


ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

KEYED NOTES:

- EXISTING PAINTED CROSSWALK
- PROPOSED DECIDUOUS CANOPY-TYPE SHADE TREE W/ A MINIMUM 25' MATURE DIAMETER, RE LANDSCAPE PLAN
- PROPOSED CONC. SIDEWALK ADJACENT TO BLDG, RE: DET. 1/5/D1
- PROPOSED CONC. PATIO AREA ADJACENT TO BLDG
- PROPOSED BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 1/3/D2, TYPICAL GRAPHIC SYMBOL = 
- EXISTING PYLON SIGN LOCATION TO REMAIN
- PROPOSED 6' WIDE PEDESTRIAN SIDEWALK
- PROPOSED HANDICAP RAMP RE: 16/5/D1
- EXISTING CURB RAMP
- PROPOSED HANDICAP RAMP RE: 11/5/D1
- PROPOSED LANDSCAPE PLANTING AREA G.C TO PROVIDE AND COORDINATE REQ. SLEEVING FOR EA WELL LOCATION WITH LANDSCAPER, RE: LANDSCAPE PLAN FOR INFO
- PROPOSED BENCH, RE: 10/5/D2
- PROPOSED CONC. HEADER CURB TYPICAL RE: DET. 10/5/D1
- PROPOSED REFUSE ENCLOSURE RE: DET. 4/5/P13
- PROPOSED HC PARKING STALL RE: DET. 2/5/D2
- "DO NOT ENTER" PAVEMENT MARKING & SIGN, RE: DET. 8/5/D2 & DET. 12/5/D2
- PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS, RE: DET. 12/5/D2
- PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE YELLOW
- EXISTING CURB & GUTTER TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- NEW ASPHALT PAVING, RE: GRADING PLAN FOR SAW CUTS AND LIMITS OF NEW PAVING
- EXISTING ELECTRICAL TRANSFORMER LOCATION
- EXISTING HYDRANT LOCATION TO REMAIN
- PROPOSED CONCRETE CROSSWALK, RE: DET. 5/5/D2
- EXISTING FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE DEPARTMENT CONNECTION
- LANDSCAPING & SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQ. NO SIGNS, WALLS, TREES OR SHRUBS BETWEEN 3' AND 8' TALL ALLOWED IN THIS AREA

PROJECT NARRATIVE:

THIS SHOPPING CENTER WAS ORIGINALLY DEVELOPED AS A KMART IN THE LATE 10'S. THE CURRENT PROPERTY OWNER REDEVELOPED THE KMART BUILDING AND ASSOCIATED SITE, IN 2015, THROUGH AN ADMINISTRATIVE AMENDMENT TO THE SITE PLAN FOR BUILDING PERMIT. THE AS-BUILT SURVEY BECAME THE HISTORIC SITE PLAN FROM WHICH THE PROPOSED IMPROVEMENTS WERE IMPLEMENTED.

THE RECENT IMPROVEMENTS INCLUDED: REMODELING THE OLD KMART TO CREATE A NEW CONN'S HOME PLUS, BURLINGTON COAT FACTORY AND 3,600 SF OF FUTURE TENANT SPACE, NEW PARKING LAYOUT, PEDESTRIAN CONNECTIONS TO CENTRAL AVENUE AND ATRISCO DRIVE, NEW LANDSCAPING & DRAINAGE. THIS DID NOT INCLUDE A CHANGE IN THE EXISTING BUILDING SQUARE FOOTAGE.

THE OWNER IS NOW REQUESTING A 24,340 SQUARE FOOT ADDITION TO THE EAST SIDE EXISTING/REDEVELOPED BUILDING. THE PROPOSED IMPROVEMENTS INCLUDE PARKING, SIDEWALKS, LANDSCAPE AND DRAINAGE AROUND THE BUILDING ADDITION.

SITE DATA:

LEGAL DESCRIPTION:

PART OF TRACT "A" COOGAN & WALTER & S.W. LAND DEV. CORP.
TOTAL ACREAGE: 11.20186 ACRES
EXISTING ZONING: C-2 SHOPPING CENTER
PROPOSED USE: GENERAL RETAILING
CURRENT BUILDING AREA: 129,116 SQUARE FEET
16,300 + 51,500 + 52,616 + 2,100 + 12,000 = 129,116 SF
PROPOSED BUILDING ADDITION: 17,230 SQUARE FEET
17,230 SF / 129,116 SF = 13% ADDITIONAL SQUARE FEET
TOTAL BUILDING AREA: 146,346 SQUARE FEET
REQUIRED PUBLIC OUTDOOR SPACE: 1,360 SQUARE FEET
146,346 SF / 300,000 SF = 4.90 X 400 SF = 1,960 SF
PROPOSED PEDESTRIAN PATIO AREAS: 2,369 SQUARE FEET
1246 SF + 531 SF + 324 SF + 268 SF = 2,369 SF
OUTDOOR SEATING FOR MAJOR FACADES OVER 100 FT IN LENGTH
416 LINEAR FT / 25 FT = 16.64 SEATS REQUIRED
9 BENCHES X 2 SEATS PER BENCH = 18 SEATS PROVIDED

