



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
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** 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
- D** 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 2nd 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): Tierra West, LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Paragon Industries II, Inc. PHONE: 714-778-1800
 ADDRESS: 1515 E. Winston Rd. FAX: _____
 CITY: Anaheim STATE CA ZIP 92805 E-MAIL: eddie.bedrosian@bedrosians.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Site Development Plan For Building Permit

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. Tract 2A-1B-2-A Plat of TRS 2A-1A & 2A-1B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Renaissance Center
 Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No _____
 Zone Atlas page(s): F-16-Z UPC Code: 101606114426820915

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
DRB-96-348, Z-94-127, Z-84-13-3, SV-96-38

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 4.2978
 LOCATION OF PROPERTY BY STREETS: On or Near: N Renaissance Blvd NE
 Between: Union Way Dr NE and Alexander Blvd NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 05/13/2016
 (Print Name) Ronald R. Bohannon Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Project # _____

Staff signature & Date _____

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **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) **24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **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) **24 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30DAYS after the 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.

Ronald R. Bohannon

 Applicant name (print)
 05/13/16

 Applicant signature / date



Form revised **October 2007**

- Checklists complete Application case numbers
- Fees collected _____ - _____ - _____
- Case #s assigned _____ - _____ - _____
- Related #s listed _____ - _____ - _____

_____ Planner signature / date
 Project # _____

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.


4. TIME

Signs must be posted from _____ To _____.

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


_____, _____
(Applicant or Agent) (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

gaw

TIERRA WEST, LLC



May 12, 2016

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
BEDROSIANS TILE & STONE WAREHOUSE
TRACT 2A-1B-2-A RENAISSANCE CENTER
ZONE ATLAS PAGE F-16-Z**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Paragon Industries II, Inc., requests approval of a Site Development Plan for Building Permit for Tract 2A-1B-2-A, Renaissance Center zoned SU-1 for C-2 Uses, for a Tile Store/Warehouse plus three retail tenants.

Site Location and History

The project site is located in the Renaissance Center on the northwest corner of North Renaissance Boulevard and Alexander Drive NE. This application requests approval for a Tile Store/Warehouse on a parcel of land containing approximately 4.30 acres. This site was previously approved through the Development Review Board for Site Plan for Subdivision in January of this year (Project #1010447)

Site Orientation

The proposed development will be contained within a single platted parcel, Tract 2A-1B-2-A. Access will be provided from a new driveway entrance off of North Renaissance Boulevard and two new driveway entrances off of the private access road along the northern property boundary.

A new 52,455 square foot building will house a Tile Store Showroom/Warehouse and three additional retail spaces to be rented out by the property owner. This breaks down as 24,552 square feet for Tile Showroom/Retail Tenant space and 27,903 for the Tile Warehouse space. The building will include a fenced loading dock area with swinging and sliding gates.

The three driveway entrances, one off of North Renaissance Boulevard and two off of the private access road north of the site, interconnect through the parking lot and loading area via 24-foot drive aisles to provide vehicular, pedestrian, and bicycle access. Drive circulation for truck turn movements through the site has been reviewed by the Fire Marshal's office whom are in concurrence with the site layout due to an approved "Fire 1" Plan, the Solid Waste department has no adverse comments for the truck turn movements and site layout as well. A concrete sidewalk on the east, west, and south frontage including two striped walkways through the parking lot are added to provide pedestrian access to the building from Renaissance Boulevard, Union Way, and Alexander Boulevard. A traffic impact analysis was not required for this site. The southern curb return for the driveway entrance coming off of Union Way (NW corner of the site) will need to be modified for a larger radius to provide ease of access to the loading area for delivery trucks.

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Elevations and Signage

The building is designed as a concrete tilt-up structure with a combination of a sandblast gray colored finish and a white porcelain tile finish for the exterior walls. The white porcelain tile finish will be for the Tile Showroom exterior walls to distinguish itself from the warehouse and retail tenant spaces, which will have the gray sandblasted finish. The warehouse and retail tenants will have a medium sandblasted finish for the lower 14 vertical feet of the walls while the upper 21 vertical feet of the walls will have a lighter sandblasted finish to give a two-tone look of the walls. The southern façade of the building will also include painted tube steel framing above a retail tenant entrance and above the warehouse access doors to provide more aesthetic features to the building frontage. The two-tone sandblast finish and porcelain tile finish are design standards utilized to break up the building massing by providing both vertical and horizontal relief.

A monument sign is proposed at the south driveway entrance onto the property, facing North Renaissance Boulevard. The proposed monument sign is 3-feet 6-inches high with 6 square feet of sign area. The monument sign is designed to coordinate with the architecture of the building and meet the design requirements of the Renaissance Center. It will be constructed of the same porcelain tile matching the Tile Showroom. The sign will have applied Charcoal painted aluminum letters and will not be illuminated. The monument sign is located in the area designated on the Site Plan and detailed within the color rendering pages and elevations.

Site Drainage

All drainage will be detained through a combination of underground storage chambers in the parking lot and detention ponding on the surface of the parking lot above inlet grates and landscaped areas on the property.

All drainage storing facilities onsite will be interconnected with each other and attenuate flow at each respective drop inlet with one outfall to the Renaissance Boulevard public storm drain. Flows will continue to outfall at a rate that is allowable by the Renaissance Master Plan of 0.1 cfs/acre.

Landscaping

The landscape design was developed to meet the design guideline requirements set forth in the Site Development Plan for Building Permit and compliments the existing landscaping around the Renaissance Center. The landscape will also meet the design requirements set forth in the approved Renaissance Master Plan Rules and Regulations, meeting the 20-foot landscape setback requirement for landscaping from the Renaissance Boulevard Right-of-Way.

Conclusion

The request conforms to the existing development guidelines outlined in the Renaissance Master Plan Rules and Regulations as well as to the DPM requirements and standards. We are requesting the Site Development Plan for Building Permit be issued to allow for the construction of the new Tile Store/Warehouse.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Eddie Bedrosian

JN: 2014084

RRB/vp

May 5, 2016

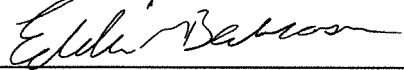
Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: TRACT 2A-1B-2-A RENAISSANCE CENTER

Dear Chairman Cloud:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Paragon Industries II, Inc., pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Eddie Bedrosian
Print Name


Signature

Marketing Director
Title

5-5-2016
Date

RESERV TO: RIO GRANDE TITLE
1500199-010 MB

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, BOKF, N.A., dba BANK OF ALBUQUERQUE, N.A., AS TRUSTEE FOR THE UNION PENSION TRANSACTION TRUST 93-2 N.M. herein the "Grantor," hereby grants and conveys to PARAGON INDUSTRIES II, INC., a Nevada corporation, herein the "Grantee," whose notice address is 4285 North Golden State Boulevard, Fresno, California 93722, the following described real property located in Bernalillo County, New Mexico, and more particularly described as follows:

Tract numbered 2A-1B-2-A of RENAISSANCE CENTER, Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the Plat thereof (the "Plat") filed in the office of the County Clerk of Bernalillo County, New Mexico on January 13, 2016, as Document No. 2016003717.

SUBJECT TO:

1. Ad valorem taxes for the year 2017 and thereafter.
2. Reservations contained in Patent from the United States of America, recorded in Book 80, Page 353, records of Bernalillo County, New Mexico.
3. Easements and notes as shown, noted and provided for on the plat recorded in Map Book C26, folio 174, Map Book C33, Folio 48, as modified by the Waiver and Release of Easement recorded in Book Misc. 477A, Page 765 as Document No. 08741105 and Plat Book 96C, Folio 435 and Plat Book 2015C, Folio 83, records of Bernalillo County, New Mexico.
4. Restrictions set out in the Restated Master Declaration for North Renaissance recorded in Book 94-14, Page 8848 as Document No. 94060818, as modified by Assignment and Assumption Agreement recorded June 10, 1993, in Book 93-15, Page 2196 as Document No. 93060865 and by Assignment and Assumption Agreement recorded June 10, 1993 in Book 93-15, Page 2231 as document No. 93060875, records of Bernalillo County, New Mexico.
5. Oil, Gas and Mineral Lease recorded in Book Misc. 923, Page 883 as Document No. 82-19645, as amended by Agreements recorded in Book 137A, Page 819 as Document Numbered 84-55907 and in Book Misc. 238A, Page 194 as Document No. 85-46388, records of Bernalillo County, New Mexico.
6. Notice of Soil Condition and Negative Covenants recorded in Book Misc. 169A, Page 716 as Document No. 84-83297, records of Bernalillo County, New Mexico.
7. Agreement to Dedicate and Share Cost of Construction of Mission Avenue recorded in Book Misc. 169A, Page 730 as Document No. 84-83300, as modified by Partial Release recorded in Book Misc. 271A, Page 389 as Document No. 85-77433, records of Bernalillo County, New Mexico; provided, Grantor agrees to hold Grantee harmless of and from any claim related to the work covered in this Agreement not being completed and the public work improvements dedicated to and accepted for maintenance by the City of Albuquerque.

RETURN TO: RIO GRANDE TITLE
1500199-010 MB

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, BOKF, N.A., dba BANK OF ALBUQUERQUE, N.A., AS TRUSTEE FOR THE UNION PENSION TRANSACTION TRUST 93-2 N.M. herein the "Grantor," hereby grants and conveys to PARAGON INDUSTRIES II, INC., a Nevada corporation, herein the "Grantee," whose notice address is 4285 North Golden State Boulevard, Fresno, California 93722, the following described real property located in Bernalillo County, New Mexico, and more particularly described as follows:

Tract numbered 2A-1B-2-A of RENAISSANCE CENTER, Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the Plat thereof (the "Plat") filed in the office of the County Clerk of Bernalillo County, New Mexico on January 13, 2016, as Document No. 2016003717.

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7. Agreement to Dedicate and Share Cost of Construction of Mission Avenue recorded in Book Misc. 169A, Page 730 as Document No. 84-83300, as modified by Partial Release recorded in Book Misc. 271A, Page 389 as Document No. 85-77433, records of Bernalillo County, New Mexico; provided, Grantor agrees to hold Grantee harmless of and from any claim related to the work covered in this Agreement not being completed and the public work improvements dedicated to and accepted for maintenance by the City of Albuquerque.

8. Notice of Soil Condition recorded in Book Misc. 212A, Page 25 as Document No. 85-21302, records of Bernalillo County, New Mexico.

9. Public Utility Easement retained by the City of Albuquerque pursuant to V-86-18 in the portion of Renaissance Place which was vacated by V-86-18.

10. Private Facility Drainage Covenant recorded April 1, 1997 in Book 97-9, Page 567 as Document No. 97032867, records of Bernalillo County, New Mexico.

11. Lot Agreement recorded November 6, 1998 in Book 98-18, Page 1818 as Document No. 1998143634, records of Bernalillo County, New Mexico.

12. Easement granted to Public Service Company of New Mexico by document recorded in Book 97-19, Page 6514 as Document No. 97074078, and Book 97-19, Page 6520 as Document No. 97074081, records of Bernalillo County, New Mexico.

13. That certain Declaration of Covenants and Restrictions for Tracts numbered 2A-1B-1 and 2A-1B-2 of Renaissance Center dated January 15TH, 2016, and filed for record in the office of the County Clerk for Bernalillo County, New Mexico, on January 15TH, 2016, in Book Doc # 2016004500, Page .

WITH SPECIAL WARRANTY COVENANTS

WITNESS the hand and seal of the undersigned this 15TH day of January 2016.

THE UNION PENSION TRANSACTION
TRUST 93-2 N.M.

By: BOKF, N.A., also known as BANK OF
ALBUQUERQUE, N.A.
a national banking association
Its Trustee

By: Bill Putnam

Its: TRUST OFFICER

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

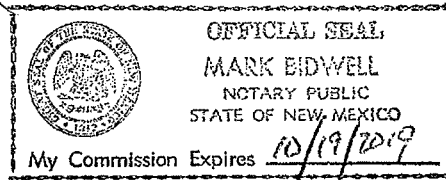
THIS SPECIAL WARRANTY DEED was acknowledged this 15th day of January, 2016, before me, the undersigned notary public, by:

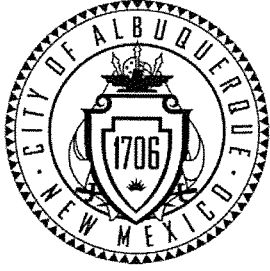
BILL TUTUNJIAN, Trust Officer (title) of BOKF, N.A., also known as Bank of Albuquerque, N.A., a national banking association, as trustee for The Union Pension Transaction Trust 93-2 N.M.



Notary Public

My Commission Expires: 10/19/2019





City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Administrative Officer
April 10, 2015

Robert J. Perry, Chief

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): N/A

Case Number(s): DRB-96-38; Z-94-127; Z-84-13-3

Agent: Tierra West, LLC

Applicant: Build New Mexico

Legal Description: TR 2A-1B Plat of TRS 2A-1A & 2A-1B Of Renaissance Center

Zoning: SU-1

Acreage: 4.30 acres

Zone Atlas Page: F-16-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:

DISCOVERY:

SUPPORTING DOCUMENTATION:

Land Investigation of North Renaissance. Prepared by Tierra West Development Management Services. May 4, 1993.

Albuquerque AGIS aerial, 2015

SITE VISIT: n/a

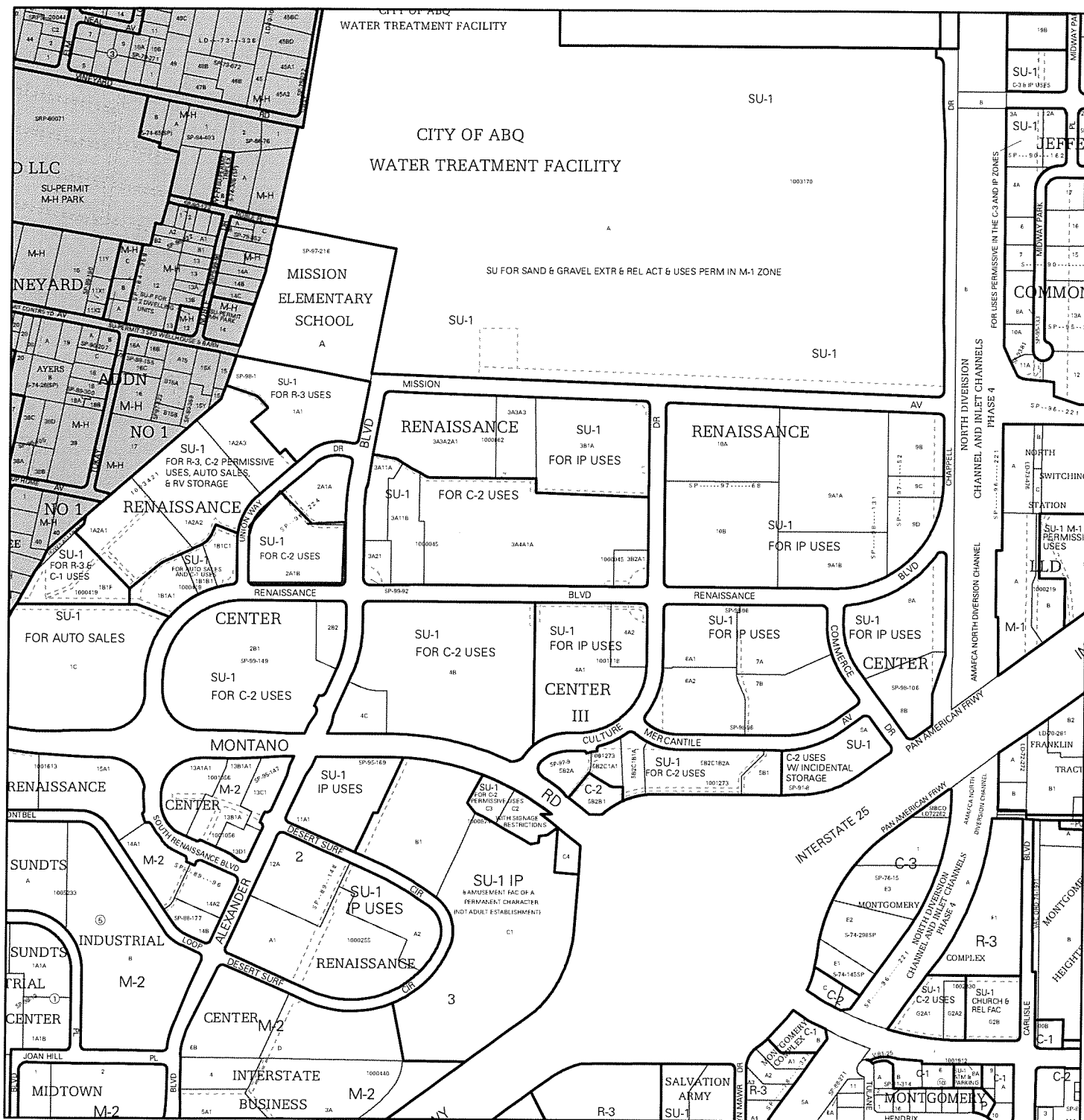
RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***

MS **Schmader**

Matthew Schmader, PhD

Superintendent, Open Space Division
City Archaeologist



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

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-16-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tierra West, LLC DATE OF REQUEST: 04/26/2016 ZONE ATLAS PAGE(S): F-16-Z

CURRENT: ZONING Su-1 for C-2 Use LEGAL DESCRIPTION: LOT OR TRACT # 2A-1B BLOCK # _____

PARCEL SIZE (AC/SQ. FT.) 4.30 acres SUBDIVISION NAME Renaissance Center

REQUESTED CITY ACTION(S):

ANNEXATION []	SITE DEVELOPMENT PLAN:
ZONE CHANGE []: From _____ To _____	SUBDIVISION* [] AMENDMENT []
SECTOR, AREA, FAC, COMP PLAN []	BUILDING PERMIT [x] ACCESS PERMIT []
AMENDMENT (Map/Text) []	BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT: ACTION: GENERAL DESCRIPTION OF

NO CONSTRUCTION/DEVELOPMENT []	# OF UNITS: _____
NEW CONSTRUCTION [x]	BUILDING SIZE: <u>52,455</u> (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT []	<u>24,552 SF WAREHOUSE</u>
	<u>27,903 SF RETAIL</u>

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination

APPLICANT OR REPRESENTATIVE DATE 5/5/16

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section - 2ND Floor West, 600 2ND St NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [x] BORDERLINE []

THRESHOLDS MET? YES [x] NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [x]
Notes:

THE AREA WAS PREVIOUSLY STUDIED AND THE ORIGINAL DEVELOPMENT WAS ~~PLANNED~~ TO BE 50,000 SF RETAIL.

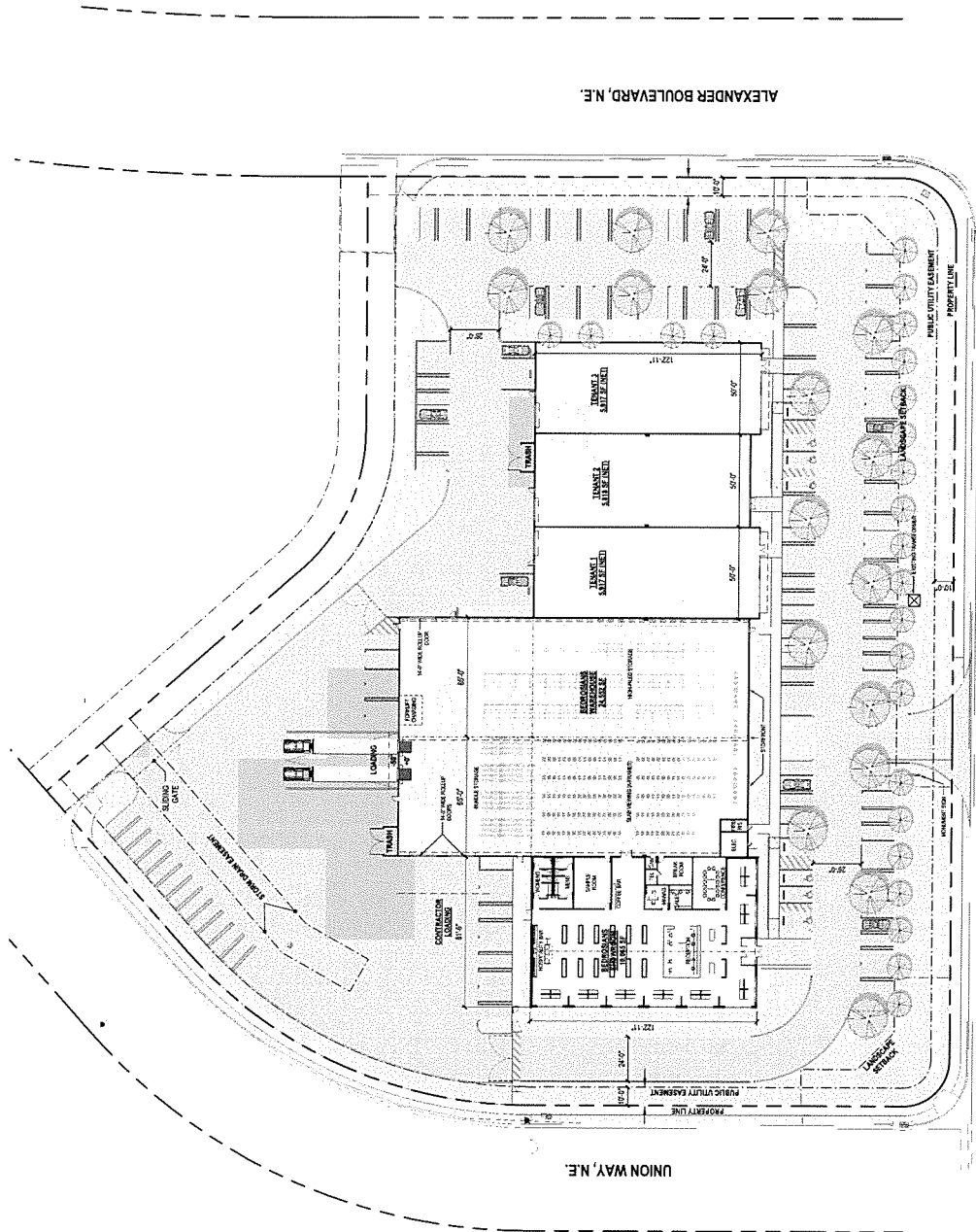
If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

DATE 5.5.16
TRAFFIC ENGINEER

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS
-FINALIZED / /

-SUBMITTED / /
TRAFFIC ENGINEER
DATE



SUMMARY

GROSS FLOOR AREA	10,065 SF
BEDROSIANS SHOWROOM	24,552 SF
BEDROSIANS WAREHOUSE	6,092 SF
TENANT 1	5,504 SF
TENANT 2	5,504 SF
TENANT 3	5,504 SF
TOTAL GFA	52,455 SF

FAR
 TOTAL BLDG. AREA = 52,455 SF
 TOTAL SITE AREA = 187,202 SF
 FLOOR AREA RATIO = 0.28

OFF-STREET PARKING
 Retail: 1 space per 200 square feet for the first 15,000 square feet of net leasable area; then, 1 space per 250 square feet for the next 45,000 square feet of net leasable area.

