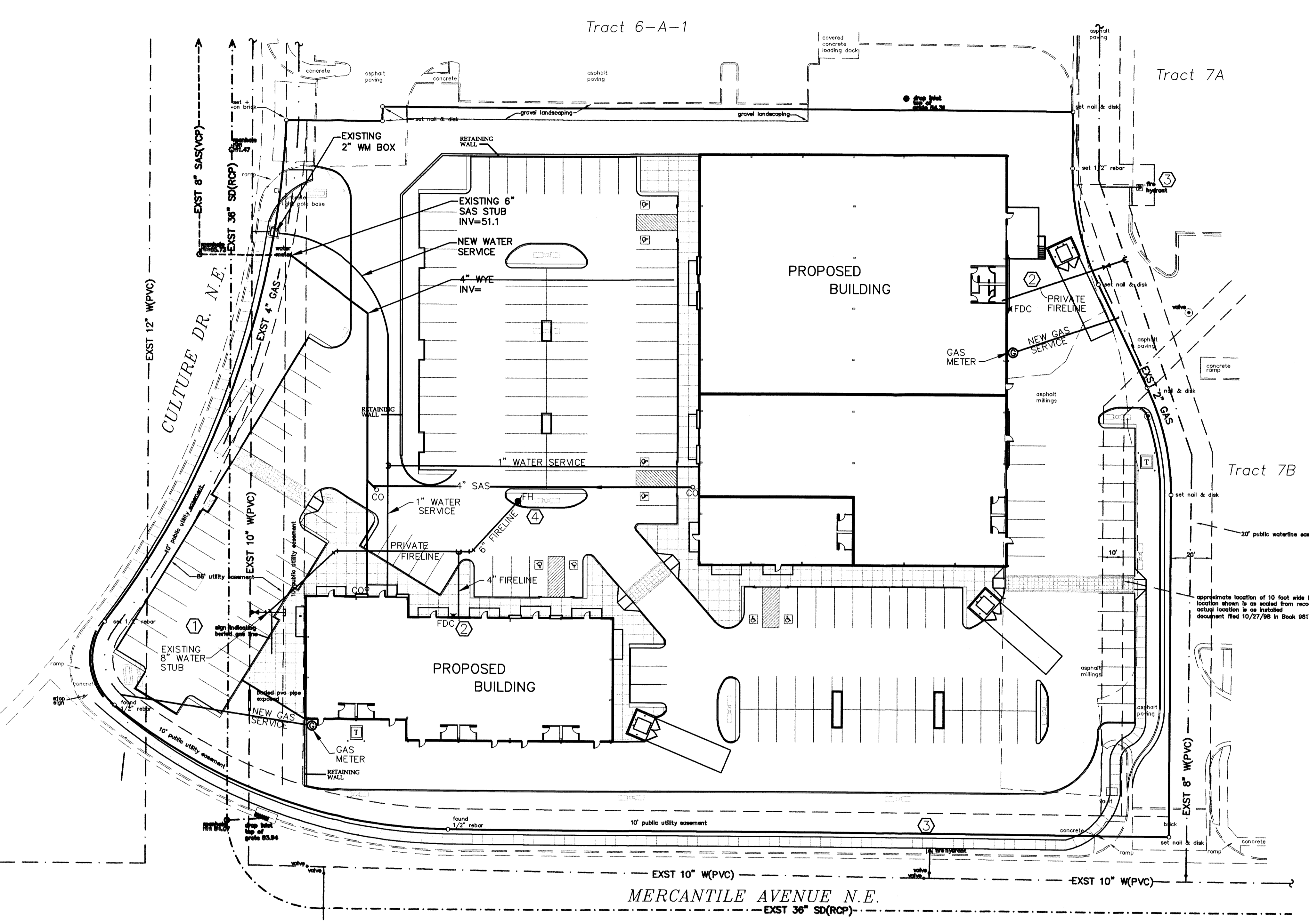
**SPORTS COURTS**  
 Sterling Development

