


SUBDIVISION

- Major Subdivision action
 Minor Subdivision action
 Vacation
 Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
 for Building Permit
 Administrative Amendment (AA)
 IP Master Development Plan
 Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
 County Submittal
 EPC Submittal
 Zone Map Amendment (Establish or Change Zoning)
 Sector Plan (Phase I, II, III)
 Amendment to Sector, Area, Facility or Comprehensive Plan
 Text Amendment (Zoning Code/Sub Regs)
 Street Name Change (Local & Collector)
- V**
P
D
L A **APPEAL / PROTEST of...**
 Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Mullen Heller Architecture, P.C. PHONE: 505-268-4144
 ADDRESS: 1718 Central Ave SW Suite D FAX: 505-268-4244
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: doug@mullenheller.com

APPLICANT: Country Club Partners, LLC PHONE: 505-453-7164
 ADDRESS: 1718 Central Avenue SW, Suite A FAX: 505-717-2092
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Obtain Development Review Board (DRB) Approval of EPC approved project #100467. See attached letter.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lot 5 Block: n/a Unit: n/a
 Subdiv/Addn/TBKA: Country Club Plaza Subdivision
 Existing Zoning: SU-2 for CLD Proposed zoning: same MRGCD Map No. N/A
 Zone Atlas page(s): J-13-2 UPC Code: 101305823211430905

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
13EPC-40139; 14AA-10034; 14AA-10092; 15AA-10061; 17AA-10057; 17EPC40027

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.63 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Located on SWC of Central Avenue S.W. & Laguna Blvd
 Between: Central Avenue SW and Chacoma Pl SW

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 5/16/2017 3/22/2016 1/30/2017

SIGNATURE [Signature] DATE 12-19-2017
 (Print) Douglas Heller Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
 All checklists are complete
 All fees have been collected
 All case #s are assigned
 AGIS copy has been sent
 Case history #s are listed
 Site is within 1000ft of a landfill
 F.H.D.P. density bonus
 F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>17DRB 70375</u>	<u>SBP</u>	—	<u>\$ 0</u>
—	<u>CMF</u>	—	<u>\$ 20.00</u>
—	—	—	\$ —
—	—	—	\$ —
—	—	—	\$ —
—	—	—	\$ —
Total			<u>\$ 20.00</u>

Hearing date January 3, 2018

Planner signature / date [Signature] 12-19-17

Project # 1004677

Form revised 4/07

FORM P(3): SITE DEVELOPMENT PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Completed Site Plan for Subdivision Checklist
 ___ Infrastructure List, if relevant to the site plan
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center (SC): Certificate of No Effect or Approval
 ___ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 ___ Solid Waste Management Department signature on Site Plan
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist
 ___ Copy of Site Plan with Fire Marshal's stamp
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMEND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
 AMEND SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**
 ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF, EPC-APPROVED SDP FOR BUILDING PERMIT (DRB05)** **Maximum Size: 24" x 36"**
 FINAL SIGN-OFF, EPC-APPROVED SDP FOR SUBDIVISION (DRB06) **Maximum Size: 24" x 36"**
 ___ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Solid Waste Management Department signature on Site Plan for Building Permit
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 ___ Infrastructure List, if relevant to the site plan
 ___ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Douglas Heller

Applicant name (print)

Douglas Heller 12-19-2017
 Applicant signature / date



Form revised November 2010

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed

Application case numbers
 7DRB-10375

Yeg 12-19-17
 Planner signature / date
 Project #: 1004677

December 19, 2017

Kym Dicome, Acting Chair
Development Review Board
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

**Re: Country Club Plaza
Site Development Plan for Building Permit
17EPC-40027, Project Number #1004677**

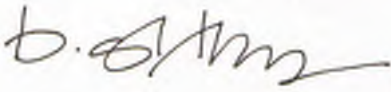
Dear Ms. Dicome:

Mullen Heller Architecture is submitting for Development Review Board approval of the above referenced project based on the Environmental Planning Commission findings and Conditions of Approval from the August 10, 2017 hearing. We have addressed the EPC conditions of approval as follows:

CONDITIONS OF APPROVAL – 17EPC_40027 – Site Development Plan for Building Permit

1. *The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.*
This letter addresses how each EPC Condition of Approval has been met.
2. *Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.*
Prior to the DRB hearing, we met with the staff planner to ensure that the conditions have been addressed in the DRB documents.
3. *Transportation Development Conditions:*
 - a. *Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).*
This is a standard requirement and is not applicable to this project.
 - b. *Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual (DPM) and current ADA standards/requirements.*
The site plan complies with City of Albuquerque requirements, including the DPM and ADA Standards/Requirements.
4. *The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.*
The site development plan complies with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations except as specifically approved by the EPC.

Sincerely,
Mullen Heller Architecture, PC



Douglas Heller, AIA, LEED AP



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

August 11, 2017

Country Club Partners, LLC
1718 Central Ave SW, Suite A
ABQ, NM 87104

Project# 1004677
17EPC-40027 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for all or a portion of Lot 5, Country Club Plaza Subdivision, zoned SU-2 for CLD, located on Central Ave. SW between San Pasquale Ave. SW and Laguna Blvd. SW, containing approximately 1.65 acres. (J-13)

Staff Planner: Maggie Gould

On August 10, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1004677/17EPC-40027, a Site Development Plan for Building Permit, based on the following findings:

PO Box 1293

FINDINGS:

Albuquerque 1. This is a request for a Site Development Plan for Building Permit for lot 5 of the Country Club Plaza Subdivision located on Central Avenue, between Laguna Blvd and San Pasquale Avenue containing approximately 1.63 acres.

NM 87103 2. The proposed building will be a 49,814 square foot, three story building containing 58 residential units and 4,767 square feet of office space.

www.cabq.gov 3. The use is allowed under the existing zoning, but EPC approval is required for Site Development Plans pursuant to the Huning Castle Reynolds Addition Sector Plan.

4. In March 2006, the EPC approved a site development plan for subdivision with design standards (Project #1004677, 06EPC-00143/00144) for a larger project that included most of the subject site plus an adjacent site and off site parcel. The EPC's approval was appealed (AC-06-9) by the Downtown Neighborhood Association, which was denied by City Council at its August 9, 2006 hearing. The DRB approved the SPS in November 2007.

The EPC approved amendments to the Site Development Plans for Subdivision and Building Permit in October of 2013(13 EPC-40139 and 13 EPC 40140). These amendments created the current site configuration, lots 1-5, designated future phases of development and replaced the previously approved SPS with the current one.

5. Development on the site is subject to the requirements of the approved Site Development plan for Subdivision.



6. The subject is within the Historic Central Metropolitan Redevelopment Plan area.
7. The Albuquerque/Bernalillo County Comprehensive Plan, Huning Castle Reynolds Addition Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. The subject site is located in the areas designated Area of Change by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

- A. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request adds to the mix of uses in the area by providing both housing and office use in close proximity to existing neighborhoods and along a transit corridor. Residents of the development will have access to the existing services on the site and in the surrounding area. The office use will be a short walk, bike ride or drive from the surrounding neighborhoods. The request furthers Policy 5.2.1 Land Uses.

- B. Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

PO Box 1293 The request adds a residential and employment use to an area that is well served by existing urban infrastructure including transit, public utilities, parks, and fire and police service. The request furthers Policy 5.3.1 Infill Development.

- C. Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

Albuquerque
NM 87103 (a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all

The request furthers Goal 5.4 and Goal 5.4(a) by adding more housing on the east side near existing employment opportunities and providing an additional employment and service opportunity for nearby residents. The site has access from Central Avenue and internal pedestrian connections.

- D. Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request furthers Goal 5.6 by adding both higher density housing and employment /service use in an Area of Change. The building design steps back from the exiting residential development to the south and is a minimum of 50 feet from the R-1 zoning to the south and east.

- E. Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged

(f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

The request furthers policy 5.6.2 and 5.6.2(f) by adding both higher density housing and employment /service use in an Area of Change and a Metropolitan Redevelopment Area. The building is located a minimum of 50 feet from the property line of the R-1 zoned sites to the east and south and has no illuminated lighting facing these areas, storm water will be addressed using a pumping station and ponding area, landscaped areas and existing stormwater infrastructure.

- F. Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The request furthers Policy 5.6.4 by providing a building that setback from the single family residential uses, stepped down in height from the single family residential areas, well-articulated and generously landscaped at the edges to provide a good buffer for the single family residential areas.

- G. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request furthers Policy 5.2.1 h) and n) by filling in a vacant lot with a use that is complimentary and compatible to the surrounding areas. The is of a similar intensity to the uses in the surrounding area. The building design reflects the historic character of the area by referencing the Moderne style of the 1920s. The office use will be easily accessible for the surrounding neighborhoods.

- H. Policy 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs

The request furthers policy 6.1.3 by adding a mixed use development along a Premium Transit Corridor.

- I. Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

a) Design development to reflect the character of the surrounding area and protect and enhance views.

e) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.

The request furthers Policy 7.3.2 by providing a building that uses similar landscape elements, building finishes, fencing and style to the buildings in the area. The building is setback from existing single family development to preserve views and is lower at the edge to preserve views and solar access. There will be on site lighting and fencing to ensure the safety of future residents and the public.

9. The site is within the boundaries of the adopted Huning Castle and Reynolds Addition Rank III Plan. The Rank III Plan does not provide goals or policies but rather objectives relevant to new development.
 - A. Land Use and Zoning Objective 2.: Evaluate development on Central Avenue to encourage mixed use, neighborhood oriented development.

The request furthers Land Use and Zoning Objective 2 by providing a mixed use building in a neighborhood oriented development.
 - B. Social Services Objective 4.: Improve the quality of rental property in the area.

The request furthers Social Services Objective 4 by providing new, high quality rental apartments.
10. The Huning Castle and Downtown Neighborhood (DNA) Neighborhood Associations were notified. The DNA requested a facilitated meeting, but then decided that the DNA preferred to meet with the applicants on September 6th in any case, rather than prior to the EPA meeting. They just want to know more about the project.
11. Property owners within 100 feet of the site were notified of the request.
12. Staff has not received any public comment as this writing.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
 2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
 3. Transportation Development Conditions:
 - a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
 - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
-


4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **AUGUST 25, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced applications.

Sincerely,



Suzanne Lubar
Planning Director

SL/MG

cc: Country Club Partners, LLC, 1718 Central Ave., SW, Suite D, ABQ, NM 87104
Mullen Heller Architecture, PC, 1718 Central Ave SW, Suite D, ABQ, NM 87104
Huning Castle NA, Harvey Buchalter, 1615 Kit Carson SW, ABQ, NM 87104
Huning Castle NA, Deborah Allen, 206 Laguna Blvd. SW, ABQ, NM 87104
Downtown NA, Holly Sieberty, 408 11th St. NW, ABQ, NM 87102
Downtown NA, David McCain, 1424 1/2 Lomas Blvd. NW, ABQ, NM 87104

CITY OF ALBUQUERQUE



December 12, 2017

Diane Hoelzer, P.E.
Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM, 87199

**RE: Country Club Plaza Bldg 3
Drainage Report and Conceptual Grading and Drainage Plan
Engineers Stamp Date: 12/8/17
Hydrology File: J13D010**

Dear Ms. Hoelzer:

Based on the information provided in your submittal received on 12/11/17, the Drainage Report and Conceptual Grading and Drainage Plan are approved for Site Plan for Building Permit.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

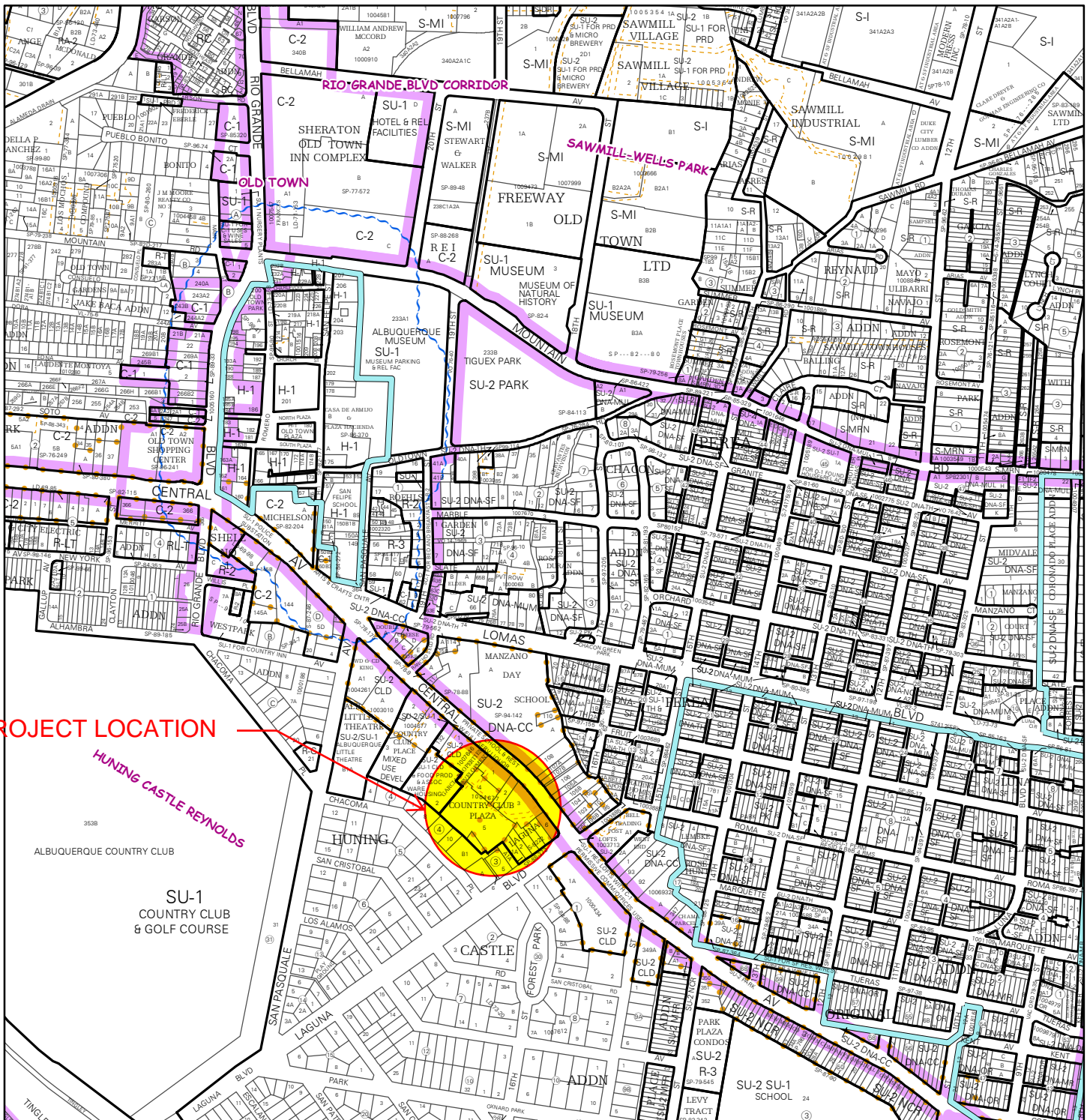
Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque


NM 87103

www.cabq.gov

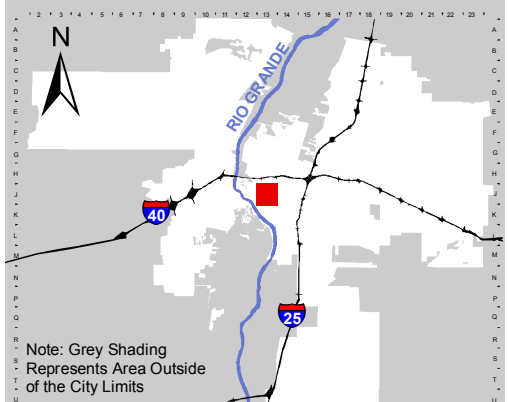


PROJECT LOCATION

For more current information and details visit: <http://www.cabq.gov/gis>












Map amended through: 1/28/2016

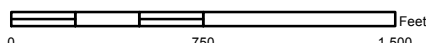


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

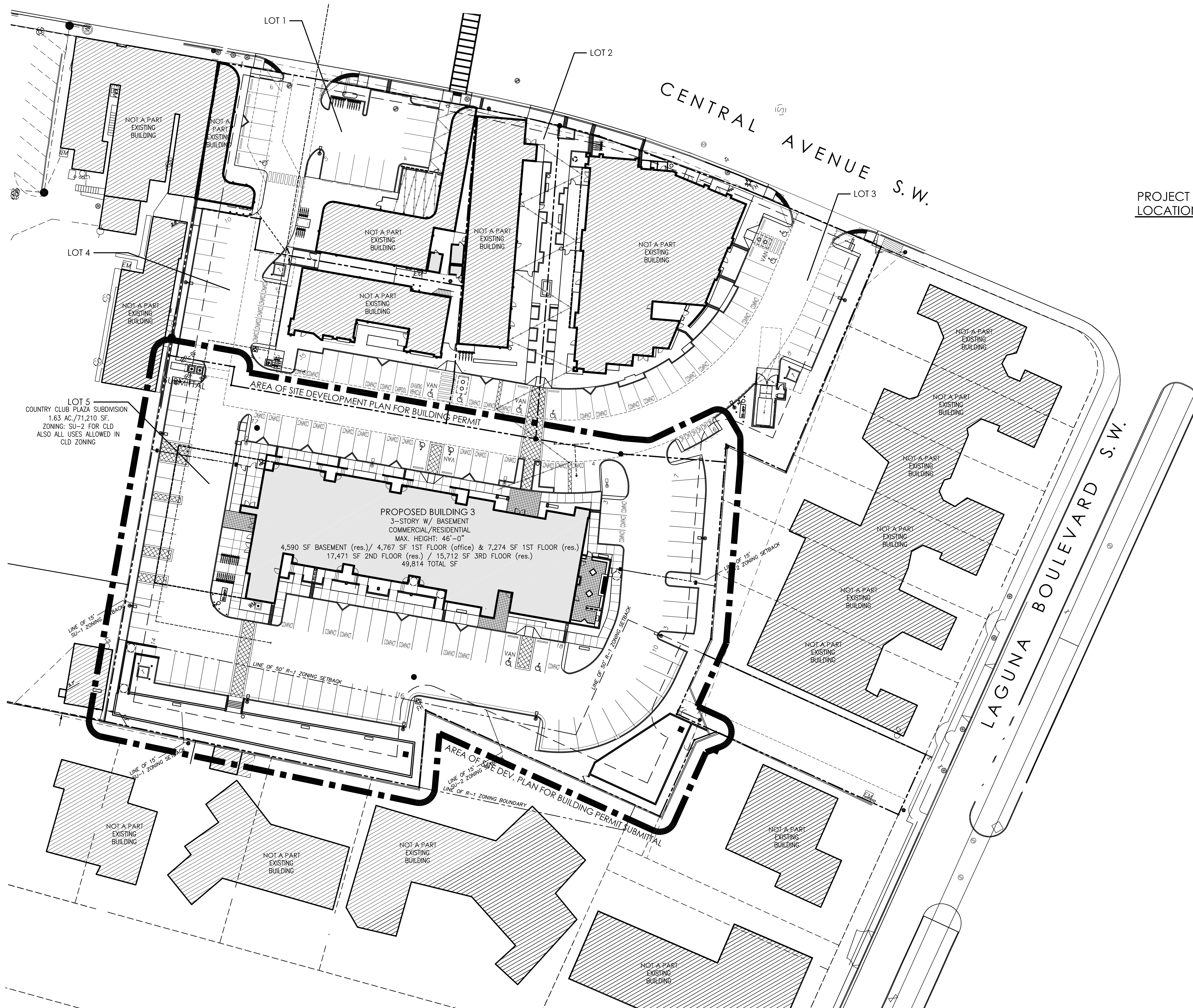
 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	



0 750 1,500 Feet

COUNTRY CLUB PLAZA

SWC of Central Avenue SW and Laguna Boulevard SW | Albuquerque New Mexico 87104
 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 DRB Submittal-Issued December 19, 2017



SUBMITTAL INFORMATION

THIS SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SUBMITTAL IS FOR LOT 5 ONLY OF COUNTRY CLUB SUBDIVISION.

