

ADMINISTRATIVE AMENDMENT

FILE # _____ PROJECT # _____

APPROVED BY

DATE



PROJECT PHASING:

PHASE ONE:
THIS PHASE WILL INCLUDE BUILDING 2 (TIN CAN ALLEY) PLUS THE SITE WORK SHOWN ON THIS SHEET THAT IS NOT SHADED. ALSO INCLUDED WITH THIS PHASE ARE THE OFFSITE IMPROVEMENTS PER THE APPROVED INFRASTRUCTURE LIST AS WELL AS ALL REQUIRED CONSTRUCTION AS DESCRIBED IN THE APPROVED GRADING AND DRAINAGE PLAN.

PHASE TWO: (SEPARATE PERMIT) BUILDING 3 (STONE AGE CLIMBING GYM) PLUS ALL ASSOCIATED SITEWORK WITHIN THE BOUNDS OF THAT PROPERTY AS WELL AS THE SHADED AREA AT THE EASTERN PORTION OF THE DEVELOPMENT.

PHASE THREE: CONSTRUCTION OF BUILDING ONE PLUS ASSOCIATED SITEWORK WITHIN THE BOUNDS OF THE SHADED AREA ON LOT 1-A.

PHASE FOUR: CONSTRUCTION OF BUILDING FOUR PLUS ASSOCIATED SITEWORK WITHIN THE BOUNDS OF THE SHADED AREA ON LOT 6-A.

-  PORTIONS OF DEVELOPMENT NOT PART OF THIS PERMIT.
-  PHASE 4 AS DESCRIBED ABOVE.

FIRE DATA:

CONSTRUCTION TYPE:	SEE PLAN
BUILDING AREAS:	SEE PLAN
FIRE FLOW REQUIREMENT:	2625 GPM
BUILDING 1	IFC TABLE 6105.1(2) 1500 X .25 = 375 GPM
BUILDING 2	3750 X .25 = 937.5 GPM
BUILDING 3	3500 X .25 = 875 GPM
BUILDING 4	1750 X .25 = 437.5 GPM
FIRE HYDRANTS REQUIRED:	3 FOR FIRE FLOW-3 FOR DISTANCE IFC TABLE C102.1
AVERAGE SPACING BTWN HYDRANTS:	400 FT IFC TABLE C102.1
FIRE HYDRANTS PROVIDED:	3 NEW
ALLOWABLE DISTANCE FROM HYDRANT TO FARTHEST POINT ON BLDG:	400 FT IFC 507.5.1

FIRE NOTES:

1. ALL APPROVED FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS.
2. FIRE APPARATUS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

SITE DATA

SITE LOCATION	SE CORNER SAN PEDRO AND ALAMEDA NE ALBUQUERQUE, NM
LEGAL DESCRIPTION:	REPLATED LOTS 1-A, 2-A, 4-A, 6-A NORTH ALBUQUERQUE ACRES
UPC NUMBER:	TBD PENDING REPLAT
ZONING:	NR-BP
ZONE ATLAS PAGE:	
PREVIOUS DRB APPROVAL:	NONE
TOTAL LOT AREA:	228,371.658 SF (5.24 AC)
LOT 1-A	43,564.08 SF (1.0001 AC)
LOT 2-A	67,294.9 SF (1.5449 AC)
LOT 4-A	83,122.59 SF (1.9082 AC)
LOT 6-A	34,390.883 SF (0.7895 AC)
GROSS BUILDING AREA:	53,856 SF
BUILDING 1: RESTAURANT	3400 SF
BUILDING 2: CONTAINER DEVELOPMENT	20,152 SF
BUILDING 3: CLIMBING GYM	26,204 SF
BUILDING 4: PAD SITE	4500 SF
BUILDING FOOTPRINT AREA:	37,896 SF
BUILDING 1: RESTAURANT	3400 SF
BUILDING 2: CONTAINER DEVELOPMENT	18,116 SF
BUILDING 3: CLIMBING GYM	18,580 SF
BUILDING 4: PAD SITE	4500 SF