First 15,000sf = 15,000sf/200 = 75 spaces required
 Remaining 12,050sf = 12,003sf/250 = 52 spaces required

Warehouse: 1 space per 2,000 square feet of net leasable area
 24,552 sf / 2,000sf = 13 spaces required

Total parking spaces required = (140) spaces
 Total parking spaces provided = (146) spaces
 For 101-300 spaces, a minimum of (8) designated disabled parking spaces required
 (8) Provided

For 101-150 spaces, a minimum of (4) motorcycle spaces are required
 (4) Provided

One bicycle space per each 20 automobile parking spaces = (7) bicycle spaces

REQUIRED LANDSCAPE AREA
 15% OF NET SITE AREA

TOTAL SITE AREA = 187,202 SF
 TOTAL BLDG. AREA = 52,455 SF
 NET SITE AREA = 134,747 SF
 15% = 20,212 SF LANDSCAPE AREA REQUIRED

BEDROSIANS ALBUQUERQUE SHOWROOM

07.3127(01) | PROGRESS SITE PLAN

Albuquerque, New Mexico

RENAISSANCE BOULEVARD, N.E.

ALEXANDER BOULEVARD, N.E.

Impact Fee Reduction for Renaissance Center
Comparison between PM Trips in AVID study and Current Build Out

Tract	Acreage	Amount	Unit	Land Use	ITE PM		ITE PM		Roadway	Public Safety
					Peak Hour Rate	Total PM Trips	Entering	Exiting		
Vacant Tracts										
New Trips Based on ITE Generation Manual 7th Edition										
2A1B	4.3	1,590,000	SF	General Office Building (710)	2.83	141	62	79		\$198,000.00
2A2	1.45	1,590,000	SF	General Office Building (710)	3.78	59	28	33		\$43,800.00
2A3	3.72	1,590,000	SF	General Office Building (710)	4.00	191	91	100		\$150,180.00
2A4	4.4	1,590,000	SF	General Office Building (710)	0.86	23	11	13		\$10,260.00
2A5	3.75	1,590,000	SF	Single Tenant Office Building (715)	2.39	96	44	51		\$176,400.00
2A6	3.75	1,590,000	SF	Single Tenant Office Building (715)	2.39	96	44	51		\$176,400.00
Total						543	143	167		\$432,437.36
Tracts owned by others										
1A-2A	12.56	114,000	SF	Church (530)	0.65	75	39	36		\$357,276.00
1B1B1	0.62	6,750	SF	New Car Sales (841)	6.11	41	16	25		\$25,386.50
1B1C1	0.96	10,500	SF	New Car Sales (841)	4.54	48	19	29		\$39,450.00
2B2	1.13	12,800	SF	General Office Building (710)	4.15	51	22	29		\$33,948.00
2C	1.46	15,900	SF	General Office Building (710)	3.75	60	26	33		\$43,884.00
Total						275	122	159		\$499,933.50

Notes: Assumed FAR of 0.25 for Tracts 1B1B1, 1B1C1, 2A1B, 2B2, 4C, and 8A

Tract	Amount	Unit	Land Use	ITE PM		ITE PM		Use	Blot #
				Peak Hour Rate	Total PM Trips	Entering	Exiting		
Occupied Tracts									
New Trips Based on ITE Generation Manual 7th Edition									
1A1	5.58	100 Units	Apartment (220)	0.87	67	41	26	Jessyng Apartments	24
1C	12.16	83,250 SF	New Car Sales (841)	2.06	173	68	105	500 500 Turners Ford	34
2A1A	2.08	23,000 SF	General Office Building (710)	5.06	101	17	84	185W / K9 Homes	23
2B1	11.78	19,000 SF	Home Improvement Superstore (862)	2.45	319	150	169	Home Depot	1
3A4A1A	13.95	33,500 SF	Discount Club (861)	4.24	574	297	277	Stamps Club	25
3A2A	0.26	13 Units	Day / Service Station with Conv. Market (945)	3.84	191	80	59	Stamps Club Gas	25
3A1A	2.37	11,000 SF	Specialty Retail Center (814)	4.35	48	21	27	Stamps Club Gas	25
3A1B	2.11	30,100 SF	General Office Building (710)	3.40	102	64	48	Mailbox Firm / Demolition	21
3A3A	6.75	80,000 SF	Research and Dev. Center (760)	1.37	110	16	103	Harrison Contracting	18
3A3A2A1	5.87	60,000 SF	Warehouse (150)	4.24	683	341	257	General Technology Corp.	19
4B	14.84	18,100 SF	Discount Club (861)	4.24	683	341	257	Costco Satellite	3
4A1	7.14	10,000 SF	Gas / Service Station with Conv. Market (945)	13.38	134	67	67	Costco Gas	2
5B1	3.23	5,000 SF	Warehouse (150)	0.65	56	16	40	Spokane Warehouse	4
5B2	3.23	5,000 SF	Warehouse (150)	0.65	56	16	40	Spokane Warehouse	4
5B2C1A1	0.75	6,000 SF	Warehouse (150)	4.02	210	105	105	United Savings Bank	33
5B2C1B1A	0.89	3,000 SF	High Turnover (81-Down) Restaurant (832)	10.82	87	53	34	HOP	33
5B2B1	0.84	4,000 SF	Fast Food Rest. With Drive Thru (934)	34.64	121	63	58	Panda Express	28
5B2A	1.02	4,500 SF	Fast Food Rest. With Drive Thru (934)	34.64	139	72	67	Andy's	27
5B2C1B2A	3.02	30,000 SF	Fast Food Rest. With Drive Thru (934)	4.98	150	81	75	Wendy's	6
6A1	2.93	10,000 SF	Fast Food Rest. With Drive Thru (934)	1.91	181	92	89	Peapack	31
6A2	3.68	11,000 SF	Specialty Retail Center (814)	4.35	48	21	27	Performance Cycles	5
7B	4.14	13,000 SF	Specialty Retail Center (814)	1.47	178	18	159	Archie	8
8A	2.42	3,125 Rooms	Condo / Hotel (813)	0.49	60	23	28	InTown Suites	8
8A1A	6.36	7,000 SF	Single Tenant Office Building (715)	5.40	49	7	41	Filo Liv	13
8B	2.22	9,000 SF	Single Tenant Office Building (715)	6.73	45	7	38	Distribution Management Corp.	12
8C	0.74	6,700 SF	Single Tenant Office Building (715)	7.33	37	5	31	Aero Charter and Transport, Inc.	11
8D	4.833	15,000 SF	Single Tenant Office Building (715)	2.61	64	13	71	Hydr-Truck	19
10A	5.51	35,000 SF	Warehouse (150)	0.64	70	13	57	Hydr-Truck	19
10B	7.8	110,000 SF	Warehouse (150)	0.64	4745	187	2949	Feder	18
Total						4745	1877		
Renaissance North TIS Volume Generated (Full Build)									
						5631	2806		
						708	176		
						866	401		
						543	143		
						343	567		-224

Trips Remaining After Vacant Tracts are Developed





City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

May 9, 2016

Jaimie Garcia
Tierra West, LLC
5571 Midway Park Place/87109
Phone: 505-858-3100 Fax: 505-858-1118
E-mail: jgarcia@tierrawestllc.com

Thank you for your inquiry of May 9, 2016 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at (DRB SUBMITTAL) TR2 A1B1 PLAT OF TRACTS @ A-1 B-1 AND 2A-1 B-2 RENAISSANCE CENTER zone map page(s) F-16.

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

NO NA/HOA'S ARE AFFECTED BY THIS PROPOSAL

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION

.....
ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.
.....

NOTICE TO APPLICANTS!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [X] ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- [X] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- [] Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- [] Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

Date of Inquiry: 5/9/16 Time Entered: 12:58 p.m. ONC Rep. Initials: DM



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 440 (4th floor) of the Plaza Del Sol Building, 600 Second Street NW is where you obtain NA/HOA Information for your Planning Submittal.

You can submit your Developer Inquiry Sheet the following ways: 1) in person at the address listed above; 2) fax to - 505-924-3913; or 3) you can e-mail the Zone Map and Developer Inquiry Sheet to **BOTH**: Stephani Winklepleck at swinklepleck@cabq.gov -AND- Dalaina Carmona at dcarmona@cabq.gov and one of us will do for you.

ONC will need the following information **BEFORE** any NA/HOA Information will be released to the Applicant/Agent on any Planning Submittal being presented to the Planning Department. If you have any questions, please feel free to contact our office at 505-924-3914.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.

Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower

EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal

AA Submittal City Project Submittal ZHE Submittal (need address/zone map # only)

CONTACT NAME: Jaimie Garcia

COMPANY NAME: Tierra West, LLC

ADDRESS/ZIP: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone: 505-858-3100 Fax: 505-858-1118 E-mail: jgarcia@tierrawestllc.com

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS

DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

TR2A1B1 Plat of Tracts @A-1B-1 and 2A-1B-2 Renaissance Center.

LEGAL DESCRIPTION

LOCATED ON North Renaissance Blvd.
STREET NAME (ex. - 123 Main St. NW) OR OTHER IDENTIFYING LANDMARK

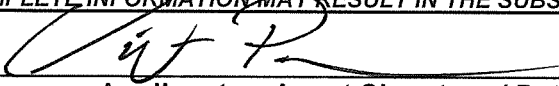
BETWEEN Union Way DR. NE AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

Alexander Blvd. NE.
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (F-16-Z).

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

<p><i>I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. <u>I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES.</u> FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT <u>INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.</u></i></p> <div style="text-align: center; margin-top: 20px;">  <p style="margin: 0;">Applicant or Agent Signature / Date</p> </div> <div style="text-align: right; margin-top: 10px;"> <p>5/12/16</p> </div>
--

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale:

1.0 acre or less	1" = 10'	Over 5 acres	1" = 50'
1.0 - 5.0 acres	1" = 20'	Over 20 acres	1" = 100'

[other scales, if approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Vicinity map
- 6. Signature Block (for DRB site dev. plans)
- 7. Property lines (clearly identify)
- 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
- 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
- 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 137 provided: 138
Handicapped spaces (included in required total) required: 8 provided: 8
Motorcycle spaces (in addition to required total) required: 4 provided: 4
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 7 provided: 8
 - 2. Bikeways and other bicycle facilities, if applicable
- n/a C. Public Transit
 - n/a 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - n/a 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - n/a 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - n/a 8. Location of traffic signs and signals related to the functioning of the proposal
 - n/a 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- n/a Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- ✓ 1. Scale - must be same as scale on sheet #1 - Site Plan
- ✓ 2. Bar Scale
- ✓ 3. North Arrow
- ✓ 4. Property Lines
- ✓ 5. Existing and proposed easements
- ✓ 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- ✓ 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- ✓ 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- ✓ 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- ✓ 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- ✓ 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- ✓ 12. Verification of adequate sight distance
- ✓ 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

- ✓ 1. Scale - must be same as Sheet #1 - Site Plan
- ✓ 2. Bar Scale
- ✓ 3. North Arrow
- ✓ 4. Property Lines
- ✓ 5. Building footprints
- ✓ 6. Location of Retaining walls

B. Grading Information

- ✓ 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- ✓ 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- ✓ 3. Identify whether ponding is required
- ✓ 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- ✓ 5. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.
- ✓ 6. In addition to the above, the following must be provided for DRB applications:
 - A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- ✓ 1. Fire hydrant locations, existing and proposed.
- ✓ 2. Distribution lines
- ✓ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ✓ 4. Existing water, sewer, storm drainage facilities (public and/or private).
- ✓ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ✓ 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- ✓ 2. Bar Scale
- ✓ 3. Detailed Building Elevations for each facade
 - ✓ a. Identify facade orientation (north, south, east, & west)
 - ✓ b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - ✓ c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - ✓ d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- ✓ 4. Dimensions, colors and materials of Refuse Enclosure
- n/a 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- ✓ 1. Site location(s)
- ✓ 2. Sign elevations to scale
- ✓ 3. Dimensions, including height and width
- ✓ 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- ✓ 6. Materials and colors for sign face and structural elements
- ✓ 7. Verification of adequate sight distance

Current DRC

Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Submitted: _____

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: _____

DRB Application No.: _____

Bedrosian Tile & Stone

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2A-1B-2-A Renaissance Center

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the S/A process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cnst Engineer
		6 ft	Sidewalk	Union Way	N. Renaissance Blvd	N/ly Property Bndry	/	/
		6 ft	Sidewalk	N. Renaissance Blvd	Union Way	Alexander Blvd.	/	/
		6 ft	Sidewalk	Alexander Blvd.	N. Renaissance Blvd	N/ly Property Bndry	/	/
							/	/
							/	/
							/	/
							/	/
							/	/
							/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Crst Engineer
							/	/
							/	/

Approval of Creditable Items:

Impact Fee Administrator Signature _____ Date _____

City User Dept. Signature _____ Date _____

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA. Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME (print) _____ DRB CHAIR - date _____ PARKS & RECREATION - date _____

Tierra West, LLC FIRM _____ TRANSPORTATION DEVELOPMENT - date _____ AMAFCA - date _____

SIGNATURE - date _____ UTILITY DEVELOPMENT - date _____ - date _____

_____ CITY ENGINEER - date _____ - date _____

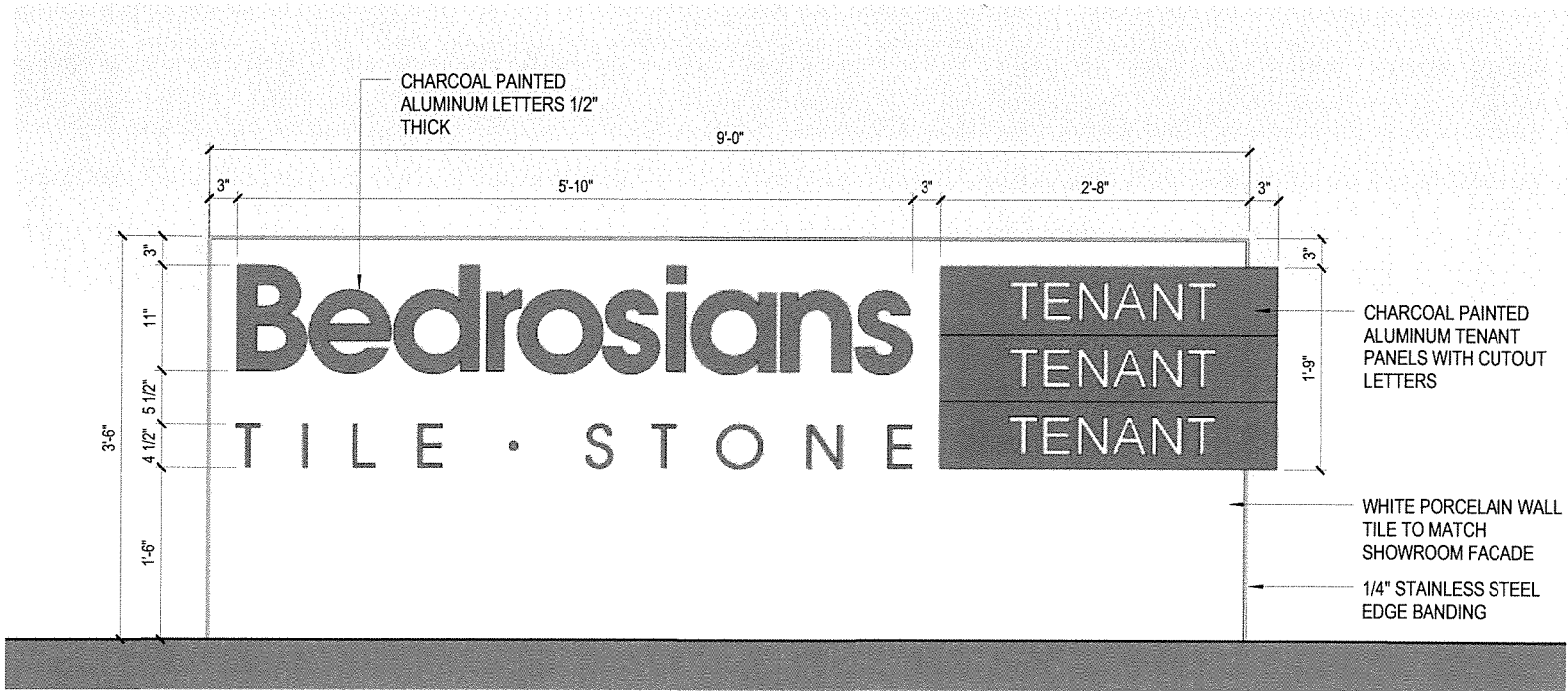
DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



