

GARCIA'S KITCHEN: FOOD PRODUCTION & ASSOCIATED WAREHOUSE FACILITY

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

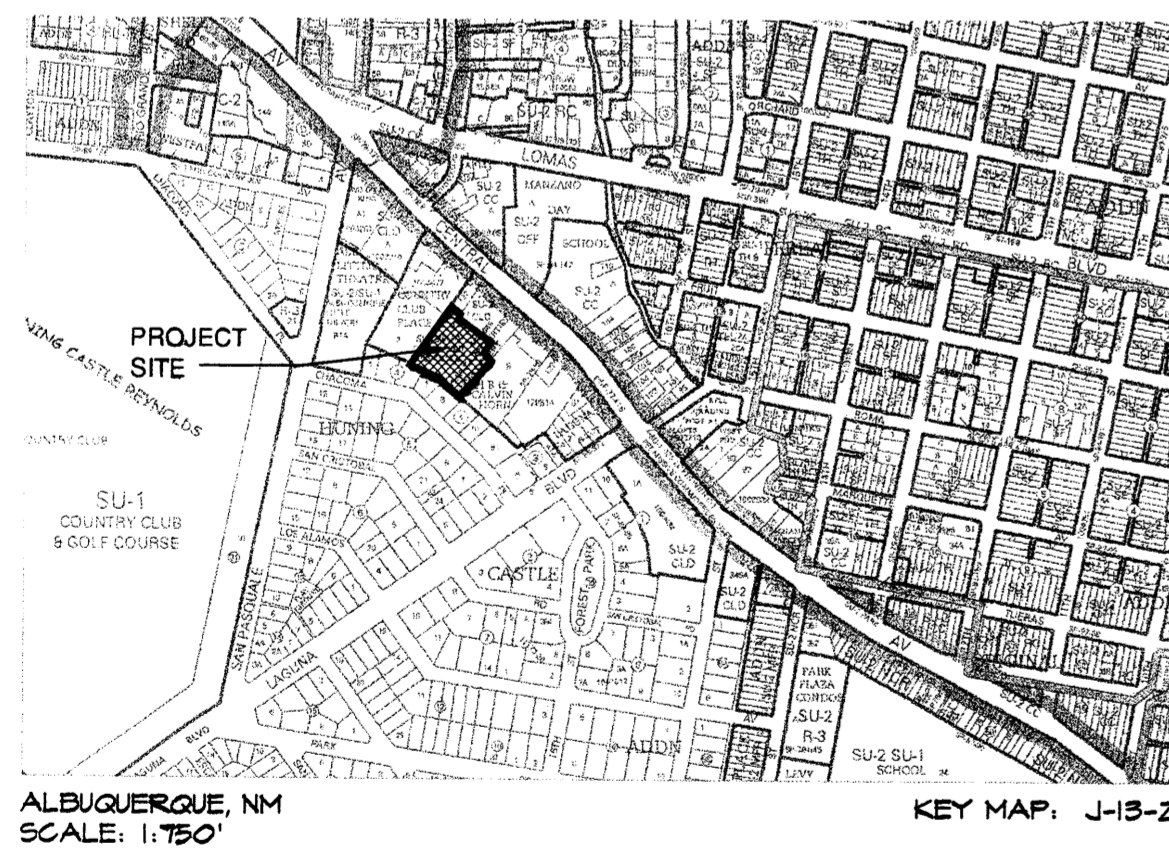
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 SD1.0 SITE DEVELOPMENT PLAN
 L1.0 LANDSCAPE PLAN
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 C-3 EXHIBIT FOR TRUCK DELIVERY CIRCULATION PLAN

PROJECT DATA

ADDRESS:
 1736 CENTRAL AVENUE, SW
 LEGAL DESCRIPTION:
 LOT 2, GARCIA PROPERTIES DEVELOPMENT

VICINITY MAP



DEVELOPMENT PLAN NOTES:

- PRIOR SUBMITTAL: COUNTRY CLUB SITE DEVELOPMENT PLAN FOR SUBDIVISION IS AN AMENDMENT, PRIOR PROJECT NUMBER #1004677, CASE #06EPC00143.
- PRIOR SUBMITTAL: EPC APPROVED CASE #1004677
 - 07EPC-40073 SITE DEVELOPMENT SUBDIVISION
 - 07EPC-40074 AMEND SITE DEVELOPMENT PLAN SUBDIVISION
 - 07EPC-40075 AMENDMENT TO SECTOR DEVELOPMENT PLAN (ZONE CHANGE)
- PRIOR SUBMITTAL: EPC APPROVED CASE #1007646
 - 09EPC-70033 REPLAT TO CREATE LOTS 1 AND 2, GARCIA PROPERTIES DEVELOPMENT

DRB SIGN OFF BLOCK

PROJECT NUMBER: 1004677
 APPLICATION NUMBER: 13DRB-10660

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated: 10/4/12, 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 DRB plans with a work order is required for any construction within the public right-of-way or for the construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGN OFF APPROVAL:

	9/10/13 Date
	08/28/13 Date
	8-28-13 Date
	8-28-13 Date
	9/11/13 Date
	9-11-13 Date
	9-11-13 Date

*Environmental Health, if necessary.

1004677

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- △ 8/07/13 EPC COMMENTS
- △ 9/27/12 FACILITATED MTG.
- △ 9/25/12 PER PREHEARING MTG.

August 29, 2012

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ENGINEER:

JOB No:

FILE NAME:

DWG NAME: GARC-SITE

DRAWN BY: MJT

ISSUE DATE: August 29, 2012

RE: DATE DESCRIPTION

- 1. 9/25/12 PER PREHEARING
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- 3.
- 4.

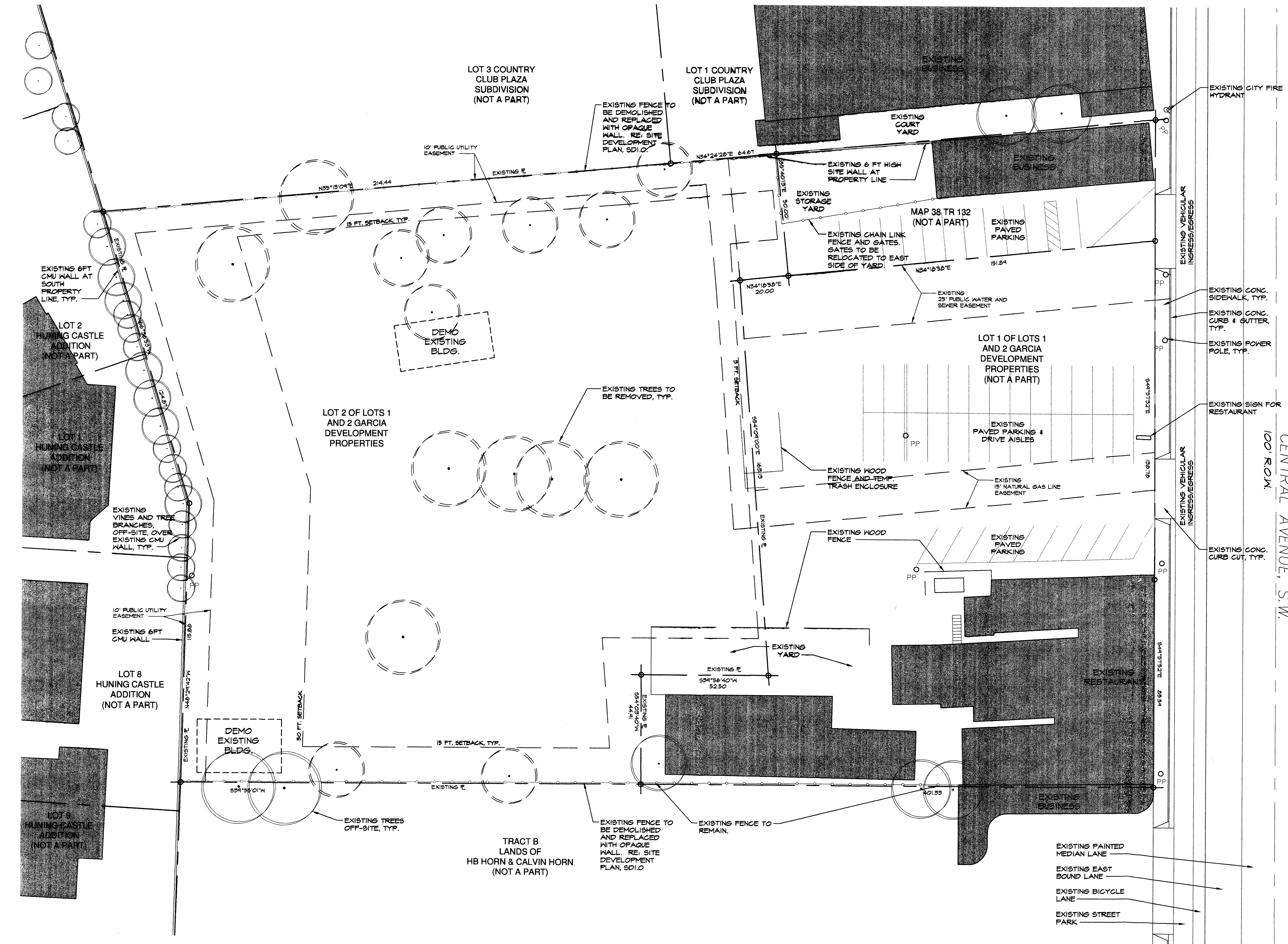
TITLE:

EXISTING/
DEMO SITE
PLAN

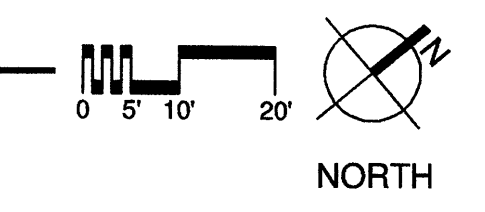
GARCIA'S KITCHEN
FOOD PRODUCTION & WAREHOUSE
1736 Central Avenue, SW
Albuquerque, NM

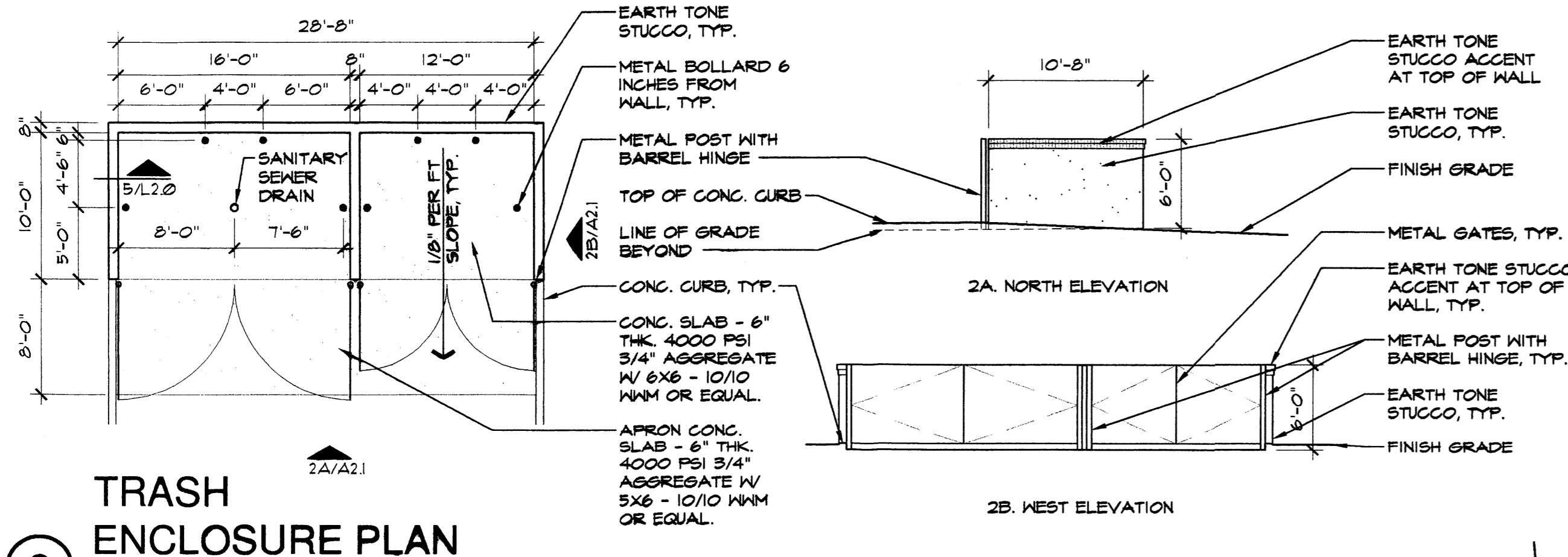
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1 EXISTING/DEMO SITE PLAN
SCALE: 1"=20'

