

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

IMPERIAL BUILDING

205 Silver Avenue SW
Albuquerque, NM 87102

PROJECT: 1009206
DATE: 11-5-14
APP: 14-70370 (P/F)

SYMBOLS LEGEND

	PROPERTY LINE		COMPACT PARKING SPACE
	MODULAR PLANTER		MOTORCYCLE PARKING SPACE
	6' BENCH		ACCESSIBLE PARKING SPACE SEE DETAIL B2/SDP1.2
	TRASH RECEPTACLE		
	BIKE RACK (SEE DETAIL A3/SDP1.2)		
	PARKING LOT LIGHT (SEE DETAIL C2-A/SDP1.2)		
	PERMEABLE PAVING		

GENERAL SHEET NOTES

- A. SITE LIGHTING SHALL CONSIST OF A COMBINATION OF BUILDING MOUNTED HPS FIXTURES, WALKWAY AREA LIGHT AND POST-MOUNTED LIGHT FIXTURES IN ENTRY AND PARKING AREAS. AS MAY BE APPROPRIATE, POST LIGHTING SHALL BE 18' MAXIMUM HEIGHT. ALL LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES AND PUBLIC RIGHT-OF-WAY.
- B. MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM VIEW TO THE GREATEST EXTENT PRACTICAL.

SHEET KEYED NOTES

- EXISTING UTILITIES AND EASEMENTS
- EXISTING BUILDINGS
- NEW CURB AND GUTTER AT EXISTING DRIVEPADS PER CITY STANDARD DETAIL 2415A
- NEW CONCRETE SIDEWALK PER CITY STANDARD DETAIL 2430
- LANDSCAPE AREA
- PRIMARY ENTRANCE
- PROPOSED LOCATION FOR UNDERGROUND CISTERN
- DUMPSTER COLLECTION AREA
- EXISTING ON-STREET PARALLEL PARKING
- TRASH COMPACTOR
- VAN ACCESSIBLE PARKING, SEE DETAIL B2/SDP1.2
- 6' HT CMU DUMPSTER ENCLOSURE WALL
- SIDEWALK PLANTER, FLUSH WITH WALKING SURFACE
- NEW STREET TREE PLANTER AREA 6' X 5'
- PLANTER IN COLUMN
- PAINTED PAVEMENT SIGNAGE
- EXISTING STREET CROSSING TO REMAIN
- EXISTING BUS STOP (ROUTE 40)
- LOADING DOCK
- VEHICULAR ACCESS GATE
- EXISTING LIGHT POLE
- SWITCHGEAR/TRANSFORMER
- GREASE TRAP
- CLEAR SIGHT TRIANGLE
- NEW HEAR CURB
- LOADING ONLY PARKING
- PERMEABLE PAVING
- EXISTING TRAFFIC LIGHT
- WALL INDICATOR VALVE - FIRE
- FIRE DEPARTMENT CONNECTION (FDC)

SITE
DEVELOPMENT PLAN
APPROVAL
SU-3 DOWNTOWN URBAN CENTER
FILE NO: DT-14-0129
APPROVAL OF IMPERIAL
BUILDING PERMIT
PLANNING DIRECTOR DATE: 9-7-14

NOTE: CONCEPTUAL UTILITY AND
GRADING PLAN INCLUDED AS
REFERENCE. APPL. OF THOSE
PAGES WILL OCCUR AT DEC
AND/OR BUILDING PERMIT.

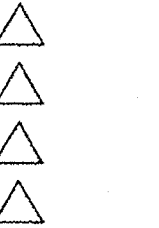
PROJECT DATA

GENERAL LOCATION:	205 SILVER AVE. SW ALBUQUERQUE, NM 87102
OCCUPANCY TYPES:	GARAGE: S-2; OFFICE: B; RETAIL: M; APARTMENTS: R-2; ROOF TERRACE: U
CONSTRUCTION TYPE:	GARAGE & LEVEL ONE: TYPE I-B FULLY SPRINKLERED NFPA 13 LEVELS TWO, THREE, FOUR: TYPE V-A FULLY SPRINKLERED NFPA 13
SITE:	
LEGAL DESCRIPTION:	LOTS NUMBERED 13, 14, 15, 16 AND EAST 23 FEET OF LOT 17, BLOCK 23, NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, NM, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID TOWNSITE, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 29, 1982, AND THE WEST TWO FEET OF LOT NUMBERED SEVENTEEN AND ALL OF LOTS 18-24 INCLUSIVE IN BLOCK NUMBERED 23 OF THE NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID TOWNSITE, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 29, 1992.
SITE AREA:	0.97 ACRES (42,253SF)
DENSITY:	76.3 DU/A
ZONING:	SU-3
EXISTING ZONING:	SU-3 - DOWNTOWN 2025 SECTOR DEVELOPMENT
PROPOSED ZONING:	PLAN - TYPE "G" PODIUM
FLOOR AREA RATIO (FAR):	3.13 FAR
SETBACK REQUIREMENTS:	NONE
BUILDING HEIGHT:	8 STORIES MAXIMUM
ALLOWED:	4 STORIES
PROVIDED:	
OPEN SPACE:	
REQUIRED:	NONE
PROVIDED:	12,278 SF
PARKING REQUIRED:	NONE
PARKING PROVIDED:	97 OFF STREET SPACES 5 MOTORCYCLE SPACE 26 COMPACT PARKING SPACE 1 VAN ACCESSIBLE PARKING SPACE 61 STANDARD PARKING SPACE 3 ACCESSIBLE PARKING SPACE 1 LOADING PARKING SPACE 12 EXISTING PUBLIC ON-STREET SPACES 4 ADDED PUBLIC ON-STREET SPACES
BICYCLE PARKING REQUIRED:	NONE
BICYCLE PARKING PROVIDED:	12 RACKS @ 2/RACK (SEE DETAIL A3/SDP1.2)

