



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input checked="" type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Revisions to facade. Additional programming for open space. Open space approved on previous AA submittal. Note no changes are made to pedestrian or vehicular access or layout previously approved		

APPLICATION INFORMATION		
Applicant/Owner: Rembe Urban Design + Development		Phone: 505-243-0188
Address: 1718 Central Ave SW		Email: design@rembedesign.com
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners: Rembe Properties
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: lots 1 thru 4 of country club subdivision-TR A-1-A of Laguna Subdivision	Block:	Unit:
Subdivision/Addition: Rembe Properties	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): J-13-Z	Existing Zoning: MX-M	Proposed Zoning MX-M
# of Existing Lots: 5	# of Proposed Lots:	Total Area of Site (Acres):
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 1716-1720 Central Ave. NW	Between: Laguna Blvd.	and: Rancho Seco Rd.
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
Project Number 1004677, 17EPC-40027, SI-2019-00152, PR-2019-002482, SI-2022-01668, PR-2022-007600		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 03/08/2023
Printed Name: Kenneth Myers, Architect, Rembe Urban Design + Development	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP.

☐ **INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS**

- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

☐ **ARCHEOLOGICAL CERTIFICATE**

- ☐ Archaeological Compliance Documentation Form with property information section completed
- ☐ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

☐ **MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB**

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ☐ The approved Site Plan being amended
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ The proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☒ **MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ☒ The approved Site Development Plan being amended
- ☒ Copy of the Official Notice of Decision associated with the prior approval
- ☒ The proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☒ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ **ACCELERATED EXPIRATION SITE PLAN**

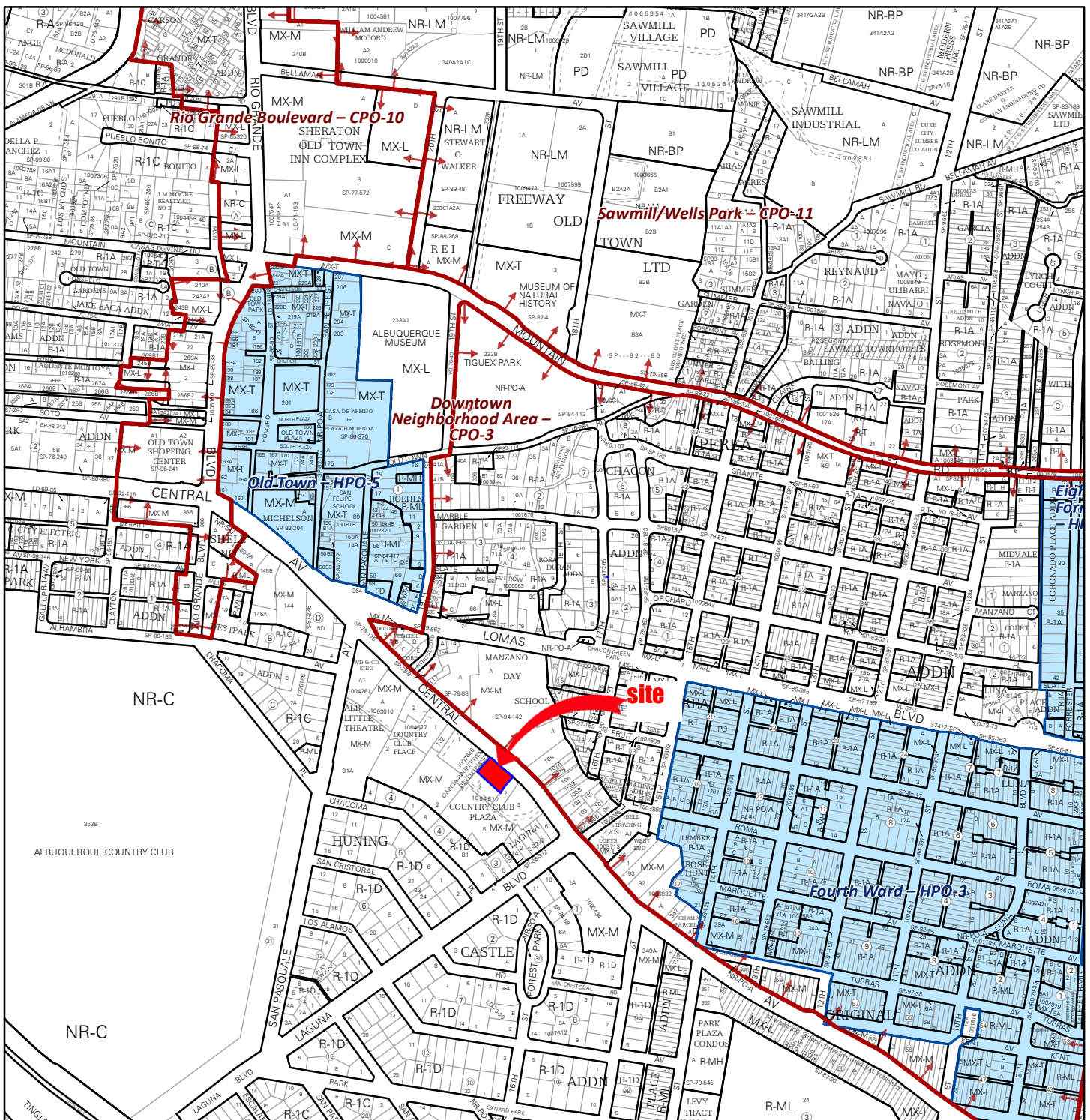
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ☐ Site Plan to be Expired

☐ **ALTERNATIVE SIGNAGE PLAN**

- ☐ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)
 - ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ☐ Sign Posting Agreement

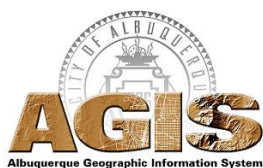
☐ **ALTERNATIVE LANDSCAPE PLAN**

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ☐ Landscape Plan

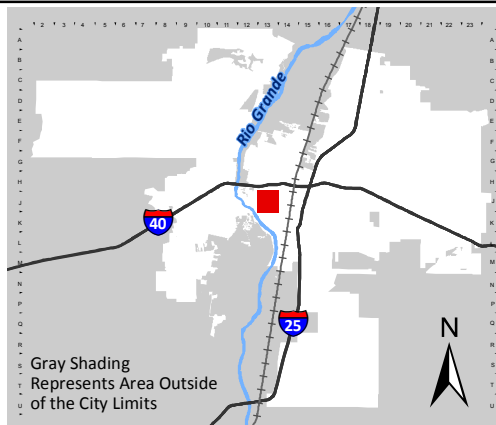


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-13-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet



March 08, 2023

City of Albuquerque Planning Department- Development Services
600 2nd St NW, Albuquerque, NM 87102

RE: Minor Amendment to Site Development Plan-1004677/ 17EPC-40027, SI-2019-00152, PR-2019-002482, SI-2022-01668, PR-2022-007600

We respectfully submit the following information and attached documentation for your review and comment.

Project Description:

We recently submitted and were approved for an administrative amendment for the subject property which included revisions to the parking area on Lot 1 located on the Northwest corner of the development. The parking lot affected is associated with the businesses located at 1720 Central Ave. SW.

The new proposed Administrative Amendment does not alter those approved changes to vehicular or pedestrian access, nor does it change the parking layout or count. Further all changes to the open space surface will be consistent with the existing hardscape in nature and no additional heated square footage will be added to the site, and therefore should not require a revised grading and drainage plan.

The extent of the newly proposed changes include work directly associated with the tenant spaces Suite A and B to the south and east of the area indicated on the site plan, located at 1720 Central SW.

1. Changes to the site plan include the following:

- Addition of 6'-0" and 4'-0" site walls along the northern property line at Central Ave. These walls, per IDO section 5-7 will require a variance as they exceed the maximum wall height as designated by table 5-7-1. See site plan and elevations for construction and finish. The architect is currently coordinating this variance with the ZHE. Project Number Pending. The proposed walls conform to the design standards designated by section 5-7(E) Materials and Design.
- New 4'-0" tall site walls along the Western edge of the approved open space. See plan and elevation for extent.
- A new pickle ball court surface. See Plan for location.
- A new steel shade structure (394 SF. covered). See elevations, and plans for extent and location.
- Designation of new outdoor seating area for the existing restaurant space. See plan for extent.
- New free-standing mobile (airstream trailer) concession stand. See Plan for location.

2. Changes to the Façade include the following:

- The relocation of an access door on the north elevation of 1720 Central SW. Suite A. Replace with a 4'-0" circular window.
- The removal and replacement of various windows and doors along the western elevation of 1720 Central SW. Suite A. See plan and elevation for extent and style.
- The addition of one access door on the western façade of 1720 Central SW. Suite B- See plan and elevation.
- All stucco will be patched and repaired to match the existing façade.
- No change to color or texture is proposed in the Administrative Amendment.

The Proposed façade changes conform to the requirements set forth in section 5-11-E-2 as described in detail herein:

5-11-(E)(2): Façade Design

5-11-(E)(2)(a) General-

1. Facades shall be designed to provide a sense of human scale at ground level by providing a clear architectural distinction between ground floor levels and all additional levels.

Response: The existing structure is a single story and utilizes a small 'eyebrow' style ornamentation that further grounds the façade and maintains a human scale. No changes will be made to this architectural element. In addition, the Western façade of the Eastern most building includes an awning which was approved and installed during a previous renovation. This will remain.

2. Each street-facing façade shall incorporate at least 2 of the following features along at least 30 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 40 feet.

Response: The façade design incorporates the following 3 elements:

I: The existing North Façade of the existing building includes pedestrian entrances. There will be no changes to this façade.

II: The existing Building includes an awning over the western façade of the eastern most building- see elevations.

III: In addition, the entire façade includes a three-dimensional cornice. This is an existing condition that will not be altered. See elevations.

5-11-(E)(2)(b) Urban Centers, and Main Street and Premium Transit Areas

1. In new residential and mixed-use development windows on the upper floors shall be recessed not less than 2 inches.

Response: N/A

2. Each ground floor of a street facing façade shall contain a minimum of 30% of its surfaces in transparent windows and or doors.

a. No minimum windowsill height is required.

Response: North elevations meet this requirement. See elevations.

b. For commercial or office uses, interior spaces must be visible to a depth of 6'-0" from the façade.

Response: All Glazing on North façade opens onto usable space at a depth >6'.

c. For buildings in which over 50 percent of the gross floor area 2 of the ground floor is vacant, a Permit – Temporary Window Wrap may be granted pursuant to Subsection 14-16-6- 5(E) to temporarily obscure transparent windows and/or doors\$2 with opaque window wrap.

Response: Not applicable

3. Each Street façade shall incorporate at least three of the following features along at least 30% of the length of the façade so at least one of the incorporated features occurs every 30 feet in length.

Response: North façade includes the following 3 features:

I: c. Primary pedestrian entrance.

II: d. Canopy along the western façade to remain.

III: e. other exterior features i.e. Full height windows which flood the space with light and reduce the need for interior lighting during the day.

4. Each street-facing façade longer than 50 feet shall incorporate at least 2 of the following additional features.

Response: North façade includes the following 2 features:

I: b, change in texture or material occurring every 25 feet in the form of existing full height glazed sections.

II: d, existing 3-D cornice feature along the full length of the façade.

5. All Accessory Buildings visible from a public street shall be similar in color, material, distinctive rooflines, finishing details, and accent features of he primary building.

Response: N/A- No permanent accessory Buildings to be added to the site.

The requested revisions represent less than a 10% change to the overall site development plan, as is required by Table 6-4-4 of the IDO, require no major public infrastructure changes, and meet all other requirements set forth in IDO section 6-4-Z-1.

Please feel free to contact me with any questions or concerns,

Thank you for your time,

Best regards,



Kenneth Myers, Architect

ADMINISTRATIVE AMENDMENT

FILE #: SI-2022-01668

PROJECT #: PR-2022-007600

Eliminate 4 parking spaces and reallocate to usable open space on Lot 1; Update

parking requirements to represent current IDO parking requirements (Includes

revisions to the parking area on Lot 1).