**CONCEPTUAL GRADING AND DRAINAGE PLAN**

|                |              |      |              |
|----------------|--------------|------|--------------|
| Date: 10/11/05 | No. Revision | Date | Job No. 1488 |
| Drawn By: bjb  |              |      | <b>PAGE</b>  |
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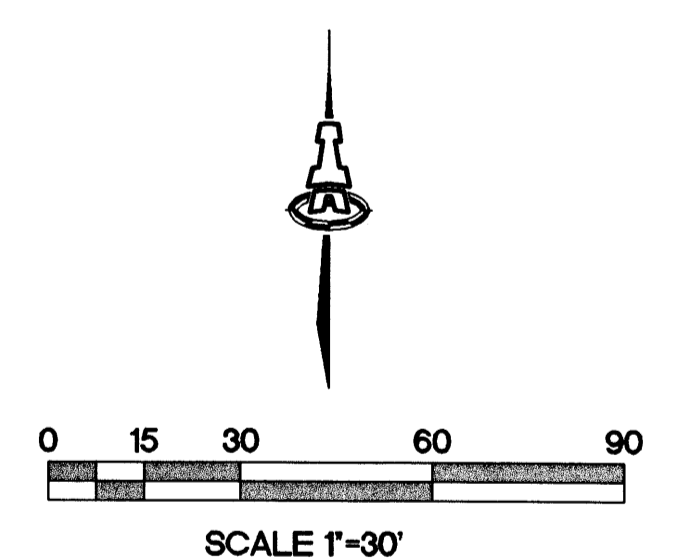
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- KEYED NOTES**
- MULTIPLE PUBLIC UTILITY LINES ARE WITHIN AN EASEMENT AND WERE NOT RELOCATED WHEN THE STREET INTERSECTION WAS REALIGNED. UTILITY LOWERING MAY BE REQUIRED TO ACCOMMODATE PROPOSED DEVELOPMENT.
  - BOTH BUILDINGS ARE PROPOSED TO HAVE FIRE SPRINKLER SYSTEMS.
  - EXISTING PUBLIC FIRE HYDRANT.
  - PROPOSED PRIVATE FIRE HYDRANT.

- LEGEND**
- EXISTING GAS LINE
  - EXISTING WATER METER & BOX
  - EXISTING STORM DRAIN
  - EXISTING SANITARY SEWER
  - EXISTING WATERLINE
  - GATE VALVE W/ VALVE BOX
  - FIRE HYDRANT
  - SAS MANHOLE
  - WATER LINE W/ FITTING
  - PROPOSED GAS METER & LINE
  - FIRE DEPARTMENT CONNECTION



SCOTT M. MCGEE  
NEW MEXICO  
10519  
LICENSED PROFESSIONAL ENGINEER

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Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 Fax. 505-268-2632  
1488UMSTR.DWG.rh 10/14/05

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**THE SPORTS COURT**  
Sterling Development

| CONCEPTUAL UTILITY PLAN |               |      |               |
|-------------------------|---------------|------|---------------|
| Date:                   | No. Revisions | Date | Job No.       |
| 10/11/05                |               |      | 1488          |
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**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 to each end. The irrigation system will comply with the Albuquerque Waster Waste Ordinance 56-1977.

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.

**Landscape maintenance will be the responsibility of the Owner.**

**LANDSCAPE NOTES:**

Landscape maintenance shall be the responsibility of the Property Owner.

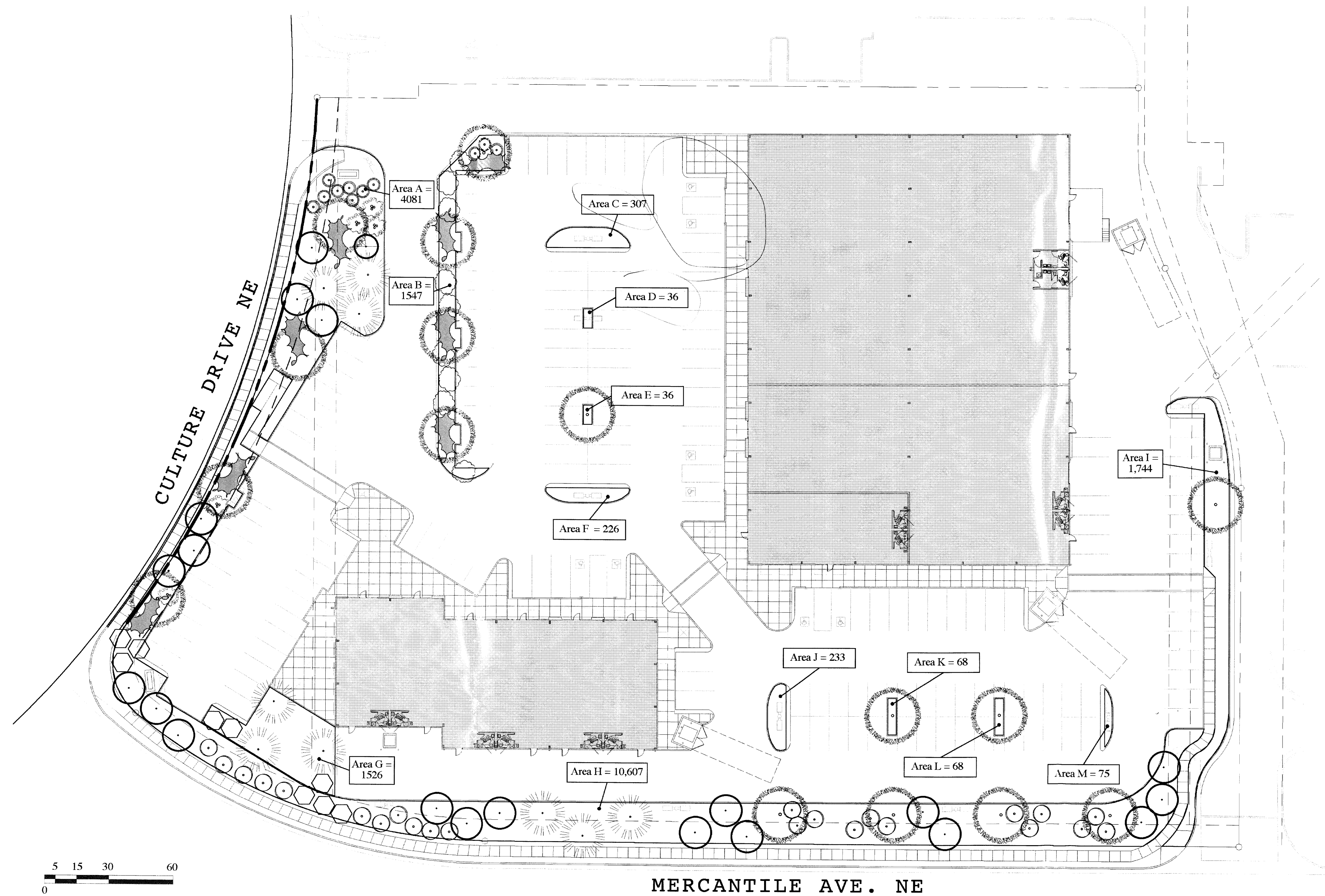
It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