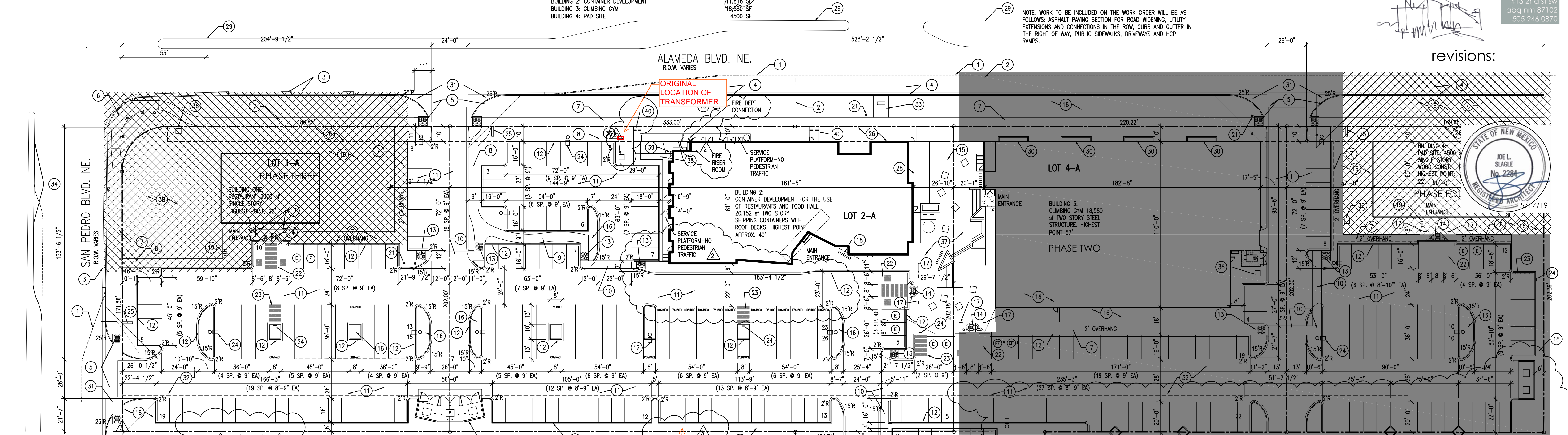
NET LOT AREA (LOT AREA-BLD. FOOTPRINT):	190,475 SF
FLOOR AREA RATIO (GROSS BLDG AREA/LOT AREA):	16.6 %
PARKING CALCULATIONS:	TOTAL SPACES PROVIDED: 386
BUILDING 1: RESTAURANT: 8 PER 1000 SF	3000 SF = 24 SPACES REQUIRED
BUILDING 2: CONTAINER DEVELOPMENT (RESTAURANTS & TAPROOM)	RESTAURANT & TAPROOM: 8 PER 1000 SF REQ'D.
BUILDING 3: CLIMBING GYM (HEALTH CLUB)	2.5 SP. PER 1000 SF. REQUIRED
BUILDING 4: PAD SITE (RESTAURANT)	8 PER 1000
4500 SF = 36 SPACES REQUIRED	SPACES PROVIDED: 61
ELEC VEHICLE PARKING REQUIRED: 2% OF 386=8 SPACES	TOTAL SPACES PROVIDED: 8 (E)
ACCESSIBLE PARKING REQUIRED: 8 INCL 2 VAN	TOTAL SPACES PROVIDED: 8
MOTORCYCLE PARKING REQUIRED: 6 SPACES	TOTAL SPACES PROVIDED: 8
BICYCLE PARKING REQUIRED: 10% OF PARKING REQ.=22	TOTAL SPACES PROVIDED: 30

* EXTEND CONDUIT TO THIS PARKING SPACE FOR FUTURE ELEC. CHARGING STATION (E)
NOTE: REFER TO SKETCH PLAT PROJECT NUMBER 1000682.

