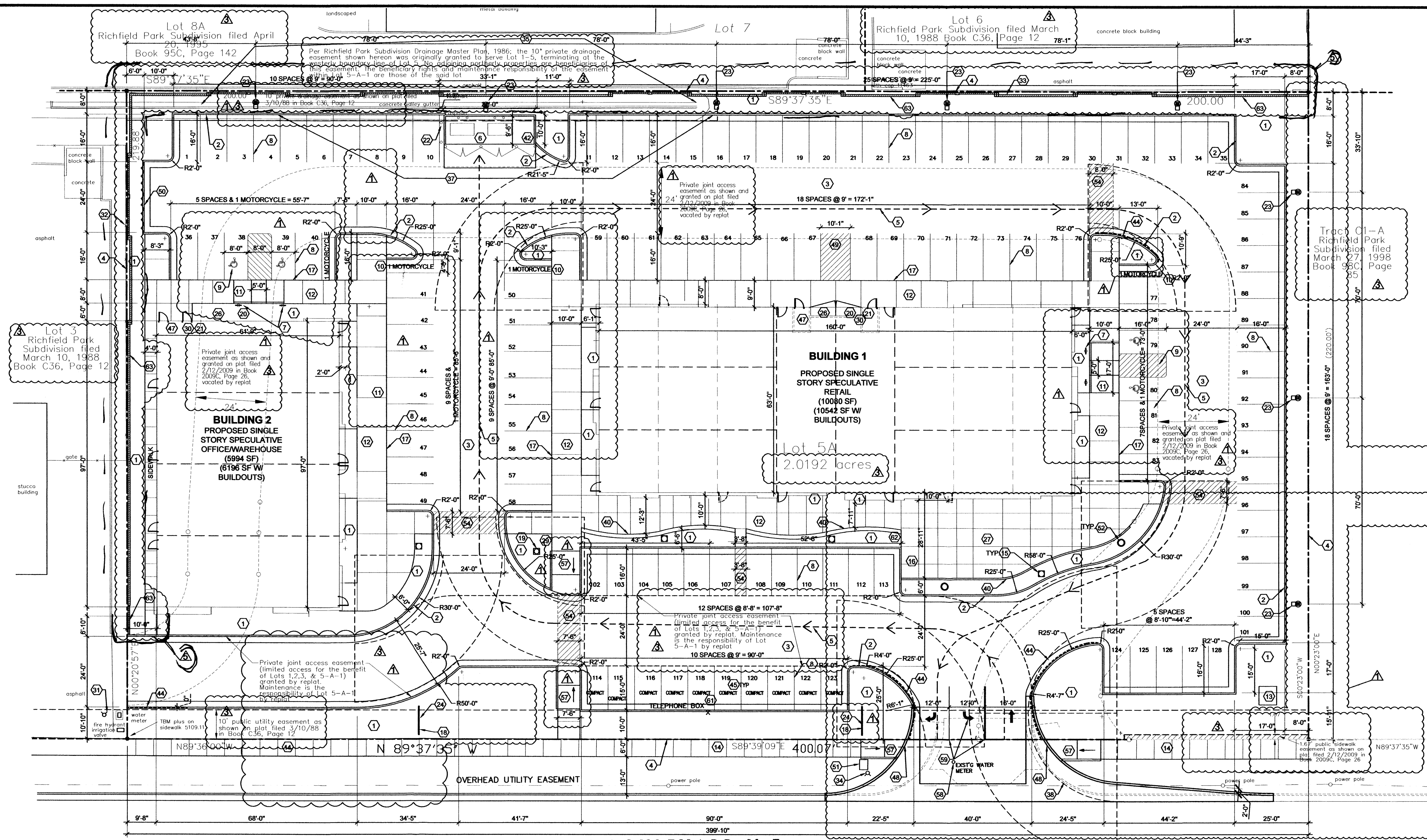


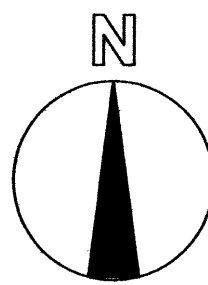
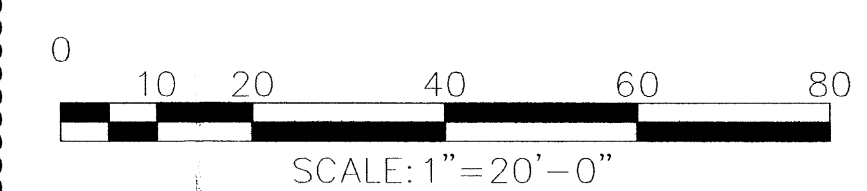
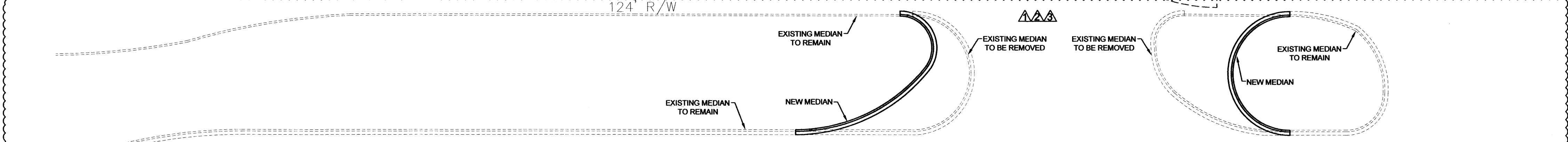
KEYED NOTES:

