

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

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
LOT 5 LANDSCAPED AREA = 16,070 SF
WALKWAYS = 6,140 SF
BALCONIES = 700 SF
2ND LEVEL ROOF PATIO = 2,320 SF
TOTAL LOT 5 USABLE OPEN SPACE = 16,774 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, AND 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.

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

= 89,668 SF.

TOTAL BUILDING AREA

RESIDENTIAL UNITS: 81 TOTAL UNITS

TOTAL RESIDENTIAL UNITS ON SITE: 81 TOTAL UNITS

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
Handwritten Unit:	81					
Office Space	15,817	2.5	1	spaces per Dwelling Unit (SU-2) UC-A5-PT	81	81
Restaurants/Bar/Ten Room	5,000	2.5	5	spaces per L200 GSP UC-A5-PT	25.0	25
Hotel	2,597	2.5	5	spaces per L200 GSP UC-A5-PT	6.2425	6
Total (After re-application of credits and reductions)						112.2425

Reductions

Shared Parking: 5-301(b) Table 5-3.3 Residential/Office: 1.31:81+13417, 3+87 spaces/29+64=138 spaces

Proximity to Transit: 5-4-501(c) 30% reduction for proximity to transit stop: 10+34=242 spaces

Total spaces required under current IDO guidelines

Total spaces required under pre-IDO guidelines

Total spaces provided

Required Motorcycle Parking Table 5-4

Required Motorcycle Parking under pre-IDO guidelines

Provide Motorcycle Parking (increase by 2 spaces)

Required Bicycle Parking per table 5-5

Required Bicycle Parking under pre-IDO guidelines

Provide Bicycle Parking (Reduced by 5 spaces)

87 Spaces

153 Spaces

159 Spaces

4 Spaces

5 Spaces

8 Spaces

5 Spaces

56 Spaces

59 Spaces

KEYED NOTES:

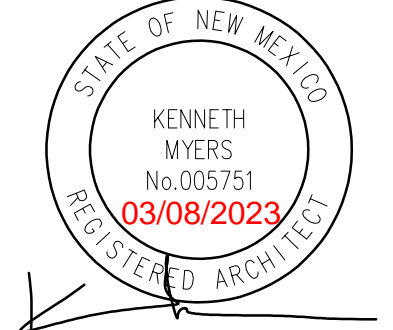
- EXISTING CMU REFUSE ENCLOSURE WITH RECYCLING STATION TO REMAIN.
- EXISTING TREE WELL TO REMAIN.
- EXISTING LANDSCAPING TO REMAIN.
- EXISTING LANDSCAPING TO BE REMOVED
- EXISTING WATER/LANDSCAPE FEATURE WITH BENCH SEATING TO REMAIN.
- EXISTING ASPHALT PAVED DRIVE AISLE WITH AS DISCLOSED, TO REMAIN.
- 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 PAINTED PAVEMENT SIGN TO REMAIN.
- EXISTING PAINTED STRIPED HANDICAP ASILE 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 EXISTING 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 PAINTED PAVEMENT SIGN. SEE DETAIL SHEET B.
- EXISTING STAMPED COLORED CONCRETE HANDICAP ASILE. 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 GRASSING/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.
- RETAINING 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 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

Project Stamp:



REMBE
urban design + development

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

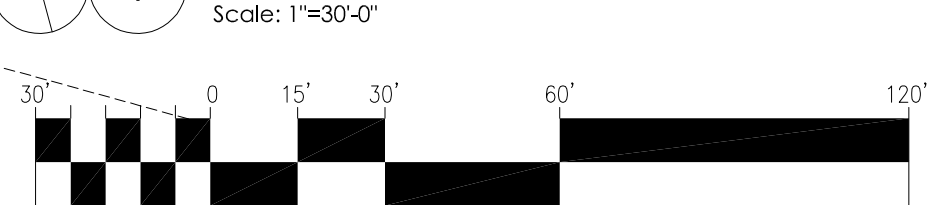
Project: CCP
Drawn By: KMA Checked By: KMA
Phase: COA SUBMITTAL
Date: 09/02/2022
Project Number: 2102