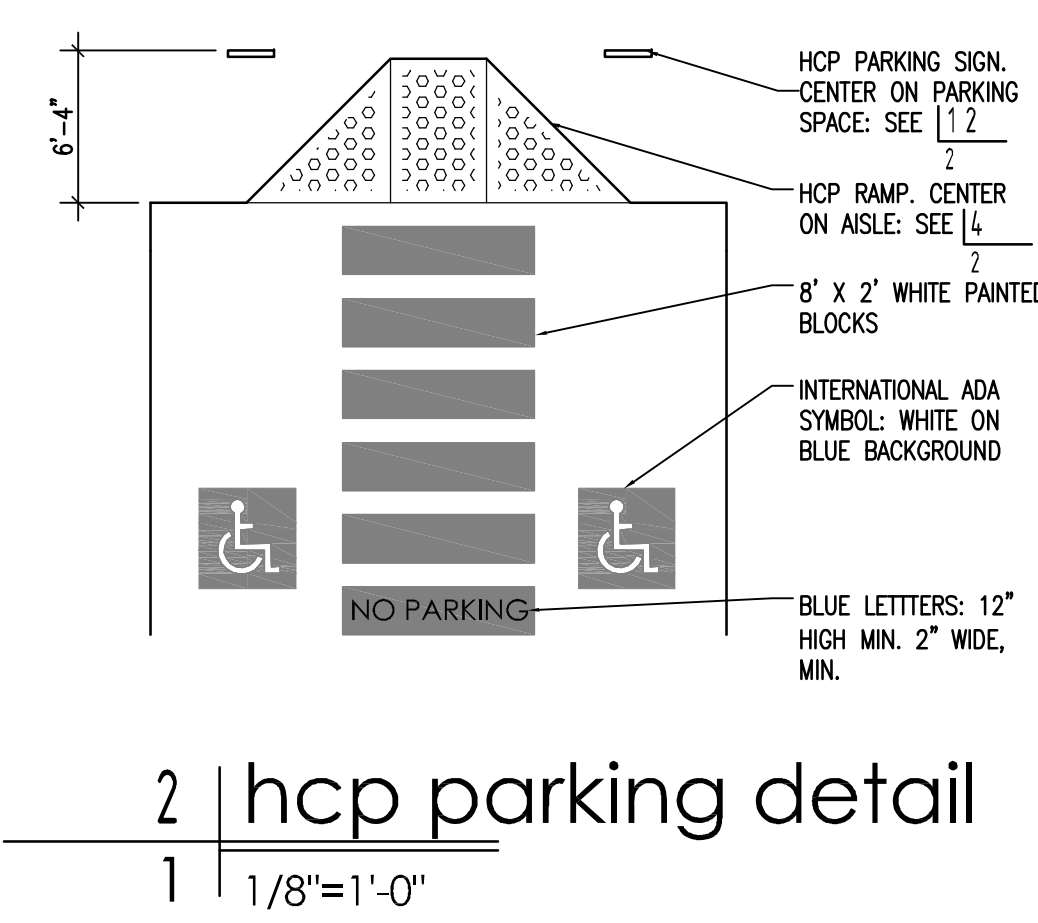
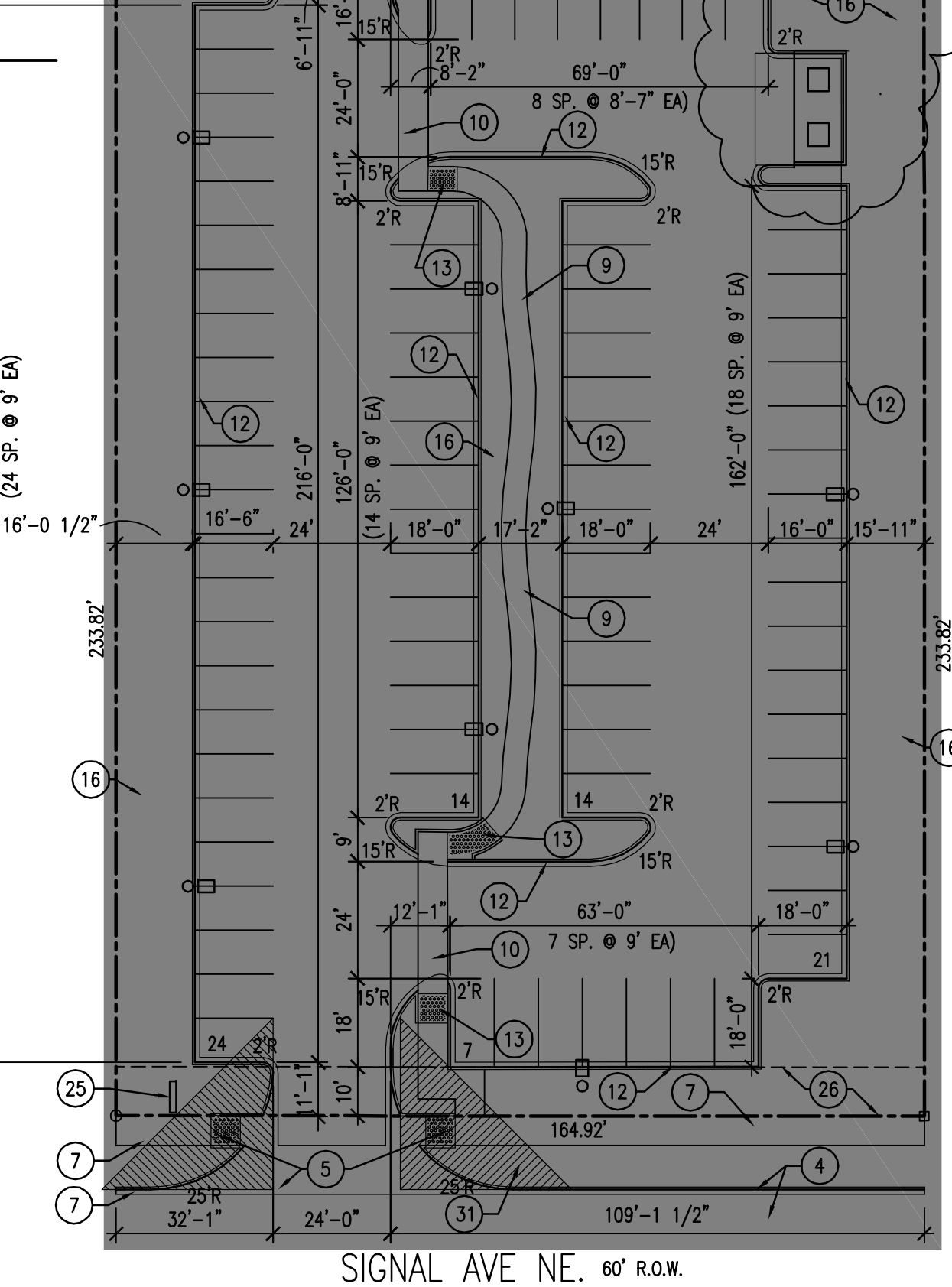
VICINITY MAP