- LANDSCAPED AREA REFER TO LANDSCAPE PLAN L1.1.
- STANDARD CURB & GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL.
- 3" ASPHALT PAVING @ DRIVEWAYS AND AT PARKING STALLS.
- PROPERTY LINE TO BE MAINTAINED PER CITY OF ALBUQUERQUE STANDARDS. SEE DETAILS B01.2 THROUGH E01.2.
- WASTE COLLECTION ROUTE.
- REFUSE PAD, APRON, AND ENCLOSURE WITH RECYCLING AREA, WITH GREASE TRAP & FROST PROOF YARD POST INSURANT. PER CITY OF ALBUQUERQUE STANDARDS. SEE DETAILS B01.2 THROUGH E01.2.
- POLE MOUNTED HANDICAP PARKING SIGN PER CITY OF ALBUQUERQUE STANDARDS. SEE N01.2.
- PARKING STALL STRIPING, TYPICAL.
- PAINTED HANDICAP PARKING SYMBOL.
- MOTORCYCLE/MOPED PARKING AREA.
- HANDICAP RAMPS PER CITY STANDARDS. 1:12 MAX. SLOPE.
- NEW CONCRETE SIDEWALK. WIDTH AS DENOTED. MINIMUM UNOBSTRUCTED WIDTH SHALL BE 6'-0".
- TRANSFORMER LOCATION PAD MOUNTED, PER PMA SPECIFICATIONS.
- EXISTING 6'-0" CITY SIDEWALK.
- DECORATIVE POLE LIGHTING OR LIGHT BOLLARDS ALONG SOUTHFRONT OF BUILDING ALONG THE SIDEWALK NOT EXCEEDING 16 FT. HI. SEE DETAIL G01.2.
- BIKE RACK. SEE DETAIL L01.2.
- TURNDOWN SIDEWALK.
- MONUMENT SIGN. SEE DETAIL K01.2.
- FLAGPOLE, 25' HIGH POLE W/BRUSHED ALUMINUM FINISH.
- GAS METER LOCATIONS. 12 TOTAL. 8 AT BLDG 1 & 4 AT BLDG 2.
- ROOF ACCESS HATCH & LADDER LOCATION.
- 22' ST. STEEL BOLLARDS. FILLED W/ CONCRETE. SEE DETAIL F01.2.
- POLE LIGHT SEE DETAIL G01.2. ADDITIONAL LIGHTING TO BE WALL PACKS ATTACHED ON BUILDING.
- ALL LIGHTING ILLUMINATION TO MEET ALL APPLICABLE ORDINANCES.
- MONUMENT SIGN DOWN LIGHTING MOUNTED ON TOP OF MONUMENT SIGN.
- DIRECTIONAL SIGNAGE. SEE W01.2.
- ELECTRICAL METERS LOCATION.
- TENANT SHARED OUTDOOR DINING AREA.
- EXISTING HANDICAP RAMPS PER CITY STANDARDS. 1:12 MAX. SLOPE.
- MAIL BOX LOCATION.
- TELEPHONE DEMARCATION PANEL ROOM.
- EXISTING FIRE HYDRANT.
- EXISTING CHAIN LINK FENCE TO BE REMOVED AND REPLACED. SEE KEYED NOTE G3.
- EXISTING WOOD FENCE TO BE REMOVED AND REPLACED. SEE KEYED NOTE G3.
- NEW FIRE HYDRANT.
- RENO DRAINAGE SWALE. REPLACE WITH LANDSCAPING.
- NOT USED.
- EXISTING DRIVE CUT AT 15' C/C TO PASS FLOW TO PONDING AREA. SEE GRADING AND DRAINAGE PLAN.
- EXISTING DRIVE CUT.
- NOT USED.
- 3" HIGH SCREEN WALL. STUCCO COLOR TO MATCH BUILDING.
- SEATING WALL. TOP OF WALL AT 20" ABOVE GROUND LEVEL. WALL DEPTH 16". STUCCO COLOR TO MATCH BUILDING.
- NOT USED.
- NEW HANDICAP RAMP PER CITY STANDARDS. 1:12 MAX. SLOPE.
- NO PARKING. FIRE LANE. CURB TO BE PAINTED/DENOTED AS SUCH (LOCATION DENOTED BY DASHED LINE ON PLAN).
- ALL COMPACT SPACES TO BE STAMPED WITH THE WORD "COMPACT" ON THE PAVEMENT.
- NOT USED.
- FIRE SPRINKLER RISER AND POTABLE WATER BACKFLOW PREVENTER ROOM.
- STAMP PAVEMENT "NO PARKING" FIRE DEPARTMENT ACCESS TO FIRE RISER ROOM.
- NO PARKING. CURB TO BE PAINTED YELLOW TO DESIGNATE AS SUCH.
- NEW WATER METER. 1" SERVICE, 3/4" METER.
- LIGHTING BOLLARD.
- NOT USED.
- PAINT STRIPING ON PAVEMENT FOR PEDESTRIAN CROSSWALK.
- NOT USED.
- NEW HANDICAP RAMPS PER CITY STANDARDS. 1:12 MAX. SLOPE. ALL RAMPS LOCATED IN WITHIN CITY RIGHT OF WAY TO HAVE TRUNCATED DOMES.
- COPY OF EXISTING WATER MAINS TO BE OBTAINED FROM SITE UTILITY POIN.
- NEW LANE STRIPING AND DIRECTIONAL ARROWS AT ACCESS POINT PER C.O.A. STANDARDS.
- NOT USED.
- EXISTING TELEPHONE BOX.
- EXTERIOR LOCKERS FOR BIKE HELMETS, GEAR, ETC.
- NEW DESERT YAN SPLIT ACCESS (COCO) CAD RETAINING GARDEN WALL ALONG NORTH AND WEST PROPERTY LINES. SEE RETAINING WALL PERMIT SET SHEETS 1 AND 2. MAXIMUM HEIGHT ON EXTERIOR SIDE OF WALL FROM NEIGHBORING PROPERTY IS 6'-0" EXPOSED ON NORTH SIDE AND 8'-0" ON WEST SIDE.

SITE PLAN FOR BUILDING PERMIT



ALAMEDA BOULEVARD N.E.



PROJECT DESCRIPTION:

ADDRESS: 4545 ALAMEDA BOULEVARD NE
ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION: LOT 5-A BEING A REPLAT OF LOTS 4 AND 5, RICHFIELD PARK SUBDIVISION JOHN E & CYNTHIA A MECHENBIE 101706430039011104
OWNER: JOHN E & CYNTHIA A MECHENBIE
UPC: C-42
ZONING: SU-2 NC
TOTAL SITE AREA: 88,004 SF
DEVELOPED AREA: 88,004 SF
CONSTRUCTION TYPE: II-B (NON COMBUSTIBLE, AUTOMATIC SPRINKLER SYSTEM)
OCCUPANCY GROUPS: M RETAIL, B OFFICE
GROSS BUILDING AREA (INCLUDES OVERHANGS & POPOUTS): 16,738 SF
NET FLOOR AREA: 16,074 SF
NET LOT AREA: 88,004 SF
LESS BUILDING FOOTPRINT AREA: 16,738 SF
NET LOT AREA: 71,226 SF
TOTAL LANDSCAPE PROVIDED: 15,103 SF
LANDSCAPE % NET LOT AREA: 21.2 %

