

Assessment: It is to expand the building by 5,998 sq ft to add parking to
 comments from City Transportation Department.

LIGHT POLES
 • 16 Foot
 • 20 Foot

TRAMWAY HIGHLANDS SUBDIVISION
 EXISTING RESIDENTIAL

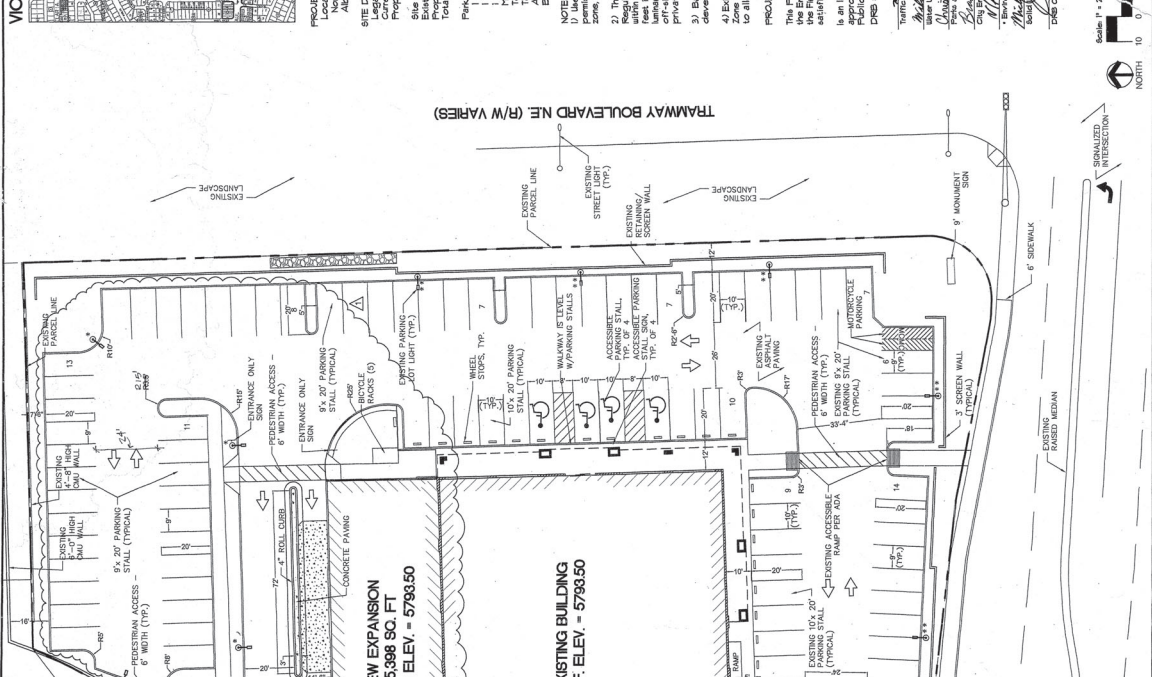
MONTANA DRIVE (36 F-F)
 (PRIVATE MOUNTAIN LASKERT)

NEW EXPANSION
 5,998 SQ. FT.
 F.F. ELEV. - 5793.50

EXISTING BUILDING
 F.F. ELEV. - 5793.50

CANDELARIA ROAD NE (R/W - 108')
 (108' ROW / 66' F-F)

ENEPRO DR.
 RECONSTRUCT MEDIAN NOSE PER COA DRAWING(S) AND EXISTING
 BARRIAGE PER COA DRAWING 2415A. BARRIAGE PERMIT
 REQUIRES SEE STAINING PLAN, SHEET C1.2.



