

# DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

**Site Plans:** It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

**Project# 1009952**

15DRB-70047 EPC APPROVED SDP FOR BUILD PERMIT

**PROJECT NAME: LOWES SBD**

**AGENT: BDA ARCHITECTURE**

\*\*Your request was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:\*\*

**Transportation:** *addressed comments*

**ABCWUA:**

**City Engineer:**

**Parks and Recreation :**

**Planning:** *acceptance by ABCWUA of Service Connection Agreement*

**PLATS:**

**Planning must record this plat. Please submit the following items:**

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:**
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

**ALL SITE PLANS:**

- 3 copies of the approved site plan. Include all pages.



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building  
Basement Hearing Room


February 11, 2015

MEMBERS:

Jack Cloud..... DRB Chair  
Kristal Metro..... Transportation Development  
Allan Porter..... ABCWUA  
Curtis Cherne.....City Engineer  
Carol Dumont..... Parks & Recreation

*Angela Gomez ~ Administrative Assistant*

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND  
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

- 1. **Project# 1009952**  
15DRB-70047 EPC APPROVED SDP  
FOR BUILD PERMIT
  
- 2. **Project# 1010182**  
15DRB-70024 EPC APPROVED SDP  
FOR BUILDING PERMIT  
15DRB-70025 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 

BDA ARCHITECTURE agent(s) for DANIEL LEVENSON request(s) the above action(s) for all or a portion of Lot(s) 6, **LOWES SBD** zoned SU-1 FOR C-2, located on COORS AND OLD AIRPORT RD containing approximately .8634 acre(s). (B-14) **THE EPC APPROVED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF WATER SERVICE AGREEMENT AND SUBJECT TO THE ORIGINAL MYLAR.**

GARCIA/KRAEMER & ASSOC. agent(s) for HOGARES INC request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, Block(s) 2, **SANDIA PLAZA** zoned SU-1 FOR R-T 4DU MAX, located on GRIEGOS RD NW BETWEEN 12TH ST NW AND GRANDE AVE NW containing approximately .35 acre(s). (F-14) *[Deferred from 1/28/15, 2/4/15]* **THE PRELIMINARY/ FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COPY OF RESTRICTIVE COVENANTS AND TO PLANNING. THE SITE PLAN FOR BUILDING PERMIT WAS DEFERRED TO 2/18/15.**

# DRB CASE ACTION LOG - BLUE SHEET

Complete 2/26/15

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

**Site Plans:** It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project# 1009952

15DRB-70047 EPC APPROVED SDP FOR BUILD PERMIT

**PROJECT NAME:** LOWES SBD

**AGENT:** BDA ARCHITECTURE

\*\*Your request was approved on 2-11-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:\*\*

Transportation: Address comments

ABCWUA:

City Engineer:

Parks and Recreation :

Planning: OK acceptance by ABCWUA of Service Connection Agreement

**PLATS:**

Planning must record this plat. Please submit the following items:

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). **RECORDED DATE:**

-Tax printout from the County Assessor.

-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

**ALL SITE PLANS:**

3 copies of the approved site plan. Include all pages.

+ .pdf



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009952

Application No. 15DRB-7067

TO:

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: \_\_\_\_\_

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Revised Grading & Drainage Plan

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CONTACT NAME: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM-DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

S Z

**ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> 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): BDA ARCHITECTURE (COLIN CAMPBELL) PHONE: 505-858-0180  
 ADDRESS: 901 LAMBERTON PL NE FAX: 505-858-0180  
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: COLIN@BDAARC.COM

APPLICANT: DANIEL LEVENSON PHONE: 505-890-8810  
 ADDRESS: 2469 CORNALES RD FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87048 E-MAIL: gatorvetan@me.com  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT DRB APPROVAL

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. 6 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: LOWES SUBDIVISION  
 Existing Zoning: SU-1 for CZ Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): B-14-2 UPC Code: 101406522846520401

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): \_\_\_\_\_  
1009952

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): .8634  
 LOCATION OF PROPERTY BY STREETS: On or Near: LOWES & OLD AIRPORT ROAD  
 Between: NM 528 and OLD AIRPORT

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 2/3/15  
 (Print Name) COLIN CAMPBELL Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

**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

15ORB-70047

Action

SBP  
CMF

S.F.

Fees

\$ 0  
 \$ 20.00  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 Total  
 \$ 20.00

Hearing date Feb. 11, 2015

[Signature]

2-3-15  
 Staff signature & Date

Project # 1009952

**FORM P(3): SITE 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: 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.**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**

**AMENDED 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 FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**

**FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- 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.

COLIN CAMPBELL  
Applicant name (print)  
Colin Campbell 2/3/15  
Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
15 - DRB - 70047

[Signature] 2-3-15  
Planner signature / date  
Project # 1009952



To: City of Albuquerque and EPC members

Re: Site Development Plan Review for Lot 6 Lowe's subdivision at Coors and Old Airport Road

January 30, 2014

This is a letter authorizing BDA Architecture, P.C. and its employees to be agents representing Daniel Levenson, DVM and Zahava Real Estate, LLC in these matters before the EPC.

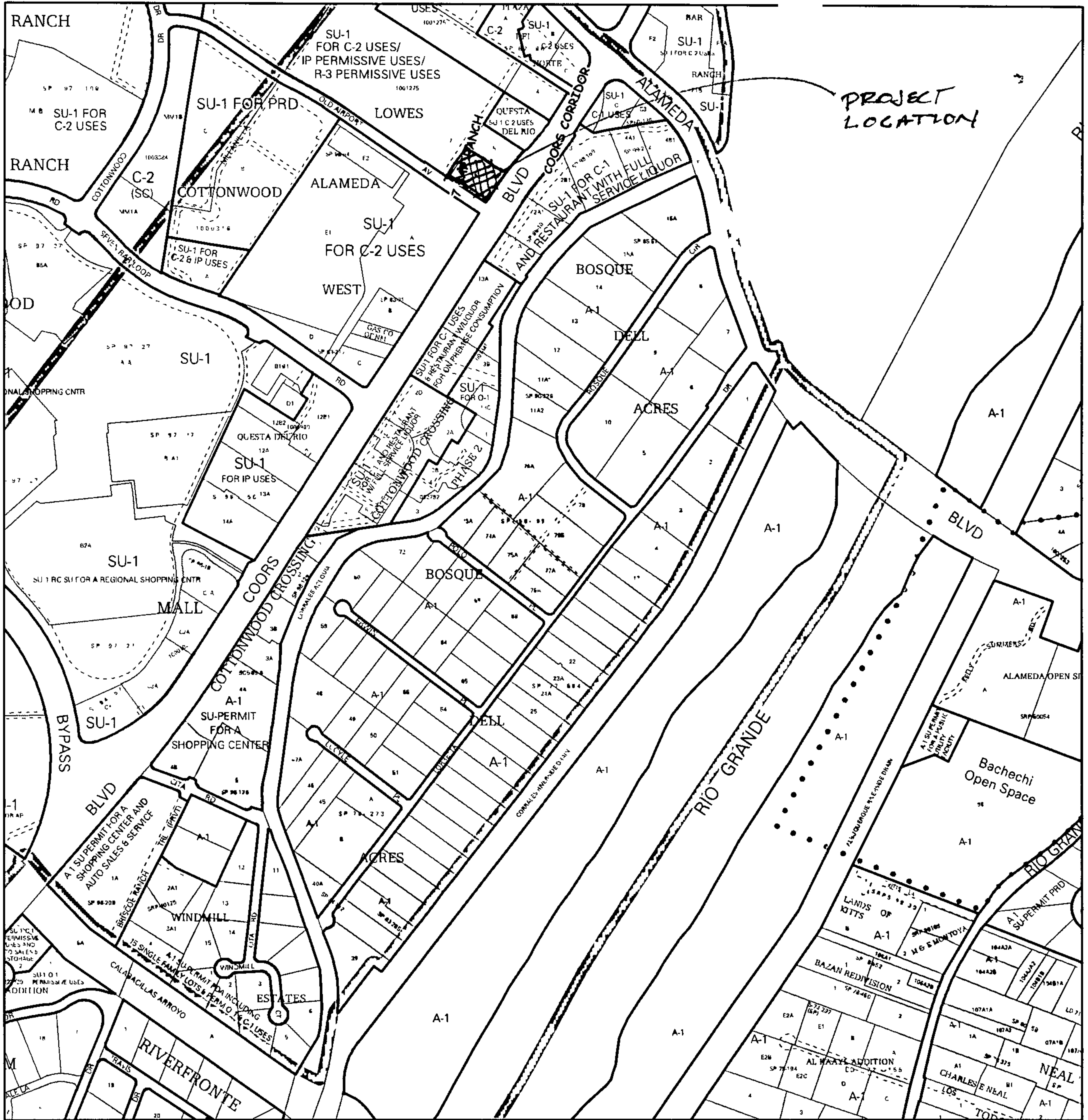
Zahava Real Estate, LLC and Daniel Levenson, DVM are under contract for the purchase of the Lot 6 in the Lowe's subdivision pending approval of our project.

Please feel free to call our office with any questions or concerns regarding this authorization.

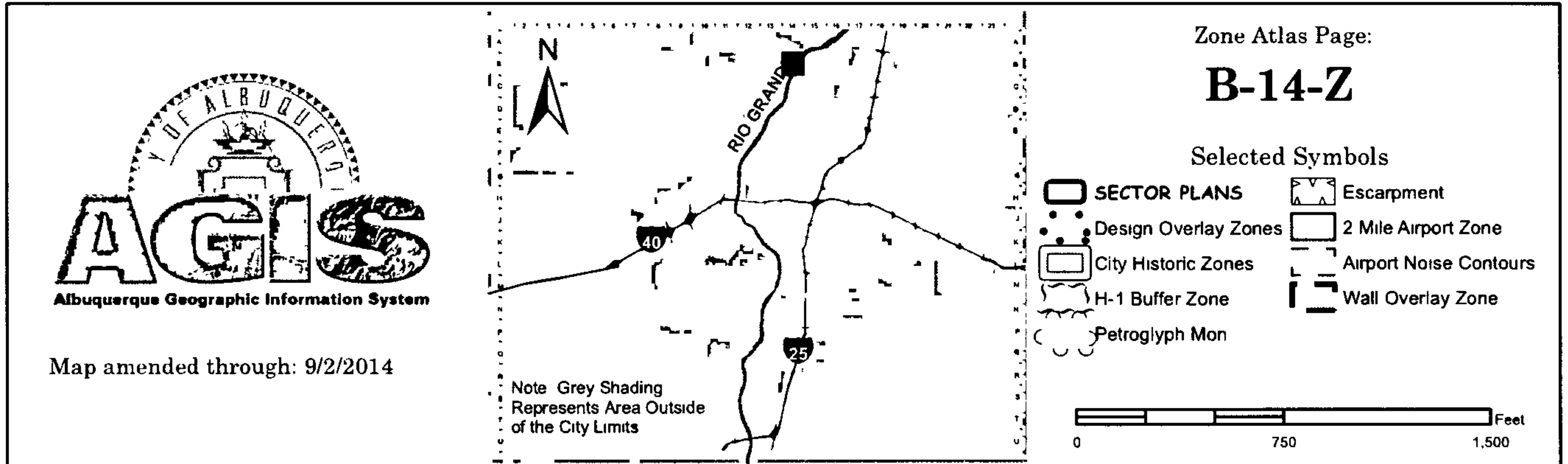
Respectfully,

Dr Daniel Levenson

A handwritten signature in black ink that reads "Daniel Levenson, DVM". The signature is written in a cursive style.