REQUIRED PARKING:	PATIO/OUTDOOR DINING AREA:	938 S.F.
RETAIL (M)	EXTERIOR BENCH SEATING:	
10,080/200	TOTAL SEATING REQUIRED	19
BUSINESS (B)	(213 LIN FT/ 25 FT)	
5,994/200	EXTERIOR DINING SEATING (MIN.)	6
TOTAL PARKING REQUIRED	BENCH HIGH WALL SEATING	52
81	(104 LIN FT/24)	
TOTAL PARKING PROVIDED:	TOTAL SEATING PROVIDED	68
128	A MINIMUM OF 25% OF SEATING TO BE SHADED	
COMPACT SPACES ALLOWED (33% OF 128):		
42		
COMPACT SPACES PROVIDED:		
10		
TOTAL HANDICAP REQUIRED PER		
2003 IBC TABLE 1106.1:		
4		
TOTAL HANDICAP PROVIDED:		
4		
TOTAL MOTORCYCLE/MOPED REQUIRED:		
3		
TOTAL MOTORCYCLE/MOPED PROVIDED:		
4		
TOTAL BIKE SPACES REQUIRED: 81/20		
= 4		
TOTAL BIKE SPACES PROVIDED		
6		

BUILDING USAGE & OCCUPANCY AREAS:
THE BUILDING WILL BE USED PRIMARILY FOR RETAIL WITH POSSIBLE OFFICE OR MEDICAL USE IN SOME OF THE SPACE. IT IS ESTIMATED THAT APPROXIMATELY 10,080 S.F. SHALL BE RETAIL SPACE (M OCCUPANCY), AND APPROXIMATELY 5,994 S.F. OF THE TOTAL SQUARE FOOTAGE SHALL BE OFFICE/MEDICAL SPACE (B OCCUPANCY).

TRAFFIC CIRCULATION:
TRAFFIC ENTRY TO THE PROPERTY SHALL BE VIA EAST & WEST-BOUND ALAMEDA BLVD. AT THE EAST END OF THE PROPERTY AND VIA THE SHARED ACCESS EASEMENT WITH LOT 3 RICHFIELD PARK SUBDIVISION AT THE WEST END OF THE PROPERTY. ON-SITE TRAFFIC FLOW IS TWO-WAY THROUGHOUT.

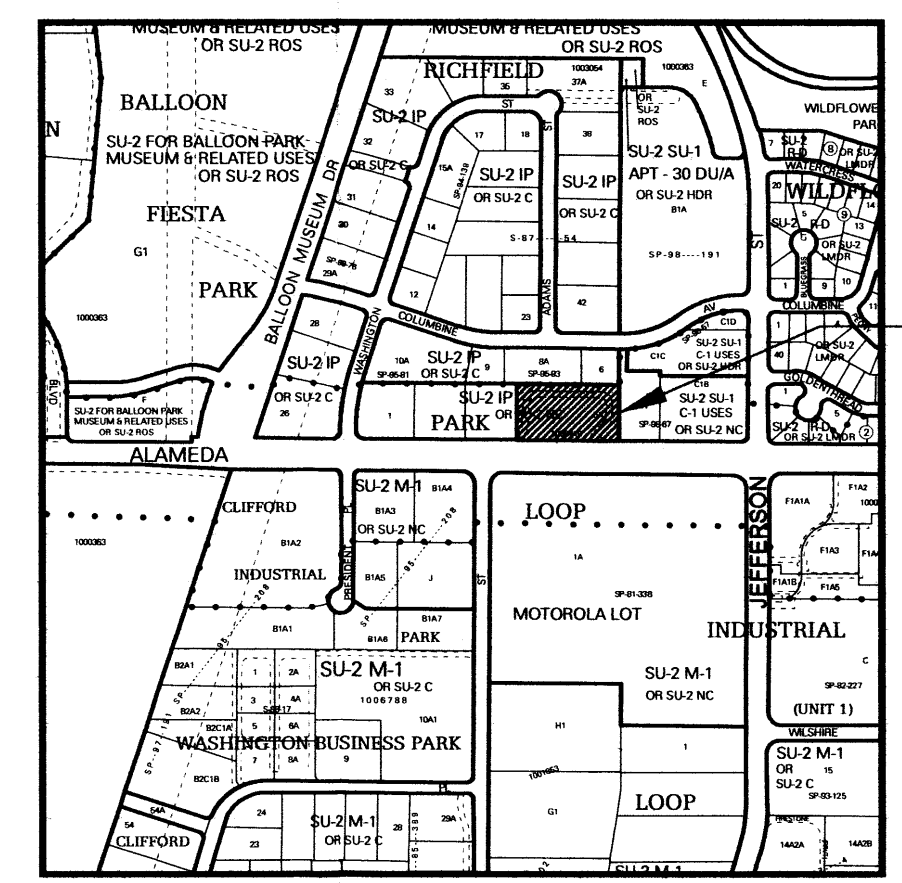
PROJECT NUMBER: 1005410

APPLICATION NUMBER: 12DRB-70062

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	06-20-12	DATE
Water Utility Department	06/20/12	DATE
PARKS AND RECREATION DEPARTMENT	6-20-12	DATE
CITY ENGINEER	8-28-12	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	8-28-12	DATE
SOLID WASTE MANAGEMENT	6-20-2012	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY		



VICINITY MAP: C-17-Z

SITE PLAN FOR BUILDING PERMIT

ADDRESS: 4545 ALAMEDA BOULEVARD NE
ALBUQUERQUE, NM 87113
LOT 5-A-1 BEING A REPLAT OF LOTS 4
AND 5, RICHFIELD PARK SUBDIVISION
4545 ALAMEDA N.E., L.L.C.
101706430039011104
C-17
SU-2 (DESCRIPTION: IP OR SU-2 NC)