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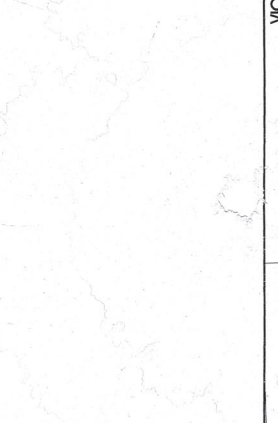
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PROJECT
 Location: Northwest corner of Candelaria and Tramway
 Subdivision: New Venice
 City: Denver, Colorado
 U.S. Description: Tract, Section 3, T2N, R1E
 Current Zoning: RU-Neighborhood Commercial
 Proposed Zoning: SU-C1-Permissive + Conditional Uses
 Site Area = 1.28 Acres
 Existing Building Area = 5,998 SQ. FT.
 Proposed Expansion = 5,998 SQ. FT.
 Total Building Area = 11,996 SQ. FT.



NOTES:
 1) Items allowed within this site shall be limited to those uses listed as allowed in the City of Denver, Colorado, Ordinance 131, Neighborhood Commercial zone, of the Comprehensive City Zoning Code.
 2) The Site shall meet the requirements of Sec. 14.14-3-3, Area Lighting Regulations, of the Comprehensive City Zoning Code. Area Lighting shall be provided for the site in accordance with the City of Denver, Colorado, Ordinance 131, Neighborhood Commercial zone, in height in other areas. Area lighting shall not have an off-site glare or light spillage that is a nuisance to adjacent residents or private property in a residential zone.
 3) Back lighting for building mounted signs facing west toward residential development shall be turned off at 9:00 pm.
 4) Existing wall shall be extended to property corner in compliance with the City of Denver, Colorado, Ordinance 131, Neighborhood Commercial zone, of the Comprehensive City Zoning Code. A portion of the Montanahide Parking wall shall be removed to allow pedestrian access between site wall and residential wall.

PROJECT NUMBER: 102433 APPLICATION NUMBER: 102433-03
THE PLAN IS SUBMITTED TO THE SPECIFIC CITY PLANNING COMMISSION (CPC) OF THE CITY OF DENVER, COLORADO, FOR REVIEW AND APPROVAL. THE APPROVAL OF THE CPC IS SUBJECT TO THE CITY OF DENVER, COLORADO, ORDINANCE 131, NEIGHBORHOOD COMMERCIAL ZONING CODE AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE ASSIGNED.
 This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated November 11, 2009 and the specific conditions of the EPC, dated November 11, 2009 and approved DRC plans with a work order is required for any construction within the City of Denver, Colorado, Ordinance 131, Neighborhood Commercial zone, of the Comprehensive City Zoning Code. Public Right-of-Way for construction of public improvements.
DRC DEVELOPMENT PLAN SIGNOFF APPROVAL:

NAME	TITLE	DATE
Wille & Associates	Preparation Division	12/21/15
Wille & Associates	City Utility Department	12/21/15
Wille & Associates	Public Works Department	12/21/15
Wille & Associates	City Engineer	12/21/15
Wille & Associates	City Manager	12/21/15
Wille & Associates	Mayor	12/21/15

The seal for City of Albuquerque is optional.

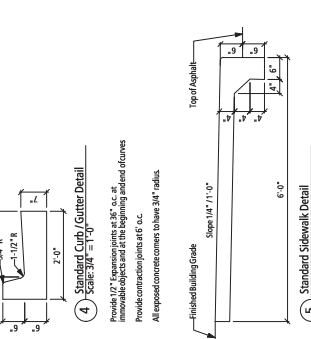
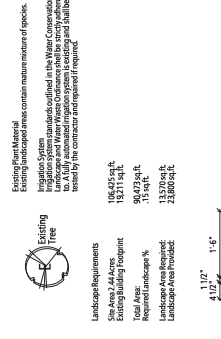
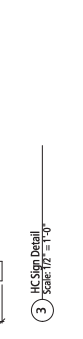
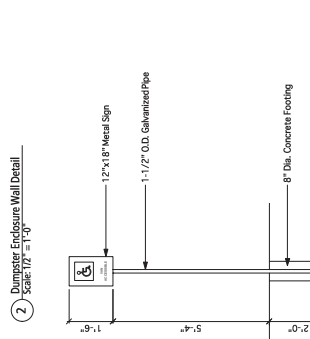
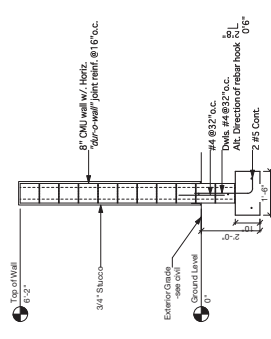
TRESTON ELLIOTT ARCHITECT
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BRIDGES
 ON TRAMWAY
 ALBUQUERQUE, NEW MEXICO