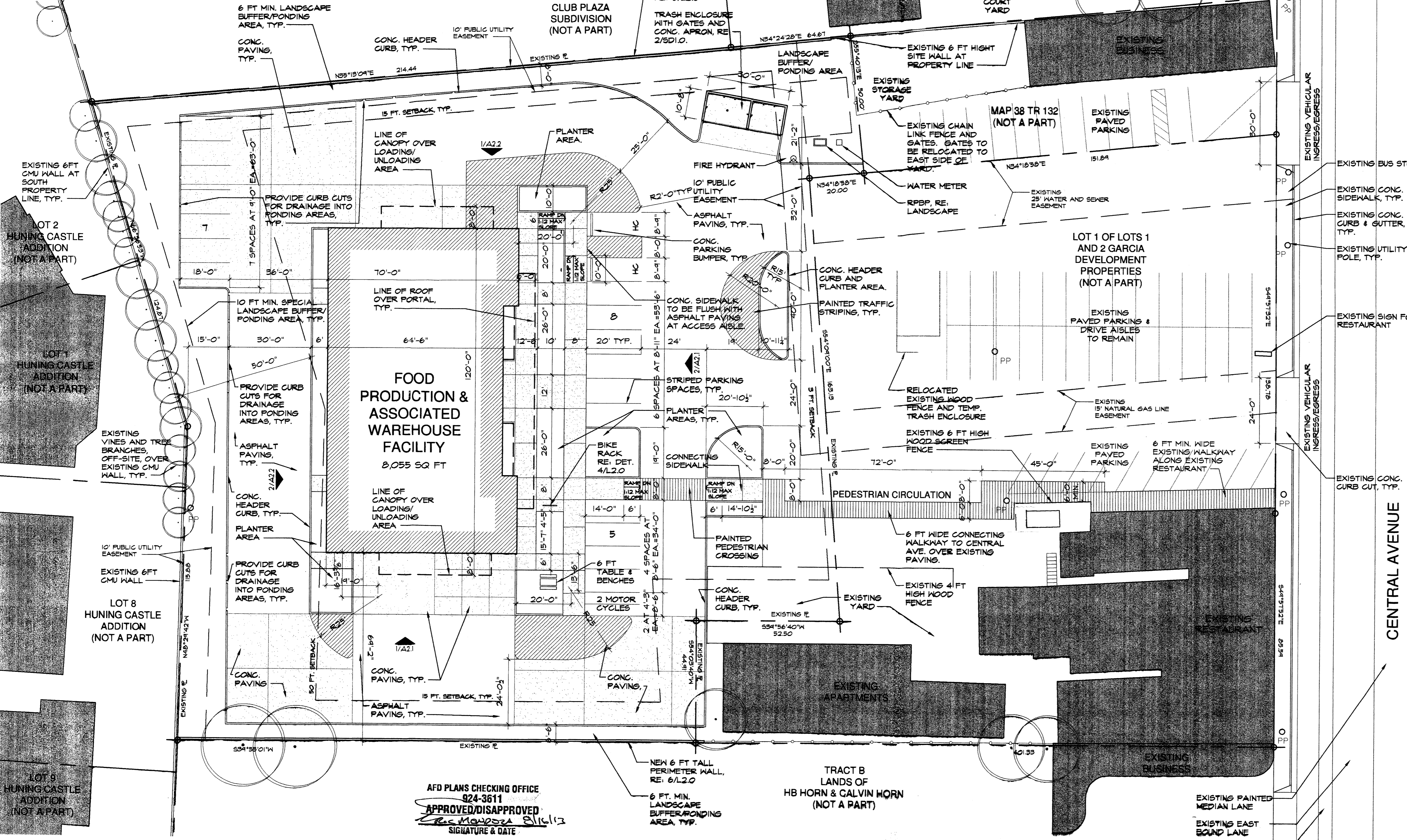




EXISTING CROSS ACCESS EASEMENT NOTE:
 RECIPROCAL CROSS LOT DRAINAGE ACCESS,
 PRIVATE WATER AND PRIVATE SEWER EASEMENT
 FOR THE BENEFIT OF LOTS 1, 2 AND TRACT 132
 GRANTED BY PLAT OF LOTS 1 AND 2 GARCIA
 PROPERTIES DEVELOPMENT, 1/27/2004 (PROJECT
 #100746, 04DRB-10033). MAINTENANCE IS THE
 RESPONSIBILITY OF THE OWNERS OF LOTS 1 AND 2.

LOT 1 COUNTRY CLUB PLAZA SUBDIVISION (NOT A PART)

TRASH ENCLOSURE PLAN
 SCALE: 1/8"=1'-0"

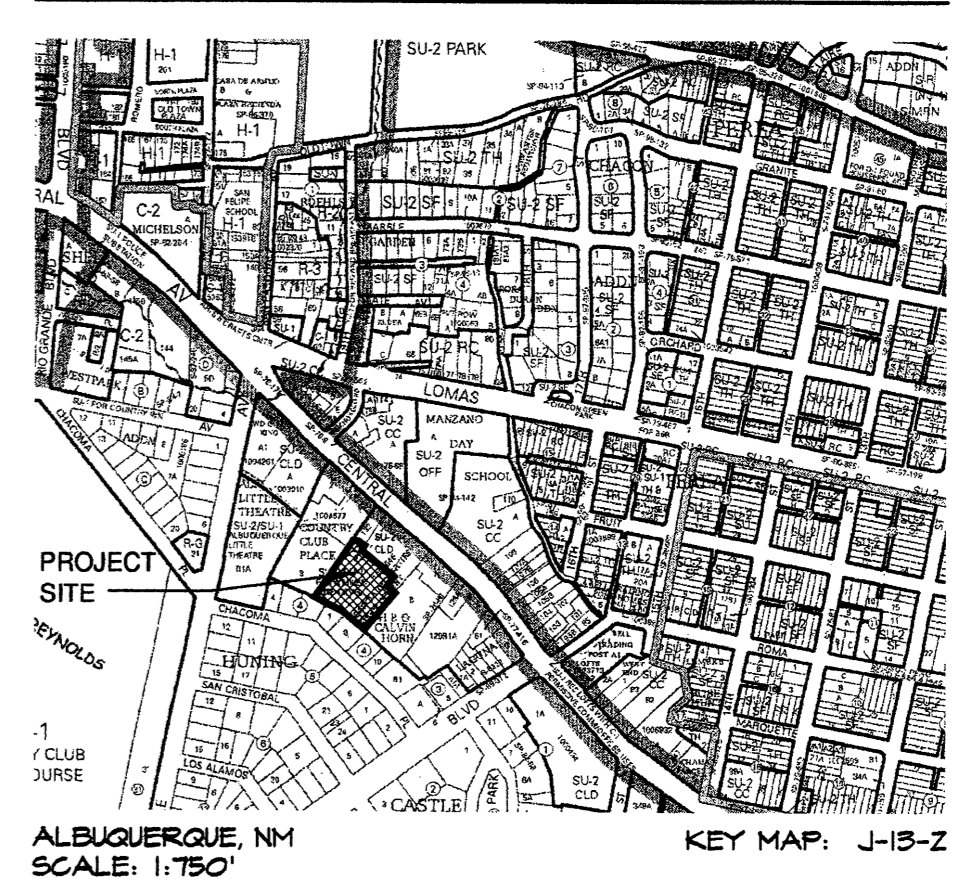


AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 [Signature]
 SIGNATURE & DATE

CITY OF ALBUQUERQUE
 "SOLID WASTE"
 MANAGEMENT DEPARTMENT
 APPROVED
 [Signature]
 8-16-13

1 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 SCALE: 1"=20'

VICINITY MAP



ZONING DATA

PROJECT: GARCIA'S KITCHEN, FOOD PREPARATION AND CATERING FACILITY
 ADDRESS: 1736 CENTRAL AVENUE, SW ALBUQUERQUE, NM
 LEGAL DESCRIPTION: LOT 2, OF LOTS 1 AND 2 GARCIA PROPERTIES DEVELOPMENT
 ZONING ORDINANCE: CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE
 EXISTING ZONING: SU-2/SU-1 FOR MIXED USE DEVELOPMENT
 PROPOSED ZONING: SU-2/SU-1 CLD FOR FOOD PRODUCTION & ASSOCIATED WAREHOUSING
 EXISTING ZONING ADJACENT PROPERTIES:
 MAP 38, TR 132 LOT 1, COUNTRY CLUB PLAZA SUBDIVISION SU-2/SU-1 CLD FOR MIXED USE DEVELOPMENT
 LOT 3, COUNTRY CLUB PLAZA SUBDIVISION SU-2/SU-1 FOR MIXED USE DEVELOPMENT
 LOT 1, HUNING CASTLE ADDITION R-1
 LOT 2, HUNING CASTLE ADDITION R-1
 TRACT B, LANDS OF HB HORN & CALVIN HORN SU-2 CLD R-1
 ZONE ALTAS: J-13-Z
 LOT AREA: 1.34 ACRES
 HEIGHT: 26'-0" MAXIMUM.
 SETBACKS:
 5'-0" MIN. CENTRAL AVENUE
 10'-0" MIN. LAGUNA BLVD., 15TH STREET, & SAN PASQUALE AVENUE.
 11'-0" MIN. THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION
 NO PART OF ANY SWIMMING POOL, REFUSE BIN, OR BUILDING SHALL BE CLOSER THAN 50 FEET FROM AN R-1 ZONE OR 15 FEET FROM ANY OTHER LOT LINE.

PARKING DATA

OFF-STREET AND BICYCLE PARKING REQUIREMENTS PER CITY OF ALBUQUERQUE ZONING CODE:
 REQUIRED:
 OFFICE: 1574 SF/200 = 8 SPACES
 KITCHEN: 20 (LARGEST SHIFT)/3 = 7 SPACES
 WAREHOUSE: 1,934 SF/2000 = 1 SPACE
 PARKING SPACES: 16 SPACES MIN.
 HANDICAP ACCESSIBLE PARKING: (1 - 25 SPACES: 1 REQUIRED) 1 SPACE MIN.
 MOTORCYCLE PARKING SPACES: (1 - 25 SPACES: 1 REQUIRED) 1 SPACE MIN.
 BICYCLE PARKING SPACES: (1 BICYCLE/20 SPACES) X 16 SPACES = 1 BICYCLE MIN.
 PROVIDED:
 STANDARD PARKING SPACES: 17 SPACES
 CAR ACCESSIBLE: 1 SPACE
 VAN ACCESSIBLE: 1 SPACE
 MOTORCYCLE PARKING: 3 SPACES
 TOTAL OFF-STREET PARKING: 21 SPACES
 BICYCLE PARKING: 3 SPACES

GENERAL NOTES

- ALL SITE LIGHTING TO COMPLY WITH CITY OF ALBUQUERQUE STANDARDS.
- SITE LIGHTING IS WALL MOUNTED ON THE BUILDING. SEE EXTERIOR ELEVATIONS, SHEET A2.1 AND A2.2.
- SITE LIGHTING SHALL BE FULLY SHIELDED.
- THIS PROJECT WILL NOT BE PHASED.
- SITE PLAN SHALL COMPLY AND BE IN ACCORDANCE WITH GOA DEVELOPMENT PROCESS MANUAL AND CURRENT ADA STANDARDS/REQUIREMENTS.
- ALL CONCRETE CURB RADIUS SHALL BE 2'-0" UNLESS NOTED OTHERWISE.
- SITE SEATING (ONE SEAT PER 25 LIN. FT. OF BLDG FACADE. 120 FT BLDG FACADE/ 25 = 5 SEATS REQ'D. 24" MIN. PER SEAT [2] 6'-0" LONG BENCHES WITH TABLE = 6 SEATS PROVIDED
- ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FT. OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5 TO 6 FT. OF CLEARANCE ON THE THREE REMAINING SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER TO THE PNM ELECTRIC SERVICE GUIDE FOR SPECIFICATIONS.