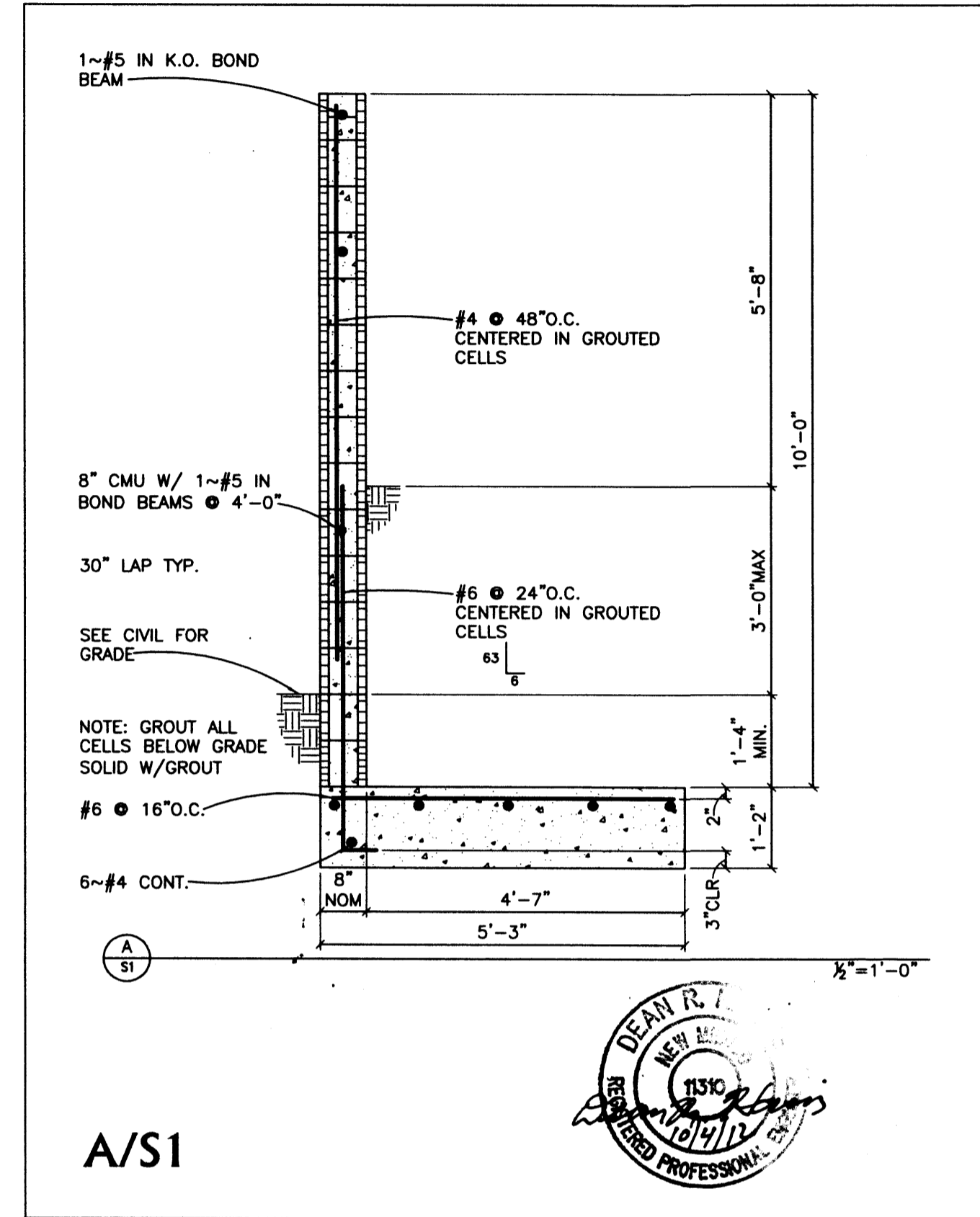
LEGAL DESCRIPTION:

OWNER:
UPC:
ZONE MAP:
ZONING:

Desert Eagle
Engineering, LLC

1200 Prosperity Ave., SE
Albuquerque, NM 87105
Ph. (505) 342-0161 Fax (505) 342-0163

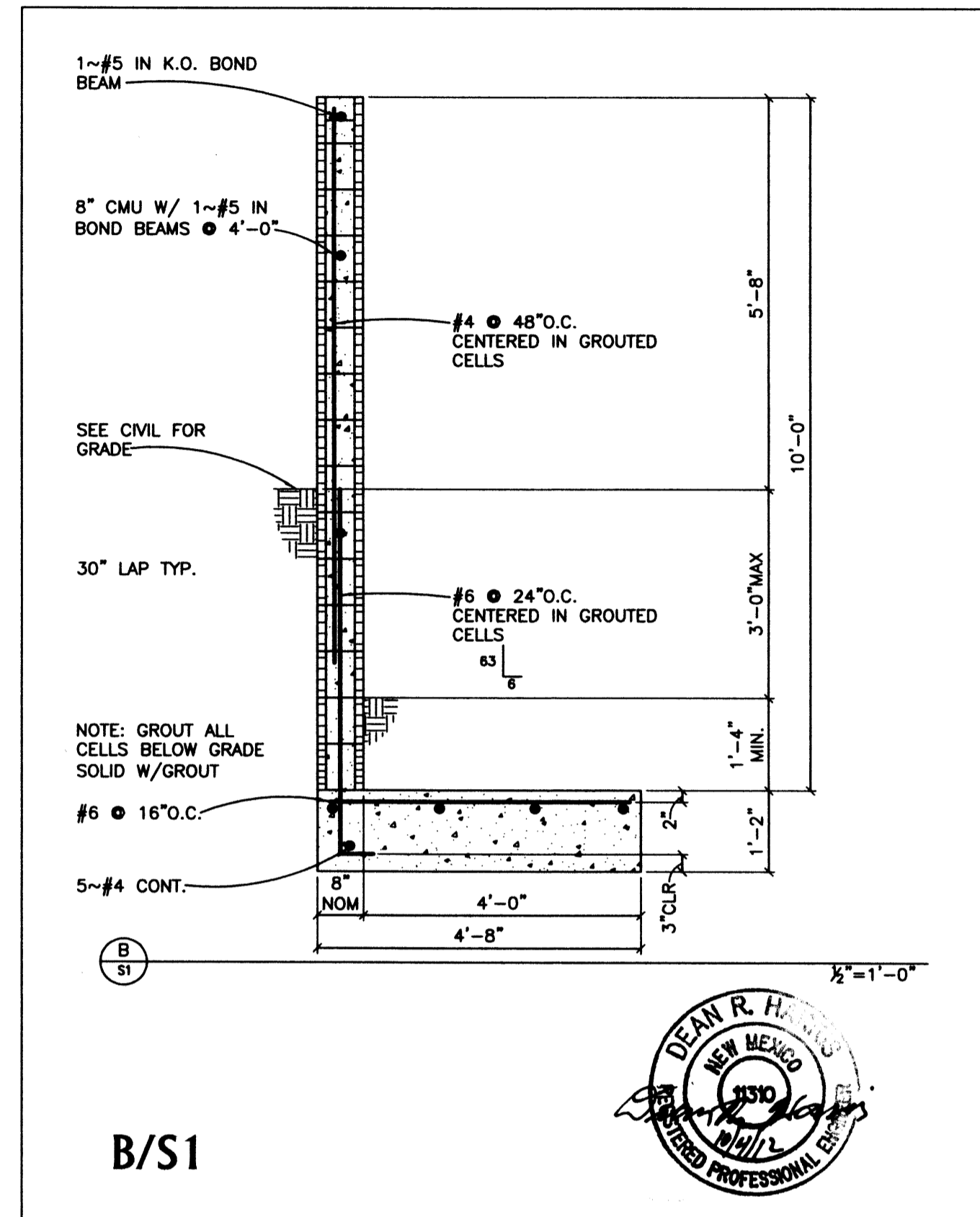
Sheet No. 1 of 3 Date: 10/4/12
Project Name: 4545 ALAMEDA RETAIL
Subject: SITE WALLS
Client: MECHEMBIER CONSTRUCTION
Drawn By: DRH



