

GENERAL SHEET NOTES

- THIS SUBMITTAL ILLUSTRATES THE DESIGN AND DEVELOPMENT INTENT FOR A NEW BUILDINGS AND ASSOCIATED SITE, LANDSCAPE, GRADING AND UTILITY IMPROVEMENTS.
- SITE LIGHTING WILL CONSIST OF A COMBINATION OF BUILDING MOUNTED LIGHT FIXTURES AND POLE MOUNTED FIXTURES.
- MECHANICAL UNITS WILL BE PLACED ON THE ROOF. MECHANICAL UNITS WILL BE SCREENED FROM VIEW WITH A COMBINATION OF STRATEGIC PLACEMENT AND ARCHITECTURAL SCREENING. SEE ARCHITECTURAL PLANS.
- PARKING AREA SHALL BE DESIGNED AND BUILT TO CURRENT DPM STANDARDS AND CITY OF ALBUQUERQUE ZONING CODE.
- ALL PARKING SPACES ARE 9'-0" WIDE UNLESS NOTED OTHERWISE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.
- SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION.
- ALL PEDESTRIAN ACCESS RAMPS WITHIN THE PUBLIC ROW AND CURBS TO BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARDS.
- ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE ZONING CODE.
- FOR FIRE LANE MARKINGS, SEE CIVIL: FIRE 1 PLAN.

SHEET KEYED NOTES

- FIRE HYDRANT, RE: CIVIL
- FIRE DEPARTMENT CONNECTION
- NOT USED
- ASPHALT PAVING
- HEAVY DUTY ASPHALT
- CONCRETE SIDEWALK
- CONCRETE CURB AND GUTTER
- TRASH ENCLOSURE, RE: SHEET AS501
- CONCRETE HEADER CURBS
- CONCRETE ACCESSIBLE RAMP
- EXISTING EASEMENT
- BIKE RACKS
- OVERHEAD STRUCTURE
- PARKING STRIPING
- EXISTING BUS SHELTER LOCATION
- PARKING BUMPER
- MOTORCYCLE PARKING SIGN
- STOP SIGN
- STOP LINE
- CLEAR SIGHT TRIANGLE, LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- PAVEMENT ARROWS
- POLE MOUNTED DRIVE THROUGH ENTRANCE SIGN, BY TENANT
- POLE MOUNTED HEIGHT-LIMIT INDICATOR, BY TENANT
- MENU AND ORDERS TAKING BOARDS
- LITTER RECEPTACLE
- EXISTING MEDIAN
- EXISTING DOUBLE SIDED MONUMENT SIGN
- HEAVY DUTY CONCRETE PAVING, COLOR & PATTERN TBD
- 8'-6" WIDE PARKING SPACES
- 8'-8" WIDE PARKING SPACES
- ADA ACCESS AISLE, "NO PARKING" IN CAPITAL LETTERS AT LEAST 12" HIGH AND 2" WIDE PLACED AT THE REAR OF THE PARKING SPACE, CLOSE TO AN ADJACENT VEHICLE'S REAR TIRE, REF DETAIL 966-1-4.1.B NMSA 1978)
- ADA ACCESSIBILITY SIGN, REQUIRED LANGUAGE PER DETAIL 66-7-352.4C NMSA 1978: "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"
- NEW EASEMENT WITH DEDICATED RIGHT OF WAY, REF CIVIL DRAWINGS
- TRANSFORMER
- "DO NOT ENTER SIGN" FOR DRIVE-THRU EGRESS

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- NEW EASEMENT
- 26'-0" MAX HT. POLE LIGHT WITH FULL CUT-OFF
- FH FIRE HYDRANT
- LANDSCAPE AREA
- PROJECT SITE

SITE AMENITIES

- PATIO 'A' = 280 SF - SHOPS BLDG
- PATIO 'B' = 320 SF - STARBUCKS
- LANDSCAPING PAVING PATTERNS SHADE

PROJECT NUMBER : 1005517

APPLICATION NUMBER : 18DRB-70021

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

DRB SITE DEVELOPMENT PLAN APPROVAL :