VICINITY MAP



REVISIONS

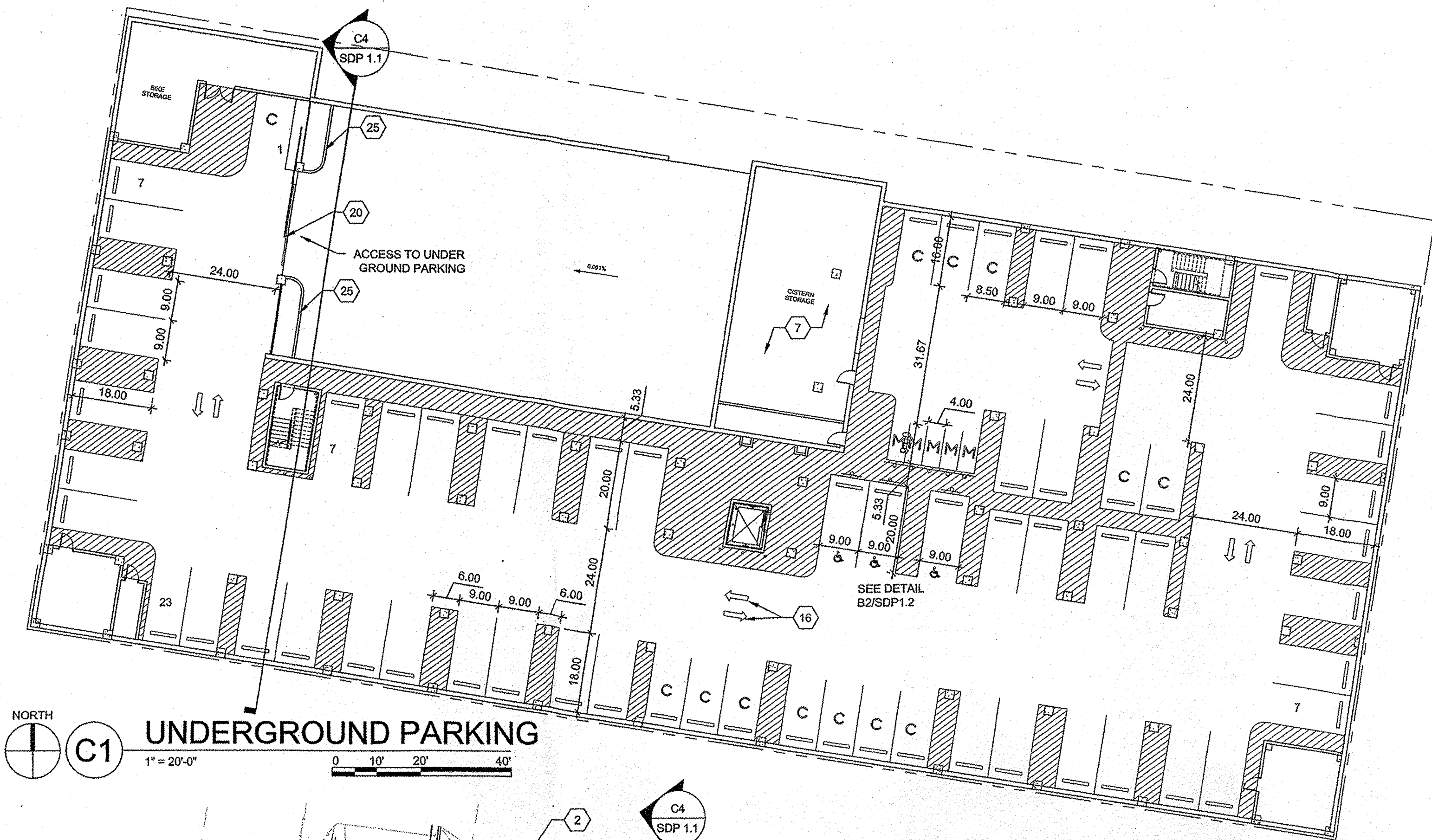


DRAWN BY DPS
REVIEWED BY
DATE 8/28/2014
PROJECT NO. 14-0064
DRAWING NAME

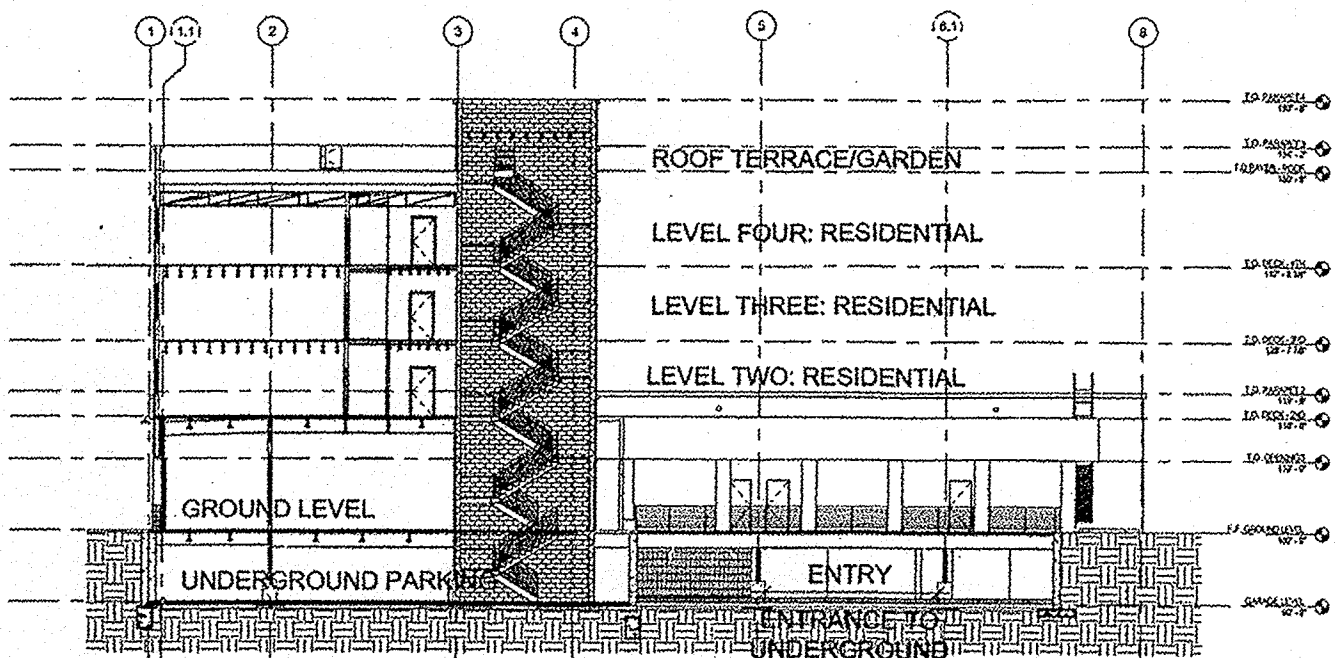
SITE DEVELOPMENT
PLAN FOR
BUILDING PERMIT
(DRT SUBMISSION)

SHEET NO.

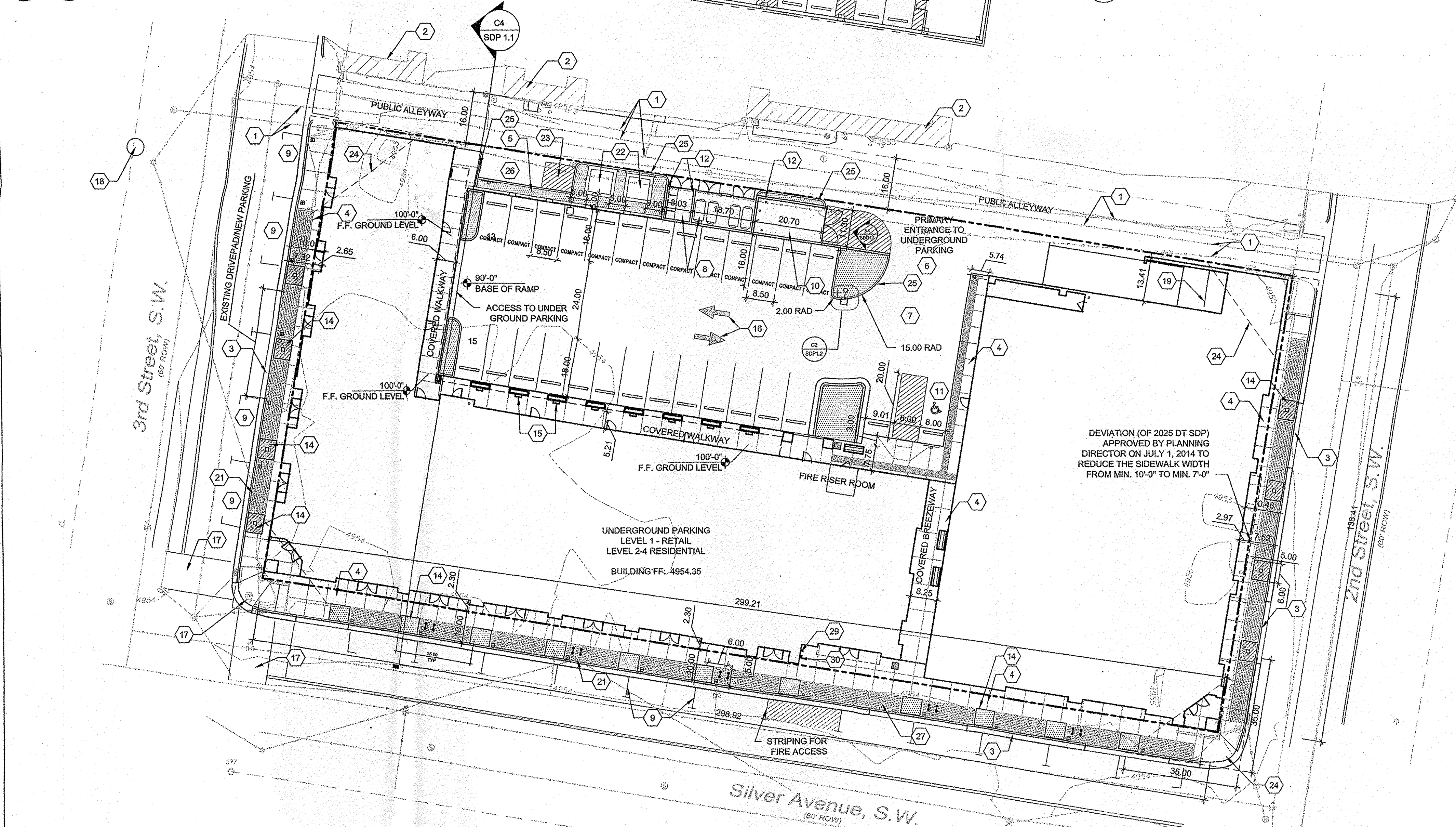
SDP-1.1
OF



C1 UNDERGROUND PARKING
1" = 20'-0"