BEDROSIANS TILE • STONE

3D VIEWS & EXTERIOR COLOR PALATE



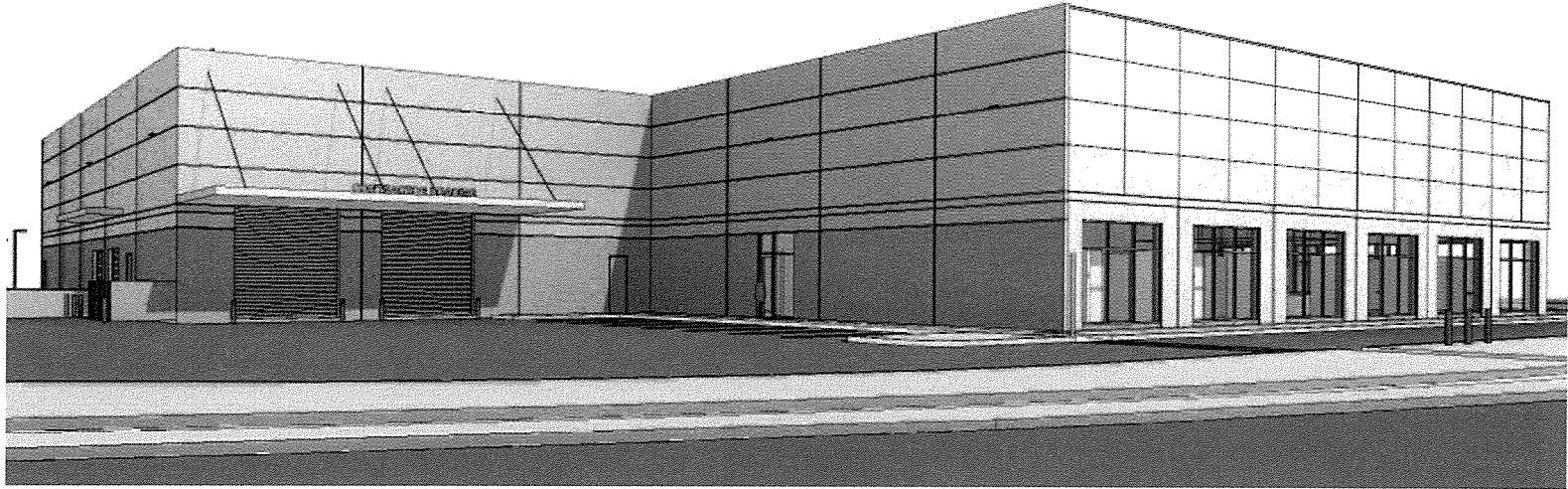
MONUMENT SIGN



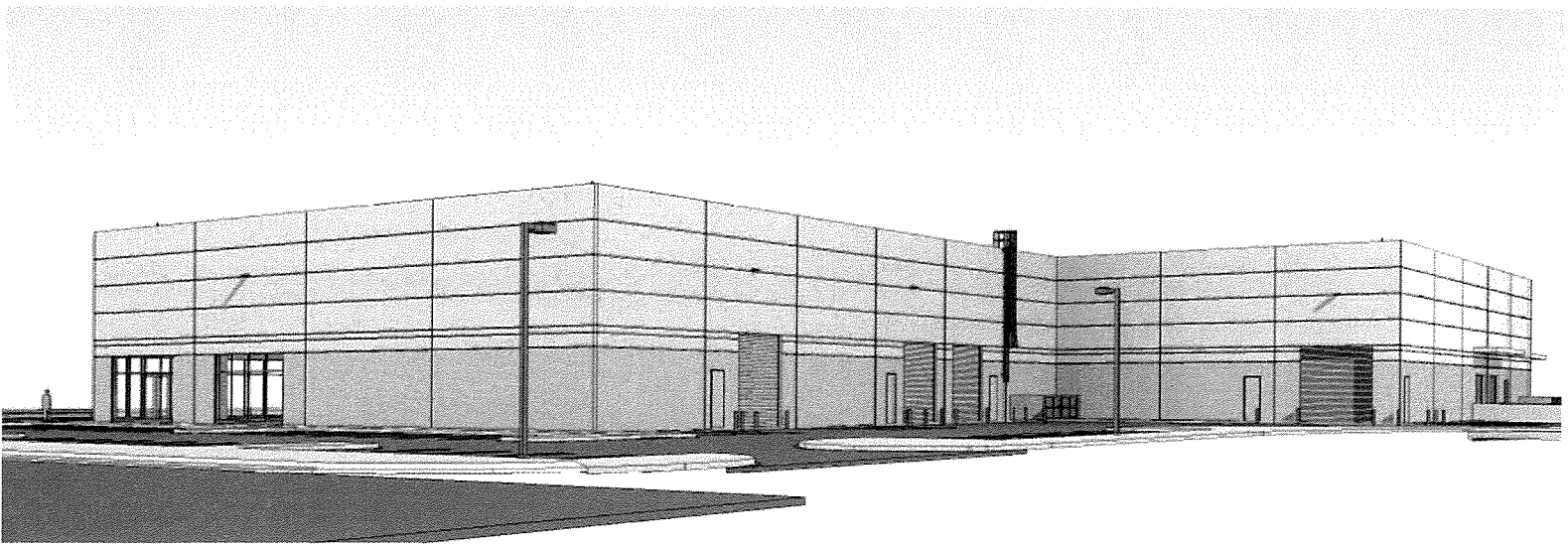
SOUTHWEST VIEW



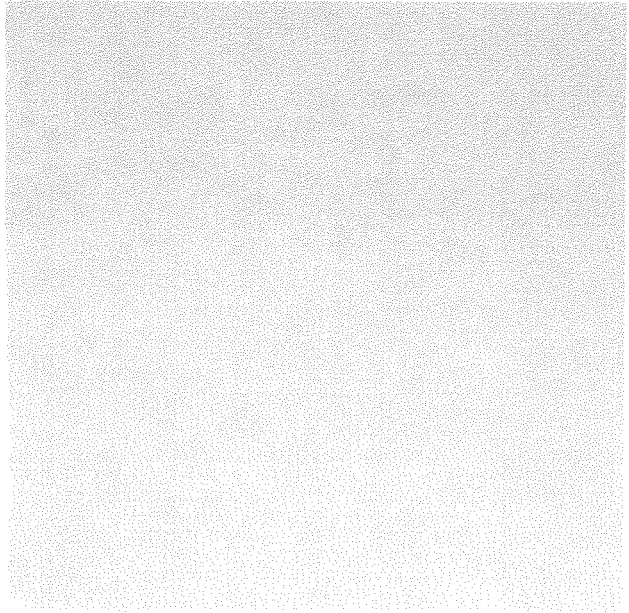
SOUTHEAST VIEW



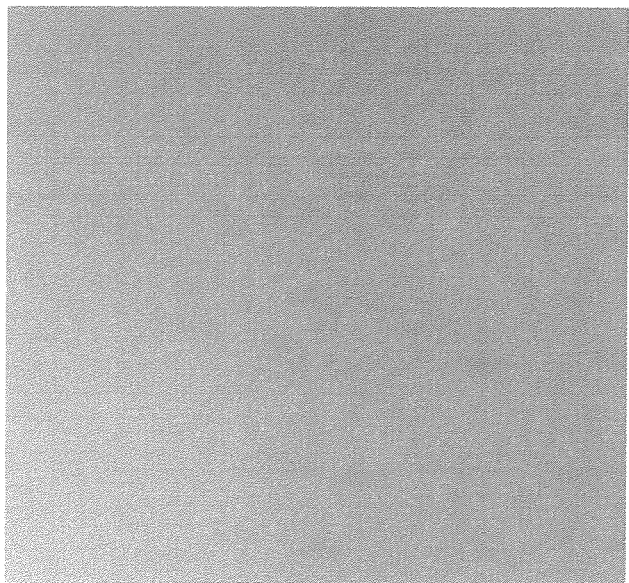
NORTHWEST VIEW



NORTHEAST VIEW



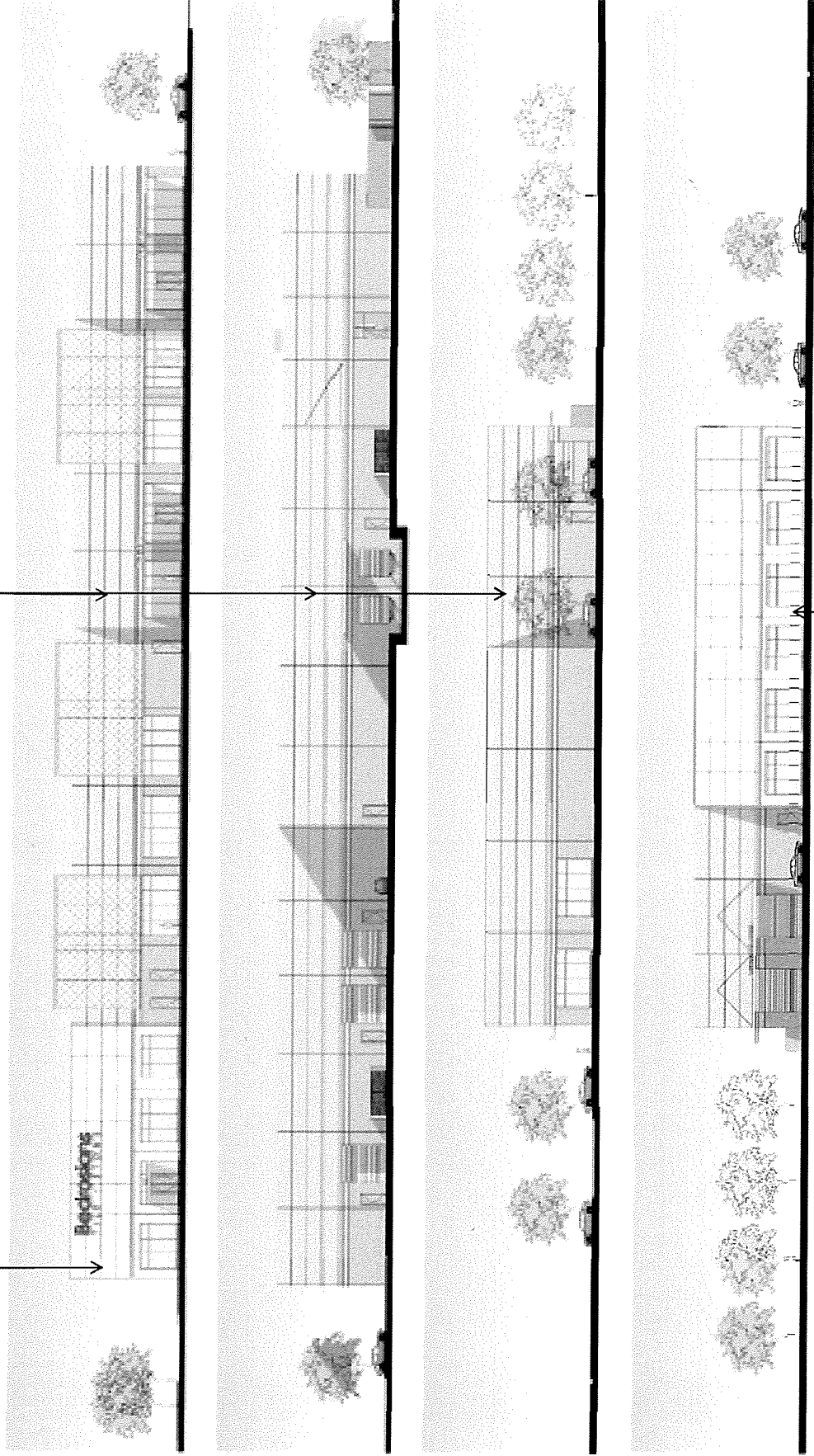
TILE - white



CONCRETE - grey

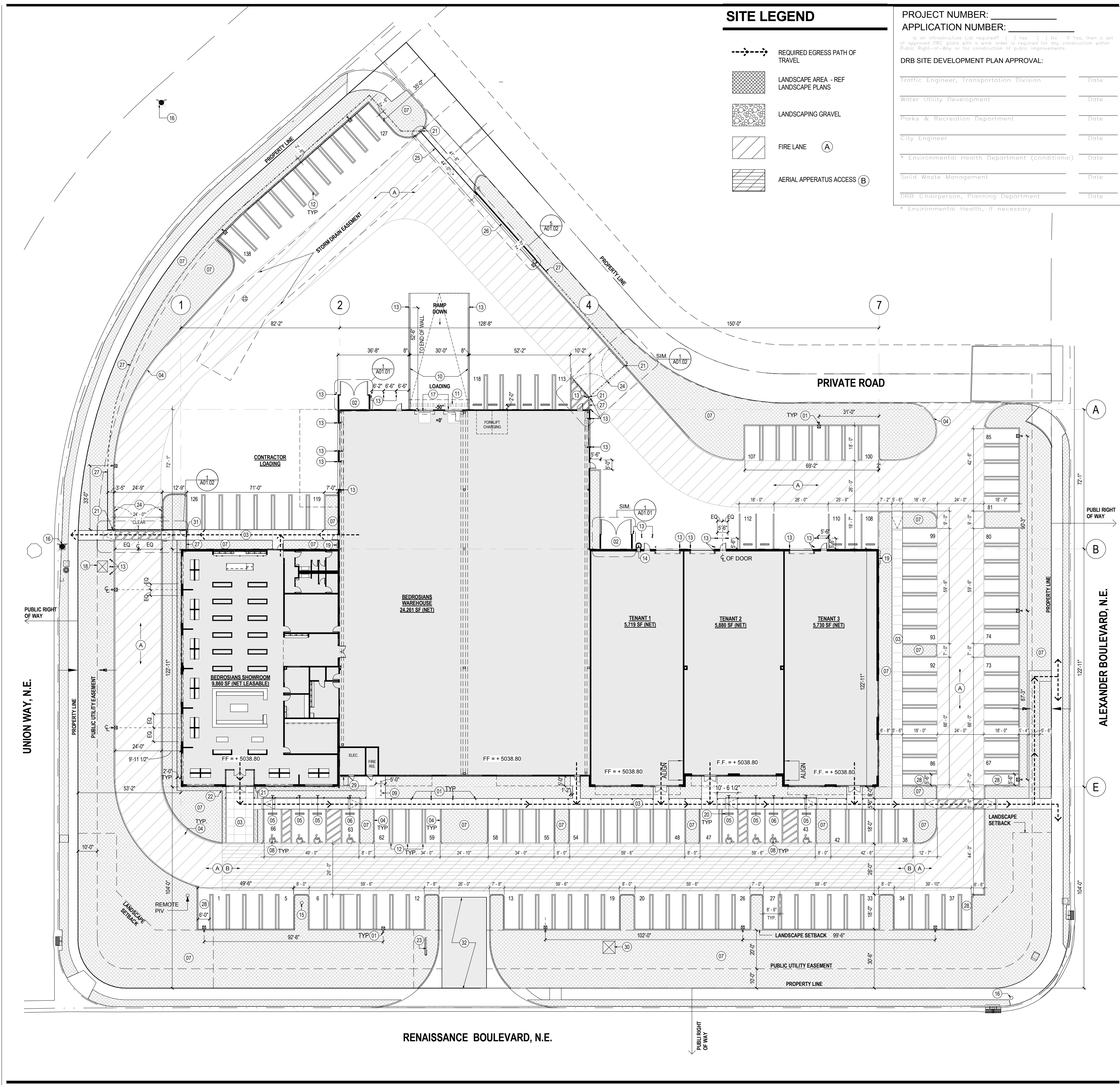
WHITE TILE AND PAINT @
WAREHOUSE TYP.

SANDBLASTED FINISH @
WAREHOUSE AND
TENNANT TYPICAL



BEDROSIANS ELEVATIONS

WHITE TILE AND PAINT @
WAREHOUSE TYP.



SITE LEGEND

- REQUIRED EGRESS PATH OF TRAVEL
- LANDSCAPE AREA - REF LANDSCAPE PLANS
- LANDSCAPING GRAVEL
- FIRE LANE (A)
- AERIAL APPERATUS ACCESS (B)

PROJECT NUMBER:
APPLICATION NUMBER:

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
Environmental Health, if necessary	

SHEET NOTES

- 01 SITE LIGHTING FIXTURE - REF ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- 02 TRASH ENCLOSURE
- 03 CONCRETE WALKWAY - REF CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- 04 CONCRETE CURBS - REF CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- 05 HANDICAPPED PARKING SIGNAGE PER CIVIL DRAWINGS
- 06 VAN ACCESSIBLE PARKING SIGN PER CIVIL DRAWINGS
- 07 LANDSCAPE AREA, SEE LANDSCAPING DRAWINGS
- 08 PROVIDE STRIPING AND SYMBOL PER ADA STANDARDS, SEE CIVIL DRAWINGS
- 09 BICYCLE RACK PER LANDSCAPE DRAWINGS
- 10 SITE WALL AT TRUCK WELL
- 11 TRENCH DRAIN PER CIVIL DRAWINGS
- 12 PARKING LOT STRIPING
- 13 PIPE BOLLARD - PAINTED
- 14 ROOF ACCESS LADDER
- 15 NEW FIRE HYDRANT PER CIVIL DRAWINGS
- 16 EXISTING FIRE HYDRANT TO REMAIN
- 17 LOADING DOCK AND SEALS
- 18 ELECTRICAL TRANSFORMER PER ELECTRICAL DRAWINGS
- 19 PROPOSED LOCATION OF GAS METERS PER PLUMBING DRAWINGS
- 20 PRECAST CONCRETE WHEEL STOP PER CIVIL DRAWINGS
- 21 KNOX BOX FOR EMERGENCY ACCESS
- 22 LANDSCAPING GRAVEL
- 23 GC TO PROVIDE FOOTING, FOUNDATION & POWER FOR ILLUMINATED MONUMENT SIGN. MONUMENT SIGN TO BE FABRICATED & PROVIDED BY OWNER. SIGN SHOP DRAWINGS TO BE APPROVED BY OWNER & ARCHITECT PRIOR TO FABRICATION. GC TO ASSIST W/ SIGN INSTALLATION AS NEEDED RELATING TO POWER CONNECTION & ATTACHMENT TO FOOTING.
- 24 MANUALLY OPERATED SWING GATE
- 25 MANUALLY OPERATED SLIDING GATE - RECESS GLIDER TRACK
- 26 1" CURB PACKET W/ 1" CURB
- 27 FENCE
- 28 MOTORCYCLE SPACE ONLY
- 29 FDC MOUNTED ON WALL
- 30 EXISTING TRANSFORMER: REUSE OR REMOVE FROM SITE
- 31 PEDESTRIAN GATE WITH PANIC HARDWARE
- 32 BRICK PAVER ENTRANCE

PARKING CALCS

NET TENANT/SHOWROOM SPACE 27,189 SF
NET WAREHOUSE SPACE 24,261 SF

OFF-STREET PARKING
Retail: 1 space per 200 square feet for the first 15,000 square feet of net leasable area; then, 1 space per 250 square feet for the next 45,000 square feet of net leasable area.
First 15,000sf = 15,000sf/200 = 75 spaces required. Remaining 12,189sf = 12,189sf/250 = 49 spaces required.
Warehouse: 1 space per 2,000 square feet of net leasable area.
24,261 sf / 2,000sf = 13 spaces required

Total parking spaces required = (137) spaces
Total parking spaces provided = (138) spaces

For 101-300 spaces, minimum (8) designated disabled parking spaces required (8) provided (2) Van accessible required (2) provided

For 101-150 spaces, a minimum of (4) motorcycle spaces are required (4) provided
One bicycle space per each 20 automobile parking spaces (7) bicycle spaces required (8) provided

REQUIRED LANDSCAPE AREA
15% OF NET SITE AREA
TOTAL SITE AREA = 187,202 SF
TOTAL BLDG. AREA = 52,798 SF
NET SITE AREA C = 134,436 SF
15% = 20,165 SF LANDSCAPE AREA REQUIRED
44,900 SF PROVIDED

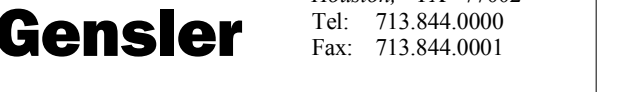
GENERAL NOTES

1. SITE INFORMATION ON ARCHITECTURAL SITE PLAN IS COMPLEMENTARY TO ALL OTHER DISCIPLINES INCLUDING CIVIL PLANS. DUPLICATION OF INFORMATION IS NOT INTENDED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK SHOWN ON OR REQUIRED BY ARCHITECTURAL, CIVIL, ELECTRICAL, AND LANDSCAPE DRAWINGS.
2. REFER TO CIVIL DRAWINGS FOR ADDITIONAL DIMENSIONS AND INFORMATION, LAYOUT, STRIPING, PAVING, AND ALL SITE CURB RADIUS DIMENSIONS AND DIMENSIONS NOT SHOWN ON ARCHITECTURAL SITE PLAN. REFER TO LANDSCAPE PLANS FOR JOINT DETAILS.
3. REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF ALL SITE LIGHTING, AND ELECTRICAL REQUIREMENTS.
4. REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPING AND IRRIGATION REQUIREMENTS.
5. ALL SIDEWALK DIMENSIONS ARE FROM FACE OF CURB.
6. FOLLOW ALL RECOMMENDATIONS AND REQUIREMENTS OF THE GEOTECHNICAL REPORT UNLESS MORE STRINGENT REQUIREMENTS APPEAR IN THESE CONTRACT DOCUMENTS.
7. ENTIRE PERIMETER OF SITE AND STAGING AREA TO BE ENCLOSED WITH A 6'-0" HIGH CHAIN LINK CONSTRUCTION FENCING. PROVIDE WIND SCREEN FABRIC OVER ENTIRE FENCE AND MAINTAIN LIKE NEW CONDITION FOR THE DURATION OF CONSTRUCTION.
8. PROVIDE CONTROL JOINTS SPACED APPROXIMATELY 5'-0" O.C. TYP. AND APPROXIMATELY 10'-0" O.C. EACH WAY FOR LARGER SLABS UNLESS OTHERWISE NOTED.
9. PROVIDE EXPANSION JOINTS IN AT 30'-0" O.C. INTERVALS.
10. PAINT ALL EXPOSED METAL ACCORDING TO FINISH SCHEDULE. SEE SHEET A00.50



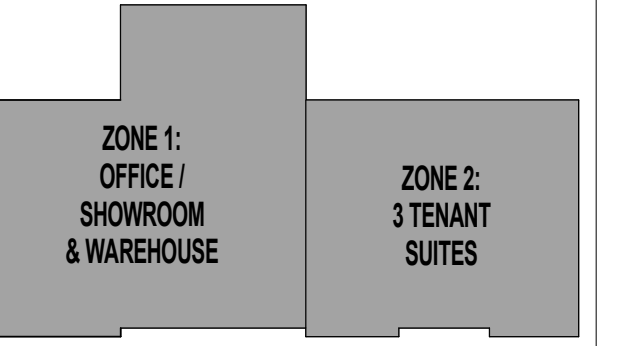
1300 N RENAISSANCE BLVD NE,
ALBUQUERQUE, NM 87107

711 Louisiana St
Suite 300
Houston, TX 77002
Tel: 713.844.0000
Fax: 713.844.0001



Issue	Date	Issue Description
1	04/22/2016	ISSUE FOR PLAN CHECK

Key Plan



Seal/Signature

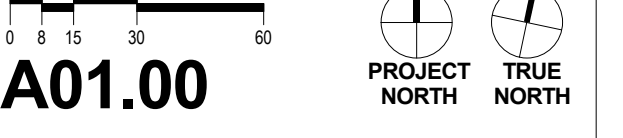


Project Name
BEDROSIANS ALBUQUERQUE SHOWROOM

Project Number
07.3127.001

Description
SITE PLAN

Scale
As indicated



A01.00
© 2016 Gensler







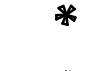






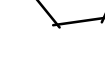
1 SITE PLAN
SCALE: 1" = 30'-0"