Digitally signed by James M. Aranda
DN: cn=James M. Aranda, o=City of Albuquerque,
ou=Planning Department, email=jmaranda@cabq.gov, c=US
Date: 2022.10.13 10:19:06 -06'00'

10/13/2022

APPROVED BY

DATE

USABLE OPEN SPACE CALCULATIONS:

PER THE HUNING CASTLE & RAYNOLDS ADDITION
SECTOR DEVELOPMENT PLAN, SECTION CLD, PART 7,
USABLE OPEN SPACE REQUIREMENTS SHALL BE AS
PROVIDED IN THE R-2 ZONE IN THE COMP. CITY
ZONING CODE.

REQUIREMENT: 400SF OF USABLE OPEN SPACE PER
EFFICIENCY/1 BEDROOM DWELLING UNIT

58 EFFICIENCY/1 BEDROOM UNITS ON LOT 5 = 23,200 SF REQD OPEN SPACE
16,070 SF
WALKWAYS = 6,140 SF
BALCONIES = 700 SF
2ND LEVEL ROOF PATIO = 2,320 SF
TOTAL LOT 5 USABLE OPEN SPACE = 16,074 SF

SITE DEVELOPMENT GENERAL NOTES:

- THE DESIGN STANDARDS INCLUDED IN THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION FOR THIS PROJECT SHALL GOVERN ALL EXISTING AND NEW BUILDINGS FOR LOTS 1 THRU 5 OF THIS DEVELOPMENT.
- RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT AND USE BY THE OWNERS OF LOTS 1 THRU 5, COUNTRY CLUB PLAZA AND TRACT A-1-A, LAGUNA SUBDIVISION, SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH LOT FOR THE BENEFIT OF ALL LOTS.
- THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB. ANY AREA NOT DIMENSIONED IS EXISTING TO REMAIN.
- LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
- EASEMENT NOTE: 25' PRIVATE ACCESS AND DRAINAGE EASEMENT TOGETHER WITH 25' PUBLIC UTILITY, PUBLIC WATERLINE, PUBLIC SANITARY SEWER EASEMENT, SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH LOT FOR THE BENEFIT OF ALL LOTS.
- FUTURE BUILDING MOUNTED SIGNAGE IN ADDITION TO THOSE SHOWN ON THE EXTERIOR ELEVATIONS SHALL BE SUBMITTED AND APPROVED VIA ADMINISTRATIVE AMENDMENT. FUTURE SIGNAGE SHALL COMPLY WITH THE APPROVED SITE PLAN FOR SUBDIVISION AND ALL APPLICABLE ZONING AND SECTOR DEVELOPMENT PLAN REQUIREMENTS.

SITE DEVELOPMENT SITE LIGHTING NOTES:

- THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 16'-0" MAX. TO MATCH EXISTING.
- LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.
- SITE LIGHTING SHALL BE FULLY SHIELDED.
- HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED.
- PROPOSED SITE LIGHTING SHALL MATCH THE EXISTING ON-SITE.

RADIUS INFORMATION:

NOTE: RADIIUSES NOT NOTED ARE EXISTING TO REMAIN.

1 = 2'-0"	5 = 10'-0"	9 = 30'-0"
2 = 3'-0"	6 = 15'-0"	10 = 35'-0"
3 = 4'-0"	7 = 20'-0"	11 = 40'-0"
4 = 5'-0"	8 = 25'-0"	12 = 45'-0"

EXISTING SITE DEVELOPMENT DATA:

EXISTING SITE DEVELOPMENT PLAN INFORMATION:
THIS SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IS FOR LOT 5 ONLY OF COUNTRY CLUB SUBDIVISION. LOTS 1 THRU 4 OF COUNTRY CLUB SUBDIVISION AND TRACT A-1-A OF LAGUNA SUBDIVISION ARE TO REMAIN AS EXISTING.

PROPOSED LEGAL DESCRIPTION:
LOTS 1 THRU 5, COUNTRY CLUB PLAZA SUBDIVISION AND TRACT A-1-A LAGUNA SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BUILDING ADDRESSES:
BLDG. A AND B (EXISTING):
1720 CENTRAL AVE., S.W.
ALBUQUERQUE, N.M.
BLDG. 1 (EXISTING):
1718 CENTRAL AVE., S.W.
ALBUQUERQUE, N.M.
BLDG. 3 (EXISTING):
1716 CENTRAL AVE., S.W.
ALBUQUERQUE, N.M.

ADMINISTRATIVE AMENDMENT NOTES:

- THE PURPOSE OF THIS ADMINISTRATIVE AMENDMENT IS TO MAKE REVISIONS TO THE EXISTING PARKING LOT LOCATED AT THE NORTH WEST CORNER OF THE PROPERTY. SAID CHANGES INCLUDE THE FOLLOWING:
 - REVISE PARKING LAYOUT- ELIMINATE 4 STANDARD PARKING SPACES- RELOCATE 5.
 - REALLOCATE PARKING AREA AS USABLE OPEN SPACE
 - RELOCATE EXISTING PARKING LOT PEDESTRIAN CROSSING
- CHANGES TO SITE DEVELOPMENT PLAN DO NOT MEET THE THRESHOLD FOR NEW HEARING- REPRESENT LESS THAN 10% OF OVERALL SITE
- REVISION TO SITE DEVELOPMENT PLAN INCLUDES UPDATES TO THE PARKING CALCULATIONS BASED ON THE CURRENT ADDITION OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO)

CURRENT ZONING PER INTEGRATED DEVELOPMENT ORDINANCE:

MX-M, MS-PT

REVISED PARKING CALCULATIONS

FOLLOWING CALCULATIONS BASED ON CURRENT VERSION OF INTEGRATED DEVELOPMENT ORDINANCE:

Use per Table 5-3.3	Unit Count	Gross Square Footage	Space #	Parking Requirement per IDO	Actual Spaces per use	Required Spaces Per use
Residential Unit	81		1	spaces per Dwelling Unit (600) UC-M5-PT	81	81
Office Space		15,817	2.5	spaces per 1,000 GSP UC-M5-PT	39,593	39
Restaurant/ Bar/Taxi Room		5,000	9	spaces per 1,000 GSP UC-M5-PT	25.9	25
Hotel		2,597	2.5	spaces per 1,000 GSP UC-M5-PT	6,493	6
Total (After re-application of credits and reductions)					148,135	145

Reductions
Shared Parking: 5-00(b) Table 5-3.3 Residential/ Office: 1.31: 81 x 131 = 10,611, 30 = 87 spaces (29-04) 138 spaces
Provision for Transit: 5-4-00(a) 30% reduction for proximity to transit stop: 138-30=108 spaces

Total spaces required under current IDO guidelines	145 Spaces
Total spaces required under pre-IDO guidelines	159 Spaces
Total spaces provided	145 Spaces
Required Motorcycle Parking Table 5-4	4 spaces per 151-300 off-street parking spaces
Required Motorcycle Parking under pre-IDO guidelines	4 Spaces
Provide Motorcycle Parking (increase by 2 spaces)	6 Spaces
Required Bicycle Parking per table 5-4	3 spaces or 15% of total number of off-street parking spaces
Required Bicycle Parking under pre-IDO guidelines	5 Spaces
Provide Bicycle Parking (Reduced by 5 spaces)	52 Spaces

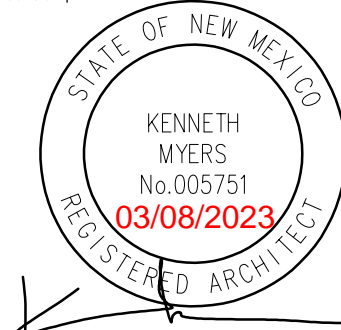
KEYED NOTES:

- EXISTING CMU REFUSE ENCLOSURE WITH RECYCLING STATION TO REMAIN.
- EXISTING TREE WELL TO REMAIN.
- EXISTING LANDSCAPING TO REMAIN.
- EXISTING LANDSCAPING TO BE REMOVED
- EXISTING WATER/LANDSCAPE FEATURE WITH BENCH SEATING TO REMAIN.
- EXISTING ASPHALT PAVED DRIVE AISLE WITH AS DISCLOSED, TO REMAIN.
- EXISTING ASPHALT PAVED DRIVE AISLE TO BE REMOVED
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- EXISTING GRANITE PAVEMENT TO REMAIN.
- EXISTING PARKING AND PAINTED STRIPING TO REMAIN.
- EXISTING CRUISER FINES WALKWAY TO REMAIN.
- EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING FIRE DEPARTMENT FDC.
- EXISTING FIRE DEPARTMENT P.V.
- EXISTING BACKFLOW PREVENTER.
- EXISTING WATER METER TO REMAIN.
- EXISTING PAINTED STRIPED PEDESTRIAN CONNECTION.
- EXISTING CROSS WALK STRIPING TO REMAIN.
- EXISTING CROSS WALK STRIPING TO BE REMOVED
- EXISTING PROPOSED CROSSWALK STRIPING
- EXISTING HANDICAP PAVED DRIVE AISLE TO REMAIN.
- EXISTING PAINTED STRIPED HANDICAP AISLE TO REMAIN.
- EXISTING BUILDING TO REMAIN.
- EXISTING SIDEWALK CULVERT TO REMAIN.
- EXISTING BIKE RACK TO REMAIN.
- EXISTING BIKE RACK TO BE REMOVED- REDUCE BY 8
- EXISTING 20'-0" WATERLINE EASEMENT TO REMAIN.
- EXISTING BUS STOP TO REMAIN.
- EXISTING POLE SIGN TO REMAIN.
- EXISTING STEEL & FIBERGLASS GRATING YARD WALL TO REMAIN.
- EXISTING GRASS INTERCEPTOR TO REMAIN.
- EXISTING SITE FURNITURE TO REMAIN.
- EXISTING OVERHEAD STRING LIGHTING TO REMAIN.
- EXISTING SIDEWALK CULVERT TO REMAIN.
- EXISTING HORIZONTAL WOOD SLAT FENCE TO REMAIN AT WEST PROPERTY LINE.
- EXISTING CMU WALL TO REMAIN.
- EXISTING IRRIGATION CONTROL VALVE BOX.
- EXISTING IRRIGATION BACKFLOW PREVENTER.
- EXISTING RELOCATED TREE WELL. SEE LANDSCAPING.
- EXISTING TREE WELL, TYPICAL. SEE LANDSCAPING.
- PROPOSED LANDSCAPING.
- PROPOSED HANDICAP PAVED DRIVE AISLE. SEE DETAIL SHEET B.
- EXISTING STAMPED COLORED CONCRETE HANDICAP AISLE. SEE DETAIL SHEET B.
- PROPOSED ASPHALT PAVING.
- PROPOSED GRANITE PAVEMENT WALK TO MATCH EXISTING.
- RELOCATE SITE LIGHTING.
- PROPOSED SITE LIGHTING LOCATION. HEIGHT TO BE 16'-0" MAX.
- PROPOSED BIKE RACK TO MATCH EXISTING.
- EXISTING CONCRETE SIDEWALK 6'-0" WIDE MINIMUM.
- EXISTING RESIDENTIAL CONCRETE STAIRS (10'-0" ABOVE FT) WITH CONCRETE STAIRS AND PAINTED STEEL HANDRAILS BOTH SIDES.
- EXISTING 2'-0" HIGH CAST-IN-PLACE BOARD FORMED CONCRETE YARD WALL.
- EXISTING 5'-0" HIGH CAST-IN-PLACE BOARD FORMED CONCRETE YARD WALL.
- EXISTING ELECTRICAL TRANSFORMER WITH ELEVATED CONCRETE PAD AND LANDSCAPING SCREENING.
- PROPOSED PAINTED PARKING STRIPING.
- EXISTING WATER METER.
- EXISTING ELECTRICAL EQUIPMENT YARD.
- EXISTING FIRE HYDRANT.
- EXISTING REMOTE FIRE DEPARTMENT FDC WITH CONCRETE FILLED STEEL BOLLARDS.
- EXISTING REMOTE FIRE DEPARTMENT P.V. WITH CONCRETE FILLED STEEL BOLLARDS.
- EXISTING BACKFLOW PREVENTER WITH CONCRETE FILLED STEEL BOLLARDS.
- KEYED NOTES: (continued)
- EXISTING CONCRETE CURB & GUTTER. SEE GRADING & DRAINAGE PLAN AND COA STD. DWG. 2415A.
- EXISTING GRANITE PAVEMENT PATIO WITH 7'-0" HIGH CAST-IN-PLACE BOARD FORMED CONCRETE YARD WALL.
- EXISTING GRASS/FIREPLACE/LANDSCAPING FEATURE. SEE LANDSCAPING.
- EXISTING HANDICAP RAMPED CURB. SEE DETAIL SHEET B.
- EXISTING HANDICAP PARKING SIGNS. SEE DETAIL SHEET B. "VAN" WHERE NOTED.
- EXISTING CONCRETE RAMP AT 1:12 SLOPE MAX. WITH PAINTED STEEL