joe slagle architect
413 2nd st sw
albuquerque nm 87102
505 246 0870

- KEYED NOTES:**
- 1 EXISTING ASPHALT PAVING AND TEMPORARY ASPHALT CURB FOR ROAD WIDENING AND IMPROVEMENTS. SEE CIVIL DRAWINGS
 - 2 PROPERTY LINE TO BE ELIMINATED BY PLATTING ACTION TO INCREASE R.O.W.
 - 3 EXISTING STREET IMPROVEMENTS TO REMAIN. ASPHALT PAVING, STORM SEWER INLETS, CURB AND GUTTER
 - 4 NEW STREET IMPROVEMENTS INCLUDING PAVING SECTION AND CURB AND GUTTER TO BE INSTALLED AS PART OF THIS PROJECT. SEE CIVIL DRAWINGS
 - 5 NEW CONCRETE DRIVE, CURB RETURNS, AND HCP RAMPS PER CITY OF ABQ. STD AS SHOWN IN DPM
 - 6 EXISTING HCP. RAMP TO REMAIN
 - 7 NEW 8' WIDE CONCRETE WALK W/ CONTROL JOINTS @ 6'-0"
 - 8 NEW 5' WIDE CONCRETE WALK W/ CONTROL JOINTS @ 6'-0"
 - 9 NEW 6' WIDE CONCRETE WALK W/ CONTROL JOINTS @ 5'-0"
 - 10 CONC. PAVING FLUSH W/ ASPHALT W/ CONTROL JOINTS @ 5'-0". SEE 17
 - 11 ASPHALT PAVING IN ACCORDANCE WITH SOILS REPORT
 - 12 CONCRETE CURB AND GUTTER: SEE 14
 - 13 HANDICAP RAMP: SEE 15
 - 14 HANDICAP RAMP: SEE 14
 - 15 COLORED CONCRETE PAVING
 - 16 LANDSCAPE BED, TYP.
 - 17 HCP. PARKING SIGN: SEE
 - 18 BIKE RACK ATTACHED TO BLDG
 - 19 BIKE RACK: SEE 11
 - 20 DUMPSTER ENCLOSURE: SEE 11
 - 21 NEW FIRE HYDRANT
 - 22 ACCESSIBLE PARKING SPACES AND
 - 23 MOTORCYCLE PARKING SPACES (2 SPACES)
 - 24 POLE MOUNT PARKING LOT LIGHTING: SEE 18
 - 25 MONUMENT SIGN: SEE 110
 - 26 10' PUBLIC UTILITY EASEMENT
 - 27 CONCRETE BUMPER STOP
 - 28 RECESSED PATIO
 - 29 EXISTING MEDIAN
 - 30 CONCRETE RAISED PLANTER
 - 31 CLEAR SIGHT TRIANGLE: LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER FAN) WILL NOT BE INSTALLABLE IN THE CLEAR SIGHT TRIANGLE.
 - 32 20' ABWUVA EASEMENT
 - 33 10' WIDE CONCRETE PAD EXTENDING FROM BACK OF CURB TO SIDEWALK FOR BUS STOP. BENCH BY OTHERS
 - 34 EXISTING LEFT HAND TURN LANE TO BE EXTENDED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE TRAFFIC STUDY PREPARED BY TERRY BROWN DATED NOV. 26, 2018.
 - 35 SERVICE RAMP AND GUARDRAIL
 - 36 TRANSFORMER BY PNM: SEE ELECTRICAL SITE PLAN
 - 37 FOR ENLARGED COURTYARD PLAN SEE 11
 - 38 DRAINAGE RETENTION POND: SEE CIVIL
 - 39 GAS METER LOCATION
 - 40 STEPS WITH HANDRAILS BOTH SIDES