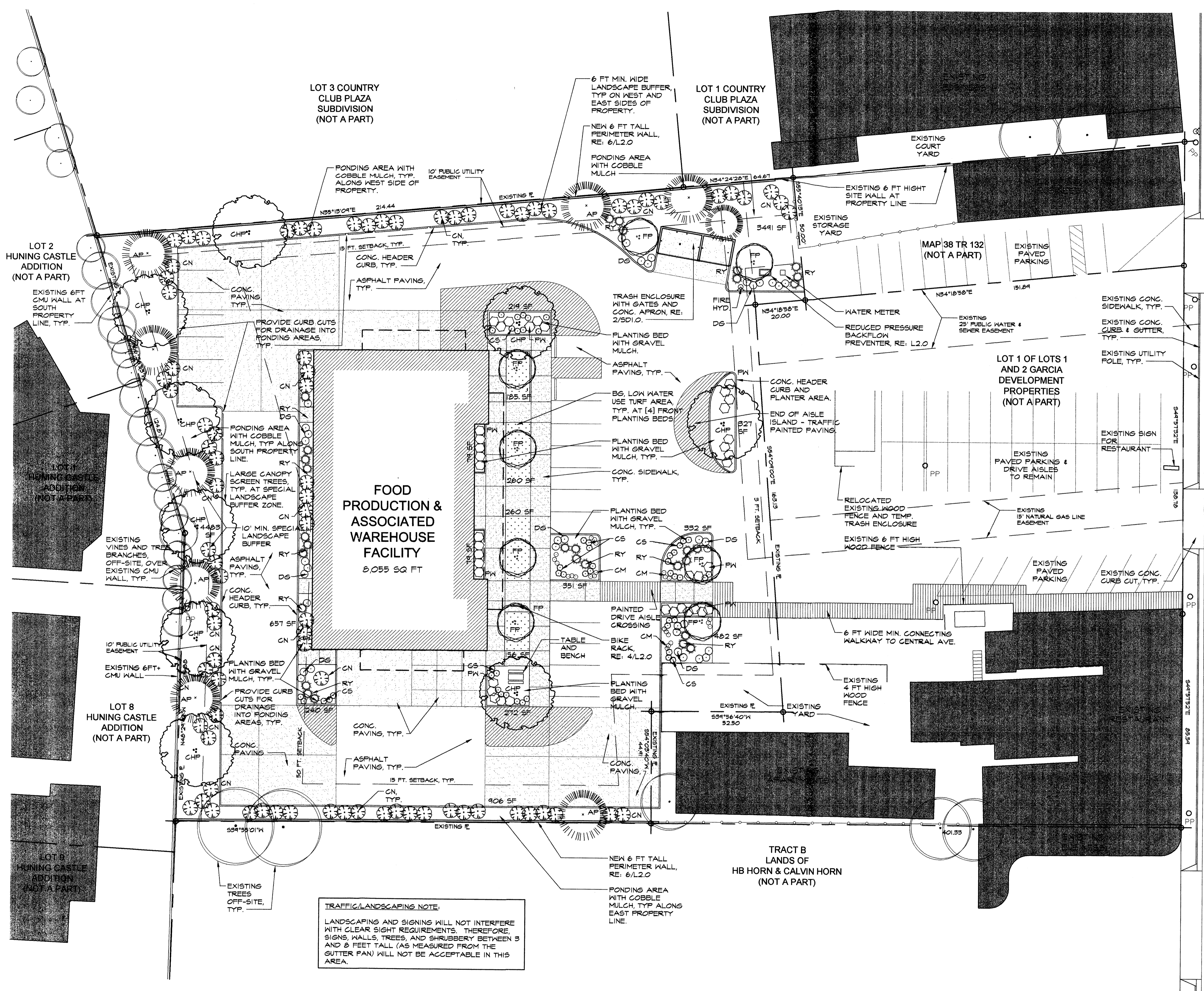
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ENGINEER:
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 DRAWN BY: MJT
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SITE DEVELOPMENT PLAN FOR BLDG PERMIT

GARCIA'S KITCHEN
FOOD PRODUCTION & WAREHOUSE
 1736 Central Avenue, SW
 Albuquerque, NM

SHEET:
SD1.0



TRAFFIC/LANDSCAPING NOTE:
 LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 6 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

PLANT SCHEDULE

KEY	COMMON NAME (BOTANICAL NAME)	QUANTITY	SIZE (INSTALLED)	SIZE (MATURE)	COVERAGE (EA/TOTAL)
SCREENING AND/OR PARKING LOT TREES:					
CHP	CHINESE PISTACHE (PISTACHIA CHINENSIS)	9	2 1/2" CALIPER	60' HT., 12-14 FT HT.	
TREES:					
FP	FLOWERING PEAR (PYRUS CALLAYANA)	8	5'-6" HT.	25' HT. & 15' SPD.	
AP	AUSTRIAN PINE (PINUS NIGRA)	8	8'-10' HT.	35' HT. & 25' SPD.	
SHRUBS & GROUND COVERS:					
CN	CHAMISA (CHRYSOTHAMMUS NAUSEOSUS)	84	5 GAL.	5' HT. & 5' SPD.	32 SF=2,888 SF
CS	CHERRY SAGE (SALVIA GREGGII)	50	1 GAL.	2' HT. & 3' SPD.	18 SF=900 SF
RY	RED YUCCA (HESPERALOE PARIFLORA)	30	1 GAL.	3' HT. 3' SPD.	15 SF=450 SF
DG	DEER GRASS (MULLENBERGIA RIGIDA)	36	5 GAL.	2' HT. 3' SPD.	20 SF=720 SF
CM	CATMINT (NEPETA MUSSINI)	24	1 GAL.	8" HT. 2' SPD.	8 SF=192 SF
PW	GIANT PERIWINKLE (VINCA MAJOR)	39	1 GAL.	12" HT. 4' SPD.	12 SF=468 SF
BG	BUFFALO GRASS (BUCHLOE DACTYLOIDES)				861 SQ FT
TOTAL LIVE GROUND COVER AREA:					6,274 SQ FT

NOTES:
 • ALL PLANTS LISTED ABOVE ARE LOW OR MEDIUM WATER USE.
 • PLANTS PER CITY OF ALBUQUERQUE PLANT LIST.

LANDSCAPE DATA

GROSS LOT AREA:	58,370 SQ FT
GROSS BUILDING AREA:	(8,764) SQ FT
NET LOT AREA:	49,606 SQ FT
REQUIRED LANDSCAPE AREA (15% NET LOT AREA MIN.):	7,441 SQ FT MIN.
PROVIDED LANDSCAPE AREA (PLANT BEDS):	12,534 SQ FT
(12,534 SQ FT / 49,606 SQ FT) X 100 =	25 %
REQUIRED LIVE GROUND COVER AREA:	7,441 SQ FT MIN.
1441 SQ FT X 80% REQ'D LANDSCAPE AREA =	5,953 SQ FT MIN.
PROVIDED LIVE GROUND COVER AREA:	6,274 SQ FT
	84 %
PROPOSED AREA OF HIGH USE WATER TURF:	0 SQ FT
REQUIRED STREET TREES:	0 TREES
THE PROPOSED WORK IS NOT ON A LOT ADJACENT TO A CITY STREET.	
REQUIRED PARKING LOT TREES (25 FT MIN. MATURE CANOPY DIAMETER):	
21 SPACES X [1 PER 10 SPACES] =	3 TREES
PROVIDED PARKING LOT TREES:	6 TREES
REQUIRED SPECIAL LANDSCAPE BUFFER PER CITY OF ALBUQUERQUE ZONING CODE AT NON-RESIDENTIAL/RESIDENTIAL BOUNDARIES:	YES
PROVIDED SPECIAL LANDSCAPE BUFFER AT SOUTH PROPERTY LINE (SEE PLAN FOR EXISTING OPAQUE WALL):	5 TREES

GENERAL NOTES

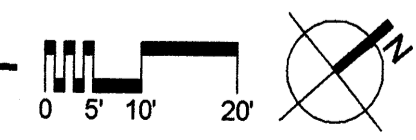
- THE LANDSCAPE INSTALLER SHALL BE RESPONSIBLE FOR DESIGN, COORDINATION AND INSTALLATION OF IRRIGATION SYSTEMS. PROVIDE SHOP DRAWINGS FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION AND DETAILED AS BUILT PLANS FOR THE OWNER'S RECORDS.
- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLAN AND THOSE INDICATED IN THE SCHEDULE, THE PLAN SHALL GOVERN.
- THE CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS NECESSARY.
- THE CONTRACTOR SHALL INSTALL GROUND COVER TREATMENTS OVER WEED BARRIER FILTER FABRIC THROUGHOUT PLANTING AREAS. FILTER FABRIC SHALL BE MIN. 4 OZ. WOVEN NEEDLE PUNCHED POLYPROPYLENE, OVERLAP ENDS 3". TURN DOWN PERIMETER EDGES 6".
- IRRIGATION: PLANTS SHALL BE IRRIGATED BY AN AUTOMATIC DRIP IRRIGATION SYSTEM WITH A REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE.
- NO IRRIGATION BUBBLERS SHALL BE PLACED WITHIN 3 FEET OF BUILDING FACE.
- STATEMENT OF RESPONSIBILITY OF MAINTENANCE: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE AND WATER MANAGEMENT.
- STATEMENT OF COMPLIANCE WITH WATER CONSERVATION: THE LANDSCAPE PLAN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE, ARTICLE 6-1-1-1.
- ALL LANDSCAPING BEDS OVER 36 SQUARE FEET SHALL HAVE 80% COVERAGE OF LIVING VEGETATIVE MATERIAL.
- COBBLE MULCH: 2" - 4" COBBLE MULCH UNLESS NOTED OTHERWISE. MULCH SHALL BE PLACED ON A CONTINUOUS LAYER OF WEED BARRIER FABRIC THROUGHOUT PONDING AREAS.
- GRAVEL MULCH: 3" DEPTH OF 3/4 INCH SANTA FE BROWN CRUSHED GRANITE UNLESS NOTED OTHERWISE ON THE PLAN. MULCH SHALL BE PLACED ON A CONTINUOUS LAYER OF WEED BARRIER FABRIC THROUGHOUT ALL PLANTING BEDS.
- AT LEAST 75% OF THE REQUIRED PARKING AREA TREES SHALL BE DECIDUOUS CANOPY TYPE SHADE TREES, CAPABLE OF ACHIEVING A MATURE CANOPY OF AT LEAST 25 FEET.

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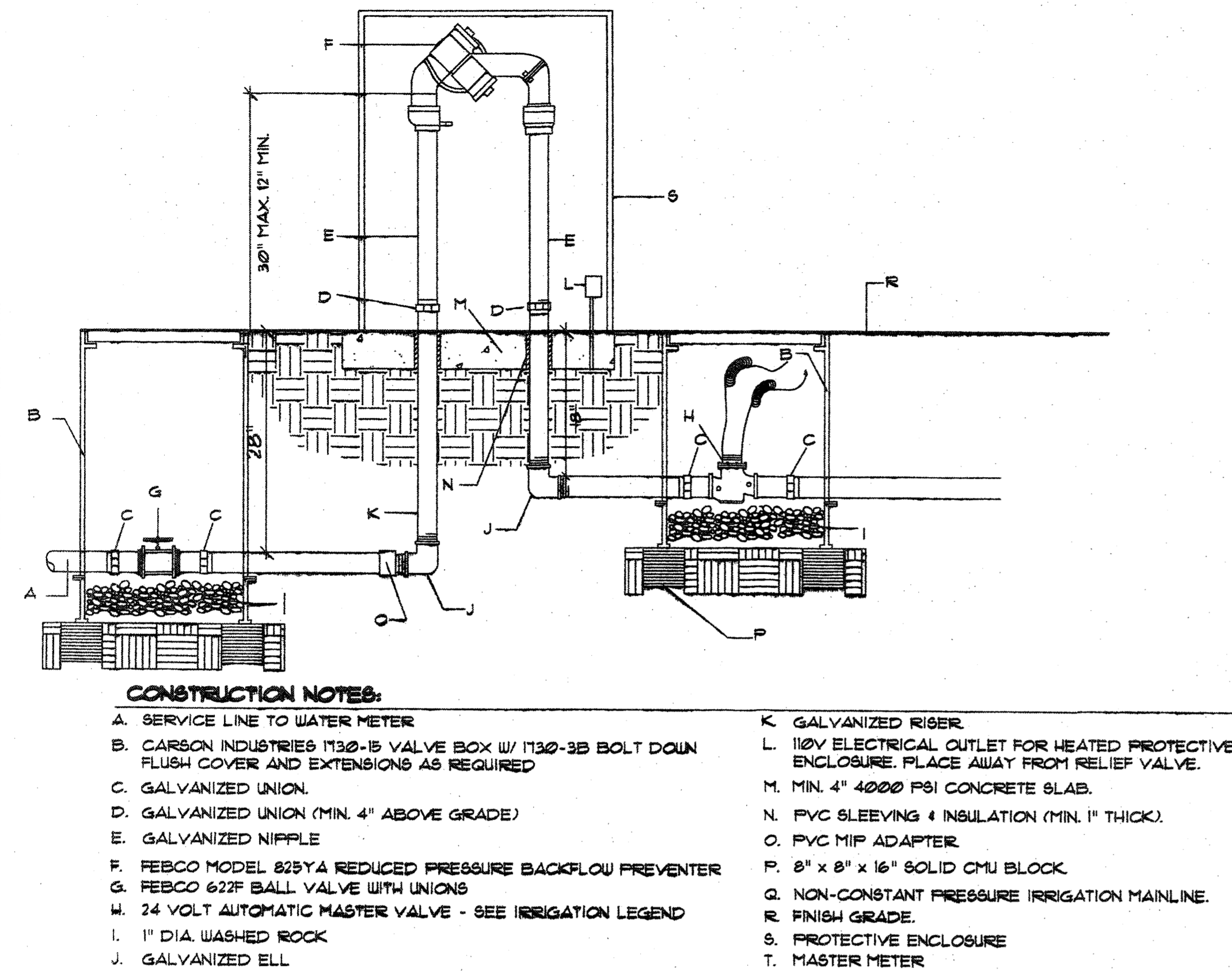
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LANDSCAPE PLAN
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FOOD PRODUCTION & WAREHOUSE
 1736 Central Avenue, SW
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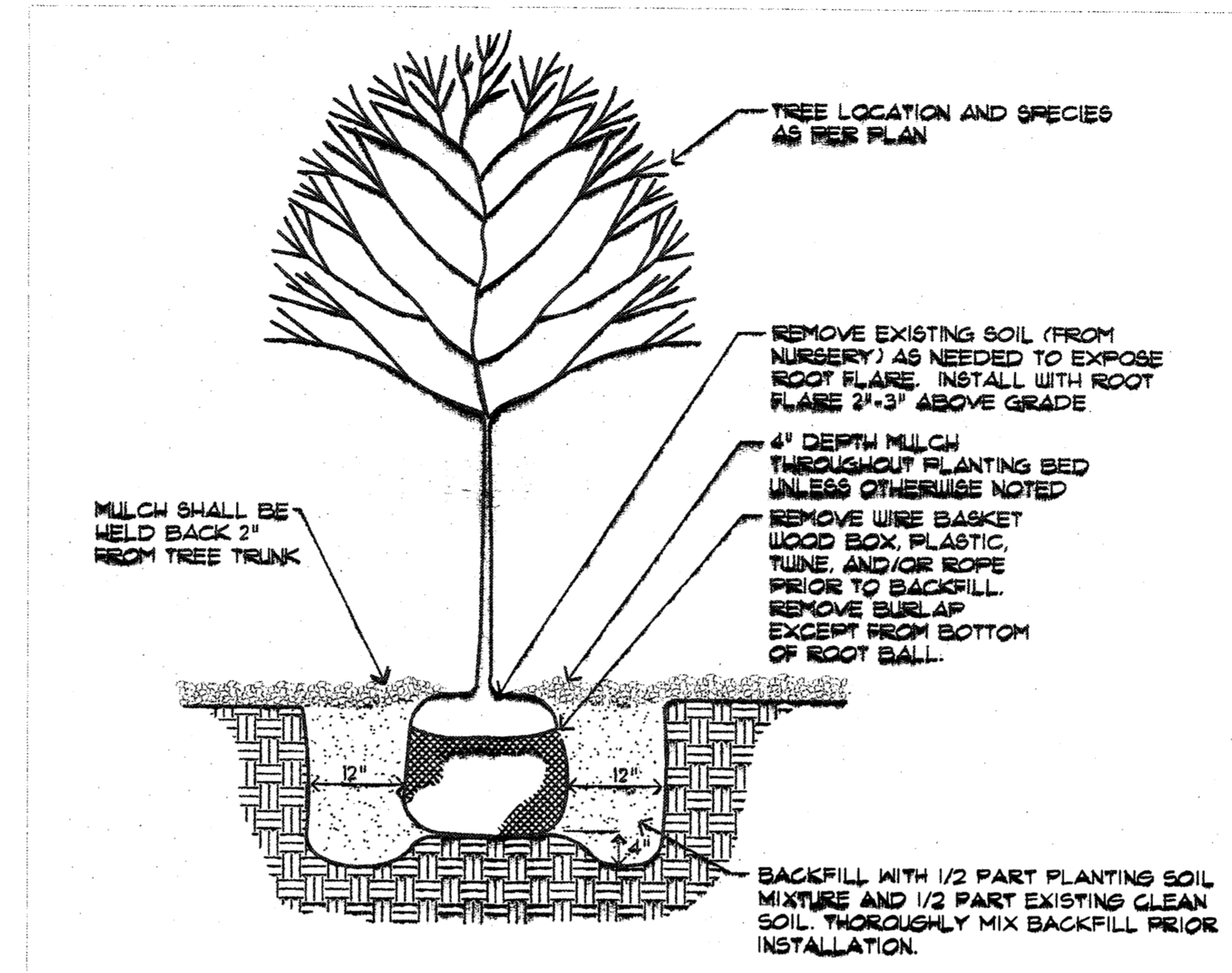
1 LANDSCAPE PLAN
 SCALE: 1"=20'