- HANDRAILS ON BOTH SIDES.
- EXISTING COMPACT PARKING SPACES 9'-0"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
- EXISTING COMPACT PARKING SPACES 7'-6"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
- EXISTING 4'-0" WIDE X 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE.
- NEW 4'-0" WIDE X 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH- SEE DETAIL A5/AA01
- EXISTING SITE FURNITURE.
- EXISTING AUTOMATED GATE WITH FIRE DEPARTMENT KNOX BOX AND PEDESTRIAN GATE.
- EXISTING RETAINING WALL.
- EXISTING BUILDING OVERHANG ABOVE WITH REQUIRED 13'-6" HEIGHT CLEARANCE FOR FIRE APPARATUS.
- PAINTED ACCESS AISLE STRIPING.
- EXISTING STAMPED COLORED CONCRETE PEDESTRIAN CONNECTION TO MATCH EXISTING.
- RETAINAGE POND AREA, REFER TO CONCEPTUAL G&D PLAN.
- 3'-0" WIDE LEAVE-OUT IN CURB. REFER TO CONCEPTUAL G&D PLAN.
- EXISTING AREA DRAIN.
- EXISTING CONCRETE STAIR WITH HANDRAILS.
- EXISTING MANHOLE. REFER TO CONCEPTUAL G&D PLAN.
- EXISTING SIDEWALK CULVERT.
- EXISTING STEEL POLE UP TO 14'-0" AFF FOR STRING LIGHT EXTENSION.
- RECYCLING AREA
- GAS METER
- FIRE LANE ACCESS TO FDC.
- PROPOSED CONCRETE CURB EXTENSION
- EXISTING CONCRETE CURB TO BE REMOVED
- NEW MIN. 8'-0" WIDE X18'-0" LONG ADA VAN ACCESS ISLE-PROVIDE PAINTED "NO PARKING" IN CAPITAL LETTERS PER 66-1-4.1.B NMSA 1978
- NEW MIN. 8'-0" WIDE X18'-0" LONG ADA VAN ACCESS ISLE-PROVIDE PAINTED "NO PARKING" IN CAPITAL LETTERS PER 66-1-4.1.B NMSA 1978
- NEW 17'-6"x22'-6" (394 SF.) SHADE STRUCTURE- SEE ELEVATIONS
- NEW SHADE STRUCTURE SUPPORTS
- NEW STRIPED PICKLEBALL COURT- NEW 6'-0" TALL 6" BREEZE BLOCK WALL-STUCCO FINISH
- NEW 6'-0" TALL 6" OPAQUE CMU BLOCK WALL-STUCCO FINISH
- NEW 48" TALL OPAQUE CMU BLOCK WALL-STUCCO FINISH-VARIANCE PENDING
- NEW 48" TALL BREEZE BLOCK CMU BLOCK W/ STUCCO FINISH-VARIANCE PENDING
- NEW RADIUS ENTRY GATEWAY- 8'-0" TALL, 6" CMU BLOCK CONST.-STUCCO FINISH-ACCESS OPENING MIN. 42" WIDE
- NEW 42" TALL HORIZONTAL SLAT FENCE- SEE PLAN FOR GATE LOCATION
- NEW BRICK PAVERS
- ELEVATION- WEST FACADE SEE A1/AA02
- ELEVATION- WEST AMENITIES SEE A2/AA02
- ELEVATION- NORTH AMENITIES-SEE B3/AA02
- ELEVATION- NORTH STREET FACING FACADE AND GLAZING DIAGRAM C3/AA02
- NEW MOBILE FOOD CART- AIRSTREAM TRAILER- APPROXIMATE LOCATION

COUNTRY CLUB PLAZA I
1716 CENTRAL AVE., SW
ALBUQUERQUE, NM 87104

Contract Stamp:



REMBE
urban design + development

1716 Central SW, Suite A
Albuquerque NM 87104
t. 505.243.0188

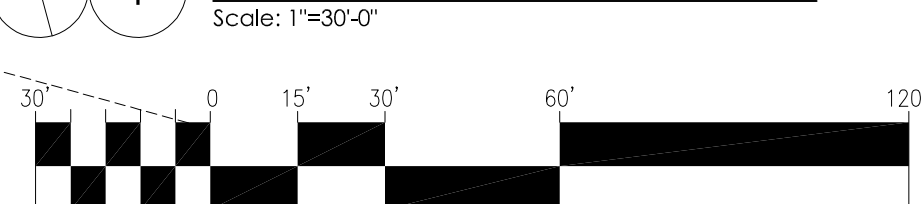
Project: CCP
Drawn By: KMA Checked By: KMA
Phase: COA SUBMITTAL
Date: 09/02/2022
Project Number: 2102

OVERALL SITE PLAN-
FOR ADMINISTRATIVE
AMENDMENT

Sheet Number:

AA01

Architectural Site Plan
Scale: 1"=30'-0"



USABLE OPEN SPACE CALCULATIONS:
PER THE HUNING CASTLE & RAYNOLDS ADDITION
SECTOR DEVELOPMENT PLAN, SECTION CLD, PART 7,
USABLE OPEN SPACE REQUIREMENTS SHALL BE AS
PROVIDED IN THE R-2 ZONE IN THE COMP. CITY
ZONING CODE.

REQUIREMENT: 400SF OF USABLE OPEN SPACE PER
EFFICIENCY/1 BEDROOM DWELLING UNIT

58 EFFICIENCY/1 BEDROOM UNITS ON LOT 5 = 23,200 SF RECD OPEN SPACE
LOT 5 LANDSCAPED AREA = 16,070 SF
LOT 5 USABLE OPEN SPACE:
WALKWAYS = 6,140 SF
COMMUNITY PATIO = 700 SF
BALCONIES = 2,320 SF
2ND LEVEL ROOF PATIO = 1,574 SF
TOTAL LOT 5 USABLE OPEN SPACE = 26,804 SF

SITE DEVELOPMENT GENERAL NOTES:

- [A] THE DESIGN STANDARDS INCLUDED IN THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION FOR THIS PROJECT SHALL GOVERN ALL EXISTING AND NEW BUILDINGS FOR LOTS 1 THRU 5 OF THIS DEVELOPMENT.
- [B] RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT AND USE BY THE OWNERS OF LOTS 1 THRU 5, COUNTRY CLUB PLAZA AND TRACT A-1-A, LAGUNA SUBDIVISION, SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH LOT FOR THE BENEFIT OF ALL LOTS.
- [C] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB. ANY AREA NOT DIMENSIONED IS EXISTING TO REMAIN.
- [D] LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS; THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAVEMENT) WILL NOT BE ACCEPTABLE IN THIS AREA.
- [E] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
- [F] EASEMENT NOTE: 25' PRIVATE ACCESS AND DRAINAGE EASEMENT TOGETHER WITH 25' PUBLIC UTILITY, PUBLIC WATERLINE, PUBLIC SANITARY SEWER EASEMENT, SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH LOT FOR THE BENEFIT OF ALL LOTS.
- [G] FUTURE BUILDING MOUNTED SIGNAGE IN ADDITION TO THOSE SHOWN ON THE EXTERIOR ELEVATIONS SHALL BE SUBMITTED AND APPROVED VIA ADMINISTRATIVE AMENDMENT. FUTURE SIGNAGE SHALL COMPLY WITH THE APPROVED SITE PLAN FOR SUBDIVISION AND ALL APPLICABLE ZONING AND SECTOR DEVELOPMENT PLAN REQUIREMENTS.

SITE DEVELOPMENT SITE LIGHTING NOTES:

- [A] THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- [B] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 16'-0" MAX. TO MATCH EXISTING.
- [C] LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.
- [D] SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED.
- [E] PROPOSED SITE LIGHTING SHALL MATCH THE EXISTING ON-SITE.

RADIUS INFORMATION:

NOTE: RADIIUS NOT NOTED ARE EXISTING TO REMAIN.

- 1 = 2'-0" 5 = 10'-0" 9 = 30'-0"
2 = 3'-0" 6 = 15'-0" 10 = 35'-0"
3 = 4'-0" 7 = 20'-0" 11 = 40'-0"
4 = 5'-0" 8 = 25'-0" 12 = 46'-0"

EXISTING SITE DEVELOPMENT DATA:

EXISTING SITE DEVELOPMENT PLAN INFORMATION:

THIS SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IS FOR LOT 5 ONLY OF COUNTRY CLUB SUBDIVISION. LOTS 1 THRU 4 OF COUNTRY CLUB SUBDIVISION AND TRACT A-1-A OF LAGUNA SUBDIVISION ARE TO REMAIN AS EXISTING.

PROPOSED LEGAL DESCRIPTION:

LOTS 1 THRU 5, COUNTRY CLUB PLAZA SUBDIVISION AND TRACT A-1-A LAGUNA SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BUILDING ADDRESSES:

BLDG. A AND B (EXISTING):
1720 CENTRAL AVE., S.W.
ALBUQUERQUE, N.M.
BLDG. 1 (EXISTING):
1718 CENTRAL AVE., S.W.
ALBUQUERQUE, N.M.
BLDG. 3 (EXISTING):
1716 CENTRAL AVE., S.W.
ALBUQUERQUE, N.M.

BLDG. C (EXISTING):
1710 CENTRAL AVE., S.W.
ALBUQUERQUE, N.M.
BLDG. 2 (EXISTING):
1720 CENTRAL AVE., S.W.
ALBUQUERQUE, N.M.

LAND AREA:

3.37 ACRES (146,975 SQ. FT. - TOTAL DEVELOPMENT)
1.63 ACRES (71,003 SQ. FT. - PROPOSED DEVELOPMENT)
(LOT 5 ONLY)

SU-2/CLD (HUNING CASTLE AND RAYNOLDS ADDITION
NEIGHBORHOOD SECTOR DEVELOPMENT PLAN) FOR LOTS 1
THRU 5.

R-1 (HUNING CASTLE AND RAYNOLDS ADDITION
NEIGHBORHOOD SECTOR DEVELOPMENT PLAN) FOR TRACT
A-1-A.