PARKING TABLE:	AA	PROPOSED	DIFFERENCE
TOTAL PARKING SPACES REQUIRED:	543 SPACES	545 SPACES	2 ADDNL
TOTAL PARKING SPACES PROVIDED:	651 SPACES	596 SPACES	55 LESS
TOTAL ACCESSIBLE PARKING REQUIRED:	16 SPACES	16 SPACES	NONE
TOTAL ACCESSIBLE PARKING PROVIDED:	16 SPACES	20 SPACES	4 ADDNL
TOTAL MOTORCYCLE SPACES REQUIRED:	10 SPACES	13 SPACES	3 ADDNL
TOTAL MOTORCYCLE SPACES PROVIDED:	10 SPACES	13 SPACES	3 ADDNL
TOTAL BIKE SPACES REQUIRED:	26 SPACES	29 SPACES	3 ADDNL
TOTAL BIKE SPACES PROVIDED:	25 SPACES	30 SPACES	5 ADDNL

REQUIRED PARKING FORMULA: ONE SPACE PER 200 SF FOR THE FIRST 15,000 SF (75 SPACES); THEN ONE SPACE PER 250 SF FOR THE NEXT 45,000 SF (180 SPACES); THEN, ONE SPACE PER 300 SQUARE FEET FOR THE AREA THAT EXCEEDS 60,000 SF.

REQUIRED HC PARKING: 501 TO 800 REQUIRED PARKING SPACES = 16 HC SPACES.

REQUIRED MC PARKING: 501 TO 750 REQUIRED PARKING SPACES = 1 MOTORCYCLE SPACES.

REQUIRED BIKE PARKING: 1 SPACE FOR EACH 20 PARKING SPACES - 563 / 20 = 28 SPACES

GENERAL NOTES:

- A SHARED ACCESS & PARKING AGREEMENT IS REQUIRED WITH ANY PLATTING ACTION.
- FUTURE LEASE AREA "B" MUST BE APPROVED THROUGH A SEPARATE ADMINISTRATIVE AMENDMENT WITH NOTIFICATION PER SECTION 14-16-2-22(A)(6).
- ALL BROKEN OR CRACKED SIDEWALK, IN THE PUBLIC RIGHT-OF-WAY SHALL BE REPLACED WITH NEW SIDEWALK AND CURB & GUTTER PER COA STD DETAILS 2430 & 2415A

LEASE AREA A

0.385 ACRES

16,116 SF

FUTURE LEASE AREA B

N.I.C.

0.791 ACRES

34,443 SF

VICINITY MAP - PAGE K-2-Z

NTA

ADMINISTRATIVE AMENDMENT

FILE # 16106 PROJECT # 10105HL

REVISIONS TO BLDG - (PROPOSED

RETAIL SHELL ADDN - LEASE AREA C)

REPAIRING BLDG. ELEVATIONS & DUMPSTERS (LANDSCAPING)

APPROVED BY DATE

Versions

No.	Date	Description
1	05/12/2021	ADMINISTRATIVE AMENDMENT

LEASE AREA C

1.795 ACRES

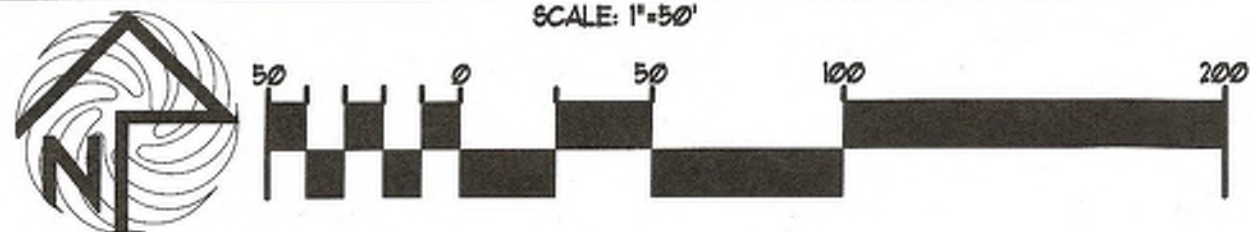
80,672 SF

EXTERIOR MODIFICATIONS -
NEW ENTRANCE STOREFRONT
AND EXTERIOR BUILDING
MOUNTED SIGNAGE @ TENANT
FIT-OUT SPACE. SEE A200

EXTERIOR MODIFICATIONS -
NEW DUMPSTER ENCLOSURE
FOR NEW TENANT FIT-OUT
SPACE. SEE A200

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDMENT

SCALE: 1"=50'



MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE
WEST CENTRAL PLAZA - PROP. ADDITION
4208 CENTRAL AVE. SW
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER
STEPHEN DUNBAR, AIA

JOB NO.
K-AT

DRAWN BY:
CRAIG C.