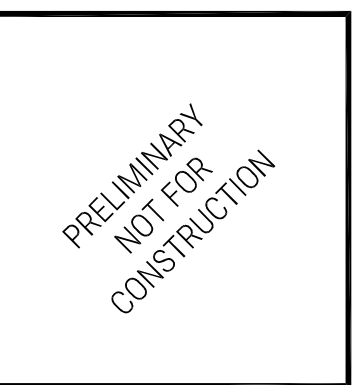
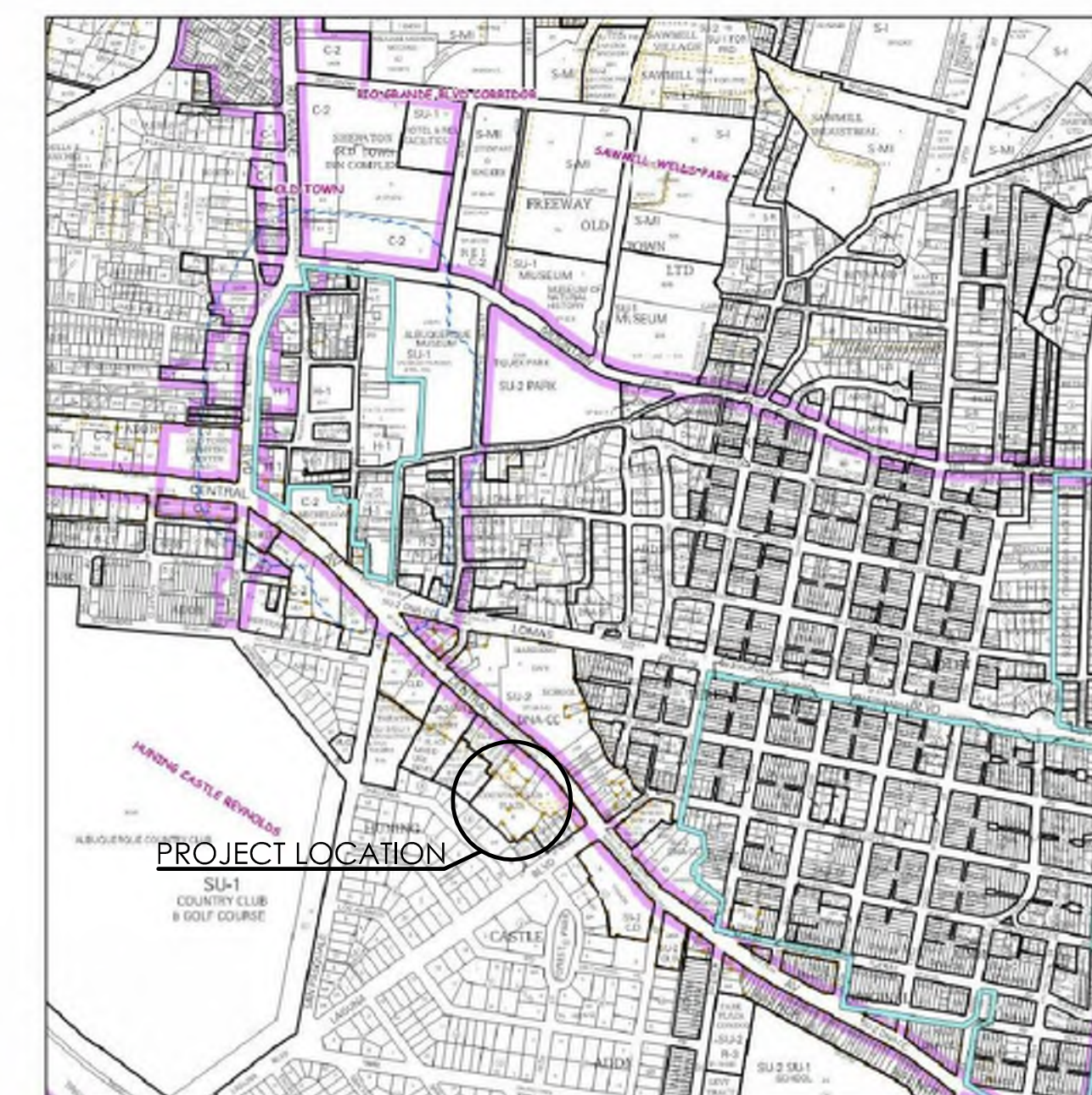
LOTS 1 THRU 4 OF COUNTRY CLUB SUBDIVISION AND TRACT A-1-A OF LAGUNA SUBDIVISION ARE TO REMAIN AS EXISTING.

VICINITY AERIAL MAP



ZONE MAP

J-13-Z



MULLEN HELLER ARCHITECTURE
 1718 CENTRAL AVE SW | STE D
 ALBUQUERQUE, NM | 87109
 P | 505.268.4144
 F | 505.268.4244
 www.mullenheller.com

JOB NUMBER 15-06
 DRAWN BY SEJ
 PROJECT MGR MMM
 DATE 12-19-2017
 PHASE DRB Submittal

PROJECT
 Country Club Plaza
 SWC of Central Avenue and Laguna Blvd SW
 Albuquerque, NM 87104
 TITLE
 DRB Submittal Cover Sheet

USABLE OPEN SPACE CALCULATIONS:

PER THE HUNING CASTLE & RAYNOLDS ADDITION
SECTOR DEVELOPMENT PLAN, SECTION C.D., PART 7,
USABLE OPEN SPACE REQUIREMENTS SHALL BE AS
PROVIDED IN THE R-2 ZONE IN THE COMP. CITY
ZONING CODE.

REQUIREMENT: 400SF OF USABLE OPEN SPACE PER
EFFICIENCY/1 BEDROOM DWELLING UNIT

58 EFFICIENCY/1 BEDROOM UNITS ON LOT 5 =	23,200 SF RECD OPEN SPACE
LOT 5 LANDSCAPED AREA =	16,070 SF
LOT 5 USABLE OPEN SPACE:	
WALKWAYS	= 6,140 SF
COMMUNITY PATIO	= 700 SF
BALCONIES	= 2,320 SF
2ND LEVEL ROOF PATIO	= 1,574 SF
TOTAL LOT 5 USABLE OPEN SPACE =	26,804 SF

SITE DEVELOPMENT GENERAL NOTES:

- [A] THE DESIGN STANDARDS INCLUDED IN THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION FOR THIS PROJECT SHALL GOVERN ALL EXISTING AND NEW BUILDINGS FOR LOTS 1 THRU 5 OF THIS DEVELOPMENT.
- [B] RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT AND USE BY THE OWNERS OF LOTS 1 THRU 5, COUNTRY CLUB PLAZA AND TRACT A-1-A, LAGUNA SUBDIVISION, SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH LOT FOR THE BENEFIT OF ALL LOTS.
- [C] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB. ANY AREA NOT DIMENSIONED IS EXISTING TO REMAIN.
- [D] LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- [E] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
- [F] EASEMENT NOTE: 25' PRIVATE ACCESS AND DRAINAGE EASEMENT TOGETHER WITH 25' PUBLIC UTILITY, PUBLIC WATERLINE, PUBLIC SANITARY SEWER EASEMENT, SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH LOT FOR THE BENEFIT OF ALL LOTS.
- [G] FUTURE BUILDING MOUNTED SIGNAGE IN ADDITION TO THOSE SHOWN ON THE EXTERIOR ELEVATIONS SHALL BE SUBMITTED AND APPROVED VIA ADMINISTRATIVE AMENDMENT. FUTURE SIGNAGE SHALL COMPLY WITH THE APPROVED SITE PLAN FOR SUBDIVISION AND ALL APPLICABLE ZONING AND SECTOR DEVELOPMENT PLAN REQUIREMENTS.

SITE DEVELOPMENT SITE LIGHTING NOTES:

- [A] THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- [B] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 16'-0" MAX. TO MATCH EXISTING.
- [C] LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.
- [D] SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED.
- [E] PROPOSED SITE LIGHTING SHALL MATCH THE EXISTING ON-SITE.

RADIUS INFORMATION:

- NOTE: RADIIUSES NOT NOTED ARE EXISTING TO REMAIN.
- 1 = 2'-0" 5 = 10'-0" 9 = 30'-0"
 - 2 = 3'-0" 6 = 15'-0" 10 = 35'-0"
 - 3 = 4'-0" 7 = 20'-0" 11 = 40'-0"
 - 4 = 5'-0" 8 = 25'-0" 12 = 46'-0"

PER APPENDIX J IN THE COA COMPREHENSIVE ZONING CODE

General Land Use Classification	Weekdays			Weekends		
	Midnight to 5am	5am to 100% to 100%	100% to 100%	Midnight to 5am	5am to 100% to 100%	100% to 100%
PARKING CALCULATIONS:						
Office	0%	0%	0%	0%	0%	0%
Restaurants	0%	80%	100%	0%	60%	100%
Bar	0%	80%	100%	0%	100%	100%
Residential	100%	20%	100%	100%	80%	100%

Land Use	Area/Number of Units	Parking Requirements		Required Parking***	
		Per Space	Per Unit	Per Space	Per Unit
Office - First Floor (Bldg 1)	2995	0.00	0.00	0.00	0.00
Office - Second Floor (Bldg 1)	2995	0.00	0.00	0.00	0.00
Office - First Floor (Bldg 2)	4747	0.00	0.00	0.00	0.00
Restaurant (Bldg 2)	3620	0.80	0.80	45.12	80.22
Bar (Bldg 2)	2,537	0.80	0.80	20.30	12.69
Residential (Bldg 2)	23	1.00	1.00	23.00	23.00
Residential (Bldg 3)	38	1.00	1.00	38.00	38.00

General Land Use Classification	Weekdays			Weekends		
	Midnight to 5am	5am to 100% to 100%	100% to 100%	Midnight to 5am	5am to 100% to 100%	100% to 100%
Office	0	49	0	0	0	0
Restaurants	0	64	80	0	45	80
Bar	0	10	0	0	10	0
Residential	81	15	81	81	65	81

Total Number of Spaces	Required per time period	1	2	3	4	5	6	7	8	9	10	11	12
Required per time period		0	142	170	8	131	143						

SITE DEVELOPMENT DATA:

PROPOSED SITE DEVELOPMENT PLAN INFORMATION:
THIS SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IS FOR LOT 5 ONLY OF COUNTRY CLUB SUBDIVISION, LOTS 1 THRU 4 OF COUNTRY CLUB SUBDIVISION AND TRACT A-1-A OF LAGUNA SUBDIVISION ARE TO REMAIN AS EXISTING.

PROPOSED LEGAL DESCRIPTION:
LOTS 1 THRU 5, COUNTRY CLUB PLAZA SUBDIVISION AND TRACT A-1-A LAGUNA SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BUILDING ADDRESSES:
BLDG. A AND B (EXISTING): 1720 CENTRAL AVE., S.W. ALBUQUERQUE, N.M.
BLDG. 1 (EXISTING): 1718 CENTRAL AVE., S.W. ALBUQUERQUE, N.M.
BLDG. 2 (EXISTING): 1720 CENTRAL AVE., S.W. ALBUQUERQUE, N.M.
BLDG. 3 (PROPOSED): 1716 CENTRAL AVE., S.W. ALBUQUERQUE, N.M.

LAND AREA:
3.37 ACRES (146,975 SQ. FT. - TOTAL DEVELOPMENT)
1.63 ACRES (71,003 SQ. FT. - PROPOSED DEVELOPMENT) (LOT 5 ONLY)

CURRENT ZONING:
SU-2/CLD (HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN) FOR LOTS 1 THRU 5.

R-1 (HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN) FOR TRACT A-1-A.

ZONE ATLAS PAGE:
J-13-Z

BUILDING AREAS:
EXISTING BUILDING A 1,467 SF.
EXISTING BUILDING B 2,900 SF.
EXISTING BUILDING C 4,216 SF.
EXISTING BUILDING 1 5,834 SF. TOTAL
EXISTING BUILDING 2 24,932 SF. TOTAL
PROPOSED BUILDING 3 49,814 SF. TOTAL

TOTAL BUILDING AREA = 89,163 SF.

TOTAL EXISTING RESIDENTIAL UNITS: 23 TOTAL UNITS

TOTAL PROPOSED RESIDENTIAL UNITS: 58 TOTAL UNITS

TOTAL RESIDENTIAL UNITS ON SITE: 81 TOTAL UNITS

RESIDENTIAL F.A.R.:
TAKEN FOR THE ENTIRE SITE GIVEN ONE OWNER.
MAX. ALLOWABLE RESIDENTIAL F.A.R. = .61

146,975 SF x .61 = 89,654.75 ALLOWABLE RESIDENTIAL SF

SUMMARY OF SITE-WIDE RESIDENTIAL SF:
BUILDING 2 (2ND FLOOR): 8,253 SF
BUILDING 2 (3RD FLOOR): 8,142 SF
BUILDING 3 (BASEMENT): 4,590 SF
BUILDING 3 (1ST FLOOR): 7,274 SF
BUILDING 3 (2ND FLOOR): 17,471 SF
BUILDING 3 (3RD FLOOR): 15,712 SF
TOTAL RESIDENTIAL SF: 61,442 SF

PARKING CALCULATIONS:

SHARED PARKING FOR THIS DEVELOPMENT IS ALLOWED PER THE CITY OF ALBUQUERQUE OFF-STREET PARKING REGULATIONS (14-16-3-1) APPENDIX J. THE ABOVE TABLE ASSUMES THE FUTURE TENANT USES OF THE COMMERCIAL BUILDINGS (SUCH AS OFFICE, RETAIL, RESTAURANT). ONCE THE USES ARE CONFIRMED FOR ALL BUILDINGS, THE RELATED BUILDING PERMIT SUBMITTAL WILL UPDATE THE PARKING CALCULATIONS.

BASED ON THE PARKING CALCULATIONS IN THE TABLE ABOVE, THE MAXIMUM NUMBER OF REQUIRED SPACES FOR A GIVEN TIME FRAME IS 170.

EXISTING BUILDINGS:

NO PARKING IS REQUIRED FOR EXISTING BUILDINGS ON LOT 1 AND LOT 2 PER CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE OFF-STREET PARKING REGULATIONS (14-16-3-1); OFF-STREET PARKING SHALL BE PROVIDED FOR ALL USES AND BUILDINGS, EXCEPT BUILDINGS CONSTRUCTED BEFORE OCTOBER 22, 1965 NEED SUPPLY SUCH PARKING ONLY TO THE EXTENT ON-PREMISE GROUND SPACE IS AVAILABLE.

TRANSIT REDUCTIONS:

170 SPACES REQ'D x 10% REDUCTION = (PROXIMITY TO BUS ROUTE 766, 66, & A.R.T.)
170 x 10% = 153 TOTAL SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = 153 SPACES

TOTAL PARKING SPACES PROVIDED = 165 SPACES

COMPACT PARKING CALCULATION:
165 SPACES x 33% = 55 SPACES ALLOWED
TOTAL COMPACT SPACES = 42 SPACES PROVIDED

DISABLED PARKING REQUIREMENTS:
TOTAL DISABLED SPACES REQUIRED = 8 SPACES
TOTAL DISABLED SPACES PROVIDED = 9 SPACES

MOTORCYCLE REQUIREMENTS:
TOTAL MOTORCYCLE SPACES REQUIRED = 5 SPACES
TOTAL MOTORCYCLE SPACES PROVIDED = 5 SPACES

RESIDENTIAL BICYCLE REQUIREMENTS:
1 BICYCLE SPACE PER 2 DWELLING UNITS = 81 DWELLING UNITS/2 = 41 TOTAL SPACES REQUIRED

COMMERCIAL BICYCLE REQUIREMENTS:
1 BICYCLE SPACE FOR EACH 20 PARKING SPACES = 165 PARKING SPACES/20 = 9 TOTAL SPACES REQUIRED

TOTAL BICYCLE SPACES REQUIRED = 50 SPACES
TOTAL BICYCLE SPACES PROVIDED = 55 SPACES

KEYED NOTES:

- [1] EXISTING CMU REFUSE ENCLOSURE WITH RECYCLING STATION TO REMAIN.
- [2] EXISTING TREE WELL TO REMAIN.
- [3] EXISTING LANDSCAPING TO REMAIN.
- [4] EXISTING WATER/LANDSCAPE FEATURE WITH BENCH SEATING TO REMAIN.
- [5] EXISTING ASPHALT PAVED DRIVE ASIDE, WIDTH AS DIMENSIONED, TO REMAIN.
- [6] EXISTING CONCRETE SIDEWALK TO REMAIN.
- [7] EXISTING GRANITE PAVEMENT TO REMAIN.
- [8] EXISTING PARKING AND PAINTED STRIPING TO REMAIN.
- [9] EXISTING CRUSHER FINES WALKWAY TO REMAIN.
- [10] EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
- [11] EXISTING FIRE HYDRANT TO REMAIN.
- [12] EXISTING FIRE DEPARTMENT FDC.
- [13] EXISTING FIRE DEPARTMENT PIV.
- [14] EXISTING BACKFLOW PREVENTER.
- [15] EXISTING WATER METER TO REMAIN.
- [16] EXISTING PAINTED STRIPED PEDESTRIAN CONNECTION.
- [17] EXISTING CROSS WALK STRIPING TO REMAIN.
- [18] EXISTING HANDICAP PAINTED PAVEMENT SIGN TO REMAIN.
- [19] EXISTING PAINTED STRIPED HANDICAP ASILE TO REMAIN.
- [20] EXISTING LIGHTING TO REMAIN.
- [21] EXISTING SITE LIGHTING TO REMAIN.
- [22] EXISTING BIKE RACK TO REMAIN.
- [23] EXISTING 20'-0" WATERLINE EASEMENT TO REMAIN.
- [24] EXISTING BUS STOP TO REMAIN.
- [25] EXISTING POLE SIGN TO REMAIN.
- [26] EXISTING STEEL & FIBERGLASS GRATING YARD WALL TO REMAIN.
- [27] EXISTING GREASE INTERCEPTOR TO REMAIN.
- [28] EXISTING SITE FURNITURE TO REMAIN.
- [29] EXISTING OVERHEAD STRING LIGHTING TO REMAIN.
- [30] EXISTING SIDEWALK CULVERT TO REMAIN.
- [31] EXISTING HORIZONTAL WOOD SLAT FENCE TO REMAIN AT WEST PROPERTY LINE.
- [32] EXISTING CMU WALL TO REMAIN.
- [33] EXISTING IRRIGATION CONTROL VALVE BOX.
- [34] EXISTING IRRIGATION BACKFLOW PREVENTER.
- [35] PROPOSED RELOCATED TREE WELL. SEE LANDSCAPING.
- [36] PROPOSED TREE WELL. TYPICAL. SEE LANDSCAPING.
- [37] PROPOSED LANDSCAPING.
- [38] PROPOSED HANDICAP PAINTED PAVEMENT SIGN.
- [39] PROPOSED STAMPED COLORED CONCRETE HANDICAP ASILE.
- [40] PROPOSED ASPHALT PAVING.
- [41] PROPOSED GRANITE PAVEMENT TO MATCH EXISTING.
- [42] PROPOSED RELOCATED SITE LIGHTING. HEIGHT TO BE 16'-0" MAX.
- [43] PROPOSED SITE LIGHTING TO MATCH EXISTING. HEIGHT TO BE 16'-0" MAX.
- [44] PROPOSED BIKE RACK TO MATCH EXISTING.
- [45] PROPOSED CONCRETE SIDEWALK. 6'-0" WIDE MINIMUM.
- [46] PROPOSED RESIDENTIAL CONCRETE STAIRS (18" ABOVE FF) WITH CONCRETE STAIRS AND PAINTED STEEL HANDRAILS BOTH SIDES.
- [47] PROPOSED 2'-0" HIGH CAST-IN-PLACE BOARD FORMED CONCRETE YARD WALL.
- [48] PROPOSED 5'-0" HIGH CAST-IN-PLACE BOARD FORMED CONCRETE YARD WALL.
- [49] PROPOSED ELECTRICAL TRANSFORMER WITH ELEVATED CONCRETE PAD AND LANDSCAPING SCREENING.
- [50] PROPOSED PAINTED PARKING STRIPING.
- [51] PROPOSED WATER METER.
- [52] PROPOSED ELECTRICAL EQUIPMENT YARD.
- [53] PROPOSED FIRE HYDRANT.
- [54] PROPOSED REMOTE FIRE DEPARTMENT FDC WITH CONCRETE FILLED STEEL BOLLARDS.
- [55] PROPOSED REMOTE FIRE DEPARTMENT PIV WITH CONCRETE FILLED STEEL BOLLARDS.
- [56] PROPOSED BACKFLOW PREVENTER WITH CONCRETE FILLED STEEL BOLLARDS.