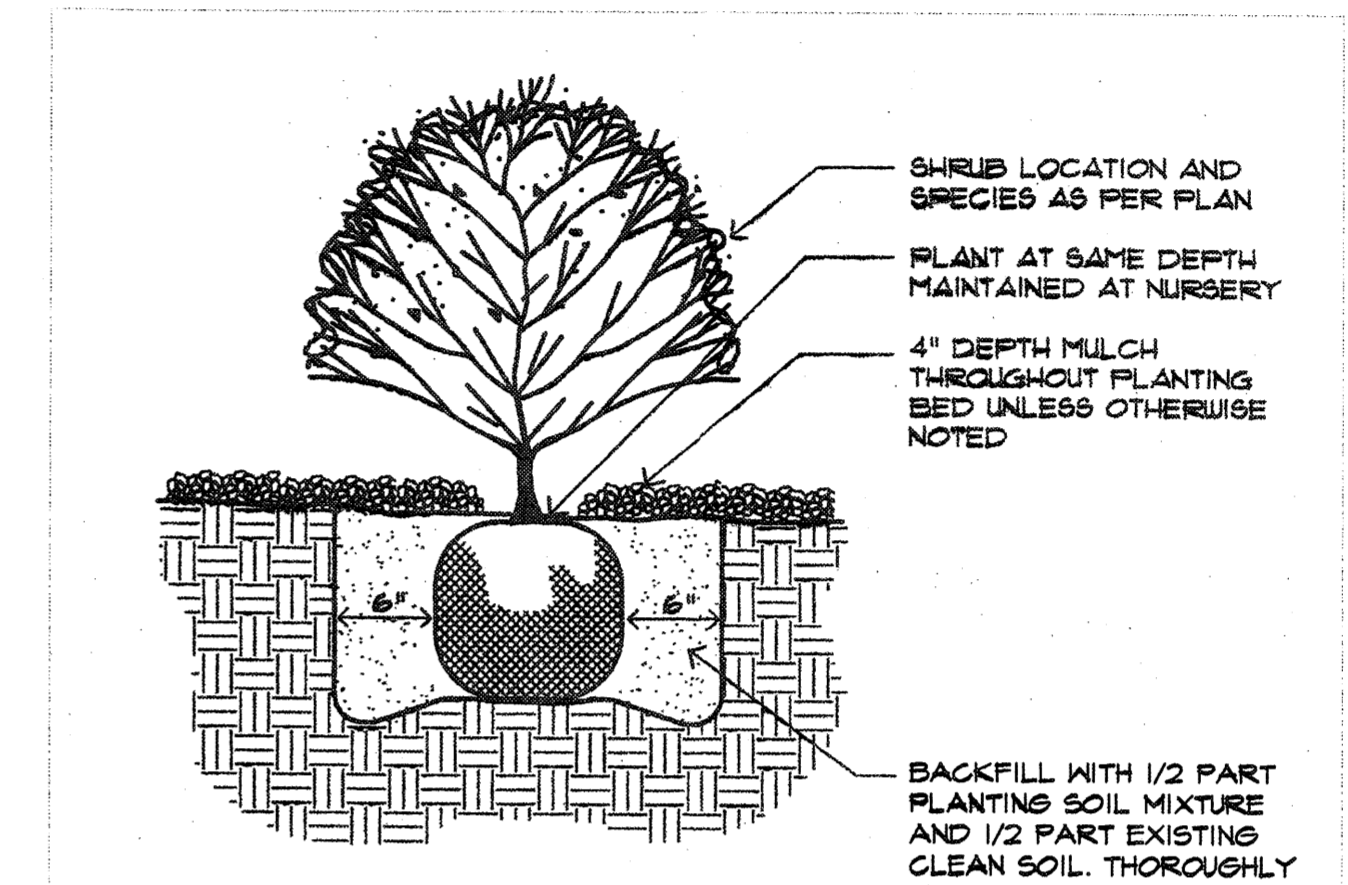
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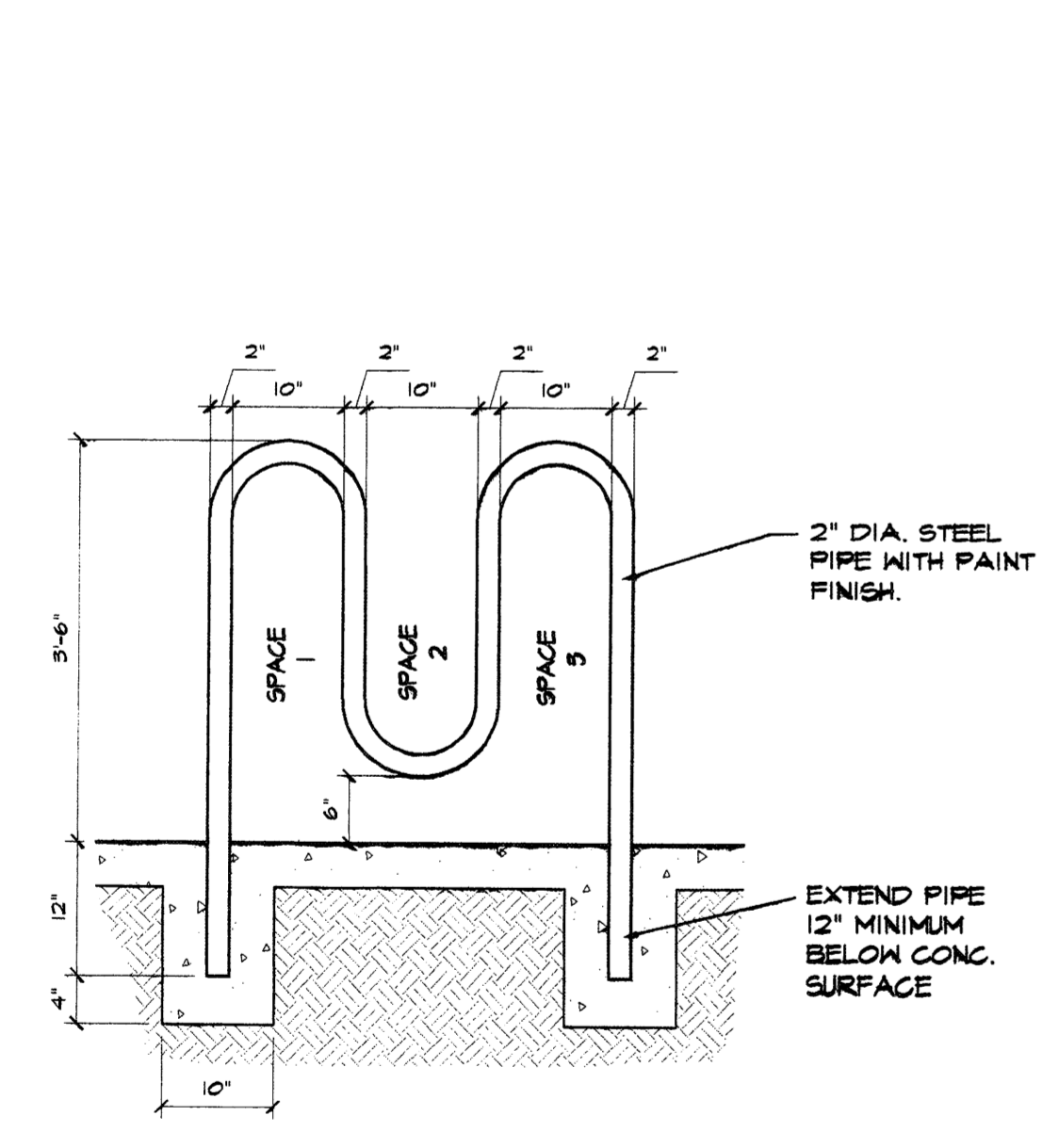
1 REDUCED PRESSURE BACKFLOW PREVENTER WITH MASTER VALVE
SCALE: 1"=20"