Desert Eagle
Engineering, LLC

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Albuquerque, NM 87105
Ph. (505) 342-0161 Fax (505) 342-0163

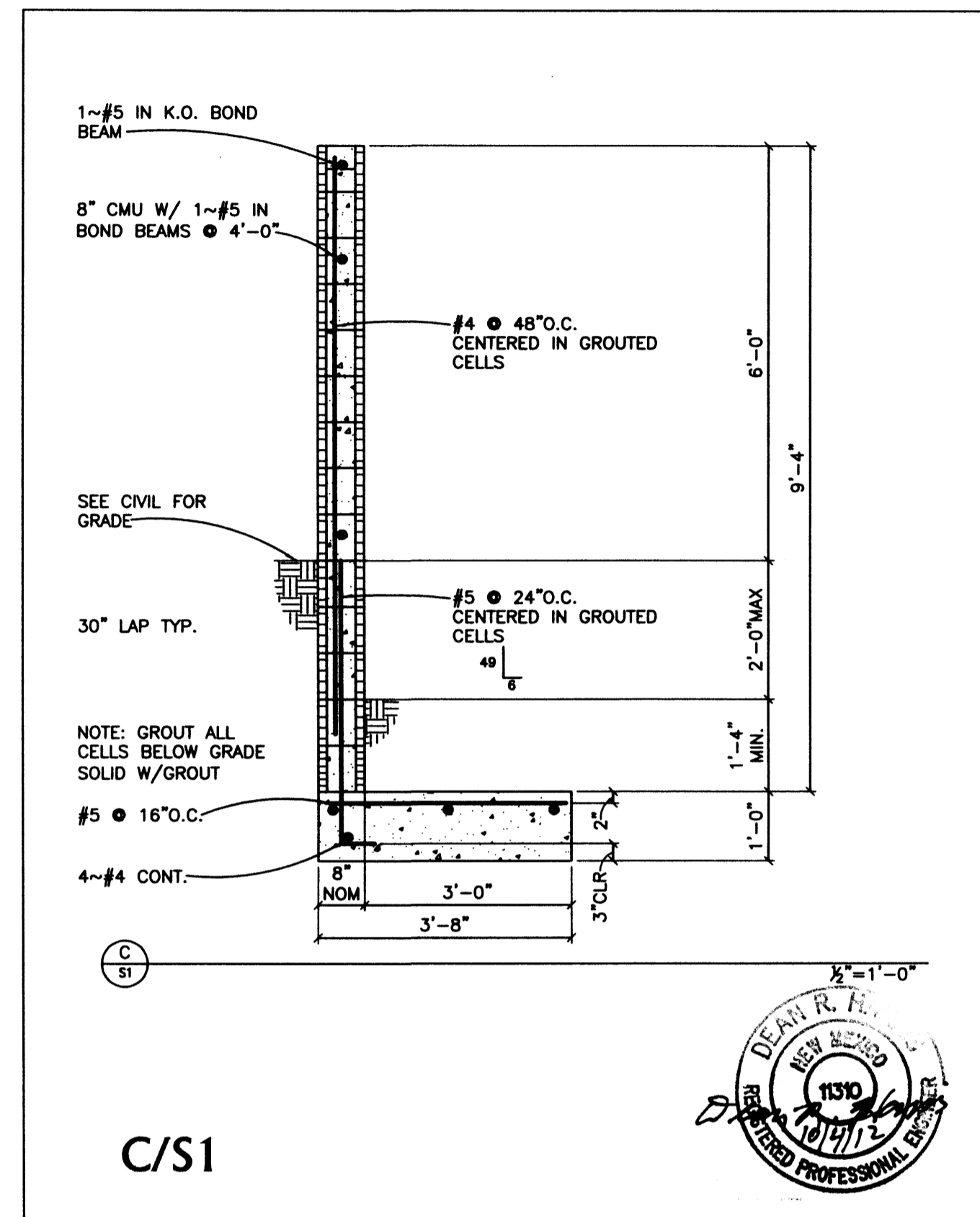
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Project Name: 4545 ALAMEDA RETAIL
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Client: MECHEMBIER CONSTRUCTION
Drawn By: DRH