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







February 3, 2015

City of Albuquerque  
Attn: Planning Department  
600 Second St. NW  
Albuquerque, NM 87102

Re: 10141 Coors Blvd. NW 87114  
UPC 101406522846520401  
Project # 1009952  
14EPC-40005 Site Development for Building Permit  
EPC Condition of Approval summary

1. Letter has been submitted indicating the conditions have been satisfied.
2. Meeting with Planner was held on 02/02/15
3. Acknowledged
4. Site plan is has been submitted in accordance with all applicable City of Albuquerque requirements including the Development Process Manual and current ADA criteria.
5. Acknowledged
6. Cross access agreement has been provided and reviewed by the Planner. A copy has been included with this submittal.
7. The requested general note has been added to the Landscape Plan (L1) and the Grading and Drainage Plan (C101).
8. To our knowledge there are no previous actions taken by the EPC and/or the DRB.
9. 36 parking spaces and three accessible spaces are indicated on the site plan.

If you have any questions regarding the proposed development please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Colin Campbell', written in a cursive style.

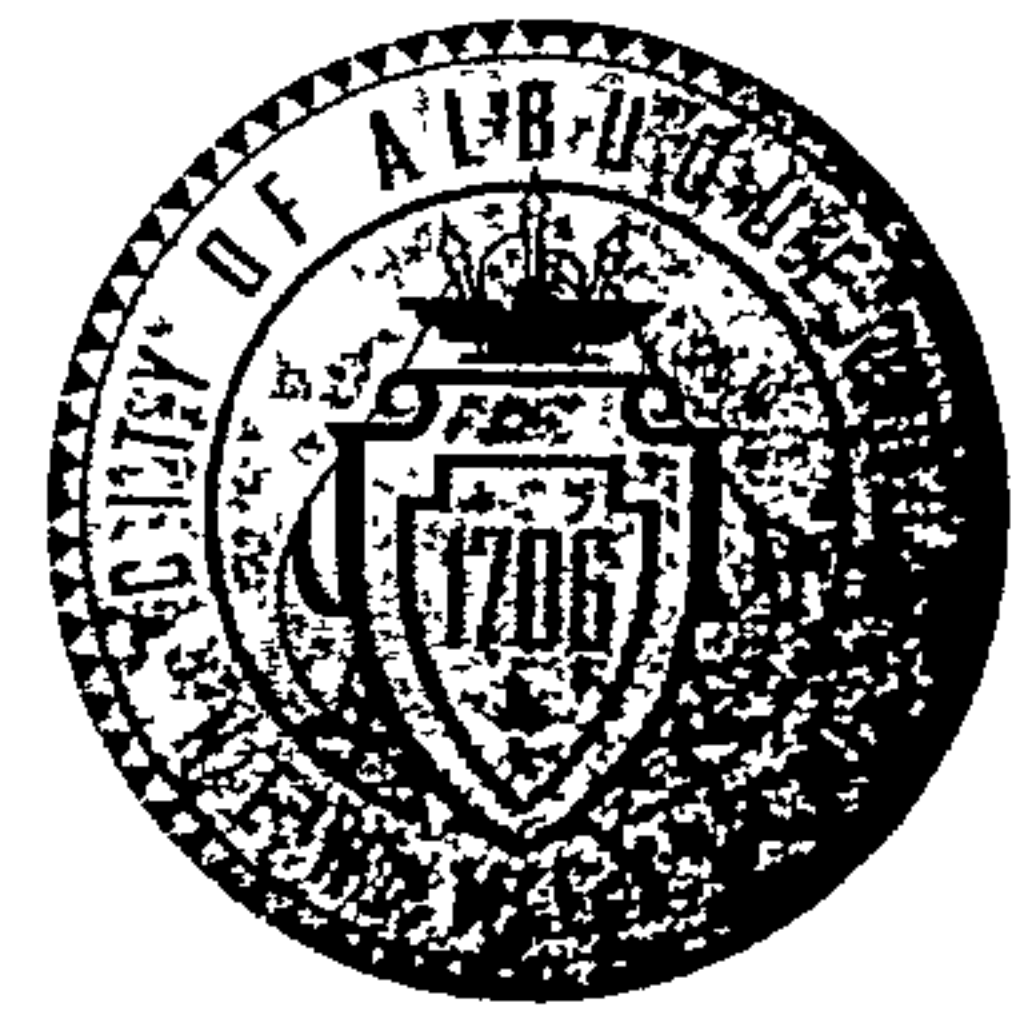
Colin Campbell  
Project Manager  
BDA Architecture  
Ph - (505)858-0180  
Fax - (505)858-0111  
Email - colincampbell@bdaarc.com

BDA Architecture, P.C.  
901 Lambertson Pl NE  
Albuquerque, NM 87107

(505) 858-0180  
(505) 858-0111 Fax  
info@bdaarc.com

# CITY OF ALBUQUERQUE

**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

March 14, 2014

Daniel Levenson  
2469 Corrales Rd Ste. B-1  
Albuquerque, NM 87107

**Project# 1009952 \***  
14EPC-40005 Site Dev. Plan for Building Permit

### LEGAL DESCRIPTION:

For all or a portion of Lot 6 Plat of Lots 1-7  
Lowe's Subdivision, located at SW corner of  
Coors Blvd. intersection with Old Airport Ave.,  
containing approximately 0.839 acres.  
Staff Planner: Chris Glore

PO Box 1293

Albuquerque

On March 13, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project 1009952, 14EPC-40005, a request for a Site Development Plan for Building Permit, based on the following Findings and Conditions:

New Mexico 87103

### FINDINGS:

www.cabq.gov

1. This request is for a Site Development Plan for Building Permit for Lot 6 Plat of Lots 1-7 Lowe's Subdivision containing approximately 0.839 acre of land located at the northwest corner of the intersection of Coors Blvd. and Old Airport Ave. (the "subject site").
2. The subject site is zoned SU-1 for C-2 Uses/IP Permissive Uses/R-3 Permissive Uses.
3. The proposed new construction is an 8,466 sq. ft. commercial building, with parking areas and landscaping.
4. The subject site is in the Established Urban Areas of the Comprehensive Plan. Additional applicable plans are the Westside Strategic Plan, the Coors Corridor Plan, and the Seven Bar Ranch Sector Development Plan. The proposal must also comply with the Zoning Regulations and General Regulations of the Zoning Code.

OFFICIAL NOTICE OF DECISION

Project #1009952

March 13, 2014

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5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Coors Corridor Plan, Seven Bar Ranch Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. This Site Development Plan for Building Permit meets all requirements regarding architecture, lighting, and landscaping of the adopted Site Development Plan for Subdivision for Lot 6 Plat of Lots 1-7 Lowe's Subdivision (01EPC-01EPC-00742 and 01EPC-00743 Project No. 1001275).
7. The Site Development Plan for Building Permit **request furthers or is consistent with** the following Comprehensive Plan policies:

Policy II.B.5.d: Development respects neighborhood values, environmental conditions and resources. *Design standards established by the existing SPS would be met with the proposed SPBP, and thereby the same level of design as exists in the commercial center overall.*

Policy II.B.5.e: New growth in areas where vacant land is contiguous to urban facilities and services and where the integrity of neighborhoods can be ensured. *A full range of urban utilities and services are available in the vicinity. The new building would not adversely impact the integrity of residential neighborhoods.*

Policy II.B.5.i: Employment and service uses sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential streets. *The construction would be along a corridor of pad commercial development, and traffic would remain outside of residential neighborhoods.*

Policy II.B.5.l: Quality and innovation in design in all new development, appropriate to the Plan area. *The façade and roofing materials would complement the design of existing buildings along Coors Blvd. and within the Lowe's center. The request would be consistent with the design standards of the approved SPS.*

Policy II.B.5.m: Design improves the quality of the visual environment. *The SPBP architectural style would follow SPS design regulations, and would therefore be compatible with surrounding development along Coors Blvd. near the Alameda Blvd. intersection.*

8. The Site Development Plan for Building Permit **request furthers** the following Rank II Westside Strategic Plan policies:

Policy 1.1: Thirteen distinct Communities shall constitute the urban form of the West Side. Communities shall develop with higher density (in Community and Neighborhood Centers), surrounded by lower density. *The subject site is within the designated West Side Regional Center and commercial uses would be increased within the designated Regional Center.*

Policy 3.2: Multifamily development and non-residential development are appropriate in and near the Regional Center. *The proposed SPBP would increase the availability of commercial retail and service uses on a site located within the designated Regional Center.*

Policy 4.10: Promote land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation. *The development would occur on a vacant site within walking distance of other commercial development and the sidewalks and public transit service along Coors Blvd.*

9. The Site Development Plan for Building Permit request **partially furthers** the following Rank II Westside Strategic Plan policies:

Policy 3.3: Development of the Regional Center inclusive of mixed uses, and multi-modal transportation. Connections must be provided with all new development. *The proposed SPBP would provide pedestrian linkages to sidewalks along Coors Blvd. and to sidewalk along the internal access road, but not to sidewalk along Old Airport Ave.*

10. The Site Development Plan for Building Permit request **furtheres or does not conflict with** the following Rank III Coors Corridor Plan policies:

Policy 1.7: Public view sites shall be provided at appropriate locations along Coors Boulevard.

Policy 4.c.1: Unique views east of Coors Boulevard should be protected and enhanced.

*The west side of Coors Blvd. near Alameda Blvd., where the subject site is located, is not a public view site. The building would not adversely impact public views.*

Policy 1.8: Roadway design shall provide for pedestrian and bicycle traffic located off Coors Blvd. All vehicle access for the site would be from an internal drive accessing commercial pad sites south of Alameda Blvd., including the subject site.