Date: March 22, 2019
 Sheet: Landscape Plan
 Site Details

A-082

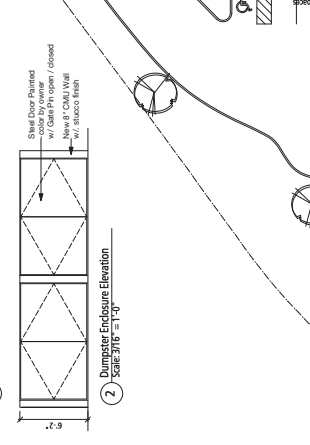
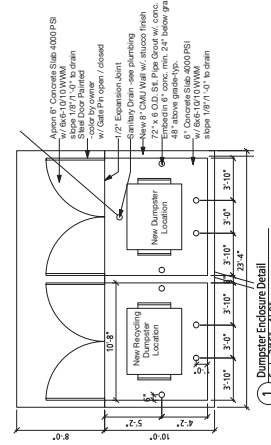
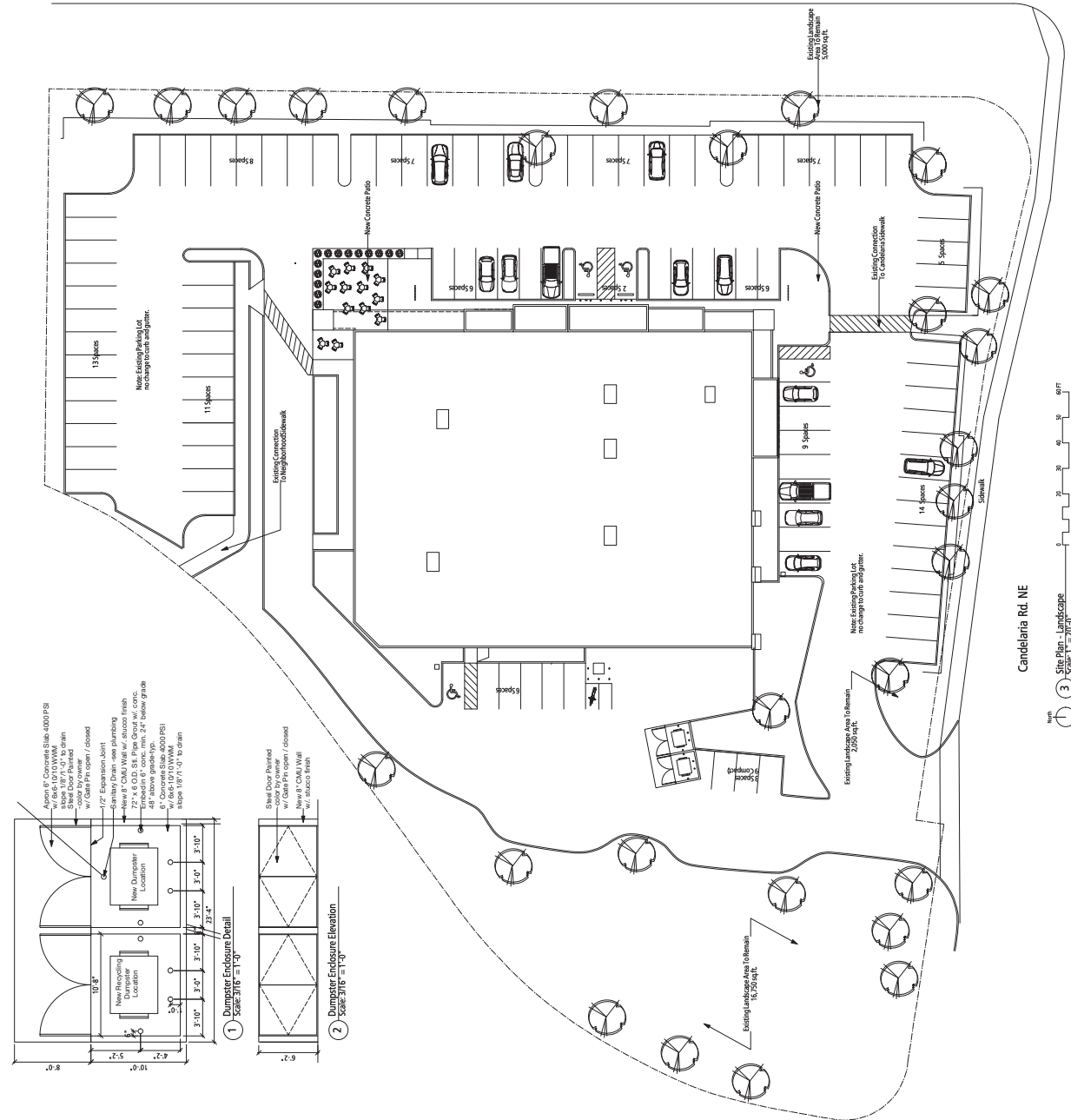