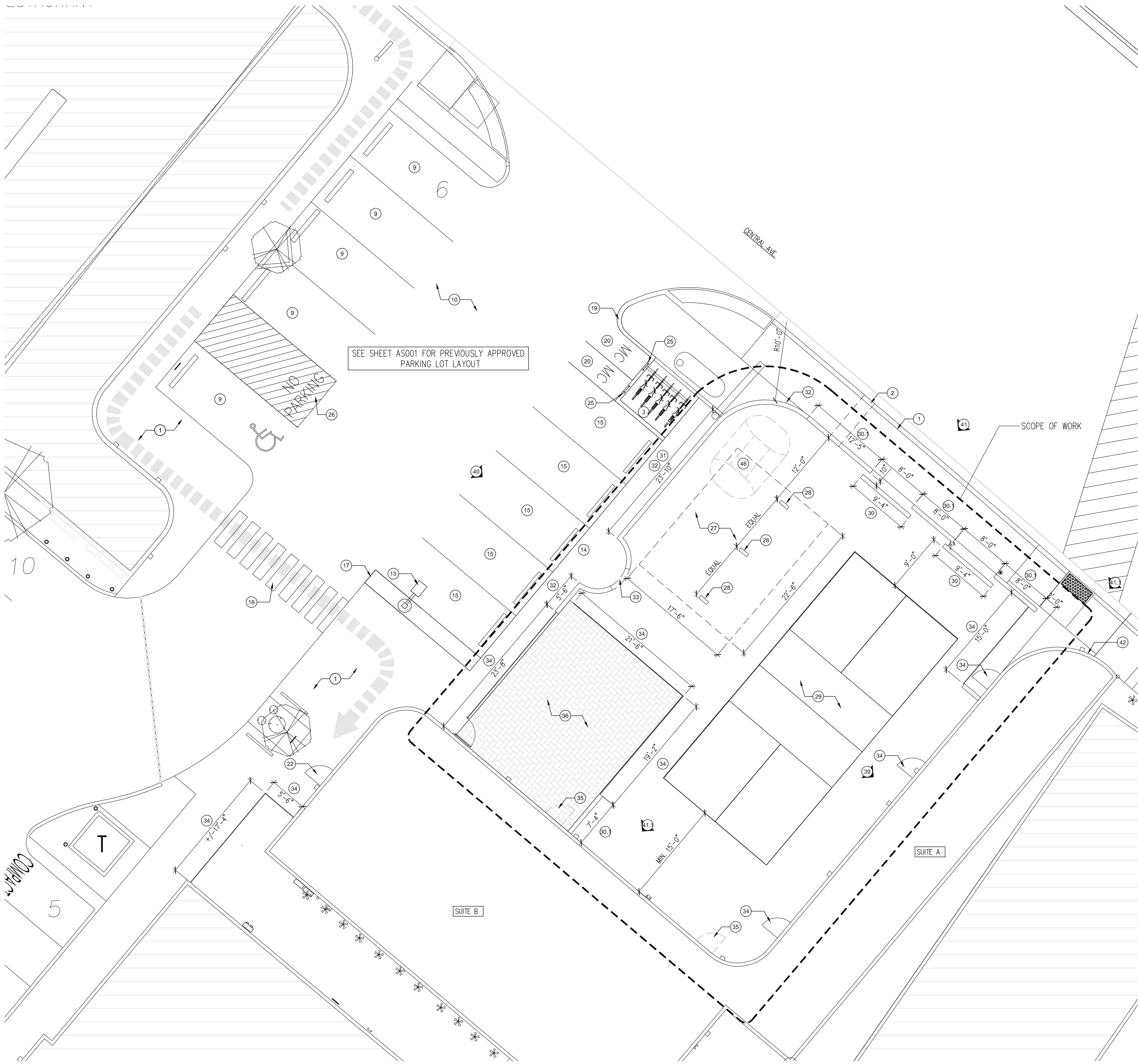
OVERALL SITE PLAN-
FOR ADMINISTRATIVE
AMENDMENT