KEYED NOTES: (continued)

- [57] PROPOSED CONCRETE CURB & GUTTER. SEE GRADING & DRAINAGE PLAN AND COA STD. DWG. 2415A.
- [58] PROPOSED GRANITE PAVEMENT WITH 7'-0" HIGH CAST-IN-PLACE BOARD FORMED CONCRETE YARD WALL.
- [59] PROPOSED WATER/FIRE/REPLACE/LANDSCAPING FEATURE. SEE LANDSCAPING.
- [60] PROPOSED HANDICAP RAMPED CURB.
- [61] PROPOSED HANDICAP PARKING SIGNS. SEE DETAIL SHEET 8, "VAN" WHERE NOTED.
- [62] PROPOSED CONCRETE RAMP AT 1:12 SLOPE MAX. WITH PAINTED STEEL HANDRAILS ON BOTH SIDES.
- [63] PROPOSED COMPACT PARKING SPACES 9'-0"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
- [64] PROPOSED COMPACT PARKING SPACES 7'-6"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
- [65] PROPOSED 4'-0" WIDE x 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE.
- [66] PROPOSED SITE FURNITURE.
- [67] PROPOSED AUTOMATED GATE WITH FIRE DEPARTMENT KNOX BOX AND PEDESTRIAN GATE.
- [68] PROPOSED RETAINING WALL.
- [69] PROPOSED BUILDING OVERHANG ABOVE WITH REQUIRED 13'-6" HEIGHT CLEARANCE FOR FIRE APPARATUS.
- [70] PAINTED ACCESS AISLE STRIPING.
- [71] PROPOSED STAMPED COLORED CONCRETE PEDESTRIAN CONNECTION TO MATCH EXISTING.
- [72] RETAINMENT POND AREA, REFER TO CONCEPTUAL G&D PLAN.
- [73] 3'-0" WIDE LEAVE-OUT IN CURB. REFER TO CONCEPTUAL G&D PLAN.
- [74] PROPOSED AREA DRAIN. REFER TO CONCEPTUAL G&D PLAN.
- [75] PROPOSED CONCRETE SIAR WITH HANDRAILS.
- [76] NEW MANHOLE. REFER TO CONCEPTUAL G&D PLAN.
- [77] NEW SIDEWALK CULVERT.
- [78] NEW STEEL POLE UP TO 14'-0" AFF FOR STRING LIGHT EXTENSION.

PROJECT NUMBER: 1004677 APPLICATION NUMBER: 17EPC-40027

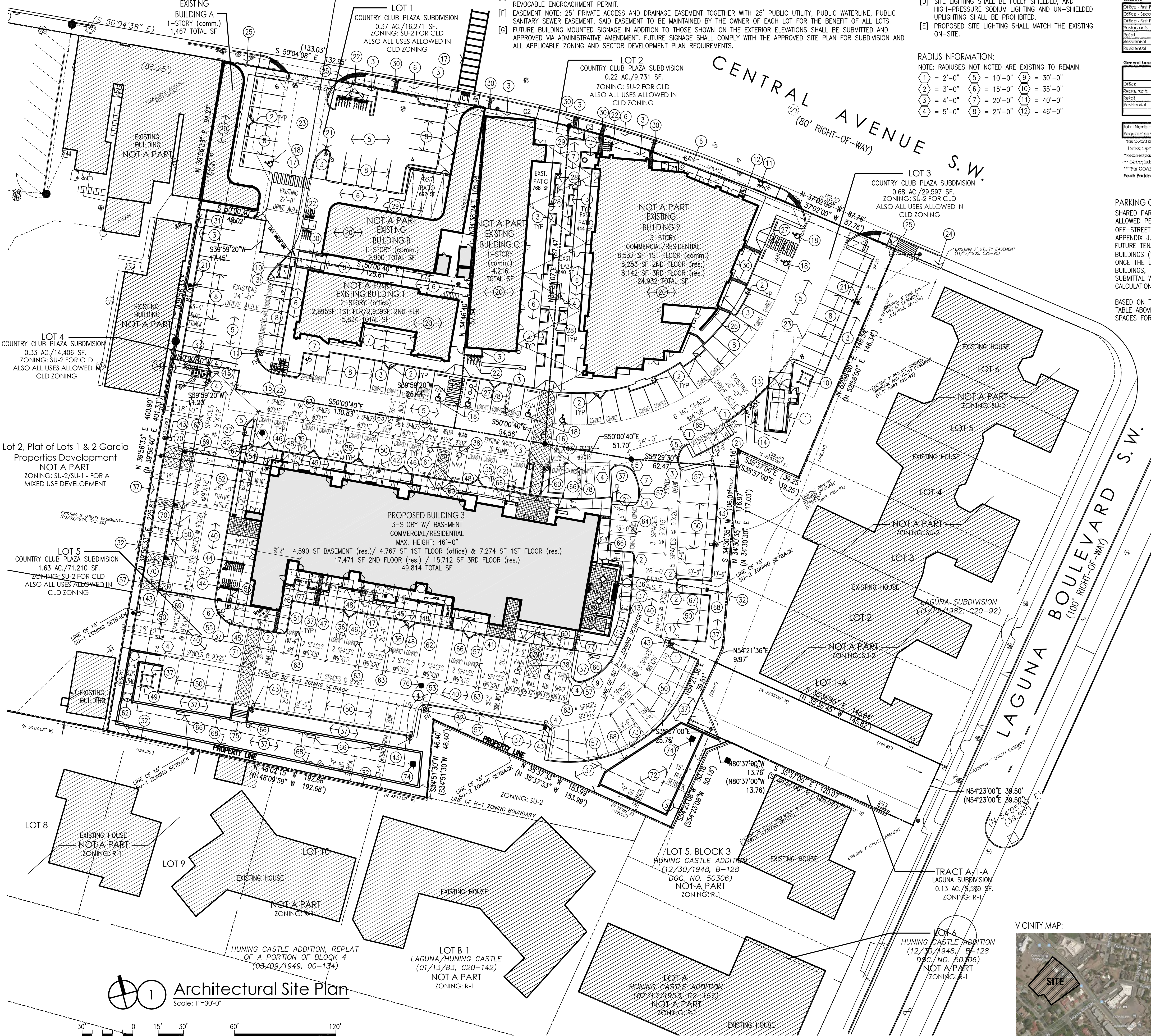
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED: AUGUST 10, 2017 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH 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 ENGINEER, TRANSPORTATION DIVISION	Date
UTILITIES DEVELOPMENT	Date
PARKS AND RECREATION DEPARTMENT	Date
CITY ENGINEER	Date
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

VICINITY MAP:



Architectural Site Plan
Scale: 1"=30'-0"



MULLEN HELLER ARCHITECTURE
 1718 CENTRAL AVE SW | STE D
 ALBUQUERQUE, NM | 87109
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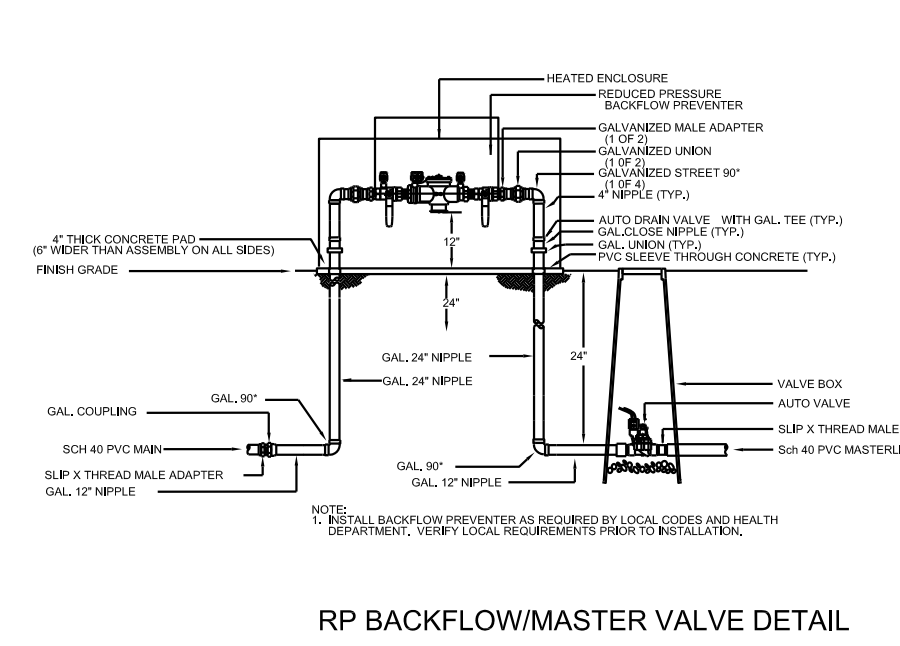
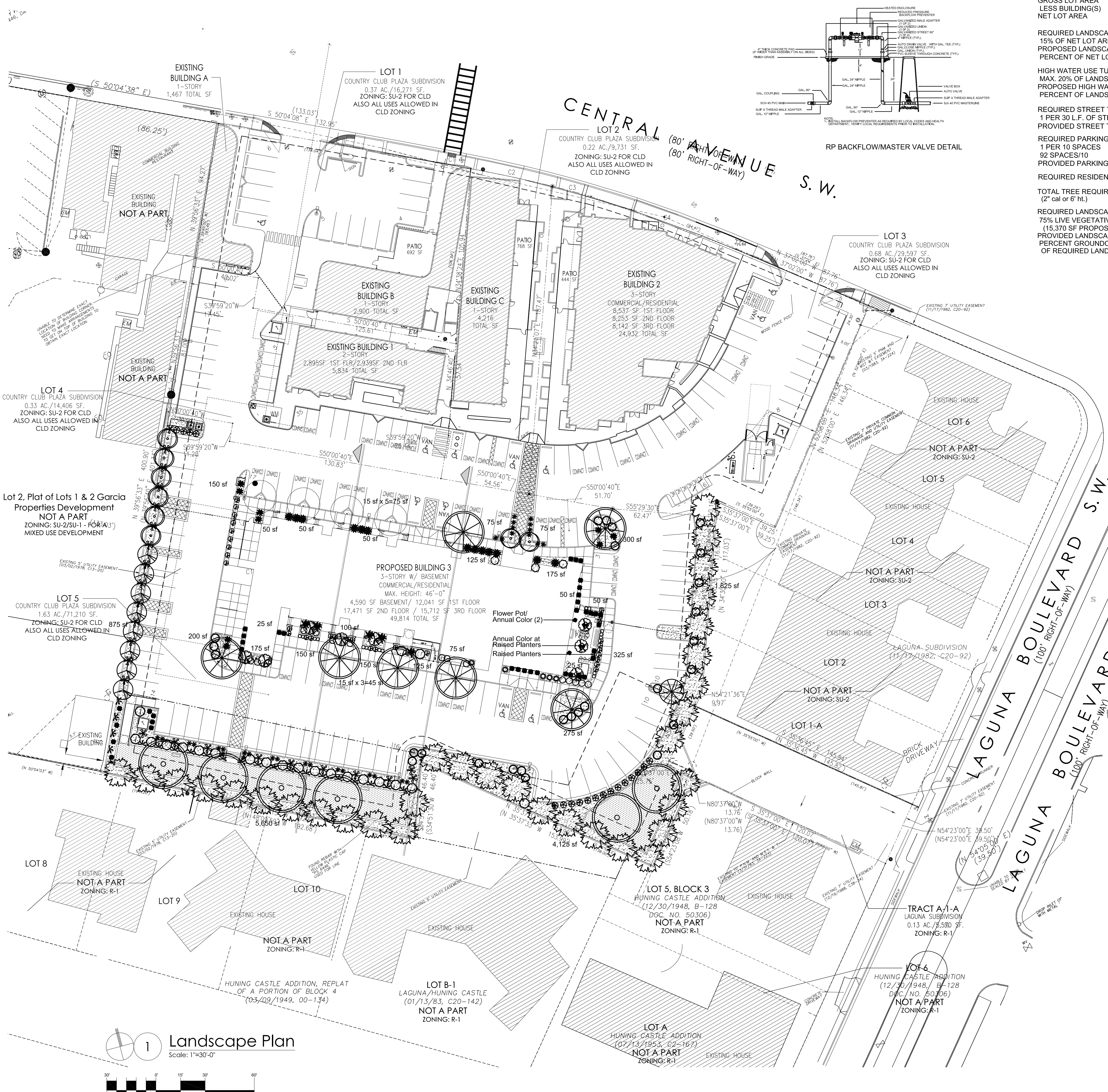
PROJECT: Country Club Plaza | Building 3
 1716 Central Avenue SW
 Albuquerque, NM 87104

TITLE: Site Development Plan for Building Permit

SHEET: 2 of 7

REV	DATE	DESCRIPTION
1	12-19-2017	DRB SUBMITTAL
2	8-2-2017	EPC UPDATES PER AGENCY COMMENTS

JOB NUMBER: 15-06
 DRAWN BY: SEJ
 PROJECT MGR: MMM
 DATE: 12-19-2017
 PHASE: DRB Submittal



SITE DATA

GROSS LOT AREA	71,003 SF
LESS BUILDING(S)	12,041 SF
NET LOT AREA	58,962 SF

REQUIRED LANDSCAPE	8,875 SF
PROPOSED LANDSCAPE	15,370 SF
PERCENT OF NET LOT AREA	26%

HIGH WATER USE TURF	0 SF
MAX. 20% OF LANDSCAPE AREA	0 SF
PROPOSED HIGH WATER USE TURF	0 SF
PERCENT OF LANDSCAPE AREA	0%

REQUIRED STREET TREES	NA
1 PER 30 L.F. OF STREET FRONTAGE	
PROVIDED STREET TREES	

REQUIRED PARKING LOT TREES	
1 PER 10 SPACES	10
92 SPACES/10	10
PROVIDED PARKING LOT TREES	
REQUIRED RESIDENTIAL SCREENING TREES	33
TOTAL TREE REQUIRED/PROVIDED	43/46

REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	11,528 SF MIN.
(15,370 SF PROPOSED LANDSCAPE X 75%)	11,780 SF
PROVIDED LANDSCAPE COVERAGE	
PERCENT GROUND COVER COVERAGE	76%
OF REQUIRED LANDSCAPE AREAS	

EXISTING PLANT LEGEND

Symbol	Description	Quantity
○	Shade Tree	100 sf=400 sf
○	Zelkova	

Total Landscape Coverage=400 SF

PLANT LEGEND

Qty.	Symbol	Scientific Name	Common Name	Installed Size	Mature Height/Spread	Landscaping Coverage	Water Use	Drip Emitters
7	○	Zelkova	Zelkova	2" B&B	30'/20"	50 sf=350 sf	Medium	6-2 gph
8	○	Forestiera NM Olive	Forestiera NM Olive	15-Gal	20'/15"	50 sf=400 sf	Medium	+6-2 gph
1	○	Vitex Chaste Tree	Vitex Chaste Tree	15-Gal	20'/15"	50 sf=50 sf	Medium	+6-2 gph
8	○	Chilopsis Desert Willow	Chilopsis Desert Willow	15-Gal	20'/15"	50 sf=400 sf	Medium	+6-2 gph
6	○	Populus Valley Cottonwood	Populus Valley Cottonwood	2" B&B	60'/50"	50 sf=300 sf	Medium	+6-2 gph
0	○	Pistacia chinensis Chinese Pistache	Pistacia chinensis Chinese Pistache	2" B&B	60'/60"	50 sf=0 sf	Medium	+6-2 gph
33	○	Thuja occidentalis Arborvitae	Thuja occidentalis Arborvitae	6" HT.	30'/20"	50 sf=1650 sf	Medium	6-2 gph

Shrubs/Groundcovers

21	○	Buddleia davidii Butterfly Bush	Buddleia davidii Butterfly Bush	1-Gal	6'/6"	36 sf=756 sf	Medium	2-2 gph
27	○	Rhus aromatica Gro Low Sumac	Rhus aromatica Gro Low Sumac	5-Gal	2'/6"	36 sf=972 sf	Low +	2-2 gph
9	○	Dasyliroton Sotol	Dasyliroton Sotol	5-Gal	3'/3"	27 sf=243 sf	RW	2-2 gph
13	○	Nandina Heavenly Bamboo	Nandina Heavenly Bamboo	5-Gal	8'/5"	20 sf=260 sf	Medium	2-2 gph
5	○	Rosmarinus officinalis Rosemary	Rosmarinus officinalis Rosemary	5-Gal	6'/6"	36 sf=180 sf	Low +	2-2 gph
5	○	Rosa Knockout Rose	Rosa Knockout Rose	5-Gal	3'/3"	15 sf=75 sf	Medium	+2-2 gph
8	○	Lagerstroemia Crape Myrtle	Lagerstroemia Crape Myrtle	5-Gal	15'/10"	100 sf=800 sf	Medium	+2-2 gph
23	○	Salvia May Night Salvia	Salvia May Night Salvia	1-Gal	1'/3"	9 sf=207 sf	Medium	2-2 gph
29	○	Rhaphiolepis India Hawthorn	Rhaphiolepis India Hawthorn	5-Gal	3'/3"	15 sf=435 sf	Medium	2-2 gph
3	○	Ilex Burford Holly	Ilex Burford Holly	5-Gal	8'/8"	20 sf=60 sf	Medium	2-2 gph
14	○	Lavandula Lavender	Lavandula Lavender	1-Gal	3'/3"	12 sf=168 sf	Medium	2-2 gph
18	○	Ericameria laricifolia 'Aguirre' Turpentine Bush	Ericameria laricifolia 'Aguirre' Turpentine Bush	5-Gal	3'/4"	25 sf=450 sf	Low	2-1 gph
24	○	Hesperaloe parviflora Red Yucca	Hesperaloe parviflora Red Yucca	5-Gal	3'/4"	30 sf=720 sf	Low	2-2 gph
4	○	Vinca Periwinkle	Vinca Periwinkle	5-Gal	6'/4"	10 sf=40 sf	Low	2-1 gph
25	○	Campsis/Wisteria Trumpet Vine/Wisteria	Campsis/Wisteria Trumpet Vine/Wisteria	1-Gal	3'/10"	100 sf=2500 sf	Low	2-2 gph

