

- KEYED NOTES**
- DIVISION 1 - GENERAL**
- 1.1 PROPERTY LINE
  - 1.2 EXIST. PUBLIC CITY SIDEWALK
  - 1.3 EXIST. FIRE HYDRANT
  - 1.4 EXIST. HANDICAP RAMP
  - 1.5 EXIST. UTILITY POWER POLE
  - 1.6 LINE OF SIGHT
  - 1.7 EXISTING BUS STOP & SHELTER @ 3RD AND GRANITE
  - 1.8 EXISTING LIGHT POLE
  - 1.9 EXISTING WATER METER
  - 1.10 EXISTING GAS LINE
- DIVISION 2 - SITE**
- 2.1 NEW DRIVE WAY ENTRANCE W/HANDICAP RAMP & TRUNCATED DOMES - SEE CIVIL
  - 2.2 NEW CONCRETE SIDEWALK SEE DTLS. C/C1.2 & E/C1.2
  - 2.3 STANDARD CAR PARKING SPACE - STRIPPED PER CODE
  - 2.4 SMALL CAR PARKING SPACE - STRIPPED & WHITE LETTERED PER CODE
  - 2.5 MOTORCYCLE PARKING SPACES, 4" CONC. SLAB W/BOLLARDS - PAINT
  - 2.6 CONC. PARKING BARRIER, ANCHOR WITH 2-#4 REBAR
  - 2.7 BICYCLE WAVE RACK [7 BIKES] - SEE DTL. H/C1.2
  - 2.8 HANDICAP PARKING SPACE W/STRIPED ACCESS ASILE SEE DTL. A/C1.2
  - 2.9 HANDICAP PARKING SIGNAGE - SEE DTL. B/C1.2
  - 2.10 DUMPSTER ENCLOSURE - SEE DTL. L/C1.2

- DIVISION 2 - SITE (CONTINUED)**
- 2.11 FENCED PRIVATE PARKING SPACES
  - 2.12 AUTOMATIC SLIDING GATES
  - 2.13 GATE KEY PAD OPERATOR
  - 2.14 HEADER CURB - SEE DETAIL D/C1.2
  - 2.15 ASPHALT PAVEMENT - SEE CIVIL
  - 2.16 PAINTED STRIPING PER CODE REQUIREMENTS
  - 2.17 30' TALL POLE LIGHTS - SEE DTL. F/C1.2 & ELECTRICAL
  - 2.18 PAVING TO BE SLOPED 2% TO FINISH FLOOR ELEVATION
  - 2.19 EXISTING DROP INLET TO REMAIN
  - 2.20 FIRE PROTECTION BACK FLOW PREVENTOR
  - 2.21 FIRE SPRINKLER STAND ALONE FIRE DEPARTMENT CONNECTION
  - 2.22 EXISTING SHARED DRIVE WAY ENTRANCE TO REMAIN
  - 2.23 6" DIA. BOLLARDS CONC. FILLED PAINT - SEE DTL. K/C1.2
  - 2.24 EXISTING ADJACENT BUILDING
  - 2.25 LOT LINE TO BE REMOVED
  - 2.26 4" FIRE LINE CONNECTION
  - 2.27 2-1/2" DOMESTIC WATER LINE CONNECTION
  - 2.28 SEWER LINE CONNECTION
  - 2.29 WROUGHT IRON FENCING
  - 2.30 R - 15' - SEE CIVIL
  - 2.31 R - 2' - SEE CIVIL
  - 2.32 R - 3' - SEE CIVIL
  - 2.33 ADA HANDICAP ACCESSIBLE ROUTE

**PROJECT NUMBER:** 106103  
**APPLICATION NUMBER:** 10225-10196

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.

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DDC 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 SIGNOFF APPROVAL:**

Traffic Engineer, Transportation Division	07-23-14	Date
<i>Allan Peter</i>	09/23/14	Date
Water Utility Development	7-30-14	Date
<i>Carl S. Dumont</i>	7-23-14	Date
Parks & Recreation Department	7-23-14	Date
<i>Carl S. Dumont</i>	7-23-14	Date
City Engineer		Date
<i>Carl S. Dumont</i>		Date
* Environmental Health Department (conditional)		Date
<i>Carl S. Dumont</i>	07-24-14	Date
Solid Waste Management	7-30-14	Date
<i>Carl S. Dumont</i>	7-30-14	Date
DRB Chairperson, Planning Department		Date

**SITE INFORMATION**

ZONING: SU2-C, McCLELLAN PARK  
 CONSTRUCTION TYPE: VB

SITE: 0.86 ACRES - 39,201 SF  
 BUILDING: 8,080 SF [0.20%]  
 PAVING, SIDEWALKS: 20,809 SF [0.54%]  
 LANDSCAPING: 10,315 SF [0.26%]

**OCCUPANCY:**

FIRST FLOOR RETAIL - GROUP B (8,080 SF)  
 FIRST FLOOR SEASONAL OUTDOOR DINING PATIO - (350 SF)  
 FIRST FLOOR PRIVATE PATIO FOR HOTEL GUESTS ONLY - (494 SF)  
 SECOND FLOOR EXTENDED STAY HOTEL SUITE 12 RMS - GROUP R1 (11,048SF)  
 THIRD FLOOR EXTENDED STAY HOTEL SUITES 11 RMS - GROUP R1 (9,8248SF)  
 THIRD FLOOR WORK OUT RM - GROUP B (440 SF)  
 THIRD FLOOR CONFERENCE RM - GROUP B (213 SF)

**PARKING REQUIRED:**

RETAIL PARKING [8,080/200] = 41 SPACES  
 SEASONAL DINING [1 PER 4 SEATS] = 4 SPACES  
 EXTENDED HOTEL SUITES 23 - [1 SPACE/RM] = 23 SPACES

TOTAL 68 SPACES

BUS STOP REDUCTION 10% = 6 SPACES  
 SUBTOTAL 62 SPACES

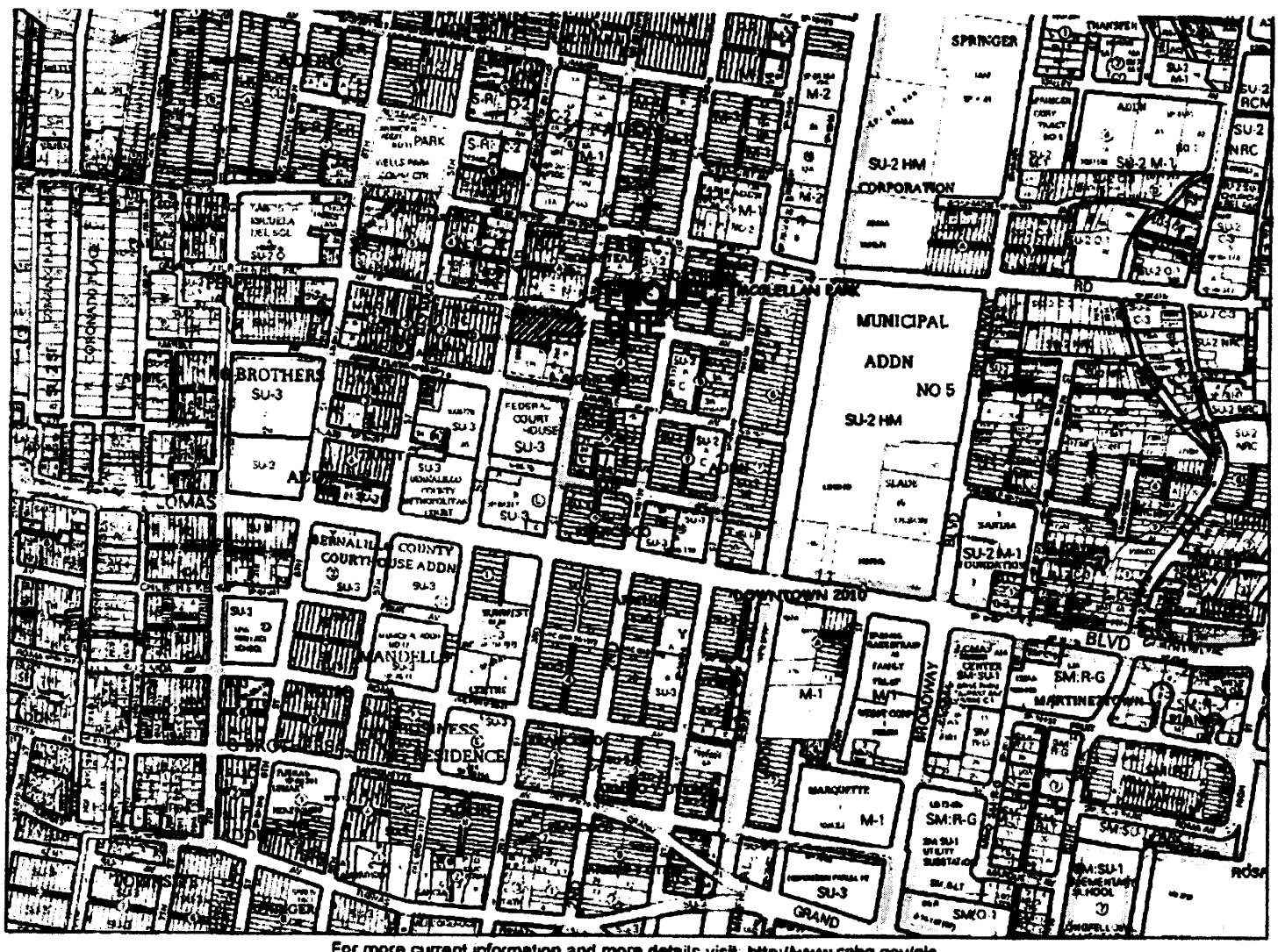
ON SITE PARKING PROVIDED - 39 STANDARD SPACES  
 18 SMALL SPACES (19 ALLOWED)  
 5 HANDICAP SPACES

TOTAL SPACES PROVIDED 62 SPACES

MOTORCYCLE PARKING PROVIDED - 3 SPACES  
 BICYCLE WAVE RACK PROVIDED - 7 BICYCLES CAPACITY

**SITE DESCRIPTION**

LOT 5-A, BLOCK C, 0.8115 ACRES & LOTS 1 THRU 4 AND THE ONLY 10' OF LOT NUMBER FIVE IN BLOCK C OF THE DURAN & ALEXANDER ADDITION.