BUILDING AREAS:

EXISTING BUILDING A 1,467 SF.
EXISTING BUILDING B 2,900 SF.
EXISTING BUILDING C 4,216 SF.
EXISTING BUILDING 1 5,834 SF. TOTAL
EXISTING BUILDING 2 24,932 SF. TOTAL
PROPOSED BUILDING 3 50,319 SF. TOTAL
TOTAL BUILDING AREA = 89,668 SF.
TOTAL EXISTING
RESIDENTIAL UNITS: 81 TOTAL UNITS
TOTAL RESIDENTIAL
UNITS ON SITE: 81 TOTAL UNITS

KEYED NOTES:

- [1] EXISTING CMU REFUSE ENCLOSURE WITH RECYCLING STATION TO REMAIN.
[2] EXISTING TREE WELL TO REMAIN.
[3] EXISTING LANDSCAPING TO REMAIN.
[4] EXISTING LANDSCAPING TO BE REMOVED.
[5] EXISTING WATER/LANDSCAPE FEATURE WITH BENCH SEATING TO REMAIN.
[6] EXISTING ASPHALT PAVED DRIVE AISLE, WIDTH AS DIMENSIONED, TO REMAIN.
[7] EXISTING ASPHALT PAVED DRIVE AISLE TO BE REMOVED.
[8] EXISTING CONCRETE SIDEWALK TO REMAIN.
[9] EXISTING GRANITE PAVEMENT WALK TO REMAIN.
[10] EXISTING PARKING AND PAINTED STRIPING TO REMAIN.
[11] EXISTING CRUSHER FINES WALKWAY TO REMAIN.
[12] EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
[13] EXISTING FIRE HYDRANT TO REMAIN.
[14] EXISTING FIRE DEPARTMENT FDC.
[15] EXISTING FIRE DEPARTMENT PVI.
[16] EXISTING BACKFLOW PREVENTER.
[17] EXISTING WATER METER TO REMAIN.
[18] EXISTING PAINTED STRIPED PEDESTRIAN CONNECTION.
[19] EXISTING CROSS WALK STRIPING TO REMAIN.
[20] EXISTING CROSS WALK STRIPING TO BE REMOVED.
[21] PROPOSED CROSSWALK STRIPING.
[22] EXISTING HANDICAP PAINTED PAVEMENT SIGN TO REMAIN.
[23] EXISTING PAINTED STRIPED HANDICAP AISLE TO REMAIN.
[24] EXISTING BUILDING TO REMAIN.
[25] EXISTING SITE LIGHTING TO REMAIN.
[26] EXISTING BIKE RACK TO REMAIN.
[27] EXISTING BIKE RACK TO BE REMOVED- REDUCE BY 8
[28] EXISTING 20'-0" WATERLINE EASEMENT TO REMAIN.
[29] EXISTING BUS STOP TO REMAIN.
[30] EXISTING POLE SIGN TO REMAIN.
[31] EXISTING STEEL & FIBERGLASS GRATING YARD WALL TO REMAIN.
[32] EXISTING GREASE INTERCEPTOR TO REMAIN.
[33] EXISTING SITE FURNITURE TO REMAIN.
[34] EXISTING OVERHEAD STRING LIGHTING TO REMAIN.
[35] EXISTING SIDEWALK CULVERT TO REMAIN.
[36] EXISTING HORIZONTAL WOOD SLAT FENCE TO REMAIN AT WEST PROPERTY LINE.
[37] EXISTING CMU WALL TO REMAIN.
[38] EXISTING IRRIGATION CONTROL VALVE BOX.
[39] EXISTING IRRIGATION BACKFLOW PREVENTER.
[40] EXISTING RELOCATED TREE WELL. SEE LANDSCAPING.
[41] EXISTING TREE WELL, TYPICAL. SEE LANDSCAPING.
[42] PROPOSED LANDSCAPING.
[43] PROPOSED HANDICAP PAINTED PAVEMENT SIGN. SEE DETAIL SHEET 8.
[44] EXISTING STAMPED COLORED CONCRETE HANDICAP AISLE. SEE DETAIL SHEET 8.
[45] PROPOSED ASPHALT PAVING.
[46] PROPOSED GRANITE PAVEMENT WALK TO MATCH EXISTING.
[47] RELOCATE SITE LIGHTING.
[48] PROPOSED SITE LIGHTING LOCATION. HEIGHT TO BE 16'-0" MAX.
[49] PROPOSED BIKE RACK TO MATCH EXISTING.
[50] PROPOSED CONCRETE SIDEWALK 6'-0" WIDE MINIMUM.
[51] EXISTING RESIDENTIAL CONCRETE STAIRS (18" ABOVE FF) WITH CONCRETE STAIRS AND PAINTED STEEL HANDRAILS BOTH SIDES.
[52] EXISTING 2'-0" HIGH CAST-IN-PLACE BOARD FORMED CONCRETE YARD WALL.
[53] EXISTING 5'-0" HIGH CAST-IN-PLACE BOARD FORMED CONCRETE YARD WALL.
[54] EXISTING ELECTRICAL TRANSFORMER WITH ELEVATED CONCRETE PAD AND LANDSCAPING SCREENING.
[55] PROPOSED PAINTED PARKING STRIPING.
[56] EXISTING WATER METER.
[57] EXISTING ELECTRICAL EQUIPMENT YARD.
[58] EXISTING FIRE HYDRANT.
[59] EXISTING REMOTE FIRE DEPARTMENT FDC WITH CONCRETE FILLED STEEL BOLLARDS.
[60] EXISTING REMOTE FIRE DEPARTMENT FDC WITH CONCRETE FILLED STEEL BOLLARDS.
[61] EXISTING BACKFLOW PREVENTER WITH CONCRETE FILLED STEEL BOLLARDS.

CHANGES PER TOL COMMENTS

09/15/2022

1. ADD ADA ACCESS AISLE-8'-0" PER NEW KEYED NOTE #84
2. SIGN INFORMATION INCLUDED IN NEW DETAIL A5/AA01
3. KEYED NOTE #84 INCLUDES NOTES REQUIRING 'NO PARKING' TEXT AND REFERENCES 66-1-4.1.B NMSA 1978
4. 'MC' REFERENCE HAS BEEN REMOVED
5. NEW KEYED NOTE #85 AND #86 INCLUDE REFERENCE TO MOTORCYCLE AND HC PARKING SIGNAGE. INCLUDES REFERENCE TO DETAIL A5/TCL01. ADA AND MOTORCYCLE SIGN DETAILS ARE INCLUDED IN DETAIL A5/AA01

ADMINISTRATIVE AMENDMENT NOTES:

- A. THE PURPOSE OF THIS ADMINISTRATIVE AMENDMENT IS TO MAKE REVISIONS TO THE EXISTING PARKING LOT LOCATED AT THE NORTH WEST CORNER OF THE PROPERTY. SAID CHANGES INCLUDING THE FOLLOWING:
- REVISE PARKING LAYOUT- ELIMINATE 4 STANDARD PARKING SPACES- RELOCATE 5.
- REALLOCATE PARKING AREA AS USABLE OPEN SPACE
- RELOCATE EXISTING PARKING LOT PEDESTRIAN CROSSING
- B. CHANGES TO SITE DEVELOPMENT PLAN DO NOT MEET THE THRESHOLD FOR NEW HEARING- REPRESENT LESS THAN 10% OF OVERALL SITE
- C. REVISION TO SITE DEVELOPMENT PLAN INCLUDES UPDATES TO THE PARKING CALCULATIONS BASED ON THE CURRENT ADDITION OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO)

CURRENT ZONING PER INTEGRATED DEVELOPMENT ORDINANCE:

MX-M, MS-PT

REVISED PARKING CALCULATIONS

FOLLOWING CALCULATIONS BASED ON CURRENT VERSION OF INTEGRATED DEVELOPMENT ORDINANCE:

Use per Table 5-5-3	Unit Count	Gross Square Footage	Spaces	Parking Requirement per IDO	Actual Spaces per use	Required Spaces Per use
Residential use	81			Spaces per 1,000 SF UC-MS-PT	83	83
Office Space		13,317	2.5	Spaces per 1,000 SF UC-MS-PT	33,292	33
Restaurant/ Bar Tap Room		5,100	5	Spaces per 1,000 SF UC-MS-PT	25.5	25
Retail		2,537	2.5	Spaces per 1,000 SF UC-MS-PT	6.3423	6
(Total (Plus an application of credits and Reductions))					146.135	145

Reductions
Shared Parking 5-502(b) Table 5-5-3 Residential/Office: 1.5; 2x10-15-15-47 spaces/250-118 spaces
Proximity to Transit: 5-5-4 (b)(1): 30% reduction for proximity to transit stop 158-2942 spaces

Total spaces required under current IDO guidelines

Total spaces required under pre-IDO guidelines

Total spaces provided

Required Motorcycle Parking Table 5-5-4

Required Motorcycle Parking under pre-IDO guidelines

Provide Motorcycle Parking (Increase by 2 spaces)

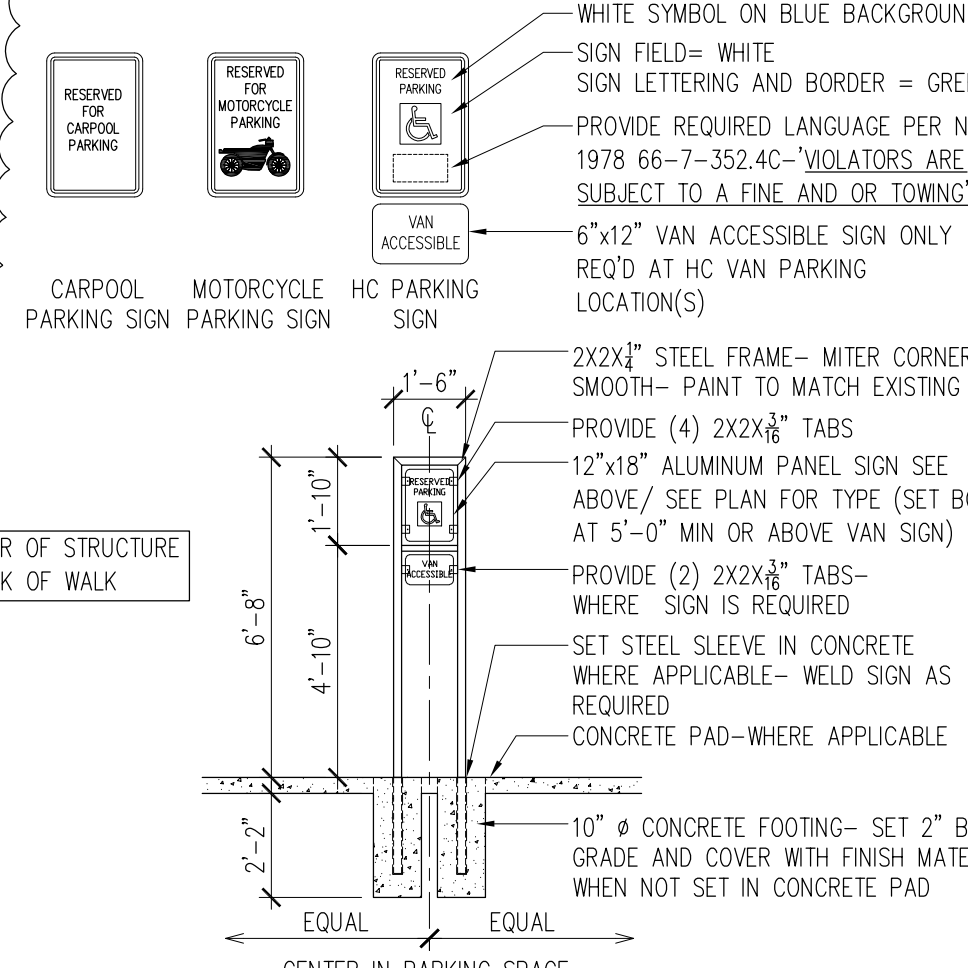
Required Bicycle Parking Table 5-5-5

Required Bicycle Parking under pre-IDO guidelines

Provide Bicycle Parking (Reduced by 5 spaces)

KEYED NOTES: (continued)