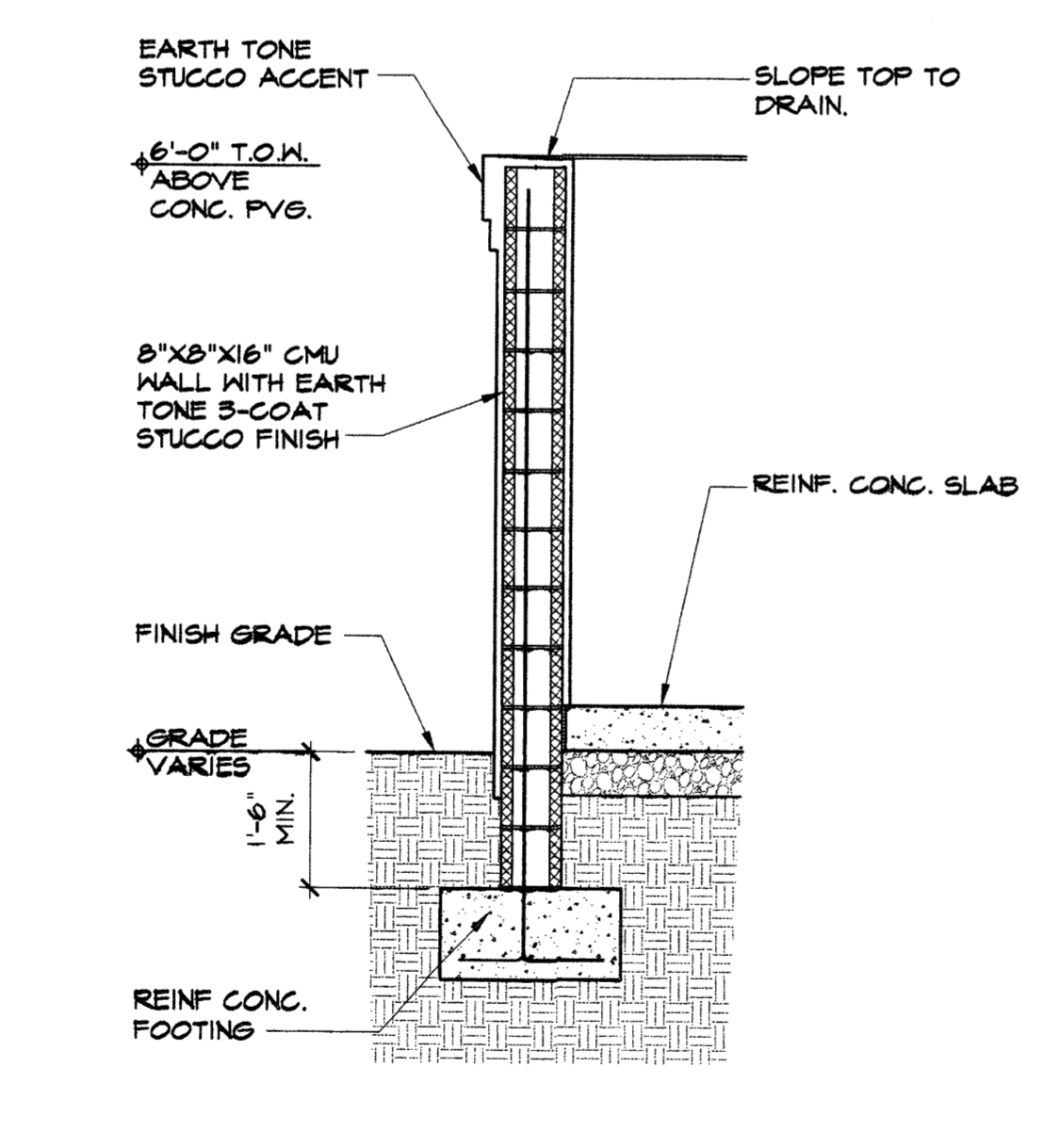
2 TREE PLANTING DETAIL
SCALE: 1"=20"



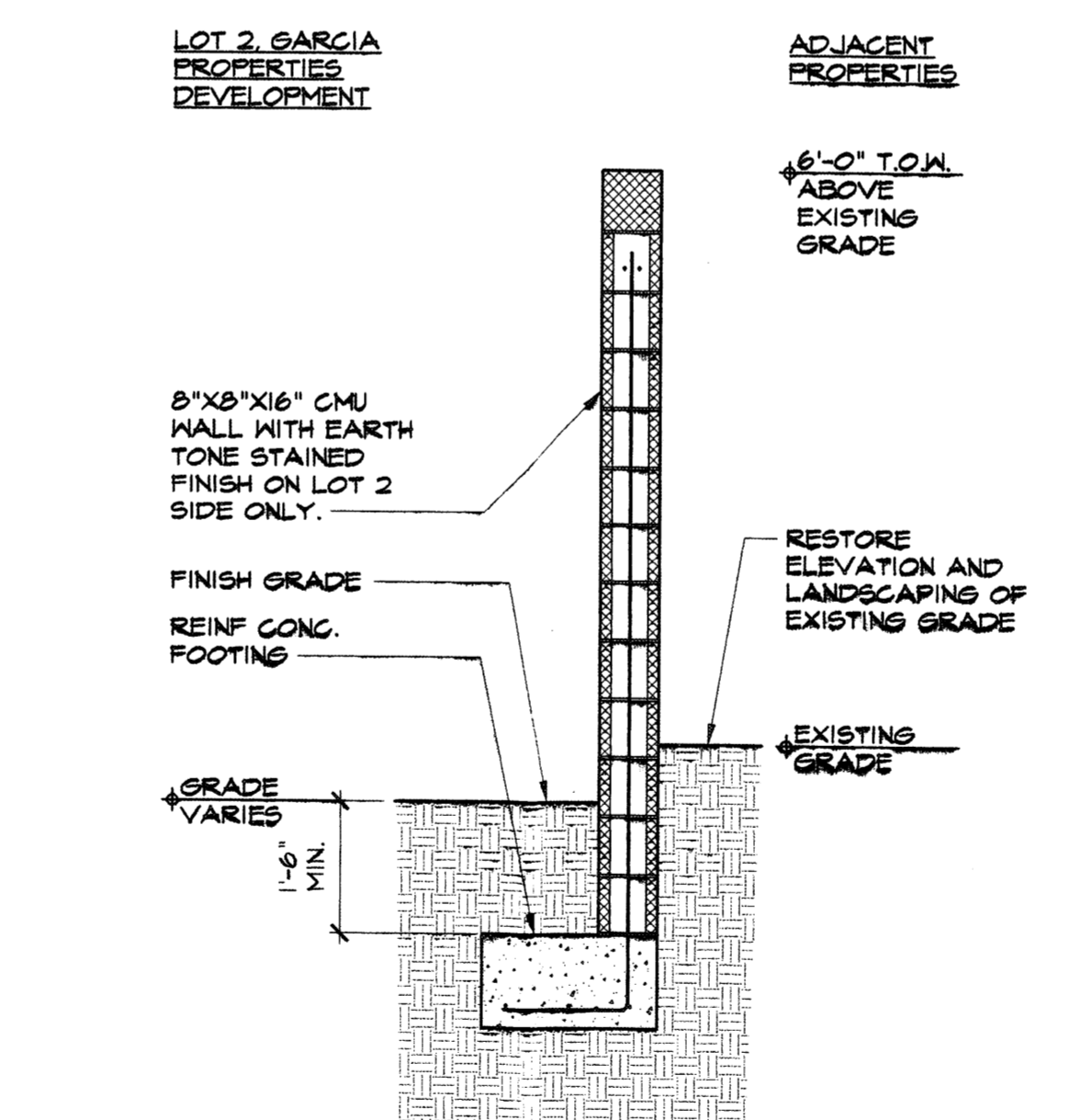
3 SHRUB PLANTING DETAIL
SCALE: 1"=20"



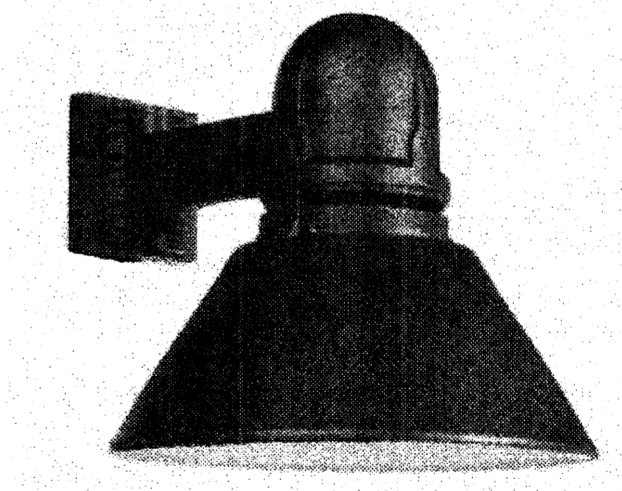
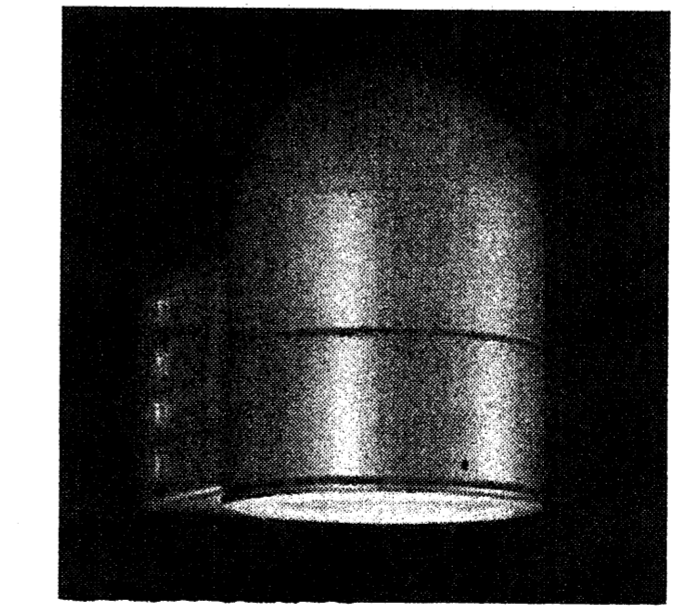
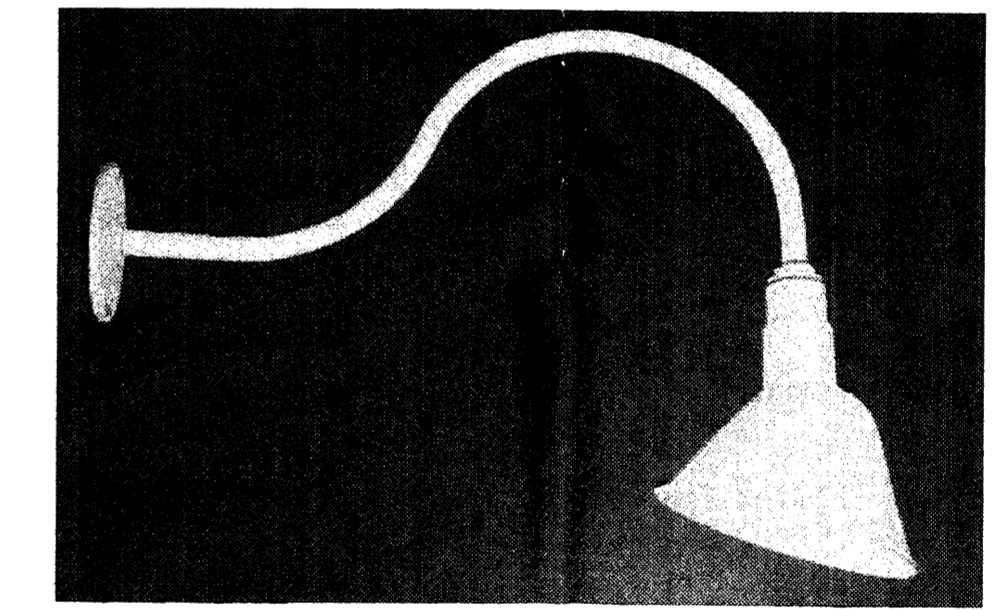
4 BICYCLE RACK DETAIL
SCALE: 3/4"=1'-0"



5 TRASH ENCLOSURE WALL SECTION
SCALE: 1/2"=1'-0"



6 WALL SECTION
SCALE: 1/2"=1'-0"



7 LIGHT FIXTURE TYPES
NOT TO SCALE

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TITLE:

LANDSCAPE/
SITE DETAILS

GARCIA'S KITCHEN
FOOD PRODUCTION & WAREHOUSE
1736 Central Avenue, SW
Albuquerque, NM

SHEET:

L2.0

GENERAL NOTE:

A. IT IS THE INTENT OF THESE DEVELOPMENT DRAWINGS TO FOLLOW THE DESIGN STANDARDS SET FORTH IN THE "SITE DEVELOPMENT PLAN FOR SUBDIVISION & AMENDMENT" PROJECT NUMBER 1004671, APPLICATION NUMBER 00DRS 10101. THE ARCHITECTURAL FEATURES AND CONSTRUCTION MATERIALS WILL BE IN KEEPING WITH THE DETAIL REQUIREMENTS DESCRIBED BY THE VARIOUS BUILDING STYLES.