**AGIS**  
 American Geographic Information Systems  
 Map amended through: 1/24/2011

**Zone Atlas Page: J-14-Z**

**Selected Symbols**

- DRB PLAN#
- Design Overlay Zones
- City Historic Zones
- 14-1 Buffer Zone
- Wall Overlay Zone
- Neighborhood Map
- Neighborhood Map
- Neighborhood Map

1010103

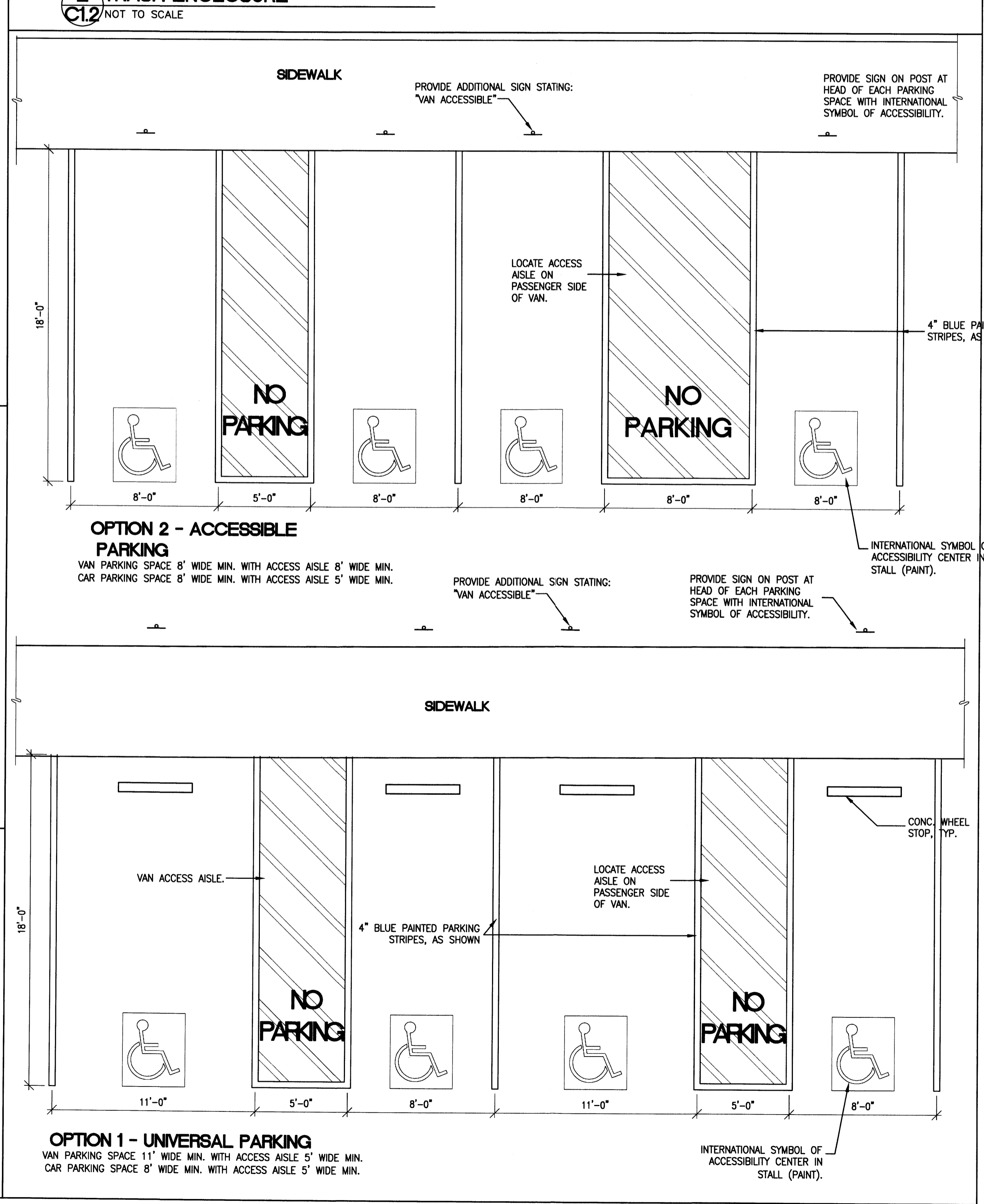
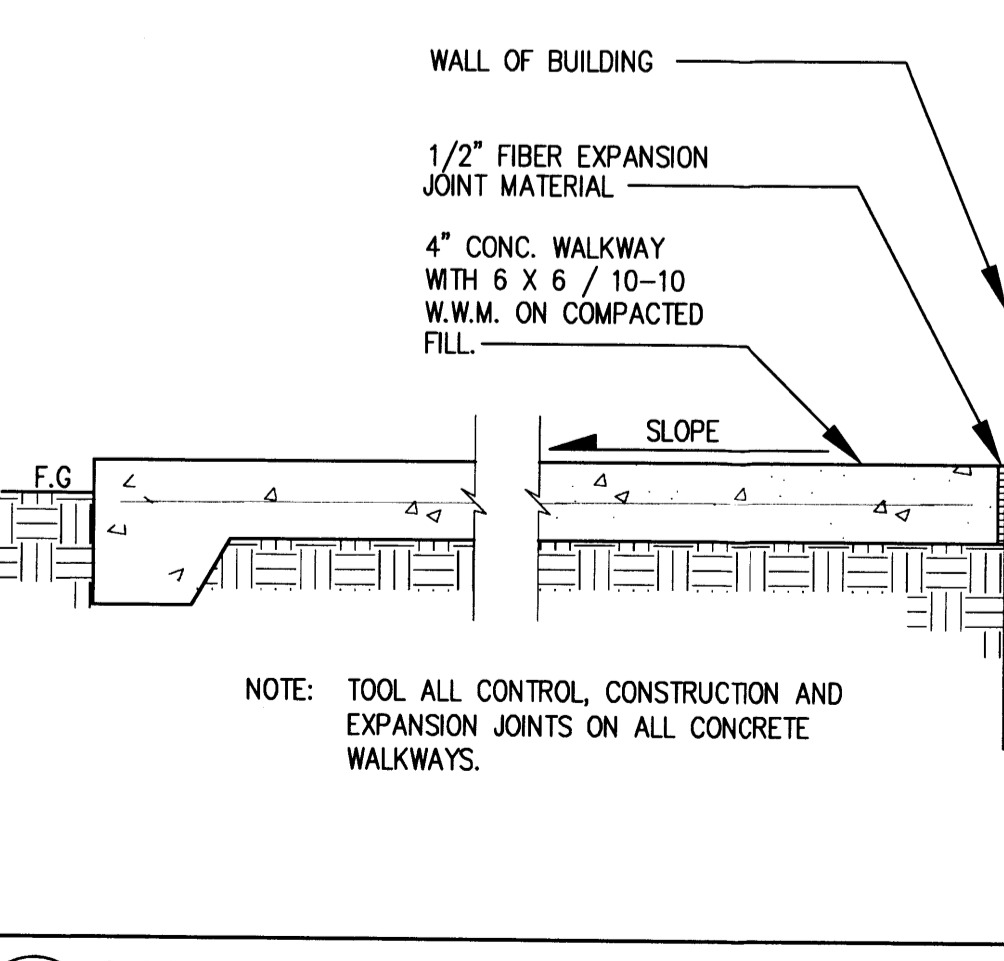
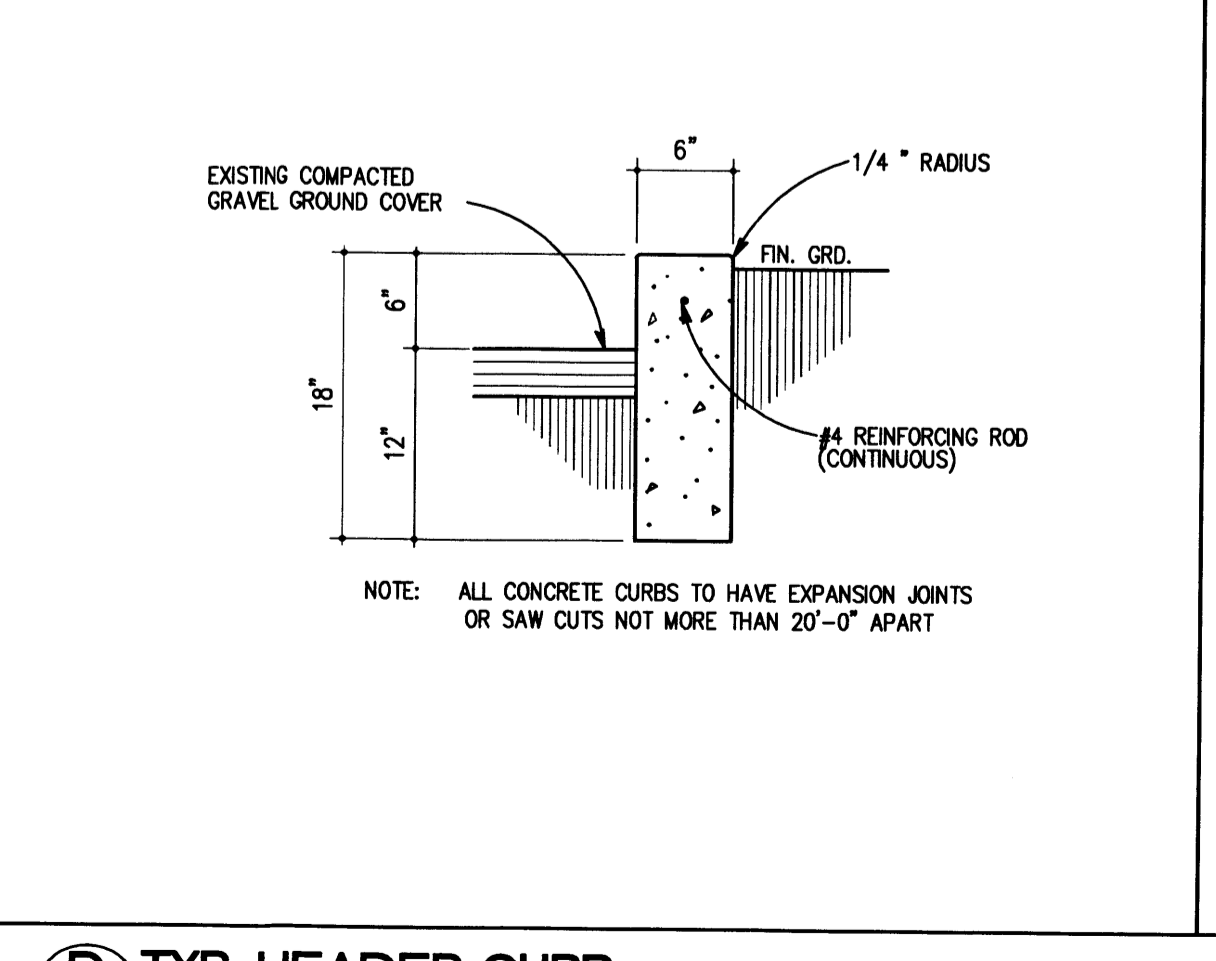
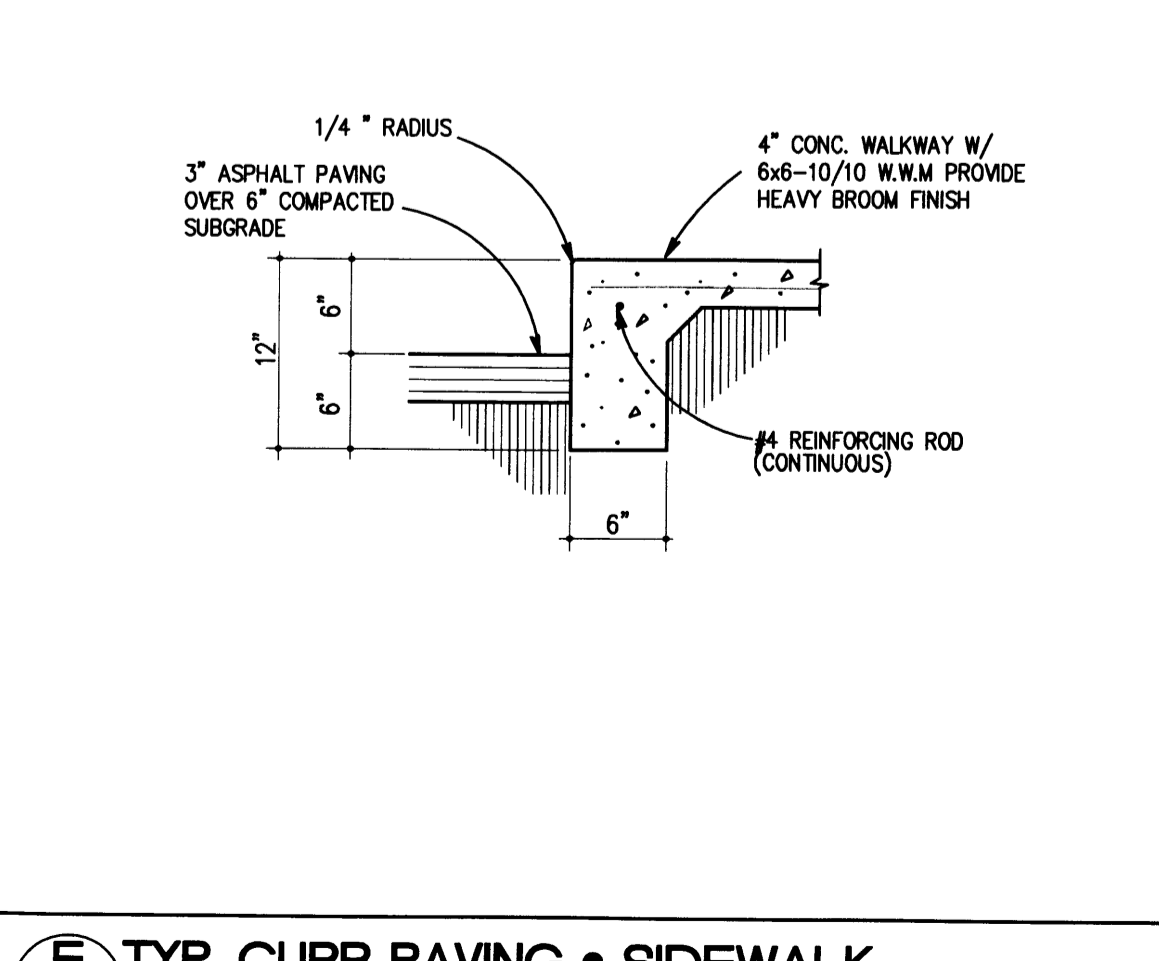
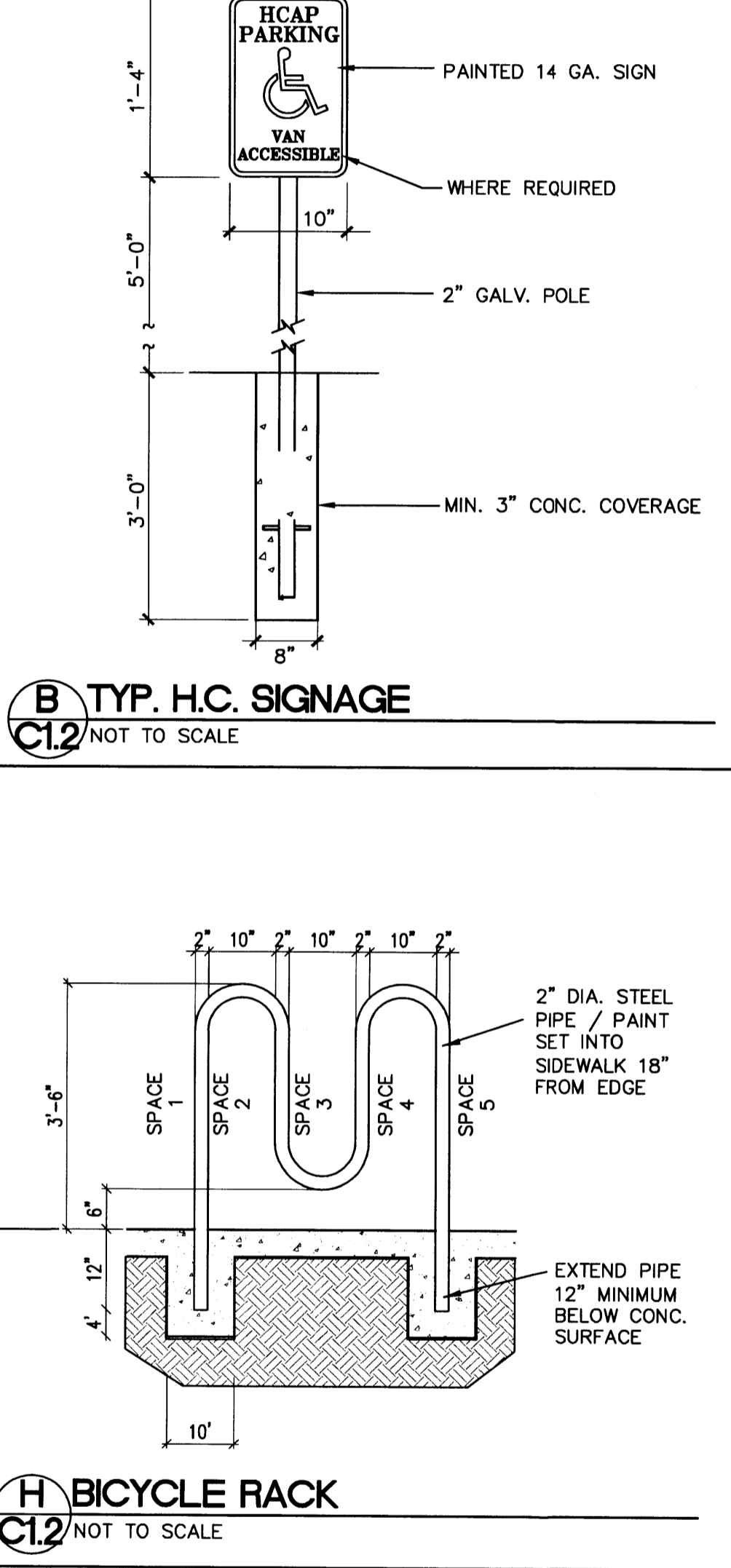
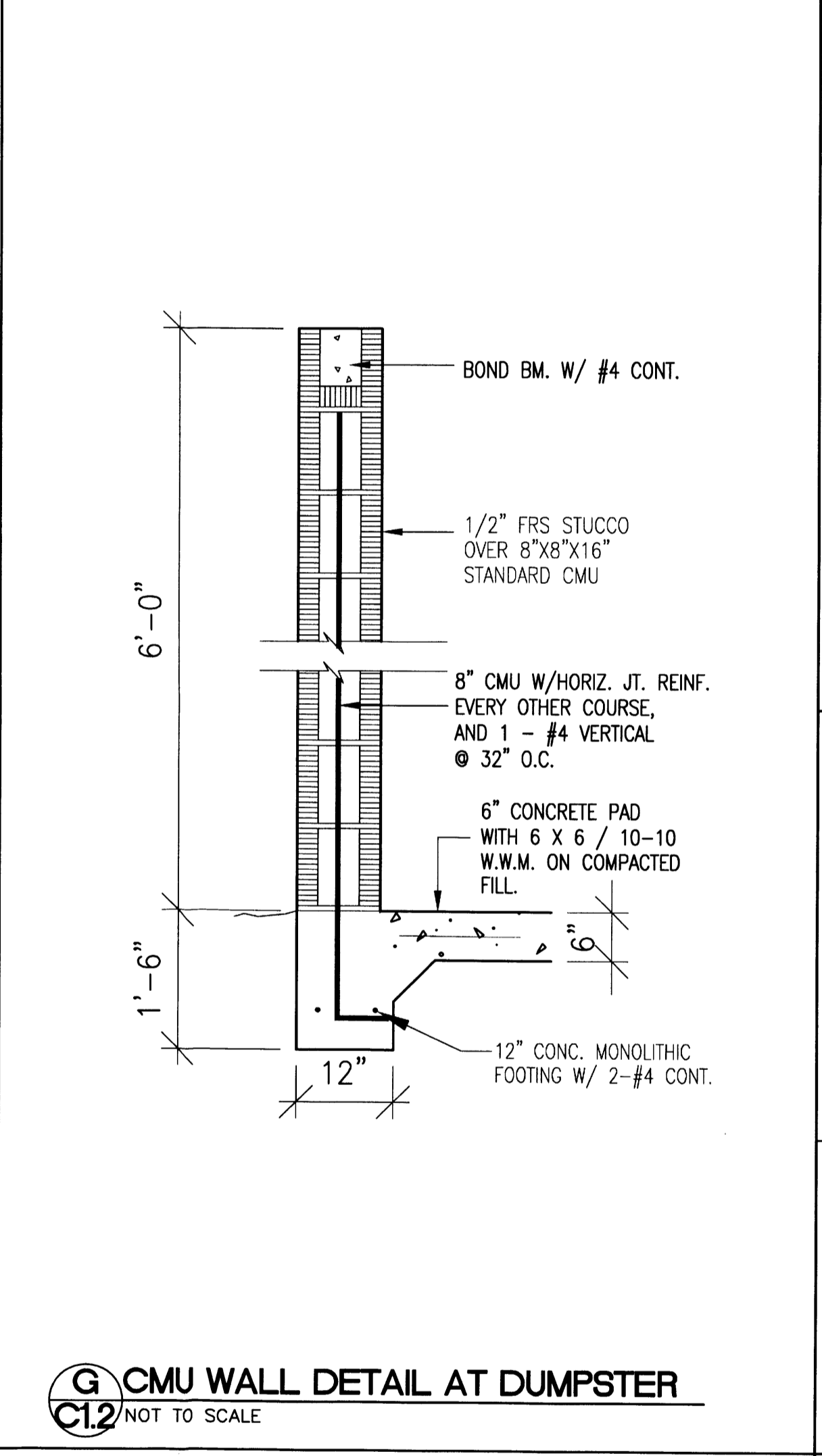