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, 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.

| SYMBOL | BOTANICAL NAME                                 | COMMON NAME           | SIZE/NOTES  | HGT/SPR | water usage |
|--------|--|-----------------------|-------------|---------|-------------|
|        | Gleditsia triacanthos                          | HONEY LOCUST          | 2 1/2" cal. |         | M           |
|        | Chilopsis linearis                             | DESERT WILLOW         | 6' - 8'     |         | L           |
|        | Lagerstroemia Indica                           | CRAPE MYRTLE          | 15 gal.     |         | L           |
|        | Umbraculifera Compacta                         | COMPACT TANYOSHO PINE | 5 gal.      |         | M           |
|        | Pinus mugo                                     | DWARF MUGHO PINE      | 5 gal.      |         | L           |
|        | Raphiolepis Indica                             | INDIAN HAWTHORN       | 5 gal.      |         | M           |
|        | Chrysothamnus Nauseosus                        | CHAMISA               | 1 gal.      |         | L           |
|        | Rosmarinus officianalis                        | ARP ROSEMARY          | 2 gal.      |         | M           |
|        | Miscanthus sinensis                            | MAIDENGRASS           | 5 gal.      |         | M           |
|        | Wildflower                                     | WILDFLOWER            | 1 gal.      |         |             |
|        | Oversized Gravel and 5 boulders                |                       |             |         |             |
|        | Santa Fe Brown Gravel with filter fabric, typ. |                       |             |         |             |



LANDSCAPE PLAN

Scale : 1" = 30' - 0"

**Landscape Calculations**

net lot area = total area of lot - building footprint  
 total lot area = 160,500 sq. ft.  
 building footprint = 40,000 sq. ft.  
 net lot area = 120,500 sq. ft.

required landscaping = net lot area x 15%  
 net lot area = 120,500  
 15%  
 Therefore: 18,075 sq. ft. req'd

| Landscape Area | Sq. Footage |
|----------------|-------------|
| A              | 4,081       |
| B              | 1,547       |
| C              | 307         |
| D              | 36          |
| E              | 36          |
| F              | 226         |
| G              | 1,526       |
| H              | 10,607      |
| I              | 1,744       |
| J              | 233         |
| K              | 68          |
| L              | 68          |
| M              | 75          |
| total sq. ft.  | 19,554      |

SUFFICIENT

**Ground cover**

|                           |                |
|---------------------------|----------------|
| required landscape area = | 18,075 sq. ft. |
| 75% =                     | 75%            |
| Ground cover required =   | 13,556 sq. ft. |
| Therefore:                | 13,556 sq. ft. |

**Required trees**

|                         |                |
|-------------------------|----------------|
| 1 per 10 parking spaces |                |
| parking spaces =        | 168            |
|                         | 10             |
| Therefore:              | 17 trees req'd |

note: no parking spaces shall be more than 100 feet from a tree trunk  
 note: street trees req'd along arterial and collector streets