Grasses

32	○	Muhlenbergia Regal Mist Grass	Muhlenbergia Regal Mist Grass	1-Gal	3'/3"	12 sf=384 sf	Medium	2-2 gph
38	○	Calamagrostis Karl Foerster Grass	Calamagrostis Karl Foerster Grass	5-Gal	3'/2"	10 sf=380 sf	Medium	2-2 gph

Total Landscape Coverage=11,780 SF

MATERIALS LEGEND

○	3/8"-1" AMARETTO GRAVEL
○	3/8"-1" GRAY GRAVEL

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2"-3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

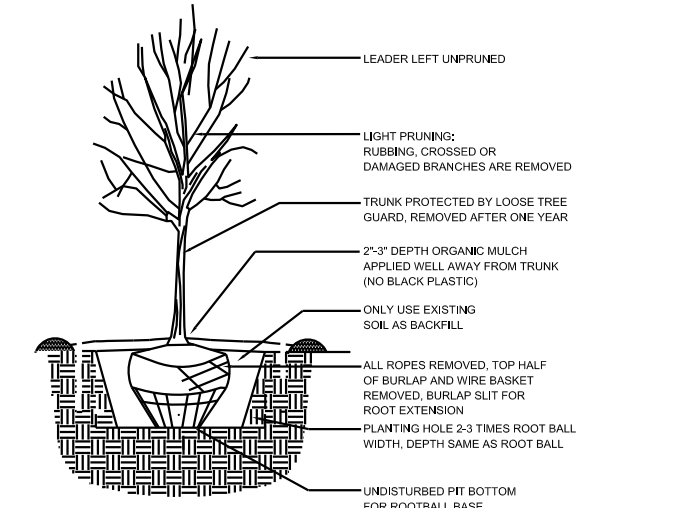
LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 9 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

TREES IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:
 ESTABLISHMENT AND SUMMER:
 1 HOUR/4 DAYS A WEEK
 SPRING:
 1 HOUR/2-3 DAYS A WEEK
 FALL:
 1 HOUR/2-3 DAYS A WEEK
 WINTER:
 1 HOUR/2 DAYS PER MONTH



DESCRIPTION

BY

DATE

REV

11-21-17

7-27-17

growing better Up Heads
 LANDSCAPE CONTRACTORS
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 505.268.4244
 505.268.2105 (fax)
 design@hulc.com

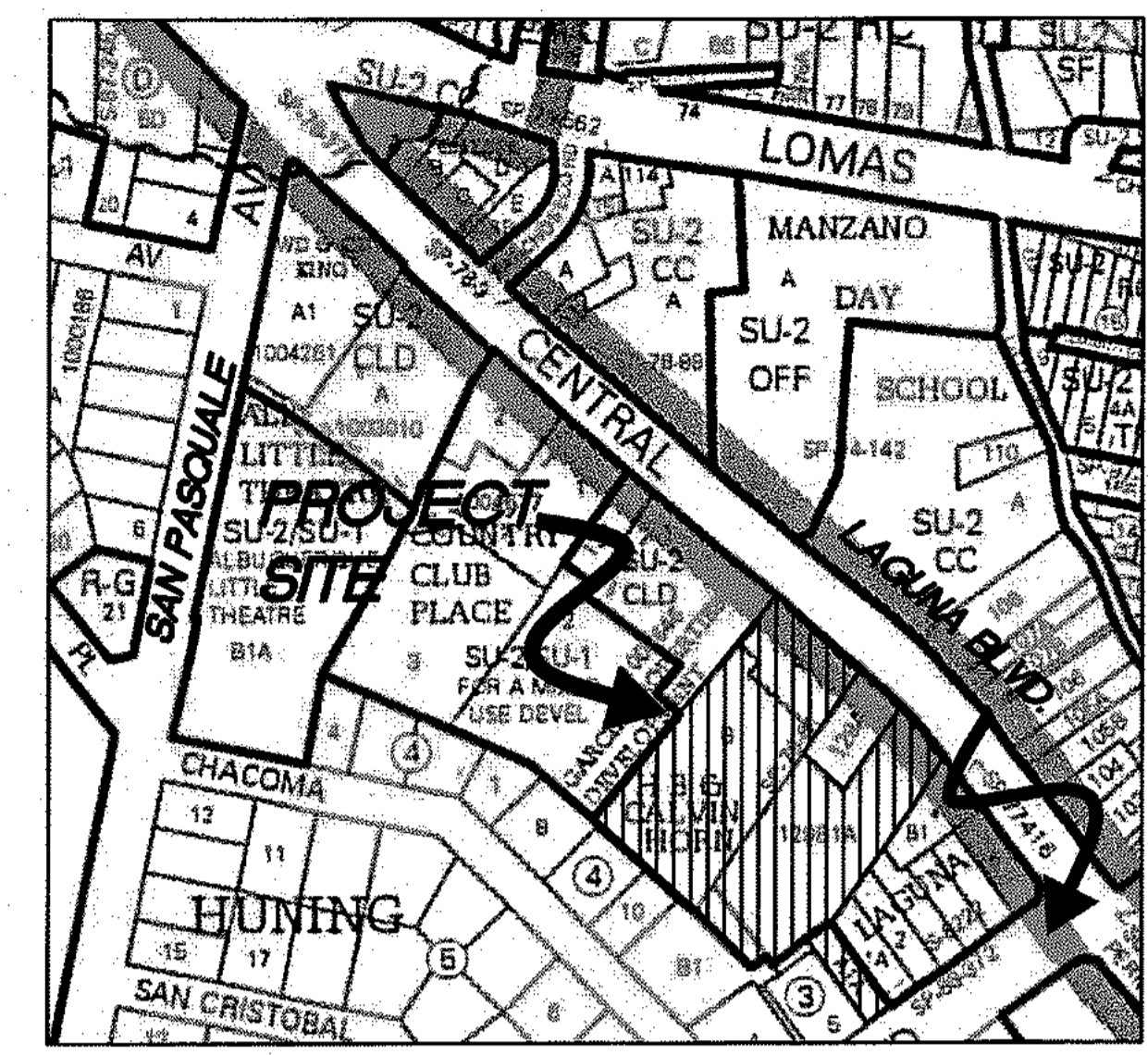
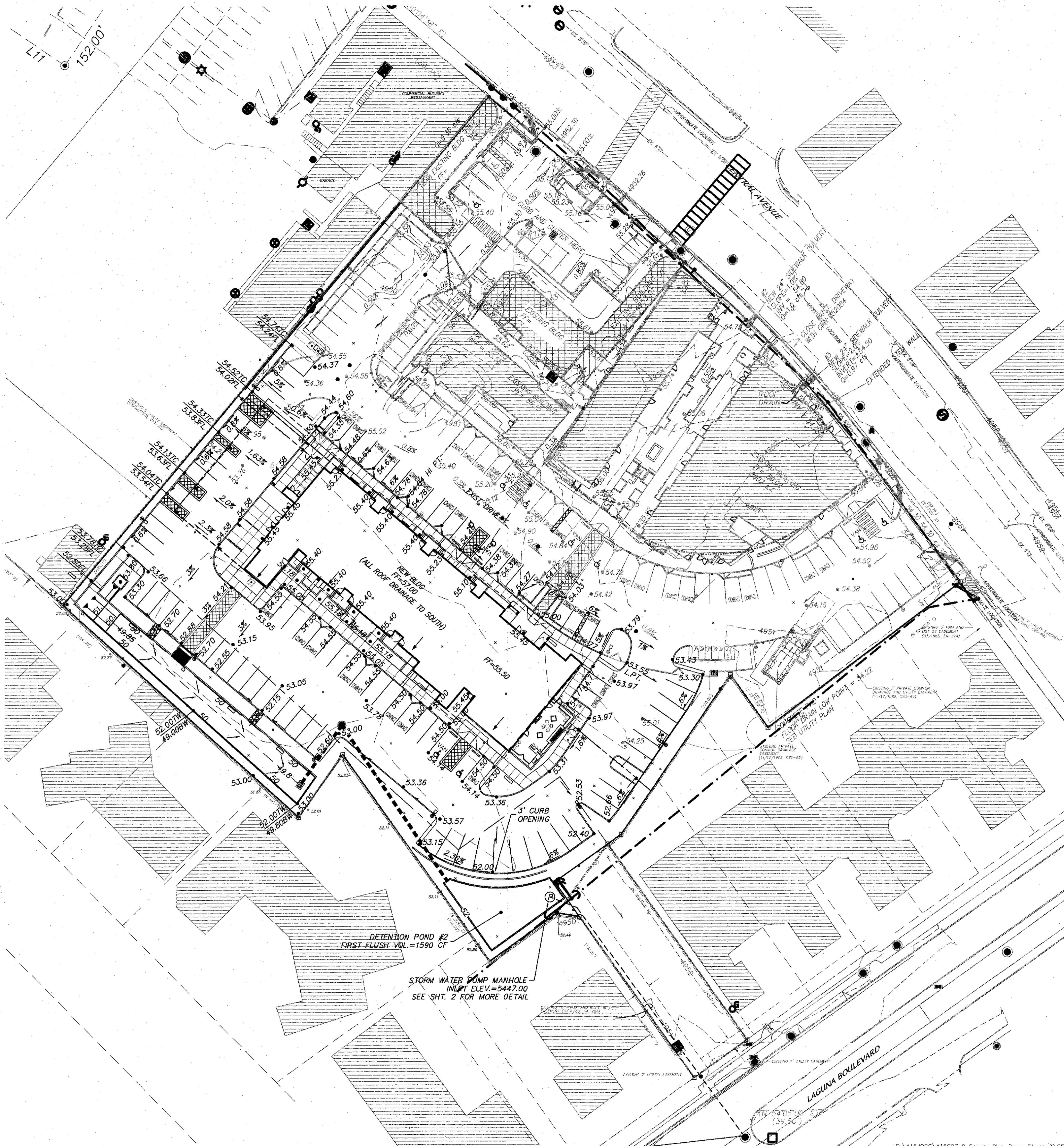
MULLEN HELLER ARCHITECTURE
 1718 CENTRAL AVE SW | STE. D
 ALBUQUERQUE, NM | 87109
 P | 505.268.4144
 F | 505.268.4244
 JOB NUMBER: 17-06

DRAWN BY: SEJ
 PROJECT MGR: MMM
 DATE: 12-19-2017
 PHASE: DRB Submittal

PROJECT: Country Club Plaza | Building 3
 1716 Central Avenue SW
 Albuquerque, NM 87104

TITLE: Landscape Plan

SHEET: 3 of 7



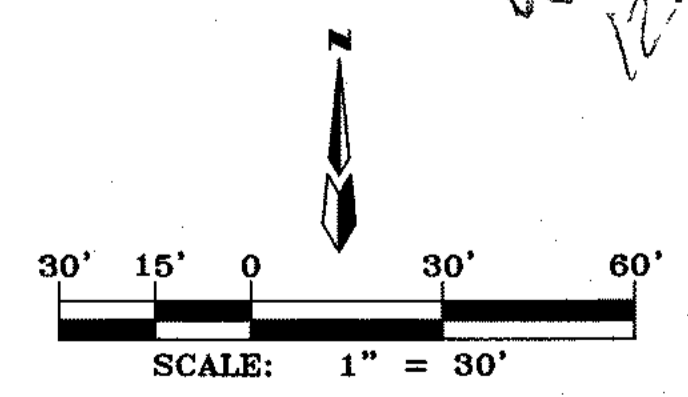
VICINITY MAP ZONE ATLAS: J-13-Z

BENCHMARK

ACS CONTROL STATION "17-114"
 N= 1488866.762
 E= 1519149.317
 Z= 4957.484
 NEW MEXICO STATE PLANE, CENTRAL ZONE
 G-C= 0.9996833611
 DELTA-ALPHA= -0013'59".00
 NAD 1983/NAVD 1988

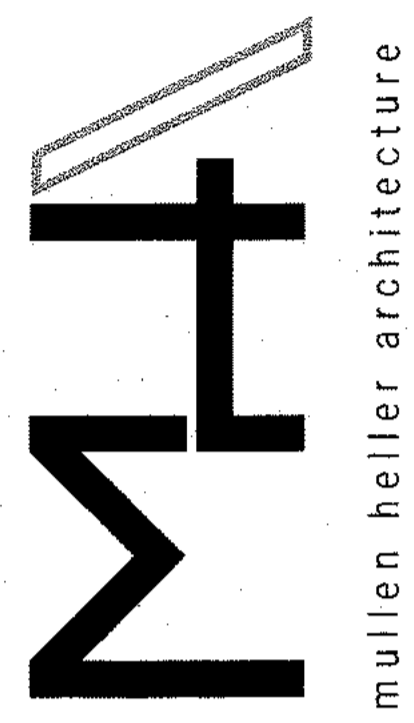
LEGEND

- 50.00 EXISTING SPOT ELEVATION
- 5125 EXISTING CONTOUR
- ⊙ EXISTING WATER WELL
- ⊙ EXISTING BOLLARO
- ⊙ EXISTING GUY WIRE
- ⊙ EXISTING SAS MH
- ⊙ EXISTING TELEPHONE PEDESTAL
- 00.00 NEW SPOT ELEVATION
- SWALE
- 00.00 NEW CONTOUR ELEVATION
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING GAS METER
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING CLEANOUT
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING MONITORING WELL
- ⊙ EXISTING WATER METER
- EXISTING CURB
- NEW WATER METER
- NEW RETAINING WALL
- ⊙ BASIN A
- ⊙ BASIN B
- BASIN BOUNDARY
- 52.53 TOP OF CURB
- 52.03 BOTTOM OF CURB
- 52.00 NEW FLOW LINE, SPOT ELEVATION
- NEW SWALE
- 51.60± EXISTING ELEVATION
- EXISTING DRIVEWAY CUT



DIANE HOELZER
 11867
 12-5-17

REV	DATE	DESCRIPTION
△		
△		
△		
△		



PRELIMINARY
 NOT FOR
 CONSTRUCTION

MULLEN HELLER ARCHITECTURE
 1718 CENTRAL AVE SW | STE. D
 ALBUQUERQUE, NM | 87109
 P | 505.268.4144
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 www.mullenheller.com

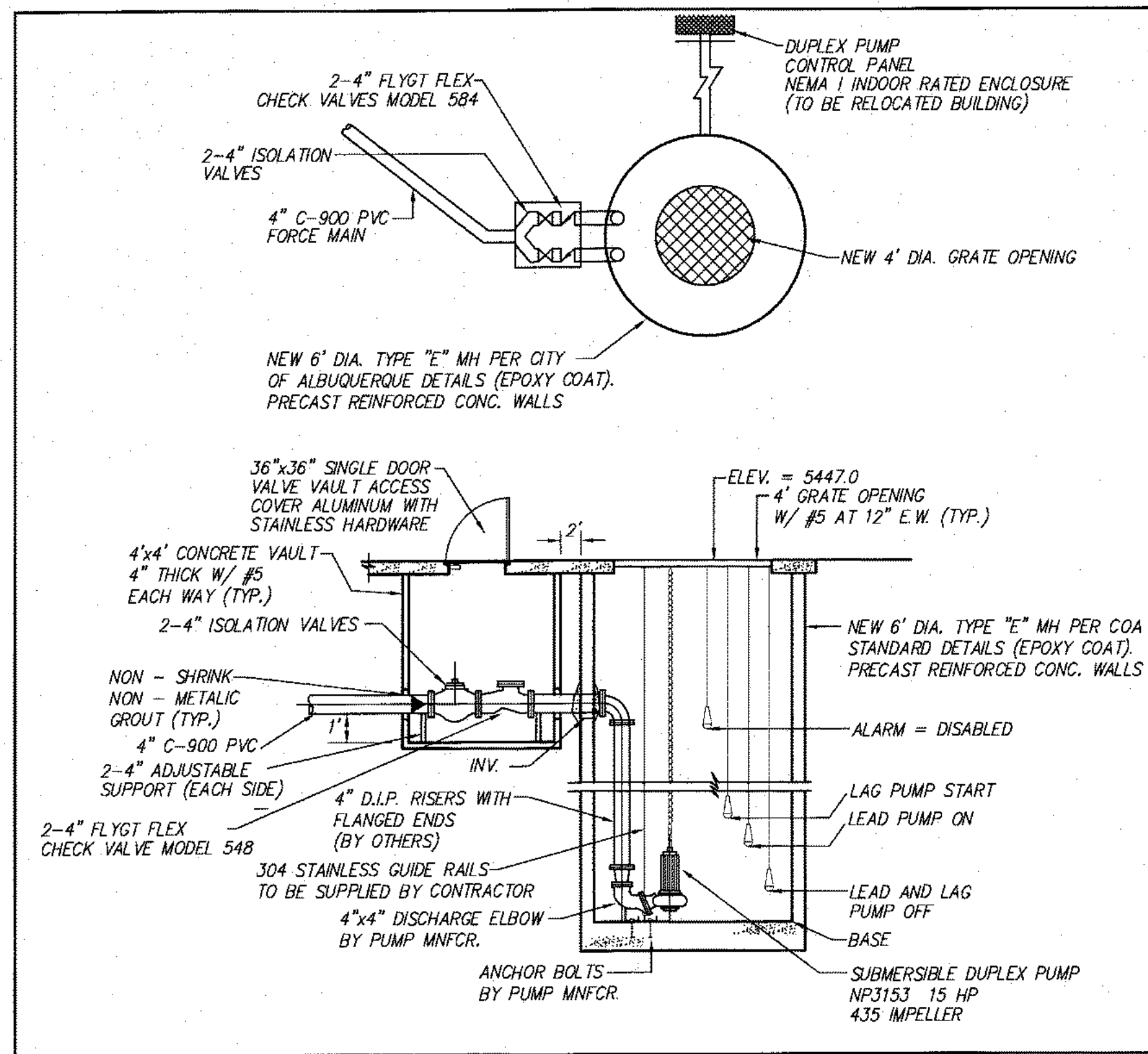
JOB NUMBER 15-06
 DRAWN BY SCJ
 PROJECT MGR MMM
 DATE 12-19-2017
 PHASE SD