- REVISIONS:**
- 1 7-1-19 UPDATED CODE DATA
 - 2 7-18-19 PERMIT COMMENTS
 - 3 4-7-20 LIGHT POLES, TRANSFORMER
 - 4 4-20-20 AA FILE NO. SI-2020-00038

TIN CANALLEY
A CONTAINER DEVELOPMENT
6110 ALAMEDA BLVD NE
ALBUQUERQUE, NM

Overall Site Plan

date:
5-17-19
sheet:
a001



PROJECT PHASING:

BUILDINGS ONE, TWO, AND THREE WILL BE CONSTRUCTED AS A SINGLE PHASE. BUILDING FOUR WILL BE A SEPARATE PHASE UNLESS A USER IS DETERMINED PRIOR TO BEGINNING CONSTRUCTION OF THE OTHER BUILDINGS. THE PARKING, LANDSCAPING AND OTHER SITE IMPROVEMENTS FOR BUILDING 4 WILL BE PART OF THE FIRST PHASE WITH A PAD SITE PREPARED FOR THE BUILDING.

FIRE DATA:

CONSTRUCTION TYPE:	SEE PLAN
BUILDING AREAS:	SEE PLAN
FIRE FLOW REQUIREMENT:	2375 GPM IFC TABLE B105.1(2)
BUILDING 1:	1500 X .25 = 375 GPM
BUILDING 2:	2750 X .25 = 687.5 GPM
BUILDING 3:	3500 X .25 = 875 GPM
BUILDING 4:	1750 X .25 = 437.5 GPM
FIRE HYDRANTS REQUIRED:	3 FOR FIRE FLOW-3 FOR DISTANCE IFC TABLE C102.1
AVERAGE SPACING BETWEEN HYDRANTS:	450 FT IFC TABLE C102.1
FIRE HYDRANTS PROVIDED:	3 NEW
ALLOWABLE DISTANCE FROM HYDRANT TO FARTHEST POINT ON BLDG:	400 FT IFC 507.5.1

FIRE NOTES:

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LOT 4-A:	83,122.59 SF (1.9082 AC)
LOT 6-A:	34,390.083 SF (0.7895 AC)
GROSS BUILDING AREA:	44,524 SF
BUILDING 1: RESTAURANT:	3000 SF
BUILDING 2: CONTAINER DEVELOPMENT (RESTAURANTS & TAPROOM):	10,820 SF
BUILDING 3: CLIMBING GYM:	26,204 SF
BUILDING 4: PAD SITE:	4500 SF
BUILDING FOOTPRINT AREA:	36,900 SF
BUILDING 1: RESTAURANT:	3000 SF
BUILDING 2: CONTAINER DEVELOPMENT:	10,820 SF
BUILDING 3: CLIMBING GYM:	18,580 SF
BUILDING 4: PAD SITE:	4500 SF