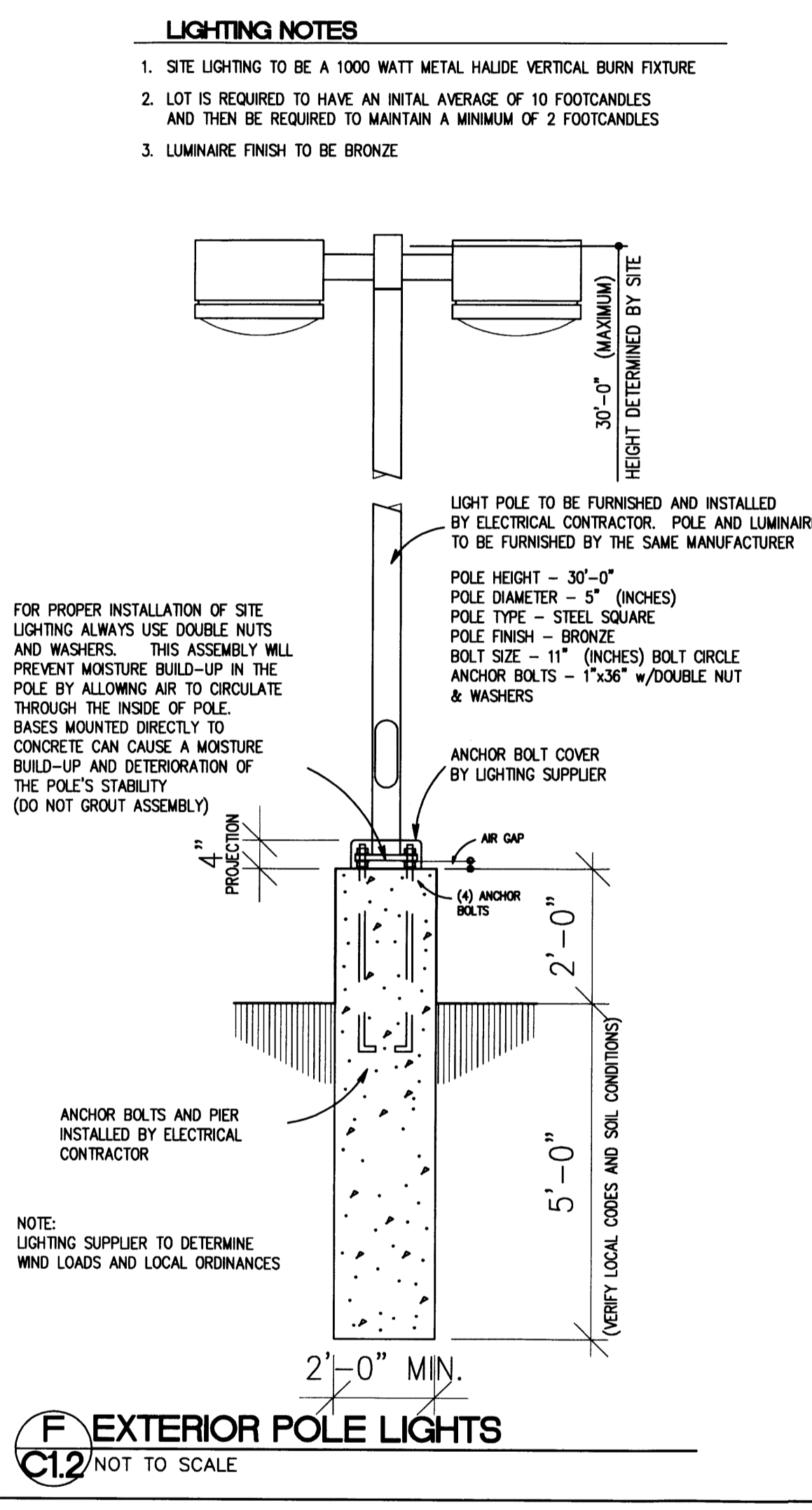
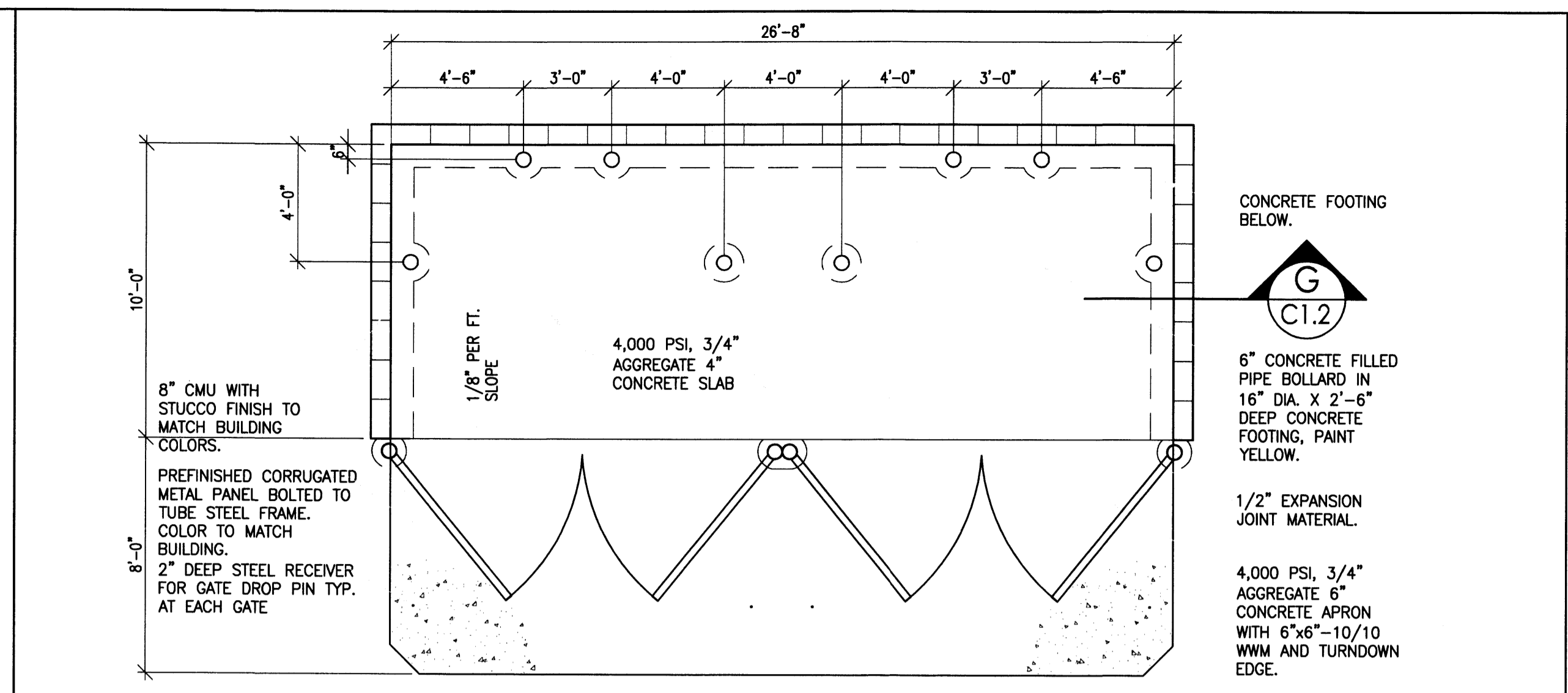
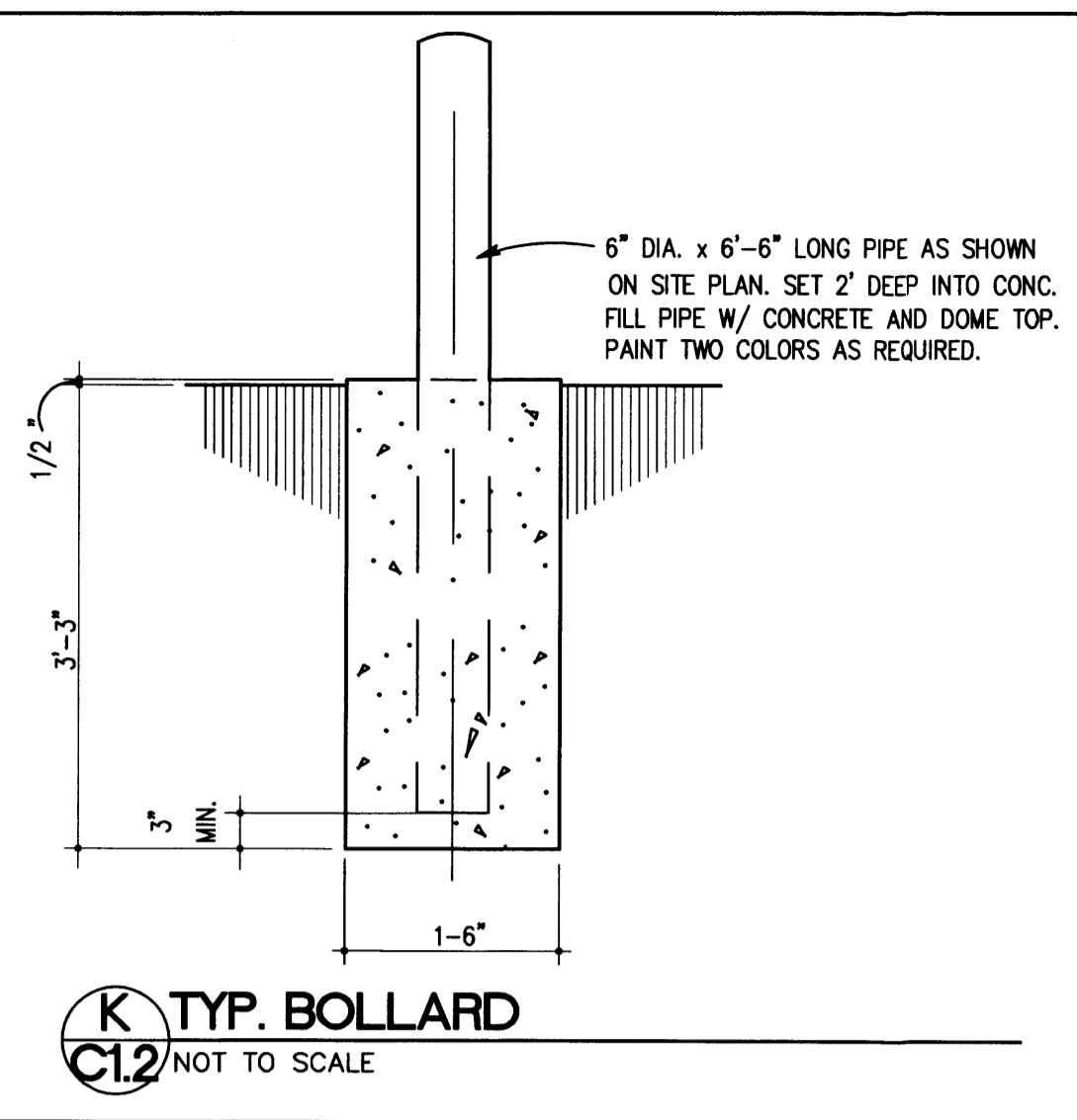
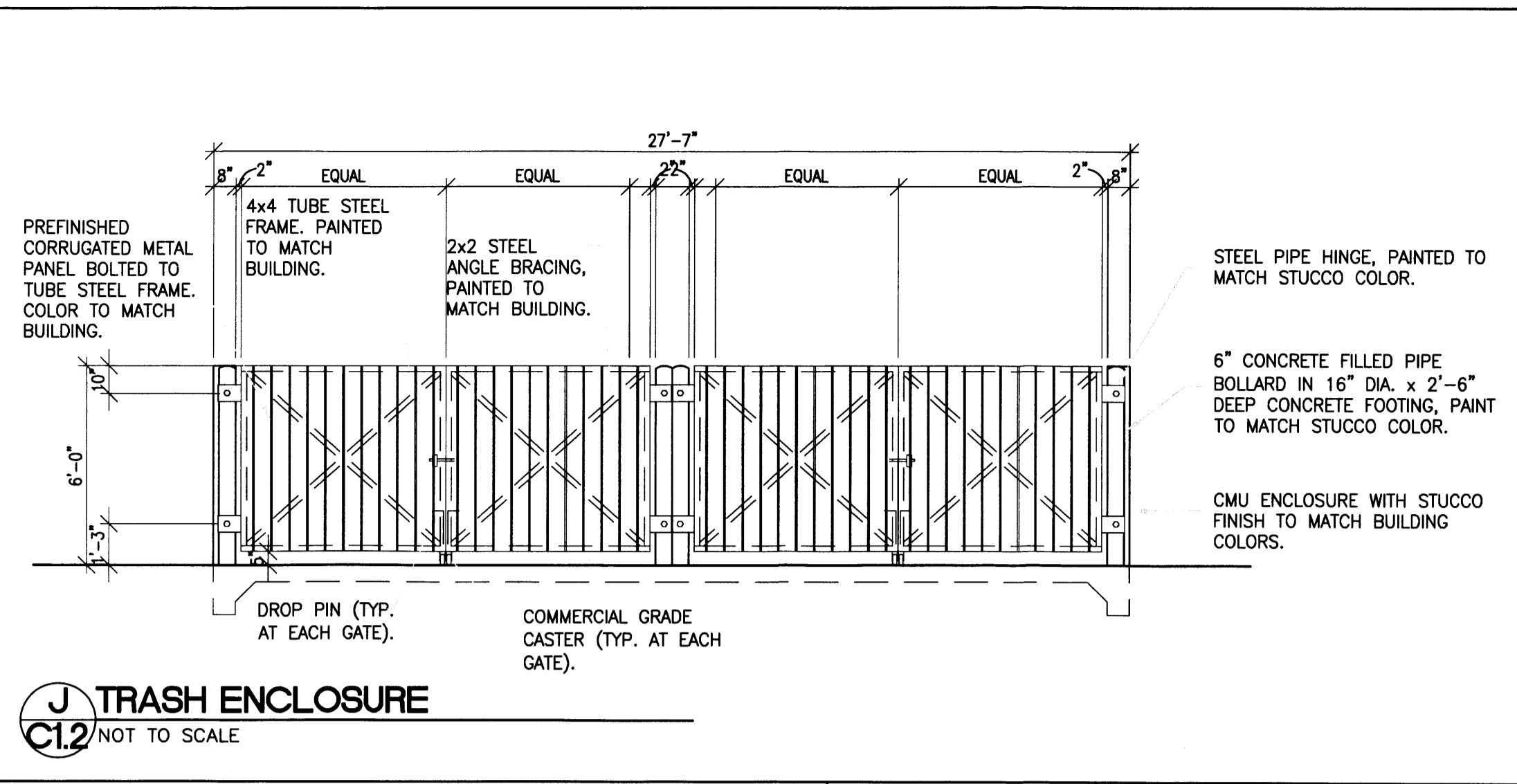
ANTHEA 4TH AND GRANITE  
 950 4TH STREET - SITE PLAN  
 ALBUQUERQUE, NM  
 PROJECT #388