D1 SECTION - NORTH/SOUTH (NTS)



A1 SITE PLAN
1" = 20'-0"

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG
ARCHITECT

ENGINEER

PROJECT

IMPERIAL BUILDING
205 Silver Avenue SW
Albuquerque, NM 87102

50%
CONSTRUCTION
DOCUMENTS
REVIEW

REVISIONS	DATE	DESCRIPTION
-----------	------	-------------

DRAWN BY	DPS
REVIEWED BY	DPS
DATE	08.29.2014
PROJECT NO.	14-0064
DRAWING NAME	

BUILDING
ELEVATIONS

SHEET NO.

SDP-5.1

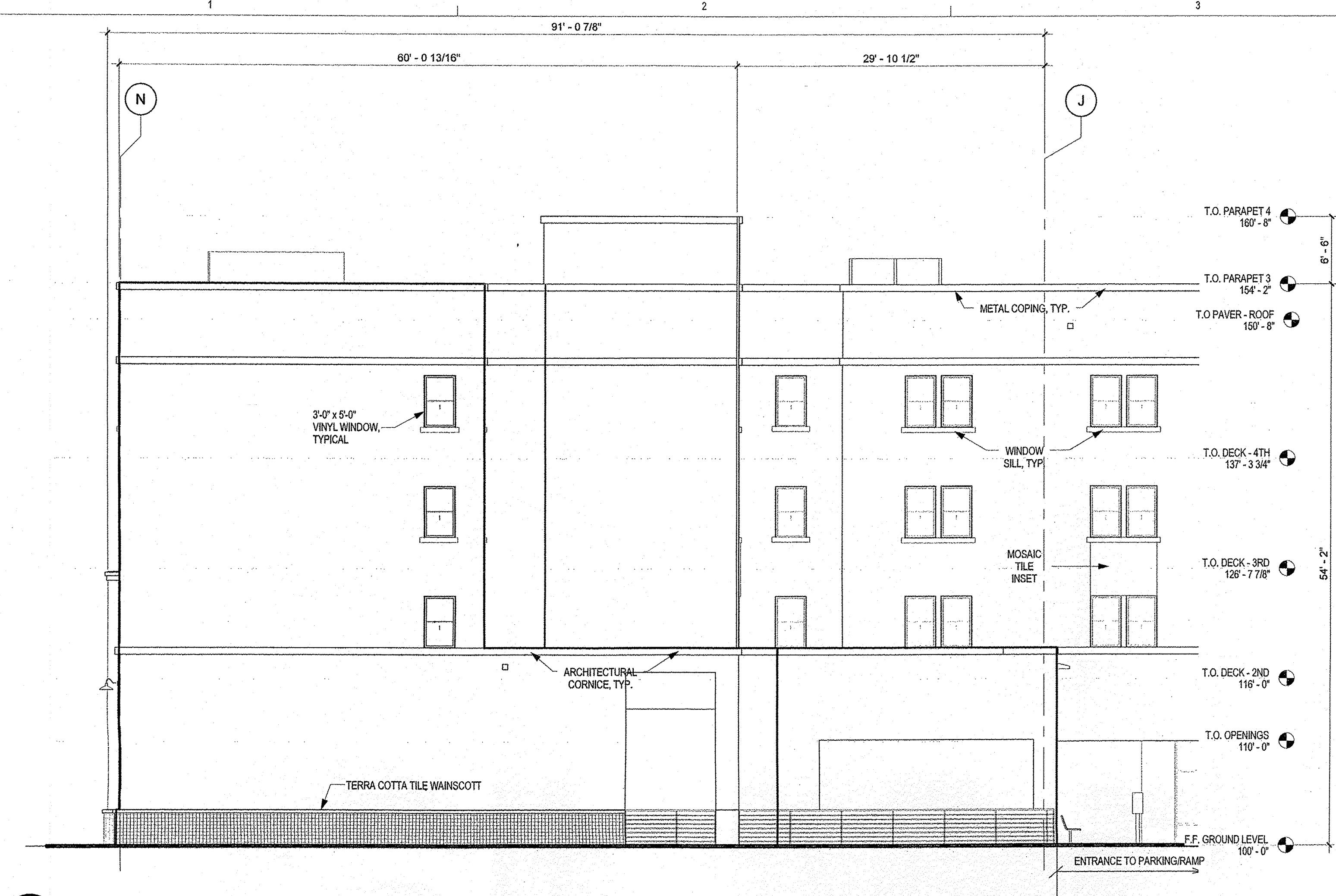
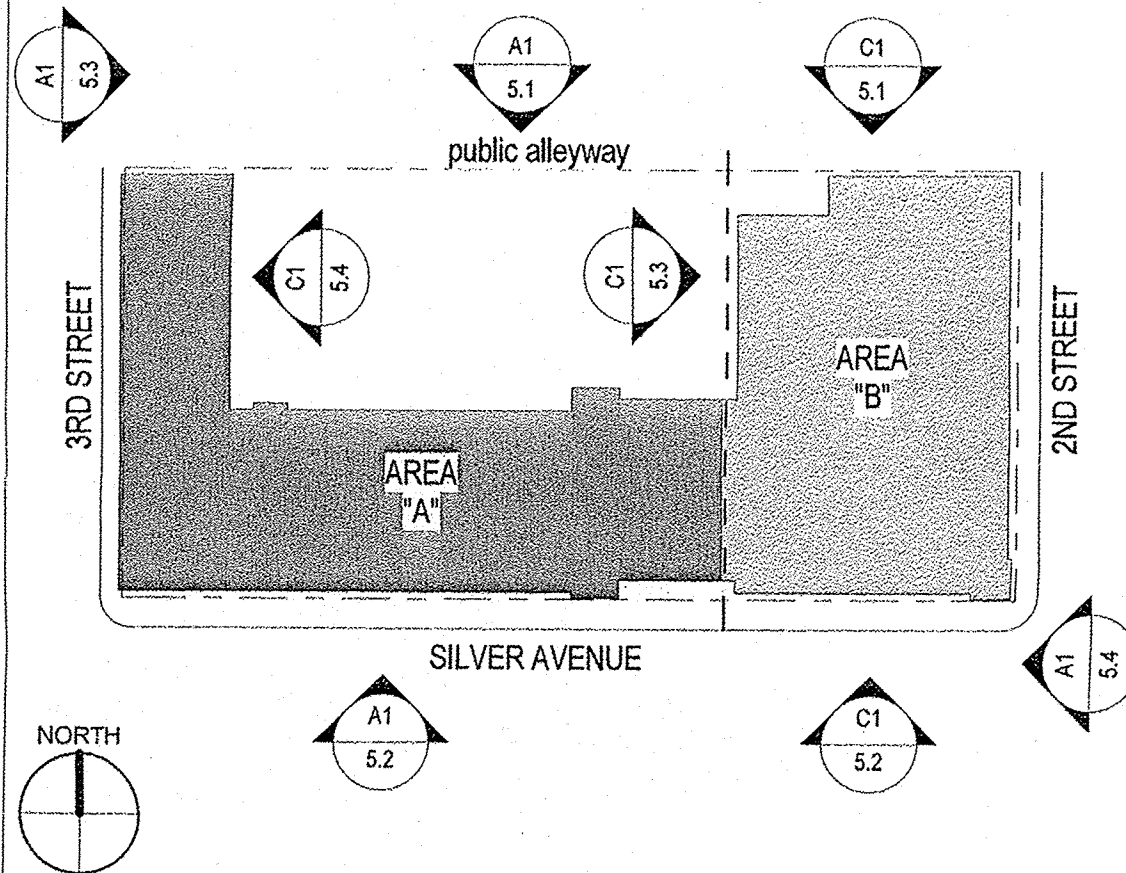
GENERAL SHEET NOTES