Policy 4.a.1: Appropriate and pleasing visual impressions within the corridor should be established and preserved.

Policy 4.a.3: New development should be in accordance with the design regulations and guidelines.

*Exterior design would be required to be consistent with the adopted design regulations of the approved SPS.*

Policy 4.b.2: Buildings to provide a pleasing and functional relationship to the roadway, the site, and adjacent or related buildings. *The proposed SPBP setback is consistent with the setbacks of existing restaurant buildings along the same section of Coors Blvd. The building height and bulk would also be consistent with free-standing commercial buildings in the site vicinity.*

Policy 4.b.3: Landscaped street yard along the entire frontage of Coors Blvd.

Policy 4.b.4: Landscaping design complementary to the site and overall appearance of the corridor.

*The proposed SPBP would landscape the site frontage on Coors Blvd. to a depth of 35 ft., and on Old Airport Ave. Tree spacing would meet the requirements of the approved SPS.*

Policy 4.b.7: Separate pedestrian and vehicular access should be provided. Pedestrian access shall not use driveways as walkways. *The SPBP shows on-site pedestrian circulation with sidewalks connecting the building to Coors Blvd. and the access drive adjacent to the north.*

## OFFICIAL NOTICE OF DECISION

Project #1009952

March 13, 2014

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Policy 4.b.9: Site area lighting should be designed to minimize glare on public right-of-way or adjacent premises. *Lighting of outdoor areas would be required to incorporate down-directed fixtures on maximum 20-foot high poles, which would prevent light spillover.*

Policy 4.b.10: Architectural design should contribute to the visual environment of the Coors Corridor. *The architectural elevations would provide façade features to break up the mass as required by the Zoning Code.*

11. The Site Development Plan for Building Permit request **partially furthers** the following Rank III Coors Corridor Plan policies:

Policy 4.b.5: Off-street parking facilities should be located to the rear of sites.

Policy 4.b.6: Commercial sites should be designed so building is located near the street.

*The SPBP places all parking in front of buildings relative to Coors Blvd. However, landscape setback is maintained and a parking screen wall is proposed.*

12. The Site Development Plan for Building Permit request is **consistent with** the following Rank III Seven Bar Ranch Sector Development Plan guidelines:

Element 2: Consistent treatment of vertical building planes with regard to color, material, architectural details and trim materials. *The SPBP building elevations depict a southwestern architectural style with articulated building planes on the north and east sides. The building elevations would generally provide façade features to break up the mass as required by the Zoning Code.*

Element 3: Consistency of major architectural elements such as roof-line, articulation of building fenestration, and articulation of massing. *The SPBP building elevations show a sloping roof on part of the building, and regular window and door openings on the north, east and west sides. Additional window openings should be provided on the south elevation.*

13. Proposed parking would be a total of 36 spaces provided including three accessible spaces (meeting the requirement), a total of 9 spaces less than the Zoning Code required number of spaces. A deviation to required parking is requested with this SPBP; the subject property is zoned SU-1 and the EPC can determine the off-street parking requirement for a development within the SU-1 zone per Zoning Code §14-16-2-22(C).

## CONDITIONS OF APPROVAL

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.

OFFICIAL NOTICE OF DECLIN

Project #1009952

March 13, 2014

Page 5 of 6

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. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
4. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
5. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
6. Provide Cross-Access Agreements.
7. Add the following note to the General Notes on sheet C-1 and Landscaping Plan: "Landscaping, fencing 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."
8. All requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
9. The EPC approves the request for a parking space total of 36 spaces provided including three accessible spaces, as part of a development within the SU-1 zone per Zoning Code §14-16-2-22(C).

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **MARCH 28, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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 application(s).

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone

OFFICIAL NOTICE OF DECISION

Project #1009952

March 13, 2014

Page 6 of 6

map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan; within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan, so long as they can be shown to be in conformance with the original, approved intent.

**DEFERRAL FEES:** Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

  
Suzanne Lubar  
Planning Director

SL/CG/mc

cc: Colin Campbell, BDA Architecture, 901 Lambertson Pl. NE, Albuquerque, NM 87107  
Candelaria Patterson, 7608 Elderwood NW, Albuquerque, NM 87120  
Harry Hendrickson, 10592 Rio del Sol Ct. NW, Albuquerque, NM 87120



February 3, 2015

City of Albuquerque  
Attn: Planning Department  
600 Second St. NW  
Albuquerque, NM 87102

Re: 10141 Coors Blvd. NW 87114  
UPC 101406522846520401  
Project # 1009952  
14EPC-40005 Site Development for Building Permit  
Written Project Summary

We are seeking City of Albuquerque DRB approval for the development of Lot 6 of the Lowes Subdivision located on the northwest corner of Coors Blvd. and Old Airport Ave. The proposed project will be a new 9,405 square foot building. 6,039 square feet of the building will house the Southwestern Veterinary Medical Center and the remaining 3,366 square feet will be tenant lease space. The building will take on a Northern New Mexico style of architecture which we believe will fit in with the surroundings. The building materials will consist of a stucco exterior with stone accents and metal roofing on the pitched portion of the building.

If you have any questions regarding the proposed development please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Colin Campbell', written in a cursive style.

Colin Campbell  
Project Manager  
BDA Architecture  
Ph - (505)858-0180  
Fax - (505)858-0111  
Email - colincampbell@bdaarc.com

BDA Architecture, P.C.  
901 Lambertson Pl NE  
Albuquerque, NM 87107

(505) 858-0180  
(505) 858-0111 Fax  
info@bdaarc.com



# SOUTHWEST VETERINARY MEDICAL CENTER

ALBUQUERQUE, NEW MEXICO  
DANIEL LEVENSON, D.V.M.

JANUARY 29, 2014  
SITE DEVELOPMENT PLAN

## INDEX TO DRAWINGS

G001	TITLE SHEET
AS101	SITE PLAN
ASS01	SITE DETAILS
C101	GRADING AND DRAINAGE PLAN
C102	UTILITY PLAN
L1	LANDSCAPE PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	COLORLED EXTERIOR ELEVATIONS

BDA ARCHITECTURE, P.C.  
101 Laramie Ave. N.E.  
Albuquerque, NM 87102  
Phone: (505) 884-0100  
Fax: (505) 884-0111  
Email: info@bda.com

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**BDA**  
**CMP**

**SOUTHWEST VETERINARY MEDICAL CENTER**  
Lower Lot 6 Site Development  
Albuquerque, New Mexico  
Daniel Levenson, D.V.M.  
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### GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE AND LOCAL BUILDING CODES AND ORDINANCES.
- ALL PUBLIC UTILITY TIES TO COMPLY WITH LOCAL MUNICIPALITY REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR ALL UNDERGROUND UTILITY LOCATIONS AND ASSOCIATED EXCAVATIONS.
- CONTRACTOR SHALL BECOME FAMILIAR WITH AND EXAMINE THE SITE PRIOR TO PROPOSING OR WORKING ON THE PROJECT. PROPOSING OR WORKING ON THE PROJECT SHALL CONSTITUTE UNDERSTANDING AND ACCEPTANCE OF ALL CONDITIONS.
- BRACE PARTITIONS TO ROOF STRUCTURE ABOVE AS REQUIRED.
- ALL EXPOSED WOOD TRIM TO BE STAIN GRADE PINE OR FIR UNLESS NOTED OTHERWISE.
- NON-BEARING PARTITIONS MAY BE CONSTRUCTED OF 2X4 W/O OR 3 5/8" 28 GA. METAL STUDS AT CONTRACTOR'S OPTION.
- PARTITIONS DESIGNATED AS DAMPING OR SOUND ATTENUATING SHALL BE CONSTRUCTED AS INDICATED FROM FLOOR TO STRUCTURE WITH CALLING AT ENTIRE PERIMETER AND ANY PENETRATIONS TIGHTLY SEALED AND CALKED. INSULATE ENTIRE CAVITY WITH FULL THICKNESS UNFACED BATT INSULATION.

- GENERAL PARTITIONS SHALL EXTEND TO ABOVE FINISH CEILING.
- ALL DOOR FRAMES TO RECEIVE SII FINGERS.
- ALL ROOF PENETRATIONS SHALL BE FLASHED BY PROFESSIONAL ROOFER.
- ALL EXPOSED SURFACES TO BE FINISHED.
- ALL WALL SURFACES TO BE PRIME PAINTED PRIOR TO FINISH COAT OR VWC.
- ALL TRADES SHALL BE RESPONSIBLE FOR WORK IN THEIR RESPECTIVE TRADES REGARDLESS OF WHERE REFERENCES APPEAR. SHOULD ELECTRICAL WORK APPEAR ON AN ARCHITECTURAL DRAWING THE ELECTRICAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR ITS COMPLETION ETC. ALL CONTRACTORS SHOULD BE THOROUGHLY FAMILIAR WITH ALL PLANS AND SPECIFICATIONS SECTIONS AND THE WORK OF ALL OTHER TRADES TO ASSURE COMPLETE COVERAGE AND SYSTEM INTERFACE.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL BUILDING PERMITS. A BUILDING PERMIT IS REQUIRED. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS GOVERNING THE PARTICULAR CLASS OF WORK INVOLVED. THE BUILDER IS RESPONSIBLE FOR ALL PLAN CHECK AND PERMIT SUBMITTALS INCLUDING ENERGY CODE COMPLIANCE. THE ARCHITECT WILL FURNISH ALL MECH. AND ELECTRICAL CALCS FOR THE

CONTRACTORS USE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL EXECUTION OF THE WORK TO SUIT THESE REQUIREMENTS. ON COMPLETION OF THE WORK THE CONTRACTOR SHALL OBTAIN AND DELIVER TO THE OWNER FINAL CERTIFICATES OF ACCEPTANCE AND OCCUPANCY.