SHEET TITLE
SITE DEV PLAN FOR BLDG PERMIT

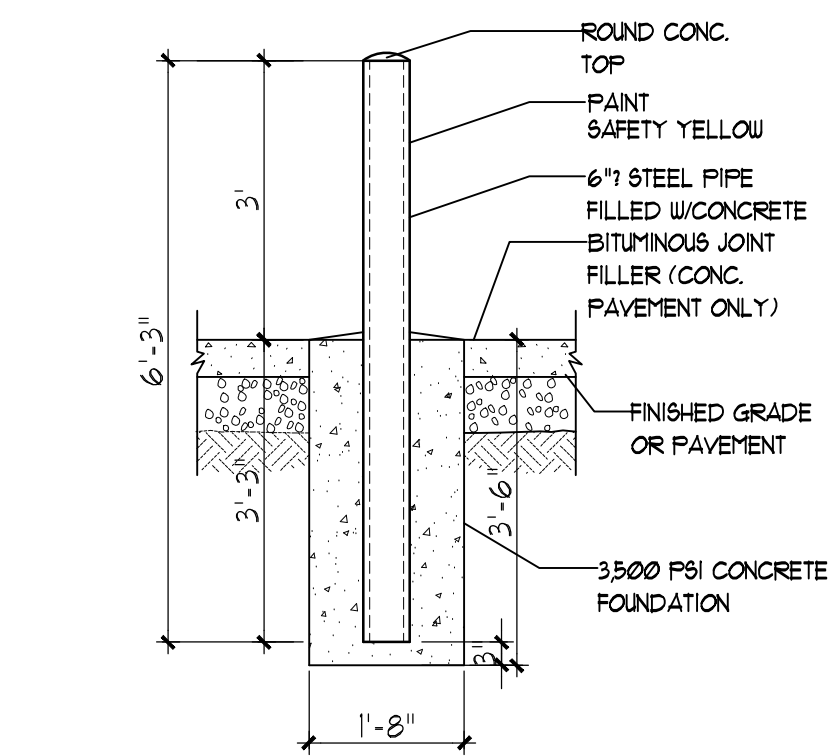