- A. TOP OF GROUND FLOOR SLAB INDICATED AS 100'-0". ALL VERTICAL DIMENSIONS ARE TAKEN FROM THIS POINT.
B. UNLESS NOTED OTHERWISE, FIELD COLOR TO BE FIELD COLOR 1.
C. FINISH GRADE, SLOPE AWAY FROM BUILDING 5% FIR 10'-0" MINIMUM OR PER GEOTECHNICAL RECOMMENDATIONS.
D. ALL EXTERIOR FINISHES PORTLAND CEMENT PLASTER (STUCCO) SYSTEM UNLESS OTHERWISE NOTED.
E. TYP - INDICATES "TYPICAL" NOTATION FOR ELEVATION.
F. AWNINGS EXTEND 3'-4" FROM FACE OF BUILDING.

LEGEND

- FIELD COLOR 1: LIGHT TAN / BROWN EARTH TONE
FIELD COLOR 2: LIGHT BROWN TONE
SMALL TILE: TERRA COTTA-LIKE AS BASE WAINSCOT
LARGE TILE: TERRA COTTA-LIKE AS ENTRANCE FEATURE

KEY PLAN



C1 NORTH ELEVATION - AREA B
1/8" = 1'-0"



A1 NORTH ELEVATION - AREA A
1/8" = 1'-0"

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

IMPERIAL BUILDING
205 Silver Avenue SW
Albuquerque, NM 87102

50%
CONSTRUCTION
DOCUMENTS
REVIEW

REVISIONS
DATE DESCRIPTION

DRAWN BY DPS
REVIEWED BY DPS
DATE 08.29.2014
PROJECT NO. 14-0064

DRAWING NAME
BUILDING
ELEVATIONS

SHEET NO.

SDP-5.2

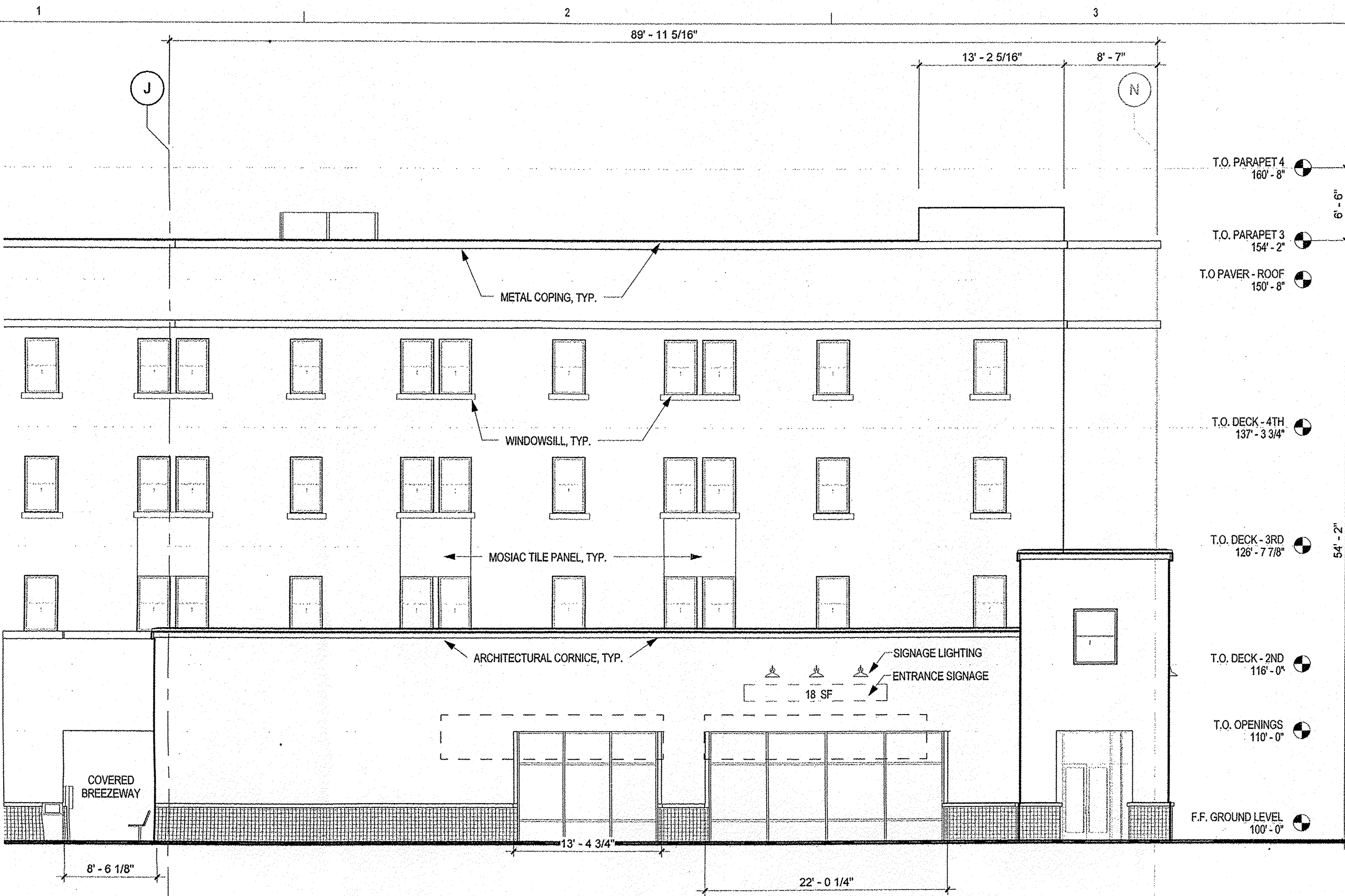
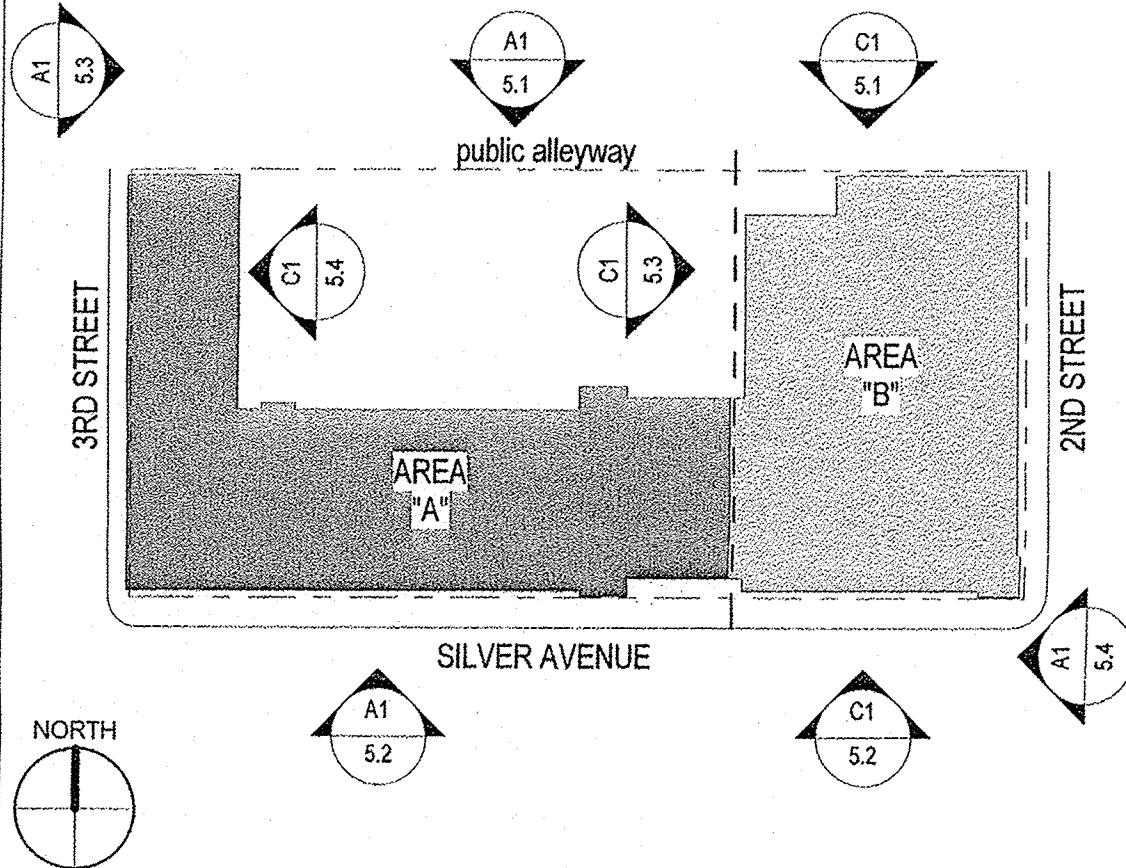
GENERAL SHEET NOTES