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MATERIALS LEGEND

-  1" ANGULAR GRAVEL OVER DEWITT PRO-5 FILTER FABRIC. COLOR: 'SAIS BLUE', AVAILABLE FROM NEW MEXICO TRAVERTINE; PH# 505-864-6300.
-  1" ANGULAR GRAVEL OVER DEWITT PRO-5 FILTER FABRIC. COLOR: 'CANYON GOLD', AVAILABLE FROM BUILDOLGY; PH# 505-344-6626.
-  2" - 4" ANGULAR GRAVEL OVER DEWITT PRO-5 FILTER FABRIC. COLOR: 'CANYON GOLD', AVAILABLE FROM BUILDOLGY; PH# 505-344-6626.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE & COMMENTS	HT x SPR
TREES, INSTALL PER DETAILS, SHEET LP-501.					
	Forestiera neomexicana	NEW MEXICO OLIVE	9	2" CALIPER B4B	16' x 12'
	Chilopsis linearis	DESERT WILLOW	11	2" CALIPER B4B	25' x 25'
	Pinus flexilis	LIMBER PINE	8	5-T' HEIGHT B4B	30' x 20'
	Crataegus phaenopyrum	WASHINGTON HAWTHORN	20	2" CALIPER B4B	20' x 20'
SHRUBS, INSTALL PER DETAILS, SHEET LP-501.					
	Yucca padilla	PALE LEAF YUCCA	17	5 GAL	2' x 3'
	Muhlenbergia rigida 'Nashville'	NASHVILLE	120	5 GAL	2' x 2'
	Pennisetum orientale 'Karley Rose'	ORIENTAL FOUNTAIN GRASS	123	5 GAL	4' x 3'
	Calamagrostis acutiflora 'Overdam'	VARIEGATED FEATHER REED GRASS	96	5 GAL	3' x 3'
	Artemisia ludoviciana	PRAIRIE SAGE	68	5 GAL	1' x 3'
	Hesperaloe parviflora 'Perla' 'Brakelights'	BRAKELIGHTS RED YUCCA	91	5 GAL	2' x 2'
	Salvia nemorosa	MAY NIGHT SALVIA	150	1 GAL	2' x 18"
	Agave palmeri	PALMER AGAVE	19	5 GAL	3' x 4'
	Hesperaloe funifera	GIANT HESPERALOE	9	5 GAL	6' x 6'
	Cercocarpus montanus	MOUNTAIN MAHOGONY	24	15 GAL	15' x 8'

AREA CALCULATIONS

TOTAL SITE AREA =	187,188 SF (4.30 AC)
TOTAL SITE AREA =	187,188 SF (4.30 AC)
GROSS COVERED AREA =	54,718 SF (1.25 AC)
NET LOT AREA =	132,410 SF (3.04 AC)
LANDSCAPE AREA REQ. (15%) =	19,861 SF (0.45 AC)
LANDSCAPE AREA PROVIDED =	41,878 SF (1.08 AC)
LANDSCAPE AREA AS PERCENT OF NET SITE AREA =	31.6%
REQUIRED VEGETATIVE COVER AT MATURITY (75%) =	14,895 SF (0.34 AC)
PROVIDED VEGETATIVE COVER AT MATURITY =	20,112 SF (0.46 AC)
PROVIDED COVER AS PERCENT OF TOTAL LANDSCAPE AREA =	48.0 %

STREET TREE CALCULATIONS

LANDSCAPE FRONTAGE =	410 LF
NUMBER OF STREET TREES =	14
AVERAGE SPACING =	29.3 FT

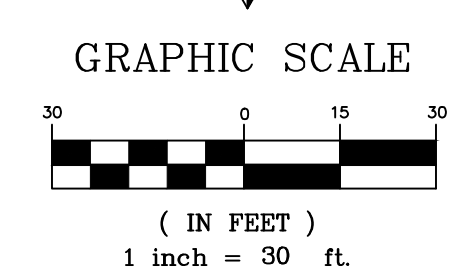
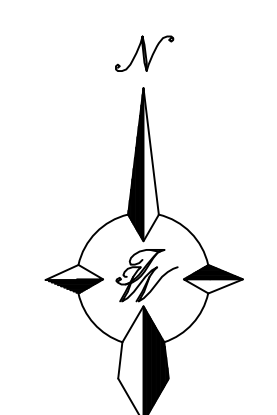
LANDSCAPE NOTES

- ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" LAYER OF 3/4" ANGULAR GRAVE. COLOR, SANTA ANA TAN, AVAILABLE FROM BUILDOLGY (PH# 505-344-6626), OR APPROVED EQUAL. ALL GRAVEL SHALL BE UNDERLINED WITH DEWITT PRO 5 28 MIL. FILTER FABRIC OR APPROVED EQUAL.
- ALL LANDSCAPE AREAS, EXCEPT THOSE WITHIN 10' OF THE BUILDING, SHALL BE DEPRESSED 9"-12" BELOW ADJACENT GRADE FOR STORMWATER CATCHMENT.
- RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM HAS BEEN DESIGNED AND CONSTRUCTED FOR ALL EXISTING AND INSTALLED PLANT MATERIALS. TREES WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, AND SHRUBS AND GROUND COVERS WILL BE IRRIGATED WITH A DRIP EMITTER SYSTEM.
- AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA.
- LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.
- LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE C ORD 18-1945.
- ALL PLANTINGS TO BE ESTABLISHED FOR GENERAL LANDSCAPE PURPOSES, UNLESS OTHERWISE NOTED ON THE PLANS.

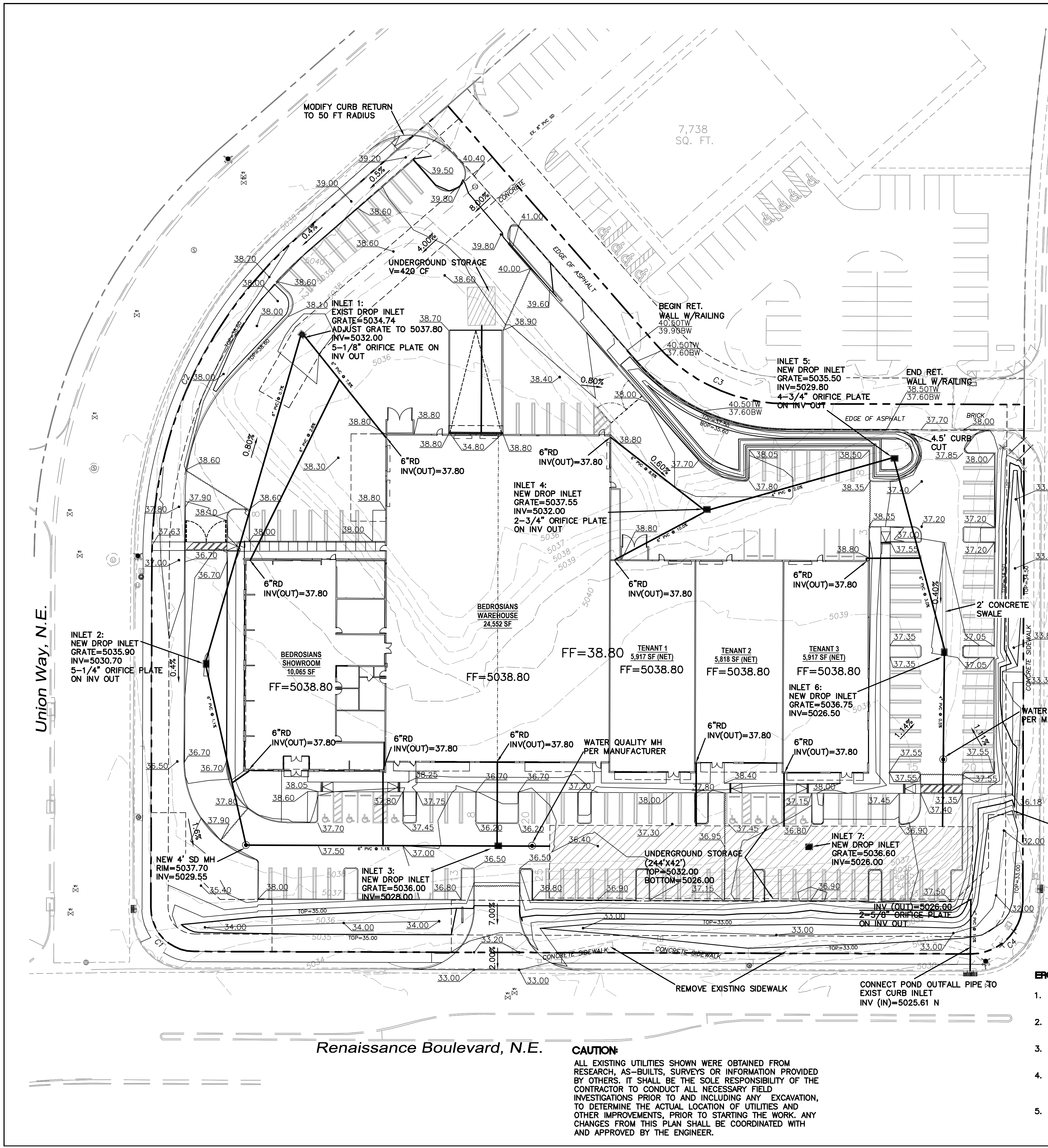
UNION HALL BLVD

ALEXANDER BLVD

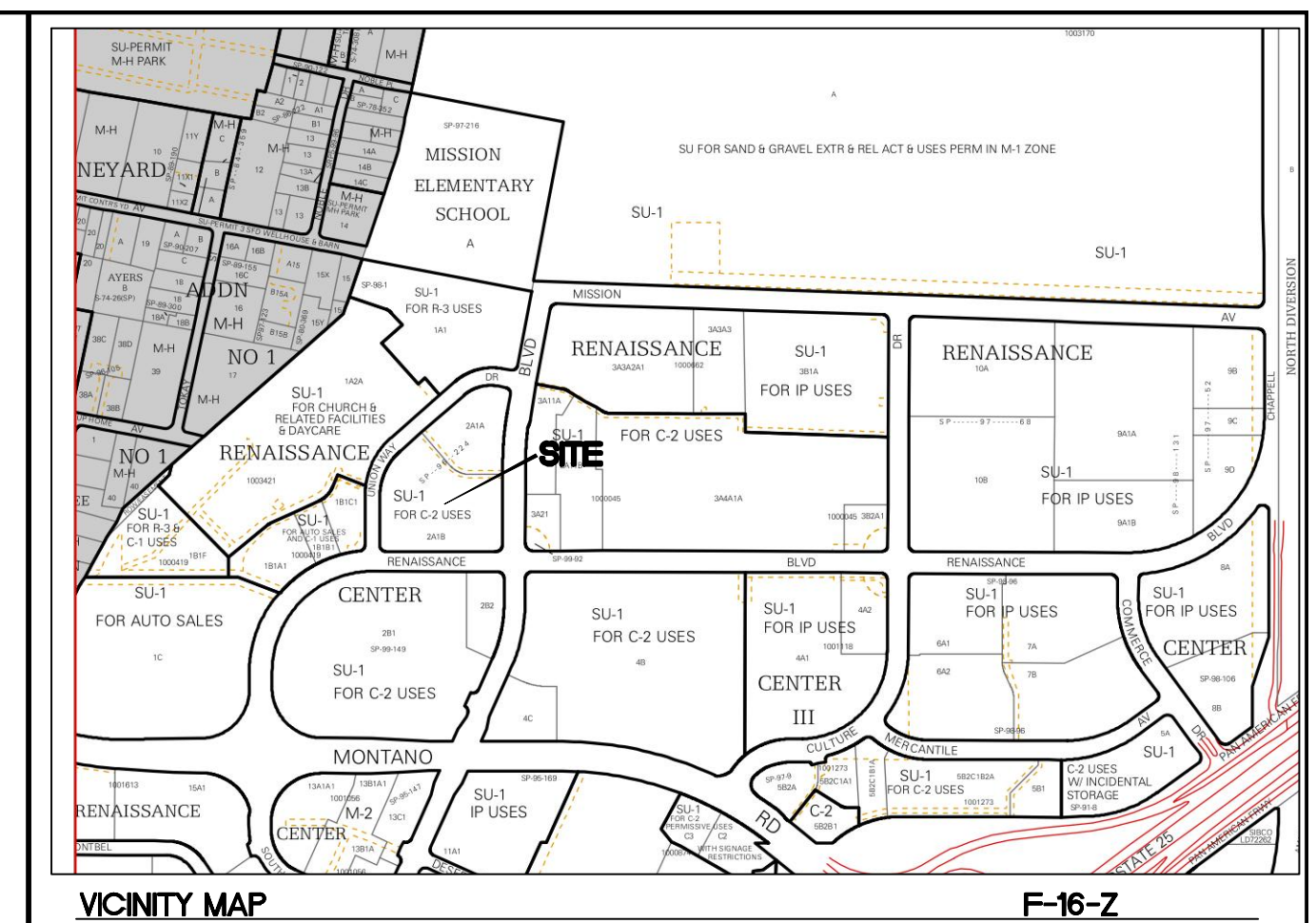
RENAISSANCE BLVD



TRACT 2A-1B REINASSANCE CENTER	DRAWN BY AKB
	DATE 05-03-2016
PLANTING PLAN	SHEET # LP.101
	JOB # 2015023



- LEGEND**
- BOUNDARY LINE
 - - - EASEMENT
 - - - EXISTING CURB & GUTTER
 - EXISTING SD MANHOLE
 - EXISTING SAS MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER METER
 - - - EXISTING SANITARY SEWER LINE
 - - - EXISTING WATER LINE
 - - - EXISTING STORM SEWER LINE
 - - - EXISTING INDEX CONTOUR
 - - - EXISTING CONTOUR
 - WATER BLOCK
 - UNDERGROUND STORAGE



LEGAL DESCRIPTION
 TRACTS 2A-1B-1 AND 2A-1B-2, RENAISSANCE CENTER

- NOTICE TO CONTRACTORS**
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - SOURCE OF TOPO IS ALTA/ACSM LAND TITLE SURVEY OF LOT 2 HARMS INDUSTRIAL PARK PREPARED BY PRECISION SURVEYS, INC DATED JUNE, 2014.

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

EXISTING SITE DRAINAGE

THE SITE IS LOCATED NEAR THE NORTHWEST CORNER OF THE RENAISSANCE BLVD./ALEXANDER BLVD. INTERSECTION. THE SITE IS BOUNDED BY A PAVED PRIVATE ROAD ALONG THE NORTH PROPERTY LINE, UNION WAY DR. ALONG THE WEST PROPERTY LINE, RENAISSANCE DR. ALONG THE SOUTH PROPERTY LINE, AND ALEXANDER BLVD. ALONG THE EAST PROPERTY LINE.

THE SITE IS UNDEVELOPED AND NATURALLY FLOWS FROM NORTH TO SOUTH. DRAINAGE FROM THE PROPERTY DIRECTLY NORTH OF THE SITE SENDS ITS RUNOFF TO A TEMPORARY RETENTION POND LOCATED ON THE SITE AND IS CONVEYED TO THIS LOCATION BY BOTH SURFACE FLOW AND PIPE FLOW. THE NORTHWEST PORTION OF THE SITE DRAINS TOWARDS THIS POND AS WELL WHILE THE REMAINING AREA OF THE SITE DRAINS SOUTH TOWARDS RENAISSANCE BLVD. THE EXISTING TOTAL DISCHARGE FOR THE SITE, INCLUDING THE FLOWS FROM THE NORTHERLY PROPERTY, IS 14.73 CFS.

PROPOSED SITE DRAINAGE

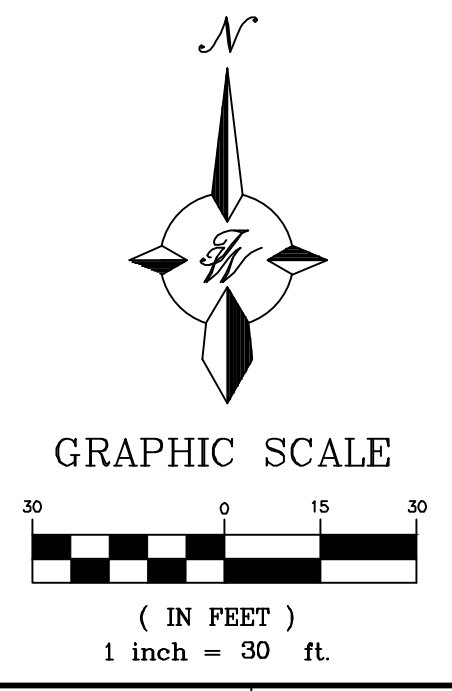
THE SITE WILL BE BUILT IN ITS ENTIRETY FOR ALL PAVING AND LANDSCAPE IMPROVEMENTS. THERE ARE A TOTAL 13 DRAINAGE BASINS THAT INCLUDE THE NORTHERLY PROPERTY WITHIN THE DEVELOPED WATERSHED. THE OVERALL DRAINAGE SCHEMATIC WILL INCLUDE A PRIVATE STORM DRAIN NETWORK AND UNDERGROUND DETENTION SYSTEM THAT WILL ULTIMATELY DISCHARGE TOWARDS AN EXISTING DROP INLET ON THE SE CORNER OF THE SITE ON RENAISSANCE BLVD. ALL FLOWS FROM IMPERVIOUS AREAS ARE DIRECTED TOWARDS A DROP INLET WITHIN THEIR RESPECTIVE AREA, THE RUNOFF WILL BE CONVEYED THROUGH AN ORIFICE PLATE WITHIN EACH DROP INLET TO ATTENUATE THE FLOWS AND POND DRAINAGE ON THE SURFACE ABOVE THE GRATE INLET AT A DEPTH OF NO MORE THAN 10 INCHES.

ALL FLOWS IN THIS PIPE NETWORK WILL BE DIRECTED TO AN UNDERGROUND DETENTION SYSTEM ON THE SE CORNER OF THE SITE TO FURTHER ATTENUATE FLOW BEFORE ULTIMATELY DISCHARGING THE RENAISSANCE BLVD. STORM DRAIN. THE RENAISSANCE MASTER PLAN STATES THAT DEVELOPED FLOWS CANNOT BE GREATER THAN 0.1 CFS/ACRE. THE DISCHARGE OF THE FULLY DEVELOPED FLOWS FROM THIS SITE WILL BE 0.6 CFS WHICH IS THE ALLOWABLE RATE FROM THE MASTER PLAN (6 ACRES OF DRAINAGE AREA).