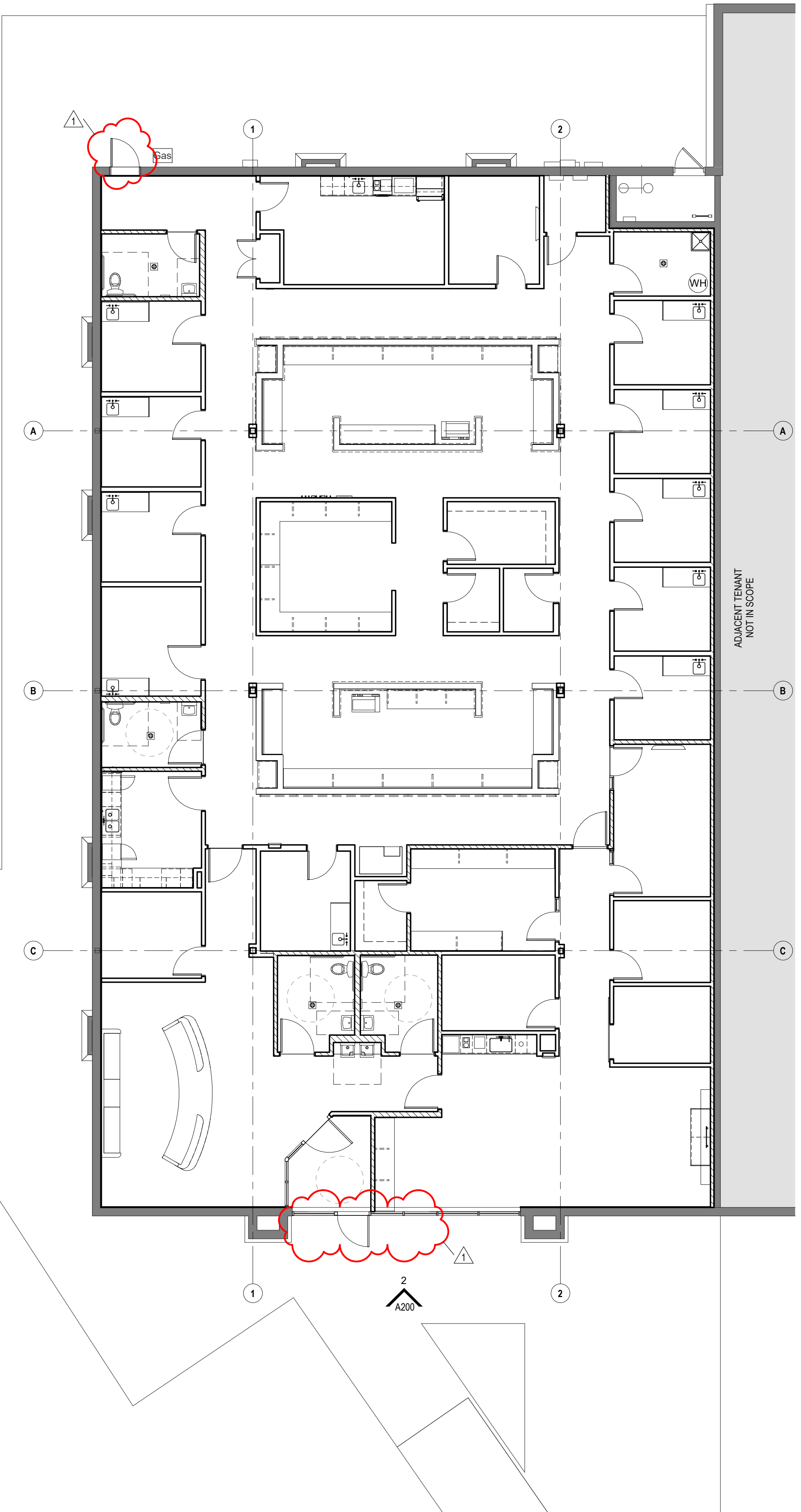
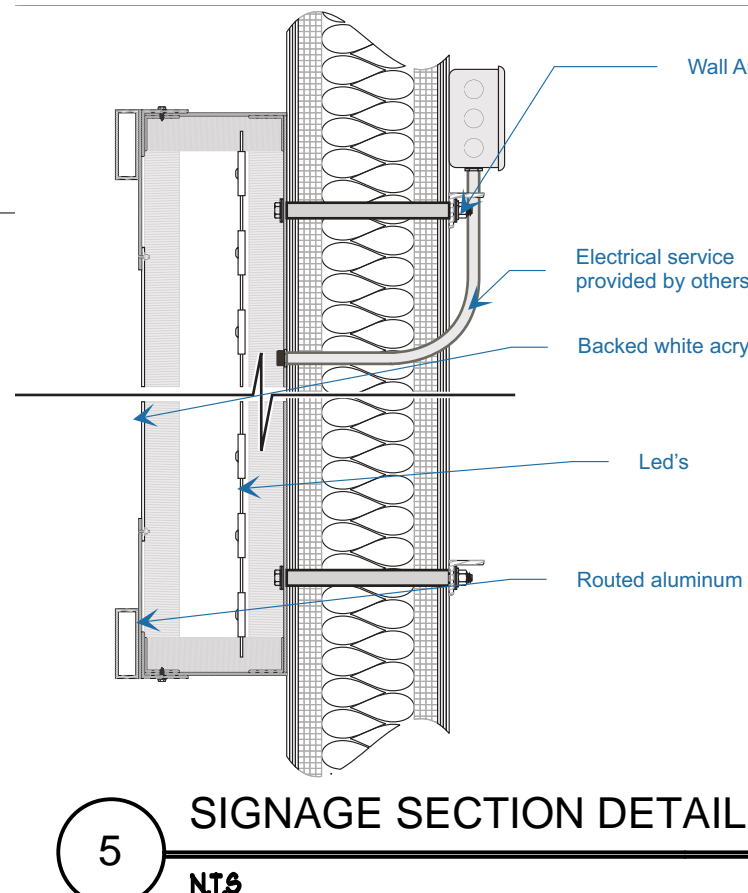