LANDSCAPE CALCULATIONS

BACKFLOW PREVENTOR DETAIL

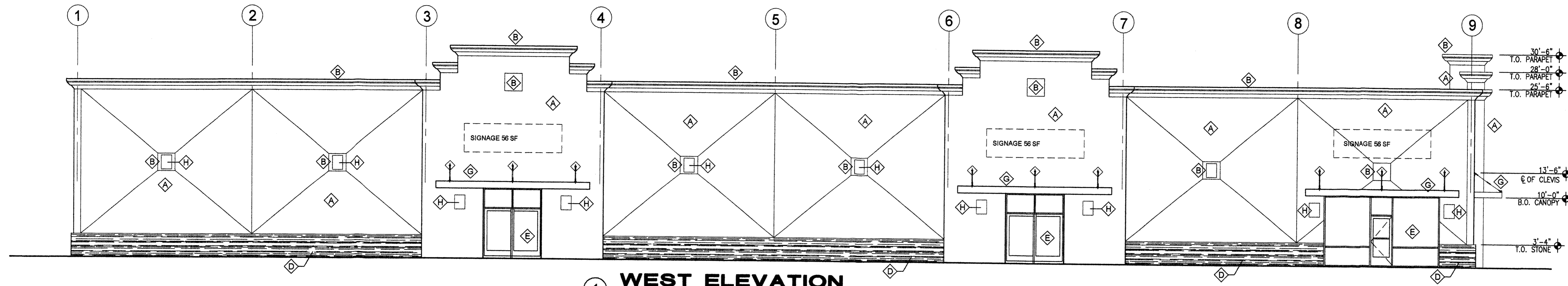
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GEORGE RAINHART ARCHITECT AND ASSOCIATES PC  
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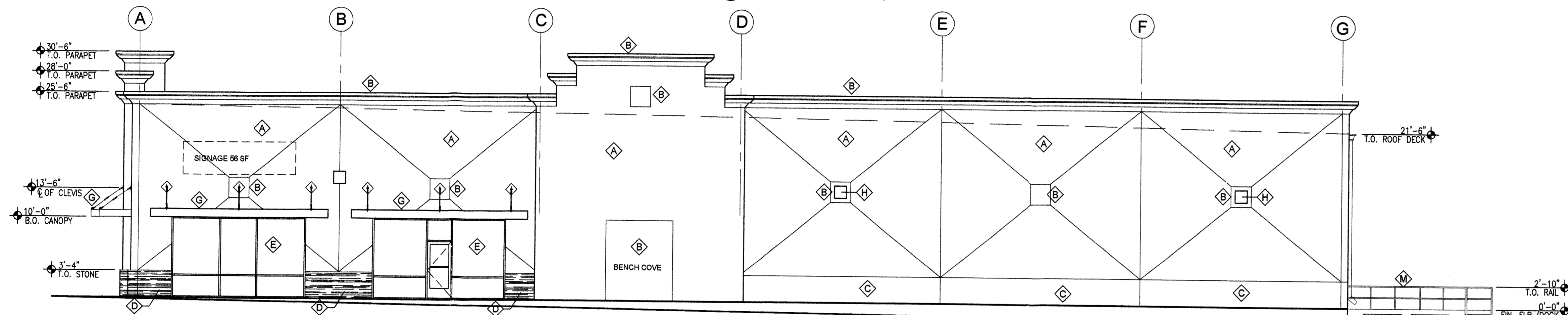
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**THE SPORTS COURT**  
 NEC OF MERCANTILE & CULTURE  
 ALBUQUERQUE, NEW MEXICO  
 JOB NO. 051  
 PROJECT MANAGER ANTON DATTILO  
 SHEET TITLE  
**SITE PLAN FOR BLDG. PERMIT**  
 DRAWN BY: WRS

DATE: 10.13.2005 sheet-  
 SCALE: 1"=30' L1.0  
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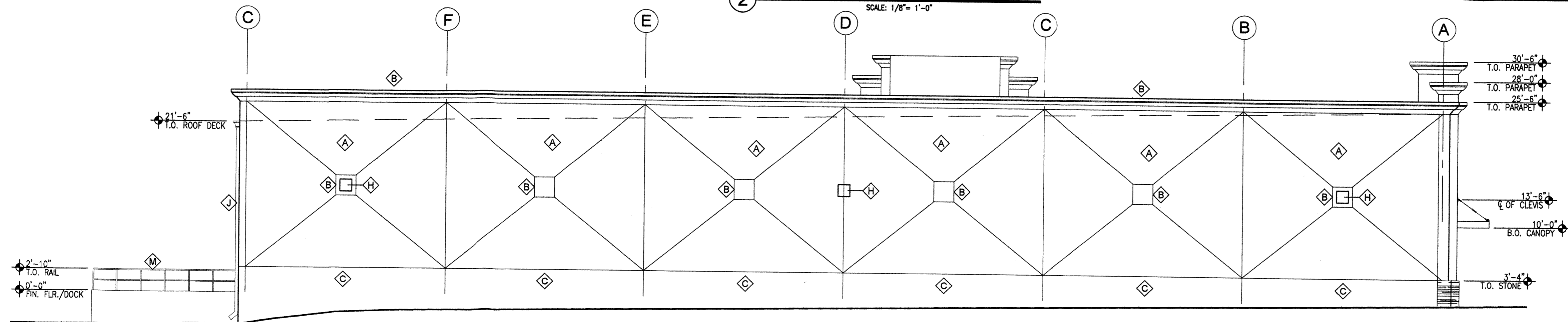