16 EXCEPT AS OTHERWISE INDICATED, COMPLY WITH APPLICABLE PROVISIONS OF NEC AND STANDARDS BY NEMA FOR ELECTRICAL COMPONENTS OF GENERAL WORK. PROVIDE UL LISTED AND LABELED PRODUCTS. CABINETRY IS TO BE CUSTOM FABRICATED PLASTIC LAMINATE INCLUDING

### VICINITY MAP



REVIEWS	
INITIALS	DATE

REVISIONS	
REV NO	DATE

REV NO	DATE	COMMENTS

PROJECT NO  
**1320**

### LEGEND:

- DETAIL CUT SYMBOL
- SECTION CUT SYMBOL
- ELEVATION SYMBOL
- KEYED NOTE SYMBOL
- DOOR NUMBER SYMBOL
- WINDOW NUMBER SYMBOL
- STANDARD DIMENSION
- CLEAR DIMENSION

### ABBREVIATIONS:

AFF	ABOVE FINISH FLOOR	HC	HOLLOW CORE OR HANDICAPPED	SS	SANITARY BEWER
ALT	ALTERNATE	HM	HOLLOW METAL	SST	STAINLESS STEEL
ACT	ACOUSTICAL CEILING TILE	HVAC	HEATING VENTILATING AIR CONDITIONING	SV	SHEET VINYL
CFM	CUBIC FOOT PER MINUTE	HW	HOT WATER	TOA	TOP OF ASPHALT
CJ	CONTROL JOINT	MH	MANHOLE	TOC	TOP OF CURB/CONCRETE
CL	CENTERLINE	MO	MASONRY OPENING	TOP	TOP OF PARAPET
CLR	CLEAR	MT	METAL THRESHOLD	TOW	TOP OF WALL
CMU	CONCRETE MASONRY UNIT	NC	NOT IN CONTRACT	TRF	TYPICAL
CONT	CONTINUOUS	OC	ON CENTER	UGND	UNDER GROUND
CO	CLEAN OUT	OD	OUTSIDE DIAMETER	UNO	UNLESS NOTED OTHERWISE
CT	CERAMIC TILE	OFCI	OWNER FURNISHED/CONTRACTOR INSTALLED	VB	VIEW BOX ILLUMINATOR
DW	COLD WATER	OFOW	OWNER FURNISHED/OWNER INSTALLED	VCT	VINYL COMPOSITION TILE
DC	DROP COND OUTLET	OH	OVER HEAD	VTR	VENT THRU ROOF
DF	DRINKING FOUNTAIN	OR	OPERATING ROOM	VWC	VINYL WALL COVERING
DA	DIAMETER	PCF	PER CUBIC FOOT	WD	WOOD
DWV	DRAIN WASTE VENT	PSF	PAINTED GYPSUM BOARD	WP	WATER PROOF
EWC	ELECTRIC WATER COOLER	PL	PROPERTY LINE	WWF	WELDED WIRE FABRIC
EJ	EXPANSION JOINT	PLF	PER LINEAR FOOT		
FD	FLOOR DRAIN	PSF	POUNDS PER SQUARE FOOT		
FIN FLR	FINISH FLOOR	PSI	POUNDS PER SQUARE INCH		
GA	GAGE	RD	ROUGH OPENING		
GSP	GROSS SQUARE FOOTAGE	RO	ROUGH OPENING		
GYP BD	GYPSUM BOARD	SC	SOLID CORE OR SEALED CONCRETE		

### CONSULTANTS

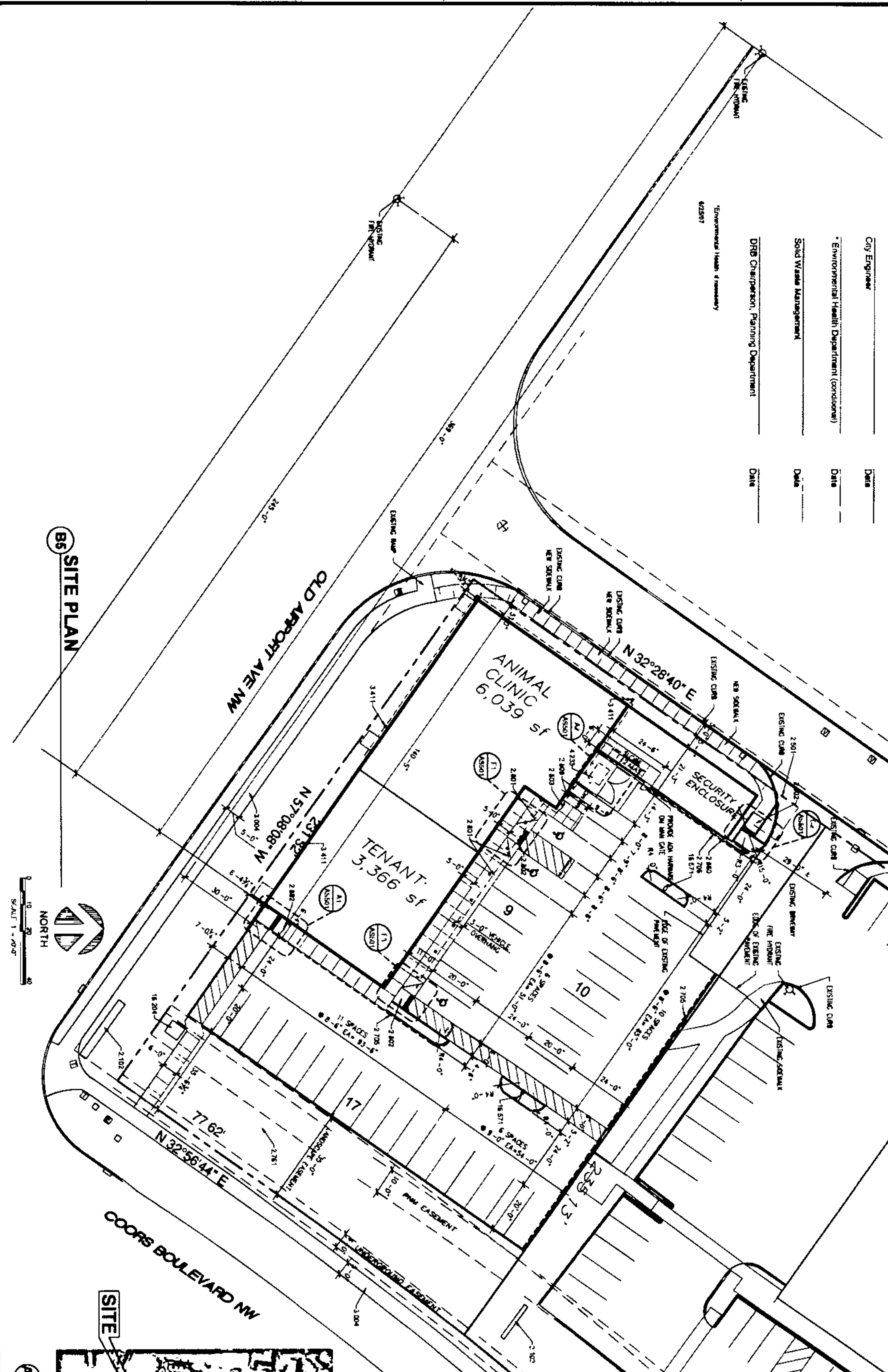
CIVIL	SBS CONSTRUCTION AND ENGINEERING, LLC 10208 SNOWFLAKE CT. NW ALBUQUERQUE, NEW MEXICO 87114 PHONE: (505) 898-8470
LANDSCAPE	TERRITORIAL LANDSCAPE CO P. O. BOX 88878 ALBUQUERQUE, NEW MEXICO 87183 PHONE: (505) 898-8198

### PROJECT DATA:

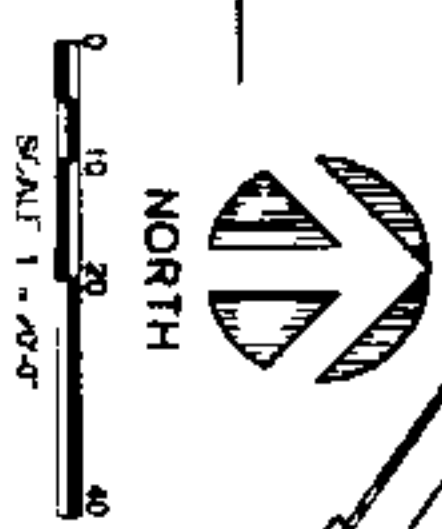
LEGAL DESCRIPTION:	LOT NUMBERED SIX (6) OF LOWER SUBDIVISION AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON APRIL 9, 2002 IN MAP BOOK 788202, PAGE 110
SITE AREA:	0.2634 ACRES

**PROJECT NUMBER** \_\_\_\_\_  
**Application Number** \_\_\_\_\_  
 This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied. It is an infrastructure List item under 7.1 Yes (1) No. It is a set of approved DPC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.  
**DPS SITE DEVELOPMENT PLAN SIGNOFF APPROVAL**

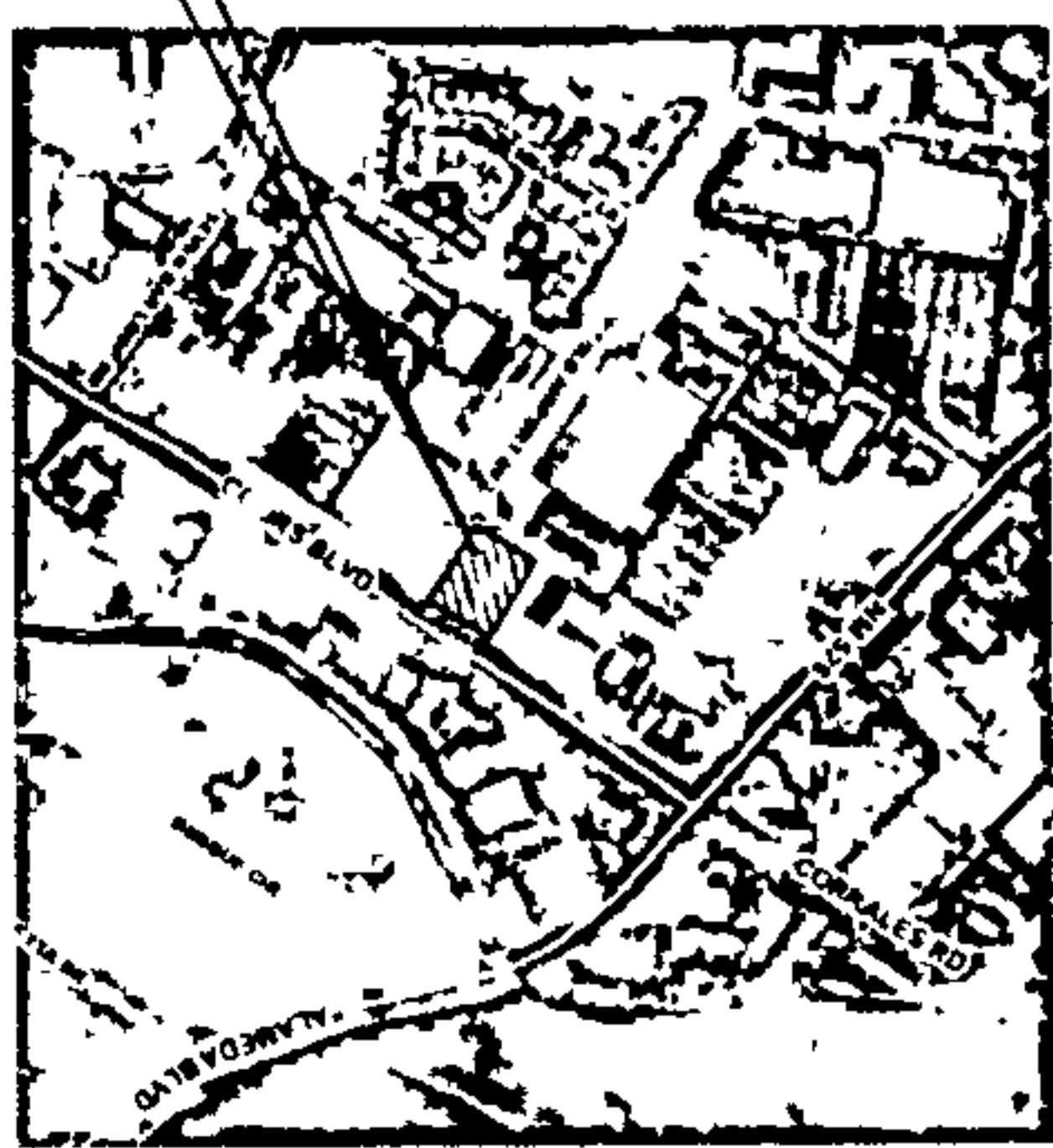
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (condone)	Date
Solid Waste Management	Date
DPS Chairperson, Planning Department	Date
Environmental Health & Safety	Date