Existing Plans: Material and Irrigation System
 Existing Landscapes: Includes all existing trees, plants, and water features. All existing trees shall be protected and watered during construction. All existing trees shall be removed and replaced by the contractor as required.

Landscaping Requirements:
 Site Area: 2.44 Acres
 Existing Building Footprint: 13,211 sq. ft.
 Total Area: 99,473 sq. ft.
 Required Landscape: 15.5%
 Landscape Area Provided: 23,200 sq. ft.

Provide 17' Expansion Joints at 36" o.c. and provide 3/4" expansion joints at 6' o.c. Provide expansion joints at 6' o.c.
 All expansion joints shall be installed every 36" o.c.

10' Expansion joints shall be installed where curb abutments.



1 Site Plan - Landscape Scale: 1" = 20'0"
 2 Dumpster Enclosure Detail Scale: 3/16" = 1'-0"
 3 Dumpster Enclosure Elevation Scale: 3/16" = 1'-0"

This seal for City of Albuquerque approval stamp

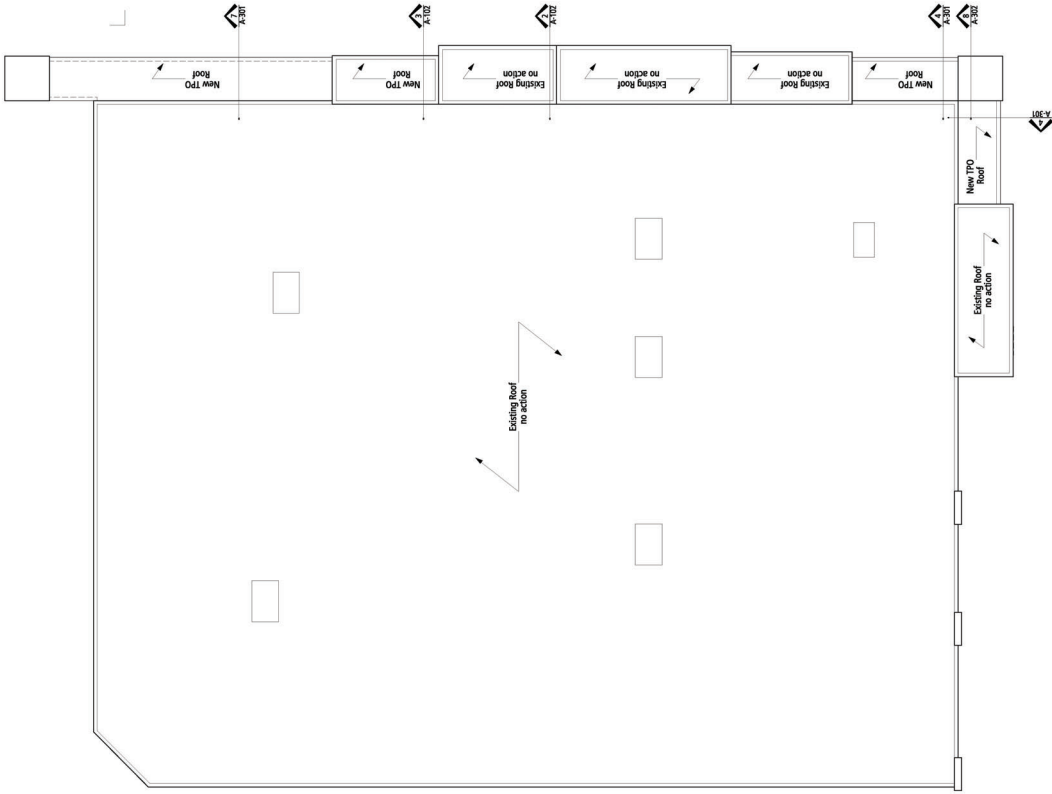
TREESTON ELLIOTT ARCHITECT
 811 121st NW
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 treestonelliott.com
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BRIDGES
 ON TRAMWAY
 ALBUQUERQUE, NEW MEXICO