PROJECT
 Country Club Plaza | Building 3
 1716 Central Avenue SW
 Albuquerque, NM 87104

TITLE
 CONCEPTUAL GRADING & DRAINAGE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 OFFICE (505) 828-2200, FAX (505) 797-9539

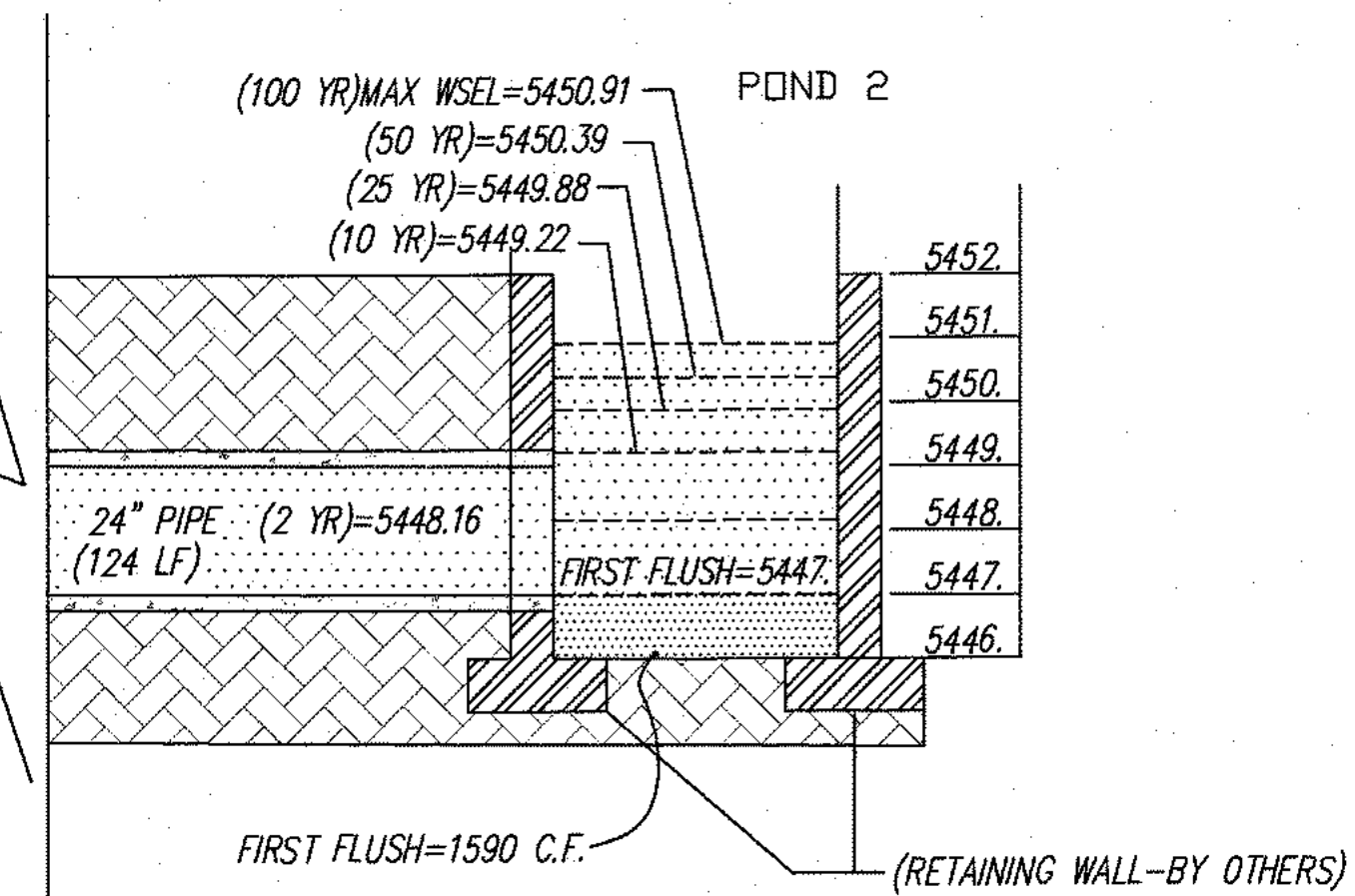
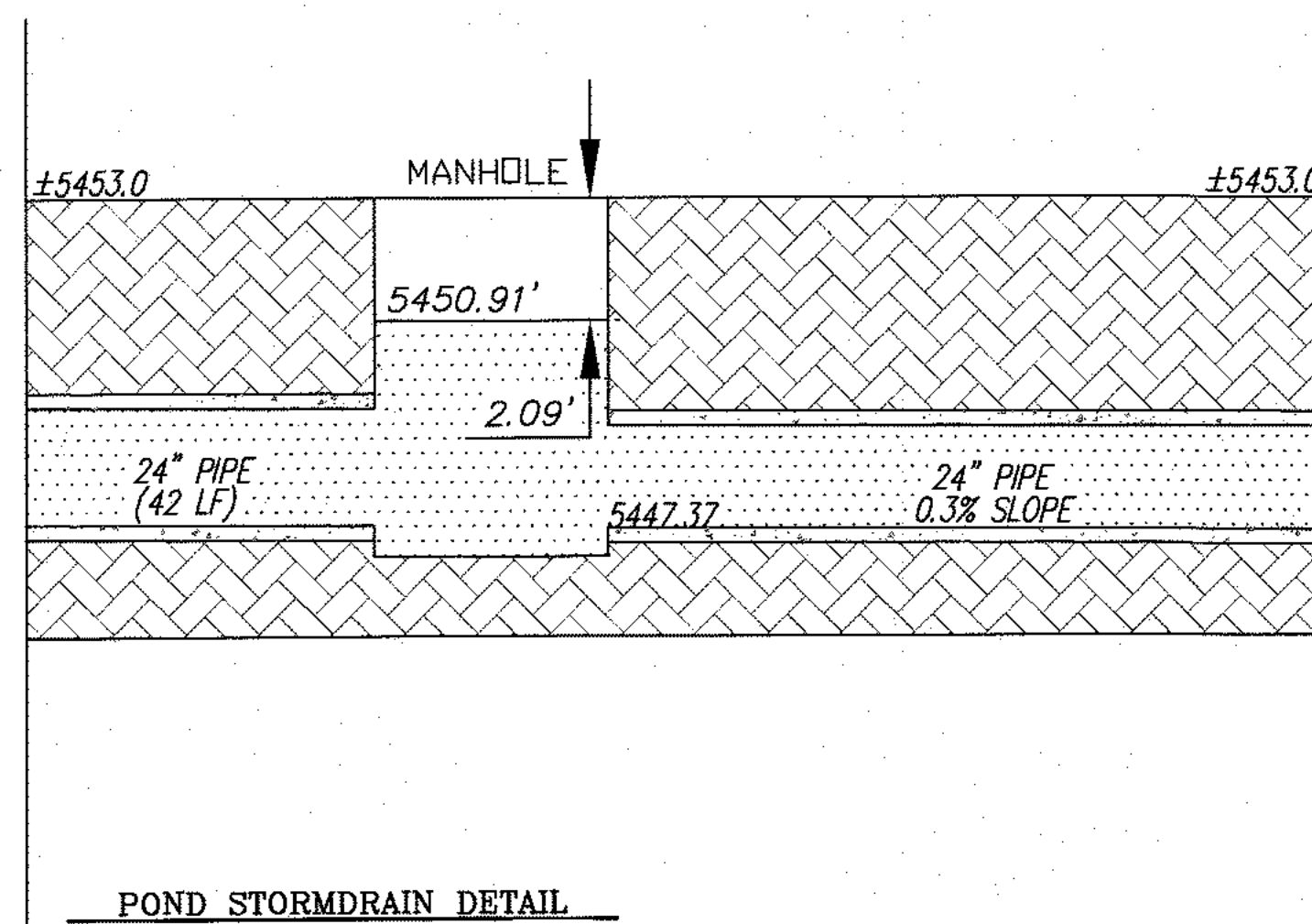
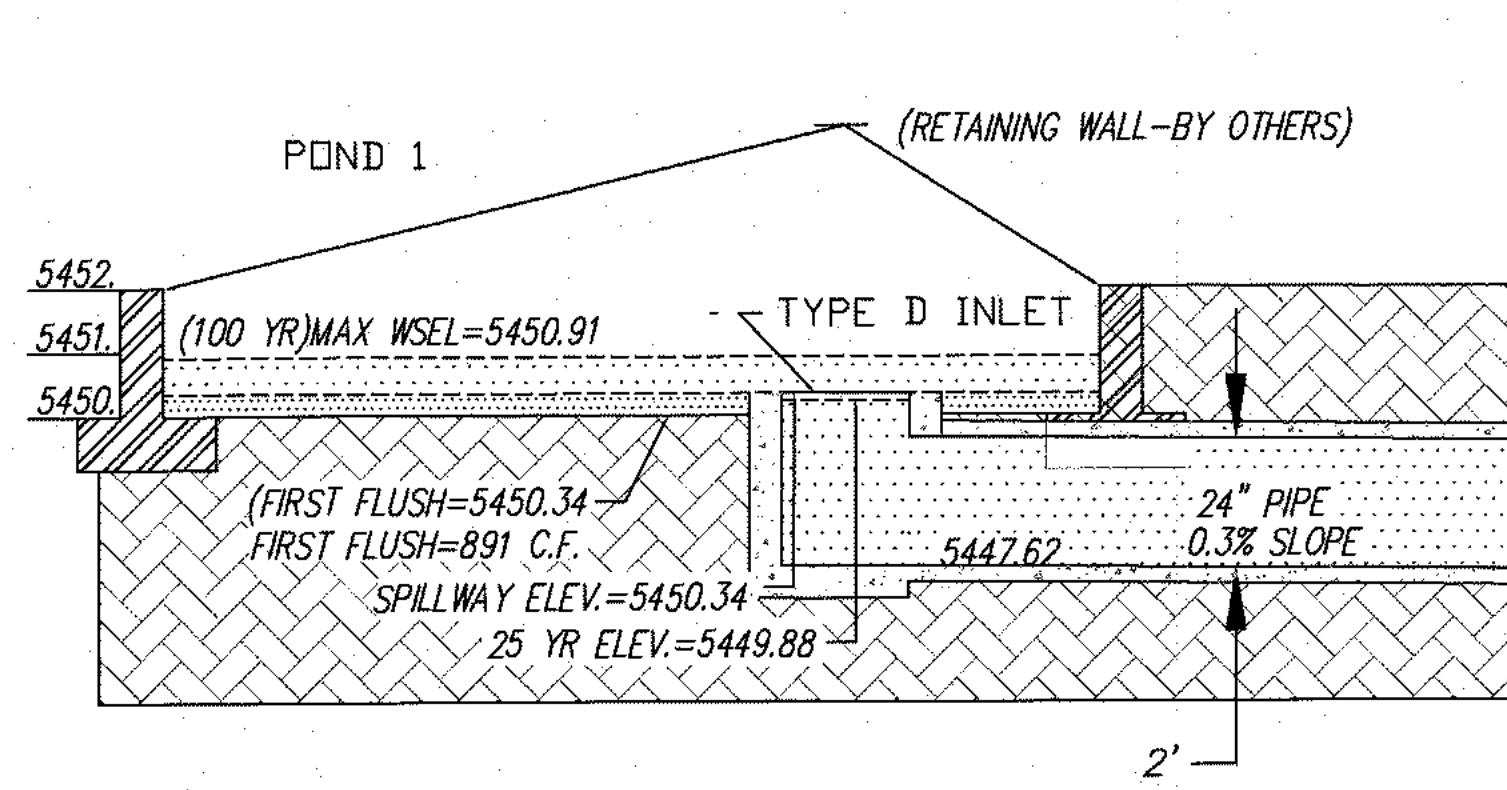
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PUMP DETAIL

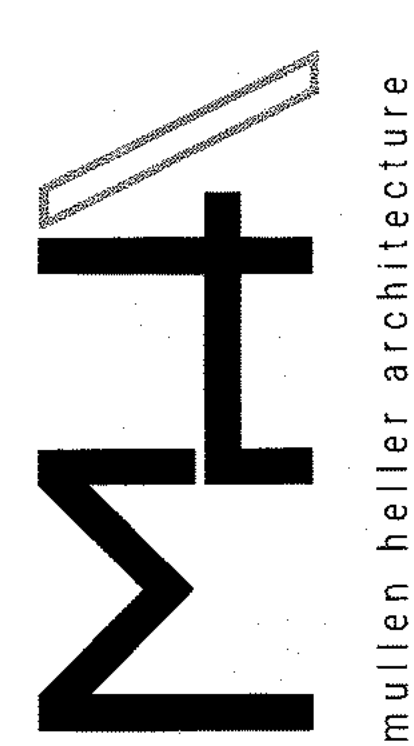
SCALE: NONE

NOTE: MAXIMUM ALLOWABLE DISCHARGE = 1 cfs = 448.83 gpm



12-5-17
 DANE HOELZER
 NEW MEXICO
 PROFESSIONAL ENGINEER
 11987

DESCRIPTION	
BY	
DATE	
REV	◀◀◀◀◀



PRELIMINARY
 NOT FOR
 CONSTRUCTION

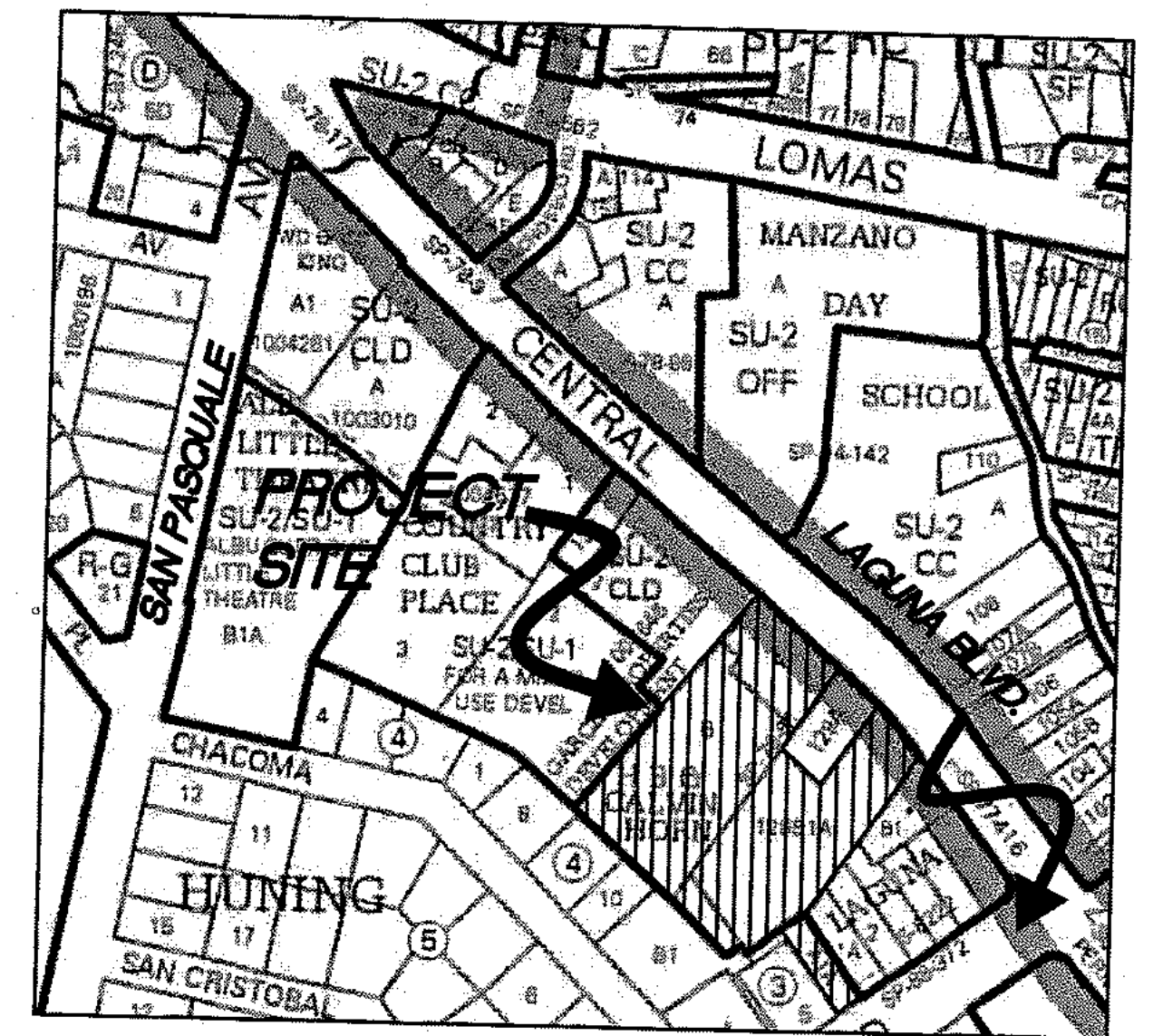
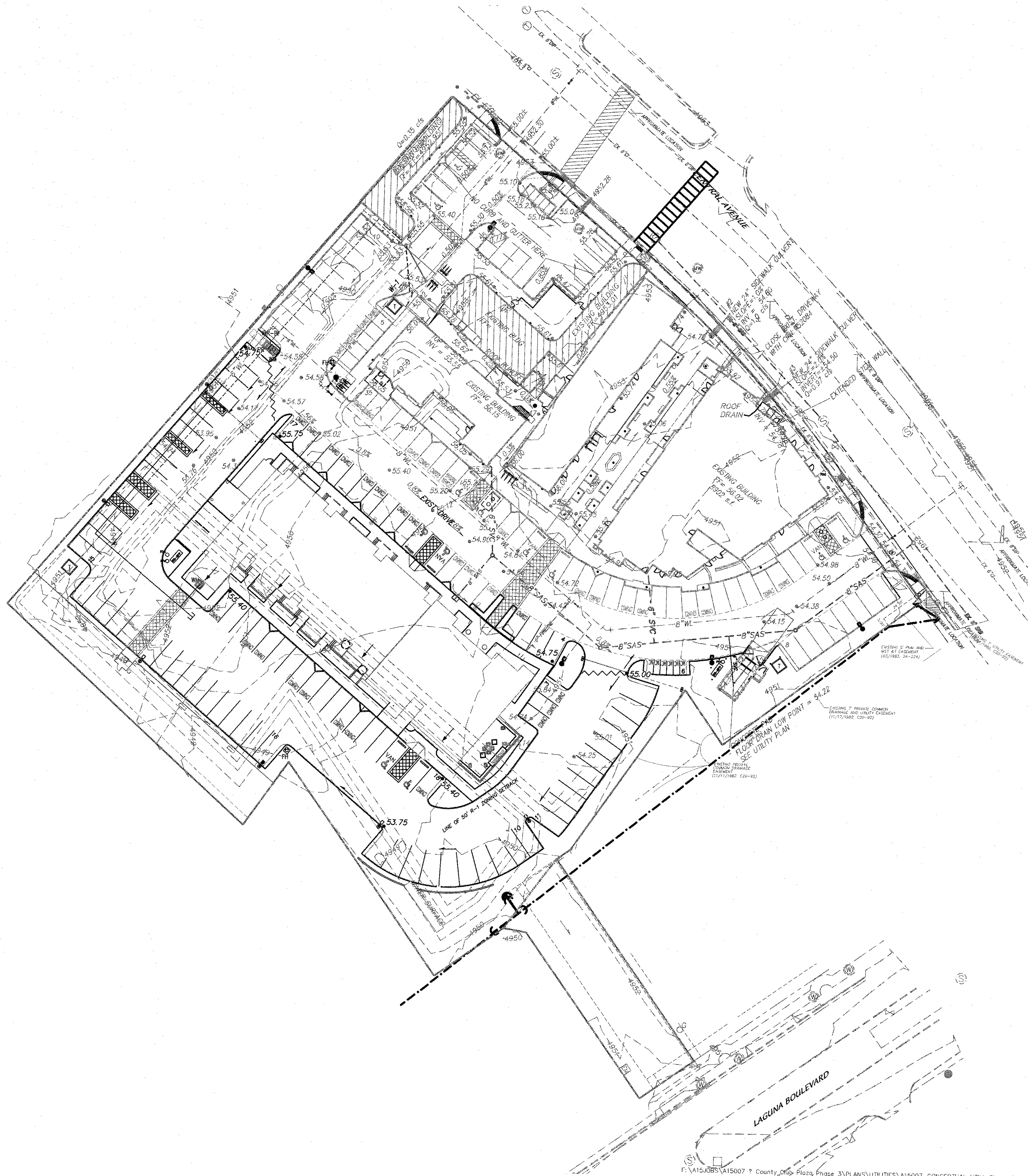
MULLEN HELLER ARCHITECTURE
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 ALBUQUERQUE, NM 87109
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 www.mullenheller.com

