



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Alternative Landscaping Plan (Form P3)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, DHO, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Daniel Chavez		Phone: 505-379-7686
Address: 4720 Alexander BLVD NE		Email: scott@scaarchitects.com
City: Albuquerque	State: NM	Zip: 87017
Professional/Agent (if any): Scott Anderson		Phone: 505-401-7575
Address: 4419 4th st NW STE B		Email: scott@scaarchitects.com
City: Albuquerque	State: NM	Zip: 87107
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Signage approval

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 11A1	Block:	Unit:
Subdivision/Addition: Renaissance Center 2	MRGCD Map No.:	UPC Code: 101606117014230120
Zone Atlas Page(s): F16	Existing Zoning: NR-BP	Proposed Zoning: NR-BP
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4720 Alexander	Between:	and:
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2021-005740 S12021-001051	
Signature:	Date: 08/10/2023
Printed Name: Scott Anderson	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:				Fee Total:	
Staff Signature:		Date:		Project #	

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS☐ **ARCHAEOLOGICAL CERTIFICATE**

A Single PDF file of the complete application including all 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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Archaeological Compliance Form with property information section completed
- ___ 6) 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**

A Single PDF file of the complete application including all 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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ✓___ 1) Development Review application form completed, signed, and dated
- ✓___ 2) Form P3 with all the submittal items checked/marked
- ✓___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ✓___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ✓___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ✓___ 6) The approved Site Plan being amended
- ✓___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ✓___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments 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

July 20, 2023

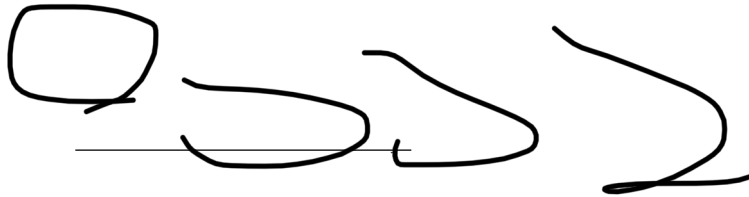
City of Albuquerque

To Whom It May Concern:

This letter authorizes Scott Anderson to act as an agent for Daniel Chavez and Juldán LLC with regards to a site plan for building permit for 4720 Alexander Blvd NE.

If you have any questions or need additional information, please feel free to contact me at 505 379-7686.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Chavez', written over a horizontal line.

Daniel Chavez



SCOTT C. ANDERSON
& associates architects
4419 4th St nw ste B
albuquerque, nm 87107
scott@scaarchitects.com
505.401.7575

August 20, 2023

James Aranda
Deputy Planning Director
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

Subject: Site Plan Administrative Amendment Justification Letter 4720 Alexander Blvd NE

Dear Mr. Aranda,

I am writing to request a Site Plan Administrative Amendment for 4720 Alexander Blvd NE in accordance with the criteria outlined in Section 14-16-6-4(Z)(1)(a) of the City of Albuquerque Integrated Development Ordinance (IDO). This letter serves to describe, explain, and justify the request, providing detailed information as required by the IDO.

According to 14-16-6-4(Z)(1)(a) this request is classified as a Minor Amendment as it meets the following criteria:

1. The existing site development plan meets the original requirements of the existing site development plan.
2. The requested change is within the thresholds for a minor amendment established in Table 6-4-4 and the cumulative of the prior deviation or minor amendments. The cumulative changes including this request deviate less than 10% from the approved plan.
3. The requested change does not require major public infrastructure or significant changes to access or circulation patterns on the site, and thus additional review by the original decision-making body is not warranted.
4. No deviations, Variances, or Waivers are being sought as part of this project.

Details of the proposed changes: The proposed change is to provide an on-site, building mounted, electronic, marquee to the west façade of the building to promote upcoming events. The new proposed marquee along with the existing signage is less than 10% of the surface area of the west façade. The proposed marquee will be located and proportioned in a manner that will prevent it from being confused with a traffic control sign. The marquee will be building mounted and not interfere with the clear sight triangle. The marquee will not have an audible component, will not have moving components or produce a beacon of light.



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505.401.7575

The proposed amendment is necessary due to the following reasons:

The previously approved site plan contained approved building elevations and signage quantities. This is a minor change to the approved sight plan. The property needs a marquee to help promote the local business tenants of the space and to announce upcoming events. Marquee similar to the one proposed are a must have for performance venues and event spaces.

The requested site plan change is consistent with the use as originally approved by the EPC and DRB. The building maintains the same general configuration as per the most recently approved plan and is being installed in the same location as the sign originally approved by the EPC decades ago. This request does not change the total area of the building.

The existing parking will not be reduced or affected.

The requested changes all occur on private infrastructure within the site and in no way impact public infrastructure. If no public infrastructure is affected and major amendment is not required.

The landscape area is not being reduced as part of this request.

The graphics provided on the attached building elevation clearly show that the proposed changes meet the specific use standards IDO 5-12.

A revised site plan, sheet A-100, notes the location of the marquee sign in red.

Compliance with IDO Criteria:

5-12(E)(2) The sign has consent of the Owner and is not located in a public right of way.

5-12(E)(3) The sign is located 20ft above the walking surface.

5-12(E)(4) The sign has power furnished from inside the building. The sign is integrated into the building and attached to the existing structure.

5-12(E)(5) The sign is electronic not internally lit. The sign does not rotate. The sign will be programmed so as not change its message or picture rate more than once each 8 seconds. The sign is not within 200 ft of a Residential zone district. The sign is not within 330 ft of a Major Public Open Space. The sign will not utilize moving patterns of light. The sign will not have continuous or sequential flashing.

Conclusion:

In conclusion, the requested Site Plan Administrative Amendment for 4720 Alexander Blvd NE is essential to accommodate changes that will benefit the development while adhering to the City of Albuquerque IDO. We have provided a thorough justification for the amendment, outlining how it meets the criteria outlined in the IDO.



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& associates architects
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We appreciate your time and consideration in reviewing this request. Should you require any additional information or documentation, please do not hesitate to contact me.

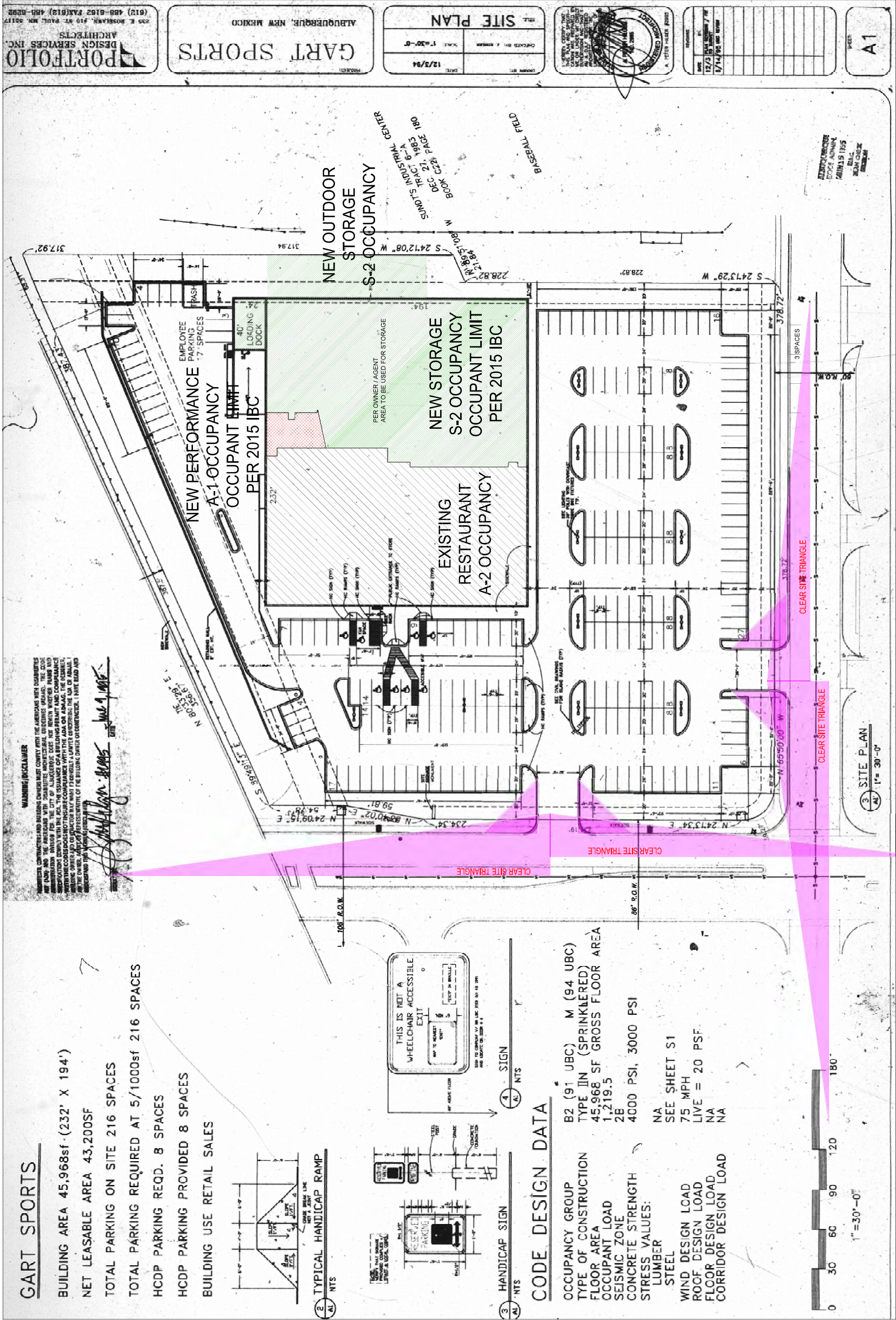
Thank you for your attention to this matter.

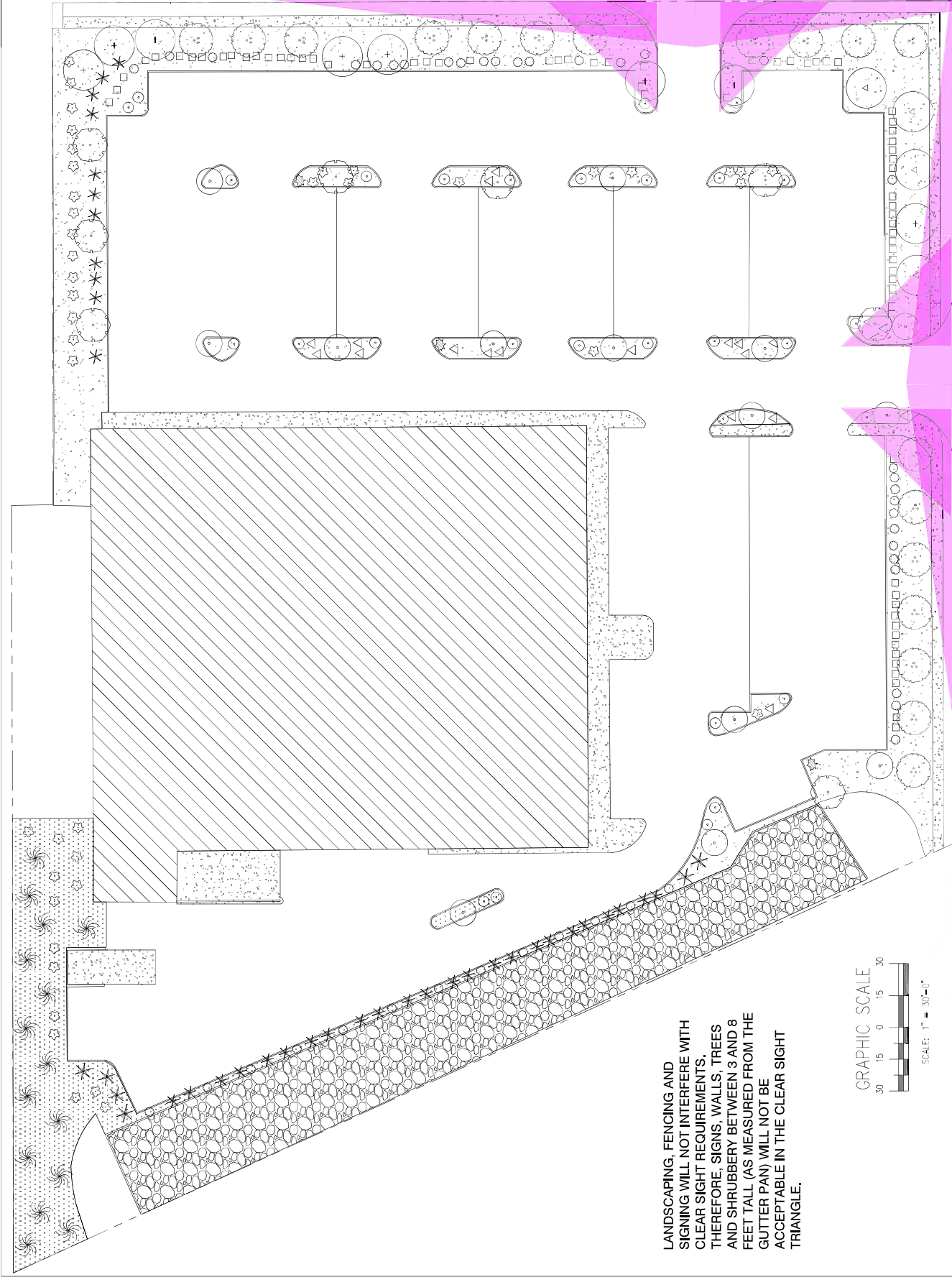
Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott C. Anderson', with a long, sweeping horizontal line extending to the right.