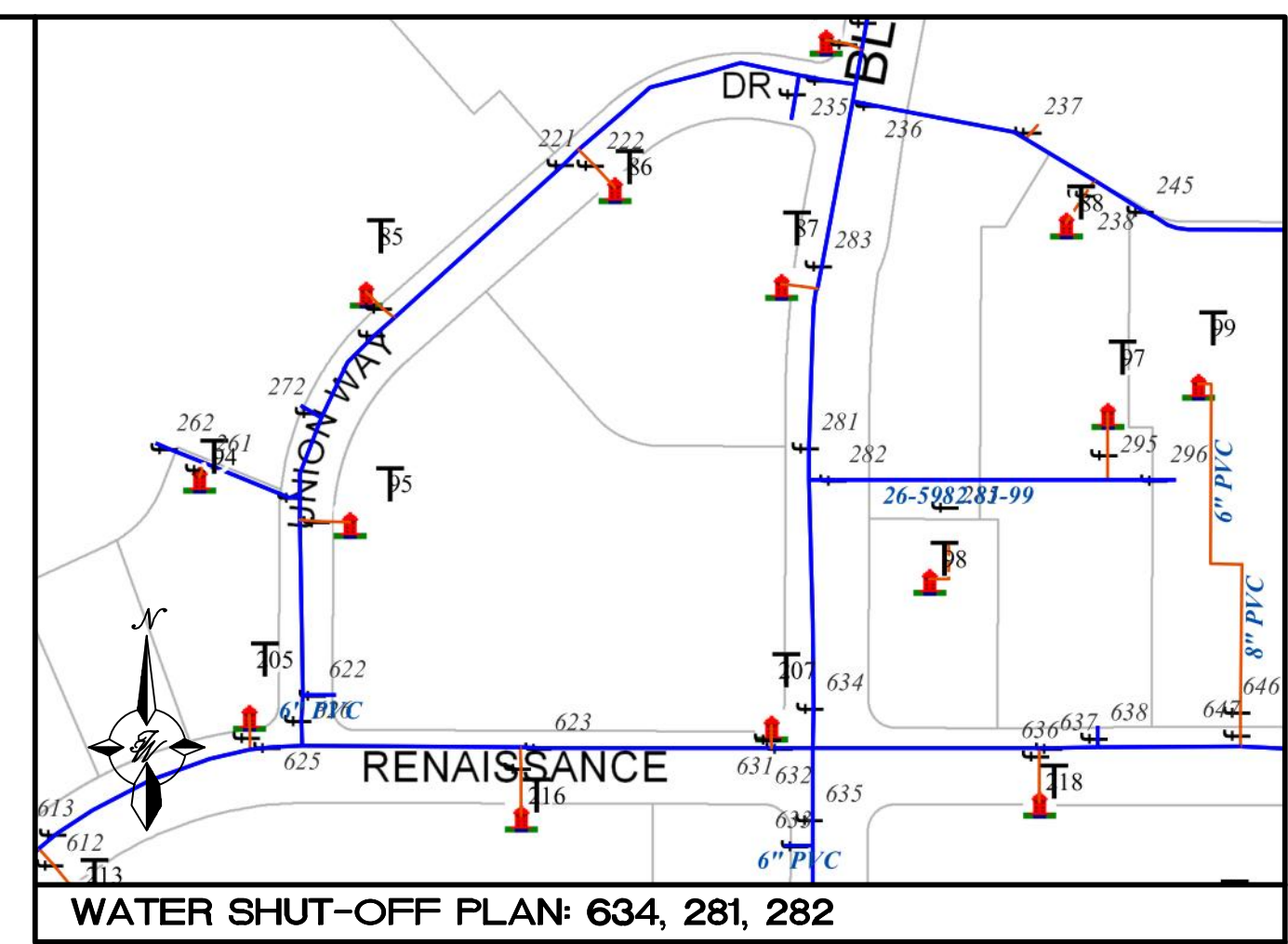
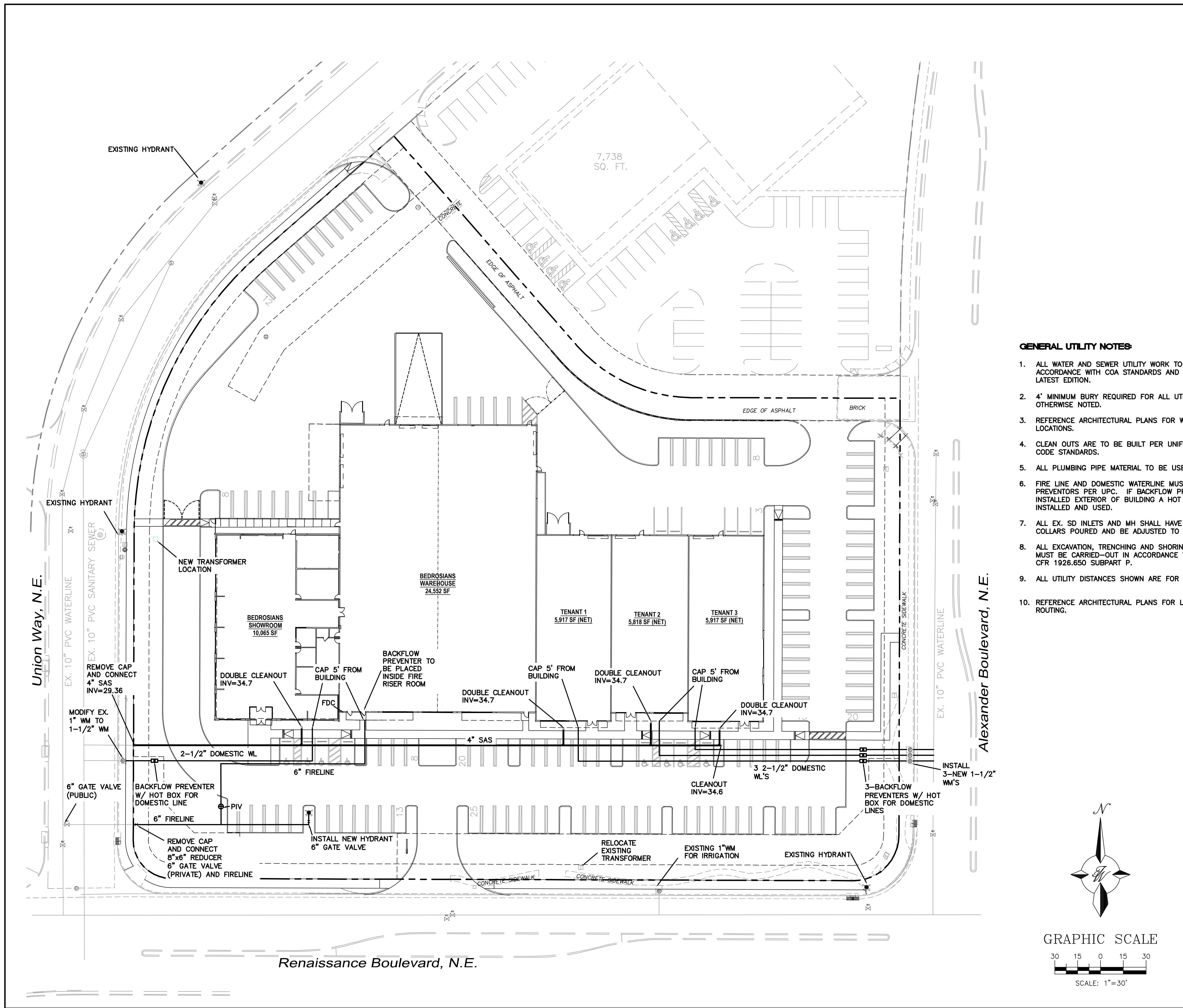
EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

CAUTION:
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



ENGINEER'S SEAL	BEDROSIAN TILE AND STONE	DRAWN BY pm
		DATE 5-12-16
	GRADING PLAN	SHEET # C1.00
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2014084
RONALD R. BOHANNAN P.E. #7868		



WATER SHUTOFF NOTES

THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx).

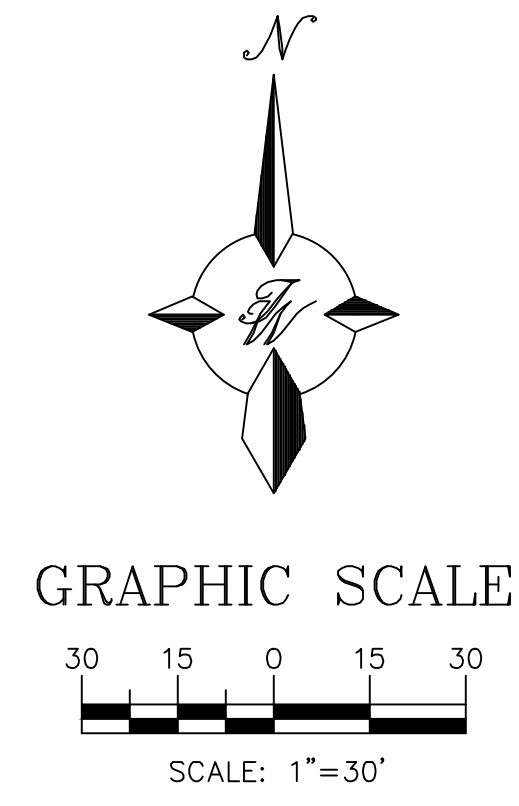
GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. REFERENCE ARCHITECTURAL PLANS FOR LIGHTING POWER ROUTING.

LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- ▭ BUILDING
- ▨ SIDEWALK
- - - EXISTING CURB & GUTTER
- - - EXISTING RETAINING WALL
- 8" SAS — SANITARY SEWER LINE
- 8" WL — WATERLINE
- ⊙ EXISTING SAS MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING WATER METER
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING GAS VALVE
- - - EXISTING OVERHEAD UTILITIES
- - - EXISTING GAS
- - - EX. 8" SAS — EXISTING SANITARY SEWER LINE
- - - EX. 10" WL — EXISTING WATER LINE
- - - EX. 18" RCP — EXISTING STORM SEWER LINE
- - - E — PROPOSED ELECTRIC LINE
- - - G — PROPOSED GAS LINE
- - - T — PROPOSED TELEPHONE LINE

CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



ENGINEER'S SEAL TERRY L. HOGAN, VAN P.E. #7888	BEDROSIAN TILE AND STONE	DRAWN BY DY
	MASTER UTILITY PLAN	DATE 4-20-16
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE, N.E. ALBUQUERQUE, NM 87109 (505) 893-5100 www.tierrawestllc.com	2015023-MUE
		SHEET # C4.00
		JOB # 2014084

SHEET NOTES

SHEET NOTE	DESCRIPTION
01	TILT-UP CONCRETE WALL PANEL
02	PAINTED TUBE STEEL FRAMING WITH PAINTED EXPANDED METAL SCREEN-REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
03	SIGNAGE, NIC.
04	ROOF-ACCESS LADDER
05	SITE WALL AT TRUCK WELL
06	ALUMINUM-FRAMED ENTRANCES AND STOREFRONT, SEE SPECS
07	RECESSED DOCK LEVELER
08	PROVIDE POWER FOR OWNER-INSTALLED SIGNAGE, REF. ELECTRICAL DRAWINGS
09	PIPE BOLLARD - PAINTED
10	SURFACE MOUNTED TRUCK SEAL
11	EXTERIOR WALL-MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
12	DOOR PER SCHEDULE
13	MECHANICAL EQUIPMENT
14	HORIZONTAL CONCRETE PANEL REVEAL PER 8/A12.11
15	TRASH ENCLOSURE
16	PREFINISHED METAL COPING
17	CAST-IN-PLACE CONCRETE CURB WITH SANBLAST FINISH
18	ORNAMENTAL PAINTED STEEL CHANNEL
19	PORCELAIN WALL TILE PROVIDED BY OWNER, INSTALLED BY G.C.
20	METAL PANEL-CLAD ENTRANCE CANOPY
21	PROPOSED LOCATION OF GAS METERS PER PLUMBING DRAWINGS
22	METAL LOADING DOCK CANOPY, REFERENCE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
23	ORNAMENTAL STEEL FENCES AND GATES
24	DOCK BUMPERS

Issue	Date	Issue Description
1	04/22/2016	ISSUE FOR PLAN CHECK

Seal/Signature _____



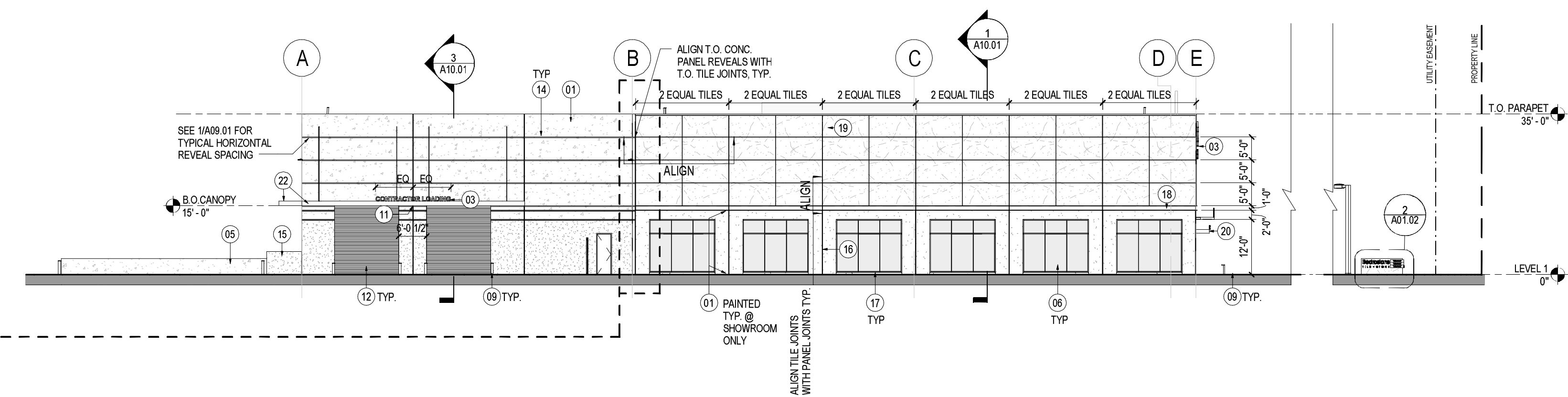
Project Name
BEDROSIANS ALBUQUERQUE SHOWROOM

Project Number
07.3127.001

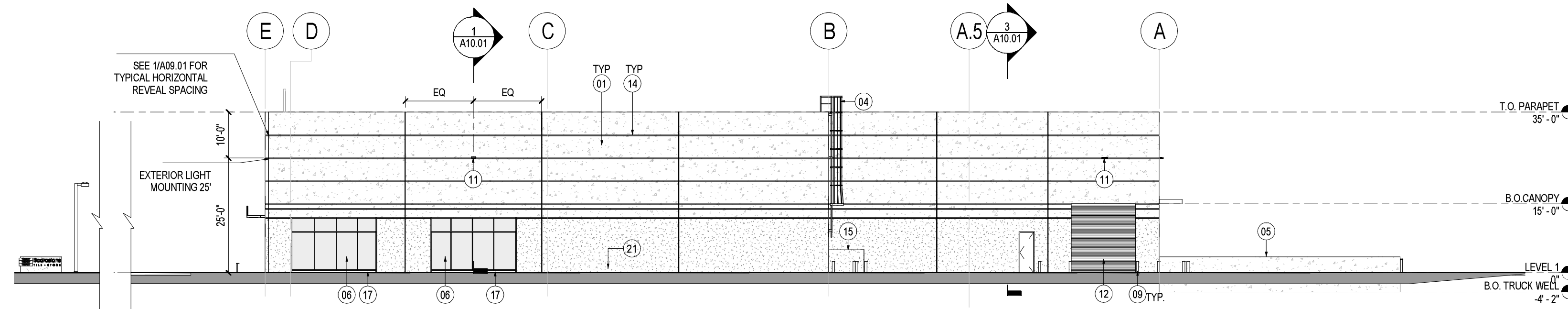
Description
EXTERIOR ELEVATIONS

Scale
1/16" = 1'-0"

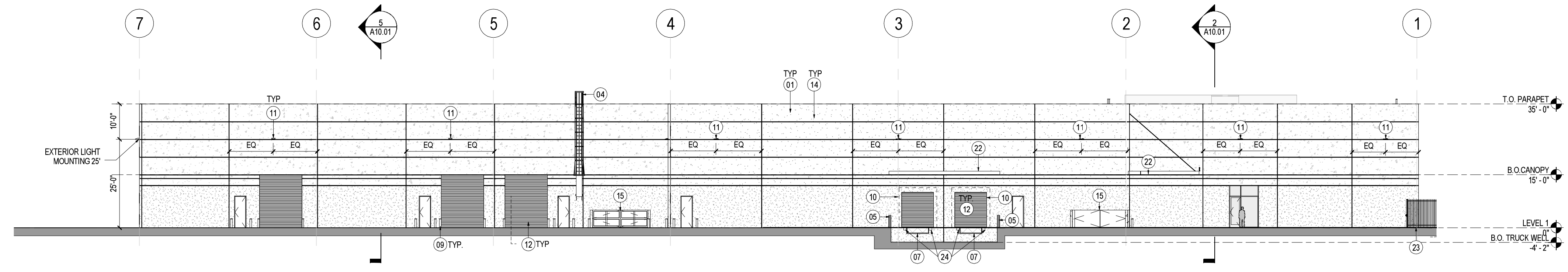
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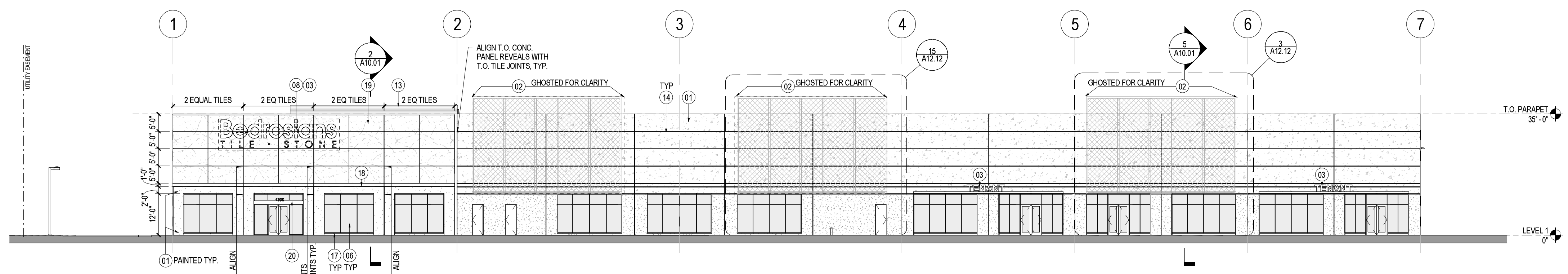
4 WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



3 EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



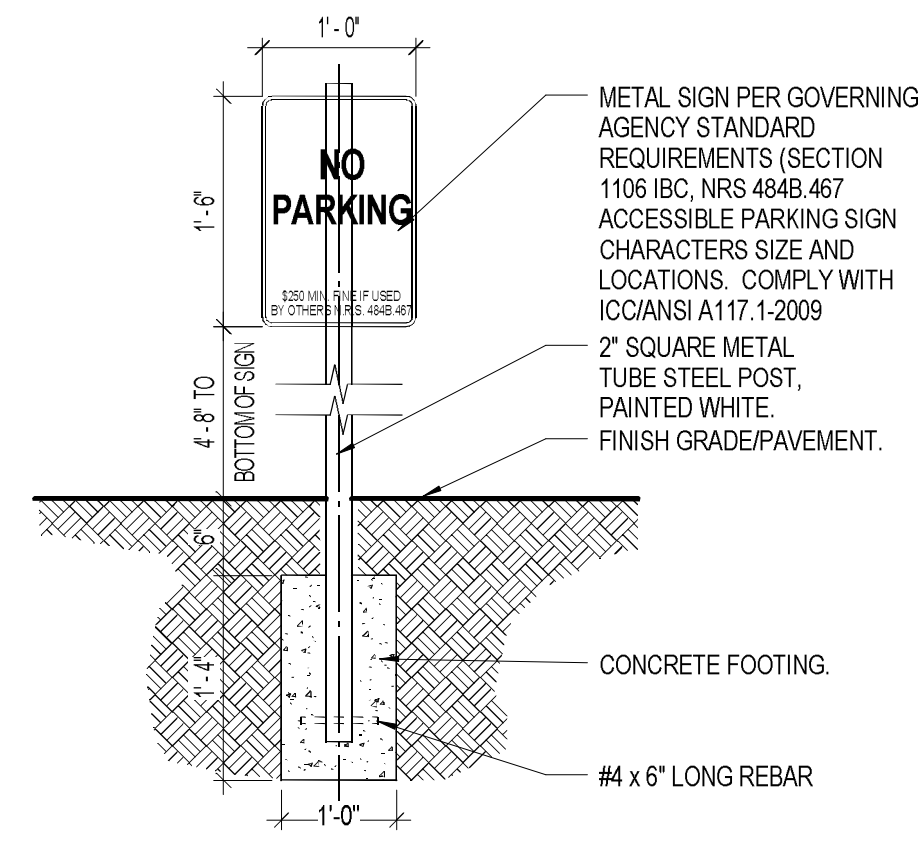
1 SOUTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND

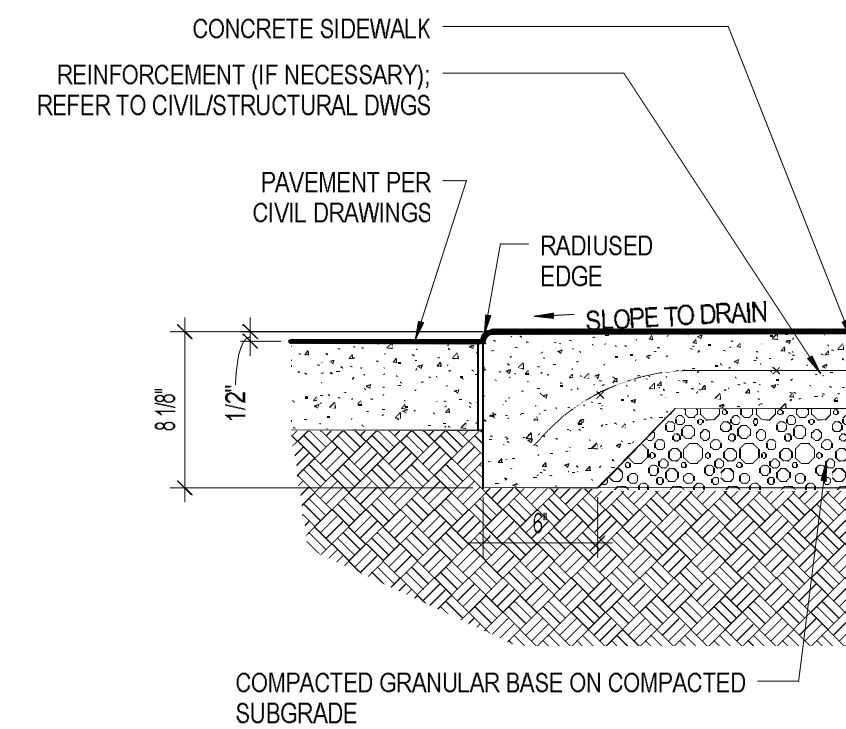
- LIGHT SAND BLAST - TILT UP CONCRETE WALL FINISH
- MEDIUM SAND BLAST - TILT UP CONCRETE WALL FINISH
- LARGE-FORMAT PORCELAIN WALL TILE