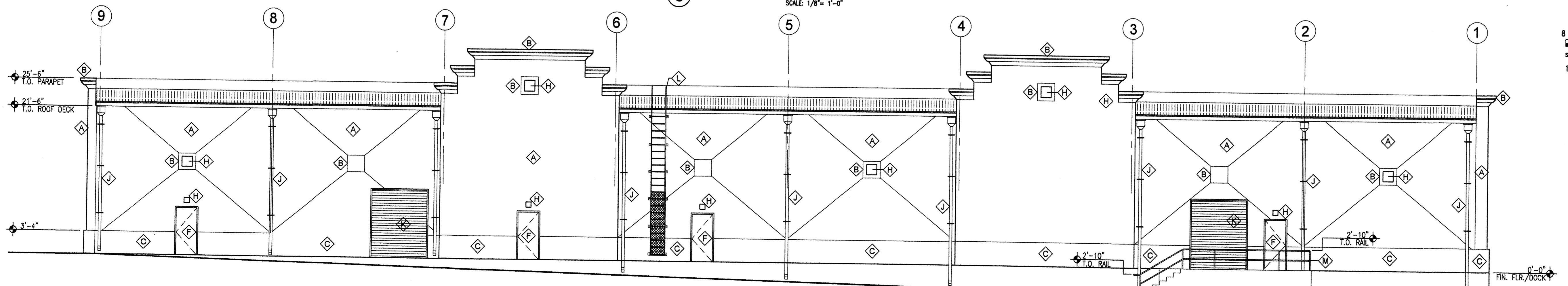
**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



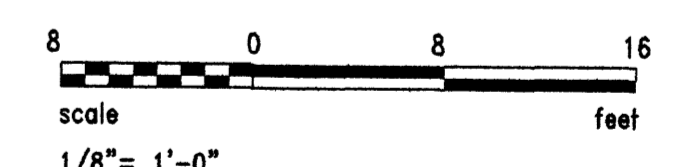
**3 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

| Keyed Color / Material Schedule |  | Common Name      |
|---------------------------------|--|------------------|
| ◊                               | STUCCO<br>EL REY 821<br>LARIAT                             | OFF WHITE/LT.TAN |
| ◊                               | STUCCO<br>EL REY 817<br>DRY RIVER                          | MED. TAN         |
| ◊                               | STUCCO<br>EL REY 1570<br>VEGA                              | LT. BROWN        |
| ◊                               | DRYSTACK<br>LEDGESTONE<br>HARRISTONE<br>CHABLIS            |                  |
| ◊                               | ALUM. STOREFRONT<br>BRONZE                                 |                  |
| ◊                               | HOLLOW METAL<br>DOOR<br>PAINT TO MATCH<br>ADJACENT FINISH  |                  |
| ◊                               | TUBE STEEL CANOPY<br>TRUE WHITE                            |                  |
| ◊                               | LIGHT FIXTURE<br>LT. SILVER                                |                  |
| ◊                               | DOWNSPOUT<br>PAINT TO MATCH<br>ADJACENT FINISH             |                  |
| ◊                               | OVERHEAD DOOR STL<br>PAINT TO MATCH<br>ADJACENT FINISH     |                  |
| ◊                               | ROOF ACCESS<br>LADDER<br>PAINT TO MATCH<br>ADJACENT FINISH |                  |
| ◊                               | TUBE STEEL RAIL<br>PAINT TO MATCH<br>ADJACENT FINISH       |                  |

**NOTES:**  
ALL MECH. EQUIP. SHALL BE SHIELDED  
ALUM. STOREFRONT SHALL BE RECESSED 2"  
FROM FACE OF STUCCO.  
SIGN AREA TO BE DETERMINED BY LOCAL  
CODE.