SIGNAGE CALCULATIONS

- A. TYPES ALLOWED - FREE STANDING, BUILDING-MOUNTED SIGNS (PROJECTING SIGNS, CANOPY SIGNS, OR WALL SIGNS).
- B. NUMBERS ALLOWED - 1 FREE STANDING OR PROJECTING SIGN IS ALLOWED FOR EACH STREET FRONTAGE FOR FRONTAGES AT LEAST 100 FT WIDE. ONE CANOPY SIGN PER ENTRANCE OR EXIT AND NO LIMIT ON THE NUMBER OF WALL SIGNS.
- C. FREE-STANDING MONUMENT - SIZE IS MAXIMUM 100 SQ FT OF SIGN FACE, HEIGHT MAXIMUM SHALL BE 18 FT MAX FROM GRADE TO TOP OF SIGN.
- D. BUILDING MOUNTED SIGN - SIZE LIMITED TO 4% OF THE FACADE TO WHICH IT IS APPLIED.
- E. DETAILS - ILLUMINATION, MOTION, & LETTERING ARE AS STATED IN THE C-1 SIGNAGE SECTION, AND SHALL CONFORM TO ABQ. ZONING CODE SECTIONS 14-16-3-5 GENERAL SIGN REGULATIONS.
- G. POLE-MOUNTED SIGNS AND SIGNS SUPPORTED WITH WIRES SHALL BE PROHIBITED.
- H. CALCULATIONS:
 - NORTH ELEVATION:
ALLOWED: 2106.5 SQ FT X 4% = 243.6 SQ FT MAX. SIGN AREA PROVIDED: 48 SQ FT MAX. NON-ILLUMINATED (1.8 %)
 - EAST ELEVATION:
ALLOWED: 1447.5 SQ FT X 4% = 134.7 SQ FT MAX. SIGN AREA PROVIDED: 12 SQ FT MAX. NON-ILLUMINATED (0.8 %)
 - SOUTH ELEVATION:
ALLOWED: 2106.5 SQ FT X 4% = 243.6 SQ FT MAX. SIGN AREA PROVIDED: 24 SQ FT MAX. NON-ILLUMINATED (0.9 %)
 - WEST ELEVATION:
ALLOWED: 1447.5 SQ FT X 4% = 134.7 SQ FT MAX. SIGN AREA PROVIDED: 12 SQ FT MAX. NON-ILLUMINATED (0.8 %)

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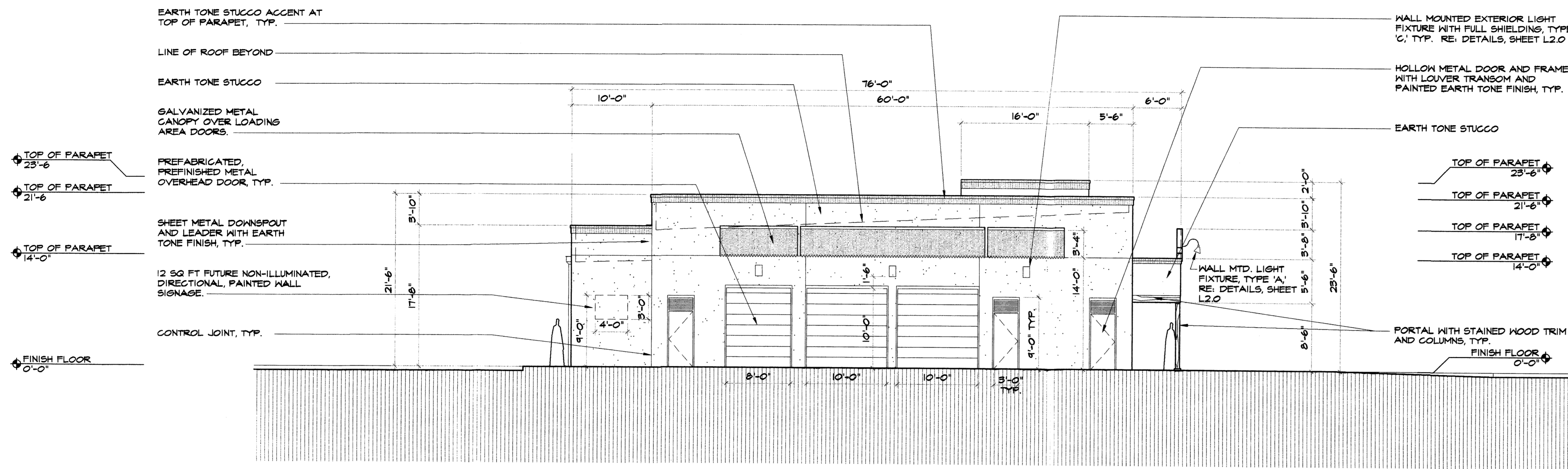
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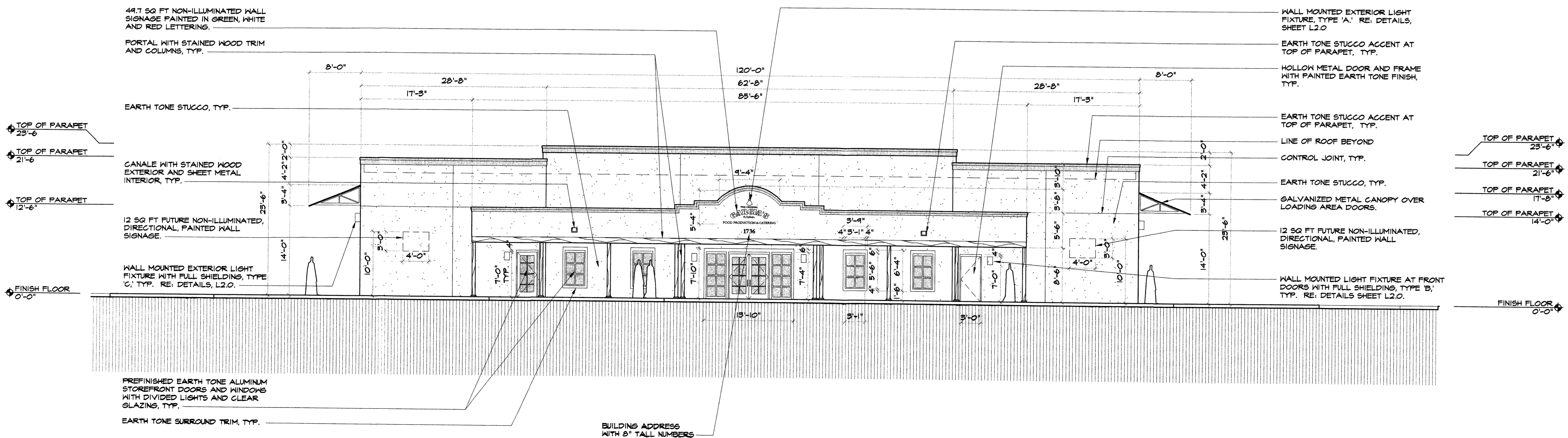
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SHEET:

A2.1



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



2 NORTH EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

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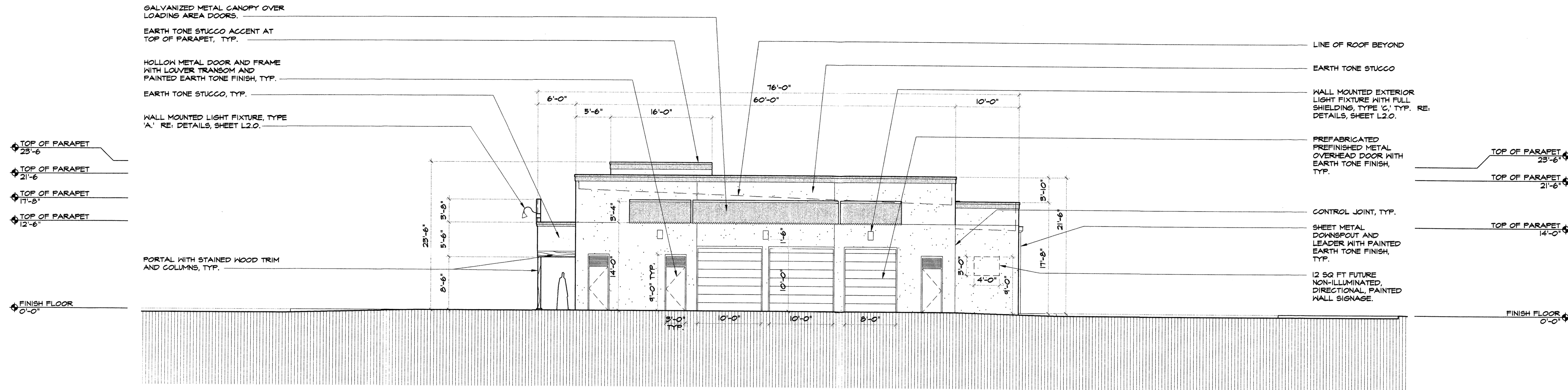
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EXTERIOR ELEVATIONS

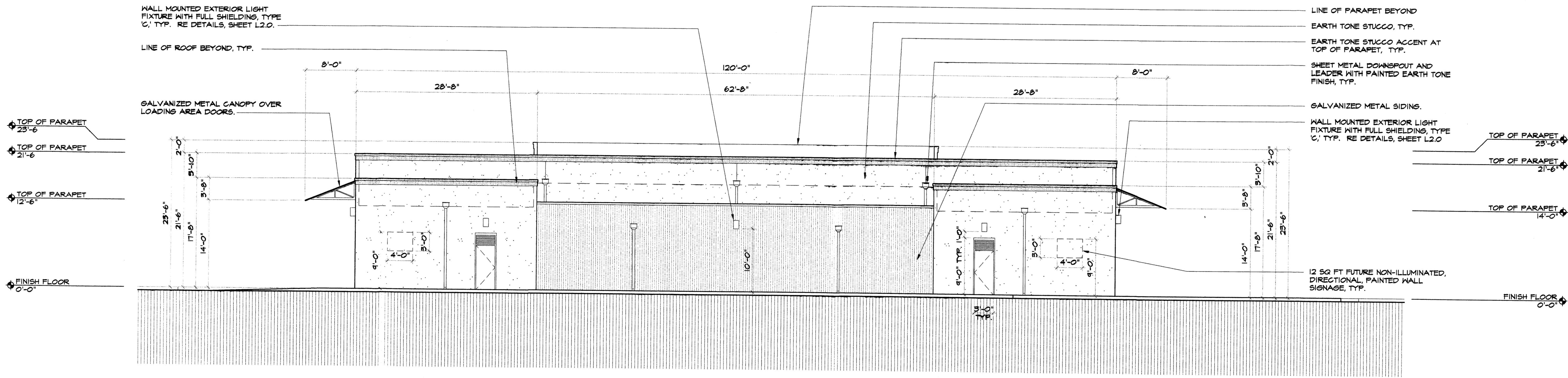
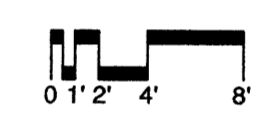
GARCIA'S KITCHEN
FOOD PRODUCTION & WAREHOUSE
 1736 Central Avenue, SW
 Albuquerque, NM

SHEET:

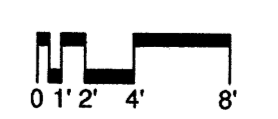
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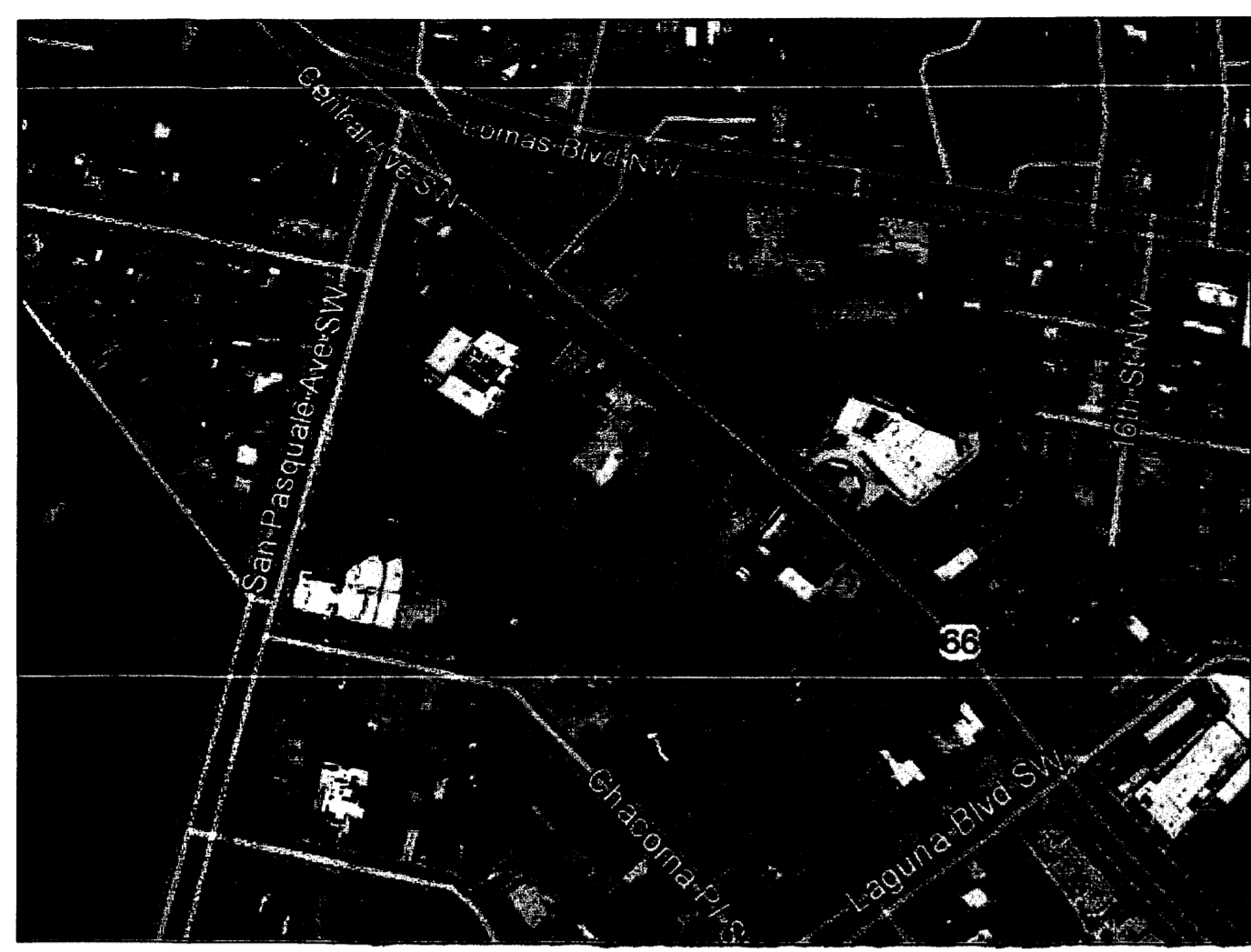