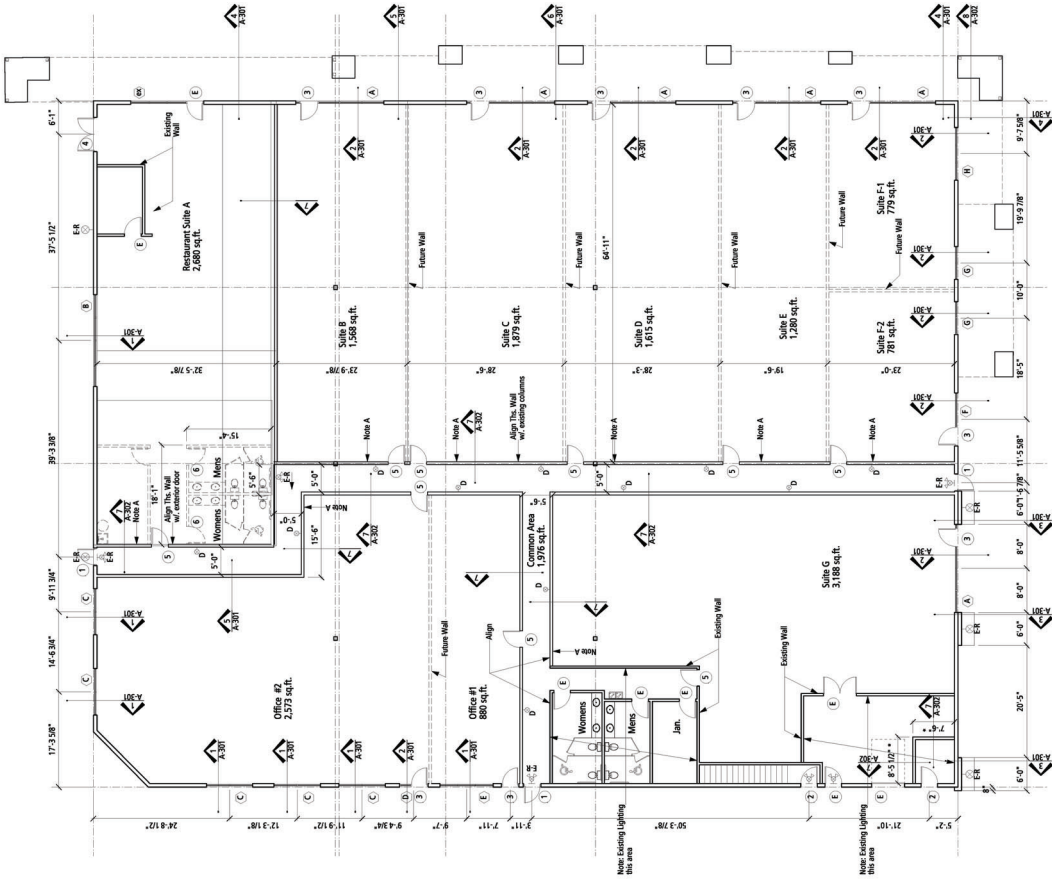


Date: March 22, 2019
 SHEET: Floor Plan
 Roof Plan

A-101



1 Roof Plan - Proposed
 Scale: 3/32" = 1'-0"



1 Floor Plan - Proposed
 Scale: 3/32" = 1'-0"

NO HVAC WORK.

- ELECTRICAL NOTES:
- A - Provide 2-1/2" conduit for future lighting. See schedule A-100.
 - B - Use existing wall light fixtures.
 - C - Use existing exterior wall pack light fixtures. See schedule A-100.
 - D - Use existing panel circuits from House P14, to connect to new corridor lights.
 - E - See panel schedule A-301.

Existing Recessed Light / Energy Light