- [57] EXISTING CONCRETE CURB & GUTTER. SEE GRADING & DRAINAGE PLAN AND COA STD. DWG. 2415A.
[58] EXISTING GRANITE PAVEMENT PATIO WITH 7'-0" HIGH CAST-IN-PLACE BOARD FORMED CONCRETE YARD WALL.
[59] EXISTING WATER/FIREPLACE/LANDSCAPING FEATURE. SEE LANDSCAPING.
[60] EXISTING HANDICAP RAMPED CURB. SEE DETAIL SHEET 8.
[61] EXISTING HANDICAP PARKING SIGNS. SEE DETAIL SHEET 8. "VAN" WHERE NOTED.
[62] EXISTING CONCRETE RAMP AT 1:12 SLOPE MAX. WITH PAINTED STEEL HANDRAILS ON BOTH SIDES.
[63] EXISTING COMPACT PARKING SPACES 9'-0"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
[64] EXISTING "COMPACT" PARKING SPACES 7'-6"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
[65] EXISTING 4'-0" WIDE x 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH END.
[65.1] NEW 4'-0" WIDE X 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH-SEE DETAIL A5/AA01
[66] EXISTING SITE FURNITURE.
[67] EXISTING AUTOMATED GATE WITH FIRE DEPARTMENT KNOX BOX AND PEDESTRIAN GATE.
[68] EXISTING RETAINING WALL.
[69] EXISTING BUILDING OVERHANG ABOVE WITH REQUIRED 13'-6" HEIGHT CLEARANCE FOR FIRE APPARATUS.
[70] PAINTED ACCESS AISLE STRIPING.
[71] EXISTING STAMPED COLORED CONCRETE PEDESTRIAN CONNECTION TO MATCH EXISTING.
[72] RETAINAGE POND AREA, REFER TO CONCEPTUAL G&D PLAN.
[73] 3'-0" WIDE LEAVE-OUT IN CURB. REFER TO CONCEPTUAL G&D PLAN.
[74] EXISTING AREA DRAIN.
[75] EXISTING CONCRETE STAIR WITH HANDRAILS.
[76] EXISTING MANHOLE. REFER TO CONCEPTUAL G&D PLAN.
[77] EXISTING SIDEWALK CULVERT.
[78] EXISTING STEEL POLE UP TO 14'-0" AFF FOR STRING LIGHT EXTENSION.
[79] RECYCLING AREA
[80] GAS METER
[81] FIRE LANE ACCESS TO FDC
[82] PROPOSED CONCRETE CURB EXTENSION.
[83] EXISTING CONCRETE CURB TO BE REMOVED
[84] NEW MIN. 8'-0" WIDE X18'-0" LONG ADA VAN ACCESS ISLE-PROVIDE PAINTED 'NO PARKING' IN CAPITAL LETTERS PER 66-1-4.1.B NMSA 1978
[85] NEW HC SIGN PER DETAIL A5/AA01
[86] NEW MOTORCYCLE PARKING SIGN PER A5/AA01

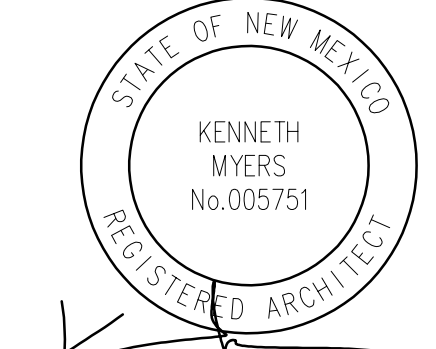


New Post Sign Detail

1/4"=1'-0"

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Architect Stamp:



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Project: CCP

Drawn By: KMA Checked By: KMA

Phase: COA SUBMITTAL

Date: 09/02/2022

Project Number: 2102

OVERALL SITE PLAN-
FOR ADMINISTRATIVE
AMENDMENT

Sheet Number:

AA01

Architectural Site Plan
Scale: 1"=30'-0"

1

30' 0' 15' 30' 60' 120'

USABLE OPEN SPACE CALCULATIONS:

PER THE HUNING CASTLE & RAYNOLDS ADDITION
SECTOR DEVELOPMENT PLAN, SECTION CLD, PART 7,
USABLE OPEN SPACE REQUIREMENTS SHALL BE AS
PROVIDED IN THE R-2 ZONE IN THE COMP. CITY
ZONING CODE.

REQUIREMENT: 400SF OF USABLE OPEN SPACE PER
EFFICIENCY/1 BEDROOM DWELLING UNIT

58' EFFICIENCY/1 BEDROOM UNITS ON LOT 5 = 23,200 SF
LOT 5 LANDSCAPED AREA = 16,070 SF
LOT 5 USABLE OPEN SPACE:
WALKWAYS = 6,140 SF
COMMUNITY PATIO = 700 SF
BALCONIES = 2,320 SF
2ND LEVEL ROOF PATIO = 1,574 SF
TOTAL LOT 5 USABLE OPEN SPACE = 26,804 SF

NOT A PART
EXISTING
BUILDING A
1-STORY (comm.)
1,467 TOTAL SF

SITE DEVELOPMENT GENERAL NOTES:

- THE DESIGN STANDARDS INCLUDED IN THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION FOR THIS PROJECT SHALL GOVERN ALL EXISTING AND NEW BUILDINGS FOR LOTS 1 THRU 5 OF THIS DEVELOPMENT.
- RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT AND USE BY THE OWNERS OF LOTS 1 THRU 5, COUNTRY CLUB PLAZA AND TRACT A-1-A, LAGUNA SUBDIVISION, SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH LOT FOR THE BENEFIT OF ALL LOTS.
- THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB. ANY AREA NOT DIMENSIONED IS EXISTING TO REMAIN.
- LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
- EASEMENT NOTE: 25' PRIVATE ACCESS AND DRAINAGE EASEMENT TOGETHER WITH 25' PUBLIC UTILITY, PUBLIC WATERLINE, PUBLIC SANITARY SEWER EASEMENT, SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH LOT FOR THE BENEFIT OF ALL LOTS.
- FUTURE BUILDING MOUNTED SIGNAGE IN ADDITION TO THOSE SHOWN ON THE EXTERIOR ELEVATIONS SHALL BE SUBMITTED AND APPROVED VIA ADMINISTRATIVE AMENDMENT. FUTURE SIGNAGE SHALL COMPLY WITH THE APPROVED SITE PLAN FOR SUBDIVISION AND ALL APPLICABLE ZONING AND SECTOR DEVELOPMENT PLAN REQUIREMENTS.

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- THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 16'-0" MAX. TO MATCH EXISTING.
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- SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED.
- PROPOSED SITE LIGHTING SHALL MATCH THE EXISTING ON-SITE.

RADIUS INFORMATION:

NOTE: RADIIUS NOT NOTED ARE EXISTING TO REMAIN.
① = 2'-0" ⑤ = 10'-0" ⑨ = 30'-0"
② = 3'-0" ⑥ = 15'-0" ⑩ = 35'-0"
③ = 4'-0" ⑦ = 20'-0" ⑪ = 40'-0"
④ = 5'-0" ⑧ = 25'-0" ⑫ = 45'-0"

PER APPENDIX J IN THE COA COMPREHENSIVE ZONING CODE

General Land Use Classification	Weekdays				Weekends			
	midnight to 7am	7am to 5pm	5pm to midnight	midnight to 7am	7am to 5pm	5pm to midnight	midnight to 7am	7am to 5pm
Parking Calculations:	0%	100%	100%	0%	100%	100%	0%	100%
Restaurants	0%	80%	50%	0%	100%	100%	0%	100%
Retail	100%	20%	100%	100%	80%	100%	0%	100%

Land Use	Area/Number of Units	Parking Requirements				Required parking***			
		midnight to 7am	7am to 5pm	5pm to midnight	midnight to 7am	7am to 5pm	5pm to midnight	midnight to 7am	7am to 5pm
Office - First Floor (Bldg 1)	2995	200	14	14	14	14	14	14	14
Office - Second Floor (Bldg 1)	2939	300	14	14	14	14	14	14	14
Office - First Floor (Bldg 2)	4767	200	14	14	14	14	14	14	14
Restaurants (Bldg 2)	3007	40	14	14	14	14	14	14	14
Retail (Bldg 2)	2,537	200	14	14	14	14	14	14	14
Residential (Bldg 2)	23	1	1	1	1	1	1	1	1
Residential (Bldg 3)	58	1	1	1	1	1	1	1	1

General Land Use Classification	Weekdays				Weekends			
	midnight to 7am	7am to 5pm	5pm to midnight	midnight to 7am	7am to 5pm	5pm to midnight	midnight to 7am	7am to 5pm
Office	0	40	2	0	0	0	0	0
Restaurants	0	64	85	0	48	80	0	0
Retail	0	10	20	0	12	20	0	0
Residential	81	16	81	81	65	81	0	0

Total Number of Spaces: 81 140 170 81 131 140

Required per lot: 81 140 170 81 131 140

***Required parking for residential use is 1 space/1,000 sq. ft. of residential use.

***Required parking for commercial use is 1 space/1,000 sq. ft. of commercial use.

***Required parking for retail use is 1 space/1,000 sq. ft. of retail use.

Peak Parking Requirement: 170 spaces

EXISTING BUILDINGS:

NO PARKING IS REQUIRED FOR EXISTING BUILDINGS ON LOT 1 AND LOT 2 PER CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE OFF-STREET PARKING REGULATIONS (14-16-3-1). OFF-STREET PARKING SHALL BE PROVIDED FOR ALL USES AND BUILDINGS, EXCEPT BUILDINGS CONSTRUCTED BEFORE OCTOBER 22, 1965 NEED SUPPLY SUCH PARKING ONLY TO THE EXISTENT ON-PREMISE GROUND SPACE IS AVAILABLE.

TRANSIT REDUCTIONS:

170 SPACES REQ'D X 10% REDUCTION = 153 SPACES

(PROXIMITY TO BUS ROUTE 766, 66, & A.R.T.)

170 X 10% = 153 TOTAL SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED: = 153 SPACES

TOTAL PARKING SPACES PROVIDED: = 165 SPACES

114 REGULAR SPACES

9 HANDICAP PARKING SPACES

42 COMPACT SPACES

COMPACT PARKING CALCULATION:

165 SPACES X 3/4 = 55 SPACES ALLOWED

TOTAL COMPACT SPACES = 42 SPACES PROVIDED

DISABLED PARKING REQUIREMENTS:

TOTAL DISABLED SPACES REQUIRED = 9 SPACES

TOTAL DISABLED SPACES PROVIDED = 9 SPACES

MOTORCYCLE REQUIREMENTS:

TOTAL MOTORCYCLE SPACES REQUIRED = 5 SPACES

TOTAL MOTORCYCLE SPACES PROVIDED = 6 SPACES

RESIDENTIAL BICYCLE REQUIREMENTS:

1 BICYCLE SPACE PER 2 DWELLING UNITS = 81 DWELLING UNITS/2 = 41 TOTAL SPACES REQUIRED

COMMERCIAL BICYCLE REQUIREMENTS:

1 BICYCLE SPACE FOR EACH 20 PARKING SPACES = 165 PARKING SPACES/20 = 8 TOTAL SPACES REQUIRED

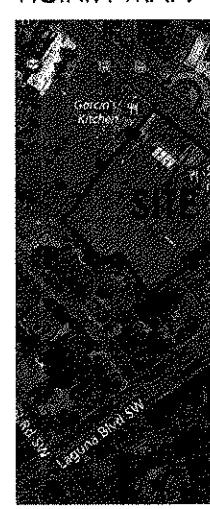
TOTAL BICYCLE SPACES REQUIRED: = 50 SPACES

TOTAL BICYCLE SPACES PROVIDED: = 55 SPACES

KEYED NOTES:

- EXISTING CMU REFUSE ENCLOSURE WITH RECYCLING STATION TO REMAIN.
- EXISTING TREE WELL TO REMAIN.
- EXISTING LANDSCAPING TO REMAIN.
- EXISTING WATER/LANDSCAPE FEATURE WITH BENCH SEATING TO REMAIN.
- EXISTING ASPHALT PAVED DRIVE ASLE, WITH AS DIMENSIONED, TO REMAIN.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- EXISTING PARKING AND PAINTED STRIPING TO REMAIN.
- EXISTING CRUSHER FINES WALKWAY TO REMAIN.
- EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING FIRE DEPARTMENT FDC.
- EXISTING FIRE DEPARTMENT PIV.
- EXISTING BACKFLOW PREVENTER.
- EXISTING WATER METER TO REMAIN.
- EXISTING PAINTED STRIPED PEDESTRIAN CONNECTION.
- EXISTING CROSS WALK STRIPING TO REMAIN.
- EXISTING HANDICAP PAINTED PAVEMENT SIGN TO REMAIN.
- EXISTING PAINTED STRIPED HANDICAP ASLE TO REMAIN.
- EXISTING BUILDING TO REMAIN.
- EXISTING SITE LIGHTING TO REMAIN.
- EXISTING BIKE RACK TO REMAIN.
- EXISTING 20'-0" WATERLINE EASEMENT TO REMAIN.
- EXISTING BIKE STOP TO REMAIN.
- EXISTING POLE SIGN TO REMAIN.
- EXISTING STEEL & FIBERGLASS GRATING YARD WALL TO REMAIN.
- EXISTING GREASE INTERCEPTOR TO REMAIN.
- EXISTING SITE FURNITURE TO REMAIN.
- EXISTING OVERHEAD STRING LIGHTING TO REMAIN.
- EXISTING SIDEWALK CULVERT TO REMAIN.
- EXISTING HORIZONTAL WOOD SLAT FENCE TO REMAIN AT WEST PROPERTY LINE.
- EXISTING CMU WALL TO REMAIN.
- EXISTING IRRIGATION CONTROL VALVE BOX.
- EXISTING IRRIGATION BACKFLOW PREVENTER.
- PROPOSED RELOCATED TREE WELL. SEE LANDSCAPING.
- PROPOSED TREE WELL. TYPICAL. SEE LANDSCAPING.
- PROPOSED LANDSCAPING.
- PROPOSED HANDICAP PAINTED PAVEMENT SIGN. SEE DETAIL SHEET 8.
- PROPOSED STAMPED COLORED CONCRETE HANDICAP ASLE. SEE DETAIL SHEET 8.
- PROPOSED ASPHALT PAVING.
- PROPOSED GRANITE PAVEMENT WALK TO MATCH EXISTING.
- PROPOSED RELOCATED SITE LIGHTING. HEIGHT TO BE 16'-0" MAX.
- PROPOSED SITE LIGHTING TO MATCH EXISTING. HEIGHT TO BE 16'-0" MAX.
- PROPOSED BIKE RACK TO MATCH EXISTING.
- PROPOSED CONCRETE SIDEWALK. 6'-0" WIDE MINIMUM.
- PROPOSED RESIDENTIAL CONCRETE STOPS (18" AFF) WITH CONCRETE STAIRS AND PAINTED STEEL HANDRAILS BOTH SIDES.
- PROPOSED 2'-0" HIGH CAST-IN-PLACE BOARD FORMED CONCRETE YARD WALL.
- PROPOSED 5'-0" HIGH CAST-IN-PLACE BOARD FORMED CONCRETE YARD WALL.
- PROPOSED ELECTRICAL TRANSFORMER WITH ELEVATED CONCRETE PAD AND LANDSCAPING SCREENING.
- PROPOSED PAINTED PARKING STRIPING.
- PROPOSED WATER METER.
- PROPOSED ELECTRICAL EQUIPMENT YARD.
- PROPOSED FIRE HYDRANT.
- PROPOSED REMOTE FIRE DEPARTMENT FDC WITH CONCRETE FILLED STEEL BOLLARDS.
- PROPOSED REMOTE FIRE DEPARTMENT PIV WITH CONCRETE FILLED STEEL BOLLARDS.
- PROPOSED BACKFLOW PREVENTER WITH CONCRETE FILLED STEEL BOLLARDS.

VICINITY MAP:



SITE DEVELOPMENT DATA:

PROPOSED SITE DEVELOPMENT PLAN INFORMATION:

THIS SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IS FOR LOT 5 ONLY OF COUNTRY CLUB SUBDIVISION. LOTS 1 THRU 4 OF COUNTRY CLUB SUBDIVISION AND TRACT A-1-A OF LAGUNA SUBDIVISION ARE TO REMAIN AS EXISTING.

PROPOSED LEGAL DESCRIPTION:

LOTS 1 THRU 5, COUNTRY CLUB PLAZA SUBDIVISION AND TRACT A-1-A LAGUNA SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BUILDING ADDRESSES:

BLDG. A AND B (EXISTING): 1720 CENTRAL AVE. S.W. ALBUQUERQUE, N.M.
BLDG. C (EXISTING): 1710 CENTRAL AVE. S.W. ALBUQUERQUE, N.M.
BLDG. 1 (EXISTING): 1718 CENTRAL AVE. S.W. ALBUQUERQUE, N.M.
BLDG. 2 (EXISTING): 1720 CENTRAL AVE. S.W. ALBUQUERQUE, N.M.
BLDG. 3 (PROPOSED): 1716 CENTRAL AVE. S.W. ALBUQUERQUE, N.M.

LAND AREA:

3.37 ACRES (146,975 SQ. FT. - TOTAL DEVELOPMENT)
1.63 ACRES (71,003 SQ. FT. - PROPOSED DEVELOPMENT) (LOT 5 ONLY)

CURRENT ZONING:

SU-2 (OLD HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN) FOR LOTS 1 THRU 5.

R-1 (HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN) FOR TRACT A-1-A.

ZONE ATLAS PAGE:

J-13-Z

BUILDING AREAS:

EXISTING BUILDING A 1,467 SF
EXISTING BUILDING B 2,900 SF
EXISTING BUILDING C 4,216 SF
EXISTING BUILDING 1 5,834 SF. TOTAL
EXISTING BUILDING 2 24,932 SF. TOTAL
PROPOSED BUILDING 3 49,814 SF. TOTAL

TOTAL BUILDING AREA = 89,163 SF.

TOTAL EXISTING RESIDENTIAL UNITS:

23 TOTAL UNITS

TOTAL PROPOSED RESIDENTIAL UNITS:

58 TOTAL UNITS

TOTAL RESIDENTIAL UNITS ON SITE:

81 TOTAL UNITS

RESIDENTIAL F.A.R.:

TAKEN FOR THE ENTIRE SITE GIVEN ONE OWNER. MAX. ALLOWABLE RESIDENTIAL F.A.R. = .61

146,975 SF X .61 = 89,654.75 ALLOWABLE RESIDENTIAL SF

SUMMARY OF SITE-WIDE RESIDENTIAL SF:

BUILDING 2 (2ND FLOOR): 8,253 SF
BUILDING 2 (3RD FLOOR): 8,142 SF
BUILDING 3 (BASEMENT): 4,590 SF
BUILDING 3 (1ST FLOOR): 7,274 SF
BUILDING 3 (2ND FLOOR): 17,471 SF
BUILDING 3 (3RD FLOOR): 15,712 SF
TOTAL RESIDENTIAL SF: 61,442 SF

KEYED NOTES: (continued)

- PROPOSED CONCRETE CURB & GUTTER. SEE GRADING & DRAINAGE PLAN AND COA STD. DWG. 2415A.
- PROPOSED GRANITE PAVEMENT PATIO WITH 7'-0" HIGH CAST-IN-PLACE BOARD FORMED CONCRETE YARD WALL.
- PROPOSED WATER/FIREPLACE/LANDSCAPE FEATURE. SEE LANDSCAPING.
- PROPOSED HANDICAP PAVED CURB. SEE DETAIL SHEET 8.
- PROPOSED HANDICAP PARKING SIGNS. SEE DETAIL SHEET 8. "VAN" WHERE NOTED.
- PROPOSED CONCRETE RAMP AT 1:12 SLOPE MAX. WITH PAINTED STEEL HANDRAILS ON BOTH SIDES.
- PROPOSED COMPACT PARKING SPACES 9'-0"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
- PROPOSED COMPACT PARKING SPACES 7'-6"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
- PROPOSED 4'-0" WIDE X 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE.
- PROPOSED SITE FURNITURE.
- PROPOSED AUTOMATED GATE WITH FIRE DEPARTMENT KNOX BOX AND PEDESTRIAN GATE.
- PROPOSED RETAINING WALL.
- PROPOSED BUILDING OVERHANG ABOVE WITH REQUIRED 13'-6" HEIGHT CLEARANCE FOR FIRE APPARATUS.
- PAINTED ACCESS AISLE STRIPING.
- PROPOSED STAMPED COLORED CONCRETE PEDESTRIAN CONNECTION TO MATCH EXISTING.
- RETAINANCE POND AREA. REFER TO CONCEPTUAL G&D PLAN.
- 3'-0" WIDE LEAVE-OUT IN CURB. REFER TO CONCEPTUAL G&D PLAN.
- PROPOSED AREA DRAIN. REFER TO CONCEPTUAL G&D PLAN.
- PROPOSED CONCRETE STAR WITH HANDRAILS.
- NEW MANHOLE. REFER TO CONCEPTUAL G&D PLAN.
- NEW SIDEWALK CULVERT.
- NEW STEEL POLE UP TO 14'-0" AFF FOR STRING LIGHT EXTENSION.

PROJECT NUMBER: 1004677 APPLICATION NUMBER: 17EPC-40027

THIS PLAN IS CONSISTANT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED: AUGUST 10, 2017, AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Logan M. Murr 1/24/18
TRAFFIC ENGINEER, TRANSPORTATION DIVISION
Date
Don Entsgaard 3/5/18
Date
Shelly 1/24/18
Date
Shelly 1/24/18
Date
CITY ENGINEER
N/A
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)
Date
SOLID WASTE MANAGEMENT
Date
DRB CHAIRPERSON, PLANNING DEPARTMENT
Date

