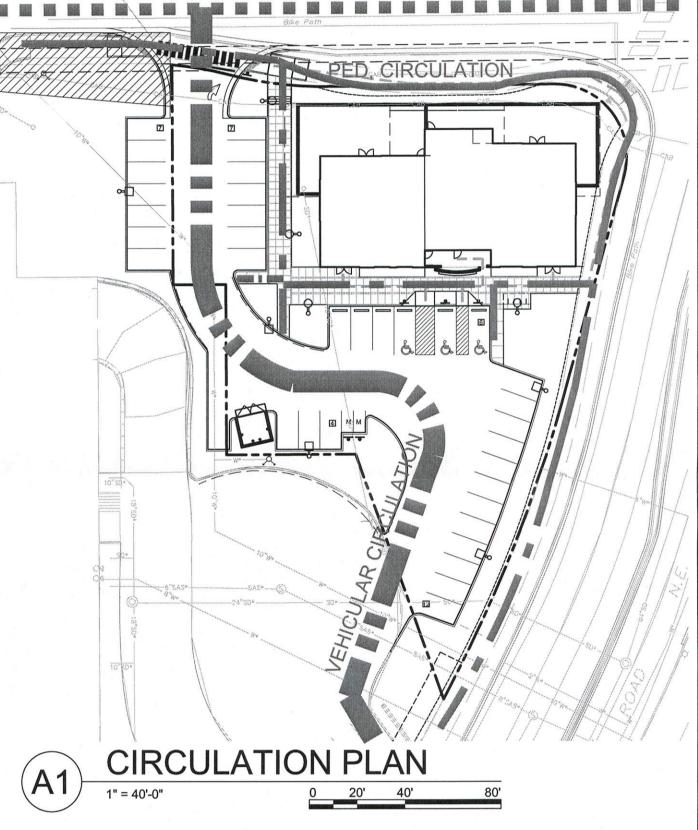


VICINITY MAP



PROJECT NUMBER: 150102

APPLICATION NUMBER: DRB Site Development Plan-Building Permit

Is an Infrastructure List Required? (x) 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:

DATE TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE UTILITIES DIVISION DATE PARKS AND RECREATION DEPARTMENT DATE -27-16

DATE SOLID WASTE MANAGEMENT DATE FIRE MARSHALL

DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

GENERAL SHEET NOTES

PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS AND COA **ZONING CODE**

SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION. SIGNS: SEE BUILDING ELEVATIONS FOR DESCRIPTION OF SIGNAGE ON BUILDING. DIMENSIONS ARE TO FACE OF CURB, OR WALL OR EDGE OF PAVEMENT UNLESS

CURBS WILL ALSO BE DESIGNED TO ALLOW WATER HARVESTING IN LANDSCAPE

FULL RESPONSIBILITY OF OTHER PARTIES

LIGHTING DESIGN FOR PARKING AREAS SHALL BE LIGHTED TO PROVIDE FUNCTIONAL ATTRACTIVE. AND UNIFIED LIGHTING THROUGHOUT THE LOT AND BE EXTINGUISHED

OWNER WILL BE RESPONSIBLE FOR THE PROPOSED/EXISTING LANDSCAPING IN THE

LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL WILL NOT BE ACCEPTABLE IN THIS AREA.

SITE INFORMATION

LEGAL DESCRIPTION
TRACT: A-1-B, HUNT - SPECTRUM DEVELOPMENT SITE ZONING: SU-3 for MU-UPT

GROSS BUILDING AREA (GBA) ORIGINALLY APPROVED SDP (2013)

BUILDING AREA- RETAIL: 6,200SF21,600 SF BUILDING AREA- HOUSING: 21,600SF (3 FLOORS @ 7,200SF, 18DU)

TOTAL SITE AREA: 27,870 SF = .6398 ACRES GROSS F.A.R. (GBA/SITE AREA) = 0.18

TYPE IIB CONSTRUCTION 5000 SF BUILDING BUILDING SPRINKLER

BUILDING HEIGHT: 21'-0"

PROVIDE 10" HIGH NUMERALS WITH 2" STROKE PREMISE ID @ STREET OF

SHEET KEYED NOTES

PAINTED PARKING STRIPING (4-INCH WIDE), COLOR: WHITE

PAINTED HANDICAP PARKING STRIPING, COLOR: BLUE, PAINTED A.D.A. PARKING SPACE PAVEMENT SIGNAGE, RE: C3/02 OF 11

CONCRETE ACCESSIBLE RAMP TYPE B WITH 1:12 MAXIMUM SLOPE AT RAMP AND 1:12 SLOPE AT RAMP FLARE. FINISH: HEAVY BROOM FINISH PERPENDICULAR TO SLOPE TYPICAL ON RAMP.