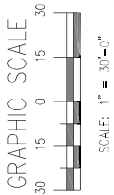
Scott C. Anderson, Principal

Scott C. Anderson & Associates Architects





LANDSCAPING, FENCING 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 THE CLEAR SIGHT TRIANGLE.



PLANTING NOTES

ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTZALL TO THE EXTENT TO COVER THE DRIP LINES.

GENERAL NOTES

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION AND LANDSCAPING ORDINANCES. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE ORDINANCES. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE ORDINANCES. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE ORDINANCES.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF RIO RANCHO ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUNDCOVER AREA. ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN THE SYSTEM TO PREVENT OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF .6 GPH. SHRUBS TO RECEIVE EMITTERS 12" O.C. WITH A FLOW OF .6 GPH. SHRUBS TO RECEIVE 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 1.5 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

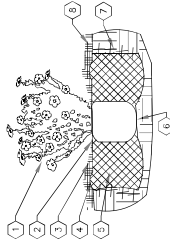
IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

ALEXANDER BLVD. NE

LANDSCAPE CALCULATIONS

ZONING	PD: PLANNED DEVELOPMENT
APPLICABLE REGULATIONS(S)	IDO 14-16-5-6 AND PART 6-6-2 OF RIA 1994
TOTAL LOT AREA (ACRES)	5.04
TOTAL LOT AREA (SF)	219331
BUILDING AREA (SF)	49023
NET LOT AREA (SF)	171,308
REQUIRED LANDSCAPE (%)	15
REQUIRED LANDSCAPE (SF)	25696
LANDSCAPE PROVIDED (SF)	48732
VEGETATIVE COVER (%) - REQ)	75.0
VEGETATIVE COVER (SF) - REQ)	36549
VEGETATIVE COVER (SF) - PROV.)	86350



SHRUB PLANTING KEYED NOTES

1. CHECK LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. PREPARE PLANTING AREA BY REMOVING EXISTING MULCH AND SOIL TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SURFACE. BOTTOM OF MULCH.
3. INSTALL TREE PLANTS. REMOVE MULCH ROOTS, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO PLANTING. MULCH SHALL BE PLACED AROUND THE BASE OF THE PLANT.
4. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
5. WATER PLANTS IMMEDIATELY AFTER PLANTING.
6. WATER PLANTS IMMEDIATELY AFTER PLANTING.
7. WATER PLANTS IMMEDIATELY AFTER PLANTING.
8. MULCH - SEE PLANTING PLAN. 2" DEPTH UNLESS OTHERWISE NOTED.

SHRUB PLANTING

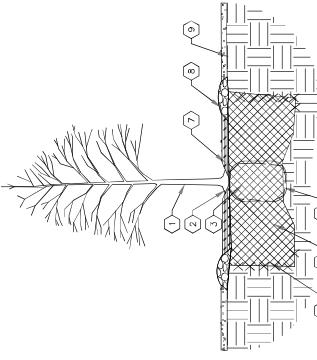
INTS

SHRUB PLANTING DETAIL

TREE PLANTING

INTS

TREE PLANTING DETAIL



TREE PLANTING KEYED NOTES

1. CHECK LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. PREPARE PLANTING AREA BY REMOVING EXISTING MULCH AND SOIL TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SURFACE. BOTTOM OF MULCH.
3. INSTALL TREE PLANTS. REMOVE MULCH ROOTS, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO PLANTING. MULCH SHALL BE PLACED AROUND THE BASE OF THE PLANT.
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7. WATER PLANTS IMMEDIATELY AFTER PLANTING.
8. MULCH - SEE PLANTING PLAN. 2" DEPTH UNLESS OTHERWISE NOTED.

LANDSCAPE LEGEND

SYMB.	QTY	SIZE (INSTAL)	COMMON BOTANICAL	MATURE HW	WATER USE	COVER (EA.)	TOTAL
	18	2" x Cal	Chinese Pistache <i>Pistachia chinensis</i>	40' x 30'	M	900	16200
	8	2" x Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	16200
	26					Total Tree Coverage:	32400
	42	5 Gal	Red Tip Photinia <i>Photinia fraseri</i>	8' x 8'	M	64	2688
	3	5 Gal	Buffalo Juniper <i>Juniperus sabina</i>	1' x 4'	M	16	48
	43	5 Gal	Coral Beauty Coleawester <i>Cotoneaster dammeri</i>	4' x 8'	M	24	1032
	41	5 Gal	Bear Grass <i>Nolina macrocarpa</i>	5' x 6'	RW	36	1476
	15	5 Gal	Curl-Leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15' x 15'	Low+	225	3375
	88					Total Shrub Coverage:	8619





Existing Vegetation

	14	2" x Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	28350
	8	2" x Cal	London Plane <i>Platanus x acerifolia</i>	70' x 50'	M+	2500	20000
	4	2" x Cal	Marshall Ash <i>Platanus x acerifolia</i>	40' x 30'	M+	900	3600
	26					Total Existing Tree Coverage:	51950

Shrubs

	21	5 Gal	Red Tip Photinia <i>Photinia fraseri</i>	8' x 8'	M	64	1344
	30	5 Gal	Buffalo Juniper <i>Juniperus sabina</i>	1' x 4'	M	16	480
	74	5 Gal	Coral Beauty Coleawester <i>Cotoneaster dammeri</i>	4' x 8'	M	24	1776
	125					Total Existing Shrub Coverage:	3600

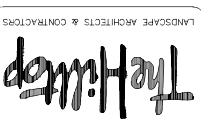
Other Materials

SYMB.	QTY	TYPE
	13847	SF Oversize Landscape Gravel / No Filter Fabric 2-4" Angular Cobble/Riprap
	8230	SF Landscape Gravel A with Filter Fabric 3/4" Crushed Grey Gravel
	26652	SF Existing Landscape Gravel 3/4" Grey Gravel
		Existing Concrete

Revel Entertainment
4720 Alexander Blvd. NE
Albuquerque, NM

Landscape Design Development

The design contained herein remain the property of the client. This is an original design and must not be released or copied unless approved by the client. The client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



DRAWN BY	11/11
REVISION #	-
DATE	08/24/2021

SHEET #
LP-101

The Hilltop
7909 8th N.E.
Albuquerque, NM 87113
Con: LLC #26458
Ph: (505) 898-9690
Fax (505) 898-7737
ted@hilltoplandscape.com



OCCUPANT LOAD			
ROOM#	ROOM NAME	AREA	OLF OCCUPANTS
EXISTING	99 COFFEE BAR	285	200
EXISTING	100 BACKFLOW	78	300
EXISTING	101 VESTIBULE	102	100
EXISTING	102 HALLWAY	2,417	100
EXISTING	103 COMMON AREA DINING	3,688	15
EXISTING	104 CENTER BAR	398	200
EXISTING	105 F JILRE KITCHEN	1,458	200
EXISTING	106 F JILRE KITCHEN	1,525	200
EXISTING	107 F JILRE KITCHEN	1,522	200
EXISTING	108 DESSERT BAR	183	200
EXISTING	109 WOMEN	570	100
EXISTING	110 MEN	375	100
EXISTING	111 FAMILY	69	100
EXISTING	112 SPORTS BAR BEHIND THE BAR	678	200
EXISTING	113 STORAGE	2,040	15
EXISTING	114 BOX OFFICE	178	300
EXISTING	115 AM ROOM	79	100
EXISTING	116 OFFICE	62	100
EXISTING	117 STORAGE	114	100
EXISTING	118 MEN	166	100
EXISTING	119 WOMEN	166	100
EXISTING	120 PANO BAR BACK OF BAR	117,4	200
EXISTING	121 PANO BAR PLATFORM	171	15
EXISTING	122 VIP SEATING	497	15
EXISTING	123 PANO BAR SEATING	2,223	15
EXISTING	124 PANO BAR ELVATED SEATING	955	15
EXISTING	125 JANITOR	102	300
NEW	126 WOMEN	504	100
NEW	127 MEN	230	100
NEW	128 STORAGE	16,562	500
EXISTING	129 ELECTRICAL ROOM	73	300
NEW	130 FIRE RISER	102	300
NEW	131 ELEVATOR EDUP	104	300
NEW	132 DRESSING ROOM	174	100
NEW	133 DRESSING ROOM	207	100
NEW	134 DRESSING ROOM	289	100
NEW	135 UNISEX	74	100
NEW	136 PORTABLE STAGE	1,334	15
NEW	137 GREEN ROOM	310	15
NEW	138 STORAGE	2,413	300
NEW	201 DRESSING ROOM	114	100
NEW	202 DRESSING ROOM	207	100
NEW	203 DRESSING ROOM	289	100
NEW	204 UNISEX	74	100
NEW	205 STAIR	72	100
NEW	206 OPEN OFFICE	392	100
NEW	207 OPEN OFFICE	686	100
NEW	208 OFFICE	138	100
NEW	209 OFFICE	138	100
NEW	210 CONFERENCE ROOM	282	15
NEW	211 WOMEN	406	100
NEW	212 STORAGE	6,492	500
TOTAL OCCUPANT LOAD		53,107.00	941.13

- NOTE:
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL FOR ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, OR ANY OTHER FIRE RELATED SYSTEM.
 - THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED.
 - ALL DOORS WITH EXIT SIGN SHALL HAVE PANIC HARDWARE.


NOTE:

THE KITCHEN HOOD FIRE SUPPRESSION SYSTEM SHALL BE INTERLOCKED WITH THE GAS SYSTEM TO THE COOKING APPLIANCES LOCATED UNDER THE HOOD PER UMC 513.4. THE MAKEUP AIR UNIT SHALL BE INTERLOCKED WITH THE KITCHEN EXHAUST HOOD FAN PER NMIC 14.5.2.13.