- A. TOP OF GROUND FLOOR SLAB INDICATED AS 100'-0". ALL VERTICAL DIMENSIONS ARE TAKEN FROM THIS POINT.
B. UNLESS NOTED OTHERWISE, FIELD COLOR TO BE FIELD COLOR 1.
C. FINISH GRADE, SLOPE AWAY FROM BUILDING 5% FIR 10'-0" MINIMUM OR PER GEOTECHNICAL RECOMMENDATIONS.
D. ALL EXTERIOR FINISHES PORTLAND CEMENT PLASTER (STUCCO) SYSTEM UNLESS OTHERWISE NOTED.
E. TYP - INDICATES "TYPICAL" NOTATION FOR ELEVATION.
F. AWNINGS EXTEND 3'-4" FROM FACE OF BUILDING.

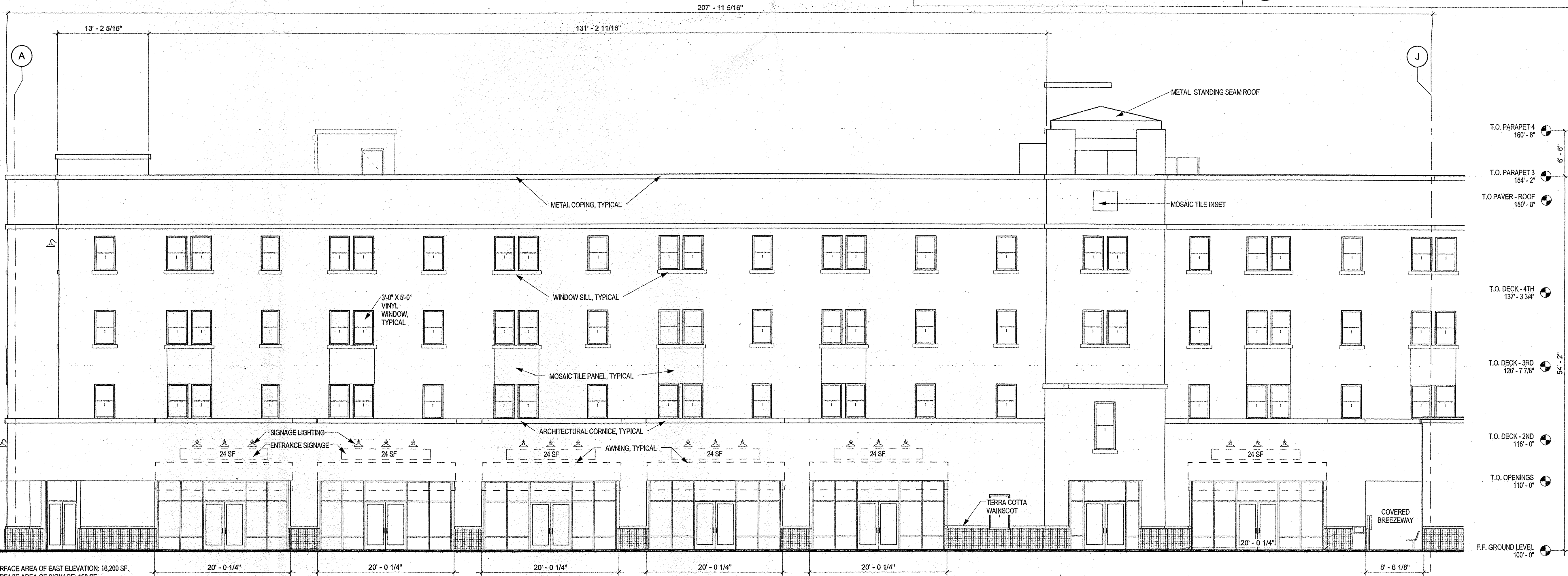
LEGEND

- FIELD COLOR 1: LIGHT TAN / BROWN EARTH TONE
FIELD COLOR 2: LIGHT BROWN TONE
SMALL TILE: TERRA COTTA-LIKE AS BASE WAINSCOT
LARGE TILE: TERRA COTTA-LIKE AS ENTRANCE FEATURE

KEY PLAN

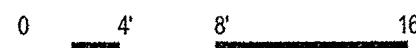


C1 SOUTH ELEVATION - AREA B
1/8" = 1'-0"



SURFACE AREA OF EAST ELEVATION: 16,200 SF.
SURFACE AREA OF SIGNAGE: 168 SF.
% OF SIGNAGE TO SURFACE AREA: 1.0%

A1 SOUTH ELEVATION - AREA A
1/8" = 1'-0"