GENERAL NOTES

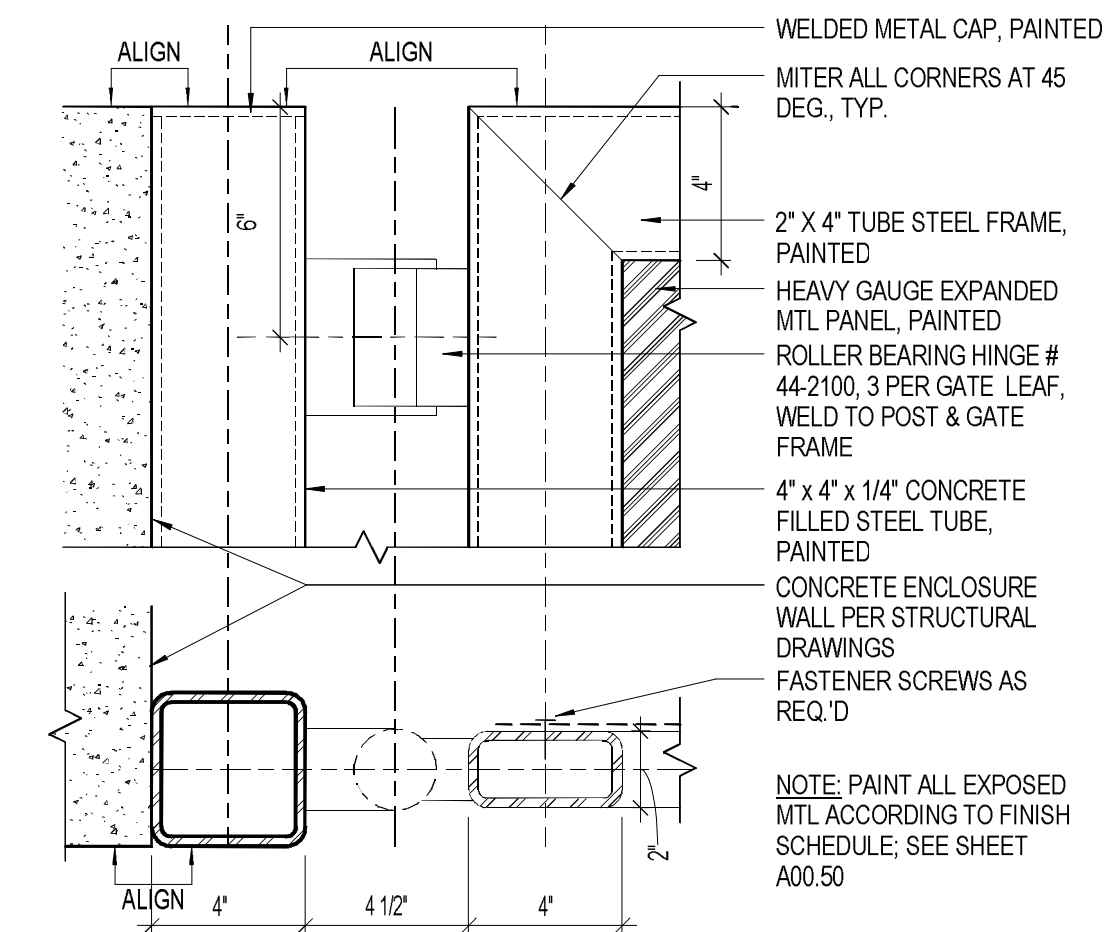
1. VERIFY MOUNTING OF ALL LIGHT FIXTURES WITH ARCHITECTURAL AND ELECTRICAL DRAWINGS.
2. ALL ELEVATION HEIGHTS INDICATED ARE FROM 0'-0" A.F.F.
3. REFER TO ROOF PLAN FOR ELEVATION HEIGHTS AND ADDITIONAL INFORMATION.
4. REFER TO STRUCTURAL DRAWINGS FOR TILT-UP PANEL SIZE AND LOCATION



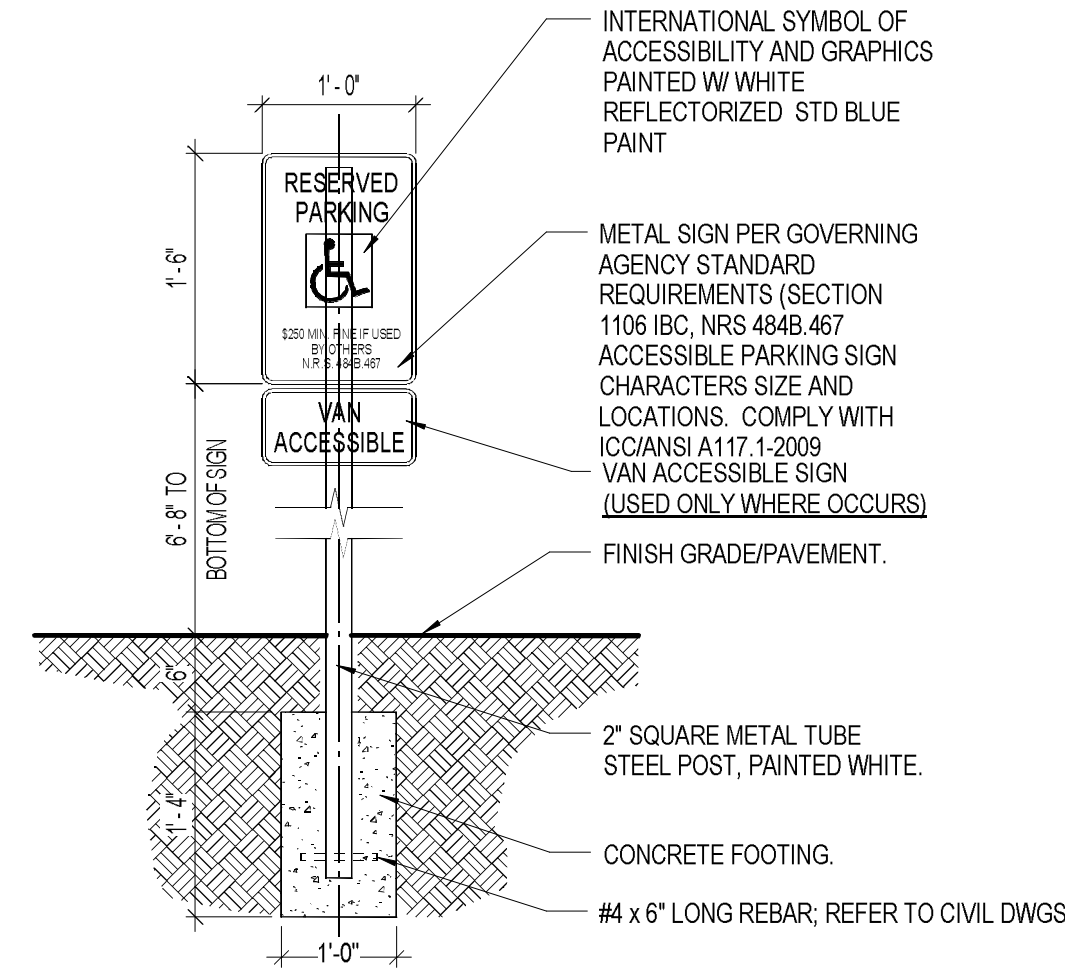
12 NO PARKING SIGNAGE, TYP.
SCALE: 1" = 1'-0"



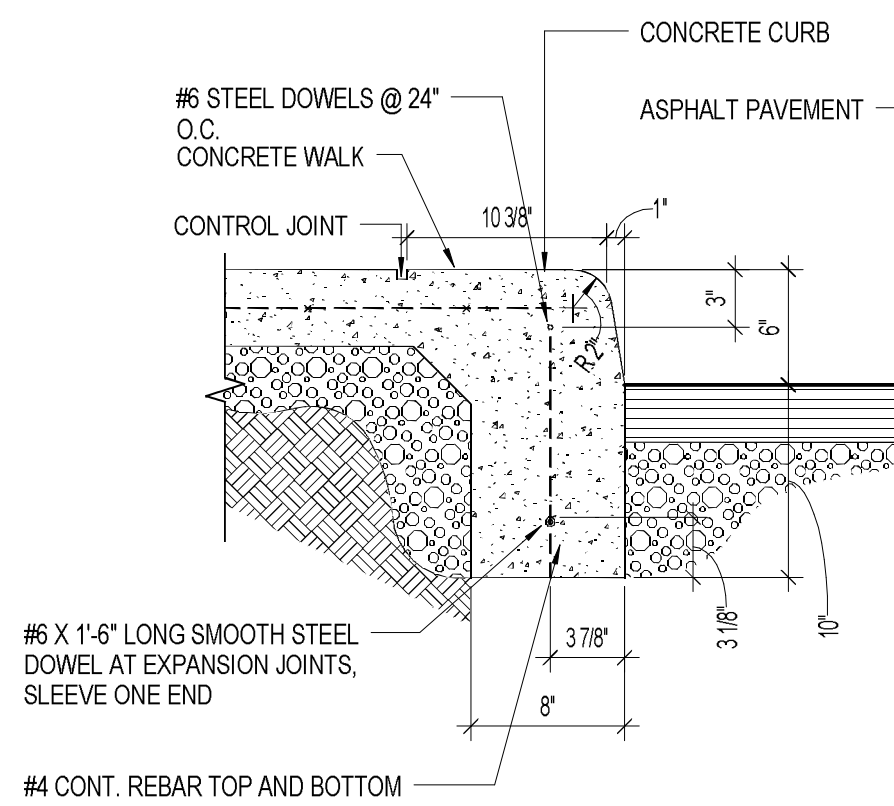
8 SIDEWALK AT PAVEMENT DETAIL
SCALE: 1 1/2" = 1'-0"



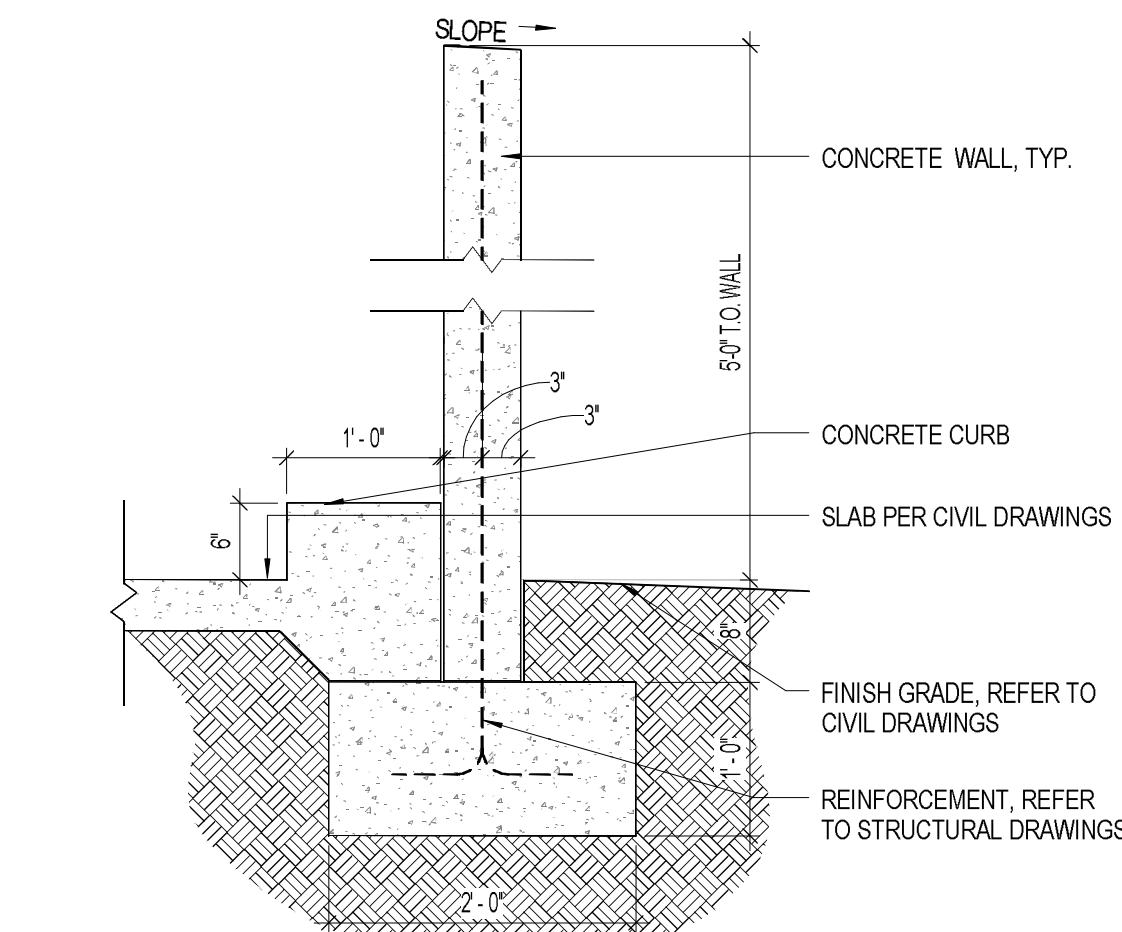
4 TRASH ENCLOSURE - JAMB DETAIL
SCALE: 3" = 1'-0"



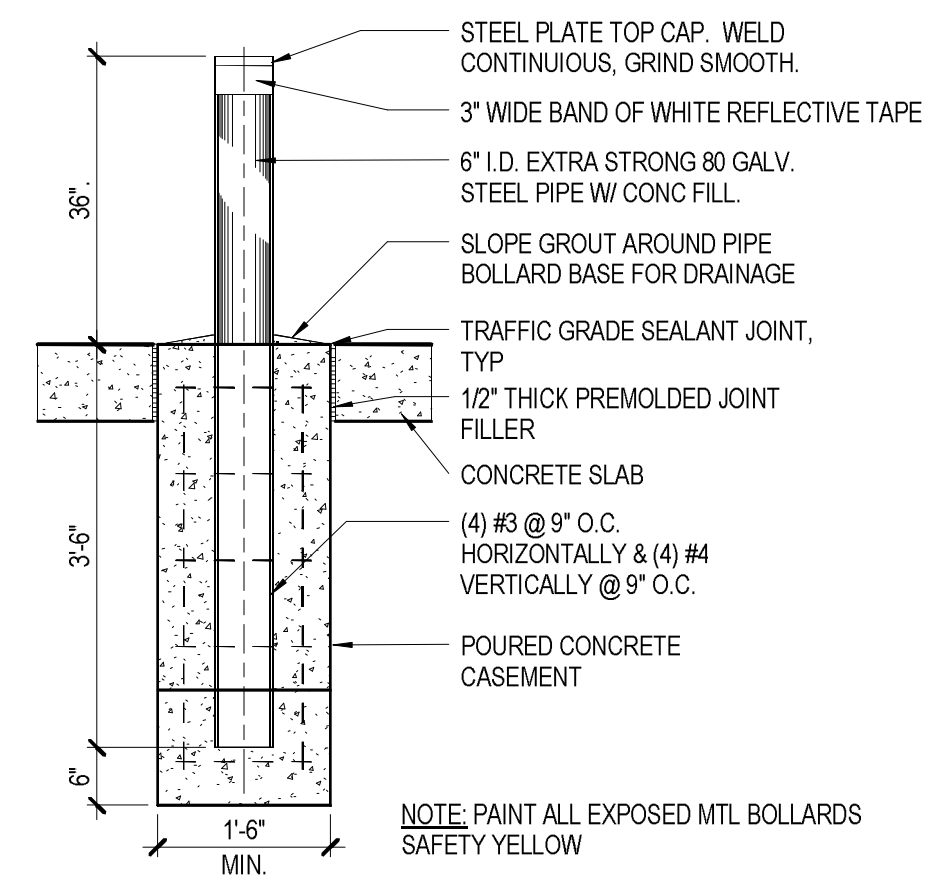
11 ADA / PARKING SIGN, TYP. (VAN PARKING)
SCALE: 1" = 1'-0"



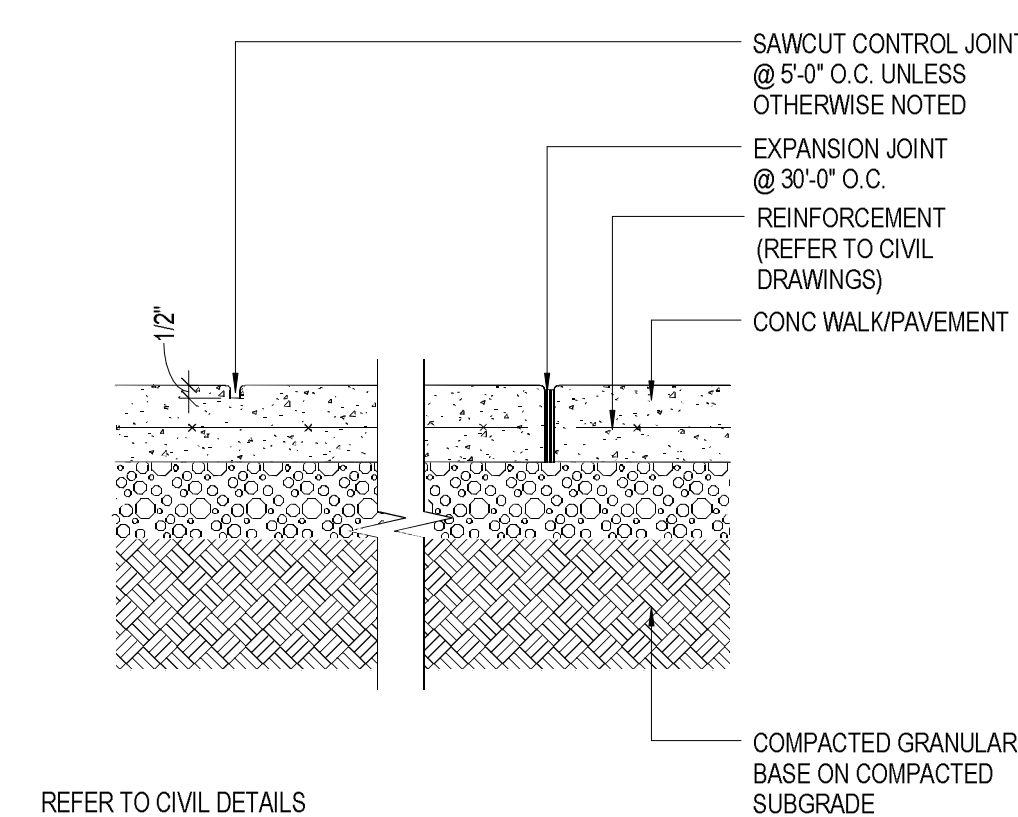
7 SIDEWALK CURB DETAIL, TYP.
SCALE: 1 1/2" = 1'-0"



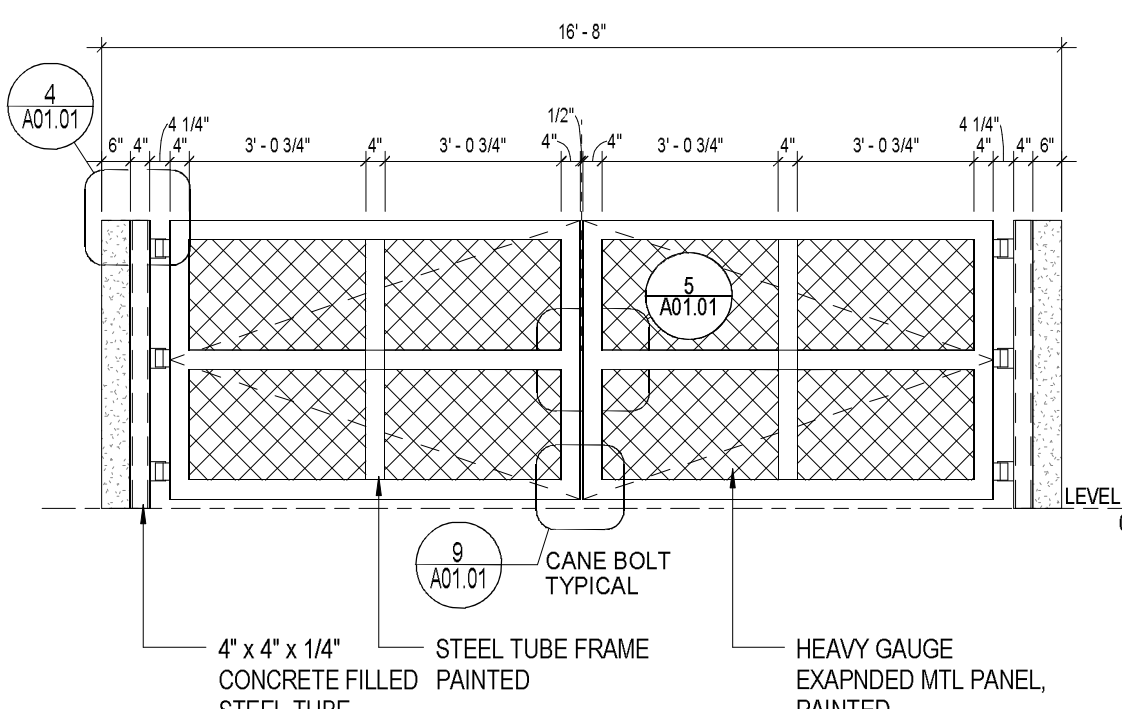
3 TRASH ENCLOSURE - WALL SECTION
SCALE: 1" = 1'-0"