LED Wall sconce fixture w/ 2-1/2" lighting conduit and fixture A-100 element

Existing exterior wall pack - recessed

Existing interior wall pack - recessed

TREVESTON ELLIOTT ARCHITECT

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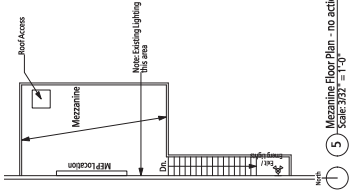
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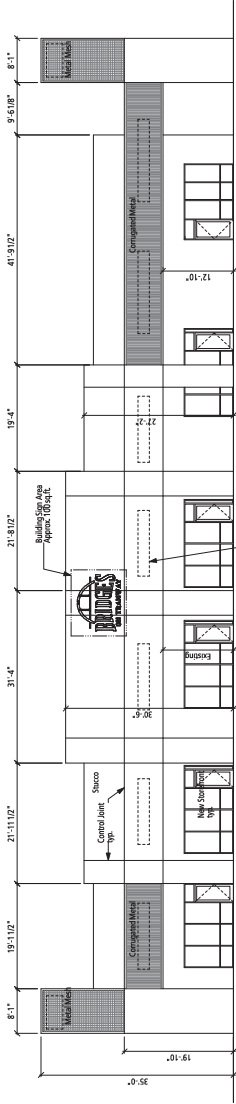
Date: March 22, 2019
 Sheet: Elevations
 Merzanne Plan

A-201

GENERAL NOTE:
 Remove all signs from facade.
 All signs must be removed from
 facade and replaced on existing wall surfaces.
 Remove and replace all parapet coping material.