POLE MOUNTED ACCESSIBLE PARKING SIGNAGE, RE: B2/02 OF 11, C-1010 AND MDP &

6" CONCRETE CURB AND GUTTER, RE: CIVIL AND MDP & DG CONCRETE SIDEWALK, RE: B3,B4,B5/ 02 OF 11

CONCRETE SEATWALL, RE: ARCHITECTURAL ELEVATIONS AND A2/ 03 OF 11 EXTERIOR BOLLARD - 6-INCH DIAMETER, RE: C2/ 02 OF 11

10. CONCRETE PAVING

11. EXISTING LANDSCAPE AREA, RE: LANDSCAPE PLAN 12. CONCRETE BUILDING APRON, RE: B5/ 02 OF 11

13. REFUSE ENCLOSURE, CMU WALL WITH STUCCO SYSTEM, COLOR: GREY, RE:A2. A3 &

14. PATIO ENCLOSURE, CMU WALL WITH STONE VENEER 4'T HT. RE: ARCHITECTURAL

ELEVATIONS AND A1/03 OF 11 15. STOP SIGN, RE: C4/ 02 OF 11

16. PROPERTY LINE

17. EXISTING CURB AND GUTTER TO REMAIN 18. EXISTING RETAINING WALL TO REMAIN

19. EXISTING FIRE HYDRANT

20. EXISTING SITE LIGHTING TO REMAIN 21. ROADWAY ARROW, RE: D2/ 02 OF 11

22. ROADWAY STOP LINE, RE: D2/02 OF 11

23. PAINTED CROSSWALK, RE: D1/ 02 OF 11

24. BIKE RACK, RE: D4/ 02 OF 11

25. MOTORCYCLE PARKING

26. EXISTING SIDEWALK

27. ADA ACCESS AISLES SHALL BE LABELED, "NO PARKING" IN CAPITAL LETTERS, 1'-0" TALL AND 2" WIDE PLACED AT THE REAR OF THE SPACE.

28. EXISTING ACCESS RAMP

29. ACCESSIBLE RAMP, TYPE A, WITH 1:12 MAXIMUM SLOPE AT RAMP, HEAVY BROOM FINISH PERPENDICULAR TO SLOPE TYPICAL ON RAMP.

30. EXISTING STORM DRAIN INLET TO REMAIN 31. CONCRETE STAIRS, RE: A3/ 02 OF 11

32. 6" CHARCOAL GRAY DECORATIVE BORDER TO MATCH EXISTING AT TARGET

33. EXISTING DRIVE PAD 34. CLEAR SIGHT TRIANGLE

35. EXISTING CURB AND GUTTER TO REMOVE 36. EXISTING WALL

37. EASEMENT 38. FIRE LANE STRIPING, NO PARKING FIRE LANE

39. DRAIN, SEE MECHANICAL

LEGEND

 \leftarrow TRAFFIC ARROWS, RE: D5/03 OF 11 \Rightarrow \bigcirc 16' LIGHT POLE, RE: A3/ 03 OF 11 20' LIGHT POLE, RE:A4/ 03 OF 11 EXISTING FIRE HYDRANT PROPERTY LINE ____ SETBACK OR EASEMENT CONCRETE SIDEWALK

PARKING INFORMATION

EXISTING SITE

REQUIRED 5,000 SF BUILDING

(RETAIL)

2:1000 SF (5000/1000= 5*2) = 10 SPACES 36-50 PARKING SPACES = 3 HANDICAPPED SPACE (1 VAN) 26-50 PARKING SPACES = 2 MOTORCYCLE 1:20 AUTOMOBILE, (36/20) = 2 BICYCLE

ADA ACCESSIBLE PEDESTRIAN PATHWAY

SPACES PROVIDED: 41 SPACES (11 SURFACE, 30 BELOW) (2 ACCESSIBLE) 0 MOTORCYCLE 0 BICYCLE

SPACES PROVIDED: 36 SPACES (3 ACCESSIBLE)

2 MOTORCYCLE **5 BICYCLE**

DEKKER PERICH SABATINI

ARCHITECTURE / DESIGN / INSPIRATION

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

PLANS CHECKING DIVISION SOFT 5000 CONSTRUCTION TYPE II

PROJECT

URT REVIEW

REVISIONS

LI, AC DRAWN BY CG REVIEWED BY DATE 11/19/2015 **PROJECT NO** 15-0102

DRAWING NAME

SITE **DEVELOPMENT PLAN** FIRE 1

SHEET NO