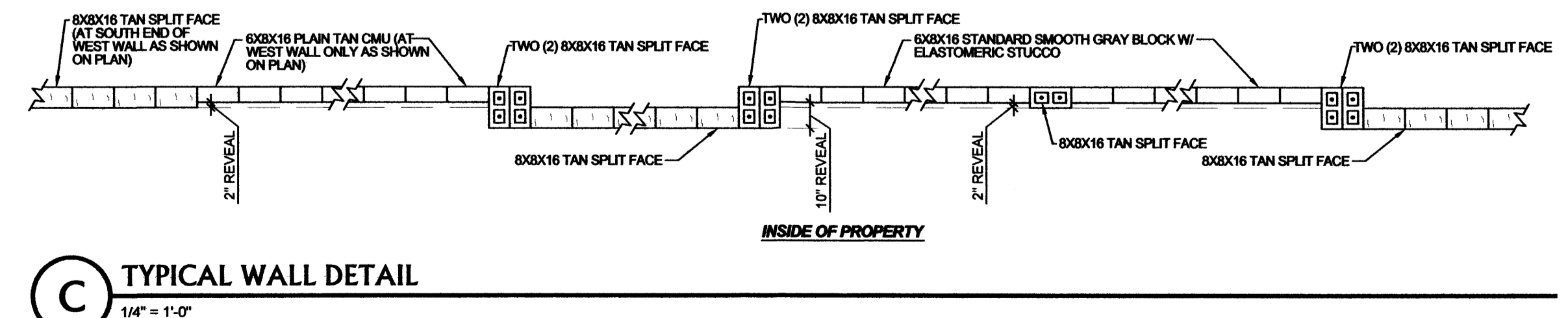
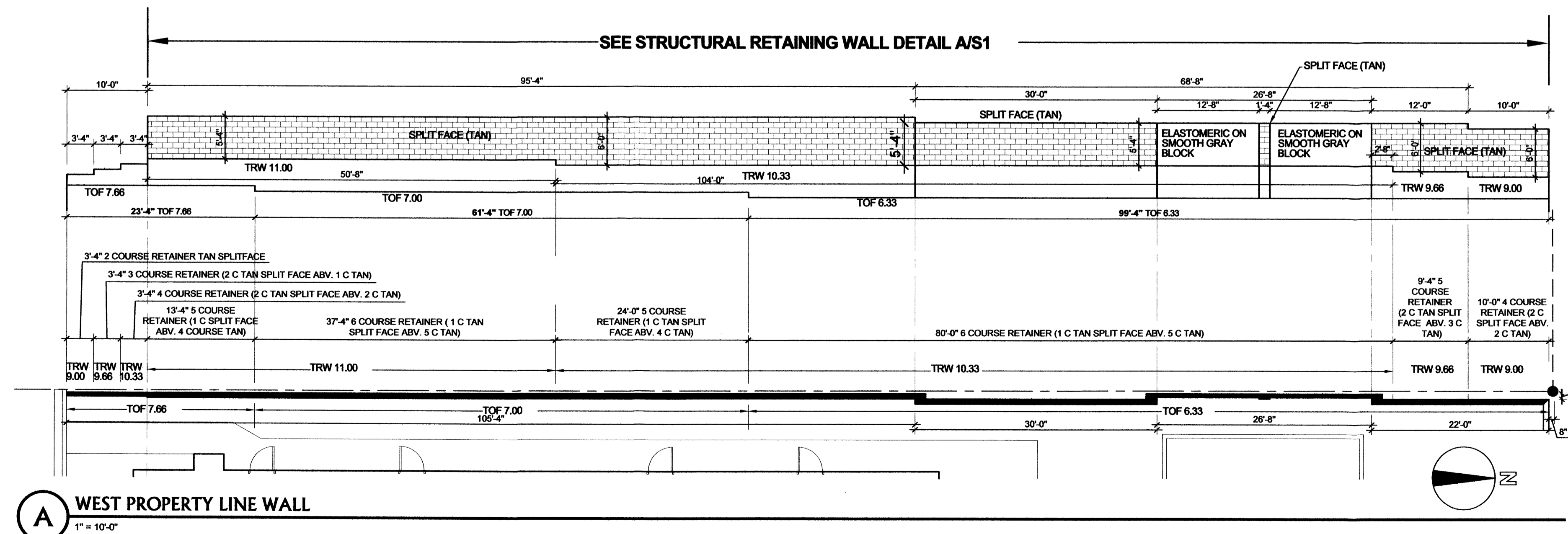
Desert Eagle
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1200 Prosperity Ave., SE
Albuquerque, NM 87105
Ph. (505) 342-0161 Fax (505) 342-0163

Sheet No. 3 of 3 Date: 10/4/12
Project Name: 4545 ALAMEDA RETAIL
Subject: SITE WALLS
Client: MECHEMBIER CONSTRUCTION
Drawn By: DRH



STRUCTURAL DETAILS



NOTES:

- RUBBER EXPANSION JOINTS TO BE PLACED NO FURTHER THAN 12'-8" ON CENTER.
- CONTINUOUS BOND BEAM AT EVERY 6TH COURSE (48" O.C.) & AT TOP OF WALL.
- 8X8X16 TAN SPLIT FACE BLOCKS BETWEEN COLORED PANELS TO BE POURED FULL VERTICAL HEIGHT WITH A CONTINUOUS VERTICAL REBAR IN BOTH CELLS
- TWO 8X8X16 BACK TO BACK BLOCKS AT COLOR/ELASTOMERIC TO SPLIT FACE TRANSITION TO BE POURED FULL VERTICAL HEIGHT WITH A CONTINUOUS VERTICAL REBAR IN EACH BLOCK
- MAXIMUM DISTANCE OF 4'-0" (48") O.C. IN GARDEN WALL SECTIONS/PANELS BETWEEN POURED VERTICAL REINFORCEMENT CELLS WITH A CONTINUOUS REBAR

LEGEND:

TRW TOP OF RETAINING WALL
TOF TOP OF FOOTING

Desert Eagle Engineering, LLC
 1200 Prosperity Ave., SE
 Albuquerque, NM 87105
 Ph. (505) 342-0161 Fax (505) 342-0163