NOTE:

THE 2-HOUR AREA SEPARATION WALL WAS CONSTRUCTED UNDER PERMIT #2019-19116

- EXISTING WALL TO REMAIN
- NEW FRAME WALL REF. PARTITION TYPES
- NEW PARTIAL HT WALL
- NEW COOLER WALL



SCOTT C. ANDERSON
& ASSOCIATES ARCHITECTS
4720 ALEXANDER BLVD NE
ALBUQUERQUE, NM 87109
(505) 431-7315

EVENT SPACE & OFFICE BUILD-OUT
4720 ALEXANDER BLVD NE
ALBUQUERQUE NM, 87107

DRAWING TITLE

CODE ANALYSIS / FIRE 2 PLAN

SEAL

DESIGNED

DRAWN

CHECKED

REVIEWED

DATE

PROJECT NO

SCALE

DRAWING NO

DATE

SALE OF NEW MEXICO

SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS

REGISTERED PROFESSIONAL ARCHITECT

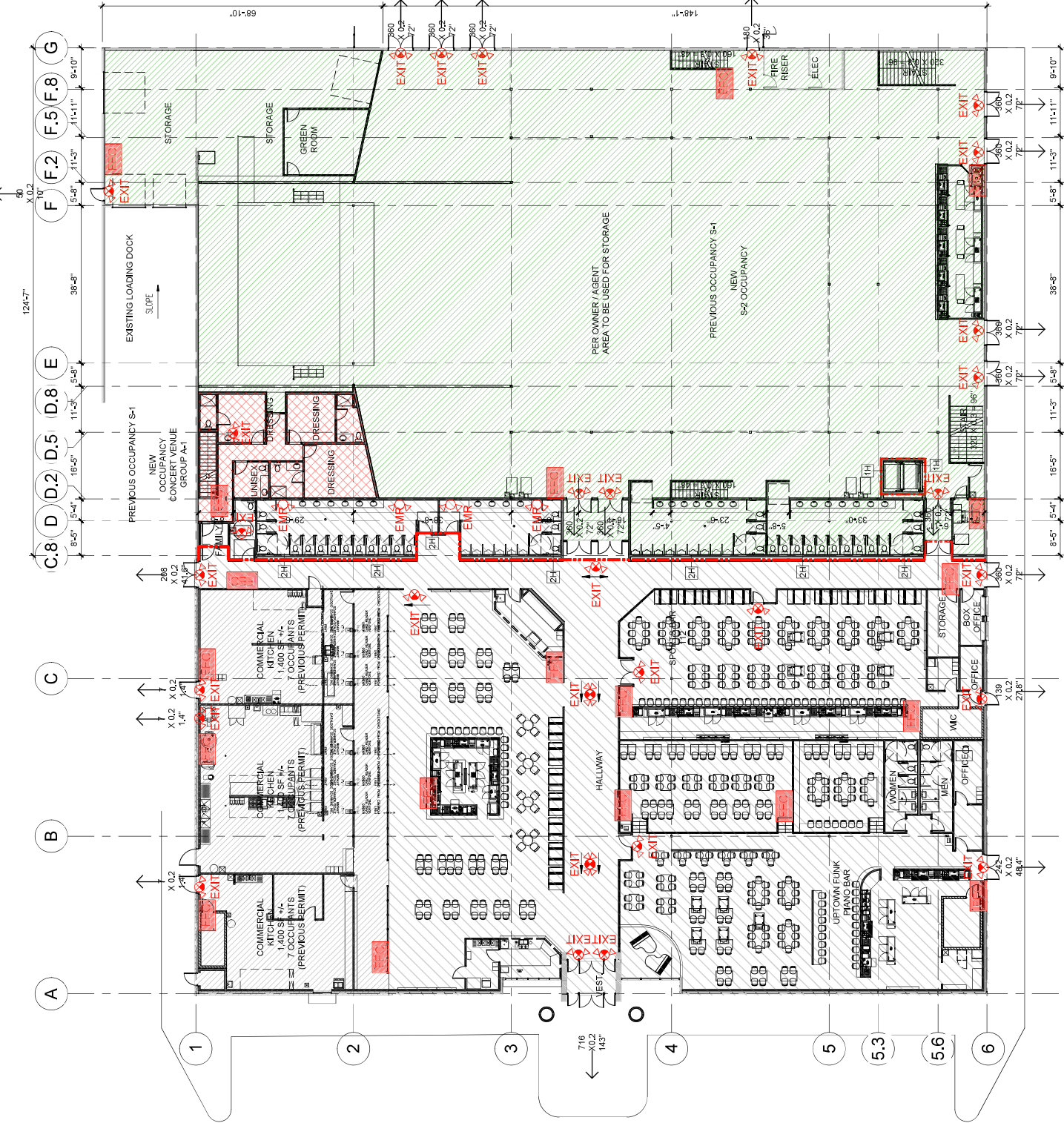
NO. 4341

11/12/2021

11/12/2021

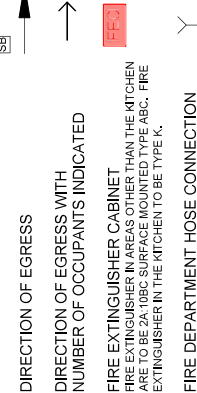
G-101

OF



CODE LEGEND

- 3 HOUR FIRE RATED ASSEMBLY
- 2 HOUR FIRE RATED ASSEMBLY
- 1 HOUR FIRE RATED ASSEMBLY
- SMOKE BARRIER 1 HOUR RATED
- DIRECTION OF EGRESS
- DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN
- FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN
- FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE N.
- FIRE DEPARTMENT HOSE CONNECTION



CODE ANALYSIS PLAN / FIRE 2 PLAN LEVEL 1

AREA SEPARATION:
A-1 AND A-2 = 1 HR. IBC TABLE 508.4
A-1 AND B = 1 HR
A-2 AND B = 1 HR
S-2 AND B = 1 HR
S-2 AND A-1 = NOT REQUIRED
S-2 AND A-2 = NOT REQUIRED
FIRE WALL = GROUP A, 2 HR @ TYPE II CONSTRUCTION, IBC TABLE 706.4

PLUMBING:
IBC 2902.1
OFFICE GROUP B:
MEN = 22 OCC / 26 = 1 WATER CLOSETS
WOMEN = 22 OCC / 25 = 1 WATER CLOSETS
LAVATORIES = 43 OCC / 40 = 1 EA MEN / WOMEN
DRINKING FOUNTAIN = 43 OCC / 100 = 1
STORAGE GROUP S:
MEN = 22 OCC / 100 = 1 WATER CLOSETS
WOMEN = 22 OCC / 100 = 1 WATER CLOSETS
LAVATORIES = 44 OCC / 100 = 1 EA MEN / WOMEN
DRINKING FOUNTAIN = 44 OCC / 1000 = 1

EXISTING RESTAURANT GROUP A-2:
MEN = 384 OCC / 40 = 6 URINAL / 4 WATER CLOSETS
WOMEN = 384 OCC / 40 = 10 WATER CLOSETS
LAVATORIES = 787 OCC / 76 = 5 EA MEN / WOMEN
DRINKING FOUNTAIN NOT REQUIRED PER UPC 415.2
1 FAMILY RESTROOM PROVIDED PER IBC 1109.2.1
NEW GROUP A-1:
MEN = 9 OCC / 125 = 1 WATER CLOSETS
WOMEN = 9 OCC / 65 = 1 WATER CLOSETS
LAVATORIES = 18 OCC / 720 = 1 EA MEN / WOMEN
DRINKING FOUNTAIN = 9 / 300 = 1

WALLS AND INTERIOR PARTITIONS, NONCOMBUSTIBLE

GA FILE NO. WP 1072

GENERIC

GYPSUM WALLBOARD, STEEL STUDS

Thickness:
Limiting Height:
Fire Test:
Sound Test:

4 7/8"

Refer to Section IV
See VPP 1200
FM VPP-45, 6-1940;
ULC 791454, 971500, 751487;
8-12-81, ULC Design W419)
VPOCC 915AW, 2-3-81

WALLS AND INTERIOR PARTITIONS, NONCOMBUSTIBLE

GA FILE NO. WP 1072

GENERIC

GYPSUM WALLBOARD, STEEL STUDS

Thickness:
Limiting Height:
Fire Test:
Sound Test:

4 7/8"

Refer to Section IV
See VPP 1200
FM VPP-45, 6-1940;
ULC 791454, 971500, 751487;
8-12-81, ULC Design W419)
VPOCC 915AW, 2-3-81

CODE ANALYSIS PLAN / FIRE 2 PLAN LEVEL 2

CODE ANALYSIS:
OCCUPANCY CLASSIFICATION
EXISTING GROUP M OCCUPANCY CHANGING TO:
PERFORMANCE SPACE GROUP A-1
OFFICE GROUP B

PLUMBING:
IBC 2902.1
EXISTING RESTAURANT GROUP A-2:
MEN = 384 OCC / 40 = 6 URINAL / 4 WATER CLOSETS
WOMEN = 384 OCC / 40 = 10 WATER CLOSETS
LAVATORIES = 787 OCC / 76 = 5 EA MEN / WOMEN
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WALLS AND INTERIOR PARTITIONS, NONCOMBUSTIBLE

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GENERIC

GYPSUM WALLBOARD, STEEL STUDS

Thickness:
Limiting Height:
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4 7/8"

Refer to Section IV
See VPP 1200
FM VPP-45, 6-1940;
ULC 791454, 971500, 751487;
8-12-81, ULC Design W419)
VPOCC 915AW, 2-3-81

WALLS AND INTERIOR PARTITIONS, NONCOMBUSTIBLE

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GENERIC

GYPSUM WALLBOARD, STEEL STUDS

Thickness:
Limiting Height:
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Sound Test:

4 7/8"

Refer to Section IV
See VPP 1200
FM VPP-45, 6-1940;
ULC 791454, 971500, 751487;
8-12-81, ULC Design W419)
VPOCC 915AW, 2-3-81

GART SPORTS

BUILDING AREA 45,968sf (232' X 194')

NET LEASABLE AREA 44,800SF

TOTAL PARKING ON SITE 224 SPACES

TOTAL PARKING REQUIRED AT 5/1000sf 224 SPACES

HCDP PARKING REQD. 8 SPACES

HCDP PARKING PROVIDED: 8 SPACES

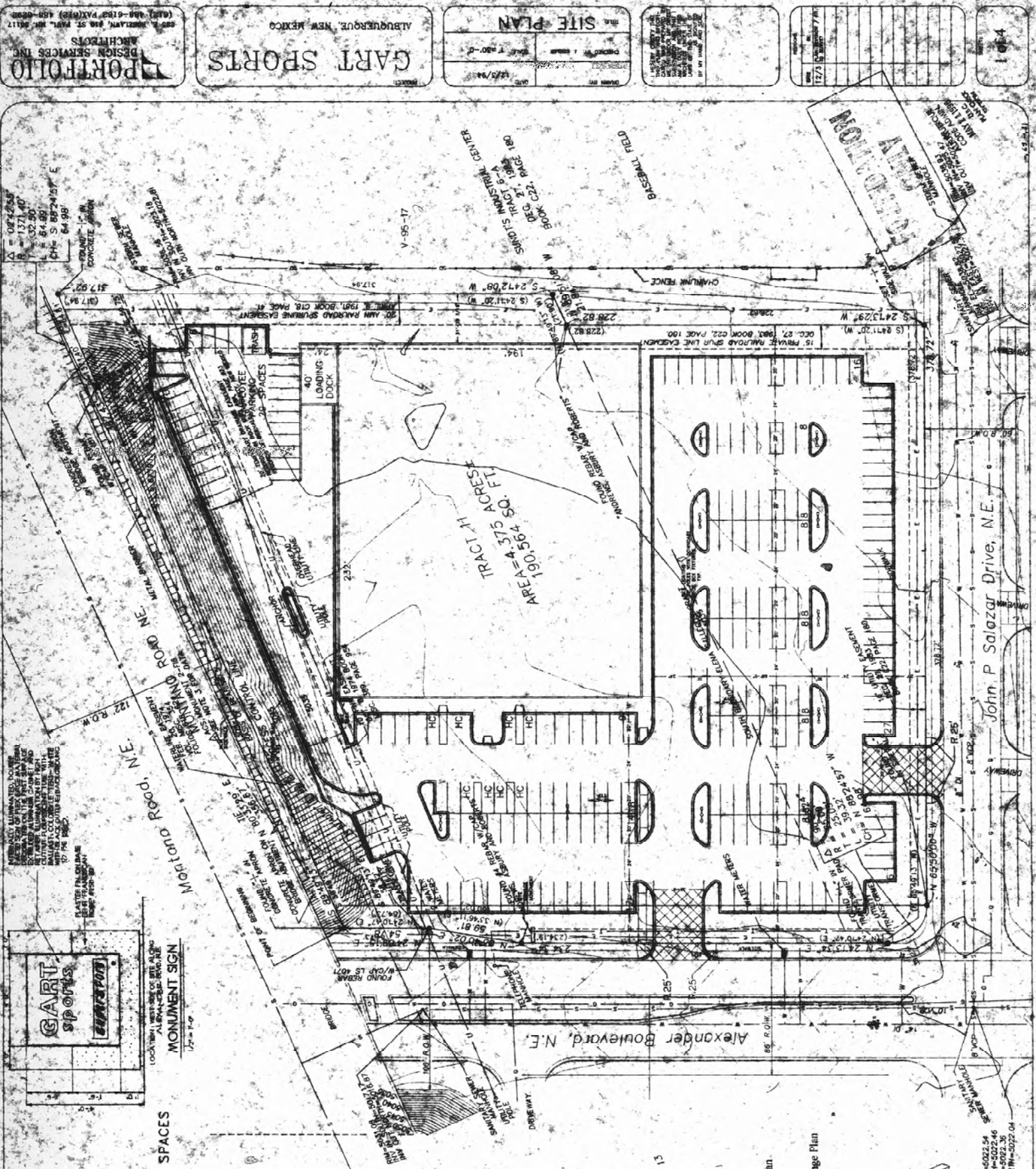
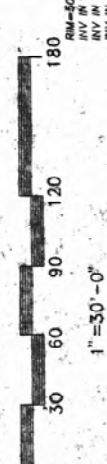
BUILDING USE RETAIL SALES