**BS SITE PLAN**



**A10 VICINITY MAP**  
 SCALE: 1" = 500'  
 ZONE ATLAS PAGE NUMBER: B-42



**GENERAL NOTES**  
 1. THIS IS NOT A SURVEY. INFORMATION TAKEN FROM A SURVEY PREPARED BY HARRIS SURVEYING, INC., DATED DECEMBER 20, 2013, REFER TO THAT SURVEY FOR ALL BOUNDARY AND EXISTING CONDITIONS.  
 2. SIDEWALKS TO HAVE A MINIMUM 2% CROSS SLOPE.

**PARKING ANALYSIS**  
 PARKING REQUIRED: 1 PER 200 SF. 45  
 PARKING PROVIDED: 30 30  
 ADA PARKING PROVIDED: 3  
 ADA PARKING PROVIDED: 3  
 MOTORCYCLE PARKING REQUIRED: 1 PER 20 VEHICLES: 2  
 MOTORCYCLE PARKING PROVIDED: 2  
 BIKE PARKING PROVIDED: 2  
 BIKE PARKING PROVIDED: 2

**REFERENCE KEYNOTES**

- DIVISION 02 - SITE CONSTRUCTION
- 2 102 - EXISTING MONUMENT SIGN
- 2 501 - WATER METER EASEMENT
- 2 705 - PAVED DRIVEWAY, WHITE LETTERING, FIRE LANE NO. PARKING SIGNAGE OF CURB
- 2 791 - ADA ACCESSIBLE ROUTE
- 2 801 - ADA PARKING SIGN - SEE DETAIL CHASSIS
- 2 802 - ADA ACCESSIBLE RAMP - SEE DETAILS AS301
- 2 803 - BIKE RACK - SEE DETAIL DSA8501
- 2 809 - MOTORCYCLE PARKING SIGN
- 2 860 - 5'-0" HIGH WIND FENCE
- DIVISION 03 - CONCRETE
- 3 004 - EXISTING CONCRETE SIDEWALK
- 3 411 - PRECAST CONCRETE SPASH BLOCK
- DIVISION 04 - MASONRY
- 4 223 - CMU TRASH ENCLOSURE
- DIVISION 06 - ELECTRICAL
- 16 204 - TRANSFORMER - PUMP TO SET LOCATION
- 16 571 - 20' HIGH PARKING LOT LIGHT POLE

**PROJECT DATA**  
 TOTAL SQUARE FOOTAGE: 9,405 SF  
 OCCUPANCY TYPE: S  
 CONSTRUCTION TYPE: V/S  
 MAX BUILDING HEIGHT: 22'-0"

**AS101**  
 3 OF 31

**ARCHITECTURAL SITE PLAN**

REV.	DATE	COMMENTS
REVISION		
REVISION		
REVISION		

**SOUTHWEST VETERINARY MEDICAL CENTER**  
 Lowes Lot 6 Site Development  
 Albuquerque, New Mexico 87114  
 Daniel Levenson D.V.M.  
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**BDA**

801 Lammerton Pl. NE  
 Albuquerque, NM 87117  
 Phone: (505) 998-6188  
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**CMP**



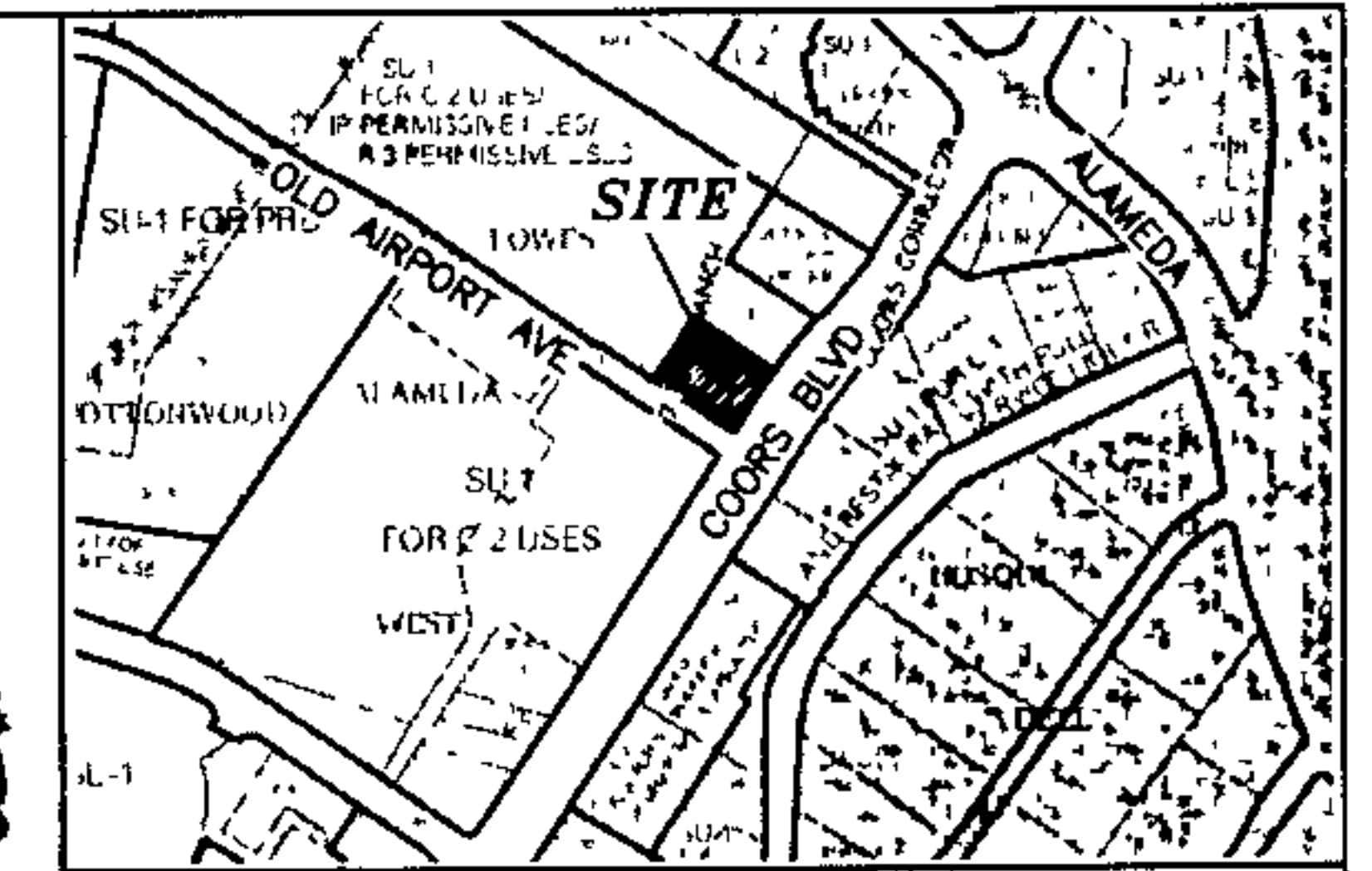
**Location**  
 Lot 6, LOWES SUBDIVISION is located at the southwest corner of Coors Boulevard and Old Airport Avenue containing 0.8634 acre. See attached portion of Vicinity Map # 14 Z for exact location.

**Purpose**  
 The purpose of this drainage report is to present a conceptual grading and drainage solution for the proposed commercial building. We are requesting site plan for building permit approval.

**Existing Drainage Conditions**  
 The site falls within the LOWES Drainage Plan (City Drainage # A14/D014). The site currently drains from west to east toward Coors Boulevard to an existing inlet (at the northwest corner of Coors Boulevard and Airport Avenue) on Coors Boulevard. The runoff to the south of the property (area between the curb along Old Airport Avenue and the property line) drains east as well as this existing inlet on Coors Boulevard. No off-site runoff impacts this site.

**Proposed Conditions and On-Site Drainage Management Plan**  
 The site falls within the A14/D014. Based on the COWES Drainage Plan A14/D014 the runoff will drain west to the LOWES storm drain system. Therefore, the runoff will be collected via storm drain inlets and will be drawn to an existing inlet via storm drain pipes. Small portions of the site to the east which is mostly landscaping area will remain to runoff on-site within a water harvesting pond.