9/5/2014 9:58:07 AM

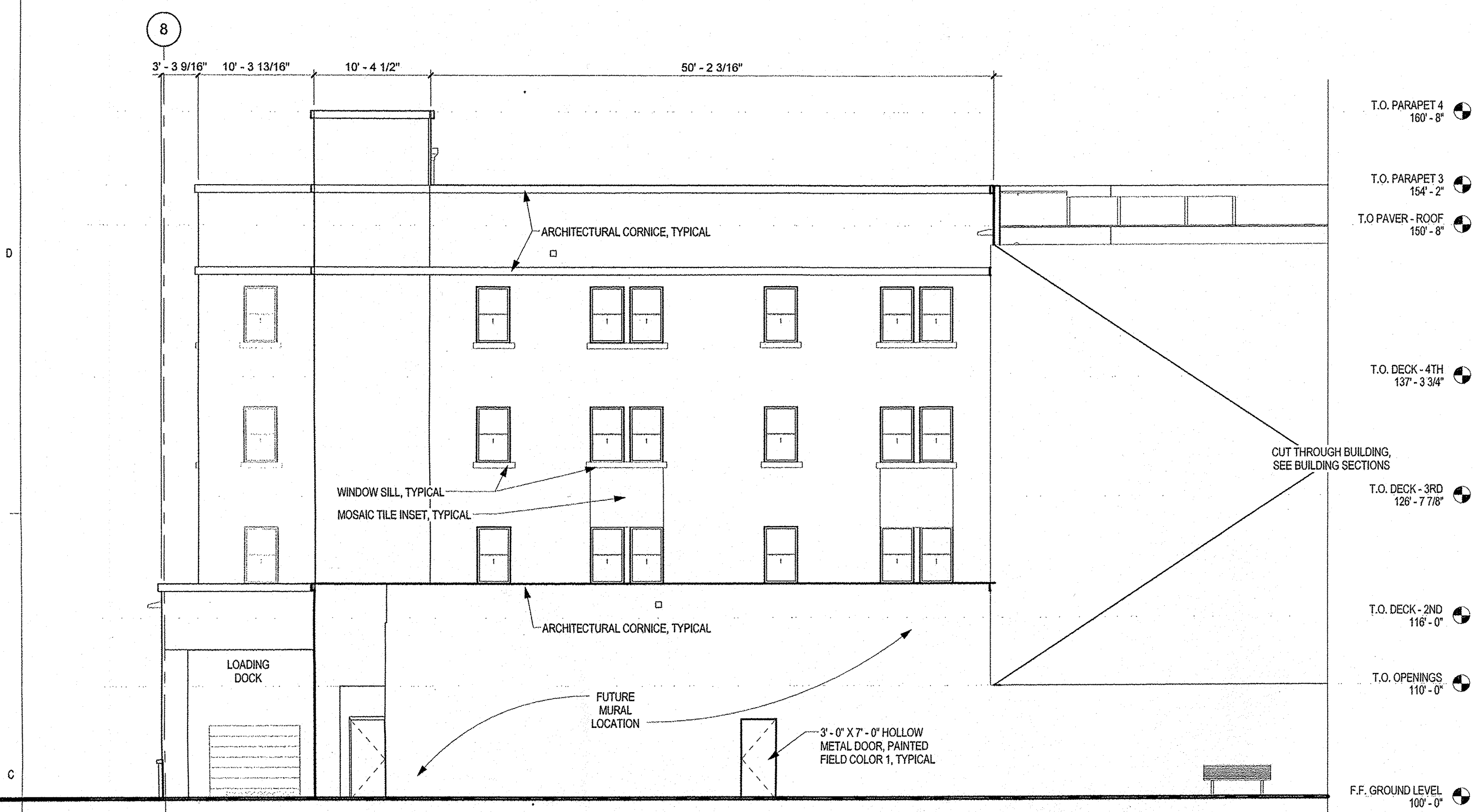
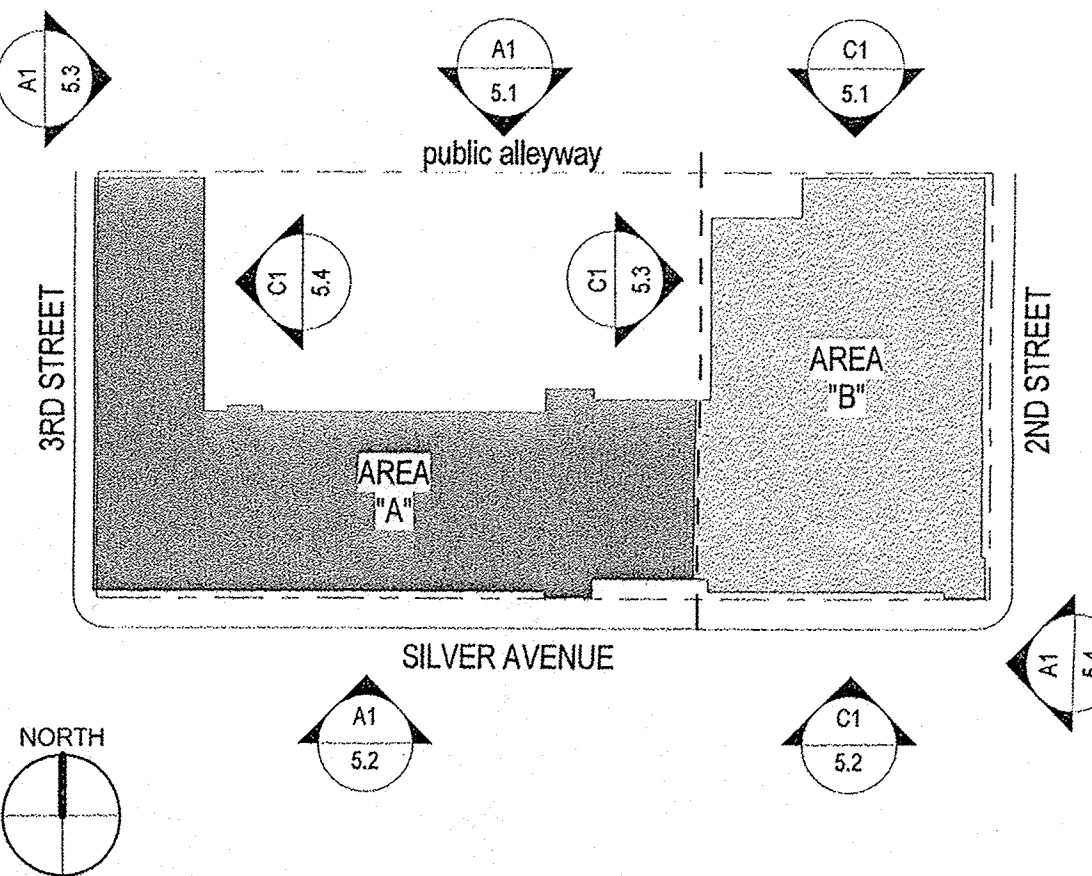
GENERAL SHEET NOTES

- A. TOP OF GROUND FLOOR SLAB INDICATED AS 100'-0". ALL VERTICAL DIMENSIONS ARE TAKEN FROM THIS POINT.
B. UNLESS NOTED OTHERWISE, FIELD COLOR TO BE FIELD COLOR 1.
C. FINISH GRADE, SLOPE AWAY FROM BUILDING 5% FIR 10'-0" MINIMUM OR PER GEOTECHNICAL RECOMMENDATIONS.
D. ALL EXTERIOR FINISHES PORTLAND CEMENT PLASTER (STUCCO) SYSTEM UNLESS OTHERWISE NOTED.
E. TYP INDICATES "TYPICAL" NOTATION FOR ELEVATION.
F. AWNINGS EXTEND 3'-4" FROM FACE OF BUILDING.