REVISION DATE  
 6/17/2014  
 8/25/2014  
 7/1/2014

STATE OF NEW MEXICO  
 RICHARD P. BENNETT  
 No. 1240  
 REGISTERED ARCHITECT

RBA  
 ARCHITECTURE  
 100 Park Ave. NE  
 Albuquerque, NM 87102  
 Phone: (505) 243-1111  
 Fax: (505) 243-1112  
 www.rba-nm.com

DATE: 07-21-2014  
 SHEET NUMBER: C-10



ANTHEA 4TH AND GRANITE  
SITE DETAILS  
ALBUQUERQUE, NM  
PROJECT #1888

REVISION DATE  
6/25/2014

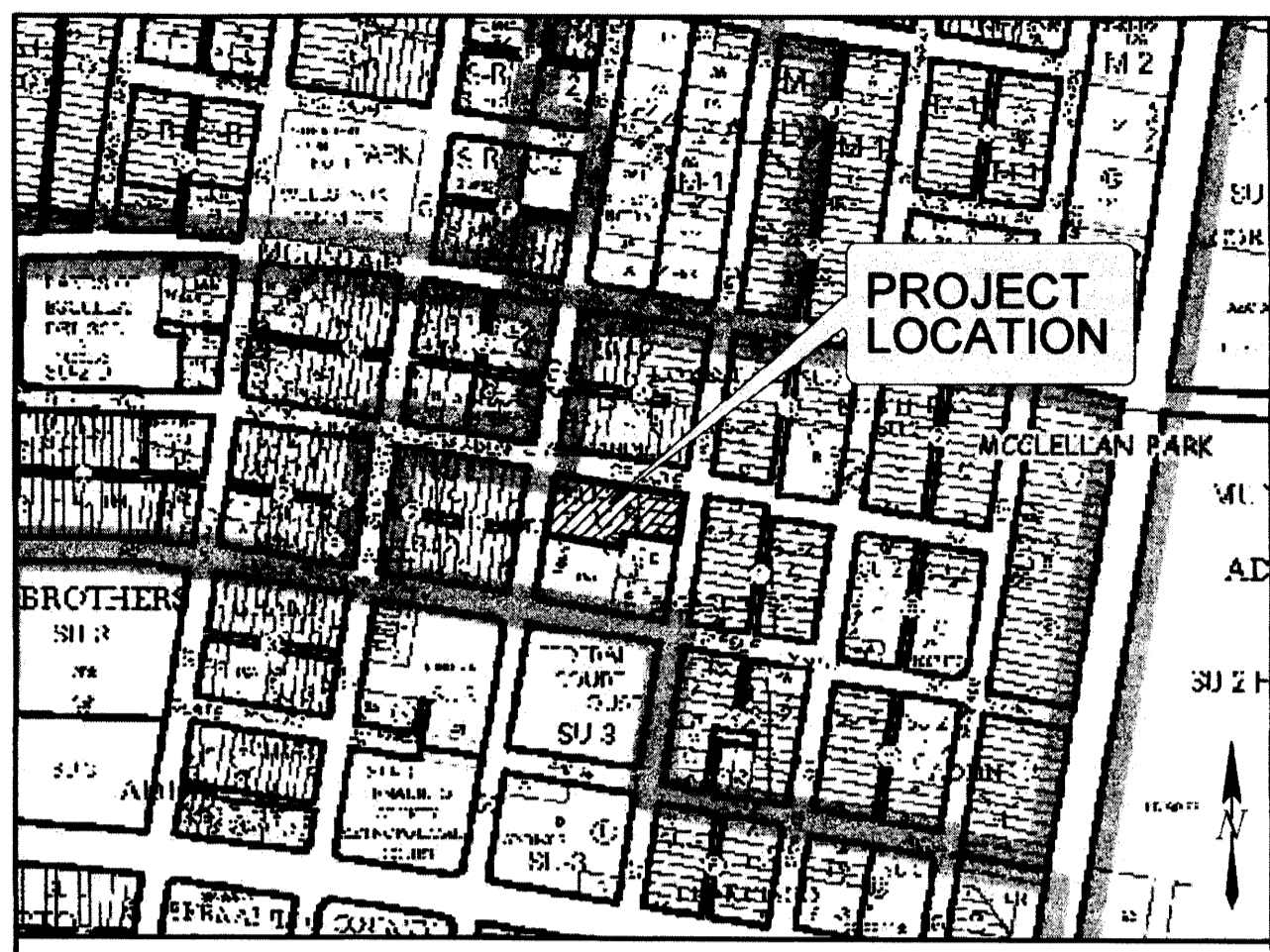
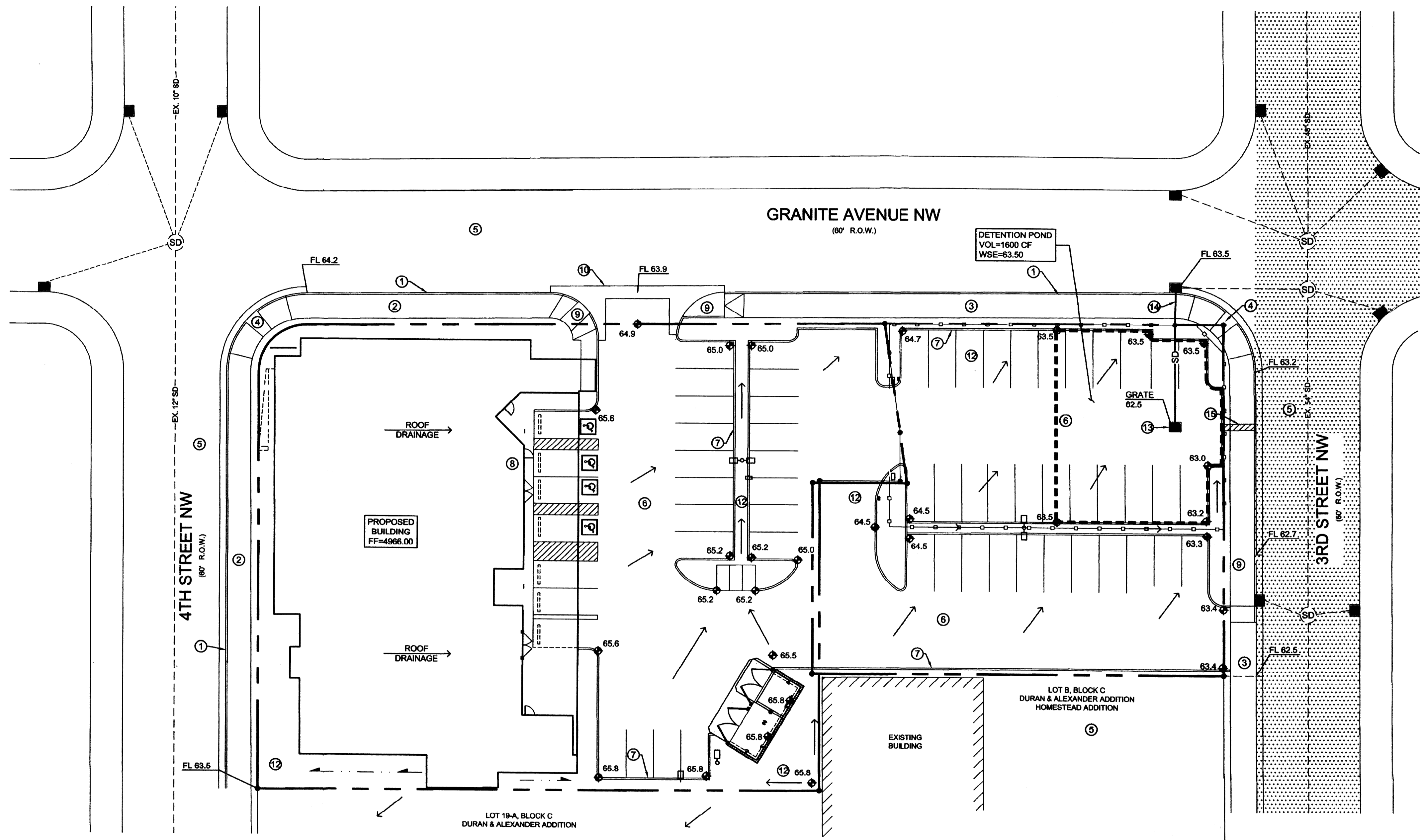
STATE OF NEW MEXICO  
RICHARD P. BENNETT  
No. 1240  
REGISTERED ARCHITECT