APPROVED AS TO REQUIREMENTS DRB - 98-16	SCALE NONE
<i>Paul Chen</i>	<i>4-28-95</i>
CITY PLANNING DEPARTMENT	DATE
<i>Robert W. Kane</i>	<i>1-17-95</i>
WATER UTILITIES DEPARTMENT	DATE
<i>Nelson D. Jones</i>	<i>2-15-95</i>
TRANSPORTATION DEPARTMENT	DATE
<i>David M. Jones</i>	<i>1-17-94</i>
CITY ENGINEERING DEPARTMENT	DATE
<i>Paul Chen</i>	<i>1/19/95</i>
PAVING & RESURFACING DEPARTMENT	DATE

LEGEND
RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
FOUND AND USED MONUMENT
AS DESIGNATED
FIRE HYDRANT
MANHOLE
STANDARD 2" CONCRETE CURB & GUTTER
CHAINLINK FENCE
WATER VALVE
WATER METER
OVERHEAD UTILITY LINES
SET 4" IN CONCRETE

SITE PLAN



PORTFOLIO
ARCHITECTS
DESIGN SERVICES INC.
600 E. KENNEDY, SUITE 100, APT. 101
DALLAS, TEXAS 75201
(214) 408-6183 FAX (214) 408-6184

GART SPORTS
ALBUQUERQUE, NEW MEXICO

SITE PLAN
PROJECT: GART SPORTS
DRAWN BY: J. GARCIA
CHECKED BY: J. GARCIA
DATE: 1/15/94

1 of 4

NOTE:
EXISTING REFUSE
ENCLOSURE TO REMAIN

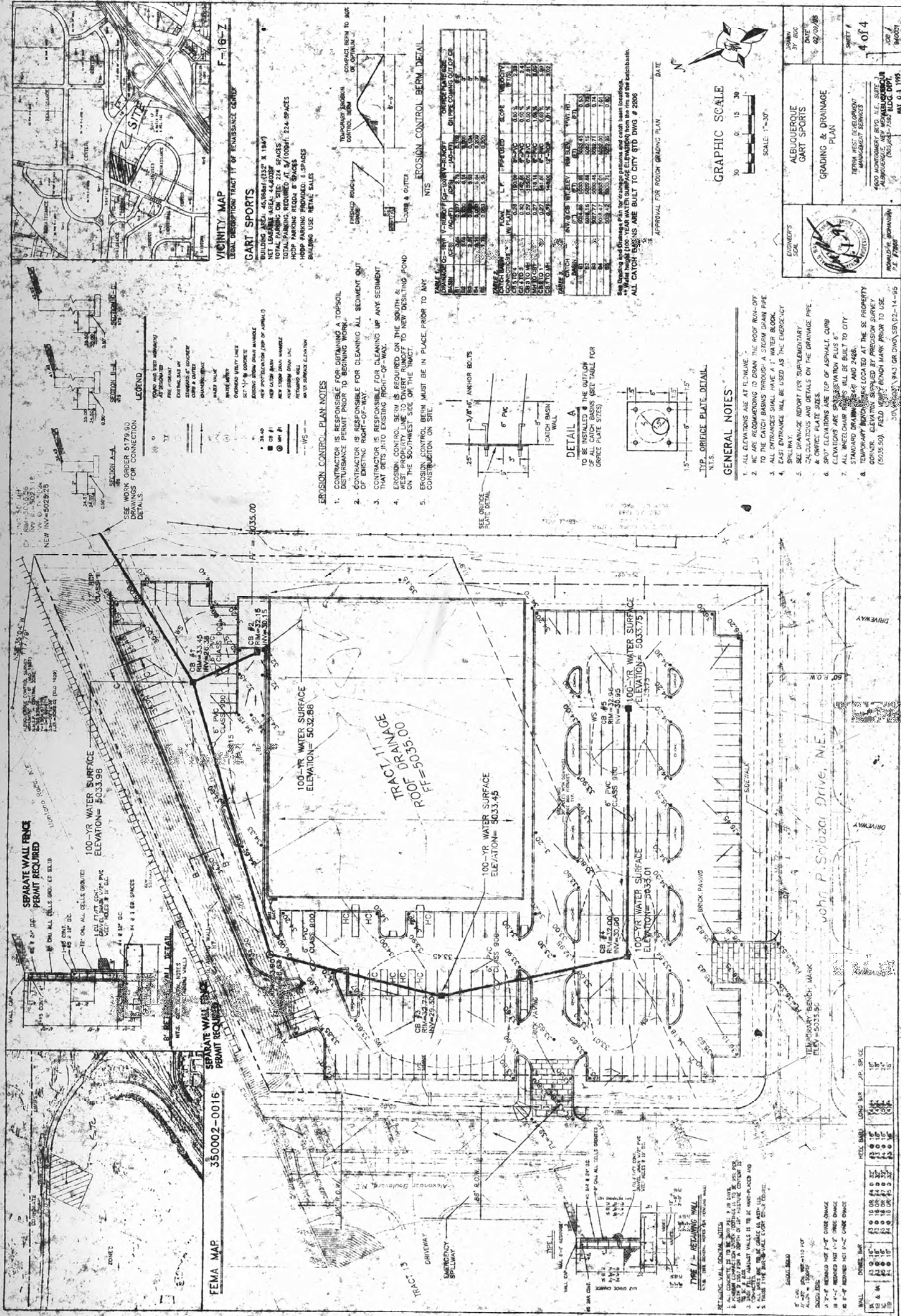
CITY OF ALBUQUERQUE
THIS MICROFILME IS THE BEST
POSSIBLE REPRODUCTION OF THE
TO THE NON QUALITY OF THE
ORIGINAL DOCUMENT.

Re 15 dated 11/15/94

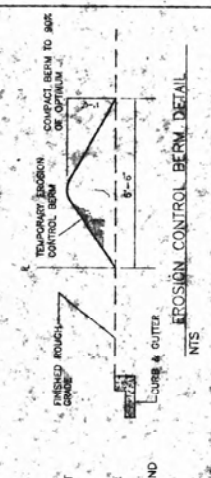
CITY OF ALBUQUERQUE
This microfilm is certified
to be a complete and accurate
copy of the original as it
exists in the City of Albuquerque
PLANNING DEPARTMENT
SAFETY and was created in the
normal course of business.

The photographic process used
to create this microfilm
conforms to the standards of the
National Microfilm Association
(NISO-1971)

CITY CLERK
NORBERTA SANDOZ
STATE OF NEW MEXICO
M. County of Bernalillo, 5-8-97

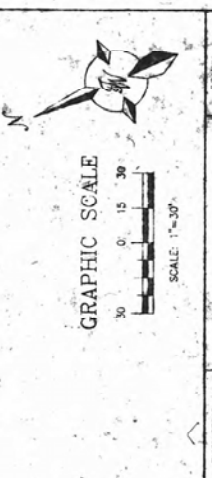


GART SPORTS
BUILDING AREA: 45,000 SQ. FT. (12.7 X 19.4)
NET LEASABLE AREA: 44,000 SQ. FT.
TOTAL PARKING ON SITE: 224 SPACES
TOTAL PARKING REQUIRED AT 5/1000 FT: 224 SPACES
HDDP PARKING REQUIRED AT 5/1000 FT: 8 SPACES
HDDP PARKING PROVIDED: 8 SPACES
BUILDING USE: RETAIL SALES

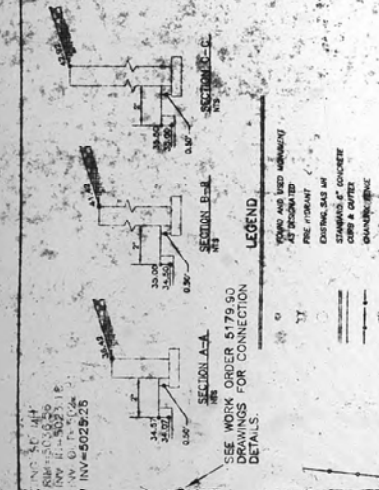


STATION	INVERT	OUTLET	PIPE	VELOCITY
1+00	5035.00	5035.00	12" PVC	1.5
1+10	5035.00	5035.00	12" PVC	1.5
1+20	5035.00	5035.00	12" PVC	1.5
1+30	5035.00	5035.00	12" PVC	1.5
1+40	5035.00	5035.00	12" PVC	1.5
1+50	5035.00	5035.00	12" PVC	1.5
1+60	5035.00	5035.00	12" PVC	1.5
1+70	5035.00	5035.00	12" PVC	1.5
1+80	5035.00	5035.00	12" PVC	1.5
1+90	5035.00	5035.00	12" PVC	1.5

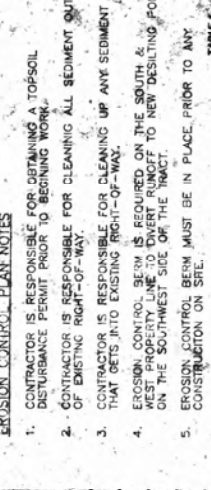
STATION	INVERT	OUTLET	PIPE	VELOCITY
2+00	5035.00	5035.00	12" PVC	1.5
2+10	5035.00	5035.00	12" PVC	1.5
2+20	5035.00	5035.00	12" PVC	1.5
2+30	5035.00	5035.00	12" PVC	1.5
2+40	5035.00	5035.00	12" PVC	1.5
2+50	5035.00	5035.00	12" PVC	1.5
2+60	5035.00	5035.00	12" PVC	1.5
2+70	5035.00	5035.00	12" PVC	1.5
2+80	5035.00	5035.00	12" PVC	1.5
2+90	5035.00	5035.00	12" PVC	1.5



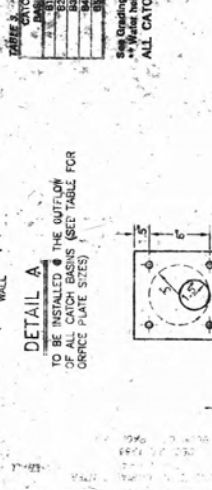
STATION	INVERT	OUTLET	PIPE	VELOCITY
3+00	5035.00	5035.00	12" PVC	1.5
3+10	5035.00	5035.00	12" PVC	1.5
3+20	5035.00	5035.00	12" PVC	1.5
3+30	5035.00	5035.00	12" PVC	1.5
3+40	5035.00	5035.00	12" PVC	1.5
3+50	5035.00	5035.00	12" PVC	1.5
3+60	5035.00	5035.00	12" PVC	1.5
3+70	5035.00	5035.00	12" PVC	1.5
3+80	5035.00	5035.00	12" PVC	1.5
3+90	5035.00	5035.00	12" PVC	1.5



EROSION CONTROL PLAN NOTES
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERM IS REQUIRED ON THE SOUTH & WEST SIDES OF THE BUILDING. THE BERM SHALL BE 12" HIGH AND 12" WIDE.
5. EROSION CONTROL BERM MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION ON SITE.