NET LOT AREA (LOT AREA-BLD. FOOTPRINT):	181,471 SF
FLOOR AREA RATIO (GROSS BLDG AREA/LOT AREA):	19.5 %
PARKING CALCULATIONS:	TOTAL SPACES PROVIDED: 386
BUILDING 1: RESTAURANT: 8 PER 1000 SF	SPACES PROVIDED: 70
3000 SF = 24 SPACES REQUIRED	
BUILDING 2: CONTAINER DEVELOPMENT (RESTAURANTS & TAPROOM)	
RESTAURANT & TAPROOM: 8 PER 1000 SF REQ'D.	SPACES PROVIDED: 121
10,820 SF = 87 SPACES REQUIRED	
BUILDING 3: CLIMBING GYM (HEALTH CLUB) 2.5 SP. PER 1000 SF, REQUIRED	SPACES PROVIDED: 134
26,204 SF = 66 SPACES REQUIRED	
BUILDING 4: PAD SITE (RESTAURANT) 8 PER 1000	SPACES PROVIDED: 61
4500 SF = 36 SPACES REQUIRED	
ELEC VEHICLE PARKING REQUIRED: 2% OF 386=8 SPACES	TOTAL SPACES PROVIDED: 8
ACCESSIBLE PARKING REQUIRED: 8 INCL. 2 VAN	TOTAL SPACES PROVIDED: 8
MOTORCYCLE PARKING REQUIRED: 6 SPACES	TOTAL SPACES PROVIDED: 8
BICYCLE PARKING REQUIRED: 10% OF PARKING REQ=22	TOTAL SPACES PROVIDED: 30
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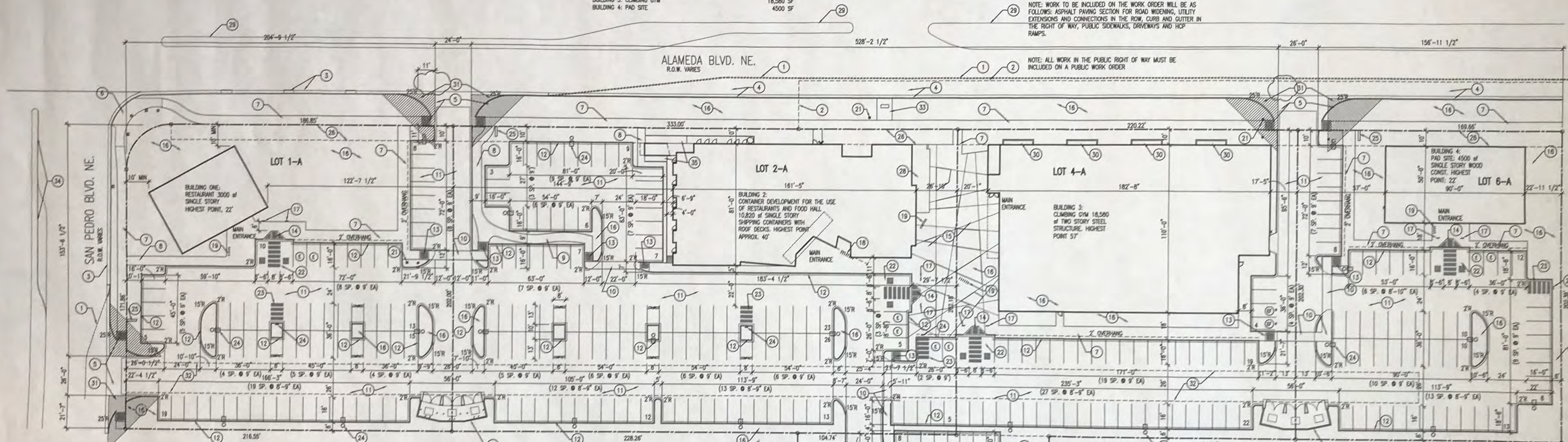
VICINITY MAP