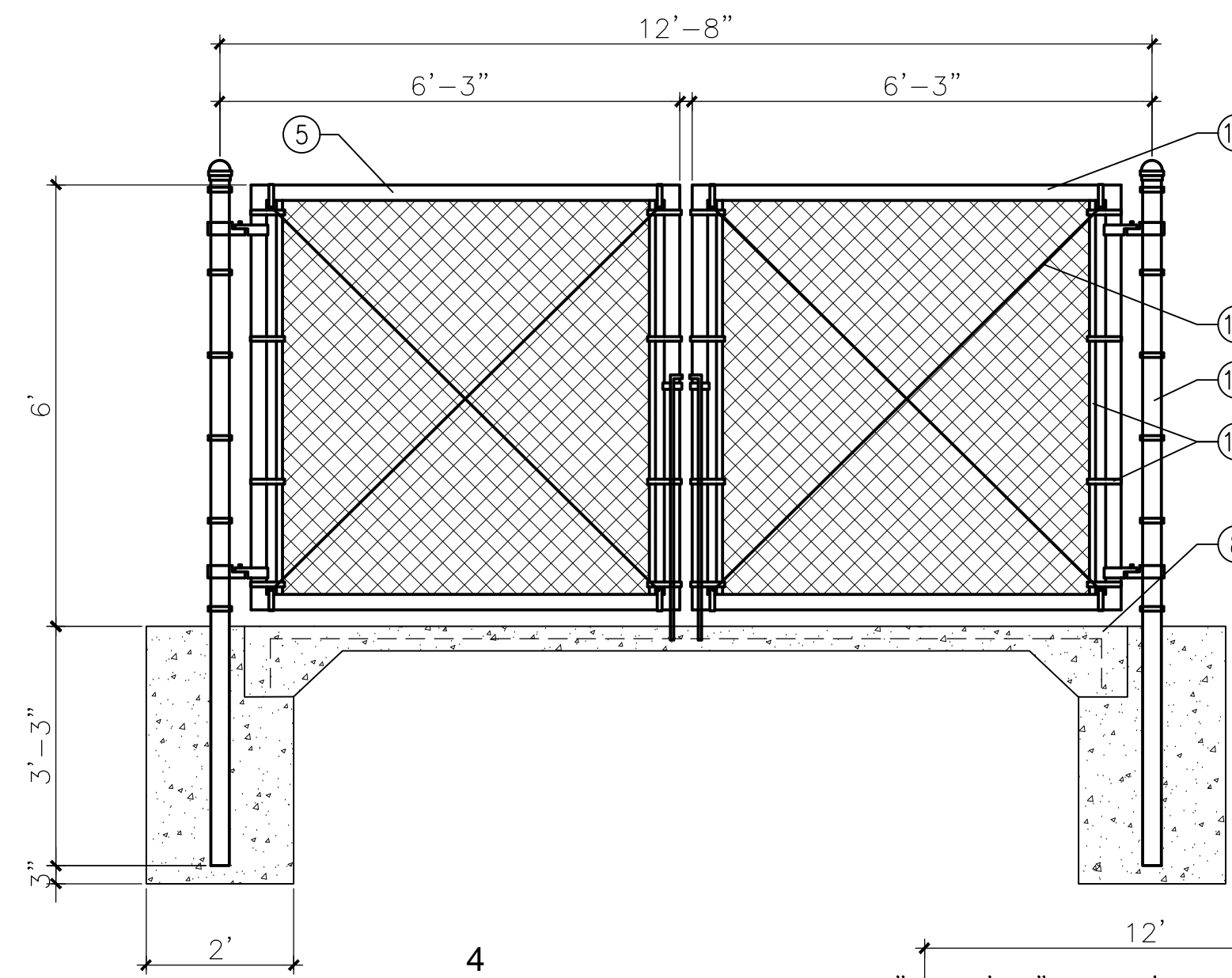