TIE TO EXISTING INLET  
 GRATE=5027.50  
 INV. (E)=5022.27  
 INV. OUT (W)=5022.18



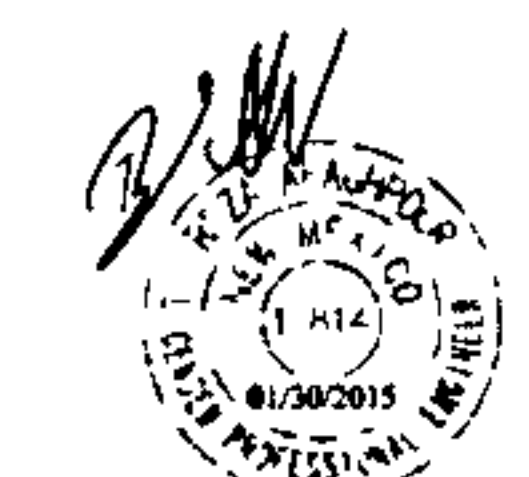
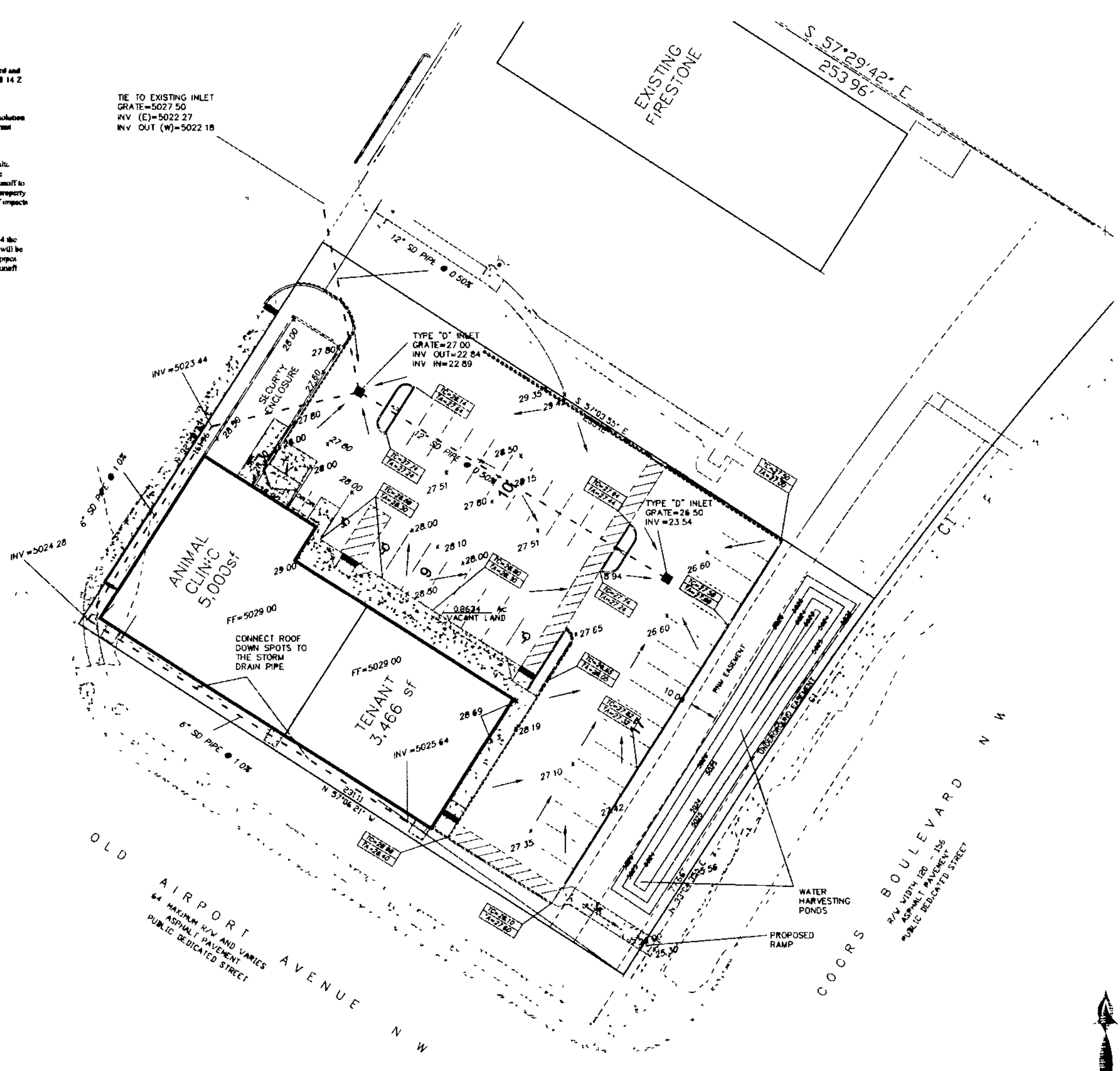
**LEGAL DESCRIPTION**  
 LOT 6 LOWES SUBDIVISION  
 CONTAINING 0.8634 ACRE  
 ZONING SU-1

**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234 FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

**LEGEND**

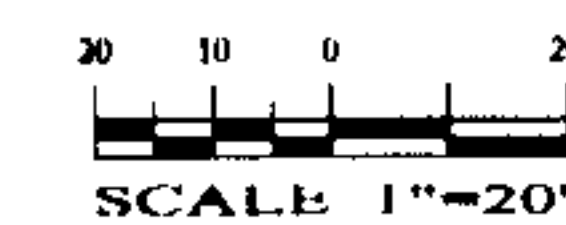
- 50.50 --- EXISTING CONTOUR (MAJOR)
- 50.50 --- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- ▲ 28.50 PROPOSED SPOT ELEVATION
- ▲ 5029.16 EXISTING GRADE
- ▲ 5028.55 EXISTING FLOWLINE ELEVATION
- PROPOSED RETAINING WALL
- BC=89.08 BOTTOM OF CHANEL
- TC=28.50 TOP OF CURB
- TA=28.00 TOP OF ASPHALT
- HP HIGH POINT



**SBS CONSTRUCTION AND ENGINEERING, LLC**

10209 S NOW FLAKE CT., NW  
 ALBUQUERQUE, NEW MEXICO 87114  
 (505) 899-5570

GRAPHIC SCALE



**SOUTHWEST VETERINARY MEDICAL CENTER**  
 LOT 6, LOWES SUBD., ALBUQUERQUE, NEW MEXICO  
**GRADING AND DRAINAGE PLAN**

DRAWING	DRAWN BY	DATE	SHEET #
201404-428 DWG	SHB	1/24/2014	C 101

**○ WATER LINE NOTES**

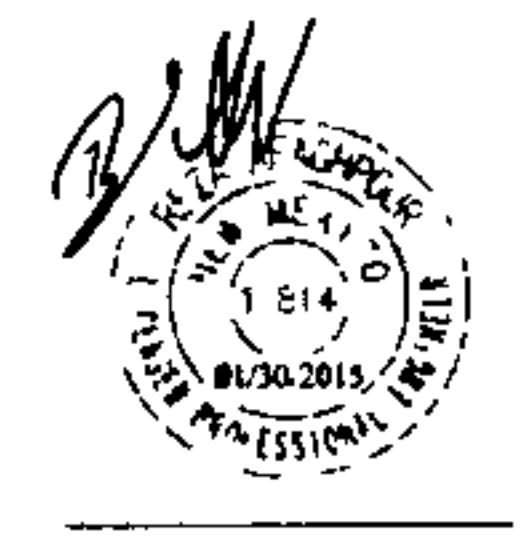
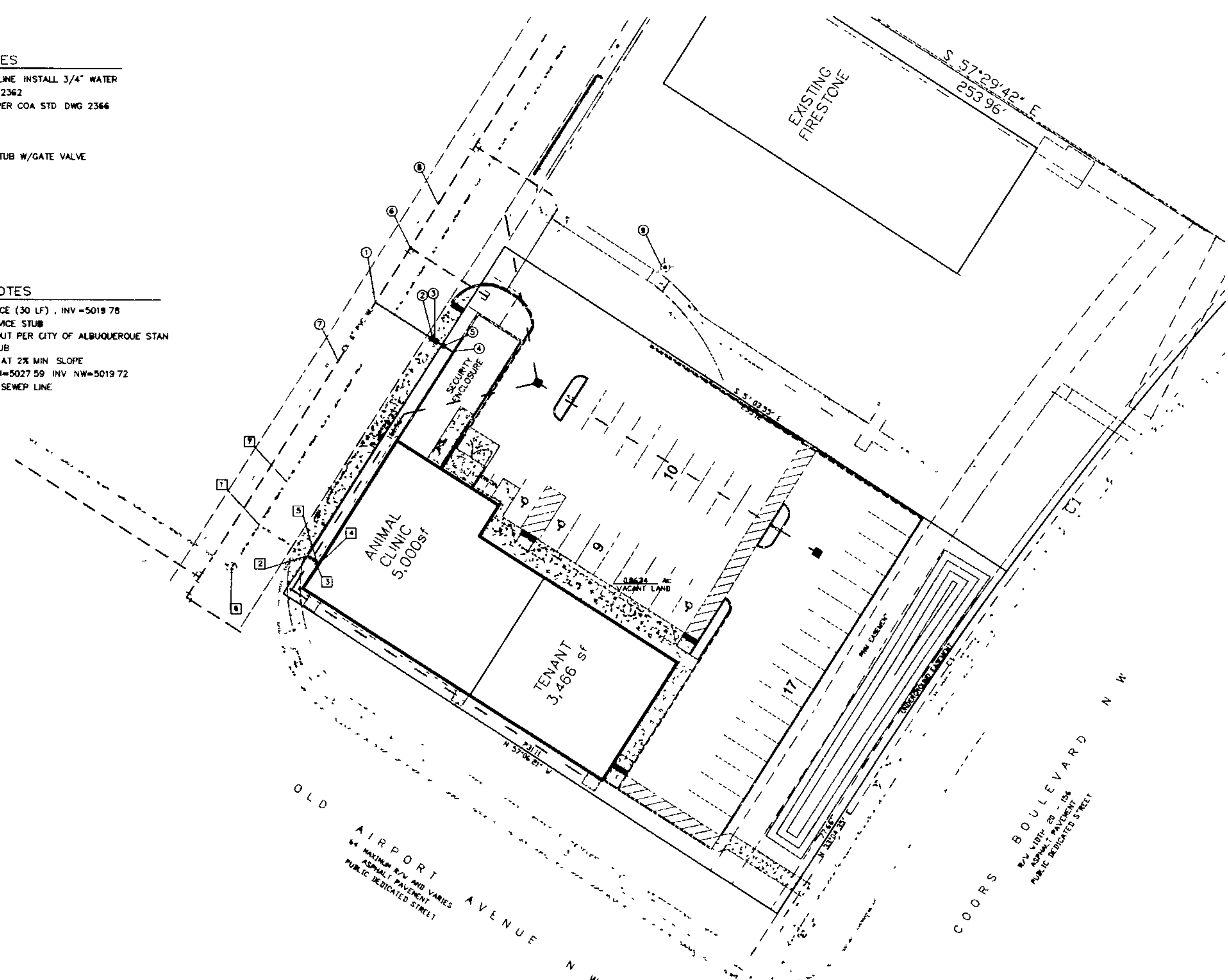
- 1 TIE INTO EXIST 6" PVC WATERLINE. INSTALL 3/4" WATER SERVICE PER COA STD DWG 2362
- 2 INSTALL METER BOX AND LID PER COA STD DWG 2366
- 3 INSTALL 3/4" WATER METER
- 4 INSTALL 1" PVC WATERLINE
- 5 INSTALL 3/4" x 1" REDUCER
- 6 EXISTING 6" TEE, WATERLINE STUB W/GATE VALVE
- 7 EXISTING 6" PVC WATERLINE
- 8 EXISTING 6" GATE VALVE
- 9 EXISTING FIRE HYDRANT