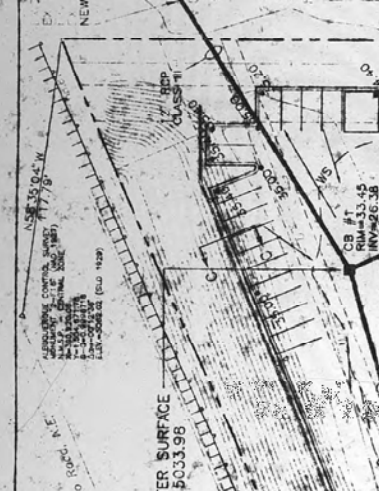


STATION	INVERT	OUTLET	PIPE	VELOCITY
4+00	5035.00	5035.00	12" PVC	1.5
4+10	5035.00	5035.00	12" PVC	1.5
4+20	5035.00	5035.00	12" PVC	1.5
4+30	5035.00	5035.00	12" PVC	1.5
4+40	5035.00	5035.00	12" PVC	1.5
4+50	5035.00	5035.00	12" PVC	1.5
4+60	5035.00	5035.00	12" PVC	1.5
4+70	5035.00	5035.00	12" PVC	1.5
4+80	5035.00	5035.00	12" PVC	1.5
4+90	5035.00	5035.00	12" PVC	1.5

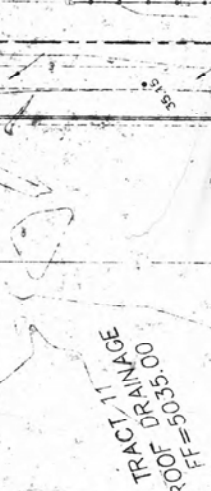


STATION	INVERT	OUTLET	PIPE	VELOCITY
5+00	5035.00	5035.00	12" PVC	1.5
5+10	5035.00	5035.00	12" PVC	1.5
5+20	5035.00	5035.00	12" PVC	1.5
5+30	5035.00	5035.00	12" PVC	1.5
5+40	5035.00	5035.00	12" PVC	1.5
5+50	5035.00	5035.00	12" PVC	1.5
5+60	5035.00	5035.00	12" PVC	1.5
5+70	5035.00	5035.00	12" PVC	1.5
5+80	5035.00	5035.00	12" PVC	1.5
5+90	5035.00	5035.00	12" PVC	1.5

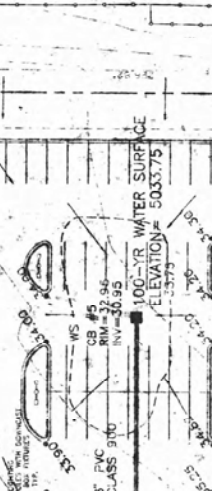
STATION	INVERT	OUTLET	PIPE	VELOCITY
6+00	5035.00	5035.00	12" PVC	1.5
6+10	5035.00	5035.00	12" PVC	1.5
6+20	5035.00	5035.00	12" PVC	1.5
6+30	5035.00	5035.00	12" PVC	1.5
6+40	5035.00	5035.00	12" PVC	1.5
6+50	5035.00	5035.00	12" PVC	1.5
6+60	5035.00	5035.00	12" PVC	1.5
6+70	5035.00	5035.00	12" PVC	1.5
6+80	5035.00	5035.00	12" PVC	1.5
6+90	5035.00	5035.00	12" PVC	1.5



GENERAL NOTES
1. ALL ELEVATIONS ARE AT FINISH.
2. WE ARE RECOMMENDING TO DRAIN THE ROOF RUN-OFF TO THE CATCH BASINS THROUGH A STORM DRAIN PIPE.
3. ALL CATCH BASINS SHALL HAVE A WATER BLOCK.
4. EAST ENTRANCE SHALL BE USED AS THE EXISTING UTILITY.
5. SEE DRAINAGE REPORT FOR SUPPLEMENTARY CALCULATIONS AND DETAILS ON THE DRAINAGE PIPE.
6. OFFICE PLATE SIZES
7. SPOT ELEVATIONS ARE TOP OF ASPHALT CURB
8. ELEVATIONS ARE SPOT ELEVATIONS PLUS 6"
9. ALL INTERIOR FINISHES SHALL BE BUILT TO CITY STANDARD DRAINAGE MARK AND 2468.
10. TEMPORARY BENCH MARK LOCATED AT THE SE PROPERTY CORNER. ELEVATION SUPPLIED BY PRECISION SURVEY (5035.50). FIELD BENCH MARK PRIOR TO USE.

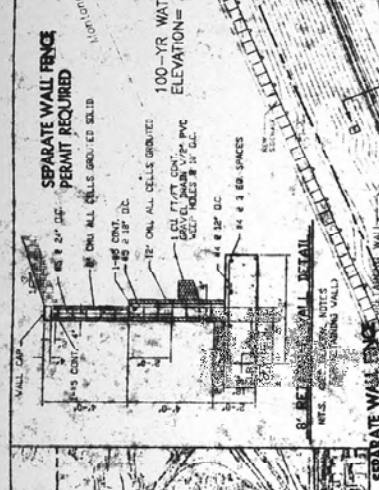


STATION	INVERT	OUTLET	PIPE	VELOCITY
7+00	5035.00	5035.00	12" PVC	1.5
7+10	5035.00	5035.00	12" PVC	1.5
7+20	5035.00	5035.00	12" PVC	1.5
7+30	5035.00	5035.00	12" PVC	1.5
7+40	5035.00	5035.00	12" PVC	1.5
7+50	5035.00	5035.00	12" PVC	1.5
7+60	5035.00	5035.00	12" PVC	1.5
7+70	5035.00	5035.00	12" PVC	1.5
7+80	5035.00	5035.00	12" PVC	1.5
7+90	5035.00	5035.00	12" PVC	1.5

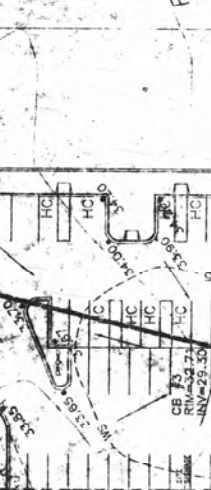


STATION	INVERT	OUTLET	PIPE	VELOCITY
8+00	5035.00	5035.00	12" PVC	1.5
8+10	5035.00	5035.00	12" PVC	1.5
8+20	5035.00	5035.00	12" PVC	1.5
8+30	5035.00	5035.00	12" PVC	1.5
8+40	5035.00	5035.00	12" PVC	1.5
8+50	5035.00	5035.00	12" PVC	1.5
8+60	5035.00	5035.00	12" PVC	1.5
8+70	5035.00	5035.00	12" PVC	1.5
8+80	5035.00	5035.00	12" PVC	1.5
8+90	5035.00	5035.00	12" PVC	1.5

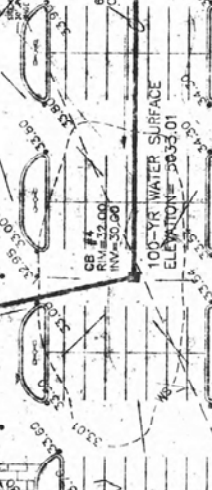
STATION	INVERT	OUTLET	PIPE	VELOCITY
9+00	5035.00	5035.00	12" PVC	1.5
9+10	5035.00	5035.00	12" PVC	1.5
9+20	5035.00	5035.00	12" PVC	1.5
9+30	5035.00	5035.00	12" PVC	1.5
9+40	5035.00	5035.00	12" PVC	1.5
9+50	5035.00	5035.00	12" PVC	1.5
9+60	5035.00	5035.00	12" PVC	1.5
9+70	5035.00	5035.00	12" PVC	1.5
9+80	5035.00	5035.00	12" PVC	1.5
9+90	5035.00	5035.00	12" PVC	1.5



EROSION CONTROL BERM DETAIL
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
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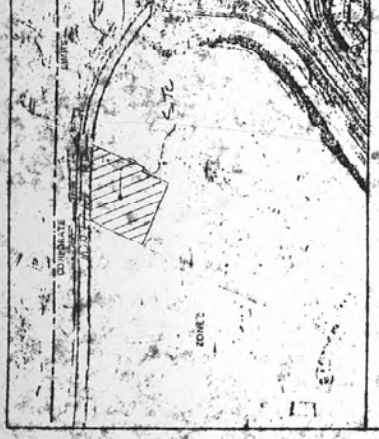


STATION	INVERT	OUTLET	PIPE	VELOCITY
10+00	5035.00	5035.00	12" PVC	1.5
10+10	5035.00	5035.00	12" PVC	1.5
10+20	5035.00	5035.00	12" PVC	1.5
10+30	5035.00	5035.00	12" PVC	1.5
10+40	5035.00	5035.00	12" PVC	1.5
10+50	5035.00	5035.00	12" PVC	1.5
10+60	5035.00	5035.00	12" PVC	1.5
10+70	5035.00	5035.00	12" PVC	1.5
10+80	5035.00	5035.00	12" PVC	1.5
10+90	5035.00	5035.00	12" PVC	1.5



STATION	INVERT	OUTLET	PIPE	VELOCITY
11+00	5035.00	5035.00	12" PVC	1.5
11+10	5035.00	5035.00	12" PVC	1.5
11+20	5035.00	5035.00	12" PVC	1.5
11+30	5035.00	5035.00	12" PVC	1.5
11+40	5035.00	5035.00	12" PVC	1.5
11+50	5035.00	5035.00	12" PVC	1.5
11+60	5035.00	5035.00	12" PVC	1.5
11+70	5035.00	5035.00	12" PVC	1.5
11+80	5035.00	5035.00	12" PVC	1.5
11+90	5035.00	5035.00	12" PVC	1.5

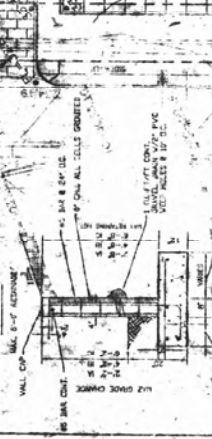
STATION	INVERT	OUTLET	PIPE	VELOCITY
12+00	5035.00	5035.00	12" PVC	1.5
12+10	5035.00	5035.00	12" PVC	1.5
12+20	5035.00	5035.00	12" PVC	1.5
12+30	5035.00	5035.00	12" PVC	1.5
12+40	5035.00	5035.00	12" PVC	1.5
12+50	5035.00	5035.00	12" PVC	1.5
12+60	5035.00	5035.00	12" PVC	1.5
12+70	5035.00	5035.00	12" PVC	1.5
12+80	5035.00	5035.00	12" PVC	1.5
12+90	5035.00	5035.00	12" PVC	1.5



EROSION CONTROL BERM DETAIL
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STATION	INVERT	OUTLET	PIPE	VELOCITY
13+00	5035.00	5035.00	12" PVC	1.5
13+10	5035.00	5035.00	12" PVC	1.5
13+20	5035.00	5035.00	12" PVC	1.5
13+30	5035.00	5035.00	12" PVC	1.5
13+40	5035.00	5035.00	12" PVC	1.5
13+50	5035.00	5035.00	12" PVC	1.5
13+60	5035.00	5035.00	12" PVC	1.5
13+70	5035.00	5035.00	12" PVC	1.5
13+80	5035.00	5035.00	12" PVC	1.5
13+90	5035.00	5035.00	12" PVC	1.5



STATION	INVERT	OUTLET	PIPE	VELOCITY
14+00	5035.00	5035.00	12" PVC	1.5
14+10	5035.00	5035.00	12" PVC	1.5
14+20	5035.00	5035.00	12" PVC	1.5
14+30	5035.00	5035.00	12" PVC	1.5
14+40	5035.00	5035.00	12" PVC	1.5
14+50	5035.00	5035.00	12" PVC	1.5
14+60	5035.00	5035.00	12" PVC	1.5
14+70	5035.00	5035.00	12" PVC	1.5
14+80	5035.00	5035.00	12" PVC	1.5
14+90	5035.00	5035.00	12" PVC	1.5

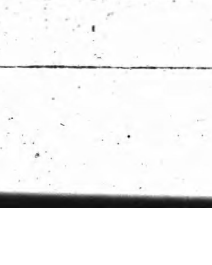
STATION	INVERT	OUTLET	PIPE	VELOCITY
15+00	5035.00	5035.00	12" PVC	1.5
15+10	5035.00	5035.00	12" PVC	1.5
15+20	5035.00	5035.00	12" PVC	1.5
15+30	5035.00	5035.00	12" PVC	1.5
15+40	5035.00	5035.00	12" PVC	1.5
15+50	5035.00	5035.00	12" PVC	1.5
15+60	5035.00	5035.00	12" PVC	1.5
15+70	5035.00	5035.00	12" PVC	1.5
15+80	5035.00	5035.00	12" PVC	1.5
15+90	5035.00	5035.00	12" PVC	1.5



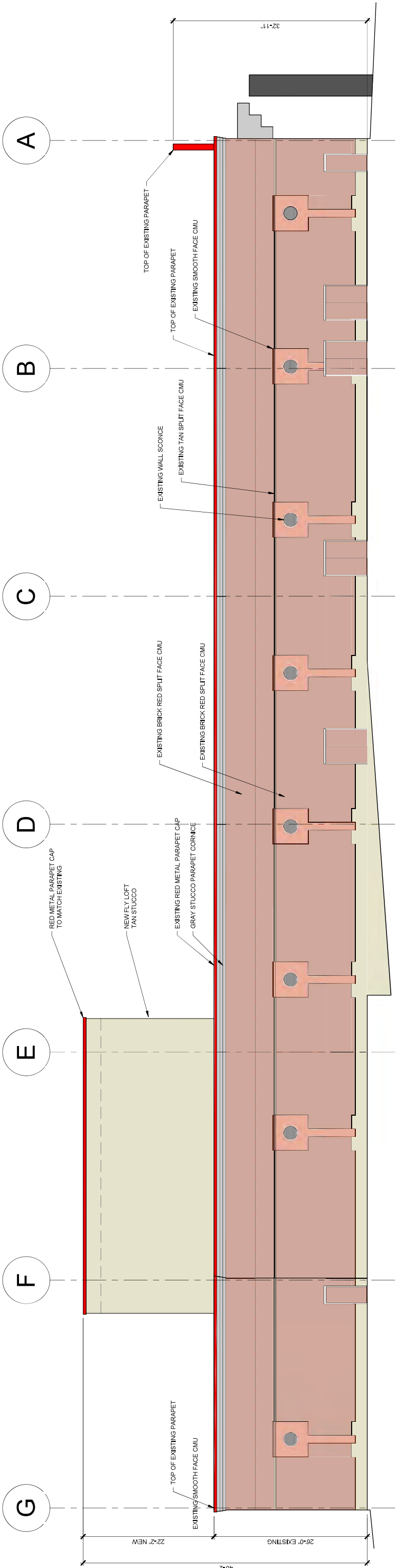
EROSION CONTROL BERM DETAIL
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERM IS REQUIRED ON THE SOUTH & WEST SIDES OF THE BUILDING. THE BERM SHALL BE 12" HIGH AND 12" WIDE.
5. EROSION CONTROL BERM MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION ON SITE.