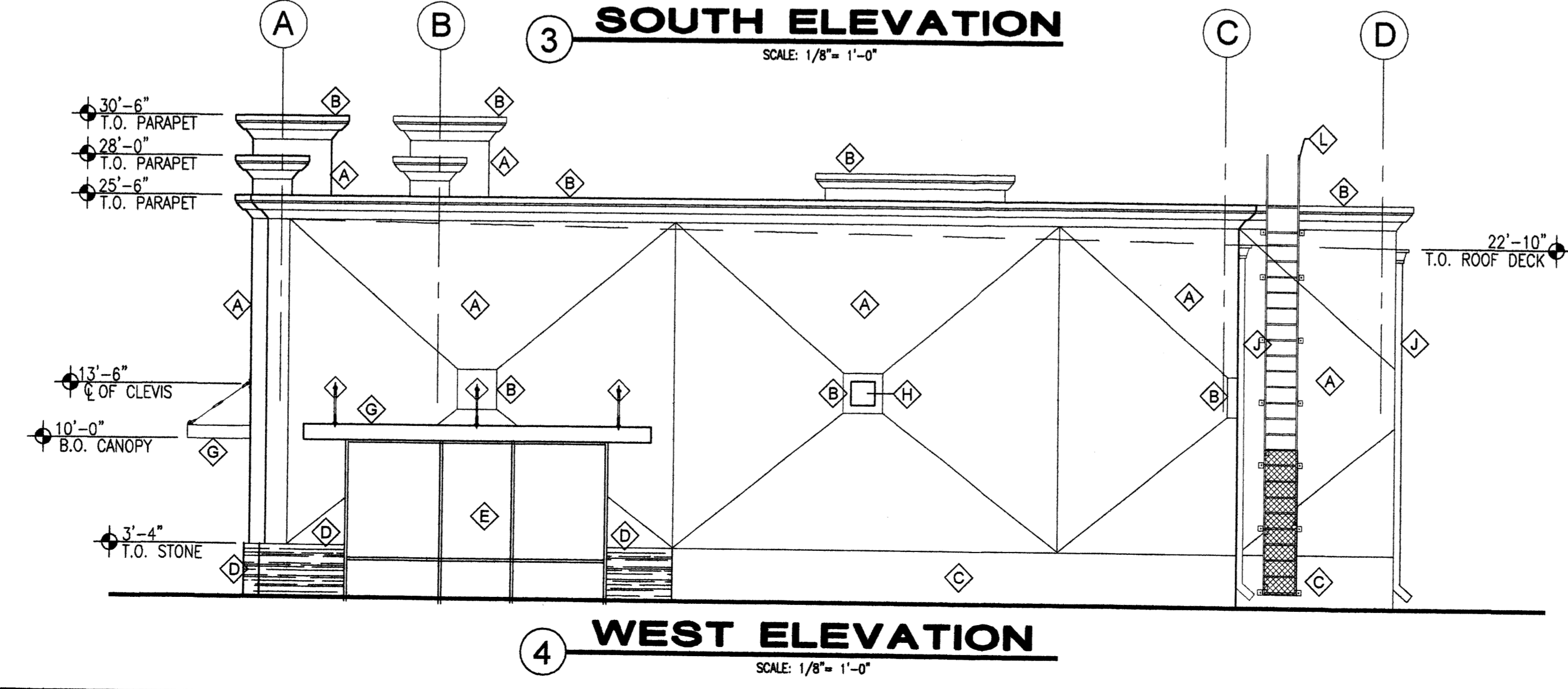
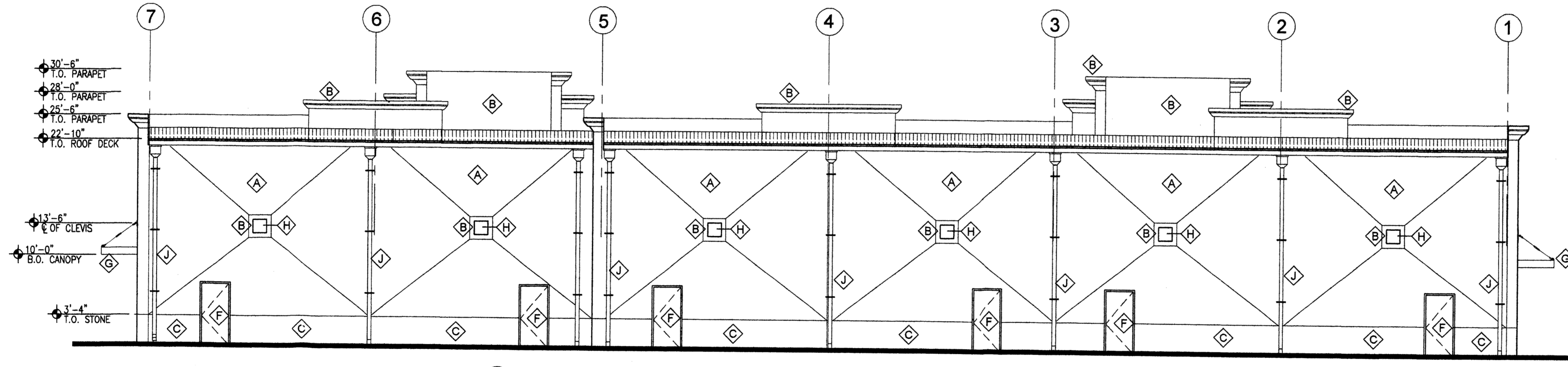