6/25/2014

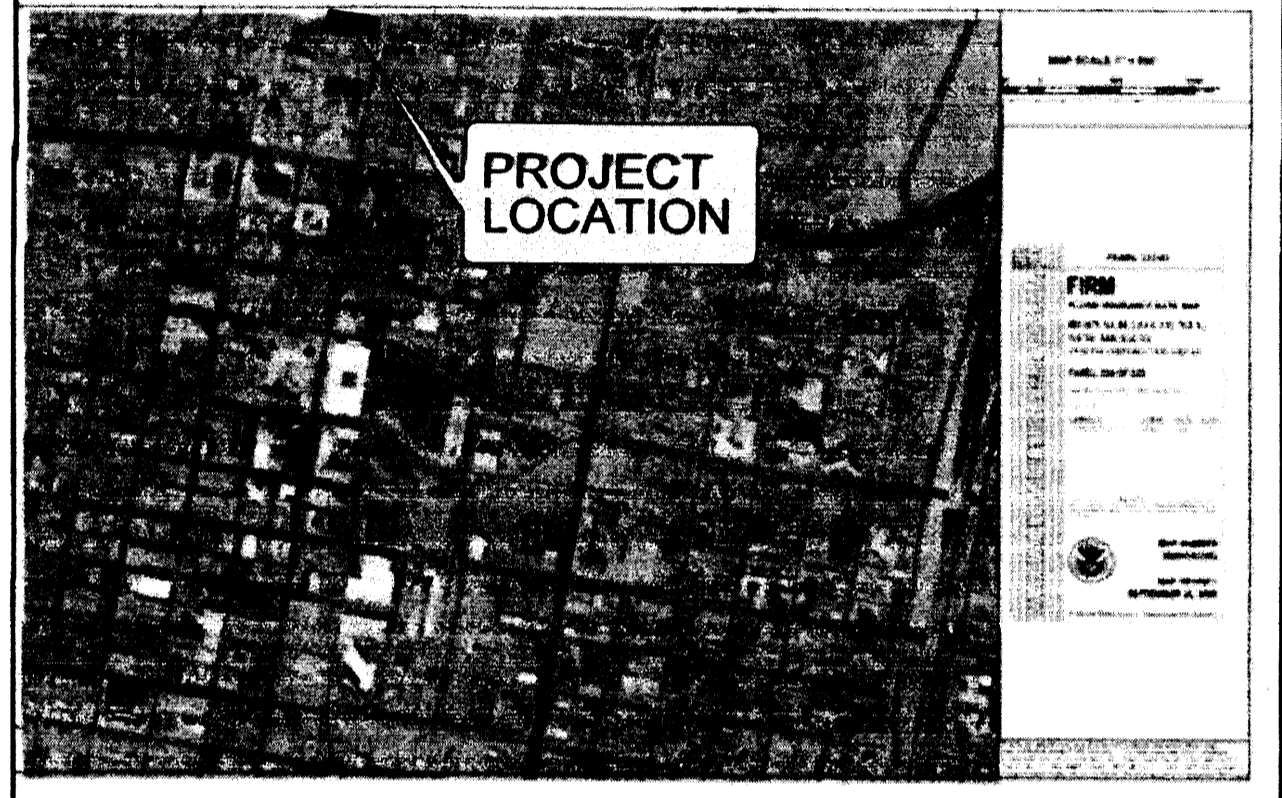
RBA  
ARCHITECTURE  
DESIGN  
1000 N. 24th St.  
ALBUQUERQUE, NM 87106  
www.rbaa.com

DATE  
06-3-2014

SHEET NUMBER  
C1.2



VICINITY MAP ZONE ATLAS J-14-Z



FIRM PANEL 35001C0332G & 35001C0334G

**CONCEPTUAL GRADING AND DRAINAGE PLAN**

**PURPOSE AND SCOPE**  
 Pursuant to the Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Conceptual Grading and Drainage Plan outlines the drainage management criteria for controlling developed runoff from the project site. The project consists of the construction of an 8,077 square foot building with paving, landscaping, utility, grading, and drainage improvements to support the project. The purpose of this Plan is to support Site Plan Approval. The scope of this plan is to present conceptual grading and drainage criteria for the safe management of excess runoff impacting the site from upstream drainage basins, and controlling excess runoff from the project site in a well-managed, non-erosive manner. A Final Grading and Drainage Plan will be prepared to support Building Permit application.

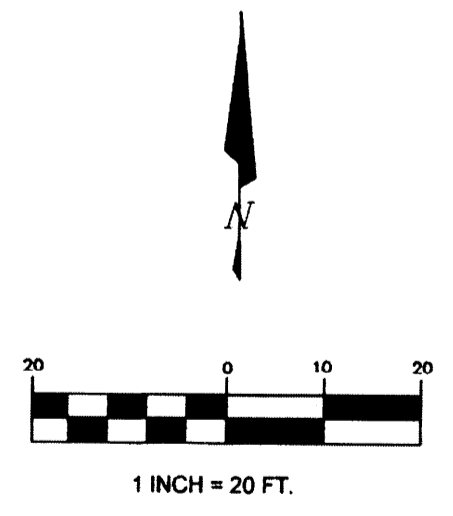
**EXISTING CONDITIONS**  
 The property is located at 330 Granite Avenue NW, between Third and Fourth Streets NW. The site is presently utilized as a parking lot. Existing site improvements consist of gravel surfacing. No buildings or permanent structures exist on the property. The site is extremely flat, with very little positive drainage in any direction. Excess runoff generally flows to the perimeter streets. Public storm drains exist in Third and Fourth Streets. The site is surrounded on three sides by public roadways. A paved parking lot and commercial development are located adjacent to the property on the south. No significant off-site flows impact the site.

As shown by the attached FIRM Panel, the site does not lie within a mapped 100 year Flood Zone. Portions of Third Street adjacent to the site are mapped as a Zone AO depth 1' Floodzone.

**PROPOSED IMPROVEMENTS**  
 As stated above, the project consists of the construction of an 8,077 square foot building with paving, landscaping, utility, grading, and drainage improvements. All developed runoff will be routed through landscaping to capture the first flush before release into the perimeter streets. All excess runoff will be collected by the existing public storm drain system located in Third and Fourth Streets.

Due to limited capacity of the existing public storm drainage system the City Hydrology Department has established a 2.75 cfs per acre maximum discharge rate for this site. Therefore, the site will implement detention ponding to limit developed discharge to 2.36 cfs for the project. This will be accomplished by utilizing a Type 'D' inlet in the parking lot near the northeast corner of the site. The inlet will drain to an existing public inlet located in Granite Avenue. An 8-inch drainline will be connected to the existing public inlet, restricting discharge to 2.36 cfs. The northeast corner of the proposed parking lot will serve as a detention pond for during heavy rains. A sidewalk culvert will be provided as an spillway should the pond overflow. Construction will disturb an area of less than 1.0 acres, therefore a Storm Water Pollution Prevention Plan should not be required.

**CALCULATIONS**  
 The calculations shown herein define the 100-year/6 hour design storm falling within the project area under existing and proposed conditions. The hydrology is per "Section 22.2, Part A, Development Process Manual, Vol 2", dated June 1997.



**KEYED NOTES**

- EXISTING CONCRETE STANDARD CURB AND GUTTER
- EXISTING PUBLIC SIDEWALK
- EXISTING DRIVEPAD
- EXISTING HANDICAP RAMP
- EXISTING ASPHALT PAVEMENT
- NEW ASPHALT PAVEMENT
- NEW 6" CONCRETE CURB
- NEW CONCRETE SIDEWALK. SEE SITE PLAN.
- NEW HANDICAP RAMP
- NEW CONCRETE VALLEY GUTTER DRIVEWAY.
- NEW REFUSE ENCLOSURE. SEE SITE PLAN.
- NEW LANDSCAPING
- NEW TYPE 'D' INLET PER COA STD DWG 2206.
- NEW 8 INCH STORM DRAIN CONNECT TO EXISTING INLET PER COA STD DWG 2237.
- NEW 24 INCH SIDEWALK CULVERT PER COA STD DWG 2238 TO FUNCTION AS OVERFLOW SPILLWAY.

**PROJECT DATA**

PROPERTY ADDRESS:  
 330 GRANITE NW  
 ALBUQUERQUE, NM 87103

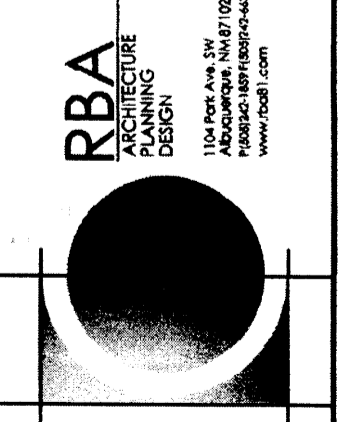
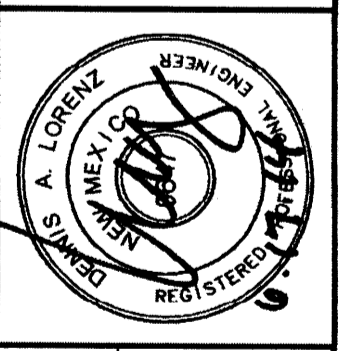
LEGAL DESCRIPTION:  
 LOT 5A, BLOCK C, DURAN & ALEXANDER ADDITION  
 LOTS 1 & 2, BLOCK C, HOMESTEAD GARDEN ADDITION

**LEGEND**

ITEM	EXISTING	PROPOSED
CURB AND GUTTER	[Symbol]	[Symbol]
HEADER CURB	[Symbol]	[Symbol]
CURB ELEVATIONS	[Symbol]	[Symbol]
SPOT ELEV.	[Symbol]	[Symbol]
RIGHT OF WAY	[Symbol]	[Symbol]
EASEMENT	[Symbol]	[Symbol]
CENTERLINE	[Symbol]	[Symbol]
TOP OF ASPHALT ELEV.	[Symbol]	[Symbol]
JERSEY BARRIER	[Symbol]	[Symbol]
FLOWLINE ELEV	[Symbol]	[Symbol]
FUTURE CURB AND GUTTER (N.I.C.)	[Symbol]	[Symbol]
NEW PAVING	[Symbol]	[Symbol]
DRAINAGE SWALE	[Symbol]	[Symbol]
DIRECTION OF FLOW	[Symbol]	[Symbol]
100 YEAR FLOOD HAZARD ZONE	[Symbol]	[Symbol]

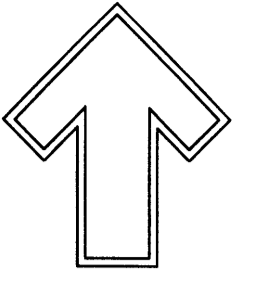
PROJECT HYDROLOGY								
AHYMO								
ZONE:	2							
P <sub>6</sub> HOUR	2.35							
P <sub>10</sub> DAY	3.95							
90th PSE	0.44							
Anthea								
EXISTING CONDITIONS								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
SITE	0.86	0.00	0.00	0.86	0.00	1.13	2.70	0.081
PROPOSED CONDITIONS								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
SITE	0.86	0.00	0.07	0.07	0.72	1.93	3.76	0.138

REVISION DATE



DATE  
 06/02/2014

SHEET NUMBER  
 C-2.0



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Fax: (505) 898-7737  
cmj@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



ANTHEA GRANITE

LANDSCAPE PLAN

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless approved in writing by the designer or contractor.