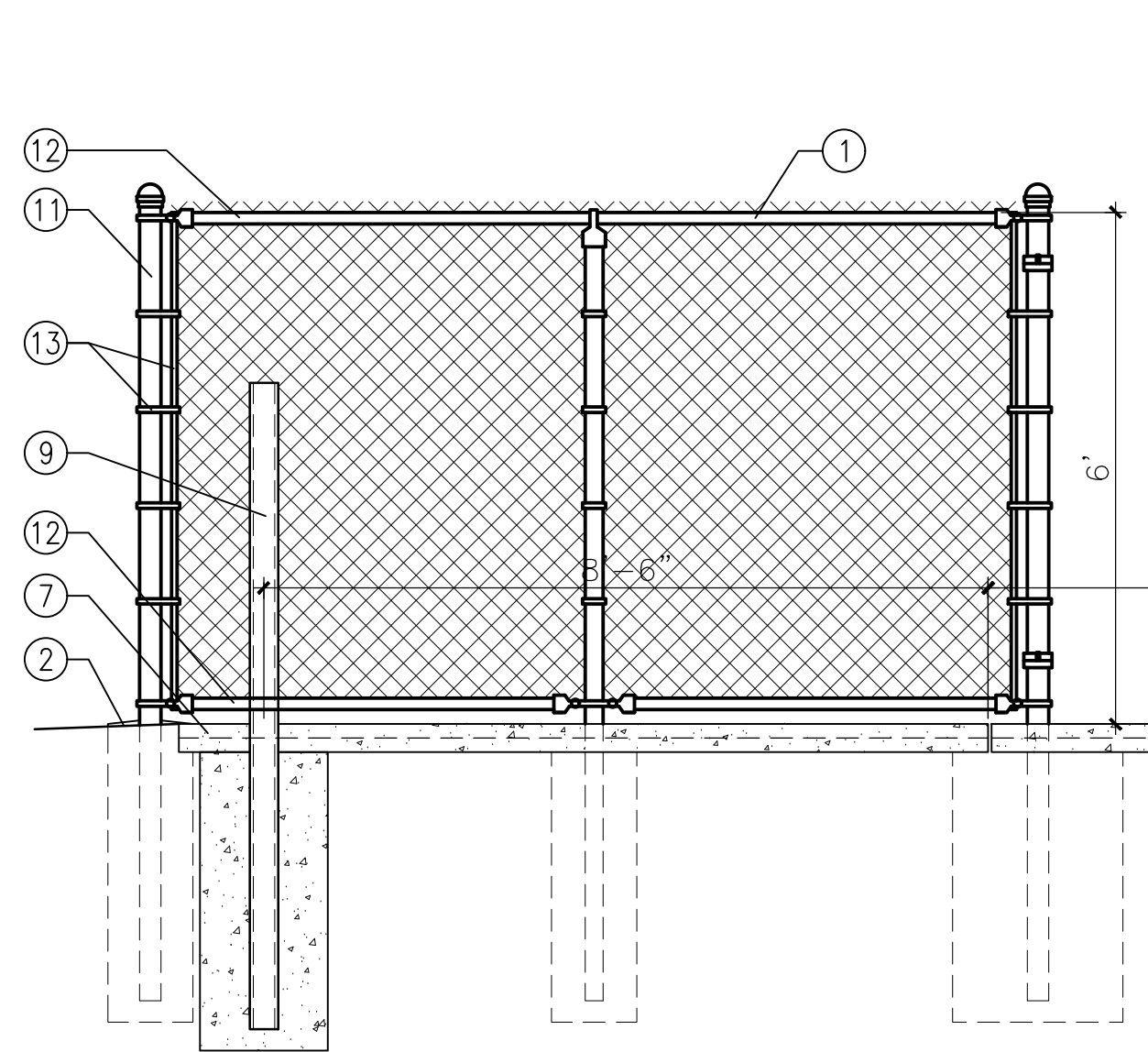
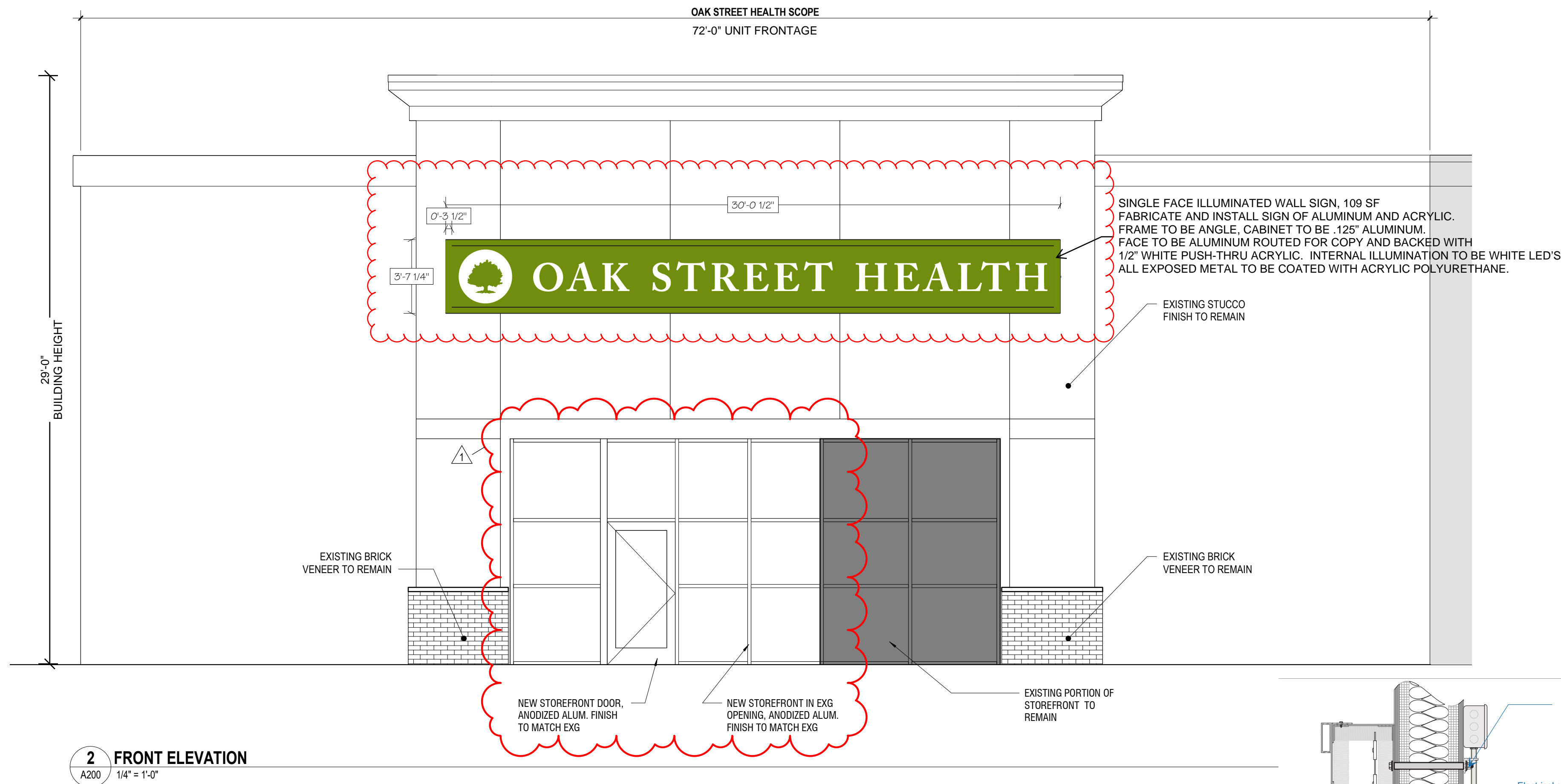
FIRE #1