STATION	INVERT	OUTLET	PIPE	VELOCITY
16+00	5035.00	5035.00	12" PVC	1.5
16+10	5035.00	5035.00	12" PVC	1.5
16+20	5035.00	5035.00	12" PVC	1.5
16+30	5035.00	5035.00	12" PVC	1.5
16+40	5035.00	5035.00	12" PVC	1.5
16+50	5035.00	5035.00	12" PVC	1.5
16+60	5035.00	5035.00	12" PVC	1.5
16+70	5035.00	5035.00	12" PVC	1.5
16+80	5035.00	5035.00	12" PVC	1.5
16+90	5035.00	5035.00	12" PVC	1.5

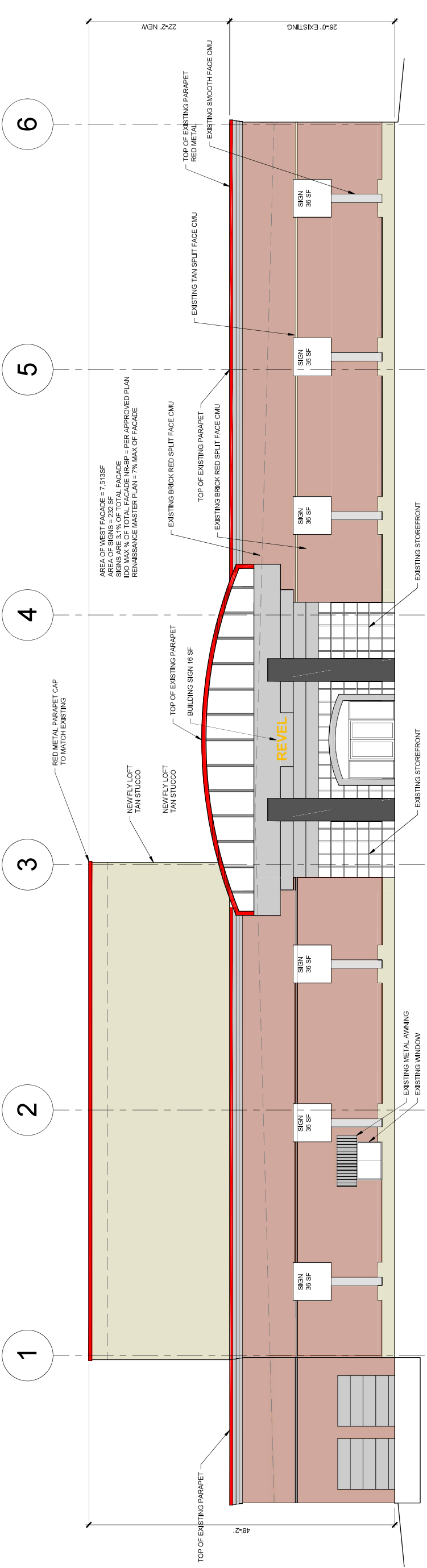


STATION	INVERT	OUTLET	PIPE	VELOCITY
17+00	5035.00	5035.00	12" PVC	1.5
17+10	5035.00	5035.00	12" PVC	1.5
17+20	5035.00	5035.00	12" PVC	1.5
17+30	5035.00	5035.00	12" PVC	1.5
17+40	5035.00	5035.00	12" PVC	1.5
17+50	5035.00	5035.00	12" PVC	1.5
17+60	5035.00	5035.00	12" PVC	1.5
17+70				




NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



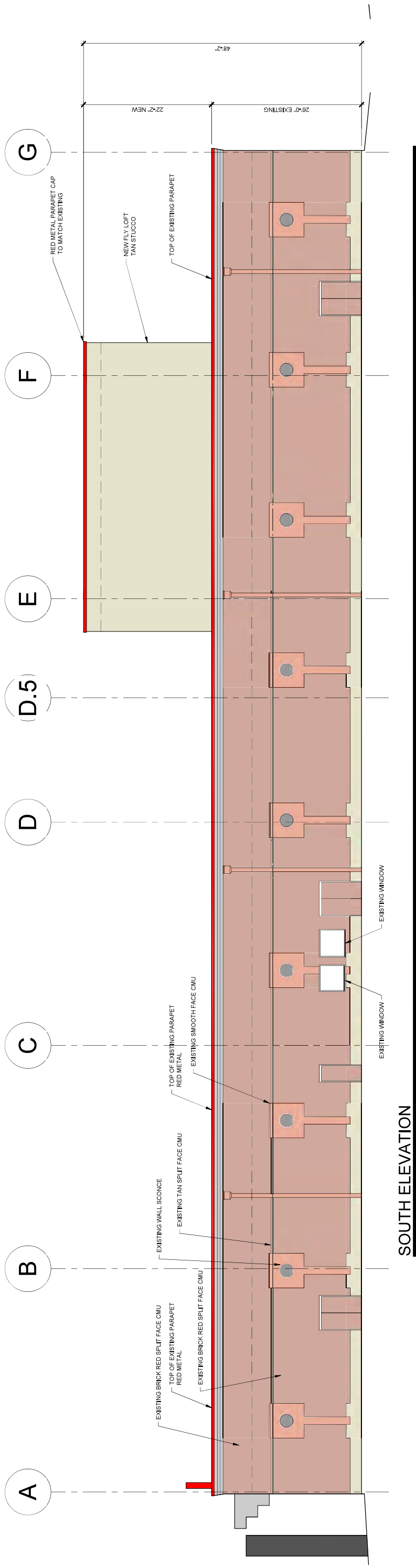
**SCOTT C. ANDERSON
& ASSOCIATES ARCHITECTS**
4411 4th St. NW, 8th Floor
Albuquerque, NM 87107
505.263.1113

EVENT SPACE & OFFICE BUILD-OUT
4720 ALEXANDER BLVD NE
ALBUQUERQUE NM, 87107

DRAWING TITLE	
BUILDING ELEVATIONS	
DESIGNED	PROJECT NO.
DRAWN	SCALE
CHECKED	DRAWING NO.
REVIEWED	DATE
8/19/2021	

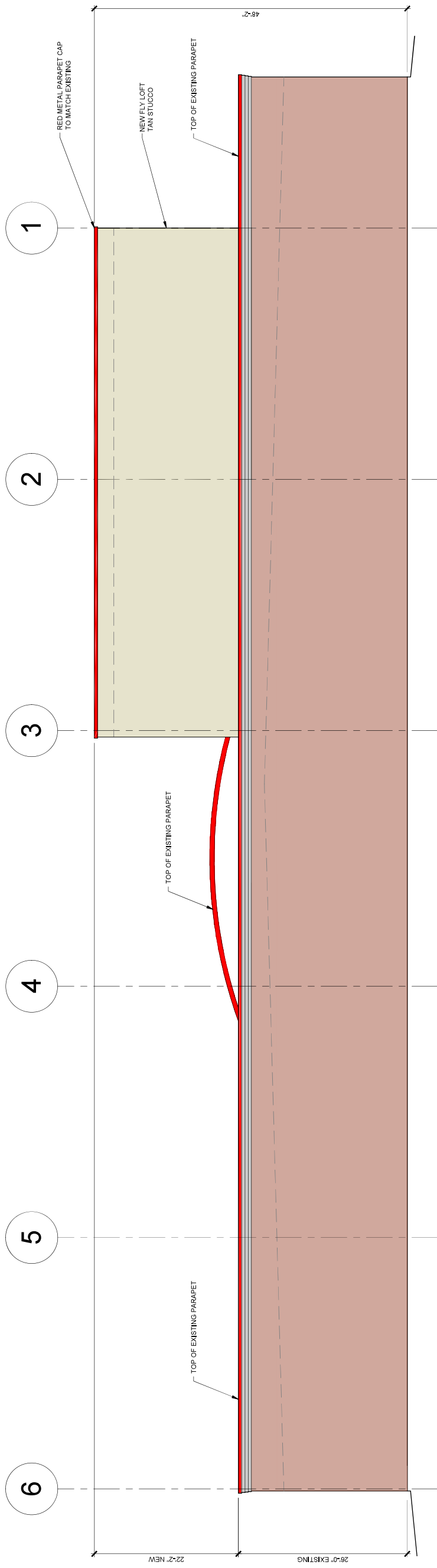
A-201

OF




SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

 <p>SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS 4435 40th St. Suite 200 Berkeley, CA 94704 Tel: 415.863.7575 Fax: 415.863.7575</p>	<p>EVENT SPACE & OFFICE BUILD-OUT 4720 ALEXANDER BLVD NE ALBUQUERQUE NM, 87107</p>		<p>BUILDING ELEVATIONS</p>	
	<p>DESIGNED</p>	<p>PROJECT NO</p>	<p>DRAWN</p>	<p>SCALE</p>
	<p>CHECKED</p>	<p>DRAWING NO</p>	<div style="position: relative; height: 150px;"> A-202 </div>	
	<p>REVIEWED</p>			
	<p>DATE</p>			
<p>DATE 8/19/2021</p>		<p>DATE _____ OF _____</p>		











PR-2021-005740_SI-2021-001051_Site_Plan_Amendement_Approved_11-17-21

Final Audit Report

2021-11-29

Created:	2021-11-23
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAO5K7vfZ_LPCO-xmFoYfr5Gkedxe3YZyW

"PR-2021-005740_SI-2021-001051_Site_Plan_Amendement_Approved_11-17-21" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2021-11-23 - 7:52:23 PM GMT- IP address: 174.56.105.21
-  Document emailed to Maggie Gould (mgould@cabq.gov) for signature
2021-11-23 - 7:58:01 PM GMT
-  Document emailed to Robert Webb (rwebb@cabq.gov) for signature
2021-11-23 - 7:58:02 PM GMT
-  Document emailed to Blaine Carter (bcarter@abcwua.org) for signature
2021-11-23 - 7:58:02 PM GMT
-  Document emailed to Cheryl Somerfeldt (csomerfeldt@cabq.gov) for signature
2021-11-23 - 7:58:02 PM GMT
-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
2021-11-23 - 7:58:02 PM GMT
-  Document emailed to Jeanne Wolfenbarger (jwolfenbarger@cabq.gov) for signature
2021-11-23 - 7:58:03 PM GMT
-  Email viewed by Robert Webb (rwebb@cabq.gov)
2021-11-23 - 7:59:40 PM GMT- IP address: 143.120.132.114
-  Document e-signed by Robert Webb (rwebb@cabq.gov)
Signature Date: 2021-11-23 - 7:59:55 PM GMT - Time Source: server- IP address: 143.120.132.114
-  Email viewed by Ernest Armijo (earmijo@cabq.gov)
2021-11-23 - 8:20:00 PM GMT- IP address: 143.120.132.57





Document e-signed by Ernest Armijo (earmijo@cabq.gov)

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Document e-signed by Maggie Gould (mgould@cabq.gov)

Signature Date: 2021-11-23 - 8:25:29 PM GMT - Time Source: server- IP address: 143.120.132.84



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2021-11-23 - 9:55:54 PM GMT- IP address: 73.242.176.142



Document e-signed by Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Signature Date: 2021-11-23 - 9:57:56 PM GMT - Time Source: server- IP address: 73.242.176.142



Email viewed by Blaine Carter (bcarter@abcwua.org)

2021-11-24 - 1:41:26 PM GMT- IP address: 67.0.52.250



Document e-signed by Blaine Carter (bcarter@abcwua.org)

Signature Date: 2021-11-24 - 3:22:00 PM GMT - Time Source: server- IP address: 142.202.67.2



Email viewed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)

2021-11-29 - 4:22:54 PM GMT- IP address: 143.120.170.57



Document e-signed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)

Signature Date: 2021-11-29 - 4:23:18 PM GMT - Time Source: server- IP address: 143.120.170.57



Agreement completed.