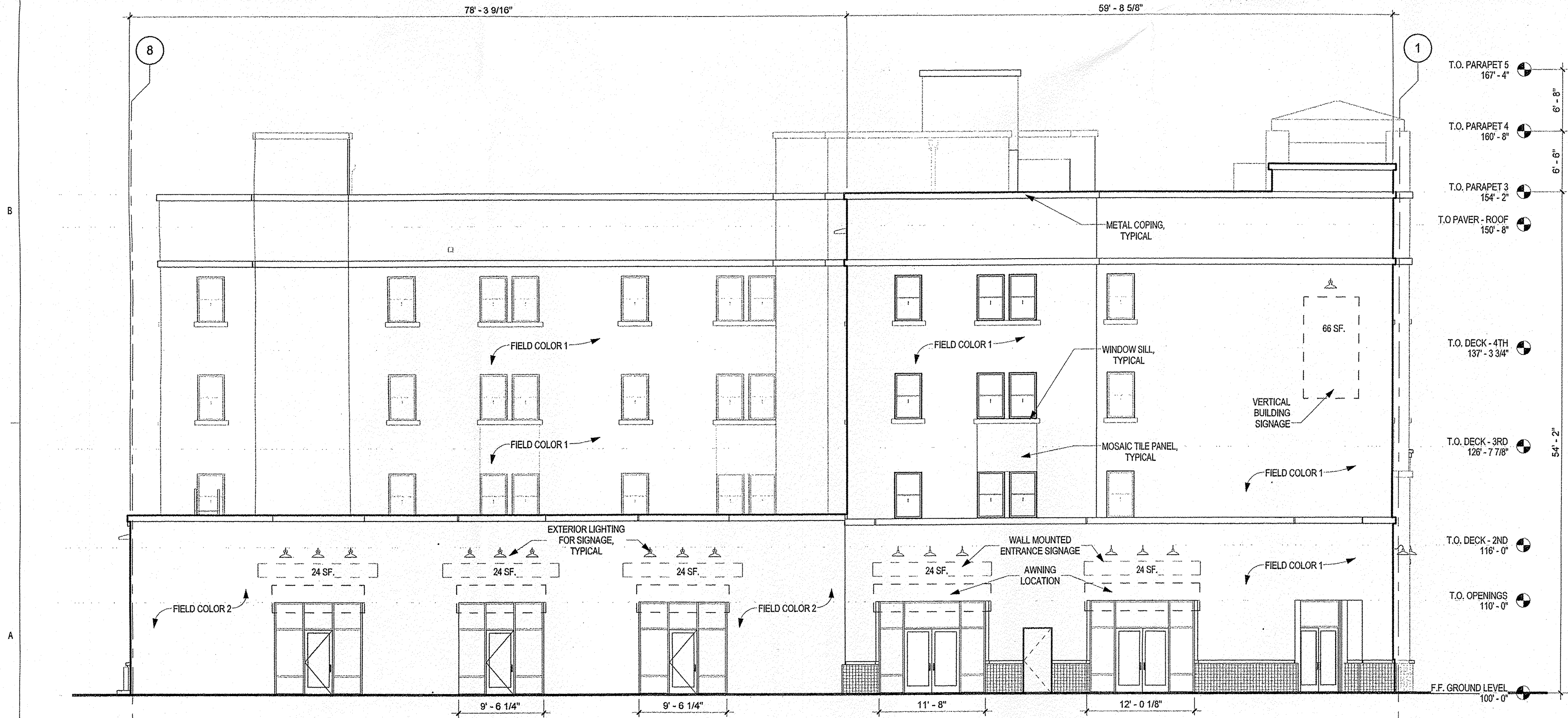
LEGEND

- FIELD COLOR 1: LIGHT TAN / BROWN EARTH TONE
FIELD COLOR 2: LIGHT BROWN TONE
SMALL TILE: TERRA COTTA-LIKE AS BASE WAINSCOT
LARGE TILE: TERRA COTTA-LIKE AS ENTRANCE FEATURE

KEY PLAN



C1 EAST ELEVATION - COURTYARD
1/8" = 1'-0"



SURFACE AREA OF EAST ELEVATION: 4404 SF.
SURFACE AREA OF SIGNAGE: 186 SF.
% OF SIGNAGE TO SURFACE AREA: 4.2%

A1 WEST ELEVATION
1/8" = 1'-0"

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

IMPERIAL BUILDING
205 Silver Avenue SW
Albuquerque, NM 87102

50%
CONSTRUCTION
DOCUMENTS
REVIEW

REVISIONS
△ DATE DESCRIPTION

DRAWN BY DPS
REVIEWED BY DPS
DATE 08.29.2014
PROJECT NO. 14-0064
DRAWING NAME

BUILDING
ELEVATIONS

SHEET NO.

SDP-5.4

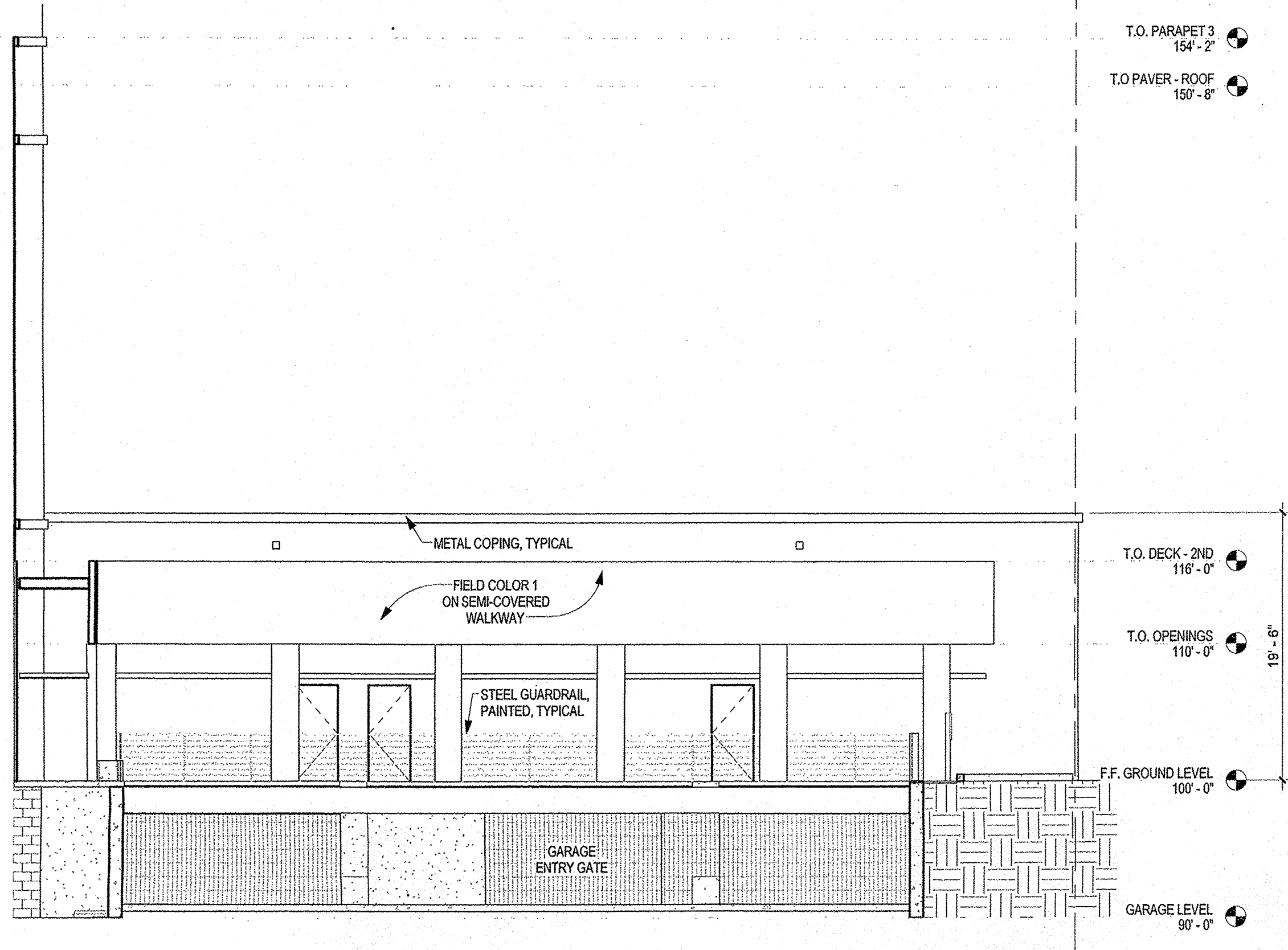
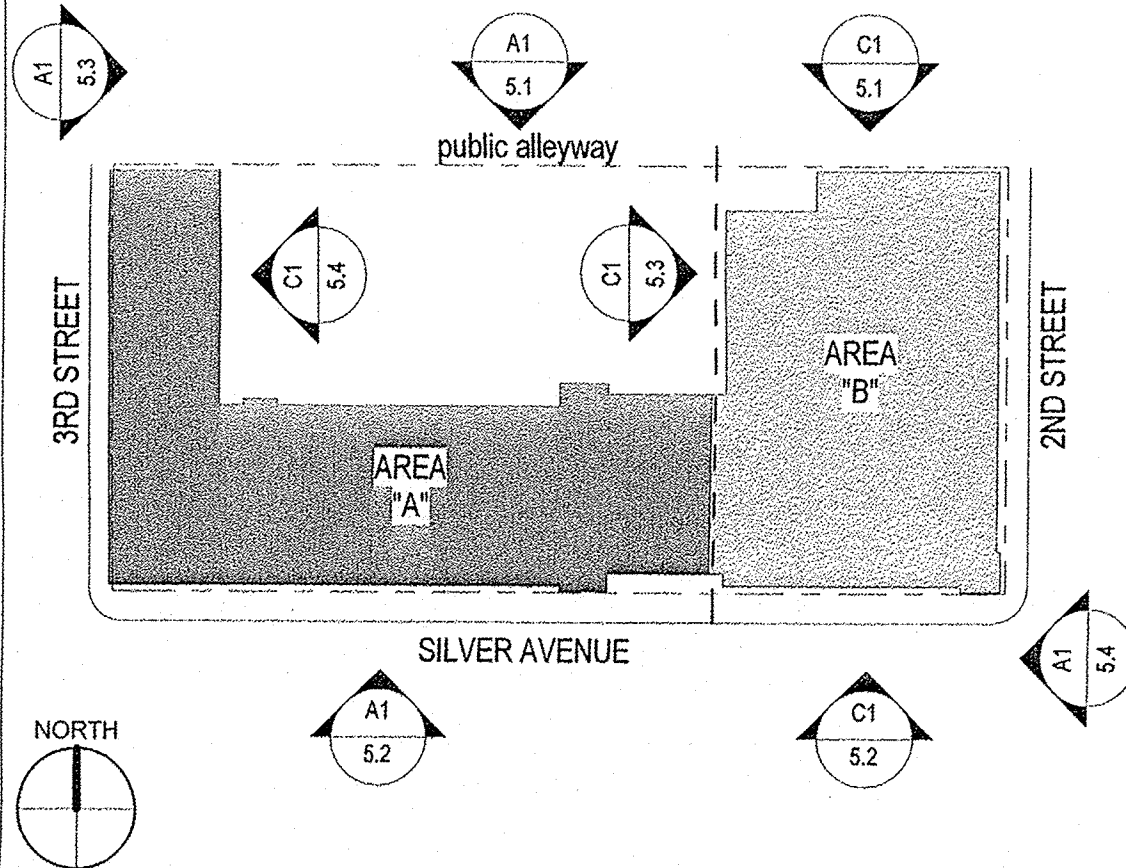
GENERAL SHEET NOTES