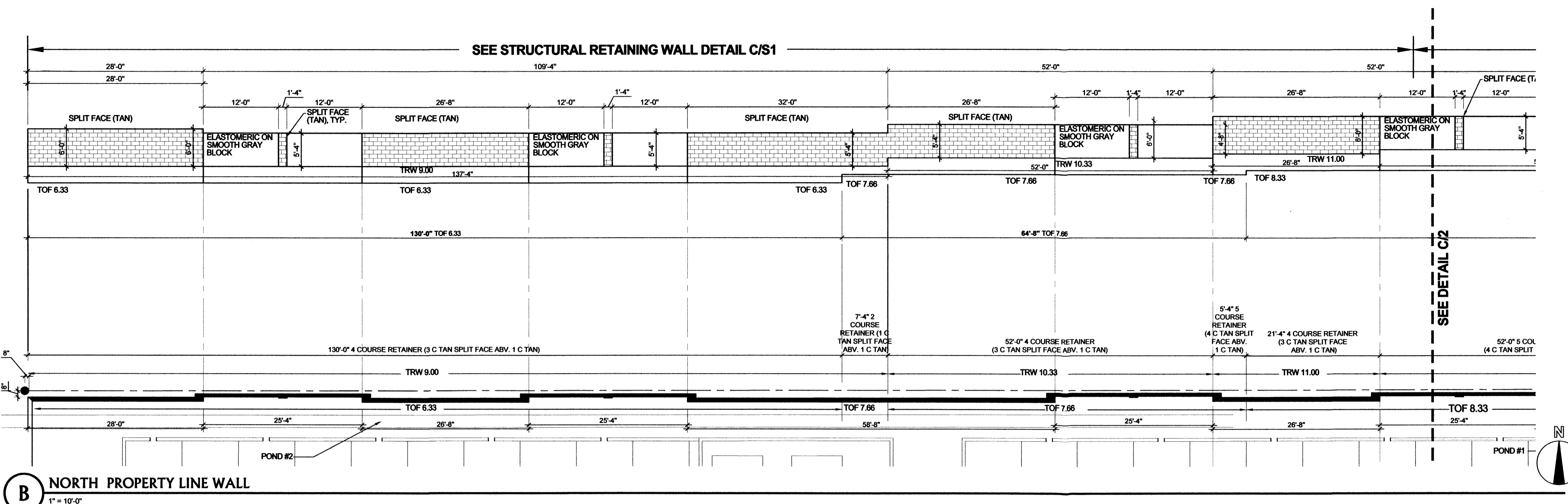
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 Subject: SITE WALLS
 Client: MECHENBIER CONSTRUCTION
 Drawn By: DRH