joe slagle architect
 413 2nd St. NE
 Albuquerque, NM 87102
 505.246.0870

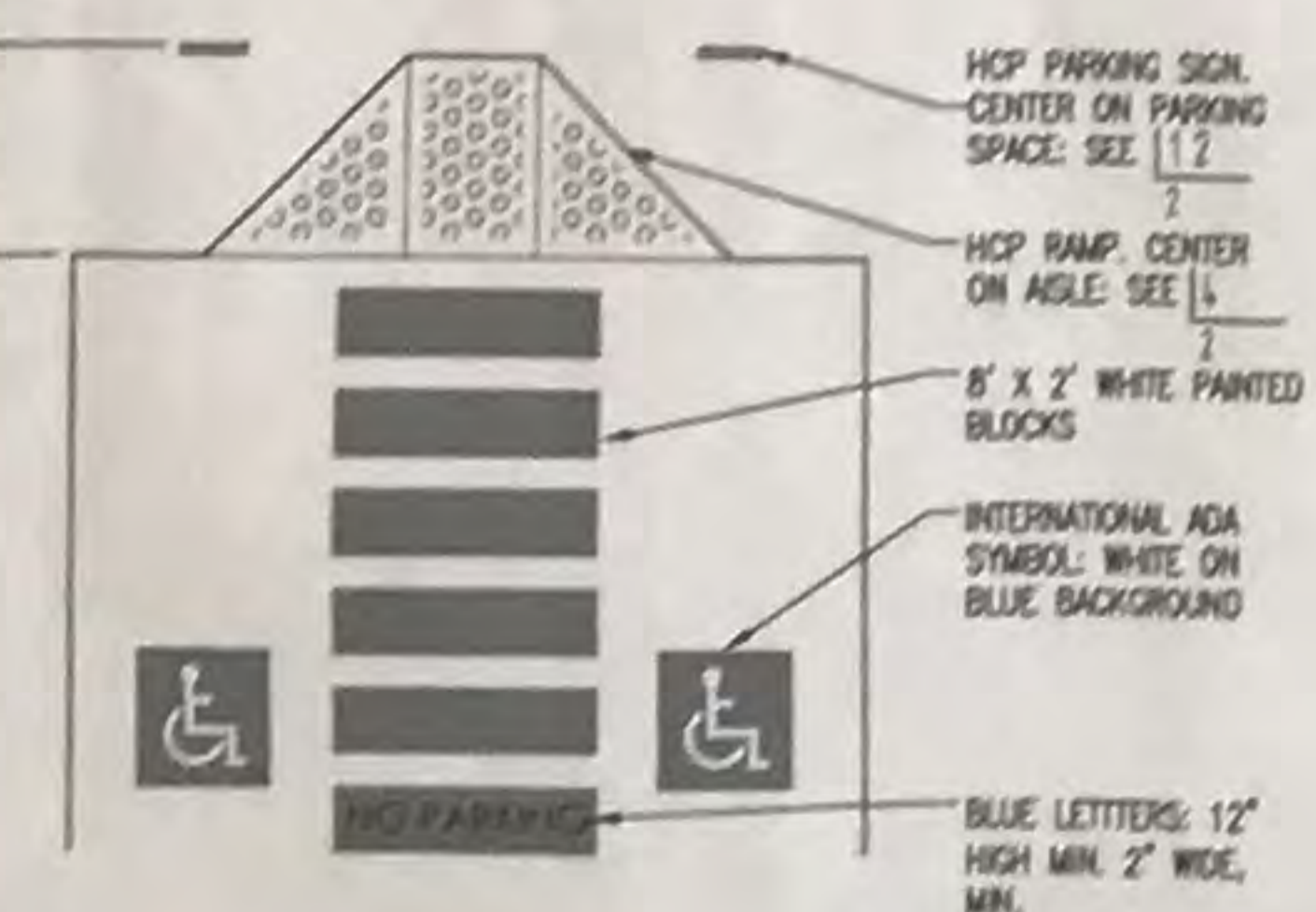
A MIXED USE DEVELOPMENT

at alameda and san pedro ne. abq, nm

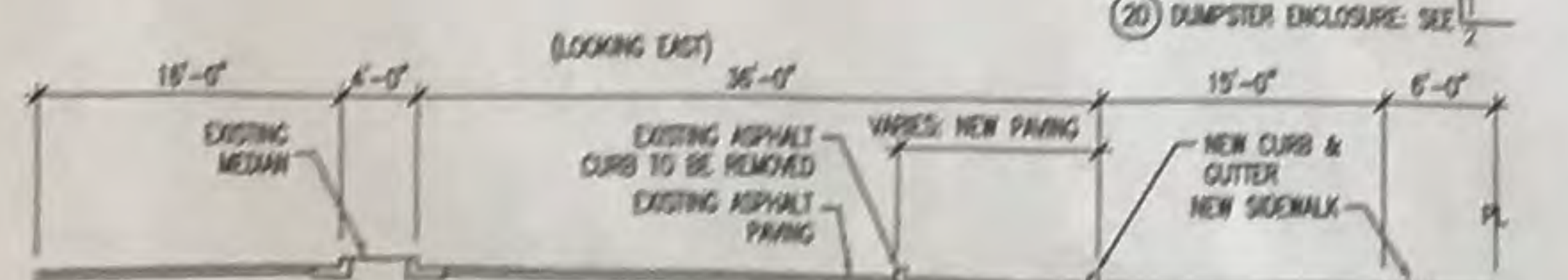


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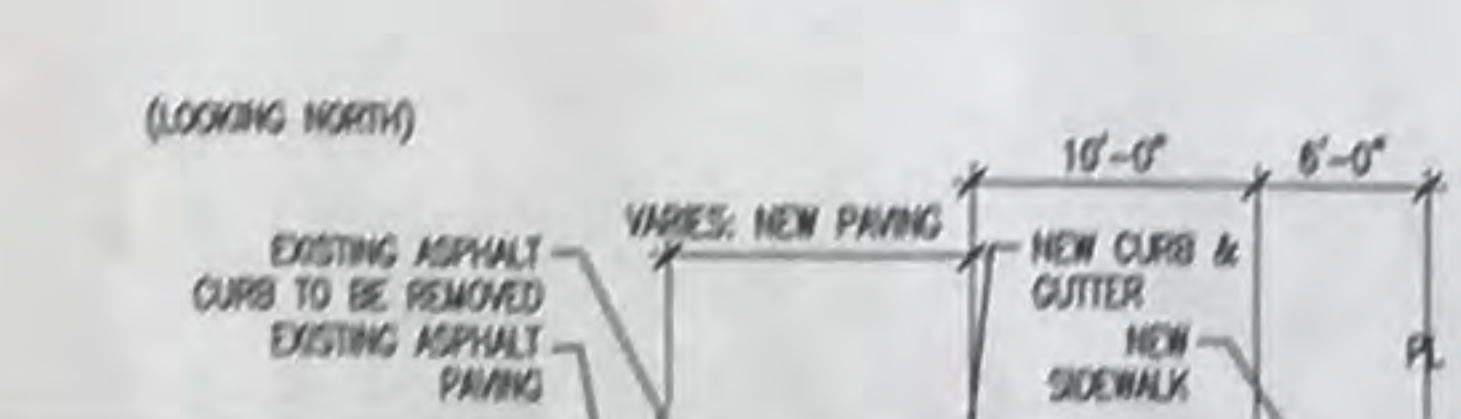
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- 35 SERVICE RAMP AND GUARDRAIL



2 | hcp parking detail
 1 | 1/8"=1'-0"



3 | section alameda w/ turn lane
 1 | 1"=10'



4 | section san pedro
 1 | 1"=10'

LIST OF SHEETS:

SHEET 1	SITE PLAN, SITE DATA
SHEET 2	SITE DETAILS
SHEET 3	CONCEPTUAL GRADING PLAN
SHEET 4	SITE UTILITY PLAN
SHEET 5	LANDSCAPE PLAN
SHEET 5.1	LANDSCAPE MATERIALS
SHEET 6	OVERALL ELEVATIONS
SHEET 7	BUILDING ONE & FOUR ELEVATIONS
SHEET 8	BUILDING TWO (CONTAINER) ELEVATIONS
SHEET 9	BUILDING THREE (CLIMBING GYM) ELEVATIONS
SHEET 10	BUILDING THREE (CLIMBING GYM) ELEVATIONS
SHEET 11	IMAGES

PROJECT NUMBER: PR-2018-001346

APPLICATION NUMBER: SA-2018-00110

Is an infrastructure list required? yes () no. If yes, then a set of approved DRG 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: DATE

Traffic Engineering, Transportation Division

ABQMA 2/6/19

N/A PARKS AND RECREATION DEPARTMENT DATE

James J. Hefner 2/12/2019
 CITY ENGINEER DATE

N/A ENVIRONMENTAL HEALTH DEPT. (CONDITIONAL) DATE

N/A SOLID WASTE MANAGEMENT DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

22 2/6/19
 Date

revisions:



Overall Site Plan

date: 11-15-18
 sheet: 1

1 | site plan
 1 | 1"=30'