- A. TOP OF GROUND FLOOR SLAB INDICATED AS 100'-0". ALL VERTICAL DIMENSIONS ARE TAKEN FROM THIS POINT.
B. UNLESS NOTED OTHERWISE, FIELD COLOR TO BE FIELD COLOR 1.
C. FINISH GRADE, SLOPE AWAY FROM BUILDING 5% FIR 10'-0" MINIMUM OR PER GEOTECHNICAL RECOMMENDATIONS.
D. ALL EXTERIOR FINISHES PORTLAND CEMENT PLASTER (STUCCO) SYSTEM UNLESS OTHERWISE NOTED.
E. TYP - INDICATES "TYPICAL" NOTATION FOR ELEVATION
F. AWNINGS EXTEND 3'-4" FROM FACE OF BUILDING

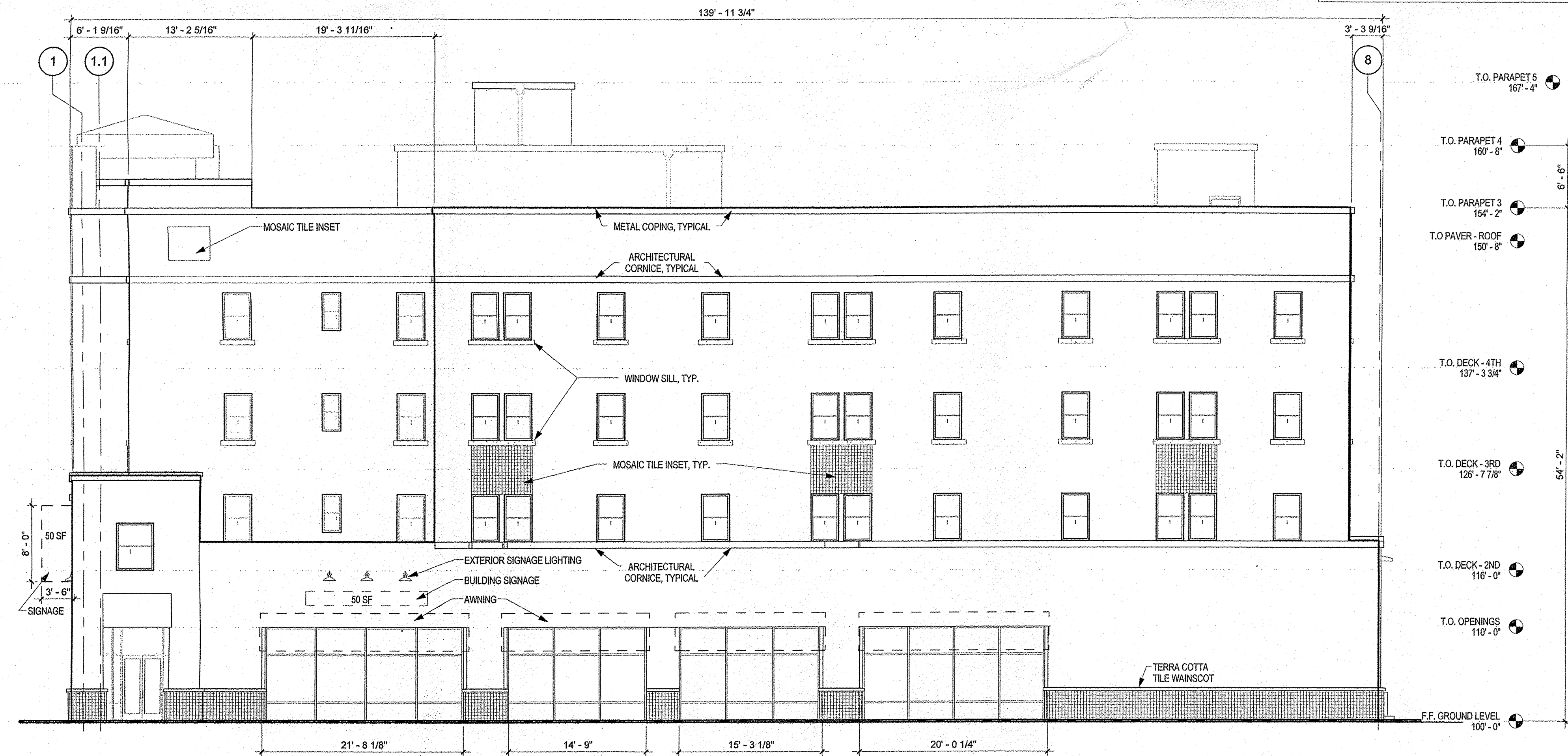
LEGEND

- FIELD COLOR 1: LIGHT TAN / BROWN EARTH TONE
FIELD COLOR 2: LIGHT BROWN TONE
SMALL TILE: TERRA COTTA-LIKE AS BASE WAINSCOT
LARGE TILE: TERRA COTTA-LIKE AS ENTRANCE FEATURE

KEY PLAN



C1 EAST ELEVATION - COURTYARD
1/8" = 1'-0"



SURFACE AREA OF EAST ELEVATION: 6806 SF.
SURFACE AREA OF SIGNAGE: 100 SF.
% OF SIGNAGE TO SURFACE AREA: 1.4%

A1 EAST ELEVATION
1/8" = 1'-0"

0 4 8 16