JOB NUMBER 15-06
 DRAWN BY SEJ
 PROJECT MGR MMM
 DATE 12-19-2017
 PHASE SD

PROJECT Country Club Plaza | Building 3
 1716 Central Avenue SW
 Albuquerque, NM 87104
 TITLE CONCEPTUAL GRADING & DRAINAGE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 OFFICE (505) 828-2200, FAX (505) 797-9539

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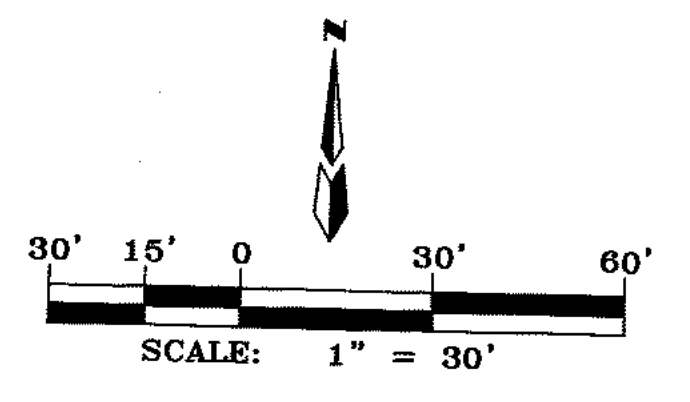
VICINITY MAP ZONE ATLAS: J-13-Z

BENCHMARK

ACS CONTROL STATION "17-114"
 N= 148866.762
 E= 1519149.317
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 NEW MEXICO STATE PLANE, CENTRAL ZONE
 G-G= 0.9996833611
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LEGEND

- x 00.00 EXISTING SPOT ELEVATION
- - - - - EXISTING CONTOUR
- ⊕ EXISTING WATER WELL
- ⊙ EXISTING BOLLARD
- EXISTING GUY WIRE
- ⊙ EXISTING SAS MH
- ⊙ EXISTING TELEPHONE PEDESTAL
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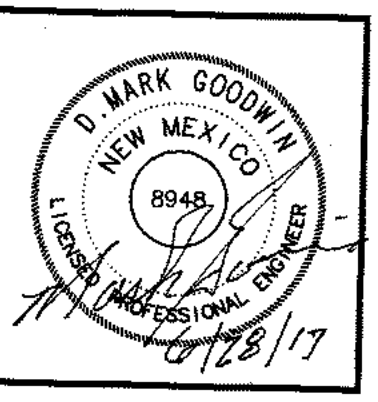


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revision	
by	
date	
rev	◀◀◀◀◀

MH
 Mullen Heller
 Architecture P.C.

1718 Central Avenue SW
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 505 268 4144(p)
 505 268 4244 (f)

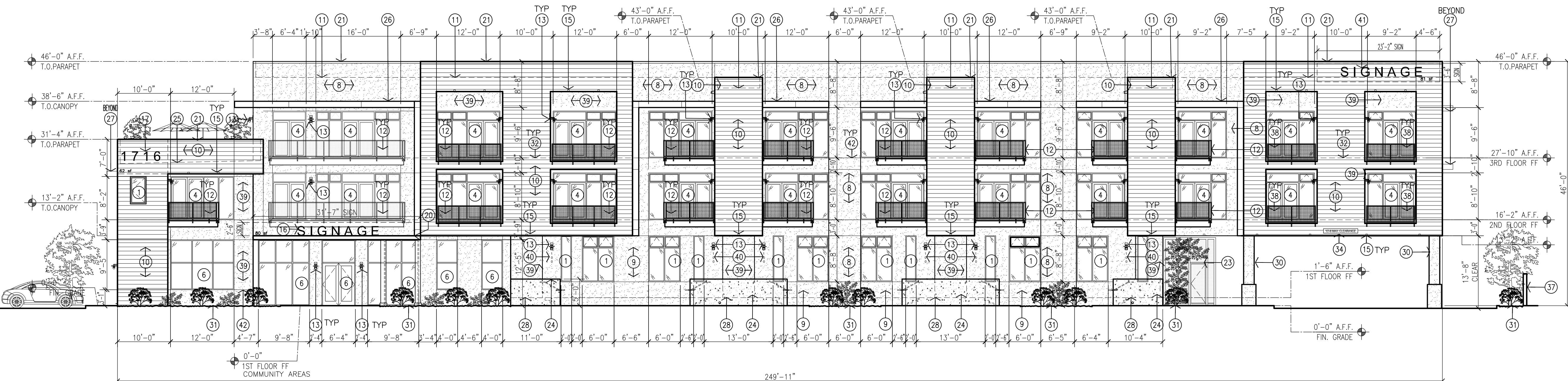


project number	15-06
drawn by	SJ.MWS.AV
project manager	Doug Heller, AIA
date DRB SUBMITTAL	12-19-2017

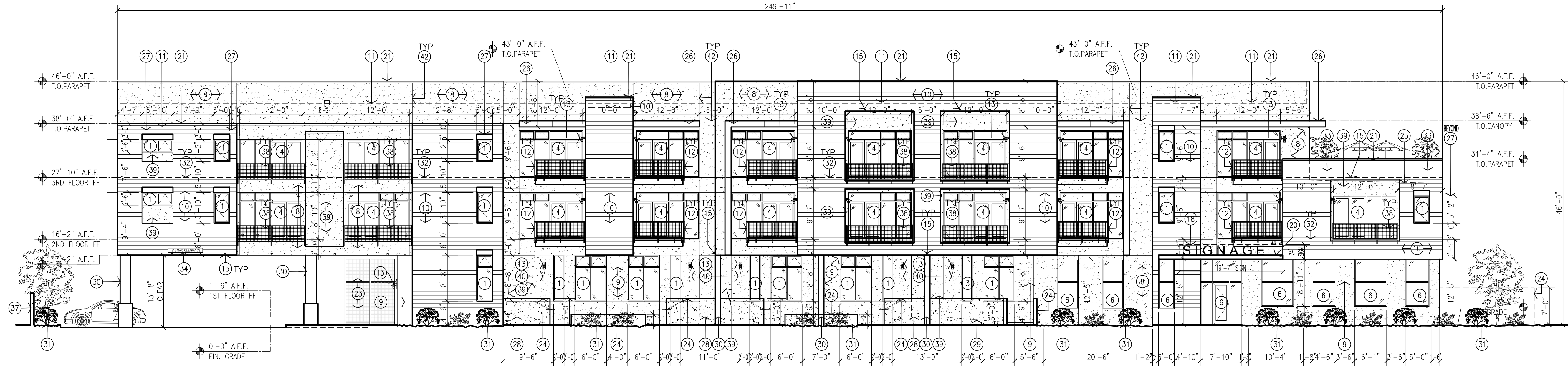
project title
Country Club Plaza - Building 3
 SWC of Central Avenue and Laguna Blvd SW
 Albuquerque, New Mexico 87104

sheet title
CONCEPTUAL UTILITY PLAN

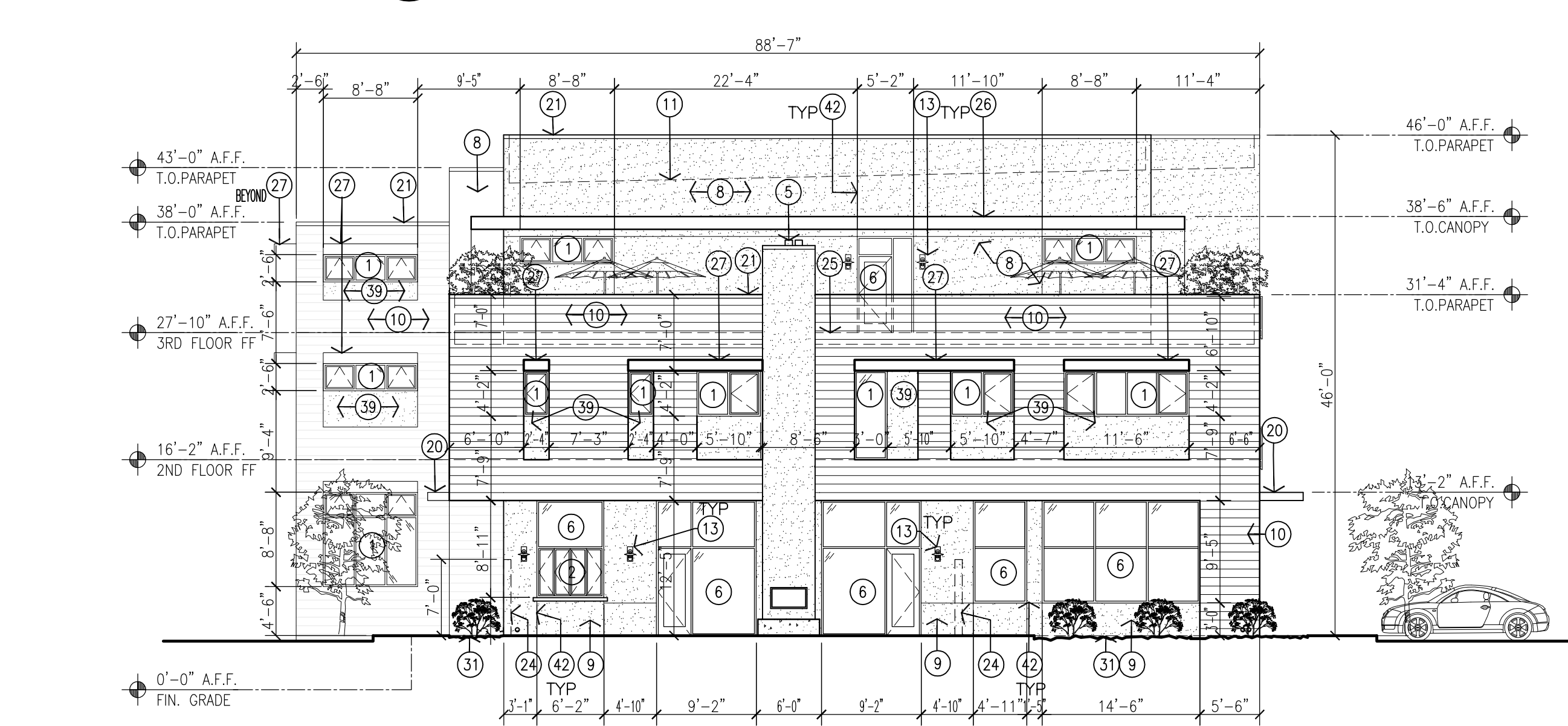
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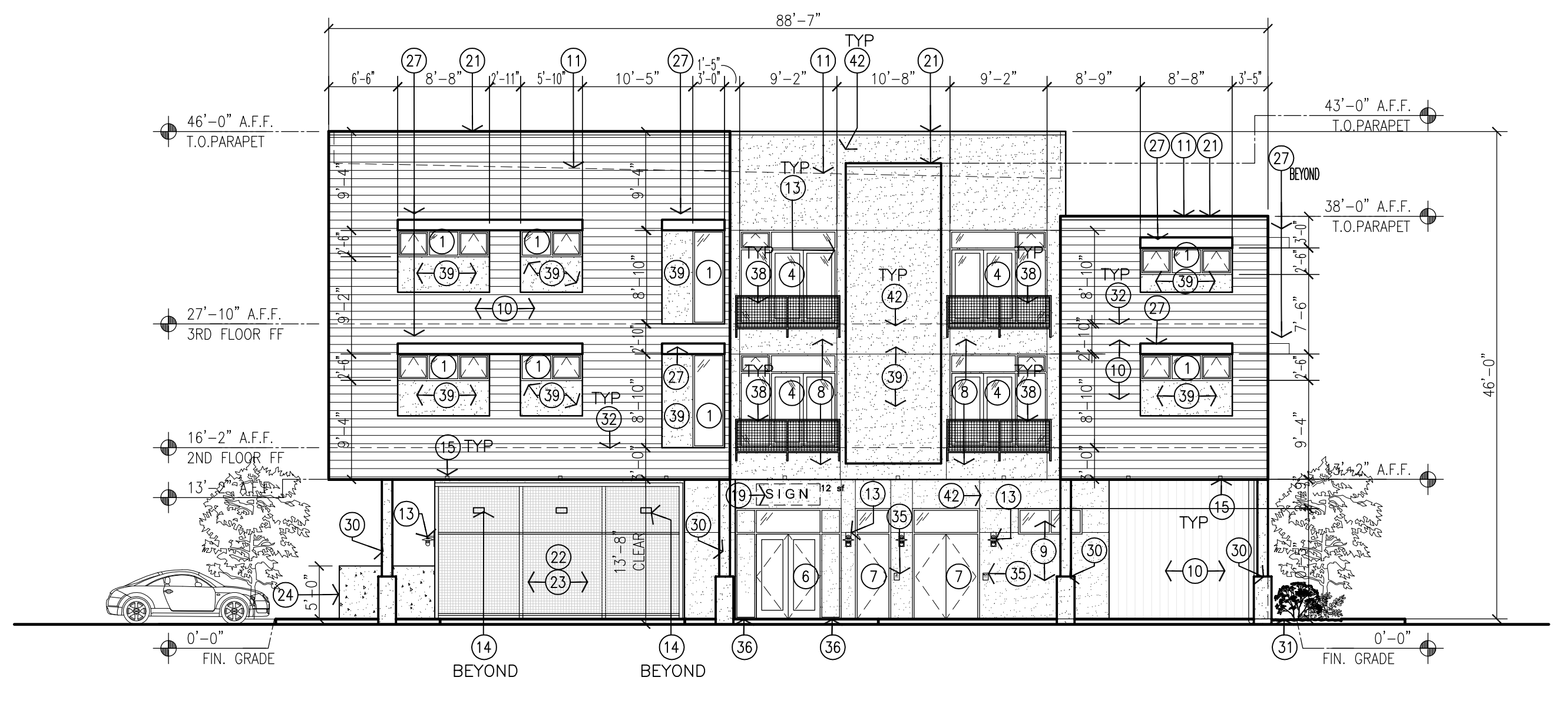
1 North Elevation
Scale 3/32"=1'-0"



2 South Elevation
Scale 3/32"=1'-0"



3 East Elevation
Scale 3/32"=1'-0"



4 West Elevation
Scale 3/32"=1'-0"

- KEYED NOTES:**
- [1] ALUMINUM STOREFRONT/PREFINISHED METAL OPERABLE WINDOW SYSTEM.
 - [2] ALUMINUM STOREFRONT/PREFINISHED METAL BI-FOLD WINDOW SYSTEM.
 - [3] ALUMINUM STOREFRONT/PREFINISHED METAL FIXED WINDOW SYSTEM.
 - [4] ALUMINUM STOREFRONT/PREFINISHED METAL SLIDER DOOR SYSTEM.
 - [5] FIRE PLACE AND CHIMNEY.
 - [6] ALUMINUM STOREFRONT SYSTEM.
 - [7] PAINTED HOLLOW METAL DOOR, COLOR TO MATCH ADJACENT WALL FINISH.
 - [8] 2-COAT SYNTHETIC STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: OFF WHITE.
 - [9] 2-COAT SYNTHETIC STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: LIGHT BEIGE.
 - [10] PREFINISHED FIBER CEMENT LAP SIDING SYSTEM OR 2-COAT SYNTHETIC STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: CHARCOAL.
 - [11] LINE OF TPO ROOF BEYOND.
 - [12] PAINTED TUBE STEEL BALCONY AND FIBERGLASS GRATE INLAY PANELS WITH TUBE STEEL AND WELDED WIRE MESH GUARDRAIL. COLOR: WHITE TRIM WITH ORANGE FIBERGLASS.
 - [13] DECORATIVE WALL MOUNTED LED LIGHT FIXTURE.
 - [14] EXTERIOR LED WALL PACK LIGHT FIXTURE.
 - [15] RECESSED LED CAN LIGHT FIXTURE AT SOFFIT.
 - [16] AREA OF INTERNALLY ILLUMINATED SIGNAGE & RACEWAY ALONG CANOPY EDGE. CHARACTER SIZE: 24" HIGH.
 - [17] AREA OF INTERNALLY ILLUMINATED ADDRESS NUMBER SIGNAGE & RACEWAY ON BUILDING FACADE. CHARACTER SIZE: 24" HIGH.
 - [18] AREA OF NON-ILLUMINATED SIGNAGE ALONG CANOPY EDGE. CHARACTER SIZE: 24" HIGH.
 - [19] AREA OF NON-ILLUMINATED SIGNAGE & RACEWAY ON BUILDING FACADE. CHARACTER SIZE: 12" HIGH.
 - [20] PAINTED STEEL CANOPY WITH FIBERGLASS GRATING INLAY PANELS. COLOR: WHITE TRIM WITH ORANGE FIBERGLASS.
 - [21] LINE OF PARAPET, FINISH WITH METAL PARAPET CAP TO MATCH WALL FINISH.
 - [22] WALL-MOUNTED, STACKED GAS METERS BEYOND. PAINT METERS TO MATCH STUCCO.
 - [23] WALL-MOUNTED, STACKED ELECTRICAL METERS AND EQUIPMENT BEYOND. NEW TUBE STEEL AND WELDED WIRE FABRIC FENCE AND GATE AT ELECTRICAL EQUIPMENT ENCLOSURE.
 - [24] BOARD-FORMED, CAST-IN-PLACE CONCRETE YARD YARD. HEIGHT AS DIMENSIONED.
 - [25] LINE OF COMMUNITY ROOF DECK BEYOND.
 - [26] PREFINISHED METAL-CLAD DECORATIVE TRIM. COLOR: WHITE FASCIA WITH ORANGE REVEAL.
 - [27] PREFINISHED METAL-CLAD CANOPY. COLOR: WHITE FASCIA WITH ORANGE REVEAL.
 - [28] RESIDENTIAL CONCRETE STOOP WITH STAIR AND HANDRAILS.
 - [29] CONCRETE RAMP AT 1:12 SLOPE MAXIMUM WITH HANDRAILS.
 - [30] STUCCO FINISHED COLUMN AND CONCRETE BASE. COLOR: OFF WHITE.
 - [31] LANDSCAPE AREA, REFER TO LANDSCAPE PLAN OF SHEET 2 OF 7.
 - [32] LINE OF FINISH FLOOR BEYOND.
 - [33] LINE OF ROOFTOP PLANTER BEYOND.
 - [34] BUILDING MOUNTED REFLECTIVE CLEARANCE SIGN TO READ: "13'-6" MAXIMUM HEIGHT CLEARANCE." TYPICAL OF (2) LOCATIONS. 6 SF EACH TYPICAL.
 - [35] BUILDING MOUNTED ROOM SIGNAGE.
 - [36] DECORATIVE LANDSCAPE PLANTER BY OWNER.
 - [37] EXISTING YARD WALL ALONG PROPERTY LINE TO REMAIN.
 - [38] TUBE STEEL AND WELDED WIRE MESH GUARDRAIL. COLOR: WHITE TRIM.
 - [39] 2-COAT SYNTHETIC STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: ORANGE.
 - [40] 5" HIGH NON-ILLUMINATED ALUMINUM CHANNEL UNIT NUMBERS. 2 SF EACH TYPICAL.
 - [41] AREA OF INTERNALLY ILLUMINATED SIGNAGE & RACEWAY ON BUILDING FACADE. CHARACTER SIZE: 24" HIGH.
 - [42] STUCCO CONTROL JOINT.