2021-11-29 - 4:23:18 PM GMT



Adobe Sign

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Daniel Chavez
44425 Towner
ABQ, NM 87110

Project# PR-2021-005740
Application#
SI-2021-001051 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of:

LOT II A1, RENAISSANCE CENTER 2 zoned NR-BP, located on **4720 ALEXANDER between MONTANO and DESERT SURF** containing approximately 4.37 acre(s). (F-16)

On November 17, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

1. This is a request to develop two office buildings and a light industrial building in three phases.

1. Pursuant to 6-6(I)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:

a. 6-6(I)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The dimensions, parking, landscaping/screening, and façade design meet/exceed the IDO requirements. The proposed development is set back in accordance with the requirements of the NR-BP zone district. The 48-foot 6-inch maximum height of the proposed building is less than the 65-foot maximum permitted building height. The Site Plan includes 48,732 square feet of landscaping where 25,696 square feet is required.

- b. 6-6(l)(3)(b) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.*

The site has access to a full range of urban services including utilities, roads and emergency services. A Traffic Study was not required for this request.

- c. 6-6(l)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The site is within the Renaissance Master Plan. The development is consistent with the plan requirements.

2. The applicant provided notice as required by 6-1-1 of the IDO.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (11/17/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation for adjustment of on-street parking based on clear site distance.
3. Final sign off is delegated to Planning for a note indicating that any increase or change in use will require an amendment to the site plan order to change from storage use to auditorium use, to provide updated shared parking agreements, for the application number to be added to the amendment, and for final sign off.
4. The applicant will obtain final sign off from Transportation and Planning by January 6, 2021 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 2, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

Official Notice of Decision

Project # PR-2021-005740 Application# SI-2021-001051

Page 3 of 3

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley", written in a cursive style.

Jolene Wolfley
DRB Chair

JW/mg

Scott Anderson 7604 Rio Penasco, ABQ , NM 87120

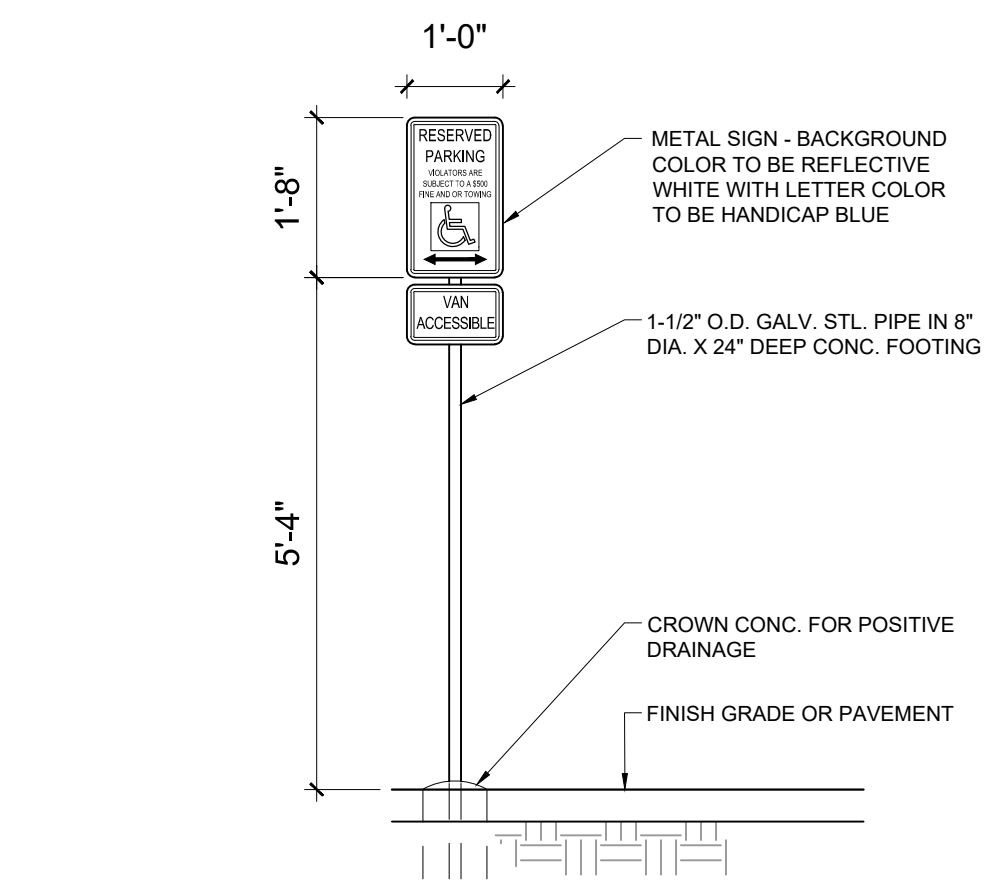
ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

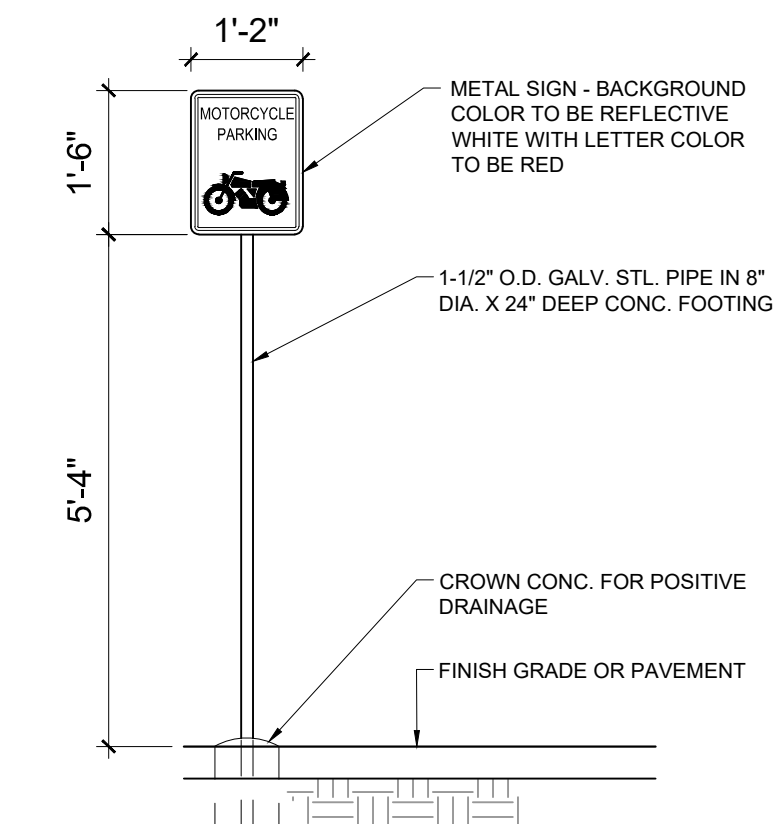
APPROVED BY

DATE

EXISTING SITE PLAN FOR REFERENCE THIS IS A TI, NO SITE WORK AS PART OF THIS PERMIT

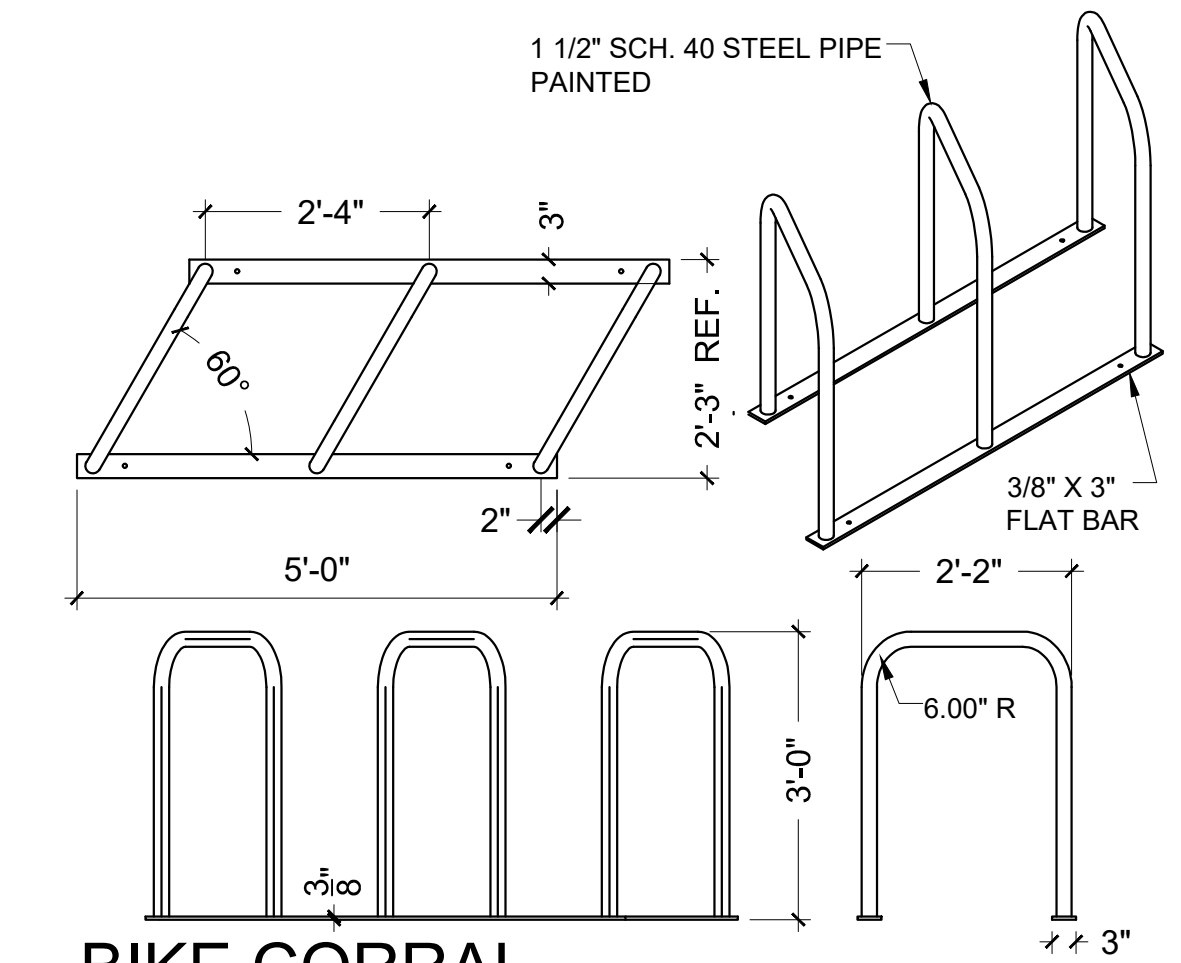
HC SIGN

SCALE: NTS



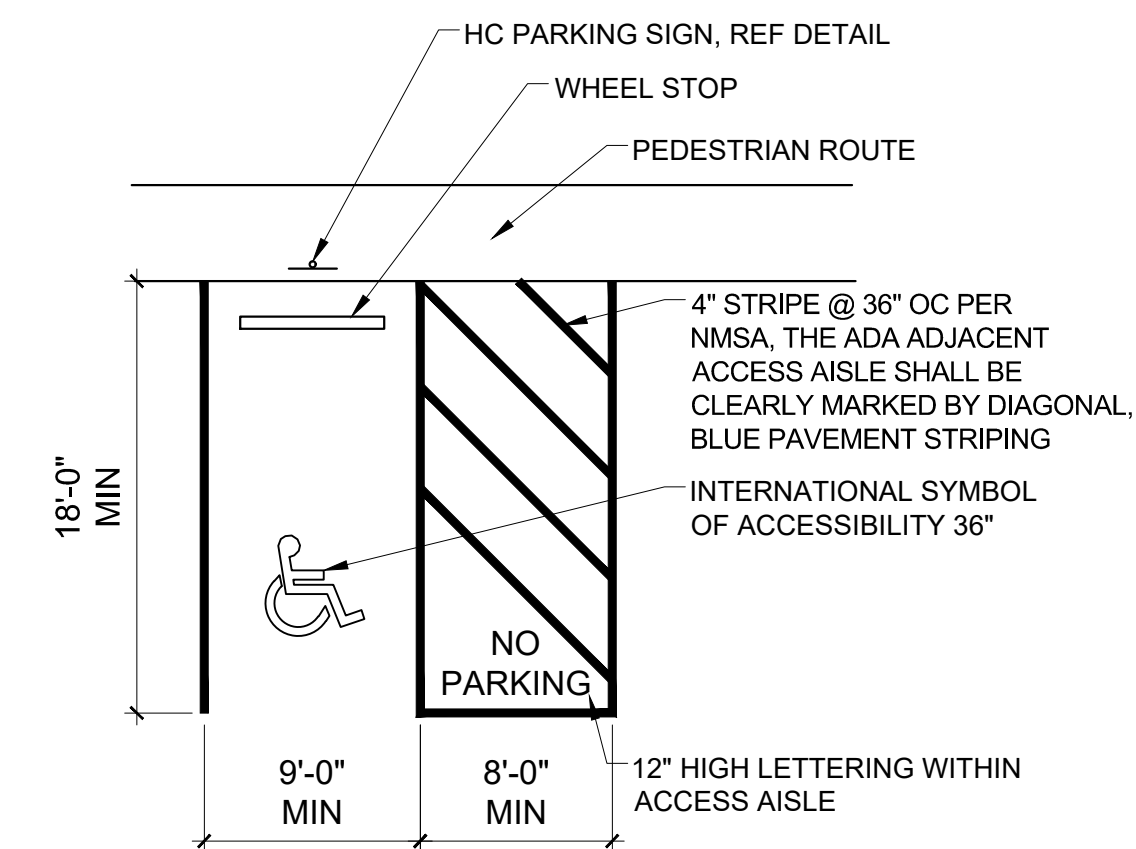
MOTORCYCLE SIGN

SCALE: 1/2" = 1'-0"