1 WEST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



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





Vicinity Map

Drainage Calculations

Hydrology Calculations
Garcia's Restaurant - Front Lot
 DPM - Section 22.2
 Volume 2, January 1993
 Precipitation Zone 1
 100 Year Storm Depth, P (360) 2.2

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.44	0.67	0.99	1.97
Peak Discharge Factors	1.29	2.03	2.87	4.37

Land Treatment Area	Acres	Existing		
Type "D" (Roof)		0.7		
Type "C" (Unpaved Roadway)		0		
Type "B" (Irrigated Lawns)		0.16		
Type "A" (Undeveloped)		0		
Total (Acres)		0.86		

Excess Precipitation(in) 1.73

Volume (100), cf	5394.91
Volume (10), cf	3614.59
Q (100), cfs	3.38
Q (10), cfs	2.27

Hydrology Calculations
Garcia's Restaurant - Rear Lot
 DPM - Section 22.2
 Volume 2, January 1993
 Precipitation Zone 1
 100 Year Storm Depth, P (360) 2.2

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.44	0.67	0.99	1.97
Peak Discharge Factors	1.29	2.03	2.87	4.37

Land Treatment Area	Acres	Existing	Proposed
Type "D" (Roof)		0.76	1.76
Type "C" (Unpaved Roadway)		0	0.00
Type "B" (Irrigated Lawns)		0.26	0.44
Type "A" (Undeveloped)		1.18	0.00
Total (Acres)		2.2	2.20

Excess Precipitation(in) 1.00 1.71

Volume (100), cf	7951.88	13656.06
Volume (10), cf	5327.76	9149.56
Q (100), cfs	5.37	8.58
Q (10), cfs	3.60	5.75

Pond Volumes

POND 1	6,354 CF
POND 2	12,871 CF
TOTAL POND VOLUME PROVIDED	18,544 CF
TOTAL POND VOLUME REQUIRED	13,656 CF
HIGH WATER ELEVATION	4952.22

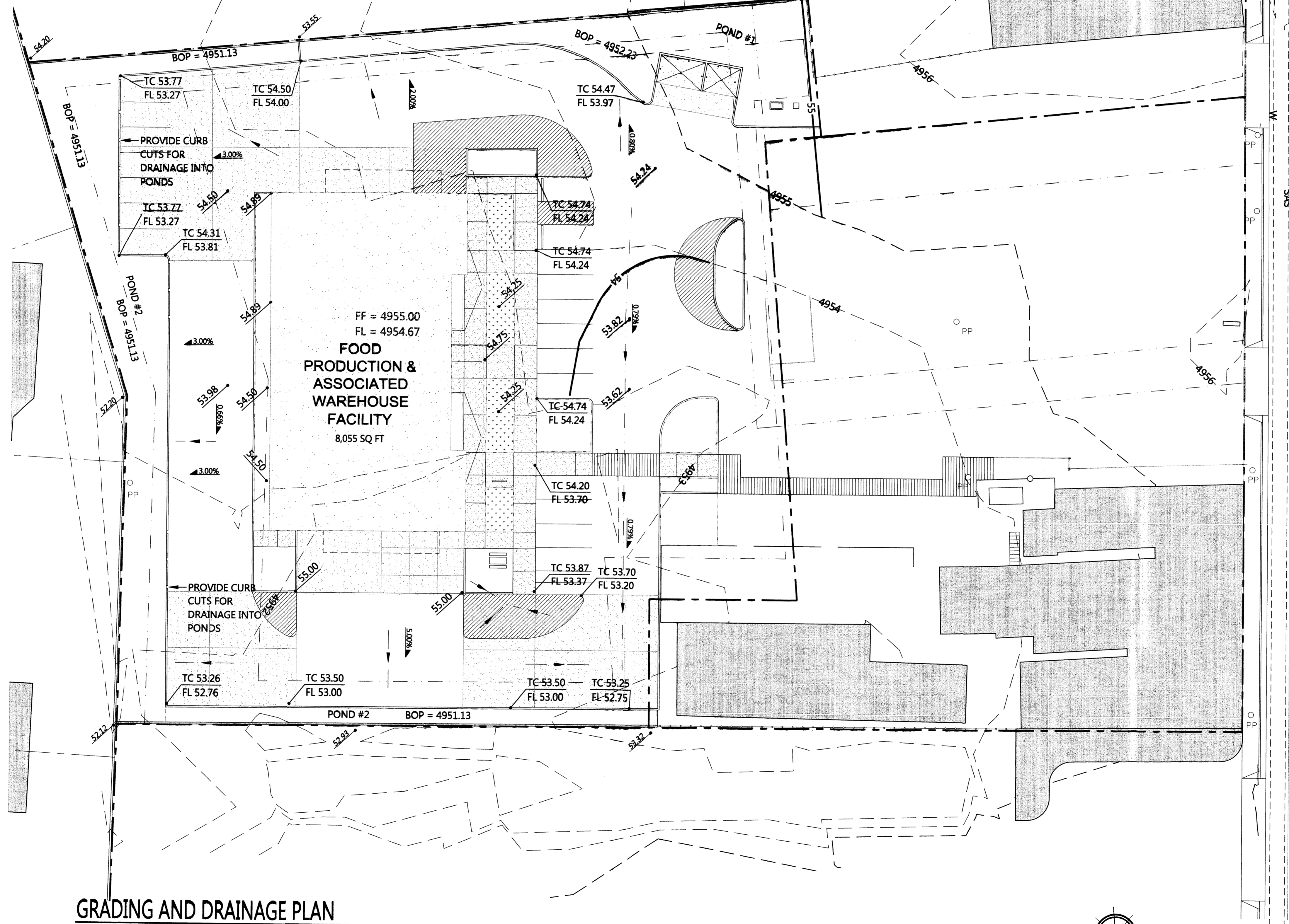
Legend

- 4954- EXISTING CONTOUR
- 55 NEW CONTOUR
- SWALE - DIRECTION OF FLOW
- TC TOP OF CURB
- FL FLOW LINE
- FF FINISH FLOOR
- 55.00 NEW SPOT ELEVATION

Drainage Narrative

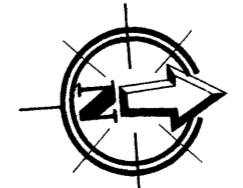
THE PURPOSE OF THIS GRADING PLAN IS FOR THE CONSTRUCTION OF A NEW FOOD PREPARATION FACILITY AND CATERING FACILITY LOCATED BEHIND THE EXISTING GARCIA'S RESTAURANT AT 1736 CENTRAL AVENUE S.W. THE DESIGN AS SHOWN HEREIN DEMONSTRATES THAT ALL DRAINAGE WILL BE CONTAINED WITHIN THE SITE AND WILL INCLUDE THE OFF-SITE DRAINAGE FROM THE EXISTING RESTAURANT AS IT HAS BEEN HISTORICALLY. THERE ARE NO OFF-SITE FLOWS ENTERING THE SITE FROM CENTRAL AVENUE DUE TO THE CURB AND GUTTER ON CENTRAL AVENUE. THE CITY OF ALBUQUERQUE REQUIRES THAT THE SITE CONTAIN THE FIRST 1/2" INCH OF RAINFALL, HOWEVER THIS PLAN HAS BEEN DESIGNED TO ACCOMMODATE THE 100 YR. 24 HR STORM WHICH IS IN EXCESS OF THE CITY'S REQUIREMENTS. ALL AREAS IMMEDIATELY AROUND THE NEW DESIGN AS WELL AS THE DRAINAGE FROM THE EXISTING RESTAURANT WILL BE CONTAINED WITHIN THE DESIGNED PONDS. THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.

THE PLAN AS SUBMITTED HEREIN ACCOMMODATES THE DRAINAGE FOR THE EXISTING GARCIA'S KITCHEN SITE, AND ADJACENT BUILDINGS. SINCE THE SITE GRADES FROM NORTH TO SOUTH DRAINAGE TO CENTRAL AVENUE IS NOT A PRACTICAL SOLUTION. OVERFLOW FROM THE PONDS WILL BE INTO THE PARKING AREA ADJACENT TO THE PROPOSED BUILDING. ALTHOUGH THE PONDS WILL ACCOMMODATE FLOWS FOR THE 100 YR 24 HR STORM, ANY FLOWS EXCEEDING THE POND CAPACITY WILL BE ALLOWED TO FLOW OUT THROUGH CURB OPENINGS ALONG THE PERIMETER OF THE PONDS.

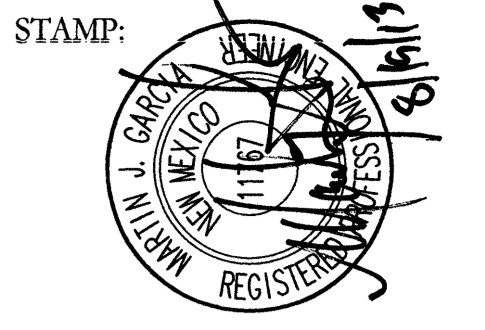


GRADING AND DRAINAGE PLAN

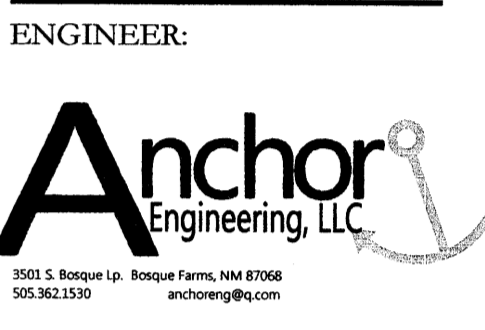
SCALE: 1" = 20'



CENTRAL AVENUE, S.W.
100' ROW



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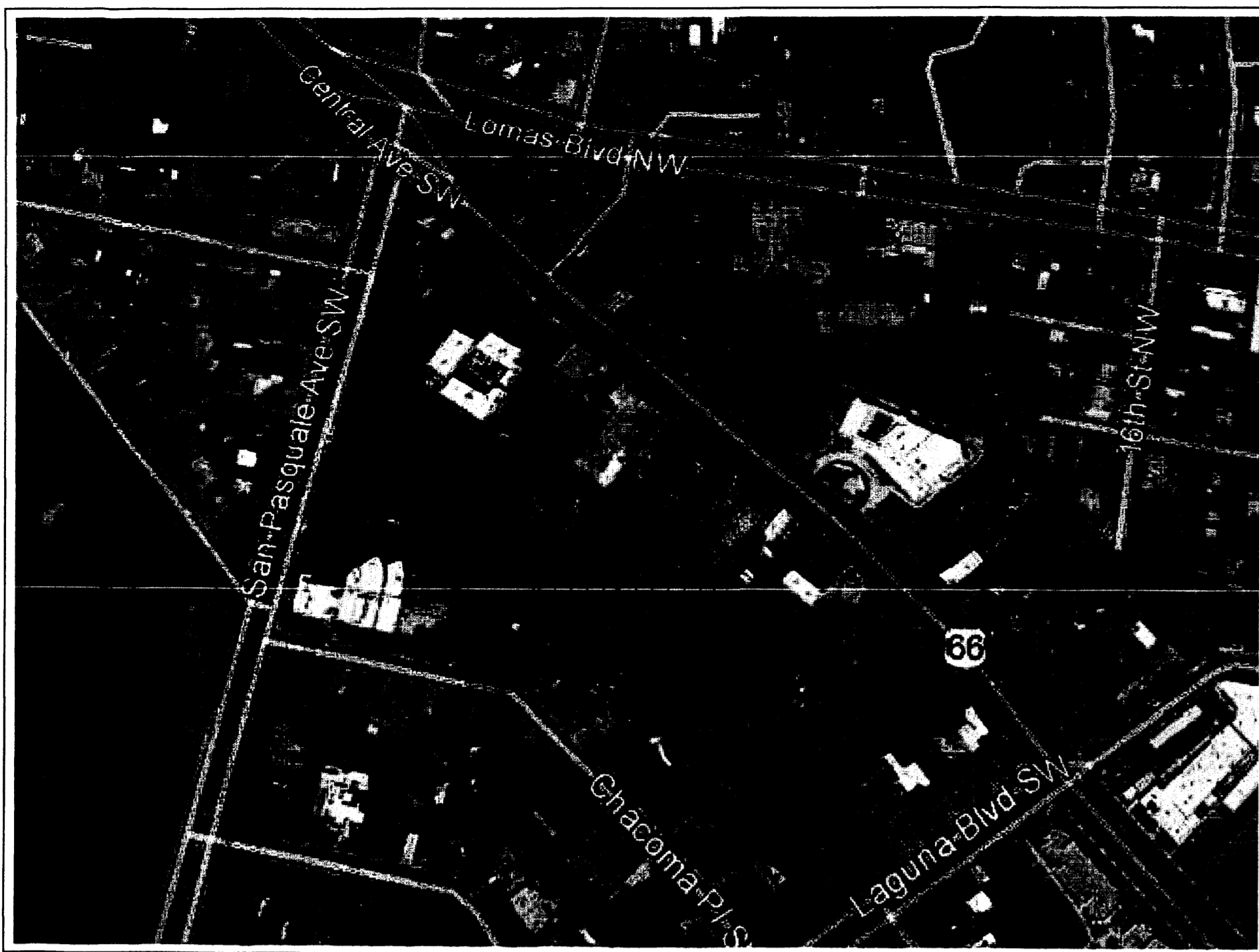