SHEET NO. **2**

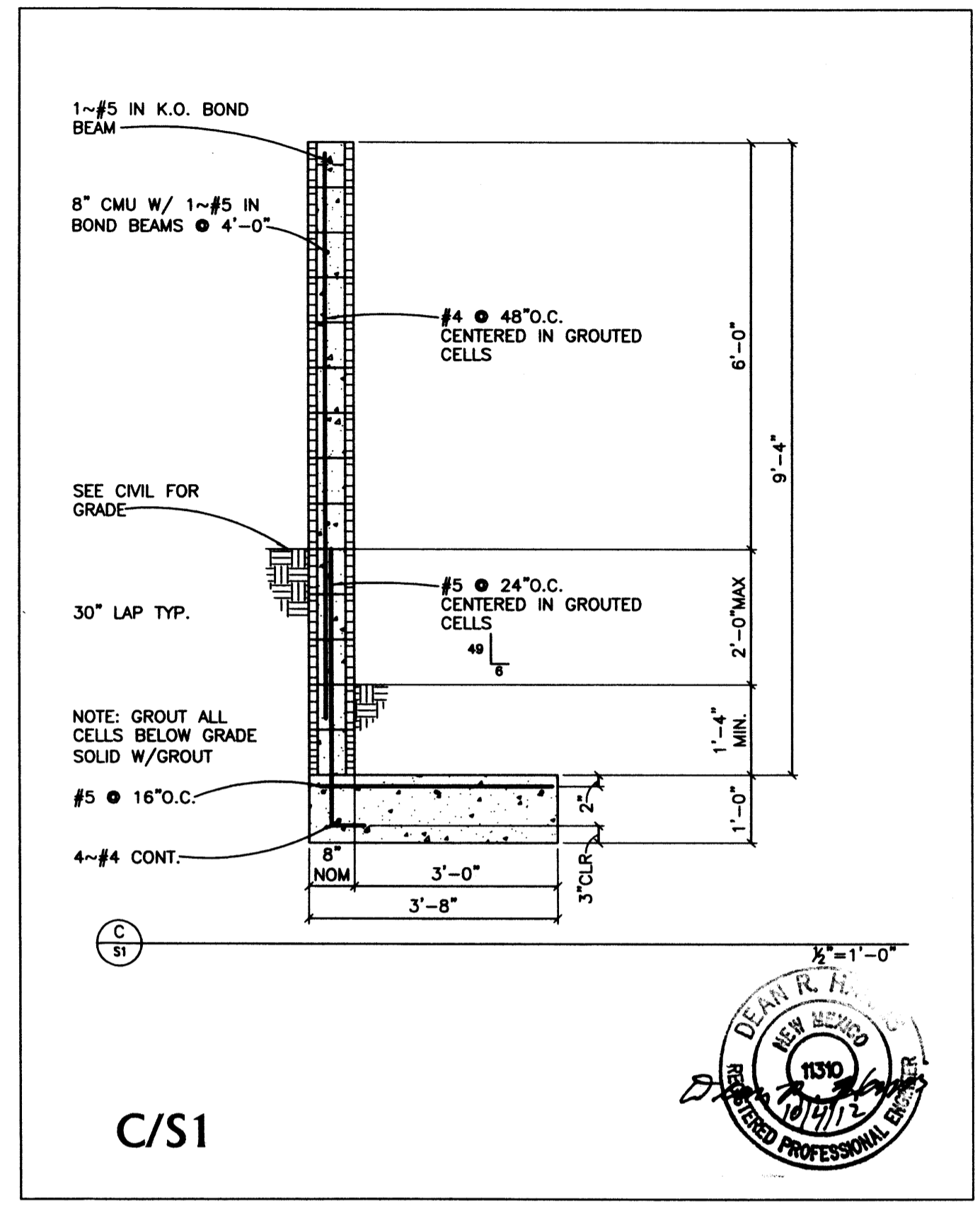
REVISED OCT 11, 2012

DRAWN BY: L. KUENN

FILE: ALAMEDA



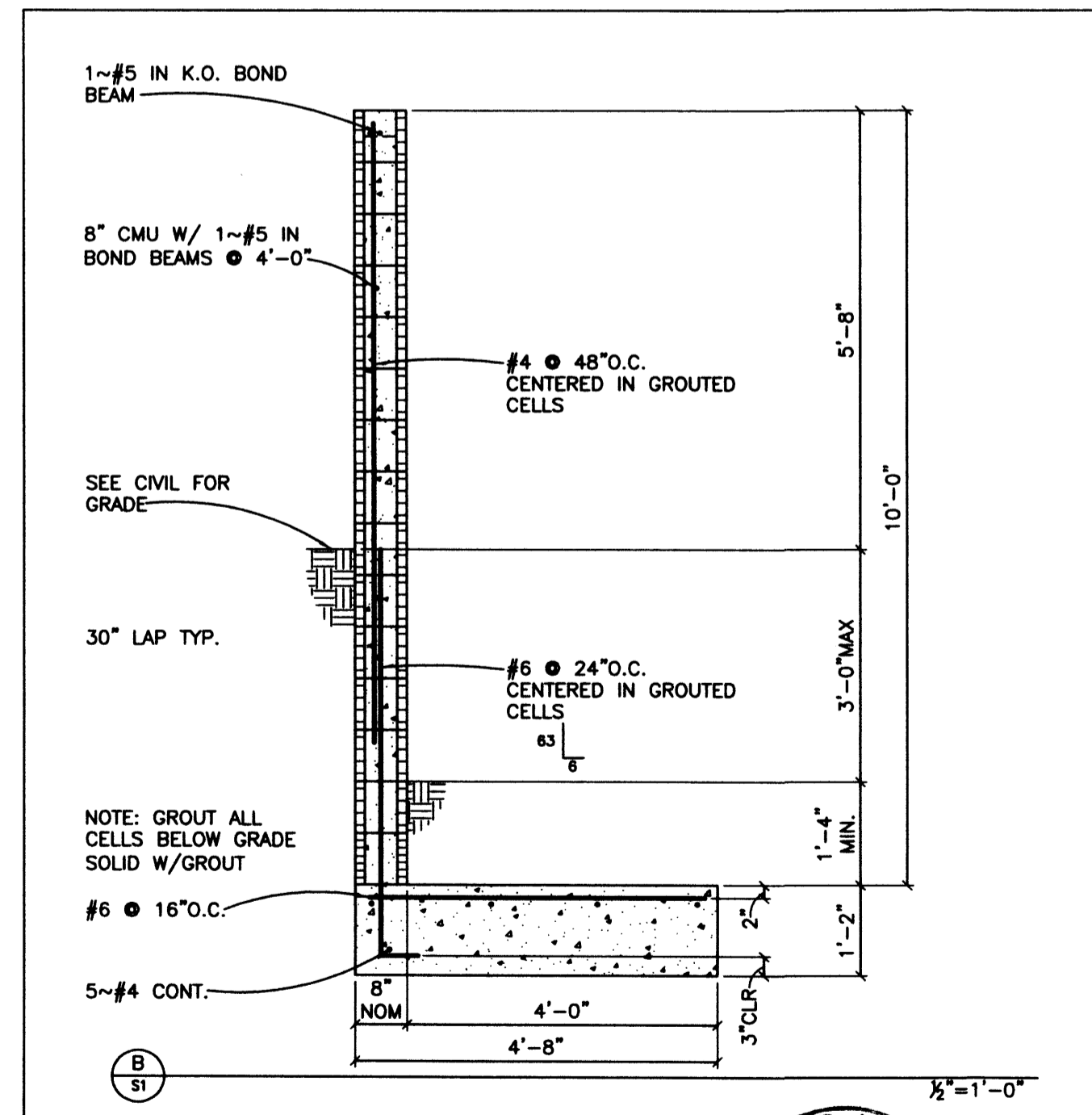
B NORTH PROPERTY LINE WALL
 1" = 10'-0"



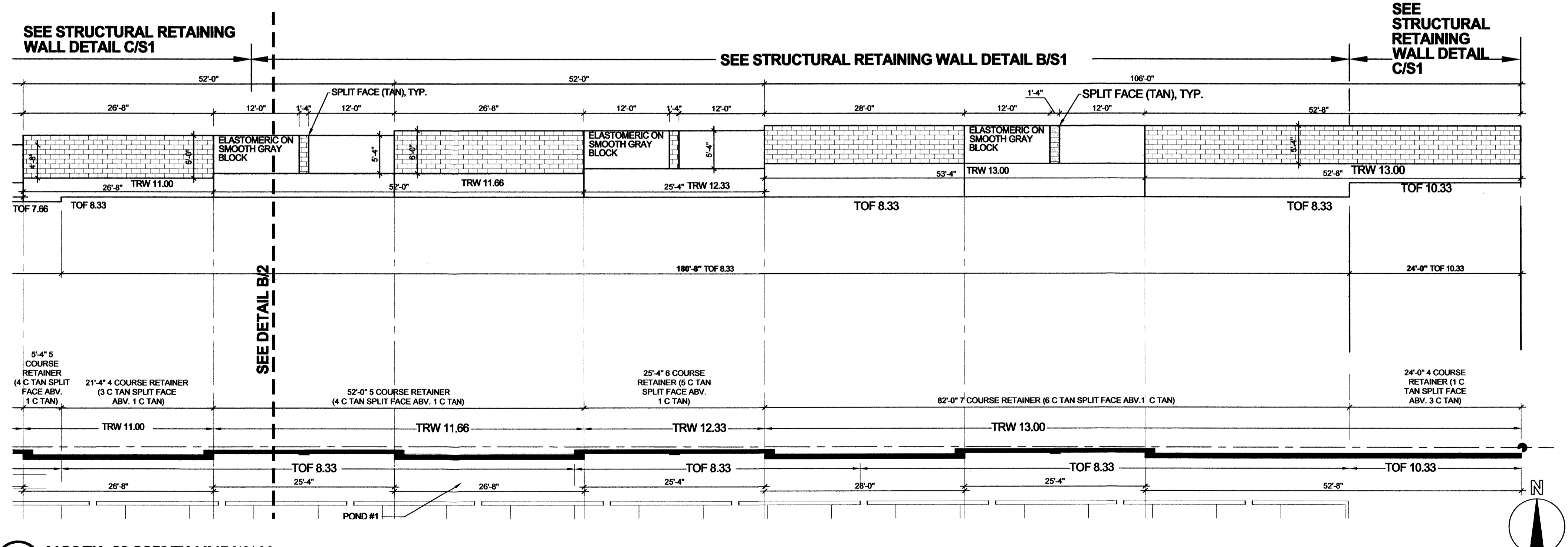
C/S1

Desert Eagle Engineering, LLC
 1200 Prosperity Ave., SE
 Albuquerque, NM 87105
 Ph. (505) 342-0161 Fax (505) 342-0163

Sheet No. 2 of 3 Date: 10/4/12
 Project Name: 4545 ALAMEDA RETAIL
 Subject: SITE WALLS
 Client: MECHENBIER CONSTRUCTION
 Drawn By: DRH



B/S1



C NORTH PROPERTY LINE WALL
 1" = 10'-0"

RETAINING / GARDEN WALL ELEVATIONS/ BLOCK TYPE
 4545 ALAMEDA BLVD NE
 ALBUQUERQUE NM 87113