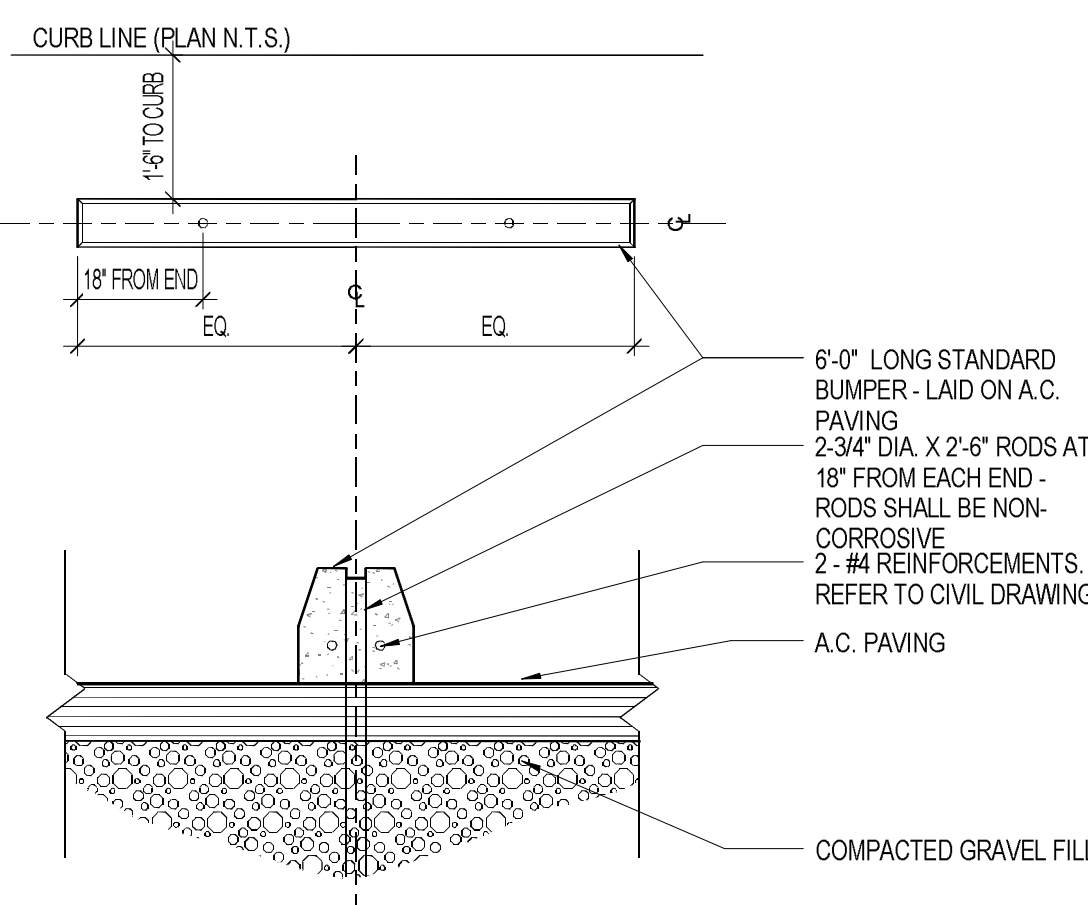
10 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



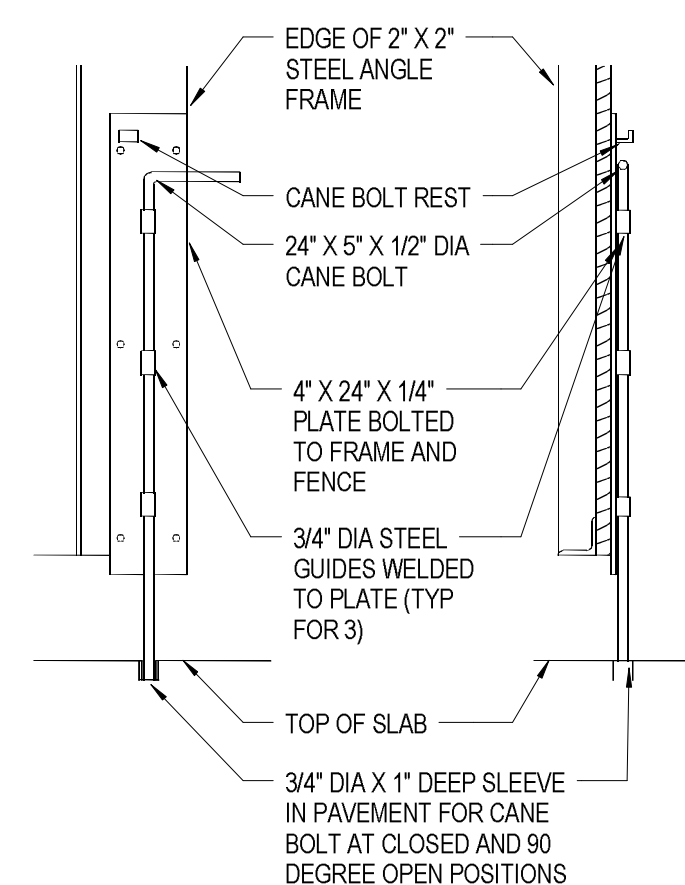
6 SIDEWALK JOINT DETAIL, TYP.
SCALE: 1 1/2" = 1'-0"



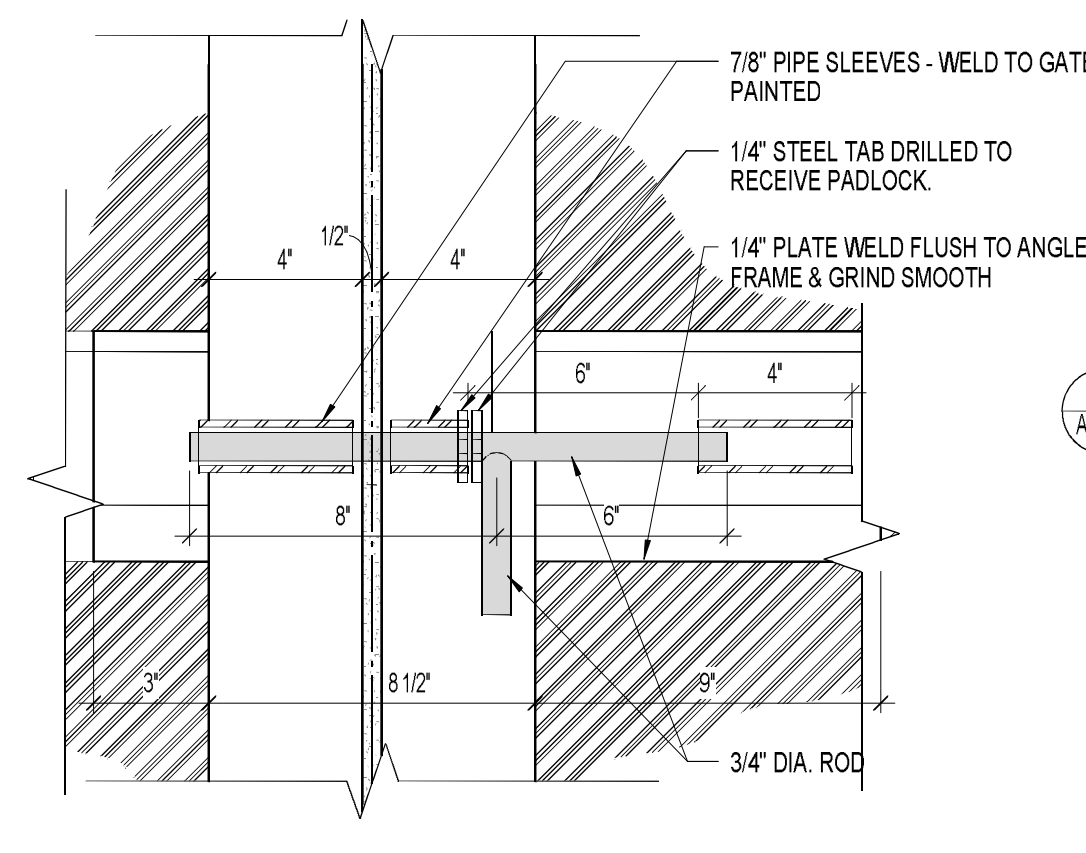
2 ELEVATION - TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"



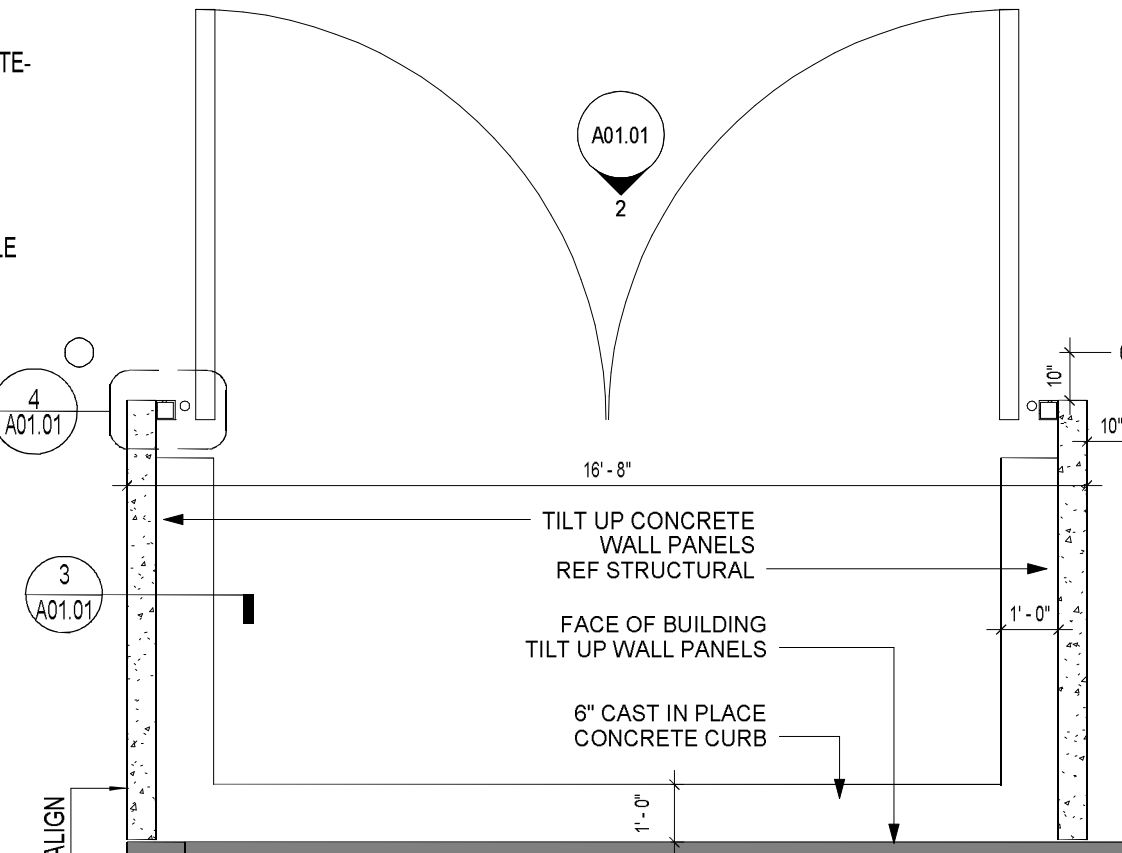
13 PARKING BUMPER, TYP.
SCALE: 1 1/2" = 1'-0"



9 CANE BOLT, TYP.
SCALE: 1 1/2" = 1'-0"



5 TRASH ENCLOSURE - GATE LATCH
SCALE: 3" = 1'-0"



1 ENLARGED PLAN - TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"

SHEET NOTES

GENERAL NOTES

- SITE INFORMATION ON ARCHITECTURAL SITE PLAN IS COMPLEMENTARY TO ALL OTHER DISCIPLINES INCLUDING CIVIL PLANS. DUPLICATION OF INFORMATION IS NOT INTENDED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK SHOWN ON OR REQUIRED BY ARCHITECTURAL, CIVIL, ELECTRICAL, AND LANDSCAPE DRAWINGS.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL DIMENSIONS AND INFORMATION. LAYOUT, STRIPING, PAVING AND ALL SITE CURB RADIUS DIMENSIONS AND DIMENSIONS NOT SHOWN ON ARCHITECTURAL SITE PLAN. REFER TO LANDSCAPE PLANS FOR JOINT DETAILS.
- REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF ALL SITE LIGHTING, AND ELECTRICAL REQUIREMENTS.
- REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPING AND IRRIGATION REQUIREMENTS.
- ALL SIDEWALK DIMENSIONS ARE FROM FACE OF CURB.
- FOLLOW ALL RECOMMENDATIONS AND REQUIREMENTS OF THE GEOTECHNICAL REPORT UNLESS MORE STRINGENT REQUIREMENTS APPEAR IN THESE CONTRACT DOCUMENTS.
- ENTIRE PERIMETER OF SITE AND STAGING AREA TO BE ENCLOSED WITH A 6'-0" HIGH CHAIN LINK CONSTRUCTION FENCING. PROVIDE WIND SCREEN FABRIC OVER ENTIRE FENCE AND MAINTAIN LIKE NEW CONDITION FOR THE DURATION OF CONSTRUCTION.
- PROVIDE CONTROL JOINTS SPACED APPROXIMATELY 5'-0" O.C., TYP.; AND APPROXIMATELY 10'-0" O.C. EACH WAY FOR LARGER SLABS UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS IN AT 30'-0" O.C. INTERVALS.
- PAINT ALL EXPOSED METAL ACCORDING TO FINISH SCHEDULE; SEE SHEET A00.50



1300 N RENAISSANCE BLVD NE,
ALBUQUERQUE, NM 87107

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Issue	Date	Issue Description
1	04/22/2016	ISSUE FOR PLAN CHECK

Seal/Signature



Project Name
BEDROSIANS ALBUQUERQUE SHOWROOM

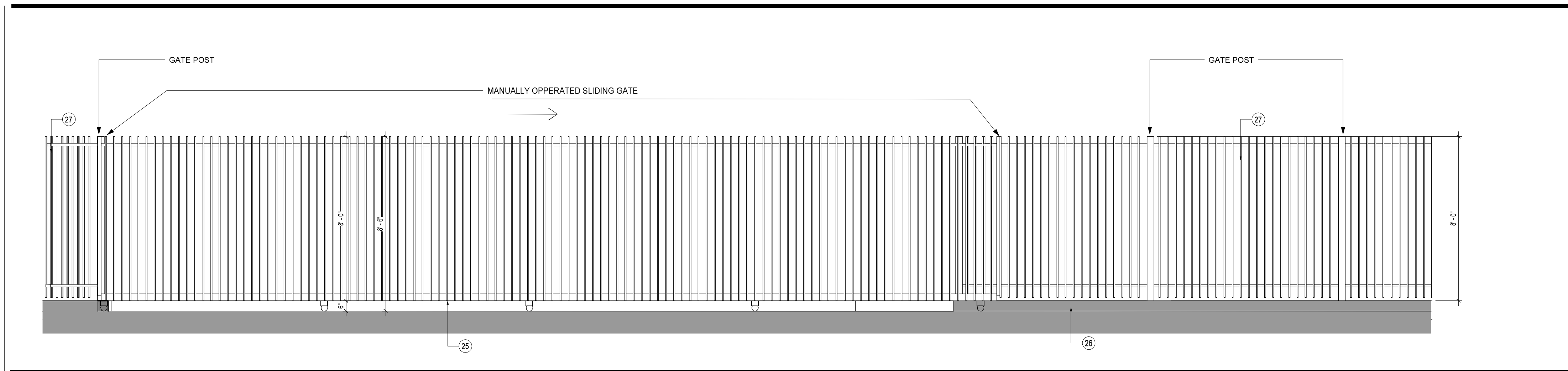
Project Number
07.3127.001

Description
SITE DETAILS

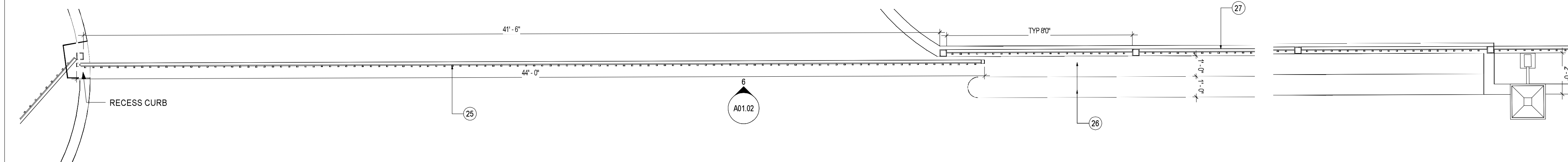
Scale
As indicated

A01.01

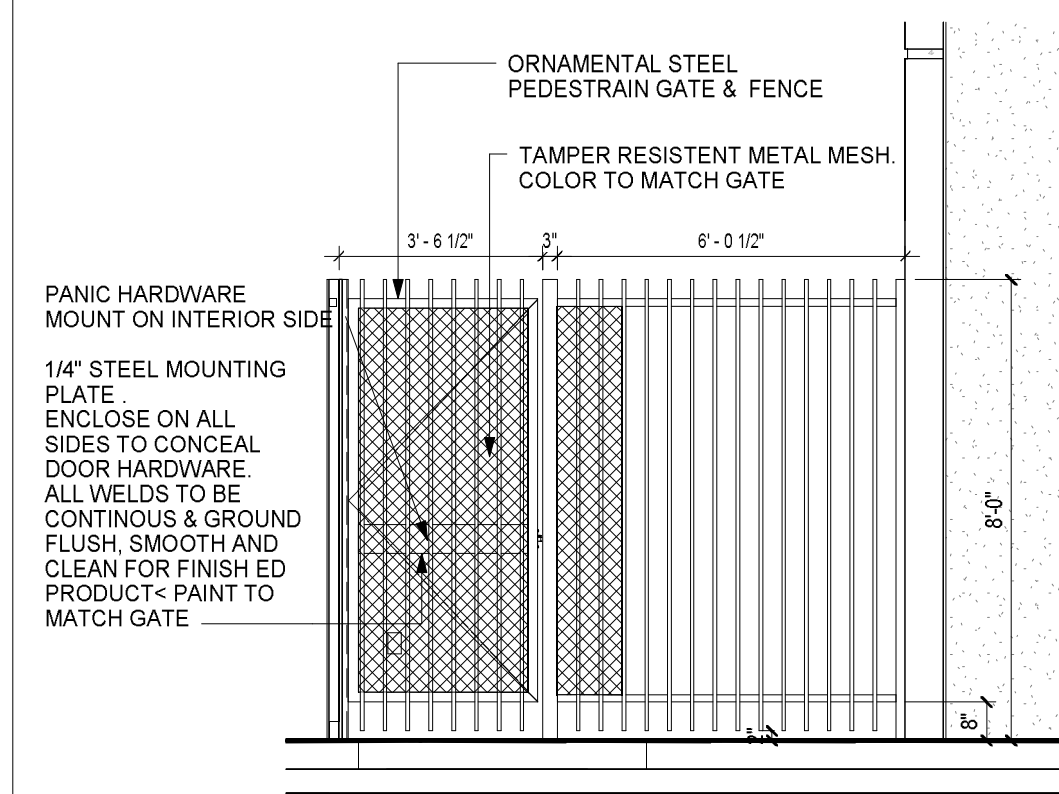
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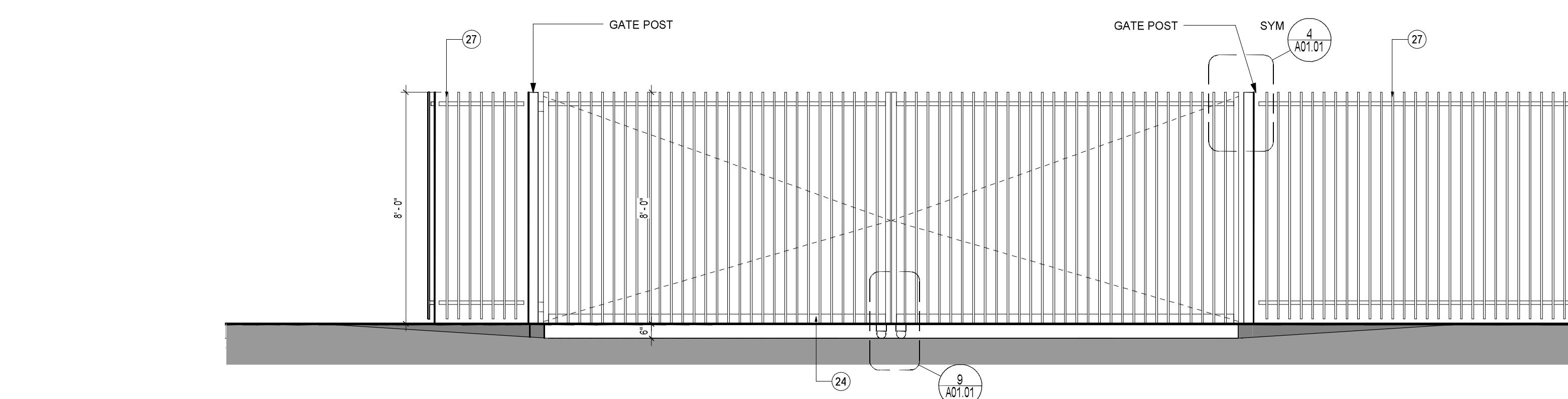
6 ELEVATION SLIDING GATE
SCALE: 3/8" = 1'-0"