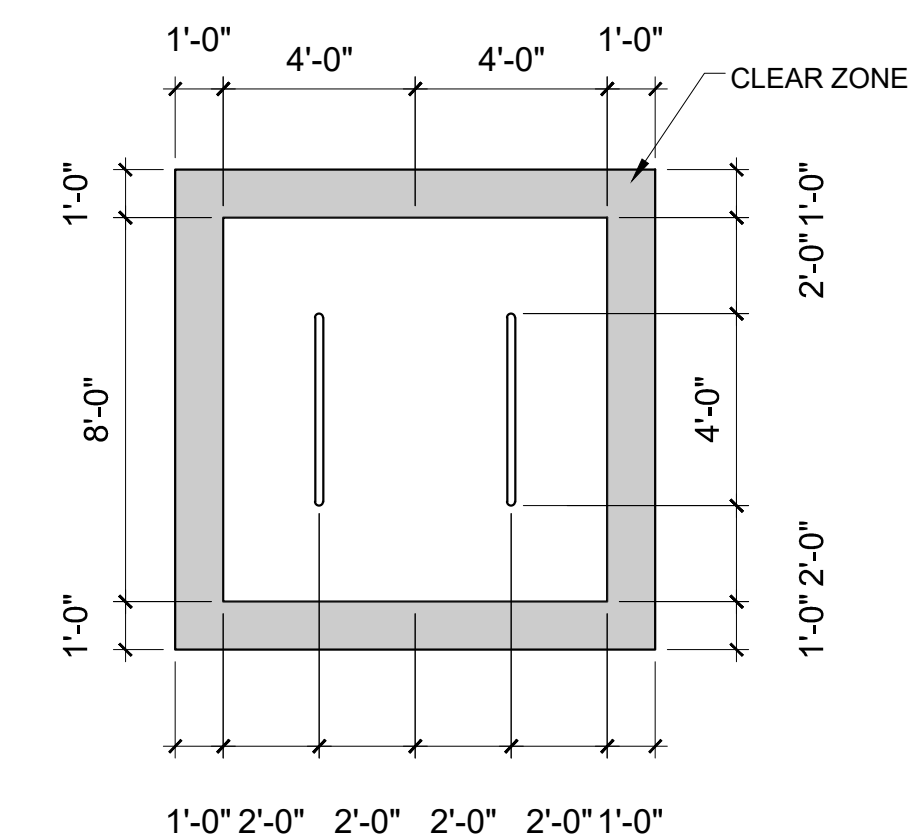
BIKE CORRAL

SCALE: 1/2" = 1'-0"



ADA PARKING

SCALE: $\frac{1}{8}" = 1'-0"$



BIKE PARKING

SCALE: 1/4" = 1'-0"

NOTE: ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR RIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SURBSIDEY BETWEEN 3 AND 3 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

ALL PAVING SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH ISO DSECTION 5.5 (G).

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURBS & GUTTER

KEYED NOTES





- A. EXISTING CUT REF CITY OF ALBUQUERQUE STANDARD DETAIL 2426 FOLLOW PARALLEL RAMP DETAIL, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE
- B. BIKE RAMP, REF DETAIL THIS SHEET
- C. MOTORCYCLE PARKING REF DETAIL THIS SHEET, MIN SPACE '4X8'
- D. H.C. PARKING SPACE WITH PAVEMENT MARKING & SIGN, REF DETAIL ON THIS SHEET
- E. CLEAR SIGHT TRIANGLE, LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 5 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PANT) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLES
- F. CURB RAMP, REF COA STANDARD DETAIL 2442 DETAIL B.
- G. CURB RAMP, REF COA STANDARD DETAIL 2425
- H. EXISTING 6' SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430E WITH TURN DOWN EDGE.
- I. NEW 6' SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430E WITH TURN DOWN EDGE.

PARKING:
RESTAURANT & BAR: 21,356 SF X 0.008 = 172 PARKING SPACES
OFFICE 1,900 SF X 0.0035 = 6 PARKING SPACES
AUDITORIUM 29,337 SF, 2,000 OCCUPANTS (PER IBC) X 0.333 = 666 PARKING SPACES
PARKING SPACES REQUIRED = 844 SPACES

PARKING PROVIDED: 227 SP ON SITE + 3 SP AT STREET = 230 SPACES
 HC PARKING = 7 SPACES, 2 VAN ACCESSIBLE, 12 PROVIDED
 5 MOTORCYCLE SPACES REQUIRED
 7 BICYCLE SPACES REQUIRED

SHARED PARKING AGREEMENT = 325 SPACES
TOTAL PARKING PROVIDED = 555 SPACES
61 DESIGNATED CAR POOL SPACES = 183 SPACES
RIDE SHARE 26 VEHICLE QUEUE = 26 SPACES
TOTAL PARKING PROVIDED = 774 SPACES

UPC: 101606117014230120
LEGAL: 11A1 RENAISSANCE CENTER 2
ZONING: NR-BP
ZONE ATLAS PAGE: F16

	<p style="text-align: center;">SCOTT C. ANDERSON & associates architects</p> <p style="text-align: center; font-size: small;">4419 4th St n.w. ste. B albuquerque, nm 87107 scott@scottcandassociates.com 505.401.7575</p>			
<p style="text-align: center; font-size: large;">EVENT SPACE & OFFICE BUILD-OUT</p> <p style="text-align: center; font-size: large;">4720 ALEXANDER BLVD NE</p> <p style="text-align: center; font-size: large;">ALBUQUERQUE NM, 87107</p>				
<p style="text-align: center; font-size: x-large;">EXISTING SITE PLAN FOR REFERENCE</p>				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; vertical-align: top; padding: 5px;"> <p style="font-size: small;">SEAL</p> <div style="text-align: center;">  </div> </td> <td style="width: 35%; vertical-align: top; padding: 5px;"> <p style="font-size: small;">DESIGNED</p> <p style="font-size: small;">DRAWN</p> <p style="font-size: small;">CHECKED</p> <p style="font-size: small;">REVIEWED</p> <p style="font-size: small;">DATE</p> </td> <td style="width: 35%; vertical-align: top; padding: 5px;"> <p style="font-size: small;">PROJECT NO</p> <p style="font-size: small;">SCALE</p> <p style="font-size: small;">DRAWING NO</p> <div style="text-align: center; font-size: x-large; font-weight: bold;">A-100</div> <p style="text-align: center; font-size: small;">_____ OF _____</p> </td> </tr> </table>		<p style="font-size: small;">SEAL</p> <div style="text-align: center;">  </div>	<p style="font-size: small;">DESIGNED</p> <p style="font-size: small;">DRAWN</p> <p style="font-size: small;">CHECKED</p> <p style="font-size: small;">REVIEWED</p> <p style="font-size: small;">DATE</p>	<p style="font-size: small;">PROJECT NO</p> <p style="font-size: small;">SCALE</p> <p style="font-size: small;">DRAWING NO</p> <div style="text-align: center; font-size: x-large; font-weight: bold;">A-100</div> <p style="text-align: center; font-size: small;">_____ OF _____</p>
<p style="font-size: small;">SEAL</p> <div style="text-align: center;">  </div>	<p style="font-size: small;">DESIGNED</p> <p style="font-size: small;">DRAWN</p> <p style="font-size: small;">CHECKED</p> <p style="font-size: small;">REVIEWED</p> <p style="font-size: small;">DATE</p>	<p style="font-size: small;">PROJECT NO</p> <p style="font-size: small;">SCALE</p> <p style="font-size: small;">DRAWING NO</p> <div style="text-align: center; font-size: x-large; font-weight: bold;">A-100</div> <p style="text-align: center; font-size: small;">_____ OF _____</p>		

SCALE: 1" = 30'-0"

REVEL RIDE PROPOSAL

Purpose:

The intention of Revel Ride is to offer an Uber credit to concert goers so they have the most convenient access to our venue because riders will be dropped at our front door and not have to look for parking. This incentive will also help keep our patrons and community safe by preventing drunk driving.

How it works:

- Revel has created a business account with Uber which allows us to create separate vouchers for each special event we host. We have come up with a formula based on expected attendance (ticket sales), so we know how many vouchers we need to generate.
- Vouchers will be available in advance on a first come first serve basis. The day before the event our ticket company will send out an email blast with a voucher code to everyone that has purchased a ticket, then patrons will simply have to enter the code into their app for use on event day.
- There will be a designated pick up/ drop off lane for riders which will allow them to be dropped off at our front door and reserved spots for drivers to use. (See Exhibit A)
- Uber has setting controls which will allow Revel to manage when the voucher can be used and specify a pickup or drop off point so only Revel's patrons are able to take advantage of the voucher.
- Once the voucher window is closed we will be able to see how many riders used the code.
Each event will have its own unique code, so we are able to track usage for each individual event.

We will encourage more patrons to take advantage of Revel Ride to increase usage over time by promoting the program on our social media channels and on our website.

 9/23/2022
Scott Anderson, Agent

 9/29/22
Planning Director, City of Albuquerque

✓ Approves a reduction
to 774 spaces on a
pilot basis based on
anticipated UBER usage.



AREA CALCULATIONS

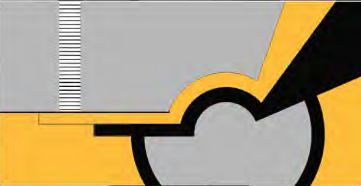
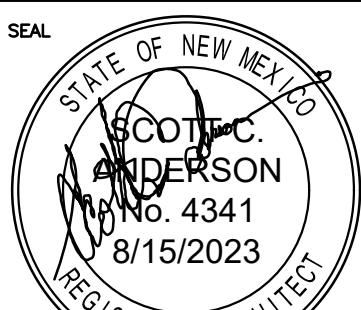
TOTAL FACADE AREA = 7,718 SF

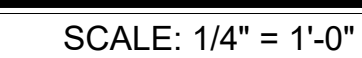
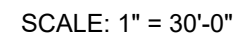
EXISTING SIGNS = 232 SF

NEW MARQUEE = 397.5 SF

TOTAL SIGN AREA = 629.5

SIGNS = 8.16% OF TOTAL FACADE AREA

		SCOTT C. ANDERSON & associates architects 4419 4th St NW Ste B Albuquerque, NM 87107 scott@scottcanderson.com 505.407.7575	
EVENT SPACE & OFFICE BUILD-OUT 4720 ALEXANDER BLVD NE ALBUQUERQUE NM, 87107			
DRAWING TITLE <h1 style="text-align: center;">BUILDING ELEVATIONS</h1>			
SEAL 	CHECKED	PROJECT NO	
	DRAWN	SCALE	
	CHECKED	DRAWING NO	<h1 style="font-size: 4em; margin: 0;">A-201</h1>
	REVIEWED		
	DATE	8/15/2023	
		_____ OF _____	



SCALE: 1/2" = 1'-0"

_____ OF _____