DESCRIPTION

BY

DATE

REV

DRB UPDATES

SEJ

1-17-2018

▲

DRB SUBMITTAL

SEJ

12-19-2017

▲

DRB COMMENTS

SEJ

8-2-2017

▲

PRELIMINARY NOT FOR CONSTRUCTION

MULLEN HELLER ARCHITECTURE

1718 CENTRAL AVENUE, SUITE D

ALBUQUERQUE, NM 87109

P | 505.268.4144

F | 505.268.4244

www.mullenheller.com

JOB NUMBER

15-06

DRAWN BY

SEJ

PROJECT MGR

MMM

DATE

12-19-2017

PHASE

DRB Submittal

PROJECT

COUNTRY CLUB PLAZA

SWC OF CENTRAL AVENUE AND LAGUNA BLVD SW

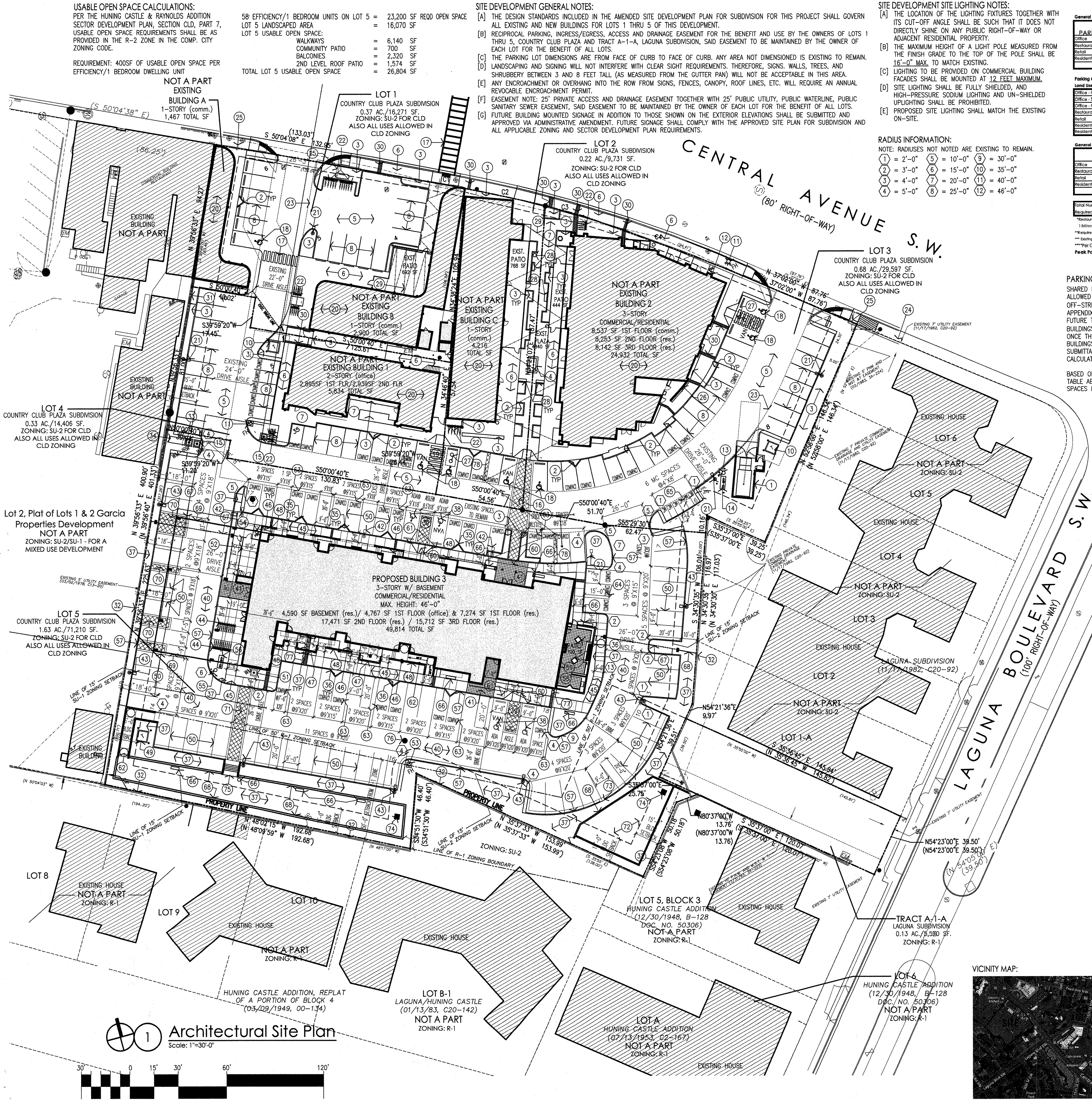
ALBUQUERQUE, NM 87104

TITLE

Site Development Plan for Building Permit

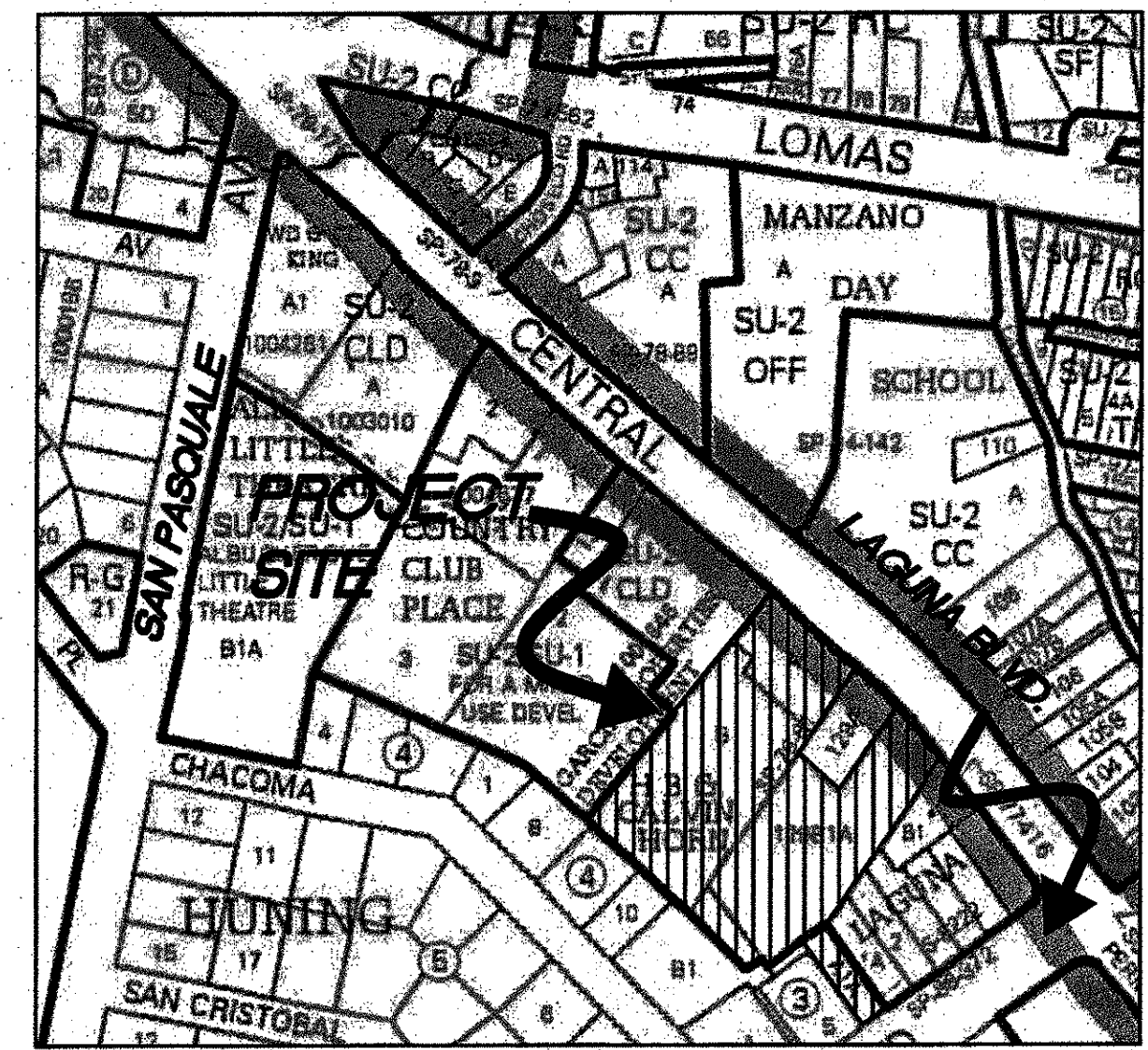
SHEET

2 of 8



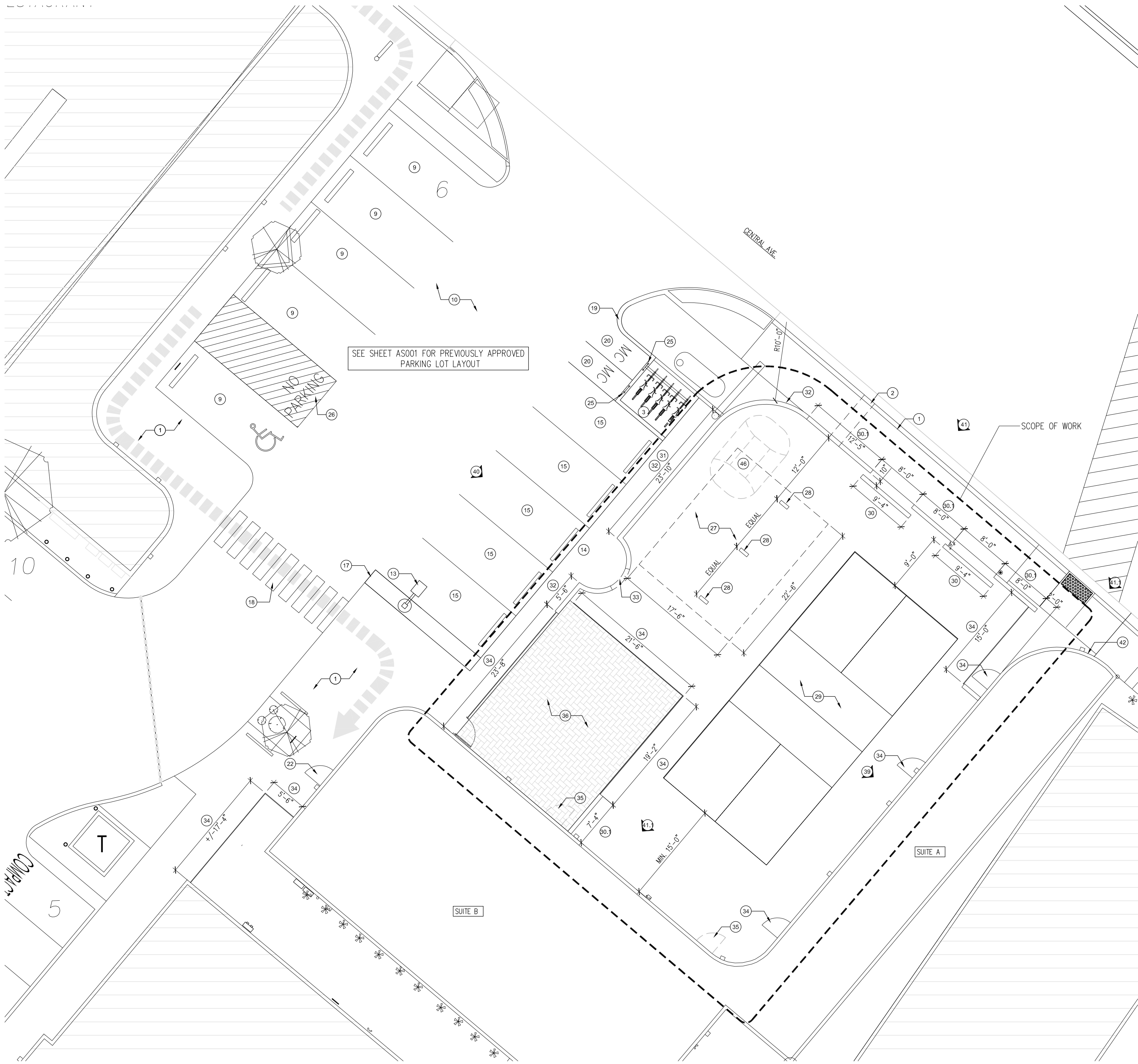
Architectural Site Plan

Scale: 1"=30'-0"

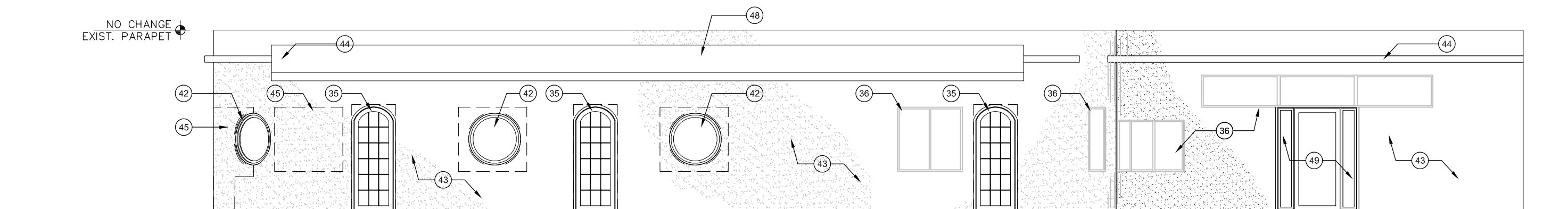


dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

4 of 8



B1 Partial Site Plan-Amenities Court
1"=10'-0"



A1 West Facade-Building Facade Renovations
1/8"=1'-0"