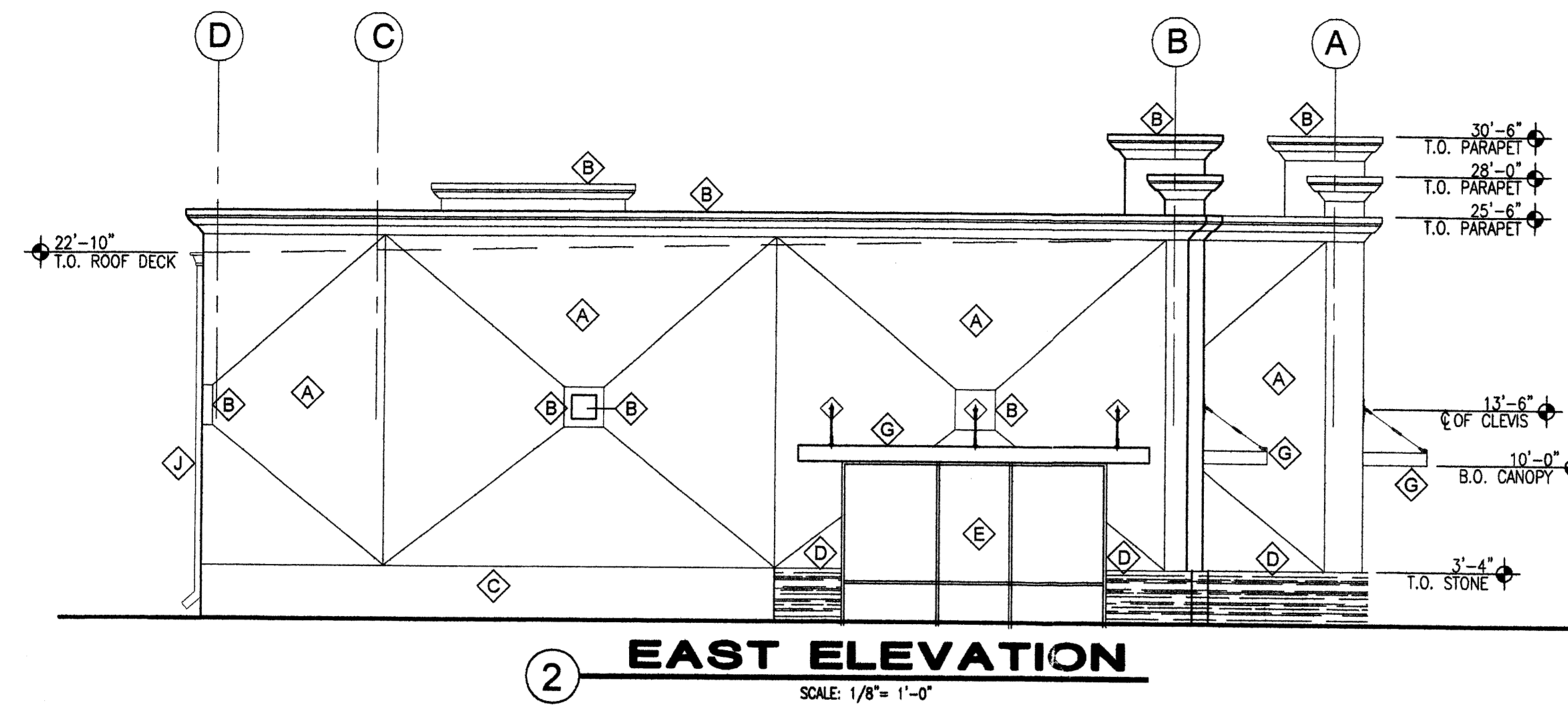
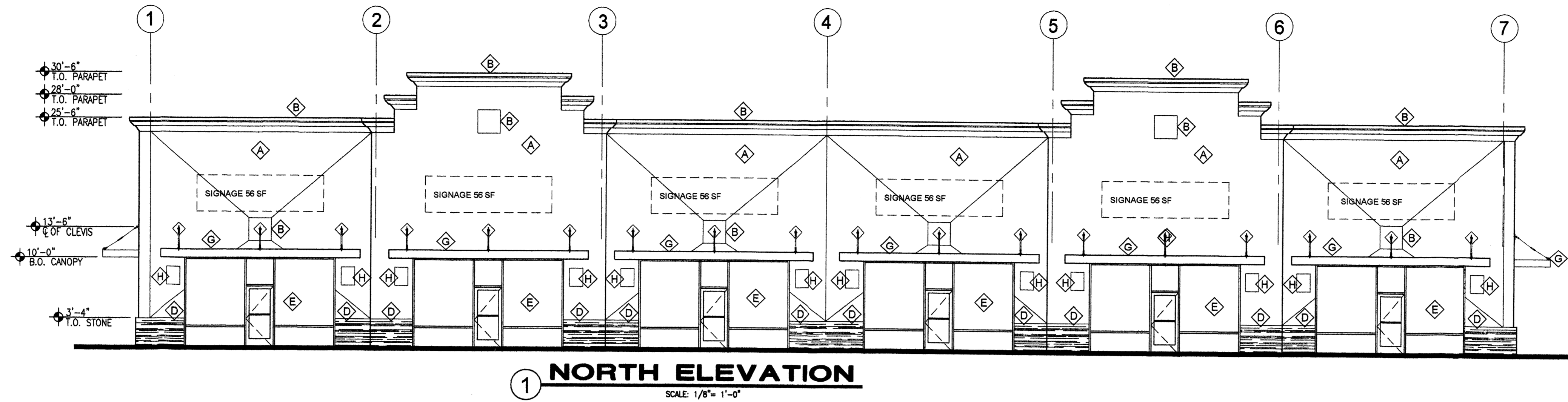