**BUILDING 3
BUILDING MOUNTED SIGNAGE CALCULATIONS:**
SIGNAGE SHALL COMPLY WITH THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.

ANY SIGNAGE IN ADDITION TO THOSE SHOWN SHALL BE SUBMITTED AND APPROVED VIA ADMINISTRATIVE AMENDMENT. FUTURE SIGNAGE SHALL COMPLY WITH THE APPROVED SITE PLAN FOR SUBDIVISION AND ALL APPLICABLE ZONING AND SECTOR DEVELOPMENT PLAN REQUIREMENTS.

SOUTH ELEVATION-	10,418 SF X 9% 937 SF ALLOWED 0 SF ILLUMINATED SIGNAGE PROVIDED NON-ILLUMINATED SIGNAGE PROVIDED: ENTRY SIGN @ 46SF = 46 sf SUNIT NO. SIGNS @ 25F = 12sf CLEARANCE SIGN @ 6SF = 6sf 62 TOTAL SF OF NON-ILLUMINATED SIGNAGE
EAST ELEVATION-	3,948 SF X 9% 355 SF ALLOWED 0 SF ILLUMINATED SIGNAGE PROVIDED NON-ILLUMINATED SIGNAGE PROVIDED: 1 UNIT NO. SIGNS @ 25F = 12sf 12 TOTAL SF OF NON-ILLUMINATED SIGNAGE
WEST ELEVATION-	3,740 SF X 9% 336 SF ALLOWED 0 SF ILLUMINATED SIGNAGE PROVIDED NON-ILLUMINATED SIGNAGE PROVIDED: ENTRY SIGN @ 12SF = 12sf 12 TOTAL SF OF NON-ILLUMINATED SIGNAGE
NORTH ELEVATION-	10,470 SF X 9% 942 SF ALLOWED ILLUMINATED SIGNAGE PROVIDED: (SIGN#1) 62sf (SIGN#2) 80sf (SIGN#3) 81sf 223 TOTAL SF ILLUMINATED PROVIDED NON-ILLUMINATED SIGNAGE PROVIDED: 6 UNIT NO. SIGNS @ 25F = 12sf CLEARANCE SIGN @ 6SF = 6sf 18 TOTAL SF OF NON-ILLUMINATED SIGNAGE

DESCRIPTION

BY SEJ

DATE 12-19-2017

REV 1 2 3 4

DRB SUBMITTAL

EPIC UPDATES PER AGENCY COMMENTS

12-19-2017

8-2-2017

mullen heller architecture

PRELIMINARY NOT FOR CONSTRUCTION

MULLEN HELLER ARCHITECTURE
1718 CENTRAL AVE SW | STE D
ALBUQUERQUE, NM | 87109
P | 505.268.4144
F | 505.268.4244
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JOB NUMBER 15-06

DRAWN BY SEJ

PROJECT MGR MMM

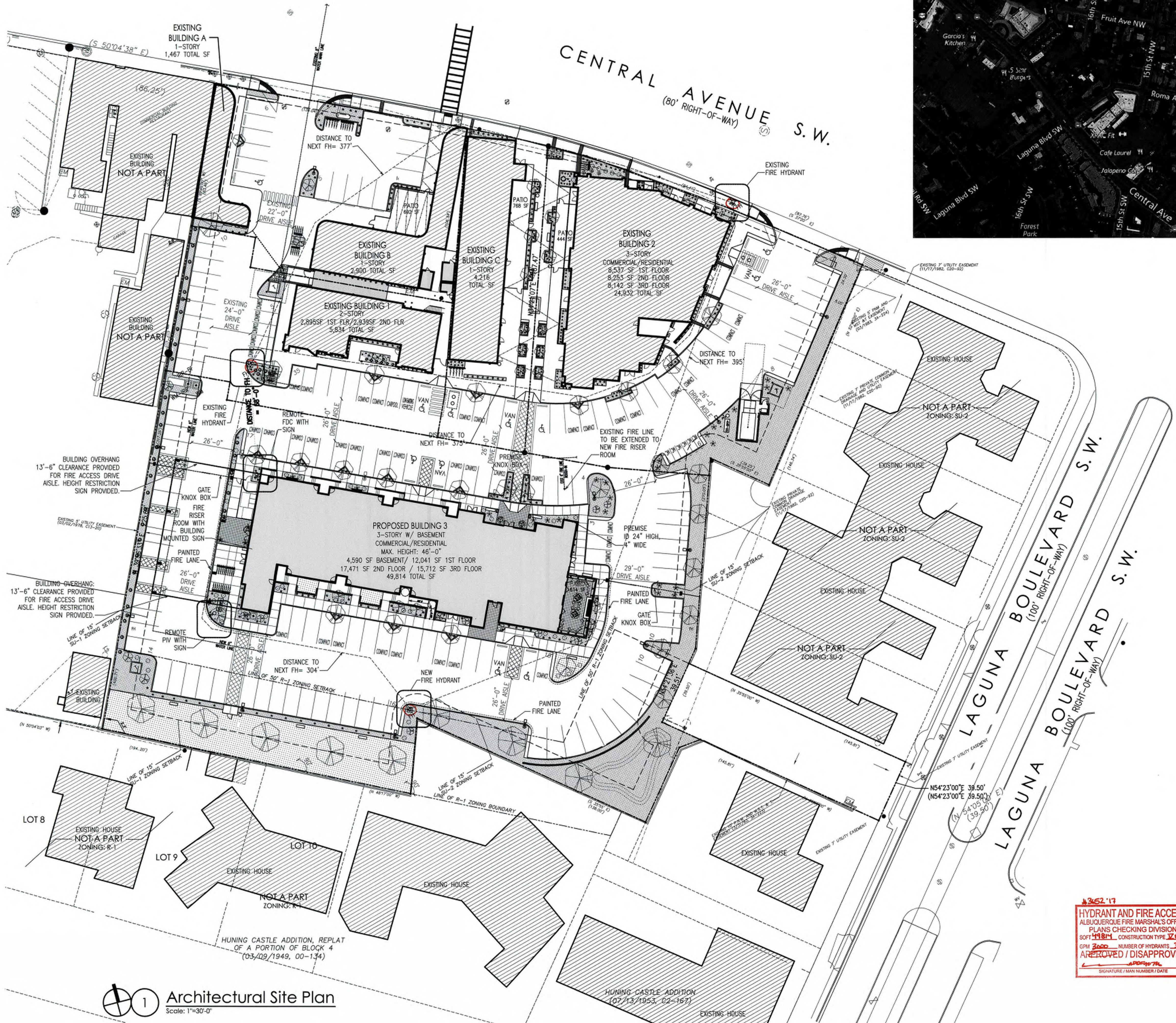
DATE 12-19-2017

PHASE DRB Submittal

PROJECT Country Club Plaza | Building 3
1716 Central Avenue SW
Albuquerque, NM 87104

TITLE Exterior Elevations

SHEET 7 of 7



LOCATION MAP



CODE DATA

BUILDING ADDRESS: 1716 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87104

CONSTRUCTION TYPE: UNDERGROUND (ENCLOSED) STORAGE: TYPE II-B
1ST FLOOR, 2ND FLOOR, & 3RD FLOOR: TYPE V-B

OCCUPANT LOAD:

UNDERGROUND (STORAGE):	15 OCCUPANTS
FIRST FLOOR (OFFICE):	48 OCCUPANTS
FIRST FLOOR (RESIDENTIAL):	37 OCCUPANTS
SECOND FLOOR (RESIDENTIAL):	88 OCCUPANTS
THIRD FLOOR (RESIDENTIAL):	79 OCCUPANTS
TOTAL OCCUPANTS:	267 TOTAL OCCUPANTS

SQUARE FOOTAGE:

UNDERGROUND STORAGE:	4,590 GROSS SF
FIRST FLOOR:	12,041 GROSS SF
SECOND FLOOR:	17,471 GROSS SF
THIRD FLOOR:	15,712 GROSS SF
TOTAL BUILDING:	49,814 GROSS SF

FIRE PROTECTION: FULLY AUTOMATED SPRINKLER SYSTEM COMPLYING WITH NFPA 13 (NON-RESIDENTIAL) AND SECTIONS 504.2 AND 903.3.1.1 INSTALLED THROUGHOUT.
SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL OF ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, KITCHEN SUPPRESSION SYSTEM, OR ANY OTHER FIRE RELATED SYSTEM.
THE FIRE SPRINKLER SYSTEM WILL BE SUPERVISED WHEN REQUIRED BY THE 2009 INTERNATIONAL FIRE CODE.

BUILDING HEIGHT: 46'-0" ABOVE FIRST FLOOR FINISH GRADE LEVEL.

FIRE RATINGS & SEPARATION:

STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS AND TRUSSES:
0-HOUR RATING REQUIRED (PER TABLE 601)

INTERIOR AND EXTERIOR BEARING WALLS:
0-HOUR RATING REQUIRED (PER TABLE 601)

EXTERIOR NON-BEARING WALLS:
0-HOUR RATING REQUIRED (PER TABLE 601)

INTERIOR NON-BEARING WALL:
0-HOUR RATING REQUIRED (PER TABLE 601)

ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS:
0-HOUR RATING REQUIRED (PER TABLE 601)

FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS:
0-HOUR RATING REQUIRED (PER TABLE 601)

SHAFT ENCLOSURES - MECHANICAL SHAFTS AND STAIRWELLS:
THE FIRE RESISTANCE RATING FOR FIRE BARRIERS, SHAFTS, AND EXITS SHALL BE 1 HOUR PER SECTION 707.3.1. THE STRUCTURE IS LESS THAN 4 STORIES; THEREFORE, THE SHAFT ASSEMBLY SHALL BE 1-HOUR FIRE-RATED.

FIRE PARTITIONS SEPARATING DWELLING UNITS WITHIN A SINGLE BUILDING SHALL HAVE A FIRE RESISTANCE RATING OF 1/2 -HOUR, PER SECTION 709.3, EXCEPTION 2. DWELLING UNIT SEPARATION WALLS ARE 1-HOUR FIRE-RATED, AND ARE TO BE CONSTRUCTED PER GA WP 5512 ASSEMBLY.

FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL HAVE A FIRE-RESISTANCE RATING OF AT LEAST 0.5 HOUR, PER SECTION 712.3, EXCEPTION 1. ALL FLOOR ASSEMBLIES ARE 1-HOUR FIRE-RATED AND ARE TO BE CONSTRUCTED PER UL ASSEMBLY L528 ASSEMBLY.

PER IBC 2009 TABLE 1018.1 AND 709.3 EXCEPTION 1, RESIDENTIAL LEVEL CORRIDORS SHALL HAVE A FIRE-RESISTANCE RATING OF AT LEAST 0.5 HOUR. CORRIDOR WALLS ARE 1-HOUR FIRE-RATED, AND ARE TO BE CONSTRUCTED PER UL ASSEMBLY U305.

PER SECTION 715 DOOR ASSEMBLIES IN A 1-HOUR FIRE BARRIER ARE TO HAVE A FIRE RESISTANCE RATING OF 45 MINUTES.

PER SECTION 715 DOOR ASSEMBLIES IN A 1-HOUR FIRE PARTITION ARE TO HAVE A FIRE RESISTANCE RATING OF 20 MINUTES.

1 HOUR REQUIRED ASSEMBLY BETWEEN UNDERGROUND STORAGE AND 1ST FLOOR.

FIRE FLOW CALCS:

PER 2009 IFC: APPENDIX B, TABLE B105.1

ENCLOSED STRUCTURE: II-B @ 4,590 SF = 1,500 GALLONS/MINUTE (2 HOUR DURATION)

FIRST FLOOR: V-B @ 12,041 SF = 3,000 GALLONS/MINUTE (2 HOUR DURATION)

SECOND FLOOR: V-B @ 17,471 SF = 3,500 GALLONS/MINUTE (2 HOUR DURATION)

THIRD FLOOR: V-B @ 15,712 SF = 3,500 GALLONS/MINUTE (2 HOUR DURATION)

TOTAL = 11,500 GALLONS/MINUTE
50% REDUCTION FOR FIRE SPRINKLER SYSTEM = 5,750

TOTAL BUILDING FIRE FLOW = 2,000 GALLONS/MINUTE FOR 2 HOUR FLOW DURATION

FIRE HYDRANT DISTRIBUTION:

PER 2009 IFC: APPENDIX B, TABLE C105.1

3 FIRE HYDRANTS REQUIRED PER APPENDIX C (3,000 GPM FIRE FLOW)

3 FIRE HYDRANTS PROVIDED (2 EXISTING, 1 NEW)

AVERAGE SPACING BETWEEN HYDRANTS SHALL BE 400 FEET

MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO HYDRANT SHALL BE 225 FEET

FIRE ACCESS ROAD REQUIREMENTS:

ACCESS ROAD TO BE CONSTRUCTED OF ASPHALT MATERIAL CAPABLE OF SUPPORTING THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

ACCESS ROAD SHALL NOT EXCEED 10% IN GRADE.

Architectural Site Plan
Scale: 1"=30'-0"

APPROVED
HYDRANT AND FIRE ACCESS
ALBUQUERQUE FIRE MARSHAL'S OFFICE
PLANS CHECKING DIVISION
SOFT 41841 CONSTRUCTION TYPE V-B
GPM 3000 NUMBER OF HYDRANTS 3
APPROVED / DISAPPROVED
SIGNATURE / MAIN NUMBER / DATE

project title: Country Club Plaza
S.W. of Central Avenue and Laguna Blvd SW
Albuquerque, New Mexico 87104

sheet title: Fire Safety Site Plan

revision: by: date: rev: [A] [B] [C] [D] [E] [F]

15-04 SEI
Doug Heller, AIA
DRB SUBMITTAL 9-5-2017

John Douglas Heller
REGISTERED ARCHITECT
NO. 2827

sheet: FIRE001

USABLE OPEN SPACE CALCULATIONS:
PER THE HUNING CASTLE & RAYNOLDS ADDITION
SECTOR DEVELOPMENT PLAN, SECTION C.L.D. PART 7,
USABLE OPEN SPACE REQUIREMENTS SHALL BE AS
PROVIDED IN THE R-2 ZONE IN THE COMP. CITY
ZONING CODE.

58 EFFICIENCY/1 BEDROOM UNITS ON LOT 5 = 23,200 SF RECD OPEN SPACE
LOT 5 LANDSCAPED AREA = 18,070 SF
LOT 5 USABLE OPEN SPACE:
WALKWAYS = 780 SF
COMMUNITY PATIO = 2,320 SF
BALCONIES = 1,374 SF
2ND LEVEL ROOF PATIO = 26,804 SF
TOTAL LOT 5 USABLE OPEN SPACE = 49,368 SF

SITE DEVELOPMENT GENERAL NOTES:

- (A) THE DESIGN STANDARDS INCLUDED IN THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION FOR THIS PROJECT SHALL GOVERN ALL EXISTING AND NEW BUILDINGS FOR LOTS 1 THRU 5 OF THIS DEVELOPMENT.
- (B) RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT AND USE BY THE OWNERS OF LOTS 1 THRU 5, COUNTRY CLUB PLAZA AND TRACT A-1-A, LAGUNA SUBDIVISION, SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH LOT FOR THE BENEFIT OF ALL LOTS.
- (C) THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB. ANY AREA NOT DIMENSIONED IS EXISTING TO REMAIN. LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAW) WILL NOT BE ACCEPTABLE IN THIS AREA.
- (D) ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REDEVELOPMENT PERMIT.
- (E) EASEMENT NOTE: 25' PRIVATE ACCESS AND DRAINAGE EASEMENT TOGETHER WITH 25' PUBLIC UTILITY, PUBLIC WATERLINE, PUBLIC SANITARY SEWER EASEMENT, SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH LOT FOR THE BENEFIT OF ALL LOTS.
- (F) FUTURE BUILDING MOUNTED SIGNAGE, IN ADDITION TO THOSE SHOWN ON THE EXTERIOR ELEVATIONS SHALL BE SUBMITTED AND APPROVED VIA ADMINISTRATIVE AMENDMENT. FUTURE SIGNAGE SHALL COMPLY WITH THE APPROVED SITE PLAN FOR SUBDIVISION AND ALL APPLICABLE ZONING AND SECTOR DEVELOPMENT PLAN REQUIREMENTS.

SITE DEVELOPMENT SITE LIGHTING NOTES:

- (A) THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- (B) THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 16'-0" MAX. TO MATCH EXISTING.
- (C) LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.
- (D) SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED.
- (E) PROPOSED SITE LIGHTING SHALL MATCH THE EXISTING ON-SITE.