PROJECT DESCRIPTION/ ZONING ANALYSIS

ADDRESS: 1720 CENTRAL AVE.
ALBUQUERQUE, NM 87104
UPC: 101305824613130908
LEGAL DESCRIPTION: LT 1 PLAT OF LTS 1-5 COUNTRY CLUB PLAZA
(BEING A REPLAT OF REMAINING PORTION OF TRACT B AMENDED HUNING
CASTLE ADDN TRSA & B LANDS OF H.B. HORN & CALVIN HORN MRCGD TRS
129-A
ASSOCIATED PR#: PR2022-007600

THE PURPOSE OF THIS MINOR AMENDMENT IS TO IMPROVE AMENITIES FOR THE
EXISTING RESTAURANT INCLUDING FACADE CHANGES TO SITE DEVELOPMENT.
CHANGES INCLUDE THE FOLLOWING:
- REPLACEMENT OF SQUARE WINDOWS WITH ROUND WINDOWS, RECTANGULAR
DOORS WITH ARCHED DOORS.
- THE ADDITION OF SITE WALLS TO PROVIDE SECURITY TO THE NEW
RESTAURANT.
- ADDITION OF 42" SLAT WALLS TO DEFINE SERVICE AREAS FOR OUTDOOR
SEATING
- THE ADDITION OF A NEW SHADE STRUCTURE

PLAN AND FACADE CHANGES REPRESENT LESS THAN A 10% CHANGE TO THE
OVERALL SITE PLAN

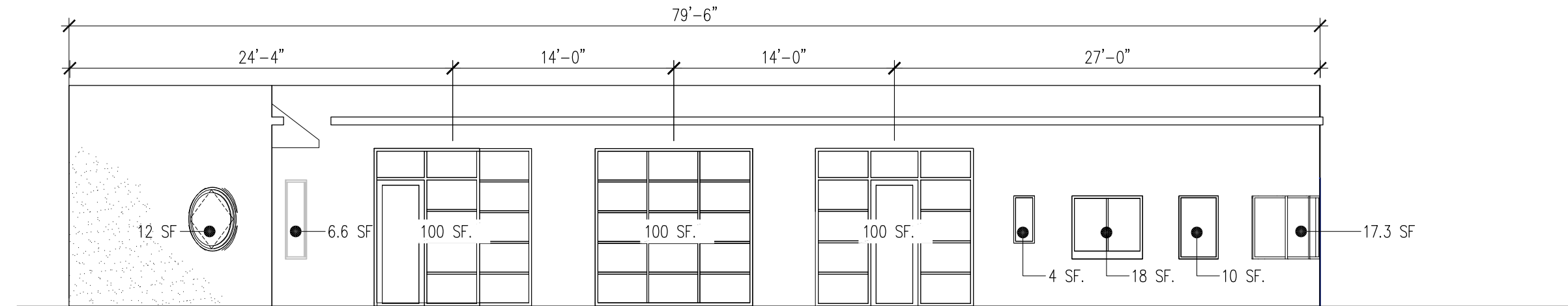
ZONING:MX-M

IDO 5-7 WALLS AND FENCES
TABLE 5-7-1 MAXIMUM WALL HEIGHT FOR MIXED USE (MX-M)= 3'-0" AT
FRONT YARD OR STREET SIDE 8'-0" IN ALL OTHER LOCATIONS
NEW PROPOSED WALLS TO BE 6'-0"*

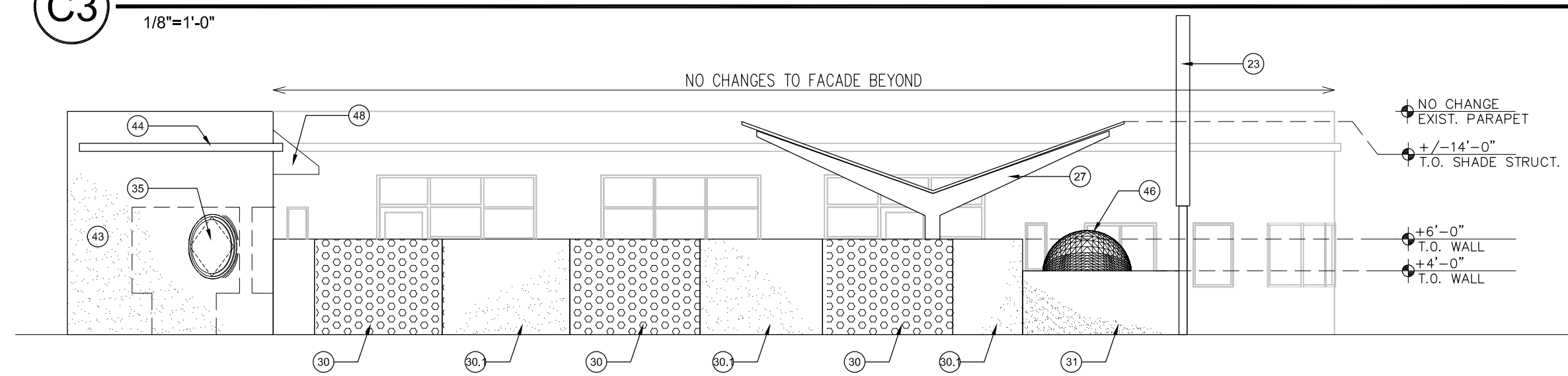
*THE ARCHITECT IS SEEKING A VARIANCE PURSUANT TO SUBSECTION
14-16-6-6-(H)

KEYED NOTES-SITE PLAN

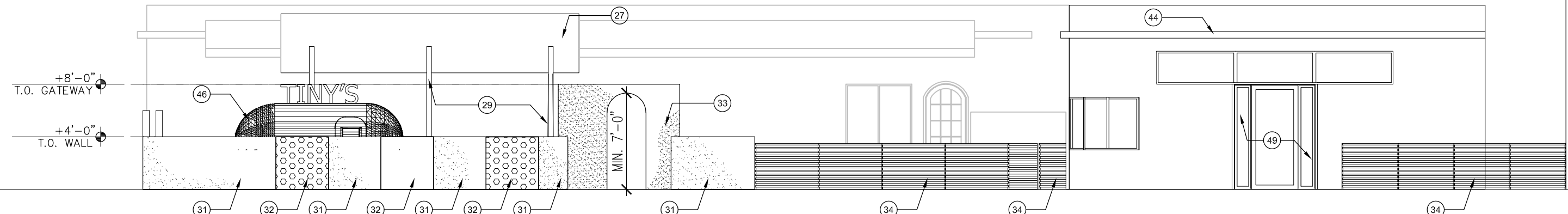
- EXISTING SIDEWALK TO REMAIN
- EXISTING SIDEWALK CULVERT TO REMAIN
- EXISTING BIKE RACK TO REMAIN
- EXISTING PARKING SPACES TO BE REMOVED
- EXISTING CONCRETE CURB TO BE REMOVED
- EXISTING LANDSCAPING TO BE REMOVED
- EXISTING LANDSCAPING TO REMAIN
- EXISTING LANDSCAPING TO BE REMOVED
- EXISTING PARKING SPACES TO REMAIN
- EXISTING ASPHALT DRIVEPAD TO REMAIN
- EXISTING LIGHT POSTS TO BE REMOVED
- EXISTING LIGHT POST TO BE RELOCATED
- APPROVED LOCATION OF RELOCATED LIGHT POST-SEE DETAIL A3/AS001 FOR
FOUNDATION DETAIL
- APPROVED CONCRETE SIDEWALK PERDPM STANDARDS
- APPROVED PARKING SPACE PER DPM STANDARDS
- APPROVED NEW LANDSCAPING- MATCH EXISTING SOIL MIX-LANDSCAPING TBD
- APPROVED LOCATION OF RELOCATED PEDESTRIAN CROSSING
- APPROVED HEADER CURB
- APPROVED 4'-0" WIDE BY 8'-0" DEEP MOTORCYCLE PARKING SPACE PER DPM
STANDARDS
- EXISTING SITE TRIANGLES SEE GENERAL NOTES
- EXISTING FENCE WITH GATE TO BE REMOVED
- EXISTING SIGN TO REMAIN
- EXISTING HC SPACE TO REMAIN-PER DPM STANDARDS
- APPROVED MOTORCYCLE SIGN PER DETAIL A5/AS001
- APPROVED 8'-0" MIN. ADA VAN ACCESS ISLE-PROVIDE PAINTED 'NO PARKING' IN
CAPITAL LETTERS PER 66-1-4.1.B NMSA 1978
- NEW 17'-6"x22'-6" (394 SF.) SHADE STRUCTURE- SEE ELEVATIONS
- NEW SHADE STRUCTURE SUPPORTS
- NEW PICKLEBALL COURT- 5" CONCRETE SLAB WITH 4X4 WWM REINFORCEMENT W/
PAINTED COURT SURFACE
- NEW 6'-0" TALL 6" BREEZE BLOCK WALL-STUCCO FINISH
- NEW 6'-0" TALL 6" OPAQUE CMU BLOCK WALL-STUCCO FINISH
- NEW 48" TALL OPAQUE CMU BLOCK WALL-STUCCO FINISH-VARIANCE PENDING
- NEW 48" TALL BREEZE BLOCK CMU BLOCK W/ STUCCO FINISH-VARIANCE PENDING
- NEW RADIUS ENTRY GATEWAY- 8'-0" TALL, 6" CMU BLOCK CONST-STUCCO
FINISH-ACCESS OPENING MIN. 42" WIDE
- NEW 42" TALL HORIZONTAL SLAT FENCE- SEE PLAN FOR GATE LOCATION
- NEW 3'-0"x7'-0" TALL STOREFRONT DOOR W/ ARCHED HEAD-INFILL AS REQUIRED TO
MATCH EXISTING FINISH
- EXISTING DOOR/ WINDOW TO REMAIN
- NEW BRICK PAVERS
- NEW CONCRETE
- ELEVATION- WEST FACADE SEE A1/AA02
- ELEVATION- WEST AMENITIES SEE A2/AA02
- ELEVATION- NORTH AMENITIES-SEE B3/AA02
- ELEVATION- NORTH STREET FACING FACADE AND GLAZING DIAGRAM C3/AA02
- NEW 4'-0" DIA. ROUND STOREFRONT WINDOW- INFILL AS REQUIRED TO MATCH EXISTING
FINISH
- EXISTING FACADE- PATCH REPAIR STUCCO AS NEEDED-MATCH EXIST. COLOR
- EXISTING ARCHITECTURAL ELEMENT TO REMAIN
- REMOVE EXISTING WINDOW-INFILL AS REQUIRED TO MATCH EXISTING FINISH
- REMOVE EXISTING AWNING
- NEW MOBILE FOOD CART- AIRSTREAM TRAILER- APPROXIMATE LOCATION
- EXISTING AWNING TO REMAIN
- NEW STOREFRONT DOOR AND SIDELIGHTS



C3 Street Facing Facade (North) Glazing and Access Diagram
1/8"=1'-0"



B3 North Facade-New Site Amenities
1/8"=1'-0"



A2 West Facade-New Site Amenities
1/8"=1'-0"

GENERAL NOTES

- EXISTING DRAINAGE AND SITE SLOPES TO REMAIN.
- THE DESIGN STANDARDS INCLUDED IN THE AMENDED SITE
DEVELOPMENT PLAN FOR SUBDIVISION FOR THIS PROJECT SHALL
GOVERN ALL WORK ASSOCIATED WITH THIS DEVELOPMENT
- ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS,
FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL
REVOCABLE ENCROACHMENT PERMIT.
- EASEMENT NOTE: 25' PRIVATE ACCESS AND DRAINAGE EASEMENT
TOGETHER WITH 25' PUBLIC UTILITY, PUBLIC WATERLINE, PUBLIC
SANITARY SEWER EASEMENT, SAID EASEMENT TO BE MAINTAINED
BY THE OWNER OF EACH LOT FOR THE BENEFIT OF ALL LOTS.
- EXISTING PARKING LOT AND NEW OPEN SPACE TO MAINT