



STENCIL-CUT COPY BACKED WITH 3630-167 BRIGHT BLUE VINYL ON WHITE LEXAN

WHITE LEXAN TEANAT PANELS (TENANT COPY TO BE DETERMINED) WITH ALUMINUM DIVIDER BARS

NEW DOUBLE FACE ILLUMINATED MONUMENT DISPLAY

- FABRICATE NEW ALUMINUM MONUMENT DISPLAY AND BASE TEXTURED TO MATCH BUILDING STUCCO (COLORS TO BE DETERMINED)
- ALUMINUM REVEAL PAINTED BLACK SEMI-GLOSS
- INTERNALLY ILLUMINATED WITH WHITE L.E.D. MODULES



SIGN LOCATION



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF EPNM, INC. AND CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

PIPE SIZES(S) AND/OR SPLICES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION.

ACTUAL SIZE OF SIGN AND COPY FROM SCALED DRAWING MAY VARY 1"±
COLOR ON THIS PRESENTATION DOES NOT REPRESENT
THE EXACT MATERIAL COLOR SPECIFIED. SEE CHART(S)
FOR EXACT APPEARANCE OF COLORS SPECIFIED.



NUMBER	OELTA ANGLE	CHORO DIFECTION	RADIUS	ARC LENGTH	CHORD LENGTH
CI	02'50'08"	S 01'39'57" E	1322.00	65.42	65.42
C2	D#55'19"	S 0532'40" E	1322.00	113.56	113.53
CJ	94'02'28"	S 55'00'53" E	60.00	98.48	B7.79
C4	19'22'48"	N 68"14"53" E	120,00	40.59	40.40
C5	2359'56"	S 1212'40" E	300.0D	125.66	124.74



VICINITY MAP: ZONE ATLAS PAGE H-09-Z

PHASING NOTES:

THE FIRST PHASE OF THE PROJECT WILL BE THE CONSTRUCTION OF THE BUILDING 3 AND THE PARKING LOT. PHASE 2 WILL BE THE CONSTRUCTION OF BUILDING 1 AND 2 AND RELATED DRIVE ASLES AROUND THOSE BUILDINGS.

RADIUS INFORMATION:

DANSONABIGIL HEALTH, IF HEDESSAR

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED ORC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS. DRB SITE DEVELOPMENT PLAN APPROVAL: Requester TRAFFIC MANAGER 3/21/K 64-16-N 3/21/18 Jame D. Kenfill 3/2/18 3/21/19 4-19-18 4.26.18

PROJECT HUMBER: 1001523 APPLICATION HUMBER: 10 DEB-10090

GENERAL NOTES:

(A) THE PRINCIPLE OF CHIEF THE CONTROL OF CURB TO THE SEARCH SEAR

UNISCAPED AREAS (WATER HARKESTING).
ALL SIGNAGE AND FENCES WILL BE COME UNDER SEPARATE PERMIT.
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED DN A PUBLIC WORK DROER.
SOCIEMAL AREAS TO BE SHOOLD ALONG THE PRIMARY FACAGE OF BINLONGS.
ALL IMPROVEMENTS LOCATED IN THE RIGHT—DRY MUST BE INCLUDED IN A PUBLIC WORK ORDER.
FUTURE BULLING ELEVATIONS FOR BULIONCE 2 WILL BE REQUIRED TO BE APPROVED VIA ADMINISTRATIVE AMENOMENT AND
COMPLY WITH THE COSIGN REGULATIONS AND ASSINETICS CREATED BY THE TWO BULLINGS IN THIS SUBMITTAL.

KEYED NOTES:

PROPOSED REFUSE ENCLOSURE 1/A001.
PROPOSED LANDSCAPING AREA. REFER TO LANOSCAPING

PROPOSED HANDICAP PAVEMENT SIGN.
PROPOSEO STRIPED HANDICAP ASSLE WITH 12" HIGH
PANTED LETTERING "NO PARKING" PER 66—1—4.1.8 HMSA
1979.

PROPOSED ASPHALI PAYING.
PROPOSED SITE LIGHTING. SEE GENERAL NOTES.
PROPOSED BIKE RACK WITH 3 SPACES. SEE B/ADD3.

PROPOSED CONCRETE SIDEWALK WITH CONTROL JOINTS EVERY 5'-0" AND EXPANSION JOINTS EVERY 20'-0". SEE

13/A003 PROPOSED PAINTED PARKING STRIPING. PROPOSED FIRE HYDRANT LDCATION. REFER TO LITELITY

PLAN. 12/A003 & 3/A003.

[11] PROPOSED CONCRETE CURB. SEE GRACING & DRAINAGE PLAN.

[12] PROPOSED HANGICAP PARKING SIGN. "VAN" INHERE NOTEO, SIGN TO BE NOTED PER 66-7-352.4C NASA 1978. "VEDLATORS ARE SUBJECT TO A PINE AND/DR TOWING".

[13] PROPOSED 4"-6" WIDE x B"-0" LDING MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE. SEE 11/A003 FOR SIGNAGE. PROVIDE PAVEMENT MARKING AT END OF EACH [14] PROPOSEO COMPACT 9'-0" X 15'-0" WITH PAINTED

ELECTRICAL PROPOSEO PATIO. SEE ENLARGEO PLAN 1/ADO2.