RADIUS INFORMATION:

- NOTE: RADIIUSES NOT NOTED ARE EXISTING TO REMAIN.
- 1 = 2'-0"
 - 2 = 3'-0"
 - 3 = 4'-0"
 - 4 = 5'-0"
 - 5 = 10'-0"
 - 6 = 15'-0"
 - 7 = 20'-0"
 - 8 = 25'-0"
 - 9 = 30'-0"
 - 10 = 35'-0"
 - 11 = 40'-0"
 - 12 = 45'-0"

PER APPENDIX J IN THE COA COMPREHENSIVE ZONING CODE

General Land Use Classification		Residential		Commercial		Industrial	
Lot Area	Units	Lot Area	Units	Lot Area	Units	Lot Area	Units
1-10,000	1	1-10,000	1	1-10,000	1	1-10,000	1
10,001-20,000	2	10,001-20,000	2	10,001-20,000	2	10,001-20,000	2
20,001-30,000	3	20,001-30,000	3	20,001-30,000	3	20,001-30,000	3
30,001-40,000	4	30,001-40,000	4	30,001-40,000	4	30,001-40,000	4
40,001-50,000	5	40,001-50,000	5	40,001-50,000	5	40,001-50,000	5
50,001-60,000	6	50,001-60,000	6	50,001-60,000	6	50,001-60,000	6
60,001-70,000	7	60,001-70,000	7	60,001-70,000	7	60,001-70,000	7
70,001-80,000	8	70,001-80,000	8	70,001-80,000	8	70,001-80,000	8
80,001-90,000	9	80,001-90,000	9	80,001-90,000	9	80,001-90,000	9
90,001-100,000	10	90,001-100,000	10	90,001-100,000	10	90,001-100,000	10

SITE DEVELOPMENT DATA:

PROPOSED SITE DEVELOPMENT PLAN INFORMATION:
THIS SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IS FOR LOT 3, ONLY, OF COUNTRY CLUB SUBDIVISION, LOTS 1 THRU 4 OF COUNTRY CLUB SUBDIVISION AND TRACT A-1-A OF LAGUNA SUBDIVISION ARE TO REMAIN AS EXISTING.
PROPOSED LEGAL DESCRIPTION:
LOTS 1 THRU 5, COUNTRY CLUB PLAZA SUBDIVISION AND TRACT A-1-A LAGUNA SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
BUILDING ADDRESSES:
BLDG. A AND B (EXISTING): 1720 CENTRAL AVE., S.W. ALBUQUERQUE, N.M.
BLDG. C (EXISTING): 1710 CENTRAL AVE., S.W. ALBUQUERQUE, N.M.
BLDG. 1 (EXISTING): 1718 CENTRAL AVE., S.W. ALBUQUERQUE, N.M.
BLDG. 2 (EXISTING): 1720 CENTRAL AVE., S.W. ALBUQUERQUE, N.M.
BLDG. 3 (PROPOSED): 1716 CENTRAL AVE., S.W. ALBUQUERQUE, N.M.
LAND AREA:
3.37 ACRES (146,975 SQ. FT.) - TOTAL DEVELOPMENT
1.83 ACRES (71,003 SQ. FT.) - PROPOSED DEVELOPMENT (LOT 3 ONLY)

CURRENT ZONING:

SU-2/C.L.D. (HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN) FOR LOTS 1 THRU 5.

R-1 (HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN) FOR TRACT A-1-A.

ZONE ATLAS PAGE:

J-13-2

BUILDING AREAS:

Building	Area (SF)
EXISTING BUILDING A	1,467
EXISTING BUILDING B	2,900
EXISTING BUILDING C	4,215
EXISTING BUILDING 1	5,834
EXISTING BUILDING 2	24,332
PROPOSED BUILDING 3	49,814
TOTAL BUILDING AREA	89,163

TOTAL EXISTING RESIDENTIAL UNITS: 23 TOTAL UNITS

TOTAL PROPOSED RESIDENTIAL UNITS: 58 TOTAL UNITS

TOTAL RESIDENTIAL UNITS ON SITE: 81 TOTAL UNITS

RESIDENTIAL F.A.R.:

TAKEN FOR THE ENTIRE SITE GIVEN ONE OWNER.
MAX. ALLOWABLE RESIDENTIAL F.A.R. = .51

146,975 SF X .51 = 74,857.25 ALLOWABLE RESIDENTIAL SF

SUMMARY OF SITE-WIDE RESIDENTIAL SF:

Building	Area (SF)
BUILDING 2 (2ND FLOOR)	8,253
BUILDING 2 (3RD FLOOR)	8,142
BUILDING 3 (BASEMENT)	4,590
BUILDING 3 (1ST FLOOR)	7,274
BUILDING 3 (2ND FLOOR)	17,471
BUILDING 3 (3RD FLOOR)	15,212
TOTAL RESIDENTIAL SF	61,442

PARKING CALCULATIONS:

SHARED PARKING FOR THIS DEVELOPMENT IS ALLOWED PER THE CITY OF ALBUQUERQUE OFF-STREET PARKING REGULATIONS (14-16-3-1) APPENDIX J. THE ABOVE TABLE ASSUMES THE FUTURE TENANT USES OF THE COMMERCIAL BUILDINGS (SUCH AS OFFICE, RETAIL, RESTAURANT). ONCE THE USES ARE CONFIRMED FOR ALL BUILDINGS, THE RELATED PARKING PERMIT SUBMITTAL WILL UPDATE THE PARKING CALCULATIONS.

BASED ON THE PARKING CALCULATIONS IN THE TABLE ABOVE, THE MAXIMUM NUMBER OF REQUIRED SPACES FOR A GIVEN TIME FRAME IS 170.

EXISTING BUILDINGS:

NO PARKING IS REQUIRED FOR EXISTING BUILDINGS ON LOT 1 AND LOT 2 PER CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE OFF-STREET PARKING REGULATIONS (14-16-3-1). OFF-STREET PARKING SHALL BE PROVIDED FOR ALL USES AND BUILDINGS, EXCEPT BUILDINGS CONSTRUCTED BEFORE OCTOBER 22, 1965 NEED SUPPLY SUCH PARKING ONLY TO THE EXTENT ON-PREMISE GROUND SPACE IS AVAILABLE.

TRANSIT REGULATIONS:
170 SPACES REQUIRED + 10% REDUCTION = 153 SPACES (PROXIMITY TO BUS ROUTE 766, 66, & A.R.E.)
170 + 10% = 187 TOTAL SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = 153 SPACES

TOTAL PARKING SPACES PROVIDED = 180 SPACES

114 REGULAR SPACES
9 HANDICAP PARKING SPACES
42 COMPACT SPACES

COMPACT PARKING CALCULATION:
180 SPACES X .333 = 59 SPACES ALLOWED
TOTAL COMPACT SPACES = 42 SPACES PROVIDED

DISABLED PARKING REQUIREMENTS:
TOTAL DISABLED SPACES REQUIRED = 8 SPACES
TOTAL DISABLED SPACES PROVIDED = 9 SPACES

MOTORCYCLE REQUIREMENTS:
TOTAL MOTORCYCLE SPACES REQUIRED = 5 SPACES
TOTAL MOTORCYCLE SPACES PROVIDED = 6 SPACES

RESIDENTIAL BICYCLE REQUIREMENTS:
1 BICYCLE SPACE PER 2 DWELLING UNITS = 81 DWELLING UNITS/2 = 41 TOTAL SPACES REQUIRED

COMMERCIAL BICYCLE REQUIREMENTS:
1 BICYCLE SPACE FOR EACH 20 PARKING SPACES = 165 PARKING SPACES/20 = 8 TOTAL SPACES REQUIRED

TOTAL BICYCLE SPACES REQUIRED = 50 SPACES

TOTAL BICYCLE SPACES PROVIDED = 50 SPACES

KEYED NOTES:

- 1 EXISTING CMU REUSE ENCLOSURE WITH RECYCLING STATION TO REMAIN.
- 2 EXISTING TREE TO REMAIN.
- 3 EXISTING LANDSCAPING TO REMAIN.
- 4 EXISTING WATER/LANDSCAPE FEATURE WITH BENCH SEATING TO REMAIN.
- 5 EXISTING ASPHALT DRIVE DRIVE ASIDE, WITH AS DIMENSIONED, TO REMAIN.
- 6 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 7 EXISTING GRANITE PAVEMENT WALK TO REMAIN.
- 8 EXISTING PARKING AND PAINTED STRIPING TO REMAIN.
- 9 EXISTING CRUSHER FINES WALKWAY TO REMAIN.
- 10 EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
- 11 EXISTING FIRE HYDRANT TO REMAIN.
- 12 EXISTING FIRE DEPARTMENT FDC TO REMAIN.
- 13 EXISTING FIRE DEPARTMENT PAV.
- 14 EXISTING BACKFLOW PREVENTER.
- 15 EXISTING WATER METER TO REMAIN.
- 16 EXISTING PAINTED STOPPED PEDESTRIAN CONNECTION.
- 17 EXISTING CROSS WALK STRIPING TO REMAIN.
- 18 EXISTING HANDICAP PAINTED PAVEMENT SIGN TO REMAIN.
- 19 EXISTING PAINTED STOPPED HANDICAP ASIDE TO REMAIN.
- 20 EXISTING BUILDING TO REMAIN.
- 21 EXISTING SITE LIGHTING TO REMAIN.
- 22 EXISTING BRK BACK TO REMAIN.
- 23 EXISTING 20'-0" WATERLINE EASEMENT TO REMAIN.
- 24 EXISTING BUS STOP TO REMAIN.
- 25 EXISTING POLE SIGN TO REMAIN.
- 26 EXISTING STEEL & FIBERGLASS GRATING YARD WALL TO REMAIN.
- 27 EXISTING GREASE INTERCEPTOR TO REMAIN.
- 28 EXISTING SITE FURNITURE TO REMAIN.
- 29 EXISTING OVERHEAD STRING LIGHTING TO REMAIN.
- 30 EXISTING SIDEWALK CULVERT TO REMAIN.
- 31 EXISTING HORIZONTAL WOOD SLAT FENCE TO REMAIN AT WEST PROPERTY LINE.
- 32 EXISTING CMU WALL TO REMAIN.
- 33 EXISTING IRRIGATION CONTROL VALVE BOX.
- 34 EXISTING IRRIGATION BACKFLOW PREVENTER.
- 35 PROPOSED RELOCATED TREE WILL SEE LANDSCAPING.
- 36 PROPOSED TREE WELL, TYPICAL, SEE LANDSCAPING.
- 37 PROPOSED LANDSCAPING.
- 38 PROPOSED HANDICAP PAINTED PAVEMENT SIGN.
- 39 PROPOSED STAMPED COLORED CONCRETE HANDICAP ASIDE.
- 40 PROPOSED ASPHALT PAVING.
- 41 PROPOSED GRANITE PAVEMENT WALK TO MATCH EXISTING.
- 42 PROPOSED RELOCATED SITE LIGHTING HEIGHT TO BE 16'-0" MAX.
- 43 PROPOSED SITE LIGHTING TO MATCH EXISTING HEIGHT TO BE 16'-0" MAX.
- 44 PROPOSED BRK BACK TO MATCH EXISTING.
- 45 PROPOSED CONCRETE SIDEWALK, 6'-0" WIDE MINIMUM.
- 46 PROPOSED RESIDENTIAL CONCRETE STAIRS (18" ABOVE FIN) WITH CONCRETE STAIRS AND PAINTED STEEL HANDRAILS BOTH SIDES.
- 47 PROPOSED 2'-0" HIGH CAST-IN-PLACE BOARD FORMED CONCRETE YARD WALL.
- 48 PROPOSED 5'-0" HIGH CAST-IN-PLACE BOARD FORMED CONCRETE YARD WALL.
- 49 PROPOSED ELECTRICAL TRANSFORMER WITH ELEVATED CONCRETE PAD AND LANDSCAPING SCREENING.
- 50 PROPOSED PAINTED PARKING STRIPING.
- 51 PROPOSED WATER METER.
- 52 PROPOSED ELECTRICAL EQUIPMENT YARD.
- 53 PROPOSED FIRE HYDRANT.
- 54 PROPOSED REMOTE FIRE DEPARTMENT FDC WITH CONCRETE FILLED STEEL BOLLARDS.
- 55 PROPOSED REMOTE FIRE DEPARTMENT PV WITH CONCRETE FILLED STEEL BOLLARDS.
- 56 PROPOSED BACKFLOW PREVENTER WITH CONCRETE FILLED STEEL BOLLARDS.

KEYED NOTES (continued):

- 57 EXISTING CONCRETE CURB & GUTTER. SEE DRAINAGE & DRAINAGE PLAN AND COA STD. DWG. 2415A.
- 58 PROPOSED GRANITE PAVEMENT WITH 7'-0" HIGH CAST-IN-PLACE BOARD FORMED CONCRETE YARD WALL.
- 59 PROPOSED WATER/PLANT/LANDSCAPE FEATURE. SEE LANDSCAPING.
- 60 PROPOSED HANDICAP RAMPED CURB.
- 61 PROPOSED HANDICAP PARKING SIGN. SEE DETAIL SHEET B, "W" WHERE NOTED.
- 62 PROPOSED CONCRETE RAMP AT 1:12 SLOPE MAX. WITH PAINTED STEEL HANDRAILS ON BOTH SIDES.
- 63 PROPOSED COMPACT PARKING SPACES 9'-0"X15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
- 64 PROPOSED COMPACT PARKING SPACES 7'-0"X15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
- 65 PROPOSED 4'-0" WIDE X 8'-0" LONG MOTORCYCLE SPACES WITH STORAGE AT EACH SPACE.
- 66 PROPOSED SITE FURNITURE.
- 67 PROPOSED AUTOMATED GATE WITH FIRE DEPARTMENT KNOX BOX AND PEDESTRIAN GATE.
- 68 PROPOSED RETAINING WALL.
- 69 PROPOSED BUILDING OVERHANG ABOVE WITH REQUIRED 13'-4" HEIGHT CLEARANCE FOR FIRE APPARATUS.
- 70 PAINTED ACCESS HOLE STRIPING.
- 71 PROPOSED STAMPED COLORED CONCRETE PEDESTRIAN CONNECTION TO MATCH EXISTING.
- 72 RETAINAGE POND AREA, REFER TO CONCEPTUAL GAD PLAN.
- 73 3'-0" WIDE LEAVE-OUT IN CURB. REFER TO CONCEPTUAL GAD PLAN.
- 74 PROPOSED AREA DRAIN. REFER TO CONCEPTUAL GAD PLAN.
- 75 PROPOSED CONCRETE STAIR WITH HANDRAILS.
- 76 NEW WALKWAY. REFER TO CONCEPTUAL GAD PLAN.
- 77 NEW SIDEWALK CURB.
- 78 NEW STEEL POLE UP TO 14'-0" AFF FOR STRING LIGHT EXTENSION.

PROJECT NUMBER: 1004677 APPLICATION NUMBER: 172PC-40027

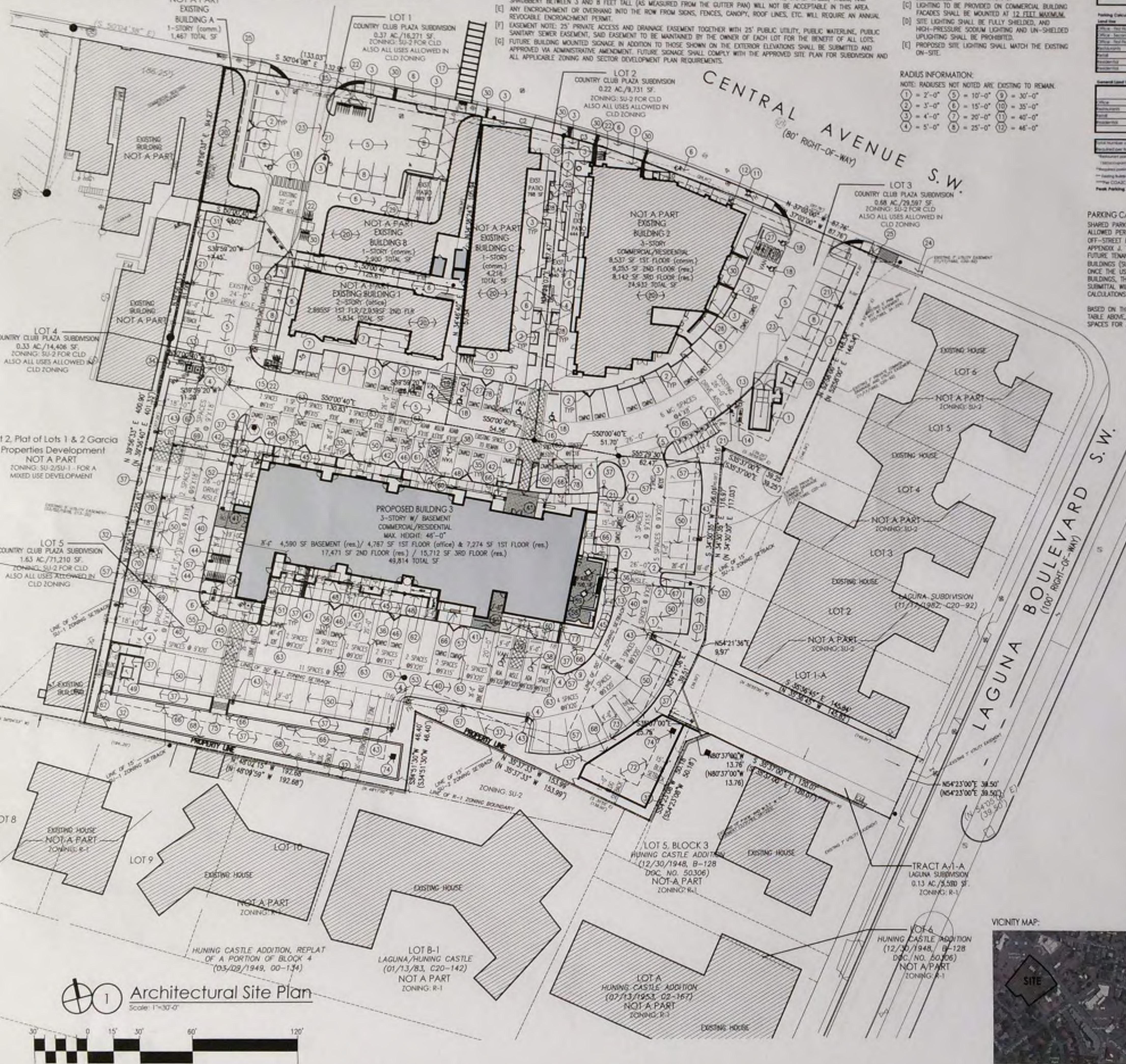
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED: AUGUST 10, 2017, AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED TRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

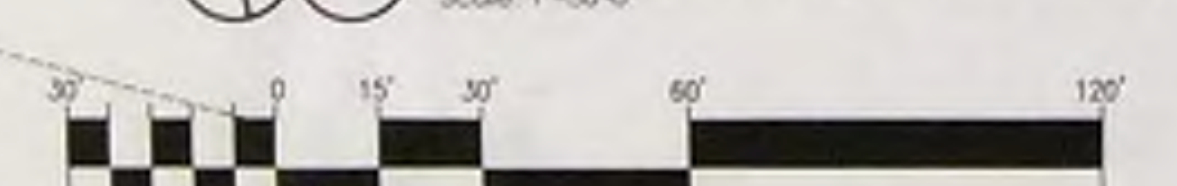
DRS SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	Date
UTILITIES DEVELOPMENT	Date
PARKS AND RECREATION DEPARTMENT	Date
CITY ENGINEER	Date
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT	Date
DRS CHAIRPERSON, PLANNING DEPARTMENT	Date

VICINITY MAP:



Architectural Site Plan
Scale: 1"=30'-0"



mullen heller architecture
 PRELIMINARY NOT FOR CONSTRUCTION
 PROJECT: Country Club Plaza | Building 3
 1716 Central Avenue SW
 Albuquerque, NM 87104
 SHEET: 2 of 7
 JOB NUMBER: 15-06
 DRAWN BY: SEJ
 PROJECT MGR: MMM
 DATE: 12-19-2017
 PHASE: DRB Submittal
 DRB SUBMITTAL
 EPC SPACES PER ADJACENT ZONING