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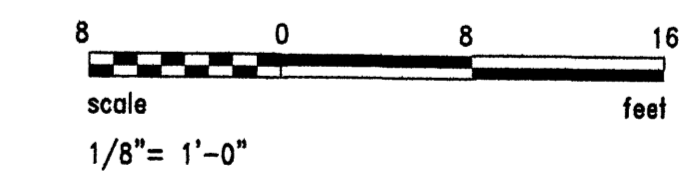
**PRELIMINARY  
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CONSTRUCTION**

|   |                     |
|---|---------------------|
| PROJECT TITLE<br><b>THE SPORTS COURT</b><br>NEC. OF MERCANTILE & CULTURE<br>ALBUQUERQUE, NEW MEXICO | DRAWN BY:<br>WRS    |
| PROJECT MANAGER<br>ANTO DATILO  | JOB NO.<br>0551     |
| SHEET TITLE<br><b>JA1/JA2 ELEVATIONS</b>  |                     |
| DATE:<br>10.18.2005   | sheet:<br><b>A7</b> |
| SCALE:<br>AS NOTED  | of:                 |




| Keyed Color / Material Schedule |   | Common Name       |
|---------------------------------|---|-------------------|
| ◆                               | STUCCO EL REY 821 LARIAT                          | OFF WHITE/ LT.TAN |
| ◆                               | STUCCO EL REY 817 DRY RIVER                       | MED. TAN          |
| ◆                               | STUCCO EL REY 1570 VEGA                           | LT. BROWN         |
| ◆                               | DRYSTACK LEDGESTONE HARRISTONE CHABLIS            |                   |
| ◆                               | ALUM STOREFRONT BRONZE                            |                   |
| ◆                               | HOLLOW METAL DOOR PAINT TO MATCH ADJACENT FINISH  |                   |
| ◆                               | TUBE STEEL CANOPY TRUE WHITE                      |                   |
| ◆                               | LIGHT FIXTURE LT. SILVER                          |                   |
| ◆                               | DOWNSPOUT PAINT TO MATCH ADJACENT FINISH          |                   |
| ◆                               | OVERHEAD DOOR STL PAINT TO MATCH ADJACENT FINISH  |                   |
| ◆                               | ROOF ACCESS LADDER PAINT TO MATCH ADJACENT FINISH |                   |

NOTES:  
 ALL MECH. EQUIP. SHALL BE SHIELDED  
 ALUM. STOREFRONT SHALL BE RECESSED 2"  
 FROM FACE OF STUCCO.  
 SIGN AREA TO BE DETERMINED BY LOCAL  
 CODE.



| REV | DATE | BY | REVISION |
|-----|------|----|----------|
| 1   |      |    |          |
| 2   |      |    |          |
| 3   |      |    |          |
| 4   |      |    |          |
| 5   |      |    |          |
| 6   |      |    |          |
| 7   |      |    |          |

  
 GEORGE RAINHART ARCHITECT AND ASSOCIATES PC  
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 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

PROJECT TITLE  
**THE SPORTS COURT**  
 NEC OF MERCANTILE & CULTURE  
 ALBUQUERQUE, NEW MEXICO  
 PROJECT MANAGER  
 ANTON DAITILO  
 JOB NO.  
 0551  
 DRAWN BY  
 WRS  
 SHEET TITLE  
**SHOPS ELEVATIONS**

DATE:  
 10.18.2005  
 SCALE:  
 AS NOTED  
 sheet-  
**A7.1**  
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