[22] EXISTING CONCRETE CURB TO REMAIN.
[23] NOT USEO.
[24] FUTURE COMPACT PARKING SPACES 9"-0"x15"-0" WITH PARKED "COMPACT" PAYEMENT DESIGNATION.

NOT USED.
FUTURE TRASH COMPACTOR.
PROPOSED PAVEMENT STRIPING. PROPOSED HC RAMP.

PROPOSED ORIVE THRU LANE.

EXISTING OVERHEAD POWER LINES. EXISTING PHM EASEMENT.

PROPOSED SCORED CONCRETE PEDESTRIAN PATHWAY.

[48] PROPOSED 4" WIDE CONCRETE SIDEMALK, REFER TO CITY STANDANGS. SUBMILLY DETAIL 2430.

[47] PROPOSED 5 STANDARD SIGMAGE TO READ "DO NOT ENTER".

[48] CLEAR SIGHT TRANSEL LANDSCAPING, EPICHING AND SIGMAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WILLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED.

EXISTING MEDIAN.

SITE LIGHTING NOTES:

SITE LICHTING NOTES:

[A] THE LOCATION DE THE LIGHTING FICTURES TOGETHER WITH ITS CUIT-DEF ANGLE SHALL BE SUCH THAT IT DOES NOT ORGETH'S SHINE ON ANY PUBLIC REGIT—OF—MAY OR ADMOSTIT RESIDENTAL PROPERTY.

[B] THE MAGNIGUM RESIDENT OF A LIGHT POLE MEASURED FROM THE FINSH GROBE TO THE TOP OF THE POLE SHALL BE 20'-0' MAXIMM [C] LIGHTING TO BE GETOO WAT BROWZE LUMEN SHOEBED TYPE LEXINFOR BROWZE FOLE.

[G] LIGHTING SHALL BE CONSISTENT WITH THE PROVISIONS OF THE STATE OF NEW MEDICO'S NIGHT SKY ORDINANCE.

OVERALL BUILDING AREAS

"COMPACT" PAVEMENT DESIGNATION AT LANDSCAPE ISLAND,
[15] PROPOSED PAINTED DIRECTIONAL ARROW/ SIGNAGE DN
PAVEMENT.

[16] PROPOSED ELECTRICAL TRANSFORMER LOCATION. SEE

PROPESSO PAIN. SEE ENLANGED PLAN 1/AUDZ.
THE NEW GONVEWAY CURB WITE DESTING CURB AND GUTTER
SYSTEM. REFER TO GRADING AND GRANNES PLAN. REFER
TO GEVAL 2426 FOR CITY STANDARD DRIVE ENTRY
DETAILS.
EINSTRIG ASSPHALT ROAD TO REMAIN.
PROPOSED 6"-0" TAIL PRID FENCE. 6/AOOZ.
PRIPPISED 32 SF MONUMENT SIGN, MAX 4" TAIL. SEE

PROPOSED LANGSCAPE SLANG. PROPOSED BOLLARD LIGHT FIXTURE, SEE ELECTRICAL

PROFOSED GIVE FINAL CAPE.

EXISTING TRAFFIC MEDIAN TO REMAIN.

EXISTING CITY STANDARD HC RAMP.

EXISTING CITY STANDARD SIDEWALK.

EXISTING 10' PUBLIC UTILITY EASEMENT.

DISTING 20' PUBLIC WATERLINE EXSENT.

PROPOSED 6' SIDEWALK CONNECTION TO PUBLIC SIDEWALK.

EXISTING 60' CONTINENTAL OMOSE LECTRIC COOPERATIVE.

EASEMENT FOR OVERHEAD POWER LINES.

EXISTING 30" ACCESS EASEMENT. EXISTING CURB CUT TO REMAIN. EXISTING ADA PUBLIC RAMP. INSTALL TRUNCATED DOMES TO MEET CITY STANDAROS.

FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

NOT USED. EXISTING PUBLIC ASPHALT TRAIL.

PROPOSED CURB DPENING. SEE GRADING AND ORAINAGE

HLMS.
EUSTING PROPERTY LINE.
PROPOSED BUILDING OVERHANGS/CANOPIES WILL BE
PROVIGEO TO SHADE PRIMARY FACADE.

PROVICEO TO SHADE PRIMARY FACADE.

[55] PROPOSED 3" HIGH CAU SCREEN WALL

[56] FUTURE PARIO.

[57] PROPOSED BACKETUM PREVENIER.

[58] PROPOSED RICHT-TURN ONLY PAKELINIT

[58] EXISTING LOT LINE TO BE ELIMINATED BY PROPOSED BACKSTLOW PREVENTER.
PROPOSED RIGHT-TURN ONLY PAVENENT MARKII
EXISTING LOT LINE TO BE ELIMINATED BY PLAT.