The Hilltop LANDSCAPE ARCHITECTS & CONTRACTORS



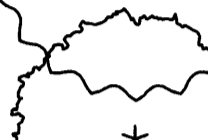

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REVISION #  
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2 / 6-18-14  
3 / 7-30-14  
DATE: 7/30/14

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L1 OF L1

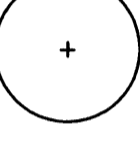






**PLANT LEGEND**

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

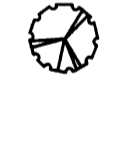

**SHADE TREES**

-  HONEYLOCUST 4  
*Gleditsia triacanthos*  
4" Cal., 12-14' Inst./60' x 60' maturity  
Water (M) Allergy (H) Osf
-  JAPANESE PAGODA TREE 6  
*Sophora japonica*  
2" Cal., 12-14' Inst./35' x 35' maturity  
Water (M) Allergy (L) Osf
-  EASTERN REDBUD 5  
*Cercis canadensis*  
2" Cal., 8-10' Inst./30' x 30' maturity  
Water (M) Allergy (L) Osf
-  PURPLE-LEAF PLUM 2  
*Prunus cerastifera*  
1 1/2" Cal., 10-12' Inst./20' x 20x maturity  
Water (M) Allergy (L) Osf

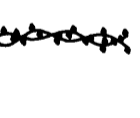
**SHRUBS/ORNAMENTAL GRASSES**

-  NEW MEXICO OLIVE 4  
*Forsytheria neomexicana*  
15 Gal., 4-10' Inst./15' x 15' maturity  
Water (M) Allergy (L) 225sf
-  ROSE OF SHARON 2  
*Hibiscus syriacus*  
5 Gal., 2-4' Inst./10' x 10' maturity  
Water (M) Allergy (L) 100sf
-  MAIDEN GRASS 19  
*Miscanthus sinensis*  
5 Gal., 18"-3' Inst./3' x 5' maturity  
Water (M+) Allergy (L) 25sf
-  SCOTCH BROOM 3  
*Cytisus scoparius*  
5 Gal., 18"-3' Inst./4' x 4' maturity  
Water (M) Allergy (L) 16sf
-  RED YUCCA 24  
*Hesperaloe parviflora*  
5 Gal., 18"-3' Inst./3' x 4' maturity  
Water (L+) Allergy (L) 16sf
-  SKYROCKET JUNIPER 9  
*Juniperus scopulorum*  
5 Gal., 12"-3' Inst./20' x 3' maturity  
Water (M) Allergy (L) 9sf
-  CATMINT 32  
*Nepeta mussini*  
1 Gal., 3"-15" Inst./1' x 2' maturity  
Water (M) Allergy (L) 4sf

**GROUNDCOVERS**

-  WINTER JASMINE 15  
*Jasminum nudiflorum*  
5 Gal., 6"-15" Inst./4' x 12' maturity  
Water (L+) Allergy (L) 144sf
-  BUFFALO JUNIPER 13  
*Juniperus sabin* 'Buffalo'  
5 Gal., 24"-4' Inst./2' x 8' maturity  
Water (L+) Allergy (L) 64sf

**VINES**

-  BANK'S ROSE 19  
*Rosa banksiae*  
5 Gal., 6"-15" Inst./climbing to 20'  
Water (M) Allergy (L)

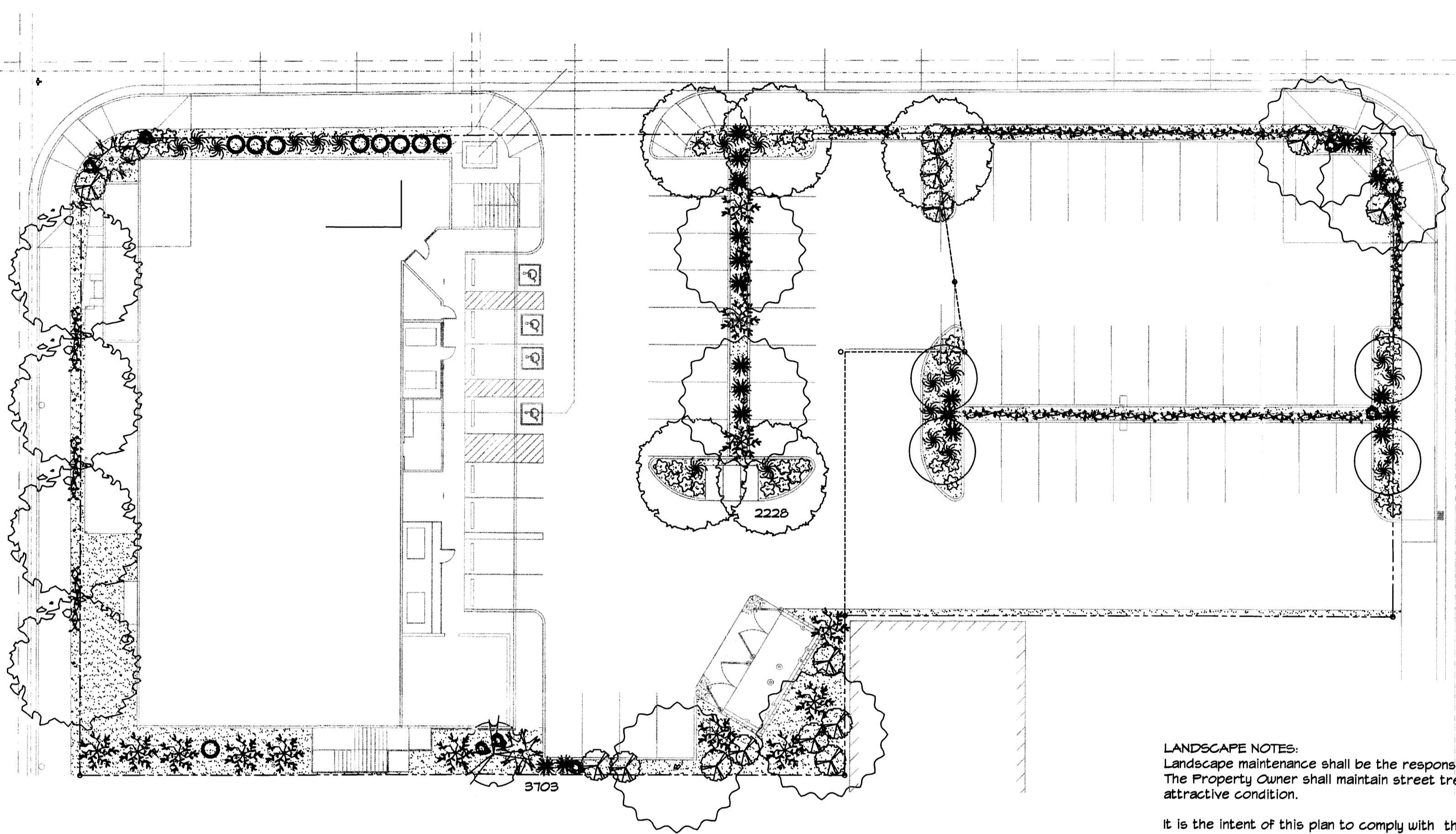
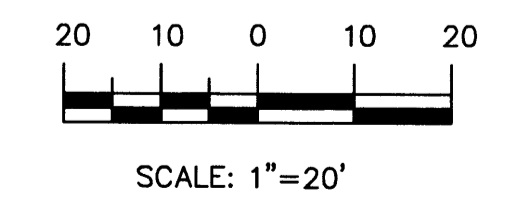
**HARDSCAPES**

-  SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
-  OVERSIZED GRAVEL & BOULDERS

\* DENOTES EVERGREEN PLANT MATERIAL

The Owner is responsible for maintenance of streetscape within City ROW.

**GRAPHIC SCALE**



**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	39201	square feet
TOTAL BUILDINGS AREA	2500	square feet
NET LOT AREA	30701	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	4605	square feet
TOTAL BED PROVIDED	5431	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	4255	square feet
TOTAL GROUNDCOVER PROVIDED	5116	square feet
TOTAL PONDING AREA	0	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	5431	square feet

**LANDSCAPE NOTES:**

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Follen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

**IRRIGATION NOTES:**

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

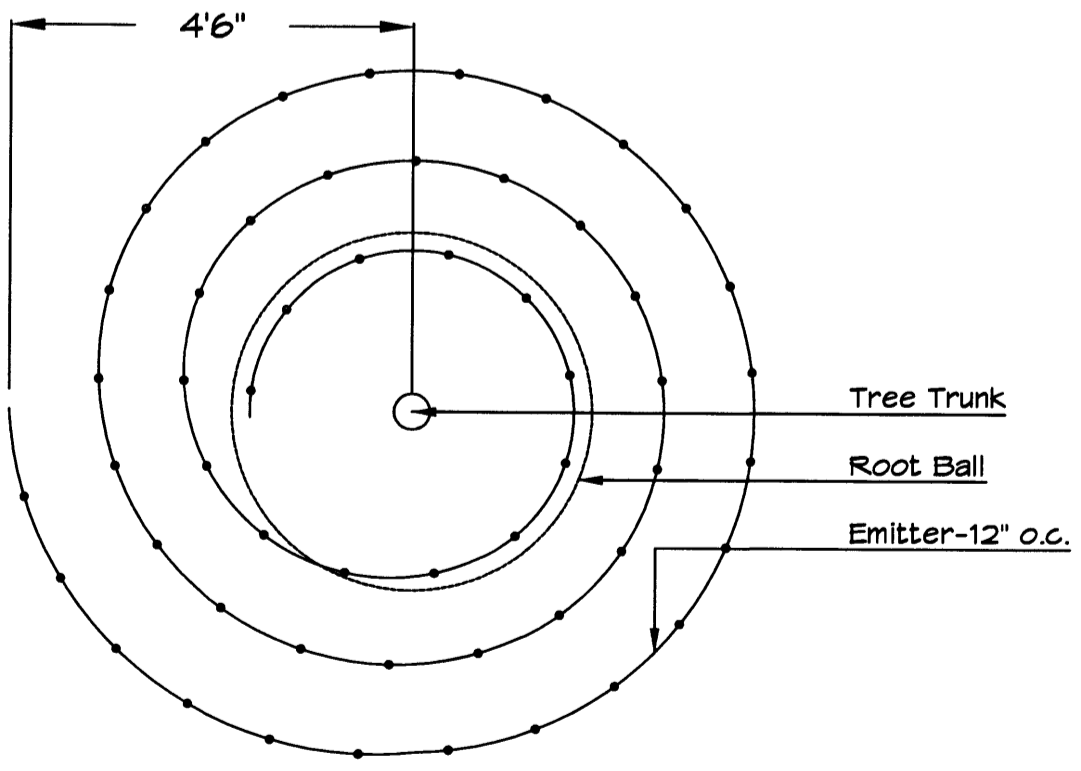
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