Sheet Number:

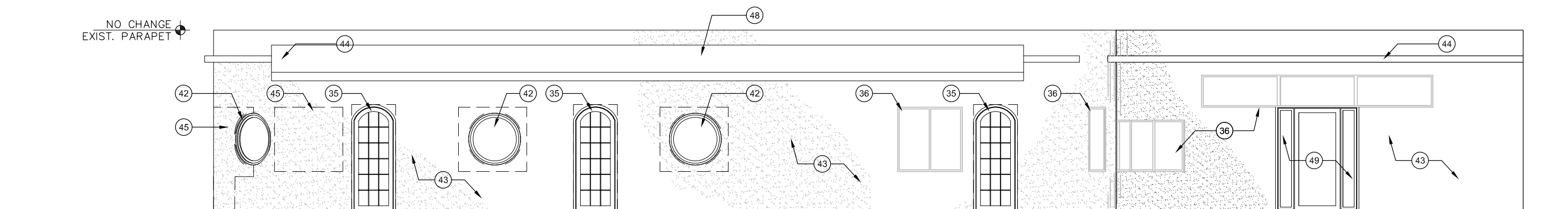
AA01

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

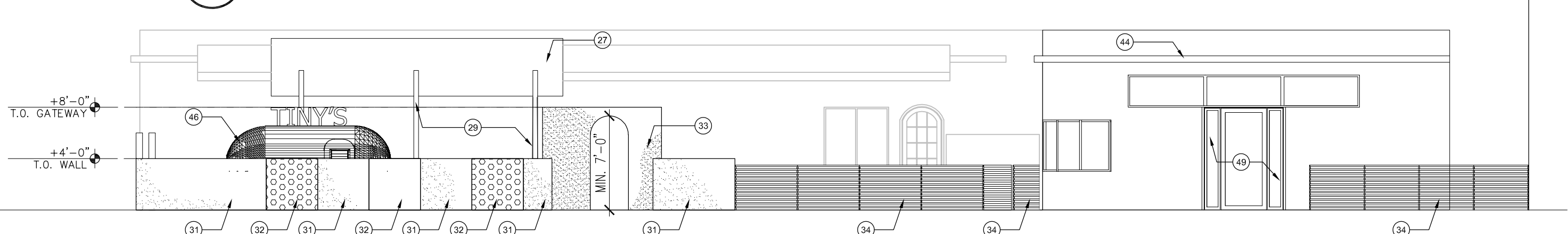




B1 Partial Site Plan-Amenities Court
1"=10'-0"



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



A2 West Facade-New Site Amenities
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

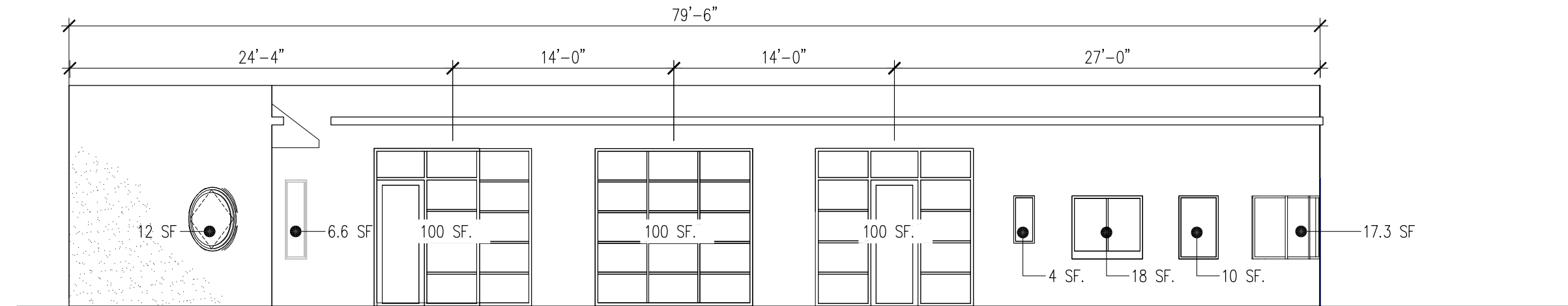
ZONING:MX-M

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)