CITY OF ALBUQUERCIVE

APPROVED:

BUILDING AREAS:

BUILDING 1- 9,135 SF BUILDING 2- 2,680 SF BUILDING 3- 4,200 SF

TOTAL LOT AREA (LOTS 15 AND 16) = 2.63 ACRES 2.63 ACRES = 114,562 SF F.A.R. ALLOWED = (.35 OR) 40,097 SF F.A.R. PROPOSEO = 16,015 SF

PARKING CALCULATIONS:

BUILDING 1- 9,135 SF 9,135/200 = BUILDING 2- 2,680 SF 20 SPACES 80 SEATS/4" = 8UILDING 3- 4,200 SF 150 SEATS/4" =

38 SPACES TOTAL REQUIRED SPACES 104 SPACES

*RESTAURANT WITHOUT A FULL LIQUOR LICENSE

*INTERIOR OCCUPANT LOAD. DOES NOT INCLUDE PATID
SEATING

TRANSIT REDUCTIONS: 1D4 SPACES REQ'O x 10% REQUCTION = (PROXIMITY TO BUS ROUTE 94) $104 \times 10\% = 94$ TOTAL SPACES REQUIRED TOTAL PARKING SPACES REQUIRED: = 94 SPACES

TOTAL PARKING SPACES PROVIDED: = 98 SPACES

71 REGULAR SPACES 23 COMPACT SPACES 4 HANDICAP SPACES

COMPACT PARKING CALCULATION: 94 REQ'O SPACES x 33% = 31 SPACES ALLOWED TOTAL COMPACT SPACES = 17 SPACES PROMOED

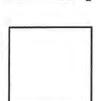
TOTAL DISABLEO SPACES REQUIRED = 4 SPACES TOTAL DISABLEO SPACES PROVIDED = 4 SPACES

MOTORCYCLE REQUIREMENTS: TOTAL MOTORCYCLE SPACES REQUIREO = 3 SPACES TOTAL MOTORCYCLE SPACES PROVIDED = 4 SPACES

PARKING SPACES/2D = 5 TOTAL SPACE REQUIRED

TOTAL BICYCLE SPACES REQUIRED: = 5 SPACES TOTAL BICYCLE SPACES PROVIDED: = 6 SPACES

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JOB NUMBER 16-53 PROJECT MGR DATE 2-9-2018

0 Site chitectural

Plaza Lomitas | Vista Oeste Las 2101 Albuq

SHEET A001



APPROVED -GENERAL NOTES:

(A) ALL PARKING DRIVES TO BE ASPHALT CAPABLE Of the Applicated of these blanching to support not support in the imposed Load of Fire Apparatus, weighted at Least 75,000 POUNDS.

(B) FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

CITY OF ALBUQUEROUS

CODE DATA

BUILDING ADDRESS: 2101 VISTA DESTE NW BENTINGS ENTING SCITE 4-1-10
ALBUQUERQUE, NEW MEXICO 87120 CONSTRUCTION TYPE: OCCUPANT LOAD: SHELL BUILDING ONLY: PROPOSED RESTAURANT UNDER SEPARATE PERMIT. 7.135 PW 4216 SQUARE FOOTAGE: TOTAL BUILDING: 4,200 GROSS SF FULLY AUTOMATED SPRINKLER SYSTEM COMPLYING WITH NFPA 13 (NON-RESIDENTIAL) AND SECTIONS 504.2 AND 903.3.1.1 INSTALLED THROUGHOUT. FIRE PROTECTION: SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL OF ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, KITCHEN SUPPRESSION SYSTEM, OR ANY OTHER FIRE RELATED SYSTEM. THE FIRE SPRINKLER SYSTEM WILL BE SUPERVISED WHEN REQUIRED BY THE 2009 INTERNATIONAL FIRE CODE. BUILDING HEIGHT: 23'-0" ABOVE FINISH FLOOR LEVEL FIRE SEPARATION: NO FIRE SEPARATION REQUIRED. PER 2009 IFC: APPENDIX B, TABLE B105.1 FIRE FLOW CALCS: PROPOSED SHELL BUILDING: V-B @ 4,200 SF = 1,750 GALLONS/MINUTE (2 HOUR DURATION) POTURE RESTAURANT BUILDING: V-B 0 2,680 SF
= 1,500 GALLONS/MINUTE (2 HOUR DURATION)
FOTURE RETAIL BUILDING: V-B 0 9,135 SF
= 2,500 GALLONS/MINUTE (2 HOUR DURATION) TOTAL -/5/50 GALONS/MINUTE (35% REDUCTION FOR FIRE SARMILER SYSTEM)
TOTAL BUXONG ERE FLOW - 1/438 GALONS/MINUTE PER 2009 IFC: APPENDIX C, TABLE C105.1 FIRE HYDRANT DISTRIBUTION: 1 FIRE HYDRANT REQUIRE PER APPENDIX C 2 FIRE HYDRANTS PROVIDED AVERAGE SPACING BETWEEN HYDRANTS SHALL BE 500 FEET

MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO HYDRANT SHALL BE 250 FEET



LOCATION MAP:



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JOB NUMBER PROJECT MGR DATE 10-20-2017 PHASE

Plaza Lomitas Plan Building at I Site Plan-Shell I 2101 Vist Albuquer

FIRE 1