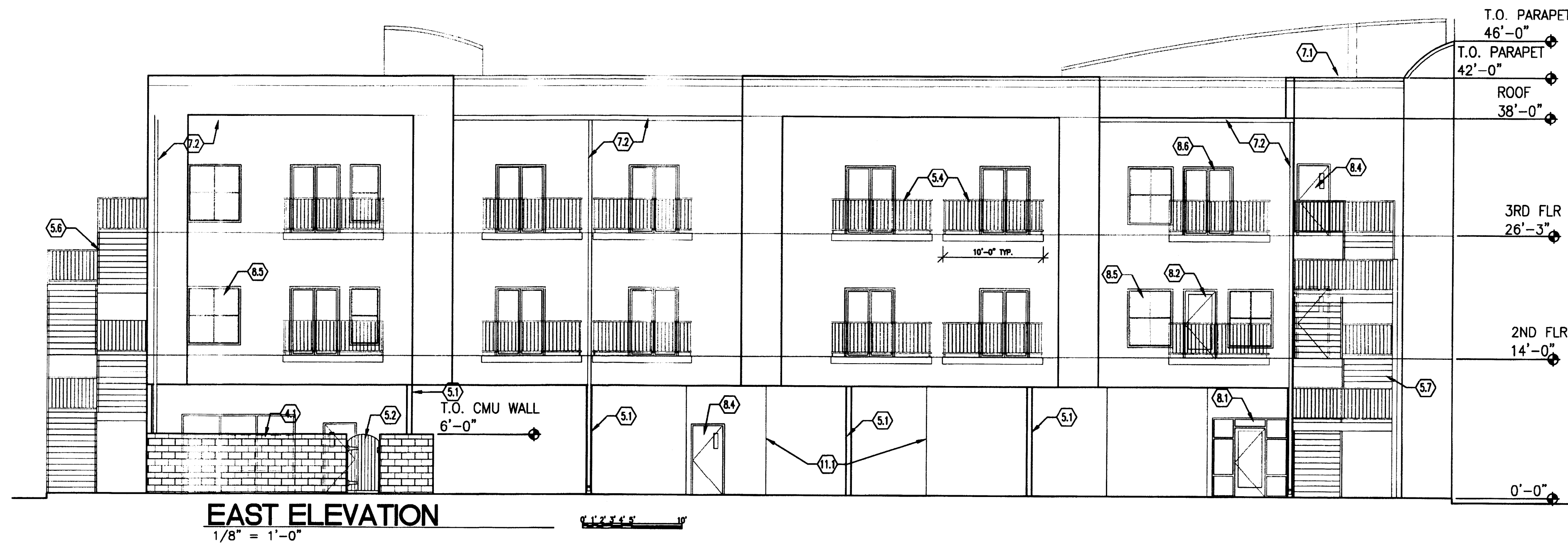
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.



**Netafim Spiral Detail**



**KEYED NOTES**

**DIVISION 4 - MASONRY**

4.1 8" CMU SCREEN WALL PAINT TO MATCH STUCCO

**DIVISION 5 - METALS**

- 5.1 TS COLUMNS - SEE STRUCTURAL, PAINT
- 5.2 6' HIGH WROUGHT IRON DECORATIVE FENCE
- 5.3 METAL GATE
- 5.4 42" H. METAL HANDRAIL SYSTEM PER CODE, PAINT
- 5.5 METAL HANDRAIL - PAINT
- 5.6 METAL STAIRS W/CONC. FILLED PANS - PAINT
- 5.7 24 GA. PRE-FINISHED METAL CANOPY
- 5.8 3'-6" HIGH WROUGHT IRON DECORATIVE FENCE

**DIVISION 7 - THERMAL MOISTURE**

- 7.1 METAL CAP FLASHING - PAINT
- 7.2 24GA. METAL GUTTER & DOWNSPOUT - FINISH TO MATCH STUCCO

**DIVISION 8 - DOORS & WINDOWS**

- 8.1 INSULATED ALUM. STOREFRONT SYSTEM
- 8.2 ALUM. STOREFRONT DOOR
- 8.3 SECTIONAL OVERHEAD GLAZED DOOR
- 8.4 H.M. INSULATED DOOR W/VISION LITE - PAINT
- 8.5 VINYL INSULATED WINDOWS
- 8.6 SLIDING INSULATED GLASS DOOR

**DIVISION 9 - FINISHES**

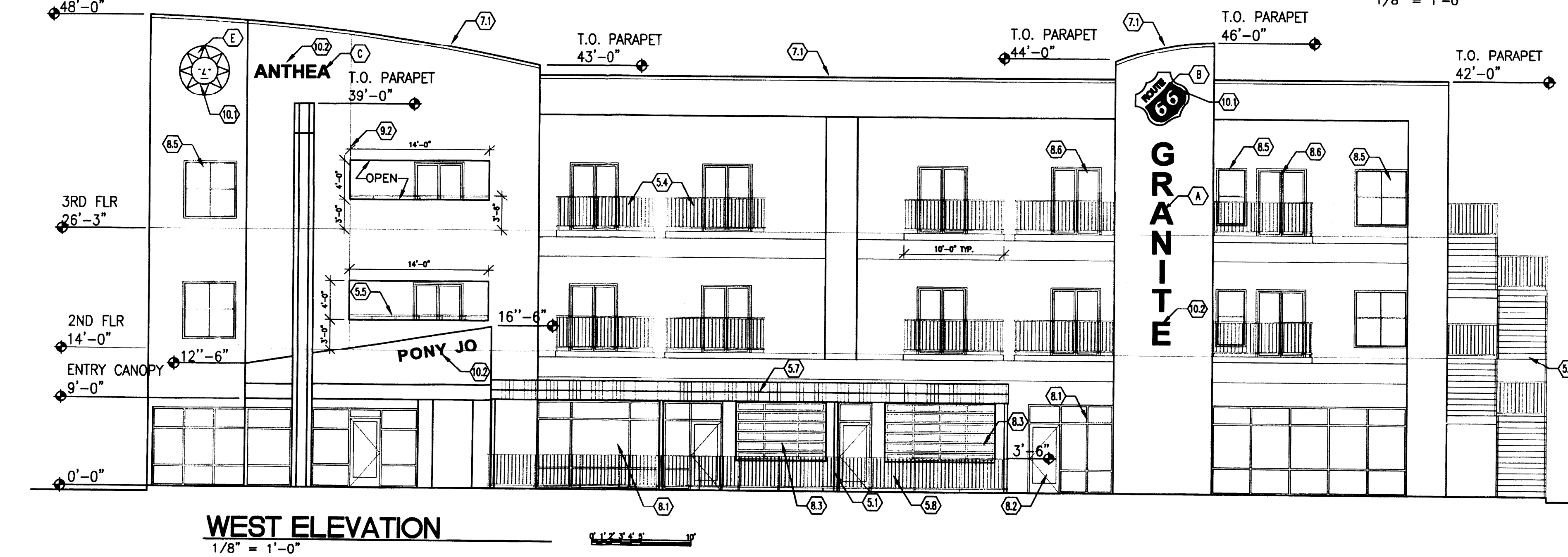
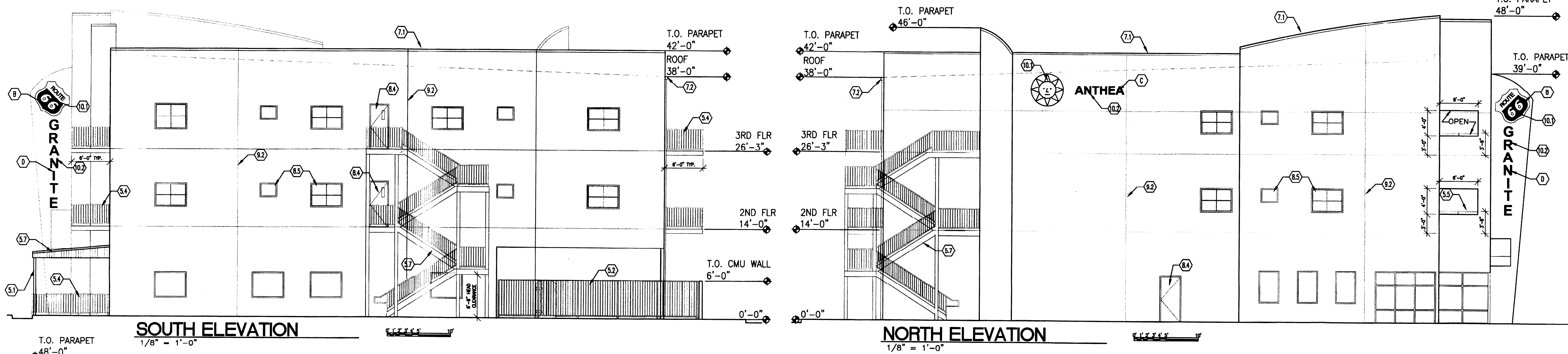
- 9.1 3-COAT STUCCO FINISH SYSTEM
- 9.2 STUCCO EXPANSION JOINT

**DIVISION 10 - SPECIALTIES**

- 10.1 BACK LIGHTED LOGO
- 10.2 SURFACE MOUNTED LETTERS - COLOR BY OWNER

**DIVISION 11 - EQUIPMENT**

11.1 WALK-IN COOLER



**SIGNAGE SF**

- A. SIGNAGE - 46 SF
- B. LOGO 66 SIGNAGE - 20 SF
- C. SIGNAGE - 11 SF
- D. SIGNAGE - 18 SF
- E. LOGO SUN SIGNAGE - 18 SF

WEST ELEVATION FACADE 5,674 SF - 95 SF SIGNAGE = 2%  
 NORTH ELEVATION FACADE 4,239 SF - 39 SF SIGNAGE = 1%  
 SOUTH ELEVATION FACADE 4,239 SF - 39 SF SIGNAGE = 1%

ANTHEA 4TH AND GRANITE  
 ELEVATIONS  
 ALBUQUERQUE, NM  
 PROJECT #1888

REVISION DATE

STATE OF NEW MEXICO  
 RICHARD J. BENNETT  
 No. 241  
 REGISTERED ARCHITECT

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DATE  
 06-3-2014

SHEET NUMBER  
 A-5.0