DATE:
5/25/16

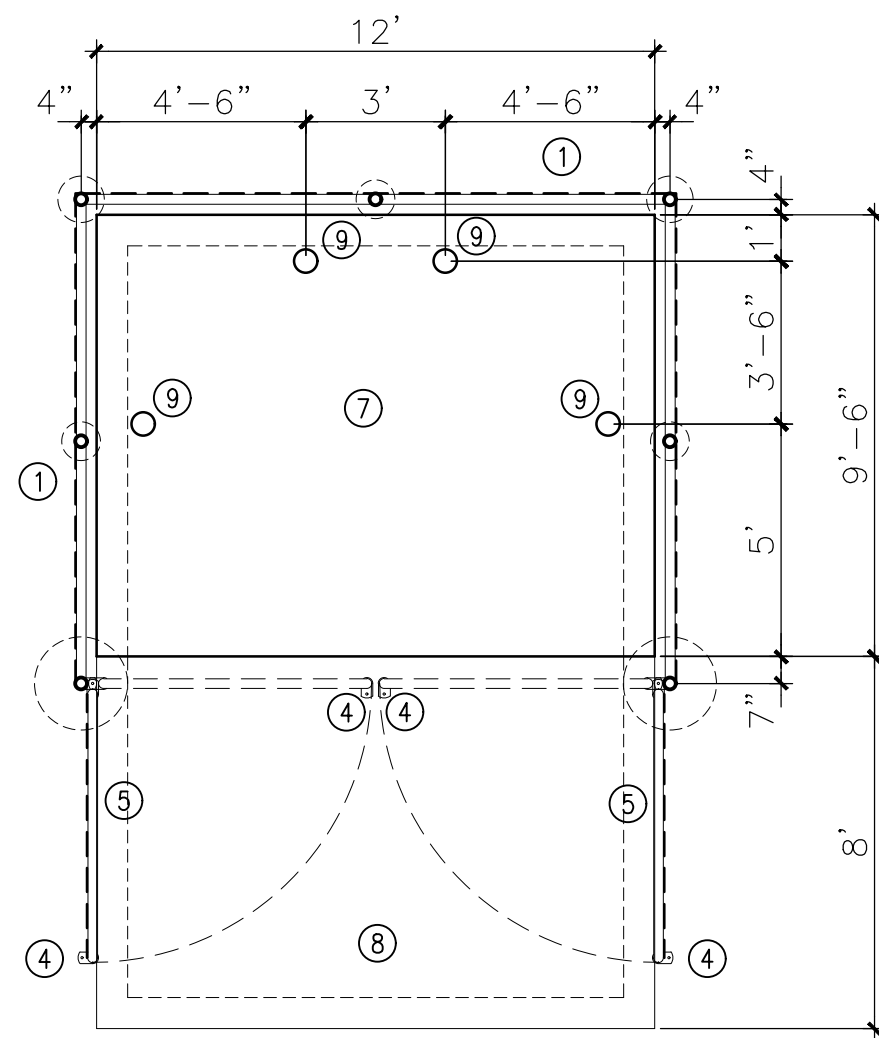
SCALE:
AS NOTED

SHEET
SP1

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- KEYED NOTES
- 1 6" HIGH CHAIN LINK FENCE W/ VINYL SLATS - COLOR TO MATCH BUILDING (LIGHT TAN)
 - 2 FINISH GRADE.
 - 3 SLOPE STUCCO CAP.
 - 4 GATE PIN - DRILL HOLE IN CONCRETE PAD TO SECURE PIN IN CLOSED AND 90 DEGREE OPEN POSITIONS.
 - 5 6" HIGH CHAIN LINK GATES W/ VINYL SLATS - COLOR TO MATCH BUILDING
 - 6 1/2" EXPANSION JOINT MATERIAL
 - 7 4" CONCRETE SLAB 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W.W.
 - 8 6" CONCRETE APRON 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W.W. W/ TURNDOWN EDGE.
 - 9 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH BUILDING.
 - 10 ASPHALT PAVING
 - 11 TERMINAL/GATE POST
 - 12 TOP/BOTTOM RAIL
 - 13 STRETCHER BAR AND BAR BANDS @ 12" APART
 - 14 GATE FRAME
 - 15 TRUSS RODS