**□ SEWER LINE NOTES**

- 1 EXISTING 8" PVC SAS SERVICE (30 LF) , INV =5019.78
- 2 TIE INTO EXISTING SAS SERVICE STUB
- 3 INSTALL DOUBLE 6" CLEANOUT PER CITY OF ALBUQUERQUE STAN
- 4 CONNECT INTO BUILDING STUB
- 5 6" SANITARY SEWER LINE AT 2% MIN SLOPE
- 6 EXISTING SAS MANHOLE, RIM=5027.59 INV. NW=5019.72
- 7 EXISTING 8" PVC SANITARY SEWER LINE

**LEGEND**

- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE
- ⊠ EXISTING GATE VALVE
- 10" WL --- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER LINE
- ELECTRIC LINE
- 8" SAS --- NEW SANITARY SEWER LINE
- 6" WL --- NEW WATERLINE
- DOUBLE CLEANOUT
- NEW WATER SERVICE
- NEW SAS SERVICE
- NEW SAS MANHOLE
- STORM SEWER MANHOLE
- ⊠ SINGLE SERVICE METER
- ⊠ DOUBLE SERVICE METER
- ⊠ NEW GATE VALVE
- NEW FIRE HYDRANT
- ⊠ TEE
- ⊠ BEND
- ⊠ CAP (WL)
- ▲ NEW REDUCER
- ⊠ NEW 4" SINGLE CLEANOUT
- NEW 4" DOUBLE CLEANOUT



REZA AFAGHPOUR  
P.E. #1814

**SBS CONSTRUCTION AND ENGINEERING, LLC**

1809 BINKHUFF AVE. CT. N.W.  
ALBUQUERQUE, N.M. MEXICO 87114  
(505) 899-3570

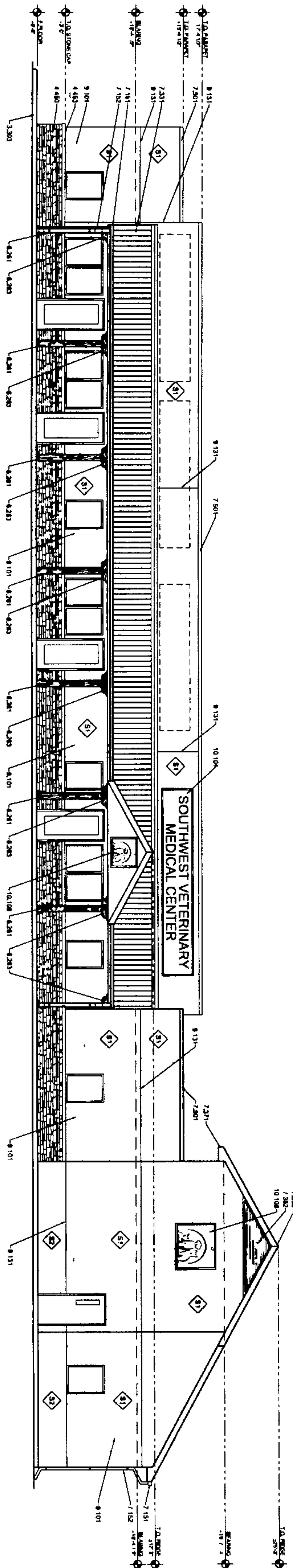
GRAPHIC SCALE



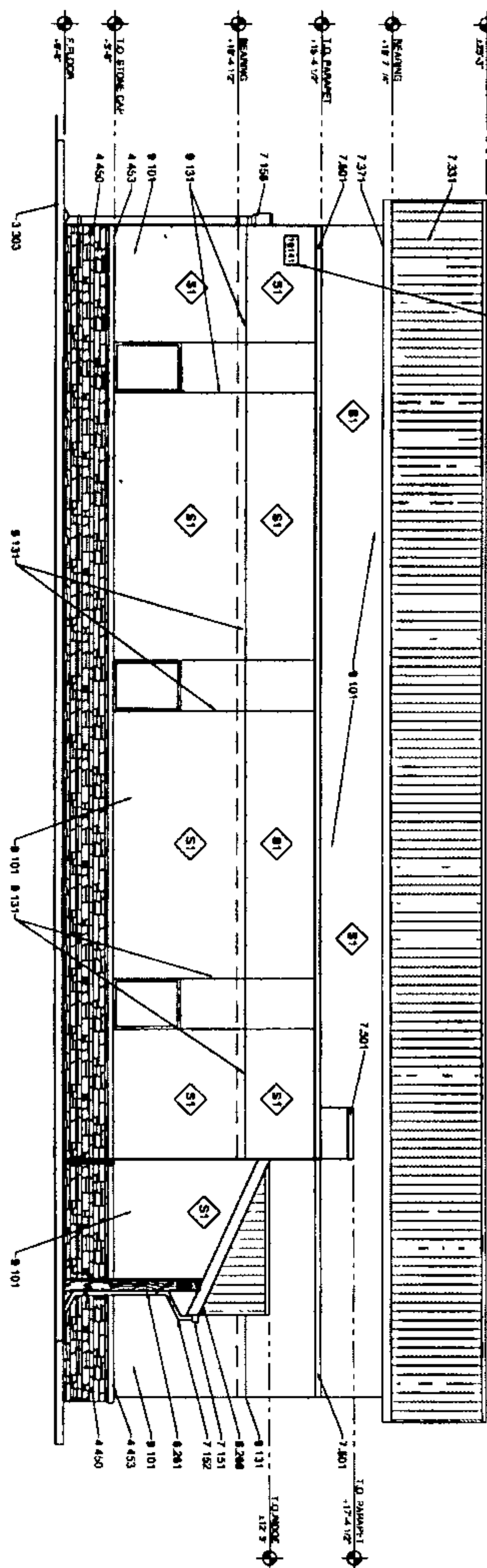
**SOUTHWEST VETERINARY MEDICAL CENTER**  
LOT 6, LOWES SUBD., ALBUQUERQUE, NEW MEXICO  
**MASTER UTILITY PLAN**

DRAWING	DRAWN BY	DATE	SHEET #
201404 MU DWG	SH B	1-24-2014	C102

**A1 NORTH ELEVATION**



**D1 EAST ELEVATION**



**STUCCO COLOR LEGEND**

- ◇ S1 STUCCO COLOR
- ◇ S2 STUCCO COLOR

**REFERENCE KEYNOTES**

- DIVISION 03 - CONCRETE
- 1.300 CONCRETE STUCCO
- DIVISION 04 - MASONRY
- 4.450 MANUFACTURED STONE VENEER
- 4.453 MANUFACTURED STONE CAP
- DIVISION 05 - WOOD AND PAINTS
- 4.241 EXPOSED WOOD POST
- 8.243 DECORATIVE WOOD CORNICE
- 8.244 EXPOSED WOOD THUS
- DIVISION 07 - THERMAL AND MOISTURE PROTECTION
- 7.101 ROOF GUTTER
- 7.102 DOWNPOUT
- 7.136 CONDUCTOR HEAD WITH CLEANOUT
- 7.201 METAL ROOF PANEL SYSTEM
- 7.202 METAL ROOF VENT
- 7.203 ATTIC VENT
- 7.231 TRUSS
- 7.201 METAL PARAPET CAP
- DIVISION 08 - FINISHES
- 8.101 STUCCO FINISH
- 8.101 STUCCO CONTROL JOINT
- DIVISION 10 - SPECIALTIES
- 10.101 SIGNAGE BY OWNER
- 10.108 LOGO SIGN - O.F.C.I

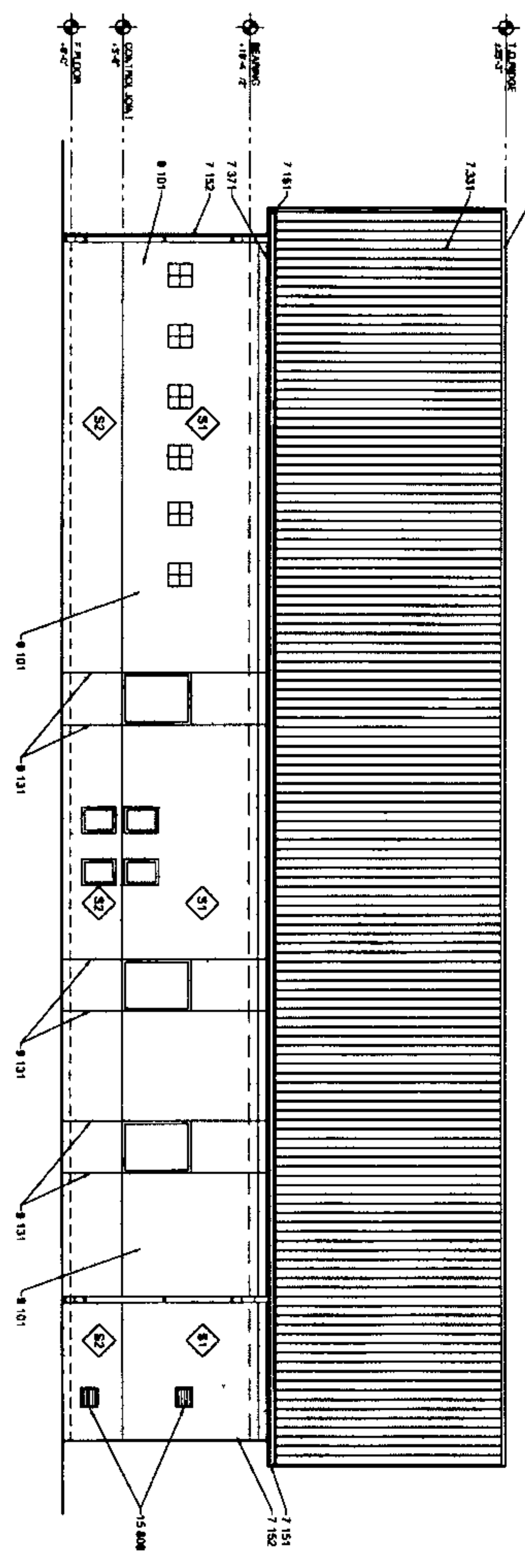
LEVENSON  
 PROJECT NO. 1290  
 DRAWN LJK  
 DATE 11/04/14  
**A201**  
 1 OF 21