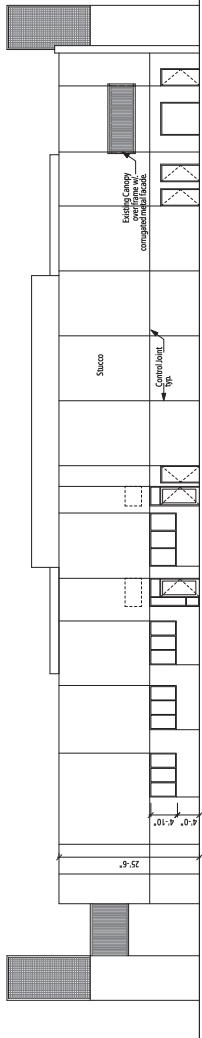


1 Merzanne Elevation Plan - no section
 Scale: 3/32" = 1'-0"

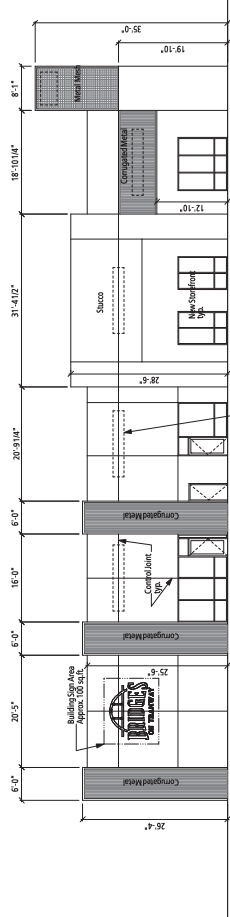


Business Signage
 Mechanical Signage - no sign permit required
 Per DOQ 14-15-12.0(2)
 If a mechanical sign is required
 must be a minimum of 50% opaque
 and must be 100 sq ft. or less
 and must be 50% opaque
 and must be 100 sq ft. or less

1 East Elevation - Tramway
 Scale: 3/32" = 1'-0"

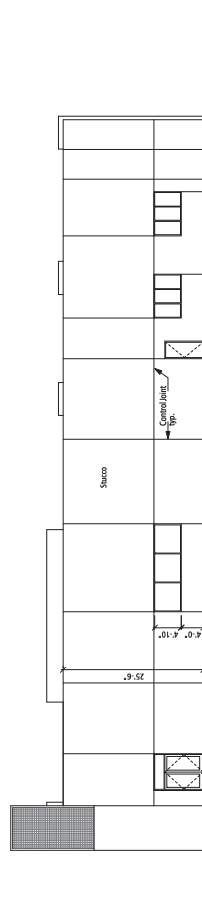


2 West Elevation
 Scale: 3/32" = 1'-0"



Business Signage
 Mechanical Signage - no sign permit required
 Per DOQ 14-15-12.0(2)
 If a mechanical sign is required
 must be a minimum of 50% opaque
 and must be 100 sq ft. or less
 and must be 50% opaque
 and must be 100 sq ft. or less

3 South Elevation - Candalaria
 Scale: 3/32" = 1'-0"



4 North Elevation
 Scale: 3/32" = 1'-0"

PANEL A

VOG: FACE: 1000/200/2000 AC: 100000 MOUNTING: RECESS NAME: 1000/2000/2000 SKRT: NONE

LOAD DESCRIPTION	MOUNTING			FACE			MOUNTING			FACE			MOUNTING			FACE		
	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
PARAPET CO. UPEN	10	1000	3	2100	2100	2100	4	1000	20	20	20	20	20	20	20	20	20	20
PARAPET CO. UPEN	20	1000	5	2125	2125	2125	6	1025	20	20	20	20	20	20	20	20	20	20
PARAPET CO. UPEN	30	1000	9	2125	2125	2125	10	1025	20	20	20	20	20	20	20	20	20	20
PARAPET CO. UPEN	40	1000	11	2125	2125	2125	12	1025	20	20	20	20	20	20	20	20	20	20
PARAPET CO. UPEN	50	1000	15	2125	2125	2125	16	1025	20	20	20	20	20	20	20	20	20	20
SWAY	20	1000	37	0	0	0	38	0	20	20	20	20	20	20	20	20	20	20
TOTAL PANEL A	100	10000	65	10500	10500	10500	112	10500	100	100	100	100	100	100	100	100	100	100

NOTES:
 1. All fixtures are existing unless shown otherwise.
 2. New section.