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

ABCWA DATE

PARKS AND RECREATION DEPARTMENT DATE

CITY ENGINEER DATE

SOLID WASTE MANAGEMENT DATE

FIRE MARSHAL DATE

CODE ENFORCEMENT DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

PROJECT DATA

ADDRESS : 6701 & 6707 JEFFERSON STREET NE ALBUQUERQUE, NM 87109

LEGAL DESCRIPTION : LOTS 1 & 2 INDEPENDENCE SQUARE, BEING COMPRISED OF LOTS 2-A-1 & 2-A-2, TRACT B, ENVIRCO TRACT

ZONE ATLAS PAGE : E-17

SITE AREA : 2.72 ACRES

CURRENT ZONING : M1

BUILDING FOOTPRINT : STARBUCKS = 2,000 SF
SHOPS = 9,000 SF
TOTAL = 11,000 SF

LANDSCAPING : REFER TO LANDSCAPE PLAN

OCCUPANCY GROUP : RETAIL, B & A2 OCCUPANCIES

CONSTRUCTION TYPE : VB

PARKING CALCULATIONS

TOTAL PARKING SPACES REQUIRED PER CODE:

TOTAL SHOPS BUILDING AREA : 9,000 SF
9,000 @ 1/200 SF = 45 REQUIRED SPACES
10% TRANSIT REDUCTION: 45-4.5 SPACES=41 TOTAL REQUIRED