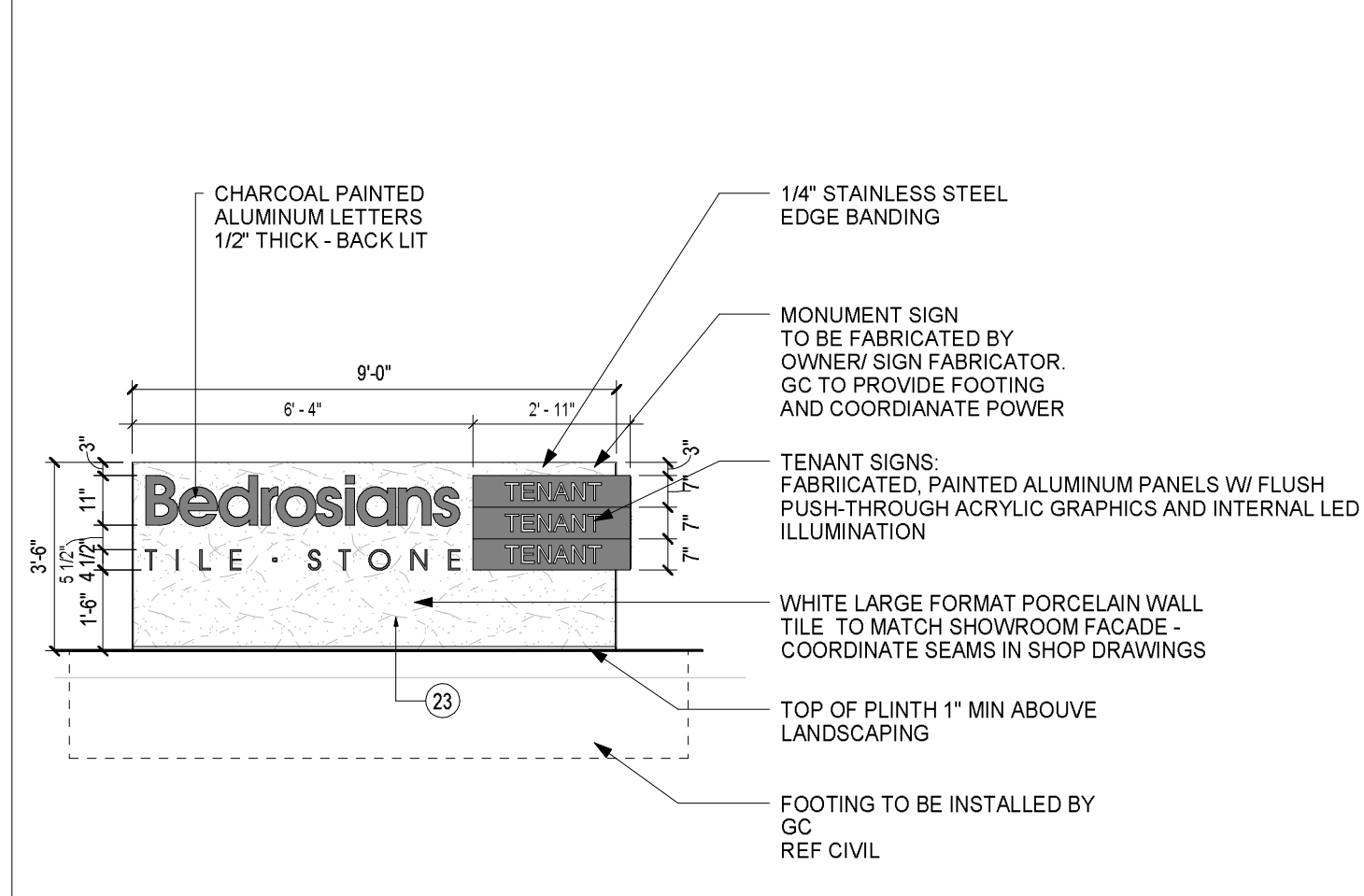
5 ENLARGED PLAN - SLIDING GATE
SCALE: 3/8" = 1'-0"



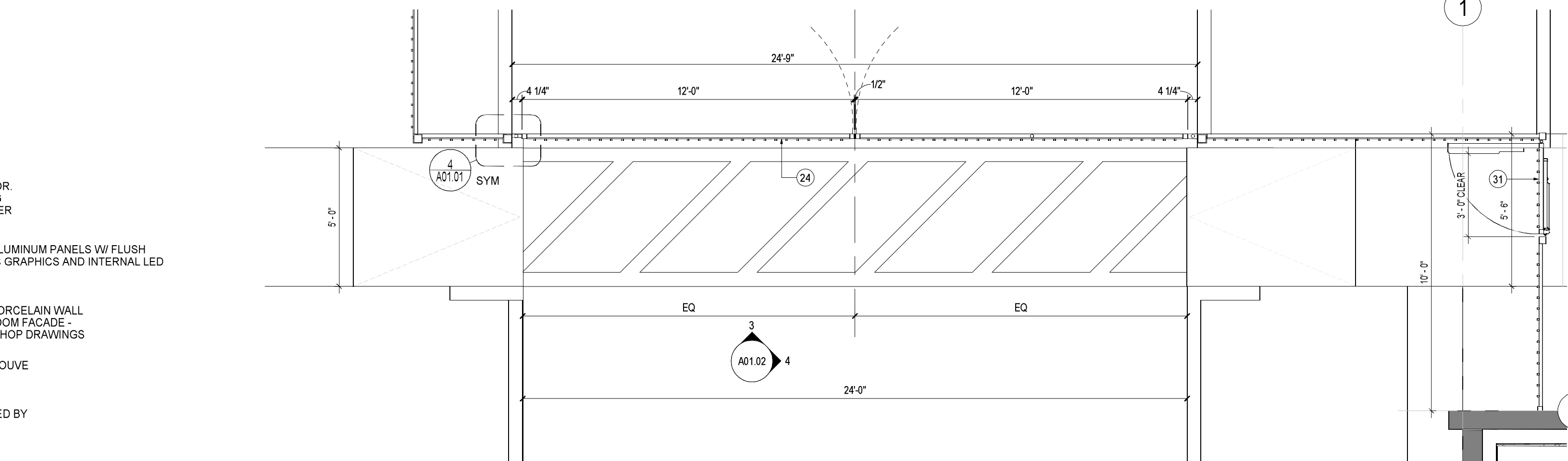
4 PEDESTRIAN GATE ELEVATION
SCALE: 3/8" = 1'-0"



3 SWINGING GATE ELEVATION
SCALE: 3/8" = 1'-0"



2 MONUMENTAL SIGN ELEVATION
SCALE: 3/8" = 1'-0"



1 ENLARGED GATE PLAN
SCALE: 3/8" = 1'-0"

SHEET NOTES

- 23 GC TO PROVIDE FOOTING, FOUNDATION & POWER FOR ILLUMINATED MONUMENT SIGN. MONUMENT SIGN TO BE FABRICATED & PROVIDED BY OWNER. SIGN SHOP DRAWINGS TO BE APPROVED BY OWNER & ARCHITECT PRIOR TO FABRICATION. GC TO ASSIST W/ SIGN INSTALLATION AS NEEDED RELATING TO POWER CONNECTION & ATTACHMENT TO FOOTING.
- 24 MANUALLY OPERATED SLIDING GATE
- 25 MANUALLY OPERATED SLIDING GATE - RECESS GLIDER TRACK
- 26 1' CURB PACKET W/ 1' CURB
- 27 FENCE
- 31 PEDESTRIAN GATE WITH PANIC HARDWARE



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Issue	Date	Issue Description

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- 4. REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPING AND IRRIGATION REQUIREMENTS.
- 5. ALL SIDEWALK DIMENSIONS ARE FROM FACE OF CURB.
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- 7. ENTIRE PERIMETER OF SITE AND STAGING AREA TO BE ENCLOSED WITH A 6'-0" HIGH CHAIN LINK CONSTRUCTION FENCING. PROVIDE WIND SCREEN FABRIC OVER ENTIRE FENCE AND MAINTAIN LIKE NEW CONDITION FOR THE DURATION OF CONSTRUCTION.
- 8. PROVIDE CONTROL JOINTS SPACED APPROXIMATELY 5'-0" O.C. TYP. AND APPROXIMATELY 10'-0" O.C. EACH WAY FOR LARGER SLABS UNLESS OTHERWISE NOTED.
- 9. PROVIDE EXPANSION JOINTS IN AT 30'-0" O.C. INTERVALS.
- 10. PAINT ALL EXPOSED METAL ACCORDING TO FINISH SCHEDULE, SEE SHEET A00.50

Seal/Signature



04/22/2016

Project Name
BEDROSIANS ALBUQUERQUE SHOWROOM

Project Number
07.3127.001

Description
SITE DETAILS

Scale
As indicated

A01.02

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INTERIOR FINISH SCHEDULE

PAINT

- P1** CODE: P1
DESCRIPTION: GENERAL PAINT, ALL WALLS U.N.O. REF FINISH PLAN
MANUFACTURER: BENJAMIN MOORE
NAME: DISTANT GRAY
NUMBER: OC-68
LOCATION: GENERAL PAINT
FINISH: EGGSHELL
CONTACT: TAMMIE LEWKO: 619-241-0010
- P2** CODE: P2
DESCRIPTION: EXPOSED EXTERIOR MTL PAINT
COLOR: INSTANT GREY
LOCATION: CANOPIES, GRILLS, VERTICAL DECORATIVE METAL FOR SCREENS
- P3** CODE: P3
DESCRIPTION: EXPOSED EXTERIOR MTL PAINT
COLOR: TBD MATCH TILE
LOCATION: EXPOSED DECORATIVE C-CHANNEL
- P4** CODE: P4
DESCRIPTION: EXPOSED EXTERIOR MTL PAINT
COLOR: TBD
LOCATION: EXTERIOR GATES AND FENCES

MILLWORK

- ST1** CODE: ST1
DESCRIPTION: COUNTERTOP
MANUFACTURER: BEDROSIANS
NAME: VARIES
MATERIAL: VARIES
THICKNESS: 3/4"
SUBSTRATE: PLYWOOD
NOTE: MATERIAL PROVIDED BY OWNER; CONTRACTOR TO FABRICATE AND INSTALL

MILLWORK PULLS

- HD1** CODE: HD1
DESCRIPTION: TYPICAL MILLWORK HARDWARE
MANUFACTURER: DOUG MCKETT
NUMBER: DP3A
FINISH: SATIN CHROME
SIZE: 3" WIDE
NOTE: ARCHITECT TO APPROVE SAMPLE, COORDINATE WITH MANUFACTURER

PLASTIC LAMINATE

- PL01** CODE: PL01
DESCRIPTION: PLASTIC LAMINATE, REF ELEVATIONS
MANUFACTURER: TBD
NAME: TBD
COLOR: TBD
NUMBER: TBD
CONTACT: TBD
- PL02** CODE: PL02
DESCRIPTION: PLASTIC LAMINATE MW DOORS, REF ELEVATIONS
MANUFACTURER: NEVAMAR
NAME: TBD
COLOR: TBD
NUMBER: TBD
CONTACT: DAI-NEE TAN: 949-275-8169

FLOOR TRANSITIONS

- TR1** CODE: TR1
DESCRIPTION: WOOD TRANSITION/REDUCER STRIP
LOCATION: CONCRETE TO CARPET
NOTE: REFER TO SHEET NOTES AND SPECIFICATIONS
- TR2** CODE: TR2
DESCRIPTION: METAL TRANSITION
MANUFACTURER: SCHLUETER
LOCATION: CONCRETE TO TILE
NOTE: REFER TO SHEET NOTES AND SPECIFICATIONS

CEILING

- CF1** CODE: CF1
DESCRIPTION: CEILING TILE 2' X 2' ULTIMA
MANUFACTURER: ARMSTRONG
COLOR: BLIZZARD WHITE
GRID STYLE: INTERLUDE XL
GRID SIZE: 9/16"
CONTACT: DAI-NEE TAN: 949-275-8169
- CF2** CODE: CF2
DESCRIPTION: GYP/PLUM BOARD CEILING
NOTE: REF REFLECTED CEILING PLANS FOR LOCATION; FINISH WITH P1, U.O.N.
- CF3** CODE: CF3
DESCRIPTION: INTERIOR "WOOD" WALLCOVERING
MANUFACTURER: TRI-KES
SPECIES: WOODS TOO SWS-42, BRAZILIAN ROSEWOOD
WIDTH: 36" - PER MANUFACTURER
SUBSTRATE: PAINT GYP BOARD SOFFIT BELOW WALL COVERING WITH BENJAMIN MOORE 2116-10 NIGHT SHADE
NOTE: REF REFLECTED CEILING PLANS FOR LOCATION AND DIRECTION OF WOOD GRAIN.
CONTACT: Lisa DeFazio: 619-151-3039
- CF4** CODE: CF4
DESCRIPTION: PAINTED EXPOSED CEILING
NOTE: EXPOSED CEILING PAINT PT-1
- CF5** CODE: CF5
DESCRIPTION: CEMENT PLASTER SOFFITS
COLOR: COLOR TO MATCH ADJACENT CONCRETE
FINISH: SMOOTH, SAND FINISH

WALL TILE

- T1** CODE: T1
DESCRIPTION: WALL TILES
MANUFACTURER: BEDROSIANS
COLOR: VARIES
FINISH: 3/8" TILE - VARIES
NOTE: WALL AND FLOOR TILE GROUT TO BE ALIGNED
CONTACT: PROVIDED BY OWNER
- T2** CODE: T2
DESCRIPTION: WALL TILES
MANUFACTURER: BEDROSIANS
COLOR: VARIES
FINISH: 3/8" TILE - VARIES
NOTE: WALL AND FLOOR TILE GROUT TO BE ALIGNED
CONTACT: PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- T3** CODE: T3
DESCRIPTION: WALL TILES
MANUFACTURER: BEDROSIANS
LOCATION: EXTERIOR FACADE
NOTE: PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- T4** CODE: T4
DESCRIPTION: WALL TILES
MANUFACTURER: BEDROSIANS
LOCATION: SITE WALLS
NOTE: PROVIDED BY OWNER, INSTALLED BY CONTRACTOR

BASE

- WB1** CODE: WB1
DESCRIPTION: STONE BASE
COLOR: VARIES
SIZE: VARIES
NOTE: PROVIDED BY OWNER, INSTALLED BY CONTRACTOR

FLOORING

- FF1** CODE: FF1
DESCRIPTION: HARDENED CONCRETE FLOOR - REFER TO SPECS
NOTE: HARDENED CONCRETE FLOORS TO BE GROUND DOWN AND SEALED PER SPECIFICATIONS
- FF2** CODE: FF2
DESCRIPTION: 3/8" PORCELAIN TILE
SUPPLIER: BEDROSIANS
THICKNESS: 3/8"
SIZE: VARIES
NOTE: PROVIDED BY OWNER, CONCRETE SLAB TO HAVE LEVEL FINISH
- FF3** CODE: FF3
DESCRIPTION: OFFICE FLOOR CARPET, REF FINISH PLAN
MANUFACTURER: Sierra
STYLE: ESCAPE
PATTERN NAME: MEDITATION - 71N69
NOTE: BROADLOOM
CONTACT: Jon Martin: 858-740-9269

GENERAL NOTES

- All new carpet installed in the building interior meets the testing and product requirements of one of the following:
 - Carpet and Rug Institute's Green Label Plus Program
 - California Department of Public Health's Specification 01350
 - NSF/ANSI 140 at the Gold Level
 - Scientific Certifications Systems Indoor Advantage Gold (10.504.4.4, CALGreen 5.714.4.4.4)
- All new carpet cushion installed in the building interior shall meet the Carpet and Rug Institute's Green Label Plus Program. (10.504.4.1)
- New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building interior shall meet the formaldehyde limits listed in Table 10.504.4.5. (10.504.4.5)
- The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval. The manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification. (10.504.4.5)
- 50% of the total area receiving resilient flooring shall comply with one or more of the following:
 - VOC emission limits defined in the CHPS High Performance Products Database
 - Products compliant with the CHPS criteria certified under the Greenguard Children & Schools Program
 - Meet the California Department of Public Health's Specification 01350 (10.504.4.6, CALGreen 5.714.4.4.6)
- NEW RESIDENTIAL GRADE APPLIANCES PROVIDED AND INSTALLED SHALL BE ENERGY STAR LABELED IF ENERGY STAR IS APPLICABLE TO THAT EQUIPMENT OR APPLIANCE (10.210.1)
- ALL COUNTER TOPS, PORCELEAN FLOOR TILE, AND STONE WALL BASE TO BE PROVIDED BY OWNER AND INSTALLED BY GC.



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Issue	Date	Issue Description
1	04/22/2016	ISSUE FOR PLAN CHECK

EQUIPMENT & FIXTURES						
MARK	DESCRIPTION	MANUFACTURER	MODEL	FINISH	NOTES	ENERGY STAR CERTIFIED
BA-1	DOOR/PURSE HOOK	KOHLER	PURIST K-14443	POLISHED CHROME	INSIDE OF STALL DOORS & MAIN BATHROOM DOOR	N/A
BA-2	WALL-HUNG TOILET	KOHLER	WALL MOUNTED, ELONGATED BOWL	-	REF PLUMBING SCHEDULE	N/A
BA-3	STALL DISPENSER	BOBRICK	MEN'S - B-3474; WOMEN'S - B-5474	STAINLESS STEEL	-	N/A
BA-4	ADA GRAB BARS	KOHLER	PURIST SERIES	-	REFER TO ELEVATIONS AND DETAILS FOR LENGTHS	N/A
BA-5	URINAL	KOHLER	WATERLESS URINAL	WHITE	ADA COMPLIANT - REF PLUMBING SCHEDULE	-
BA-6	ELECTRONIC HANDS-FREE AUTOMATIC FAUCETS	STERN	TUBULAR LE SERIES	CHROME PLATED	220MM LONG - ADA COMPLIANT	-
BA-7	ELECTRONIC HANDS-FREE AUTOMATIC SOAP DISPENSER	STERN	TUBULAR SOAP DISPENSER	CHROME PLATED	COORDINATE WITH CLIENT TO CONFIRM STANDARD SOAP OR FOAM SOAP MODEL	-
BA-8	AUTOMATIC HAND DRYER	DYSON	AIRBLADE AB14	WHITE	LOW VOLTAGE - ADA COMPLIANT INSTALLATION	-
BA-9	RECESSED PAPER TOWEL DISPENSER / WASTER RECEPTACLE	BOBRICK	B-36903	STAINLESS STEEL	TRIMLINE SERIES - ADA COMPLIANT INSTALLATION	-
BA-10	BI-LEVEL FOUNTAIN	ELKAY	SWIRLFLO ADA BI-LEVEL FOUNTAIN, EDFPB117C	STAINLESS STEEL	-	YES
BA-11	DRINKING FOUNTAIN	ELKAY	LK4400- STEEL PEDISTOL ADA	-	REF PLUMBING SCHEDULE	-
PA-1	REFRIGERATOR - PROVIDED BY OWNER	FRIGIDAIRE	FPHN2866P - FRENCH DOOR	-	PROVIDE 1/4" COPPER TUBING CONNECTIONS FOR WATER	YES
PA-2	DISHWASHER - BREAKROOM	BOSCH	SGE63E15UC - 24" RECESSED HANDLE, ADA COMPLIANT	STAINLESS STEEL	PROVIDE 1/4" COPPER TUBING CONNECTIONS FOR WATER	N/A
PA-3	SINK - HOSPITALITY BARS / 33"	KOHLER	ELUHAD2816	STAINLESS STEEL	5-1/2" DEPTH - ADA COMPLIANT	N/A
PA-4	WATER FAUCET - HOSPITALITY BARS	KOHLER	K-10433	STAINLESS STEEL	DECK-MOUNT BRIDGE - ADA COMPLIANT; NO SIDE SPRAY	N/A
PA-5	GARBAGE DISPOSAL - BREAKROOM	INSINKERATOR	BADGER 5	STAINLESS STEEL	PROVIDE INSINKERATOR SINK -TOP SWITCH	N/A
PA-6	MICROWAVE	LG	LCRT2010ST W/ TRIM - 048231 317436	STAINLESS STEEL	INSTALLED AS BUILT-IN WITH SPECIFIED TRIM KIT	-
PA-7	FILTERED WATER SYSTEM - BREAKROOM	INSINKERATOR	INDULGE - FILTERED HOT/COLD SPIGOT	POLISHED CHROME	PROVIDE 1/4" COPPER TUBING CONNECTIONS FOR WATER; INSTALL AT SINK ADJACENT TO WATER FAUCET	-
PA-8	UNDERCOUNTER REFRIGERATOR	U-LINE	U-ADA24RGLS-13A	STAINLESS STEEL / GLASS	-	YES
PA-9	SINK - BREAKROOM / 33"	KOHLER	K-4015-4 - TOCCATA	STAINLESS STEEL	5-1/2" DEPTH - ADA COMPLIANT	N/A
PA-10	WATER FAUCET - BREAKROOM	KOHLER	K-13963 - ELATE	STAINLESS STEEL	PULL-OUT FAUCET - ADA COMPLIANT	N/A
PA-11	COFFEE/MAKER	(BY OWNER)	-	-	PROVIDE 1/4" COPPER TUBING CONNECTIONS FOR WATER	N/A
PA-12	FLAT SCREEN TELEVISION	(BY OWNER)	60" LED 1080P TV	-	AT FIRST FLOOR HOSPITALITY BAR; PROVIDED BY AV	-
PA-13	MOP SINK	FIAT	28"x28"x12"	PRECAST TERRAZZO	REF PLUMBING SCHEDULE	-
PA-13	EMERGENCY EYEWASH	GUARDIAN	G1750P, WALL MOUNTED, PLASTIC BOWL	-	REF PLUMBING SCHEDULE	-

Seal/Signature



04/22/2016

Project Name
BEDROSIANS ALBUQUERQUE SHOWROOM

Project Number
07.3127.001

Description
FINISH & APPLIANCE SCHEDULE

Scale

A00.50

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