REV.#	DATE	COMMENTS
REVISION:		
REVISION:		
REVISION:		

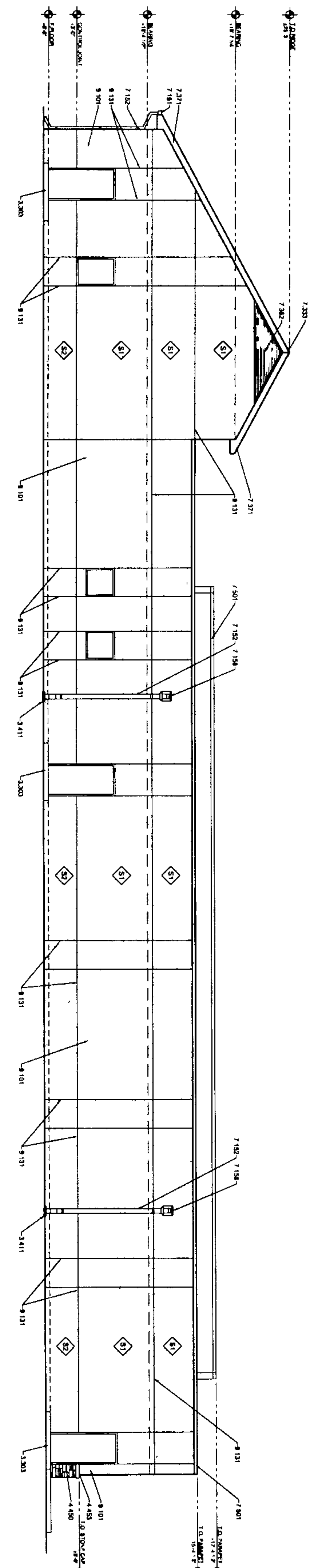
**SOUTHWEST VETERINARY MEDICAL CENTER**  
 Lowes Lot 6 Site Development  
 Albuquerque, New Mexico 87114  
 Daniel Levenson D.V.M.  
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 Albuquerque, NM 87107  
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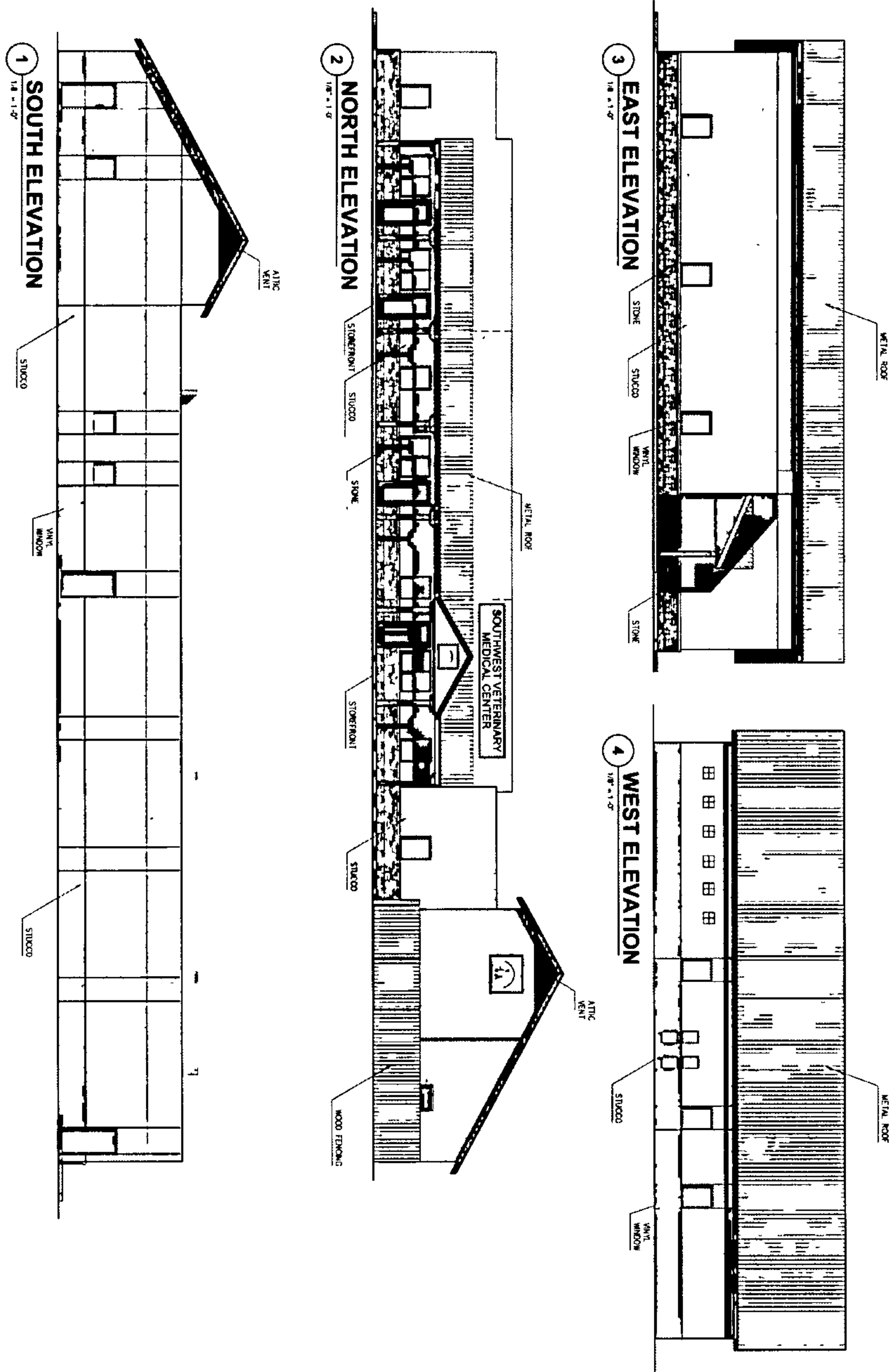
**01 WEST ELEVATION**  
 2/17/14



**01 SOUTH ELEVATION**  
 2/17/14

- REFERENCE KEYNOTES**
- DIVISION 03 - CONCRETE
  - 3.200 - CONCRETE STAIR
  - 3.411 - PRECAST SPASH BLOCK
  - DIVISION 04 - MASONRY
  - 4.450 - MANUFACTURED STONE VENEER
  - 4.453 - MANUFACTURED STONE CAP
  - DIVISION 07 - THERMAL AND MOISTURE PROTECTION
  - 7.151 - ROOF GUTTER
  - 7.152 - DOWNSPOUT
  - 7.158 - CONDUCTION HEAD WITH CLEANOUT
  - 7.201 - METAL ROOF PANEL SYSTEM
  - 7.203 - METAL ROOF VENT
  - 7.202 - ATTIC VENT
  - 7.3/1 - 1X FASCIA
  - 7.2/1 - METAL PARAPET CAP
  - DIVISION 08 - FINISHES
  - 8.101 - STUCCO FINISH
  - 8.131 - STUCCO CONTROL JOINT
  - DIVISION 15 - MECHANICAL
  - 15.800 - VENTS FOR 02 CLOSET - SEE MECHANICAL
- STUCCO COLOR LEGEND**
- ◊ S1 - STUCCO COLOR
  - ◊ S2 - STUCCO COLOR

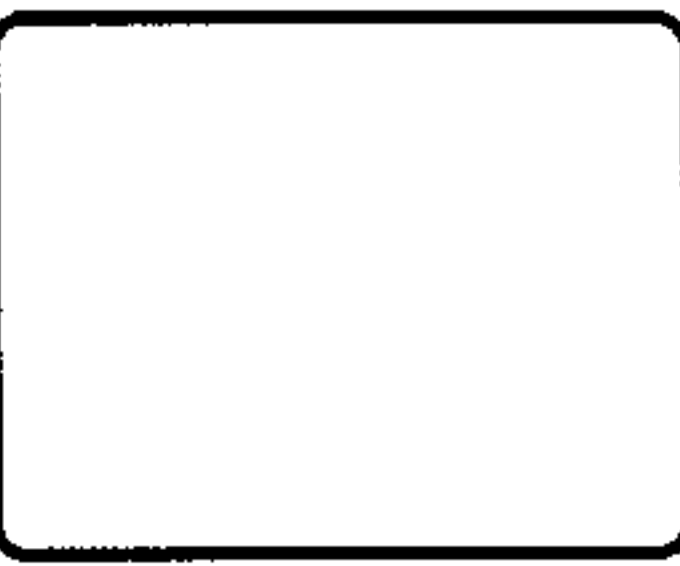
<p> <b>A202</b>          10 OF 21       </p>	<p>         PROJECT NO. 1300          DRAWN: LJK          DATE: 11/04/14       </p>	<p> <b>EXTERIOR ELEVATIONS</b> </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.#</th> <th>DATE</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td>REVISION:</td> <td>-</td> <td></td> </tr> <tr> <td>REVISION:</td> <td>-</td> <td></td> </tr> <tr> <td>REVISION:</td> <td>-</td> <td></td> </tr> <tr> <td>REVISION:</td> <td>-</td> <td></td> </tr> </tbody> </table>	REV.#	DATE	COMMENTS	REVISION:	-		REVISION:	-		REVISION:	-		REVISION:	-		<p> <b>SOUTHWEST VETERINARY MEDICAL CENTER</b>          Lowes Lot 6 Site Development          Albuquerque, New Mexico 87114          Daniel Levenson D.V.M.          Copyright, 2014 BDA ARCHITECTURE PC       </p>	<p> <b>BDA</b>          891 Lumberlin Pl. NE          Albuquerque, NM 87117          Phone: (505) 855-9198          Fax: (505) 855-9111          Email: info@bdaarc.com       </p> <p>         The documents transmitted herein are the sole Intellectual Property of BDA Architecture, P.C. Any use, reuse, or reproduction in any form without the express written consent of, and compensation to BDA Architecture is a violation of Federal law.       </p> <p style="text-align: right;"> <b>CMP</b> </p>
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LEVENSON  
 PROJECT NO. 1320  
 DRAWN: CCAM  
 DATE: 01/28/2014  
**A203**  
 1 OF 1

REVISIONS	
NO.	DESCRIPTION

**SOUTHWEST VETERINARY MEDICAL CENTER**  
 Lowes Lot 6 Site Development  
 Albuquerque, New Mexico  
 Daniel Levenson, D.V.M.  
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1009952

February 11. 2015

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