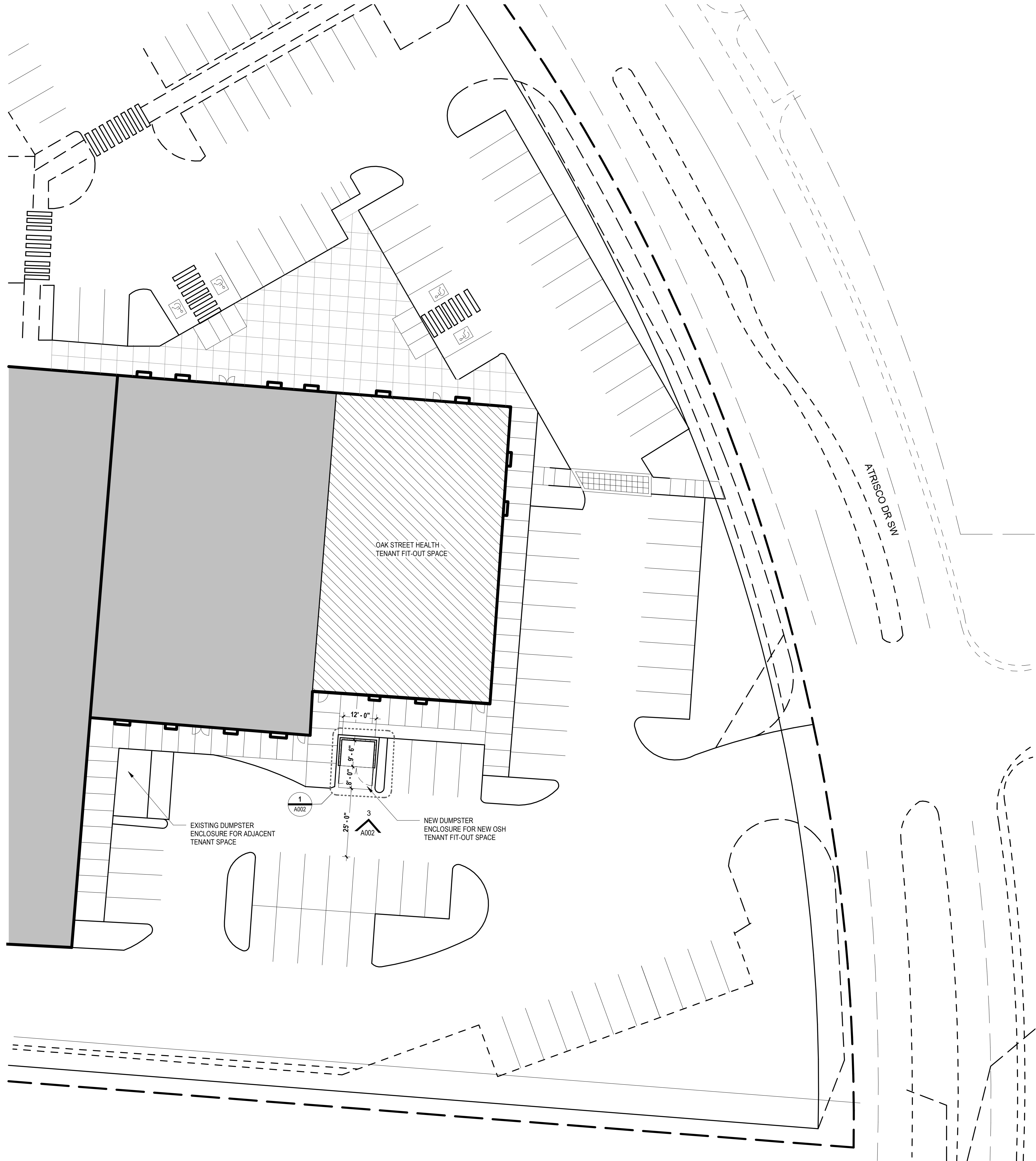
Versions		
No.	Date	Description
1	05/12/2021	ADMINISTRATIVE ADMMENMENT
Architect		
COSCIA MOOS ARCHITECTURE		
Coscia Moos Architecture 1616 Walnut Street, Suite 101 Philadelphia, PA 19103 267 761 9416 Civil Engineer		
Structural Engineer		
HJ HUNT & JOINER, INC. Consulting Structural Engineers 1825 Market Center Boulevard Suite 520 Dallas, TX 75207 Office: (214) 760-7000		
MEP Engineer		
EEA CONSULTING ENGINEERS 6615 Vaught Ranch Road Suite 100 Austin, TX 78730 Office: (512) 744-4400		
Signature and Seal Project		
OSH Albuquerque West Central Plaza 4208 CENTRAL AVE SW ALBUQUERQUE, NM 87107		
Sheet Title BUILDING FLOOR PLAN AND ELEVATIONS		
Date 03/29/2021		
Scale As indicated	Drawn EW	Project No. 565
Sheet No.		A200

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SOLID WASTE DEPARTMENT APPROVAL FOR ACCESS WILL BE APPROVED ONLY FOR A 4YARD LIFT ON CASTERS.
7-8-21

Adrian Marez



1 SITE PLAN
A001 1" = 20'-0"

Versions		
No.	Date	Description
1	07/06/2021	REVISED PER PERMIT COMMENTS #2
Architect		
COSCIA MOOS ARCHITECTURE		
Coscia Moos Architecture 1616 Walnut Street, Suite 101 Philadelphia, PA 19103 267 761 9416		
Structural Engineer		
 HUNT & JOINER, INC. Consulting Structural Engineers		
1825 Market Center Boulevard Suite 620 Dallas, TX 75207 Office: (214) 760-7000		
MEP Engineer		
 EEA CONSULTING ENGINEERS		
6615 Vaught Ranch Road Suite 100 Austin, TX 78730 Office: (512) 744-4400		
		
Signature and Seal		
Project		
OSH Albuquerque West Central Plaza 4208 CENTRAL AVE SW ALBUQUERQUE, NM 87107		
Sheet Title		
SITE PLAN		
Date 03/29/2021		
Scale 1" = 20'-0"	Drawn SG	Project No. 565
Sheet No.		
A001		