ENGINEER:
 JOB No:
 FILE NAME:
 DWG NAME: GarciaGrading
 DRAWN BY: FKP
 ISSUE DATE: July 27, 2012
 RE: DATE DESCRIPTION

GRADING AND DRAINAGE PLAN

GARCIA'S KITCHEN
FOOD PREP & CATERING FACILITY
 1736 Central Avenue, SW
 Albuquerque, NM

SHEET:
C-1



Vicinity Map

General Notes

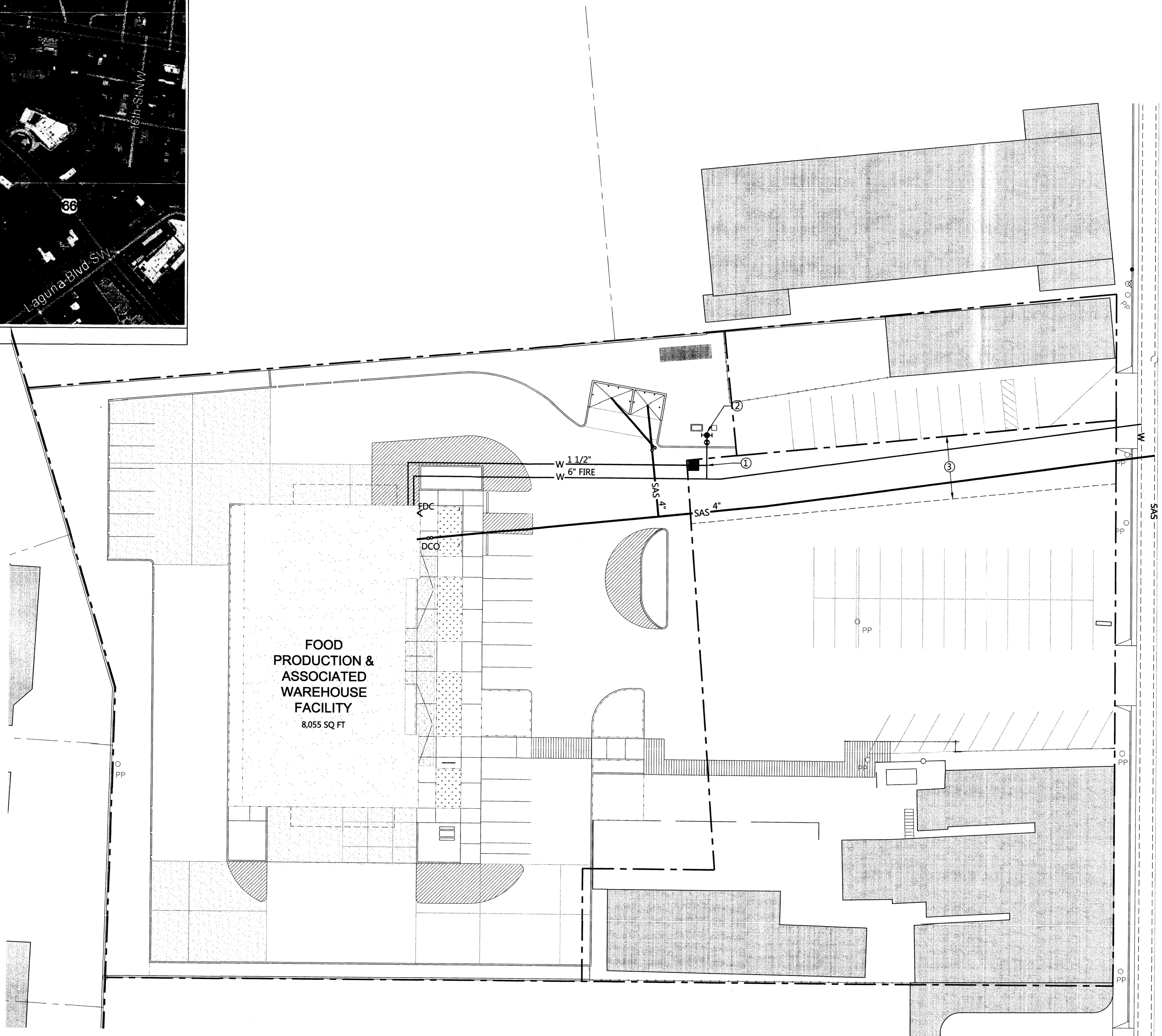
- A. COORDINATE WITH ALBUQUERQUE BERNILLO COUNTY WATER UTILITY AUTHORITY PRIOR TO TRENCHING FOR NEW WATER SERVICE AND SANITARY SERVICE TAPS.
- B. COORDINATE WITH LOCAL UTILITIES FOR LOCATION OF ANY UNDERGROUND DRY UTILITIES PRIOR TO TRENCHING.
- C. CONTRACTOR TO PROVIDE ACCESS TO EXISTING BUSINESSES AFFECTED BY CONSTRUCTION.

Keyed Notes

- 1. 6x6x6 TEE WITH REDUCER TO 1 1/2" FOR NEW WATER SERVICE.
- 2. NEW FIRE HYDRANT AND VALVE PER COA STD DWG 2340-A.
- 3. 25.00' WATER AND SEWER EASEMENT PER PLAT.

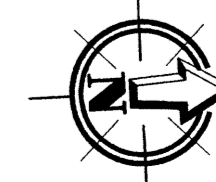
Legend

- W --- EXISTING WATER LINE
- SAS --- EXISTING SANITARY SEWER LINE
- ⊙ EXISTING MANHOLE
- ⊠ EXISTING WATER METER
- ⊕ EXISTING POWER POLE
- W — NEW WATER LINE
- SAS — NEW SANITARY SEWER LINE
- DCO NEW DOUBLE CLEAN OUT
- NEW WATER METER (TRAFFIC RATED)
- NEW FIRE HYDRANT



SITE UTILITY PLAN

SCALE: 1" = 20'



STAMP:



J · S · ROGERS ARCHITECTS P · C ·
821 Mountain Road NW, Albuquerque, NM 87102

phone: (505) 247-1168 fax: (505) 247-0262
e-mail: info@jstrogersarchitects.com

ENGINEER:



JOB No:

FILE NAME:

DWG NAME: C2 GarciaUtility

DRAWN BY: FKP

ISSUE DATE: July 27, 2012

RE: DATE DESCRIPTION

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TITLE:

SITE
UTILITY PLAN

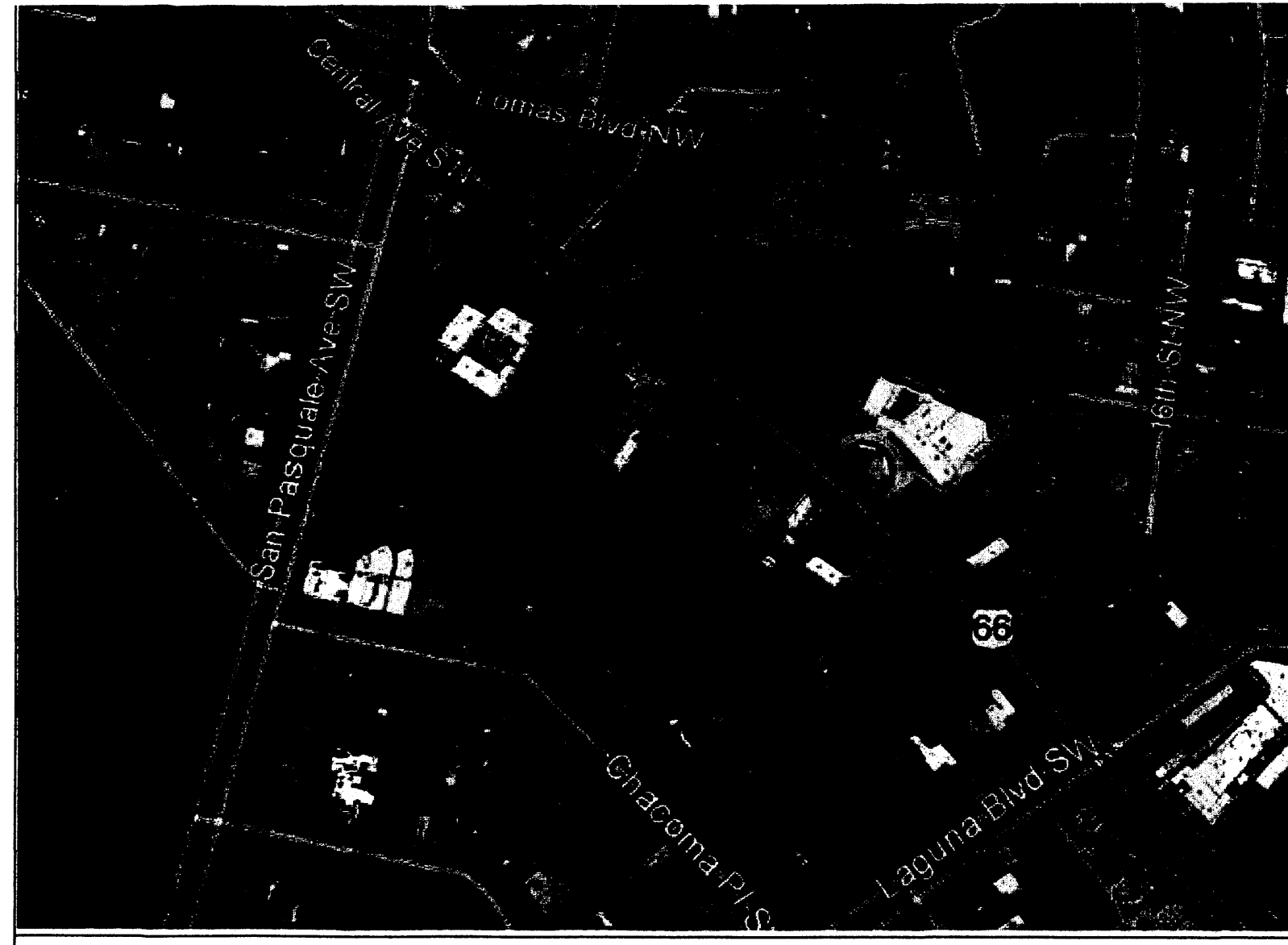
GARCIA'S KITCHEN
FOOD PREP & CATERING FACILITY

1736 Central Avenue, SW
Albuquerque, NM

SHEET:

C-2

CENTRAL AVE
CENTRAL AVENUE, S.W.
100' R.O.W.



Vicinity Map



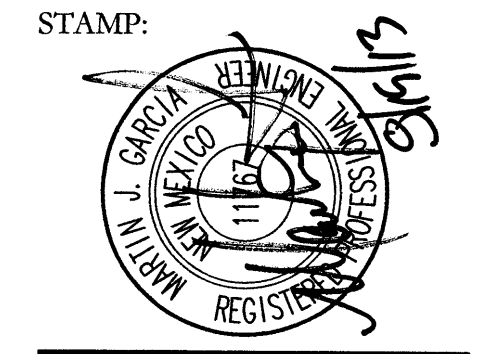
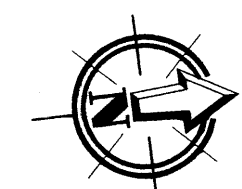
Zone Atlas Page J-13

- General Notes**
- A. INGRESS/EGRESS EASEMENT FOR LOT 2 IS BLANKET IN NATURE ARE STATED ON PLAT FILED FOR GARCIA PROPERTIES DEVELOPMENT AND RECORDED WITH THE COUNTY CLERK OF BERNALILLO COUNTY.
 - B. EXISTING WATER AND SEWER LINE EASEMENT PER PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY.
 - C. SLOPES FOR PARKING LOT AND ARE DESIGNED NOT TO EXCEED 6% SLOPE AS PER THE GRADING AND DRAINAGE PLAN. SEE SHEET C1.

- Legend**
- PROPERTY LINE (PER PLAT)
 - - - WB-40 TRACTOR TRAILER FRONT WHEEL PATH
 - - - WB-40 TRACTOR TRAILER REAR WHEEL PATH
 - ← DIRECTION OF TRAFFIC FLOW
 - ▨ PAINTED STRIPING
 - ▤ CONCRETE
 - MC MOTORCYCLE PARKING



EXHIBIT FOR TRUCK DELIVERY CIRCULATION
SCALE: 1" = 20'



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JOB No: _____
FILE NAME: _____
DWG NAME: C3 Garcia TCL
DRAWN BY: FKP
ISSUE DATE: July 27, 2012
RE: DATE DESCRIPTION

1.	
2.	
3.	
4.	

EXHIBIT FOR TRUCK DELIVERY CIRCULATION

**GARCIA'S KITCHEN
FOOD PREP & CATERING FACILITY**
1736 Central Avenue, SW
Albuquerque, NM

SHEET:
C-3