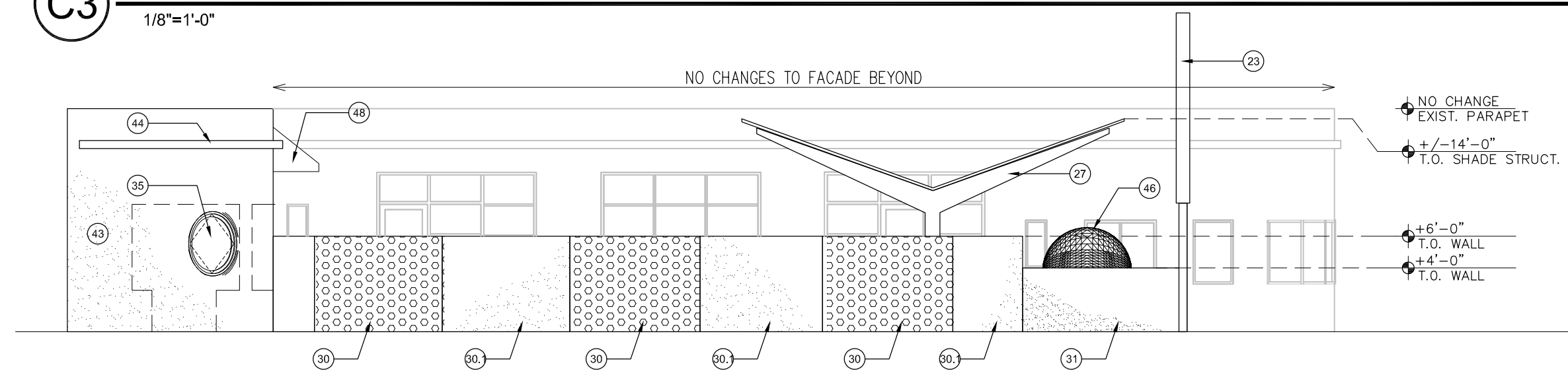
KEYED NOTES-SITE PLAN

- 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 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



TOTAL=1113 SF. FACADE/ 367.9 SF. OF GLAZING= 33%

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



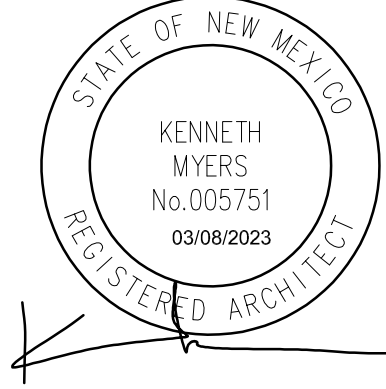
B3 North Facade-New Site Amenities
1/8"=1'-0"

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 MAINTAIN
EXISTING GRADES
- ALL NEW PUBLIC SIDEWALK PER COA STANDARD DRAWING 2430
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH
SIDEWALK AND CURB & GUTTER."
- LANDSCAPING AND SIGNAGE 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 THE CLEAR SIGHT
TRIANGLE.
- NOTE NO ACCESSIBLE PATHWAY IS TO EXCEED 1:20 SLOPE
- 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, AND HIGH-PRESSURE
SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE
PROHIBITED.
- ANY ADDITIONAL PROPOSED SITE LIGHTING SHALL MATCH THE
EXISTING ON-SITE LIGHTING

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

Architect 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: 02/20/2023
Project Number: 2102

SITE PLAN
AMENITIES PLAN AND
ELEVATIONS

Sheet Number:

AA02