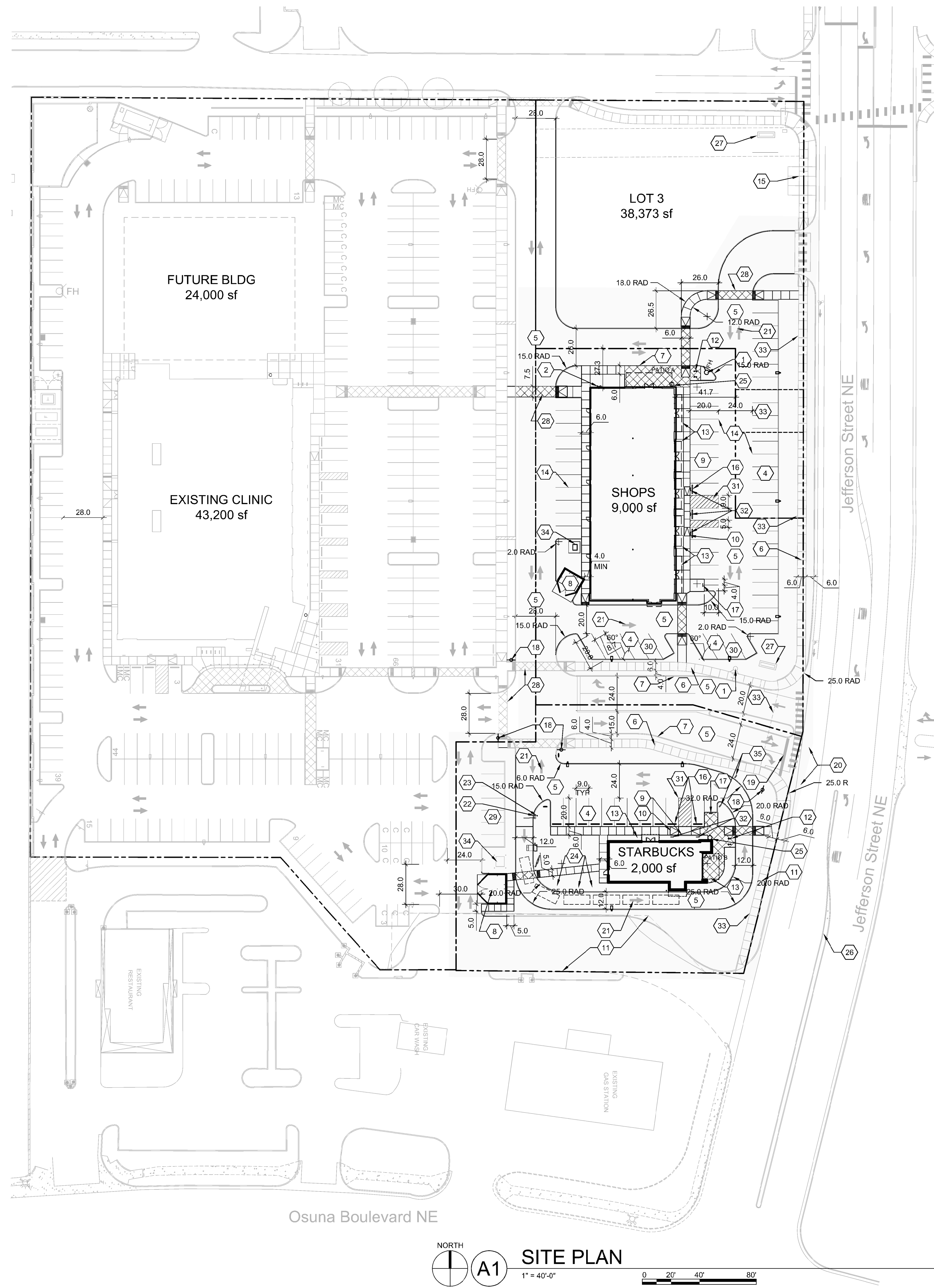
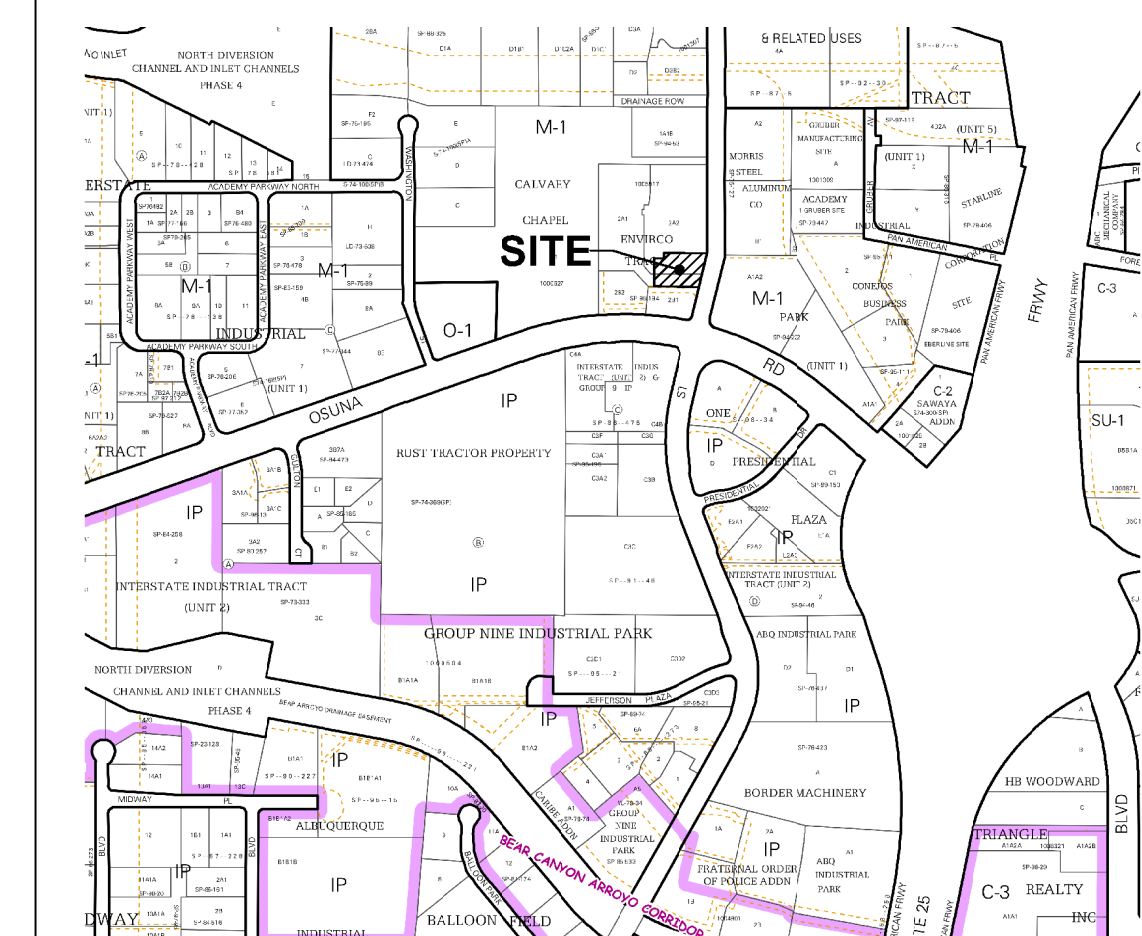
	REQUIRED	PROVIDED
TOTAL PARKING STALLS :	41	44
HANDICAP PARKING STALLS :	3	3 (1 VAN ACCESSIBLE)
MOTORCYCLE PARKING :	2	2
BICYCLE PARKING REQUIRED	3	4

TOTAL STARBUCKS BUILDING AREA : 2,000 SF
2,000 @ 1/200 SF = 10 SPACES

	REQUIRED	PROVIDED
TOTAL PARKING STALLS :	10	18
HANDICAP PARKING STALLS :	1	2 (1 VAN ACCESSIBLE)
MOTORCYCLE PARKING :	1	2
BICYCLE PARKING REQUIRED	1	4

ZONE ATLAS MAP

E-17-Z



NORTH
A1 **SITE PLAN**
1" = 40'-0"
0 20' 40' 80'